



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

Receipt _____
 Date _____
 Rec'd By _____
 File No. 127-93(2)

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	3.49 acres	Ptarmigan felony Co	PR	Townhomes
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<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
Ptarmigan Investments, Inc.	Same	Lewis Hoffman
Name	Name	Name
PO Box 9088	Same	Same
Address	Address	Address
Grand Junction CO 81501	Same	Same
City/State/Zip	City/State/Zip	City/State/Zip
241-7025	Same	241-1105
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.

[Signature]
 Signature of Person Completing Application

[Signature]
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

11/17/93
 Date

11/17/93

127-3(2)

Andrew Christensen Family
Ltd. Partnership
2669 Paradise Dr.
Grand Junction CO 81506

John A. Siegfried
PO Box 9088
Grand Junction CO 81501

Jimmie Etter
697 27 1/2 Rd.
Grand Junction CO 81501

First Presbyterian Church
622 White Ave.
Grand Junction CO 81501

Jack Brown
681 27 1/2 Rd.
Grand Junction CO 81506

Emanuel Epstien
1900 Quentin Rd.
Brooklyn NY 11229

SUBMITTAL CHECKLIST

RESUBDIVISION

Location: Pharmigan filing 16

Project Name: Pharmigan 1st Precinct Tower

ITEMS		DISTRIBUTION																TOTAL REQD												
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.L.P.C. (8-sect)	City Downtown Dev. Auth.	City Police	County Planning	County Bldg. Dept.	County Surveyor	Walker Field	School Dist. #51	Irrigation District <i>G.V. Water</i>		Drainage District <i>Watts</i>	Water District <i>WFR</i>	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Persing WWTF	
● Application Fee \$160.00	VII-1	1																												1
● Submittal Checklist*	VII-3	1																												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	1	1	1	1	1	1	11
● Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	11
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	11
● Evidence of Title	VII-2	1			1		1																							3
● Appraisal of Raw Land	VII-1	1			1	1																								
● Names and Addresses	VII-3	1																												1
● Legal Description	VII-2	1			1																									2
○ 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							
● Covenants, Conditions, & Restrictions	VII-1	1	1				1																							
○ Common Space Agreements	VII-1	1	1				1																							
● County Treasurer's Tax Cert.	VII-1	1																												1
○ Improvements Agreement/Guarantee	VII-2	1	1	1			1																							
○ CDOT, 404, or Floodplain Permit	VII-3,4	1	1																											
● General Project Report	X-7	1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	10
● Location Map	IX-21	1																												1
● Geosite Plan	IX-10	1	2	1	1																									
● 11"x17" Reduction Composite Plan	IX-10	1			1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● Final Plat	IX-15	1	2	1	1		1							1																7
● 11"x17" Reduction of Final Plat	IX-15	1					8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1				1				5
○ Cover Sheet	IX-11	1	2																											
○ Grading & Stormwater Mgmt Plan	IX-17	1	2														1								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									1														1				
○ Phase I & Environmental Report	X-10,11	1	1																											
○ Final Drainage Report	X-5,6	1	2														1													
○ Stormwater Management Plan	X-14	1	2														1								1					
○ Sewer System Design Report	X-13	1	2	1																1										
○ Water System Design Report	X-16	1	2	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.

PRE-APPLICATION CONFERENCE

Date: 11/9/93

Conference Attendance: Kathy P., John Sussner, Lewis Hoffman

Proposal: Resub

Location: Warming 10

Tax Parcel Number: _____

Review Fee: \$100-00

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? _____

Adjacent road improvements required? existing

Area identified as a need in the Master Plan of Parks and Recreation? _____

Parks and Open Space fees required? paid Estimated Amount: _____

Recording fees required? yes Estimated Amount: _____

Half street improvement fees required? paid Estimated Amount: _____

Revocable Permit required? _____

State Highway Access Permit required? _____

Applicable Plans, Policies and Guidelines _____

Located in identified floodplain? FIRM panel # _____

Located in other geohazard area? _____

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?

Avigation Easement required? already provided

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking
- Drainage
- Floodplain/Wetlands Mitigation
- Other _____
- Screening/Buffering
- Landscaping
- Availability of Utilities
- Land Use Compatibility
- Traffic Generation
- Geologic Hazards/Soils

Related Files: _____

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

X [Signature]
Signature(s) of Petitioner(s)

X [Signature]
Signature(s) of Representative(s)

GENERAL PROJECT REPORT

November 17, 1993

RESUBDIVISION: Ptarmigan Pointe Townhomes, Ptarmigan Ridge Filing 6
Ptarmigan Investments, Inc.

Representative: Lewis Hoffman
P.O. Box 9088
Grand Junction, CO 81501
241-1105

This proposal is to subdivide two blocks (Blocks 4 and 5) of the townhome area of the Ptarmigan Ridge Filing 6 Final Plat into duplex lots. The purpose of this proposal is to facilitate the conveyance of lots from the developer to the builders and to aid in future site plan reviews. This will allow the builders to purchase portions of blocks instead of entire blocks. No other changes will occur (ie. public improvements, rights of way, covenants, set backs, easements).

REVIEW COMMENTS

Page 1 of 2

FILE #127-93(2)

TITLE HEADING: Resubdivision - Ptarmigan Pointe
Townhomes

LOCATION: Ptarmigan Ridge, Filing #6; West of 27 1/2 Road at Cortland Avenue

PETITIONER: Ptarmigan Investments, Inc.

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 9088
Grand Junction, CO 81502
241-7025

PETITIONER'S REPRESENTATIVE: Lewis Hoffman

STAFF REPRESENTATIVE: Kathy Portner

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS
REQUIRED ON OR BEFORE 5:00 P.M., DECEMBER 27, 1993.

CITY UTILITY ENGINEER
Bill Cheney

12/3/93
244-1590

Per City Ordinance each unit of the duplex shall be required to have a separate sewer service if the units can be sold off individually as in the case of townhomes.

No other comment.

U.S. WEST
Leon Peach

12/3/93
244-4964

No comments at this time.

CITY DEVELOPMENT ENGINEER
Jody Kliska

12/6/93
244-1591

As per attached checklist, a legal description of blocks 4 and 5 is required as well as a complete computerized printout of external property boundaries and closure. These are items 10 and 14 on the SSID checklist (attached).

PUBLIC SERVICE COMPANY
Herbert R. Finkle

12/9/93
244-2687

Require a utility easement - southerly 10' of Lot 6 for the distance of 99'.

UTE WATER
Gary R. Mathews

12/8/93
242-7491

NO OBJECTIONS.

It's understood that each lot has two water sub outs, one per unit. As-builts and construction plans required. Constructions plans approved before sign off. Policies and fees in effect at the time of application will apply.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

12/10/93
244-1400

No requirements at this time.

GRAND VALLEY WATER USERS
G.W. Klapwyk

12/16/93
242-5065

There are no objections by Grand Valley Water Users Association concerning this proposal.

COMMUNITY DEVELOPMENT DEPARTMENT
Kathy Portner

12/16/93
244-1446

1. Please show how the proposed lot lines relate to the approved site plan for the location of townhomes.
2. The approved setbacks for the townhomes must be shown on the plat or a site plan to be recorded with the plat.
3. There is a dedication statement for drainage easements. I don't see any drainage easements on the plat. The statement can be deleted if there are no drainage easements to dedicate.

RESPONSES TO REVIEW COMMENTS

January 3, 1994

FILE #127-93(2)

Resubdivision - Ptarmigan Pointe Townhomes
Ptarmigan Investments Inc.
Lewis Hoffman
P.O.Box 9088
Grand Junction, CO 81501
241-1105

CITY UTILITIES ENGINEER

Each unit in fact does have its own individual sewer service as shown on as-builts dated 9-14-93 and submitted to the City on or about 9-15-93.

CITY DEVELOPMENT ENGINEER

We have revised plat as required.

PUBLIC SERVICE COMPANY

We will provide whatever easement my telephone conversation with P.S.Co. no longer wants the easement comments but has requested a revised plat.

E.B. Hamilton Bentley
259-3615 - O.K. w/ change as per 3/94, ew 1 the

UTE WATER

As-builts will be provided to UTE as per phone conversation with Mary

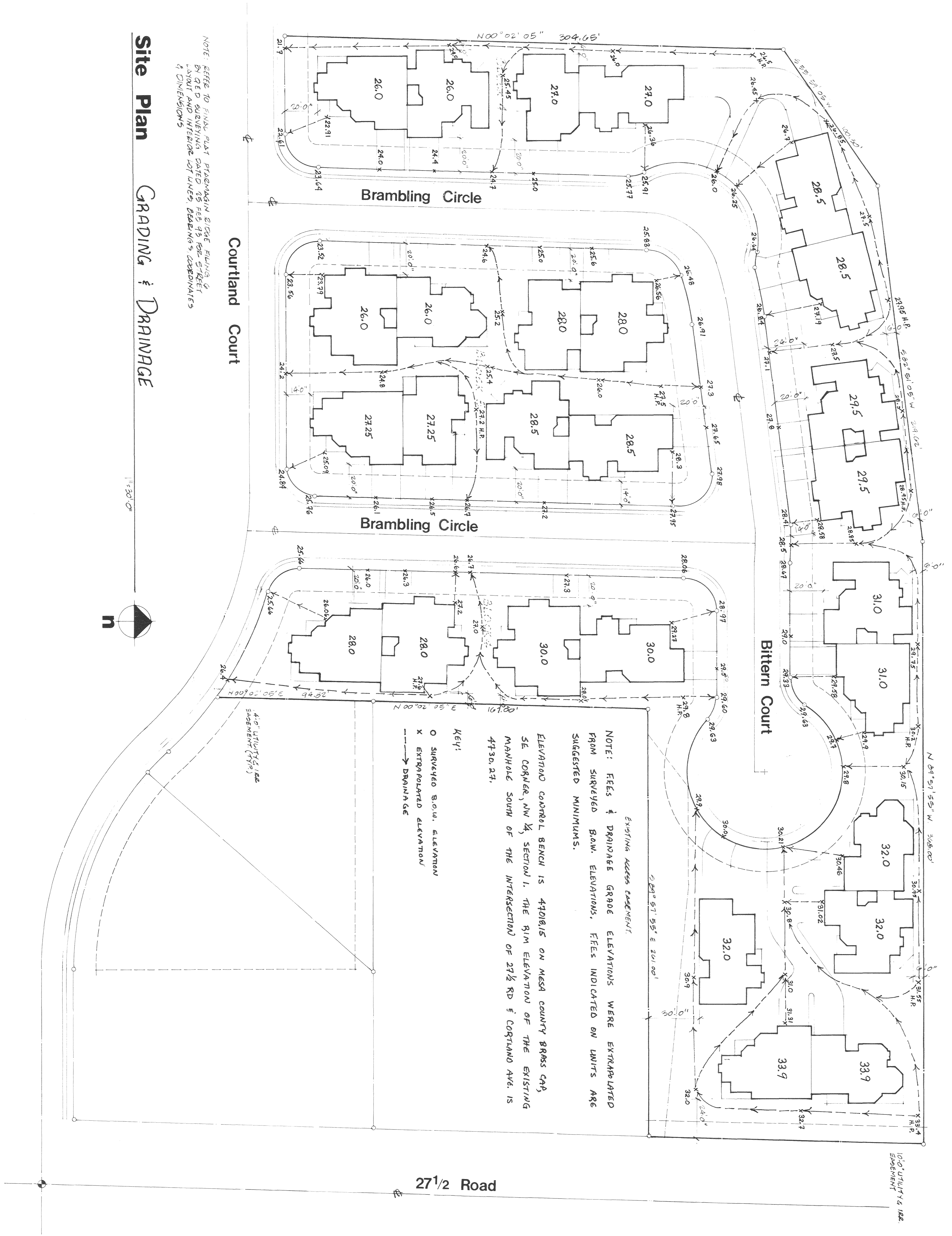
Durango
Kathy Depp 241-4000 - O.K. w/ change all this requires -

COMMUNITY DEVELOPMENT DEPARTMENT

1. See 8 1/2 x 14 drawing.
2. Setback information has been removed from plat.
3. Drainage easement dedication has been removed from plat.

Site Plan **Grading & Drainage**

NOTE: LETTER TO FINAL PLAN PHARMIGAN BRIDGE BUILDING BY GED SURVEYING DATED 08 FEB 99 FOR SUBJECT LOTS AND INTERIOR LOT LINES, BEARING, COORDINATES & DIMENSIONS



EXISTING ACCESS EASEMENT

NOTE: FEES & DRAINAGE GRADE ELEVATIONS WERE EXTRAPOLATED FROM SURVEYED B.M. ELEVATIONS. FEES INDICATED ON UNITS ARE SUGGESTED MINIMUMS.

ELEVATION CONTROL BENCH IS 440815 ON MESA COUNTY BRASS C&P SE CORNER, NW 1/4, SECTION 1, THE RIM ELEVATION OF THE EXISTING MANHOLE SOUTH OF THE INTERSECTION OF 27 1/2 RD & CORTLAND AVE. IS 4430.27.

KEY:

- O SURVEYED B.M. ELEVATION
- X EXTRAPOLATED ELEVATION
- DRAINAGE

OP-
JKW
11/10/93