

September 18, 1995

City of Grand Junction
Grand Junction Planning Commission
250 North Street
Grand Junction, CO 81501

RE: Request for an amendment to the Final Plan for Country Club Town Homes

Gentlemen:

Under the guidelines established in the Grand Junction Zoning and Development Code Section 7-5-6 we are requesting a minor change to the Final Plan for Country Club Town Homes. The change is for the addition of 35 feet of retaining wall to be added to the 103.4 feet of wall located along the north property line as depicted on the Grading Plan. This additional wall is needed to provide an area for the patio for the residential unit directly to the south. This change is included on the Grading Plan included with this submittal.

If you have any question please contact us at your convenience.

Very Truly Yours,
Mike Best
Mike Best

FLP-95-144

Shirley Gardner
2700 G Road, #9C
Grand Junction, CO 81506

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Bank of Grand Junction
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Grand Junction, CO 81506

G Road Investments
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Carlton Chambers
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Roth Hockensmith
2700 G Road, #10C
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Mable Patsantaras
2700 G Road, #A10
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Gertrude Dalby
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Bruce Jones
2700 G Road, #12D
Grand Junction, CO 81506

NG Trust Everhart Family
Revocable Trust
2700 G Road, #10D
Grand Junction, CO 81506

Tilman Bishop
2697 G Road
Grand Junction, CO 81506

Alvin Schiesswohl
570 Hall Ave.
Grand Junction, CO 81501

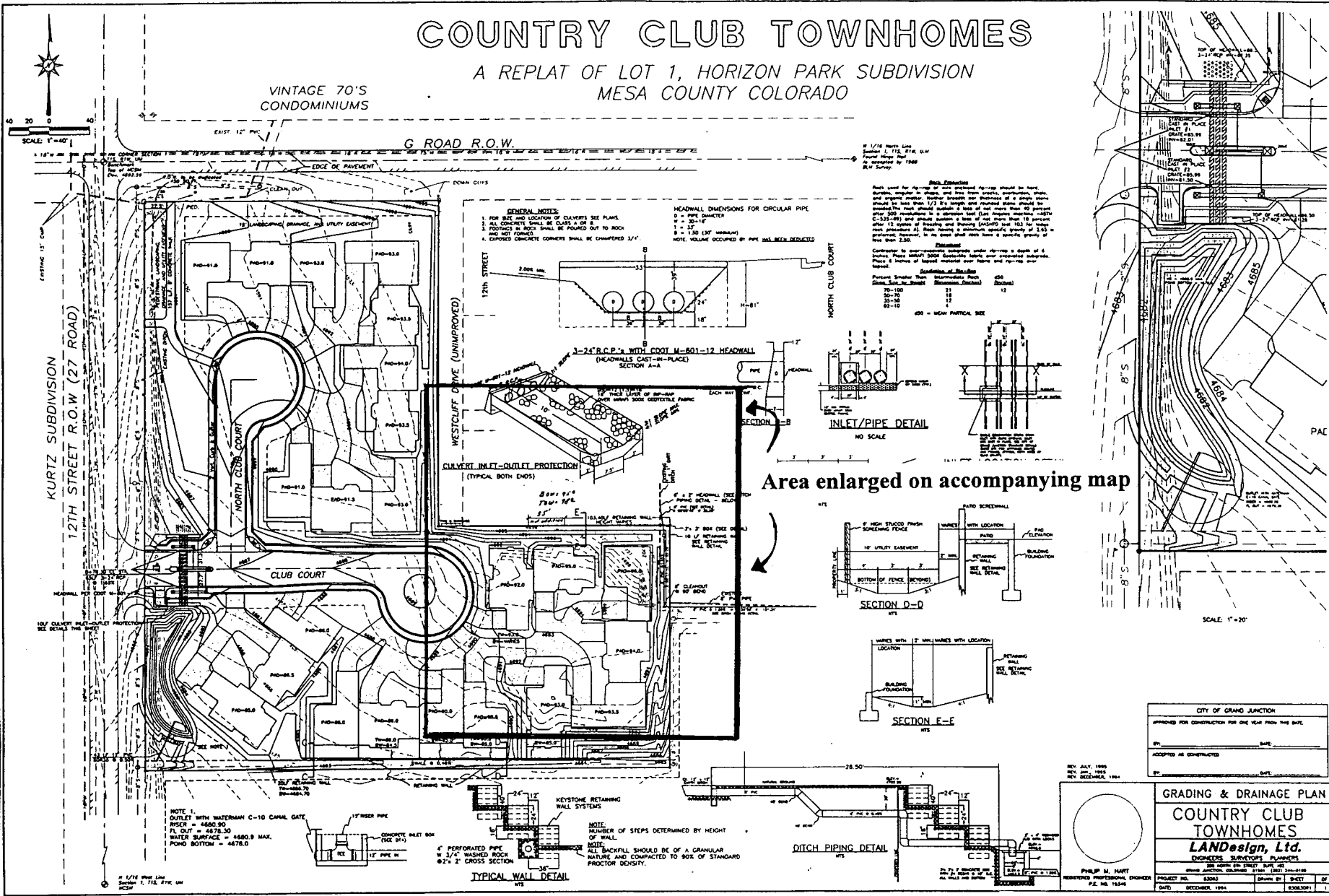
Mildred Gobbo
2700 G Road, #8A
Grand Junction, CO 81506

COUNTRY CLUB TOWNHOMES

A REPLAT OF LOT 1, HORIZON PARK SUBDIVISION
MESA COUNTY COLORADO

VINTAGE 70'S
CONDOMINIUMS

G ROAD R.O.W.



CITY OF GRAND JUNCTION	
APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.	DATE: _____
ACCEPTED AS COMPLETED	DATE: _____

GRADING & DRAINAGE PLAN
COUNTRY CLUB TOWNHOMES
LANDesign, Ltd.
ENGINEERS, SURVEYORS & PLANNERS

PHILIP H. HART
REGISTERED PROFESSIONAL ENGINEER
P.E. NO. 16348

PROJECT NO. 63043
DATE: DECEMBER, 1994

SHEET NO. 1 OF 1

AMENDED GRADING AND DRAINAGE PLAN
The Villas at Country Club
FPA-95-164

WESTCLIFF DRIVE

CDOT M-601-12
3-24" R.C.P.

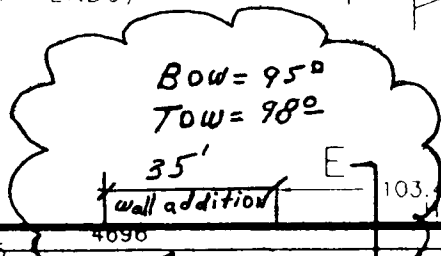
D50=12" (1.5)=18"
18" THICK LAYER OF RIP-RAP
OVER MIRAFI 500X GEOTEXTILE FABRIC

#6 REBAR @10"
EACH WAY REINF

3:1 SLOPE MAX.
4:1 SLOPE MIN.

SEC

CULVERT INLET-OUTLET PROTECTION
(TYPICAL BOTH ENDS)



EXISTING DIRT
1' x 1' DITCH

6" x 2' HEADWALL (SEE DITCH
PIPING DETAIL - BELOW)
8" PVC (SEE DETAIL)
N 08°05'45" W 28.50'

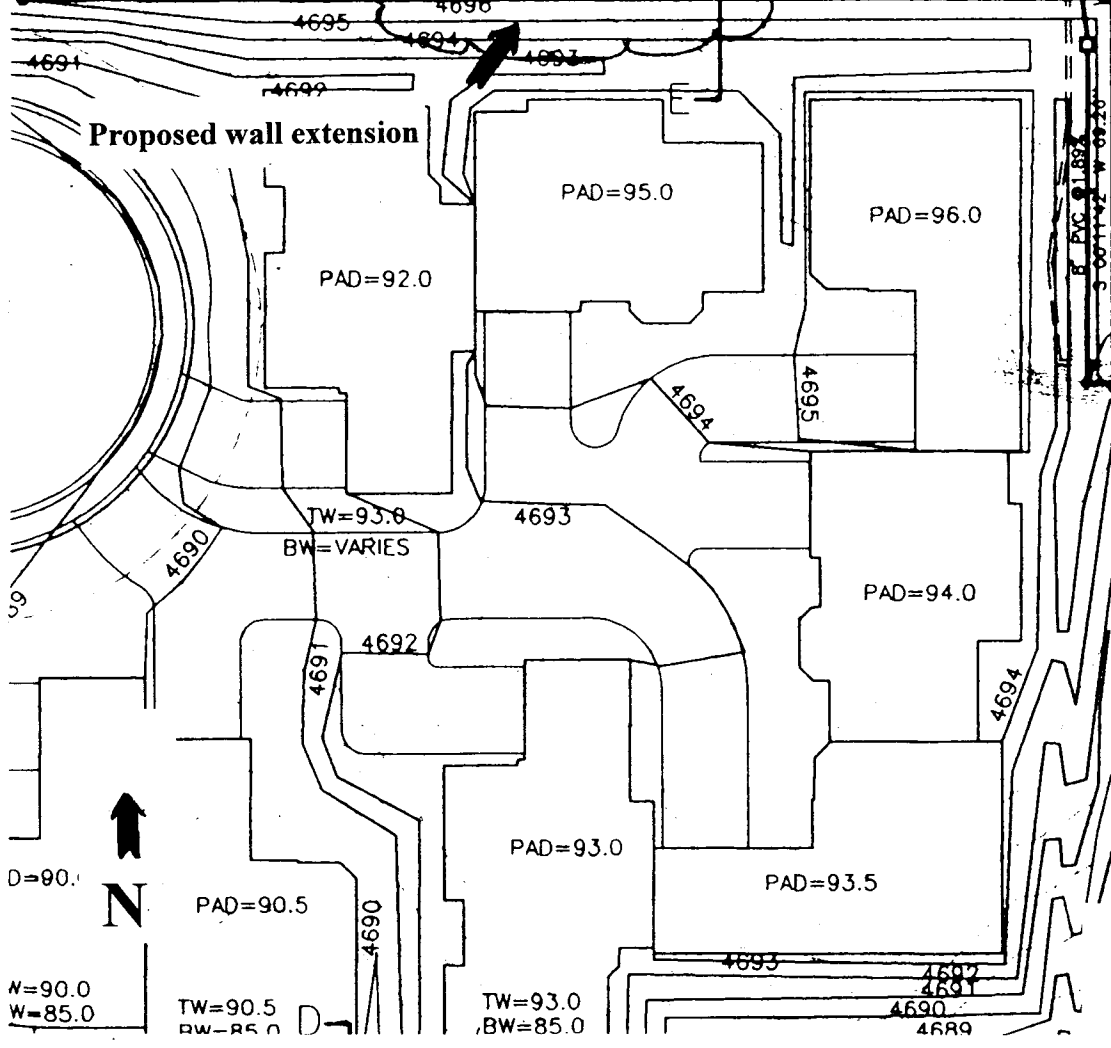
TYPE II BARRICADE

103 LF RETAINING WALL
HEIGHT VARIES

3' x 3' BOX (SEE DETAIL)
10 LF RETAINING WALL
SEE RETAINING
WALL DETAIL

Proposed wall extension

8" CLEANOUT
90° BEND
EXISTING
8" PVC PIPE
8" PVC @ 1.89% N 89°58'58"
SEE DITCH PIPING DET



PLAN DETAIL
The Villas at Country Club
FPA-95-164

STAFF REVIEW

FILE: #FPA-95-164

DATE: September 25, 1995

STAFF: Michael T. Drollinger

REQUEST: **Amended** Final Plan - The Villas at Country Club (aka Country Club Townhomes)

LOCATION: Southeast Corner of 12th Street and G Road

APPLICANT: Sidney Gottlieb

STAFF ANALYSIS:

Petitioner is proposing an amendment to the final plan consisting of a 35 foot extension to a retaining wall along the northern property line. The proposed extension is detailed on the attached grading and drainage plan map.

Staff sees no negative impacts of the proposal. The retaining wall extension will help to stabilize the slope and protect the trees and vegetation on the north side of the wall, therefore staff recommends approval of the plan amendment.

STAFF RECOMMENDATION:

Staff recommends approval of the amended final plan for the Villas at Country Club.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item FPA-95-164, a request for amended final plan approval for the Villas at Country Club located at the southeast corner of 12th Street and G Road, I move that we approve this application.