

SUBMITTAL CHECKLIST

RESUBDIVISION

Location: Brambling Circle East and West (27 1/2 and Courtland) Project Name: PTARMIGAN POINTE
Bittern Court

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.I.P.C. (B. sales)	City Downtown Dev. Auth.	City Police	County Planning	County Bldg. Dept.	County Surveyor	Walker Field	School Dist. #51	Irrigation District	Drainage District <i>G.J. Dreyer</i>	Water District <i>11th Water</i>	Sewer District	U.S. West		Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Perisigo WWTF		
● Application Fee	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	1	1	1	1	1	1	1	
● 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	1	
● 11"x17" Reduction of Assessor's Map	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	1	
● Evidence of Title	VII-2	1		1			1																								
● Appraisal of Raw Land	VII-1	1		1	1																										
● Names and Addresses <i>1/1/00</i>	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								
● Covenants, Conditions, & Restrictions	VII-1	1	1				1																								
○ Common Space Agreements	VII-1	1	1				1																								
● County Treasurer's Tax Cert.	VII-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	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Location Map	IX-21	1																													
● Composite Plan	IX-10	1	2	1	1																										
● 11"x17" Reduction Composite Plan	IX-10	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	
● Final Plat	IX-15	1	2	1	1		1						1																		
● 11"x17" Reduction of Final Plat	IX-15	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	
○ 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 & II 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																											
○ 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.

37

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 Grand Junction.)

Additional ROW required? _____
Adjacent road improvements required? _____
Area identified as a need in the Master Plan of Parks and Recreation? _____
Parks and Open Space fees required? _____ Estimated Amount: _____
Recording fees required? _____ Estimated Amount: _____
Half street improvement fees required? _____ 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? _____

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.

- | | | |
|---|--|---|
| <input type="checkbox"/> Access/Parking | <input type="checkbox"/> Screening/Buffering | <input type="checkbox"/> Land Use Compatibility |
| <input type="checkbox"/> Drainage | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Traffic Generation |
| <input type="checkbox"/> Floodplain/Wetlands Mitigation | <input type="checkbox"/> Availability of Utilities | <input type="checkbox"/> Geologic Hazards/Soils |
| <input type="checkbox"/> Other _____ | | |

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.

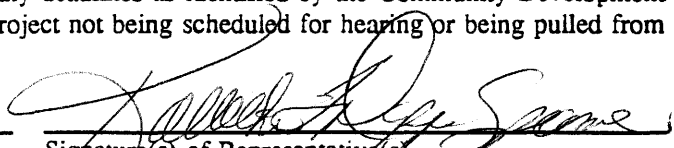
In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require 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.



Signature(s) of Petitioner(s)



Signature(s) of Representative(s)

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.

Original
Do NOT Remove
From Office

80 94

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

Original
Do NOT Remove
From Office

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
Bill Cheney

5/2/94
244-1590

SEWER - 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.

CITY DEVELOPMENT ENGINEER
Jody Kliska

5/2/94
244-1591

See attached red-lined plat.

U.S. WEST
Leon Peach

5/2/94
244-4964

No comments at this time.

UTE WATER
Gary R. Mathews

5/4/94
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
John L. Ballagh

5/4/94
242-4343

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

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

5/4/94
244-1400

No requirements at this time.

COMMUNITY DEVELOPMENT DEPARTMENT
Kathy Portner

5/2/94
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

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

LOCATION: East and West Brambling Lane and Bittern Court

PETITIONER: Spomer Construction

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

1. With reference to the addition to the CCR'S,
see attached new draft of same for approval
2. 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
approved *all units have separate service as verified by
Utility Clerk.*

City Development Engineer
Jody Kliska

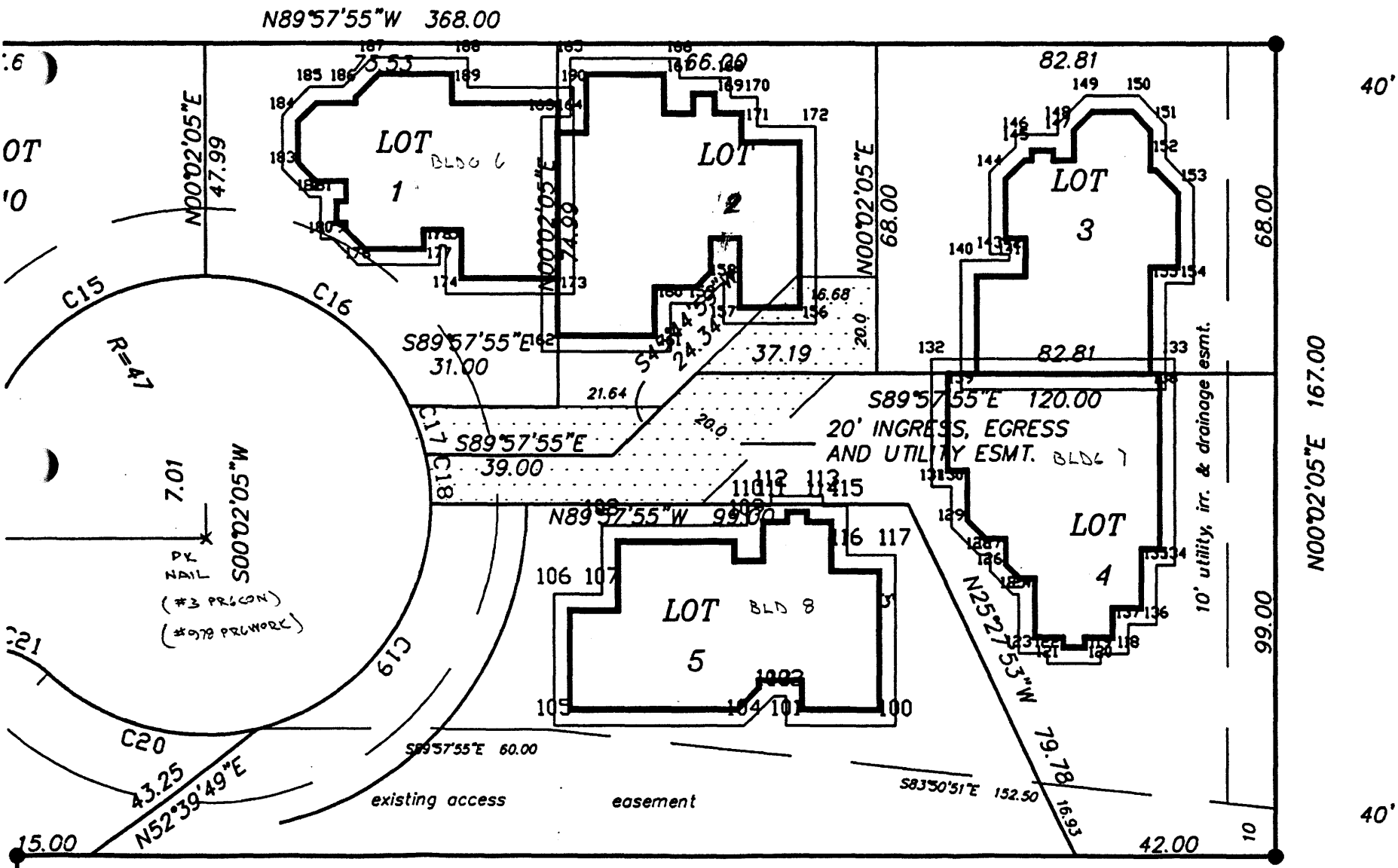
See new plat map as attached for red-lined corrections

Community Development Department
Kathy Portner

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

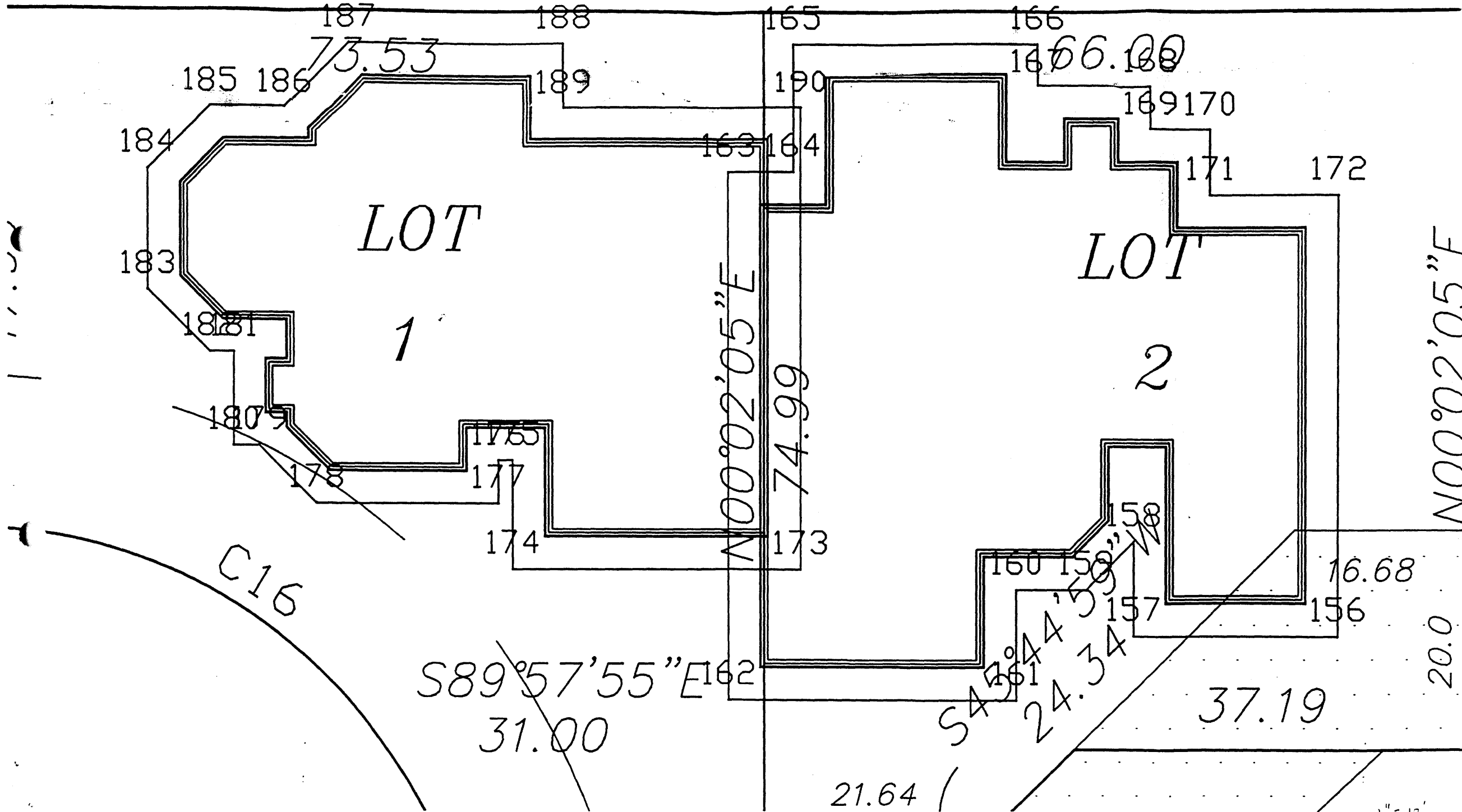
dedication, see attached plat map

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" = 30'

N89°51'55"W 368.00



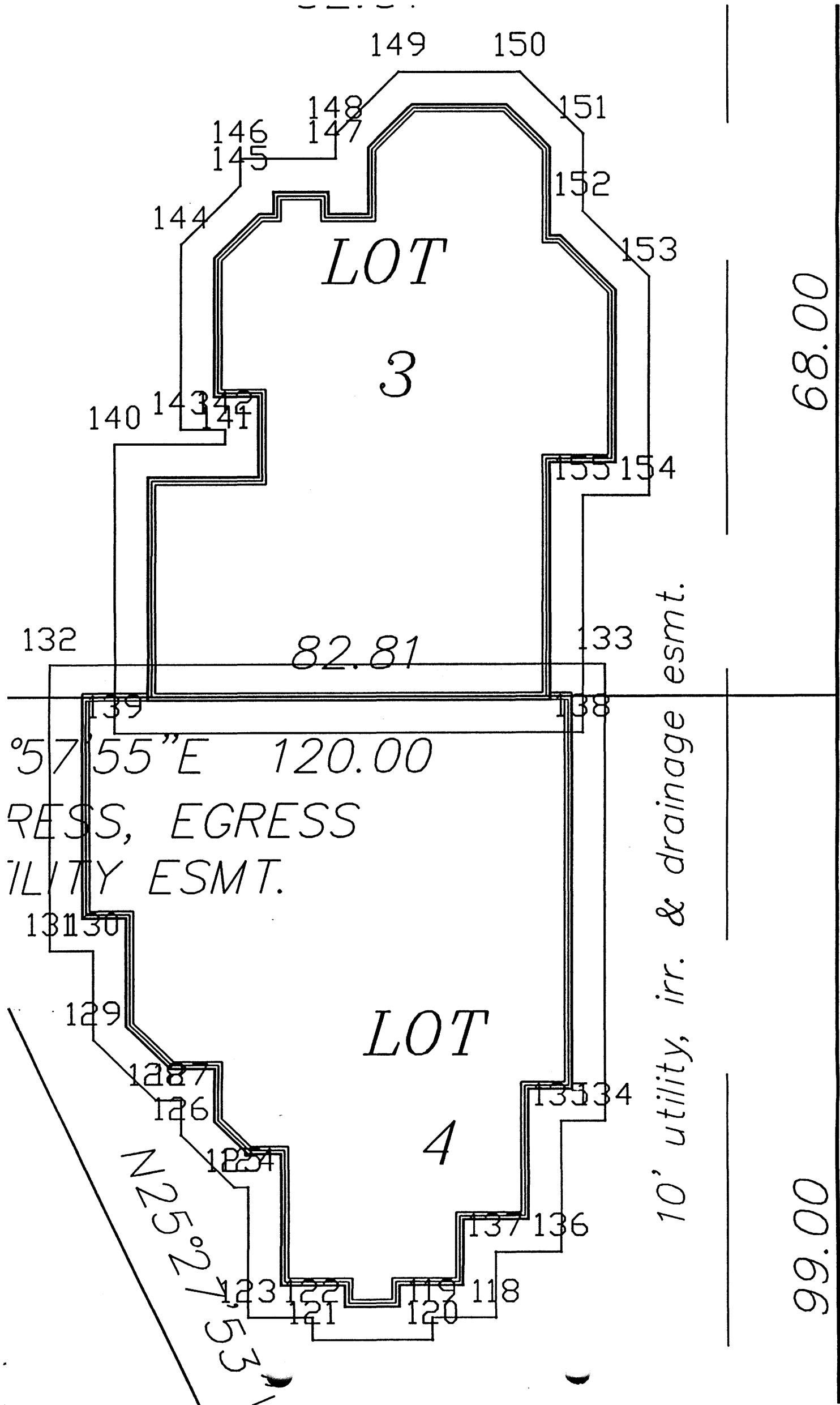
LOT 1

LOT 2

~~S89°57'55"E 31.00~~

~~S44°44'59"W 24.34~~

1"=10'



LOT
3

82.81

LOT
4

57°55'E 120.00
 PASS, EGRESS
 UTILITY ESMT.

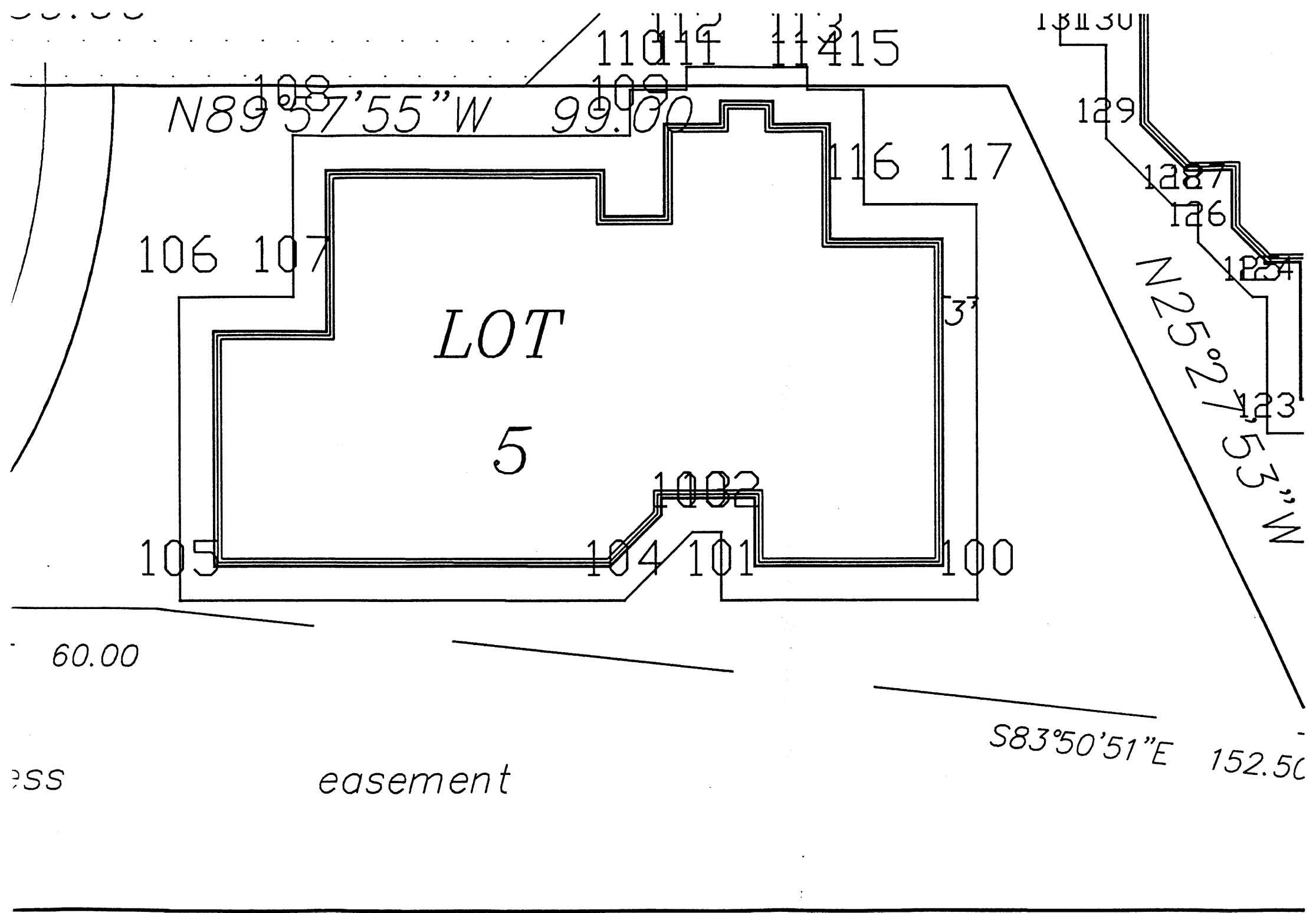
N25°27'53"

10' utility, irr. & drainage esmt.

68.00

99.00

1" = 10'



ESS

easement

1" = 10'

