





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

Receipt \_\_\_\_\_  
 Date \_\_\_\_\_  
 Rec'd By \_\_\_\_\_  
 File No. #205-44

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

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input checked="" type="checkbox"/> Resub		Ptarmigan Point Townhomes	PR	Residential
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER                       DEVELOPER                       REPRESENTATIVE

SPOMER CONSTRUCTION, A COLORADO CORPORATION		KATHY DEPPE-SPOMER
Name	Name	Name
676 29 1/2 ROAD		
Address	Address	Address
GRAND JUNCTION, CO 81504		
City/State/Zip	City/State/Zip	City/State/Zip
303-242-6123		303-241-4000
Business Phone No.	Business Phone No.	Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing Application \_\_\_\_\_ Date 11/22/94  
 \_\_\_\_\_ Date 11/22/94

# SUBMITTAL CHECKLIST

## RESUBDIVISION

#205-94

Location: Pharmigan Ridge, Filing 6

Project Name: Pharmigan Point Townhomes

ITEMS	SSID REFERENCE	DISTRIBUTION																				TOTAL REQ'D.												
DESCRIPTION		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. (β sets)	City Downtown Dev. Auth.	City Police	County Planning	County Bldg. Dept.	County Surveyor	Walker Field	School Dist. #51	Ingration District <u>City Water Users</u>	Drainage District <u>City Water Users</u>	Water District <u>City Water Users</u>	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Persigro WWTF						
● Application Fee \$160.00	VII-1	1																																
● Submittal Checklist*	VII-3	1																																
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
● Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
● Evidence of Title	VII-2	1		1	1	1																												
○ Appraisal of Raw Land	VII-1	1		1	1																													
● Names and Addresses	VII-2	1																																
● Legal Description	VII-2	1		1																														
○ Deeds	VII-1	1		1																														
○ Easements	VII-2	1	1	1	1			1													1	1	1											
○ Avigation Easement	VII-1	1		1											1																			
○ ROW	VII-3	1	1	1	1			1													1	1	1											
○ Covenants, Conditions, & Restrictions	VII-1	1	1					1																										
○ Common Space Agreements	VII-1	1	1					1																										
● County Treasurer's Tax Cert.	VII-1	1																																
○ Improvements Agreement/Guarantee*	VII-2	1	1	1				1																										
○ CDOT, 404, or Floodplain Permit	VII-3,4	1	1																															
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Location Map	IX-21	1																																
● Composite Plan	IX-10	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ 11"x17" Reduction Composite Plan	IX-10	1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Final Plat	IX-15	1	2	1	1			1							1																			
○ 11"x17" Reduction of Final Plat	IX-15	1	1	1				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Cover Sheet	IX-11	1	2																															
○ Grading & Stormwater Mgmt Plan	IX-17	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												
○ 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																					
○ Phase I & II Environmental Report	X-10,11	1	1																															
○ Final Drainage Report	X-5,6	1	2															1																
○ Stormwater Management Plan	X-14	1	2															1																
○ Sewer System Design Report	X-13	1	2	1																	1													
○ Water System Design Report	X-16	1	2	1																	1													
○ Traffic Impact Study	X-15	1	2																															
○ Site Plan	IX-29	1	2	1	1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

8'x11

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: 11/17/94
Conference Attendance: Kristen Ashbeck, Kathy Deppe
Proposal: Resubdivision
Location: Ptarmigan Pointe Townhomes

Tax Parcel Number:
Review Fee: \$160.00
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Related Files: #127-93 & #127-93(2)

Additional ROW required? NO

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

Parks and Open Space fees required? NO Estimated Amount:

Recording fees required? YES Estimated Amount:

Adjacent Half street improvements/fees required? NO. TCP of \$500/unit pd w/ Planning Clearance

Revocable Permit required? NO

State Highway Access Permit required? NO

Applicable Plans, Policies and Guidelines

Located in identified floodplain? FIRM panel # NO

Located in other geohazard area? NO

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

Avigation Easement required? Already provided w/ Ptarmigan Ridge #6

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)

Jack Brown  
681 27 1/2 ROAD  
Grand Junction, CO 81506

William and June Foster  
1840 Bittern Court  
Grand Junction, CO 81506

Shirley Jiacoletti  
1870 Bittern Court  
Grand Junction, CO 81506

Vi Cassel  
1820 Bittern Court  
Grand Junction, CO 81506

Katherine Manning  
1810 Bittern Court  
Grand Junction, CO 81506

Cecil and Peggy Adams  
1830 Bittern Court  
Grand Junction, CO 81506

Gordon and Roberta March  
1860 Bittern Court  
Grand Junction, CO 81506

#205-94

General Project Report

Ptarmigan Pointe Patio Homes  
Ptarmigan Ridge Subdivision, Filing NO. 6  
Grand Junction, CO 81506

Location: 27 1/2 Road and Cortland Court  
(Brambling Circle/Bittern Court)

Petitioner: Spomer Construction  
A Colorado Corporation  
676 29 1/2 Road  
Grand Junction, CO 81504

Ptarmigan Pointe Patio Homes consist of 27 homes set in a duplex-style configuration.

There are six models, with four ranch style-plans and two two-story models. Square footage is from 1497 square feet to 1827 square feet in size. All units are brick with stucco accents. All units have double car garages. All units have at least two full baths. Quality construction and amenities are the overall marketing approach for a maintained community life-style.

Replat is necessary each time a unit (duplex) is built. All foundations are surveyed and pinned prior to their construction, after which, the exact lot dimensions are surveyed and pinned for the replat process. The replat process gives the individual lot its dimensions and individual legal description for individual ownership per unit.

# REVIEW COMMENTS

Page 1 of 2

FILE # 205-94

TITLE HEADING: Final Plat/Replat

LOCATION: 27 1/2 Road and Cortland Avenue

PETITIONER: Kathy Deppe-Spomer

PETITIONER'S ADDRESS/TELEPHONE: 676 29 1/2 Road  
Grand Junction, CO 81504  
242-6123

PETITIONER'S REPRESENTATIVE: Spomer Construction

STAFF REPRESENTATIVE: Kristen Ashbeck

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**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. RESOLVED.**

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

**12/01/94**  
**244-1590**

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No Comment.

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

**11/30/94**  
**244-2695**

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Electric and Gas: No objections.

**UTE WATER DISTRICT**  
**Gary Mathews**

**12/05/94**  
**242-7491**

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No Objections.

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

**COMMUNITY DEVELOPMENT DEPT.**  
**Kristen Ashbeck**

**12/07/94**  
**244-1437**

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Utility Coordinating Committee (UCC) approval is required. This item is scheduled for the 12/14/94 meeting.

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

**12/07/94**  
**244-1591**

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No Comments.

**GRAND VALLEY WATER USERS**  
**Richard Proctor, Mgr.**

**12/07/94**  
**243-0120**

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Grand Valley Water Users Association has no comments at this time concerning this proposal.



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

#205-98

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Lot 3 of Block One a replat of Blocks 4 and 5 a Replat of Ptarmigan Ridge Subdivision  
Filing No. 6

Lot 9 of Block One a replat of Blocks 4 and 5 a Replat of Ptarmigan Ridge Subdivision  
Filing No. 6

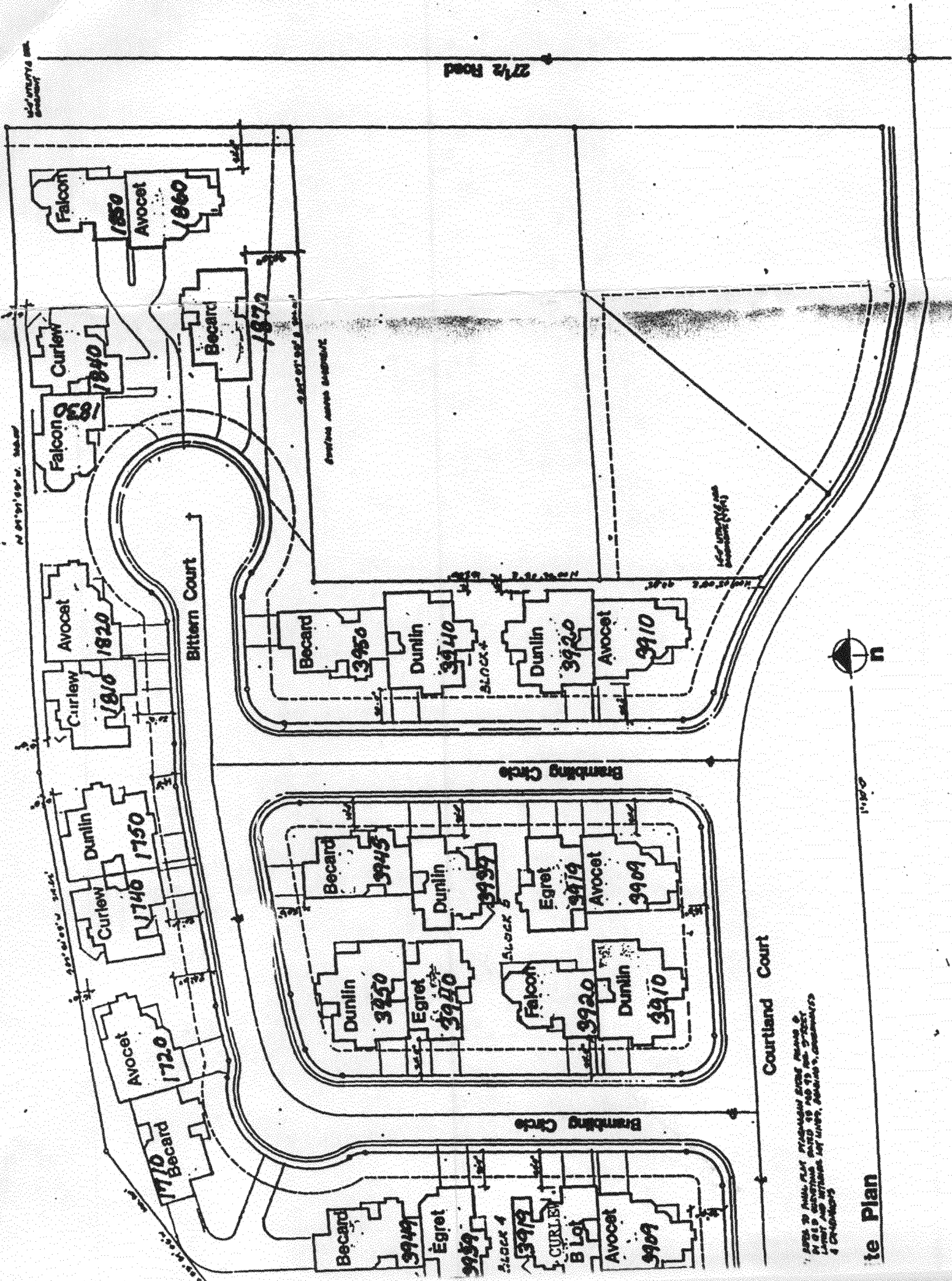
#20599

Robert A. Pollano  
architect  
commercial-residential design

colorado

ptarmigan pointe  
grand junction,

ite Plan

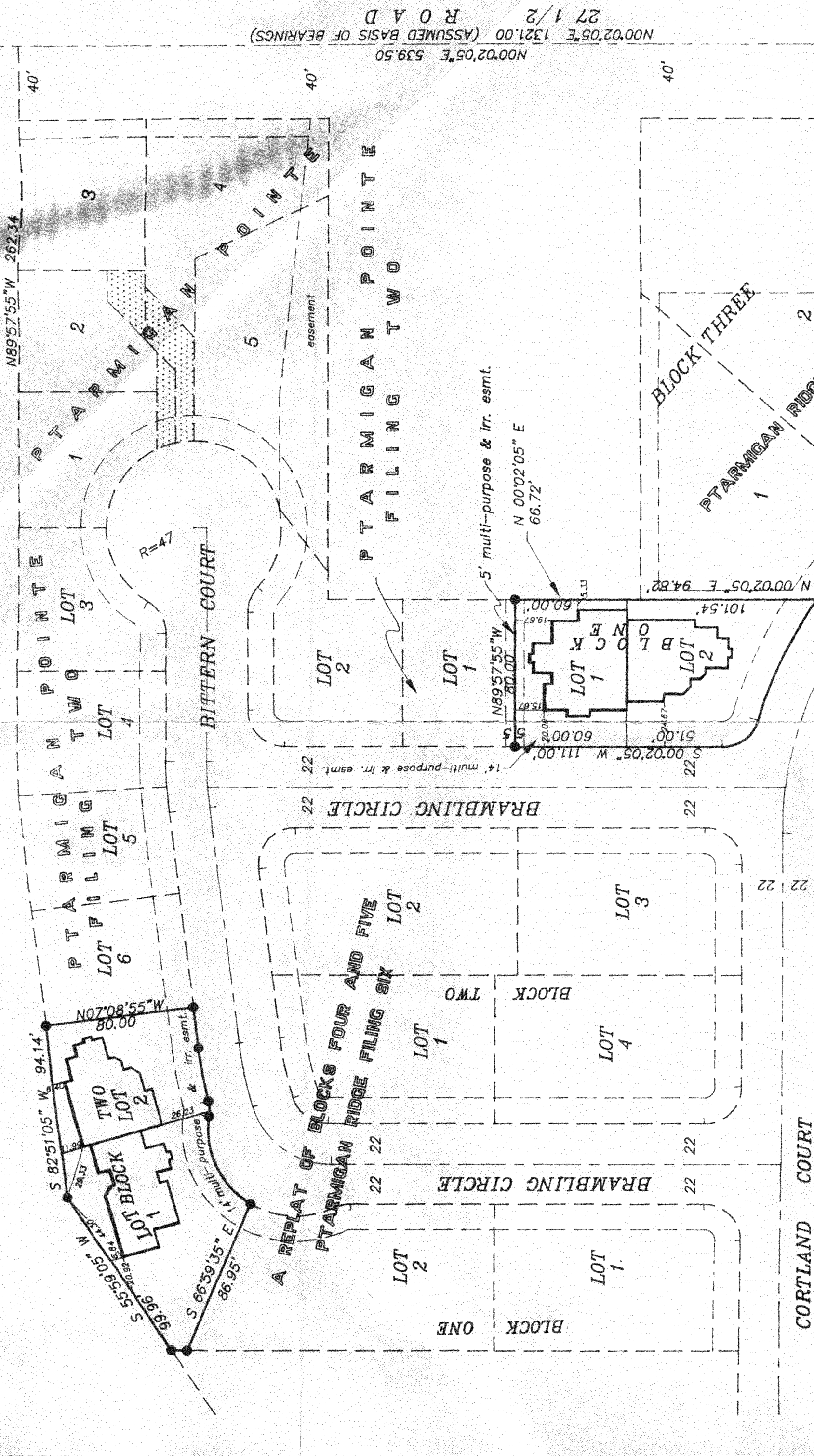


THIS IS A PRELIMINARY SITE PLAN. IT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE OF COLORADO. THE FINAL DESIGN SHALL BE DETERMINED BY THE ARCHITECT AND ENGINEER.

ite Plan

Note: Covenants as recorded in Book 2073 Page 871-884 shall apply

#205-94



N00'02'05"E 1321.00 (ASSUMED BASIS OF BEARINGS) 27 1/2 ROAD



