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Fi	le	Name: <u>Ptarmigan Point – Replat-Brambing Cir, E</u>	E. /West, Bittern Court. Or: 27-1/2 And Courtland.				
P r e s e n t	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. Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.						
X	X	Table of Contents					
		*Review Sheet Summary					
X	X	X *Application form					
X		Review Sheets					
		Receipts for fees paid for anything					
X	X	X *Submittal checklist					
X	X	X *General project report					
		Reduced copy of final plans or drawings					
		Reduction of assessor's map.					
		Evidence of title, deeds, easements					
X	X	intuing list to adjacent property owners					
		Public notice cards					
		Record of certified mail					
X		Legal description					
		Appraisal of raw land					
		Reduction of any maps – final copy					
		*Final reports for drainage and soils (geotechnical reports)					
		Other bound or non-bound reports					
		Traffic studies					
X	X	Tre (10 t) Comments					
X	X	*Petitioner's response to comments					
		*Staff Reports					
		*Planning Commission staff report and exhibits					
		*City Council staff report and exhibits					
	*Summary sheet of final conditions DOCUMENT DESCRIPTION:						
		DOCUMENT DESCRIPTION	ION.				
X	1	Warranty Deed - Bk 2066 / Pg 860					
X		Warranty Deed - Bk 1834 / Pg 779					
X		Certification of Plat – 5/24/94, 12/30/94					
X		Declaration of Covenants, Conditions and Restrictions – not					
		recorded version					
X	X	110001441011111111111111111111111111111					
X	X	X Ptarmigan Pointe – Final Plat – GIS Historical Maps - **					
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DEVELOPMEN APPLICATION
Community Development Department 250 North 5th Street Grand Junction, CO 81501 (303) 244-1430

Receipt	
Date	
Rec'd By	
#80	94
File No.	

Original
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We, the undersigned, being the owners of property situated in Mesa County,

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
PETITION	FIIAGE	<u> JILL</u>	LOCATION	ZONE	LAND USE
[X] Subdivision	[] Minor				
Plat/Plan	[] Major				
	[kResub				
[] Rezone				From: To:	
				1 10111.	
[] Planned	[] ODP				
Development	[] Prelim				
	[] Final				
[] Conditional Use					
			'		
[] Zone of Annex					
[] Text Amendment					
[] Text Amendment					
[] Special Use					
					[] Distance March
[] Vacation					[] Right-of-Way [] Easement
					[] Lasement
[x]xPROPERTY OWN	IER	[] DI	EVELOPER	[] RE	PRESENTATIVE
SPOMER CONST	RUCTTON				
brothin combit	PAGILON				
Name		Name		Name	
676 29 17	2 Road , Grand	Junction,	CO 81504		
Address		Address		Address	
					·
City/State/Zip		City/State/Zip		City/State/⊠p	
241/4000	(Kathy Deppe-Sp	omer)			
Business Phone No.		Business Phon	e No.	Business Phone No.	
NOTE: Legal property ov	vner is owner of record	on date of subr	mittal.		
We hereby acknowledge	that we have familiarize	ed ourselves wit	h the rules and regulation	ns with respect to the prepar	ration of this submittal, that the
foregoing information is tr	rue and complete to the	best of our know	wiedge, and that we assu	me the responsibility to mon	itor the status of the application
and the review comment	s. We recognize that we be dropped from the a	we or our repre .genda, and an	sentative(s) must be pres additional fee charged to	sent at all nearings. In the cover rescheduling expense	event that the petitioner is not s before it can again be placed
represented, the item will					1.1.
	and the same	Some		1/	8/94/
on the agenda.	hat my	Mame tion		<u> </u>	S/G/J Dafe
represented, the item will on the agenda. Signature of Person	hat my	<u>Damo</u> don	~	<u> </u>	Date
on the agenda.	hat my	Some Mon		<u> </u>	Date
on the agenda.	hat my	Summer Summer	2		Date

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

SUBMITTAL CHECKLIST

RESUBDIVISION

Brambling Circle East and West (2/ 1/2 and Courtland) PTARMIGAN POINTE Location: Project Name: **ITEMS** DISTRIBUTION DESCRIPTION Original Remove Survey FOTAL REQUE SSID REFERENCE Colorado Geological County Planning
County Bldg. Dept.
County Surveyor
Walker Field
School Dist. #51 City Downtown D City Police Drainage District Irrigation District Water District 00 0 0 0 Application Fee VII-1 VII-3 Submittal Checklist* VII-3 Review Agency Cover Sheet* VII-1 Application Form* 1 | 1 | 1 VII-1 11"x17" Reduction of Assessor's Man Evidence of Title VII-2 VII-1 Appraisal of Raw Land ● Names and Addresses → Names and Addresses VII-3 Legal Description VII-2 1 O Deeds VII-1 1 11 VII-2 1 1 1 1 1 1 1 O Easements 1 VII-1 1 11 O Avigation Easement VII-3 1 1 1 1 1 1 O ROW VII-1 1/1 Covenants, Conditions, & Restrictions 111 VII-1 O Common Space Agreements VII-1 County Treasurer's Tax Cert. O Improvements Agreement/Guarantee VII-2 O CDOT, 404, or Floodplain Permit VII-3,4 General Project Report X-7 Location Map IX-21 X-10 Composite Plan 11"x17" Reduction Composite Plan IX-10 111118 Final Plat IX-15 11"x17" Reduction of Final Plat IX-15 18 11 Cover Sheet IX-11 Grading & Stormwater Mgmt Plan IX-17 1 2 Storm Drainage Plan and Profile X-30 1/2 1 1111 Water and Sewer Plan and Profile IX-34 1 2 Roadway Plan and Profile IX-28 1 2 O Road Cross-sections IX-27 1 2 O Detail Sheet IX-12 1 2 O Landscape Plan IX-20 2 1 O Geotechnical Report X-8 1 1 1 O Phase I & II Environmental Report X-10.1 1 1 O Final Drainage Report X-5,6 1 2 O Stormwater Management Plan X-14 1 2 X-13 1 2 1 Sewer System Design Report 1 2 X-16 Water System Design Report 1 2 X-15 O Traffic Impact Study



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:							
Conference Attendance:							
Proposal:							
Location:							
Tax Parcel Number:							
Review Fee: (Fee is due at the time of submittal. Make check payable to the City of	of Grand Junction						
Additional ROW required?	nal ROW required?						
Area identified as a need in the Master Plan of Parks and Recreation?	ention?						
Parks and Open Space fees required?							
Recording fees required?	Estimated Amount:						
Recording fees required? Half street improvement fees required?	Estimated Amount:						
Revocable Permit required?State Highway Access Permit required?							
State Highway Access Permit required?							
Applicable Plans, Policies and Guidelines							
Located in identified floodplain? FIRM panel #							
	ocated in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?						
While all factors in a development proposal require careful thought, prepitems are brought to the petitioner's attention as needing special attent concern may be identified during the review process.							
O Access/Parking O Screening/Buffering	O Land Use Compatibility						
O Drainage O Landscaping O Handslain Waterda Mitigation O Availability of Utilities	O Traffic Generation						
O Floodplain/Wetlands Mitigation O Availability of Utilities	O Geologic Hazards/Soils						
O OtherRelated Files:							
It is recommended that the applicant inform the neighboring property the public hearing and preferably prior to submittal to the City.	owners and tenants of the proposal prior to						
PRE-APPLICATION CONFE	RENCE						
WE RECOGNIZE that we, ourselves, or our representative(s) must be prand it is our responsibility to know when and where those hearings are							
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 gain 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 a identified in the review process, which has not been addressed by the ap							
WE FURTHER UNDERSTAND that failure to meet any deadlines as Department for the review process may result in the project not being the agenda							

General Project Report

Site Plan Review Ptarmigan Pointe Patio Homes Ptarmigan Ridge Subdivision, Filing No. 6 Grand Junction, CO

Location: Brambling Circle/Bittern Court

Petitioner: Spomer Construction,

A Colorado Corporation 676 29 1/2 Road

Grand Junction, CO 81504

The project will consist of up to 30 patio homes set in a duplex-style configuration.

There are six models with four ranch-style plans and two, two-story models. Square footage will be from 1487 square feet to 1827 square feet in size.

All units will be brick in construction with stucco accents. All units will have double car garages.

All units will contain at least two baths.

Quality construction and amenities will be the overall marketing approach.

The building exteriors and all common areas will be totally maintained by the Ptarmigan Pointe Homeowners Association.

> Do NOT Remove From Office

Jack Brown & Avis Brown 681 27 1/2 Road Grand Junction, CO 81506

Ptarmigan Investments
P. O. Box 9048
Grand Junction, CO 81502

#80 94

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REVIEW COMMENTS

Page 1 of 2

FILE #80-94

TITLE HEADING: Replat of Lots 6 & 7 of Blocks 4

& 5 of the Replat of Ptarmigan Ridge Filing #6 - Ptarmigan

Pointe Townhomes

LOCATION:

East & West Brambling Lane & Bittern Court

PETITIONER:

Spomer Construction

PETITIONER'S ADDRESS/TELEPHONE:

676 29 1/2 Road

Grand Junction, CO 81506

242-6123/241-4000

PETITIONER'S REPRESENTATIVE:

Kathy Deppe-Spomer

STAFF REPRESENTATIVE:

Kathy Portner

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., MAY 24, 1994.

CITY ATTORNEY Dan Wilson

5/2/94

244-1505

- 1. Add a section to the CCR's, preferably as 4(a): "All actions of the lot owners and the Association are subject to the applicable requirements and regulations of the City of Grand Junction. By way of example and not limitation, questions concerning setbacks, signs and the use of the lots and common areas, home occupations and businesses, et al., should be verified with the City before final action is taken" or some similar language that will obviate the need to make reference to City requirements throughout the covenants.
- 2. See notes regarding dedicatory language (on attached red-lined plat).

CITY UTILITY ENGINEER

5/2/94

Bill Cheney

244-1590

<u>SEWER</u> - Show how sewer service will be provided to all the proposed units since each unit will require its own separate sewer service. Duplexes require separate services when units are sold separately.

WATER - Ute Water.

FILE #80-94 / REVIEW COMMENTS / page 2 of 2

CITY DEVELOPMENT ENGINEER

5/2/94

Jody Kliska

244-1591

See attached red-lined plat.

U.S. WEST Leon Peach 5/2/94

244-4964

No comments at this time.

UTE WATER

5/4/94

Gary R. Mathews

242-7491

No objections. Requires additional stub outs to the replatted lots. Developer should contact Ute Water on cost for metered service for the proposed duplex style construction. Policies and fees in effect at the time of application will apply.

GRAND JUNCTION DRAINAGE DISTRICT

5/4/94

John L. Ballagh

242-4343

This development is not within the boundaries of the Grand Junction Drainage District.

GRAND JUNCTION FIRE DEPARTMENT

5/4/94

George Bennett

244-1400

No requirements at this time.

COMMUNITY DEVELOPMENT DEPARTMENT

5/2/94

Kathy Portner

244-1446

- 1. Please submit a site plan showing the building footprints as they relate to the proposed property lines.
- 2. The easement shown around Bittern Court should be identified and dimensioned.
- 3. Only the utility easements are dedicated what about the ingress/egress, irrigation and drainage easements?
- 4. Book and Page for existing access easement should be shown.

RESPONSE TO REVIEW COMMENTS

FILE # 80-94

Replat of Lots 6 & 7 of Blocks 4 & 5 of the Replat of Ptarmigan Ridge Filing No. 6-Ptarmigan Pointe Townhomes TITLE HEADING:

East and West Brambling Lane and Bittern Court

Spomer Construction PETITIONER:

PETITIONER'S ADDRESS/TELEPHONE:

676 29 1/2 Road Grand Junction, CO 81504 242-6123 or 241-4000

PETITIONER'S REPRESENTATIVE: Kathy Deppe-Spomer

STAFF REPRESENTATIVE: Kathy Portner

RESPONSE:

City Attorney Dan Wilson

- With reference to the addition to the CCR'S, see attached new draft of same for approval
- With reference to dedicatory language on plat, see new attached plat map

City Utility Engineer Bill Cheney

Sewer--All Units are built with services lines in and all units have agreate agained as very led by Engineer Whiley Club. approved

City Development Engineer Jody Kliska

See new plat map as attached for red-lined corrections

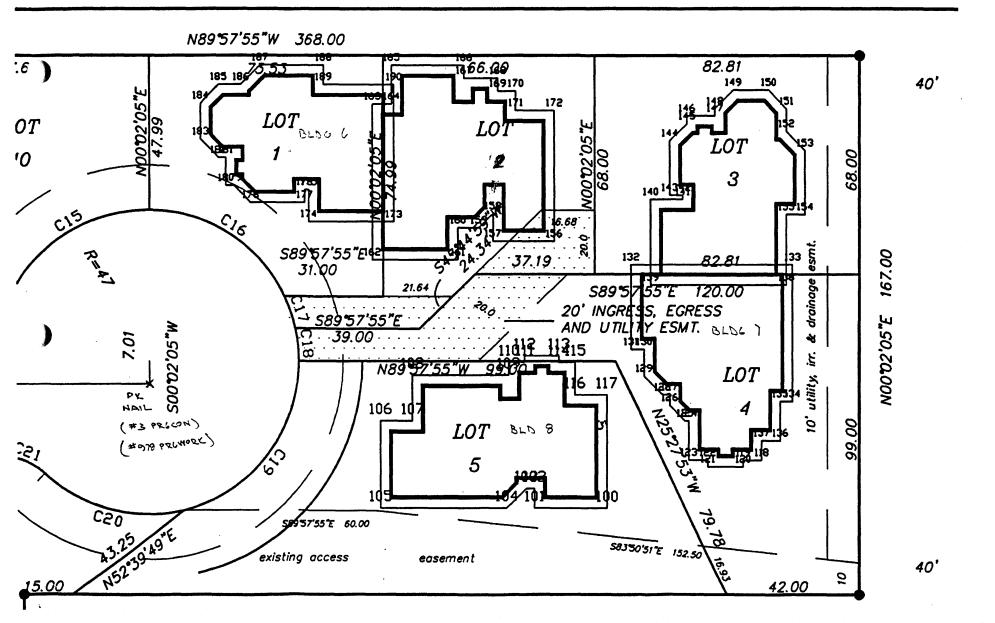
Community Development Department Kathy Portner

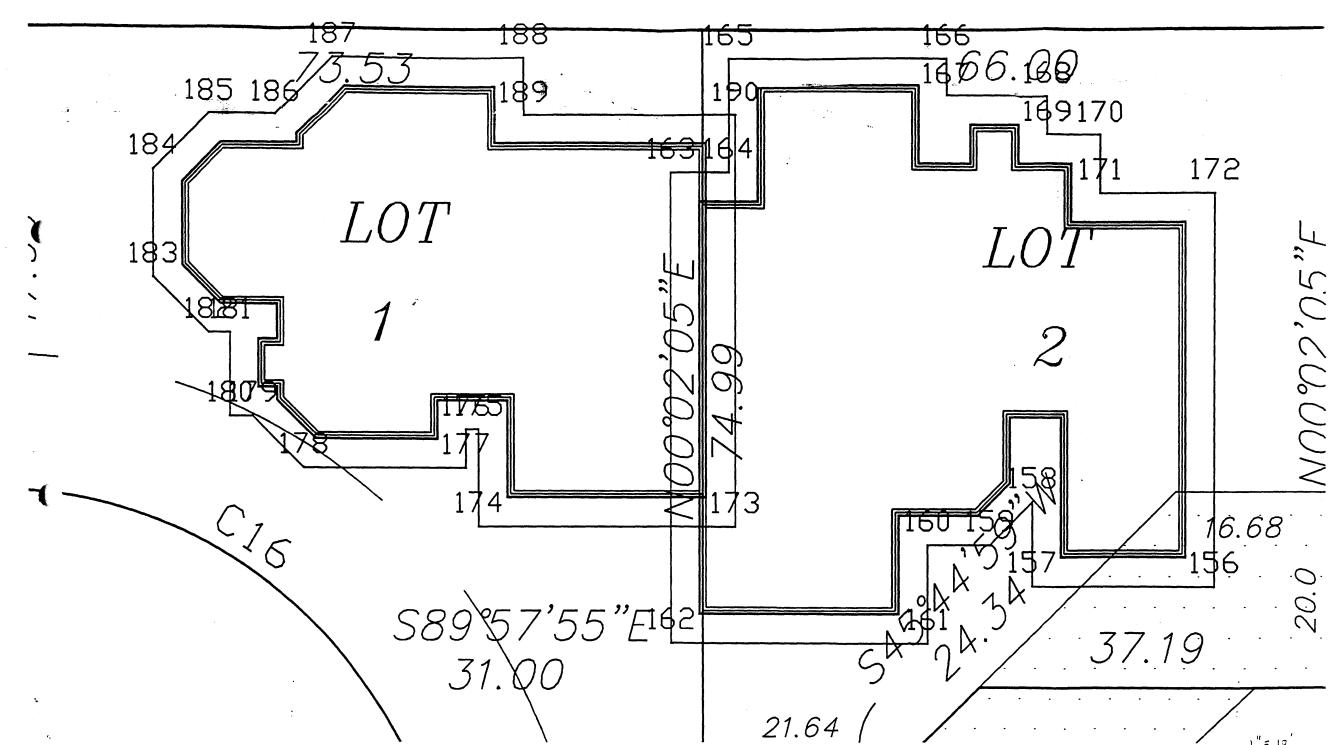
Building Footprints attached for review

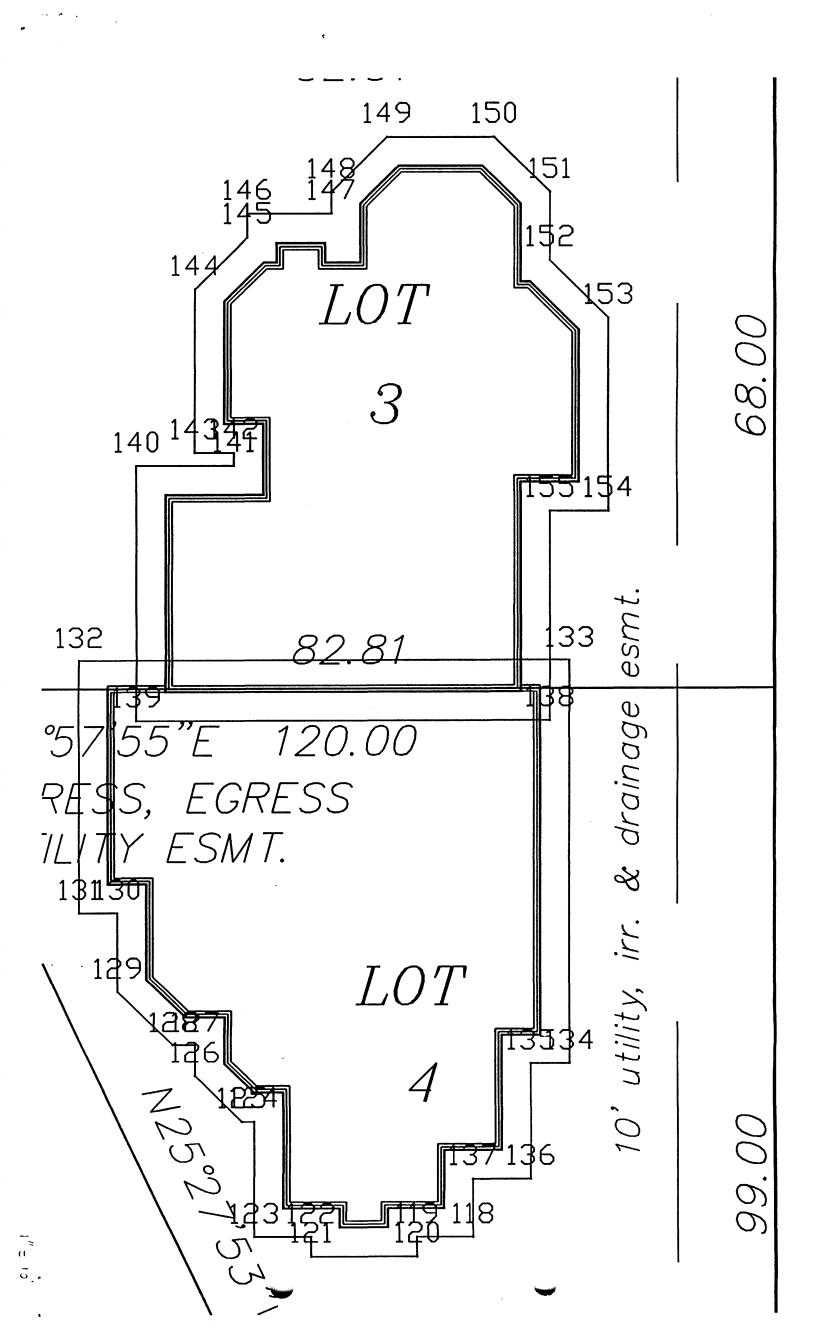
- For identification and dimensions of utility easement around Bittern Court, see attached plat map 2.
- 3. Ingress/Egress, Irrigation and Drainage Easements

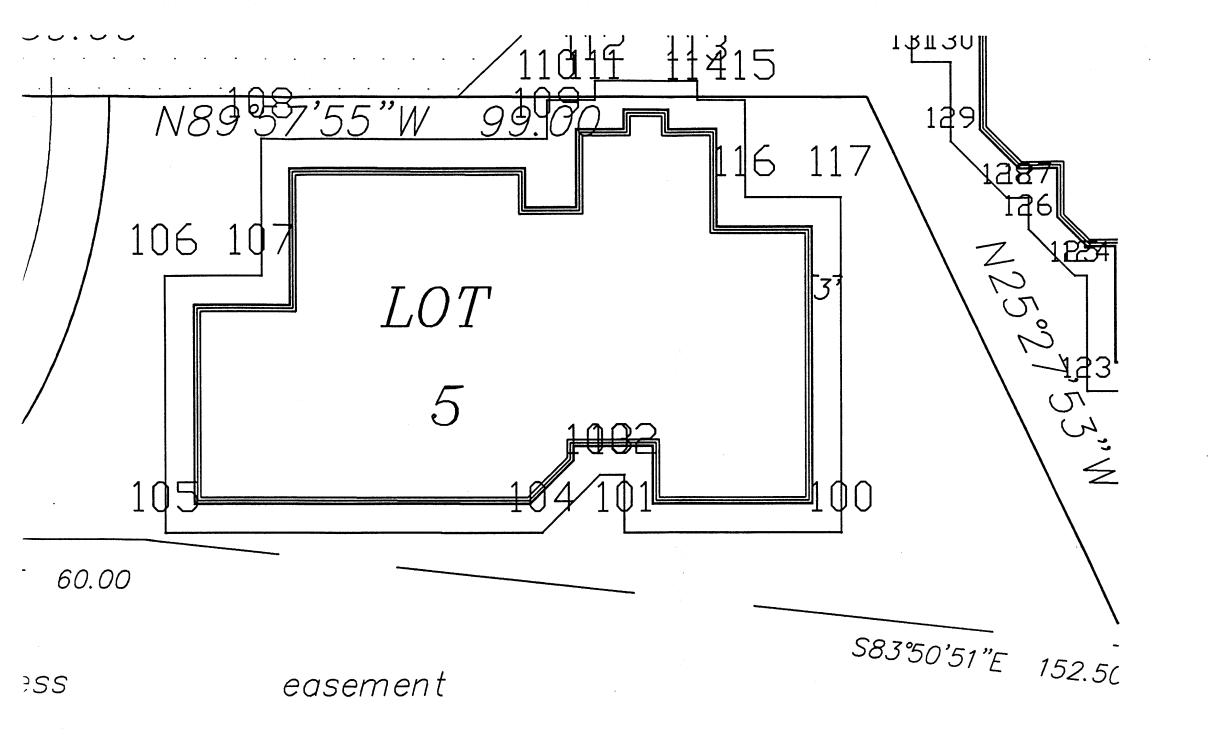
dedication, see attached plat map

4. Book and Page for existing access easement, see attached plat and additionally see copy of Quit Claim Deed filed at Book 1834 Page 779 filed and recorded 4/26/91.









1"= 10"

olitio. O'LT! LOOP 2/1 12 107 e 2347 g. 034 AC EST A 5 × × A REPLET OF BLOCKS FOUR ALPEAT OF BLOCKS FOUR AND FIVE PTARMIGAN RIDGE FILING SIX 107 6 1039 35. 0.24 AC COUNTY OF MICH 107 s 22 s 23 s 34 s 34 s BLOCK SET ME S RE-OND BYCUP LE 10013 Į; SET BACKS