

# Table of Contents

File PP-1996-078

Name: Monument Heights Patio Homes – N & W of Franklin / Juniper Streets

**P S**  
**r e s e n t**  
**d**

A few items are denoted with an asterisk (\*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (\*\*) and will be found on the ISYS query system in their designated categories.

Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.

X	X	<b>Table of Contents</b>
		*Review Sheet Summary
X	X	<b>*Application form</b>
		Review Sheets
X		Receipts for fees paid for anything
X	X	<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or non-bound reports
		Traffic studies
X	X	<b>*Review Comments</b>
X	X	<b>*Petitioner's response to comments</b>
X	X	<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>

### DOCUMENT DESCRIPTION:

X	X	Planning Clearance – issued 7/14/96 - **	X	X	Preliminary Addresses – draft/final
X	X	Correspondence	X	X	Grayscale Location Map
X	X	Planning Commission Public Hearing mail-out – 5/7/96	X	X	Site Plan
X	X	Preliminary Drainage Report	X	X	Preliminary Plan
X		Posting of Public Notice Signs – sent 4/25/96	X	X	Subdivision Plat - GIS Historical Maps - ** - and also in file
X		Planning Commission – Notice of Public Hearing sent 4/26/96			
X	X	Board of Appeals Public Minutes-5/8/96 - Bk 2234 / Pg 724-**			
X	X	Landscape Plan			
X	X	File Close-out Summary by Bill Nebeker			
X		Warranty Deed – not conveyed to City – Bk 2207/Pg 802			
X		Planning Commission Notice of Public Hearing mail-out- sent 4/26/96			
X		Board of Appeals Notice of Public Hearing mail-out-sent 4/26/96			



# DEVELOPMENT APPLICATION

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

Receipt \_\_\_\_\_  
 Date \_\_\_\_\_  
 Rec'd By \_\_\_\_\_  
 File No. PP-96-78

*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	1/2 a	West of 1st st on Franklin st	RMF64	patio homes
<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	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
Boyd L. Wheeler	<sup>250-1612</sup> Darryl Hayden & Chuck Holmes	(Developers) <sup>9</sup> QED
Name	Name	Name
743 Horizon Ct, G.J.	Same	1018 Colo Av
Address	Address	Address
Grand Junction, Co	Same	Grand Jct., Co 81501
City/State/Zip	City/State/Zip	City/State/Zip
241-7296	Same	241-2370
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.*

Chuck Holmes 3-18-96  
 Signature of Person Completing Application Date

Boyd L. Wheeler, Darryl Hayden, POA 4-1-96  
 Signature of Property Owner(s) - attach additional sheets if necessary Date



# REPORT CHECKLIST AND OUTLINE

## GENERAL PROJECT REPORT

CHECKLIST	OK	NA
Typed text		
Size: 8½ x 11" format		
Bound: If more than 1 page, use a staple		
Name of report on a title page or on the first page of text		

### OUTLINE

- A. Project Description
  - 1. Location
  - 2. Acreage
  - 3. Proposed use
- B. Public Benefit
- C. Project Compliance, Compatibility, and Impact
  - 1. Adopted plans and/or policies (for rezones, variances, conditional and special use, revocable permits, and vacations, discuss the circumstances that justify the request, as required by the Zoning and Development Code)
  - 2. Land use in the surrounding area
  - 3. Site access and traffic patterns
  - 4. Availability of utilities, including proximity of fire hydrants
  - 5. Special or unusual demands on utilities (high water or sewage quantities, grease, or sediment contribution, pre-treatment needs, etc.)
  - 6. Effects on public facilities (fire, police, sanitation, roads, parks, schools, irrigation, etc.)
  - 7. Site soils and geology (such as per SCS soils mapping)
  - 8. Impact of project on site geology and geological hazards, if any
  - 9. Hours of operation
  - 10. Number of employees
  - 11. Signage plans
- D. Development Schedule and Phasing

### COMMENTS

1. This report should only provide general information, and should not be more than 2 pages long

# DRAWING STANDARDS CHECKLIST

## SITE PLAN

ITEM	GRAPHIC STANDARDS	OK	NA	
SECTION VIII	A	Scale: 1" = 20', 30', 40', or 50'		
	B	Sheet size: 24" x 36"		
	C	Primary features consist only of proposed facilities except those related to drainage		
	D	Notation: All non-construction text, and also construction notation for all primary features		
	E	Line weights of existing and proposed (secondary and primary) features per City standards		
	F	Location: All primary facilities are fully located horizontally (See Comment 1)		
	I	Orientation and north arrow		
	J	Stamped and sealed drawings by registered professional competent in the work		
	K	Title block with names, titles, preparation and revision dates		
	L	Reference to City Standard Drawings and Specifications		
	M	Legend of symbols used		
	N	List of abbreviations used		
	P	Multiple sheets provided with overall graphical key and match lines		
	R	Neatness and legibility		

ITEM	FEATURES	OK	NA
1	<del>Site boundary, and adjacent property lines, land use, and zoning</del>		
2	Total site acreage and proposed land use breakdown		
3	All existing and proposed easements, streets, and ROWs		
4	Identify utility vendors to the site		
5	Identify existing and proposed utilities, including fire hydrants, meters, and service taps		
6	Show existing and proposed drainage inlets, pipes, channels, and manholes		
7	Top and toe of slopes for retention/detention basins or other embankments		
8	Traffic ingress, egress, traffic flow patterns, and traffic control features		
9	<del>All paving and concrete walks, pads, ramps, wheel chocks</del>		
10	<del>Building footprint, roof line, exterior doorways, and roof drain location</del>		
11	Parking areas, striping, stalls, lighting		
12	Areas to receive gravel		
13	Signage, trash collection areas, bike racks and paths, crosswalks, fire lanes		
14	<del>Miscellaneous structures, fences, walls</del>		
15	Other non-landscaping surface facilities		
16	<del>Do not show existing or proposed contours</del>		
17	<del>For perimeter streets, show roadway width from curb to curb or edge of pavement to edge of pavement, ROW width, and the monument or section line.</del>		
18	When applicable, identify the maximum delivery or service truck size and turning radius, hours of anticipated deliveries, and show truck turning radii on the plan to show adequacy of entry/exit and on-site design.		
19	<del>Identify trash dumpster type, anticipated pick-up time, and accessibility</del>		
20	Space for signature approval by City Engineering with date and title		
21	Space for signature of County Clerk and Recorder (when required)		

### COMMENTS

1. All angle, curvature, tangency, grade break and change, and other primary features must be fully located horizontally. However, these may be identified on the Grading and Drainage Plan, or may be put on a separate "Staking Plan"
2. If the scale is 1" = 10' or 20', instead of preparing a separate Landscaping Plan, that information may be provided hereon if it will not be too cluttered and confusing. Also, add space for signature approval by Community Development with date and title.

ORA C. FELLER  
450 W. Kennedy Avenue  
GRAND JUNCTION, CO 81505

RICHARD W. EDMONDSON  
448 W. Kennedy Avenue  
GRAND JUNCTION, CO 81505

JAMES A. BLUNN  
420 W. Kennedy Avenue  
GRAND JUNCTION, CO 81505

JAMES P. RANKIN  
1326 Poplar Drive  
GRAND JUNCTION, CO 81505

GARY M. TAYLOR  
409 W. Kennedy Avenue  
GRAND JUNCTION, CO 85505

JAMES P. RANKIN  
316 Poplar Drive  
GRAND JUNCTION, CO 81506

FREDERICK EDLO  
410 Franklin Avenue  
GRAND JUNCTION, CO 81505

GLENN E. ARNOLD  
356 W. Kennedy Avenue  
GRAND JUNCTION, CO 81505

MARJORIE M. ENNIS  
341 Independent Avenue  
GRAND JUNCTION, CO 81505

CLINTON C. JOHNSON  
336 W. Kennedy Avenue  
GRAND JUNCTION, CO 81505

C.C. ROBINSON  
326 W. Kennedy Avenue  
GRAND JUNCTION, CO 81505

RAYMOND JONES  
306 W. Kennedy Avenue  
GRAND JUNCTION, CO 81505

CATHERINE D. CLEMONS  
264 W. Kennedy Avenue  
GRAND JUNCTION, CO 81505

JIMMY L. JACKSON  
335 W. Kennedy Avenue  
GRAND JUNCTION, CO 81505

MIKE DENNIS  
265 W. Kennedy Avenue  
GRAND JUNCTION, CO 81505

CHARLES W. REES  
1325 Juniper Street  
GRAND JUNCTION, CO 81505

PETER LARSON  
1326 Juniper Street  
GRAND JUNCTION, CO 81505

CAROLYN MAVRAKIS  
1315 Juniper Street  
GRAND JUNCTION, CO 81505

RONALD E. DeROSE  
1316 Juniper Street  
GRAND JUNCTION, CO 81505

EDWARD D. ANDERSON  
1305 Juniper Street  
GRAND JUNCTION, CO 81505

DONALD R. WEBB  
1306 Juniper Street  
GRAND JUNCTION, CO 81505

PATTIE R. RICH  
357 Franklin Avenue  
GRAND JUNCTION, CO 81505

ROBERT H. THORNLEY  
345 Franklin Avenue  
GRAND JUNCTION, CO 81505

THOMAS H. LAWRENCE  
335 Franklin Avenue  
GRAND JUNCTION, CO 81505

GLEN E. ORVIS  
329 Franklin Avenue  
GRAND JUNCTION, CO 81505

JIMMIE K. HULSE  
309 Franklin Avenue  
GRAND JUNCTION, CO 81505

DAVID R. HANKINS  
359 Franklin Avenue  
GRAND JUNCTION, CO 81505

SHIRLEY LANE  
345 W. Kennedy, Unit 8  
GRAND JUNCTION, CO 81505

PP-96-28

# REVIEW COMMENTS

Page 1 of 3

**FILE #PP-96-78**

**TITLE HEADING:** Preliminary Plan - Monument Heights  
Patio Homes

**LOCATION:** N & W of Franklin & Juniper Street

**PETITIONER:** Darryl Hayden

**PETITIONER'S ADDRESS/TELEPHONE:** 743 Horizon Court  
Grand Junction, CO 81506  
241-7296

**PETITIONER'S REPRESENTATIVE:** Q.E.D.

**STAFF REPRESENTATIVE:** Bill Nebeker

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**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., APRIL 25, 1996.**

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**COMMUNITY DEVELOPMENT DEPARTMENT**

**4/10/96**

**Bill Nebeker**

**244-1447**

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**PRELIMINARY PLAT:**

1. The plat map is confusing. It should clearly show the boundaries of Tracts A & B in Monument Heights Townhomes subdivision to the north and the boundaries of all lots being platted or replatted.
2. Is the dashed line around the perimeter of the replatted Monument Heights Townhomes the property line setbacks? They should be shown and labeled as such on the plat and site plan.
3. Preliminary plat does not identify surrounding land use or zoning.

**SITE PLAN:**

4. I assume you're not requesting site plan approval for the proposed buildings on the lots in replatted Monument Heights Townhomes. Sufficient detail has not been submitted for an approval at this time.
5. Site plan does not provide enough information for the patio homes on lots 1-8. Show adjacent land use and zoning. Show, and identify as such, all paving and concrete walks. show and dimension building footprint, roof line, exterior doorways and roof drain location. Shows any proposed fences or walls. Show right-of-way width from curb to curb or edge of pavement to edge of pavement, right-of-way width and the monument or section line.
6. This site plan is a multi-family project, not a single family project. RMF-64 zoning requires that a minimum of 15% of each lot be landscaped. The site plan must show this landscaping for each lot. The front of each unit shall be fully landscaped (except for walks and driveways) and portions of the rear and/or side yard for at least 15% of each lot. The landscaping will be a requirement of building permit approval. A certificate of occupancy for each unit will not be issued until the required landscaping is in place or has been guaranteed by a development improvements agreement.
7. Show dimensions of garage. A note of curiosity - why are these units so small when there's room for a much bigger dwelling on the site? The units are barely 800 square feet, not counting the garage.

PROJECT NARRATIVE:

8. Project narrative conflicts with preliminary plat. All of the lots within Monument Heights Townhomes are being replatted and they are not all vacant.

**PUBLIC SERVICE COMPANY**

4/8/96

**Jon Price**

244-2693

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Public Service Company has no additional requirements.

**GRAND JUNCTION DRAINAGE DISTRICT**

4/10/96

**John L. Ballagh**

242-4343

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1. The site is within the Drainage District.
2. The Ligrani Drain is south of the tract. There is no known direct tie between the site and the drain. The District has no known existing or planned facilities to the site.

**U.S. WEST**

4/11/96

**Max Ward**

244-4721

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For timely telephone service, as soon as you have a plat and power drawing for your housing development, please.....

**MAIL COPY TO**

**AND**

**CALL THE TOLL-FREE NUMBER FOR:**

U.S. West Communications  
Developer Contact Group  
P.O. Box 1720  
Denver, CO 80201

Developer Contact Group  
1-800-526-3557

WE NEED TO HEAR FROM YOU AT LEAST 60 DAYS PRIOR TO TRENCHING.

**CITY DEVELOPMENT ENGINEER**

4/16/96

**Jody Kliska**

244-1591

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1. Drainage fee option will be available at final plan.
2. Please show landscaped areas. Landscaping is required in multi-family zones and is particularly important in the street frontage area because of the drive-over sidewalk to avoid the entire frontage becoming a parking lot. In the multi-family zone, parking is not allowed in the front yard setback.
3. Please see Community Development comments on the submitted plan.

**CITY POLICE DEPARTMENT**

4/10/96

**Dave Stassen**

244-3587

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I would strongly encourage the developer/builder to install motion sensor lights above each garage and peep holes in all front doors. The Police Department has no technical problems with this project.

**MESA COUNTY SCHOOL DISTRICT #51**

4/15/96

**Lou Grasso**

242-8500

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**SCHOOL - CURRENT ENROLLMENT / CAPACITY - IMPACT**

Pomona Elementary School - 301 / 325 - 2

West Middle School - 531 / 500 - 1

Grand Junction High School - 1674 / 1630 - 1



**CITY UTILITY ENGINEER**

4/11/96

**Trent Prall**

244-1590

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WATER: City

1. Please revise preliminary plan to show that the water purveyor is the City of Grand Junction Water rather than sewer.
2. City of Grand Junction will require one master water meter, rather than 8 individual meters, for this project.

SEWER: City

1. City of Grand Junction Municipal Code 38-39 requires a separate sewer service line for each lot to alleviate disputes between property owners over maintenance of common service lines.

**TO DATE, COMMENTS NOT RECEIVED FROM:**

City Property Agent

City Attorney

TCI Cablevision

# POSTING OF PUBLIC NOTICE SIGNS

The posting of the Public Notice Sign is to make the public aware of development proposals. The requirement and procedure for public notice sign posting are required by the City of Grand Junction Zoning and Development Code.

To expedite the posting of public notice signs the following procedure list has been prepared to help the petitioner in posting the required signs on their properties.

1. All petitioners/representatives will receive a copy of the Development Review Schedule for the month advising them of the date by which the sign needs to be posted. **IF THE SIGN HAS NOT BEEN PICKED UP AND POSTED BY THE REQUIRED DATE, THE PROJECT WILL NOT BE SCHEDULED FOR THE PUBLIC HEARING.**
2. A deposit of \$50.00 per sign is required at the time the sign is picked up.
3. You must call for utility locates before posting the sign. Mark the location where you wish to place the sign and call 1-800-922-1987. You must allow two (2) full working days after the call is placed for the locates to be performed.
4. Sign(s) shall be posted in a location, position and direction so that:
  - a. It is accessible and readable, and
  - b. It may be easily seen by passing motorists and pedestrians.
5. Sign(s) **MUST** be posted at least **10 days** before the Planning Commission hearing date and, if applicable, shall stay posted until after the City Council Hearing(s).
6. **After the Public Hearing(s) the sign(s) must be taken down and returned to the Community Development Department within FIVE (5) working days to receive a full refund of the sign deposit.** For each working day thereafter the petitioner will be charged a \$5.00 late fee. After eight working days Community Development Department staff will retrieve the sign and the sign deposit will be forfeited in its' entirety.

The Community Development Department staff will field check the property to ensure proper posting of the sign. If the sign is not posted, or is not in an appropriate place, the item will be pulled from the public hearing agenda.

I have read the above information and agree to its terms and conditions.

+ Kenneth Saych

4/25/96

SIGNATURE

DATE

FILE #/NAME PP-96-78 Monument Hts. Patio Homes RECEIPT # 3908

PETITIONER/REPRESENTATIVE: Charles D. Holmes PHONE # 245-2719

DATE OF HEARING: 5-7-96 POST SIGN(S) BY: 4-26-96

DATE SIGN(S) PICKED-UP 4-25-96 RETURN SIGN(S) BY: 5-15-96

DATE SIGN(S) RETURNED 9/30/97 RECEIVED BY: SLC

*Using same sign for final*

*V# 400/7504*

**PETITIONERS RESPONSE TO REVIEW COMMENTS**

**Page 1 of 1    File # PP-96-78    Title Heading: Preliminary Plan-Monument  
Heights Patio HOMES**

**Location: N & W of Franklin and Juniper Street.**

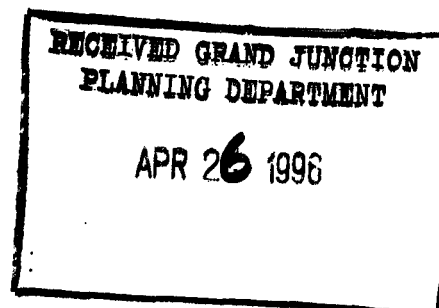
**Petitioner: Darryl HAYDEN                      Address: 743 Horizon Ct  
Grand Junction, Co. 81506  
241-7296**

**Petitioner' s representative: Q.E.D.**

**Staff Representative: Bill Nebeker**

- 1) Tract a shown on preliminary plan where lots 4,5,6 and 7 are being replotted as lots 9, 10, 11, and 12.**
- 2) The dashed lines are not setback lines. see legend on preliminary plan.**
- 3) Land use zoning noted on new preliminary plan.**
- 4) Site plan approval is being requested for the proposed buildings on the lots in replotted Monument Heithts Townhomes. New preliminary plans shows details.**
- 5) Adjacent land use noted on new preliminary plan. Paving, concrete walks, building footprint, exterior doorways and roof drain location shown on lot 1 of patio home lots. Each footprint etc. are the same. No fences or walls are planned. Monument and section lines noted on Preliminary plan.**
- 6) See site and landscape plan.**
- 7) Present lans are for a carport. Demensions are given on the preliminary plan . See lot 1. The square feet of each unit is 964 square feet.**
- 8) Only lots 4, 5, 6, and 7, within Monument Heights Townhomes are being replatted. Lots 1, 2, 3, 8, 9 and 10 remain un changed.**

**Note: A variance reqest has been submitted to allow parking in the frontyard setback, on the concrete drive.**



Review Comments - Site Plan and Landscape Plan

May 10, 1996

Monument Heights Patio Homes & Monument Heights Townhomes

1. All information pertaining to the site plan must be shown on the site plan in ink. Previous submittals showed some site plan information on the plat in pencil.
2. Lots and structures in both developments shall be dimensioned. A typical may be provided for each one.
3. Outer boundary (west & east) of townhomes is mislabeled as 136.55. This is the boundary of the old lot. Correct accordingly. No site boundary for the townhomes is provided.
4. Dimension building footprint (patio homes and townhomes), carports, driveways, sidewalks, setback lines. Show location of exterior doorways.
5. Provide a summary of the land use breakdown for both developments. You need not include the lots not being platted.
6. Change water provider to City of Grand Junction Water
7. Identify proposed utilities including meters and service taps.
8. The site plan is unclear where the 10' utility and drainage easement in lots 1 & 8 begins and ends.

A separate landscaping plan shall be submitted that follows the guidelines in the drawing standards checklist #IV-20 in the SSID manual (see attached), including, but not limited to, the following information:

9. Identify areas to be covered with specific landscaping materials for the patio homes and townhomes. If your intent is to use the same landscaping plan that was approved for the townhomes, please indicate. A note shall be placed on the landscape plan that indicates the following minimums for trees: 1.5 inch caliper for deciduous trees, 6' tall trees for evergreens (at the time of planting) 5 gallon size for shrubs. A note shall also indicate that an underground, pressurized irrigation system will be provided for all landscaped areas.
10. The site plan shall show how the following Board of Appeals condition is satisfied. "The landscaping plan for the patio homes shall include the placement of landscape boulders and shrubs in the landscape area immediately adjacent to the sidewalk to assist in the prevention of cars using the landscape area to park on."
11. 15% of the gross land area of the patio homes are required to be landscaped. This landscaping must be installed prior to occupancy of the homes. This includes landscaping of the front of each unit and some landscaping in the rear.

After making the above corrections please submit two copies of each to the Community Development Department. Upon approval, additional copies may be needed. If you have any questions please call me at 244-1447.

# MONUMENT HEIGHTS PATIO HOMES GENERAL PROJECT REPORT

The proposed project that will be known as Monument Heights Patio Homes is located on Lot 4 through 6 of Block 4 of the previously platted Monument Heights Subdivision and the replat of Lots 4 through 7 of the Monument Heights Townhomes and adjusting property line 18' south of current location between the two properties. The location of the project can also be described as being entirely in the NW $\frac{1}{4}$  of 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. These lots are all vacant and are bounded by W. Kennedy Avenue to the north, Franklin Avenue to the south, four single family houses to the east and two 4-unit apartment buildings to the west. This project will consist of .6 acre and existing utilities and services are all available to the site. Street improvements, consisting of monolithic concrete curb, gutter and sidewalks, are in existence along the frontage with Franklin Avenue, and W. Kennedy Avenue. Current zoning in the area consists of multiple types. Lots 4 through 6, Block 4 of the project, which are the south three lots, are zone RMF64. Lots 4 through 7, the four north lots are zoned RMF32 (of Monument Heights Townhomes). Current zoning in the area consists of multiple types. Additional zoning in the area consist of single family residential and commercial/industrial. The different zoning areas are denoted on the Preliminary Plan. Access to the project will be by use of Franklin Avenue and W. Kennedy Avenue which are both considered Urban Residential Collectors. The nearest arterial is N. 1st Street which is located approximately 935 feet to the east of the project. A Vicinity Map is included with this report as Exhibit A.

7. The Monument Heights Patio Homes Project is a proposal to construct 8 attached Patio Homes on Lots 4,5, & 6 in Block 4 of the Monument Heights Subdivision. Said lots to be replatted to 8 single family lots. Having no common areas, it is not common for builders to landscape single family residences. Each owner will be responsible for their own landscaping. It is anticipated that the construction of this project will be completed in phases of 2 or 3 units per phase.

The type of construction for the Patio Homes is to be a one-story frame structure. Interior floor space for each unit is to be approximately 960 square feet. As stated previously, existing utilities exist at the site and services will be brought into the buildings according to local building codes.

In researching information regarding this site, it was determined that it does not fall within the boundaries of 100-year floodplain of the Colorado River. This boundary is located approximately three-quarters of a mile to the southwest at an elevation near 4553. The average ground elevation of this project is 4590.

Soil information obtained from the Grand Junction office of the Soils Conservation Service classifies this soil as "Sages silty clay loam". Preliminary information suggests that there are few limitations for this soil type. In making site observations, there appears to be no geological hazards at the site.

It is believed that this project consistent with area uses and zoning. It will provide a logical transition from the single family homes on the east side of the project and the rental apartments to the west.

NOT PER YOUR DRAWING - INCLUDES GARAGES

# **GENERAL PROJECT REPORT**

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**MONUMENT HEIGHTS PATIO HOMES  
GRAND JUNCTION, COLORADO**

**MAJOR SUBDIVISION - PRELIMINARY**

*PP-96-78*

**PETITIONER:**

**DARRYL HAYDEN  
CHUCK HOLMES  
743 Horizon Court  
Grand Junction, Colorado 81506  
(970) 241-7296**

March 29, 1996

# **MONUMENT HEIGHTS PATIO HOMES GENERAL PROJECT REPORT**

The proposed project that will be known as Monument Heights Patio Homes is located on Lot 4 through 6 of Block 4 of the previously platted Monument Heights Subdivision and the replat of Lots 4 through 7 of the Monument Heights Townhomes and adjusting property line 18' south of current location between the two properties. The location of the project can also be described as being entirely in the NW  $\frac{1}{4}$  of 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. These lots are all vacant and are bounded by W. Kennedy Avenue to the north, Franklin Avenue to the south, four single family houses to the east and two 4-unit apartment buildings to the west. This project will consist of .6 acre and existing utilities and services are all available to the site. Street improvements, consisting of monolithic concrete curb, gutter and sidewalks, are in existence along the frontage with Franklin Avenue, and W. Kennedy Avenue. Current zoning in the area consists of multiple types. Lots 4 through 6, Block 4 of the project, which are the south three lots, are zone RMF64. Lots 4 through 7, the four north lots are zoned RMF32 (of Monument Heights Townhomes). Current zoning in the area consists of multiple types. Additional zoning in the area consist of single family residential and commercial/industrial. The different zoning areas are denoted on the Preliminary Plan. Access to the project will be by use of Franklin Avenue and W. Kennedy Avenue which are both considered Urban Residential Collectors. The nearest arterial is N. 1st Street which is located approximately 935 feet to the east of the project. A Vicinity Map is included with this report as Exhibit A.

The Monument Heights Patio Homes Project is a proposal to construct 8 attached Patio Homes on Lots 4,5, & 6 in Block 4 of the Monument Heights Subdivision. Said lots to be replatted to 8 single family lots. Having no common areas, it is not common for builders to landscape single family residences. Each owner will be responsible for their own landscaping. It is anticipated that the construction of this project will be completed in phases of 2 or 3 units per phase.

The type of construction for the Patio Homes is to be a one-story frame structure. Interior floor space for each unit is to be approximately 960 square feet. As stated previously, existing utilities exist at the site and services will be brought into the buildings according to local building codes.

In researching information regarding this site, it was determined that it does not fall within the boundaries of 100-year floodplain of the Colorado River. This boundary is located approximately three-quarters of a mile to the southwest at an elevation near 4553. The average ground elevation of this project is 4590.

Soil information obtained from the Grand Junction office of the Soils Conservation Service classifies this soil as "Sages silty clay loam". Preliminary information suggests that there are few limitations for this soil type. In making site observations, there appears to be no geological hazards at the site.

It is believed that this project consistent with area uses and zoning. It will provide a logical transition from the single family homes on the east side of the project and the rental apartments to the west.

# EXHIBIT A



**NORTH**  
NOT TO SCALE



POMONA PARK

F.S. E3



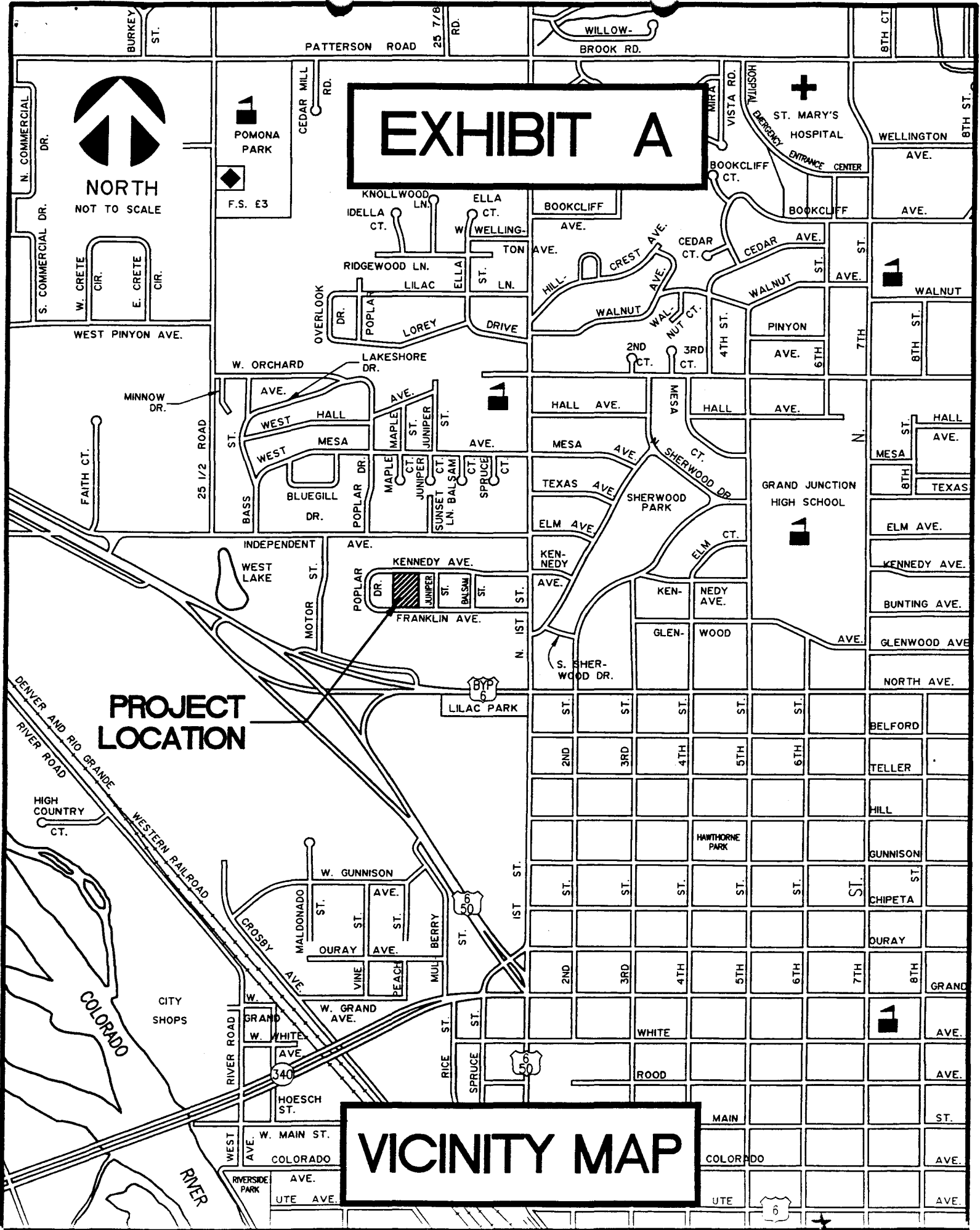
ST. MARY'S HOSPITAL

EMERGENCY ENTRANCE CENTER

GRAND JUNCTION HIGH SCHOOL

## PROJECT LOCATION

## VICINITY MAP



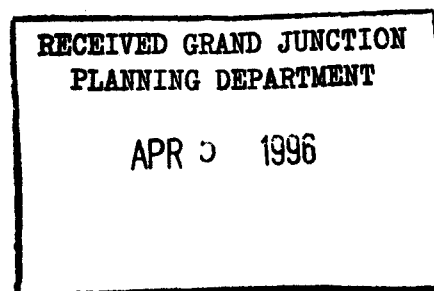


**MONUMENT HEIGHTS TOWNHOMES**  
**FIRST ADDITION**

**Preliminary Drainage Report**

Prepared by Q.E.D. Surveying Systems, Inc.

Leslie G. Wood  
Professional Engineer #5175



*PP-96-28*

Monument Heights Townhomes First Addition is a resubdivision of a portion of Monument Heights Lots 8,9, & 10 north of Franklin Avenue and West of Juniper Street. It is also adjacent to and south of Monument Heights Townhomes which was a resubdivision of Monument heights Lots 1, 2, & 3 south of Kennedy Avenue and West of Juniper Street. The site is located in the SE 1/4, SE 1/4 Section 10, Township 1 South, Range 1 West of the Ute Meridian.

Access to the site is from Franklin Avenue from 1st Street and is 2 blocks north of North Avenue. The streets are paved and have curb and gutter to carry drainage. The streets serving Westridge subdivision adjacent to and west of the site do not have curb and gutter but ditches to carry the drainage, except for curb and gutter for approximately 100 feet west from the site on Franklin Avenue.

Development in the area is primarily single family homes, however the adjacent Monument Heights Townhomes is being developed now and there are apartments on the south west corner of 1st Street and Franklin Avenue.

The Site is quite small containing 0.625 acres. The ground cover is very minimal with only a few scattered weeds. The soil is "Sagers Silty Clay Loam".

There is not a defined drainage sub-basin where the site is located. It is 4000 feet from the Colorado River which is the major drainage basin. Drainage in the area is carried in the local streets by curb and gutter and roadside ditches. There are 4 concrete drop inlets in the immediate area. Two are on Kennedy Avenue on the north east and north west corners of Monument Heights Townhomes. The other 2 are in the roadside ditch in Poplar Street 200± AND 350± northwest of the site in Franklin Avenue. To my knowledge the 100 year flood plain has not been determined in this area, other than for the Colorado River.

Water in the past have been sheet flow of the site into the adjacent curb and gutter. Upstream would be the same with water flowing of the home sites into the curb and gutter and to the drop inlet west of the site.

Water is carried by a storm drain system from the inlets. The size, type, location and discharge point of the storm drain is not known.

Drainage from the site will continue to be sheet flow from the south half with water continuing to flow to the adjacent curb and gutter. Water from the north half of the site will be routed to the south west corner of the site where it will flow into the curb and gutter. The increased volume of water will have very little effect on the storm drain system due to the small area of 0.625 acres and the location being near to the inlet.

All water from Monument Heights Townhomes is being taken to the drop inlet on the north west corner of its development. This was accomplished by grading the subdivision to drain to the north west.

Maintenance will be re responsibility of a Townhome Association. Drainage easements will be

provided to insure the future integrity of the surface drainage.

The drainage for Monument Heights Townhomes will be reviewed and relevant information incorporated into the drainage study for Monument Heights Townhomes First Addition. Due to the small area of the site and small quantity of run off to be taken into consideration there are no large scale master planning issue. Also, because of the small size of the site and resulting small volume of water it will be very impractical to attempt any retention or detention.

The Rational formula will be use to compute the run off for the 2, 10 and 100 year storms. As stated above, due to the size of the site, it would be impractical to attempt a retention or detention basion. In fact any detention in this location could well increase the peak flow of water being delivered to the drop inlet, by a detention poind discharging water when the peak would arrive. Without detention it is possible that storm water generated on site would be gone by the time the peak flow arrives. See the basin map which the drop inlet drains.

If the run off from the site, does increase the peak flow, the city may want to consider fees or nominal improvement to their storm drain system.

Manning's equation will be used to determine hydraulic calculations.

All procedures used will be from information and guidelines from the "storm water Management Manual" (SWMM).





# CITY OF GRAND JUNCTION PETITION FOR VARIANCE

DATE RECEIVED: 4.23.96

FILE NO. VAR-96-78.2

RECEIVED BY: BN

RECEIPT NO. \_\_\_\_\_

PROPERTY OWNER: BOYD L. WHEGUEZ / APPLICANT CHUCK HOLMES

MAILING ADDRESS: 743 HORIZON CT, G. JCT.

PHONE: (HOME) \_\_\_\_\_ (WORK) 240-7296

I (We), the undersigned, hereby petition for a variance on the property located at:

ADDRESS: LOTS 4, 5, 6, BLOCK 4 WESTRIDGE SUBDIVISION

TAX SCHEDULE #: 2945-1040-14-008-010 ZONE CLASSIFICATION: RMF-64

1. Section(s) of the City of Grand Junction Zoning and Development Code which are requested to be varied:

S-5-1E NO PARKING ALLOWED IN REQUIRED FRONT  
YARD SETBACK EXCEPT FOR SINGLE FAMILY HOMES

I (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 RESPONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION. WE RECOGNIZE THAT WE, OURSELVES, OR OUR REPRESENTATIVE MUST BE PRESENT AT ALL 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.

Chuck Holmes for Boyd Wheeler  
Signature of Property Owner Signature of Joint Property Owner (if applicable)

5-1-96

Date

Date

## STAFF REVIEW - PLANNING COMMISSION REPORT

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FILE: MS-96-78  
DATE: May 7, 1996  
STAFF: Bill Nebeker  
REQUEST: Monument Heights Patio Homes - Preliminary Plan for 8 patio homes (attached) and replat of 4 lots for townhomes.  
LOCATION: Between Kennedy and Franklin Avenue, west of Juniper  
APPLICANT: Darryl Hayden and Chuck Holmes

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EXECUTIVE SUMMARY: The applicant is proposing a preliminary plat for two adjacent multi-family projects. Both projects include the replatting of existing lots to accommodate a better product. Administratively reviewed site plans are being processed concurrently with this plat proposal. Staff recommends approval of this preliminary plat.

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EXISTING LAND USE: Vacant

PROPOSED LAND USE: 8 patio homes and 4 townhomes

SURROUNDING LAND USE: -

NORTH: Single Family homes  
SOUTH: Single Family homes  
EAST: Single Family homes  
WEST: Apartments (4 plex)

EXISTING ZONING: RMF-64 for patio homes; RMF-32 for townhomes

SURROUNDING ZONING:

NORTH: RMF-32  
SOUTH: RMF-64  
EAST: RMF-64 and RSF-8  
WEST: RMF-32 and RMF-64

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RELATIONSHIP TO COMPREHENSIVE PLAN: The preferred alternative for the Growth Plan (Concentrated Urban Growth) shows Residential Medium (4-7.9 dwellings per acre) for this site.

STAFF ANALYSIS: This application was originally submitted as a preliminary plat and site plan. This staff report is for the preliminary plat only. The site plan will be reviewed administratively at a later date.

The applicant has submitted a preliminary plat for two adjacent multi-family development projects. The Monument Heights Townhouse site on the north, adjacent to Kennedy Avenue has been developed with three, two story townhomes on lots 8-10. The remainder of the lots are vacant. The developer has had trouble selling these townhomes due in part because they are two story. A portion of this preliminary plat proposes to replat lots 4 -7 into larger lots to accommodate a single story townhouse. To do this 18 feet has been divided from the lots to the south and attached as required open space and setback requirements for the lots to the north. The resulting parcels will be 1161 square feet in size (lots 10 & 11) and 1471 square feet (lots 9 & 12) compared with their current size of 774 square feet. A site plan being reviewed administratively will assure that landscaping , setbacks, parking and other development criteria is met for this development.

There are three lots to the south that are proposed to be replatted into 8 lots for attached patio homes. These patio homes will have no common open space. Following approval of the preliminary plat and site plan, which is also being reviewed administratively, the applicant will build these homes in phases. After construction the homes will be platted and sold. The applicant may construct the homes prior to final platting because the zoning allows development of this parcel without platting into individual lots. Each proposed dwelling will have individual water and sewer taps.

The applicant has provided sufficient information to determine that this project as proposed is feasible. The proposed preliminary plan complies with Section 6-7-3 of the Zoning and Development Code for preliminary plans. The proposal complies with the RMF-32 and RMF-64 zoning for this area. The single story nature of the homes along Franklin Avenue are more consistent with the single family detached homes across the street than if a standard multi-family project was developed here. The plan conforms to the design standards in the SSID Manual and other applicable development standards.

**STAFF RECOMMENDATION:** Approval of the Preliminary Plat with the following condition:

1. The final plat should designate Tract A as Tract C, to avoid confusion with the existing Tract A in the Monument Heights Townhomes plat. Tract(s), lots and utilities must be clearly delineated.
2. Tract A shall be dedicated to the owners of lots 9-12 in Monument Heights Patio Homes (the proposed plat) as well as the owners of lots 1-3 and 8-10 of the Monument Heights Townhomes (the original plat).
3. A drainage fee may be imposed at the time of final plat approval as an option to providing on site detention.

**RECOMMENDED PLANNING COMMISSION MOTION:**

Mr. Chairman, on item 96-78 I move that we approve the Monument Heights Patio Homes based upon staff's recommendation.



## STAFF REVIEW - BOARD OF APPEALS REPORT

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FILE: VAR-96-78-2  
DATE: May 8, 1996  
STAFF: Bill Nebeker  
REQUEST: Variance to allow parking in front yard setback - Monument Heights Patio Homes  
LOCATION: Between Kennedy and Franklin Avenue, west of Juniper  
APPLICANT: Darryl Hayden and Chuck Holmes

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EXECUTIVE SUMMARY: The applicant is requesting a variance to park in the required front yard setback of a multi-family development proposal. The applicant can't simply move the building back because it would create rear yard setback problems. There are good reasons to approved the variance even though the requested variance is a self-imposed hardship.

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EXISTING LAND USE: Vacant

PROPOSED LAND USE: 8 patio homes

SURROUNDING LAND USE:

NORTH: 3 Townhomes and vacant  
SOUTH: Single Family homes  
EAST: Single Family homes  
WEST: Apartments (4 plex)

EXISTING ZONING: RMF-64

SURROUNDING ZONING:

NORTH: RMF-32  
SOUTH: RMF-64  
EAST: RMF-64  
WEST: RMF-64

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ZONE AND DEVELOPMENT CODE REQUIREMENTS:

1. Section 5-5-1E Parking spaces for residential uses in residential zones shall not be in a front yard setback except in the case of parking for single family structures.

VARIANCES REQUESTED:

1. Park in the required front yard setback of a multi-family zoning development.

APPLICANT'S REASON FOR REQUEST: The applicant believes that this is actually a single family development because they are proposing individual dwellings on individual lots. Parking is allowed in the front yard setback of single family homes.

STAFF ANALYSIS: The applicant is proposing to construct an 8 unit patio home project on 8 proposed lots. The preliminary plat will be heard at the May 7, 1996 Planning Commission hearing. A site plan is being reviewed administratively for this project. Site plan approval is pending the outcome of this variance and some other unresolved issues. The preliminary plat also includes a property line adjustment, dividing off 18 feet from the north side of the subject property to give the property to the north to accommodate four, one story townhouses, rather than four two story townhouses. The applicant has found it difficult to sell a two story townhouse in this location.

The applicant has proposed a patio home project with individual driveways, 12 feet wide, on Franklin Avenue. Each dwelling has a carport for one car and room for another car to park behind. The second car does not extend into the right-of-way but is in the front yard setback. The parking requirement for this development is equivalent to approximately two spaces per dwelling.

The patio homes are set back 44 feet from the property line. The carport is 21 feet from the front property line. The need for a variance could be remedied by moving the patio homes 12 feet further from the property line. This would provide 37 feet for the parking of two vehicles (2-18.5 foot spaces). The patio home would then have a setback of 56 feet, with the carport having a 33 foot setback. This would negate the need for a variance but in doing so would reduce the rear yard from 28 feet to 16 feet. The required rear yard setback is 20 feet. If the homes were pushed back the lot line adjustment could not be accomplished and the one story townhomes in the other development could not be built. The patio homes are only 964 square feet in size. To reduce the size of the dwelling to accommodate a 33 foot front yard setback (from the carport) may be economically unfeasible.

Section 5-5-1E was intended to discourage the design of parking lots with backing movements onto streets. It also discourages parking areas from directly abutting a roadway. Other sections of the code require that the front yard be landscaped. Generally single family residential homes are landscaped in the front yard setback anyway, except for the driveway which is usually not more than 20 to 30 feet wide. The design of the patio homes proposes five driveways onto Franklin Avenue. That includes two single driveways 12 feet wide and three double driveways, 24 feet wide for a total of 96 linear feet of driveway. If the three existing platted lots developed with single family homes and each had a 24 foot wide driveway there would be 72 linear feet of driveway along this section. If the lots were platted into lots 50 feet wide, instead of 66 feet wide, 4 homes would have the same linear feet of driveway as the 8 patio homes. In short, the patio homes provide the equivalent linear feet in driveway width and only one additional driveway opening than four single family homes.

The applicant is attempting to provide a housing product that is more consistent with other single family homes in this neighborhood. The proposed patio homes are one story in height, consistent with the one story single family homes across the street. If the homes must be pushed back to get the second car out of the front yard setback, the dwelling will be reduced in size or the home must

go to two stories in this development and the one to the north. A 33 foot front yard setback encourages additional parking in the front yard, cluttering the neighborhood.

#### **FINDINGS OF REVIEW:**

*No Conflict with Public Interest.* The public interest is in maintaining standards that must be complied with unless exceptional conditions and other findings warrant otherwise. The following findings of review will show whether a conflict in the public interest will be created by the granting of these variances.

*Exceptional Conditions/Undue Hardship not self-inflicted.* The variance is self inflicted because the patio home can be moved further from the property line to accommodate the required setback. However the applicant may be proposing the better good by building a one story dwelling, individually owned, rather than apartments on this site.

*Not Detrimental to Public Health, Safety or Welfare.* Parking in the front yard setback for these attached patio homes is the equivalent to parking in the front yard of single family homes. Only one additional driveway is proposed than if four residential lots with detached housing was proposed for these lots. Almost the same linear feet of driveway width is also being proposed.

*No reasonable use of property without a variance.* There is reasonable use of the property if the variance is denied. There is a more efficient use of the property and a housing product more compatible with the neighborhood if parking is allowed in the required front yard setback.

*Not injurious to, or reduce the value of, the adjacent properties.* Granting the variance will allow for the construction of a housing project more consistent with dwellings on the opposite side of the street. Denying the variance may kill the project or require a redesign that may be out of character with this neighborhood unless single family homes are proposed. Single family is unlikely given the RMF-64 zoning.

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**STAFF RECOMMENDATION:** Denial of the variance because it is a self-inflicted hardship. If the Board grants approval of the variance the following condition should be imposed:

1. The landscaping plan for the patio homes shall include the placement of landscape boulders and shrubs in the landscape area immediately adjacent to the sidewalk to assist in the prevention of cars using the landscape area to park on.

2945-104 D  
Sheet No. 104 D, of 104 D

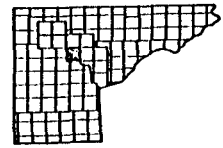
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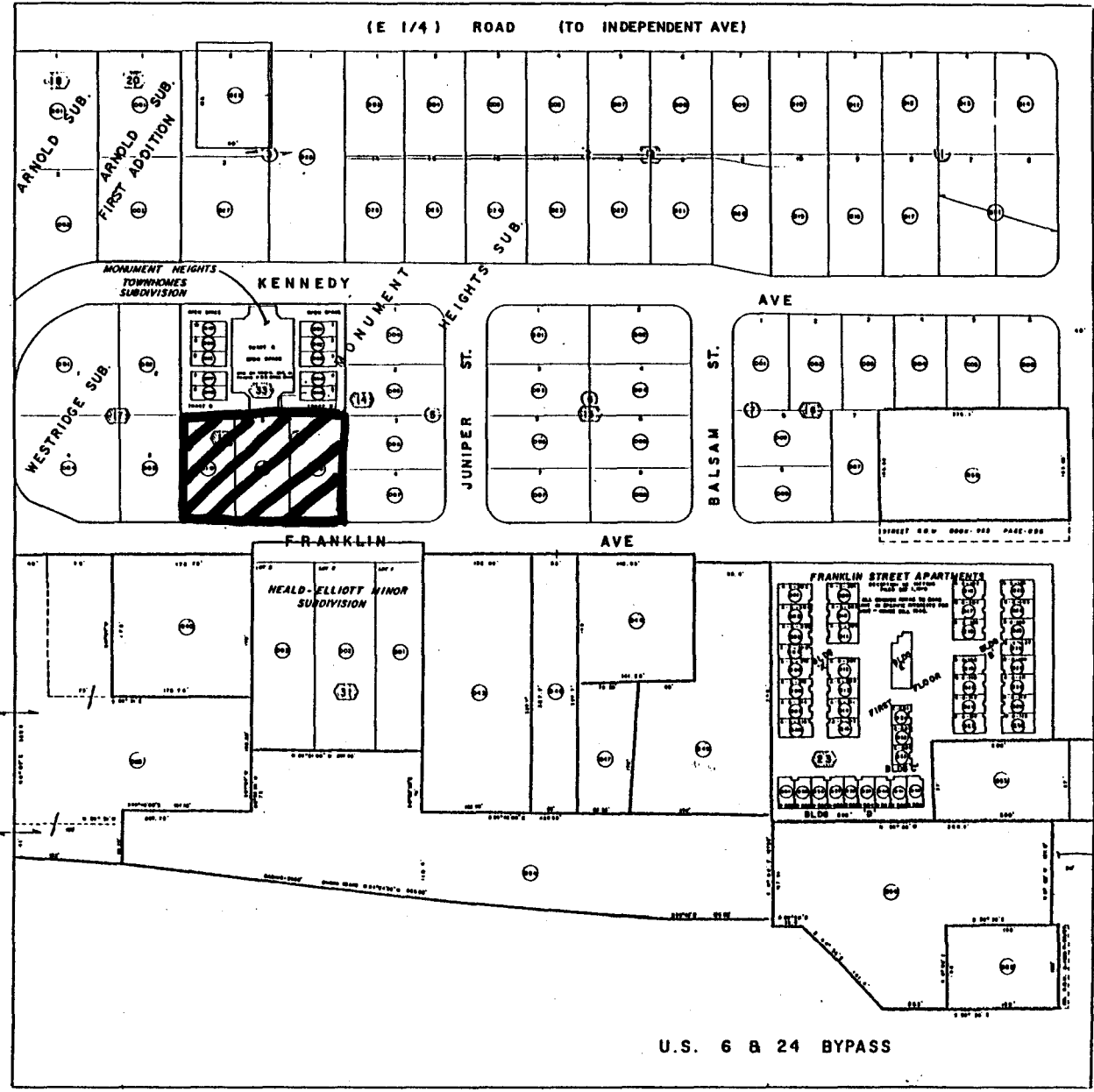
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U.S. 6 & 24 BYPASS

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TIS RIW SEC 10 SE 1/4 291/4

2945-104 D

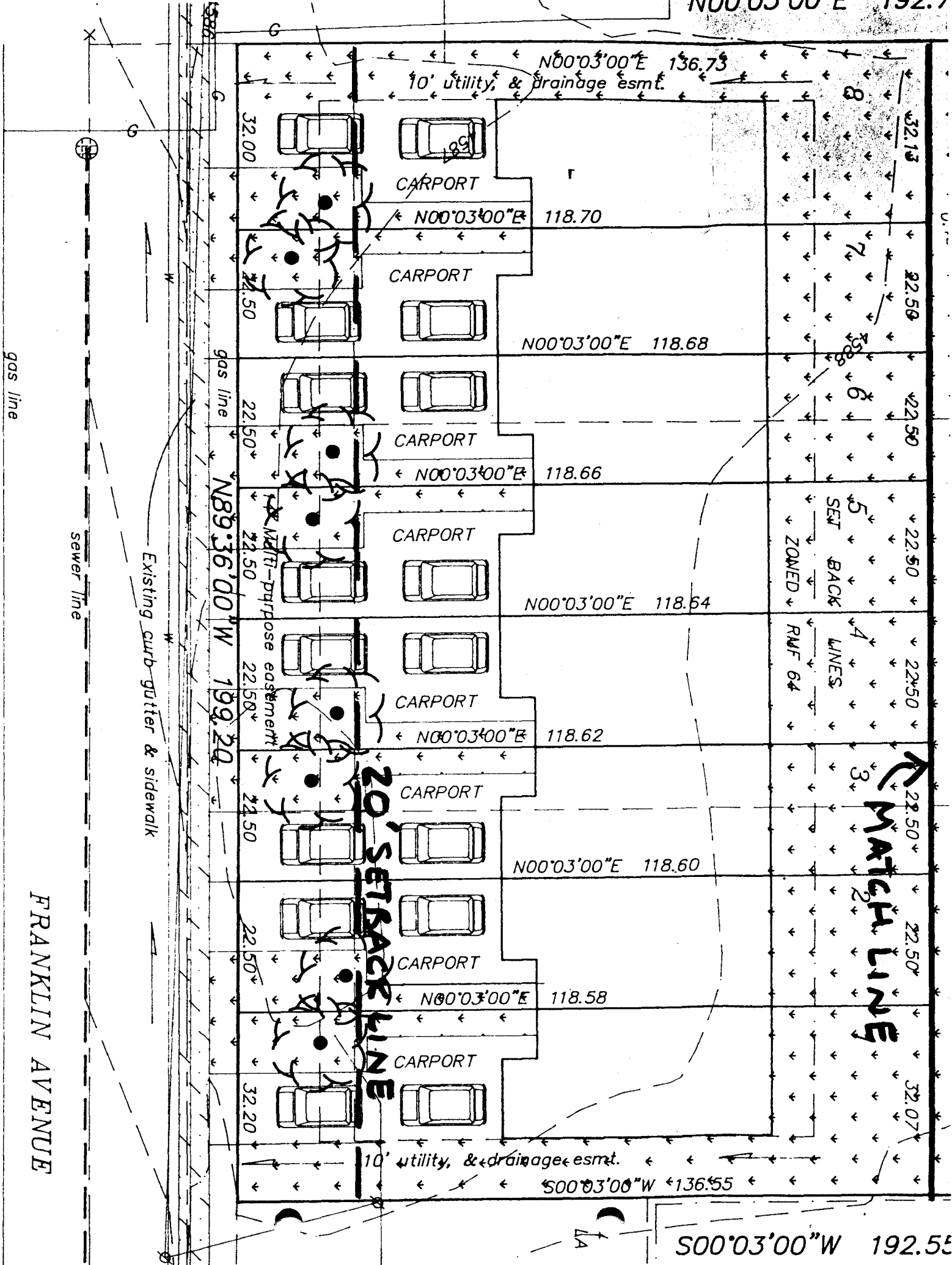
Adj. by  
TIS RIW  
2945113

**PROJECT LOCATION**



PP-96-78





gas line

sewer line

Existing curb gutter & sidewalk

NB89°36'00"W 199.20

32.00

22.50

22.50

22.50

22.50

22.50

22.50

22.50

32.20

CARPORT

CARPORT

CARPORT

CARPORT

CARPORT

CARPORT

CARPORT

CARPORT

CARPORT

N00°03'00"E 118.70

N00°03'00"E 118.66

N00°03'00"E 118.64

N00°03'00"E 118.62

N00°03'00"E 118.60

N00°03'00"E 118.58

S00°03'00"W 136.55

N00°03'00"E 118.68

N00°03'00"E 136.73

S00°03'00"W 192.55

MATCH LINE

SEW BACK ZONED RMF 64

8

7

6

5

4

3

FRANKLIN AVENUE



VAR-96-78-2  
MONUMENT HEIGHTS PATIO HOMES  
VARIANCE TO PARK IN FRONT YARD  
SETBACK





RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

AUG 15 1996

FILE: MS-96-78  
DATE: JUNE 26, 1996  
STAFF: BILL NEBEKER  
LOCATION: BETWEEN KENNEDY AND FRANKLIN AVE., WEST OF JUNIPER  
APPLICANT: DARRYL HAYDEN AND CHUCK HOLMES

PROJECT NARRATIVE FOR MONUMENT HEIGHTS PATIO HOMES AND  
TOWNHOMES SITE PLAN AND LANDSCAPE PLAN.

THE FOLLOWING IS FOR CLARIFICATION AND OR ADDITIONAL INFORMATION  
TO THE SITE PLAN.

1. ALL INFORMATION PERTAINING TO THE SITE PLAN HAS BEEN SHOWN  
IN INK.
2. LOTS AND STRUCTURES IN BOTH DEVELOPMENTS HAVE BEEN DIMENSIONED.  
A TYPICAL HAS BEEN ADDED FOR THE PATIO HOMES. THE TOWNHOMES  
HAVE BEEN DIMENSIONED ON THE SITE PLAN. AT THIS TIME NO FLOOR  
PLAN HAS BEEN DEVELOPED FOR THE TOWNHOMES.
3. ALL SITE BOUNDARIES HAS BEEN CORRECTED OR INSERTED.
4. PATIO HOMES AND TOWNHOMES INCLUDING CARPORTS, DRIVEWAYS,  
SIDEWALKS SETBACK LINES ARE DIMENSIONED. LOCATION OF EXTERIOR DOORWAYS  
AS APPLICABLE.
5. LAND USE BREAKDOWN FOR BOTH DEVELOPMENTS ARE INCLUDED IN UPDATE.
6. WATER PROVIDERS CHANGED TO CITY OF GRAND JUNCTION WATER.
7. METERS AND SERVICE TAPS ARE INDICATED ON PATIO HOME TYPICAL.  
TOWNHOME SERVICES ALREADY INSTALLED.
8. SITE PLAN HAS BEEN CHANGED TO SHOW DRAINAGE EASMENT IN LOTS 1 & 8.
9. THE TOWNHOMES WILL USE THE SAME LANDSCAPING PLAN THAT WAS APPROVED  
FOR ORIGINAL TOWNHOME LANDSCAPING. ATTACHED IS A LANDSCAPING PLAN  
FOR THE PATIO HOMES.
10. A RAIL FENCE AND SHRUBS WILL BE PLACED IMMEDIATELY ADJACENT TO THE  
SIDEWALK TO ASSIST IN THE PREVENTION OF CARS USING THE LANDSCAPE AREA.
11. 15% OR MORE OF THE GROSS LAND AREA OF THE PATIO HOMES WILL BE  
LANDSCAPED AND WILL BE INSTALLED PREVIOUS TO OCCUPANCY OF THE HOMES.  
LANDSCAPING IN THE FRONT AND SOME LANDSCAPING IN THE REAR.

FILE: MS-96-78  
DATE; JUNE 26,1996  
STAFF; BILL NEBEKER  
LOCATION; BETWEEN KENNEDY AND FRANKLIN AVE., WEST OF JUNIPER  
APPLICANT; DARRYL HAYDEN AND CHUCK HOLMES

PROJECT NARRATIVE FOR MONNUMENT PATIO HOMES SITE PLAN

THE FOLLOWING IS FOR CLARIFICATION AND OR ADDITIONAL INFORMATION TO THE SITE PLAN.

1) A TYPICAL DRAWING, OF THE PATIO HOME, HAS BEEN ADDED.

A) GARAGE AND DRIVE SHOWING MEASUREMENTS.

B) PAD AND BUILDING WITH DIMENSIONS.

C) SIDEWALK TO STREET.

2) CLARIFICATION OF SETBACKS.

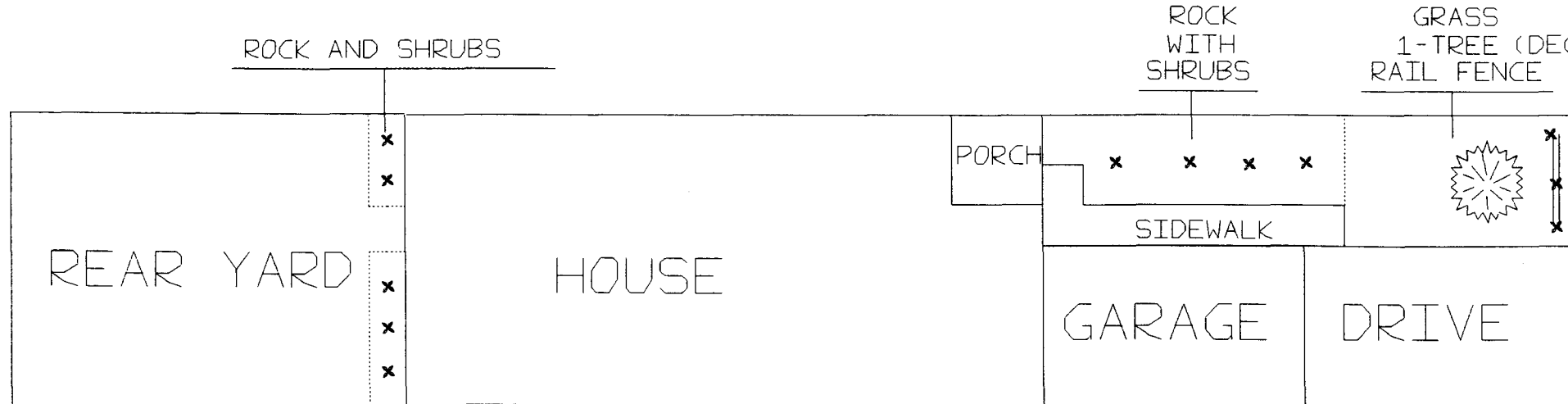
3) NORTH TOWNHOMES DIMENSIONS.

4) EASMENT LINES.

5) 15% OF EACH LOT TO BE LANDSCAPED.

6) LAND USE BREAKDOWN.

TREE TO BE AT LEAST 1.5 INCHES CALIPER  
 SHRUBS TO BE 5 GALLON  
 UNDERGROUND, PRESSURIZED IRRIGATION WILL  
 BE PROVIDED FOR ALL LANDSCAPED AREAS.



8-20-96

ACCEPTED Bill Nebel  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

LANDSCAPE PLAN

* TOTAL SQ FT OF LOT	2596 SQ FT
15% OF LOT TO BE LANDSCAPED	389 SQ FT
FRONT YARD LANDSCAPEING	339 SQ FT
REAR YARD LANDSCAPE	50 SQ FT +

\*At least 570 square feet of landscaping shall be provided on lots 1 & 8.

## **File Close-out Summary**

**File #:** PP-96-78

**Name:** Monument Heights Patio Homes - preliminary plat & site plan review

**Staff:** Bill Nebeker

**Action:** Approved

**Comments:** Planning Clearance not issued as of 04-01-97; final plat being reviewed at this time (file #FP-1997-063)

**File Turned In:** 04-01-97

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE  
SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

\*\*\*\*\*

pp 96-98

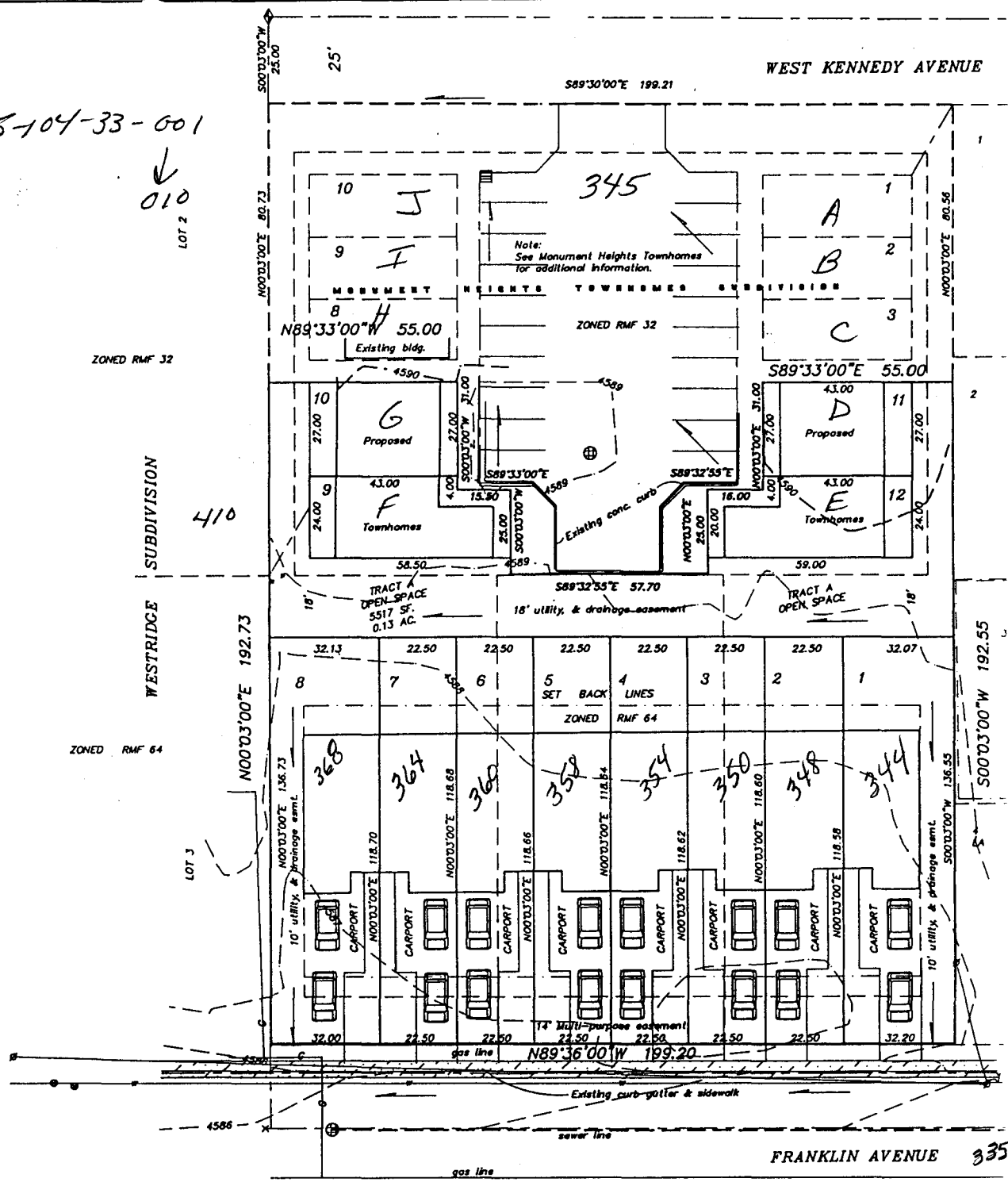
Lots 4, 5, and 6 Block 4 Monument Heights Sub and

Lots 4, 5, 6 and 7 Monument Heights Townhomes

PRELIMINARY ADDRESSES

2945-104-33-001

010  
↓  
LOT 2



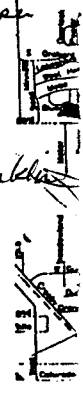
Existing fire hydrant 359

357

- 007 - 1505 Jump
- 2945-104-14-008 -
- 009 -
- 010 -
- 17-003 - 410 Franklin
- 00-040 - 359 \*
- 31-001 - 335 "
- 002 -
- 003 - 357 "
- 00-043 - 329 "

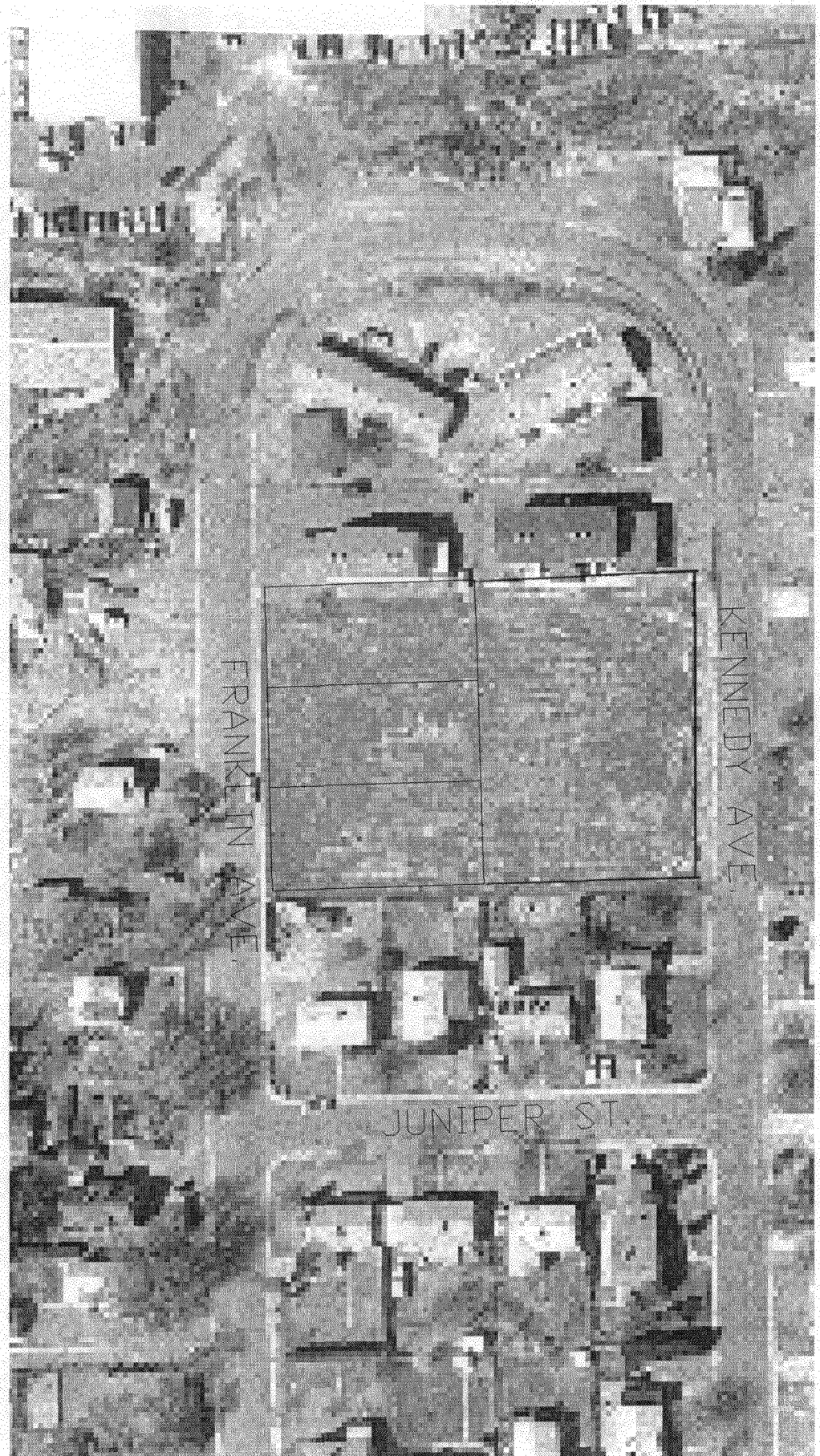
**AREA SUMMARY**  
 TRACT "A" = 0.13 ACRES = 17%  
 LOTS = 0.65 ACRES = 83%  
 TOTAL = 0.78 ACRES = 100%

**NOTICE**  
 ACCORDING TO ORDINANCE LAW YOU MUST OBSERVE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE INSTRUMENT WHICH HEREIN.



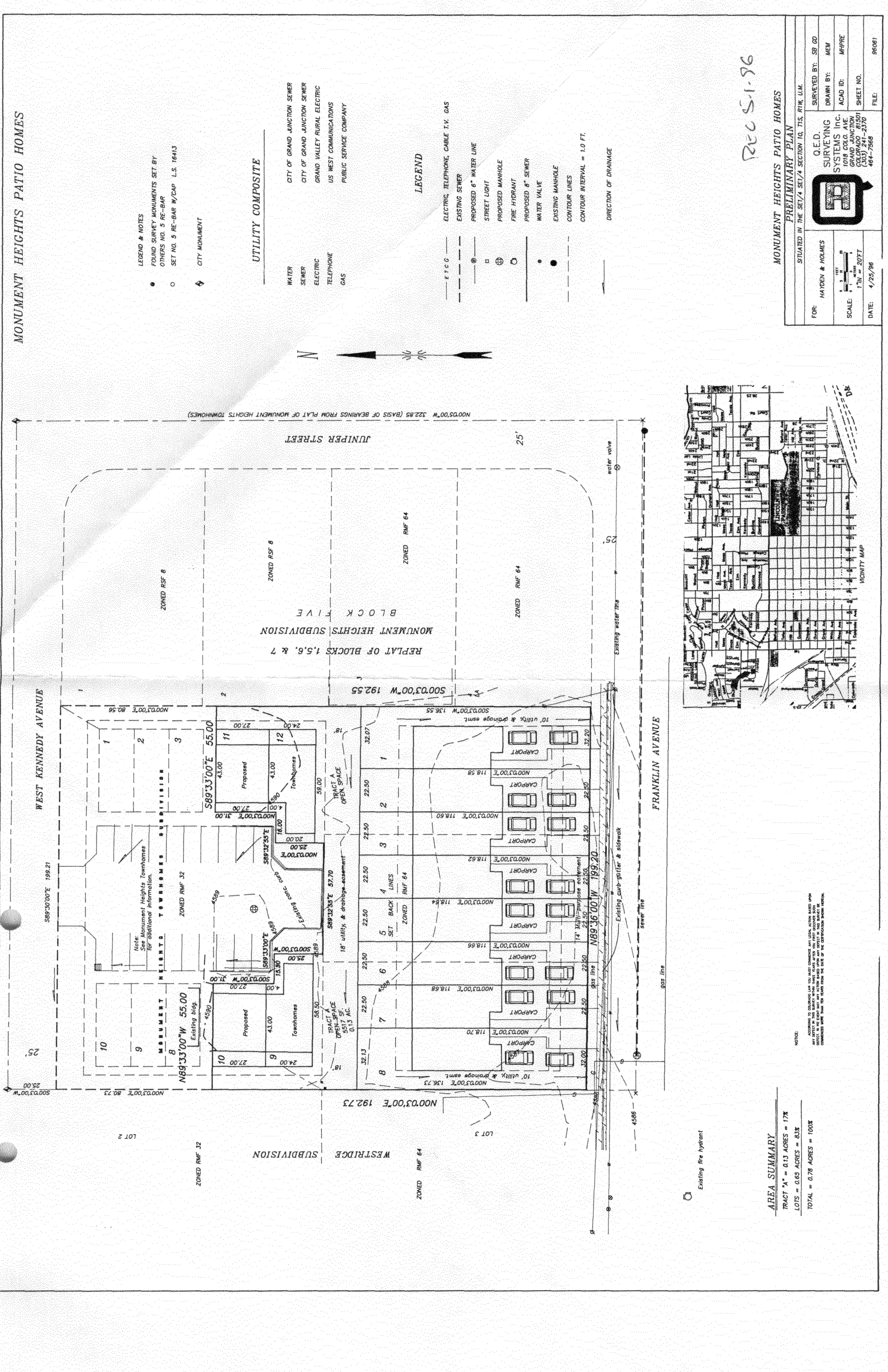
PP-96-78

MONUMENT HEIGHTS PATIO HOMES  
PRELIMINARY PLAT





MONUMENT HEIGHTS PATIO HOMES



**LEGEND & NOTES**  
 FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR  
 SET NO. 5 RE-BAR W/CAP L.S. 16413  
 CITY MONUMENT

**UTILITY COMPOSITE**

- WATER CITY OF GRAND JUNCTION SEWER
- SEWER CITY OF GRAND JUNCTION SEWER
- ELECTRIC GRAND VALLEY RURAL ELECTRIC
- TELEPHONE US WEST COMMUNICATIONS
- GAS PUBLIC SERVICE COMPANY

**LEGEND**

- E T C C ELECTRIC, TELEPHONE, CABLE T.V. GAS
- EXISTING SEWER
- PROPOSED 6" WATER LINE
- STREET LIGHT
- PROPOSED MANHOLE
- FIRE HYDRANT
- PROPOSED 8" SEWER
- WATER VALVE
- EXISTING MANHOLE
- CONTOUR LINES
- CONTOUR INTERVAL = 1.0 FT.
- DIRECTION OF DRAINAGE

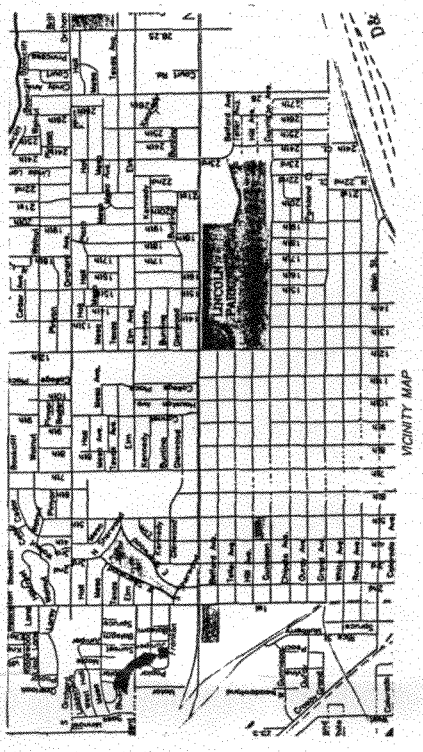
REC 5-1-96

MONUMENT HEIGHTS PATIO HOMES  
 PRELIMINARY PLAN

SITUATED IN THE SE1/4 SE1/4 SECTION 10, T1S, R1W, U.M.

FOR: HAYDEN & HOLMES	O.E.D. SURVEYING BY: SB GD
SCALE: 1" = 20 FT	DRAWN BY: MEM
DATE: 4/25/96	ACAD ID: MPPRE
	SHEET NO. 96061
	FILE: 404-7566

Q.E.D. SURVEYS INC. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (970) 241-2370



Note: See Monument Heights Townhomes for additional information.

**AREA SUMMARY**

TRACT "A" = 0.13 ACRES = 17%  
 LOTS = 0.65 ACRES = 83%  
 TOTAL = 0.78 ACRES = 100%

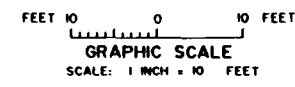
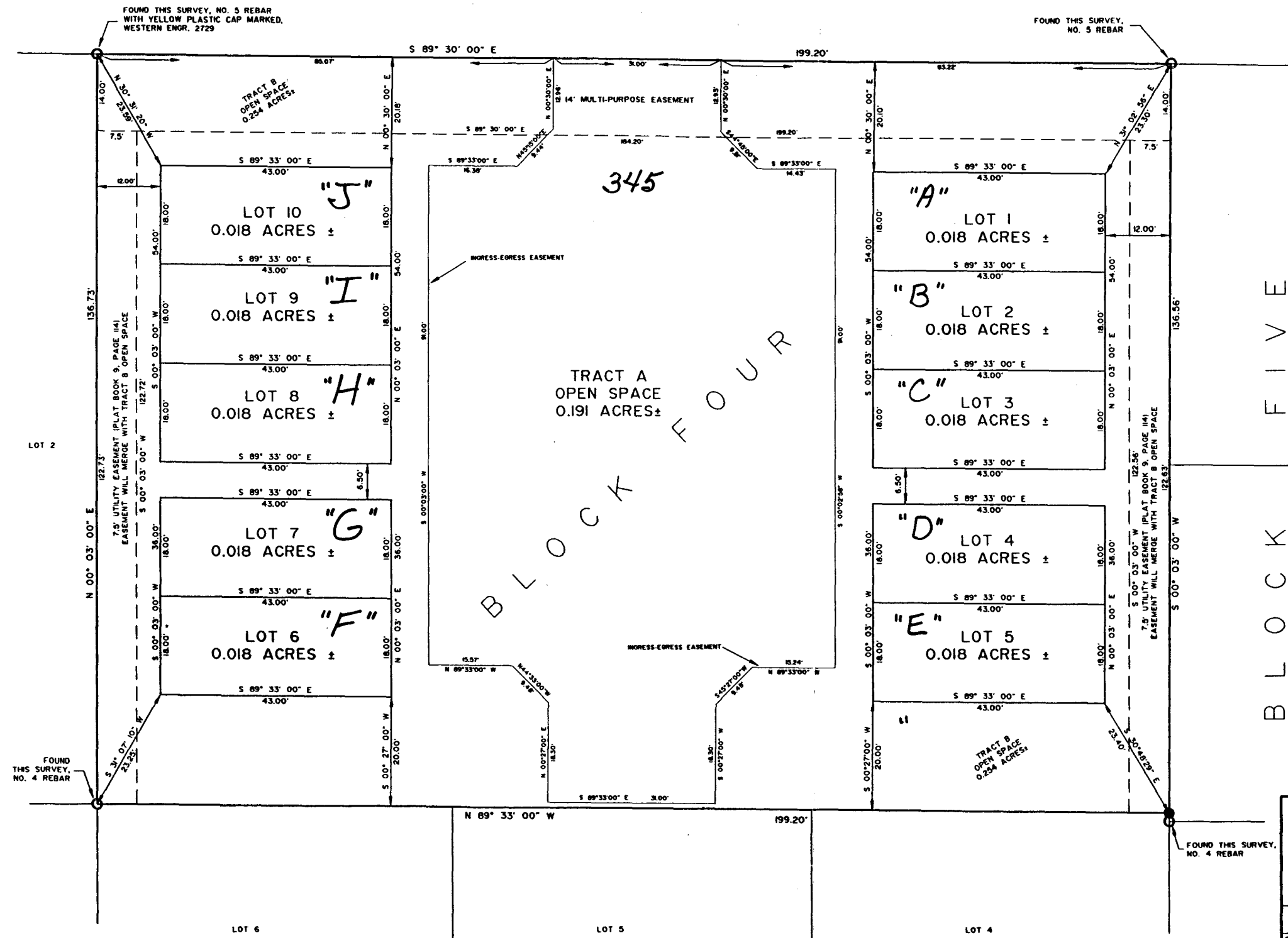
NOTICE: ACCORDING TO COLORADO LAW YOU MUST CONDUCT AN ENVIRONMENTAL IMPACT STATEMENT AND OBTAIN A PERMIT FROM THE STATE OF COLORADO BEFORE YOU PROCEED WITH ANY DEVELOPMENT OF THIS PROPERTY. THE STATE OF COLORADO DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.



MONUMENT HEIGHTS TOWNHOMES SUBDIVISION, A REPLAT OF LOTS 1, 2, AND 3, OF BLOCK 4, MONUMENT HEIGHTS SUBDIVISION, IN THE NW 1/4 OF THE SE 1/4 OF THE SE 1/4, SECTION 10, T.1 S., R.1 W., UTE MERIDIAN, MESA COUNTY, COLORADO

WEST KENNEDY AVENUE

50' RIGHT-OF-WAY



LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED BANNER, 19997
- FOUND THIS SURVEY, MONUMENT AS DESCRIBED



B L O C K F O U R

B L O C K F I V E

MONUMENT HEIGHTS TOWNHOMES SUBDIVISION, A REPLAT OF LOTS 1, 2, AND 3, OF BLOCK 4, MONUMENT HEIGHTS SUBDIVISION, IN THE NW 1/4 OF THE SE 1/4 OF THE SE 1/4, SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 WEST, U.M., MESA COUNTY, COLORADO.

BANNER ASSOCIATES, INC.  
GRAND JUNCTION, COLORADO

SCALE: 1" = 10'	JOB NO: 8305-03	DATE: 6-20-95	SHEET NO: 2 of 2
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RP-95-95  
SPR-95-25