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File 1977-0046

Date 6/30/00

Project Name: Replat of part of Cyphers Subdivision

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>
X	X	<p>*Summary Sheet – Table of Contents</p> <p>Application form</p> <p>Receipts for fees paid for anything</p> <p>*Submittal checklist</p> <p>*General project report</p> <p>Reduced copy of final plans or drawings</p> <p>Reduction of assessor's map</p> <p>Evidence of title, deeds</p> <p>*Mailing list</p> <p>Public notice cards</p> <p>Record of certified mail</p> <p>Legal description</p> <p>Appraisal of raw land</p> <p>Reduction of any maps – final copy</p> <p>*Final reports for drainage and soils (geotechnical reports)</p> <p>Other bound or nonbound reports</p> <p>Traffic studies</p> <p>Individual review comments from agencies</p> <p>*Consolidated review comments list</p> <p>*Petitioner's response to comments</p> <p>*Staff Reports</p> <p>*Planning Commission staff report and exhibits</p> <p>*City Council staff report and exhibits</p> <p>*Summary sheet of final conditions</p> <p>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</p>
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:		
X	X	Follow-Up Form
X		Review Sheets
X	X	Letter from Karl G. Metzner to Arthur Gilbert – 7/5/77
X	X	Development Summary Form
X	X	Final Plat Application
X	X	Letter from Ronald Rish – 10/22/77
X	X	Letter from Ron Rish to Conni McDonough – 11/20/79
X		Memo from Karl Metzner to Jim Patterson – 12/4/79
X		Memo from Karl Metzner to Jim Patterson – 12/7/79
X		Letter from Ronal Rish to Edward Armstrong – 11/7/79
X	X	Legal Description
X	X	Letter from Olive Cyphers to City Planning - 7/29/77
X	X	Replat of Lots 5,6 - Block 1, Lots 3,4-Block 2 of Cyphers Subdivision

Subdivision Cyphers Sub Replat
 Date 6/9/77 Item # 46-77
 Petitioner Arther Gilbert

Preliminary Review Agencies Comments

Final Review Agencies Comments

P.S. - overhead line crossing
 VACATED ST. IS COVERED BY
 10' easement shown. O.K.
 City Eng. - Imps. req'd
 To city stds. Easmt
 between lots 3 & 4 To
 be for util. & drainage.
 Culvert req'd at B³/₄ rd.
 20' radius to be ded. at
 B³/₄.

~~Hold Plat~~
 Property encumbered
 See acc. letter from
 Olive A. Cyphers, 24 July 77
 KOW

Action Taken

Action Taken

P.C. Approved 29 June 77

P.C. _____

C.C. Approved 20 July 77

C.C. _____

Comments

Comments

- 1) Subject to review comments
- 2) Ask developer to dedicate 20' radius at Oak cr. & B³/₄.

ITEMS REQUIRED FROM DEVELOPER

- | | | |
|---------------------------------------|--|--|
| <input type="checkbox"/> Check | <input type="checkbox"/> Utility Agreement | <input type="checkbox"/> Title Investigation |
| <input type="checkbox"/> Drainage | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Covenants |
| <input type="checkbox"/> Improvements | <input type="checkbox"/> Guarantee | <input type="checkbox"/> Annexation |
| | | <input type="checkbox"/> Other (Specify) |

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: May 27, 1977

Development Name: Replat of part of Cyphers Subdivision

Filing _____

Location of Development: TOWNSHIP 1S RANGE 1W SEC 25 1/4 NW

Owner(s) NAME Arthur L. & Millard Gilbert

ADDRESS 3025 B $\frac{1}{2}$ Road, Grand Jct.

Developer (s) NAME Same as above

ADDRESS _____

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
(X) Single Family	<u>5</u>	<u>0.72</u>	<u>78.3%</u>
() Apartments	_____	_____	_____
() Condominiums	_____	_____	_____
() Mobile Homes	_____	_____	_____
() Commercial	<u>N. A.</u>	_____	_____
() Industrial	<u>N. A.</u>	_____	_____
() Other (specify)	_____	_____	_____
	<u>Street</u>	<u>0.20</u>	<u>21.7%</u>
	<u>Walkways</u>	_____	_____
	<u>Dedicated School Sites</u>	_____	_____
	<u>Reserved School Sites</u>	_____	_____
	<u>Dedicated Park Sites</u>	_____	_____
	<u>Reserved Park Sites</u>	_____	_____
	<u>Private Open Areas</u>	_____	_____
	<u>Easements</u>	_____	_____
	<u>Other (Specify)</u>	_____	_____
	TOTAL	<u>0.92</u>	<u>100%</u>

*By Map Measure

Estimated Water Requirements Additional 400 gallons/day.

Proposed Water Source (s) West Orchard Mesa Water

Estimated Sewage Disposal Requirement Additional 350 gallons/day.

ACTION:

Planning Commission Recommendation

Approval ()

Disapproval ()

Remarks _____

Date _____, 19_____.

City Council

Approval ()

Disapproval ()

Remarks _____

Date _____, 19_____.

Note: This form is required by C.R.S. 106-3-37 (4) but is not a part of the regulations of the City of Grand Junction.

27-2.3 FINAL PLAT APPLICATION - City of Grand Junction

Eighteen (18) copies this application required. Numbering system corresponds with Grand Junction Development Regulations. If question not applicable, indicate by n/a.

Replat of part of Cyphers Subdivision Fee Paid _____
 name of subdivision amount _____ date _____

Name and address of land owners and/or subdividers. Developer/Contract hold

Arthur L. & Millard R. Gilbert _____
 name name name

3025 B½ Rd., Grand Jct. _____
 address address address

242-2478 _____
 business phone business phone business phone

- A. Total Subdivision submitted Yes, portion _____
 Eighteen (18) copies submitted Yes date _____
- B. Revisions to Preliminary Plat? X
yes no

If so, list (add attached sheets if necessary) _____

The following check list shall be completed to insure that the maps contain the essential information required by the subdivision regulations: (See regulations for detailed information).

27-2.3

- b. (2) Scale of Map _____ X _____
- c. (1) Name of Subdivision _____ X _____
- (2) Date _____ X _____
- (3) Legal Description of Property _____ X _____
- (4) Control points, dimensions, angles, bearings _____ X _____
- (5) Boundary lines, right-of-way lines, easements, ditches and lot lines with bearings and distances _____ X _____
- (6) Streets and other rights-of-way - names and dimensions _____ X _____
- (7) Location and Dimensions of easements _____ X _____
- (8) Lots numbered and area of each lot in square feet _____ X _____
- (9) Location and description of all monuments _____ X _____
- (10) Statement of land ownership _____ X _____
- (11) Dedication statement - easements, rights-of-way and public sites _____ X _____

(12)	Surveyor or Engineer Certification	<u>X</u>
(13)	Appropriate certification blocks	<u>X</u>
(14)	Clerk and Recorder Certification Block	<u>X</u>

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 _____

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	<u>X</u>
27-3.2	Streets, Alleys and Easements	<u>X</u>
27-3.3	Blocks	<u>X</u>
27-3.4	Lots	<u>X</u>
27-3.5	Sidewalks	<u>X</u>
27-3.6	Irrigation systems and design	<u>N/A</u>
37-3.7	Public Sites, Reservations and Dedications	<u>N/A</u>

This application completed by:

Armstrong Engineers & Assoc., Inc. _____

name

name

861 Rood Ave., Grand Jct. _____

address

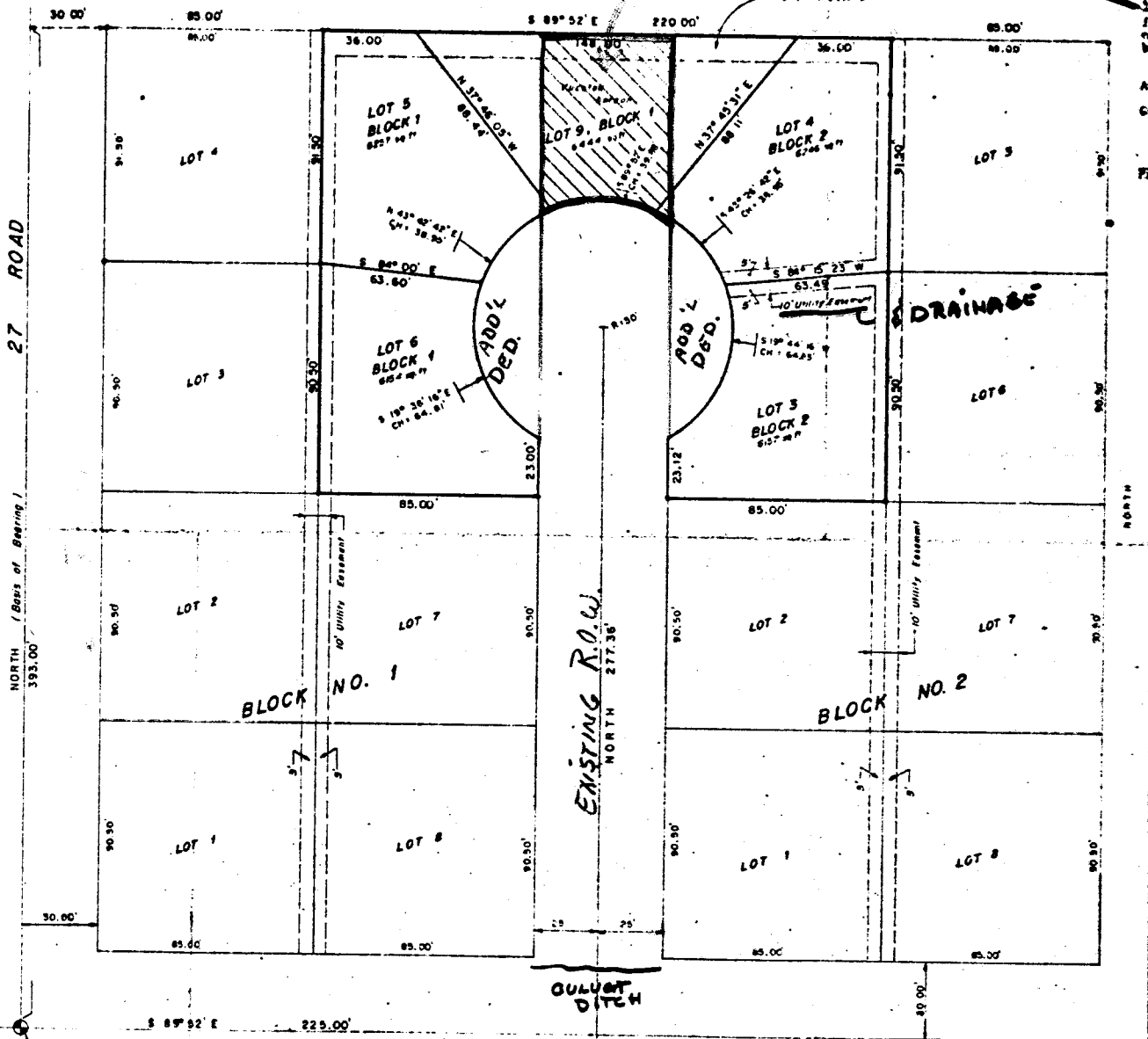
address

Edward C. Armstrong
signature

May 27, 1977 _____

date

DRAIN DITCH



27 ROAD

B 3/4 ROAD

LEGEND

- ⊕ Mesa County Brass Cap
- Hinge Nail based on survey of February 25, 1975
- FOUND 5/8" Rebar w/ Cap Mk'd. Armstrong PE S LS 11441
- 5/8" Rebar & Cap to be set at all Lot Corners

AREA QUANTITIES

Total Acres... 0.92
Total Number of Lots... 5

TYPICAL UTIL AND DRAINAGE



SW CORNER NW/4, NW/4 Sec 25 T15, R1W, L1E PW

Cyphers Subd.
9/9/77
J. Luke
Job # 771228

LEGAL DESCRIPTION

Legal description to vacate a portion of Oak Street in Cyphers Subdivision

That part of Oak Street which is shown on the replat of Lots 5 & 6, Block 1 and Lots 3 & 4, Block 2, Cyphers Subdivision as being vacated and being more particularly described as follows:

Beginning at the Northeast Corner of Lot 5, Block 1, Cyphers Subdivision; thence S89°52'E 50.00 feet to the Northwest Corner of Lot 4, Block 2, said Cyphers Subdivision; thence South 72.28 feet along the West Line of said Lot 4; thence 52.36 feet along the arc of a curve to the left not tangent to the previous course, having a radius of 50.00 feet; a central angle of 60°00'00"; and a chord of West 50.00 feet to the East line of said Lot 5; thence North 72.40 feet along the East line of said Lot 5 to the point of beginning.

July 5, 1977

Mr. Arthur Gilbert
3025 B $\frac{1}{2}$ Road
Grand Junction, CO 81501

Re: CITY FILE #46-77, CYPHERS SUBDIVISION REPLAT

Dear Mr. Gilbert:

The Grand Junction Planning Commission at the regularly scheduled meeting of June 29, 1977, approved the final plat of the replat of Lots five and six, Block one and Lots three and four, Block two, Cyphers Subdivision with the following conditions:

- a) Easement between lots three and four to read "utility and drainage easement"
- b) All street improvements to city standards including culvert required at B 3/4 and Oak Court.

The Planning Commission has also asked if you would consider dedicating a 20' radius on the Southeast corner of lot eight, block one and the Southwest corner of lot one, block two. This would provide a standard right-of-way radius on the turn from B 3/4 to Oak Court. This cannot be required as a condition of approval for the plat since it is not within that area being replated. If you have no objections to this, we would be glad to prepare the necessary paper work for your signature.

This item has been scheduled for the City Council meeting on July 20, 1977. If you have any questions concerning this approval, please contact us prior to this date.

Yours truly,


Karl G. Metzner
Planner I

KGM:dlw
XC: Edward A. Armstrong
Armstrong Engineers
861 Rood Ave.
Grand Junction, CO 81501

July 29, 1977

Grand Junction Planning Dept.
Grand Junction City Council

Dear Sirs;

This is to notify you that I Olive A. Cyphers of 2712 B 3/4 Road, Grand Junction, have a financial interest in the following Real Property, Lots 4,5,6,7 and 8 Block 1; Lots 3,4,5,6,7 and 8 Block 2 and Lot 1 Block 3 Cyphers Subdivision, Mesa County, Colorado.

You have currently a replat of a portion of the above property pending, to be recorded as soon as engineers finish final draft on the Master Plat.

I was in no way consulted or granted permission in any form to permit the replating of the above property. I am requesting that the Replat of Lots 5 & 6 Block 1 and Lots 3 & 4 Block 2 Cyphers Sub not be recorded and be held until further notice from me.

Sincerely,



Olive A. Cyphers

OAC:jr

*I wish to withdraw my objection
to submission of above plat.*





City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

October 22, 1979

#46-77

Mr. Edward Armstrong
Armstrong Engineers & Associates
861 Rood Avenue
Grand Junction, CO 81501

Dear Ed:

Re: Oak Court in Cypher's Subdivision

As requested, I have reviewed the detailed construction plan for street and storm drainage facilities as submitted by Mr. Ralph Phipps on October 10, 1979, and have the following comments:

1. The typical street section shows a 30 ft. mat width. This must be 34 ft. as per City Standards.
2. The curb detail shows a 4 inch curb height sloped on the curb face. Curb height should be 6 inches vertical as per City Standard ST-1.
3. Pavement calculations based on soils tests must be submitted to justify the pavement structural section shown.
4. Subbase material should be Class 2 as per City specifications.
5. The 38 ft. cul-de-sac mat radius must be 40 ft. minimum as per City Standards.
6. I assume the grades shown are intended to be 0.30%.
7. Add the following standard note:
"All construction shall be in accordance with City of Grand Junction Standard Drawings ST-1 and ST-2 and shall conform to City of Grand Junction 'Detailed Street and Storm Drainage Construction Specifications, 1979' and City of Grand Junction General Contract Conditions for Public Works and Utilities construction GC-37, GC-50 and GC-65."
8. The drainage scheme shown of outletting into the drain ditch to the north looks fine.

9. Based on a standard 34 ft. mat for B 3/4 Road and a standard intersection as per Drawing ST-1, it appears the P.C. of the future curb returns will be at Sta. 0+39. Therefore, I suggest the curb, gutter and sidewalks begin at Sta. 0 +39 with the mat transitioning smoothly into B 3/4 Road including radii on the corner edges of mat. A culvert should be provided across Oak Court to pass the roadside ditch drainage on B 3/4 Road until it is improved with curb and gutter.
10. Based on notes 5 and 6 on the plan, I assume all utilities are in or will be in prior to street construction. You will of course need to obtain utility plan approvals from the utility owners prior to construction.
11. Right of way radii should be dedicated at the corners of Oak Court and B 3/4 Road to allow room for the curb, gutter and sidewalk radii in the future.

When the above comments have been addressed, submit a revised plan sheet for my approval.

Very truly yours,

Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Ralph Phipps Construction
John Kenney
Karl Metzner ✓
Jim Patterson



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

November 7, 1979

Mr. Edward Armstrong
Armstrong Engineers & Associates
861 Rood Avenue
Grand Junction, CO 81501

Dear Ed:

Re: Oak Court in Cypher's Subdivision

The revised detailed construction plans for street and storm drainage facilities submitted on November 5, 1979, are responsive to all comments contained in my letter of October 22, 1979. I understand the corner rights of way at the intersection are to be deeded to the City.

Please consider the November 5, 1979, plan sheet to be approved by this office for construction. Notify us when construction is complete for a final inspection. Construction control test results as required by City specifications and an as built drawing which is the consulting engineer's certification that the facilities were built to plan and specification will also be required by us prior to acceptance of the improvements.

Very truly yours,

Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Ralph Phipps Construction
John Kenney
Karl Metzner ✓
Jim Patterson

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Karl

see memo

Reply Requested
Yes No

46-77

Date

11-26

Nov. 20, 1979

11-26

To: (From:) Conni McDonough

From: (To:) Ron Rish

ARR

Subject: Street Improvements on Oak Court in Cyphers Subdivision

As stated in the attached letter of November 12, 1979, from Mr. Ralph Phipps, he intends to begin construction of houses prior to completion of the street improvements. I have approved the detailed street construction plans by my letter of November 7, 1979, to Armstrong Engineering, (copied to Karl Metzner). I have also discussed the situation with Mr. Phipps and also with Dick Hollinger.

In my opinion, it seems reasonable to allow the houses construction to begin prior to completion of the street improvements.

In my opinion, houses should not be occupied until at least a usable gravel street is provided. If this were done and if you will insure the completion of all street improvements in accordance with the approved plans by a specific date next summer by requiring the posting of a bond, certified check, loan commitment, or public or private escrow agreement as required by Section 27-2.3 c.(4) a) of the City Development Regulations of October 25, 1977, I take no exception to the houses being occupied prior to completion of street improvements. This would allow Mr. Phipps to proceed without interruption due to winter weather.

Please respond to me or Mr. Phipps directly with your decision.

Enclosure

- cc - John Kenney
- Karl Metzner
- Jim Patterson
- Dick Hollinger

*answer
Rish flat an
escrow will
be O.K. I
work up cost
figures.*

File

*Cyphers Sub
(city)*

November 12, 1979

Mr. Ron Rish
City of Grand Junction
Engineering Department
City Hall
Grand Junction, Colo. 81501

Mr. Rish:

I am writing in regard to the Cyphers Subdivision matter of which I spoke to you during our telephone conversation on Thursday of last week.

As you recall, I mentioned that I have submitted building permit applications of some of the lots at Cyphers. However, due to oncoming weather conditions, we are unable to insure that the roadwork and paving required will be done before next spring. I have obtained bids for this work and as soon as I am able to schedule the sub-contractors, excavation and grading will begin. As much work as possible will be completed this fall, before severe weather sets in, with the remainder to be finished as early in the spring as weather permits.

This is my request for your approval of the building permit applications I have filed and will be filing with the City of Grand Junction for new construction in the Cyphers Subdivision. I am also requesting your approval of the issuance of Certificates of Occupancy for same after the new structures have passed final inspection.

I have spoken to Dick Hollinger, of the Building Department, of this matter and he assures me that as soon as he receives your letter of approval on this matter he will then issue said building permits.

I am thanking you now for your attention to this matter and will be waiting to hear from you.

Sincerely,



Ralph E. Phipps, owner
Ralph E. Phipps Construction
P.O. Box 126
Mesa, Colorado 81643

kw