

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: _____

Project Name: _____

ITEMS		DISTRIBUTION																									
Date Received _____ Receipt # _____ File # _____	SSID REFERENCE	● 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 GJ	○ Water District	○ Sewer District	○ U.S. West	○ Public Service	○ GVRP	○ CDOT	○ Corps of Engineers	○ Walker Field	○ Persigo WWT	○ Mesa County Health	○ State Environ. Health	○ City Sanitation	● School Dist #51	8 TOTAL REQ'D.
DESCRIPTION																											
● Application Fee 175	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
● Planning Clearance *	VII-3	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
● Evidence of Title	VII-2	1		1			1																				
○ Deeds	VII-1	1		1			1																				
○ Easements	VII-2	1	1	1	1		1																				
○ Avigation Easement	VII-1	1		1			1																				
○ ROW	VII-2	1	1	1	1		1																				
○ Improvements Agreement/Guarantee *	VII-2	1	1	1			1																				
○ 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
● Elevation Drawing	IX-13	1	1																								
● Site Plan	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"x17" Reduction of Site Plan	IX-29			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Grading and Drainage Plan	IX-16	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																
○ Final Drainage Report	X-5,6	1	2										1														
○ Stormwater Management Plan	X-14	1	2										1							1							
○ Phase I and II Environmental Rerpot	X-10,11	1	1																								
○ Traffic Impact Study	X-15	1	2																	1							

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

General Project Report

Revised November 06, 1995

Property Address - Filing # 4 College Place Townhomes

Property Owner - Mr. & Mrs. Harold Moss

We at Voytilla Construction hereby propose to build, 7 units on the lots located at College Place Townhomes, Filing #4 Lots 42 thru 48. These units shall be a continuation of the existing units. Each unit will be approximately 1250 Sq. Ft. 2 Bedroom, 1.5 Baths.

The existing house located on lot 48 will be removed, and all ground will be excavated as so all drainage will run to the front center of the complex, then go into the V-pan to the storm drain.

There is approximately 7,988 Sq. Ft. of ground of which 4,720 Sq. Ft. will be covered with the 7 units.

There will be one landscape tree in front of each unit, and two landscape trees on each end unit.

All trees will be chosen as to where there will be 40% ground cover at maturity. All ground around trees will be covered with wood bark front, and east sides All trees will be Junipers and picked by owner. all ground in rear and west side will be planted in grass and watered with underground sprinkler system currently on site.

Please do not hesitate to call with any questions

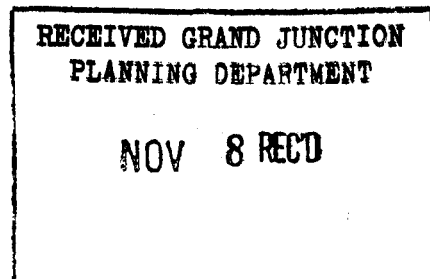
241-7653 Work

250-0377 Cellular

241-1606 Home

Steve Voytilla

Voytilla Construction



General Project Report

October 10, 1995

Property Address - Filing # 4 College Place Townhomes
Property Owner - Mr. & Mrs. Harold Moss

We at Voytilla Construction hereby propose to build, 7 units on the lots located at College Place Townhomes, Filing #4 Lots 42 thru 48. These units shall be a continuation of the existing units. Each unit will be approximately 1250 Sq. Ft. 2 Bedroom, 1.5 Baths.

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There will be one landscape shrub in front of each unit, and two landscape shrubs on each end unit. All shrubs will be chosen as to where there will be 40% ground cover at maturity. All ground around shrubs will be covered with wood bark front, back and sides All shrubs will be picked by owner.

Please do not hesitate to call with any questions

241-7653 Work

250-0377 Cellular

241-1606 Home

Steve Voytilla
Voytilla Construction

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

NOV 17 RECD

General Project Report

Revised November 17, 1995

Property Address - Filing # 4 College Place Townhomes
Property Owner - Mr. & Mrs. Harold Moss

We at Voytilla Construction hereby propose to build, 7 units on the lots located at College Place Townhomes, Filing #4 Lots 42 thru 48. These units shall be a continuation of the existing units. Each unit will be approximately 1250 Sq. Ft. 2 Bedroom, 1.5 Baths.

The existing house located on lot 48 will be removed, and all ground will be excavated as so all drainage will run to the front center of the complex, then go into the V-pan to the storm drain. There is approximately 7,988 Sq. Ft. of ground of which 4,720 Sq. Ft. will be covered with the 7 units.

There will be one landscape shrub in front of each unit, and two landscape trees on each end unit. All shrubs will be Blue Creeper Juniper 2' tall and 6' to 8' spread. All Trees will be Grey Gleam Juniper - 7 gallon at time of planting. All ground around trees will be covered with wood bark front, and east sides. All ground in rear will be planted in grass and watered with underground sprinkler system currently on site, except 5' at rear of townhouse, between patios which will be wood bark.. West side will also be wood bark. To the South of complex there is currently asphalt, which will be removed and planted to grass.

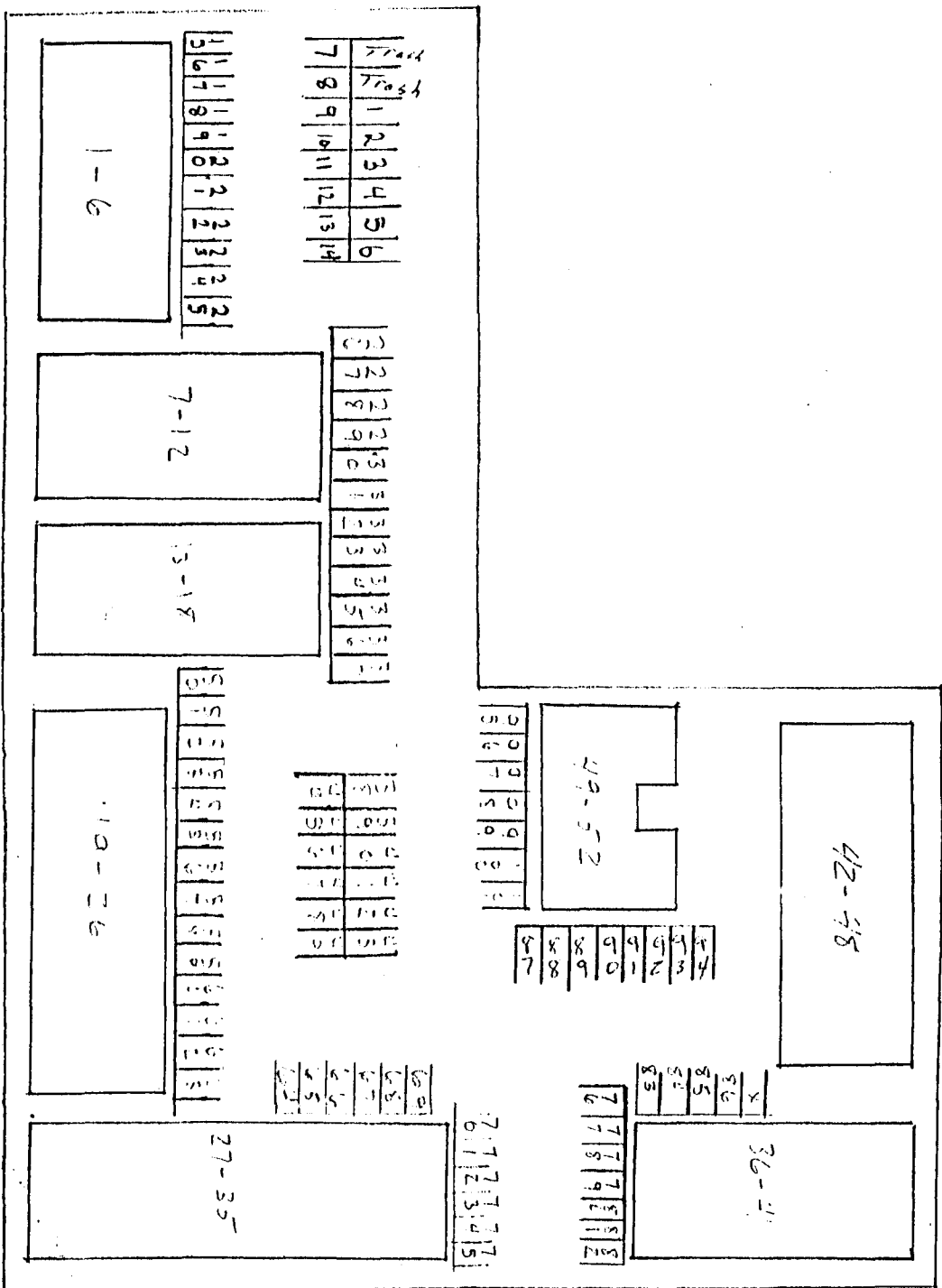
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241-7653 Work
250-0377 Cellular
241-1606 Home

Steve Voytilla
Voytilla Construction

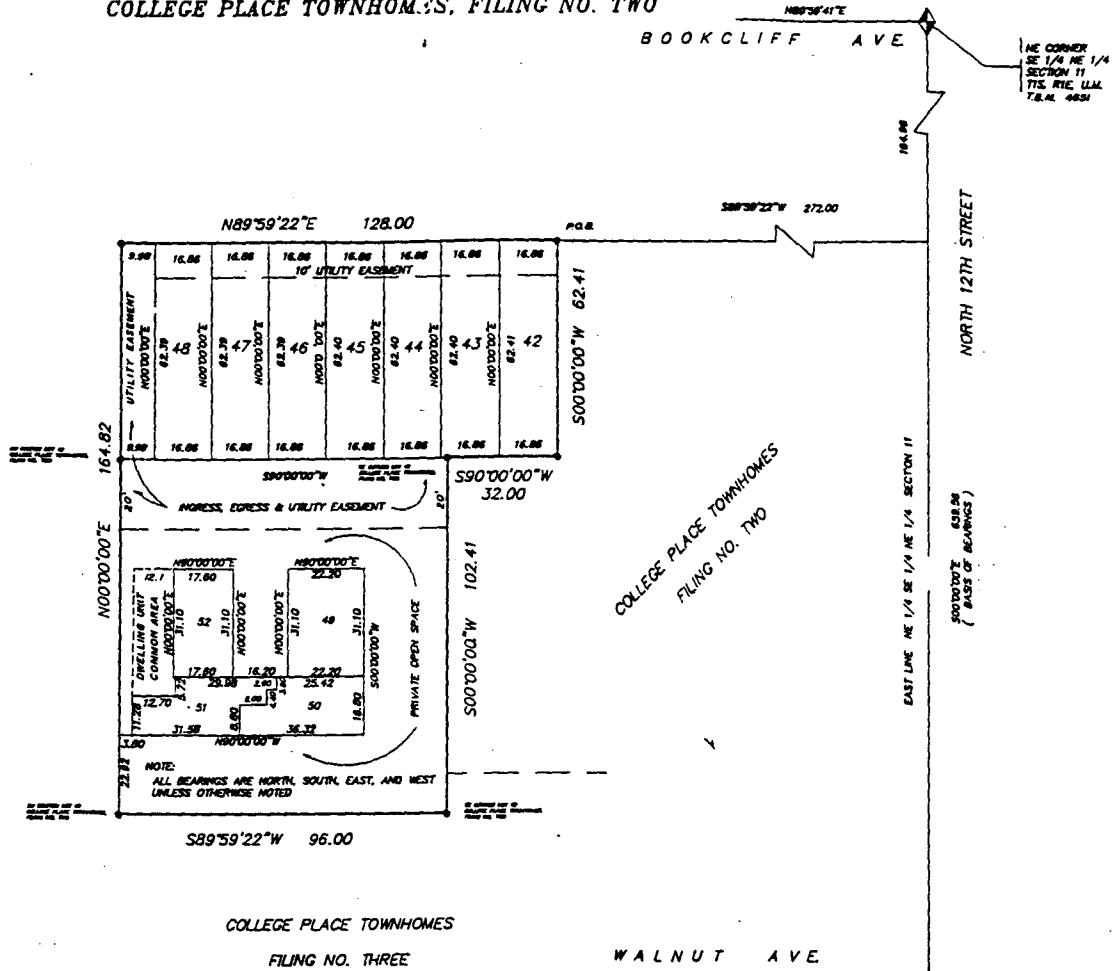
RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
NOV 17 RECD

College Place
2150 College Place



PR-20 #8-88

COLLEGE PLACE TOWNHOMES, FILING NO. FOUR
AND REPLAT OF LOT 42
COLLEGE PLACE TOWNHOMES, FILING NO. TWO



- LEGEND & NOTES
- INDICATES 5/8" REBAR AND CAP SET IN CONCRETE
 - ⊥ SET NO. 5 RE-BAR W/CAP L.S. 18413 AT ALL LOT CORNERS
 - ◆ MESA COUNTY BRASS CAP

REA SUMMARY

AREA FOR BUILDINGS & LOT USE	47,134 SQ. FT.	51
AREA FOR OPEN SPACE AND EASEMENT USE	6,468 SQ. FT.	60
TOTAL REA	53,602 SQ. FT.	100%

DEDICATION

KNOW ALL MEN BY THESE PRESENTS That the undersigned, HAROLD P. MOSS, RUTH G. MOSS, WILLIAM WELER, CHRISTINE WELER, and DAVID WELER are the owners of that real property situated in the City of Grand Junction, Colorado, County of Mesa, State of Colorado and a being a part of the NE 1/4 SE 1/4 NE 1/4 Section 11, Township 1 South, Range 1 West, Uta Meridian as shown on the accompanying plat thereof, said real property being described as follows:

Commencing at the NE corner of the SE 1/4 NE 1/4 of Section 11, T1S, R1E, S11M; Thence S00°00'00"W along the East line of the NE 1/4 SE 1/4 NE 1/4 of Section 11 a distance of 164.82 feet; thence S89°59'22"W 272.00 feet to the TRUE POINT OF BEGINNING; thence S00°00'00"W 62.41 feet; thence N00°00'00"W 32.00 feet; thence S00°00'00"W 102.41 feet; thence S89°59'22"W 86.00 feet; thence N00°00'00"E 184.82 feet; thence N89°59'22"E 128.00 feet to the point of beginning, containing 0.41 Acres.

That said owners have caused the said real property to be laid out and surveyed as COLLEGE PLACE TOWNHOMES, FILING NO. FOUR, and REPLAT OF LOT 42 COLLEGE PLACE TOWNHOMES, FILING NO. TWO, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets as shown on the accompanying plat to the use of the public forever and dedicate to the PUBLIC UTILITIES those portions of said real property which are shown as utility easements on the accompanying plat as hereinafter described for the installation and maintenance of utilities, irrigation, and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush; and accepted right of way and easement for installation and maintenance of such lines. Such easements and rights shall be utilized as a reasonable and prudent manner. The areas shown as ingress and egress and utility easements are dedicated to the owners of the property within said COLLEGE PLACE TOWNHOMES, FILING NO. FOUR, and REPLAT OF LOT 42 COLLEGE PLACE TOWNHOMES, FILING NO. TWO for reserved ingress and egress for themselves and the general public, including the postal service, trash, fire, police and emergency vehicles. Also the areas shown as private open space are dedicated to the owners of the property within said COLLEGE PLACE TOWNHOMES, FILING NO. FOUR, and REPLAT OF LOT 42 COLLEGE PLACE TOWNHOMES, FILING NO. TWO for recreational and aesthetic purposes as determined appropriate by said owners.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 12th day of August, A.D. 1988.

HAROLD P. MOSS RUTH G. MOSS WILLIAM WELER CHRISTINE WELER DAVID WELER

STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this 12th day of August, A.D. 1988, by HAROLD P. MOSS, RUTH G. MOSS, WILLIAM WELER, CHRISTINE WELER, and DAVID WELER.

Witness my hand and official seal, My commission expires _____

Notary public

CITY APPROVAL

This plat of COLLEGE PLACE TOWNHOMES, FILING NO. FOUR and REPLAT OF LOT 42 COLLEGE PLACE TOWNHOMES, FILING NO. TWO, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 12th day of August, A.D. 1988.

City Manager: *[Signature]*
President of Council: *[Signature]*
Director of Development: *[Signature]*
Grand Junction Planning Commission: *[Signature]*
Grand Junction City Engineer: *[Signature]*

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS

I hereby certify that this instrument was filed in my office at 8:59 o'clock A.M. this 12th day of August, A.D. 1988, and is duly recorded in Plat Book 13 Page 251.

Clerk and Recorder Deputy

Y-95

SURVEYORS CERTIFICATE

I, Max E. Martin, do hereby certify that the accompanying plat of COLLEGE PLACE TOWNHOMES, FILING NO. FOUR and REPLAT OF LOT 42 COLLEGE PLACE TOWNHOMES, FILING NO. TWO, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared by me and approved by me as a true and correct copy of the same.

[Signature]
Max E. Martin, Surveyor License No. 18413

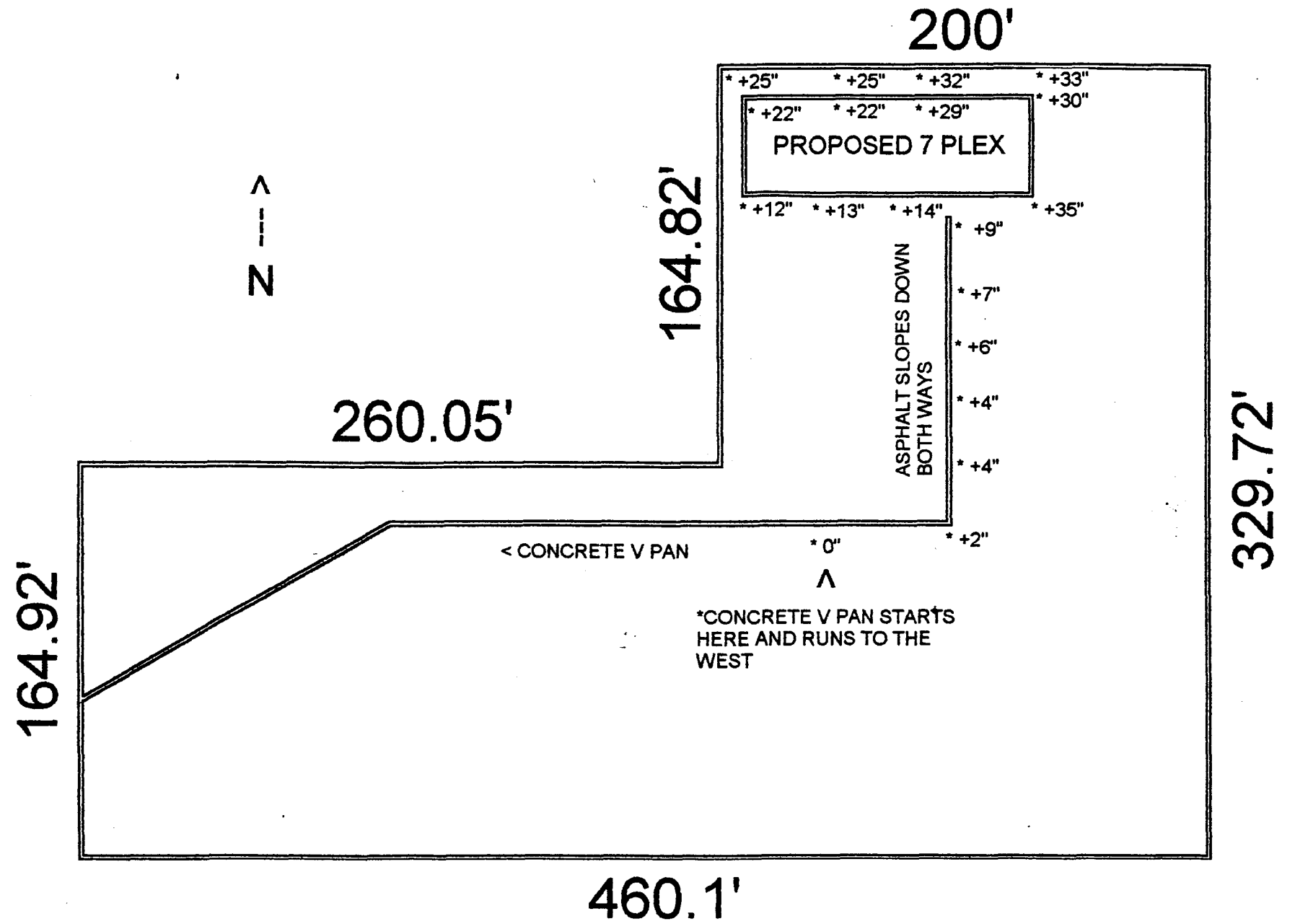
COLLEGE PLACE TOWNHOMES, FILING NO. FOUR
AND REPLAT OF LOT 42 COLLEGE PLACE TOWNHOMES, FILING NO. TWO

FOR: HAROLD MOSS

SCALE: *[Graphic Scale]*

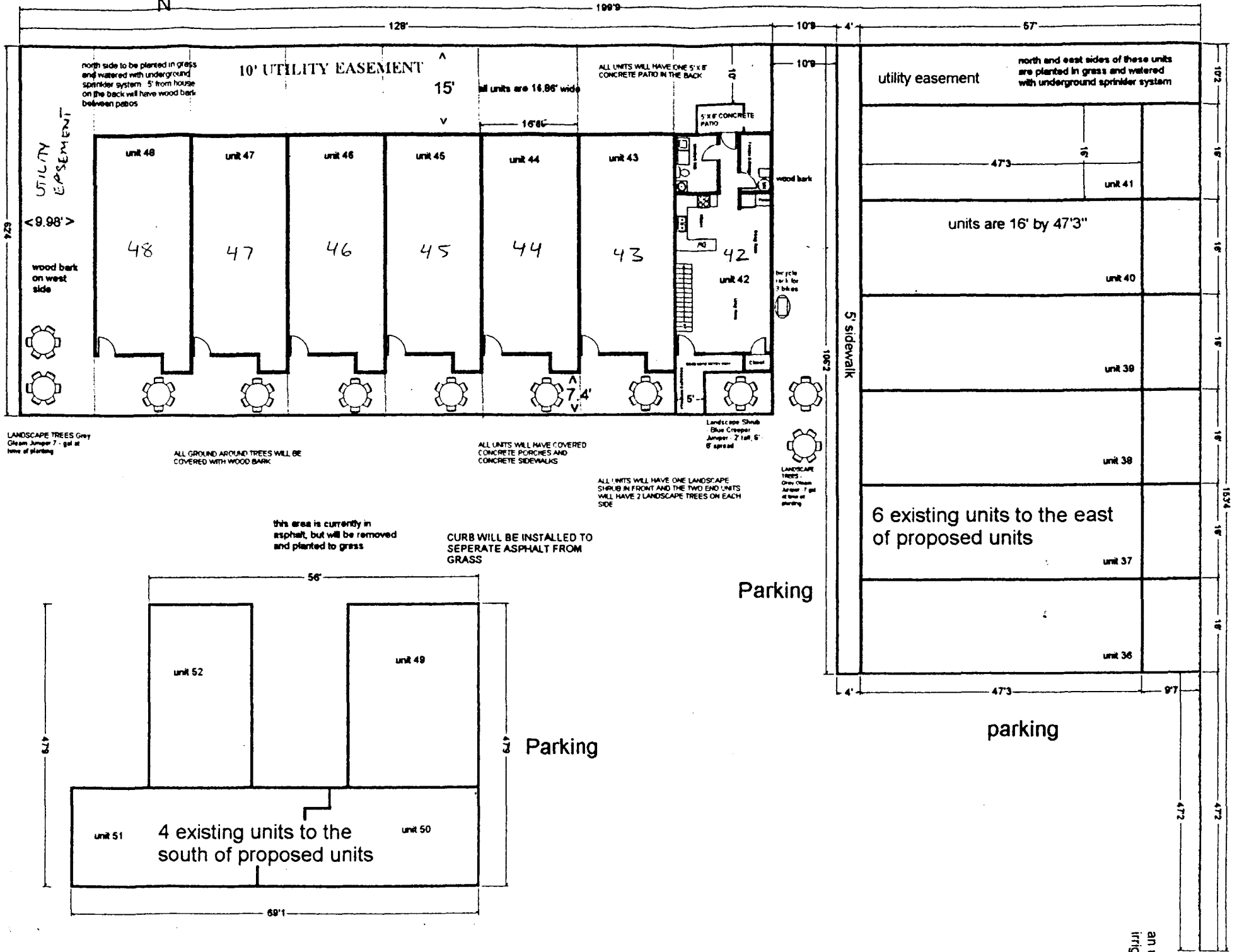
Q.E.D. SURVEYING SYSTEMS INC. P.O. Box 186

SURVEYED BY: MEM DRW
DRAWN BY: MEM (ACAD)
APPROVED BY: *[Signature]*



DRAINAGE PLAN

THE ONE DRAWN ON THE RIGHT and no new fencing is proposed

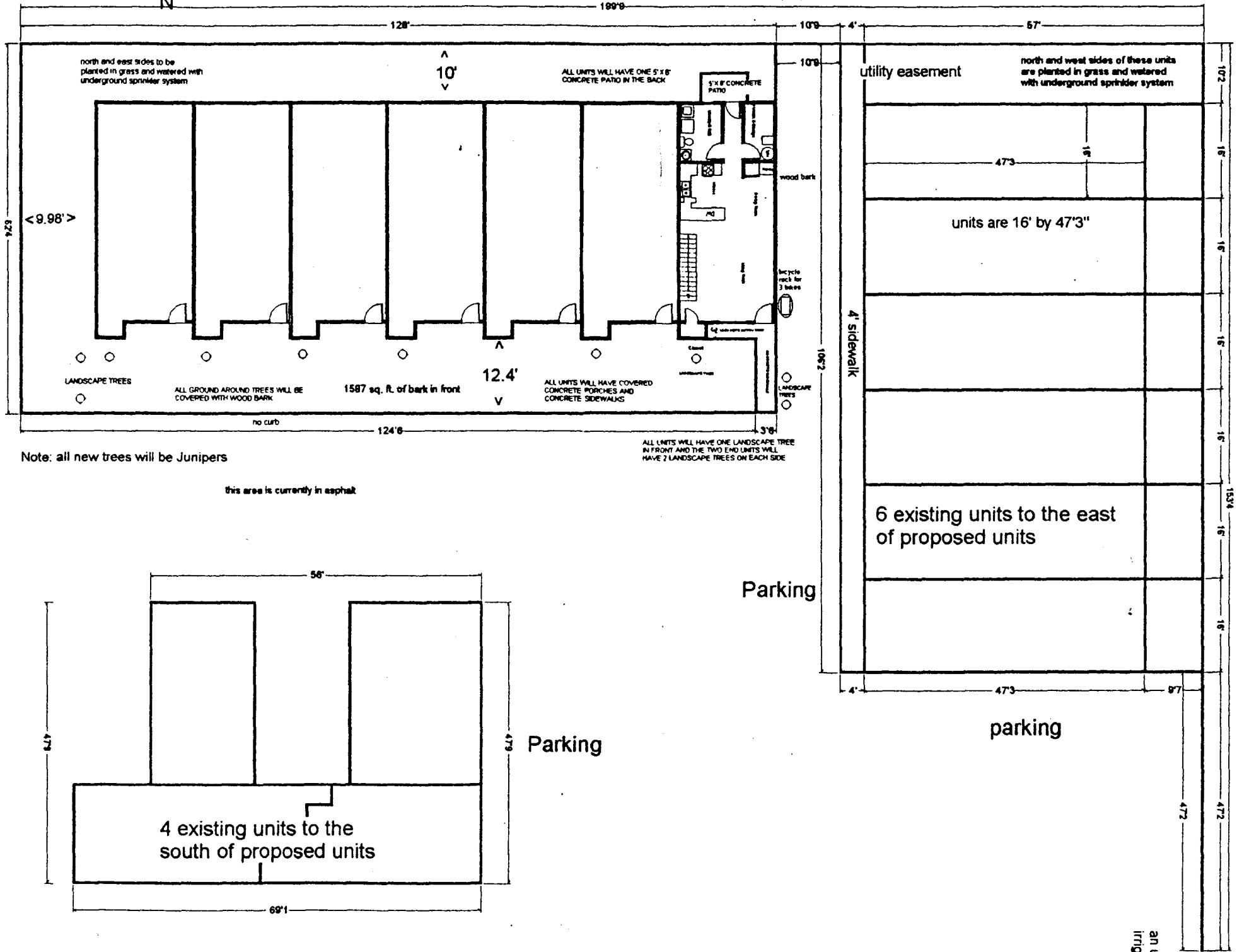


irrigation s
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irrigation s

N

THE ONE DRAWN ON THE RIGHT

and no new fencing is proposed



Note: all new trees will be Junipers

this area is currently in asphalt

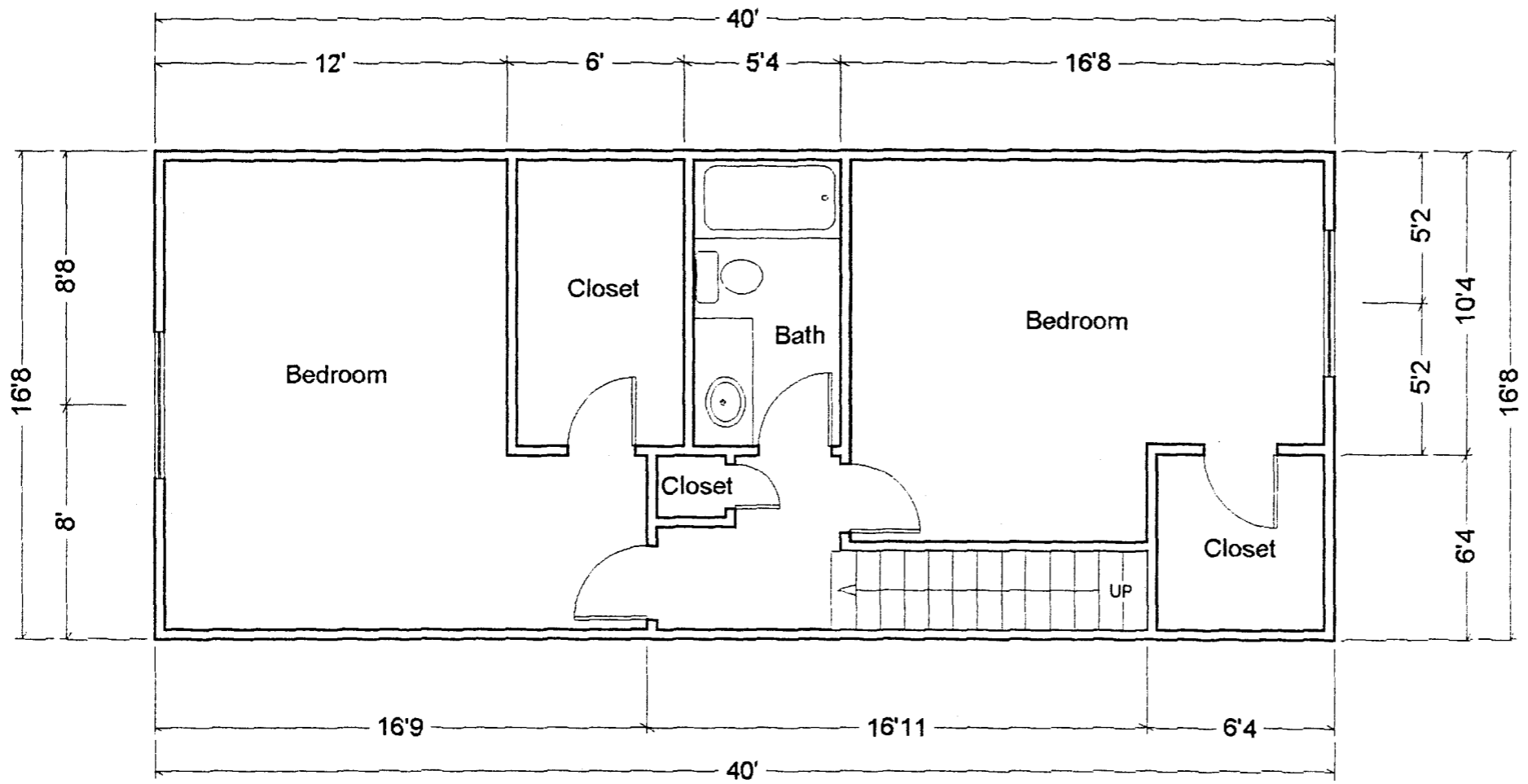
Parking

Parking

parking

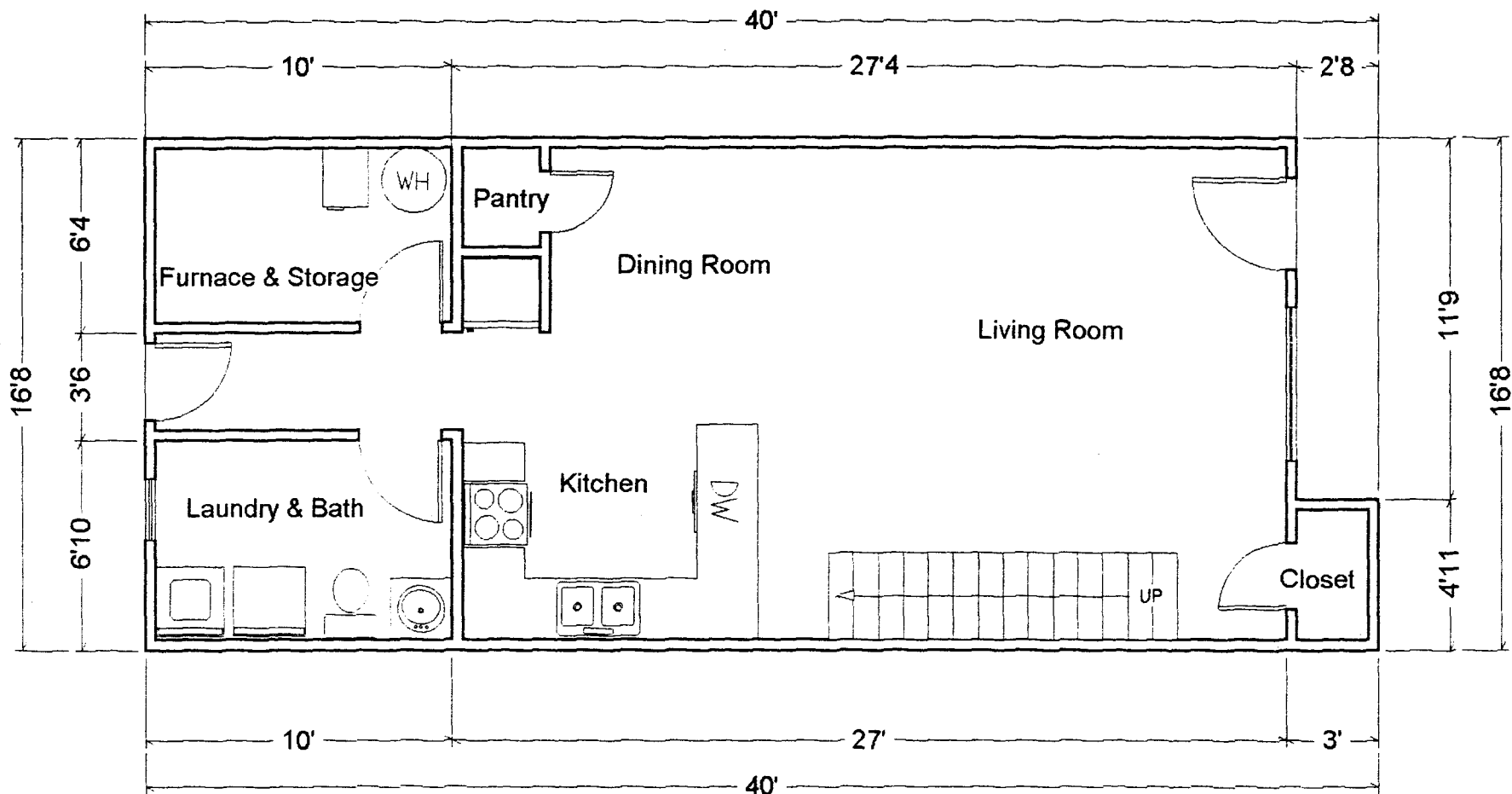
an underground irrigation

RECEIVED GRAND JUNCTION



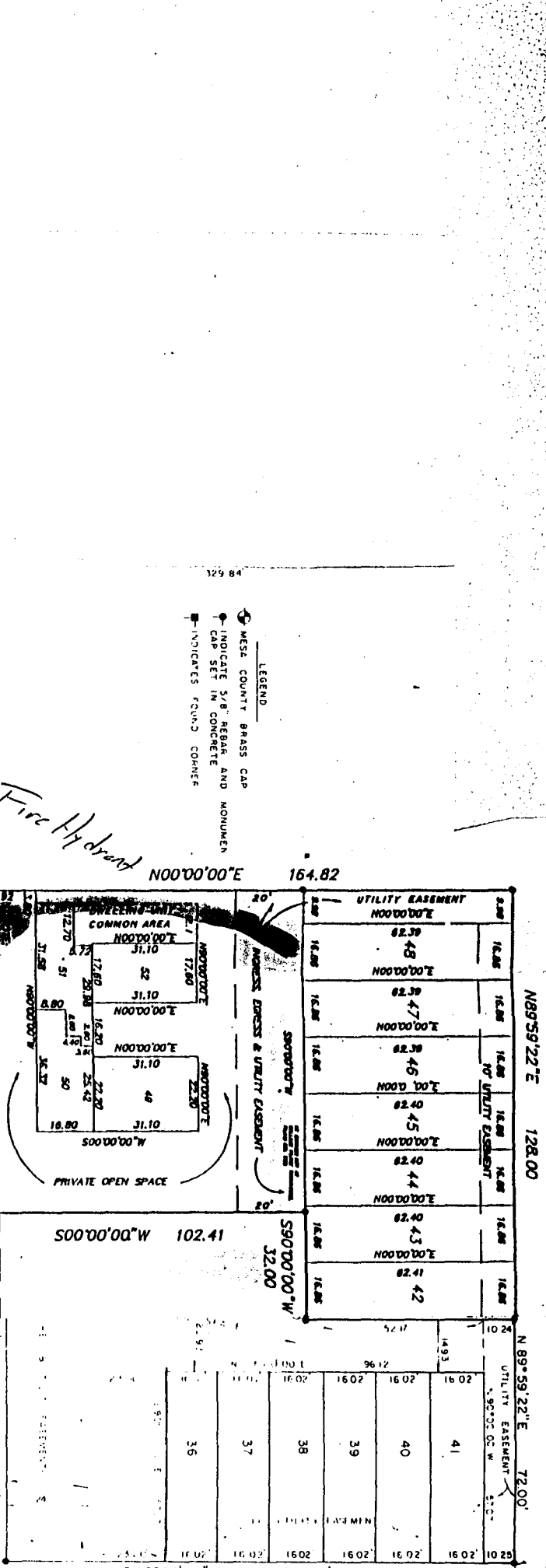
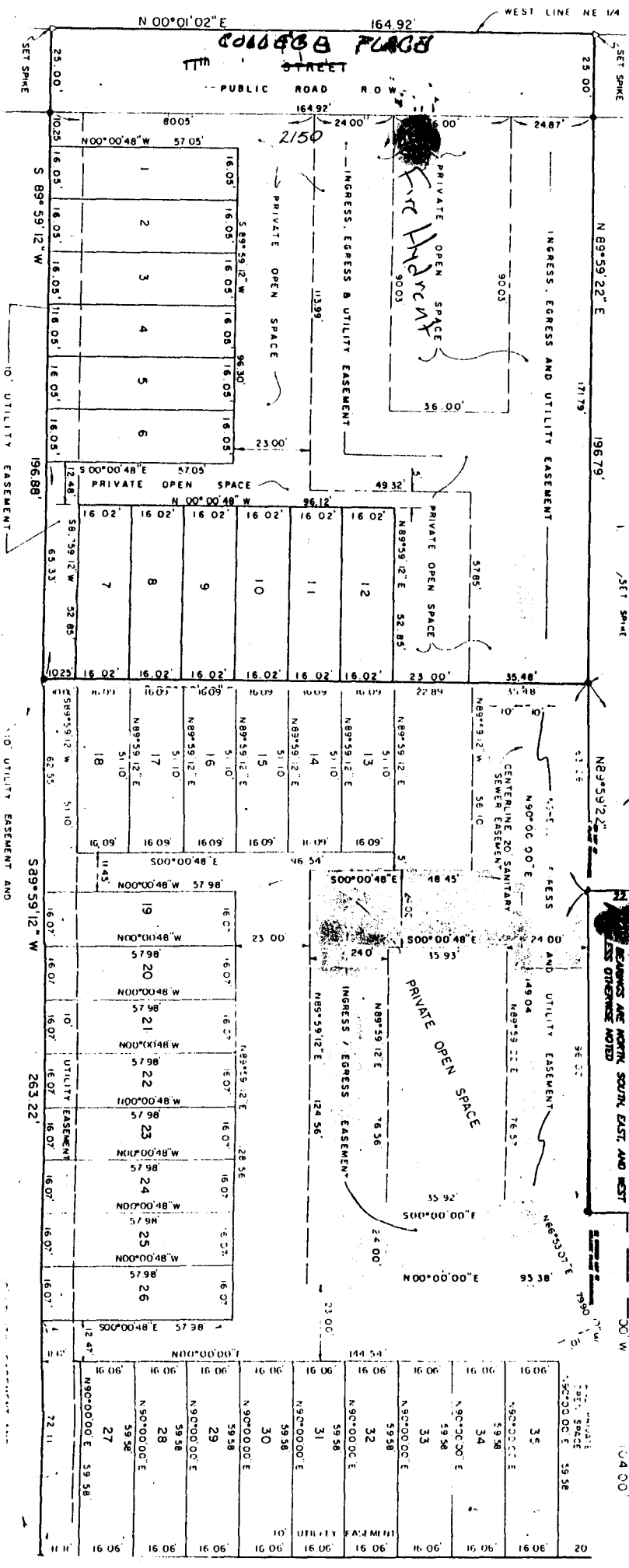
3/16" = 1'

Upper Level 640 Sq. Ft.



3/16" = 1'

Lower Level 610 Sq. Ft.



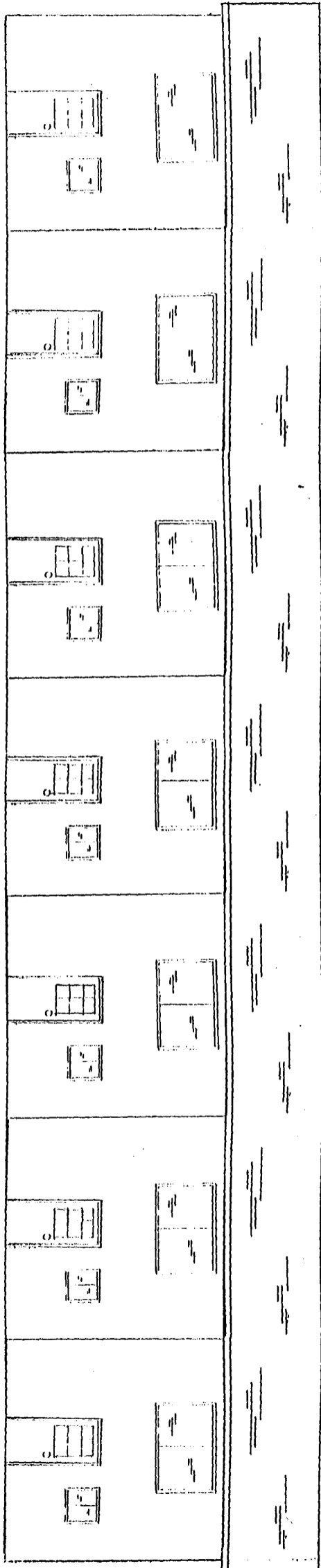
Lot	Area (sq ft)	Bearing	Distance
1	16 05'	N 89° 59' 12" W	57 05'
2	16 05'	N 89° 59' 12" W	57 05'
3	16 05'	N 89° 59' 12" W	57 05'
4	16 05'	N 89° 59' 12" W	57 05'
5	16 05'	N 89° 59' 12" W	57 05'
6	16 05'	N 89° 59' 12" W	57 05'
7	16 02'	N 89° 59' 12" W	57 98'
8	16 02'	N 89° 59' 12" E	57 98'
9	16 02'	N 89° 59' 12" E	57 98'
10	16 02'	N 89° 59' 12" E	57 98'
11	16 02'	N 89° 59' 12" E	57 98'
12	16 02'	N 89° 59' 12" E	57 98'
13	16 09'	N 89° 59' 12" E	57 98'
14	16 09'	N 89° 59' 12" E	57 98'
15	16 09'	N 89° 59' 12" E	57 98'
16	16 09'	N 89° 59' 12" E	57 98'
17	16 09'	N 89° 59' 12" E	57 98'
18	16 09'	N 89° 59' 12" E	57 98'
19	16 07'	N 89° 59' 12" E	57 98'
20	16 07'	N 89° 59' 12" E	57 98'
21	16 07'	N 89° 59' 12" E	57 98'
22	16 07'	N 89° 59' 12" E	57 98'
23	16 07'	N 89° 59' 12" E	57 98'
24	16 07'	N 89° 59' 12" E	57 98'
25	16 07'	N 89° 59' 12" E	57 98'
26	16 07'	N 89° 59' 12" E	57 98'
27	16 06'	N 90° 00' 00" E	59 58'
28	16 06'	N 90° 00' 00" E	59 58'
29	16 06'	N 90° 00' 00" E	59 58'
30	16 06'	N 90° 00' 00" E	59 58'
31	16 06'	N 90° 00' 00" E	59 58'
32	16 06'	N 90° 00' 00" E	59 58'
33	16 06'	N 90° 00' 00" E	59 58'
34	16 06'	N 90° 00' 00" E	59 58'
35	16 06'	N 90° 00' 00" E	59 58'
36	16 02'	N 89° 59' 12" W	102 41'
37	16 02'	N 89° 59' 12" W	102 41'
38	16 02'	N 89° 59' 12" W	102 41'
39	16 02'	N 89° 59' 12" W	102 41'
40	16 02'	N 89° 59' 12" W	102 41'
41	16 02'	N 89° 59' 12" W	102 41'
42	16 02'	N 89° 59' 12" W	102 41'

○ WEST COUNTY BRASS CAP
 ● INDICATE 5/8" REBAR AND MONUMENT
 ⊕ CAP SET IN CONCRETE
 ⊕ INDICATES FOUND CORNER

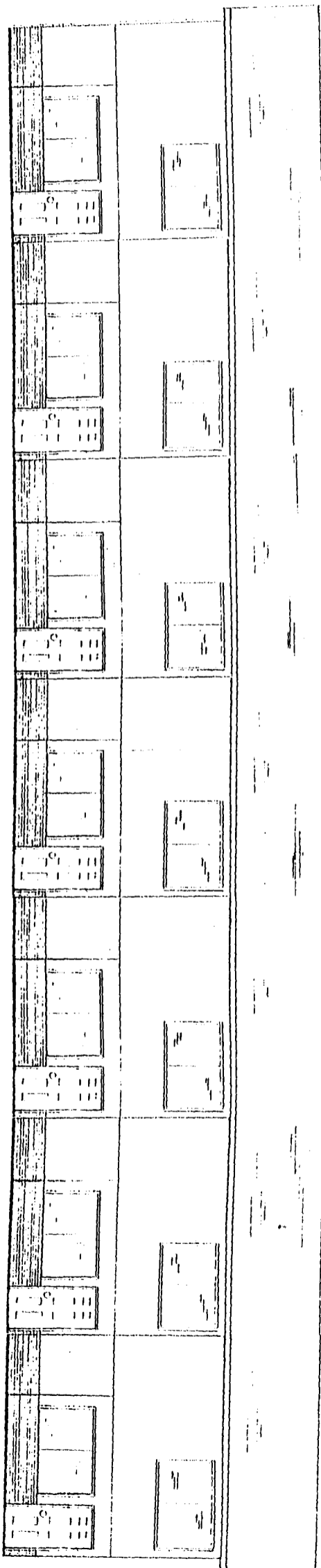
LEGEND

Fire Hydrant

TRUE POINT OF BEGINNING



REAR ELEVATION



FRONT ELEVATION

HERE IS PRIVATE OR SPACE AS SHOWN ON PLOT TO SOUTH?

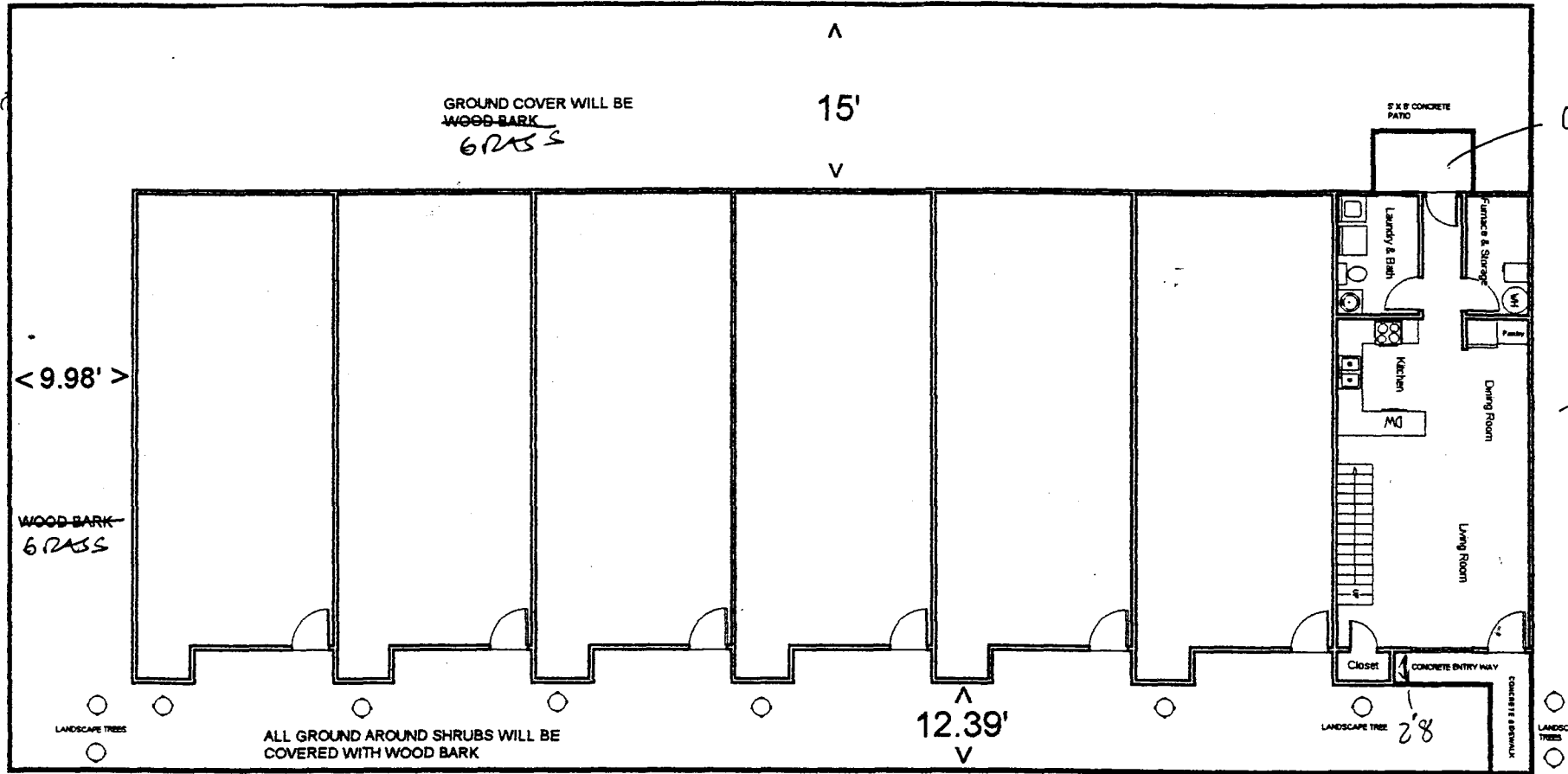
N

ALL UNITS WILL BE THE SAME AS THE ONE DRAWN ON THE RIGHT

ALL UNITS WILL HAVE ONE 5' X 8' CONCRETE PATIO IN THE BACK

SHOW WALKWAY/ACCESS TO W/O. REAR OF OTHER UNITS

WILL TREES: SHRUBS BE REMOVED?
COVERED? SHOW EXISTING: WORK WILL BE REMOVED



WHAT IS THIS? MORE? DISTANCE TO OTHER UNITS → EXISTING?

ALL UNITS WILL HAVE COVERED CONCRETE PORCHES AND CONCRETE SIDEWALKS

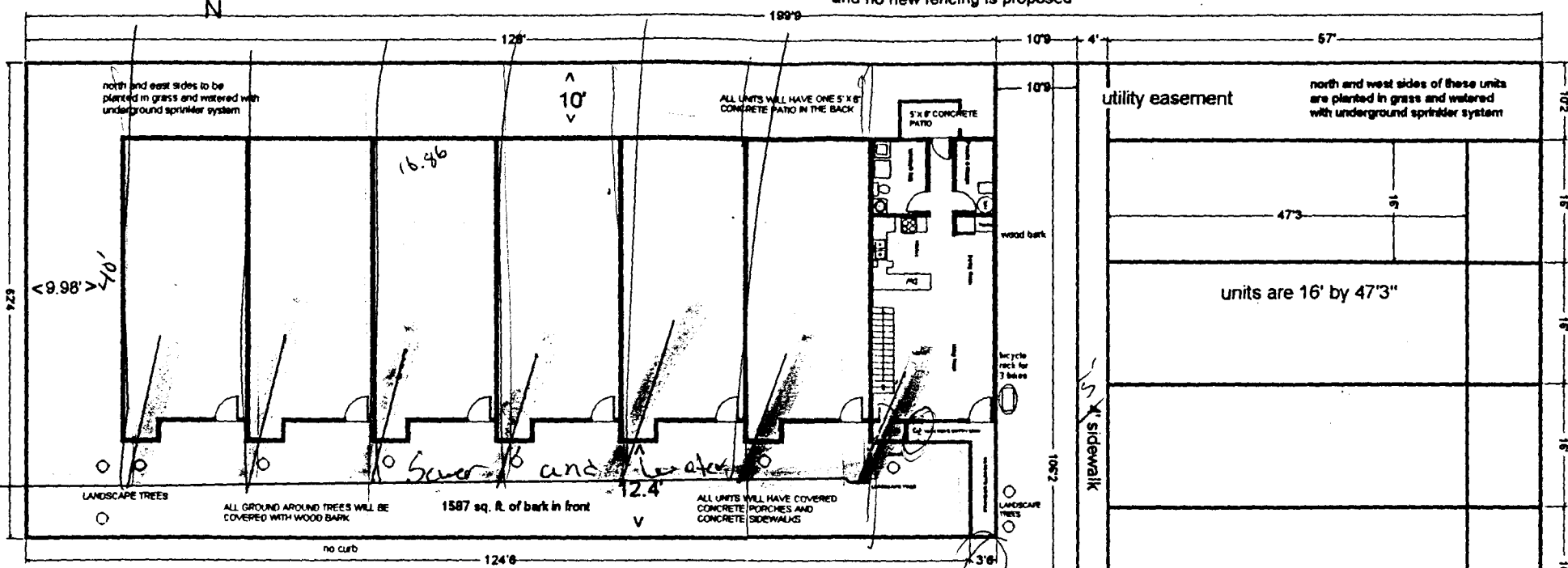
ALL UNITS WILL HAVE ONE LANDSCAPE TREE IN FRONT AND THE TWO END UNITS WILL HAVE 2 LANDSCAPE TREES ON EACH SIDE

SITE & LANDSCAPE PLAN

THE ONE DRAWN ON THE RIGHT

Entire complex has existing fencing and no new fencing is proposed

TO M.



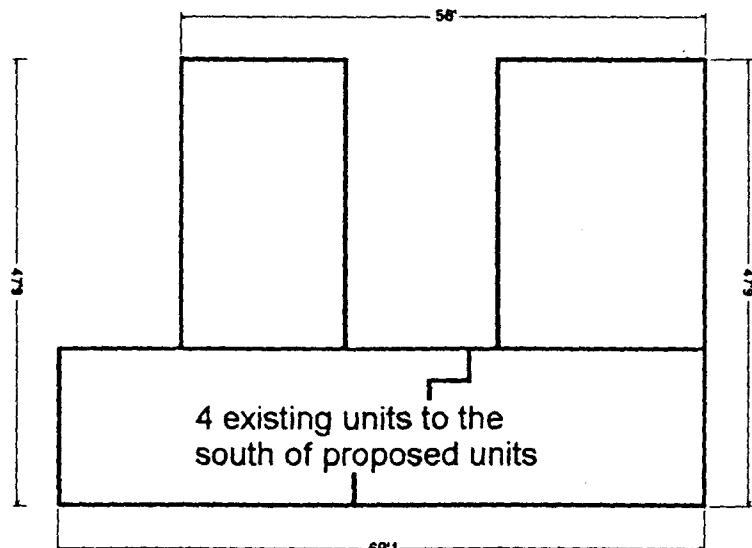
Note: all new trees will be Junipers

this area is currently in asphalt

ALL UNITS WILL HAVE ONE LANDSCAPE TREE IN FRONT AND THE TWO END UNITS WILL HAVE 2 LANDSCAPE TREES ON EACH SIDE

Handwritten note: "in the center?"

Parking



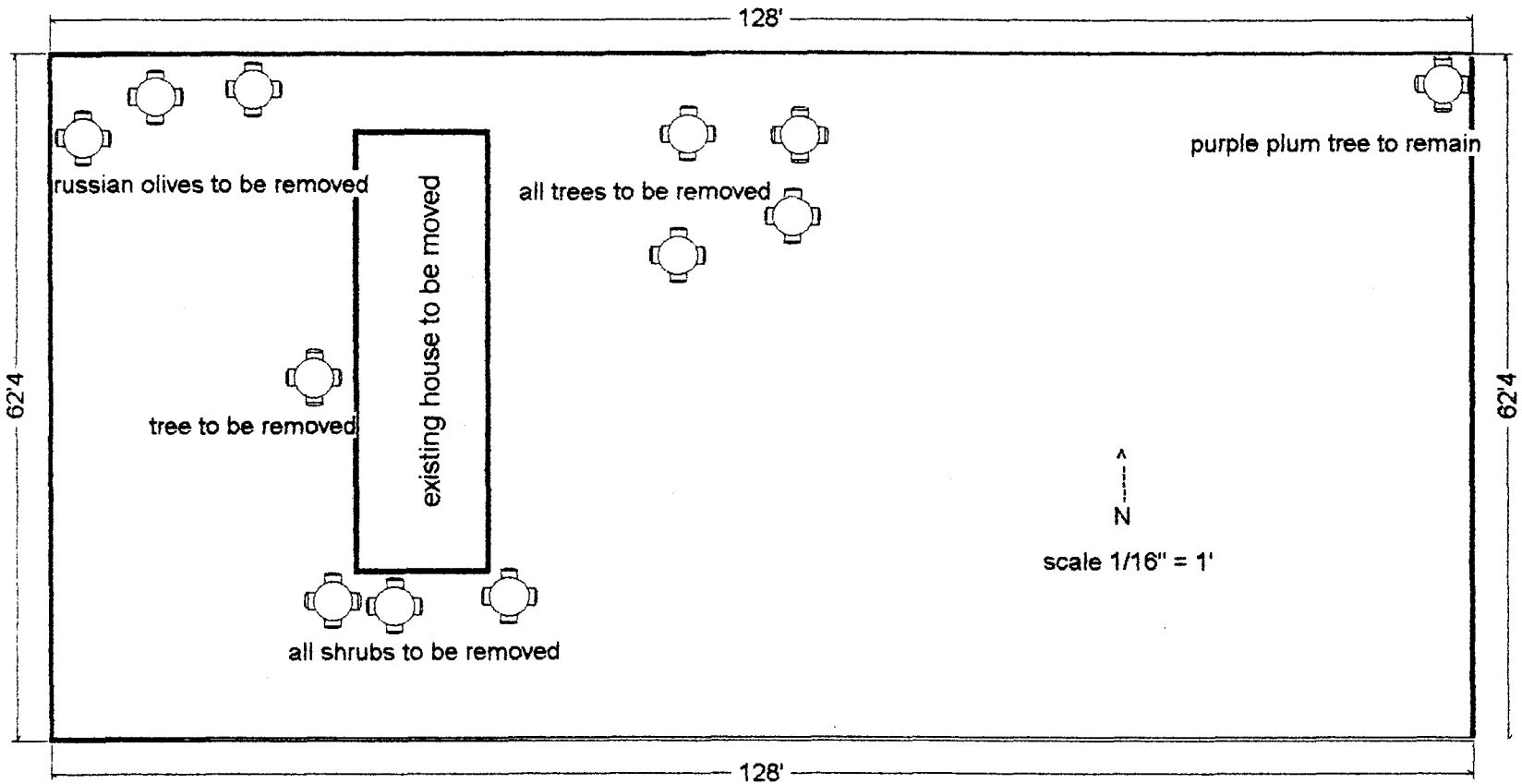
4 existing units to the south of proposed units

Parking

parking

an un irrigat

Handwritten note: "UPON OUT THE IN CURB"



REVIEW COMMENTS

Page 1 of 2

FILE #SPR-95-186

TITLE HEADING: Site Plan Review - College Place
Townhomes, Filing #4

LOCATION: 2150 College Place

PETITIONER: Harold & Ruth Moss

PETITIONER'S ADDRESS/TELEPHONE: 964 Lakeside Court
Grand Junction, CO 81506
242-5045

PETITIONER'S REPRESENTATIVE: Steve Voytilla

STAFF REPRESENTATIVE: Bill Nebeker

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.

MESA COUNTY BUILDING DEPARTMENT 10/17/95
Bob Lee 244-1656

1. Firewalls shall be provided as required by Code.
2. Utilities must not cross property lines within the building.
3. Licensed general contractor is required.

CITY DEVELOPMENT ENGINEER 10/30/95
Jody Kliska 244-1591

1. Transportation Capacity Payment if \$300/unit.
2. Drainage fee is \$610.06.

CITY FIRE DEPARTMENT 10/26/95
Hank Masterson 244-1414

Petitioner must submit a site plan to the Fire Department showing the location of the nearest fire hydrant, along with access roads, and distances from proposed structure to nearest existing structures on all sides.

A Fire flow survey is required-submit complete building plans to the fire department for this purpose.

CITY UTILITY ENGINEER 10/27/95
Trent Prall 244-1590

Sewer: City

1. How is site to be serviced? Please delineate on plans.

Water: City

1. How is site to be serviced? Please delineate on plans.

MESA COUNTY SCHOOL DISTRICT #51

10/27/95

Lou Grasso

242-8500

<u>School</u>	<u>Enrollment</u>	<u>Capacity</u>	<u>Impact</u>
Tope Elementary	556	452	2
West Middle School	531	500	1
G.J. High School	1674	1630	1

COMMUNITY DEVELOPMENT DEPARTMENT

10/27/95

Bill Nebeker

244-1447

1. Elevation drawing was not submitted with application.
2. Landscape plan is inadequate and does not follow Landscape Plan Drawing Standard Checklist in SSID Manual page IX-20.
 - no scale is noted on plan
 - show existing shrubs and trees and note which ones will be removed
 - the landscape plan shows one tree in front of each dwelling and two on each end; the narrative states that there will be one shrub in front of each unit and two on each end - are shrubs and trees proposed? landscape plan must show approximate location of shrubs & trees, kind, size and total are
 - the setback to the north and west must be planted in grass to be consistent with perimeter landscaping in the remainder of the complex
 - what is total area of wood bark ground cover in front?
 - how will trees & shrubs be watered? Required note on Plan, "An underground, pressurized irrigation system will be provided" has not been provided.
 - two trees are shown off site plan on east side of complex; show their location in relation to existing complex, parking and driveway
 - what happened to the private open space adjacent to the four-plex to the south as denoted on the plat map?
3. Site plan does not follow Site Plan Drawing Standard Checklist in SSID Manual page IX-29.
 - need an overall site plan showing the integration of these units into the remainder of the complex; show in detail the transition to the adjacent buildings to the east and south.
 - what is the surface treatment for the areas between this 7-plex and the buildings to the east and south?
 - show ingress and egress to driveway
 - no scale is noted on site plan
 - show location of bicycle rack sufficient to hold 3 bicycles
 - show the location of the parking for these units (adequate parking within the complex has been provided-95 spaces required, 101 spaces provided)
 - show lot lines, site boundary, adjacent property lines, land use and zoning
 - the 12.39 front yard setback is measured from what - property line? is there a curb? where does pavement start and landscaping end?
 - how wide if concrete sidewalk in front of unit?
 - footprint of building (16' x 40') does not match lots from plat (16.86' wide); 15' rear yard setback + 40' long unit + 12.39' front yard setback = 67.39' (lots are only 62.4' deep)
 - any existing or proposed fencing?
4. A new planning clearance form for multiple family residential is required.
5. \$2100 Traffic Capacity Payment is required.
\$1575 Open Space Fee is required.

01/27/95

[Handwritten initials]

College Place Townhomes - SPR-95-186
Staff: Bill Nebeker
Comments:

1. elevation drawing was not submitted with application
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 - show location of bicycle rack sufficient to hold 3 bicycles
 - show the location of the parking for these units (adequate parking within the complex has been provided - 95 spaces required, 101 spaces provided)
 - show lot lines, site boundary, adjacent property lines, land use and zoning
 - the 12.39' front yard setback is measured from what - property line? is there a curb? where does pavement start and landscaping end?
 - how wide is concrete sidewalk in front of unit?
 - footprint of building (16' X 40') does not match lots

*not heard from
Attorney
G. J. Drainage Dist.*

from plat (16.86' wide); 15' rear yard setback + 40' long unit + 12.39' front yard setback = 67.39 (lots are only 62.4' deep)

- any existing or proposed fencing?
4. A new planning clearance form for multiple family residential is required.
 5. \$2100 Traffic Capacity Payment required
\$1575 Open Space Fee~~****~~

TJ STEVE VOYTLA

11-14-95

FROM: BILL NEBEKER

1 PAGE

244-1447

College Place Townhomes - SPR-95-186

Revised Comments

11-14-95

1. A clean out for the sewer line is highly recommended. Private sewer and water lines servicing each unit may be located as shown on the site plan only if the units remain in common ownership. I highly recommend that if separate units are to be sold at any time in the future, that a separate meter be installed for each unit now.
2. Make the following corrections on the submitted site/landscape plan:
 - a. change the note referring to the planting of grass to the north and west sides (not east side as indicated)

also change note for the existing units to north and east sides
 - b. revise note regarding junipers to read: Note: all new trees will be Junipers, at least 6' tall at time of planting.
 - c. change dimensions on sidewalks between the front property line and the front door to be 5' wide; also change the dimension on the sidewalk on the adjacent units to 5' wide
 - d. show a curb stop separating bark area from asphalt area in front and on the east side; if asphalt is removed before completion of construction the curb will not be required where the asphalt has been removed (but will be required where it remains - i.e. on the east end)
 - e. show lot lines for each dwelling unit, lot numbers and show where easements are
 - f. required fees: TCP ~~\$2100~~ \$1600 per lot
 Drainage \$ 610.06
 Plant Investment Fee & Water Hook ups as determined by Utility Dept

 ● TCP & Drainage Fees were noted as being required at the preapplication conference

 Open Spaces fees will not be required
3. Fire Department (Hank Masterson) must sign off before a planning clearance is issued.

\$ SDO CREDIT FOR EXISTING HOME THAT IS BEING REMOVED.
 BN

City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 244-1599



April 22, 1998

Jerry E. Whittaker
1101 Bookcliff Avenue
Grand Junction, CO 81501

Dear Mr. Whittaker:

I have researched and found the following information in response to your telephone request of April 1, 1998, regarding the use of the utility easement to the west of your property at 1101 Bookcliff Avenue. This easement is not a city right-of-way and therefore the city has no responsibility to maintain it.

The use of this easement by some of the residents of the College Place Townhomes to access parking is a trespass on private property. The developer and builder for units 43-48 of the townhomes did not show this easement for access to the townhomes. The two unpaved parking spaces being accessed via this easement were not shown on the approved site plan and are not needed to satisfy parking requirements for the townhomes.

I suggest if you have problems with dust, mud, drainage or trespass on this easement, that you contact the property owner for the townhomes and work out a solution with them. I see nothing more the city can do in regards to this matter. If you have any questions regarding this letter please call me at 244-1447.

Sincerely,

A handwritten signature in cursive script that reads "Bill Nebeker".

Bill Nebeker
Senior Planner