



DEVELOPMENT APPLICATION

Community Development Department
 250 North 5th Street, Grand Junction, CO 81501
 (970) 244-1430

Receipt _____
 Date _____
 Rec'd By _____
 File No. PP-96-193

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 checked="" type="checkbox"/> Major	3.97 Acres	NW Corner 28 1/2 & Patterson	PD-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 type="checkbox"/> Site Plan Review					
<input type="checkbox"/> Property Line Adj.					

<u>Ronald Vincent/Ray Rickard</u>	<u>Mark Young</u>	
Property Owner Name	Developer Name	Representative Name
1204 N. 7th	1204 N. 7th	MDY Consulting Eng. 759 Horizon Drive
Address	Address	Address
<u>Grand Junction, Co</u>	<u>Grand Junction, Co</u>	<u>Grand Junction, Co</u>
City/State/Zip	City/State/Zip	City/State/Zip
<u>241-7653</u>	<u>241-7653</u>	<u>242-4310</u>
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.

Ray Rickard 8/30/96
 Signature of Person Completing Application Date

Ronald Vincent 8/30/96
 Signature of Property Owner(s) - attach additional sheets if necessary Date

2945-014-22-012
WILLIAM H HALL
SHIRLEY R
2912 BEECHWOOD ST
GRAND JUNCTION, CO 81506-4816

2945-014-22-013
KYLE J HUNKE
GABRIELE M
2926 BEECHWOOD ST
GRAND JUNCTION, CO 81506-4816

2945-014-22-014
CAROLYN MCDONALD
2932 BEECHWOOD ST
GRAND JUNCTION, CO 81506-4816

2945-014-22-015
MARION C TANKERSLEY
C/O MARION NICKOLES
2936 BEECHWOOD ST
GRAND JUNCTION, CO 81506-4816

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

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

2945-014-22-018
GEORGE E BENNETT
DOROTHY M BENNETT
2944 BEECHWOOD ST
GRAND JUNCTION, CO 81506-4816

2945-014-22-019
JUDD L PERRY
ELIZABETH L
2954 BEECHWOOD ST
GRAND JUNCTION, CO 81506-4816

2945-014-22-010
JOHN L PURSELL
LOUISE M
2328 PHEASANT RUN CIR
GRAND JUNCTION, CO 81506-4876

2945-014-22-011
BENNY MESTAS
MARILYNN R
2310 PHEASANT RUN CIR
GRAND JUNCTION, CO 81506-4876

2945-014-22-008
DALE A RENNELS
VIRGINIA L
2428 PHEASANT RUN CIR
GRAND JUNCTION, CO 81506-4890

2945-014-22-009
HELEN M BUNKER
2418 PHEASANT RUN CIR
GRAND JUNCTION, CO 81506-4890

2945-014-22-005
MILO L COLTON
GARNET G
2530 PHEASANT RUN CIR
GRAND JUNCTION, CO 81506-6046

2945-014-22-006
HAYDON M NEWTON
E CHARLENE
2520 PHEASANT RUN CIR
GRAND JUNCTION, CO 81506-6046

2945-014-22-007
THOMAS W SMATLA
TERRI E SMATLA
2510 PHEASANT RUN CIR
GRAND JUNCTION, CO 81506-6046

2945-014-22-001
KEITH BOUGHTON
JANET L
2961 PHEASANT RUN CIR
GRAND JUNCTION, CO 81506-6048

2945-014-22-002
ROBERT L POOLE
PATRICIA L
2945 PHEASANT RUN CIR
GRAND JUNCTION, CO 81506-6048

2945-014-22-003
SCOTT L ROMAGER
2939 PHEASANT RUN CIR
GRAND JUNCTION, CO 81506-6048

2945-014-22-004
JOY R KOSTA
MARY ANN
2929 PHEASANT RUN CIR
GRAND JUNCTION, CO 81506-6048

2945-014-09-019
ARTHUR GARCIA
PATRICIA ANNE
2910 PHEASANT RUN CIR
GRAND JUNCTION, CO 81506-4891

2945-014-09-020
HAROLD G LYLE
DOROTHY R
2920 PHEASANT RUN CIR
GRAND JUNCTION, CO 81506-4891

2945-014-09-021
ALVIN E KNOLL
CHARLENE K
2930 PHEASANT RUN CIR
GRAND JUNCTION, CO 81506-4891

2945-014-09-022
MATTHEW J CARSON
DIANA MACGUIRE CARSON
2940 PHEASANT RUN CIR
GRAND JUNCTION, CO 81506-4891

2945-014-09-023
MARK R LUFF
BRENN D
2944 PHEASANT RUN CIR
GRAND JUNCTION, CO 81506-4891

2945-014-09-042
JAMES A ZIMMERMAN
ANITA J
5073 N LARIAT DR
CASTLE ROCK, CO 80104

2945-014-09-032
STEPHEN B HALL
KATHRYN H
2305 PHEASANT RUN CIR
GRAND JUNCTION, CO 81506-4877

2945-014-09-033
JOHN E VARGA
BRENDA G
2307 PHEASANT RUN CIR
GRAND JUNCTION, CO 81506-4877

2945-014-09-034
PHYLLIS A BOLER
2311 PHEASANT RUN CIR
GRAND JUNCTION, CO 81506-4877

2945-014-09-035
JOHN S HAMPTON
MARY L
2313 PHEASANT RUN CIR
GRAND JUNCTION, CO 81506-4877

2945-014-09-036
GERALD S CLAWSON
MARY W PHILLIPS
2315 PHEASANT RUN CIR
GRAND JUNCTION, CO 81506-4877

2945-014-09-037
TIMOTHY N GASPERINI
YUN HUI
2325 PHEASANT RUN CIR
GRAND JUNCTION, CO 81506-4877

2945-014-09-038
H JOE KENDRICK
ROBIN L
2401 PHEASANT RUN CIR
GRAND JUNCTION, CO 81506-6045

2945-014-09-039
NONA L HOWARD
2419 PHEASANT RUN CIR
GRAND JUNCTION, CO 81506-6045

2945-014-09-040
RONALD B MCDONALD
JENNIFER A
2427 PHEASANT RUN CIR
GRAND JUNCTION, CO 81506-6045

2945-014-09-041
FRANK J GOFF
KATHLEEN ANN
2501 PHEASANT RUN CIR
GRAND JUNCTION, CO 81506-6047

2945-014-09-043
LESLIE L RHODES
KARMA E
2525 PHEASANT RUN CIR
GRAND JUNCTION, CO 81506-6047

2945-014-09-044
JAMES A BELGARD
KATHLEEN M
2531 PHEASANT RUN CIR
GRAND JUNCTION, CO 81506-6047

2945-014-09-045
GARY T SIESS
DEANNA F SIESS
2533 PHEASANT RUN CIR
GRAND JUNCTION, CO 81506-6047

2945-014-42-015
JAMIE ANNE EDWARDS-ORR
NICK ELLEN EDWARDS
25 GILBERT ST
SOUTH BURLINGTON, VT
05403-6402

2945-014-42-019
MARIANNE SAUL
RR 2 BOX 2024
DUSHORE, PA 18614-9704

2945-014-42-021
RONALD D VINCENT
1204 N 7TH ST
GRAND JUNCTION, CO 81501

2945-014-42-022
JUST COMPANIES INC
826 21 1/2 RD
GRAND JUNCTION, CO 81505

2945-014-42-005
JOSEPH PUCHEK
RUTH O PUCHEK
2675 SPRINGSIDE CT APT 1B
GRAND JUNCTION, CO 81506-6007

2945-014-42-006
MARTA R HAAKENSEN
2675 SPRINGSIDE CT APT 1C
GRAND JUNCTION, CO 81506-6007

2945-014-42-007
ELAINE L MEILNER
2675 SPRINGSIDE CT APT 1D
GRAND JUNCTION, CO 81506-6007

2945-014-42-008
JOHN T CONNOLLY
ANNE HOLLINGSWORTH CONNOLLY

2675 SPRINGSIDE CT APT 1E
GRAND JUNCTION, CO 81506-6007

2945-014-42-009
CHARLENE B BRECKENRIDGE

2675 SPRINGSIDE CT
GRAND JUNCTION, CO 81506-6007

2945-014-42-010
JOSIE HYRE
2675 SPRINGSIDE CT APT 1G
GRAND JUNCTION, CO 81506-6007

2945-014-42-011
NEIL J BRADFORD
KATHLEEN MARIE PARKER
2675 SPRINGSIDE CT APT 1H
GRAND JUNCTION, CO 81506-6007

2945-014-42-012
DEBORAH J MANNING
2675 SPRINGSIDE CT APT 2A
GRAND JUNCTION, CO 81506-6007

2945-014-42-013
JAMES E JACOBSON
2675 SPRINGSIDE CT APT 2B
GRAND JUNCTION, CO 81506-6007

2945-014-42-014
JOHN P MILLER
DORIS J
2675 SPRINGSIDE CT APT 2C
GRAND JUNCTION, CO 81506-6007

2945-014-42-016
RANDY LICHTENBERG
LORI LICHTENBERG
2675 SPRINGSIDE CT APT 2E
GRAND JUNCTION, CO 81506-6007

2945-014-42-017
VIRGINIA H TAYLOR
2675 SPRINGSIDE CT APT 3A
GRAND JUNCTION, CO 81506-6007

2945-014-42-018
JEROME A RYKOWSKI
2675 SPRINGSIDE CT APT 3B
GRAND JUNCTION, CO 81506-6007

2945-014-42-020
SHARON E DIEDE
2675 SPRINGSIDE CT APT 3D
GRAND JUNCTION, CO 81506-6007

2945-014-00-054
MILDRED H SHAW
2778 PATTERSON RD
GRAND JUNCTION, CO 81506-4173

2945-014-19-008
JOHN M SAMPSON
ROBERTA E STANTON
2905 BEECHWOOD ST
GRAND JUNCTION, CO 81506-4815

2945-014-21-008
WALTER C KAVAL
DOROTHEA F -TRUSTEES
2921 BEECHWOOD ST
GRAND JUNCTION, CO 81506-4815

2945-014-21-009
PHILLIP J SULLIVAN
MELANIE J
2929 BEECHWOOD ST
GRAND JUNCTION, CO 81506-4815

2945-014-21-010
HORRY J BAKER
RUTH A
2935 BEECHWOOD ST
GRAND JUNCTION, CO 81506-4815

2945-014-21-024
LYNN A JACOBS
CHERYL L
2932 PHEASANT RUN ST
GRAND JUNCTION, CO 81506-4893

2945-014-19-009
MICHAEL P FLOYD
KAREN A
2916 CROCUS ST
GRAND JUNCTION, CO 81506-4180

2945-014-19-021
BILL L BESSINGER
C/O STEPHEN L BESSINGER
2919 PHEASANT RUN ST
GRAND JUNCTION, CO 81506-6049

2945-121-04-003
NAOMI MEDOW SHEPHERD

114 MANTEY HEIGHTS DR
GRAND JUNCTION, CO 81501-6810

2945-121-07-003
BARBARA J TYSON
110 SANTA FE DR
GRAND JUNCTION, CO 81501-6815

2945-121-02-007
KENNETH A MATHIS
TRUSTEE
114 MOUNT VIEW ST
GRAND JUNCTION, CO 81501-6813

2945-121-02-010
RAYMOND H MCGUINNESS

117 MANTEY HEIGHTS DR
GRAND JUNCTION, CO 81501-6809

2945-121-03-006
ANTHONY SCOTT TAYLOR

SHELLY LEEANN TAYLOR
105 MANTEY HEIGHTS
GRAND JUNCTION, CO 81501

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

2945-014-21-011
PATRICK J BERRY
AUDREY L
2945 BEECHWOOD ST
GRAND JUNCTION, CO 81506-4815

2945-014-21-025
WILLIAM A JENKINS
ANN E
2918 PHEASANT RUN ST
GRAND JUNCTION, CO 81506-4893

2945-014-19-010
HERBERT R SMITH
DEEANN M
2924 CROCUS ST
GRAND JUNCTION, CO 81506-4180

2945-014-19-022
GILBERT G E MINARD
VICTORIA
256 WINDOW ROCK CT
GRAND JUNCTION, CO 81503

2945-121-07-001
RAYMOND R WILLIAMS
NELLIE MAE
102 SANTA FE DR
GRAND JUNCTION, CO 81501-6815

2945-121-02-005
JODY AHRENS
JOAN T
110 MOUNT VIEW ST
GRAND JUNCTION, CO 81501-6813

2945-121-02-008
AMON J DEAN
115 MANTEY HEIGHTS DR
GRAND JUNCTION, CO 81501-6809

2945-121-03-004
KARL NICHOLASON
K A NICHOLASON & J O PURDUE
109 SANTA FE DR
GRAND JUNCTION, CO 81501-6814

2945-121-06-002
HAROLD W HAMEL
FLORENCE F
135 CARLITOS AVE
GRAND JUNCTION, CO 81501-6803

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

2945-014-21-012
LEONA L KUBALL
% LEONA L GRAY LIVING TRUST
2953 BEECHWOOD ST
GRAND JUNCTION, CO 81506-4815

2945-014-21-026
DONALD V FICKLIN
FRANCES A
2910 PHEASANT RUN ST
GRAND JUNCTION, CO 81506-4893

2945-014-19-020
GEORGIA LOUISE YOUNG
2931 PHEASANT RUN ST
GRAND JUNCTION, CO 81506

2945-121-04-002
SARAH T HUTCHINSON
110 MANTEY HEIGHTS DR
GRAND JUNCTION, CO 81501-6810

2945-121-07-002
NANCI ANN SOUTHERN
106 SANTA FE DR
GRAND JUNCTION, CO 81501-6815

2945-121-02-006
GARY V HARNED
SHARON C
113 MANTEY HEIGHTS DR
GRAND JUNCTION, CO 81501-6809

2945-121-02-009
PETER MUELLER
JOYCE E MUELLER
118 MOUNT VIEW DR
GRAND JUNCTION, CO 81501-6813

2945-121-03-005
WILLIAM E ELLINWOOD
KAREN E MILBANK
130 CARLITOS AVE
GRAND JUNCTION, CO 81501-6804

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

2945-121-01-053
JOHN L MOSS
2611 EL CORONA DR
GRAND JUNCTION, CO 81501

2945-121-01-054
JOHN G ADDISON
TRUSTEE & M R ADDISON -
TRUSTEE
2555 EL CORONA DR
GRAND JUNCTION, CO 81501-6896

2945-121-01-041
DAN D NOBLE
DONNA L NOBLE
2554 EL CORONA DR
GRAND JUNCTION, CO 81501-6874

2945-121-01-044
ROBERT I SAYLOR
MARGARET R
2536 EL CORONA DR
GRAND JUNCTION, CO 81501-6874

2945-121-01-033
ROY SEDILLOS
ISABEL SEDILLOS
2650 EL CORONA DR
GRAND JUNCTION, CO 81501-6895

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

2943-072-04-001
HAROLD W HAMEL
F F
135 CARLITOS AVE
GRAND JUNCTION, CO 81501-6803

2943-063-00-089
FIRST CHURCH OF THE NAZARENE
OF GJ
1000 N 9TH ST STE 8
GRAND JUNCTION, CO 81501-3107

Ronald Vincent & Ray Rickard
1204 N 7th St.
Grand Junction, CO 81501

2945-121-01-055
T EDWARD JOHNSON
REV TRUST & J H JOHNSON REV
TRT
2541 EL CORONA DR
GRAND JUNCTION, CO 81501-6896

2945-121-01-042
RALPH D HUFFER
DOROTHY L HUFFER
2548 EL CORONA DR
GRAND JUNCTION, CO 81501-6874

2945-121-01-039
NANCY B REECE
2610 EL CORONA DR
GRAND JUNCTION, CO 81501-6887

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

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

2943-072-01-030
GARRY L DE GARMO
LUCRETIA J
122 SANTA FE DR
GRAND JUNCTION, CO 81501-8975

2943-063-00-090
JOHN DAVIS
1023 24 RD
GRAND JUNCTION, CO 81505

Mark Young
MDY Consulting Engineers
759 Horizon Dr., Suite E
Grand Junction, CO 81505

2945-121-01-056
DAVID JOE ZEHNER
JUDITH L ZEHNER
1996 EL CORONA DR
GRAND JUNCTION, CO 81501-6896

2945-121-01-043
ERNESTINE ZEMAN
LOREN R DAVIES
2540 EL CORONA DR
GRAND JUNCTION, CO 81501-6874

2945-121-01-040
JUNE R CARLSON
2608 EL CORONA DR
GRAND JUNCTION, CO 81501-6887

2945-121-01-035
WINIFRED MERRILL TRUST

2636 EL CORONA DR
GRAND JUNCTION, CO 81501-6895

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

2943-072-01-028
RON BOCKELMAN
2811 PATTERSON RD
GRAND JUNCTION, CO 81506-6064

2943-063-00-945
CITY OF GRAND JUNCTION
Property Division
250 N 5TH ST
GRAND JUNCTION, CO 81501-2628

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

GENERAL PROJECT REPORT

Springside Townhomes

Request:

Approval of the Springside Townhome Preliminary Plan currently zoned PD-8. This is an infill project with partial existing infrastructure currently being used by the existing Spring Valley Townhome/Condos. Phasing may be requested, so as to improve the existing Springside Court.

Location:

NW Corner of Patterson & 28 Road

Legal: That portion of Lot 1,
Pheasant Run condos, more particularly described
as follows:
Beginning at the Southwest Corner of Section 1, Township 1
South, Range 1 West of the Ute Meridian;
thence North 89deg46' West 603 feet;
thence North 480 feet;
thence South 89deg46' East 603 feet;
thence South 480 feet to the Point of Beginning;
Except Spring Valley Townhome Condominiums.

Site: 3.87 acres - gross area

Zoning: PD -8

Density: 30 units, as per current zoning *5.9 DU/ac*
requesting a total of 23 units -23% less than allowed
by current zoning

Surrounding Uses: residential: single family detached
duplex & townhomes

Proposed uses: duplex and triplex townhome units

Setback: front yard - 20 feet min.
rear yard - 20 feet min.
side yard - 5 feet min.

Site access: existing Springside Court and the future
approved Pheasant Ridge Estates - Springside
Court to Pheasant Trail Loop to Patterson

Open space: Townhomes will be deeded as to the building pad, all other ground to be improved by the developer and maintained by the Home Owners Association in common ownership.

Irrigation : Grand Valley Waters Users Association - provider system installed by owners and maintained by Homeowners Association.

Fire Flow : existing hydrants will added to in number, if required by the Grand Junction Fire Department.

Potable Water : Ute Water -existing and available

Sewer: City of Grand Junction - existing and available

Electric: Public Service- available

Telephone: US West - available

Cable: TCI - available

Solid waste: individual collection

Postal delivery: central mailboxes ,as per US Postal Service

Parking : four spaces per unit off road
garage - 2 cars , drive - 2 cars

Pedestrian Access

Safety: new attached sidewalk added to the north side of the existing Springside Court, new attached sidewalks along both sides of the new and extended road with in the project, connecting to the approved Pheasant Ridge Estates sidewalks connection to Spring Valley with Patterson and 28 Roads.

Landscape: By owner and maintained by Home Owners Association

Site Impact: Site impacts will be minimized to regrading for adequate drainage and installation of infrastructure. Where possible mature trees will be protected. There are no known geological hazards.

Neighborhood

identification: Entry signage will be provided by the owner using a designed logo to identify the neighbor and will be erected at the corner of 28 Road and Springside Court. Street signage will comply with City regulation.

Project goals: To provide a quality infill project that is compatible with the existing neighborhoods. The requested density is less than currently approved. The units will be primarily single level with 4-6 two story units as to enhance the architectural design of the project. Currently this parcel has no esthetic value.

To be considered a move up neighborhood with pricing from the \$100's.

MEMORANDUM

TO: File #87-80
FROM: Kathy Portner
Date: May 25, 1994
RE: Pheasant Run Condos

Further development of the Spring Valley Townhomes/Condos will require Springside Court to be upgraded to current City standards its entire length. The City standard for a local residential street is 44' of Right-of-Way, including curb, gutter and sidewalk. The existing street section was never accepted by the City. Repair and upgrade will be required prior to the City accepting the street. This policy was discussed and agreed upon at the May 24, 1994 Development Review Meeting. Those present at that meeting included Larry Timm, Jim Shanks, John Shaver and Dan Wilson.

REVIEW COMMENTS

Page 1 of 4

FILE #PP-96-193

TITLE HEADING: Springside Townhomes

LOCATION: NW corner of 28 & Patterson Roads

PETITIONER: Ray Rickard & Ronald Vincent

PETITIONER'S ADDRESS/TELEPHONE: 1204 N 7th Street
Grand Junction, CO 81501
241-7653

PETITIONER'S REPRESENTATIVE: Mark Young

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., SEPTEMBER 23, 1996.

CITY COMMUNITY DEVELOPMENT

9/13/96

Kristen Ashbeck

244-1437

1. Provide a full-size site plan (similar to the Building Area Study submitted) to show conceptual building footprints, setbacks and driveways.
2. Alignment of Springside Court doesn't appear to follow alignment of existing ROW nor does it match the alignment of the proposed Springside Court in the Pheasant Ridge Estates project to the west.
3. Clearly show existing platted ROW lines and proposed ROW to east on Preliminary Plan & Site Plan.
4. Eliminate large printing on the prelim plan "Prelim Plan for Illustration Only"--cannot read the details underneath.
5. Are irrigation facilities existing? If for others, this area may need to be dedicated as a separate tract rather than part of the common area.
6. Parking requirement is 2 off-street spaces per unit. This is not met if all units only have single vehicle garages as depicted on the Building Area Study. Narrative states 2 vehicle garages--which is correct?
7. Setbacks indicated in narrative should also be listed on the Site Plan and Preliminary Plan. Those listed do not address the 0-foot setbacks allowed so units may be attached.
8. 20-foot rear yard setback is not met on lots 8, 9, and 10 on Lisa Court. No rear yard setback limits are shown for this western boundary.
9. Don't need building pad information on Prelim Plan.
10. What is proposed for what appears to be an existing electrical line through Lot 6, Lisa Court?
11. Reference to "Limits of Building Footprint" in legend on Prelim Plan is incorrect--it is the lot lines or building envelopes.
12. Show limits of full street improvements (street section shown) vs. partial street improvements where the street exists. Need 2 different street sections.

13. What/where is "special paving" alluded to on Design Elements plan? Need to show on Site Plan and Preliminary Plan and provide detail.
14. What is proposed surface of common driveways?
15. Sidewalk may be required along 28 Road. Contact City Development Engineer.

CITY DEVELOPMENT ENGINEER

9/6/96

Jody Kliska

244-1591

1. The existing 30" drain which this development proposes to tie into is owned and operated by GVVUA and is probably not available for release of storm drainage. Additionally, this system is overtaxed downstream. An alternative drainage system for this project must be examined and proposed.
2. Please indicate on the preliminary plan the extension of Springside Court west into the Pheasant Ridge Subdivision to assure the alignment is consistent. Plans for this subdivision are on file with the Community Development Dept.
3. The existing Springside Court does not meet city standards and was never accepted by the city. Reconstruction of the street is required for this project. It appears this is the intent of this project, but please clarify.

CITY UTILITY ENGINEER

9/12/96

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. Final Plans shall have Ute signoff block on all water related construction drawings.
3. Sewer not shown for Lots 4-10 Block 1. Please show sewer for Lisa Ct.
4. Sewer for Lots 1-4 Block 1 is shown behind lots. If the line does not exist please reconfigure for lots to sewer to west into Lisa Ct. If sewer exists, Lot 3 Blk 1 will need to be reconfigured so that 10' is between building envelope and sewer line. Easement shall also be required for sewer line.
5. Water line extensions for Lisa Ct. unclear. Dark line bisecting Lot 6, Blk 1 appears erroneous (possibly electric). If electric, the line will need to be reconfigured around Lot 6. Please identify the line and verify all line types and fonts comply with City of Grand Junction Standards.

CITY PROPERTY AGENT

9/13/96

Steve Pace

256-4003

No comment.

CITY FIRE DEPARTMENT

9/11/96

Hank Masterson

244-1414

The Fire Department has no problems with this proposal.

PUBLIC SERVICE COMPANY

9/12/96

John Salazar

244-2781

GAS & ELECTRIC: Request that 14' multi-purpose easement in front adjacent to Springside Court and Lisa Court be labeled as such on final plat (other utility easements behind units are presently noted very clearly on preliminary plan).

U S WEST

9/9/96

Max Ward

244-4721

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

MAIL COPY TO:

AND

CALL THE TOLL-FREE NUMBER FOR:

U S West Communications

Developer Contact Group

Developer Contact Group

1-800-526-3557

P.O. Box 1720

Denver, CO 80201

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

GRAND VALLEY WATER USERS

9/10/96

Richard Proctor

242-5065

There exists along the north property line of the proposed Springside Townhomes a right-of-way for an underground drainage channel pipeline which is part of Drain D belonging to the Grand Valley Project (Project). Drain D was piped by the developers of Pheasant Run, Spring Valley Filing No. 5 Subdivision several years ago.

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.

Drain D is part of a machine dug drainage system which was constructed about 1926 to collect and convey underground seepage water and surface return-flow irrigation water. Drain D was constructed as part of the Project facilities.

The developer proposes to discharge storm water runoff from an on-site detention facility into the Drain D pipeline. Such discharge has not been authorized.

The Bureau of Reclamation (BOR), the federal agency overseeing the Project, has a west-wide policy requiring a license agreement with anyone wanting to discharge storm water runoff into Project facilities such as Drain D.

Therefore, the developer must make a formal application to the BOR for such use and discharge to the drainage facility. The developer has been provided with an application form to be submitted to the Association for review. The Association will then forward the application to the BOR.

In addition to the east/west Drain D pipeline, there exists a north/south spur to the Drain D pipeline that lies between Lots 10 and 11, Block 2, Springside Townhomes. This spur is a piped underground drainage system that starts at the southeast corner of the existing Spring Valley Townhome Condos (northwest corner of 28 and Patterson Roads). Said drain line carries irrigation water released from an Association lateral located south of Patterson Road to Drain D. This drainage pipeline spur is also part of the Project.

The right-of-way for the east/west portion of Drain D pipeline is shown on the plat correctly. However, a right-of-way description is not shown for the north/south drainage pipeline spur. A right-of-way width is 40 feet, 20 feet either side of center line, needs to be described on the plat for the drainage pipeline spur.

The right-of-way for Drain D was granted when the Grand Valley Water Users Subscription For Stock document was signed by early day landowners. Such document was recorded on February 21, 1912, Book 130, Page 282 at the Mesa County Clerk and Records office.

TO DATE, NO COMMENTS RECEIVED FROM:

City Attorney
City Police Department
Grand Valley Irrigation
Grand Junction Drainage District
Ute Water
TCI Cablevision

PRELIMINARY DRAINAGE REPORT

FOR

SPRINGSIDE TOWNHOMES
(LOCATED IN THE SE 1/4 OF SEC. 1, T1S, R1W, U.M.)

PREPARED

FOR

DR. RONALD VINCENT / MR. RAY RICKARD
1204 N. 7TH ST.
GRAND JUNCTION, CO 81501

PREPARED

BY

MDY Consulting Engineers
759 HORIZON DRIVE, SUITE E
GRAND JUNCTION, CO 81506

DATE: AUGUST 27, 1996



MDU Consulting Engineers
759 HORIZON DRIVE, SUITE E
GRAND JUNCTION, CO 81506

August 27, 1996

Jody Kliska, P.E.
Development Engineer
City of Grand Junction
Dept. of Public Works & Utilities
Engineering Division
250 North 5th Street
Grand Junction, CO 81501

RE: PRELIMINARY DRAINAGE REPORT FOR SPRINGSIDE TOWNHOMES

Dear Jody,

Please find enclosed the Preliminary Drainage Report for Springside Townhomes. The Report Checklist and Outline on page X-12 of the City of Grand Junction Submittal Standards for Improvements and Development (SSID) manual was used as guidance while preparing this report.

Thank you for your time concerning this project. If you have any questions or need additional information, please contact our office.

Respectfully Submitted,
MDU Consulting Engineers



Eric W. Hahn

EWB/ewh

Enclosures

File (COVR.DOC)

Springside Townhomes Preliminary Drainage Report

• General Location and Description

The site is situated at the northwest corner of 28 Road and F Road, and is bounded by Pheasant Run to the north, 28 Road to the east, Spring Valley Townhome Condominiums to the southeast, F Road to the south, and undeveloped property to the west. The site presently consists of approximately 3.9 acres of undeveloped ground with scattered vegetation.

The site is included in a drainage basin that extends roughly from the Highline Canal to F Road and from the ridge between 28 and 29 Roads to 15th Street. This basin encompasses approximately 300 acres and consists of a variety of surface types, including residential development, agriculture, and undeveloped ground with scattered desert grasses and shrubs. The average surface slope of the basin is from 0% to 2% with varied hydrologic soil types.

• Existing Drainage Conditions

The drainage basin in which the site is located drains generally to the southwest. The majority of the flow in the basin is controlled and directed through the storm drain and street systems within the developed areas. Flow from the undeveloped and agricultural areas is conveyed through drainage ditches and natural swales. This basin is well above the 100-year floodplain.

The historic drainage pattern for the site consists of overland flow to the north and west to a small swale at the north end of the west property line. The developed properties up-basin from the site control the majority of the upstream flow, therefore there is no significant inflow from adjacent properties.

• Proposed Drainage Conditions

Drainage for the proposed development will be conveyed by street gutters and valley pans in conjunction with storm drain inlet boxes and underground storm drain piping. This system will tie-in to the existing 30" storm drain system which runs along the north property line. Connection to the existing system will be at the existing on-site storm drain manhole. Maintenance of the drainage structures will be the responsibility of the homeowners association.

- **Design Criteria & Approach**

The drainage system design for the proposed development will be based on the 2-year and 100-year events. Given the small size of the site, runoff calculations will be done using the Rational Method. Design procedures and parameters for the overall drainage system will be selected directly from the Stormwater Management Manual (SWMM) dated May, 1996.

Springside Townhomes Vicinity Map and Preliminary Major Basin Drainage Map

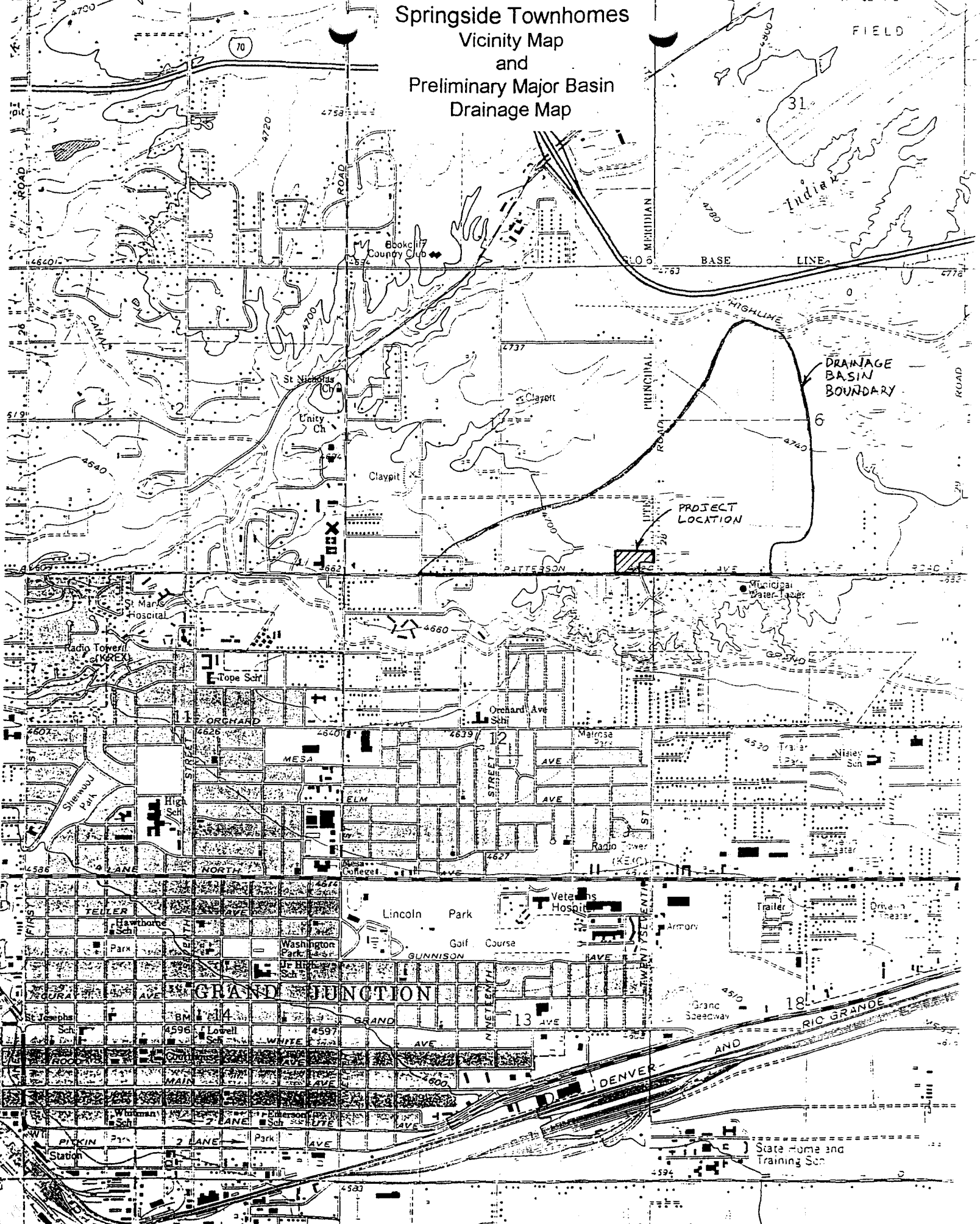


Exhibit "A"

That portion of Lot 1,
Pheasant Run Condos, more particularly described as follows:
Beginning at the Southeast Corner of Section 1, Township 1
South, Range 1 West of the Ute Meridian;
thence North $89^{\circ}46'$ West 603 feet;
thence North 480 feet;
thence South $89^{\circ}46'$ East 603 feet;
thence South 480 feet to the Point of Beginning;
EXCEPT Spring Valley Townhome Condominiums.

MESA COUNTY, COLORADO

10/1/96
Jeff D. Approval 4-0
w/ conditions
as revised
tonight

STAFF REPORT

FILE: PP-96-193

DATE: September 25, 1996

STAFF: Kristen Ashbeck

REQUEST: Preliminary Plan

LOCATION: NW Corner of 28 and Patterson Roads

APPLICANT: Ray Rickard and Ronald Vincent

EXECUTIVE SUMMARY:

A request for preliminary plan approval for 23 townhome units on 3.9 acres with a zoning of Planned Residential, 8 units acre (PR-8).

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential - Townhomes

SURROUNDING LAND USE:

NORTH: Single Family Residential (Spring Valley)

SOUTH: Single Family Residential (Mantey Heights)

EAST: Spring Valley Townhomes

WEST: Vacant (Proposed Pheasant Ridge Estates - SF)

EXISTING ZONING: Planned Residential, 8 units per acre (PR-8)

SURROUNDING ZONING:

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

SOUTH: RSF-5

EAST: PR-8

WEST: PR-8

RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for this area of the City. The *Growth Plan (Draft)* proposes this area as Residential medium High 8-11.9 units per acre.

STAFF ANALYSIS:

Project Background/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 40 units. The public right-of-way for Springside Court was platted through the parcel but no further development occurred.

The present developer of Springside Townhomes is proposing 23 townhomes, in groups of 2 and 3 units. The overall density proposed is 5.9 units per acre which is well within the existing PR-8 zoning.

Access/Circulation/Parking. Primary access to Springside Townhomes will be from Springside Court which exists from 28 Road west to the eastern side of this property. Springside Court will extend to the west and intersect with Pheasant Ridge Trail to provide access to Patterson Road once the adjacent development (Pheasant Ridge Estates) is also completed. Thirteen of the proposed units will access Springside Court. The remaining 10 units will have access off of a cul-de-sac in the southern portion of the site.

The existing Springside Court does not meet City standards and was never accepted by the City. From research into the previous files, staff determined that reconstruction of the street for its entire length is required for this project (see letters included in staff report). The Preliminary Plan is proposing full street improvements on most of the extension of the street but only partial improvements are proposed for the existing portion of the street (pavement overlay for the full width and curb, gutter and sidewalk on the north side only). Staff recommends that reconstruction to City standards be required for the entire length of the street from 28 Road to the western property line. This will require that the roadway be widened to the north so that most of the 44-foot right-of-way is on the Springside Townhome parcel. The plan currently shows only a 38-foot right-of-way cross-section in the area of the existing street.

The developer will also be required to provide sidewalk for the length of the frontage of this parcel along 28 Road. This cost will be credited towards the Transportation Capacity Payment (TCP) for the project.

The parking requirement for this type of residential project is 2 off-street spaces per unit. The developer is proposing to provide this with mostly single vehicle garages and a space on the driveway. Some units may have two vehicle garages. The manner in which the units are proposed to be clustered with shared driveways allows for adequate on-street parking for visitors and additional owners' vehicles.

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 electric line that runs north-south through the southern portion of the site. This will be relocated within the multipurpose easements.

Stormwater from the proposed Springside Townhomes will be directed to a proposed detention area in the northwest corner of the site. The water will then be discharged at a historic rate to the existing 30-inch underground drain pipe. Since the pipe is under the jurisdiction of the Grand Valley Water users Association (GVWUA)/Bureau of Reclamation. The developer has submitted an application to the Bureau of Reclamation via the GVWUA to allow for this discharge into the pipe. The City will require evidence of a discharge agreement prior to approval of final construction drawings.

STAFF RECOMMENDATION: Approval of the Preliminary Plan for the Springside Townhomes with the following conditions:

- 1) Per the note to file #87-80 dated May 25, 1994 from Kathy Portner, Springside Court be reconstructed/upgraded to current City standards, including dedication of right-of-way, ^{its} entire length through the property;
- 2) The developer construct sidewalk to City standards the length of the property frontage along the western side of 28 Road; and
- 3) The developer provide a copy of a recorded discharge agreement with the GVWUA/Bureau of Reclamation for discharge of drainage into the existing line along the northern edge of the property.

SUGGESTED PLANNING COMMISSION MOTION:

Mr. Chairman, on item PP 96-193, a Preliminary Plan for Springside Townhomes, I move that we approve the Preliminary Plan subject to staff's recommendation.

Due to existing infrastructure, rather than street

and construction of walkway on the south side. However, staff will allow

the developer to ~~the~~ work w/ the Spring Valley Townhomes HOA to obtain easements in order to provide the pedestrian connection along the S. side of Springside Court from 28 Road west, to the east the entire length of the property

1. Neil Bradford - Inside Townhomes H₂O
Irrigation Pond - Agreement
Buffer Area

Horry

2935 Beechwood - Traffic Light @ 28 & Patterson

Irrig Pond shaver:
if "owner has good title, can demonstrate they have
good title - then they may proceed."



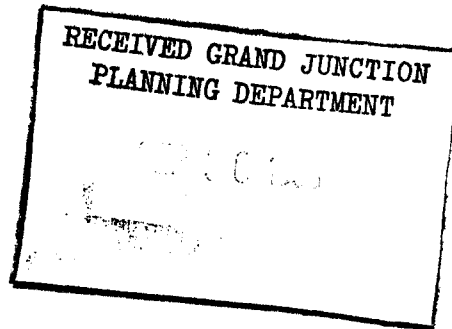
REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922

pp-96-193

September 27, 1996

Regulatory Branch (199675445)



Ms. Kristin K. Ashbeck
City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction, Colorado 81501

Dear Ms. Ashbeck:

We are responding to your written request for comment on the proposed Springside Townhomes development. The property is located within Section 1, Township 1 South, Range 1 West, Mesa County, Colorado.

Based on a site inspection by Randy Snyder of this office on September 27, 1996, we have determined that proposed development site does not contain jurisdictional wetlands. Therefore, a Department of the Army permit will not be required for this project.

We have assigned number 199675445 to this determination. Please contact Mr. Randy Snyder and refer to this number if you have any questions regarding this matter and for permit requirements at (970) 243-1199 or the address below.

Sincerely,

Ken Jacobson
Chief, Southwestern Colorado
Regulatory Office
402 Rood Avenue, Room 142
Grand Junction, Colorado 81501-2563

September 23, 1996

Response to Review Comments , dated 9/13/96
Spring Side Townhomes

City Community Development

- 1) a preliminary full-size site plan is included and attached to this package.
- 2) We have aligned our ROW to match the Pheasant Ridge ROW. In matching the proposed ROW to the east, may require us to vacate the existing and recreate a slightly different ROW so as to finish any new curves as created by the new proposed ROW.
- 3) The existing ROW lines are now shown.
- 4) The large printing "Plelim plan for Illustration Only" has been removed.
- 5) The irrigation facilities are existing and currently being used by the existing townhomes. We will dedicate this tract as a separate lot for the use of the Home Owners Association and maintained by the Homes Owners Association.
- 6) We will provide a least two off street parking spaces per unit. Our intent is to provide a combination of one and two car attached garages, with shared concrete driveways so as to minimize the direct accesses to Springside Court, and to allow more landscaped street frontages. The drive ways will be wide enough to allow additional off street parking separate from the garages.
- 7) Setbacks indicated are to be clarified as follows: The lots as defined on the Site plans are the limits of the building footprint and shall be deeded with common interest in the common ground associated with this project. The setbacks within the lots shall be required to be 0-foot setbacks. Setbacks of 20 feet min. front , 17 feet min. rear and 5 feet min. side are to apply only to the location of any lot to the outside boundaries of this project.
- 8) The 20 foot rear yard setback is being adjusted to 17 feet and with this adjustment and an adjustment of the defined building lots on Lisa Court, these lots do not encroach with in the setbacks.
- 9) The building pad information on Prelim. Plan has been removed.
- 10) The existing electrical line through Lot 6 , Lisa Court will be re-routed to a new easement that is satisfactory to Public Service.
- 11) ref: # 7 above, The "Limits of Building Footprint" are lot lines.

- 12) Street improvements (sections) have been added. Our intent is to widen the existing street by four feet to the North and add curb gutter and sidewalks to the North and remat the existing Springside Court. Our extension to the existing Sringside court shall have curb, gutter and sidewalks on both sides meeting City Standards. The new sidewalk on the south side will connect to the existing pedestrian walk on the east side of the existing townhomes.
- 13) The special paving alluded to on the Design Element plan was to be stamped concrete and has been eliminated at this time.
- 14) All common driveways will constructed with reinforced concrete.
- 15) If the City Development Engineer requires an off site sidewalk along 28 Road, this could be accomplished, provided that the costs are off set through the required TCP fees

City Development Engineer

- 1) We have meet with Grand Valley Waters Users and have applied for a licensing agreement to release, at historic rates, storm drainage into Drain D., see attached application. We have also been told that the City is in the process of also applying for a licensing agreement to release into Drain D and we would apply with the City for the right to release into Drain D if indeed the City has the right to grant such releases. Currently any irrigation water is allowed to drain into Drain D.
- 2) We will make the necessary adjustments to align with the new Pheasant Ridge Subdivision.
- 3) see above item # 12 City Community Development

City Utility Engineer

- 1) 1996 City of Grand Junction Standards shall be met.
- 2) A Ute sign off block will be provided.
- 3) Sewer has been added.
- 4) Lot 3 block 1 has been reconfigured and an easement has been added.
- 5) Water line extensions for Lisa Court have been added and the Electric line adjusted see above # 10 City Community Development

City Property

No comment required

City Fire Department

No comment required

Public Service

A 14' Multi- purpose easement will be in labeled on final plat and all other utility easement clearly noted.

U S West

As soon as we have a final plat and power drawings a copy will be sent to U S West and other utility services.

Grand Valley Water Users

We have made application for an licensing agreement with the Grand Valley Water Users and the Bureau of Reclamation for the discharge of storm water at historic rates , see above # 1 City Development Engineer, into Drain D.

We have made easement for the existing Drain D north/south spur.

City Police Department

No comment required

TCI Cablevision

- 1) At no charge to TCI an open trench for cable service will be provided.
- 2) At no charge to TCI we will fill in the above described trench.
- 3) At no charge to TCI a 4" PVC conduit will be provided at all utility crossings.
- 4) All property pines and driveways will be clearly marked prior to the installation of the underground cable.
- 5) We are with in the normal cable TV serving area.
- 6) We understand the 30% developed rule.

Ute Water

- 1) An adjustment for the water line has been made & noted.
- 2) The utility composite will be submitted prior to the final approval.
- 3) New water mains shall be and installed to Ute water standards.
- 4) Developer will install the Ute furnished pits and yokes.
- 5) Construction plans shall given at least 48 hours before development begins.
- 6) Policies and fees will apply at the time of application.

To Date, No Comments received From ;

City Attorney
Grand Valley Irrigation
Grand Junction Drainage District

Springside Townhomes
10/23/96

RIGHT OF USE (OUTGRANT) APPLICATION

Part 1 INSTRUCTIONS

A. Applicant, complete in detail the application information requested below (Part 2).

B. Fees and Associated Costs. An initial deposit fee of \$200, payable to Bureau of Reclamation (Reclamation), must accompany the initial application. If, after a preliminary review of the application Reclamation determines the granting of a Right-of-Use is incompatible with present or future uses of the land and the Right-of-Use cannot be granted, \$150 of the \$200 fee will be returned. The remaining \$50 of the \$200 fee will be retained by Reclamation regardless of its disposition of the Right-of-Use request. No refund will be made for any deposits if the applicant refuses to accept the Right-of-Use after it is offered. Applicants will be required to pay any administrative costs which are in excess of the \$200 deposit for the preparation of the Right-of-Use as well as the value to the right granted. If the administrative costs are less than the \$200, the unused portion, up to \$150 will be returned to the applicant or may be applied to the value of the Rights-of-Use at the discretion of the applicant. This shall apply equally to requested Rights-of-Use which are offered by Reclamation and are rejected by the applicant, as to those which the applicant accepts.

Exception: On/over land where Reclamation holds a "right-of-way/easement" and the underlying fee owner is the applicant, the application fee will be waived. If the applicant is the underlying fee owner please indicate such in 2b below.

C. (1) Plans and Specifications or Drawings. Plans, specifications, and associated drawings must be submitted before the Right-of-Use can be processed. Five complete copies of plans, specifications, and drawings are needed by Reclamation. All drawings must be neat and legible. If plans and specifications or drawings are of large format (size greater than 11" X 17") or consist of more than two pages please submit four copies in microfilm format and one full size paper copy. If not submitted in microfilm format, Reclamation will have the microfilm prepared and the cost applied to the applicant's overall fee.

(2) Environmental Assessment Report and a Cultural Resource Clearance will be required when crossing United States property. Reclamation will provide this service as an administrative cost, if not provided by the applicant.

(3) Other specific information may be requested as necessary. Reclamation will contact the applicant when additional information is required.

If Right-of-Use application is for a bridge or other types of major structures - all plans and specifications must be signed and sealed by a professional engineer licensed by the State where activities are performed.

If you have questions please contact the Bureau of Reclamation, Lands and Recreation Branch, located in Grand Junction, Colorado.

D. Failure to submit the required fee and adequate information will cause delays in preparation time.

E. Submit application and fees to the Managing Entity, who will in turn submit them to Reclamation.

Managing Entity or
Association or
District address:

Grand Valley Water Users' Assn.
500 South 10th Street
Grand Junction, Colorado 81501

F. Reclamation may make on-site inspections as activities are progressing. Applicant must contact Reclamation before activities are initiated as called for in the Right-of-Use document.

Part 2 APPLICATION INFORMATION (To be filled out completely by applicant)

1. Right-of-Use document is to be issued to: (check the correct item)

Individual(s) Company General Partnership Limited Partnership

Corporation Other Home Owners Association

(Specify)

2. Legal name, address, and telephone number of individual(s) or entity to whom the Right-of-Use document is to be issued.

Ray Rickard, 1204 N. 7th Street, Grand Junction, CO 81501 (970) 241-7653

2a. Full legal name and title of individual(s) who will sign the Right-of-Use document.

Ray Rickard, President of Springside Townhomes Home Owners Association

2b. Is the applicant the underlying fee owner (Y or N) ? N

(Continued on reverse side)

3. Name, address, and telephone number of individual to contact for additional information, if other than stated in No. 2 above.

Same as No. 2 above.

4. Provide in the space below a detailed description and/or sketch of the proposed use of Reclamation's land, right-of-way, easement, or facility. Include physical data and dimensions such as pipe sizes, line voltages, stationing, etc. (A more detailed drawing or plan may be required, upon request, for attachment to the Right-of-Use document). Please ignore this requirement if detailed plans, specifications, and drawings are being submitted.

Please see enclosed drawings.

Storm water runoff to be discharged into Drain D.

5. Location of proposed use: Section 1 Township 1S Range 1W Meridian Ute. A map or drawing showing the approximate location of the proposed use is required. A 7 1/2 minute Quadrangle Map or a copied portion is preferred.

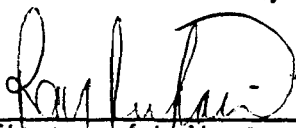
6. Length of time which use is desired. permanent years (Reclamation will determine time allowed based on information submitted.)

7. Anticipated date of commencement of installation. Fall, 1996 (Activity cannot commence until Right-of-Use document is signed by the United States.)

8. Anticipated date of completion. Summer, 1997

I certify that the information given in this application is true, complete, and correct to the best of my knowledge and belief and is given in good faith. I also understand that no activity can commence until I receive a Right-of-Use document signed by the United States.

10/23/96
Date


Signature of Applicant

Part 3 MANAGING ENTITY (To be filled out by Managing Entity)

Reclamation will not proceed with preparation of the Right-of-Use document without approval signature.

Date

Signature of Approval

Provide in the space below any comments/recommendations/suggestions which should be considered when processing the Right-of-Use document. Attach supplemental sheet(s) as necessary.

RAY S. RICKARD 01-90
3051 WELLINGTON AVE. 434-3900
GRAND JUNCTION, CO 81504

82-7024/3021

4106

PAY TO THE
ORDER OF

10/23 96
BUREAU OF REclamation

\$ 200.00

two hundred & 00/100

DOLLARS  Security features included. Details on back.



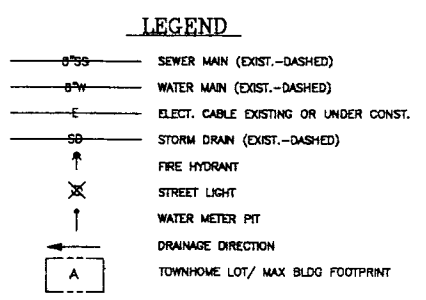
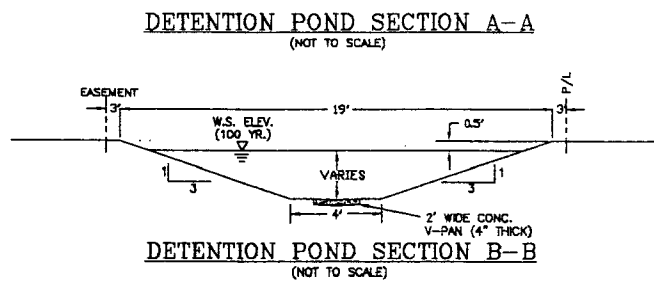
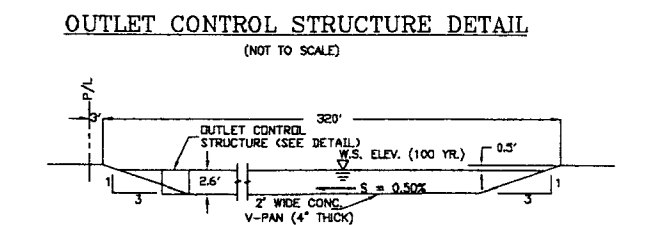
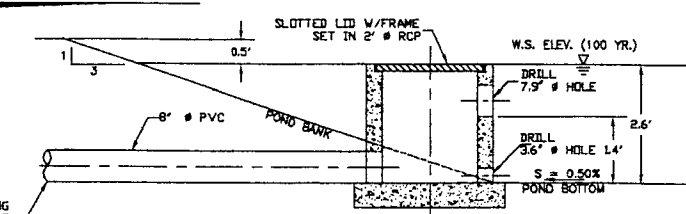
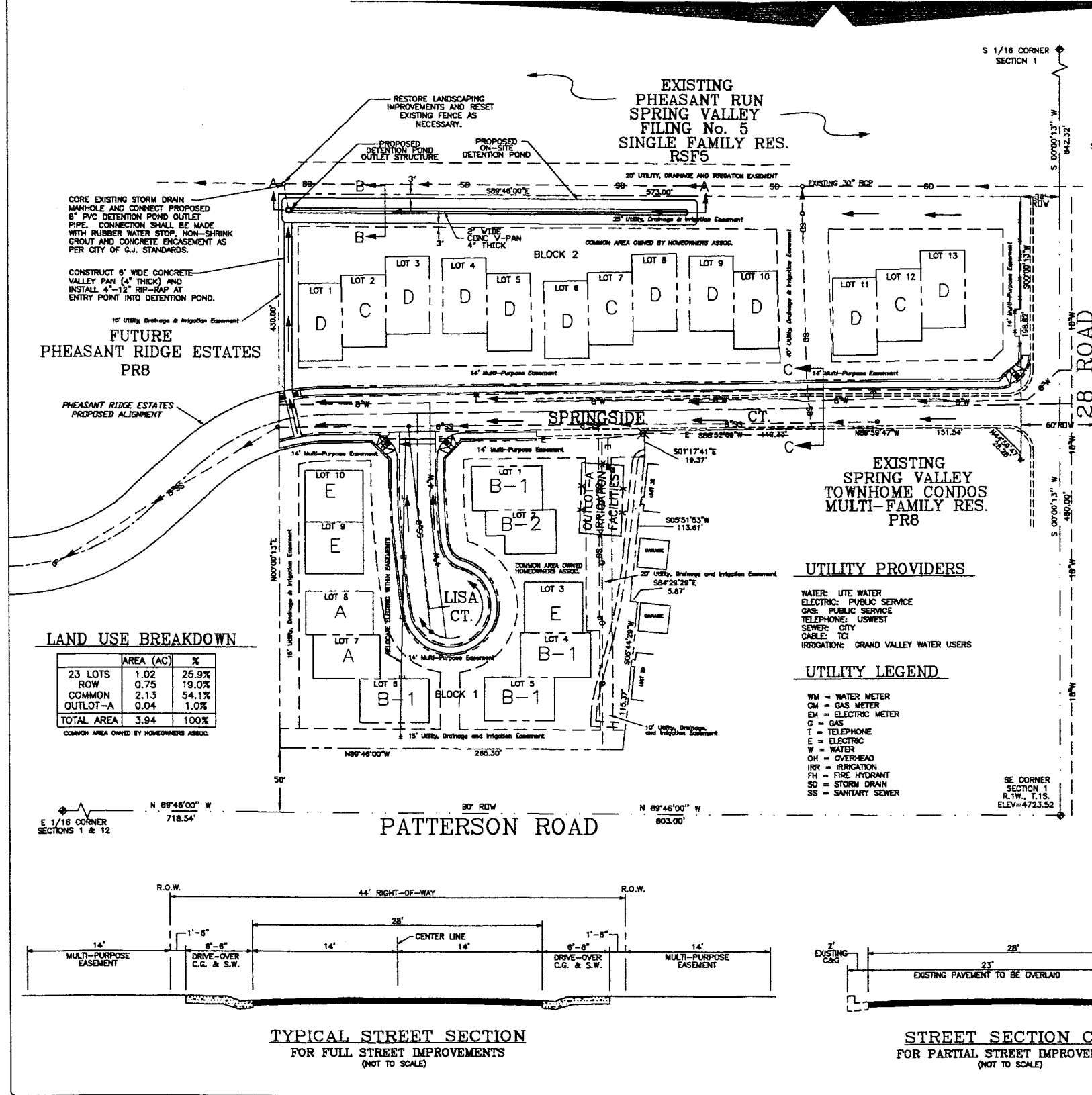
CENTENNIAL
SAVINGS BANK F.S.B.
1101 Second Avenue • Durango, CO 81301
Grand Junction Office

FOR

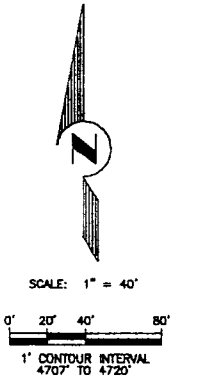
Ray Rickard

⑆302170243⑆1210680168⑆4106

SPRINGSIDE TOWNHOMES



- GENERAL NOTES:
- 1) INFORMATION SHOWN ON THIS PLAN IS PRELIMINARY ONLY.
 - 2) PRESERVE AND PROTECT EXISTING UTILITIES. UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. VERIFY LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
 - 3) THE BOUNDARY AND TOPO INFORMATION PER D.H. SURVEYS, JULY 1995.
 - 4) THIS PLAN IS FOR ILLUSTRATION ONLY, AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
 - 5) SEE SITE PLAN REGARDING SPECIAL PAVING.
 - 6) THIS IS A PLANNED UNIT DEVELOPMENT WITH 0' SET-BACKS.



SPRINGSIDE TOWNHOMES

PRELIMINARY PLAN

REVISIONS:

No.	DATE	REMARKS

DESIGNED BY: MDY
P.E. No. 29912

REVIEWED BY: MDY
P.E. No. 29912

SURVEYED BY:
P.L.S. No.

SURVEY DATE:
N/A

DRAWN BY:
CNS

DATE DRAWN:
9-23-96

SCALE: HORIZ. 1"=40'
VERT. N/A

ACAD DRAWING NAME:
PRELIM.DWG

PROJECT NUMBER:
96-103-0430

SHEET NUMBER:
1 OF 1

CLIENT:
RONALD VICKERT
RAY RICKARD
C/O HILL & HOLLAND
1504 N. 7th St.
GRAND JUNCTION, CO
81501

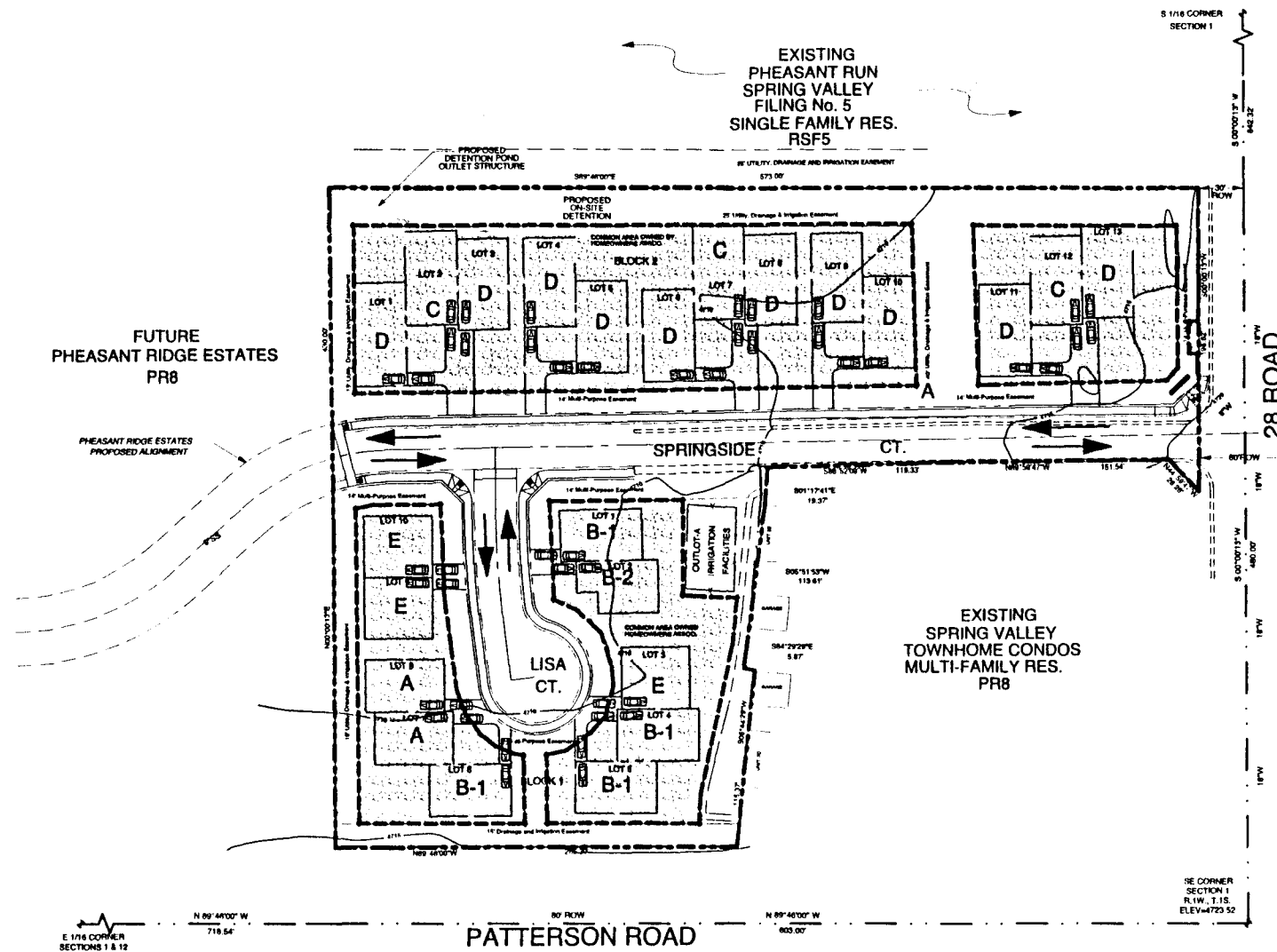
MDY
Consulting
Engineers

750 Horizon Drive SE
Grand Junction, CO
81508
TEL: (970) 242-4310
FAX: (970) 241-8061

BENCHMARK is the South East corner of Sec. 1 (R.1W., T.1S.) which is located at the intersection of 28 Road & Patterson Road. The datum elevation is 4723.52.

SPRINGSIDE TOWNHOMES

SITE = 3.94 ACRES



NOTES:

- 1) INFORMATION SHOWN ON THIS PLAN IS PRELIMINARY ONLY.
- 2) THE BOUNDARY AND TOPO INFORMATION PER D.H. SURVEYS, JULY 1995.
- 3) LOT LINES SUBJECT TO FINAL BUILDING CONFIGURATION.

LAND USE BREAKDOWN

	AREA (AC)	%
23 LOTS	1.02	26%
ROW	0.75	19%
COMMON	2.13	54%
OUTLOT-A	0.04	1%
TOTAL AREA	3.94	100%

COMMON AREA OWNED BY HOMEOWNERS ASSOC.

- WATER: UTE WATER
- ELECTRIC: PUBLIC SERVICE
- GAS: PUBLIC SERVICE
- TELEPHONE: USWEST
- SEWER: CITY
- CABLE: TCI
- IRRIGATION: GRAND VALLEY WATER USERS



5' CONTOUR INTERVAL

LEGEND

- BUILDING ENVELOPES
- PROPERTY LINE
- FENCE
- DIRECTION OF TRAFFIC FLOW
- IDENTIFICATION SIGN

DRAWN BY:	MARC E. MAURER	ARCHITECT
DESIGNED BY:	MARC E. MAURER	ARCHITECT
CHECKED BY:	REVIEWED	DATE

Genesis Designs
 Architecture and Planning
 GRAND JUNCTION, COLORADO
 PH. (970) 245-6093

REVISION	DATE	DESCRIPTION	BY	CHKD	VINCENT/RICKARD

SITE PLAN

SPRINGSIDE TOWNHOMES SUBDIVISION	SCALE: 1" = 50'	JOB NO.	DATE: 9/23/96
	SHEET NO.	1 OF 1	



City of Grand Junction, Colorado 81501
250 North Fifth St.,

November 7, 1985

Madge Warner
Spring Valley Townhome Association
2675 Springside Court, 2A
Grand Junction, CO 81506

Dear Mrs. Warner:

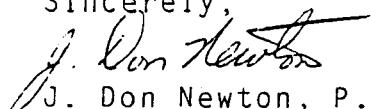
At your request we have inspected the existing portion of Springside Court from 28 Rd. to the west end of the bituminous pavement. As a result of this inspection we have listed the following items which would have to be corrected prior to acceptance of the street by the city:

1. The pavement has settled in front of the fire hydrant on the north side of the street.
2. The pavement has settled over the sanitary sewer trench approximately 5' wide along the south side of the street.
3. The third section of concrete, curb and gutter east of the paved driveway on the south side of the street is broken and will have to be replaced.
4. Three water valve boxes are not lined up with the water valves and will need to be straightened.

I will be available to discuss the above items or methods to correct them at your convenience.

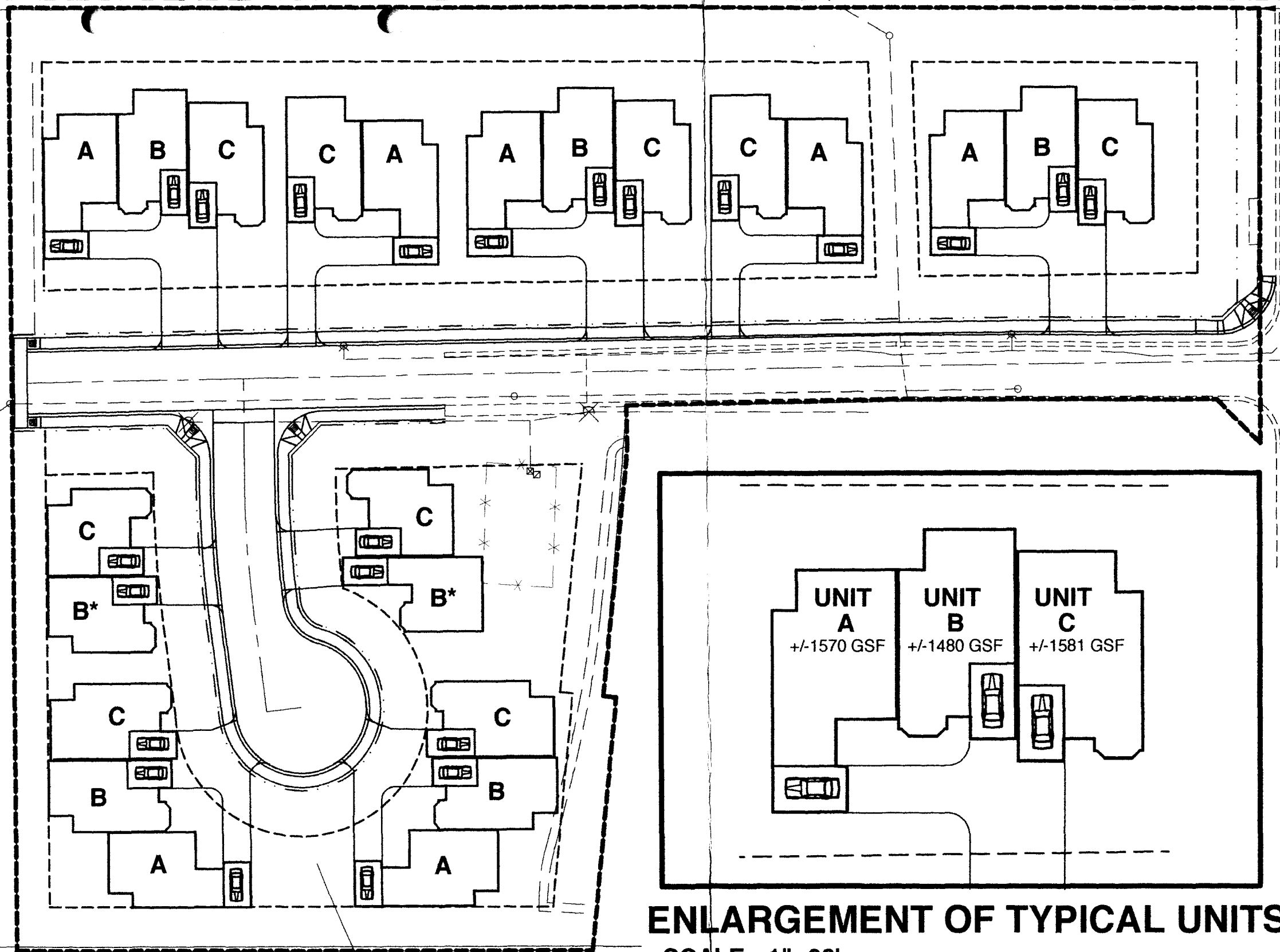
The original construction drawings were prepared by Paragon Engineering, Inc. Although they are no longer in business in Grand Junction, Bob Gerlofs (previous owner) can be reached in Englewood, CO at 6920 S. Holly Circle, 80112. Tom Logue who is now with Armstrong Engineers in Grand Junction may also have access to the original drawings. To my knowledge, "As Built" drawings of the street were never prepared. This would also be required prior to acceptance of the street for maintenance by the City.

Sincerely,


J. Don Newton, P.E.
Acting City Engineer

JDN:pb

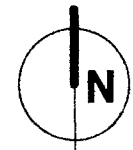
cc: Jim Shanks
Director of Public Works



ENLARGEMENT OF TYPICAL UNITS
 SCALE: 1"=30'

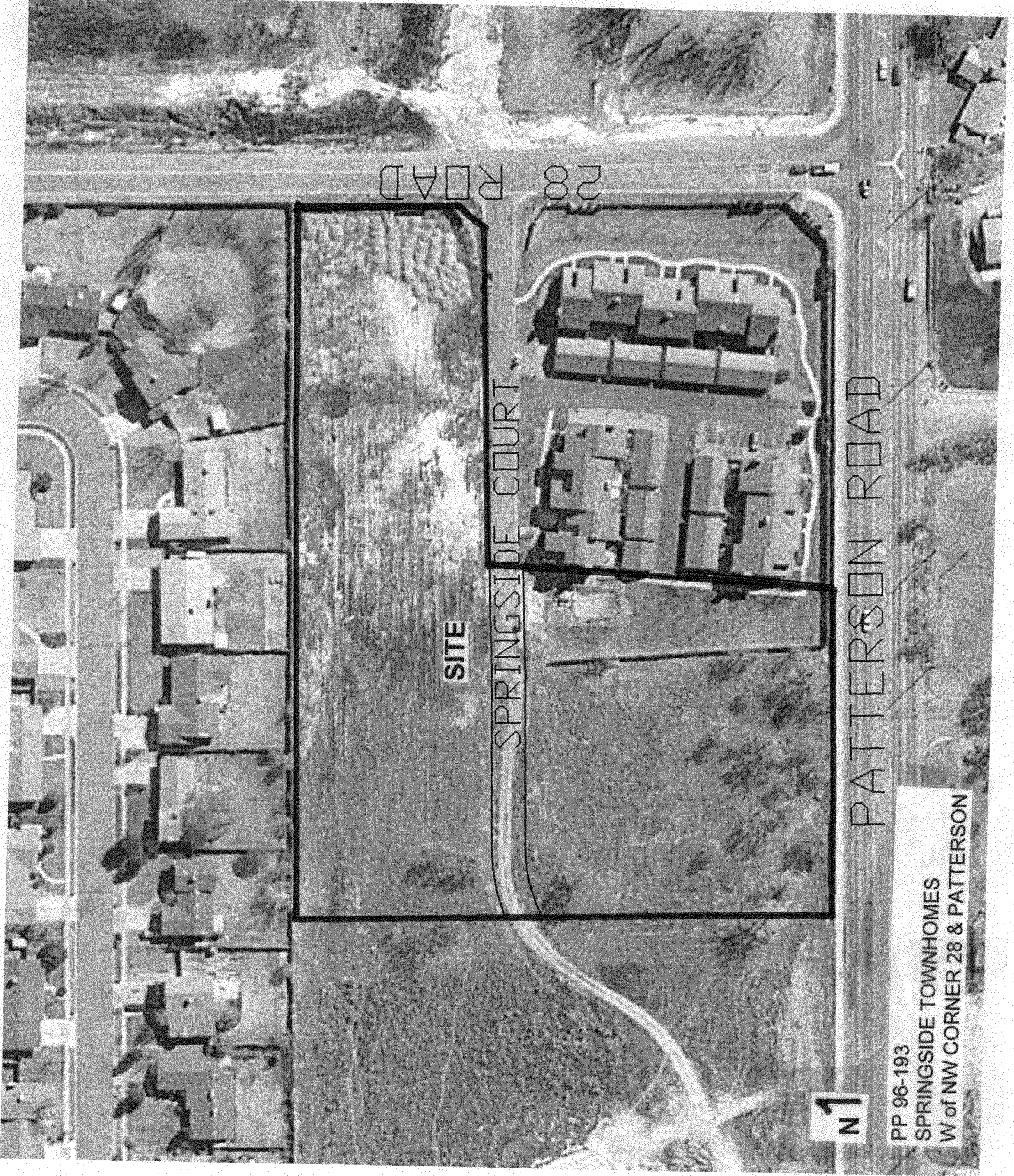
Building Area Study

Springside Townhomes - Vincent/Rickard - Building Area - 9-3-96



SCALE : 1" = 50'





SITE

SPRINGSIDE COURT

28 ROAD

PATTERSON ROAD

1
N1

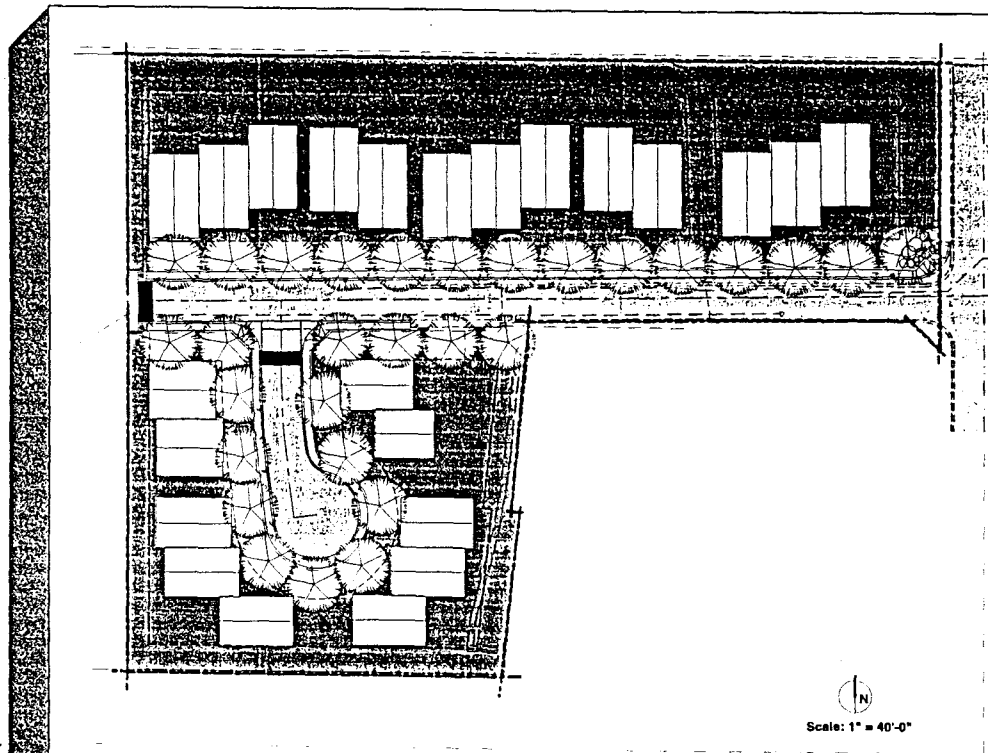
PP 96-193
SPRINGSIDE TOWNHOMES
W of NW CORNER 28 & PATTERSON

Springside Townhomes

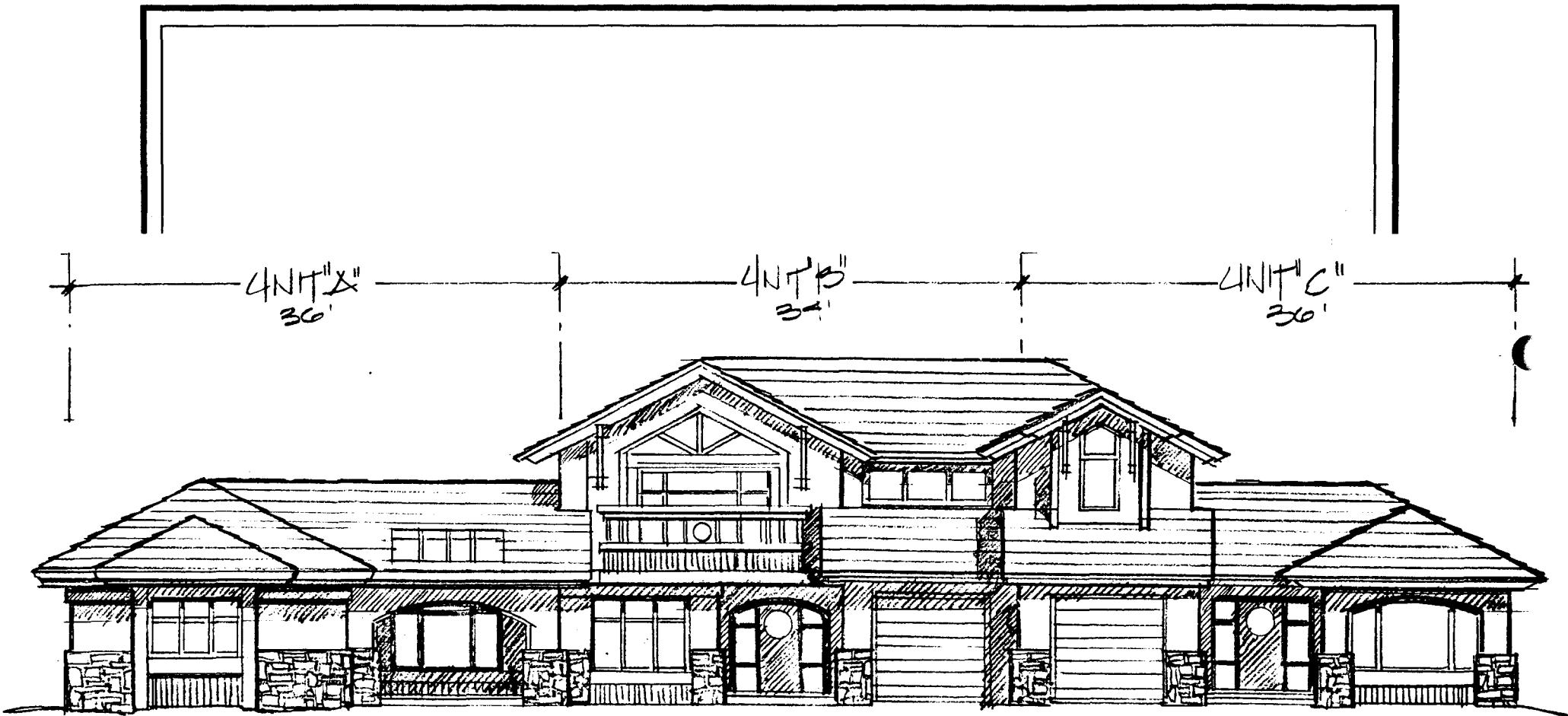
Conceptual Design
8-30-96

Design Elements

- INFILL PUD NEIGHBORHOOD
- NEIGHBORHOOD CHARACTER AND IDENTITY
Custom designed residences with courtyards or porches
Thoughtful streetscape design utilizing street trees and deemphasizing garage entries
- AMENITIES
Landscaped Entry Feature and Special Paving
- LANDSCAPED
- HOME OWNER'S ASSOCIATION
Maintaining architectural standards and common open spaces



Site Plan



Townhouse Units

Springside Townhomes

CONCEPT ELEVATION

8•30•96



ARTIST'S CONCEPT - SUBJECT TO CHANGE

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