		Table of Contents
Fii Da	-	<u>RP-1995-147</u> <u>9/22/99</u>
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P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on
r e	c a	ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. Th
s	n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has be
ē	n	
n t	e d	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve a
•	Ľ	quick guide for the contents of each file.
		Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typ
v	v	in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc. *Summary Sheet – Table of Contents
	X	
	X	Receipts for fees paid for anything
X	X	
X	^	*General project report Bedweed come of final plans on drawings
v	X	Reduced copy of final plans or drawings Reduction of assessor's map
<u>^</u>	_	Evidence of title, deeds
v		*Mailing list
~		Public notice cards
		Record of certified mail
X		Legal description
~		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
X		Individual review comments from agencies
X	X	
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or
		expiration date)
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:
X X		Form for approval of filing & recording Warranty Deed
X		Treasurer's Certificate of Taxes Due
X		SITE PLAN
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NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

APRIL 1995



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

Receipt _ Date

Rec'd By_____ File No. <u>*RP-95-147</u>*</u>

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
Subdivision Plat/Plan	☐ Minor □ Major Ⅹ Resub	t	Printe Pointe Townhomes	PR	Residential
□ Rezone				From: To:	
Planned Development	ODP Prelim Final				
Conditional Use				·	
Zone of Annex					
□ Variance					
□ Special Use					
□ Vacation					□ Right-of Way □ Easement
Revocable Permit					
Special Use Vacation					-

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

• •		
SPOMER CONSTRUCTION, A	COLORADO CORPORATION	KATHY DEPPE-SPOMER, SEC. TRES.
Name	Name	Name
<u>676 29 1/2 ROAD, GRAND</u>	JUNCTION, COLORADO 81504	
Address	Address	Address
City/State/Zip	City/State/Zip	City/State/Zip
-242-6123 or 241-4000	(Kathy work)	
Business Phone No.	Business Phone No.	Business Phone No.
NOTE: Legal property owner is owne	r of record on date of submittal.	
	•	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.

Miller up Man-	All 6 15, 1945
Signature of Person Completing Application KATHY DEPPE-SPOMER	Date / 7 / 7 JULY 15, 1995

Signature of Property Owner(s) - attach additional sheets if necessary

Date

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

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

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

Shirley Jacoletti 1870 Bittern Court Grand Junction, CO 81506

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

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

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

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

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

Mrs. Katherine Manning 1810 Bittern Court Grand Junction, CO 81506 Frederick Aldrich 1750 Bittern Court Grand Junction, CO 81506

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

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

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

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

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

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

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

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

Mr. William Mutter 1601 Cortland Court Grand Junction, CO 81506 Ms. Beth Littleton 1631 Cortland Court Grand Junction, CO 81506

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

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

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

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

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

Dale Jensen 1601 Rood Avenue Grand Junction, CO 81501

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 Hank Masterson	8/14/95 244-1414
The Fire Department has no problems with this replat.	
CITY UTILITY ENGINEER <u>Trent Prall</u>	8/16/95 244-1590
No Comments.	
PROPERTY AGENT Steve Pace	8/16/95 244-1452
Plat looks okay.	
UTE WATER Gary Mathews	8/15/95 242-7491
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.

FILE #RP-95-147 / REVIEW COMMENTS / PAGE 2 OF 2

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COMMUNITY DEVELOPMENT DEPT.	8/23/95
Mike Pelletier	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

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6.

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

