

Subdivision Winters Ave Industrial Park
 Date Apr. 29, 1978 Item # 34-77
 Petitioner Mesa Homes

Preliminary Review Agencies Comments

Final Review Agencies Comments

- ① City Utilities - sewer line in WINTERS IS SHALLOW, CARE SHOULD BE TAKEN IN DESIGNING sewer lines.
- ② Fire Dept. - 12" 100P REQ'D the length of Kimball - 5 hydrants req'd. (see review)
- ③ MTN Bell - easmts REQ'D.
- ④ Relocation of existing lines at developers expense. 10' front line easmts on all lots.
- ⑤ City Eng. - Kimball & Teuth to receive full imps. (4' pave. & 5' monolithic C, G & S.W.) 12th to get 4' PAVING w. power of ATTNY for G, G, & S.W.

Action Taken

Action Taken

P.C. approved 25 May 77
 C.C. approved 15 Jun 77

P.C. _____
 C.C. _____

Comments

Comments

Subject To review comments, next curb



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

A. (18) copies of this application required. Numbering system corresponds with Grand Junction Development Regulations. Layouts and designs initiate for this application should incorporate the Design Standards reviewed in Section III of the regulation. If question not applicable, indicate by n/a.

B. Winters Avenue Industrial Park
name of subdivision

C. Owners and/or subdividers.

<u>Mesa Homes</u>		
name	name	name
<u>P.O. Box 1789, Grd. Jct., Colo. 81501</u>		
address	address	address
<u>243-0646</u>		
business phone	business phone	business phone

Designer:

<u>Nelson, Haley, Patterson & Quirk, Inc.</u>	<u>243-7569</u>
name	business phone
<u>760 Horizon Drive, Grd. Jct., Colo. 81501</u>	<u>LS #12483</u>
address	registration and number

D. Legal description. (Attach additional sheets as necessary).
N 2/3, S 3/4, SE 1/4, NE 1/4 Sec, 23, T. 1 S., R. 1 W., U.M., Mesa County, Colorado.

Total acreage 20.0

E. Eighteen (18) copies of map submitted yes x no _____
If "no", explain.

The following check list shall be completed to insure that the map contains the essential information required by the subdivision regulations (see regulations for detailed information).

27-2.2 f. Scale and Size

- | | |
|---|-------------------|
| (1) Proposed Name | <u>X</u> |
| (2) Location and boundaries | <u>X</u> |
| (3) Names and Addresses of subdivider and engineer or surveyor | <u>X</u> |
| (4) Date of preparation | <u>X</u> |
| (5) Total acreage | <u>X</u> |
| (6) Location and dimensions for existing streets, alleys, easements and water courses | <u> </u> |

- (7) Location dimensions and names of proposed streets, alleys, ~~easements~~, lot lines and public sites
- (8) Topography
- (9) Floodplain designation
- (10) Land Use breakdown - number and size of lots
- (11) Sites for multi-family residential, business, or non-public uses
- (12) Adjacent zoning
- (13) Names and Locations of adjoining subdivisions, names and dimensions of existing streets and other relevant data on adjoining properties
- (14) Location and size of existing utilities and proposed utility easements

X
X
X
X
X
X

Text

Eighteen (18) copies of text material in report form submitted yes _____ no X

If "no", explain: Not APPLICABLE

27-2.2 f

- (4) Copy of certificate of title with a list of all mortgages, judgments, liens, etc. of record.

Subdivision summary form

TO BE SUBMITTED
X

This application completed by:

Nelson, Haley, Patterson & Quirk, Inc.
Kenneth M. Weathers, L.S.

name
760 Horizon Drive, Grd. Jct., Colo.
address 81501

Kenneth M. Weathers
signature

name
address
April 29, 1977
date

RECORDED AT 3:35 O'CLOCK P.M.

RECEPTION NO. 1235165

EARL ...YER, RECORDER

I, We, the undersigned, owners of the real property situate in the County of Mesa, State of Colorado, and describe as:

Winters Avenue

Industrial Park

for valuable consideration do nominate and appoint the City Clerk of the City of Grand Junction, Colorado, as my/our attorney in fact to execute a local improvement district petition to provide for the assessment against the above property of the cost of sidewalk of:

Kimball Avenue

abutting the property or determined as being assessable against the property at such time as the Clerk may determine and without con- petition by me/us. It is understood by me/us that there will be no participation by the City in any costs of the required improvements.

This power shall be covenant running with the land and shall not expire at my/our death(s).

Dated this 12 day of June, 1980.

Richard L. Sparkman
Donald D. Johnson
Raymond G. Watkins

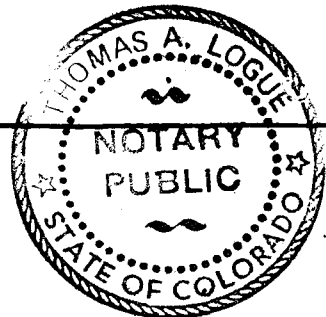
STATE OF COLORADO)
COUNTY OF) ss:

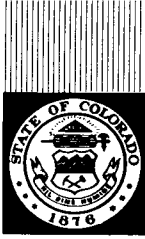
On the 12 day of JUNE, 1980, the foregoing Power of Attorney was acknowledged before me by:

Richard L. Sparkman, Donald D. Johnson, Raymond G. Watkins

My notarial commission expires: Aug. 9 1981
Witness my hand and official seal.

Thomas A. Logue





JUN 9 1977

COLORADO DEPARTMENT OF HEALTH

4210 E. 11TH AVENUE DENVER 80220 PHONE 388-6111 EXT. 329

ANTHONY ROBBINS, M.D., M.P.A. EXECUTIVE DIRECTOR

June 6, 1977

Mesa County Planning Dept.
P.O. Box 897
ATTN: Don Warner
Grand Junction, CO 81501

RE: Winters Avenue Industrial Park, #34-77

Dear Mr. Warner:

The Department cannot make any recommendation for the above mentioned application until we have the opportunity to review the following items:

1. Sewage treatment system to be employed;
2. Location in relation to the flood plain.

In addition, if a central sewage facility is to be utilized, site approval for sewer extensions must receive prior approval from the Water Quality Control Commission.

Occupational & Radiological Health: This subdivision is in an area of concern that under 30-28-133 CRS 1973, requires an independent gamma radiation survey to be conducted by the developer and reviewed by this Division. The Mesa City-County Development Department usually sends the Division separate correspondence, including the survey, but correspondence has not been received yet.

Sincerely,

Ron Simsick, Program Administrator
Colorado Department of Health

GW/MH/RS/ggb

To use
Planning
for
MCM

June 14, 1977

Mr. Ron Simsick, Program Administrator
Colorado Department of Health
4210 E. 11th Ave.
Denver, CO 80220

Re: WINTERS AVENUE INDUSTRIAL PARK, # 34-77

Dear Mr. Simsick:

In your letter of June 6, 1977 to Mr. Warner you asked for additional information on the Winter Avenue Project. This proposed industrial subdivision is in the City of Grand Junction and will employ the city sewer system. The project is not in the flood plain as delineated in the latest Corps of Engineers study.

The City of Grand Junction Development Regulations do not require an independent gamma radiation survey for subdivision platting. This deficiency is being corrected by text changes to the final platting process. While these changes will not be effective for approximately 45 days, we have requested the developer to provide us with a gamma radiation survey at the final plat stage. You will be receiving this survey when the final plat is submitted.

We hope that this adequately answers your concerns.

Have a nice day,

Karl G. Metzner
Planner I

KGM:dlw

June 14, 1977

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Colorado Department of Health
4210 E. 11th Ave.
Denver, CO 80220

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