



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

receipt 1450
 Date 8/1/94
 Rec'd By PSE
 File No. 132 94

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

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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 checked="" type="checkbox"/> Rezone		<i>1.9</i> <i>1/4 acres</i>	<i>15th St. N. of F Rd</i>	From: <i>RS-4</i> To: <i>PR-22 to 24</i>	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input checked="" type="checkbox"/> Prelim <input type="checkbox"/> Final	<i>1.9</i> <i>1/4 acres</i>	<i>15th St. N. of F Rd</i>		<i>Multi-family Residential</i>
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
Angelina Mraule (as tenants in common) Agnes Tylenda	El ConJunto Inc.	Dennis C. Malone
Name: c/o Centruy 21 Old Home Realty - Joe Pace, Agent 737 Horizon Drive #102	Name: Elstead 5675 DTC Blvd #180	Name: Gold Crown Mgmt. Co. 5675 DTC Blvd #180
Address: Grand Junction, Colorado 81506	Address: Greenwood Village CO 80111	Address: Greenwood Village CO 80111
City/State/Zip: 303-243-5100	City/State/Zip: 303-773-1442	City/State/Zip: 303-773-1442
Business Phone No.	Business Phone No.	Business Phone No. <i>Doug Wagner (303) 337-4144</i>

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.

Dennis C. Malone for *El ConJunto Inc* *7/25/94*
 Signature of Person Completing Application Date

Angelina Mraule & Agnes Tylenda
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

Calvary Bible Church
629 27 1/2 RD
Grand Junction, CO 81506-4161

Voytilla Frances
3041 N 15th St
Grand Junction
CO, 81506-4087

Holden Cheryl L.
3202 Primrose Ct.
Grand Junction
CO, 81506-4147

Moore Maurice W
726 Lewiston St.
Aurora
CO, 80011-7639

Snider Lena
Snider-Coffman Kay
3051 N 15th St
Grand Junction, CO 81506-4087

Mariz Jerry S.
Ruth M.
3210 Primrose Ct.
Grand Junction, CO 81506-4147

Stokes Robert P
Katherine
626 27 1/4 Rd
Grand Junction, CO 81506-4075

Tiffany Dona B.
1940 Hawthorne Ave.
Grand Junction
CO, 81506-4121

Skogen Haven S.
Beverly B.
3152 Primrose Ct.
Grand Junction, CO 81506-4147

Rowe William J
Norma J
2911 N 15th St
Grand Junction, CO 81506-5215

Moore Thelma G.
2860 N 15th St
Grand Junction
CO, 81506-5218

Peach Jr. Warie L.
M.A.
2928 27 1/2 Rd
Grand Junction, CO 81506-4108

Stover Carole Sue
5320 Pal Mal Ave
Temple City
CA, 91780-2844

Gunterman Kirk A.
Veta M.
3150 27 1/2 Rd
Grand Junction, CO 81506-4112

Green Valley Estates
Mary Ellen Binkley
2957 North Ave.
Grand Junction, CO 81504-4988

Rome Eugene V
Jeannine E
2887 Darla Dr
Grand Junction, CO 81506-6053

Heibert Jon R.
Carol L.
3130 27 1/2 Rd
Grand Junction, CO 81506-4112

Decrow Claude
Valla R.
609 27 1/2 Rd.
Grand Junction, CO 81506-4161

Brabec Jerry L
Margaret A
2941 N 15th St
Grand Junction, CO 81506-5215

Torline Charles A.
Kimberly D.
1910 Hawthorne Ave.
Grand Junction, CO 81506-4103

Vigil Manuel J.
Evyla G.
No Address
,

Styers William E
Geraldine F
3011 N 15th St
Grand Junction, CO 81506-4087

Henessee Marc
Terese
1920 Hawthorne Ave.
Grand Junction, CO 81506-4103

JHS Ltd. Liability Co.
P.O.Box 2931
Grand Junction
CO, 81502-2931

Winch Dewaine W
Josephine L
3021 N 15th St
Grand Junction, CO 81506-4087

Bernnecke Daniel F.
Sandra M.
3151 Primrose Ct.
Grand Junction, CO 81506-4147

Serrato Mary J.
1628 Lowell Ln.
Grand Junction
CO, 81506-4006

Rarden Michael R
Susan M
3031 N 15th St
Grand Junction, CO 81506-4087

De Vencynty Joe D.
Debra K.
3102 Primrose Ct.
Grand Junction, CO 81506-4147

Martens John I.
1502 Lowell Ln.
Grand Junction
CO, 81506-4004

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Howard Jacklyn C.
2762 Spring Valley Cir.
Grand Junction
CO, 81506-4169

Hammond Peter S.
Marcia C.
2844 27 1/2 Rd.
Grand Junction, CO 81506-4106

Lowery Dennis J.
Alma Sue
2752 Spring Valley Cir.
Grand Junction, CO 81506-4169

Powers Michael J.
Leah M.
1921 Clover Ct.
Grand Junction, CO 81506-4118

Gorman Richard D.
Anna Marie
2742 Spring Valley Cir.
Grand Junction, CO 81506-4169

Strychalski Kenneth A.
Kim M.
1920 Clover Ct.
Grand Junction, CO 81506-4171

City of Grand Junction
250 N Fifth
Grand Junction
CO, 81501

Johnson Corrine K.
1921 Barberry Ct.
Grand Junction
CO, 81506-4116

Grako John L.
Karen S.
1902 Spring Valley Cir.
Grand Junction, CO 81506-4150

Condotti Joseph J.
Catherine S.
1919 Barberry Ct.
Grand Junction, CO 81506

Hanna Donald W.
Dorothy J.
2918 27 1/2 Rd.
Grand Junction, CO 81506-4108

Jahnke Eric R.
1918 Barberry Ct.
Grand Junction
CO, 81506-4116

Browning Sandra W.
1340 North Avenue
Grand Junction
CO, 81501-6419

Moritz Carole L.
1912 Spring Valley Cir.
Grand Junction
CO, 81506-4150

Shannon Michael S.
2904 27 1/2 Rd.
Grand Junction
CO, 81506-4108

Georgia Stephen G.
Daphne L.
2858 27 1/2 Rd.
Grand Junction, CO 81506-4106

Head Roger C.
2850 27 1/2 Rd.
Grand Junction
CO, 81506-4106

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GENERAL PROJECT REPORT
FOR
GRAND JUNCTION APARTMENTS
AT
15TH STREET AND HERMOSA AVENUE

A. Project Description:

- 1. Location: Northeast of the intersection of 15th Street and Hermosa Avenue. South of Nellie Bechtel Apartments running east from 15th Street a distance of 1040 feet.
- 2. Acreage: 7.87 acres, approximately.
- 3. Proposed use: 24 one bedroom units, ^{2, 132}182 two bedroom units, and 12 three bedroom units, for a total of 168 apartment units with one clubhouse/leasing facility. See conceptual site plan.

B. Public Benefit: To provide much needed quality rental housing for present and future residents of the City of Grand Junction. To provide recreational amenities for those residents. To utilize and therefore reimburse the city for existing utilities as opposed to creating urban sprawl causing extension of utilities and diffusion of police and fire facilities.

C. Project Compliance, Compatibility and Impact:

- 1. Grand Junction is experiencing a growth spurt that is effecting all segments of its society.

There is growth in the business sector including jobs, goods, services, higher education, finance and management. With growth in the business sector comes growth in the population as a necessary aspect of increased financial health of the community. This project will help fill a much larger critical need in Grand Junction for quality affordable housing.

This location is ideal in that it is continuing the use of apartments as a buffer between the single family neighborhoods to the North and a major increasingly commercial thoroughfare, Patterson Road to the South. This site is adjacent to Nellie Bechtel Apartments to the North and diagonally across a corner from a recently completed retirement facility to the southwest. All structures will be two stories in height as are the Nellie Bechtel Apartments. Since the single family homes to the West are mostly one story, there will be provided increased setbacks and increased landscaping along the 15th Street frontage.

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C. Project Compliance, Compatibility and Impact: (cont.)

This project is located on an infill site and will utilize existing streets, water and sewer lines, power and phone lines, as well as existing police and fire facilities and schools. This project will pay fees back to the city to reimburse the city for the existing infrastructure and will continue to pay property taxes to the city at a much higher rate than the existing vacant ground. If this or another project is forced to a more remote location, then the facilities of the city or county or region will be spread that much thinner and the quality of life of the whole community will suffer.

2. Two-story apartments are located immediately north of the site; single family homes are located immediately to the west across 15th Street. A retirement facility is located just southwest of the site, vacant ground is located directly south with single family homes beyond that; immediately east will be vacant ground and beyond that across 27 1/2 Road is a single family development.
3. All traffic will access the site from 15th Street and most probably from Patterson Road since a traffic signal will be installed there someday. This project has agreed to participate in that future signal.
4. All utilities are immediately adjacent to the site.
5. There are no special or unusual demands on existing utilities.
6. Reports from other outside facilities as listed will be obtained in the near future.
7. N.A.
8. There will be minimal excavation since there will be no basements for any structures. The only excavation required will be to provide positive drainage throughout the site. Therefore, there will be little impact from the project on the existing alfalfa field.
9. The project will be multi-family residential, therefore the project is open 24 hours a day.
10. There will be one project identification sign located at the entrance to the project on 15th Street. There will also be building identification signs as well as individual unit front door signage.

D. Development Schedule and Phasing: The project will all be constructed at one time. The construction for the project will start as soon as city approvals are obtained and will take approximately one year to construct.

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NICHOLS ASSOCIATES, INC.

751 Horizon Court, Suite #102
P.O. Box 60010
Grand Junction, Colorado 81506

132 94

29-Jul-1994

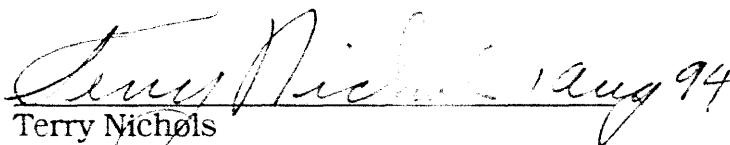
CITY OF GRAND JUNCTION
GRAND JUNCTION, COLORADO

Ladies and Gentlemen:

Please find enclosed the "Preliminary Drainage Report" for the proposed Wagner 15th Street Apartments.

A detention facility is to be designed with a two stage outlet to limit storm water discharge to the 2 year and 100 year historic levels. The Bottom portion of the facility will be designed as storage for irrigation water.

I hereby certify that this report was prepared by me.

 Terry Nichols 12 Aug 94

Terry Nichols
Registered Professional Engineer.
State of Colorado, Number 18093

Wagner Apartments Drainage Report

29 - July - 94

132 94

I. General Location and Description

The Wagner Apartments project is located in the city of Grand Junction, Colorado.

The property is bounded on the east by 27.5 Road and on the west by 15th street. The portion planned for development is bordered on the North by the Nellie Bechtel apartments and Calvary Bible School. And on the south by small plots of weed infested agriculture land.

II. Existing Drainage Conditions

The present ground cover consists of an irrigated alfalfa field and a few scattered deciduous trees around a small house and barn. The surface soil type is predominantly medium silt. The alfalfa field is corrugated for irrigation water to flow to the west. A waste water collection ditch along the entire west side conveys all surface runoff to a grated storm water inlet at the south west corner of the property. This inlet connects to an 18" storm drain in 15th street. The 15th street storm sewer connects to a 24" storm sewer in Patterson Road.

There is no off site drainage entering the property as it is intersected by 27.5 Road on the east side and by a concrete irrigation ditch on the north side.

III. Proposed Drainage Conditions

As shown on the grading and drainage plan, the west 1040 feet of the site will be developed to include 12 apartment buildings. There will be a detention facility in the south west corner of the property. The streets and parking lots and short drainage pipes will convey the storm water to the detention facility.

The detention facility will include a two-stage controlled outlet and a spillway overflow. The control structure will consist of a concrete box open at the top to allow discharge of the 100 year historic flow at the design elevation. The head on the weir (top of the structure) will force the maximum pond elevation to the 100 year storm storage level.

A rectangular orifice is to be constructed in the front of the structure to allow the 2 year historic flow to discharge at the design elevation. The front of the structure is to be fitted with an orifice and head gate to drain the irrigation storage portion of the pond.

The detention pond will drain at the historic discharge rate to the existing storm drain in 15th street.

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IV. Design Criteria & Approach

Design rainfall intensities are taken from the City of Grand Junction Stormwater Management Manual, dated June 1994 . The time of concentration for each basin is calculated using combinations of overland flow, channel flow and pipe flow travel time.

The following formula is used to calculate overland sheet flow:

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

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.

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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

All hydrology and Hydraulics calculations will conform with methods outlined in the SWMM manual .

REVIEW COMMENTS

Page 1 of 3

FILE # 132-94

TITLE HEADING: Rezone from RSF-4 to PR-23 & Preliminary Plan - Grand Junction Apartments

LOCATION: 15th St. and Hermosa Ave.

PETITIONER: Dennis Malone - El Conjunto Inc.

PETITIONER'S ADDRESS/TELEPHONE: 5675 DTC Blvd., Ste. #180
Englewood, CO 80111
303-773-1442

PETITIONER'S REPRESENTATIVE: Nichols & Associates/Wagner Arch. Team

STAFF REPRESENTATIVE: Michael Drollinger

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., AUGUST 25, 1994.

UTE WATER DISTRICT
Gary R. Mathews

8/05/94
242-7491

No objections to the rezone. Ute Water has a 8" main line in 27 1/4 Road and Hermosa. Ute Water also has a 8" main line in 27 1/2 Road. Developer needs to contact Ute Water about domestic water tap options.

POLICIES AND FEES IN EFFECT AT THE TIME OF APPLICATION WILL APPLY.

WALKER FIELD AIRPORT AUTHORITY
Mike Sutherland

8/04/94
244-9100

This development lies within the Airport Area of Influence, as well as underlying common aircraft traffic patterns, so may be affected by overflight of aircraft. An Avigation Easement is required to be recorded at or before filing of the subdivision plat. Please send a copy of the recorded document to Walker Field Airport Authority following recording.

It is our recommendation that, due to this residential development's proximity to aircraft flight paths and the airport proper, that additional soundproofing insulation - as well as planned landscape features - be designed into each residence and site to help mitigate potential sound level perceptions.

PUBLIC SERVICE CO.
Dale Clawson

8/04/94
244-2695

Electric and Gas: Require roadways and open space be dedicated as Utility Easements.

CITY PARKS AND RECREATION
Don Hobbs

8/03/94
244-1542

Open space fees based upon 168 units at \$225 per unit = \$37,800 due in fees.

U.S. POSTAL SERVICE
Cheryl Fiegel

8/05/94
244-3435

Centralized mail delivery required - to be provided by builder.

MESA COUNTY PLANNING DEPT.
Mike Joyce

8/02/94
244-1642

How will the remainder of the property north to F 1/4 Road and east to 27 1/2 road going to be used. The traffic impact to 27 1/2 Road and Spring Valley could be significant. The overall conceptual site plan is good, except the clubhouse and pool area are very isolated from a majority of the complex. Additional parking may be needed around the clubhouse/pool/office area. Are 15' setbacks adequate for the complex?

CITY FIRE DEPARTMENT
Hank Masterson

8/03/94
244-1400

On site hydrants required; spacing of hydrants based on fire flow requirements.

Fire flow requirements may be reduced up to 50% if all buildings are fully sprinklered.

Buildings Type IIB and IIC as shown, will be required to be sprinklered.

A fire flow survey must be completed. Submit complete plans to the Fire Dept.

CITY DEVELOPMENT ENGINEER
Jody Kliska

8/09/94
244-1591

We need to see a plan for the entire site; even if it is phased.
This site will require two access points, not one.

Right-of-way along 27 1/2 Road is required so that we have 30' of 1/2 ROW width. The same will be required on 15th St. A traffic study will be required.

The final drainage report must detail the volumes required for detention and irrigation. Pond must be lined.

Transportation capacity payment of \$300/unit will be required.

SCHOOL DISTRICT NO. 51
Lou Grasso

8/14/94
242-8500

See attached comments.

GRAND JUNCTION DRAINAGE DISTRICT
John L. Ballagh

8/15/94
242-4343

The development site is outside the District boundaries. However, surface runoff flows into the Buthorn Drain System. The Buthorn Drain System has been upgraded by the City and the District in the last 8 years. The 4 projects have reduced some problems at a cost of nearly \$300,000.

Each additional piece of ground covered with roof or asphalt in the basin above the GVIC Canal negates the City/District upgrades on the Buthorn Drain.

On Site Detention must be designated into the project and built and maintained to detain the surface runoff.

CITY UTILITY ENGINEER
Bill Cheney

8/16/94
244-1590

No comment.

FILE



August 15, 1994

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

Dennis C. Malone
Gold Crown Management Co.
5675 DTC Boulevard #180
Greenwood Village, CO 80111

Dear Mr. Malone,

I have been in contact with Doug Wagner concerning the request for rezone to multifamily residential on 15th Street north of Patterson Road. While in concept we believe the site may be appropriate for apartments, the application represents a significant "upzone" of the property which will require more detailed information for our office, the Planning Commission, and City Council to evaluate. The information submitted must, at minimum, meet our requirements for Preliminary Plan (at present the submittal does not) and if the request is to rezone half of the parcel, the application should be amended to include a request for minor subdivision. I have advised Mr. Wagner of the types of information which we will require (memo attached).

Given that the application is incomplete at this time, we are going to pull the application from the September Planning Commission agenda. We would like to work with you to address the outstanding items in preparation for the October Planning Commission meeting. The deadline for submittal of additional information for the October meeting is September 1st.

If you should have any questions or require any other assistance please do not hesitate to contact me at (303) 244-1439. Thank you in advance for your cooperation.

Sincerely yours,

A handwritten signature in black ink, appearing to read "M. Drollinger", is written over the typed name and title.

Michael T. Drollinger
Senior Planner

cc: Doug Wagner, Wagner Architectural Team

MEMO

To: Doug Wagner
From: Michael Drollinger
Re: Rezone Application - 15th Str. N of Patterson
Date: August 12, 1994

As per our phone conversation last week, there are a number of items which need to be submitted to complete the application. Items/issues include:

1. Plans which conform to the Preliminary Plan submittal standards (copy attached) - include number of parking spaces provided.
2. Minor subdivision plat (if rezone request is for only part of the parcel) - amend application/narrative to reflect this submittal
3. Preliminary traffic generation numbers
4. Architectural elevations for proposed buildings.
5. Engineering was concerned about having only one access point to the development
6. Better pedestrian circulation needs to be provided.

The additional/revised submittals need to be reviewed by City agencies which can not be accomplished prior to the September meeting; thus the application has been rescheduled for the October agenda. All submittals for the October meeting must be submitted by September 1st. Please do not hesitate to contact me should you require assistance or have any questions.



August 15, 1994

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

Dennis C. Malone
Gold Crown Management Co.
5675 DTC Boulevard #180
Greenwood Village, CO 80111

Dear Mr. Malone,

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If you should have any questions or require any other assistance please do not hesitate to contact me at (303) 244-1439. Thank you in advance for your cooperation.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Michael T. Drollinger", is written over a faint, circular official stamp.

Michael T. Drollinger
Senior Planner

cc: Doug Wagner, Wagner Architectural Team

via FAX

You Are Invited To A

NEIGHBORHOOD MEETING

To Hear About the Proposed Site Development
for the Multi- Family Conceptual Site Plan
on 15th Street, North of Patterson Road.

The portion of the available property which is affected is
shown on the attached Conceptual Site Plan, dated 7/29/94,
called Grand Junction Apartments.

This meeting is For Your Information and is
sponsored by the developer of the property.

This is not a Public Hearing. This is a Homeowner's
meeting for adjacent Homeowners within 500 feet of
the proposed development.

The Neighborhood Meeting will be held Wednesday,
August 24th at 7:00 p.m.
Ground Floor Conference Room # 110,
751 Horizon Court Office Building,
Grand Junction, Colorado.

Michael - I can fill you in on the apt. mtg. - KP
Henry Faussone 243-1545
15th & Patterson ME

50+ people

disagreement on current zoning
people concerned with traffic, different character

Neighbors are organizing

Concerned with plans for remainder of property

Traffic capacity of 15th St.

Drive

50-78 ft stacking

blvd. entrance

14 ft in

12 ft out

Michael

We need to have
a discussion with
PW as to whether
Hermosa needs to
go through. KP

David Chase
Banner Engineering's



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 23, 1995

Tom Vickery
Wagner Architectural Team, Ltd.
10730 E. Bethany Drive, Suite 113
Aurora, CO 80014

RE: Rezone/Preliminary Plan - NE corner 15th & Hermosa

Dear Mr. Vickery,

As per our phone conversation Friday, I am forwarding you the submittal documents for the rezone/preliminary plan application. The documentation to be provided to each review agency is detailed in the submittal checklist. Please contact me after receipt of the materials and I will explain each in further detail if required. Please note that the copy of the geotechnical report which we will forward to the Colorado Geological Survey must be accompanied by a check made payable to "Colorado Geological Survey" in the amount of \$485.

I believe some of the submittal standard checklists for drawings and reports were forwarded to you but I do not recall if you have the complete Submittal Standards Manual or the latest version of the Zoning and Development Code. These documents (available from Community Development) and others available from Public Works (regarding drainage, roadway standards, etc.) contain information which is required to prepare your submittals. If you do not have this information please let me know and I can arrange to have these materials sent to you.

As I have mentioned to Doug Wagner in the past, City staff encourages submittal of working drawings prior to the official submittal so that we are able to provide you with preliminary feedback on issues/concerns before they may complicate the review/approval process.

If I can be of any further assistance please do not hesitate to contact me at (303) 244-1439.

Sincerely yours,

A handwritten signature in black ink, appearing to read "M. Drollinger".

Michael T. Drollinger
Senior Planner

enclosures

cc: Jody Kliska, City Development Engineer

132-943

• send complete packet including
Major Activity Notice



PRE-APPLICATION CONFERENCE

Date: 1-20-95

Conference Attendance: _____

Proposal: Rezone / Prelim Plan

Location: _____

Tax Parcel Number: 2945-013-00-M6

Review Fee: _____

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

Related Files: #132-94

Additional ROW required? Yes

Area identified as a need in the Master Plan of Parks and Recreation? No

Parks and Open Space fees required? Yes Estimated Amount: \$225/unit

Recording fees required? Yes - at final Estimated Amount: to be determined

Adjacent Half street improvements/fees required? TCP & road improvements as per Public Works

Revocable Permit required? for landscaping in ROW

State Highway Access Permit required? NO

Applicable Plans, Policies and Guidelines Devel. Code

Located in identified floodplain? FIRM panel # _____

Located in other geohazard area? _____

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

Avigation Easement required? Yes - at final

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

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(s) of Petitioner(s)

X _____
Signature(s) of Representative(s)

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S 1/2 N 1/2 SE 1/4 SW 1/4 and N 1/2 NE 1/4 SE 1/2 SW 1/4 section 1, township 1 south, range 1 west of the Ute Meridian. Excepting therefrom that portion there of conveyed to the City of Grand Junction, a Municipal Corporation by Instruments recorded April 12, 1985, in book 1535 at pages 388 and 389 Mesa County, Colorado.

Along with all water and water rights, ditches and ditch rights appurtenant

Mesa County tax schedule #2945-013-00-016 also known as 616 27 1/4 Road, Grand Junction, Colorado 81506

Together with the following water rights:

Grand Valley Water Users Association
Serial #65-15.0 Class 1 60 Ac ft/yr
Ride 1, Lateral 2A turnout 50

