## **Table of Contents**

File		1977-0034						
Date		6/28/00 Project Name: Winters Avenue Industrial Park						
υa	·c	0/20/00 Project Name: winters Avenue industrial Park						
P	( ), which the property and the property							
r e	c a	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There						
s	n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been						
e	n	included.						
n	e d	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a						
t	"	quick guide for the contents of each file.						
		Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed						
v	X	in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.  *Summary Sheet – Table of Contents						
^	_	Application form						
		Receipts for fees paid for anything						
	_	· · · · · · · · · · · · · · · · · · ·						
	_	*Submittal checklist						
	_	*General project report						
		Reduced copy of final plans or drawings						
		Reduction of assessor's map  Evidence of title, deeds						
		*Mailing list						
-	$\dashv$	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						
	寸	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						
	1	expiration date)						
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:						
X	X	Follow-Up Form						
X		Review Sheets - none						
X	X	Site Plan						
X	X	Power of Attorney						
X	X	Application Application						
	-							
X	X	Letter from Ron Simsick to Planning Dept. – 6/6/77						
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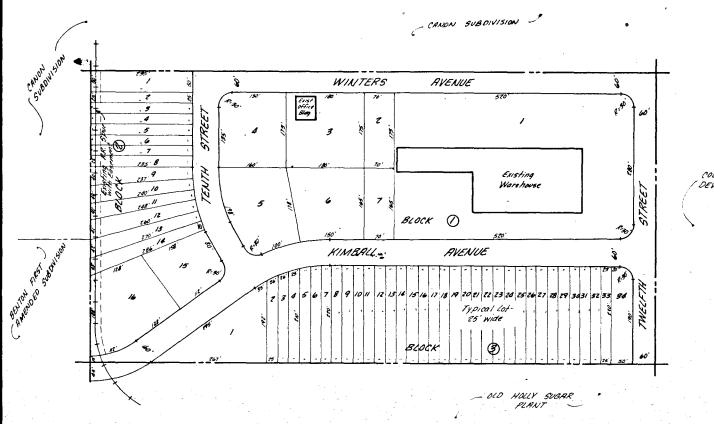
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## WINTERS AVENUE INDUSTRIAL

LEGAL DESCRIPTION

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COLORADO WEST DEVELOPMENT PARK

SUBDIVIDER.

ENGINEER # PL

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streets, alleys, easements and water

engineer or surveyor
Date of preparation
Total acreage

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(6)

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(9)	Floodplain designation		Х	
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700 HUP120	n Drive, Grd. Jct., Colo.		<del></del>	•
✓ <b>∧</b>	address	address		
1. A	Mulos	April 29, 1977		

signature

date

STATE OF CCLORADO, COUNTY OF MESA RECORDED AT 3 3 0'CLOCK 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 conterpetition 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 STATE OF COLORADO COUNTY OF day of VUNE 1980 , the foregoing On the Power of Attorney was acknowledged before my by: Richard L. Sparkman, Donald D. Johnson, Raymond G. Watkins My notarial commission expires: Witness my hand and official seal.



## 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. - 1007 (1)

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

June 14, 1979

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 adequatly answers your concerns.

Have a nice day,

Karl G. Metzner Planner I

KGM:dlw

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