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File SPR-1995-025

ic 7/9/99

P S All items to be scanned for permanent record on the ISYS retrieval system are denoted with an (*). In some
r c instances, not all entries designated to be scanned by the department are present in the file. There are also documents
e a specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
s n Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
e n guide for the contents of each file.
t d Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in
 full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.

X	X	*Summary Sheet – Table of Contents
		Application form
X		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds – ISYS Query
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		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
		Individual review comments from agencies
X	X	*Consolidated review comments list (Can't find the review comments)
		*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	Release of improvements agreements
X	X	Notes – K.K.A. – 5/2/95
X	X	Letter from David E. Chase, Banner Association to Bob Lee, Mesa Co. Building. Department
X		Fax Cover sheet to David Chase, Banner Assoc. from Kristen Ashbeck
X		Site Plan - not signed
X		Roadway Plan & Profile - not signed
X		Drainage Plan – not signed
X		Water Plan & Sewer - not signed
X		Landscape Plan
X	X	Development Imp. Agreement – - **
X	X	POA – Boyd L. Wheeler to Darryl Hayden
X	X	Planning Clearance – - **

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

SPR-95-25

Location: Kennedy W. of Juniper

Project Name: Monument Hts Townhomes

ITEMS	SSID REFERENCE	DISTRIBUTION																TOTAL REQ'D										
		City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City Downtown Dev. Auth.	County Planning	County Bldg. Dept.	Irrigation District	Drainage District	Water District	Sewer District	U.S. West	Public Service		GVRRP	CDOT	Corps of Engineers	Walker Field	City Police Dept.	City Public Works Dept.	City Health Dept.	City Planning Office	Remove	
● Application Fee \$210 ✓	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	9
● Planning Clearance* ✓	VII-3	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	9
● Evidence of Title ✓	VII-2	1					1																					2
○ Appraisal of Raw Land	VII-1	1																										
○ Deeds	VII-1	1					1																					
○ Easements	VII-2	1	1	1	1	1		1																				
○ Avigation Easement	VII-1	1					1																					
○ ROW	VII-3	1	1	1	1	1		1																				
● Improvements Agreement/Guarantee ✓	VII-2	1	1	1	1	1		1																				4
○ CDOT Access Permit	VII-3	1	1																									
○ Industrial Pretreatment Sign-off	VII-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	9
○ Elevation Drawing	IX-13	1	1																									
● Site Plan II ✓	IX-29	2	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	11
○ 11"x17" Reduction of Site Plan	IX-29																											
● Grading and Drainage Plan 2 ✓	IX-16	1	2									1																3
○ Storm Drainage Plan and Profile	IX-30	1	2										1	1	1	1												
● Water and Sewer Plan and Profile 7 ✓	IX-34	1	2	1	1	1	1					1	1	1	1	1												7
● Roadway Plan and Profile 2 ✓	IX-28	1	2									1																2
○ Road Cross-Sections	IX-27	1	2																									
○ Detail Sheet	IX-12	1	2																									
● Landscape Plan 4 ✓	IX-20	2	1	1																								4
○ Geotechnical Report	X-8	1	1							1																		
○ Final Drainage Report	X-5.6	1	2										1															
○ Stormwater Management Plan	X-14	1	2										1							1								
○ Phase I and II Environmental Report	X-10,11	1	1																									
○ Traffic Impact Study	X-15	1	2																	1								
● Documentation that parcels have been combined into 1 tax parcel number ✓		1																										2

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.

SUBMITTAL CHECKLIST

RESUBDIVISION

Location: W. Kennedy (345)

Project Name: Monument Htz Townhomes

ITEMS		DISTRIBUTION																				TOTAL REQ'D.								
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 - Grand Valley	Drainage District GJ	Water District Cable TV	Sewer District	U.S. West		Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Persigo WWTF	
● Application Fee \$160	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	
● 11"x17" 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		
● 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														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	
○ Location Map	IX-21	1																												
● Composite Plan - <i>Building locations</i>	IX-10	1	2	1	1	1	1	1																						
○ 11"x17" Reduction Composite Plan	IX-10	1				1	1	1	8	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																						
○ 11"x17" Reduction of Final Plat	IX-15	1							8	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							
○ Water and Sewer Plan and Profile	IX-34	1	2	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														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																					

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SPR-95-25

Original
Do NOT Remove
From Office

GENERAL PROJECT REPORT MONUMENT HEIGHTS TOWNHOMES SITE PLAN REVIEW

Monument Heights Townhomes is located on three previously platted lots, Lots 1, 2 and 3, of Block 4 of the Monument Heights Subdivision. This location is situated on the south side of W. Kennedy Avenue approximately 935 feet west of N. 1st Street as can be seen on the Vicinity Map included as Exhibit A. The site is completely within the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian. The three lots are currently vacant and combined encompass 1.26 acres. The proposed use will be to construct 10 townhomes units consisting of four separate buildings. Two buildings will have three units with the other two buildings having two units apiece.

The Preliminary Plan for the proposed Monument Heights Townhomes was submitted to the City in August of 1994 and in October received approval from the City of Grand Junction Planning Commission. This project is consistent with the current zoning which is RMF-32. Land use in the surrounding area includes single family homes to the east and north with several four-unit apartment buildings to the west. Vacant land adjoins the property to the south.

Access to the site would be from the east via W. Kennedy Avenue and N. 1st Street. No outlet to the west exists due to the topography of the area. Existing utilities are currently in place within W. Kennedy Avenue, however, to properly provide service to these townhomes, short extensions are being proposed within the development. An existing fire hydrant is located at the northwest corner of the site with an additional hydrant is being proposed within the site to stay in compliance with distance requirements. There will be no special or unusual demands on these existing utilities. Likewise, it is not anticipated that there will be any adverse impact other public facilities, e.g. fire, police, sanitation, roads, schools, etc. As part of this project, additional improvements are being proposed for the length of W. Kennedy Avenue that fronts this site. These improvements will include the construction of concrete curb, gutter and sidewalk as well as placement of additional asphalt to complete the half-street road section.

Original
Do NOT Remove
From Office

SPR-95-25

During the completion of the Preliminary Plan, the on-site soils was investigated by using information obtained from the Soils Conservation Service. This preliminary information suggested that there were no limitations with this soil type and there were no apparent geologic hazards at the site. For final design, and also for building design, more accurate information was gathered by performing a on-site soils investigation. This information gives design parameters and makes suggestions, but verifies that there are limitations at the site. The scope of this project, type of construction and existing uses would suggest that there will be no adverse impact to the site geology. In addition, the site does not fall within any 100-year floodplain.

Development of the Monument Heights Townhomes is planned to begin in the spring of 1995 with the construction of the road improvements and utility extensions. It is also planned that the construction of one of the buildings will also begin at this time. The remaining buildings will be built as the units are sold. Recorded plats will also be completed as the buildings are built so as to accurately describe their location.

REVIEW COMMENTS

Page 1 of 2

FILE # SPR-95-25

TITLE HEADING: Site Plan Review -
Monument Heights

LOCATION: Kennedy; West of Juniper

PETITIONER: Boyd L. Wheeler

PETITIONER'S ADDRESS/TELEPHONE: 478 Tiara Drive
Grand Junction, CO 81503
245-0129

PETITIONER'S REPRESENTATIVE: Darryl Hayden

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE (4 COPIES) BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

GRAND JUNCTION FIRE DEPARTMENT
Hank Masterson

02/02/94
244-1414

The previous review comments of 9/6/94 requiring a complete set of building plans in order to complete a fire flow survey still apply.

The existing fire line size on Kennedy Avenue is 6" in diameter. Since it is an existing looped line it will be acceptable if the required minimum fire flows can be met. Petitioner must contact the Fire Department to schedule a hydrant flow test in this area.

The proposed on site hydrant will not be required by the Fire Department. The existing hydrant shown on the northwest corner of the property is adequate provided that required fire flows are available.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

02/02/95
244-1656

We will need a site plan at the time of permit application to determine if these units share a common parcel or are constructed on separate lots as required for true townhomes. This will impact the fire-wall requirements between units.

CITY DEVELOPMENT ENGINEER
Jody Kliska

02/14/95
244-1591

Street improvements offset the TCP - No change. Drainage improvements offset the drainage fee - No change. Contractor is required to obtain a permit for construction of facilities in the R.O.W. prior to commencement of street & drainage improvement. Contractor is required to have a City license to do concrete work in the R.O.W.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

02/14/95
244-1437

Landscaping: Add note on plan re: "Underground, pressurized irrigation system will be provided"

Change plant list to indicate minimum planting size of evergreen trees is 6 feet rather than 1 1/2" caliper.

Improvements: Need to execute Improvements Agreement & Guarantee prior to issuing a Building Permit for first building.

Landscaping may be deleted from Improvements Agreement. Phased landscaping must be installed prior to issuing a Certificate of Occupancy for each unit as completed.

CITY UTILITY ENGINEER
Bill Cheney

02/14/95
244-1590

Water: Explain how you will wet tap the 6" line as shown on the plans with a new "T".
Sewer: Costs to install sewer do not appear in the "Development Improvements Agreement".
General: Plans have not been stamped by registered professional engineer as required.

February, 23, 1995

CONSULTING ENGINEERS & ARCHITECTS

Mr. Bob Lee
MESA COUNTY BUILDING DEPARTMENT
750 Main Street
Grand Junction, Colorado 81501

BANNER ASSOCIATES, INC.
2777 Crossroads Boulevard
Grand Junction, Colorado 81506
(303) 243-2242
FAX (303)243-3810

605 East Main, Suite 6
Aspen, Colorado 81611
(303) 925-5857

RE: Site Plan Review - Monument Heights Townhomes

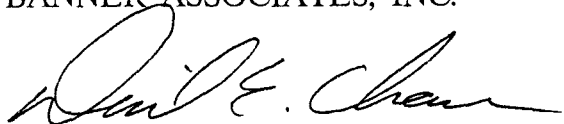
Dear Bob,

I am writing this letter to follow up our phone conversation from yesterday regarding the above reference project. As we discussed, the reasoning behind your comment during the Site Plan review was that to issue a Building Permit, we needed a legal address, for which a Final Plat was required to create these townhome lots. We further discussed the alternatives to this requirement and settled on a scenario in which to the builder, or developer, can apply for a Foundation Permit, which would not need a specific address. Then while it is being completed we could prepare a Final Plat that accurately describes the location of the townhome units. After which a Building Permit could be applied for. This at the time seemed like a logical alternative that could be recommended.

After discussing the issue with the developer's representative, the drawback to this alternative is the time frame required to complete it. He would rather not have to wait the period of approximately two weeks that it would take to prepare the Plat, have it reviewed, corrected and recorded. Therefore, at this point in time, it is the developer's intent to go ahead and prepare a Plat which would be submitted prior to applying for Building Permits. This is probably the more accepted method of doing the process, only more care will be needed during construction.

No doubt you will be kept abreast of the situation as no Building Permits will issued until you are satisfied. In the meantime, if you have any further questions, please do not hesitate to call.

Respectfully,
BANNER ASSOCIATES, INC.



David E. Chase, P.E.
Vice President/Project Manager

DEC/dc

xc: Ms. Kristen Ashbeck, City of Gr. Jct. Community Development
Mr. Darryl Hayden, Developer's Representative

5/2/95
KKA

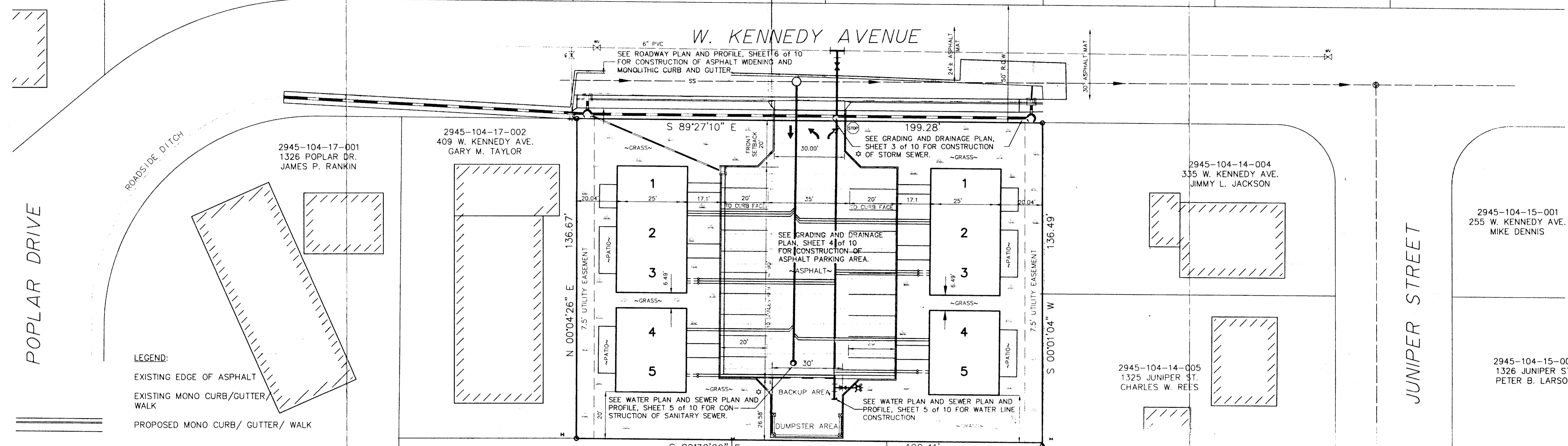
SPR 95-25 NOTES

- 1. Ready for Planning Clearances:
- Have addressing in files
- TCP offset by street improvements (see Jody's comments)
- Place note on planning Clearance - "No C.O. until landscaping completed per plan"
- Also note on Pink Card & Planning Clearance that we want to see C.O.

Steve Sharp

APPROVED FOR CONSTRUCTION
 CITY OF GRAND JUNCTION DATE
 ACCEPTED AS CONSTRUCTED
 CITY OF GRAND JUNCTION DATE

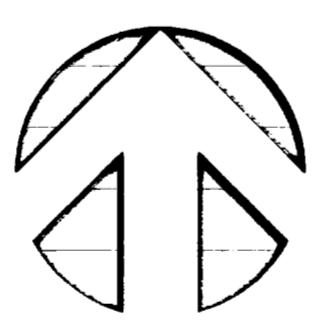
2945-104-00-037 450 W. KENNEDY AVE. ORA C. FELLER
 2945-104-18-002 448 W. KENNEDY AVE. RICHARD W. EDMONDSON
 2945-104-20-002 420 W. KENNEDY AVE. JAMES A. BLUNN
 2945-104-13-027 356 W. KENNEDY AVE. GLENN E. ARNOLD
 2945-104-13-028 341 INDEPENDENT AVE. MARJORIE M. ENNIS
 2945-104-13-026 336 W. KENNEDY AVE. CLINTON C. JOHNSON
 2945-104-13-025 326 W. KENNEDY AVE. C.C. ROBISON



- LEGEND:**
- EXISTING EDGE OF ASPHALT
 - EXISTING MONO CURB/GUTTER/WALK
 - PROPOSED MONO CURB/ GUTTER/ WALK
 - PROPOSED CURB ONLY
 - EXISTING SANITARY SEWER AND MANHOLE
 - PROPOSED SANITARY SEWER/SERVICE/MANHOLE
 - EXISTING WATER MAIN/VALVE/FIRE HYDRANT
 - PROPOSED WATER MAIN/VALVE/FIRE HYDRANT
 - PROPOSED WATER MAIN/SERVICE/METER
 - EXISTING UNDERGROUND TELEPHONE CABLE/PEDESTAL
 - EXISTING OVERHEAD POWER LINE/UTILITY POLE
 - EXISTING CULVERT
 - PROPOSED STORM INLET/PIPE/MANHOLE
 - EXISTING BUILDING
 - PROPOSED ASPHALT PAVED SURFACE
 - PROPOSED LANDSCAPED AREA
 - PROPOSED CONCRETE PAVED SURFACE
 - PROPOSED AREA LIGHT
 - PROPOSED STOP SIGN
 - EXISTING WOOD RAIL FENCE
 - EXISTING CHAIN LINK FENCE
 - EXISTING GAS LINE

2945-104-17-003
 410 FRANKLIN AVE.
 FREDRICK C.J. LU

2945-104-14-010



NORTH
 SCALE: 1" = 20'

2945-104-14-009
 MARJORIE M. ENNIS
 VACANT

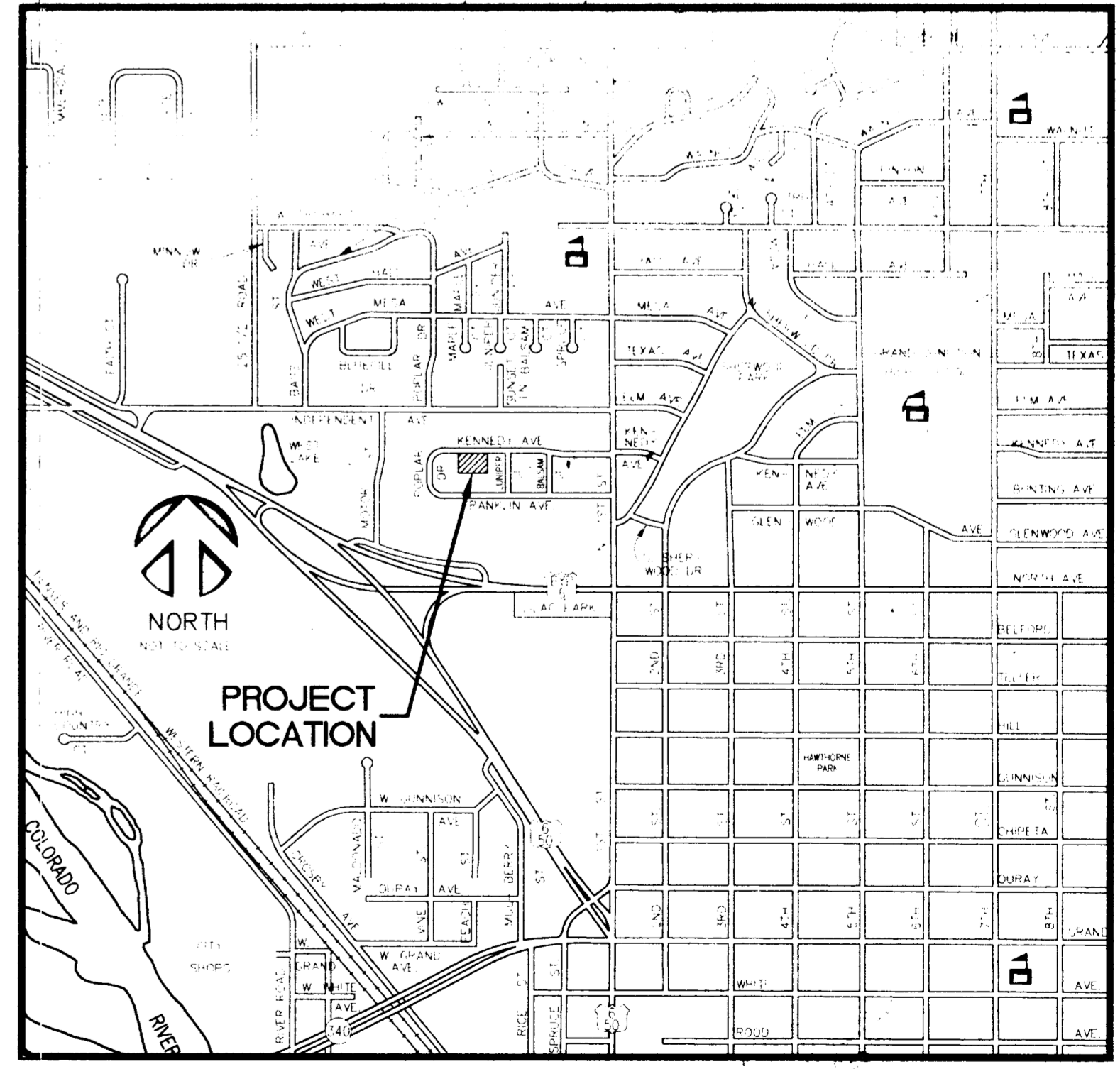
2945-104-14-008

2945-104-14-006
 1315 JUNIPER ST.
 CAROLYN D. MAVRAKIS

LAND USE BREAKDOWN:

PARKING/ACCESS	8,385 s. f.	30.8%
WALKWAYS	1,530 s. f.	5.6%
BUILDINGS	4,500 s. f.	16.5%
LANDSCAPING	12,811 s. f.	47.1%
TOTAL	27,226 s. f.	100.0%

- UTILITY VENDORS:**
- WATER AND SAN. SEWER - City of Grand Junction
 - ELECTRIC AND GAS - Public Service of Colorado
 - TELEPHONE - US West Communications
 - CABLE TELEVISION - TCI Cablevision

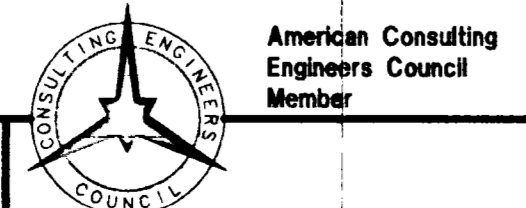


VICINITY MAP

DRAWN BY: JCS
 DESIGNED BY: JCS
 CHECKED BY: DEC

REVIEWED: _____ FOR _____
 DATE: _____

REVIEWED: _____ FOR BANNER ASSOCIATES, INC.
 DATE: _____



BANNER
 BANNER ASSOCIATES, INC. • CONSULTING ENGINEERS & SURVEYORS
 2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81506 • (303) 243-2242
 605 E. MAIN • SUITE 6 • ASPEN, CO 81611 • (303) 925-5857

REVISION	DATE	DESCRIPTION	BY	CHK'D

BOYD L. WHEELER
 GRAND JUNCTION, COLORADO

**MONUMENT HEIGHTS TOWNHOMES
 SITE PLAN**

SCALE: 1" = 20'
 SHEET NO. 2 of 10
 JOB NO. 8305-02
 DATE: 1-13-95