

Table of Contents

File 1976-0004

Date 1/17/00

Project Name: Colorado Dev. Park

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, 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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X	X	*Summary Sheet – Table of Contents
		Application form
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		*Mailing list
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Follow-Up Form			
X		Review Sheets			
X		Map – Filing Two			
X	X	Final Plat Application			
X	X	Composite Utility Map for Colorado West Development Park – Filing 2			
X	X	Letter from Alex Candelaria to the Chamber of Commerce – 10/15/79 and 9/29/80			
X	X	Letter from Dale Hollingsworth – 10/2/80			
X	X	Planning Commission Minutes - ** - 4/27/77			
X		<i>CERTIFICATE OF TITLE</i>			

Subdivision _____ Date 1-14-76 Item # 4-76
Petitioner Chamber of Commerce

Preliminary Review Agencies Comments

Final - 4/6/77
Review Agencies Comments

Staff - a) Needs NAME chg from FILING 1 to FILING 2.
b) Redefine Lot Lines
c) R.O.W. required for 12th st

Fire Dept - 5 hydrants req'd.
City Util. - sewer & water to lot 6 to be provided by dev.
City Engineering - street dedications should be more clearly marked, 15th ST. should be 60' R.O.W., INTERSECTION improvement req'd at 15th & WINTERS (see review sheet), large ditch on EAST must be piped & wide drainage easement given to the S. property line, power of attorney for full cost street imp's. on 12th ST. should be given.



Action Taken

P.C. TABLED - 28 JAN 76 *Approved*
C.C. *Approved*
Comments

Action Taken

P.C. *Approved 27 April 77*
C.C. *Approved 18 May 77*
Comments

subject to above reqs

249-7241 1/26/76



ITEMS REQUIRED FROM DEVELOPER

- Check Utility Agreement Title Investigation
- Drainage Landscaping Covenants
- Improvements Guarantee Annexation Other (Specify)

- (12) Surveyor or Engineer Certification
- (13) Appropriate certification blocks
- (14) Clerk and Recorder Certification Block

X
X
X

Supporting Documents

- 27-2.3 c. (13) Copy of certificate of title with list of all mortgages, judgments, liens, easements, contracts and agreements of record.
- (14) Proof of easement dedication
- d. (1) Improvements Guarantee
- (2) Composite Utility Plan

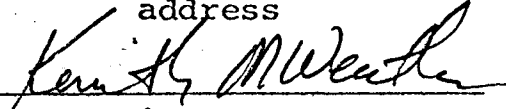
X
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The following check list shall be completed to insure that design standards required by the subdivision regulations are met. (See regulations for complete details)

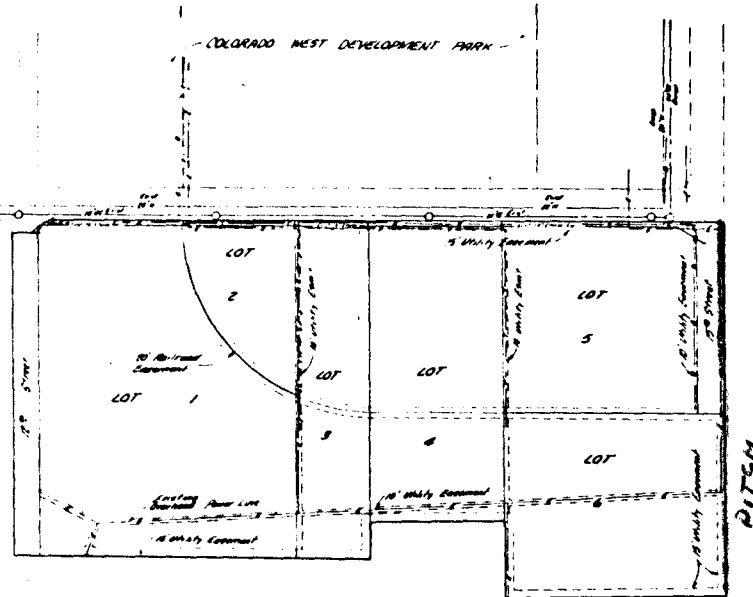
- 27-3.1 Site Considerations
- 27-3.2 Streets, Alleys and Easements
- 27-3.3 Blocks
- 27-3.4 Lots
- 27-3.5 Sidewalks
- 27-3.6 Irrigation systems and design
- 27-3.7 Public Sites Reservations and Dedications

X
X
X
X
X
X
X

This application completed by:

Nelson, Haley, Patterson & Quirk, Inc.	
name	name
760 Horizon Drive, Grand Junction, Colorado 81501	
address	address
	April 6, 1977
signature	date

**COMPOSITE UTILITY MAP FOR
COLORADO WEST DEVELOPMENT PARK
FILING NO. TWO**



- Existing Sewer Line
- Existing Water Line
- Existing Storm Sewer
- Gas Line
- Electric Line
- Air Line

APPROVALS

MOUNTAIN BELL
Thomas G. Dillon
PUBLIC SERVICE CO. OF COLORADO
Jack Ryan

Scale 1" = 100'



City
County
Development
DepartmentCITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501
559 WHITE AVE.—ROOM 60—DIAL (303) 243-9200 EXT. 343

October 15, 1979

Dear Chamber of Commerce,

A check of our files shows that we have not received a Power of Attorney for Colorado West Development Park #2 located at SE corner Winters & 12th Street, for road improvements. For your convenience we have enclosed a Power of Attorney form for you to sign and have notarized. It is imperative that you complete this form and return it to this office immediately, as per your original agreement.

Please call this office at 243-9200, ext. 334, if you have any questions.

Sincerely,

Alex Candelaria
Development Enforcement OfficerKarl Metzner
Senior Planner

#4-76

City
County
Development
Department

CITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501
359 WHITE AVE.—ROOM 60—DIAL (303) 243-9200 EXT. 343

September 29, 1980

Dear Chamber of Commerce,

A check of our files shows that we have not received a Power of Attorney for Colorado West Development Park #2 located at SE corner Winers and 12th Street, for road improvements. For your convenience we have enclosed a Power of Attorney form for you to sign and have notarized. It is imperative that you complete this form and return it to this office immediately, as per your original agreement.

Our files also indicate that in October 15, 1979 you were send a similar request and as of this day no action have been taken.

Please call this office at 243-9200 ext. 333, if you have any questions.

Sincerely,

Alex Candelaria
City Staff Planner

COLORADO WEST

IMPROVEMENT,
INC.

A NON-PROFIT COMMUNITY DEVELOPMENT ORGANIZATION

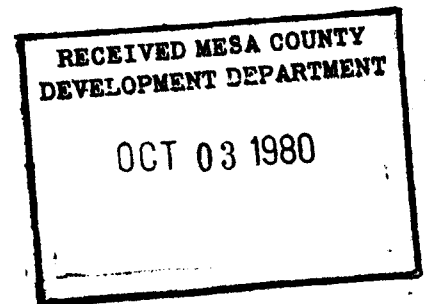
AN AFFILIATE OF THE GRAND JUNCTION AREA CHAMBER OF COMMERCE

Telephone (303) 242-3214

131 North 4th Street

Grand Junction, Colorado 81501

October 2, 1980



Mr. Alex Candelaria
City Staff Planner
City-County Development Department
559 White Avenue
Grand Junction, Colorado 81501

Re: Irrevocable Power of Attorney

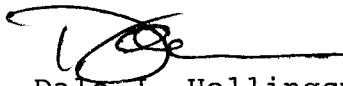
Dear Alex:

Your letter and Power of Attorney form came today regarding 12th Street and Colorado West Development Park #2. It also mentions a similar request dated October 15, 1979, which we received and did not answer.

Colorado West Improvement, Inc. is not involved in any development in Colorado West Development Park #2, nor did we receive any notice from your office in 1979.

The only unimproved land bordering 12th Street on the east was sold to Pioneer Steel in 1978. Ray Watkins and Richard Sparkman are the owners -- as we understand -- on the west side of 12th Street.

Best wishes,



Dale J. Hollingsworth
Executive Vice President

DJH:lat