

SUBMITTAL CHECKLIST

MAJOR SUBDIVISION: PRELIMINARY

Location: South Rim Drive

Project Name: South Rim Filing # 5

ITEMS		DISTRIBUTION																											
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 sets)	○ City Downtown Dev. Auth.	● City Police	○ County Planning	○ Walker Field	○ School District #51	○ Irrigation District	○ Drainage District	○ Water District	○ Sewer District	● U.S. West	● Public Service	○ GVRP	○ CDOT	○ Corps of Engineers	○ Colorado Geological Survey	○ U.S. Postal Service	○ Persigo WWTF	● TCI Cable	TOTAL REQ'D.	
● Application Fee \$610 + \$5/acre	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
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	8	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																						
● Names and Addresses	VII-2	1																											
● Legal Description	VII-2	1			1																								
● General Project Report	X-7	1	1	1	1	1	1	1	8	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	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ 11"x17" Reduction of Prelim. Plan	IX-26	1			1	1	1	1	8	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																										

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.



DEVELOPMENT APPLICATION

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

Receipt 2315
Date 5-2-95
Rec'd By [Signature]
File No. PP-95-83

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 checked="" type="checkbox"/> Major <input type="checkbox"/> Resub				
<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"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

<input checked="" type="checkbox"/> PROPERTY OWNER LOWE DEVELOPMENT CORP David G. Behrhorst, VP	<input checked="" type="checkbox"/> DEVELOPER See Property Owner	<input checked="" type="checkbox"/> REPRESENTATIVE Tom Logue, LANdesign, LLC
Name	Name	Name
1280 Ute, Suite 32		200 N. 6th Street
Address	Address	Address
Aspen, CO. 81611		Grand Junction, CO. 81501
City/State/Zip	City/State/Zip	City/State/Zip
925-4497		245-4099
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 required 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.

X <u>Thomas A. Logue</u>	<u>5/1/95</u>
Signature of Person Completing Application	Date
X <u>David G. Behrhorst</u>	<u>5/1/95</u>
Signature of Property Owner(s) - attach additional sheets if necessary	Date

GENERAL PROJECT REPORT

FOR:

SOUTH RIM, FILING FIVE

PRELIMINARY PLAN

May 1, 1995

PRELIMINARY PLAN for: SOUTH RIM, FILING FIVE

INTRODUCTION - South Rim, Filing Five site is located north of Teal Drive and South Rim Drive on the Redlands, in the City of Grand Junction. Filing Five is located within the overall proposal for the South Rim development which was identified as a 92 unit condominium area. The overall development proposal was originally accepted by Mesa County in 1993 and was later annexed into the City of Grand Junction in 1994.

EXISTING LAND USE - The property under consideration is comprised of 10.6 acres, 4.2 acres of previously dedicated open space is also assigned to the property. The site is in a vacant state. Two separate topographic areas are evident of the property. A flat mesa like area adjoining a bluff area about 100 feet in elevation above the Colorado River. The topography of the site is varied, from "flat" in nature with slopes of one percent while the bluff face has slopes in some areas in excess of 45 percent. A small grove of cottonwood trees are evident around an irrigation pond located in the southerly area of the property. The pond was constructed as part of the overall site development for Filing one in the South Rim development.

The property was zoned PR 3.5 (planned residential) by Mesa County. Upon annexation the City also designated a Planned Development zone with an overall density of 3.5 dwelling units per acre.

SURROUNDING LAND USE - The dominate land use in the area surrounding the subject site is Flings One and Two of South Rim which consists of single family development on moderately sized lots. Some small acreage sized parcels with single family dwellings adjoin the subject site adjacent to the westerly property

boundary. Other than recreational activities found in the Connected Lakes State Park, there is an absence of non-residential uses in the surrounding area. Surrounding land use zoning consists of County R-2 zoning intermixed with PR 3.5 (planned unit development) zone designations.

A Location Map at the end of this narrative statement illustrates the location of South Rim, Filing Five in relationship to the surrounding land ownership.

PROPOSED LAND USE - The proposal calls for the ultimate development of 15 single family building sites on 10.6 acres. By including 4.2 acres of prorated previously dedicated open space the resulting density is approximately one dwelling units per acre. Building Setback requirements for each lot is illustrated on the following chart:

PRINCIPAL BUILDING SETBACK REQUIREMENTS	
FRONT	20 feet
SIDE	10 feet
REAR	20 feet (or "building setback line")
Maximum Building Height =28 feet EXCEPT: Lots 7 thru 15 = 20 feet (measured from finished ground floor to max roof ridge line)	

The accompanying Preliminary Development Plan depicts the relationship of each dwelling use type to the property boundary, roadway access and Open Spaces.

Almost 6% of the total site is designated as Private Open Space which includes 0.6 acre site at the south boundary which will be fully landscaped and contains a pond.

The pond also serves as the irrigation supply system for the entire South Rim development

LAND USE SUMMARY			
USE	UNITS	AREA	% OF TOTAL
SINGLE FAMILY AREA	15	9.1	61.5
ROADS		0.9	6.1
PRO-RATED DED. OPEN SPACE		4.2	28.4
PRIVATE OPEN SPACE		0.6	4.0
TOTAL	15	14.8	100.0
DENSITY: ONE DWELLING UNITS PER ACRE			

In addition to the individual lot development standards presented herein, architectural and landscaping controls that have been implemented for the existing developed area in South Rim will also apply to the lots with Filing 5. To date, these controls have proven to provide an aesthetically pleasing and orderly development. To achieve this, Covenants, Conditions and Restrictions (C.C. & R's) were adopted to insure ongoing protection to the future residents of South Rim and surrounding property owners. The C. C. & R's also include provisions for ownership and maintenance of the pressurized irrigation system. A copy of the C.C & R's are on file at the City's Community Development Department.

ACCESS - Primary access is gained to Filing Five is gained from a single point at the intersection of North Teal Court, an improved local street, and South Rim Drive, an improved local collector roadway. Other access points are available from the Redlands Parkway which is located 0.6 mile west of the site and serves as a major arterial roadway to the Redlands, and 23 Road which is currently classified as a north/south collector between South Rim Drive and Colorado State Highway 340. Access to the future single family lots within Filing Five will be from a new Private

Drive. Development plans call for the drive to be constructed to City Standards.

Utilization of the Private Drive concept achieves several goals:

1. Allows for controlled entry to the development.
2. Allows for landscaping and special surface treatment within the drive.
3. Reduced maintenance costs to the City
4. Provides a streetscape at a human scale.

According to the City of Grand Junction's, *Trip Generator*, 150 average week day trips would be realized when Filing Five is fully developed.

UTILITY SERVICE

DOMESTIC WATER - All dwellings within Filing Five will be served by an public owned domestic water distribution system. An existing 8 inch water main is located within North Teal Court and will be used to provide water service to the new dwellings. The existing water main is owned by the Ute Water Conservancy District. Fire hydrants will be placed throughout the development, as required. Sufficient flows and pressure exist to provide adequate water supply for fire protection.

SANITARY SEWER - A new sanitary sewage collection system will be constructed. Sewer service will be extended from an existing main, owned and maintained by the City, located in North Teal Court. It is estimated that peak sewage flows generated by the lots within Filing Five will be 4500 gallons per day.

ELECTRIC, GAS, PHONE & CATV - Electric, gas, and communication lines will be extended to each lot within the development from existing lines located adjacent to the proposed development. Proposed gas, electric, and communication lines will be located in a "common trench" adjacent to the dedicated road right-of-way.

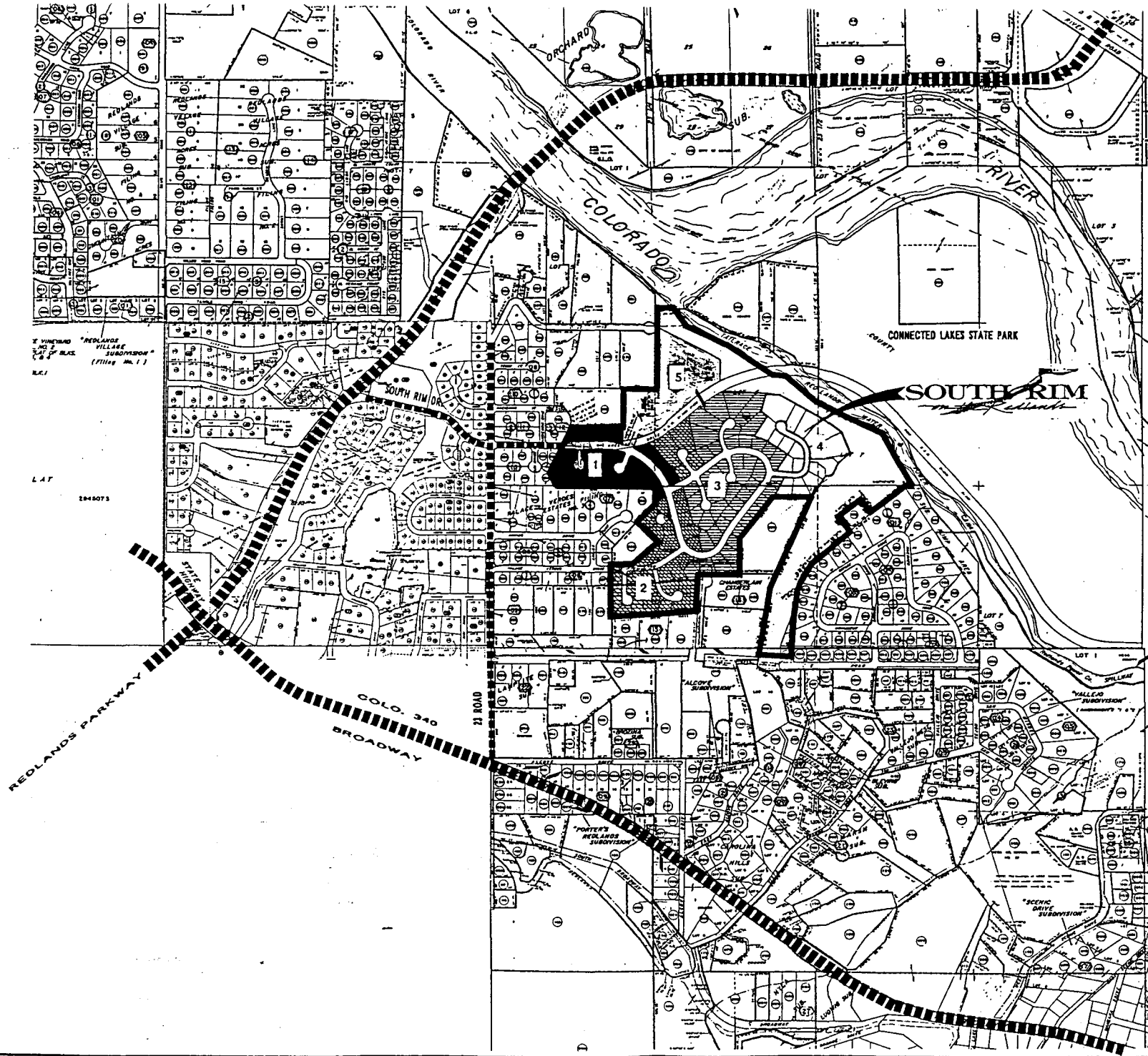
IRRIGATION WATER - Irrigation water will be provided by a zoned pressurized delivery system which will create water conservation. An existing central pumping facility will be located within the proposed Private Open Space near the south property boundary.

DRAINAGE - A Preliminary Drainage Report which evaluates the impacts on existing drainage patterns has been submitted to the City Engineering and Community Development Departments under separate cover. Most of the future drainage will be carried on the ground surface to the proposed street system to an existing inlet box and storm sewer in South Rim Drive a short distance east of Teal Court. A Master Drainage Study was complete for the City and is also on file with the aforementioned departments. Due to the location of the site with respect to the Colorado River, and proposed densities, the detention of storm water is not necessary.

SOILS AND GEOLOGY - South Rim, Filing Five is responsive to the recommendations within the Geologic Hazards Report submitted to the Community Development Department under separate cover. Major design elements incorporated within the development plan in response to the Geologic Hazards Report follow:

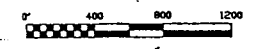
1. Engineered designed foundations.
2. Limiting application rates for irrigation water.
3. Site grading in a manner which provides positive drainage away from dwellings in a sheet flow fashion in areas adjacent to the bluff line.
4. Establishment of a building setback from the identified bluff line based on site investigations by Lincoln Devor.

DEVELOPMENT SCHEDULE - The rate at which development of South Rim, Filing Five will occur is dependent upon the City's future housing needs. It is anticipated that site development will begin within one year.

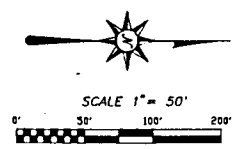
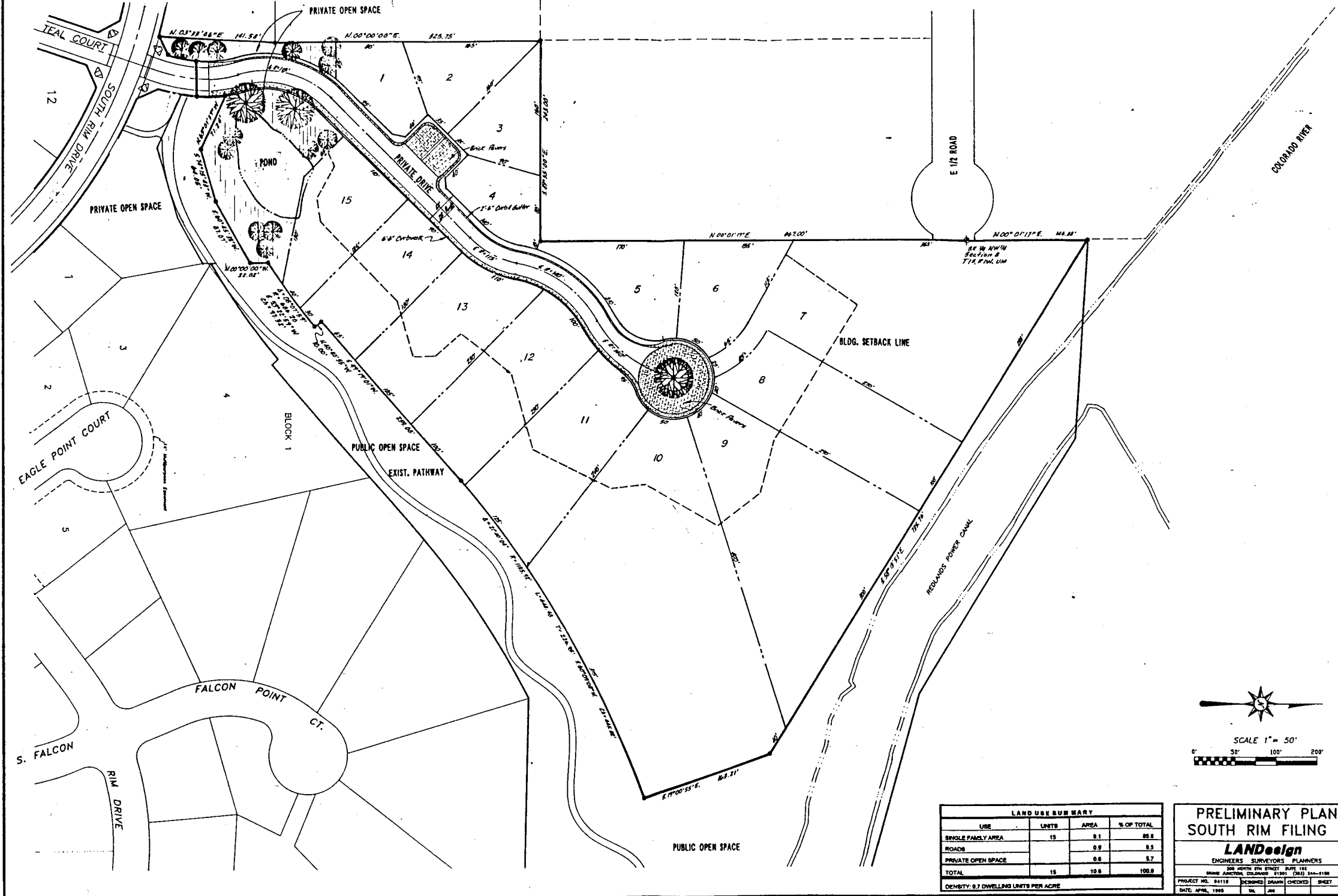


2 VINEYARD "REDLANDS
 VILLAGE
 SUBDIVISION"
 (PLAT NO. 11)
 N.E.1

L.47
 2848073



LOCATION MAP		
TAL THOMAS A. LOGUE LAND DEVELOPMENT CONSULTANT		
PROJECT NO. CA PALM SPA 93-105	SHEET	OF
DATE: AUGUST, 1993	1	5



LAND USE SUMMARY			
USE	UNITS	AREA	% OF TOTAL
SINGLE FAMILY AREA	15	9.1	89.8
ROADS		0.9	8.5
PRIVATE OPEN SPACE		0.0	0.7
TOTAL	15	10.0	100.0

DENSITY: 0.7 DWELLING UNITS PER ACRE

PRELIMINARY PLAN
SOUTH RIM FILING 5

LANDesign
 ENGINEERS SURVEYORS PLANNERS
 305 NORTH 9TH STREET SUITE 101
 DENVER, COLORADO 80202 (303) 441-1120

PROJECT NO. 94119 DESIGNED [] DRAWN [] CHECKED [] SHEET 01 OF 01
 DATE: APRIL 1999 1% JRM

PP 95-83 South Rim Pl. #3

Peter Matteroli
716 Victor Dr.
City 81506-1874

A&W Ent.
PO Box 3741
City 81502

Michael Bennett
2328 1/2 E Rd.
City 81503-1410

Ernest McKeever
2419 Hawthorne Ave.
City 81506-4130

Monument Homes
759 Horizon Dr.
City 81506

James Fitzgerald
2931 Pheasant Run St.
City 81506-6049

Boyd Bair
537 Kirbt Dr.
City 81504

Merritt Construction
405 W. Mayfield
City 81503

Skelton Construction
706 Ivy Pl.
City 81506

Melvin Niemeyer
2326 1/2 South Rim Dr.
City 81503

John Nelson
414 Ridgeway Ct.
City 81503

Dick Olsen
3510 Ponderosa Way
City 81506

Paul Jones
2328 South Rim Rd.
City 81503

Patricia Paiz
475 Appaloosa Ln.
City 81504

John Nepp
2313 E 1/2 Rd.
City 81503-4406

Robert Spencer
2066 Rimshadow Ct.
City 81503

E. Williams
2312 Hacienda St.
City 81503-1405

Meyer Sussman
2330 E Rd.
City 81503-1410

Stanley Krasnodebski
4467 Galley Ct.
Boulder, CO 80301-3106

Lucia Cipolla
2325 E 1/2 Rd.
City 81503-4406

Peggy Bottom
2320 South Rim Dr.
City 81503

Michael Chrisco
611 E. Indian Creek Rd.
City 81506-6073

Royce Elliott
2324 E 1/2 Rd.
City 81503-4405

Laurel Ennis
2322 South Rim Dr.
City 81503

Timothy Prinster
706 Centauri Dr.
City 81506-1842

Troy Topper
2323 E 1/2 Rd.
City 81503-4406

Joseph Steinkirchner
2322 1/2 South Rim Dr.
City 81503

Scott Smith
3026 N. Moorland Cr.
City 81504

Lori Curtis
2328 E Rd.
City 81503-1410

Jerry Burau
2324 South Rim Dr.
City 81503

REVIEW COMMENTS

Page 1 of 2

FILE #PP-95-83

TITLE HEADING: Amended Preliminary Plan - South Rim Subdivision, Filing #5

LOCATION: Teal Court & South Rim Drive

PETITIONER: David Behrhorst

PETITIONER'S ADDRESS/TELEPHONE: Lowe Development Corporation
1280 Ute, Suite 32
Aspen, CO 81611
925-4497

PETITIONER'S REPRESENTATIVE: Tom Logue

STAFF REPRESENTATIVE: Michael Drollinger

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., MAY 24, 1995.

GRAND JUNCTION FIRE DEPARTMENT
Hank Masterson

5/4/95
244-1414

1. Proposed line sizes and hydrant locations are adequate.
2. The water line serving South Rim must be looped prior to completion of the entire project - as agreed in a condition of Mesa County Planning approval, January 20, 1994.

CITY POLICE DEPARTMENT
Dave Stassen

5/8/95
244-3587

I would encourage the acceptance of this proposal. The private road, brick paving, and planter in the cul-de-sac follow currently accepted crime prevention practices with the obvious benefits of slowing traffic and discouraging unwanted or "abnormal users" from even entering the neighborhood.

CITY ATTORNEY
Dan Wilson

5/14/95
244-1505

Same title issue as in Filing 3; title held by Destination Properties, Inc. but current developer is Lowe Development.

CITY PROPERTY AGENT
Steve Pace

5/15/95
244-1452

No comment.

PUBLIC SERVICE COMPANY
Dale Clawson

5/15/95
244-2695

Require 14' front lot line easements on all lots and across open spaces.

CITY UTILITY ENGINEER
Trent Prall

5/16/95
244-1507

SEWER: City

1. Concept appears adequate, further comments upon submittal of final drawing.

CITY DEVELOPMENT ENGINEER
Jody Kliska

5/16/95
244-1591

1. Current City Code does not allow private streets. This street meets City standards with the notable exception of the brick paver material. Some possible solutions to this may be using an alternative material such as stamped concrete. Perhaps designating the rectangular as common private space for the four lots would allow the use of brick pavers.
2. The tree in the center of the cul-de-sac, if protected by curbing, would function the same as a median entry feature and be designated as common space with Homeowner Association responsible for maintenance.

COMMUNITY DEVELOPMENT DEPARTMENT
Michael Drollinger

5/17/95
244-1439

See attached comments.

LATE COMMENTS

TCI CABLEVISION
Glen Vancil

5/26/95
245-8777

See attached comments.

TO DATE, COMMENTS HAVE NOT BEEN RECEIVED FROM:

U.S. West

RESPONSE TO REVIEW COMMENTS

May 24, 1995

Title: SOUTH RIM, FILING 5, Amended Preliminary Plan

File No: PP-95-83

Location: Teal Court and South Rim Drive

The following agency comments were informational in nature, or do not require a response:

PROPERTY AGENT
UTILITY ENGINEER
POLICE DEPARTMENT

RESPONSE TO FIRE DEPARTMENT:

The petitioner is in the process of evaluating routing and funding alternatives to complete an 8 inch water main loop prior to the recording of the final plat for filing five. The petitioner agreed to complete the water main looping as part of the initial overall development plan approval by Mesa County in 1993. It was the applicants understanding, at that time, the looping was required due to the proposed development of 92 condominium units within the area currently known as South Rim, Filing 5 would require fire flows in excess of the required for single family dwellings. Estimate cost to complete the looping from Dove Court, in South Rim, west to 23 Road are in the range of \$45,000.00. Looping of the water main would provide fire protection to an existing neighborhood which does not currently have any protection. Since the current development proposal for Filing 5 has an 80 percent reduction in density (15 single family units), the petitioner will explore cost share funding alternatives with City personnel.

RESPONSE TO CITY ATTORNEY:

See South Rim, Filing No. 3 response.

RESPONSE TO PUBLIC SERVICE COMPANY:

The requested 14 foot front lot line easement will be shown on the Final Plat.

RESPONSE TO DEVELOPMENT ENGINEER:

1. It is the understanding of the petitioner that the City is currently in the process of establishing a policy on Private Streets standards. It is the desire of the petitioner to maintain the opportunity to develop a private street system serving lots within Filing 5. Plans for Filing 5 will not be finalized until next year. The Final Plat and Plan will address

any new private street requirements which may be adopted between now and submittal.

2. The landscaping in the center of the cul-de-sac will be protected by a 6 inch vertical curb. The planter area will be owned and maintained by the South Rim Homeowner's Association, or, a separate new homeowner's association.

RESPONSE TO COMMUNITY DEVELOPMENT:

1. See response to Development Engineer regarding Private Street.

2. The Private Open Space will be reconfigured on the Final Plat to confine the pond to the Private Open Space

STAFF REVIEW

FILE: #PP-95-83
DATE: May 17, 1995
STAFF: Michael Drollinger
REQUEST: Amended Preliminary Plan/Plat - South Rim Filing #5
LOCATION: Teal Court & South Rim Drive
ZONING: PR-3.5

STAFF COMMENTS:

1. Private street issues need to be resolved with City Public Works Department.
2. The irrigation pond should be confined to the open space lot.

STAFF REVIEW

FILE: #PP 95-83

DATE: May 30, 1995

REQUEST: Amended Preliminary Plan Filing #5
SOUTH RIM SUBDIVISION

LOCATION: Teal Court & South Rim Drive (Redlands)

APPLICANT: David G. Behrhorst
Lowe Development Corp.
1280 Ute Street; Suite 32
Aspen CO 81611

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Open Space (River Trail)
SOUTH: Single Family Residential (South Rim Filing #1 & #2)
EAST: Vacant (South Rim Filing #3)
WEST: Single Family Residential (South Rim Filing #1 & adjoining properties)

EXISTING ZONING: PR-3.5

PROPOSED ZONING: No change

SURROUNDING ZONING:

NORTH: PR-3.5
SOUTH: PR-3.5
EAST: PR-3.5
WEST: PR-3.5

RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for this area

We're taking television
into tomorrow.



TCI Cablevision of Western Colorado, Inc.

May 26, 1995

South Rim, Fil. 3 & 5
Lowe Development Corp.
% Community Development Department
250 North 5th Street
Grand Junction, CO 81501

Ref. No. TCICON.070

Dear Mr. David G. Berhorst;

We are in receipt of the plat map for your new subdivision, **South Rim, Fil. 3 & 5**. We will be working with the other utilities to provide service to this subdivision in a timely manner.

I would like to take this opportunity to bring to your attention a few details that will help both of us provide the services you wish available to the new home purchasers. These items are as follows:

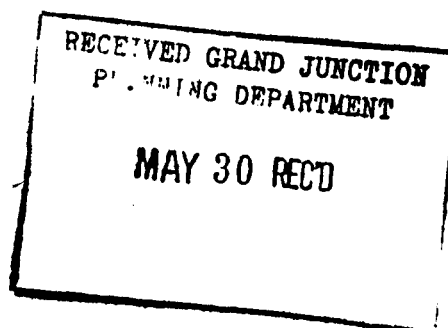
1. We require the developers to provide, at no charge to TCI Cablevision, an open trench for cable service where underground service is needed. This trench may be the same one used by other utilities.
2. We require developers to provide, at no charge to TCI Cablevision, fill-in of the trench once cable has been installed in the trench.
3. We require developers to provide, at no charge to TCI Cablevision, a 4" PVC conduit at all utility road crossings where cable TV will be installed. This 4" conduit will be for the sole use of cable TV.
4. Should your subdivision contain cul-de-sac's the driveways and property lines (pins) must be clearly marked prior to the installation of underground cable. If this is not done, any need to relocate pedestals or lines will be billed directly back to your company.
5. TCI Cablevision will provide service to your subdivision so long as it is within the normal cable TV service area. Any subdivision that is out of the existing cable TV area may require a construction assist charge, paid by the developer, to TCI Cablevision in order to extend the cable TV service to that subdivision.
6. TCI will normally not activate cable service in a new subdivision until it is approximately 30% developed. Should you wish cable TV service to be available for the first home in your subdivision it will, in most cases, be necessary to have you provide a construction assist payment to cover the necessary electronics for that subdivision.

Should you have any other questions or concerns please feel free to contact me at any time. If I am out of the office when you call please leave your name and phone number with our office and I will get back in contact with you as soon as I can.

Sincerely,

A handwritten signature in cursive script that reads "Glen Vancil".

Glen Vancil,
Construction Supervisor 245-8777



2502 Foresight Circle
Grand Junction, CO 81505
(303) 245-8750