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File 1975-0030

Date 1/31/00

Project Name: Kennedy Cove Bulk Development

P	S	<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, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
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KENNEDY COVE
Bulk Dev.

Subdivision

Date 10-16-75

Item # 30-75

Petitioner AUDREY STEPHENS

Preliminary Review Agencies Comments

Final Review Agencies Comments

Parks & Rec. - REQUEST MORE
DETAILED LANDSCAPE PLAN.
↑ SEE LTR FROM
KEW IDEMAN



Action Taken

P.C.

C.C.

Comments

Action Taken

P.C.

C.C.

Comments

Require dedication of alley
& sidewalk along Kennedy.



ITEMS REQUIRED FROM DEVELOPER

- P.D. Check
- N/A Drainage
- o.k. Landscaping
- N/A Improvements
- o.k. Landscaping Guarantee
- N/A Annexation
- Title Investigation
- N/A Covenants
- X Other (Specify)

deed for alley - imp. guar. for sidewalk on Kennedy

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested

Yes No

Date

October 28, 1975

To: (From:) Don Warner From: (To:) Ken Idleman, Assistant Director
City Planner Parks and Recreation

Subject: Landscaping for bulk development of "Kennedy Cove"

I have reviewed the letter sent to the City Planning Department from Audrey Stephens, 247 27 Road, Grand Junction, Colorado, in reference to the landscaping of the bulk development of "Kennedy Cove" and would recommend the following:

1. Grass - I would recommend that Kentucky Blue Grass mixture be utilized for the grass area mentioned in the letter; 1/3 Kentucky Blue Grass, 1/3 Merian and 1/3 Annual Rye.
2. Trees mentioned in the letter I have no objection to with the exception of the Globe Willows; I would recommend that consideration be given to the location because of the problems that the root structure causes to sanitary sewer.
3. The shrubs that are mentioned we have no objection to but would recommend that they be planted at areas where there would be no obstruction to traffic at driveways and intersections. The variety that have been selected are excellent for this part of the country.

If you have any further questions, please feel free to contact our office.

KI:sc

Ken Idlemans

BULK DEVELOPMENT
KENNEDY COVE
OWNER: AUDREY STEPHENS

City Planning Department
County Courthouse
Grand Junction, Colorado
81501

Re: Landscapping

Dear Sir;

Regarding the landscaping for the proposed bulk development of "Kennedy Cove", please make note of the following;

Grass - to be planted in all areas not taken up by walkways, parking areas, or buildings.

Trees - type of tree to be planted as follows:

- 1) globe willows
- 2) blue spruce
- 3) ash
- 4) flowering crab

Bushes - type of bush and or shrubs to be planted as follows:

- 1) evergreen shrubs
- 2) barberry
- 3) lilac

Sincerely,

Audrey Stephens

Audrey Stephens
247 27 Road
Grand Junction, Colo
81501

Grand Junction, Colorado 81501
November 17, 1975

City-County Development Department
Grand Junction Planning Department
Mesa County Courthouse
Grand Junction, Colorado 81501

RE: Kennedy Cove located at
1321 Kennedy Avenue

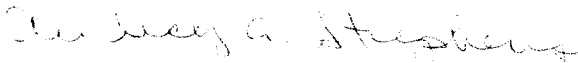
Gentlemen:

In accordance with my conversation with Mr. Karl Metzner, this letter will serve as my personal and written guarantee to construct a sidewalk along the Kennedy Avenue side of the proposed Kennedy Cove plat. The sidewalk will be a three and a half foot sidewalk with a four inch gravel base and my contractor estimates the cost at \$322.00.

I understand that the Building Department will be instructed not to issue certificates of occupancy until such time as the above described sidewalk is completed and accepted in accordance with all the rules and regulations of the Grand Junction Planning Department.

Thank you for your assistance regarding this matter.

Very truly yours,


Audrey A. Stephens

cc: Building Department

Neighbors, adjacent to 1321 Kennedy.

Across alley. (South of property)

1312 Bunting Ave - Mr. & Mrs. Robert Harvey
1316 Bunting Ave - Rental house - Owned by V. W. Perino, 606 Viewpoint Dr. City
1330 Bunting Ave - Rental - Owned by Mr. & Mrs. Bernard Ferris, address as:
Mrs. Rosemary Ferris, % Wedgewood Realty,
9025 E. Canyon, Denver, Colo. 80237
1332 Bunting Ave - Rental " " " " " " " " " "
1350 Bunting Ave - Rental Rental - Owned by Jamie Beall, 1352 Bunting Ave.
1352 Bunting Ave - Mrs. Jamie Beall,

Next door (West of Property)

1315 Kennedy - Mrs. Alice Griggs, 243-1733

Next door (East of Property)

1337 Kennedy - Mr & Mrs. Harvey Nelson 242-5699
1361 Kennedy - Mrs. Pat Thurston, 242-6871

Across Street (North of Property)

1324 Kennedy - Dewey Harris 242-1411
1334 Kennedy - Randy Brophy 243-9379
1338 Kennedy - Apartment complex owned by Buster and Doris Gilman

ADDITIONAL INFORMATION

Construction Schedule - 120 days building time (Eldorado Construction)

Contour of land - flat .

Curb line - 4 feet 8 inches

Square footage of New Construction - 2,488.5 each level, total 4,977.0