



DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

File No. PR-96-17

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 type="checkbox"/> Major <input checked="" type="checkbox"/> Resub		<i>Harmigan Point Townhomes</i>	<i>PR</i>	<i>Residential</i>
<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					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

GKS BUILDERS, INC.
Name

GKS BUILDERS, INC.
Name

KATHY DEPPE-SPOMER
Name

676 29 1/2 ROAD, GRAND JUNCTION, CO 81504
Address

Address

Address

City/State/Zip

City/State/Zip

City/State/Zip

970-242-6123
Business Phone No.

970-242-6123
Business Phone No.

970-241-4000
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.

[Signature]
Signature of Person Completing Application

JANUARY 17, 1996
Date

KATHY DEPPE-SPOMER

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

JANUARY 17, 1996
Date

SUBMITTAL CHECKLIST

RESUBDIVISION

Location: Paragon Ridge, #6

Project Name: Paragon Point Townhomes

ITEMS		DISTRIBUTION																													
Date Received	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	City Police	County Planning	County Bldg. Dept.	County Surveyor	Walker Field	School Dist. #51	Irrigation District <u>G.I.</u>	Drainage District <u>Water Works</u>	Water District <u>Water</u>	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Persigo WWTF	TCI Cable	TOTAL REQ'D.	
DESCRIPTION																															
● Application Fee \$ <u>160.00</u>	VII-1	1																													
● Submittal Checklist*	VII-3	1																													
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Reduction of Assessor's Map <u>8 1/2" x 11"</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	1		
● Evidence of Title	VII-2	1		1			1																								
○ Appraisal of Raw Land	VII-1	1			1	1																									
● Names and Addresses*	VII-2	1																													
● Legal Description*	VII-2	1			1																										
○ Deeds	VII-1	1			1			1																							
○ Easements	VII-2	1	1	1	1			1														1	1	1							
○ Avigation Easement	VII-1	1			1			1							1																
○ ROW	VII-3	1	1	1	1			1														1	1	1							
○ Covenants, Conditions, & Restrictions	VII-1	1	1					1																							
○ Common Space Agreements	VII-1	1	1					1																							
● County Treasurer's Tax Cert.	VII-1	1																													
○ Improvements Agreement/Guarantee*	VII-2	1	1	1				1																							
○ CDOT, 404, or Floodplain Permit	VII-3,4	1	1																												
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Location Map	IX-21	1																													
● Composite Plan	IX-10	1	2	1	1																										
○ 11"x17" Reduction Composite Plan	IX-10	1				1	1	1	8	1	1	1	1				1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Final Plat	IX-15	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	1	1	1	
○ 11"x17" Reduction of Final Plat	IX-15	1							8	1	1	1			1	1	1	1	1	1	1	1	1				1				
○ Cover Sheet	IX-11	1	2																												
○ Grading & Stormwater Mgmt Plan	IX-17	1	2														1								1						
○ Storm Drainage Plan and Profile	IX-30	1	2														1				1	1	1						1		
○ Water and Sewer Plan and Profile	IX-34	1	2	1															1	1	1	1	1					1	1		
○ Roadway Plan and Profile	IX-28	1	2														1														
○ Road Cross-sections	IX-27	1	2																												
○ Detail Sheet	IX-12	1	2																												
○ Landscape Plan	IX-20	2	1	1																											
○ Geotechnical Report	X-8	1	1										1														1				
○ Phase I & II Environmental Report	X-10,11	1	1																												
○ Final Drainage Report	X-5,6	1	2														1														
○ Stormwater Management Plan	X-14	1	2														1								1						
○ Sewer System Design Report	X-13	1	2	1																1											
○ Water System Design Report	X-16	1	2	1															1												
○ Traffic Impact Study	X-15	1	2																						1						
○ Site Plan	IX-29	1	2	1	1			1	8																						

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

2945-012-66-002, 003

PRE-APPLICATION CONFERENCE

Date: 12/6/95
Conference Attendance: Kathy P. Kathy Deppa
Proposal:
Location:

Tax Parcel Number:
Review Fee: \$160.00

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees/TCP required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?
On-site detention/retention or Drainage fee required?

Applicable Plans, Policies and Guidelines

Located in identified floodplain? FIRM panel #
Located in other geohazard area?

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Screening/Buffering, Land Use Compatibility, Drainage, Landscaping, Traffic Generation, Floodplain/Wetlands Mitigation, Availability of Utilities, Geologic Hazards/Soils, Other

Related Files: # 205-94

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

X Signature(s) of Petitioner(s)

X Signature(s) of Representative(s)

MRS. SHIRLEY JACOLETTI
1870 BITTERN COURT
GRAND JUNCTION, CO 81506

BETTY AND SELMA SALITANO
1710 BITTERN COURT
GRAND JUNCTION, CO 81506

MR. AND MRS. GORDON MARCH
1860 BITTERN COURT
GRAND JUNCTION, CO 81506

MRS. CLARA MASTROVICH
3949 WEST BRAMBLING LANE
GRAND JUNCTION, CO 81506

MR. AND MRS. AL HALVORSON
1850 BITTERN COURT
GRAND JUNCTION, CO 81506

MR. AND MRS. LARRY RYDIGER
3950 EAST BRAMBLING LANE
GRAND JUNCTION, CO 81506

MR. AND MRS. CECIL ADAMS
1830 BITTERN COURT
GRAND JUNCTION, CO 81506

MR. AND MRS. DAVID WHEELER
3940 EAST BRAMBLING LANE
GRAND JUNCTION, CO 81506

MRS. JEAN GOEFF
1840 BITTERN COURT
GRAND JUNCTION, CO 81506

MR. AND MRS. WILBUR LARSON
3920 EAST BRAMBLING LANE
GRAND JUNCTION, CO 81506

MRS. VI CASSEL
1820 BITTERN COURT
GRAND JUNCTION, CO 81506

MRS. BETTY HUBBARD
3910 EAST BRAMBLING LANE
GRAND JUNCTION, CO 81506

MRS. KATHERINE MANNING
1810 BITTERN COURT
GRAND JUNCTION, CO 81506

MR. AND MRS. JACK BROWN
681 27 1/2 ROAD
GRAND JUNCTION, CO 81506

MR. FRED ALDRICH
1750 BITTERN COURT
GRAND JUNCTION, CO 81506

GKS Builders, Inc.
676 29 1/2 Road
Grand Junction, CO 81504

MRS. PEARL HYBARGER
1740 BITTERN COURT
GRAND JUNCTION, CO 81506

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

MRS. MARGE SPOMER
1720 BITTERN COURT
GRAND JUNCTION, CO 81506

General Project Report

Ptarmigan Pointe Patio Homes
Ptarmigan Ridge Subdivision, Filing NO. 6
Grand Junction, CO 81506

Location: 27 1/2 Road and Cortland Court
(Brambling Circle/Bittern Court)

Petitioner: Spomer Construction
A Colorado Corporation
676 29 1/2 Road
Grand Junction, CO 81504

Ptarmigan Pointe Patio Homes consist of 27 homes
set in a duplex-style configuration.

There are six models, with four ranch style-plans
and two two-story models. Square footage is from
1497 square feet to 1827 square feet in size. All
units are brick with stucco accents. All units have
double car garages. All units have at least two
full baths. Quality construction and amenities are
the overall marketing approach for a maintained community
life-style.

Replat is necessary each time a unit (duplex) is built.
All foundations are surveyed and pinned prior to their
construction, after which, the exact lot dimensions are
surveyed and pinned for the replat process. The replat
process gives the individual lot its dimensions and
individual legal description for individual ownership
per unit.

REVIEW COMMENTS

Page 1 of 2

FILE #RP-96-17

TITLE HEADING: Ptarmigan Pointe Townhomes,
Filing #5

LOCATION: 3940 & 3950 W Brambling Lane
3939 & 3945 E Brambling Lane

PETITIONER: GKS Builders

PETITIONER'S ADDRESS/TELEPHONE: 676 29 1/2 Road
Grand Junction, Co 81504
242-6123

PETITIONER'S REPRESENTATIVE: Kathy Deppe-Spomer

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., , 1996.

UTE WATER 2/5/96
Gary R. Mathews 242-7491

No objections to the replat.

GRAND JUNCTION FIRE DEPARTMENT 2/7/95
Hank Masterson 244-1414

The Fire Department has no problems with this proposal.

CITY UTILITY ENGINEER 2/8/96
Trent Prall 244-1590

No comment.

PUBLIC SERVICE COMPANY 2/8/96
John Salazar 244-2781

GAS & ELECTRIC: No objections.

COMMUNITY DEVELOPMENT DEPARTMENT 2/14/96
Kristen Ashbeck 244-1437

UCC approval at February 14, 1996 meeting. No further comments.

CITY DEVELOPMENT ENGINEER 2/14/96
Jody Kliska 244-1591

No comment.

GRAND VALLEY WATER USERS

2/15/96

Richard Proctor

Grand Valley Water Users Association has no comments to offer concerning this proposal at this time. Previous comments provided concerning Ptarmigan Points Filing #5 remain in effect.

CITY PROPERTY AGENT

2/15/96

Steve Pace

256-4003

1. Should have a Basis of Bearings statement.
2. The outer boundary does not close by approximately 2.5 feet.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Attorney
Mesa County Surveyor
U.S. West
TCI Cablevision

MEMORANDUM

DATE: March 19, 1996

TO: Mark Achen
Ron Maupin

FROM: Kristen Ashbeck *KKA*

Styfa 3/19 - thanks for the informative explanation.
RM
3/20

RE: Request your signatures on Ptarmigan Pointe Townhomes Filing 5

Attached for your signatures is the Final Plat for Ptarmigan Pointe Townhomes Filing 5 located northwest of the Cortland Court / 27-1/2 Road intersection. This is the fifth plat in the series to develop the townhome are of Ptarmigan Ridge Filing 6. The units are already constructed, the petitioner is now platting the lots for individual sale. This option of platting townhomes after construction has been preferred by the developer and staff in order to ensure that the lot lines are consistent with the common walls of the units. The plat has been approved through the administrative review process and received final approvals from the City Property Agent, the County Surveyor, and the Utility Coordinating Committee.

Please call me at x1437 if you have questions about this project. Thank you.

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

PTARMIGAN POINTE FILING FIVE

Lots 1 and 2 in Block 2 of a Replat of BLOCKS FOUR AND FIVE PTARMIGAN RIDGE FILING SIX. TOGETHER with the NORTH 2.50 Feet of Lot 4 in Block 2 of a REPLAT OF BLOCKS FOUR AND FIVE PTARMIGAN RIDGE FILNG SIX.