

SUBMITTAL CHECKLIST

RESUBDIVISION *Replat*

Location: _____

Project Name: _____

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	○ County Bldg. Dept.	● County Surveyor	○ Walker Field	○ School Dist. #51	● Irrigation District <i>Gilwater</i>	● Drainage District <i>USERS</i>	● Water District <i>WTR</i>	○ 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.
Date Received <i>8/9/95</i>																														
Receipt # <i>2745</i>																														
File # <i>BP-95-147</i>																														
● Application Fee <i>\$160</i>	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	1
● Reduction of Assessor's Map <i>8 1/2 x 11</i>	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	1
● Evidence of Title	VII-2	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			1														1	1	1							
○ Easements	VII-2	1	1	1	1		1														1	1	1							
○ Avigation Easement	VII-1	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	8	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 <i>Building Locations</i>	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
○ 11"x17" Reduction Composite Plan	IX-10	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
● Final Plat	IX-15	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	1
○ 11"x17" Reduction of Final Plat	IX-15	1							8	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								1					
○ Storm Drainage Plan and Profile	IX-30	1	2														1			1	1	1								1
○ Water and Sewer Plan and Profile	IX-34	1	2	1													1	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																	
○ 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									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																							1				
○ Site Plan	IX-29	1	2	1	1		1		8																					

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

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.

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

Frederick Aldrich
1750 Bittern Court
Grand Junction, CO 81506

Ms. Beth Littleton
1631 Cortland Court
Grand Junction, CO 81506

David and Jane Wheeler
3940 East Brambling Circle
Grand Junction, CO 81506

Mrs. Pearl Hybarger
1740 Bittern Court
Grand Junction, CO 81506

Dwight and Mollie Gutherie
1651 Cortland Court
Grand Junction, CO 81506

Larry and Elaine Rydiger
3950 East Brambling Circle
Grand Junction, CO 81506

Mrs. Marge Spomer
1720 Bittern Court
Grand Junction, CO 81506

Mr. and Mrs. Herb Mayberry
1701 Cortland Court
Grand Junction, CO 81506

Shirley Jacoletti
1870 Bittern Court
Grand Junction, CO 81506

Betty and Selma Salitano
1720 Bittern Court
Grand Junction, CO 81506

David and Carol Valentine
1741 Cortland Court
Grand Junction, CO 81506

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

Lowell and Rhonda Huscusson
2718 Sierra Vista Drive
Grand Junction, CO 81503

First American Title Company
330 Grand Avenue
Grand Junction, CO 81501

Mr. and Mrs. A. C. Hollerson
1850 Bittern Court
Grand Junction, CO 81506

Mr. and Mrs. Felimon Herrera
1630 Cortland Court
Grand Junction, CO 81506

Ptarmigan Investments
3761 North 15th Court
Grand Junction, CO 81506

Mrs. June Foster
1840 Bittern Court
Grand Junction, CO 81506

Mr. and Mrs. David Girard
1602 Cortland Court
Grand Junction, CO 81506

Dale Jensen
1601 Rood Avenue
Grand Junction, CO 81501

Mr. and Mrs Jack Adams
1830 Bittern Court
Grand Junction, CO 81506

Marguerite McGinn & T Michael
McGinn
672 East Cliff Drive
Grand Junction, CO 81506

Mrs. Vi Cassel
1820 Bittern Court
Grand Junction, CO 81506

G. D. Patterson
1546 Cortland Court
Grand Junction, CO 81506

Mrs. Katherine Manning
1810 Bittern Court
Grand Junction, CO 81506

Mr. William Mutter
1601 Cortland Court
Grand Junction, CO 81506

REVIEW COMMENTS

Page 1 of 1

FILE # RP-95-147

TITLE HEADING: Replat - Lots 1 & 2, Blk 1 of
Ptarmigan Ridge Filing #6

LOCATION: 3939 & 3949 W. Brambling Circle

PETITIONER: Spomer Construction

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

PETITIONER'S REPRESENTATIVE: Kathy Deppe

STAFF REPRESENTATIVE: Mike Pelletier

**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN
RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS .**

CITY FIRE DEPARTMENT 8/14/95
Hank Masterson 244-1414

The Fire Department has no problems with this replat.

CITY UTILITY ENGINEER 8/16/95
Trent Prall 244-1590

No Comments.

PROPERTY AGENT 8/16/95
Steve Pace 244-1452

Plat looks okay.

UTE WATER 8/15/95
Gary Mathews 242-7491

No objections.

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

PUBLIC SERVICE 8/17/95
John Salazar 244-2781

Gas & Electric: No Objections.

COMMUNITY DEVELOPMENT DEPT.
Mike Pelletier

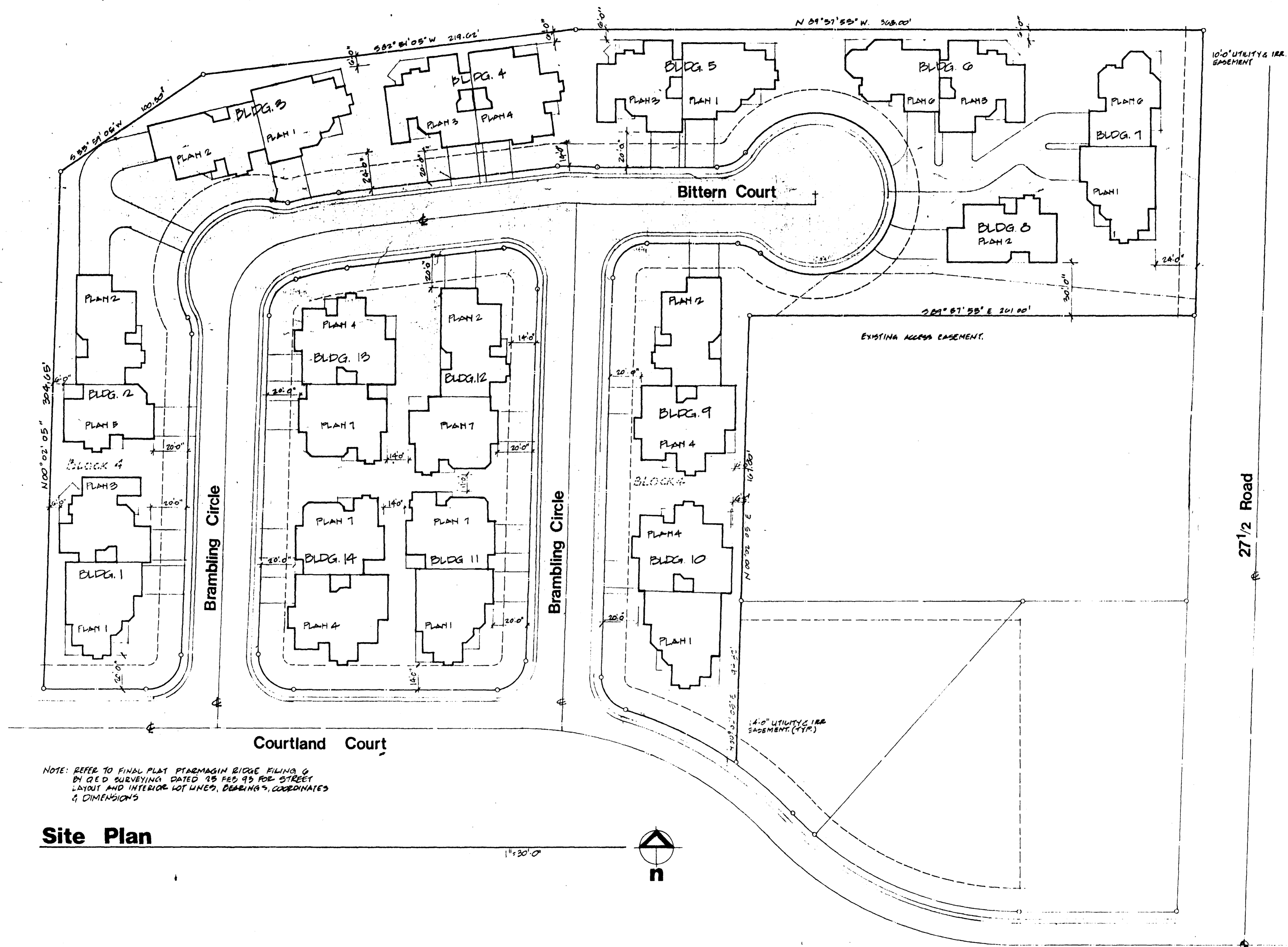
8/23/95
244-1447

Utility Coordinating Committee (UCC) approval is required. This item is scheduled for the September 13, 1995 meeting.

Comments for RP-95-147 from Mike Pelletier

1. Utility Coordinating Committee (UCC) approval is required. This item is scheduled for the September 13, 1995 meeting.

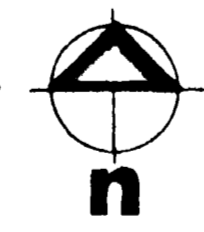
✓
APD



NOTE: REFER TO FINAL PLAT PTARMIGAN RIDGE FILING 6 BY QED SURVEYING DATED 25 FEB 93 FOR STREET LAYOUT AND INTERIOR LOT LINES, BEARINGS, COORDINATES & DIMENSIONS

Site Plan

1" = 30'-0"



Robert A. Politano
architect

ptarmigan pointe

Site Plan

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