



DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

File No. RP-96-188

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		Lots 2 & 3 EAGLE CREST SUBDIVISION	PR-4	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
<u>Sidney Gottlieb / Dennis Granum</u>	<u>Sidney Gottlieb / Dennis Granum</u>	<u>Iain Reekie</u>
Name	Name	Name
<u>759 Horizon Drive Ste. A.</u>	<u>759 Horizon Drive Ste. A.</u>	<u>108 Miramonte</u>
Address	Address	Address
<u>Grand Junction, Co. 81503</u>	<u>Grand Junction, Co. 81503</u>	<u>G.J. Co. 81503</u>
City/State/Zip	City/State/Zip	City/State/Zip
<u>243-4890</u>	<u>243-4890</u>	<u>970-243-4890</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.

[Signature] Signature of Person Completing Application Property Owner Date 7-18-96

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

SUBMITTAL CHECKLIST

RESUBDIVISION

Location: Eagle Crest Court

Project Name: EAGLE CREST

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.	○ Walker Field	○ Walker Field	○ School Dist. #51	○ Irrigation District	● Drainage District REDLANDS	● Water District UTE	○ Sewer District	● U.S. West	● Public Service	○ GVRP	○ CDOT	○ Corps of Engineers	○ Colorado Geological Survey	○ U.S. Postal Service	○ Persigo WWTF	● TCI Cable	● Ridges Acco	TOTAL REQ'D.
DESCRIPTION																															
● Application Fee \$160	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	
● 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	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	
● 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															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	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	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				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.

PRE-APPLICATION CONFERENCE

Date: MAY 2, 1996
Conference Attendance: IAN ZIECKE ; MICHAEL DROLLINGER
Proposal: RESUBDIVISION - LOTS 2 & 3 (EAGLE CREST SUBDIVISION)
Location: EAGLE CREST COURT

Tax Parcel Number: 2945-174-00-017
Review Fee: \$160

(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? YES 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 DEVEL. CODE
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: #20-94 & 20-94(2)

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)

2945-174-29-014
WENDELL W HINES
DOROTHY E
412 PROSPECTORS PT
GRAND JUNCTION, CO 81503-1580

2945-174-29-020
JOYCE ANN STEVENSON
C/O JOYCE TRACY
3035 F 1/2 RD
GRAND JUNCTION, CO 81504-5591

2945-174-29-941
CITY OF GRAND JUNCTION

250 N 5TH ST
GRAND JUNCTION, CO 81501-2628

2945-174-38-002
EAGLE CREST LLC
759 HORIZON DR
GRAND JUNCTION, CO 81506

2945-174-38-005
EAGLE CREST LLC
759 HORIZON DR
GRAND JUNCTION, CO 81506

2945-174-38-008
EAGLE CREST LLC
759 HORIZON DR
GRAND JUNCTION, CO 81506

2945-174-29-015
DAVID A DEAN
SUSANNE L DEAN
412 1/2 PROSPECTORS PT
GRAND JUNCTION, CO 81503-1580

2945-174-29-021
LAWRENCE W VAIL
DONNA L
418 1/2 PROSPECTORS PT
GRAND JUNCTION, CO 81503-3300

2945-174-38-941
CITY OF GRAND JUNCTION
PUBLIC OPEN SPACE-EAGLE CREST
250 N 5TH ST
GRAND JUNCTION, CO 81501-2628

2945-174-38-003
EAGLE CREST LLC
759 HORIZON DR
GRAND JUNCTION, CO 81506

2945-174-38-006
EAGLE CREST LLC
759 HORIZON DR
GRAND JUNCTION, CO 81506

2945-174-29-016
ALLEN ETCHEVERRY
SHELLIE ETCHEVERRY
414 PROSPECTORS PT
GRAND JUNCTION, CO 81503-1580

2945-174-29-171
DENNIS F STARK
GLENN A STARK
416 PROSPECTORS PT
GRAND JUNCTION, CO 81503-3300

2945-174-38-001
EAGLE CREST LLC
759 HORIZON DR
GRAND JUNCTION, CO 81506

2945-174-38-004
EAGLE CREST LLC
759 HORIZON DR
GRAND JUNCTION, CO 81506

2945-174-38-007
EAGLE CREST LLC
759 HORIZON DR
GRAND JUNCTION, CO 81506

RP-96-188
8-29-96

GENERAL PROJECT REPORT

EAGLE CREST AT THE RIDGES

Revised August 13, 1996

INTRODUCTION:

The accompanying narrative and maps will provide sufficient data to assess the merits of the request for a subdivision of the final plat. This re-subdivision involves taking Lot 2 and Lot 3 and creating one lot, which will be called Eagle Crest Filing No. Two.

PROJECT DESCRIPTION:

Eagle Crest contains approximately three acres. Eagle Crest is located in the City of Grand Junction on the Redlands. The property is located in part of the S. E. 1/4 of Section 17, Township One South, Range One West, of the Ute Meridian. The site is also known as Lot 17, The Ridges, Filing Number 6.

The following Land Use Summary chart breaks down the entire subject property into specific uses under developed conditions.

LAND USE SUMMARY CHART

USE	UNITS	AREA	% OF TOTAL
Single Family	7	2.208	74.59
Street R.O.W.		0.0707	23.89
Open Space		0.045	1.52
TOTAL	7	2.96	100
DENSITY	2.36 DU/AC		

EXISTING LAND USE:

The site is vacant of structure and is in a fallow state. Agricultural production has never occurred on the property. The Site is not affected by any natural drainage flows since it is located on the top of a hill. Topography of the property is flat on the hill top. However, slopes of the hillside, within the site, approach 40 percent grades at the steepest areas. The hilltop within Eagle Crest slopes toward the East at an average rate of 1.5 percent. The Subject property is zoned PR-12 (Planned Unit Development) by the City of Grand Junction.

PUBLIC BENEFIT:

Eagle Crest will provide the residents of the area with a quality land development, with extraordinary views of the valley and will be designed, constructed and maintained in accordance with the City of Grand Junction's standards. This project coincides with the City of Grand Junction's overall plan for development. Eagle Crest will offer quality home sites which will be compatible with the surrounding land use.

PROJECT COMPLIANCE, COMPATIBILITY AND IMPACT:

Currently the land is located within the City of Grand Junction and is zoned P.D. 2.7, this zoning has been applied for and has been approved by the City Council. With the combining of two lots (Lots 2 and 3) into one lot, the density will fall from 2.7 to 2.36, well within the limits of the previous O.D.P. approval.

SURROUNDING LAND USE:

The surrounding land use in the vicinity of the subject property include single family dwellings on subdivided tracts intermixed with multi family condominium units. Agricultural production is non-existent in the vicinity of the subject site. The only non-residential uses found are on Ridges Blvd. And consist of light office uses. Public Open Spaces almost surround the property.

SITE ACCESS AND TRAFFIC PATTERNS:

Access to Eagle Crest is gained from a series of interconnecting streets to Ridges Blvd. The subject property has new direct access off of Prospector's Point called Eagle Crest Court which will save the seven lot subdivision.

UTILITY SERVICE:

DOMESTIC WATER- All units within Eagle Crest will be served by a domestic water distribution system. An existing 8 inch water main is located within Prospector Point and will be extended within the property. All of the existing water mains are owned and maintained by the

Ute Water Conservancy District. Fire hydrants will be placed throughout the development. Sufficient flows and pressure exist to provide adequate water supply for fire protection.

SANITARY SEWER- A new sanitary sewage collection system will be constructed to serve all lots within the development. Sewer service will be extended from an existing 8 inch main stub located at the north end of the property. It is estimated that peak sewage flows generated by the lots within the development will be 10,000 gallons per day.

ELECTRIC, GAS, PHONE, & CATV- Electric, gas, and communication lines will be extended to each lot within the development from existing lines located next to the proposed development. Lines will be located in a "common trench" adjacent to the dedicated road right-of-way.

IRRIGATION WATER- Due to the nature of the development irrigation water will not be utilized. Irrigation of the landscaped areas will utilize domestic water supplies.

SITE SOILS AND GEOLOGY:

The soils on the site consist of an alluvial, coarse grain deposit placed by the action of the ancient Colorado River. These upper soils were found to range from less than one foot up to 14 feet in thickness. These upper soils are quite stratified, containing inter-bedded sand and silt lenses. The geologic materials encountered under the site consist of a coarse grain alluvial deposit overlying the Dakota Formation, which is considered bedrock on this site. The Dakota Formation can broadly be described as a series of thin to thick sandstones and sandy mudstone beds with inter-bedded siltstones, shales, and thin Lignite beds. Many strata of the Dakota Formation are often carbonaceous.

SIGNAGE PLANS:

A signage plan will be submitted to the City of Grand Junction, for permit approval and will be placed inside the entrance to the seven lots on the common area open space.

DEVELOPMENT SCHEDULE:

The rate at which development of Eagle Crest will occur is dependent upon the City's future growth and the demand for the Ridge's view lots and housing needs. At this time, it is anticipated that the seven lots will be marketed in one phase which will begin in the late summer of 1996.

REVIEW COMMENTS

Page 1 of 2

FILE #RP-96-188

TITLE HEADING: Eagle Crest Subdivision

LOCATION: 414 & 416 Eagle Crest Court

PETITIONER: Sidney Gottlieb

PETITIONER'S ADDRESS/TELEPHONE: c/o Monument Realty
759 Horizon Drive, Suite A
Grand Junction, CO 81506
243-4890

PETITIONER'S REPRESENTATIVE: Iain Reekie

STAFF REPRESENTATIVE: Michael Drollinger

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

CITY COMMUNITY DEVELOPMENT

8/29/96

Michael Drollinger

244-1439

1. Proposed subdivision is not a "Filing #2" of the original; new name is required and the new lot created designated as "Block 1, Lot 1."

CITY DEVELOPMENT ENGINEER

8/23/96

Jody Kliska

244-1591

No comment.

CITY UTILITY ENGINEER

8/28/96

Trent Prall

244-1590

No objections.

CITY PROPERTY AGENT

8/29/96

Steve Pace

256-4003

Lien holder certificate?

CITY FIRE DEPARTMENT

8/27/96

Hank Masterson

244-1414

The Fire Department has no problems with this proposal.

CITY POLICE DEPARTMENT

8/19/96

Dave Stassen

244-3587

No comments.

REDLANDS WATER & POWER

8/22/96

Gregg Strong

243-2173

This resubdivision has no impact to Redlands facilities.

PUBLIC SERVICE COMPANY

8/27/96

Gary Lewis


244-2698

No objections. Existing facilities should be sufficient to serve gas & electric.

TO DATE, NO COMMENTS RECEIVED FROM:

City Attorney
Ute Water
U S West
TCI Cablevision
Ridges ACCO

MEMORANDUM

DATE: January 23, 1998
TO: File #RP-96-188
FROM: Michael T. Drollinger 
RE: Eagle Crest Subdivision

No reponse to comments received; applicant was notified that file is to be closed.

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

Lots 2 & 3 of Eagle Crest Subdivision, Mesa County, Colorado,
as recorded in PLat Book 15 at Pages 61 & 62 of the Mesa County
Records.