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File 1994-0203

Name: Scott's Run Subdivision – Zone of Anx/FPP-West Of 29 1/2 Road & South Of G Road

P r e s e n t	S c a 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	*Staff Reports
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DOCUMENT DESCRIPTION:

X	X	Development Improvements Agreement - **		
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X		E-mails		
X	X	Construction Schedule – 10/3 1/95		
X	X	Final Inspection Checklist		
X		As-Builts – Spring Court		
X	X	Plat – GIS Historical Maps - **		
X		Preliminary Plan for Scott's Run		

Jody - Please review and chair with Jim S. if needed. Let me know. KR

OCT 25 1994

City of Grand Junction
Grand Junction, Colorado

October 25, 1994

re: Scotts Run Subdivision

Dear Kathy,

In reference to the TCP fees for Scotts Run Subdivision, I am requesting that the cost for improving 29.5 Road offset these TCP fees of \$500.00 per lot.

Scott's Run consists of 31 new lots and 1 existing lot/home, phase one consists of 15 new and 1 existing lot and phase 2 to be the balance of 16 new lots. I would equate the TCP fees to be \$15,500.00 for the entire subdivision and \$7,500.00 for phase 1.

Also, I was told at an annexation meeting with the City Fathers that any additional 29.5 Road improvement costs, over the TCP fees, would apply to the TCP fees for phase 2. I am also requesting at this time that the additional cost, of the 29.5 Road improvement, would apply to phase 2 TCP fees.

Attached is a copy of the improvements agreement for the completed 29.5 Road expansion.

Thank you,

Ray Rickard
Clearview J.V.
Ray Rickard

JIM, STREET IMPROVEMENTS \$16522. OK ANY OBJECTIONS TO USING THE 29 1/2 Rd. IMPROVEMENTS AS CREDIT TO THE TCP? Jody No problem. J.

STREET NAME: 29 1/2 Road

LENGTH 662'

DEVELOPMENT: SCOTTS RUN

This form is for one street only. Acquire additional forms for each street in your development, including bordering streets. Lump sum amounts will not be accepted unless designated, units must be used as shown. If a building permit hold is being utilized to secure the improvements, the unit cost and total cost columns do not need to be filled out.

IMPROVEMENT	QUANTITY	UNIT	UNIT COST	TOTAL COST	COMPLETION DATE
Mobilization		L.S.			
Utility Relocation		L.S.			
Unclassified Excavation	306	C.Y.	2.60	798.00	
Street Sub-base Class _____		C.Y.			
Street Base-course Class <u>6</u>	153	C.Y.	13.00	1989.00	
Street Asphalt Paving Grade _____	98	TON	27.00	2646.00	
Curbs & Gutters <u>7</u> feet wide	568	L.F.	15.00	8520.00	
Sidewalks _____ feet wide		L.F.			
Recreation Trail _____ feet wide		L.F.			
Storm Water Management Control Structure		L.S.			
Storm Sewer Shallow Manholes		ea.			
Storm Sewer Inlets		ea.			
Storm Sewer Pipe _____ diameter		L.F.			
Storm Sewer Standard Manholes		ea.			
Storm Sewer Inlets		ea.			
Storm Sewer Pipe _____ diameter		L.F.			
Sanitary Sewer Shallow Manholes		ea.			
Sanitary Sewer Mains _____ diameter		L.F.			
San. Sewer Trunk Lines _____ diameter		L.F.			
Sanitary Sewer Laterals _____ diameter		L.F.			
Sanitary Sewer Standard Manholes		ea.			
Sanitary Sewer Mains _____ diameter		L.F.			
San. Sewer Trunk Lines _____ diameter		L.F.			
Sanitary Sewer Laterals _____ diameter		L.F.			
On Site Sewage Facilities					
Septic Tanks		ea.			
Package Plant		ea.			
Holding Tanks		ea.			
Other _____					
Water Mains <u>8"</u> diameter	720	L.F.	14.00	10,080.00	
Valves	2	ea.	480.00	960.00	
Fixtures		ea.			
Other _____					
Fire Hydrants Including: (T's, gate valves, laterals)		ea.			
Irrigation System					
Earthen Ditch		L.F.			
Concrete Ditch		L.F.			
Pressurized Pipe _____ diameter		L.F.			
Gravity Flow Pipe <u>6"</u> diameter	600	L.F.	6.00	3600.00	
Subtotal					

STREET NAME: 29 1/2 Road LENGTH 662'
 DEVELOPMENT: SCOTTS RUN

IMPROVEMENT	QUANTITY	UNIT	UNIT COST	TOTAL COST	COMPLETION DATE
Subtotal brought forward					
Irrigation System (cont.)					
Mains _____ diameter		L.F.			
Boxes		ea.			
Risers		ea.			
Pumps		ea.			
Other _____					
On Site Water Supply		L.S.			
Survey Monuments		ea.			
Survey Monument Boxes		ea.			
Off Street Parking					
Sub-base Class _____		C.Y.			
Base-course Class _____		C.Y.			
Asphalt Paving Grade _____		TON			
Street Lights		ea.			
Street Name Signs		ea.			
Traffic Control Devices					
Permanent (Stop signs, etc.)		ea.			
Temporary (Barricades, etc.)		ea.			
Fencing, Screening - Type _____		L.F.			
Landscaping (as per approved final development plan)		L.S.		500.00	
1) Right-of-way		L.S.			
2) Open Space Landscaping		L.S.			
3) Other, as req'd by Mesa County		L.S.			
Other _____					
Parking		S.F.			
SUBTOTAL				29,040.00	

Engineering Design @ 12% of the Subtotal (if design is not completed and accepted by review agency) \$ 3484.00

Construction Management @ 3% of the Subtotal \$ 871.00

Supervision of all Installations @ 4% of the Subtotal \$ 1161.00

Total Estimated Cost of Improvements and Supervision \$ 34,556.00

If Desert Landscaping is proposed, a notarized letter to that effect will be required.

Prepared By: Ray [Signature] Bruce Milyard

Firm: CONSTRUCTORS WEST, INC.- Bruce Milyard

Cost estimates have been reviewed by Mesa County Engineering and are acceptable as shown.

Engineering Supervisor: _____

Note: An Improvements Release Form must be obtained from the County Planning Department as improvements are completed. The appropriate utility and/or County will inspect the Improvement and certify that it has been constructed to specifications. Improvements Agreements will then be formally release at a regular meeting of the Board of County Commissioners.

STAFF REVIEW

FILE: #203-94
DATE: November 29, 1994
STAFF: Kathy Portner
REQUEST: Zone of Annexation and Final Plat/Plan
Scott's Run
LOCATION: West of 29 1/2 Road, South of G Road
APPLICANT: Ray Rickard

EXISTING LAND USE: Single Family Residential lots and undeveloped

PROPOSED LAND USE: Single Family Residential, 3.3 units per acre

SURROUNDING LAND USE:

NORTH: Single Family Residential (approx. 3-4 units per acre)
SOUTH: Undeveloped
EAST: Undeveloped
WEST: Undeveloped

EXISTING ZONING: County PUD (Planned Unit Development)

PROPOSED ZONING: Planned Residential (PR) with a density not to exceed 3.3 units per acre

SURROUNDING ZONING:

NORTH: Planned Residential (County)
SOUTH: AFT (County)
EAST: AFT (County)
WEST: AFT (County)

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

Scott's Run Subdivision was given final approval by Mesa County and filing 1 was recorded

in 1994. Subsequent to approval the subdivision was annexed to the City as a part of the Darla Jean Annexation which was effective October 23, 1994. Within 90 days of annexation the City is required to apply a City zoning to properties.

The entire Scott's Run subdivision consists of 32 single family lots on 9.57 acres for a density of 3.3 units per acre. The development was zoned PUD (Planned Unit Development) by Mesa County at the time of approval. Filing 1 of Scott's Run was recorded after the City assumed land use jurisdiction. Staff is proposing a Planned Residential (PR) zone for the property to accommodate the approved lot sizes and setbacks. The setbacks as approved by Mesa County are as follows:

Setbacks

29 1/2 Road	30'
Front yard	20'
Sideyard	7.5'
Rearyard	25'

Maximum Height of structures shall be 25'

The developer agreed to the following additional conditions as stated in his response to county staff recommendations, dated November 15, 1993 (File #C103-93):

1. No driveway access onto 29 1/2 Road.
2. Subsurface soils investigation required prior to design and construction of foundations.
3. Maintenance of all drainage, irrigation and common space shall be the responsibility of the homeowner's association.
4. Internal streets to include curb, gutter and sidewalk and will meet curve radius requirements.
5. Provision of a pedestrian connection to North Glenn.
6. Provision of a landscaping plan for property along 29.5 Road and any other common areas.
7. Provision of adequate fire flow.
8. Provision of approved common mail boxes.
9. Provision of required improvements agreements.

STAFF RECOMMENDATION:

Staff recommends the PR zoning with a density not to exceed 3.3 units per acre and that the City accept Mesa County's final approval for the subdivision and allow future filings to be reviewed and approved Administratively provided all the relevant conditions of the County approval are met and provided all City infrastructure and development standards are met, including the following:

1. The pedestrian access to North Glen Subdivision shall be 12' wide and include a 8' wide concrete path.
2. All infrastructure, including drainage facilities must meet City standards.

3. All City fees shall apply.
4. The next filing shall be recorded within one year of this approval, and any additional filings recorded within one year of the recording of the previous plat. Failure to meet any of these deadlines will result in the plat having to be reviewed through a hearing process again, or in accordance with the then current Zoning and Development Code.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, I move we forward the rezoning to PR, with a density not to exceed 3.3 units per acre, onto City Council with a recommendation of approval. I further move to approve the final plan/plat for future filings of Scott's Run subject to the Staff Recommendation.

STAFF REVIEW

FILE: #203-94
DATE: December 6, 1994
STAFF: Kathy Portner
REQUEST: Zone of Annexation and Final Plat/Plan
Scott's Run
LOCATION: West of 29 1/2 Road, South of G Road
APPLICANT: Ray Rickard

EXISTING LAND USE: Single Family Residential lots and undeveloped

PROPOSED LAND USE: Single Family Residential, 3.3 units per acre

SURROUNDING LAND USE:

NORTH: Single Family Residential (approx. 3-4 units per acre)
SOUTH: Undeveloped
EAST: Undeveloped
WEST: Undeveloped

EXISTING ZONING: County PUD (Planned Unit Development)

PROPOSED ZONING: Planned Residential (PR) with a density not to exceed 3.3 units per acre

SURROUNDING ZONING:

NORTH: Planned Residential (County)
SOUTH: AFT (County)
EAST: AFT (County)
WEST: AFT (County)

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

Scott's Run Subdivision was given final approval by Mesa County and filing 1 was recorded

in 1994. Subsequent to approval the subdivision was annexed to the City as a part of the Darla Jean Annexation which was effective October 23, 1994. Within 90 days of annexation the City is required to apply a City zoning to properties.

The entire Scott's Run subdivision consists of 32 single family lots on 9.57 acres for a density of 3.3 units per acre. The development was zoned PUD (Planned Unit Development) by Mesa County at the time of approval. Filing 1 of Scott's Run was recorded after the City assumed land use jurisdiction. Staff is proposing a Planned Residential (PR) zone for the property to accommodate the approved lot sizes and setbacks. The setbacks as approved by Mesa County are as follows:

<u>Setbacks</u>	
29 1/2 Road	30'
Front yard	20'
Sideyard	7.5'
Rearyard	25'

Maximum Height of structures shall be 25'

Future filings of Scott's Run received final approval by Mesa County, but have not yet been recorded. The petitioner has requested that the City approval of the final plan/plat for future filings be pulled from the agenda to allow him time to redraw the plat incorporating City standards.

STAFF RECOMMENDATION:

Staff recommends the PR zoning with a density not to exceed 3.3 units per acre.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, I move we forward the rezoning to PR, with a density not to exceed 3.3 units per acre, onto City Council with a recommendation of approval.

12/6/94 PC - Recommend approval

STAFF REVIEW

FILE: #203-94

DATE: December 13, 1994

STAFF: Kathy Portner

REQUEST: Zone of Annexation to PR
Scott's Run

LOCATION: West of 29 1/2 Road, South of G Road

APPLICANT: Ray Rickard

EXISTING LAND USE: Single Family Residential lots and undeveloped

PROPOSED LAND USE: Single Family Residential, 3.3 units per acre

SURROUNDING LAND USE:

NORTH: Single Family Residential (approx. 3-4 units per acre)

SOUTH: Undeveloped

EAST: Undeveloped

WEST: Undeveloped

EXISTING ZONING: County PUD (Planned Unit Development)

PROPOSED ZONING: Planned Residential (PR) with a density not to exceed 3.3 units per acre

SURROUNDING ZONING:

NORTH: Planned Residential (County)

SOUTH: AFT (County)

EAST: AFT (County)

WEST: AFT (County)

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

Scott's Run Subdivision was given final approval by Mesa County and filing 1 was recorded

in 1994. Subsequent to approval the subdivision was annexed to the City as a part of the Darla Jean Annexation which was effective October 23, 1994. Within 90 days of annexation the City is required to apply a City zoning to properties.

The entire Scott's Run subdivision consists of 32 single family lots on 9.57 acres for a density of 3.3 units per acre. The development was zoned PUD (Planned Unit Development) by Mesa County at the time of approval. Filing 1 of Scott's Run was recorded after the City assumed land use jurisdiction. Staff is proposing a Planned Residential (PR) zone for the property to accommodate the approved lot sizes and setbacks. The setbacks as approved by Mesa County are as follows:

Setbacks

29 1/2 Road	30'
Front yard	20'
Sidyard	7.5'
Rearyard	25'

Maximum Height of structures shall be 25'

Future filings of Scott's Run received final approval by Mesa County, but have not yet been recorded. Planning Commission will be considering the approval of the final plat/plan for future filings in the next few months.

STAFF RECOMMENDATION:

Staff recommends the PR zoning with a density not to exceed 3.3 units per acre.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommended approval at their December 6, 1994 hearing.

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2799

ZONING LANDS RECENTLY ANNEXED TO THE CITY OF GRAND JUNCTION
SCOTT'S RUN SUBDIVISION TO PLANNED RESIDENTIAL

Recitals:

Scott's Run Subdivision was given final approval by mesa County and filing 1 was recorded in 1994. Subsequent to approval the subdivision was annexed to the City as a part of the Darla Jean Annexation which was effective October 23, 1994. Within 90 days of annexation the City is required to apply a City zoning to properties.

The entire Scott's Run Subdivision consists of 32 single family lots on 9.57 acres for a density of 3.3 units per acre. The development was zoned PUD (Planned Unit Development) by Mesa county at the time of approval. A City Planned Residential (PR) zone with a density not to exceed 3.3 units per acre is proposed to accommodate the approved lot sizes and setbacks.

The Grand Junction Planning Commission at its December 6, 1994 hearing recommended approval of the PR zoning with a density not to exceed 3.3 units per acre.

The City Council has duly considered the matter and the recommendation of the Planning Commission and finds the PR zoning to be appropriate.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

The following described property is hereby zoned Planned Residential (PR) with a density not to exceed 3.3 units per acre:

The Southeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 5, Township 1 South, Range 1 East of the Ute Meridian, EXCEPT a tract of land described as follows: Beginning at a point which bears N89°55'18"W30.00 feet from the Southeast corner of the Southeast Quarter Northeast Quarter Northwest Quarter (SE 1/4 NE1/4 NW1/4) of Section 5, Township 1 South, Range 1 East of the Ute Principal Meridian; thence N89°55'18"W a distance of 117.25 feet; thence N00°00'00"E 371.51 feet; thence S89°55'18"E a distance of 117.25 feet; thence S00°00'00"W a distance of 371.51 feet to the point of beginning, Mesa County, Colorado. ALSO beginning at a point which bears N89°55'18"W 30.00 feet from the Southeast corner of the Southeast Quarter Northeast Quarter Northwest Quarter (SE1/4 NE1/4 NW1/4) of Section 5, Township 1 South, Range 1 East of the Ute Principal Meridian; thence N89°55'18"W a distance of 117.25 feet; thence N00°00'00"E 371.51 feet; thence S89°55'18"E a distance of 117.25 feet; thence S00°00'00"W a distance of 371.51 feet to the point of beginning, Mesa County, Colorado.

The following setbacks shall apply:

Setbacks

29 1/2 Road	30'
Front yard	20'
Sideyard	7.5'
Rearyard	25'

Maximum Height of structures shall be 25'

Introduced on first reading this 21st day of December, 1994.

PASSED and ADOPTED on second reading this ____ day of _____, 1995.

ATTEST:

President of the City Council

City Clerk

STAFF REVIEW

FILE: #203-94
DATE: January 27, 1995
STAFF: Kathy Portner
REQUEST: Final Plat/Plan, Scott's Run
LOCATION: West of 29 1/2 Road, South of G Road
APPLICANT: Ray Rickard

EXISTING LAND USE: Single Family Residential lots and undeveloped

PROPOSED LAND USE: Single Family Residential, 3.3 units per acre

SURROUNDING LAND USE:

NORTH: Single Family Residential (approx. 3-4 units per acre)
SOUTH: Undeveloped
EAST: Undeveloped
WEST: Undeveloped

EXISTING ZONING: Planned Residential (PR) with a density not to exceed 3.3 units per acre

PROPOSED ZONING: Same

SURROUNDING ZONING:

NORTH: Planned Residential (County)
SOUTH: AFT (County)
EAST: AFT (County)
WEST: AFT (County)

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

Scott's Run Subdivision was given final approval by Mesa County and filing 1 was recorded in 1994. Subsequent to approval the subdivision was annexed to the City as a part of the Darla

Jean Annexation which was effective October 23, 1994. Within 90 days of annexation the City is required to apply a City zoning to properties.

The entire Scott's Run subdivision consists of 32 single family lots on 9.57 acres for a density of 3.3 units per acre. The development was zoned PUD (Planned Unit Development) by Mesa County at the time of approval. Filing 1 of Scott's Run was recorded after the City assumed land use jurisdiction. A Planned Residential (PR) zone was approved for the property to accommodate the approved lot sizes and setbacks. The approved setbacks are as follows:

Setbacks

29 1/2 Road	30'
Front yard	20'
Sideyard	7.5'
Rearyard	25'

Maximum Height of structures shall be 25'

The developer agreed to the following additional conditions as stated in his response to county staff recommendations, dated November 15, 1993 (File #C103-93):

1. No driveway access onto 29 1/2 Road.
2. Subsurface soils investigation required prior to design and construction of foundations.
3. Maintenance of all drainage, irrigation and common space shall be the responsibility of the homeowner's association.
4. Internal streets to include curb, gutter and sidewalk and will meet curve radius requirements.
5. Provision of a pedestrian connection to North Glenn.
6. Provision of a landscaping plan for property along 29.5 Road and any other common areas.
7. Provision of adequate fire flow.
8. Provision of approved common mail boxes.
9. Provision of required improvements agreements.

STAFF RECOMMENDATION:

Staff recommends that the City accept Mesa County's final approval for the subdivision and allow future filings to be reviewed and approved Administratively provided all the relevant conditions of the County approval are met and provided all City infrastructure and development standards are met, including the following:

1. The pedestrian access to North Glen Subdivision will include a 4.5' wide concrete sidewalk as approved by Mesa County.
2. The sidewalk connection to North Glen Subdivision will satisfy the need for pedestrian connections and eliminate the need for sidewalk on the remaining two cul-de-sacs.
2. All other infrastructure, including drainage facilities must meet City standards.
3. All City fees shall apply.

4. The next filing shall be recorded within one year of this approval, and any additional filings recorded within one year of the recording of the previous plat. Failure to meet any of these deadlines will result in the plat having to be reviewed through a hearing process again, or in accordance with the then current Zoning and Development Code.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, I move we approve the final plan/plat for future filings of Scott's Run subject to the Staff Recommendation.

N 89°53'07" W

659.68

Scott's Run

661.50

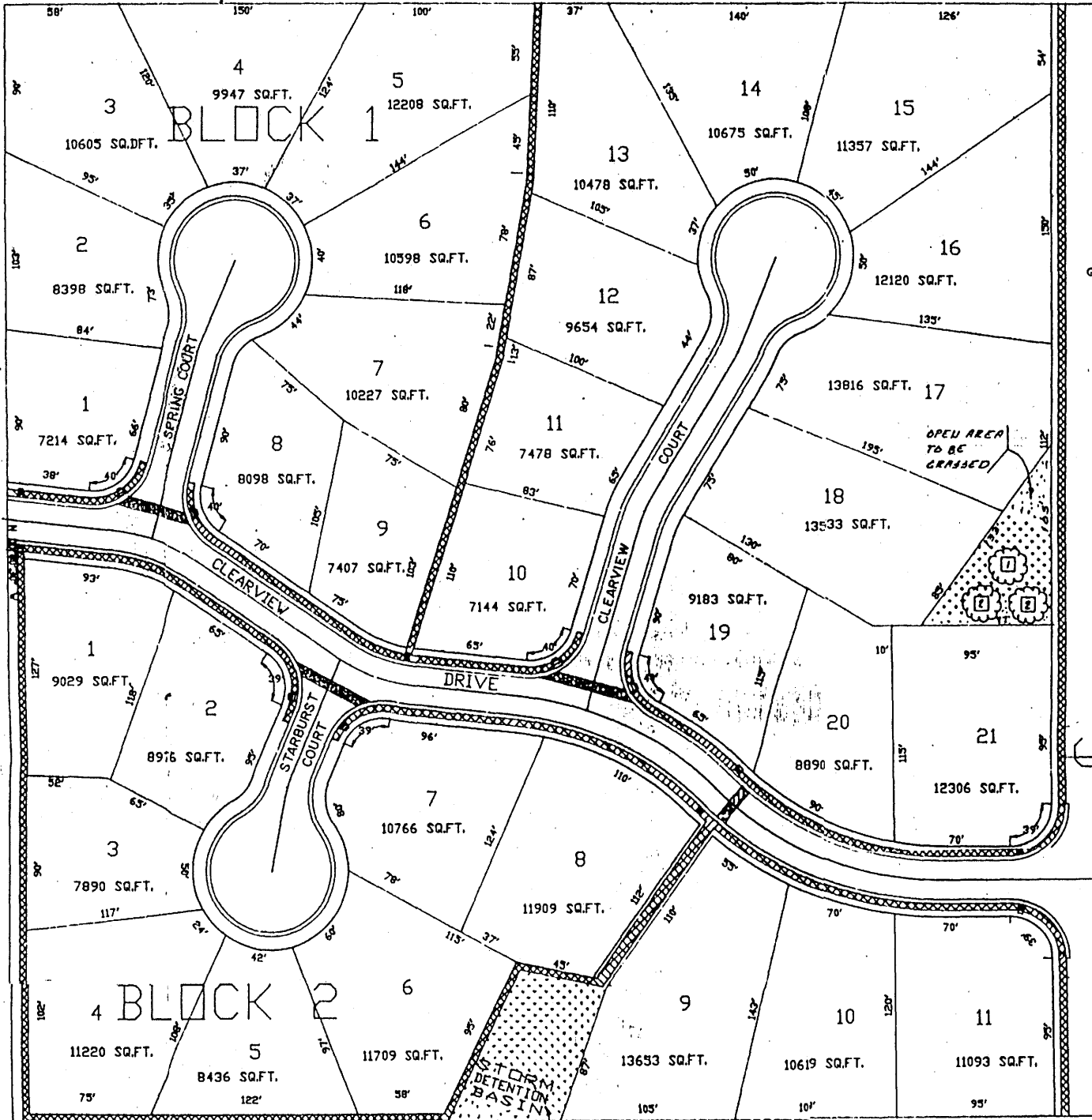
662.29

BENCHMARK: North rim
manhole; Elev. = 4736.80

29 1/2 ROAD

S00°00'30"E

SCALE: 1"



N 89°49'01" W

659.58

1) Project Construction Schedule -

a) rough- cut roads	completed	-	1994
b) water and sewer	completed	-	10/95
c) road base/ sub grade	start	-	11/95
d) sidewalks/curb/gutters	start	-	11/95
e) electric/phone/tv	start	-	11/95
f) pavement	start	-	11/95

The above construction schedule is subject to favorable weather conditions.

2) List of Contractors

a) rough- cut/ subgrade/ pavement	-	United Co.	243-4900
b) water/sewer/crossings	-	Dowd Excavating	434-8190
c) sidewalks/curb/gutter	-	Mays Concrete	243- 5669
d) electric	-	Grand Valley Rural	242-0040
e) phone	-	U.S. West	244-4721
f) cable	-	TCI	245-8750

3) Testing / Engineering

a) Testing Laboratory	-	Western Colo. Testing	241-7700
b) Project manager	-	W.H. Lizer	241-1129
c) Quality Assurance	-	Lincoln-Devore	242-8968

4) Additional Information/ owner

- Clearview Joint Venture

Ray Rickard

241-7653





accepted
Kiska letter
2-10-95

Final Inspection Checklist
Scott's Run Subdivision

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

Date: 12-20-95

Streets

Pavement

Concrete
BACKFILL SIDEWALK

Manholes

Signs
INSTALL STD SIGNS, STREET NAME SIGNS

Lighting

Site Grading

Other
W of 29 1/2 Rd
N of Price Ditch
Shavann St

Utilites & Drainage

Water Lines

Sewer Lines

Inlet Structures

Detention Facilities

Outlet Structures

Inspected by:

Developer or Representative:

[Signature]
City Development Engineer

[Signature]

Final Acceptance of the Streets and Drainage Facilities will be made when the above items have been corrected and inspected. Please call 244-1591 when ready for final acceptance.

Memorandum

To: File
CC: Mike McDill, City Engineer
From: Laura C. Lamberty
Date: 9/04/02
Re: File Closeout: FPP-1994-203 Scott's Run

PROJECT DATA: Scott's Run Subdivision is located on the west side of 29 ½ Road north of Price Ditch.

Accepted by letter: 2/10/95 (Kliska)

Date of substantial completion: 10/13/94

End of 1 year warranty period: 10/13/95

No record of warranty inspection exists in the file.

The site was inspected by myself on 9/4/02. Public improvements were found to have minor pavement defects including bird bath-type depressions at most of the water valves and one patch (4' x 20') of minor alligator cracking located near the valley gutter on Shavano Drive.

I recommend closing this file as the maintenance period has expired and these pavement defects may be remedied by routine maintenance in the near future.