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File 1994-0200

Name: Foresight Village – Site Plan Review - 25 ½ and Patterson Road

P r e s e n t	S c a n n e d	<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	Table of Contents
		*Review Sheet Summary
		*Application form
		Review Sheets
X		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
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		Other bound or non-bound reports
		Traffic studies
X	X	*Review Comments
		*Petitioner's response to comments
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Correspondence		
X		Special Warranty Deed – Bk 2104 / Pg 234 – not conveyed		
X	X	Planning Clearance – 11/18/94, 7/17/95, 11/18/96, 10/19/98 - **		
X	X	Certificate of Zoning Compliance – 11/14/97		
X	X	Final Plat – GIS Historical Maps - **		
X	X	Final Development Plan		
X	X	Elevation Maps		
X	X	B-2 Unit Floor Plan		
X	X	Landscape Plan		
X	X	Certificate of Zoning Compliance		

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 25 1/2 Road, n of F Road Project Name: 150-unit project

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 Downtown Dev. Auth.	○ County Planning	● County Bldg. Dept.	○ Irrigation District	○ Drainage District	● Water District <i>Ute</i>	○ Sewer District	○ U.S. West	○ Public Service	○ GVRP	○ CDOT	○ Corps of Engineers	○ Walker Field		● <i>School District</i>	
● Application Fee	\$ 150	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
● Planning Clearance*		VII-3	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
● Evidence of Title		VII-2	1		1		1																	
○ Appraisal of Raw Land		VII-1	1		1	1																		
○ Deeds		VII-1	1		1		1																	
○ Easements		VII-2	1	1	1	1		1																
○ Aviation Easement		VII-1	1		1		1																	
○ RCW		VII-3	1	1	1	1		1																
○ Improvements Agreement/Guarantee		VII-2	1	1	1		1																	
○ CDOT Access Permit		VII-3	1	1																				
○ Industrial Pretreatment Sign-off		VII-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
○ Elevation Drawing		IX-13	1	1																				
● Site Plan		IX-29	2	2	1	1																		
● 11"x17" Reduction of Site Plan		IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Grading and Drainage Plan		IX-16	1	2									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														
○ Final Drainage Report		X-5,6	1	2									1											
○ Stormwater Management Plan		X-14	1	2									1								1			
○ Phase I and II Environmental Report		X-10,11	1	1																				
○ Traffic Impact Study		X-15	1	2																	1			

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: 17 Nov 1994
Conference Attendance: Bill Thris Tom Dixon
Proposal: 150-unit multi-family
Location: 25 1/2 Road, north of Patterson Road
Tax Parcel Number: 2945-03-08-010 to 014
Review Fee: \$150
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)
Related Files: #85-81

Additional ROW required? TCP Payments
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? \$225/unit Estimated Amount:
Recording fees required? Estimated Amount:
Adjacent Half street improvements/fees required?
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.

- 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.

Signature(s) of Petitioner(s) Signature(s) of Representative(s)

FORESIGHT VILLAGE

WE PROPOSE TO BUILD 150 APARTMENTS ON A SITE ON THE EAST SIDE OF 25 1/2 ROAD, ACROSS FROM THE POST OFFICE ANNEX. THIS PROJECT WAS APPROVED FOR CONSTRUCTION OF 180 UNITS IN 1981. OUR PLANS ARE TO BUILD 150 LUXURY STYLE APARTMENTS. WE WANT TO INCLUDE A SWIMMING POOL, HOT TUB, CLUBHOUSE AND MAINTAINENCE BUILDING. WE HAVE SHOWN 10' PARKING AREAS WHICH COULD BE USED AS COVERED PARKING OR STRIP STYLE GARAGES.

IN 1981 THE PREVIOUS DEVELOPER COMPLETED THE CONSTRUCTION OF 25 1/2 ROAD AND THE PARK AREA. WE FEEL THAT THIS PROJECT WILL BE AN ASSET TO THE COMMUNITY.

REVIEW COMMENTS

Page 1 of 2

FILE # 200-94

TITLE HEADING: Site Plan Review
Foresight Village

LOCATION: 25 1/4 Road North of Patterson Avenue

PETITIONER: JBI Associates

PETITIONER'S ADDRESS/TELEPHONE: 2324 N. Seville Circle
Grand Junction, CO 81506
242-6720

PETITIONER'S REPRESENTATIVE: Terry Nichols

STAFF REPRESENTATIVE: Tom Dixon

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

UTE WATER DISTRICT
Gary Mathews

11/30/94
242-7491

Ute Water has a 8" water main on the East side of 25 1/2 Road. Developer needs to contact Ute Water for domestic water tap cost. As-built and construction plans required before approval.

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

CITY PARKS AND RECREATION DEPT.
Don Hobbs

11/21/94
244-1542

Open space fees would be based upon 151 units at \$225 = \$33,750 due.

CITY UTILITY ENGINEER
Bill Cheney

11/28/94
244-1590

Provide plan/profile sheets for water and sewer line installations. Also provide plat showing utility easements as proposed on the "Drainage and Utility Plan".

Sewer plans shall be stamped or sealed by a registered professional engineer.

COMMUNITY DEVELOPMENT DEPT.
Tom Dixon

12/2/94
244-1447

See attached Comments.

CITY DEVELOPMENT ENGINEER
Jody Kliska

12/01/94
244-1591

Transportation Capacity Payment will be required at \$300/unit as per Ordinance; street improvements were done more than sixty months prior to this application.

On-site detention/retention is required due to flooding problems downstream of this site.

Access for the adjacent parcel 2945-034-00-112 must be clarified. F 1/2 Road improvements may be required.

Parking space dimensions and aisle widths must meet Zoning and Development Code requirements.

Placement of trash containers needs to be reviewed by City Sanitation.

MESA COUNTY BUILDING DEPT.
Bob Lee

11/22/94
244-1656

No comments.

William A. Ihrig
JBI Associates
2324 N Seville Circle
Grand Junction, CO 81506

December 15, 1994

RE: Foresight Village

Mr. Tom Dixon
Senior Planner
Community Development Department
City of Grand Junction

Dear Mr. Dixon:

We want to cooperate where possible as far as a permanent solution to the density and park resolution with Mr. Dewey. We are asking for a partial planning clearance to build one 30 unit building and adjoining club house at 610 25 1/2 Road. We have applied for the building permit and financing for construction for this lot. The construction of this building will be on Lot 4 and will not affect the density or overall plan of development. This approval will give the City time to persue the park problem. We will not ask for any additional planning clearance for at least 120 days from this date. We feel this should let all parties agree on a favorable solution.

Yours truly,


William A. Ihrig
JBI Associates

To: Tom Dixon
From: Hank Masterson
Subject: File # 200-94: Foresight Vill.
Date: 12/20/94 Time: 11:44a

Tom, regarding my review comments on Foresight Village, the required fire flow of 1687 GPM is incorrect-it should be 3200 GPM. Please make a note of this in your files. Thanks. Hank

ADMINISTRATIVE REVIEW

FILE: #200-94

DATE: December 30, 1994

STAFF: Tom Dixon

REQUEST: 150-unit apartment complex in a Planned Residential zone

LOCATION: East side of 25 1/2 Road, approximately 260 feet north of Patterson Road

APPLICANT: Bill Ihrig

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Multi-family Residential

SURROUNDING LAND USE:

NORTH: Communication facility/Undeveloped

SOUTH: Low-density Residential

EAST: Open Space/Undeveloped

WEST: Mail distribution facility

EXISTING ZONING: PR-18

SURROUNDING ZONING:

NORTH: AFT (Mesa County)

SOUTH: RSF-8

EAST: AFT (Mesa County)

WEST: PI

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:

No such plans have been adopted for this area of the City.

STAFF ANALYSIS:

The petitioner desires to activate an approved plan in a Planned Residential zone. In 1981, approval was granted for a 180-unit apartment complex on a site containing some 10 acres. Of this area, the development was to be concentrated on approximately 6.5 acres running along 25 1/2 Road and a park site containing 3.5 acres was to be created on the northeast portion of the site. The park presently exists although it has never been deeded to the City. Currently, the park is leased to the City as a soccer field.

In order to allow this development to proceed, the status of the park site must be determined. If the intent is to have this parcel deeded to the City, then that needs to occur now. If the park site is deeded, a transfer of density might be in order. If the park parcel is still intended to be developed, since it is under separate ownership than the rest of the site, the density now being proposed may be negatively impacted. Because it is unclear whether the park parcel actually has any allowed density based on the approval granted under File #86-80, no development will be approved on any portion of the remaining site until this issue is finally resolved.

ADMINISTRATIVE DECISION:

The proposed 150-unit apartment project cannot be approved at this time. However, approval for one 30-unit structure is granted to allow commencement of the project.

If the status of the park site is satisfactorily resolved, this administrative decision will be revised based on the submitted site plan and subject to other review agency comments. However, if the park site remains as a parcel under separate ownership with an effective density of 18 units per acre, this proposed project will have to be downsized to fit the zoned density.

In addition to other review agency comments being satisfied, the following development standards will apply to an approved project, as noted below:

- 1) A minimum of 54 off-street parking spaces are required with the 30-unit project. A minimum of 255 off-street parking spaces are needed and proposed for the 150-unit project. (The site plan indicates 270 spaces).
- 2) Parking lot landscaping and lighting requirements, per Section 5-5-1 F. of the Zoning and Development Code, must be met for parking lots having greater than 50 parking spaces. This standard applies to all phases of this project, even if an initial phase comes in at under 50 spaces.
- 3) The maximum height of all structures is 36 feet.
- 4) A minimum of twenty percent (20%) of the gross land area shall be landscaped.
- 5) All structures must maintain a minimum setback of 20 feet from any property line.



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

April 28, 1995

Wes Dixon
2562 F Road
Grand Junction, CO 81501

Dear Mr. Dixon,

According to City of Grand Junction Planning Commission minutes dated December 30, 1980, you testified with concerns regarding the proposed 180-unit multi-family project known as Foresight Village. The site of this proposal is on the west side of 25 Road, between Patterson (F) Road and F 1/4 Road.

A 30-unit apartment building is presently under construction on this site. The property owner and developer is proposing to add carports or garages on part of the site (see attached site plan) which were not included on the original approval. Because this is considered a minor change to an approved plan, the City is required to notify anyone who testified regarding the proposed modifications. This requirement is contained in the City's Zoning and Development Code (ZDC), Section 7-5-6, Amendments To The Final Plan, Subsection A. 2.

The ZDC provides a minimum of seven (7) days to comment prior to taking any action. Please provide comments, if you have any, to me by May 10, 1995. I can be reached at 244-1447.

Sincerely,

A handwritten signature in cursive script that reads "Tom Dixon".

Tom Dixon, AICP, Senior Planner

cc: File #85-80



JBI Associates
2324 N. Seville Circle
Grand Junction, CO 81506

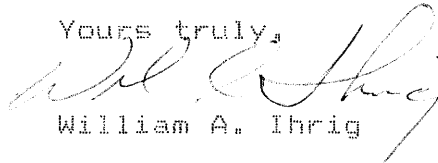
July 13, 1995

Cathy Portner
Community Development Department
City Of Grand Junction

Dear Cathy:

We have checked our record of the actual cost to construct Dewey Place, including the 40 driveway entrances and have found the cost to be \$47,500. The bills have been paid as part of the development cost of Lot 4, Foresight Village.

Yours truly,



William A. Ihrig

TCP - \$300/unit

$$118 \times \$300 = 35,400$$

Tom - Call 316 11 244 -
260-2497

L E A S E

THIS LEASE is made and entered into this 20th day of May, 1981, by and between P-H MANAGEMENT, INC., a Colorado corporation, (referred to as P-H); whose address is 1000 North 9th Street, Suite 25, Grand Junction, Colorado 81501, and CITY OF GRAND JUNCTION, (referred to as CITY), whose address is City Hall, 250 North Fifth Street, Grand Junction, Colorado 81501;

W I T N E S S E T H:

WHEREAS, P-H is the owner of the following described real property situate in Mesa County, Colorado, to wit:

ALL OF FORESIGHT VILLAGE SUBDIVISION

and

WHEREAS, the 18-unit per acre zoning of said subdivision is based on the total of all acreage and all lots in said subdivision; and

WHEREAS, the City desires to lease Lot 7 of said subdivision for the purposes as hereafter set forth;

NOW, THEREFORE, for and in consideration of the mutual covenants hereinafter set forth, P-H does hereby lease to the City said Lot 7 upon the following terms and conditions, to-wit:

1. The initial term of said lease shall be for a period of 25 years commencing June 1st, 1981.

2. The rent for the entire initial term shall be \$25 payable in advance, receipt of which is hereby expressly acknowledged by P-H.

3. At any time after the 10th year of the initial term of said lease, the City may extend said lease for an additional 10-year term upon the same terms and conditions as herein set forth except that the rent for the entire 10-year extension shall be \$10 payable in advance at the time of exercise of said right of extension.

4. At the end of the initial term of this lease, or in the event the option to extend is exercised, then and in that event at the end of the extension period, the City shall have the right to purchase said Lot 7 at its then market value. If the parties are unable to agree as to market value, each of the parties shall select an M.A.I. appraiser, and the average of the two appraisals shall be accepted by both parties as the market value of the property in question.

5. As soon hereafter as possible said Lot 7 shall be improved partly as a common parking lot for the benefit of Foresight Village Subdivision and partly as a city park substantially in conformance with the plat attached hereto as Exhibit A and by this reference made a part hereof.

6. All improvements required to develop the parking lot and park shall be paid for by P-H in the following manner:

- A. The parking lot, curb and sidewalks shall be directly contracted for by P-H.
- B. The park improvements shall be contracted for by the City and built to City specifications subject to approval of the costs by P-H. When accepted by the City, the City shall submit the cost of same to P-H who shall thereupon promptly pay same.
- C. All electric lines necessary to serve the project shall be paid by P-H except that the lighting for the park and parking area shall be leased from Public Service by P-H with P-H being responsible for the payment of same.

7. Upon completion of the improvements above described, the City shall thereafter be responsible to maintain, at its expense, said park and parking area, except that P-H shall remain responsible for the payments due Public Service under paragraph 6C above.

8. Foresight Village Subdivision is presently permitted 18 units per acre under its zone. The subdivision will be permitted to use the acreage of Lot 7 in computing the total acreage to determine how many units may be constructed under the zone, even though none of this construction may occur on Lot 7.

9. This agreement shall inure to the benefit of and be binding upon the heirs, legal representatives, successors and assigns of the parties hereto.

WITNESS their hands and seals.

P-H MANAGEMENT, INC.
a Colorado corporation

CITY OF GRAND JUNCTION, COLORADO

By: M. Ray Painter
M. Ray Painter
President

By: Ken Idleman
Ken Idleman, Director
Parks and Recreation

Attest:
By: Robert E. Hirons
Robert E. Hirons, Secretary

By: James E. Wysocki
James E. Wysocki, City Manager

For discussion purposes with other City staff to confirm City's position/policy.

DRAFT

Not confirmed!

October 25, 1995

William A. Ihrig
JBI Associates
2324 N. Seville Circle
Grand Junction, CO 81506

RE: Foresight Village

Dear Mr. Ihrig:

This is to clarify the status of the approvals for the Foresight Village Apartments, located on 25 1/2 Road and Dewey Place (City Development File #200-94). In 1981 approval was granted for a 180 unit apartment complex on approximately 10 acres. The development was concentrated on 6.5 acres of the site, leaving a 3.5 acre "park site" on the remaining property.

The property, including the park site, is zoned PR (Planned Residential) with a density not to exceed 18 units per acre. The 3.5 acre park site was never dedicated to the City, but is currently being leased by the City for soccer fields. Until the status of the park site is finalized, the 6.5 acres you owned will be limited to 18 units per acre with no density transfer for a total of 117 units.

Permits have been issued for two of the proposed five buildings. The following are the requirements for the issuance of any future Planning Clearances:

1. A detailed landscaping plan, meeting all requirements of the Zoning and Development Code and SSID, must be submitted for the remaining buildings.
2. Parks and Open Space fees for each building will be paid at the time of issuance of the Planning Clearances.
3. The cost of improvements to Dewey Place will be credited to the required Transportation Capacity Payment for the project.
4. A detailed drainage plan, meeting all requirements of the Zoning and Development Code, SSID and the SWMM manual, must be submitted for the remaining building sites.
5. Submit a revised site plan, meeting all requirements of the Zoning and Development Code and SSID, showing building layout, parking, landscaped areas and the proposed covered parking.
6. F 1/4 Road improvements, or an improvements agreement and guarantee for those improvements, will be required prior to issuing any more Planning Clearances.

Two sets of the above revised plans must be submitted for review and approval.

DRAFT

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 58216

DATE 4-30-97

PERMISSION IS HEREBY GRANTED TO J B I Assoicates TO OCCUPY THE

BUILDING SITUATED AT 620 25 1/2 Rd.

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER 2945-034-08-011

FOR THE FOLLOWING PURPOSE: 20 unit Apartment building

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR Harold Orest
City Planning La My Po...

Lot 2
Foresight Village

200-94

CERTIFICATE OF ZONING COMPLIANCE

City of Grand Junction
Zoning Department
250 North 5th Street
Grand Junction, CO 81501

Date: November 14, 1997

Re.: **FORESIGHT VILLAGE APARTMENTS/PHASE II**
620 25-1/2 Road, Grand Junction, CO
Legal Description herewith attached

ITLA Funding Corporation and its assigns, as a Lender for the above referenced property, requires certification as to the zoning which governs the use of the project. We request your cooperation in determining the following:

- 1. ZONING DESIGNATION: PR-18
- 2. PERMITTED USE: 20 unit apartment building (file #200-94)
- 3. LEGAL CONFIRMING: ? A 20 unit apartment bldg is legal-conforming
- 4. LEGAL, NON-CONFORMING: _____

In the event this is a legal, non-conforming use project, we need to be supplied with proper documentation certifying that in the event of a major destruction, the property could be rebuilt to current density.

In addition to the zoning certification, please advise whether this property lies in a special flood hazard area.

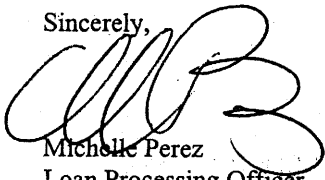
The property IS in a special flood hazard area.

The property IS NOT in a special flood hazard area.

} See attached copies of FIRM to make determination.

Please certify to this by signing in the space provided below and returning this letter as soon as possible.

Sincerely,



Michelle Perez
Loan Processing Officer
(818) 789-2900 Ext. 217

ACKNOWLEDGED AND AGREED UPON:

By: Katherine M. Portner

Name: Katherine M. Portner
(Please Print)

Title: Planning Supervisor

Date: 11/28/97

CERTIFICATE OF ZONING COMPLIANCE

City of Grand Junction
Zoning Department
250 North 5th Street
Grand Junction, CO 81501

Date: November 14, 1997

Re.: **FORESIGHT VILLAGE APARTMENTS/PHASE II**
620 25-1/2 Road, Grand Junction, CO
Legal Description herewith attached

ITLA Funding Corporation and its assigns, as a Lender for the above referenced property, requires certification as to the zoning which governs the use of the project. We request your cooperation in determining the following:

- 1. ZONING DESIGNATION: _____
- 2. PERMITTED USE: _____
- 3. LEGAL CONFIRMING: _____
- 4. LEGAL, NON-CONFORMING: _____

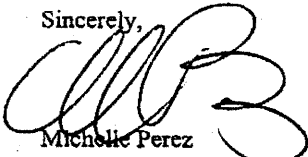
In the event this is a legal, non-conforming use project, we need to be supplied with proper documentation certifying that in the event of a major destruction, the property could be rebuilt to current density.

In addition to the zoning certification, please advise whether this property lies in a special flood hazard area.

- The property IS in a special flood hazard area.
- The property IS NOT in a special flood hazard area.

Please certify to this by signing in the space provided below and returning this letter as soon as possible.

Sincerely,



Michelle Perez
Loan Processing Officer
(818) 789-2900 Ext. 217

ACKNOWLEDGED AND AGREED UPON:

By: _____

Name: _____
(Please Print)

Title: _____

Date: _____

SCHEDULE A (CONT.)

Order File Number: 97-10-195L

4. The land referred to in this Commitment is described as follows:

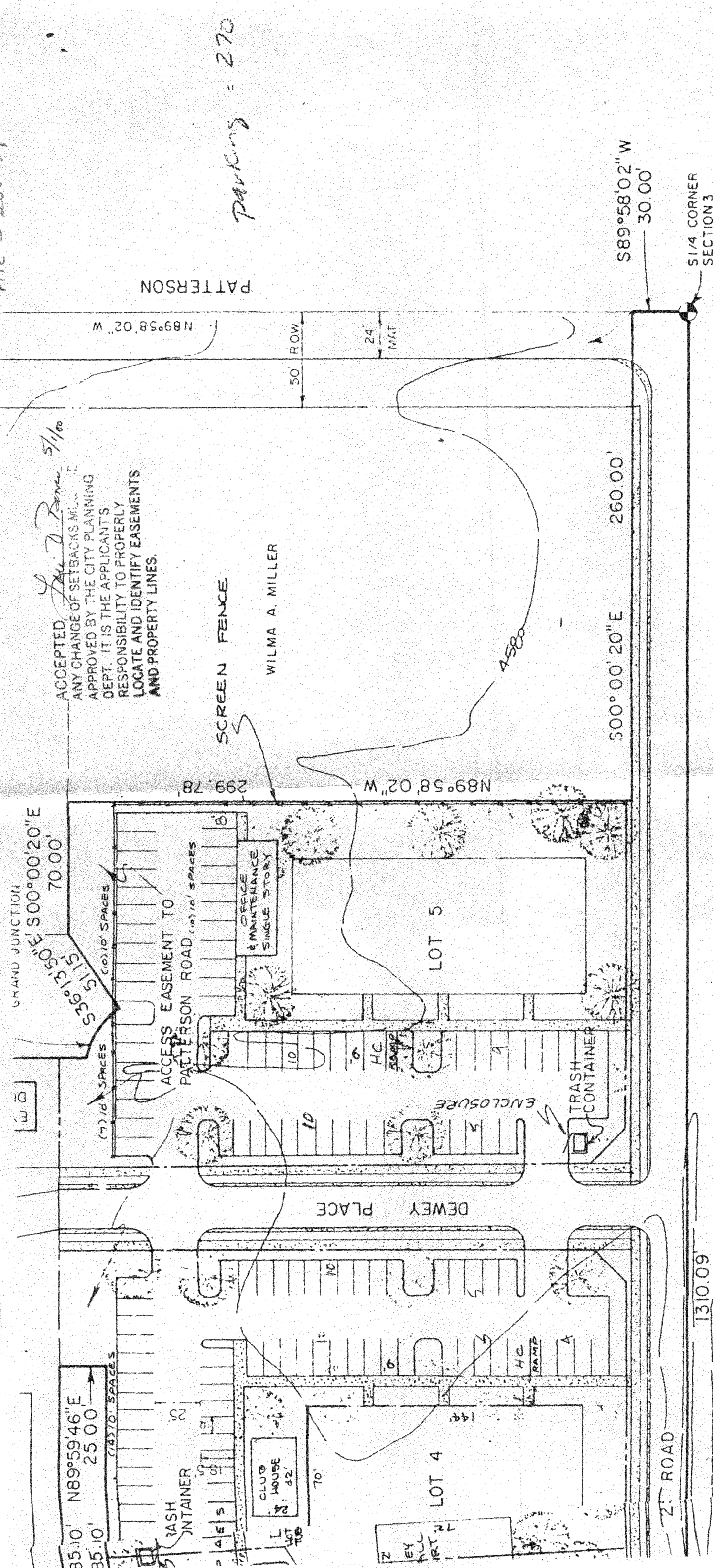
Lot 2 in
FORESIGHT VILLAGE,
a Replat of Dewey Subdivision Filing No. One,
Except Lot 8, Block One,
Mesa County, Colorado.

TAX ID # 2945-034-08-011

Continued Next Page

File # 200-94

Parking = 270



ACCEPTED *L. D. Reno* 5/1/00
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SCREEN FENCE

WILMA A. MILLER

LOT 5

LOT 4

DEWEY PLACE

25' ROAD

1310.09

S89°58'02" W
30.00'

1/4 CORNER
SECTION 3

500° 00' 20" E 260.00'

N89°58'02" W

299.78'

GRAND JUNCTION
S36°13'50"E 70.00'

FINAL DEVELOPMENT PLAN

SITUATED IN THE SW1/4 SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDI		SURVEYED BY:
FOR:	JBI ASSOCIATES	DRAWN BY: MEM
SCALE:	1" = 50 FT	ACAD ID: FVFL
DATE:	9/15/94	SHEET NO.
		FILE: 9425
Q.E.D. SURVEYING SYSTEMS INC. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568		



SCALE 1" = 50'

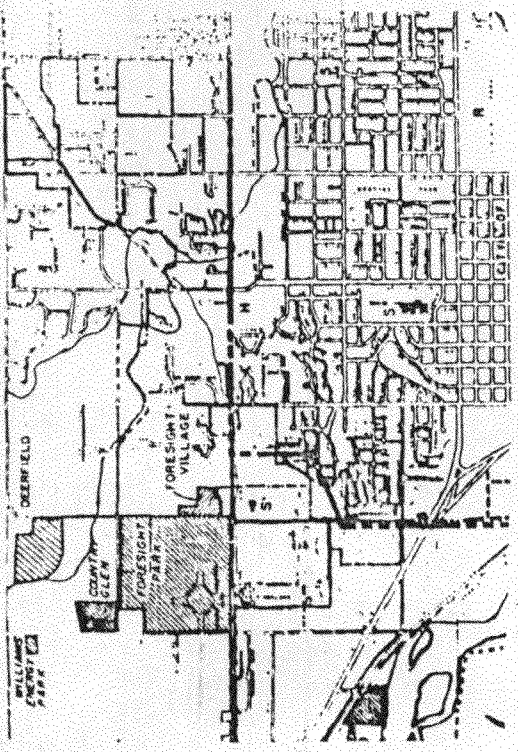
SCAPINIG
(ZES)
 COLORADO WEST IMPROVEMENT
 P.O. BOX 1330
 GRAND JUNCTION

FINAL DEVELOPMENT PLAN FOR: FORESIGHT VILLAGE

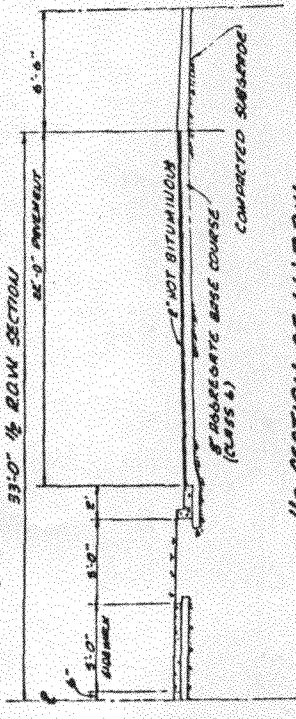
OWNER & DEVELOPER: COLORADO LAND EXPLORATION CO
P.O. BOX 363
PUFFERBELLY STATION
GRAND JUNCTION, COLORADO

- GENERAL NOTES**
- This development is located in the SW of Section 3, T. 1 N., R. 1 E., W. 12 E., Mesa County, Colorado.
- Proposed Number of Units = 180
 - Proposed Park and Open Space = 3.4 Acres
 - Proposed Access for Units = 9.1 Acres
 - Proposed Total Density = 19.8 DU/AC
 - Parking Provided in Developed Area = 298
 - Parking Available in Contiguous with Sowner Fields for Off-Park Use = 394 Stalls
 - Total Parking Available = 394 Stalls
 - Present Zoning = PR-20

ALL PARKING ACCESS TO BE DESIGNATED AS ACCESS EASEMENT FOR CITY SERVICES AND UTILITY MAINTENANCE.

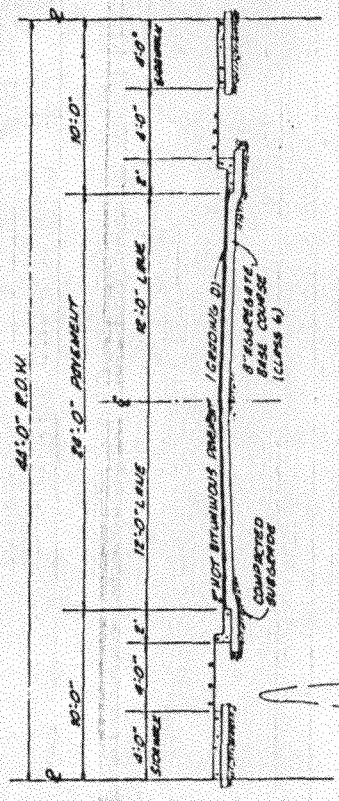


LOCATION MAP

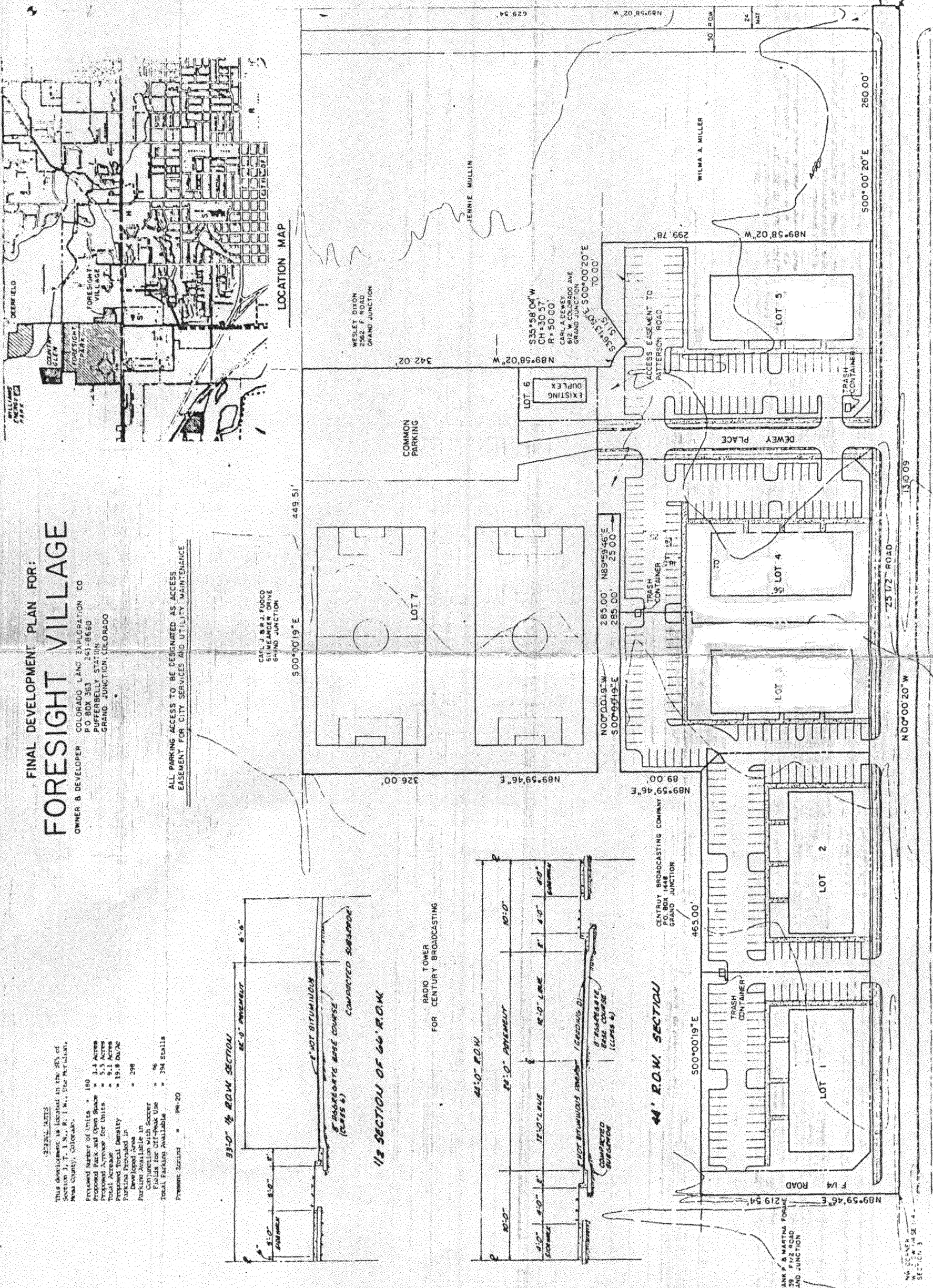


1/2 SECTION OF 66' ROW

RADIO TOWER FOR CENTURY BROADCASTING



44' ROW SECTION



Rec 3-6-81
w/Dev.
Packet

LANDSCAPING AS PER LANDSCAPING PLAN

COLORADO WEST IMPROVEMENT
P.O. BOX 1330
GRAND JUNCTION

SCALE: 1" = 30'

FORESIGHT VILLAGE

CERTIFICATE OF OCCUPANCY
CITY OF GRAND JUNCTION/MESA COUNTY, COLORADO
BUILDING DEPARTMENT

Permit Number: 61227

05/07/98

Units: 0 Permit Type: BEMP Jurisdiction: GRAND JUNCTION

Permission is hereby granted to J.B.I. ASSOCIATES
to occupy the building situated at:
00606 00 25 1/2 RD

Lot No.: 0 Block No.: 0 Filing No.: 0
Subdivision:
Tax Schedule No.:

for the following purpose: new apartments

This Certificate issued in conformity to Section 109, Uniform Building Code

Inspector Bob Simpson
Kathleen Porter

CERTIFICATE OF OCCUPANCY
CITY OF GRAND JUNCTION/MESA COUNTY, COLORADO
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Inspector Bob Simpson
Kathleen Porter

285.00' N89°59'46"E
285.00' 25.00'

(14) 10' SPACES

TRASH CONTAINER

SPACES

CLUB HOUSE

HOT TUB

70'

LOT 4

610

144'

HC RAMP

DEWEY PLACE

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

John Dixie

12-30-99

25 1/2 ROAD

1310.09'

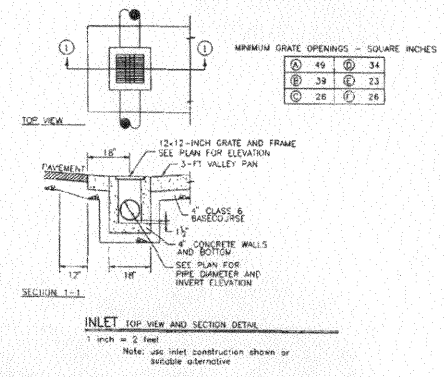
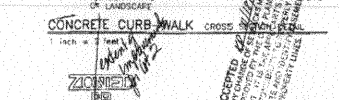
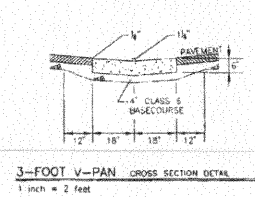
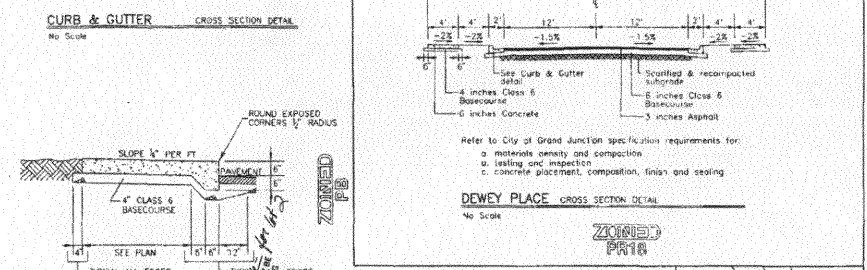
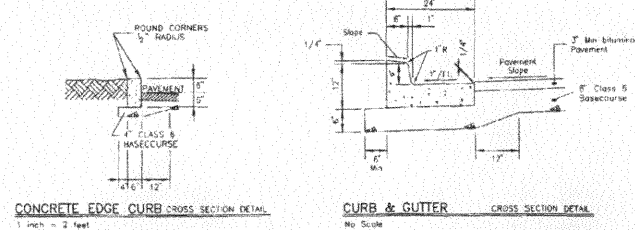
LANDSCAPING PLAN
(17EC)

4580

SITE PLAN FORESIGHT VILLAGE

Located in Sec 3, T1S, R1W, Ute PM
Grand Junction, Mesa County, Colorado

APPROVED FOR CONSTRUCTION: _____ DATE _____
 CITY OF GRAND JUNCTION _____ DATE _____
 INITIAL ACCEPTANCE: _____ DATE _____
 CITY OF GRAND JUNCTION _____ DATE _____

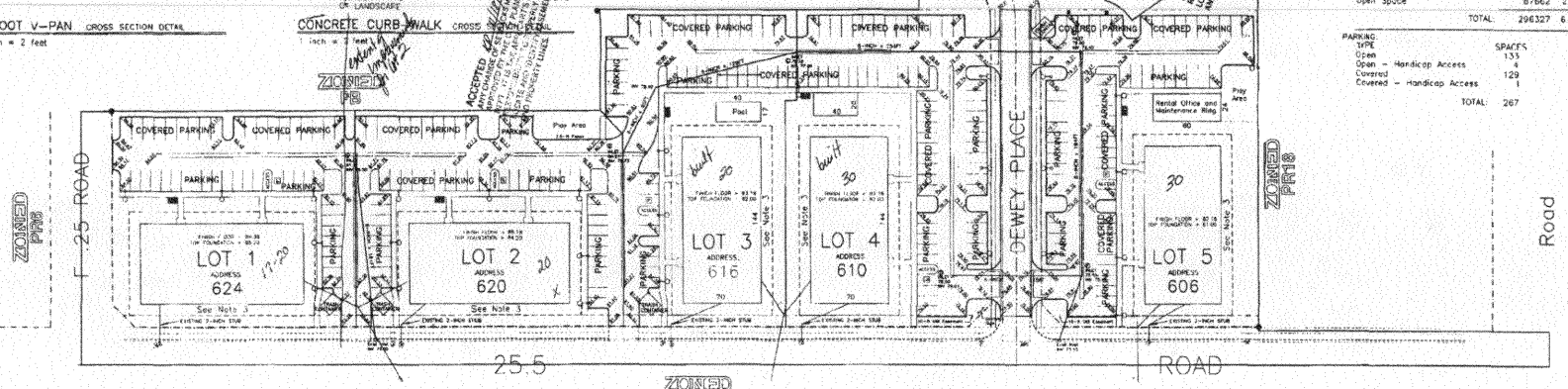


GENERAL LAND USE:

GENERAL LAND USE:

Type	#	AC	%
Apartment & Residential Buildings	49002	1.14	10.74
Mount & Management Buildings	2243	0.05	0.76
Shop	880	0.22	0.73
Parking Open	23558	0.54	7.95
Driveways	22165	0.58	6.49
Dedicated R-(I)-W	45830	1.05	15.59
Open Space	81492	1.41	20.75
	87662	2.01	23.58
TOTAL:	296327	6.80	100.00

PARKING TYPE	SPACES
Open	135
Open - Handicap Access	4
Covered	129
Covered - Handicap Access	1
TOTAL:	269



SITE UTILITY VENDORS:

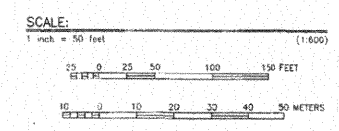
- Water - Ute Water Conservancy District
- Sewer - City of Grand Junction
- Electricity - Public Service Company of Colorado
- Gas - Public Service Company of Colorado
- Telephone - US West Communications
- Cable TV - TCI Cablevision of Western Colorado
- Impaction - Ute Water Conservancy District

NOTES:

- All work shall be in accordance with approved plans and City of Grand Junction specifications.
- Project BENCHMARK is Mesa County Survey Monument, south quarter corner, Section 3, T1S, R1W, Ute Meridian. Elevation = 4578.32 feet (1395.472 meters).
- Drain slope away from buildings of 3% for 10 feet.
- Existing and design elevations shown are flowline unless indicated otherwise.
- Firelines: All streets and driveways are firelines.

LEGEND:

- Moandee
- Fire Hydrant
- Water Valve
- Utility Pole
- Street or Area Lighting
- Boyle Rock



DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____

REVISIONS

NO.	DATE	REVISIONS
1	11/13/94	Initial Design
2	11/13/94	Final Design
3	11/13/94	Final Design
4	11/13/94	Final Design
5	11/13/94	Final Design

FORESIGHT VILLAGE

CIVIL ENGINEERING • PHOTOGRAMMETRY • SURVEYING
 211 Madison Court • Steam Junction, Colorado 81508 • Phone: 970-245-7171

NICHOLS ASSOCIATES, INC.

DATE DRAWN: Dec. 28, 1994

SCALE: 1 in. = 50 ft.

PROJECT NUMBER: 3221

SHEET NUMBER: 1 OF 1

SITE PLAN 17 08 25 94 1096 NICHOLS ASSOCIATES, INC.