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File PP-1996-132

Name: Pheasant Ridge Estates – West of NW Corner of 28 Rd. / Patterson Rd

P r e s e n t	S c a n n e d	<p>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.</p> <p>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.</p>
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X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
		Review Sheets
		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, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X	X	Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
X	X	*Review Comments
X	X	*Petitioner's response to comments
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Correspondence		
X	X	Planning Commission Minutes – 7/2/96, 7/9/96 - **		
X	X	Preliminary Drainage Report – 5/27/96		
X		United Gen. Title Ins. Co. - Commitment for Title Ins. -5/30/96		
X	X	Grayscale/B&W Location Map		
X	X	Pheasant Run Condo Plat – see GIS Historical Map - **		
X	X	Site Plan		
X	X	Preliminary Plan		
X		Planning Commission Notice of Public Hearing – sent 6/24/96		
X		Planning Clearance – not issued		



DEVELOPMENT APPLICATION

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

Receipt 4099
 Date _____
 Rec'd By _____
 File No. PP-96-132

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	~5.5 acres	NW 1/4 28 Rd & Paterson	PR-8	Residential
<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
Just Companies, Inc.	Just Companies, Inc.	Edison S. Lenhart, Pre
Name	Name	Name
826 21 1/2 Road	826 21 1/2 Road	1132 24 Road
Address	Address	Address
Grand Junction, CO 81505	Grand Junction, CO 81505	Grand Junction, CO
City/State/Zip	City/State/Zip	City/State/Zip 81505
245-9316	245-9316	245-9316
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.

X Just Companies Inc. by Edison S. Lenhart, Pre 05/14/96
 Signature of Person Completing Application Date

X Just Companies Inc. by Edison S. Lenhart, Pre 05/14/96
 Signature of Property Owner(s) - attach additional sheets if necessary Date

SUBMITTAL CHECKLIST

MAJOR SUBDIVISION: PRELIMINARY

Location: 28 & F Rd

Project Name: Phasant Run

ITEMS		DISTRIBUTION																		TOTAL REQ'D.									
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Dept	City Parks/Recreation	City Fire Department	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	City Police	County Planning	Walker Field	School District #51	Irrigation District <u>GV Water</u>	Drainage District <u>Thas</u>	Water District <u>At</u>	Sewer District	U.S. West		Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Persigo WWTF	TCI Cable	
● Submittal <u>done</u> - 1st working day of Date Received <u>Monday 6-3-96</u>																													
● Receipt # <u>4099</u>																													
● File # <u>PP-96-132</u>																													
● Application Fee <u>\$610 plus \$5/acre</u>	VII-1	1																											1
● Submittal Checklist*	VII-3	1																											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	25
● Application Form* <u>NOT SIGNED</u> ✓	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	33
● 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	33	
● Evidence of Title ✓	VII-2	1		1			1																					3	
● Names and Addresses ✓	VII-2	1																										1	
● Legal Description ✓	VII-2	1		1																								2	
● 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	33	
● Location Map	IX-21	1																										1	
● Preliminary Plan	IX-26	1	2	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	39	
● 11"x17" Reduction of Prelim. Plan	IX-26	1			1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	30	
● Preliminary Drainage Report ✓	X-12	1	2																									3	
● Traffic Study - <u>used for location</u>		1	2																									3	

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

2945-014-00-054 Acres: 0.00 MILDRED H SHAW 2778 PATTERSON RD GRAND JUNCTION, CO 81506-4173	KENNETH M PORTER JUANITA A 2720 BEECHWOOD ST GRAND JUNCTION, CO 81506-4812	2945-014-09-002 Acres: 0.00 MARY LOU JONES NANCY K DEUTSCH 4304 BEAUFORT HUNT DR HARRISBURG, PA 17110-3703
2945-014-09-001 Acres: 0.00 2945-014-09-003 Acres: 0.00 INEZ HYATT % MICHAEL V HYATT ETAL 2740 BEECHWOOD ST GRAND JUNCTION, CO 81506-4812	2945-014-09-004 Acres: 0.00 CHARLES E CURRIER KATHERINE C CURRIER 2750 BEECHWOOD ST GRAND JUNCTION, CO 81506-4812	2945-014-09-948 Acres: 2.53 CITY OF GRAND JUNCTION 250 N 5TH ST GRAND JUNCTION, CO 81501-2628
2945-014-11-009 Acres: 0.00 KATHLEEN M HOLLEY 2830 CAPER CT GRAND JUNCTION, CO 81506-4117	2945-014-11-011 Acres: 0.00 LAWRENCE J PUTZ 2120 BARBERRY AVE GRAND JUNCTION, CO 81506-4168	2945-014-12-945 Acres: 0.00 CITY OF GRAND JUNCTION GRAND JUNCTION, CO 81501
2945-014-42-021 Acres: 3.84 JOHN A BRANAGH GAYLON C PATTERSON 4432 PIEDMONT AVE OAKLAND, CA 94611-4219	2945-014-09-033 Acres: 0.00 JOHN E VARGA BRENDA G 2307 PHEASANT RUN CIR GRAND JUNCTION, CO 81506-4877	2945-014-09-034 Acres: 0.00 PHYLLIS A BOLER 2311 PHEASANT RUN CIR GRAND JUNCTION, CO 81506-4877
2945-014-09-035 Acres: 0.00 JOHN S HAMPTON MARY L 2313 PHEASANT RUN CIR GRAND JUNCTION, CO 81506-4877	2945-014-09-036 Acres: 0.00 GERALD S CLAWSON MARY W PHILLIPS 2315 PHEASANT RUN CIR GRAND JUNCTION, CO 81506-4877	2945-014-09-037 Acres: 0.00 TIMOTHY N GASPERINI YUN HUI 2325 PHEASANT RUN CIR GRAND JUNCTION, CO 81506-4877
2945-014-09-038 Acres: 0.00 H JOE KENDRICK ROBIN L 2401 PHEASANT RUN CIR GRAND JUNCTION, CO 81506-6045	2945-014-09-039 Acres: 0.00 NONA L HOWARD 2419 PHEASANT RUN CIR GRAND JUNCTION, CO 81506-6045	2945-014-09-040 Acres: 0.00 RONALD B MCDONALD JENNIFER A 2427 PHEASANT RUN CIR GRAND JUNCTION, CO 81506-6045
2945-014-09-041 Acres: 0.00 FRANK J GOFF KATHLEEN ANN 2501 PHEASANT RUN CIR GRAND JUNCTION, CO 81506-6047	2945-014-09-042 Acres: 0.00 JAMES A ZIMMERMAN ANITA J 2515 PHEASANT RUN CIR GRAND JUNCTION, CO 81506-6047	2945-014-22-006 Acres: 0.00 HAYDON M NEWTON E CHARLENE 2520 PHEASANT RUN CIR GRAND JUNCTION, CO 81506-6046
2945-014-22-007 Acres: 0.00 MICHAEL J EUBANKS CHARLOTTE M 2510 PHEASANT RUN CIR GRAND JUNCTION, CO 81506-6046	2945-014-22-008 Acres: 0.00 DALE A RENNELS VIRGINIA L 2428 PHEASANT RUN CIR GRAND JUNCTION, CO 81506-4890	2945-014-22-009 Acres: 0.00 HELEN M BUNKER 2418 PHEASANT RUN CIR GRAND JUNCTION, CO 81506-4890
2945-014-22-010 Acres: 0.00 JOHN L PURSELL LOUISE M 2328 PHEASANT RUN CIR GRAND JUNCTION, CO 81506-4876	2945-014-22-011 Acres: 0.00 BENNY MESTAS MARILYNN R 2310 PHEASANT RUN CIR GRAND JUNCTION, CO 81506-4876	2945-014-22-012 Acres: 0.00 WILLIAM H HALL SHIRLEY R 2912 BEECHWOOD ST GRAND JUNCTION, CO 81506-4816
2945-014-22-013 Acres: 0.00 KYLE J HUNKE GABRIELE M 2926 BEECHWOOD ST GRAND JUNCTION, CO 81506-4816	2945-014-22-014 Acres: 0.00 CAROLYN MCDONALD 2932 BEECHWOOD ST GRAND JUNCTION, CO 81506-4816	2945-014-22-015 Acres: 0.00 MARION C TANKERSLEY C/O MARION NICKOLES 2936 BEECHWOOD ST GRAND JUNCTION, CO 81506-4816

2945-014-22-016 Acres: 0.00
DOUGLAS E BRIGGS
LINDA S
2938 BEECHWOOD ST
GRAND JUNCTION, CO 81506-4816

2945-014-12-008 Acres: 0.00
SHANNON ALLEN
2130 SANDLEWOOD CT
GRAND JUNCTION, CO 81506-4835

2945-014-11-012, Acres: 0.00
PAUL RIDINGS
FERN E
2130 BARBERRY AVE
GRAND JUNCTION, CO 81506-4168

2945-014-11-024 Acres: 0.00
LEON J MAYHEW
GERALDINE R
2835 BEECHWOOD ST
GRAND JUNCTION, CO 81506-4813

2945-121-03-006 Acres: 0.00
GENE O TAYLOR
633 FLETCHER LN
GRAND JUNCTION, CO 81505-1403

2945-121-01-052 Acres: 0.00
DAVID P FISHER
MONNA D FISHER
2621 EL CORONA DR
GRAND JUNCTION, CO 81501-6898

2945-121-01-035 Acres: 0.00
WINIFRED MERRILL TRUST
2636 EL CORONA DR
GRAND JUNCTION, CO 81501-6895

2945-121-01-038 Acres: 0.00
ELIZABETH ARCIERI
ROSEMARY C HEANEY
2618 EL CORONA DR
GRAND JUNCTION, CO 81501-6895

2945-014-22-017 Acres: 0.00
JAMES A YOUNGER
MARTHA JEAN
2940 BEECHWOOD ST
GRAND JUNCTION, CO 81506-4816

2945-014-12-009 Acres: 0.00
ALICE M STOVER
RICHARD L
2129 BARBERRY AVE
GRAND JUNCTION, CO 81506-4167

2945-014-11-022 Acres: 0.00
FRED D STROH
CAROL A
2815 BEECHWOOD ST
GRAND JUNCTION, CO 81506-4813

2945-121-00-018 Acres: 3.46
THELMA M PEASE
2777 PATTERSON RD
GRAND JUNCTION, CO 81506-4159

2945-121-01-050 Acres: 0.00
DEL REY HOMES INC
3548 G RD
PALISADE, CO 81526-9788

2945-121-01-033 Acres: 0.00
MARTIN GUNARD MARTINSON
2650 EL CORONA DR
GRAND JUNCTION, CO 81501-6895

2945-121-01-036 Acres: 0.00
MYRTLE J CASTEEL
ETAL
2630 EL CORONA DR
GRAND JUNCTION, CO 81501-6895

Just Companies
826 21 1/2 Road
Grand Junction, CO 81505

2945-121-00-003
THELMA M PEASE
2777 PATTERSON RD
GRAND JUNCTION, CO 81506

City of Grand Junction
Community Development Dept.
250 N 5th Street
Grand Junction, CO 81501

2945-014-12-007 Acres: 0.00
CHARLES R FETTERS
GWENDOLYN G
2120 SANDLEWOOD CT
GRAND JUNCTION, CO 81506-4835

2945-014-12-010 Acres: 0.00
JANE B FERGUSON
2119 BARBERRY AVE
GRAND JUNCTION, CO 81506-4167

2945-014-11-023 Acres: 0.00
RICHARD G STINES
ANDREA M STINES
2825 BEECHWOOD ST
GRAND JUNCTION, CO 81506-4813

2945-121-02-023 Acres: 0.00
GENE O TAYLOR
633 FLETCHER LN
GRAND JUNCTION, CO 81505-1403

2945-121-01-051 Acres: 0.00
MICHAEL A VILLELLA
SANDIE A VILLELLA
2633 EL CORONA DR
GRAND JUNCTION, CO 81501-6898

2945-121-01-034 Acres: 0.00
PALMER A NELSON
MADOLYN J NELSON
2646 EL CORONA DR
GRAND JUNCTION, CO 81501-6895

2945-121-01-037 Acres: 0.00
DONALD D O'BRIEN
VIVIAN O'BRIEN
2620 EL CORONA DR
GRAND JUNCTION, CO 81501-6895

Edison Lenhart
1132 24 Road
Grand Junction, CO 81505

A Preliminary Drainage Report

for

Pheasant Ridge Subdivision

May 27, 1996

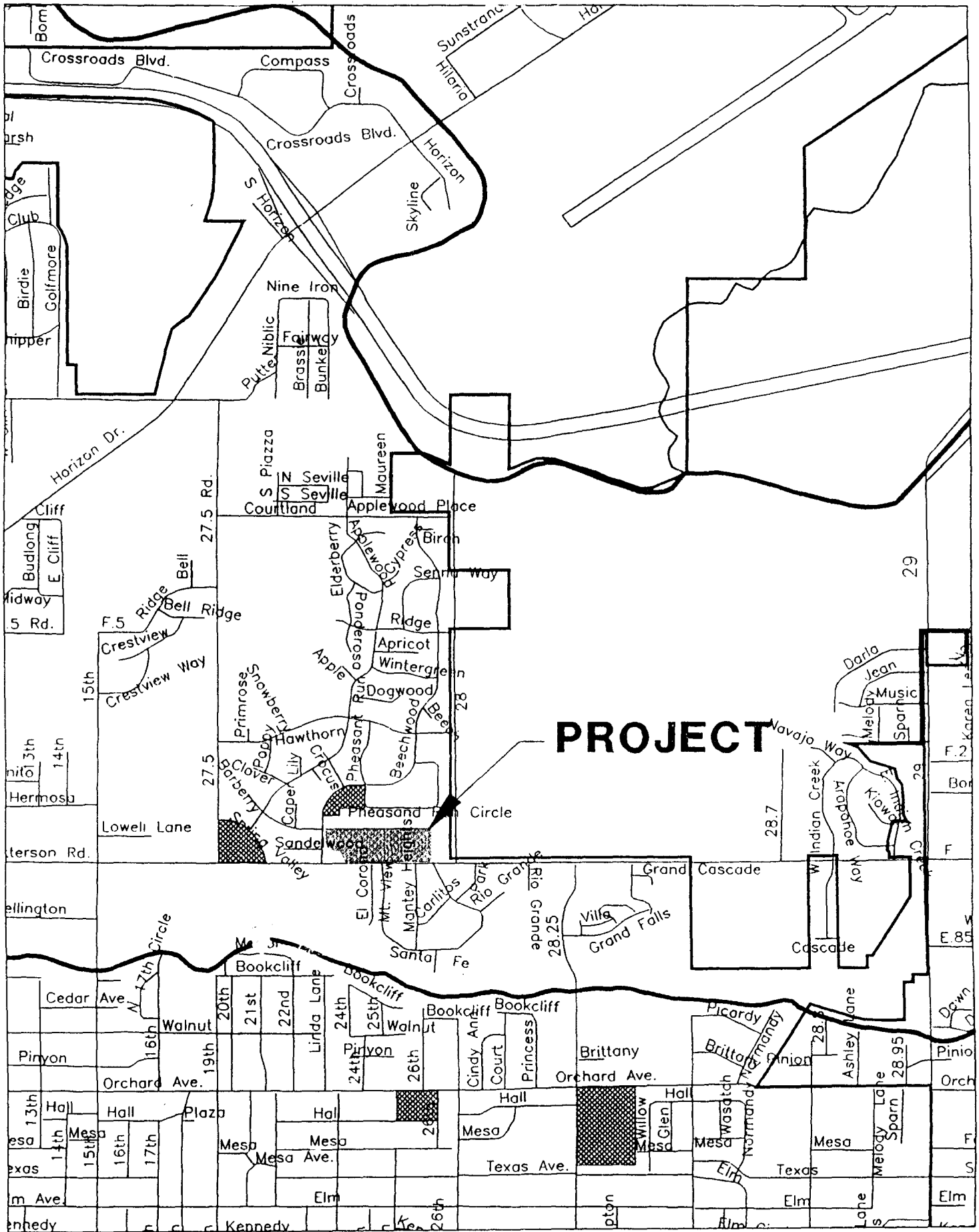
Prepared for:

Just Companies Inc.
1716 North 18th St.
Grand Junction, Co.
81501

Prepared by:

THOMPSON-LANGFORD CORPORATION
529 251/2 RD., SUITE B-210
Grand Junction, CO 81505
PH. 243-6067

Job. No 0283-002



LOCATION MAP

Engineer's Certification

I hereby certify that this plan and report for the drainage design of Pheasant Ridge Subdivision was prepared under my direct supervision for the Owner's hereof.

James E. Langford, PE & LS
Reg. No. 14847

Prepared By:

Kent W. Marsh, EIT

I. General Location and Description

A. Property location:

1. Pheasant Ridge Subdivision is located in Grand Junction, northwest of the intersection of 28 and Patterson Roads. More specifically, it is located west of the existing Spring Valley Townhome Condominiums.
2. Sec.1, T.1S., R. 1W., of the U.M.
3. Surrounding developments:
Pheasant Ridge Subdivision is bordered on the north and west by Spring Valley Filings #2 and #5 respectively, on the east by a vacant lot, and on the south by F Road (Patterson Road).
4. The City of Grand Junction Tax I.D. for the project site is, 2945-014-42-022.

B. Description of Property:

1. 6.40 Ac.
2. Ground Cover:
The site is presently covered with a mixture of Intermediate Wheat Grass, native weed species, and clumps of small to medium size Russian Olive trees. Ground cover is approximately 70%.
3. Soil types:
According to the SCS soils maps (a copy of which is included in the appendix), the site falls within the bounds of the Billings Silty Clay Loam group (B_c), hydrologic soil group "C".
4. Irrigation facilities:
There are no open ditches or other agricultural irrigation systems feeding the site at the present time. However, there is an existing 30" concrete drain pipe that runs along the northern boundary of the property. The drain pipe is owned and maintained by the Grand Valley Water Users Association. The pipe drain is used to collect runoff and seepage flows from not only this property, but the property west of 28 road ("Matchett Property") as well.

II. Existing Drianage Conditions

A. Major Basin

Major basin drainage paterns in the project area are from the southeast to the northwest towards the Grand Valley Canal. There are no wetlands, canals or ditches on the project site. As was previously mentioned, there is an existing 30" RCP running along the northern boundary of the property that collects runoff and seepage flows from in and around the project site. The project site is not within any determined 100-yr floodplains.

B. Site

Historic drainage patterns for the project site are also from the southeast to the northwest. The project site is part of a larger sub-basin (12.1 acres) that is described as Lot 1 in Pheasant Run Condos. Historically the entire 12.1 acres drained towards the existing Spring Valley detention Pond located northwest of the property.

Prior to the development of Spring Valley, the original platting of which included this parcel, the natural surface drainage appears to have been carried in an open swale as evidenced by the 1962 USGS Quadrangle sheet for Grand Junction. At some time subsequent to the preparation of this topographic map, the Grand Valley Water Users improved this drainage by placing it underground. As a formality, we contacted Dick Proctor at the Grand Valley Water Users to request permission to drain from our new facility into their pipe, a pipe which they placed and in so doing obliterated the historic channel. To our surprise, we were denied. Mr. Proctor stated that the Grand Valley Water Users would no longer take surface drainage water from any project because of the potential pollution liability. We do not feel they have a legal right to deny this historic right, but we have neither the time nor the resources to fight this quasi governmental agency. We are of the opinion that when they constructed their pipeline, they replaced the historic flow path and did so within a drainage way to which the public has a right.

III. Proposed Drainage Conditions

A. Changes in Drainage Patterns

The project site (6.40 Ac) will be regraded to allow for a high point to be placed along the eastern boundary of the site. This high point will not allow any off-site runoff from the remaining 5.73 acres to drain through the project.

As mentioned above, historically the surface Drainage from this site entered a swale running along the north boundary of this site and was carried west with all other regional drainage to the Colorado River. The Grand Valley Water Users obliterated the historic flow path with their facility and are now denying access to surrounding historic users. Given denial of what we feel is our right to use this drainage, we must now direct our drainage through the developed landscaping of the Spring Valley park and into their detention facility.

Runoff from within the project will flow in a northwest direction towards a proposed detention pond located at the northwest corner of the site. Flow will be routed towards the detention pond via overland flow from the back of lot to the street, and by a combination of storm sewer and gutter flow from the street to the pond.

B. Maintenance Issues

Access to the detention pond will be from the westerly cul-de-sac within the project, or through the Spring Valley Park immediately adjacent to and northwest of the project. All other storm sewer facilities will be within public R.O.W.

IV. Design Criteria and Approach

A. General Considerations

There have been several previous drainage studies completed for the areas in and around the project site. A drainage study was completed for the project site on March 2, 1979 by Paragon Engineering Inc., a copy of which is included in the appendix. In the above mentioned report, it was recommended that the runoff originating from the project be routed to the existing

Spring Valley Detention pond. The pond was shown to have a large enough volume to accommodate the additional runoff.

Although we do not propose to detain runoff from our project in the existing Spring Valley Detention pond, we do intend to discharge, at the historic rate, runoff from our project into the detention pond.

B. Hydrology

The 2 year and 100 year storms will be considered when sizing the detention pond and designing the outlet structure. The Rational Method will be used to calculate on-site runoff, while the Modified Rational Method will be used to size the detention basin.

On-site inlets, storm sewer pipes, gutters, and valley pans will be sized to carry the 2 year storm, with the remainder being carried in the street. The analysis and design procedures as outlined in the City of Grand Junction Stormwater Management Manual (SWMM) will be adhered to.

C. Hydraulics

Mannings equation will be used to size gutters, and storm sewer pipe. Orifice and Weir equations from standard hydraulics texts will be used to design the outlet structure for the detention pond. All analysis and design procedures will conform to those outlined in the SWMM.

REFERENCES

- 1). The City of Grand Junction, "STORM WATER MANAGEMENT MANUAL" adopted June 1994.

APPENDIX

B DIVISION

PARK/ PUBLIC SITE

EXISTING SPRING VALLEY DETENTION POND

NE CORNER SE 1/4 SE 1/4 SEC. 1, T1S, R1W, U.M.

DETENTION POND OUTLET PIPE

DETENTION POND OUTLET STRUCTURE

DETENTION POND

LOT 10

LOT 11

VACANT LOT

60' R.O.W.

PHEASANT RUN, SPRING VALLEY FILING # 2

N00°00'59"E 149.76'

N76°41'41"W 153.38'

15.00' UTL. 8 DRNG. ESMT.

N81°25'00"W

EXISTING 8" RCP STORM DRAIN

100.00'

N72°58'00"W 124.75'

15.00' UTL. 8 DRNG. ESMT.

ACCESS, EGRESS

SPRINGSIDE COURT

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

EXISTING PHEASANT RUN CONDOMINIUMS

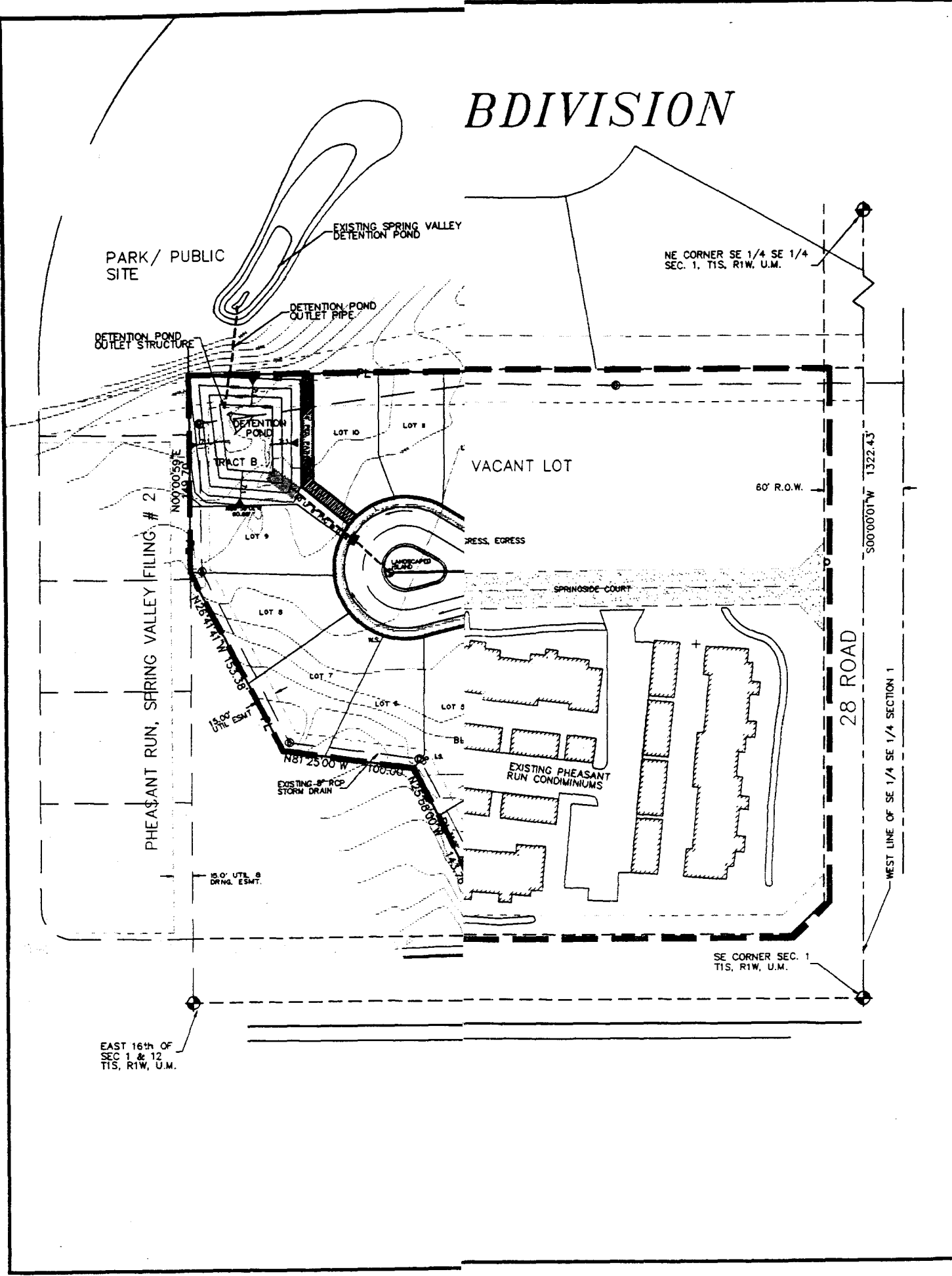
28 ROAD

S00°00'01"W 1322.43'

WEST LINE OF SE 1/4 SE 1/4 SECTION 1

SE CORNER SEC. 1 T1S, R1W, U.M.

EAST 16th OF SEC 1 & 12 T1S, R1W, U.M.





PARAGON ENGINEERING, INC.

P.O. Box 2872

Grand Junction, Colorado 81501 (303) 243-8966

March 2, 1979

Ron Rish
City Engineer/Public Works
250 N. 5 th
Grand Junction, CO. 81501

Re: Spring Valley Townhomes

Dear Ron:

In response to your review comments pertaining to storm drainage at the above mentioned location, the enclosed computations have been prepared showing the impact of the townhome project on the storm water detention pond constructed for Spring Valley Filings 5 and 6.

As you will recall, the critical factors are not only pond holding capacity, but the effect of the maximum water surface on the upstream hydraulic gradient of the storm sewer system.

The flood routing procedure shows that when flow in the storm sewer system is at maximum (from 24 to 32 minutes), the pond water level is 4697.7 for Filings 5 and 6 only, and 4698.0 including the townhomes, both elevations being below the assumed 4700 which controls the hydraulic gradient on the as-built plans submitted to you last summer. The maximum pond water levels resulting from a 2 year storm are 4698.1 and 4698.5, respectively.

It could therefore be concluded that the pond is sufficiently large to accommodate the additional runoff, though it was not originally intended to do so.

Please call if you have any questions.

Very truly yours,

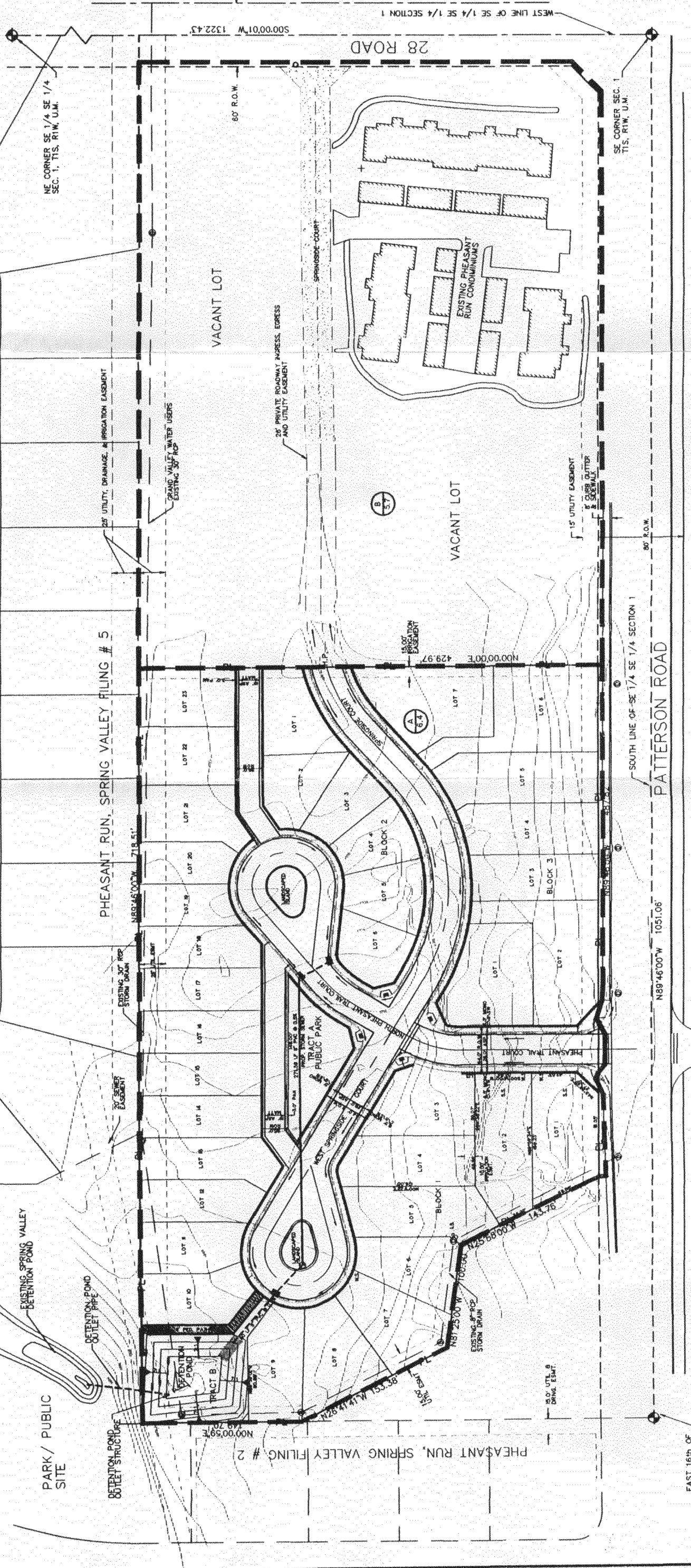
James R. Roberts

JRR/kk

encl.

PHEASANT RIDGE ESTATES SUBDIVISION

6.35 ACRES



LEGEND

	BASIN DESIGNATION
	BASIN AREA
	FLOW DIRECTION
	HIGH POINT
	STORM INLET
	STORM SEWER MANHOLE
	8" STORM SEWER PIPE

CORONA DEL REY SUBDIVISION

EAST 16th OF SEC 1 & 12 T1S, R1W, U1M.

SE CORNER SEC. 1 T1S, R1W, U1M.

NE CORNER SE 1/4 SE 1/4 SEC. 1, T1S, R1W, U1M.

VACANT LOT

VACANT LOT

28 ROAD

PATTERSON ROAD

PHEASANT RUN, SPRING VALLEY FILING # 5

PHEASANT RUN, SPRING VALLEY FILING # 2

WEST LINE OF SE 1/4 SE 1/4 SECTION 1

SOUTH LINE OF SE 1/4 SE 1/4 SECTION 1

60' R.O.W.

60' R.O.W.

N89°46'00"W 1051.06'

N89°46'00"W 718.51'

N00°00'59"E 149.70'

N28°41'41"W 153.38'

N87°25'00"W 700.00'

N25°58'00"W 143.76'

N89°46'00"E 429.97'

N89°46'00"E 429.97'

N89°46'00"E 429.97'

N89°46'00"E 429.97'

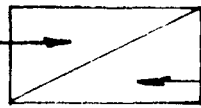
N89°46'00"E 429.97'

N89°46'00"E 429.97'

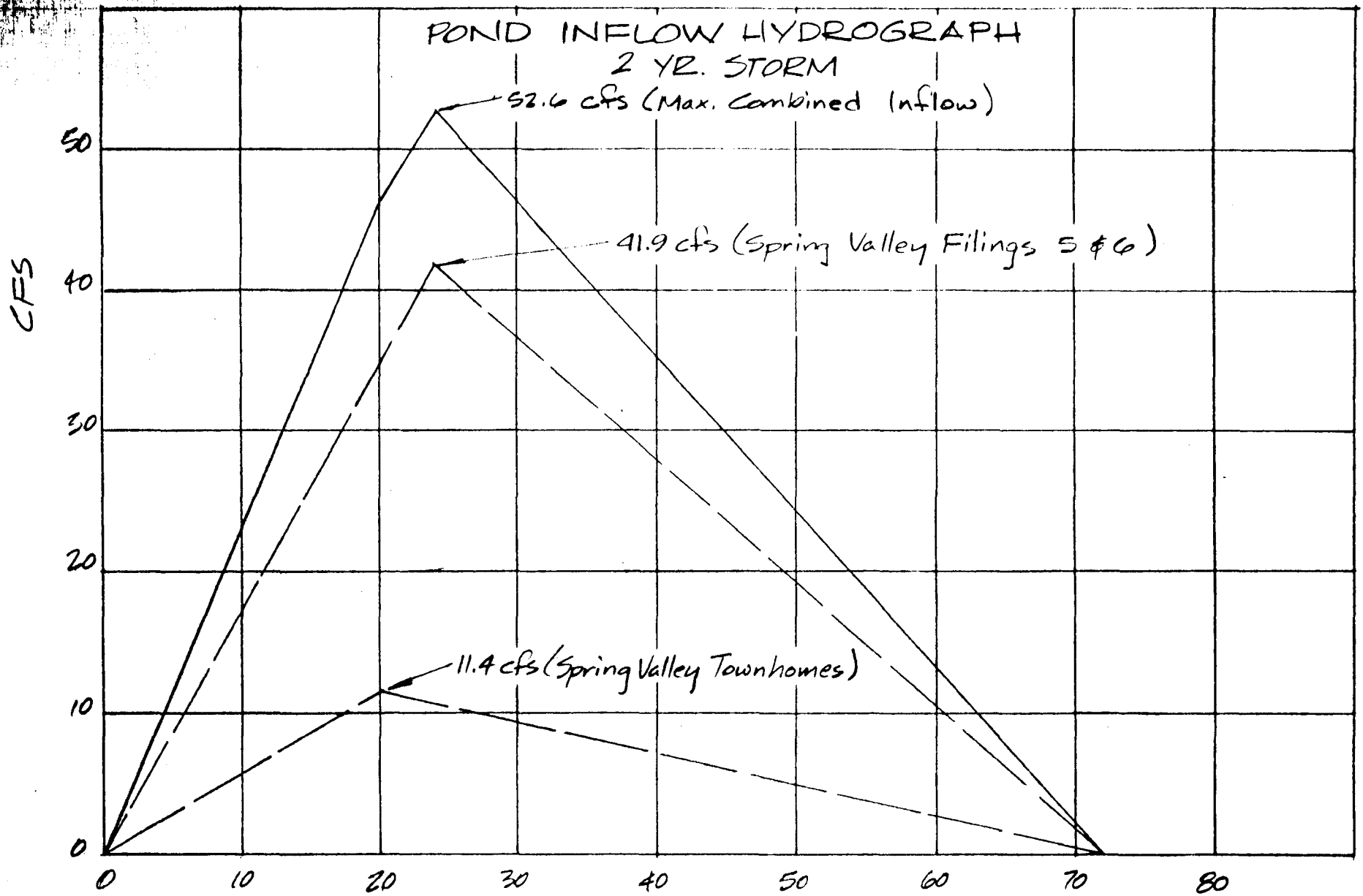
FLOOD ROUTING SPRING VALLEY STORMWATER DETENTION POND

TIME, T (min)	ΔT (min.)	Q_i Avg. Inflow for ΔT (cfs)	ΔQ_i Total Inflow for ΔT (cfs)	h Estimated w.s. Elev. (ft)	Q_o Outflow @ h (cfs)	ΔQ_o Outflow for ΔT (acre-ft)	ΔS Net Storage $\Delta Q_i - \Delta Q_o$ (ac-ft)	ΣS Accum. Storage (ac-ft)	H w.s. @ T (ft.)
0		0	0	95.0	0	0	0	0	95.0
8	8	7.0 9.3	.08 .10	95.5 95.5	3.0 3.0	.03 .03	.05 .07	.05 .07	95.5 95.5
16	8	21.0 27.8	.23 .31	96.5 96.8	7.0 8.5	.08 .09	.15 .22	.20 .29	96.5 96.8
24	8	35.0 45.2	.39 .50	97.2 97.5	10.5 12.3	.12 .14	.27 .36	.47 .65	97.2 97.5
32	8	38.5 48.2	.42 .53	97.7 98.0	13.5 15.4	.15 .17	.27 .36	.74 1.01	97.7 98.0
40	8	31.5 39.5	.35 .44	97.9 98.3	14.7 17.2	.16 .19	.19 .25	.93 1.26	97.9 98.3
48	8	24.5 30.7	.27 .34	98.1 98.5	15.9 18.6	.18 .20	.09 .14	1.02 1.40	98.1 98.5
56	8	17.5 21.9	.19 .24	98.1 98.5	15.9 18.6	.18 .20	.01 .04	1.03 1.44	98.1 98.5
64	8	10.5 13.2	.12 .15						
72	8	3.5 4.4	.04 .05						

SPRING VALLEY FILINGS 5 & 6 ONLY

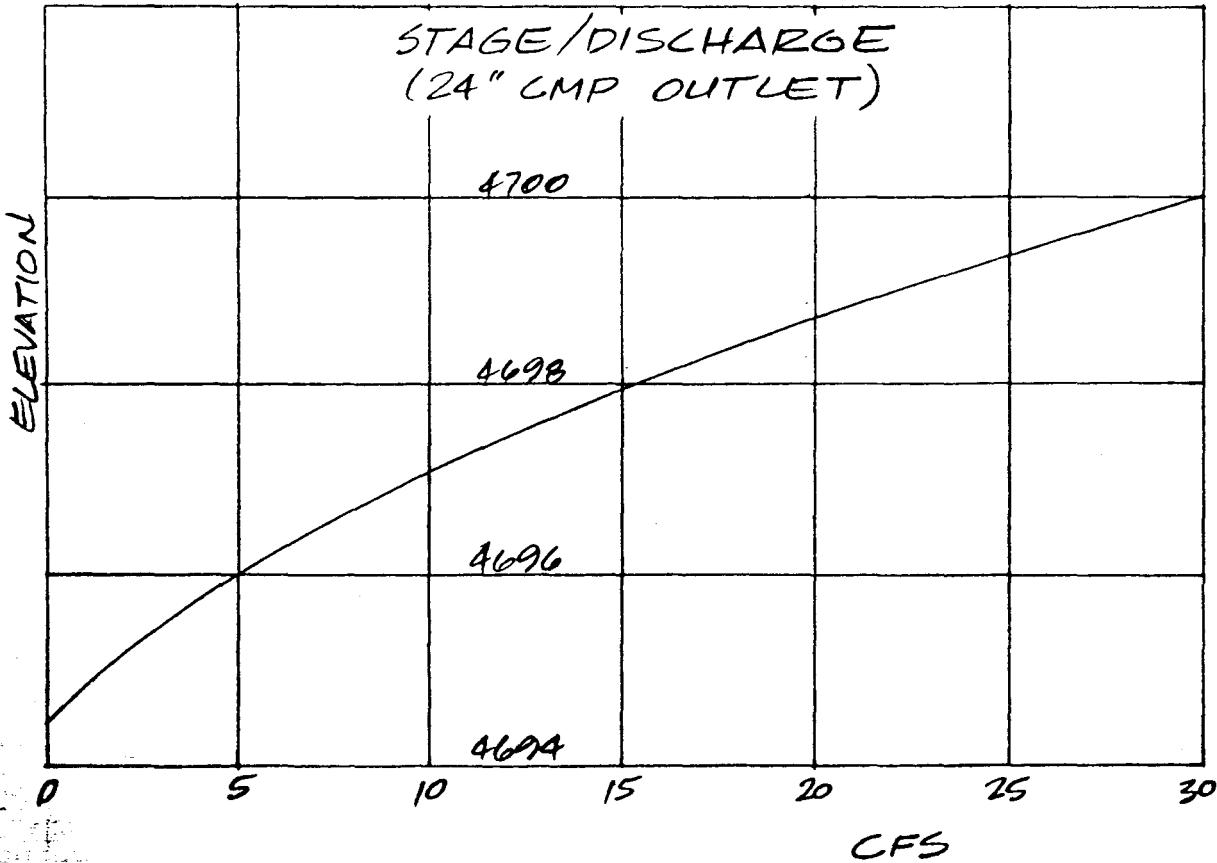
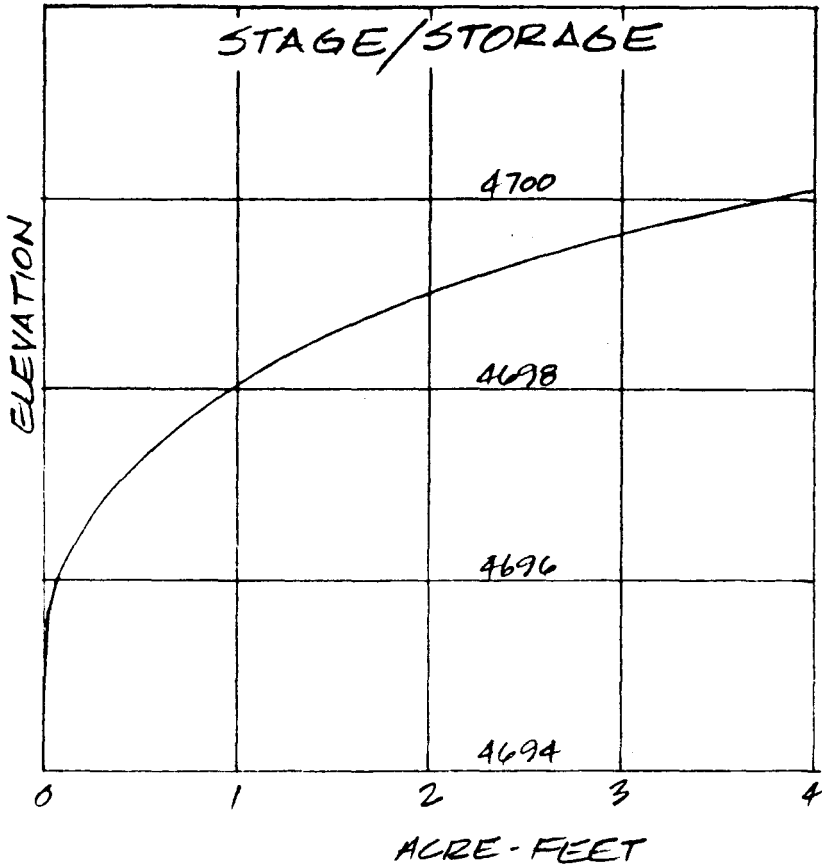


INCLUDING SPRING VALLEY TOWNHOMES



SPRING VALLEY FILINGS 5 & 6
STORMWATER DETENTION POND

SPRING VALLEY
FILINGS 586
STORMWATER
DETENTION POND



SOIL SURVEY

Grand Junction Area, Colorado



Series 1940, No. 19

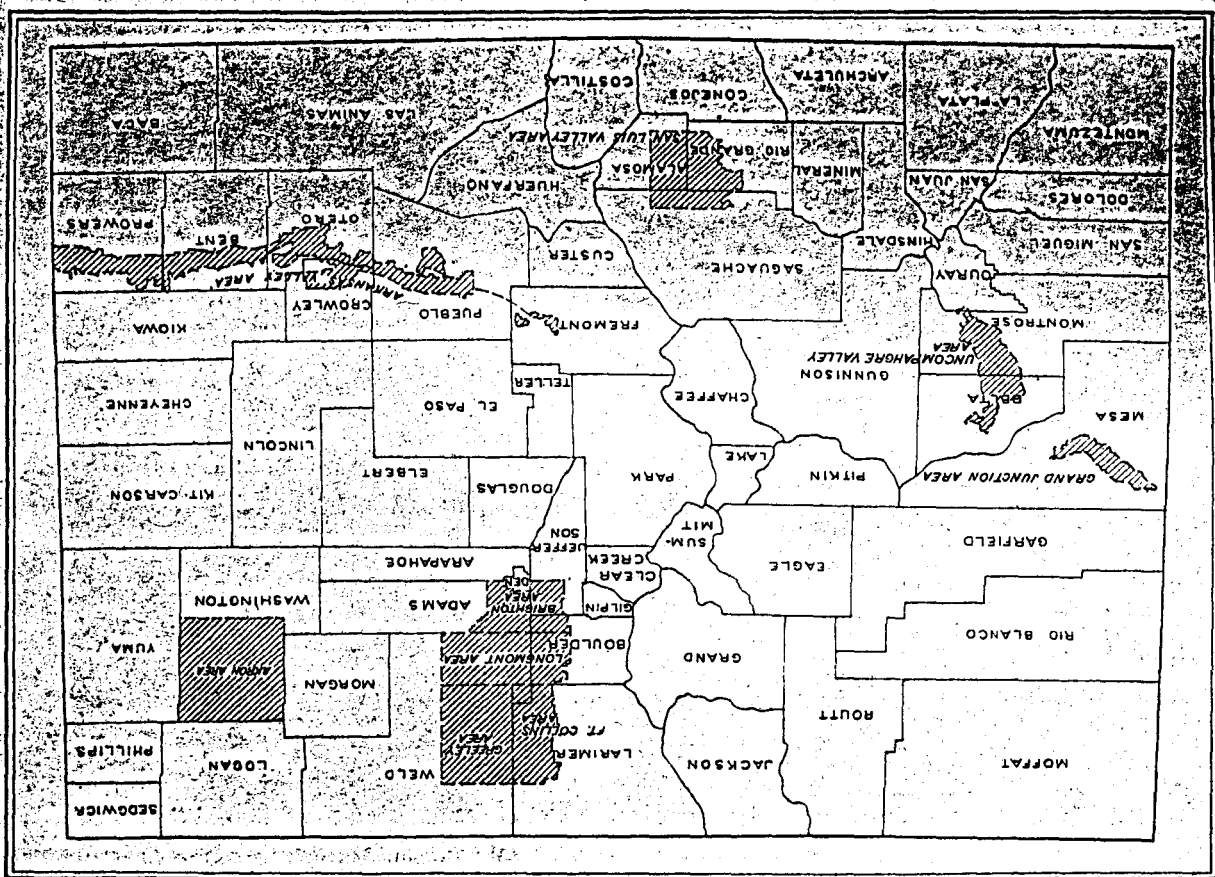
Issued November, 1955

UNITED STATES DEPARTMENT OF AGRICULTURE

Soil Conservation Service

In cooperation with the





COLORADO AGRICULTURAL EXPERIMENT STATION

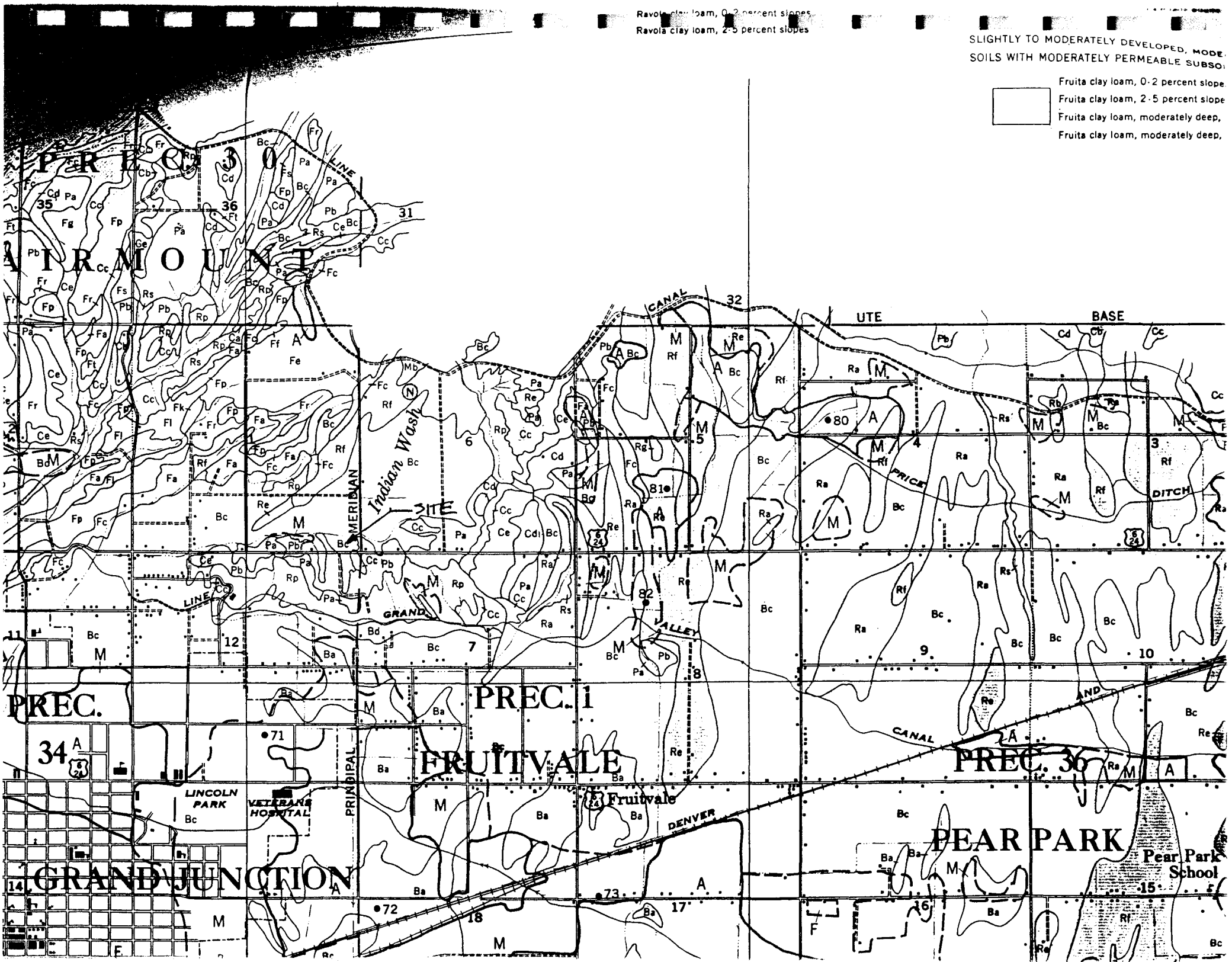


Areas surveyed in Colorado shown by shading.

Revola clay loam, 0-2 percent slopes
Revola clay loam, 2-5 percent slopes

SLIGHTLY TO MODERATELY DEVELOPED, MODERATELY
SOILS WITH MODERATELY PERMEABLE SUBSOIL

-  Fruita clay loam, 0-2 percent slope
-  Fruita clay loam, 2-5 percent slope
-  Fruita clay loam, moderately deep,
-  Fruita clay loam, moderately deep,



irrigated, permeable, medium-textured, stratified soils on the upper parts of the fan to the north. After being leveled, uncultivated areas would have to be cropped for 3 years before their salt content would be reduced enough to permit good yields.

Farmers can increase the organic-matter content of this soil by applying manure liberally and by growing alfalfa or clovers at least part of the time. A combination field crop and livestock type of farming favors improvement of this soil. Many of the small imperfectly drained areas may be kept in pasture. Strawberry clover and sweetclover are well suited, and mixtures of pasture grasses grow well.

Billings silty clay loam, 2 to 5 percent slopes (BD).—This soil covers a relatively small acreage in the Grand Valley. The areas are widely scattered. Except for its stronger slope, the soil is almost the same as Billings silty clay loam, 0 to 2 percent slopes. In a few places, notably north of Loma, there are areas having a pale-yellow color rather than the gray typical of the Billings soils.

Use and management.—Only about 15 percent of this soil is cultivated. Many of the areas lie along large drainageways or washes where they are difficult to reach. Even a larger number have such an uneven surface that considerable leveling would have to be done before they could be cropped. The cost of leveling, together with the expense of controlling erosion and gulying, discourages farmers from using them.

Many of the uncultivated areas have moderate concentrations of salts, but they are not particularly difficult to reclaim because they border natural ditches or washes which afford free disposal of irrigation water. Furthermore, for the most part, they have a porous substratum.

About the same crops are grown on this soil as on Billings silty clay loam, 0 to 2 percent slopes. The average yields are approximately the same.

Billings silty clay, 0 to 2 percent slopes (BA).—This soil, locally called heavy adobe, occurs well toward the Colorado River. It is on alluvial materials—4 to about 40 feet thick—that largely came from Mancos shale. Most of this soil lies east and southeast of Grand Junction and along the railroad between Grand Junction and Fruita.

The 8- or 10-inch surface soil consists of light brownish-gray, gray, or olive-gray silty clay. The layer is similar to the surface layer of Billings silty clay loam soils but it is harder and, in many places, darker. The subsoil consists of similarly colored layers of silty clay loam, silt loam, and silty clay. In places the soil is silty clay to depths exceeding 4 feet.

The entire profile is firm when moist and has a massive structure. The subsoil has many small irregularly shaped light-gray specks or indistinct mottles. Poorly defined light-colored streaks indicate the presence of lime, gypsum, or salts. The surface soil and subsoil are calcareous, the lime being well distributed. The fine texture of the soil greatly retards penetration of roots, moisture, and air.

Surface runoff is very slow where the slope is less than 1 percent. Internal drainage is very slow because the subsoil is massive and very slowly permeable. Even with ample drainage ditches, the discharge of irrigation water is slow.

Tilth and workability are not good, because the soil has a fine texture and a low content of organic matter. Moreover, some fields contain areas 20 to 60 feet across that have excessive amounts of salts. Slick spots also occur. These salty areas and slick spots produce low or negligible yields of most crops and are extremely difficult to eliminate.

Use and management.—About 75 percent of this soil is cultivated. Most of the rest is affected by salts. Small grains, beans, sugar beets, and alfalfa are the chief crops. They yield less than on Billings silty clay loam, 0 to 2 percent slopes. Ordinarily, newly broken fields are cropped to oats or other small grains the first few seasons so that excess salts can be removed. Afterwards, if drainage is adequate, they may be planted to pinto beans, sugar beets, corn, or alfalfa. The very slow permeability of this soil makes it unsuitable for orchard crops. Also, it is located mainly in areas where the frost hazard is great. Probably the greater part of the irrigable acreage is used for sugar beets. Small grains, alfalfa, and pinto beans usually follow in the order named.

Billings silty clay, 2 to 5 percent slopes (BB).—This soil is similar to Billings silty clay, 0 to 2 percent slopes. It differs mainly in having greater slopes and a slightly finer textured and darker gray surface soil. In places, below depths of 3 or 4 feet, the silty clay or clay material is light olive gray.

The tilth and workability are poor. Surface runoff is medium, and internal drainage is very slow. The soil is better suited to irrigation than most of the larger nearly level areas of Billings silty clay, 0 to 2 percent slopes, many of which are affected by salts. Approximately 12 acres of this soil is in peach orchards. All the rest is normally used for cultivated crops, principally corn, pinto beans, and alfalfa. This soil is suited to about the same crops as Billings silty clay, 0 to 2 percent slopes, but it generally produces better yields.

Billings silty clay, moderately deep over Green River soil material, 0 to 2 percent slopes (BE).—This soil occurs on the outer margin of coalescing alluvial fans where 1 to 4½ feet of fine-textured deposits derived from shale overlies Green River soil materials.

Except for a few strips only a few rods wide that adjoin low-lying areas of Green River soils, this soil has not been altered by high overflows from the Colorado River. It is not likely that the main part of the soil will be covered by floodwaters from the Colorado River, as it lies well above the level of normal overflow.

Use and management.—About 85 percent of this soil is cultivated. The principal crops are alfalfa, corn, sugar beets, and pinto beans. A few peach orchards are on this soil near Clifton. Because the underlying strata are coarser, crops produce better on this soil than on most areas of the other Billings silty clay soils. Drainage and saline conditions have to be corrected before the soil will produce well.

Uncultivated acreages of this soil northwest of Grand Junction are saline, imperfectly drained, or both. Their tilth and workability are poor because they have a fine texture and a low content of organic matter.

THOMPSON-LANGFORD CORPORATION

Engineering & Land Surveying
529 25 1/2 Road, Suite B 210
Grand Junction, Colorado 81505
Phone: 303-243-6067
FAX 241-2845

May 30, 1996

Don Newton, City Engineer
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

Re: Closing of historic drainage paths

Dear Don:

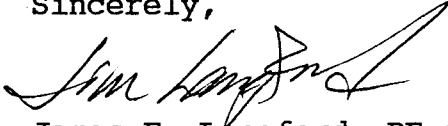
On Monday, we will be submitting a Preliminary Plan package for Pheasant Ridge Subdivision, a development near the intersection of 28 and Patterson Roads. As part of this package, we are required to submit a drainage plan for the site. It is the issue of drainage that brings me to you in search of some assistance correcting what I feel is a problem of regional significance. We have been denied access to what we feel is a historic drainage by Dick Proctor of the Grand Valley Water Users.

Our project was part of the original Spring Valley development. Prior to the development of Spring Valley the natural surface drainage from all the surrounding area appears to have been carried in an open swale as evidenced by the 1962 USGS Quadrangle sheet for Grand Junction. At some time subsequent to the preparation of this 1962 topographic map, the Grand Valley Water Users improved this drainage by placing it underground, but in so doing appear to have obliterated the original swale. As a formality, assuming we had a right to use the historic flow path, we contacted Dick Proctor at the Grand Valley Water Users to request permission to drain from our new facility into their pipe, a pipe which they placed in and in so doing obliterated the historic channel. To our surprise, we were denied. Mr. Proctor stated that the Grand Valley Water Users would no longer take surface drainage water from any project because of the potential pollution liability. We do not feel they have a legal right to deny this historic use, but we have neither the time nor the resources to fight this quasi governmental agency and besides, we feel the problem being created by Mr. Proctor has such far reaching consequences as to make it an issue for our local government rather than us alone.

I understand from our conversation Tuesday, that Mr. Proctor has closed other pipes draining into his facilities. If he closes existing pipes flowing from Spring Valley and other development west of our site, there will be mass flooding and most likely damage to private property.

We respectfully request the assistance of the City of Grand Junction and possibly Mesa County in combating what we feel is an illegal action on the part of the Grand Valley Water Users before the public suffers significant damage.

Sincerely,



James E. Langford, PE & LS

iml/JEL

c: Joe Bielman, Mesa County
Dick Proctor, Grand Valley Water Users

XC: Mark Rolph
John Shaver
Jody Kliska

pp-96-132

GRAND VALLEY WATER USERS ASSOCIATION

GRAND VALLEY PROJECT, COLORADO

500 South Tenth Street (970) 242-5065 FAX (970) 243-4871
GRAND JUNCTION, COLORADO 81501-3740

June 11, 1996

COPY

Mr. James E. Langford, PE & LS
Thompson - Langford Corporation
529 24 1/2 Road Suite B - 210
Grand Junction, CO 81505

RE: Letter Dated May 30, 1996 To Don Newton, City Engineer

Dear Mr. Langford:

This letter is in response to your letter addressed to Dan Newton, City Engineer dated May 30, 1996. You made several incorrect statements in said letter to which I will respond.

The drainage facility, Drain D, you referred to is operated as part of the Grand Valley Project (Project). The Project is a federal reclamation irrigation project. The Grand Valley Water Users' Association (Association) is by contract with the United States the managing entity for the Project.

The described drainage facility functioned as an open drainage channel for many years. It has its beginning 1/4 mile north and 1/4 mile east of the southwest corner of Section 6, T15, R1W. It was machine dug to carry both irrigated field return flow water and underground seepage water. Portions of said drainage channel were trenched-out of a low lying swale area west of 28 Road. Association maps classified it as a Project drain system in 1927. However, said drainage channel historically picked up agriculture return-flow and underground seepage water from the southwesterly sloping basin basically beginning one half mile east of 28 Road to an area west of 12th Street on the west and from Patterson Road north to the G Road alignment. It leaves the Project area via a 24 inch pipe under the Grand Valley Irrigation Company Canal west of 12th Street.

Enclosed is an application titled RIGHT OF USE (OUTGRANT) APPLICATION if the developers desire to make a formal request to discharge storm water runoff into Drain D on behalf of Pheasant Ridge Subdivision.

Please call this office if you have questions concerning the application.

Sincerely,

A handwritten signature in cursive script that reads "Richard Proctor".

Richard Proctor, Manager

Enclosure

cc: Don Newton, City Engineer (w/o encl)
Joe Bielman, Mesa County (w/o encl)
Alan Schroeder, Bureau of Reclamation (w/o encl)

REVIEW COMMENTS

Page 1 of 5

FILE #PP-96-132

TITLE HEADING: Pheasant Ridge Estates

LOCATION: W of NW corner of 28 & Patterson Roads

PETITIONER: Just Companies

PETITIONER'S ADDRESS/TELEPHONE: 826 21 1/2 Road
Grand Junction, CO 81505
245-9316

PETITIONER'S REPRESENTATIVE: Ed Lenhart

STAFF REPRESENTATIVE: Kristen Ashbeck

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., JUNE 21, 1996.

CITY COMMUNITY DEVELOPMENT

6/14/96

Kristen Ashbeck

244-1437

not addressed
NOTE: With response to comments, provide 8 - 11" x 17" copies of the revised (if revised) preliminary plan. Also provide a full-size drawing (24" x 36") of the "Site Elements" or site plan. This plan should be to scale, preferably same scale as Preliminary Plan.

rec. 6-7-2.b.

6-7-4 insuff. not addressed

GENERAL

1. Show existing 20-foot sanitary sewer easement. Footprints of buildings on lots 15 & 16, Block 1 do not appear to clear the easement if centered on the line shown.
2. Correct reference to attached units is "attached single family" rather than "duplex". Duplex implies that EACH LOT will have 2 units on it. It appears the proposal is for a single unit on each lot but that some will have a common wall.
3. Formation of a homeowner's association to be responsible for common tracts will be required at Final Plat/Plan.
4. Landscape islands in cul-de-sacs should also be labeled as separate tracts--not part of public right-of-way.
5. Narrative corrections: give proposed project density and setbacks should list 0' for lots with proposed common wall.
6. What is use and zoning of odd-shaped parcel on southwest side of this site? Needs to be labeled on plan.

CIRCULATION

1. One-way traffic will not function efficiently or practically--needs to be two-way on cul-de-sacs and private drives.
2. Private streets do not appear as such on the Preliminary Plan.

*not reviewed
10/20/96*

3. Alignment of Springside Court does not appear to match that presently platted through this parcel. Vacation of existing right-of-way is required. Timing of the vacation process depends on overall development schedule.
4. Use of non-standard and private streets may require approval by City Council.
5. Where does Urban Residential Street end and cross-section around landscape islands start? Difficult to tell where sidewalk will end.
6. There appears to be a lot of asphalt serving only a minimum number of lots and leaves lots in block 2 undesirable due to double frontage. Is it possible to shorten/dead-end private streets and then provide flag/shared driveways to the attached units? or eliminate Pheasant Trail Court cul-de-sac and private street and provide private "auto courts" to clusters of units instead?
7. Do not use "north" and "west" with street names.
8. On-street parking will be limited on cul-de-sacs and private streets. Some parking areas should be provided for visitors and other vehicles. A rule of thumb City has applied in the past is a minimum of 4 spaces for each of the shared access areas (in this case 2, total of 8 spaces).

OTHER SITE DETAILS

1. Buffer to adjacent properties should be developed with a common design/theme not left to individual property owners to do. Perhaps these areas should be shown as tracts rather than part of lots.
2. Narrative suggests "decorative fencing" as part of the buffer, yet it is not shown on the Preliminary Plan.
3. Suggest some common open area near the entrance to buffer lots from Patterson and provide for mailbox. Mailbox as shown is not convenient to all lots--especially for drive-by pick-up and Postal Service delivery. Wherever located, Suggest there be a pull-off area/lane at the mailbox.
4. Dedication to the public of a 12-foot easement for the pedestrian path will be required on Final Plat. Construction of a minimum 8-foot concrete path to City standards within the easement will be required of the developer.
5. Proposed individual collection of garbage is not possible on private streets. Units accessing these streets will need to bring garbage to edge of public right-of-way. Provide a common area for this to occur.

CITY DEVELOPMENT ENGINEER

6/14/96

Jody Kliska

244-1591

1. From the assessor's map, it appears right of way exists. Please verify. Does it need to be vacated?
2. Please show the proposed cross-section for the private street. It is labeled right of way on the drawing, but does not meet city standards and must be considered private.
3. Please keep in mind we will require the driveway for the two lots adjacent to Patterson Road at the street intersection to be a minimum of 50' back from the Patterson Road curb line for traffic safety. This will have an effect on the lot size and the building layouts.
4. You may want to consider some alternative designs for the private road layout for more efficient clustering of the attached units to reduce the pavement needed.

CITY UTILITY ENGINEER

6/14/96

Trent Prall

244-1590

1. PLEASE NOTE: 1996 City of Grand Junction Standard Specifications shall apply for this proposed development. Copies are available for \$10 in the Public Works and Utilities office.
2. Sewer: Block 3, Lot 5 does not have sewer service identified.

3. Sewer: Is existing 12" being abandoned after installation of new lines as previously discussed with engineer?
4. Sewer: More comments on proposed alignments after variance in street standards has been approved by Council.

CITY PARKS & RECREATION

6/14/96

Shawn Cooper

244-3869

1. Parks & Open Space fees - 36 lots @ \$225 = \$8,100.
2. Landscaped areas and islands are to remain property of and maintained by Homeowners's Association.
3. Pedestrian path to park should be dedicated as public.
4. Detention pond ownership and maintenance too with Homeowner's Association.

CITY FIRE DEPARTMENT

6/12/96

Hank Masterson

244-1414

Proposed fire line must be looped into main line on Patterson Road. Minimum line size is 6". An additional fire hydrant is required and it must be located along the north side of Patterson at its intersection with Pheasant Trails Court. The existing fire hydrant at El Corona Drive and Patterson is not acceptable for use along the north side of Patterson because it will require blocking Patterson to traffic.

The looped cul-de-sacs must be restricted to parallel parking along one side of street only (same side as lot frontages). The private drives will be acceptable to the fire department provided that no parking is allowed along either side.

CITY POLICE DEPARTMENT

6/13/96

Dave Stassen

244-3587

No comments. The unique design lends itself to accepted crime prevention trends.

MESA COUNTY PLANNING

6/10/96

Verna Cox

244-1637

1. Question the advisability of 19' common drives with no sidewalks or guest parking in the duplex areas. Are these units proposed to have single car garages? Concerns: safety, parking, streetscape.
2. Question the advisability of the single point of supply for the waste system.

WALKER FIELD AIRPORT

6/7/96

Dennis Wiss

244-9100

The proposed building site lies approximately 1 ½ miles (7,800 plus/minus feet) southeast of the approach end of runway 04 and is located inside the Airport's Area of Influence (AOI), Patterson Road being the southernmost edge of the AOI in this area. Since this property does lie within the Airport's AOI it may be subjected to overflight of aircraft and the noise associated with these overflights.

An Avigation Easement is required to be recorded at or before filing of the subdivision plat. Please send a copy of the recorded document to the Walker Field Airport Authority following its recording.

It is our recommendation that, due to this residential development's proximity to aircraft flight paths and the airport proper, additional soundproofing insulation - as well as planned landscape features - be designed into each residence and site to help mitigate potential sound-level perceptions.

MESA COUNTY SCHOOL DISTRICT #51

6/11/96

Lou Grasso

242-8500

SCHOOL - CURRENT ENROLLMENT / CAPACITY - IMPACT

Orchard Avenue Elementary - 389 / 375 - 9
East Middle School - 415 / 465 - 4
Grand Junction High School - 1674 / 1630 - 6

GRAND VALLEY WATER USERS

6/14/96

Richard Proctor

242-5065

There exists along the north property line of the Pheasant Ridge Estates a right-of-way for an underground drainage channel pipeline which is part of Drain D of the Grand Valley Project. Drain D was piped by the developers of Pheasant Run, Spring Valley Filing No. 5 Subdivision several years ago. The right-of-way described for the underground pipeline at that time is shown on plats of Pheasant Run, Spring Valley Filing No. 5 and (then Pheasant Run Condos) the now proposed Pheasant Ridge Estates is shown correctly and remains as the width necessary for operation and maintenance for said drainage facility.

However, the developer proposes to discharge storm water runoff from a detention pond into said drainage pipeline. Such discharge is not authorized. The developer must make a formal application to the Bureau of Reclamation (BOR) for such use and discharge to the drainage facility. The developer has been provided with an application form to be submitted to the Grand Valley Water Users Association (Association) for review. The Association will then forward the application to the BOR.

Enclosed is a copy of a letter that should be considered as part of these comments on this proposal. The letter written to a representative of the developer, state the BOR and Association position concerning discharge of storm water runoff into a Grand Valley Project facility.

UTE WATER

6/7/96

Gary Mathews

242-7491

1. Ute Water does not approve of the water line design as proposed.
2. Contact with Ute Water is needed to discuss water line locations, valve locations and water line sizes.
3. Water mains shall be c-900, class 150. Installation of pipe fittings, valves and services including testing and disinfection shall be in accordance with Ute Water standard specifications and drawings.
4. Developer will install meter pits and yokes. Ute will furnish pits and yokes.
5. Construction plans required 48 hours before development begins.
6. Policies and fees in effect at the time of application will apply.

U.S. WEST

6/6/96

Max Ward

244-4721

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

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

AND

CALL THE TOLL FREE NUMBER FOR:
Developer Contact Group
1-800-526-3557

We need to hear from you at least 60 days prior to trenching.

TCI CABLEVISION

6/12/96

Glen Vancil

245-8777

1. We require the developers to provide, at no charge to TCI Cablevision, an open trench for cable service where underground service is needed and when a roadbore is required, that too must be provided by the developer. The trench and/or roadbore may be the same one used by other utilities so long as there is enough room to accommodate all necessary lines.
2. We require developers to provide, at no charge to TCI Cablevision, fill-in of the trench once cable has been installed in the trench.
3. We require developers to provide, at no charge to TCI Cablevision, a 4" PVC conduit at all utility road crossings where cable TV will be installed. This 4" conduit will be for the sole use of cable TV.
4. Should your subdivision contain cul-de-sac's the driveways and property lines (pins) must be clearly marked prior to the installation of underground cable. If this is not done, any need to relocate pedestals or lines will be billed directly back to your company.
5. TCI Cablevision will provide service to your subdivision so long as it is within the normal cable TV service area. Any subdivision that is out of the existing cable TV area may require a construction assist charge, paid by the developer, to TCI Cablevision in order to extend the cable TV service to that subdivision.
6. TCI will normally not activate cable service in a new subdivision until it is approximately 30% developed. Should you wish cable TV service to be available for the first home in your subdivision it will, in most cases, be necessary to have you provide a construction assist payment to cover the necessary electronics for that subdivision.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Attorney

Public Service Company

THOMPSON-LANGFORD CORPORATION

ENGINEERING AND LAND SURVEYING

Independence Plaza
529 25 1/2 Rd., Suite B 210
Grand Junction, CO 81505
PH. 243-6067

Petitioner's Response to Review Comments

June 21, 1996

File #pp-96-132, Pheasant Ridge Estates

Petitioner:

Ed Lenhart
Just Companies
826 21 1/2 Road
Grand Junction, CO 81505

Petitioner's Representative:

Jim Langford
Thompson Langford Corp.
529 25 1/2 Road, Suite B210
Grand Junction, CO 81505

Staff Representative: Kristen Ashbeck

Please find attached four sets of our revised Preliminary Plan for Pheasant Ridge Estates. In addition, we offer the following comments to your comments dated June 14, 1996.

GENERAL

1. At the request of Trent Prall we are rerouting the sewer that presently runs between lots 15 & 16. This line and it's associated easement will be abandoned and a request will be made to vacate the affected portion of the easement during the final plan process.
2. The reference to duplex units will be changed to attached single family.
3. The owner will be forming a homeowner's association which will assume responsibility for common tracts. Detail of the formation of the association will be submitted with the final plat package.
4. The landscape islands will be labeled as common tracts on the final plat.
5. Corrections to the Narrative will add the term "Proposed" before "Density" and list the 0' setback for Attached Single Family Units.

6. The odd-shaped parcel at our southwest corner is under separate ownership and is presently occupied by a single family residence. This private parcel is presently zoned RSF5.

CIRCULATION

1. We would prefer to see the cul-de-sacs restricted to one-way traffic, and feel this would better mirror natural driving habits, but as shown on the pavement cross section, the cul-de-sacs are being proposed with a full 28' paved surface which would provide for two-way traffic. Per your direction, we will not call for signage to restrict the cul-de-sacs to one-way traffic.
2. We are not proposing private street, but private driveways. We have added verbiage to the Preliminary Plan to hopefully clarify this.
3. The alignment of Springside Court has been changed slightly to better accommodate our change from apartments as was originally planned to our much less dense attached single family proposal. We will be requesting that the old alignment be vacated at the time we submit our Final Plat package.
4. We understand that at the present time, the City has no provision in it's code for private streets. We further understand that this will require us to go before City Council for approval.
5. As mentioned above, the City's full residential street pavement section will be carried around the cul-de-sacs. Sidewalks will be on both sides of the street except around the landscape islands in the center of the cul-de-sacs.
6. It is not possible to shorten the private drives or Pheasant Trail Court cud-de-sac. Based on multiple derivations of site arrangements the configuration represented will result in the most pleasing streetscape and neighborhood ambiance for the homeowners.

Providing flag lots as suggested by the reviewer would defeat the intended purpose of the neighborhood design. Curb cuts on Springside Court have been minimized and street tree plantings have been maximized in our proposal. By providing the flag/shared drives to the 16 or so lots now served by the road and private drive layout would compromise the continuity and character of the neighborhood design and the possibility of assuring the level of quality in streetscape and character.

7. "North" and "West" have been taken off the street names as requested.
8. The Code requires a minimum of two off street parking spaces for each Single Family Unit (attached or otherwise). We expect to provide a minimum of four off street spaces for each of the detached units and two for the attached units which exceeds the requirements set out in Section 5.5.1.H.2. We further expect on-street parking to be limited to the public roads (i.e. Springside and Pheasant Trail Courts) and if necessary we will restrict parking on the private shared drives with signs and in the covenants.

OTHER SITE DETAILS

1. We believe that dedication of the "buffer" space provided against adjacent properties to tracts maintained by the Homeowner's Association is inconsistent with the intent of the project (i.e. private land ownership). Buffering techniques commonly used in residential neighborhood designs can include spatial separation which is the technique used here. As noted in the narrative 15' minimum setbacks will be used to created spatial separation

between buildings and adjacent properties to the east and west with a 25' minimum easement against the adjacent properties to the north. This is a common and acceptable practice for projects of this sort.

In addition to the spatial separation noted above we have taken the extra precautions for those residences adjacent to Patterson Road by increasing the setback to a 30' minimum and providing a decorative fence to a minimum height of 6' and landscaping .

2. According to the SSID's Manual "Drawing Standards Checklist for a Preliminary Plan" (IX-26) decorative fencing is not required to be shown on the plan. The fence line and type have not been designed at this time, however, we can make available (if requested by Staff) landscape plans from other projects which would be similar in nature to the one proposed for this project.
3. We have relocated the mail box location to the open space between the two cul-de-sacs and additionally have widened the private drive to provide parking spaces for those stopping to pick up their mail.
4. The easement for the pedestrian path has been changed to 12-foot. The proposed path is shown as an 8-foot concrete path.
5. Robin at the City of Grand Junction Sanitation Department was contacted on 6/19/96 concerning trash service to this project. She indicated that it would be acceptable for the residents on the private drives to place their trash receptacles out at the curb and gutter of the public street for pickup.

CITY DEVELOPMENT ENGINEER

1. A public right-of-way does exist on this site from a previous platting effort. We will be applying for vacation of this right-of-way and replacing it with the one shown on our Preliminary Plan.
2. A typical section has been added to the Preliminary Plan for the shared access drives.
3. The driveways for the two lots adjacent to Patterson Road will be located a minimum of 50' from the curb line of Patterson Road.
4. We recognize that the amount of asphalt is excessive and that double frontage does drive up the per unit cost of development. Unfortunately, we found ourselves trying to layout a less dense development of attached and detached single family units around water and sewer lines that were laid out for a much more dense apartment complex. We feel this layout is the most workable given the above mentioned site constraints.

CITY UTILITY ENGINEER

1. It is understood that City of Grand Junction Standard Specification will apply for this development.
2. The missing sewer tap has now been added to the Preliminary Plan.
3. The existing section of 12" sewer running between lots 15 & 16 of Block 1 will be abandoned. We will be applying for a vacation of this easement with the Final Plat submittal.

4. We are not reading this comment as a strong objection to the routing of this sewer line, but simply a concern about the shared access easement. We are proceeding with final design at this time and would hope that any adjustments requested by the City would be minor.

CITY PARKS AND RECREATION

1. Parks and Open Space fees are acknowledged
2. All landscape area will remain the property of and maintained by the Home Owners Association.
3. The pedestrian path easement will be dedicated to the public.
4. The detention pond will remain the property of an will be maintained by the Homeowner's Association.

CITY FIRE DEPARTMENT

1. We have discussed the looping of the fire line with both Gary Mathews of Ute Water and Hank Masterson of the Fire Department. We cannot loop the line because the internal lines belongs to Ute. As a compromise we understand that it will be acceptable to increase the line size of the branch leading towards Patterson Road from 4" to 6" and place a fire hydrant near the entrance.
2. Parking will be restricted to the outside of the cul-de-sacs and will not be permitted on the private drives.

CITY POLICE DEPARTMENT

(no response required)

MESA COUNTY PLANNING

1. Note responses 6 and 8 under circulation.
2. We assume that "waste" is a typographical error, and that what was meant was "water". Though we would also prefer a looped system, the line within the development belongs to Ute and the one in Patterson belongs to the City. We have been told that they cannot be connected.

WALKER FIELD AIRPORT

1. We have contacted Dennis Wiss at the Walker Field Airport Authority to secure a copy of their Avigation Easement. The required documents will be completed and recorded by the owner.
2. Extensive landscaping will be proposed at the Final Plat stage which we hope will aid in the attenuation of airport related noise.

MESA COUNTY SCHOOL DISTRICT

1. The impacts on the various school listed are duly noted.

GRAND VALLEY WATER USERS

1. We are proposing that our historic flows from our storm water detention facility will be discharged to the existing Spring Valley detention facility as was called for in the original drainage study for Spring Valley. It is noted that this will require an easement across the public park. We will be contacting Tim Woodmanse with the City of Grand Junction to find out what steps we must take to secure this easement.

② We are in receipt of the letter mentioned in the review comments. We do not necessarily agree that the construction of government facilities in 1927 removes any historic rights for natural storm water drainage that existed prior to their construction.

UTE WATER

- 1 and 2. We have met with Ute Water and have reconfigured the lines to conform to their wishes. These changes are reflected on the revised Preliminary Plan be submitted with this response.
3. The water mains are being proposed using C-900, Class 150.
4. Meter pits and yokes will be installed at the time of construction.
5. Final construction plans will be provided to Ute Water at least 48 hours prior to start of construction.
6. The owner acknowledges that he will need to comply with Ute policies and fees in effect at the time approval for this development is granted.

U.S. WEST

1. As soon as we have progressed far enough though the Final Plat process that we are comfortable that it will be approved by the City, a copy will be provided to U.S. West .

TCL CABLEVISION

The owner acknowledges the condition of service as detailed by Glen Vancil in his review comments.

CITY ATTORNEY

(no comments received)

PUBLIC SERVICE COMPANY

(no comments received)

CONCLUSION

We have attempted to use appropriate planning and design practices that would help to provide identity and meaning to this neighborhood. We intend to work with the City in the resolutions of the forgoing comments with an eye toward the principles and goals we have set for the project.

To meet those goals we have developed a proposal that brings with it the notion of providing for future generations which translates into energy and resource conservation and providing for enhanced human health.

This project attempts to identify and design to the following concepts....

• **Infill Planned Neighborhood**

• **Market Niche**

Move-up home buyers and retirees, sales prices starting in low \$110's

• **Neighborhood Character and Identity**

Custom designed residences with courtyard entries and/or porches will be encouraged using Architectural Design Standards and "Pattern Book" for architectural elements. Thoughtful streetscape design utilizing street trees and deemphasizing garage entries

• **Amenities**

Resident's park sports a tot lot, gazebo and picnic area

• **On Site Rainwater Detention as Usable Park Space**

• **Home Owner's Association**

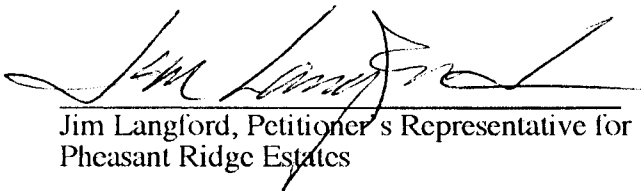
Maintaining architectural standards, common open space and front yards

• **Xeriscape**

Low water use landscape with drip irrigation

We trust that the above responses and those we provided in the meeting we had at City Hall with Kristen Ashbeck and Jodi Kliska on June 20, 1996 have answered any concerns the City or the various utility providers may have. If further information or clarification is needed, please do not hesitate to call.

THOMPSON-LANGFORD CORP.



Jim Langford, Petitioner's Representative for
Pheasant Ridge Estates

PHEASANT RIDGE ESTATES

Western half of a site commonly known as "Spring Valley Townhome Condos" 6-27-96

PROJECT NARRATIVE

1.0 GENERAL DESCRIPTION/REQUEST:

APPROVAL of a SUBDIVISION PRELIMINARY PLAN currently zoned PD-8 no change anticipated in zoning. The development is an infill neighborhood on a site located approximately on the western half of a site commonly known as "Spring Valley Townhome Condos" situated north of Patterson (F) Road and west of 28 Road, Grand Junction, Mesa County, Colorado. No phasing of the project is anticipated.

2.0 SITE DATA:

<u>ELEMENT</u>	<u>SSIDS/CODE REF</u>	<u>COMMENTS</u>
Owner		Ed Lenhart 1716 North 18th Street Grand Junction, Colorado 81501
Property Location	X-07/A.1	West 1/2 of Lot; Spring Valley Townhome Condos - See Diagram 1
Site Area	X-07/A.2	6.35 Acres - Gross Area
Underlying Zone	X-07/C.2	No change from present PD - 8 zoning
Density		5.82 DU/A - Gross density
Average Lot Size		5370 gsf; Single family lots for attached/detached units
Surrounding Uses	X-07/C.2	Residential: Single family detached, Single family attached - See Diagram 1
Proposed Use	X-07/A.3, C.2	Residential: Single family detached, Single family attached - See Diagram 2
Character		Residential - See Diagrams 2 & 3
S.F. detached units	X-07/C.6	24
S. F. attached units	X-07/C.6	12
Units sizes		1050 to 1600 gsf - Approximate range
Setbacks		Front Yard - 20' min. Rear Yard - 15' min. Side Yards - 5' Side Yards - 0' (Attached units)
Site Access	X-07/C.3	S.F. detached units accessed by paved internal road w/ curb, gutter, and side walk via Patterson Road returning to Springside Court with two looped cul-de- sacs serving 24 units; Single family attached units shared private drives serving 12 units maintained by HOA - See Diagram 2

2.0

SITE DATA: (Continued)

<u>ELEMENT</u>	<u>SSIDS/CODE REF</u>	<u>COMMENTS</u>
Buffers	X-07/B	Minimum buffering techniques shall include 30' min. setback from Patterson Road, with decorative fencing and landscape to a minimum height of 6'; 15' min. setbacks at adjacent properties to the east and west with a 25' min. easement against the adjacent properties to the north - See Diagram 2
Open Space	GJCode 5.4.5	.41 Acres - Provided, Maint'd by HOA
Drainage	X-07/C.4	Detention Pond - Located on site in western neighborhood park; release at historical rate
Irrigation	X-07/C.4	Village Nine existing Irrigation lines will be used to provide for park and open space irrigation requirements that are maintained by Home Owners Association and each individual lot .
Fire flow	X-07/C.4	3 New hydrants on site
Potable Water	X-07/C.4	Ute Water - Available
Sewer	X-07/C.4	City - Grand Junction - Available
Electric/Gas	X-07/C.4	Public Service - Available
Telephone	X-07/C.4	US West - Available
Cable	X-07/C.4	TCI Cablevision - Available
Solid Waste	X-07/C.4	Individual Collection
Postal Delivery	X-07/C.6	All Units - Central Mailbox, Three total - See Diagram 2
Parking	GJCode 5.5.1.H.2	Single Family Units Four spaces each - off road Typical garage = 2 cars; Drive = 2 cars Single Family Attached Units Two spaces each Typical garage = 1 car; Drive = 1 car
Public Benefit	X-07/B	Neighborhood pocket park Picnic Area Tot Lot Open grassy area Architectural Standards for Housing Design Thoughtfully Designed Streetscape - See Diagrams 2 & 3
Pedestrian Access/ Safety	X-07/B	New attached sidewalks along both sides of the roads. Internal pedestrian safe zone connecting park in Spring Valley with Patterson and 28 Roads. - See Diagram 2

SITE DATA: (Continued)

<u>ELEMENT</u>	<u>SSIDS/CODE REF</u>	<u>COMMENTS</u>
Landscape	GJ Code 7.4.3	Roadway landscape shall conform to Roadway Landscape Guidelines for the City of Grand Junction. Xeriscape principles shall be used to select street trees and decorative plantings as indicated on the concept plan with the assistance of a qualified landscape professional based on the plants' ability to withstand climatic and urban conditions, their costs, benefits and desirability as landscape plants. - See Diagrams 2 & 3
Site Impact	X-07/C.8	Site impacts will be minimized to regrading for adequate drainage and installation of infrastructure. Where possible mature vegetation will be protected. There are no known geological hazards.
Hours of operation	X-07/C.9	N/A.
Number of employees	X-07/C.10	N/A.
Neighborhood identification	X-07/C.11	Entry feature signage will be provided using a professionally designed logo and raised lettering to identify the neighborhood and will be erected at the corner of the entry street and Patterson Road also at the internal crossroads in an open space area set aside for this purpose. Landscape with special plantings will provide a picturesque backdrop to the signage. Street signage shall comply with City regulations.

3.0

PROJECT GOALS:

Appropriate planning and design helps to provide identity and meaning to a place. An important tenant of this project is the principle of planning for a sustainable future in an attempt to provide identity and meaning both now and for years to come. Sustainability brings with it the notion of providing for future generations. This translates into energy and resource conservation and providing for enhanced human health.

This project attempts to interpret this principle of planning for a sustainable future by identifying and designing to the following concepts....

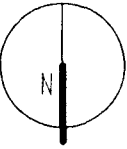
- **Infill PUD Neighborhood**
- **Market Niche**
Move-up home buyers and retirees, sales prices starting in low \$110's
- **Neighborhood Character and Identity**
Custom designed residences with courtyard entries and/or porches will be encouraged using Architectural Design Standards and "Pattern Book" for architectural elements.

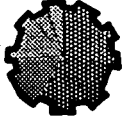
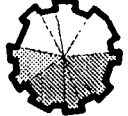

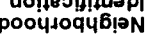
Thoughtful streetscape design utilizing street trees and deemphasizing garage entries
- **Amenities**
Resident's park sports a tot lot, gazebo and picnic area
- **On Site Rainwater Detention as Usable Park Space**
- **Home Owner's Association**
Maintaining architectural standards, common open space and front yards
- **Xeriscape**
Low water use landscape with drip irrigation





Respectfully Submitted,

Marc E. Maurer, M. Arch., NCARB
ARCHITECT





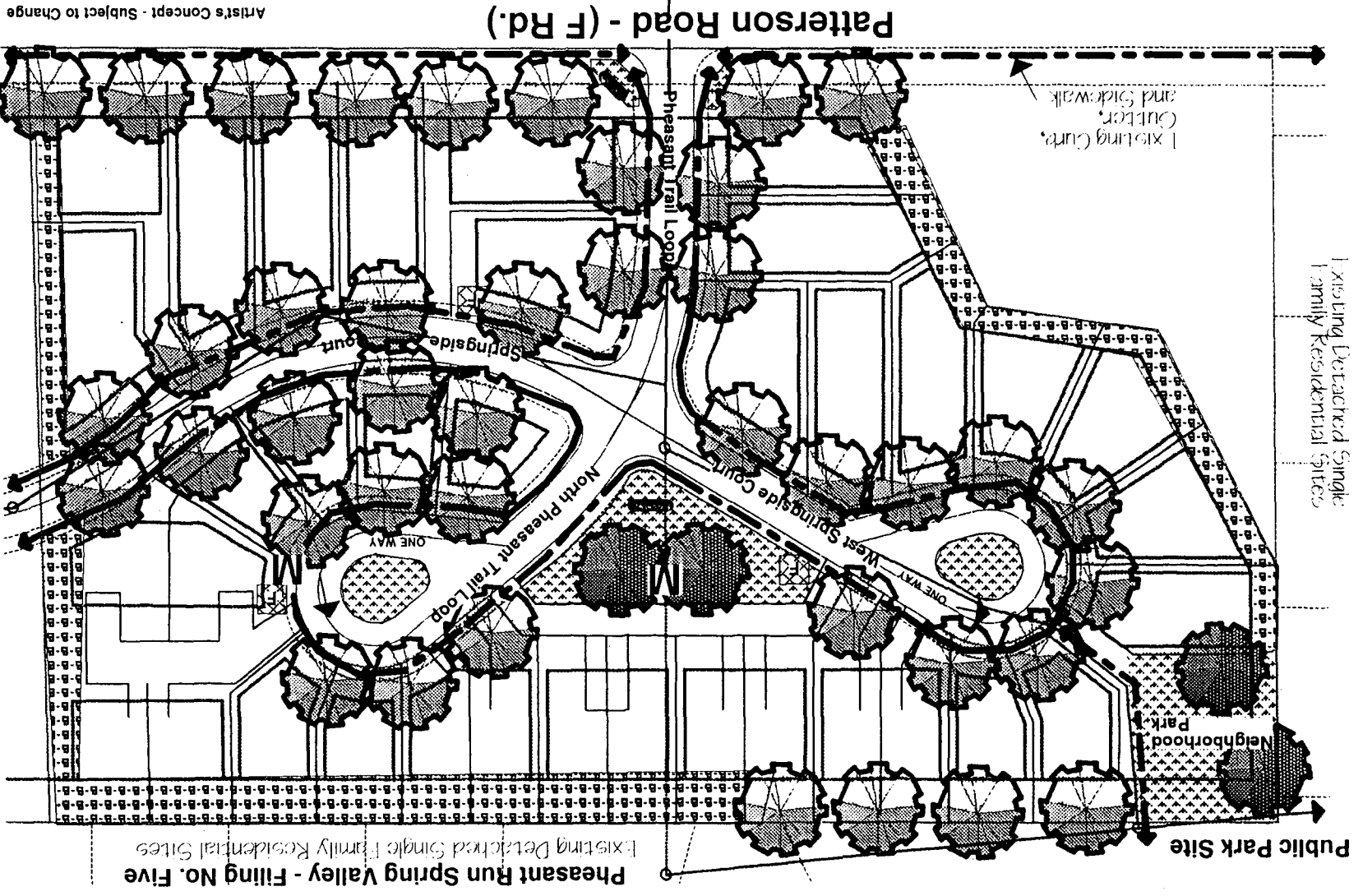
- 
 Special Landscape Feature
- 
 Street Trees
- 
 Buffer
- 
 Neighborhood Identification Sign

- 
 Central Mailbox
- 
 Fire Hydrant
- 
 Landscape Feature
- 
 Pedestrian Access

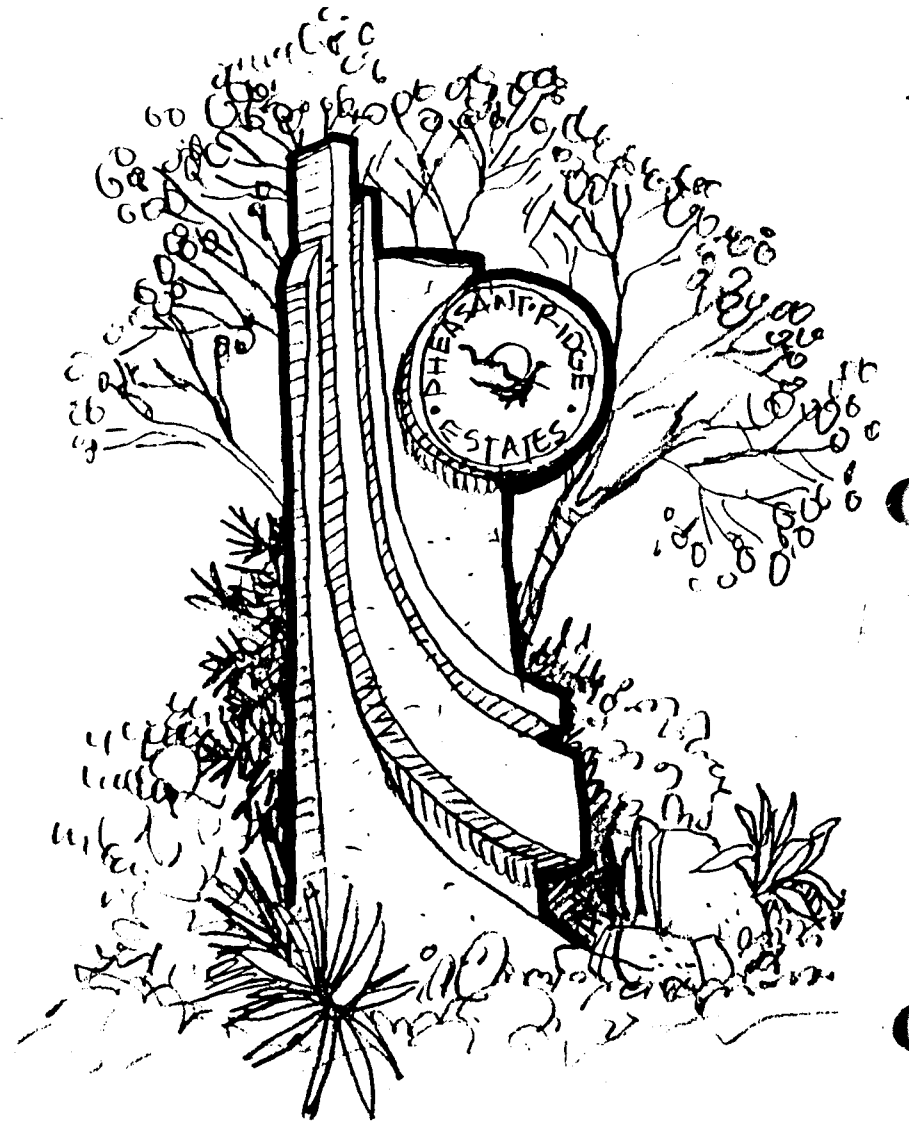
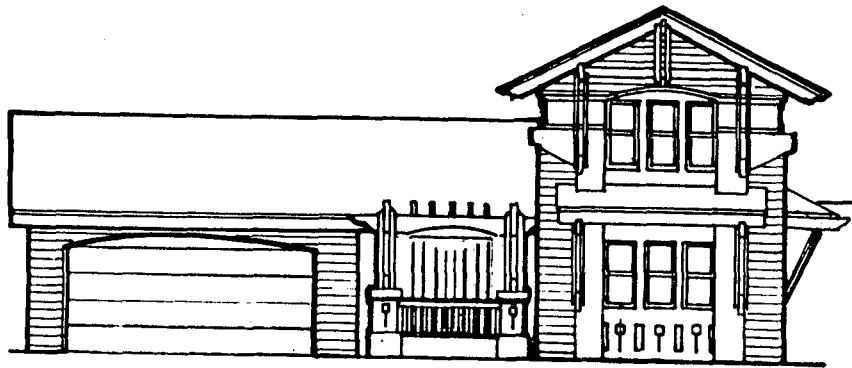
NOT TO SCALE 5-30-96 ©

Site Elements - Diagram #2

PHEASANT RIDGE ESTATES



Artist's Concept - Subject to Change



ARCHITECTURAL
CONCEPTS
VARIOUS UNITS

NEIGHBORHOOD
IDENTIFICATION
FEATURE

Artist's Concept - Subject to Change

PHEASANT RIDGE ESTATES

Housing Character Studies - Diagram #3

NOT TO SCALE

5-30-98

©

7 of 7



**GENESIS
DESIGNS**

ARCHITECTURE
AND PLANNING

970-245-6093
P.O. BOX 1851
GRAND JUNCTION
COLORADO
81502

Approved PC 7/9/96
5-0
see Condition ~~last~~ page

STAFF REVIEW

FILE: PP 96-132

DATE: July 2, 1996

REQUEST: Preliminary Plan

LOCATION: West of Northwest Corner 28 and Patterson Roads

APPLICANT: Just Companies/Ed Lenhart

STAFF: Kristen Ashbeck

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Single and Attached Single Family Residential

SURROUNDING LAND USE:

NORTH: Single Family Residential & Public Park - Spring Valley

SOUTH: Single Family Residential - Corona Del Rey & Mantey Heights

EAST: Vacant

WEST: Single Family Residential - Spring Valley

EXISTING ZONING: Planned Residential 8 Units per Acre (PR-8)

SURROUNDING ZONING:

NORTH: Residential Single Family 5 units per acre (RSF-5)

SOUTH: PR-6 and RSF-5

EAST: PR-8

WEST: RSF-5

STAFF ANALYSIS

Relationship to Comprehensive Plan: No comprehensive plan exists for this area of the City. The Draft Growth Plan proposes this area as Residential Medium High 8-11.9 units per acre.

Background/Project Summary: This project is located on a vacant parcel of land just west of the northwest corner of the 28 and Patterson Road intersection. The parcel was originally planned with the Spring Valley subdivision to be developed as Pheasant Run condominiums. This phase of that project proposed approximately 50 units. The public right-of-way for Springside Court was platted through the parcel but no further development occurred. The present developer of Pheasant Ridge Estates is proposing 36 single family dwelling units, 12 of which will be common wall units. The overall density proposed is 5.7 units per acre which is well within the existing PR-8 zoning.

Access/Circulation/Parking: Primary access to Pheasant Ridge Estates will be from a single drive off Patterson Road and from Springside Court once the street is completed from 28 Road. Most of the lots will have frontage on the two proposed public cul-de-sacs. Two proposed private drives will access the remaining eight lots.

Due to the close spacing of driveways on the public cul-de-sacs and the Fire Department's requirement that no parking be allowed on the private drives, there will be very little on-street parking available for visitor parking and additional owners' vehicles. In approving similar projects that utilize shared private drives, the City has required the developer to provide some areas of off-street parking (typically 4 spaces for each private drive that access 4 or more units). In this case, each private drive accesses 4 units, thus, a total of 8 off-street parking spaces should be provided.

The developer responded to this comment by stating that each of the detached units would have 4 parking spaces available on site (2 in the garage, 2 on the driveway) and each of the attached units would have 2 parking spaces (1 in the garage, 1 on the driveway). Staff believes that this does not meet the intent of the Code which requires 2 on-site spaces for each unit, not including a garage. In addition, a single vehicle garage is often used as storage rather than for parking so the attached units may really only have 1 space per unit. Thus, staff recommends that the developer be required to provide some off-street parking.

Utilities/Drainage: Water is to be provided by Ute Water and sewer service by the City of Grand Junction. Utilities are already available to the site. There is an existing sewer line that runs north-south through the site that will be rerouted at the request of the City Utilities Engineer. The existing easement for the sewer line will be vacated with the final phase of development once the line is relocated.

Stormwater from the proposed Pheasant Ridge Estates will be directed to a proposed detention pond located in the northwest corner of the site. The water will then be discharged at a historic rate to the existing detention pond in Spring Valley Park II just north of the Pheasant Ridge site. The Spring Valley pond does have a large enough volume to accommodate the discharge from Pheasant Ridge. An easement will need to be acquired from the City for the discharge facilities.

A remaining issue with drainage is the Grand Valley Water Users Association's (GVWUA) request that the developer submit an application to the U.S. Bureau of Reclamation via the GVWUA. Approval of the application will allow for the additional discharge from the Spring Valley pond into Drain D of the Grand Valley Project which is under the jurisdiction of the Bureau/GVWUA. The City is continuing discussions with the Bureau of Reclamation and GVWUA as to such requirements. In the meantime, staff is not aware that an application has been submitted by the developer.

Site Amenities: The developer is proposing a landscaped island in the center of each of the public cul-de-sacs, a landscaped common area for an entry feature and common mailboxes, and a mini-park within the drainage facility area. All of these areas must be dedicated as public open

space on the Final Plat and a homeowners' association formed to be responsible for future maintenance of them. A detailed landscape plan for each of the areas will be required at the final phase of development.

The developer is also proposing a pedestrian pathway between the end of the Springside Court cul-de-sac and Spring Valley Park. This will be dedicated to the public and the developer will be responsible for constructing an 8-foot concrete walkway within the easement.

STAFF RECOMMENDATION: Approval of the Preliminary Plan for Pheasant Ridge Estates with the condition that a minimum of 8 off-street parking spaces be provided for units accessing the private drives. *or demonstrate available on public streets. (cul-de-sacs)*

SUGGESTED PLANNING COMMISSION MOTION:

Mr. Chairman, on item PP-96-132, a Preliminary Plan for Pheasant Ridge Estates, I move that we approve the Preliminary Plan subject to staff's recommendation.

City of Grand Junction
Community Development-Planning
250 N. 5TH Street
Grand Junction, CO. 81501

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUL 12 1996

Dale & Virginia Rennels
2428 Pheasant Run Circle
Grand Junction, Co. 81506

Gentlemen:

We are owners of property behind or to the north of the proposed Pheasant Run Estates located between Beechwood ST. and 28 Rd. on the north side of Patterson Rd.

We would like to appeal the decision made by the planning department or commission on July 9, 1996. The commission approved the subdivision on the condition that they provide eight more places of parking.

We are appealing this decision of approval to the city council for the following reasons:

1. The architect and planner have designed a subdivision without concern for the people that might buy lots and build housing. According to the developer at the planning meeting he stated that he will be selling lots to other builders. We can see a hodge-podge of different architecture and without any covenants it is hard telling what will be built.

2. The design for the subdivision has done away with standard city streets and has six duplex lots serviced with a private lane, and another three duplexes with a dead-end lane. The developer stated that all of the places could be reached with a 150' standard fire hose. We do not want 2-story duplexes bordering Spring Valley homes that are isolated from the Fire Department. The Fire Department requires a private lane to be at least 20' wide in order for them to give fire protection.

3. The city planning person stated that the city sanitation department would not pickup or give garbage or refuse pickup service down a private lane. This lane is 250' long. How is a retired elderly person expected to haul a garbage can 125' down a lane to a turning circle and leave the can in front of someone else's home. We can visualize the sight of several large brown garbage cans sitting outside in the hot summertime sun attracting flies, rodents, cats, dogs, skunks, and other undesirable animals. The design engineer said he studied the garbage service problem and it is no big problem to drag the garbage out to the street as it is only a short distance.
--COME ON!

4. The designer has 48 mail pickup boxes located down in the center of the private lane where the residents must pick up their mail. They claim to have two pull over parking places here. We see nothing on the design to reflect such an area.

5. The residential lots appear to be approximately 40' wide across on the back side of the subdivision, but much narrower around and near the turning circle. We understand that the city requires at least 20' between driveways. The people that live down the lane are not supposed to park in the lane, so they only have their driveway or garage to get their vehicle out of the lane. Where will 48 families park their second car, campers, and boats? We can see them parked in yards beside the houses and where ever else they can store them. Possibly even in the street coming into the subdivision. It is obvious that the proposed landscape area in the center of the subdivision will be sacrificed in order to gain eight more parking places.

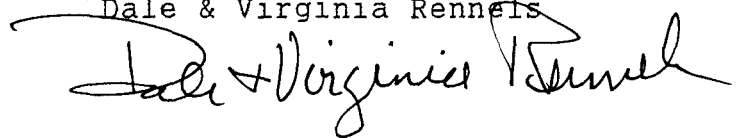
6. Access to the subdivision will be congested and difficult. The only way into the subdivision is from Patterson St. and exiting is the same. The developer claims that he has access from 28 road via Spring Valley Town Homes and across an empty undeveloped area that is not owned by the developer of Pheasant Run Estates. Lot 6 is down another private lane with a very narrow entry. We can see a lot of unhappy people living in an area that will become more like Indonesia than the higher standards of this city.

This subdivision will be directly across from one of the finest looking duplex developments in the valley. This section of the city is and will become the core area with the Machett park and the Spring Valley subdivision which sets a very high standard. We think it is not right to allow a developer to come in and take advantage of what all of other people have put time and money into. Several of us who live in Spring Valley feel that this developer is in this for short term gain, the reputation of Spring Valley, and what the area has to offer will help the developer to sell lots to other builders and run with his money leaving the residents of the Spring Valley area to pick up the pieces. I pray that the city council will look at this appeal and consider the concerns of the present residents of the area and the investments made by them. Please let's not let people start living down lanes and alleys, in the near future the police will be afraid to go down those private lanes just like in Chicago and Los Angeles.

Thank you and please respond to this appeal.

Sincerely,

Dale & Virginia Rennels

A handwritten signature in cursive script that reads "Dale & Virginia Rennels". The signature is written in dark ink and is positioned below the typed name.

c.c. Grand Junction City Council
250 N. 5TH
Grand Junction, Co. 81501

July 25, 1996

Dale A. & Virginia Rennels
2428 Pheasant Run Circle
Grand Junction, Co. 81506

City of Grand Junction
Community Development Committee and,
Mr. Ed Lenhart - Just Companies, Inc.

Planning Committee

Dear Committee and Ed Lenhart:

The suggestions that were made at the meeting July 18, 1996 at our home have been implemented. This is not just what we and the neighbors on our street would like to have been done, but we can live with the voluntary changes. Dale and I will discontinue our appeal as of this date 07-25-96, so long as these changes will be made.

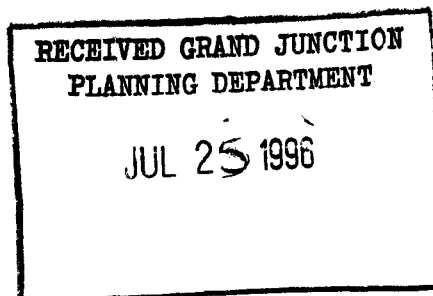
Enclosed is a letter from Edison S. Lenhart, President - Just Companies, Inc. with the changes listed.

Thank You,

Sincerely,

Virginia and Dale A. Rennels

Virginia & Dale A. Rennels



JUST COMPANIES, INC.

CONSTRUCTION
826 21 1/2 ROAD
GRAND JUNCTION, CO 81505

Telephone 970-245-9316
Fax 970-256-9717

July 24, 1996

Virginia Rennels
2428 Pheasant Run Circle
Grand Junction, CO 81506

Dear Ms. Rennels:

I would like to again express my appreciation to you and the other home owners for meeting with me at such short notice.

I have considered the suggestions that were made at the meeting on July 18, 1996. Some of the suggestions have merit and I will implement them. The three things concerning Pheasant Ridge Estates that will be amended are listed below. I do wish to remind you though that these are voluntary changes on my part and are not mandatory as proved by the acceptance of the subdivision by the community development committee.

1. The mail boxes will be moved to the main street and we will look into having two mail cluster locations instead of one.
2. Provision will be made in the covenants for backyards to be landscaped and maintained, and to be under the architectural control committee.
3. One lot will be deleted on the north side of the subdivision. Six lots will share a portion of that lot's dimension. That will make the northwest width 47 feet rather than the 40 feet that was planned and approved.

I believe this project will be an asset not only to Spring Valley, but to the City of Grand Junction. The items referenced above will be done irrespective of your decision to either continue or discontinue your appeal. However, I hope you will decide to drop your appeal.

I would appreciate an expeditious response as to your appeal decision.

Sincerely,

A handwritten signature in cursive script, appearing to read "Edison S. Lenhart".

Edison S. Lenhart, President
Just Companies, Inc.

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

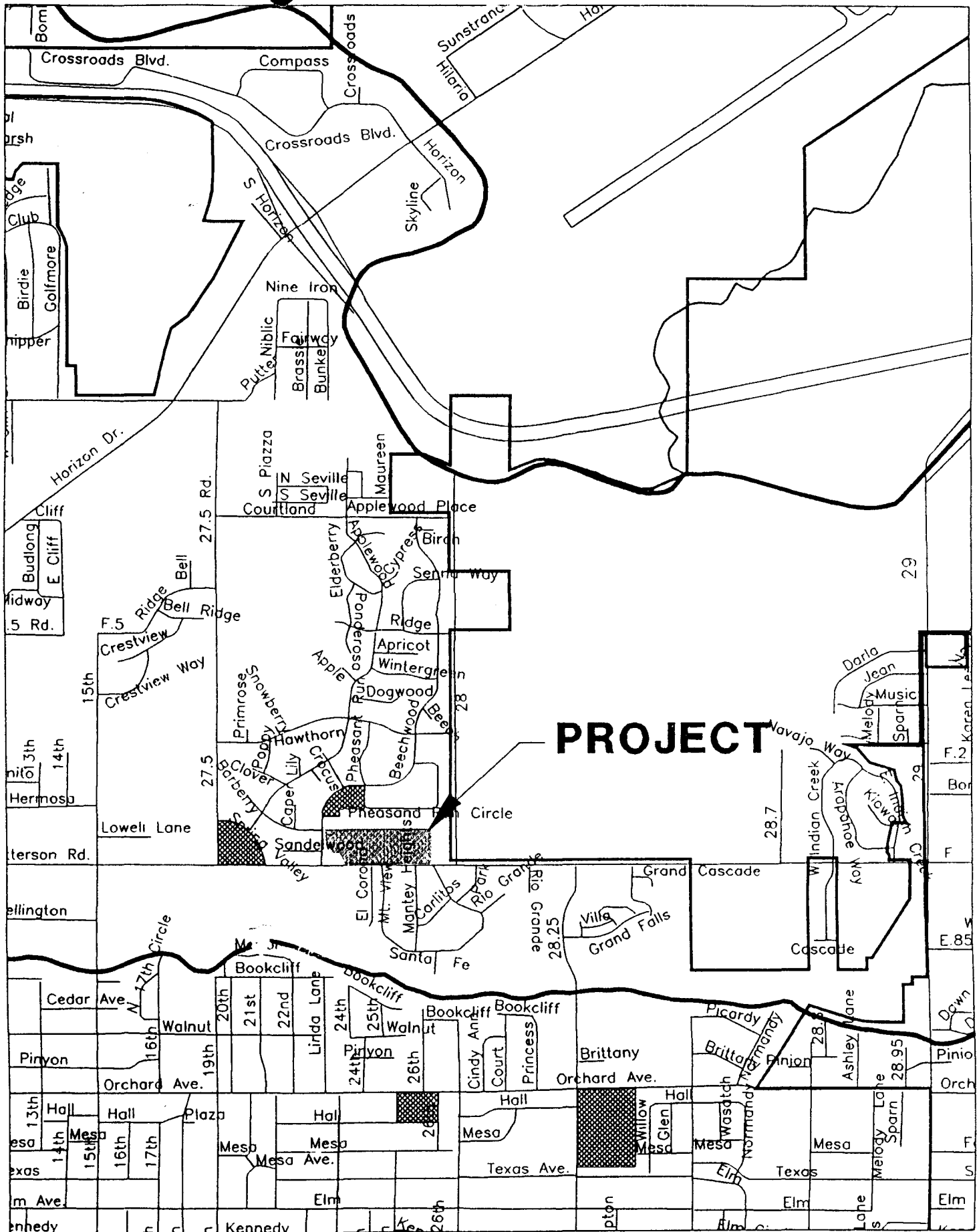
Lot 1 Pheasant Run Condos Sec 1 IS IW Exc That Pt Beg SE Cor S.D. Sec 1 N
89 Deg 46' W 603 Ft 5.89 Deg 46' E 603 Ft S 480 Ft to Beg.



PP 96-132
PRELIMINARY PLAN
PHEASANT RIDGE ESTATES
W of NW CORNER 28 & PATTERSON ROADS



North

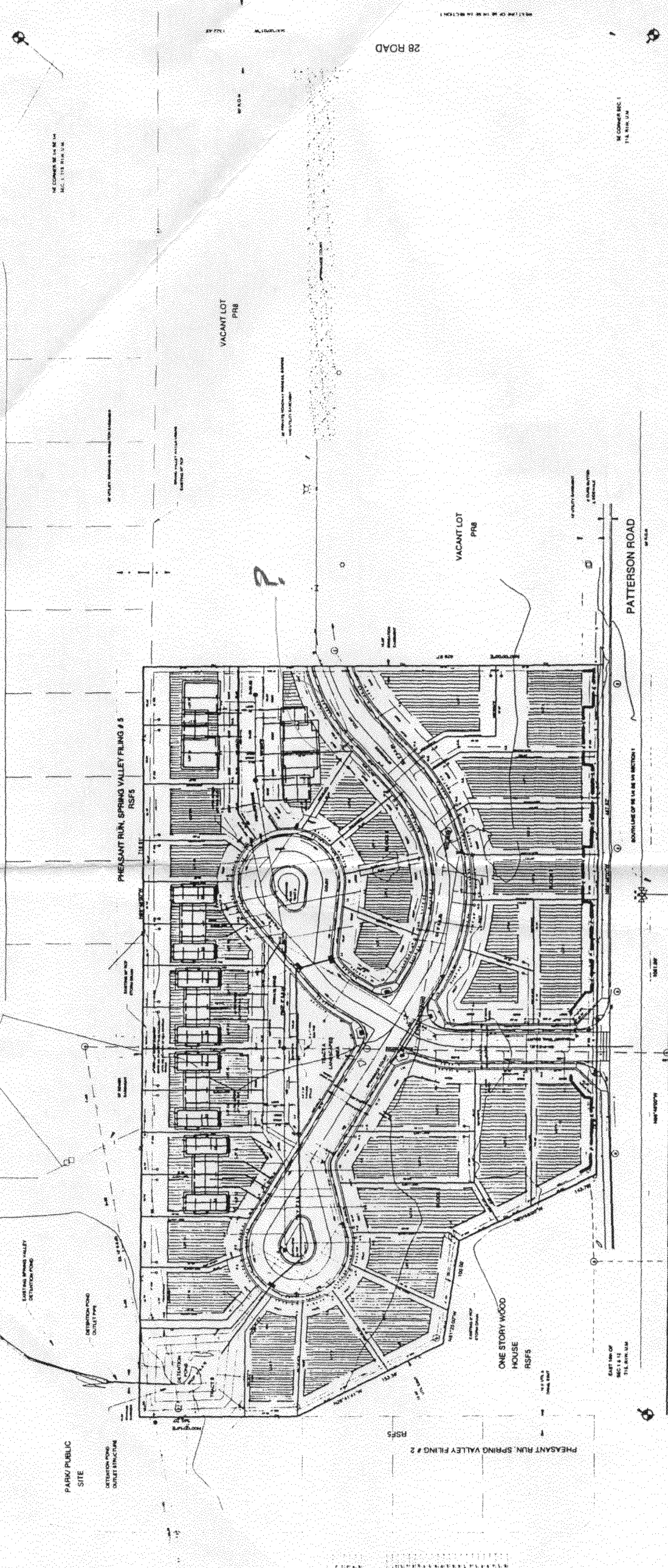
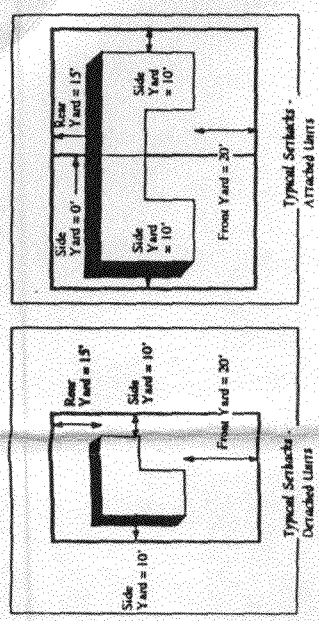


LOCATION MAP

PHEASANT RIDGE ESTATES SUBDIVISION 6.35 ACRES

PROVIDED FOR PHEASANT RIDGE ESTATES SUBDIVISION SHALL BE
 APPROVED BY THE FOLLOWING ENTITIES:
 1. CITY OF GRAND JUNCTION
 2. COLORADO COUNTY BOARD OF HEALTH
 3. COLORADO COUNTY BOARD OF COMMISSIONERS
 4. COLORADO COUNTY BOARD OF EQUALS
 5. COLORADO COUNTY BOARD OF SOILS AND WATER
 6. COLORADO COUNTY BOARD OF ZONING
 7. COLORADO COUNTY BOARD OF FIRE
 8. COLORADO COUNTY BOARD OF PUBLIC UTILITIES
 9. COLORADO COUNTY BOARD OF REVENUE
 10. COLORADO COUNTY BOARD OF TRAVEL AND TOURISM
 11. COLORADO COUNTY BOARD OF WORKS
 12. COLORADO COUNTY BOARD OF EDUCATION
 13. COLORADO COUNTY BOARD OF SENIORS
 14. COLORADO COUNTY BOARD OF VETERANS
 15. COLORADO COUNTY BOARD OF YOUTH

SCALE: 1" = 50'



REVISION	DATE	DESCRIPTION	BY	CHKD

DRAWN BY: _____
 DESIGNED BY: _____
 CHECKED BY: _____

MARC E. MAJURER ARCHITECT
 REVIEWED _____
 DATE _____

GENESIS DESIGNS
 Architecture and Planning
 GRAND JUNCTION, COLORADO
 PH. (970) 245-6093

PHEASANT RIDGE ESTATES SUBDIVISION
 SCALE: 1" = 50'
 SHEET NO. 1 OF 1
 SITE PLAN

DATE: 5/27/98
 JOB NO. 981001
 SHEET NO. 1 OF 1

PHEASANT RIDGE ESTATES SUBDIVISION 6.35 ACRES

UTILITIES FOR PHEASANT RIDGE SUBDIVISION WILL BE PROVIDED BY THE FOLLOWING VENDORS:

- GAS & ELECTRIC: PUBLIC SERVICE COMPANY
- TELEPHONE: U.S. WEST COMMUNICATIONS
- WATER: UTE WATER CONSERVANCY DISTRICT
- CABLE TV: CITY OF GRAND JUNCTION
- SANITARY SEWER: CITY OF GRAND JUNCTION

LEGEND

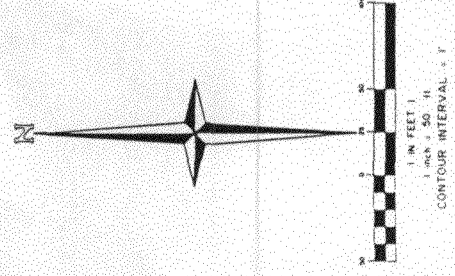
- EXISTING SPRINKLER HEAD
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- FOUND PIN & CAP
- PROPOSED STORM INLET
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- WATER SERVICE
- IRIGATION SERVICE

LAND USE CHART

R.O.W.	1.50 AC	23.6%
TRACTS	0.41 AC	6.5%
LOTS (136)	4.44 AC	69.9%
	6.35 AC	100%

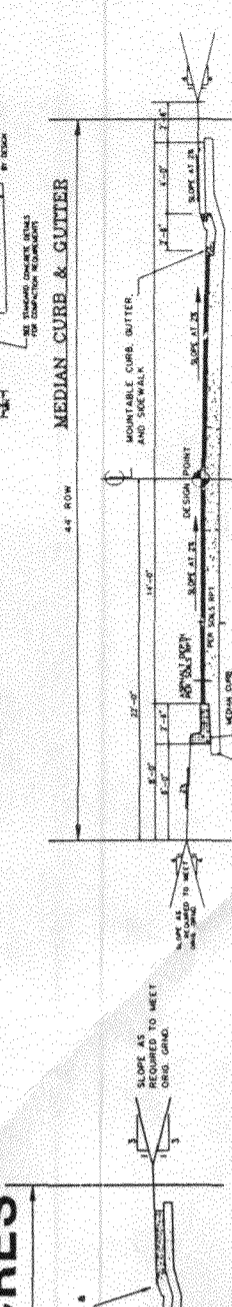
LEGAL DESCRIPTION
LOT 1 IN PHEASANT RIDGE CONDOS, TOWNSHIP 1 SOUTH, RANGE 1 WEST 10E, SECTION 1, THENCE NORTH 89°46' WEST 603 FEET, THENCE NORTH 480 FEET, THENCE SOUTH 89°46' WEST 480 FEET TO THE POINT OF BEGINNING, MESA COUNTY, COLORADO.

BLOCKS A AND B AND BOTH LANDSCAPED ISLANDS, SHOWN HEREON, ARE TO BE MAINTAINED BY THE PHEASANT RIDGE HOME OWNERS ASSOCIATION.



URBAN RESIDENTIAL STREET

URBAN RESIDENTIAL STREET TYP. AROUND LANDSCAPE ISLANDS



PRIVATE DRIVE SECTION A-A

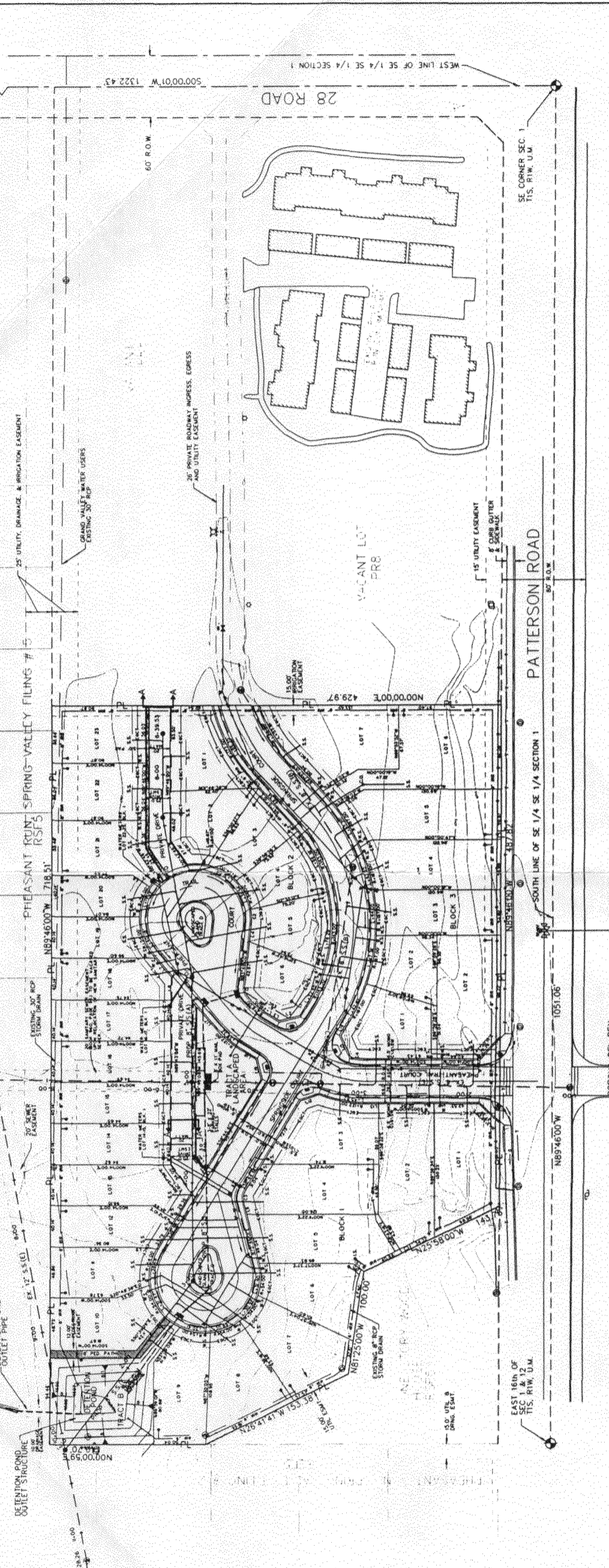
PUBLIC PATH SECTION B-B

PHEASANT RYAN SPRING VALLEY FILMS #15

URBAN RESIDENTIAL STREET

28 ROAD

PATTERSON ROAD



BENCHMARK
MESA COUNTY SURVEY MARKER
EAST 16th OF SEC 1 AND SEC 2H
ELEVATION 4744.44'

PREPARED UNDER THE SUPERVISION OF
JAMES E. LANGFORD P.E. NO. 14847
CHECKED BY: []
DATE: []

THOMPSON-LANGFORD CORP.
529 25 1/2 RD., SUITE B210
GRAND JUNCTION, COLORADO
PH. (303) 243-6067

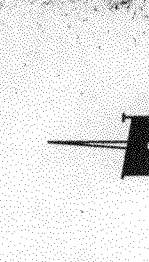
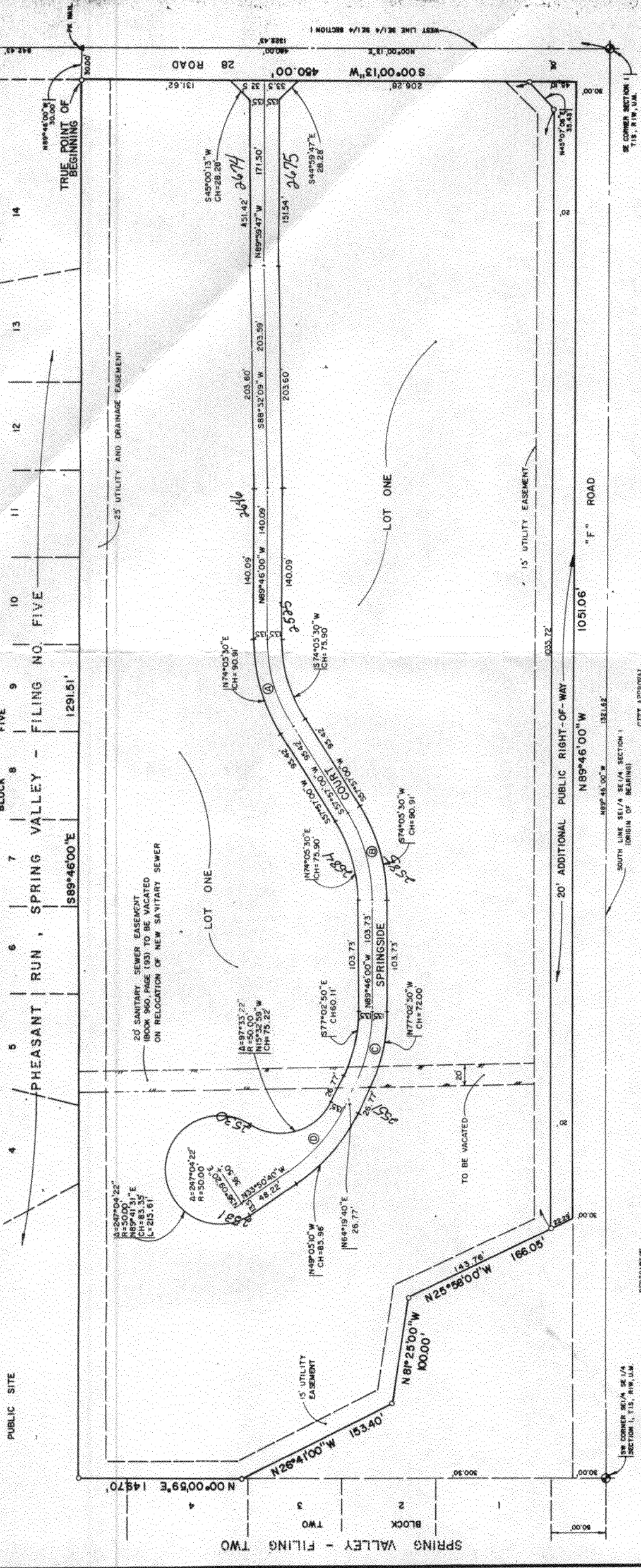
REVISOR: [] DATE: 1/19/96
DESCRIPTION: CITY REVIEW COMMENT REVISIONS

BY: []
KMM/JEL

JUST COMPANIES, INC.
PHEASANT RIDGE ESTATES SUBDIVISION
SCALE: 1" = 50'
SHEET NO. 1 OF 1
DATE: 6/9/96

City #87-80 PRE

PHEASANT RUN CONDOS.



LEGEND
 • INDICATES MESA COUNTY BRASS CAP
 ◊ INDICATES 5/8" REBAR AND 5000 PSI CONCRETE
 ⊕ INDICATES 5/8" REBAR AND 5000 PSI CONCRETE AT ALL LOT CORNERS

AREA QUANTITIES

AREA IN DEDICATED R.O.W.	1.285 AC. OR 10.12%
LOT ONE	11.232 AC. OR 89.88%
TOTAL AREA	12.497 AC. OR 100.00%

CITY APPROVAL

This plat of Pheasant Run Condos, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved on this 12th day of JANUARY, A.D., 1981.

James E. Weyand City Manager
James L. Graham Chairman, Grand Junction Planning Commission
Ronald P. Rub Grand Junction City Engineer

DEDICATION

Know all men by these presents:

That the undersigned Paul H. Penner is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the SE 1/4 of Section 1, T.15.S., R.11.W., of the Meridian as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the southeast corner of said Section 1; Thence N 00° 00' 15" E along the west line of the SE 1/4 of said Section 1 a distance of 480.00 feet; Thence S 88° 46' 00" W 46.00 feet to the TRUE POINT OF BEGINNING; Thence S 00° 00' 15" W 100.00 feet; Thence N 25° 56' 00" W 166.06 feet; Thence S 89° 46' 00" W 129.51 feet to a point on the eastern boundary of Block Two, Spring Valley Filing No. Two as filed and recorded in the office of the Mesa County Clerk and Recorder; Thence N 00° 00' 15" E along said boundary a distance of 100.00 feet; Thence S 89° 46' 00" W 129.51 feet to the TRUE POINT OF BEGINNING, containing 12.497 acres.

That said owner has caused the said real property to be laid out and surveyed as shown on the accompanying plat of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates those portions of said real property not occupied by structures on the accompanying plat as utility, drainage and irrigation easements as shown on the accompanying plat but not limited to electric lines, gas lines, telephone lines and cables, together with the right to install, maintain, repair, replace and remove utility poles, towers, structures, lines, cables, conduits and conduits and other facilities, including trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner. Also an ingress and egress easement is dedicated to owners of the property within said Pheasant Run Condos for perpetual ingress and egress for themselves and the general public, including postal service, trash, fire, police and emergency vehicles.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 12th day of JANUARY, A.D., 1981.

Paul H. Penner
 STATE OF COLORADO)
 COUNTY OF MESA) ss

Witness my hand and official seal. My commission expires: October 16, 1982

James T. Patten
 County Clerk

CENTERLINE CURVE DATA

CURVE	RADIUS	TAN LENGTH	BEARING	CHORD	
A	32' 17.00"	150.00'	43 413	84 517 57° 05' 30" W	83.403
B	32' 17.00"	150.00'	43 413	84 517 57° 05' 30" W	83.403
C	25' 26.30"	150.00'	33 877	66 598 N77° 02' 50" W	86.053
D	32' 29.00"	150.00'	40 871	79 805 N65° 05' 10" W	78.867

JAMES T. PATTEN, JR.
 Registered Land Surveyor
 Colorado Registration No. 9960
 12/11/80



015-08



DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

File No. SUP-96-133

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 type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<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 checked="" type="checkbox"/> Special Use			1003 Grand	RMF-64	Counseling Ctr
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Mesa County Dept of Social Services

Same

Bill Chapman

Name

Name

Name

PO Box 20,000-5035

Same

Same

Address

Address

Address

Grand Junction, CO 81502-5035

Same

Same

City/State/Zip

City/State/Zip

City/State/Zip

(970) 241-2480

Same

(970) 248-2711

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.

X William Chapman

Signature of Person Completing Application

Date

X [Signature]

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

Date

SUBMITTAL CHECKLIST

SPECIAL USE PERMIT / SITE PLAN REVIEW

Location: 1003 Grand

Project Name: Counseling Center

ITEMS	DISTRIBUTION											TOTAL REQ'D.	
DESCRIPTION	SSID REFERENCE	<input checked="" type="checkbox"/> City Community Development <input checked="" type="checkbox"/> City Dev. Eng. <input checked="" type="checkbox"/> City Utility Eng. <input checked="" type="checkbox"/> City Property Agent Fire <input checked="" type="checkbox"/> City Attorney <input checked="" type="checkbox"/> City Downtown Dev. Auth. <input checked="" type="checkbox"/> City Parks/Recreation Parks <input checked="" type="checkbox"/> County Planning Building <input type="checkbox"/> Walker Field											8
		● Application Fee <u>\$210</u> ● Submittal Checklist* ● Review Agency Cover Sheet* ● Application Form* ● Reduction of Assessor's Map* ● Evidence of Title* ● Names and Addresses* ● Legal Description* <input type="checkbox"/> Deed <input type="checkbox"/> Easement <input type="checkbox"/> Avigation Easement <input type="checkbox"/> ROW ● General Project Report ● Location Map ● Site Plan <input type="checkbox"/> Vicinity Sketch ● Planning Clearance	VII-1 VII-3 VII-3 VII-1 VII-1 VII-2 VII-2 VII-2 VII-1 VII-2 VII-1 VII-2 X-7 IX-21 IX-29 IX-33	1 1	8								

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

2945-144-02-009 PENNEY C HILLS 444 N 11TH ST GRAND JUNCTION, CO 81501-3318	2945-144-02-010 JAMES J BRUNSWICK JANICE L EISENACH 1018 WHITE AVE GRAND JUNCTION, CO 81501-3447	2945-144-02-011 WILLIAM R DORSEY BONNIE 1030 WHITE AVE GRAND JUNCTION, CO 81501-3447
2945-144-02-012 PAUL W BALLARD ANN 1038 WHITE AVE GRAND JUNCTION, CO 81501-3447	2945-144-02-008 WAYNE PRIDE GENNA 2000 ORCHARD AVE GRAND JUNCTION, CO 81501-6759	2945-144-03-008 GLENN S SHEPHERD PAULETTA J 325 N 10TH ST GRAND JUNCTION, CO 81501-3413
2945-144-03-004 STEVEN B THAYER KARINA C THAYER 927 GRAND AVE GRAND JUNCTION, CO 81501-3426	2945-144-03-006 WILLIAM G PAYNE 945 GRAND AVE GRAND JUNCTION, CO 81501-3426	2945-144-03-007 PERCY Z CAMPBELL 955 GRAND AVE GRAND JUNCTION, CO 81501-3426
2945-144-03-005 JERRY D OTERO THERESA V 1851 J 6 RD FRUITA, CO 81521-9349	2945-144-03-015 JOHN FLEMING MERRY M FLEMING 2542 AMBER DR LOVELAND, CO 80537-6981	2945-144-03-011 KATHRN CHRISTIAN 960 WHITE AVE GRAND JUNCTION, CO 81501-3445
2945-144-03-012 RODGER B POLLEY DEBBIE A POLLEY 938 WHITE AVE GRAND JUNCTION, CO 81501-3445	2945-144-03-013 RODGER B POLLEY DEBBIE A POLLEY 938 WHITE AVE GRAND JUNCTION, CO 81501-3445	2945-144-03-014 ROYCE C GIBSON 3118 W KIMBERLY WAY PHOENIX, AZ 85027-4821
2945-144-11-002 GENEVIEVE K KRUCKENBERG 1009 WHFTE AVE GRAND JUNCTION, CO 81501-3446	2945-144-11-003 JOSE S GALLEGOS MARY V GALLEGOS 1019 WHITE AVE GRAND JUNCTION, CO 81501-3446	2945-144-11-005 ALEXANDER KRASNOW SINA 1035 WHITE AVE GRAND JUNCTION, CO 81501-3446
2945-144-11-004 ERTL ENTERPRISES LTD 1600 NORTH AVE GRAND JUNCTION, CO 81501-6422	2945-144-11-001 ANN C HALPIN CORINNE A HALPIN 901 PALMER AVE GLENWOOD SPRINGS, CO 81601-3717	2945-141-41-001 DAVID P WILTGEN PAMELA O SHEPPECK 1003 OURAY AVE GRAND JUNCTION, CO 81501-3331
2945-141-41-002 MARJORIE A MILLER 1009 OURAY AVE GRAND JUNCTION, CO 81501-3331	2945-141-41-003 ROBIN L ROZELLE RICKY E 1017 OURAY AVE GRAND JUNCTION, CO 81501-3331	2945-141-41-004 LOLA HAMPTON H HAMPTON & LOUISE SNYDER 1029 OURAY AVE GRAND JUNCTION, CO 81501-3331
2945-141-41-005 DONALD F BISHOP MARY 1037 OURAY AVE GRAND JUNCTION, CO 81501-3331	2945-144-02-003 MARY A FLYNN 1025 GRAND AVE GRAND JUNCTION, CO 81501-3427	2945-144-02-004 SCOTT T MORELAND 2301 PALACE VERDES DR GRAND JUNCTION, CO 81503-1356
2945-144-02-005 TIMOTHY R BROOKS MONICA M BROOKS 204 CASTLE LN BASALT, CO 81621-9702	2945-144-02-016 BENNY G KILGORE 732 WEDGE DR GRAND JUNCTION, CO 81506-1867	2945-144-02-017 DALE L GUNNELLS KATRINA UNKNOWN

2945-144-10-006
DOROTHY M INGRAM
DONALD L
3412 D RD
PALISADE, CO 81526-9549

2945-144-10-007
KENNETH A HEITT
2239 RIMROCK RD
GRAND JUNCTION, CO 81503-1179

2945-144-10-008
LOYAL L MATHEWS
SHARON C
3193 KENNEDY AVE
GRAND JUNCTION, CO 81504-6037

2945-141-40-005
STANLEY L SCHOOLEY
C/O M L MONTGOMERY TRUST
661 HIGHWAY 50 TRLR A
GRAND JUNCTION, CO 81503-1983

2945-141-40-006
MILLARD S BURKINS
935 OURAY AVE
GRAND JUNCTION, CO 81501-3329

2945-141-40-007
JOHN T AUDINO
M
955 OURAY AVE
GRAND JUNCTION, CO 81501-3329

2945-141-40-008
FRANCES L FLYNN
959 OURAY AVE
GRAND JUNCTION, CO 81501-3329

2945-141-40-978
MESA DEVELOPMENTAL SERVICES
PO BOX 1390
GRAND JUNCTION, CO 81502-1390

2945-141-41-011
JOHN J STREKAL
1042 GRAND AVE
GRAND JUNCTION, CO 81501-3458

2945-141-41-014
JOSEPH L SPRAGUE
3615 S HURON ST STE 206
ENGLEWOOD, CO 80110-3494

Bill Chapman
Mesa Cty. Social Services
P.O. Box 20000-5035
Grand Junction, CO 81502

City of Grand Junction
Community Development Dept.
250 N 5th St.
Grand Junction, CO 81501

Bill Chapman
Mesa County
Dept. of Social Services
P.O. Box 20000 - 5035
Grand Junction, CO 81502

GENERAL PROJECT REPORT for Mesa County Department of Social Services application for Special Use Permit for 1003 Grand Avenue.

A. Project Description

1. Location. The address is 1003 Grand Ave, located on the SE corner of 10 Street and Grand Avenue, in the City of Grand Junction. The legal description is given as Parcel number 29454-144-02-931, Lots One (1) and Two (2) and the West Ten (10) feet of Lot Three (3) in Block Eighty-Seven (87) Sec 14 1S 1W.

2. Acreage. Approximately .2 acres

3. Proposed Use: The facility will be utilized by the Mesa County Department of Social Services to provide individualized services to children who are in foster care and their families. The facility provides a central location where Department staff will provide direct supervision of visits between children who are in foster care, and their biological parents/family. The supervision of visits is necessary in some cases where physical/emotional/sexual abuse has been confirmed and contact with parents must be monitored to assure the safety of a child. The supervised visitation service is part of a therapeutic process with a long term goal of allowing the child to leave foster care and safely reunite with their parents/family.

Service Objectives:

Reduce the length of stay for children placed in Foster Care.

Reunify children who are in out of home care with their parents/relatives.

Provide pre-adoptive placement visitation services for older children when moving from a Foster Home into an Adoptive Home.

Services will include:

Staff will assess the parents and child(ren) to determine the level and extent of supervision needed during visits at the facility.

Parent education, coaching and support will be provided by professional staff around issues such as, child care, child development, relationships building and behavior management. Issues of daily living skills, household management, nutrition, and accessing community services will be handled on an as needed basis. Some parents will become involved with other parents for the purpose of providing support, encouragement and modeling appropriate ways of interacting with children.

Children will be allowed time for some (supervised) free play, as well as supervised learning and supportive interaction with other children.

B. Public Benefit

The community will benefit in numerous ways from the Family Visitation and Support Center.

- Children who can be safely reunited with their parents will usually gain long term emotional and psychological benefit of living with their own family. Breaking the cycle of abuse, allows these children the opportunity to become healthy, contributing adult citizens.

- Improved functioning on the part of parents and children will contribute to the child's ability to perform well in school, get along with peers and may be less likely to commit delinquent acts.
- When the goal of reducing the length of time a child is in Foster Care is achieved, the expense of funding the out of home care will be reduced. The cost of medical, and mental health treatment will also be reduced.
- Prevention of repeated physical injury, mental and emotional damage to a child will save the tremendous personal pain that results, as well as the long term extreme cost for intervention and treatment of the physical and psychological damage.
- Parents who have abused their children may also be involved in drug and alcohol use, domestic violence, and violations of law. Services provided to stop these destructive cycles will reduce law enforcement intervention, court appearances, and repeated episodes of abuse to their children.

C. Project Compliance , Compatibility and Impact

1. The proposed use of the subject property will have no increased impact on the neighborhood. The main structure on the property is a 3399 sqft two story dwelling. The property was previously used for live-in child care with a limit of 11 children resident full time. In this proposed use, the property will not be used as a residence, as explained in paragraph A.3 above. The outward appearance of the property will not be changed. It will retain the appearance of a single family, two story dwelling. The detached shed/garage in the back, along with the car port cover will be razed and the parking area will be enlarged. The alley access and the driveway will remain. The building maintenance is currently handled by Mesa County Facilities Management. They will continue to provide maintenance support for this property.
2. The proposed use of this property is compatible with the land use in the surrounding area. The property adjacent to this address is currently used to house Developmentally Disabled children. The property to the north (NE corner of 10th and Grand) is the 1st Church of the Nazarene and the Bright Beginnings Learning Center. The property on the NW corner is the Mesa Developmental Services. The residence next door (east) is used to house developmentally disabled youth, with a residence then a dentists office.
3. Site Access and Traffic Patterns. Grand Avenue appears to be a major thoroughfare with a corresponding volume of traffic. Activity at this property will not increase traffic flow on Grand Avenue. Access to the address will be on Grand Avenue or via 10th Street. Parking is available in the rear of the property, accessible by the driveway from Grand Avenue and from the alleyway from 10th Street. The property is on the corner, so traffic up the alley will be minimal, if at all.

4. Availability of Utilities. The property is currently receiving utility service from Public Service and trash pickup from the City of Grand Junction. The closest fire hydrant is directly across Grand on the NE corner of 10th and Grand.

5. The propose use will result in a decrease usage of water, with a corresponding decrease in waste (sewage). It is anticipated the solid refuse will decrease. There is no estimate of electrical consumption at this time, although it is not anticipated to be any greater than what was used for the previous residents.

6. Effects on public facilities. No change.

7. Not applicable.

9. Hours of operation. The primary delivery of services will occur Monday through Friday between the approximate hours of 8:00 am to 8:00 pm. The staff schedules and appointments with families will be individualized and flexible within these time frames. Staff will be scheduled as needed, around the school and work schedules of parents, foster parents and children. On occasion, weekend appointments may be necessary to accommodate parents' who have unusual work or travel schedules.

10. Number of Employees:

- .25 - F.T.E. Supervisor
- 1 - F.T.E. Treatment Leader
- 2 - F.T.E. Casework Staff

11. Signage Plan. There is no plan to place a sign on the building or grounds.

D. Development Schedule and Phasing. The is not a firm plan in place for the property refurbishment. The tentative plan in place is to start repair/replace/remodel work upon approval of the Special Use permit. It is anticipated the project will begin after July 1, 1996 with a completion date of September 1996. This schedule depends on the final approval of various county officials, availability of architects, engineers and contractors.

REVIEW COMMENTS

Page 1 of 2

FILE #SUP-96-133

TITLE HEADING: Counseling Center

LOCATION: 1003 Grand Avenue

PETITIONER: Mesa County

PETITIONER'S ADDRESS/TELEPHONE: Department of Social Services
P.O. Box 20000-5035
Grand Junction, CO 81502-5035
241-2480 / 248-2711

PETITIONER'S REPRESENTATIVE: Bill Chapman

STAFF REPRESENTATIVE: Kristen Ashbeck

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

CITY COMMUNITY DEVELOPMENT

6/17/96

Kristen Ashbeck

244-1437

1. According to legal description, this lot should be 60 feet wide and site plan shows 77 feet. Property line is not at curb as shown--typically 1-2 feet behind sidewalk. Please revise site plan (see also comments from Development Engineer).
2. Need a breakdown of the square footage (or floor plan) on each floor to be used as office, meeting, other space in order to calculate parking requirement.
3. In a residential zone such as this, parking may not be located in the front yard setback--in this case, 20 feet from property line on both Grand Avenue and 10th Street.
4. If proposed parking is to be accessed from driveway on the east side of the property, evidence of an access easement from adjacent property owner is required.
5. Any new parking created must be paved.
6. Power of Attorney for alley improvements district is required. See enclosed form.

CITY DEVELOPMENT ENGINEER

6/14/96

Jody Kliska

244-1591

1. The site plan does not appear to be accurate in reflecting the property lines. Please use the SSID checklist for preparing a site plan.
2. Parking requirements do not appear to be met for the number of spaces required.

CITY FIRE DEPARTMENT

6/14/96

Hank Masterson

244-1414

Submit complete building plans to the Fire Department for our review and approval. A Building Permit Clearance form will be issued upon completion of our plan review.

CITY UTILITY ENGINEER

6/18/96

Trent Prall

244-1590

Please contact Utility Billing at 244-1580 for potential changes in sewer plant investment fees.

CITY POLICE DEPARTMENT

6/13/96

Dave Stassen

244-3587

No comments.

MESA COUNTY BUILDING DEPARTMENT

6/5/96

Bob Lee

244-1656

The building must be made to comply to all the requirements of the Building Code for the new use included, but not limited to handicapped access, handicapped accessible restrooms and required fire-walls. A building permit and plans are required.

TO DATE, NO COMMENTS RECEIVED FROM:

Downtown Development Authority

City Attorney

June 18, 1996

Grand Junction Community Development,

I strongly oppose the use of 1003 Grand Ave as a counseling center. There is presently a parking problem between residents and commercial businesses now. I continuously have had my driveway blocked, cars left in front or beside my home for days.

Also, noise, between the day care center and the church being used as a counseling center. The noise has increased.

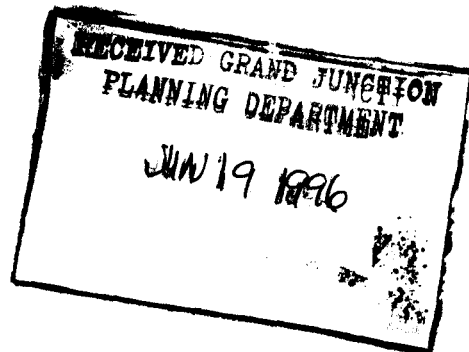
This also will depreciate the resale value of my home.

My vote is absolutely no.

Sincerely,

Romela J. Suppeck

1003 Ouray Ave.
Grand Junction, CO 81501



Since I do not subscribe to the newspaper, please notify me in writing of any future meetings.

June 18, 1996

Grand Junction Community Development,

I strongly oppose the use of 1003 Grand Ave as a counseling center. There is presently a parking problem between residents and commercial businesses now. I continuously have had my driveway blocked, cars left in front or beside my home for days.

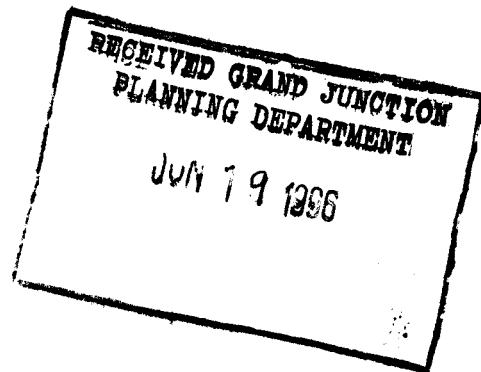
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My vote is absolutely no.

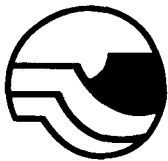
Sincerely,

David P Wiltgen



1003 Ouray Ave.
Grand Junction, CO 81501

Since I do not subscribe to the newspaper, please notify me in writing of any future meetings.



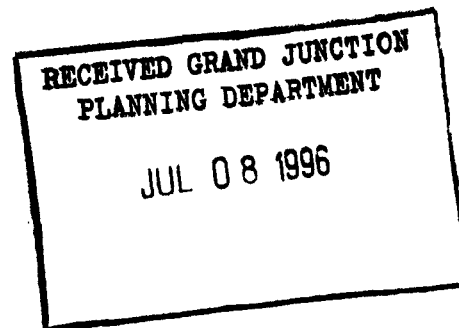
2952 North Avenue
P.O. Box 20,000-5035 • Grand Junction, CO 81502-5035
Telephone (970) 241-8480 • FAX (970) 248-2702

Commissioners:
John R. Crouch
Doralyn Genova
Kathryn H. Hall

Director:
Anthony Silva

July 8, 1996

Grand Junction Community Development Department
Attn: Kristen Ashbeck
250 N. 5th St.
Grand Junction, CO 81501



Kristen,

It was my understanding that a building permit could not be obtained until a Special Use permit was approved. We had not planned to contract with any architects until the Special Use permit was approved. (We understand that we will have to provide stamped plans for any remodeling, but cannot respond to the items requiring building plans at this time.) I have enclosed drawings of the existing floor plans. Right now we are looking at two options. One is to remodel which would keep the basic layout and upgrade the electrical, bathrooms, lighting, telephones, carpeting, etc. The second is to raze the existing structures and start over. We are looking at costs for both options. In the interim, can the Special Use permit be approved, or do we have to have all the building plans drawn up first?

Enclosed is the response to your review comments of our request for a Special Use permit.

City Community Dev

- Item 1. Attached is a revised site plan. Lot size is 60' x 150'.
- Item 2. Square footage. First floor-office space 240 sf; reception/foyer 370 sf; conference room 222 sf; meeting room 160 sf; visitation areas 187 & 192 sf. Second floor office 554 sf.
- Item 3. Parking. The shed will be removed and the area paved for parking. The existing basketball court and carport are already paved. If necessary, the parking area can be enlarged to accommodate additional parking requirements.
- Item 4. N/A
- Item 5. Same as 3
- Item 6. Attached

City Dev. Eng.

- Item 1. Same as Item 1 above
- Item 2. To date, I am unaware of what the parking requirements (spaces) are. The parking area

can be enlarged to accommodate.

City Fire

Item 1. Complete plans are unavailable. The intent of this application is to obtain a Special;
Use permit in order to obtain a permit to remodel.

City Utility Eng.

Contacted Utility Billing at 244-1580. Because of the low employee count (under 20), there will
be no additional plant investment fees.

Mesa County Building Dept.

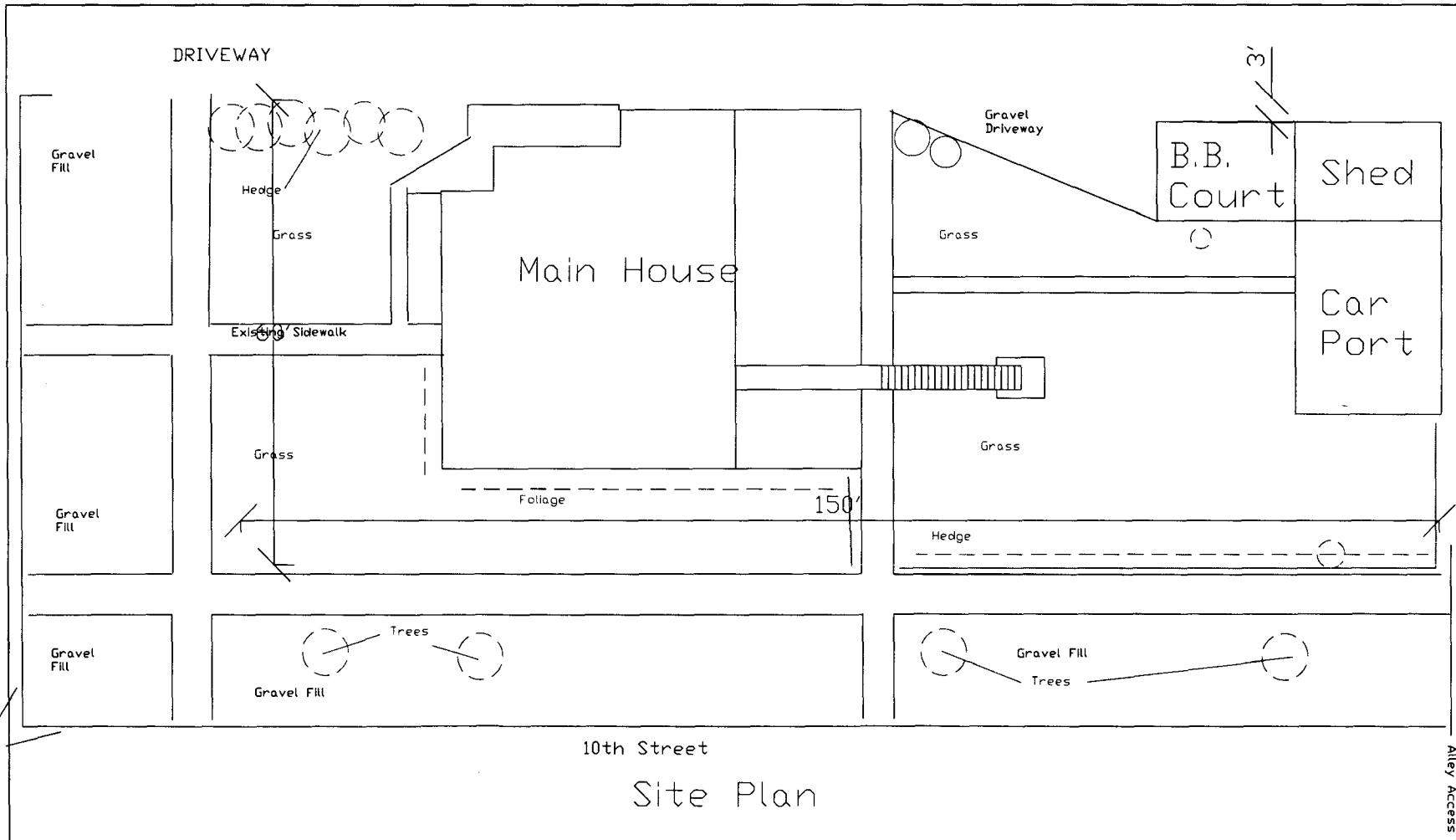
It is the intent of the Department of Social Services to contract with a licensed contractor to
provide plans and obtain all required building permits.

Thank you for your assistance in this.


Bill Chapman

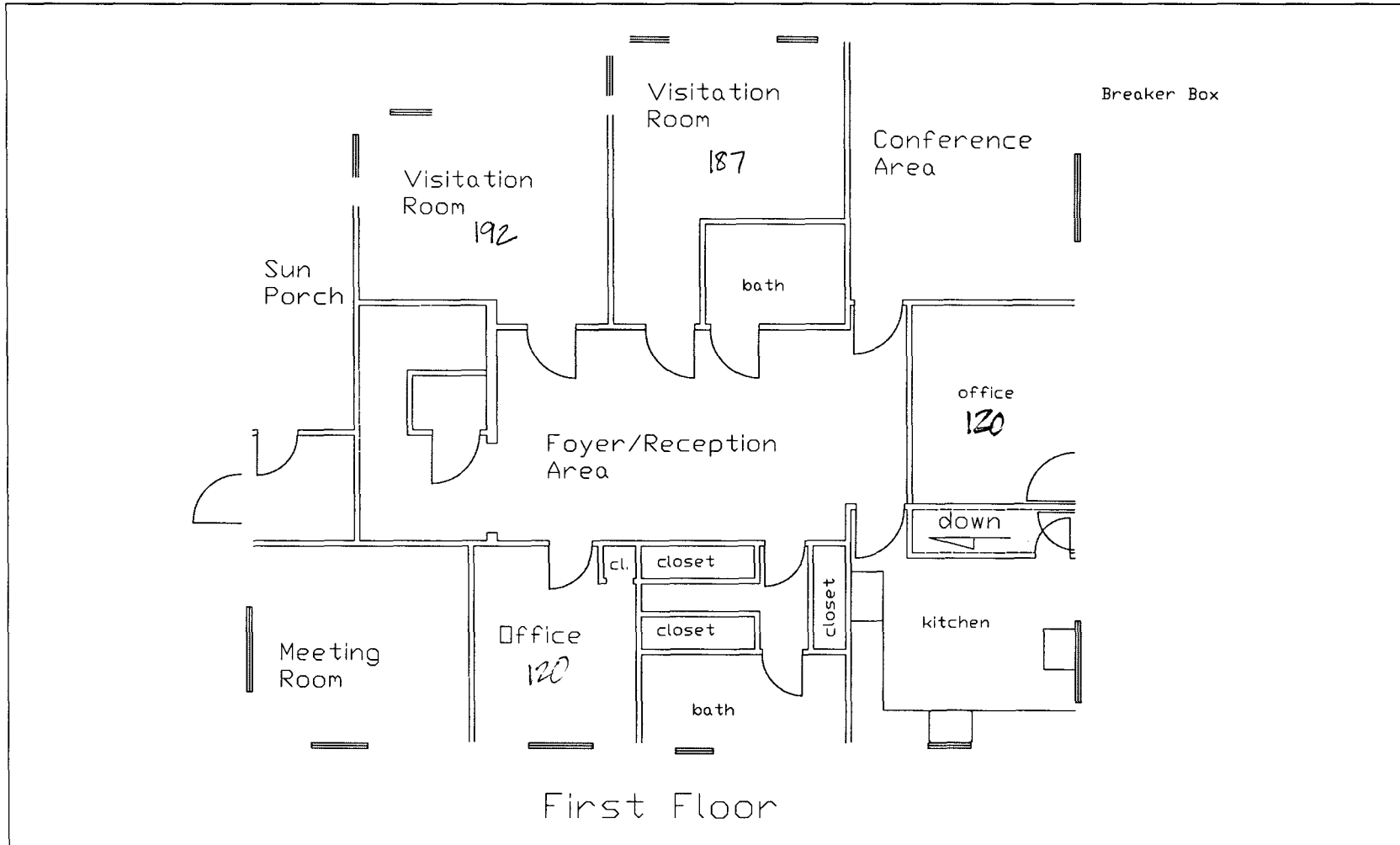
Need to show 5 spaces parking

1" = 20'



Site Plan

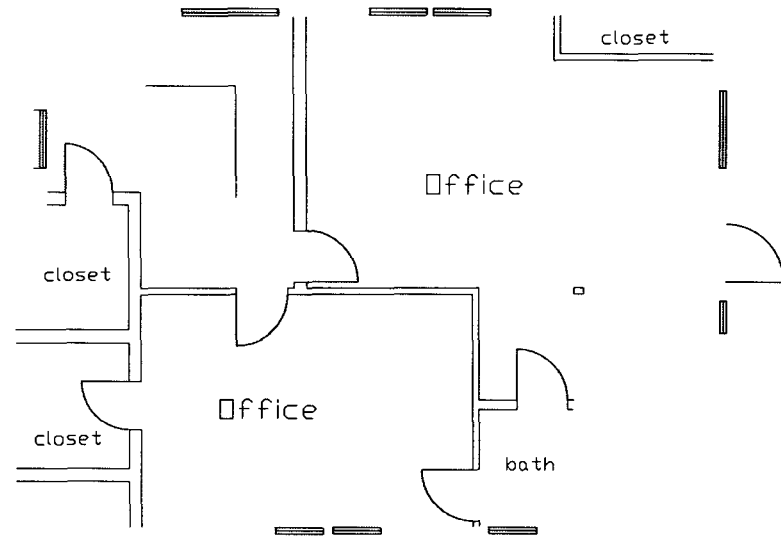
1" = 10'



First Floor



1" = 10'



Second Floor



July 26, 1996



Mr. Bill Chapman
Mesa County Department of Social Services
PO Box 200000-5035
Grand Junction, Colorado 81502-5035

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

RE: SUP 96-133 1003 Grand Avenue Counseling Center

Dear Bill,

City staff has reviewed your response and have the following comments regarding the proposal referenced above.

From the information provided regarding square footage of office space in the existing structure, a total of 5 on-site parking spaces is required. These may not be located in the 20-foot setback from Grand or 10th. A revised plan must be submitted indicating these spaces.

Provided the required parking can be accommodated on site in a configuration acceptable to City Engineering and Community Development, a decision on approval of the Special Use Permit can be made. If approved, the Special Use Permit would apply only to the existing structure. Construction of a new building would require re-review through the Special Use Permit process. Full building plans would not be required, but a general floorplan would need to be submitted to again determine the parking requirement.

This area of downtown was included in the City's recent Historic Resources Survey and may be determined to be eligible for inclusion in a local historic residential district. Therefore, given the residential character of the remainder of the block, we would strongly encourage you to continue using the existing building. If a new structure is contemplated, the design should be compatible in form and materials with the surrounding residential architecture.

Please do not hesitate to contact me if you have further questions regarding this project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen", followed by a horizontal line.

Kristen Ashbeck
Planner

WARRANTY DEED

MARY ELLEN SHIDELER

whose address is **1003 Grand Avenue**

BOOK 1665 PAGE 162

Colorado County of **Mesa** State of _____

1468293 DOC EXEMPT 10:24 AM
OCT 07, 1987 E. SANYER, CLERK REC MESA CITY

Seventy Four Thousand Five Hundred & No/100 for the consideration of _____ dollars, in hand paid, hereby sell(s)

and convey(s) to **COUNTY OF MESA, STATE OF COLORADO**

whose legal address is _____
County of **Mesa** and State of **Colorado**

the following real property in the County of **Mesa** and State of **Colorado**, to wit:

Lots One (1) and Two (2) and the West 10 Feet of Lot Three (3) in Block Eighty-Seven (87) of the CITY OF GRAND JUNCTION, Official Records of Mesa County, Colorado.

also known by street and number as **1003 Grand Avenue, Grand Junction, CO**

with all its appurtenances, and warrant(s) the title to the same, subject to **General Taxes and Assessments for the year 1987 and subsequent years, and easements, reservations and dedications, if any, as shown on the official plat of said Subdivision.**

Signed this **6th** day of **October** **1987**

Mary Ellen Shideler

Mary Ellen Shideler

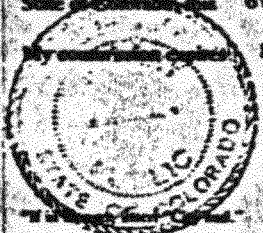
STATE OF COLORADO

County of **Mesa** } ss.

The foregoing instrument was acknowledged before me in the County of **Mesa** State of **Colorado** this **6th** day of **October** **1987** by **Mary Ellen Shideler**

My commission expires **8/12/89**

Witness my hand and official seal



[Signature]

Notary Public
550 Grand Avenue
Grand Junction, CO 81501

CITY OF GRAND JUNCTION
POWER OF ATTORNEY FOR ALLEY IMPROVEMENT

*original
sent to Clerk
7/26/96*

OWNERS County of Mesa (Department of Social Services)

ADDRESS OF PROPERTY 1003 Grand Ave

TAX PARCEL # 2945-144-02-931

LEGAL DESCRIPTION OF PROPERTY: * Lots one (1) & Two (2) & West 10 feet of Lot Three
(3) in Block Eighty-Seven (87) of the City of Grand Junction Sec 14 1S 1W.

DESCRIPTION OF ALLEY:

BE IT KNOWN THAT:

I, (WE), Mesa County Dept of Social Services as owner(s) of the real property described above, located in the City of Grand Junction Colorado, agree that, as a condition of City approval of development of the property, the alley(s) which adjoin(s) the above described property is (are) required to be improved or reconstructed to City standards and specifications. The required improvement or reconstruction has, with the consent of the City Manager, been deferred to such time, if any, as an alley improvement district, or equivalent legal mechanism, is formed for that certain alley described above. The estimated cost to the owners, or their heirs, successors and assigns, in 1996 dollars is \$ 100.00. The actual cost which I will pay will be determined in accordance with rates and policies established by the City at the time of formation of the improvement district.

I, (WE) as owners of the above described real property do hereby agree to participate in an improvement district, if one is formed, for the improvement or reconstruction of said alley(s) either as a part of a larger scope of work or otherwise, to the then existing standards and do hereby designate and appoint the City Clerk of the City of Grand Junction as my (our) Attorney in Fact, to execute any and all petitions, documents and instruments to effectuate my (our) intention to participate in said improvement district for such purpose, or to otherwise act in conformity with said general direction. The City Clerk is empowered by me (us) to do and perform any and all acts which the City Clerk shall deem necessary, convenient or expedient to accomplish such improvements or reconstruction as fully as I (we) might do if personally present.

This instrument shall be recorded and shall be deemed to be a covenant which runs with the land. This authority and the covenant created thereby shall be binding upon any and all successors in interest to the above described property and shall not cease upon my death (the death of either or both of us) or the dissolution of marriage, partnership, corporation or other form of association which may hold title, or claim an interest to the property described herein.

As a further covenant to run with the land, I (we) agree that in the event a counter-petition to any proposed improvements or improvement district is prepared, any signature on such petition purporting to affect the land herein described may be ignored as of no force and effect by the City.

This power of attorney is not terminable; it shall terminate only upon the formation of an improvement district as herein described.

IN WITNESS WHEREOF, I, (WE), have signed, executed and acknowledged this instrument on this 9th day of July, 1996.

Anthony Silva

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was subscribed and sworn to before me this 9th day of July, 1996.

My commission expires June 27, 1998.

Diann L. Rice
Notary Public

* If the legal description is lengthy, attach as Exhibit "POA"

August 21, 1996

Kristen K. Ashbeck
Associate Planner
Community Development Department
City of Grand Junction

Dear Kristen:

According to a notification received by one of our neighbors, Mesa County Social Services has requested a Special Use Permit (SUP-96-133) for a proposed "...Counseling Center for foster children and their families to be located at 1003 Grand Avenue in a RMF-64 zone district..."

We believe our neighborhood has more than it's share of juvenile offender group homes, half-way houses, and 'counseling centers' in place now. The addition of a possible 64 unit facility at 1003 Grand Avenue will only increase the already burdened capacity on our downtown streets, reduce the now limited on-street parking and strain the other essential services required of a high density residential development. The impact of these types of facilities reaches much farther than the adjacent property owners who were initially notified of this action. Their sphere of influence (whether it is good or bad) is wide ranging. We recognize the real need for a center of this type, however most of us agree this location is not ideal for the future residents or the existing neighbors. Consider the proximity of Bright Beginnings (a child care center), The Christian Learning Center (a juvenile offenders' residence), and Mesa Developmental Services.

After considering these reasons, we ask that you deny this permit and please notify neighbors within a two-block radius of future applications of this kind.

Sincerely,

Karl Antwine

Karl and Jan Antwine

Jan Antwine

960 Ouray Avenue

Grand Junction, Colorado 81501

Regina Nichols 936 Ouray Ave. Grand Junction CO 81501
Julie & Elena Hixon 428 N. 9TH Grand Junction Co. 81501
Mr. & Mrs. Jerry W. Jordan 919 Ouray
John Cuedeno & Maria Cuedeno 955 Ouray
DAVE & Pam WILSON 1003 OURAY AVE 81501
Mad Eubank 920 Ouray
Daniel Dennison Jones 926 Ouray Grand Jet Co 81501



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (970)244-1599

November 29, 1996

Mr. Bill Chapman
Mesa County Department of Social Services
PO Box 20000-5035
Grand Junction, Colorado 81502-5035

RE: SUP 96-133 1003 Grand Avenue Counseling Center

Dear Bill,

According to my records in the file referenced above, my last correspondence to you was July 26, 1996 in which I outlined the outstanding issues required to complete the file. Since I have not had a response from you in the past four months and I understand the subject property has been offered for sale, I am assuming this project is no longer active. A new submittal will be required for any future proposed land use.

Please do not hesitate to contact me if you have further questions about this project.

Sincerely,

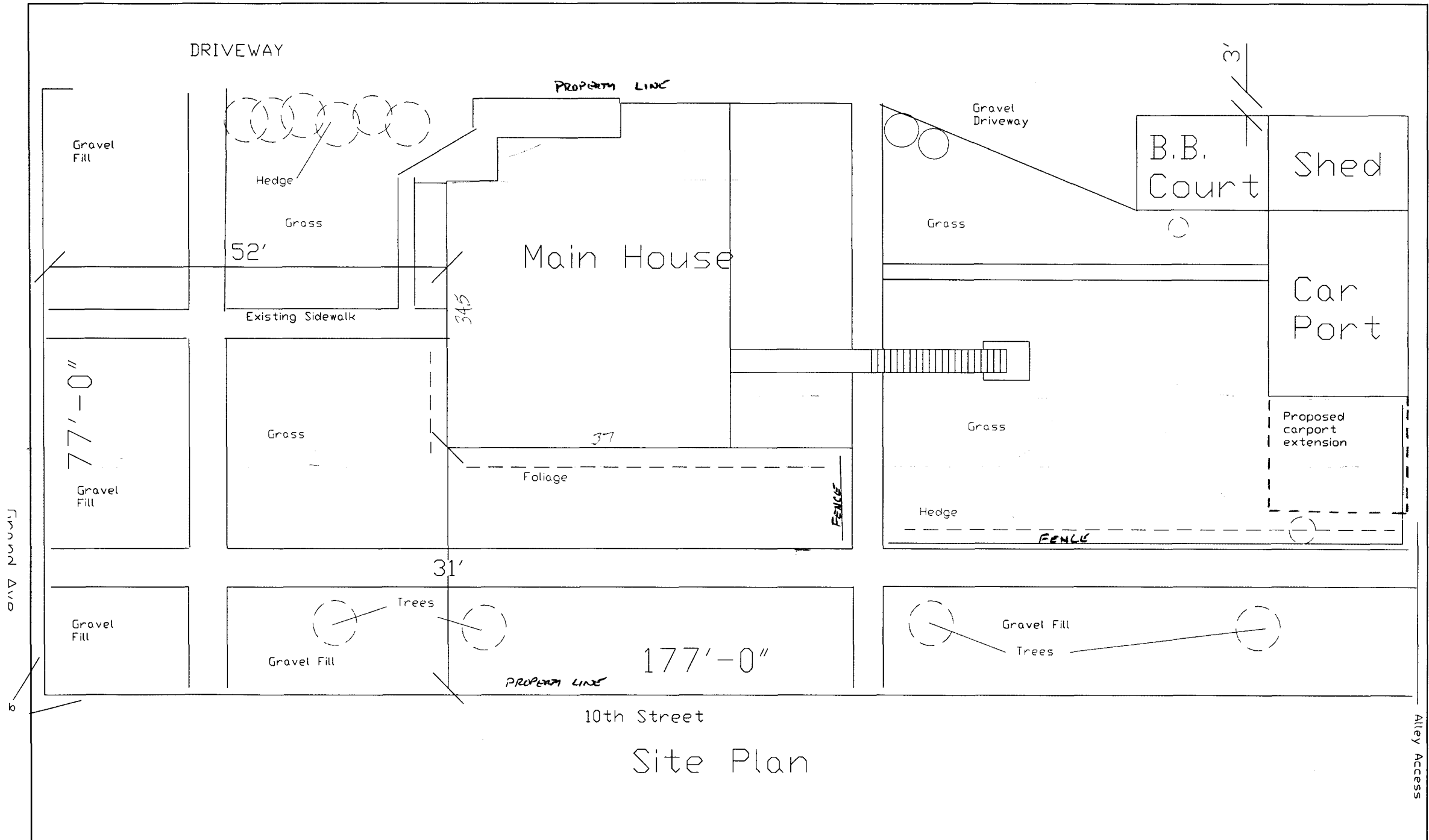
A handwritten signature in cursive script, appearing to read "Kristen", followed by a horizontal line.

Kristen Ashbeck
Planner

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

Parcel number 2945-144-02-931

Lots One (1) & Two (2) & West 10 feet of Lot Three (3) in Block
Eighty-Seven (87) of the City of Grand Junction Sec 14 1S 1W.



Site Plan

R. ALLEN 5/5/95

1"=15'

MESA COUNTY DEPT. OF SUPPORT SERVICES
DIVISION OF FACILITIES MANAGEMENT



HORIZON HOUSE