



Subdivision TD-B DENTAL OFFICE (Hillcrest Dental)

Date 2-13-76 Item # 12-76 Final

Petitioner \_\_\_\_\_

Preliminary Review Agencies Comments

Final Review Agencies Comments

Parks & Rec. - see review sheet.

Action Taken

P.C. Passed 25 Feb 76

C.C. \_\_\_\_\_

Comments

Subject to same cond. as Prelim. (i.e Row on 1st & improvements on Walnut.

Action Taken

P.C. \_\_\_\_\_

C.C. \_\_\_\_\_

Comments

ITEMS REQUIRED FROM DEVELOPER

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

MESA COUNTY UTILITIES COORDINATING COMMITTEE

The regular meeting of this committee was held at the Public Service conference room on May 5, 1976. Those in attendance were:

Jack Colvin	Grand Valley Rural Power Lines
Chuck Strain	Clifton Water District
Jack Rutt	Public Service Company
Chuck Tilton	Grand Junction Drainage District
Bill Benson	Mesa County Road Department
John Kinney	City Engineering Department
Harold Boyles	Mesa County Health Department
Ed Carpenter	Plateau Engineering
Paul Arpke	City-County Planning Department
Tom Dillon	Mountain Bell Engineering Dept.

The meeting was called to order by Jack at 1:40 P.M.

Jack received a letter which he, as president of the U. C. C., had sent to the City-County Planning Dept. (See attached copy). Paul stated that the county subdivision regulations will have to be changed to include the proposals outlined in the letter. A general discussion followed on the subjects covered in the letter and on the problem of road grading.

Harold Boyles noted that the sewer placement on Orchard Mesa was proceeding as scheduled.

Ed Carpenter introduced the attached letter outlining road improvement projects in the immediate area. A discussion followed on the various aspects of the projects including dissemination of work prints and location of utilities.

Paul Arpke introduced the following material for discussion:

Conditional use for a reservoir and regulating pond at De Beque. One pond will be located in De Beque and the other northwest of De Beque on Rhone Creek. Both Jack Colvin and Tom Dillon indicated that the ponds would conflict with existing aerial power and telephone lines and that financial reimbursement for relocation of the lines is in order.

Strawberry Acres Filing #2 for Final.  
Orchard Villas for Preliminary.  
Westlo Commercial Subdivision for Preliminary.  
Nelsons Subdivision for Preliminary.

John Kinney mentioned that the City will overlay 27½ Road from "F" to "F 3/4" Road in late June of this year. Also, asphalt overlays including curb and sidewalks are planned for Pinon and Oak Streets on Orchard Mesa.

The meeting was adjourned at 2:55 P.M.

Respectfully submitted,

Thomas G. Dillon

April 9, 1976

Mesa County Planning Commission  
P.O. Box 897  
Grand Junction, Colorado 81501

Attention: Mr. Paul Arpke

Gentlemen:

It has been brought to the attention of the Utilities Coordinating Committee by some of its members that there have been some problems with the location of some of the underground facilities in new subdivisions with respect to the streets, sidewalks and other utilities. This occurs generally in the front lot areas where the water, sewer and gas lines are located; but can also occur in any utility easement, particularly where underground irrigation water piping is involved.

The Committee feels that it would be helpful to all concerned if the developer could be required to do two things.

1. Submit with sketch or preliminary plans, as appropriate, a composite utility plan showing the location of all utilities to be in the subdivision, with enough detail to show the locations with respect to the streets, curbs, sidewalks and property lines. The utilities involved will still have the responsibility for the location of their facilities, but the developer would be required to obtain the necessary information and show it on the utility plan.
2. Appoint one person to be responsible for coordinating the utility installations in accordance with the utility plan and to expedite necessary field changes.

We believe these requirements should be included in the Mesa County Subdivision Regulations, and we will appreciate your cooperation to that end.

Sincerely,

K. H. Colvin, Chairman  
Utilities Coordinating Committee

KHC/jc

2. That any right or interest in the "Tennis Court" and "Play Ground" platted in Hillcrest Manor which the public may have acquired be and the same is hereby relinquished.

Mesa County, Colorado.  
Board of County Commissioners

Henry J. Zupper

H. T. Hancock

C. F. Walker  
C. F. Walker

STATE OF COLORADO,  
County of Mesa } ss.

At a Special meeting of the Board of County Commissioners for  
Mesa County, Colorado, held at the Court House, in Grand Junction  
on Monday the 21 day of November A. D. 1955,  
there were present:

- Henry J. Tupper Chairman,
- Roe Saunders Commissioner,
- Charles Walker Commissioner,
- Gerald Ashby County Attorney,
- Clerk,
- Helen L. Pifer Deputy,

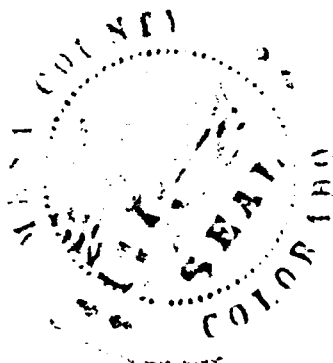
when the following proceedings, among others, were had and done, to-wit:

STATE OF COLORADO,  
County of Mesa } ss.

I, Annie M. Dunston County Clerk and ex-officio Clerk of  
the Board of County Commissioners in and for the County and State aforesaid, do hereby certify that the  
annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County  
Commissioners for said Mesa County, now in my office.

In Witness Whereof, I have hereunto set my hand and affixed the seal of said

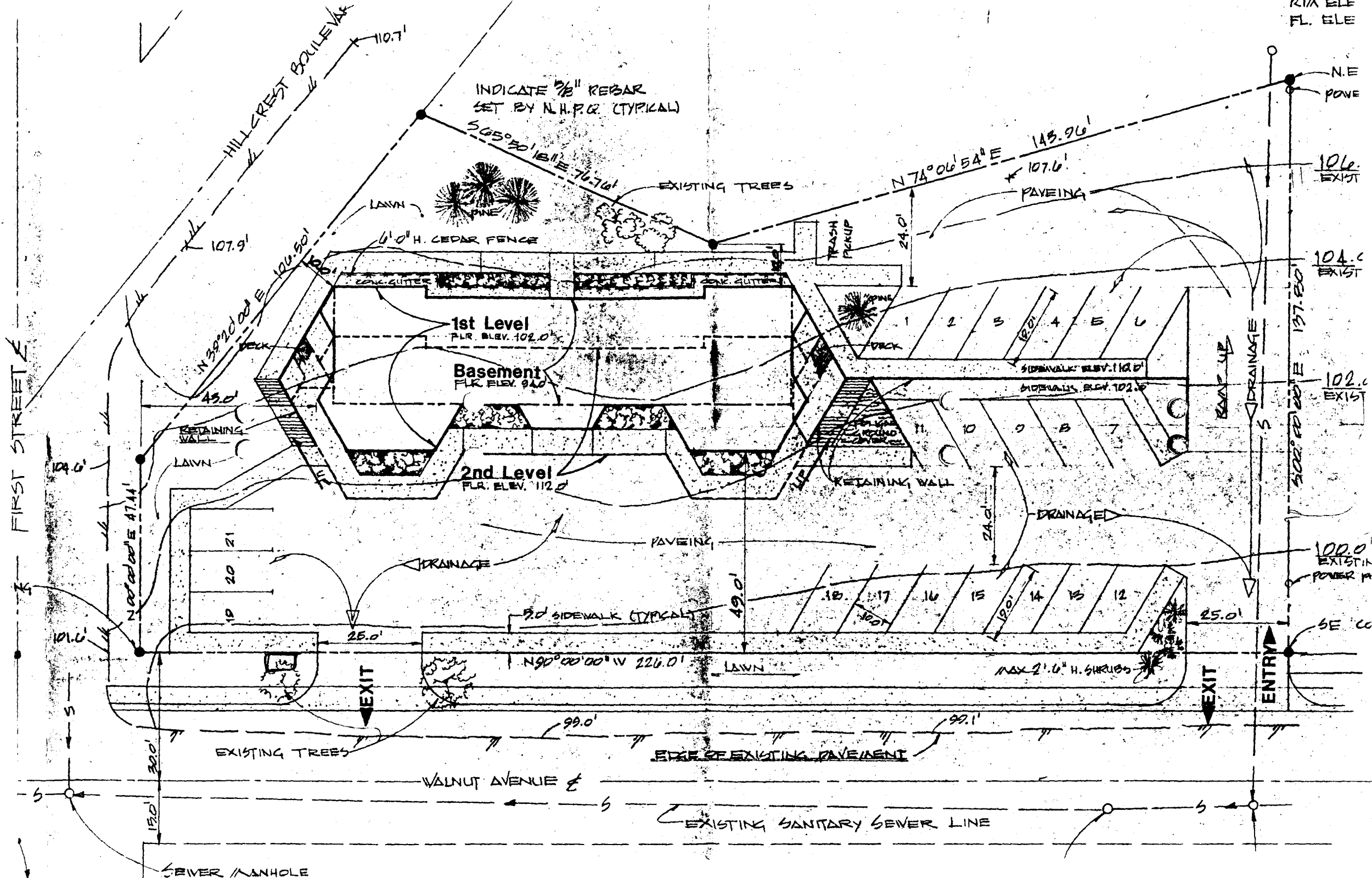
County, at Grand Junction this 25  
day of November A. D. 1955.



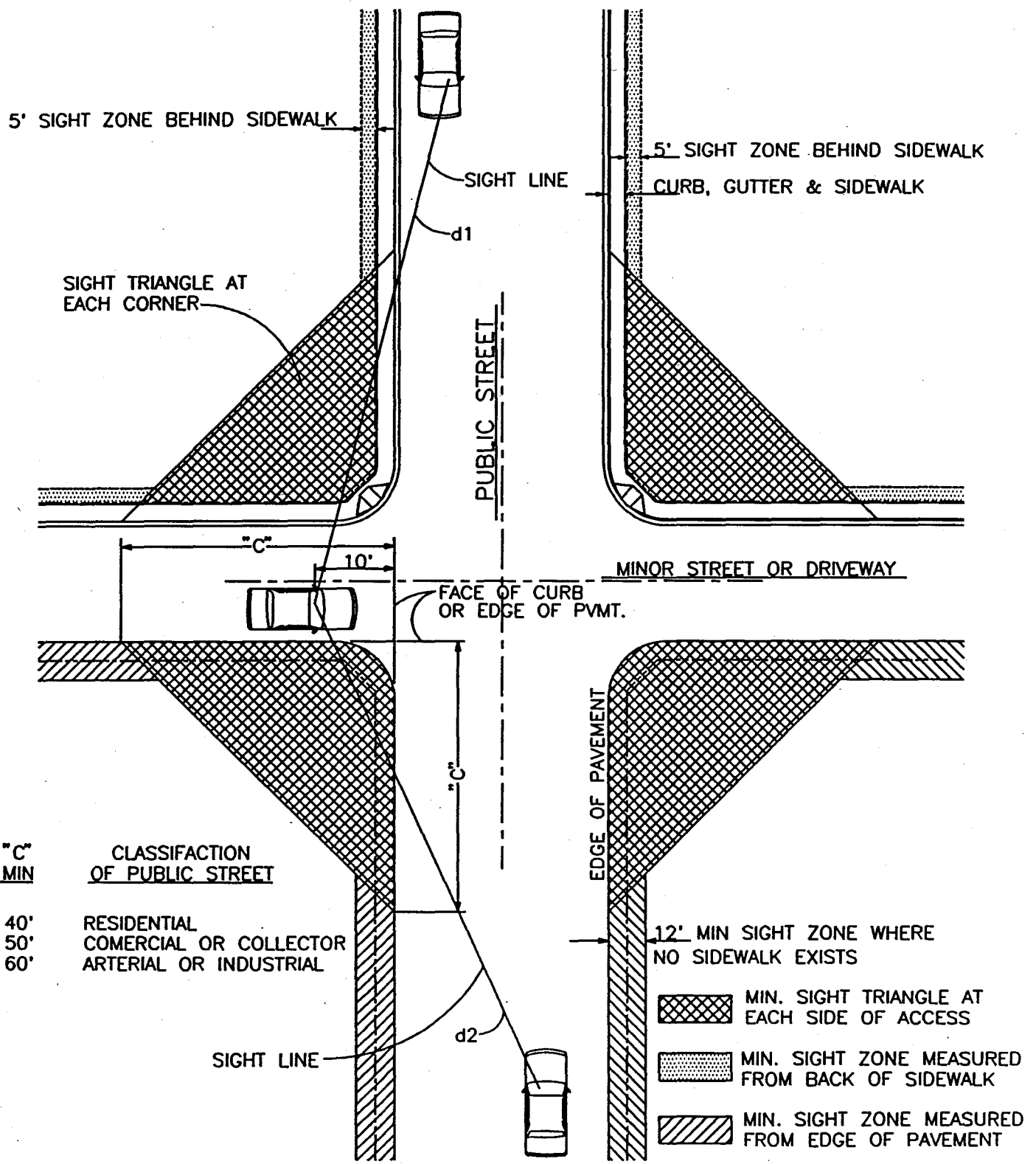
Annie M. Dunston  
County Clerk.

Per \_\_\_\_\_  
Deputy.

SEWER  
R/A ELE  
FL. ELE







**MINIMUM SIGHT ZONE DETAIL**

**CITY OF GRAND JUNCTION  
DEPARTMENT OF PUBLIC WORKS**

**MINIMUM SIGHT ZONES AND SIGHT DISTANCES REQUIREMENTS**

**FIGURE  
15**

Table 16: Sight Distance (ft.) for Passenger Cars  
Exiting from Private Accesses or  
Public Streets onto Two-Lane Roads

Speed (MPH)	Safe Sight Distance Left <sup>1</sup> (d <sup>1</sup> ) *	Safe Sight Distance Right <sup>1</sup> (d <sup>2</sup> ) *
20	150	130
25	240	200
30	350	260
35	430	350
40	530	440
45	610	570
50	740	700
55	830	860
60	950	1050

<sup>1</sup> Measured from the driver's eye ten feet back of the flowline or pavement edge.

\* See Figure 15 in Appendix 11.7, Design Aids.

Table 17: Sight Distance (Ft.) for Passenger Cars Exiting From  
Private Accesses or Public Streets onto Four and Six Lane Roads

Speed (MPH)	Safe Sight Distance Left <sup>1</sup> (d <sup>1</sup> ) *	Safe Sight Distance Right <sup>1</sup> (d <sup>2</sup> ) *
20	130	130
25	180	200
30	220	260
35	300	350
40	380	440
45	500	570
50	620	700
55	760	860
60	950	1050

<sup>1</sup> Measured from the driver's eye ten feet back of the flowline or pavement edge to a vehicle in the outside lane.