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File 1994-0134

Name: Monument Hghts Townhomes – W. Kennedy Ave. W. of Juniper St.-Preliminary Plan

<b>P r e s e n t</b>	<b>S c a n e d</b>	<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.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. 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.</p>
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X	X	<b>Table of Contents</b>
		<b>*Review Sheet Summary</b>
X	X	<b>*Application form</b>
X		Review Sheets
X		Receipts for fees paid for anything
X	X	<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X	X	Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or non-bound reports
		Traffic studies
X	X	<b>*Review Comments</b>
X	X	<b>*Petitioner's response to comments</b>
X	X	<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>

**DOCUMENT DESCRIPTION:**

X	X	Planning Commission Minutes – 10/4/94 - **			
X	X	DIA - **			
X	X	Planning Commission Minutes mail-out- ** - 9/23/94			
X	X	Preliminary Plan – (see final plan – GIS Historic Maps-**) )			
X	X	Preliminary Drainage Report			
X	X	Correspondence			
X		Major Activity Notice – 8/1/94			
X	X	Posting of Public Notice Signs – 9/22/94			
X		Power of Atty. –Ennis, Thayer /Enis Pigfordnot recorded – not conveyed to the City			
X		Warranty Deed – not recorded- not conveyed to the City			
X	X	Vicinity Map			
X	X	Preliminary Plan			



**RANKIN JAMES & BETTY**  
122 Hillcrest Dr.  
Grand Junction, CO 81501

**REES CHARLES WAYNE**  
1325 Juniper Ct.  
Grand Junction, CO 81505-7134

**BLUNN JAMES A**  
11350 W. 77th Dr.  
Arvada, CO 80005

**ARNOLD GLENN E**  
356 W Kennedy Avenue  
Grand Junction, CO 81505-7141

**DENNIS MIKE**  
255 W Kennedy Ave.  
Grand Junction, CO 81505-6119

**HAWKINS DAVID R**  
359 Franklin Avenue  
Grand Junction, CO 81505-7112

**FREDERICK C J LU**  
605 Canyon Creek Rd.  
Grand Junction, CO 81503-2603

**RICH PATTI R**  
357 Franklin Avenue  
Grand Junction, CO 81505-7112

**HAMMOND NEIL R**  
307 Independent Avenue  
Grand Junction, CO 81505-7116

**C C ROBINSON**  
326 W Kennedy Avenue  
Grand Junction, CO 81505-7141

**TAYLOR GARY & JO**  
2180 Meadows Ct.  
Grand Junction, CO 81503

**ANDERSON EDWARD D**  
1305 Juniper Ct.  
Grand Junction, CO 81505-7134

**WEBB DONALD ROY**  
1306 Juniper St.  
Grand Junction, CO 81505

**ENNIS MARJORIE M**  
1758 Brookwood Drive  
Akron, OH 44313-5067

**LARSON PETER B**  
1326 Juniper Ct.  
Grand Junction, CO 81505-7135

**WEST. SLOPE WELD. SUPPLY**  
Post Office Box 5239  
Cheyene, WY 82003-0000

**LAWRENCE THOMAS H**  
335 Franklin Avenue  
Grand Junction, CO 81505-7112

**MCCOLE T VAIL SCHOULTZ**  
337 Independent Avenue  
Grand Junction, CO 81505-7118

**CLEMONS CATHERINE D**  
264 W Kennedy Avenue  
Grand Junction, CO 81505-7139

**FELLER ORA C**  
450 W Kennedy Avenue  
Grand Junction, CO 81505-7143

**MAVRAKIS CAROLYN D**  
518 28 Rd., Ste. B100  
Grand Junction, CO 81501-6558

**JACKSON JIMMY L**  
335 W Kennedu Ave.  
Grand Junction, CO 81505-7140

**JOHNSON CLINTON C**  
1800 N Stanton St., Apt. 906  
El Paso, TX 79902-3539

**THAYER RUTH M**  
355 Independent Avenue  
Grand Junction, CO 81505-7118

**DEROSE RONALD E**  
1316 Juniper Ct.  
Grand Junction, CO 81505-7135

**BOYD L. WHEELER**  
478 Tiara Drive  
Grand Junction, CO 81503

**THORNLEY ROBERT HILTON**  
345 Franklin Avenue  
Grand Junction, CO 81505-7112

**MALLORY GARY L**  
327 Independent Avenue  
Grand Junction, CO 81505-7118

**JONES RAYMOND**  
306 W Kennedy Avenue  
Grand Junction, CO 81505-7141

**EDMONDSON RICHARD W**  
448 W Kennedy Aveune  
Grand Junction, CO 81505-7143

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**SEEDING A.F.**  
639 Panorama Drive  
Grand Junction, CO 81503-4028

**ORVIS GLEN E**  
329 Franklin Avenue  
Grand Junction, CO 81505-7112

**HULSE JIMMI K**  
309 Franklin Avenue  
Grand Junction, CO 81505-7112

Boyd Wheeler  
478 Tiara Drive  
Grand Junction, CO 81503

Darryl Hayden  
1131 N. 21st St.  
Grand Junction, CO 81501

City of Grand Junction  
Community Development Dept.  
250 N. 5th St.  
Grand Junction, CO 81501

Banner and Associates  
2777 Crossroad Blvd.  
Grand Junction, CO 81506

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# SUBMITTAL CHECKLIST

## MAJOR SUBDIVISION: PRELIMINARY

Location: Kennedy west of Juniper

Project Name: Monument Heights Townhomes

ITEMS		DISTRIBUTION																				TOTAL REQ'D						
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.J.P.C. (8 seats)	City Downtown Dev. Auth.	City Police	County Planning	Walker Field	School Dist. #51	Irrigation District	Drainage District	Water District	Sewer District	U.S. West	Public Service	GVRP		CIXOT	Corps of Engineers	Colorado Geological Survey	US Postal Service	Persipio WWTF	
● Application Fee \$100	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
● 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
● 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
● Evidence of Title	VII-2	1					1																					
● Names and Addresses	VII-3	1																										
● Legal Description	VII-2	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
● Location Map	IX-21	1																										
● Preliminary Plan	IX-26	1	2	1	1																							
● 11"x17" Reduction of Prelim. Plan	IX-26	1				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Preliminary Drainage Report	X-12	1	2																									

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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

Henk on Klara  
244-1400

Contact Fire Dept. - bldg separation  
" City Sanitation - dump permits  
Rob- 244-1570

Date: 6/29/94  
Conference Attendance: Darrel Hender, Kathy P., Jody K.  
Proposal: Preliminary Subdivision - 12 lots  
Location: Kennedy St & 4th Ave

Tax Parcel Number: \_\_\_\_\_  
Review Fee: \$610

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

Additional ROW required? ?  
Adjacent road improvements required? curb gutter sidewalk & TCP  
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 1 - final plat Estimated Amount: \_\_\_\_\_  
Half street improvement fees required? yes - C. & S. Estimated Amount: \_\_\_\_\_  
Revocable Permit required? for landscaping in ROW  
State Highway Access Permit required? NO

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? NO

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.

- Access/Parking
- Drainage
- Floodplain/Wetlands Mitigation
- Other returning to a Planned zone may be required for townhomes
- 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 Boyl L. Wheeler by Darrel L. Hender  
Signature(s) of Petitioner(s) Signature(s) of Representative(s)

Power of Attorney

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# GENERAL PROJECT REPORT

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**MONUMENT HEIGHTS TOWNHOMES  
GRAND JUNCTION, COLORADO**

**MAJOR SUBDIVISION - PRELIMINARY**

134 94

**PETIONER:**

**BOYD L. WHEELER  
478 TIARA DRIVE  
GRAND JUNCTION, COLORADO 81503  
(303) 245-1-0129**

**AUGUST 1, 1994**



**American Consulting  
Engineers Council  
Member**

# **BANNER**

---

**BANNER ASSOCIATES, INC. • CONSULTING ENGINEERS & SURVEYORS  
2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81506 • (303) 243-2242  
605 E. MAIN • SUITE 6 • ASPEN, CO 81611 • (303) 925-5857**

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## MONUMENT HEIGHTS TOWNHOMES GENERAL PROJECT REPORT

134 94

The proposed project that will be known as Monument Heights Townhomes is located on Lots 1 through 6 of Block 4 of the previously platted Monument Heights Subdivision. The location of the project can also be described as being entirely in the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian. These lots are all vacant and are bounded by W. Kennedy Avenue to the north, Franklin Avenue to the south, four single family houses to the east and two 4-unit apartment buildings to the west. This project will consist of 1.26 acres and existing utilities and services are all available to the site. Street improvements, consisting of monolithic concrete curb, gutter and sidewalks, are in existence along the frontage with Franklin Avenue, however, no street improvements other than an asphalt traveling mat exists along the frontage with W. Kennedy Avenue. Current zoning in the area consists of a multiple types. Lots 1 through 3 of this project, which are the north three lots, are zoned RMF-32. Lots 4 through 6, the south three lots, are zoned RMF-64. Additional zoning in the area consist of single family residential and commercial/industrial. The different zoning areas are denoted on the Preliminary Plan. Access to the project will be by use of Franklin Avenue and W. Kennedy Avenue which are both considered Urban Residential Collectors. The nearest arterial is N. 1st Street which is located approximately 935 feet to the east of the project. A Vicinity Map is included with this report as Exhibit A.

*revised*  
The Monument Heights Townhomes project is a proposal to construct one building on each of the existing six lots in Block 4 of the Monument Heights Subdivision. Each of these buildings will then consist of four townhome units. The townhome units will then be sold with the remaining area of the lots being designated as Common Open Space for the use of the owners of the townhomes. Maintenance will be provided for by the formation of a Homeowners Association. It is anticipated that the construction of this project will be completed in phases. The construction of each building will be considered a phase, with the first three phases being those along W. Kennedy Avenue and the final three phases along Franklin Avenue.

In developing each of the sites, the rear portions of the lot will be landscaped with sod and the front will be designated as parking with additional landscaping provided. The parking area will be a asphalt surface that will be graded to drain back to the street. For the three lots that front W. Kennedy Avenue, existing street improvements, consisting of concrete curb, gutter and sidewalk, will be extended across the frontage as there is no current improvement along W. Kennedy Avenue in this area. No additional improvement appear to be required for Franklin Avenue.



134 94

The type of construction for the townhome buildings is to be a two-story frame structure. The separation between buildings will be at least 20 feet at the sides. Rear separation is set at 40 feet. Interior floor space for each unit is to be approximately 1,034 square feet. As stated previously, existing utilities exist at the site and services will be brought into the buildings according to local building codes.

In researching information regarding this site, it was determined that it does not fall within the boundaries of 100-year floodplain of the Colorado River. This boundary is located approximately three-quarters of a mile to the southwest at an elevation near 4553. The average ground elevation of this project is 4590.

Soil information obtained from the Grand Junction office of the Soils Conservation Service classifies this soil as "Sagers silty clay loam". Preliminary information suggests that there are few limitations for this soil type. In making site observations, there appears to be no geological hazards at the site.

It is believed that this project is consistent with area uses and zoning. It will provide a logical transition from the single family homes on the east side of the project and the rental apartments to the west.

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# PRELIMINARY DRAINAGE REPORT

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**MONUMENT HEIGHTS TOWNHOMES  
GRAND JUNCTION, COLORADO**

**MAJOR SUBDIVISION - PRELIMINARY**

**PETITIONER:**

**BOYD L. WHEELER  
478 TIARA DRIVE  
GRAND JUNCTION, COLORADO 81503  
(303) 245-1-0129**

**AUGUST 1, 1994**



**American Consulting  
Engineers Council  
Member**

# **BANNER**

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**BANNER ASSOCIATES, INC. • CONSULTING ENGINEERS & SURVEYORS  
2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81506 • (303) 243-2242  
605 E. MAIN • SUITE 6 • ASPEN, CO 81611 • (303) 925-5857**

# MONUMENT HEIGHTS TOWNHOMES PRELIMINARY DRAINAGE REPORT

## GENERAL LOCATION AND DESCRIPTION

The project known as Monument Heights Townhomes is located between W. Kennedy Avenue and Franklin Avenue, 150 feet west of Juniper Street and approximately 935 feet west of N. 1st Street. The land that makes up this project is vacant and has been previously platted as Lots 1 through 6, Block 4 of Monument Heights Subdivision. Development in the area consists of single family homes to the east, north and south and several four-unit apartment buildings to the west.

Ground cover at this 1.26 acre site is primarily bare soil with sparse weeds and native grass. In researching the soil characteristics, information was obtained at the Grand Junction office of the Soils Conservation Service. The soil at this site is classified as a "Sagers silty clay loam" and has few limitations.

## EXISTING DRAINAGE CONDITIONS

Existing street improvements at the site include concrete curb, gutter and sidewalk along Franklin Avenue to the south. To the north along W. Kennedy Avenue, the existing curb, gutter and sidewalk end at the northeast corner of the site. These improvements discharge into a roadside ditch that continues along the north frontage of the site. Topography at the site is flat with the ground sloping downward from the northeast corner to the southwest corner at a grade of approximately 1.3%. No other outstanding features exist at the site. The project is located well outside the limits of any 100-year Floodplain. The nearest would be that of the Colorado River with its floodplain approximately three-quarters of a mile to the southwest and at an elevation of 4553. The average elevation of this site is 4590.

Drainage patterns in the area follow this topography with runoff flowing from the northeast toward the southwest. The flow in the roadside ditch along W. Kennedy Avenue continues toward the west for a distance of approximately 500 feet and discharges into a storm inlet on the east side of Poplar Drive. Flow in this ditch is intercepted by two eight inch culverts that transport the runoff under asphalt driveways for the adjacent apartment buildings. Runoff in Franklin Avenue flows in the same direction, but follows a more defined path. This runoff also discharges into storm inlet, also on the east side of Poplar Drive. In making observations the site, these two inlets appear to work properly however no outlet could be located for the storm sewers that exit these inlets. Drainage directions and the storm inlets are shown on the Preliminary Plan.

Runoff in the existing concrete gutter along the north side of W. Kennedy Avenue also discharge into an unimproved area. An existing culvert, of unknown size, is in place to direct the flow from the north side of W. Kennedy to the south side to the roadside ditch that fronts this proposed project. In talking with a homeowner in the area the ends of the culvert are continually buried and ponding water is commonly seen on the north side of W. Kennedy Avenue. In making site observations the outlet of this culvert is at a depth lower than the flowline of the roadside ditch which suggests that the problem will not go away with only periodic maintenance.

Areas contributing runoff to this site can only be considered to be those that lie to the northeast of this site. In researching area topographic information, this contributing area can be defined as being Independent Avenue to the north and a varying distance to the east. Site observations of street improvements on W. Kennedy Avenue suggest that a high point occurs at the intersection with Juniper Street directing some of the runoff to the south along Juniper. This high point is shown on the Preliminary Plan. It is still anticipated that improvements will need to be done at the north side of W. Kennedy to repair the existing conditions. This does not pose to be a serious problem and has probably been nothing more than a nuisance than a problem, that goes away as the accumulated water percolates in the unimproved area.

#### PROPOSED DRAINAGE CONDITIONS

Proposed site improvements for this project would be to construct the townhome buildings, along with walkways, landscaping and parking for each lot. The front portion of the lot would be used for access and parking. Grading of the access and parking will be such that drainage will be toward the street improvements and to continue along the existing drainage patterns. Rear portions of the lots will be used for landscaping and will be graded to retain precipitation. Runoff from the new buildings and walkways would be directed to grass and landscape areas. It is anticipated that the only runoff that will reach street improvements is that of the parking/access areas. This runoff will be detained somewhat in that the runoff from the asphalt surface will be directed through landscape areas prior to reaching the street improvements.

For the development along Franklin Street, no additional public street improvement will be necessary as they are currently in place. New development on W. Kennedy Avenue will include the construction of concrete curb, gutter and sidewalk on the south side to extend the existing improvements across this proposed project. At this point in time it seems as though the simplest method to maintain proper drainage along the south side of W. Kennedy would be to construct a new storm inlet at the west end of the project. This inlet would be placed at the existing inlet of an eight inch culvert, that would provide the outlet for the new storm inlet. Runoff would then follow the historic path to the west. For the flow on the north side of W. Kennedy that needs to be corrected, it seems as though a roadside ditch can be constructed west from the existing improvements to a point directly north of the proposed storm inlet. A new culvert could then be installed to discharge into

the inlet. Construction of these improvements would be to City of Grand Junction standards and specifications so they could be accepted into the city's system and maintenance.

### DESIGN CRITERIA AND APPROACH

It is assumed that there have been no previous studies were prepared for this area due to the age of the surrounding developments are such that studies were not required to the degree that they are now. Other than the area around W. Kennedy Avenue addressed above, it does not appear that there is a problem with the existing drainage patterns. It is believed that this project can be developed using these patterns without adversely impacting them. It is proposed to calculate the historic runoff from this site and also a developed runoff, consistent with the above described grading plan. In determining these volumes, procedures set forth in the Stormwater Management Manual (SWMM), prepared by the City of Grand Junction, will be followed. For the size of this project the Rational Method of determining storm runoff will be used.

It is not anticipated that due to the size of this project and the anticipated grading of the project, that on-site detention of increased runoff will be needed. This assumption, however, will need to be verified during the final design of the project. If all these assumptions can not be met, it is felt that a Drainage Fee may be better suited for this area since the area is mostly developed and an area detention system better utilized. During the final design phase, both issues will be looked at and discussions will no doubt be held with the City staff and the developer on which the best alternative will be.

# REVIEW COMMENTS

Page 1 of 2

FILE # 134-94

TITLE HEADING: Preliminary Plan - Monument Heights Townhomes

LOCATION: Franklin & Kennedy Ave. West of Juniper St.

PETITIONER: Boyd I. Wheeler

PETITIONER'S ADDRESS/TELEPHONE: 478 Tiara Dr.  
Grand Junction, CO 81503  
245-0129

PETITIONER'S REPRESENTATIVE: Banner & Associates

STAFF REPRESENTATIVE: Kristen Ashbeck

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**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.**

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**CITY POLICE DEPARTMENT**  
**Dave Stassen**

**8/04/94**  
**244-3587**

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This proposal creates no problems for the police department. I would suggest that adequate lighting be provided for both the interior common space and the parking areas. This would provide an additional level of security for the residents.

**CITY DEVELOPMENT ENGINEER**  
**Jody Kliska**

**8/11/94**  
**244-1591**

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The parking configuration as shown does not work. We do not allow back out driveways. The two spaces closest to the building will not be able to get out when the spaces are all occupied. The next closest spaces may not be able to maneuver either. Have you considered a planned zone which would give you flexibility in setback requirements and therefore more design flexibility?

Any offsite drainage work done would be credited toward the drainage fee.

Driveway openings are limited to a maximum of 30'. A design for the entire site which would minimize the number of driveways is desirable.

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

**CITY FIRE DEPARTMENT**  
**Hank Masterson**

**8/03/94**  
**244-1400**

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A fire flow survey is required. Submit a complete set of plans to the Fire Department.

**CITY UTILITY ENGINEER**  
**Bill Cheney**

**8/16/94**  
**244-1590**

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Water: Contact Grand Junction Fire Department for the fire flow requirements.

Sewer: Each unit will require a separate sewer service, i.e. four services per complex.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Kristen Ashbeck**

**8/16/94**  
**244-1437**

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See attached comments.

**PUBLIC SERVICE**  
**Dale Clawson**

**8/13/94**  
**244-2695**

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Electric: Require a 10' easement, 5' each side of the common line between Lots 1 & 6, 2 & 5, and 3 & 4.

Gas: Require a 14' front lot multi-purpose easement along Franklin Ave. and along Kennedy Ave.

*\*  
Revised*

134-94

MONUMENT HEIGHTS TOWNHOMES  
COMMUNITY DEVELOPMENT DEPARTMENT 8/16/94

NOTE: IN ADDITION TO WRITTEN RESPONSE TO COMMENTS, PLEASE SUBMIT 4 COPIES OF A REVISED PLAN AND OTHER REVISED DOCUMENTS AS NECESSARY TO ADDRESS ALL REVIEW AGENCY COMMENTS.

### **GENERAL**

Since each of the 6 existing lots is to be further subdivided for townhomes, there is no need to retain setbacks from the existing lot lines. The site could be designed more efficiently and to be more attractive if the existing lot lines are ignored. Suggest proposing a rezone to a planned residential zone to allow for better design flexibility and to create a cohesive development on the entire site as seems to be intended based on the narrative provided.

Consider the following ideas for redesign: 1) cluster the units (even up to 6) together in a staggered arrangement; and 2) place parking behind or to the side of the buildings to allow for placement of buildings/landscape near the street--more consistent with the character of the streetscape of the adjacent single family residential area.

If redesign cannot be accomplished in the time allowed to respond to comments, there is an option of postponing the item until the October 1994 hearing without charging the applicant further review fees.

### **PARKING/CIRCULATION**

Access to the site is limited to only one curb cut on Franklin Avenue and one curb cut on W. Kennedy Avenue. 3 curb cuts on each street is not acceptable.

Construction of curb, gutter, sidewalk and pavement (if necessary) is be required along W. Kennedy as shown on the plan. No improvements are necessary on Franklin.

The parking configuration as proposed is not acceptable. All parking areas must provide sufficient circulation and backing/turnaround space.

### **FINAL PLAN REQUIREMENTS**

For information purposes, the following, among other items, will be required at a Site/Final Plan and Plat phase: 1) detailed landscape plan; 2) screening with plants/fencing between parking areas and adjacent single family residences; 3) creation of covenants and formation of a homeowners association to maintain the common open space-including parking areas.



CITY OF GRAND JUNCTION  
PLANNING DEPT  
ATTN. KRISTEN ASHBECK

RE File 184-94

Due TO OUR INABILITY TO COME  
UP WITH A SUITABLE OUTLINE  
OR PRELIMINARY PLAN FOR MOUNTAIN  
HEIGHTS TOWNSHIP we will  
WITHDRAW THE PLAN AND RE-SUBMIT  
THE 1ST OF SEPTEMBER.

Sincerely,

Darryl Hayden  
Representative for Boyd Wheeler

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
AUG 26 1994

MEMORANDUM

TO: Stephanie Nye, City Clerk  
FROM: Mike Pelletier  
DATE: August 29, 1995  
SUBJECT: Release of Monument Heights Townhome Letter of Credit

Stephanie,

The developer has completed all the improvements on the Monument Heights Townhome project (file #134-94). The original letter of credit from Boyd L. Wheeler should be released.

Mike

# POSTING OF PUBLIC NOTICE SIGNS

The posting of the Public Notice Sign is to make the public aware of development proposals. The requirement and procedure for public notice sign posting are required by the City of Grand Junction Zoning and Development Code.

To expedite the posting of public notice signs the following procedure list has been prepared to help the petitioner in posting the required signs on their properties.

1. All petitioners/representatives will receive a copy of the Development Review Schedule for the month advising them of the date by which the sign needs to be posted. IF THE SIGN HAS NOT BEEN PICKED UP AND POSTED BY THE REQUIRED DATE, THE PROJECT WILL NOT BE SCHEDULED FOR THE PUBLIC HEARING.
2. A deposit of \$50.00 per sign is required at the time the sign is picked up.
3. You must call for utility locates before posting the sign. Mark the location where you wish to place the sign and call 1-800-922-1987. You must allow two (2) full working days after the call is placed for the locates to be performed.
4. Sign(s) shall be posted in a location, position and direction so that:
  - a. It is accessible and readable, and
  - b. It may be easily seen by passing motorists and pedestrians.
5. Sign(s) MUST be posted at least 10 days before the Planning Commission hearing date and, if applicable, shall stay posted until after the City Council Hearing(s).
6. After the Public Hearing(s) the sign(s) must be taken down and returned to the Community Development Department within three working days to receive full refund of the sign deposit. For each working day thereafter the petitioner will be charged a \$5.00 late fee. After eight working days Community Development Department staff will retrieve the sign and the sign deposit will be forfeited in its' entirety.

Community Development Department staff will field check the property to ensure proper posting of the sign. If the sign is not posted, or is not in an appropriate place, the item will be pulled from the hearing agenda.

I have read the above information and agree to its terms and conditions.

+ Darryl Hayden 9-22-94  
SIGNATURE DATE  
FILE #/NAME Monument H. Townhomes #134-94 RECEIPT # 1604  
PETITIONER/REPRESENTATIVE: Boyd Wheeler - Darryl Hayden PHONE # 242-2855  
DATE OF HEARING: 10-4-94 POST SIGN(S) BY: 9-23-94  
DATE SIGN(S) PICKED-UP 9-22-94  
DATE SIGN(S) RETURNED 10/25/94 RECEIVED BY: KP

Darryl Hayden % Prudential/Keeler & Co.  
1199 Patterson Rd # Ste. B

# REVIEW COMMENTS

Page 1 of 2

FILE #134-94

TITLE HEADING: Preliminary Plan - Monument  
Height Townhomes

LOCATION: Kennedy; West of Juniper

PETITIONER: Boyd L. Wheeler

PETITIONER'S ADDRESS/TELEPHONE: 478 Tiara Drive  
Grand Junction, CO 81503  
245-0129

PETITIONER'S REPRESENTATIVE: Darryl Hadden

STAFF REPRESENTATIVE: Kristen Ashbeck

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**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.**

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**GRAND JUNCTION POLICE DEPARTMENT**  
**Dave Stassen**

**9/6/94**  
**244-3587**

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1. While it may fit the zoning, the large number of buildings on this lot concerns me. Even reduction to eight units would be an improvement.
2. To discourage pedestrian traffic to these units from the apartments to the west, a fencing could be constructed on the west and south sides.
3. To discourage the unsightliness associated with dumpster areas, a camouflaging technique, not 6' wooden fencing, could be used to hide the dumpsters. This would facilitate crime prevention and patrol efforts. This also tends to encourage residents to keep the waste area cleaner.
4. Is the dumpster area going to be permanent? If so, this would preclude using this as a connector with future development to the south.

**GRAND JUNCTION FIRE DEPARTMENT**  
**Hank Masterson**

**9/6/94**  
**244-1414**

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A fire flow survey is required. Submit plans showing construction type and size of buildings along with a site plan showing distances between buildings on all sides. The site plan must also show the existing water main size and distances to existing hydrants. All new structures must be located within 150' of a fire hydrant.

**CITY UTILITY ENGINEER**  
**Bill Cheney**

**9/6/94**  
**244-1590**

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1. Show how water and sewer services will be provided since each townhome will require its' own separate sewer service and probably separate water service unless some type of pre-arranged agreement is worked out and filed with each individual property.
2. Show proposed location of additional fire hydrant or hydrants.

**U.S. WEST**  
**Leon Peach**

**9/7/94**  
**244-4964**

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No comments at this time.

**CITY DEVELOPMENT ENGINEER**  
**Jody Kliska**

**9/8/94**  
**244-1591**

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It appears the separation between the parking aisles - 44' - is more than sufficient. Code requires only 25' - the asphalt area could be reduced. Parking blocks or curbing should be provided.

Plan looks good - addressed all previous comments.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Kristen Ashbeck**

**9/15/94**  
**244-1437**

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1. Structures must meet the required rear yard setback of 20 feet (RMF-32) from the south property line. The patios, as long as they are open and uncovered, may extend into this setback up to 6 feet.
2. Construction of curb, gutter, sidewalk and pavement (if necessary) is required along W. Kennedy as shown on the plan.
3. The parking area should be narrowed to minimize the expanse of pavement between the buildings and in the front yards of these units. The aisle could be narrowed to the 30' proposed for the driveways. With the 20-foot parking spaces, the total bay width could be 70 feet rather than the 84 feet shown on the plan. There would be no need to stagger the parking on the south end with the narrower design.
4. If there is a possibility that the driveway could continue on through to the property to the south, suggest moving the dumpster location so it does not have to be disturbed at a future phase.
5. For information purposes, the following, among other items, will be required at the Final Plat and Site Plan phases: 1) detailed landscape plan for common open space; 2) screening with plants/fencing around dumpster area; 3) creation of covenants and formation of a homeowners association to maintain the common open space - including parking areas:

134-94

MONUMENT HEIGHTS TOWNHOMES  
COMMUNITY DEVELOPMENT DEPARTMENT

9/15/94

NOTE: IN ADDITION TO WRITTEN RESPONSE TO COMMENTS, PLEASE SUBMIT 4 COPIES OF A REVISED PLAN AND OTHER REVISED DOCUMENTS AS NECESSARY TO ADDRESS ALL REVIEW AGENCY COMMENTS.

1. Structures must meet the required rear yard setback of 20 feet (RMF-32) from the south property line. The patios, as long as they are open and uncovered, may extend into this setback up to 6 feet.
2. Construction of curb, gutter, sidewalk and pavement (if necessary) is be required along W. Kennedy as shown on the plan.
3. The parking area should be narrowed to minimize the expanse of pavement between the buildings and in the front yards of these units. The aisle could be narrowed to the 30' proposed for the driveways. With the 20-foot parking spaces, the total bay width could be 70 feet rather than the 84 feet shown on the plan. There would be no need to stagger the parking on the south end with the narrower design.
4. If there is a possibility that the driveway could continue on through to the property to the south, suggest moving the dumpster location so it does not have to be disturbed at a future phase.
5. For information purposes, the following, among other items, will be required at the Final Plat and Site Plan phases: 1) detailed landscape plan for common open space; 2) screening with plants/fencing around dumpster area; 3) creation of covenants and formation of a homeowners association to maintain the common open space-including parking areas.

## LATE COMMENTS

**PUBLIC SERVICE COMPANY**  
**Dale Clawson**

**9/20/94**  
**244-2695**

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ELECTRIC: Require a 10' easement, 5 feet each side of the common lot line between lots 1 & 4, 2 & 5 and 3 & 6.

GAS: Require a 14' front lot multi-purpose easement along Franklin Avenue and along Kennedy Avenue.

# RESPONSE TO REVIEW COMMENTS

SEP 27 1994

**FILE:** #134-94

**TITLE HEADING:** Preliminary Plan  
Monument Heights Townhomes

**LOCATION:** West Kennedy Avenue, west of Juniper Street

**PETITIONER:** Boyd L. Wheeler

**PETITIONER'S ADDRESS/TELEPHONE:**

478 Tiara Drive  
Grand Junction, CO 81503  
(303)245-0129

**PETITIONER'S REPRESENTATIVE:** Banner Associates, Inc. or Darryl Hayden

**STAFF REPRESENTATIVE:** Kristen Ashbeck

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## GRAND JUNCTION POLICE DEPARTMENT

1. Plan has already been reduced from 12 units to ten. This plan would not be feasible with any further reduction in units.
2. Fencing already exists along the west property line.
3. It is proposed that an enclosure will be constructed around the dumpster. Although a concept has not been developed, it will probably tend to tie in with the type of construction for the buildings.
4. At this point in time if a dumpster is required, it would be permanent. However if development goes through to the south, this dumpster location could be revised and relocated at that time to complete a through access.

## GRAND JUNCTION FIRE DEPARTMENT

A fire flow survey will be done as well as submitting plans for the construction of the buildings. Sizes and distances have been added to the plan.

## CITY UTILITY ENGINEER

1. Services will be provided to the buildings from main line extensions into the parking area as shown on the revised plan. This parking area will be in dedicated common open space that can also be dedicated as a utility easement.



2. Proposed fire hydrant is shown on the revised plan.

**U.S. WEST**

No response necessary

**CITY DEVELOPMENT ENGINEER**

The parking area has been reduced by approximately ten feet. Parking blocks or curbing will be provided and will be shown on the Final Site Plan.

**COMMUNITY DEVELOPMENT DEPARTMENT**

1. The plan has been revised to show the buildings meeting the 20-foot setback requirement.
2. Curb and gutter is being proposed along West Kennedy.
3. The parking area has been reduced and is shown on the revised plan.
4. The applicant is still pursuing the requirement of providing a dumpster. If the dumpster is required, this still remains the logical place for it. If in the future development occurs that would make it advantageous to continue access through the two sites, it does not appear that it would be difficult to modify its location slightly and have it remain in the general area.
5. The listed items will be submitted as required at Final Plat/Site Plan phase.

## STAFF REVIEW

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FILE: 134-94

DATE: September 27, 1994

STAFF: Kristen Ashbeck

REQUEST: Major Subdivision - Preliminary Plan - Monument Heights Townhomes

LOCATION: Kennedy Avenue West of Juniper Street

APPLICANT: Boyd L. Wheeler

---

EXISTING LAND USE: Vacant

SURROUNDING LAND USE:

NORTH: Single & Multifamily Residential

SOUTH: Vacant

EAST: Single Family Residential

WEST: Multifamily Residential

EXISTING ZONING: Residential Multifamily 32 units per acre (RMF-32)

SURROUNDING ZONING:

NORTH: RMF-32

SOUTH: RMF-64

EAST: Residential Single Family 8 units per acre (RSF-8)

WEST: RMF-32

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STAFF ANALYSIS: The property owner is proposing to subdivide a 0.63-acre parcel into 10 townhome units. This creates an effective density of 15.9 units per acre which is well within the current zoning of the property. The project will provide for infill development appropriate for this established older neighborhood in the City. The mass and scale of the proposed two-story structures, surrounded by ample open space will provide a transition between the single family residences to the east and north and the block multifamily buildings to the west. All bulk requirements and site improvement requirements have been met on site in terms of setbacks, parking and landscaping/open space. However, staff recommends that the parking area be narrowed to provide only a 25-foot aisle width rather than the 35-foot aisle shown on the plan. This would reduce the expanse of asphalt in front of the units and provide more open space around the units. The developer will be required to provide more detailed information on the plan for the common open space at the site plan review and final plat phases of the project.

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STAFF RECOMMENDATION: Approval with the condition that the parking area be narrowed to a 25-foot aisle width.

PLANNING COMMISSION MOTION: Mr. Chairman, on item #134-94, I move that we approve the preliminary plan for the major subdivision of the Monument Heights Townhomes with the condition that the parking area be narrowed to a 25-foot aisle width.

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

\*\*\*\*\*

ORIGINAL  
Do NOT Remove  
From Office

134 94

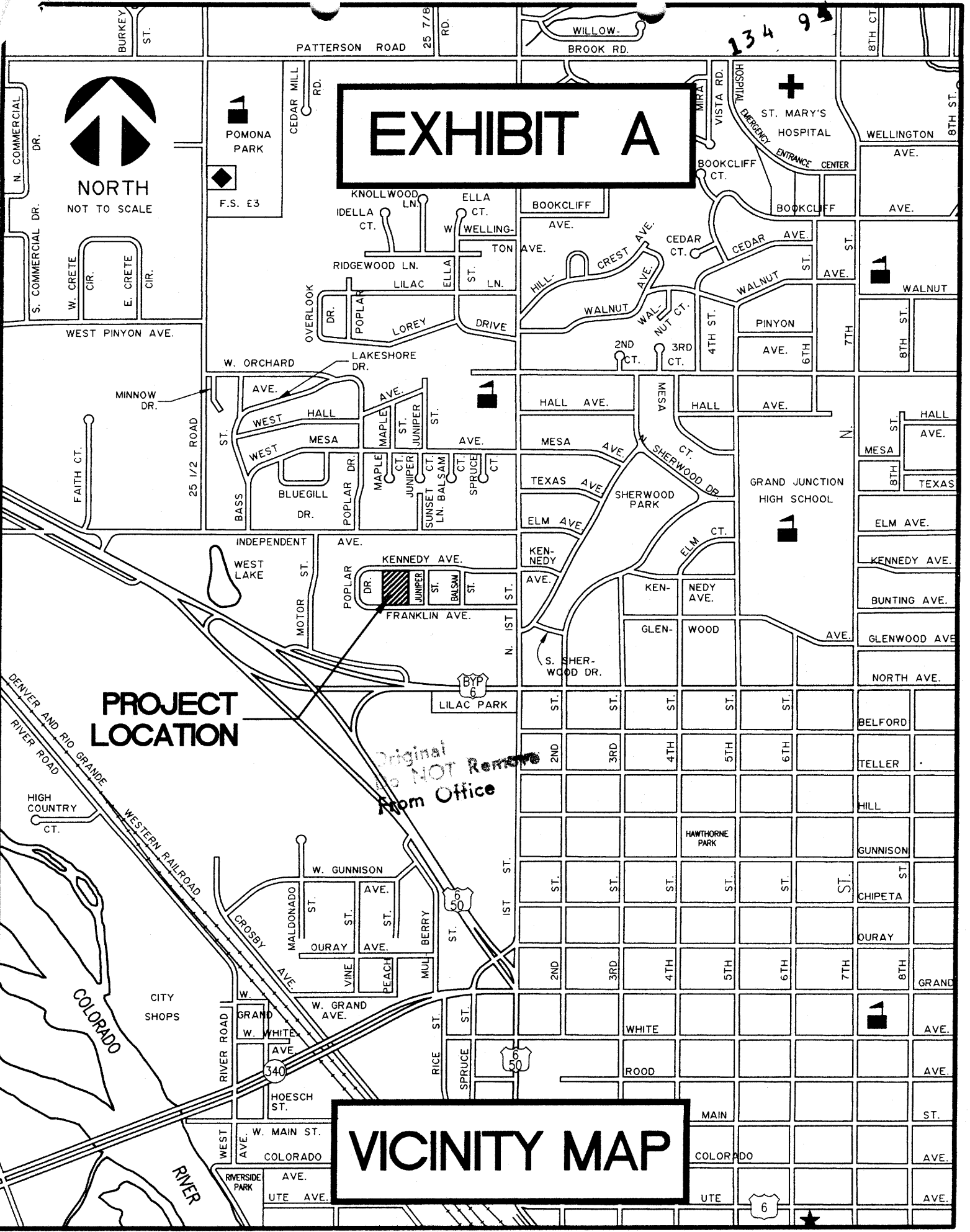
## MONUMENT HEIGHTS TOWNHOMES LEGAL DESCRIPTION

Beginning at the Northwest Corner of Block 4 of the Monument Heights Subdivision, as recorded in Plat Book 9, Page 114 of the Mesa County Clerk and Recorder's Office, in which the Northeast Corner of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$ , Section 10, Township 1 South, Range 1 West, Ute P.M. bears N 72°41'58" E, 1,174.30 feet,  
thence S 89°30' E, 201.20 feet,  
thence S 00°03' W, 273.11 feet,  
thence N 89°36' W, 201.20 feet,  
thence N 00°03' E, 273.46 feet to the Point of Beginning.  
Contains 1.26 acres more or less.

# EXHIBIT A



NORTH  
NOT TO SCALE



**PROJECT  
LOCATION**

# VICINITY MAP



FEET 30 0 30 FEET  
 GRAPHIC SCALE  
 SCALE: 1 INCH = 30 FEET  
 CONTOUR INTERVAL = 2 FT.

NOTES:

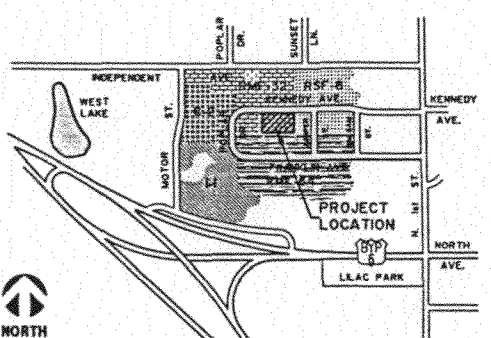
1. DIMENSIONS FOR THE PROJECT SITE ARE AS PER RECORDED PLAT INFORMATION FOR MONUMENT HEIGHTS SUBDIVISION RECORDED IN PLAT BOOK 9, PAGE 84.
2. CONTOURS AND BUILDING LOCATIONS ARE BASED ON THE ORTHOPHO TOPOGRAPHY SURVEY PREPARED BY THE U.S. BUREAU OF RECLAMATION DATED APRIL 1975.

LEGEND

- EXISTING EDGE OF ASPHALT
- EXISTING CONC. CURB/GUTTER/SIDEWALK
- EXISTING SAN. SEWERLINE/MANHOLE
- EXISTING WATERLINE/VALVE/FIRE HYDRANT
- EXISTING NATURAL GAS LINE
- EXISTING OVERHEAD POWERLINE/POWER POLE
- EXISTING UNDERGROUND TELEPHONE CABLE/PEDESTAL
- EXISTING STORM DRAIN/STORM INLET
- EXISTING ELEVATION CONTOUR
- EXISTING DRAINAGE DIRECTION
- PROPOSED DRAINAGE DIRECTION
- PROPOSED STORM INLET
- PROPOSED CULVERT
- PROPOSED CONC. CURB/GUTTER/SIDEWALK
- PROPOSED SURFACE COVER
- EXISTING BUILDING
- LANDSCAPE AREA

2945-104-00-035  
 501 INDEPENDENT AVE.  
 JOHN L. KARP

OUTLETS FOR STORM DRAINS  
 WERE NOT LOCATED OR VISIBLE



VICINITY & ZONING MAP  
 NOT TO SCALE



American Consulting  
 Engineers Council  
 Member

**BANNER**

BANNER ASSOCIATES, INC. • CONSULTING ENGINEERS & SURVEYORS  
 2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81506 • (303) 243-2242  
 605 E. MAIN • SUITE 6 • ASPEN, CO 81618 • (303) 925-5857

LAND USE BREAKDOWN

PARKING/ACCESS	8,869 s.f.	32.3%
WALKWAYS	1,400 s.f.	5.1%
BUILDINGS	4,375 s.f.	15.9%
LANDSCAPING	12,832 s.f.	46.7%
<b>TOTAL</b>	<b>27,476 s.f.</b>	<b>100.0%</b>

UTILITY VENDORS

- WATER & SAN. SEWER - City of Grand Junction
- ELECTRIC & GAS - Public Service Co. of Colorado
- TELEPHONE - US West Communications
- CABLE T.V. - TCI Cablevision

PARKING

FOR EACH TOWNHOME UNIT THERE WILL BE TWO (2) PARKING SPACES PROVIDED.

C:\LOCAL\18305-01\PRELIM 460 Aug 31 17:04:46 1994 BANNER ASSOCIATES, INC.

DRAWN BY: FJK	REVIEWED _____
DESIGNED BY: DEC	DATE: _____ FOR _____
CHECKED BY: DEC	REVIEWED _____
	DATE: _____ FOR BANNER ASSOCIATES, INC.

REVISION	DATE	DESCRIPTION	BY	CRD
			BOYD L. WHEELER	

GRAND JUNCTION, COLORADO

SCALE: 1" = 30'

JOB NO: 8305-01

DATE: 08-3-94

SHEET NO: 1 of 1

PRELIMINARY PLAN  
 MONUMENT HEIGHTS TOWNHOMES

