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File 1977-0051

Date 7/3/00

Project Name: CBW Builders

| | | |
|---------------------------------|---------------------------------|---|
| 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> |
| X | X | *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 |
| | | 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 | X | Letter form Jerome Fossenier to Connie McDonough-4/24/79 |
| X | | Review Sheets | X | X | Memo to Jim Wysocki from Conni McDonough – 4/24/79 |
| X | X | Letter from Karl Metzner to CBW Builders – 8/3/77 | X | X | Memo from Conni McDonough to Ron Rish – 4/24/79 |
| X | | Roadway Plan and Details | | | |
| X | | Utilities Plan | | | |
| X | X | Replat of Lot 3 | | | |
| X | | Drainage Plan | | | |
| X | | Sanitary Sewer Plan and Details | | | |
| X | | Water and Sewer Plan | | | |
| X | X | Site Plan | | | |
| X | X | Preliminary Plan Application | | | |
| X | X | Development Summary Form | | | |
| X | X | Letter from Karl Metzner to Warren Gardner – 12/5/77 | | | |
| X | X | Letter from Duane Jensen to James Patty – 11/30/77 | | | |
| X | X | Letter from Thomas Logue to Karl Metzner – 11/28/77 | | | |

Subdivision Replat Lot 3 - Colo. W. Dev. PK 7:1 #1

Date 7/5/77 Item # 51-77

Petitioner CBW BUILDERS

PRELIMINARY

Preliminary Review Agencies Comments

~~Final Review Agencies Comments~~

P.K. MEMO FROM P.P.R. 22-July 77 KRM

- 1) City Engineering - NEEDS STREET IMPROVEMENTS, ~~Geologic Report~~
- 2) Fire Dept. - 6 Hydrants REQUIRED.
- 3) MTN Bell - EASEMENTS REQUIRED.
- 4) City Utilities - NEEDS TO SEE UTILITIES PLAN
- 5) P.S. - NEEDS EASEMENTS

Action Taken

P.C. Approved 27 July 77

e.s. Approved 17 Aug 77

Comments

1) Look at joining street through 9012^{oc}

2) S.W. in development.

Returns to P.C. for explanation of S.W. request (memo to Council)

Action Taken

P.C.

C.C.

Comments

ITEMS REQUIRED FROM DEVELOPER

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

Subdivision Replat Lot 3 - Colo. West Dev. Pk Fil #1
 Date 1 Nov 77 Item # 51-77
 Petitioner CBW Builders

FINAL PLAT

~~Preliminary~~
 Review Agencies Comments

~~Final~~
 Review Agencies Comments

✓ City Eng - replace 3' gutter pan at intersections with 5'
 ✓ Utilities - problems w. sewer line
 ✓ P.S. - requires easements
 ✓ Fire Dept. - needs revised composite for Hydrant Locations

City utilities eng. requires a 15' easement centered on sewer lines for access & maint
 M&N Bell - 10' front yd easements

All bldg permits shall be reviewed to insure adequate access to police & fire dept. to each lot.



Action Taken

Action Taken

P.C. Approval Nov 30, 1977

P.C. _____

C.C. Approved 21 Dec 77

C.C. _____

Comments

Comments

Replace 3' gutter pan at intersections with 5': Bldg permit shall be reviewed by Bldg Dept to insure adequate access.



ITEMS REQUIRED FROM DEVELOPER

- Check
 - Drainage
 - Improvements
 - Utility Agreement
 - Landscaping
 - Guarantee
 - Title Investigation
 - Covenants
 - Annexation
 - Other (Specify)
- Soils report filed with building department.

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. Replat of Lot 3, Colo. West Development Park
name of subdivision

C. Owners and/or subdividers.

| | | | |
|--|----------------|----------------|-------|
| <u>C.B.W. Builders</u> | _____ | _____ | _____ |
| name | name | name | |
| <u>2721 No. 12th St. Grand Junction, Co. 81501</u> | _____ | _____ | _____ |
| address | address | address | |
| <u>242-3517</u> | _____ | _____ | _____ |
| business phone | business phone | business phone | |

Designer:

| | | |
|---|-------------------------|-----------------|
| <u>Paragon Engineering, Inc.</u> | _____ | <u>243-8966</u> |
| name | | business phone |
| <u>P. O. Box 2872, Grand Junction Co. 81501</u> | <u>P. E. No. 9402</u> | _____ |
| address | registration and number | |

D. Legal description. (Attach additional sheets as necessary). _____
Lot 3, Colorado West Development Park, City of Grand Junction, Co.

Total acreage 19.3.

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 | 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>x</u> |

| | | |
|------|---|-----------|
| (7) | Location dimensions and names of proposed streets, alleys, easements, lot lines and public sites | <u>x</u> |
| (8) | Topography | <u>x</u> |
| (9) | Floodplain designation | <u>NA</u> |
| (10) | Land Use breakdown - number and size of lots | <u>x</u> |
| (11) | Sites for multi-family residential, business, or non-public uses | <u>NA</u> |
| (12) | Adjacent zoning | <u>x</u> |
| (13) | Names and Locations of adjoining subdivisions, names and dimensions of existing streets and other relevant data on adjoining properties | <u>x</u> |
| (14) | Location and size of existing sewer and water lines and proposed utility easements | <u>x</u> |
| (15) | Location and size of proposed water and sewer taps | <u>x</u> |

Text

Eighteen (18) copies of text material in report form

submitted yes x no _____

If "no", explain:

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 follow w/final
 x

This application completed by:

Paragon Engineering, Inc.

name

name

P. O. Box 2872 Grand Junction, Co. 81501

address

address

Thomas A. Logue
signature

date

Thomas A. Logue

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: June 29, 1977

Development Name: Replat of Lot 3, Colorado West Development Park
 Filing -

Location of Development: TOWNSHIP 1S RANGE 1W SEC 24 1/4 NW

Owner(s) NAME C.B.W. Builders

ADDRESS 2721 No. 12th St. Grand Junction, Co. 81501

Developer (s) NAME Above

ADDRESS _____

| Type of Development | Number of Dwelling Units | Area* (Acres) | % of * Total Area |
|---------------------|--------------------------|---------------|-------------------|
| () Single Family | _____ | _____ | _____ |
| () Apartments | _____ | _____ | _____ |
| () Condominiums | _____ | _____ | _____ |
| () Mobile Homes | _____ | _____ | _____ |
| () Commercial | N. A. | _____ | _____ |
| (x) Industrial | N. A. | <u>15.8</u> | <u>81.8</u> |
| () Other (specify) | _____ | _____ | _____ |
| | Street | <u>3.5</u> | <u>18.2</u> |
| | Walkways | _____ | _____ |
| | Dedicated School Sites | _____ | _____ |
| | Reserved School Sites | _____ | _____ |
| | Dedicated Park Sites | _____ | _____ |
| | Reserved Park Sites | _____ | _____ |
| | Private Open Areas | _____ | _____ |
| | Easements | _____ | _____ |
| | Other (Specify) | _____ | _____ |
| | TOTAL | <u>19.3</u> | <u>100%</u> |

*By Map Measure

Estimated Water Requirements 10,000 gallons/day.

Proposed Water Source(s) City of Grand Junction, Co.

Estimated Sewage Disposal Requirement 6700 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.

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

Replat of Lot 3, Colo. West Development Park Fee Paid _____
 name of subdivision AMOUNT

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

C.B.W. Builders Inc. _____
 name name

2721 N. 12th, Grand Junction, Co. 81501 _____
 address address

242-3517 _____
 business phone business phone business phone

A. Total Subdivision submitted Yes, portion _____
 Eighteen (18) copies submitted yes date Nov. 1, 1977

B. Revisions to Preliminary Plat? x
 yes no

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

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
- (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.

X
NA

- (14) Proof of easement dedication

- # d. (1) Improvements Guarantee
 (2) Composite Utility Plan

to Follow
X

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
- 37-3.7 Public Sites Reservations and Dedications

X
X
X
X
X
NA
NA

This application completed by:

| | |
|---|---------|
| Paragon Engineering, Inc. | |
| name | name |
| P. O. Box 2872, Grand Junction, Co. 81501 | |
| address | address |
| <i>Thomas A. Logue</i> | 11/1/77 |
| signature | date |
| Thomas A. Logue | |

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: Nov. 1, 1977

Development Name: Replat of Lot 3, Colo. West Development Park

Filing _____

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

Owner(s) NAME CBW Builders, Inc.

ADDRESS 2721 No. 12th, Grand Junction, Co. 81501

Developer (s) NAME Above

ADDRESS _____

| Type of Development | Number of Dwelling Units | Area* (Acres) | % of * Total Area |
|---------------------|--------------------------|---------------|-------------------|
| () Single Family | _____ | _____ | _____ |
| () Apartments | _____ | _____ | _____ |
| () Condominiums | _____ | _____ | _____ |
| () Mobile Homes | _____ | _____ | _____ |
| () Commercial | N. A. | _____ | _____ |
| (x) Industrial | N. A. | <u>15.8</u> | <u>81.6</u> |
| () Other (specify) | _____ | _____ | _____ |
| | Street | <u>3.6</u> | <u>18.4</u> |
| | Walkways | _____ | _____ |
| | Dedicated School Sites | _____ | _____ |
| | Reserved School Sites | _____ | _____ |
| | Dedicated Park Sites | _____ | _____ |
| | Reserved Park Sites | _____ | _____ |
| | Private Open Areas | _____ | _____ |
| | Easements | _____ | _____ |
| | Other (Specify) | _____ | _____ |

.TOTAL

*By Map Measure

19.3 100%

Estimated Water Requirements 5000 gallons/day.

Proposed Water Source(s) City of Grand Junction

Estimated Sewage Disposal Requirement 4500 gallons/day.

ACTION:

Planning Commission Recommendation

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

City Council

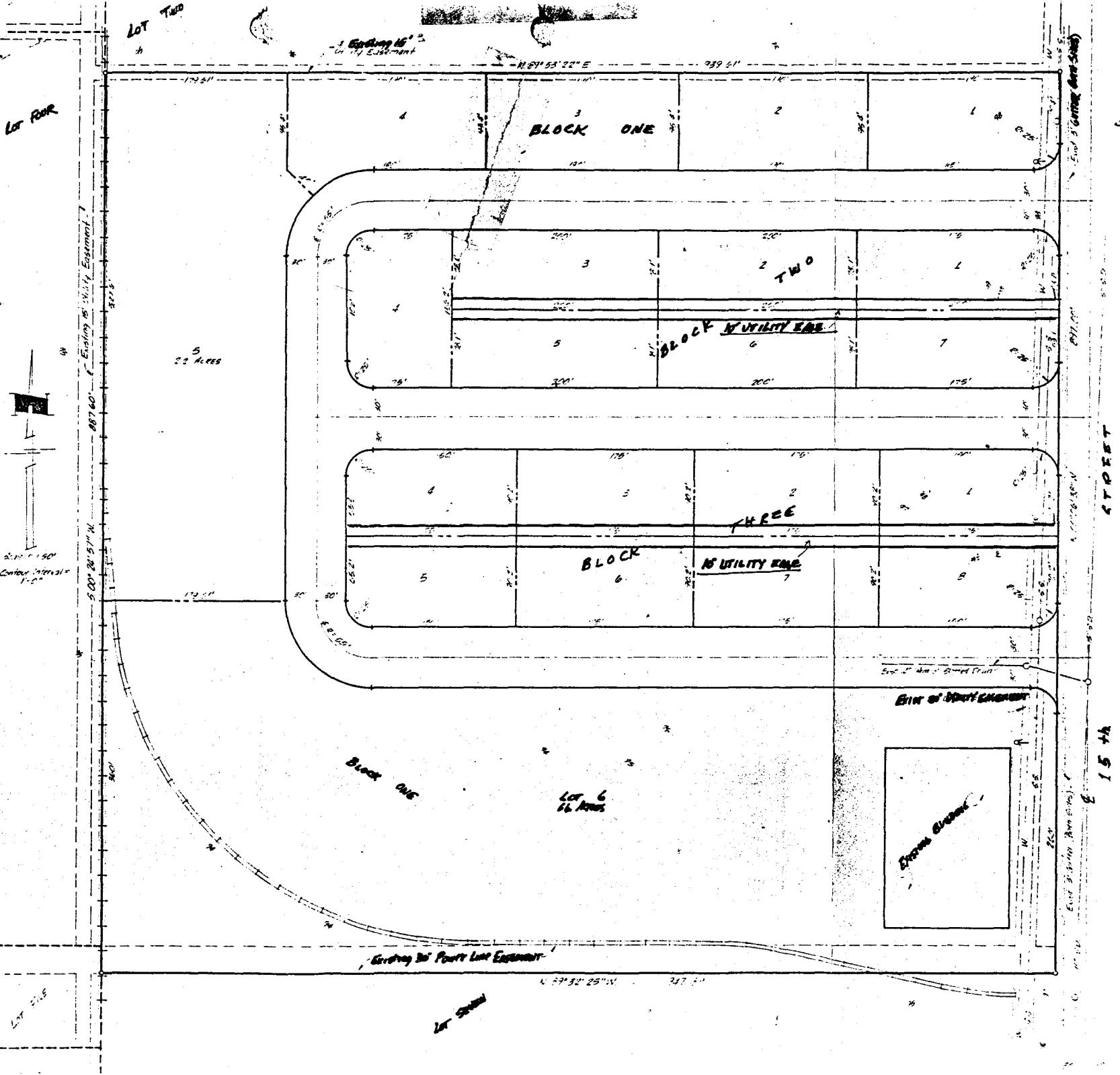
Approval- ()

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.



LOT FIVE

LOT TWO

LOT FOUR

BLOCK ONE

TWO

BLOCK NO UTILITY EASE

THREE

BLOCK

NO UTILITY EASE

BLOCK ONE

LOT 6

END OF STORM SEWER

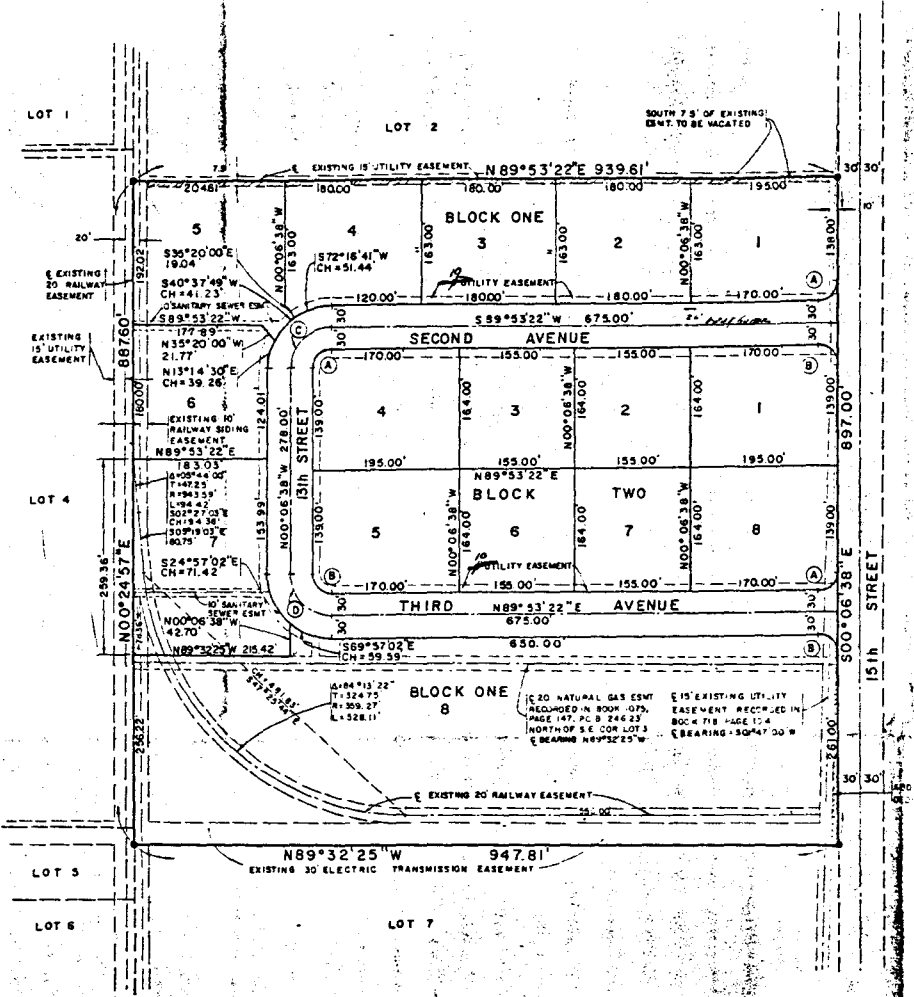
STORM SEWER

ENDING 30' POINT LINE EASEMENT

STREET

15 TH

REPLAT OF LOT 3, COLORADO WEST DEVELOPMENT PARK



CURVE DATA

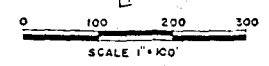
| CURVE | DELTA | RADIUS | TANGENT | LENGTH | CHORD | BEARING |
|-------|-------------|--------|---------|--------|--------|-----------------|
| A | 90° 00' 00" | 25.00' | 25.00' | 39.27' | 35.36' | N 44° 53' 22" E |
| B | 90° 00' 00" | 25.00' | 25.00' | 39.27' | 35.36' | N 45° 06' 36" W |
| C | 90° 00' 00" | 55.00' | 55.00' | 86.39' | 77.76' | N 44° 53' 22" E |
| D | 90° 00' 00" | 55.00' | 55.00' | 86.39' | 77.76' | N 45° 06' 36" W |

LEGEND

- Indicates 5/8" Rebar And Monument Cap
- A 5/8" Rebar And Monument Cap At All Lot Corners

AREA QUANTITIES

| | |
|------------------------|------------------------|
| Total Number Of Lots | 16 |
| Total Acres In Lots | 16.838 Ac. or 87.10 % |
| Total Acres In Streets | 2.493 Ac. or 12.90 % |
| Total Acres | 19.331 Ac. or 100.00 % |



KNOW ALL MEN BY THESE PRESENTS:

That the undersigned C.S.W. Builders, Inc., William E. Foster, President and Warren E. Gardner, Secretary are the owners of that real property situated in the City of Grand Junction, State of Colorado and lying in a part of the N 1/2 of the SE 1/4 of Section 24, T.11, R.11 of the 10th Meridian, as shown on the accompanying plat thereof, said tract being more particularly described as follows:

All of Lot 3 of the Colorado West Development Park as filed in the office of the Mesa County Clerk and Recorders office in Plat book 11, Page 108. The above described Lot 3 contains 19.331 Acres.

That said owners have caused the said real property to be laid out and surveyed as Replat of Lot 3, Colorado West Development Park, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets, avenues and roads as shown on the accompanying plat to the use of the public and public utilities forever and hereby dedicate to the utility companies those portions of said real property, which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of such utilities as telephones, electric lines, poles and cables, storm and sanitary sewer lines, gas pipelines and railway, with further right of ingress and egress to and from the above described utility easements.

IN WITNESS WHEREOF said owners C.S.W. Builders, Inc., William E. Foster, President; and Warren E. Gardner, Secretary have caused their names to be hereunto subscribed this ___ day of _____ A.D., 1977.

William E. Foster, President
C.S.W. Builders, Inc.

Warren E. Gardner, Secretary
C.S.W. Builders, Inc.

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this ___ day of _____, A.D., 1977 by William E. Foster, President and Warren E. Gardner, Secretary of C.S.W. Builders, Inc.

My Commission Expires: _____
Witness My Hand and Official Seal.

Notary Public

CITY ADOPTION

This plat of Replat of Lot 3, Colorado West Development Park, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on this ___ day of _____, A.D., 1977.

City Manager _____
President of Council _____
Chairman, Grand Junction City Planning Commission _____
Director of Development _____
Grand Junction City Engineer _____

CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M. this ___ day of _____, A.D., 1977 and is duly recorded in Plat book _____ Page _____.

Clerk and Recorder _____ Deputy _____ Fees \$ _____

SURVEYOR CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of a Replat of Lot 3, Colorado West Development Park, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado, and has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr.
Colorado Registration No. 1460



August 3, 1977

C.B.W. Builders
2721 North 12th Street
Grand Junction, CO 81501

RE: PRELIMINARY PLAT - COLORADO WEST DEVELOPMENT PARK
REPLAT LOT 3, FILE #51-77


Dear Sirs:

The Grand Junction Planning Commission, at their regularly scheduled meeting of July 27, 1977, approved the preliminary plat of the replat of Lot 3, Colorado West Development Park. The stipulations attached to the approval are as follows:

- A) Sidewalks to be provided throughout the development.
- B) Hydrants and water line sizes as required by City Fire Department.
- C) Easements as required by public service and Mountain Bell.

This item will go before the Grand Junction City Council on August 17, 1977. If you have any questions concerning this approval, please contact us prior to this date.

Yours truly,


Karl G. Metzner
Planner I

KGM:bc

cc: Mr. Tom Logue, Paragon Engineering

December 5, 1977

Mr. Warren Gardner
CBW Builders
2721 North 12th Street
Grand Junction, CO 81501

Re: FILE #51-77 - FINAL PLAT - REPLAT LOT 3, COLORADO WEST
DEVELOPMENT PARK, FILING #1

Dear Warren:

The Grand Junction Planning Commission, at their regularly scheduled meeting of November 30, 1977, approved the final plat of the replat of Lot 3, Colorado West Development Park. Approval was of the plat and utilities and roadway composite which was received with the letter of November 28, 1977 from Tom Logue, Paragon Engineering. Some additional easements required by Mountain Bell were not shown on the utility composite and plat. These should be coordinated with Mountain Bell.

You should be advised that all building permits shall be carefully reviewed by our department to insure adequate access and circulation through each site for police and fire protection.

This item will be heard before the Grand Junction City Council on December 21, 1977. If you have any questions or comments concerning this approval, please contact our office prior to this date.

Yours truly,

Karl Metzner
Planner I

KM:dlw

XC: Tom Logue, Paragon Engineering



City of Grand Junction, Colorado

November 30, 1977

Mr. James Patty
Paragon Engineering, Inc.
P. O. Box 2872
Grand Junction, Colorado 81501

RE: Replat Lot 3, Colorado West Development Park,
City of Grand Junction, Colorado.

Dear Jim:

I have reviewed the plans and specifications for the sewage collection facilities for the subject project.

I note that you propose to place a berm along the North side of Third Avenue presumably to protect this sewer line from freezing and possible damage from surface loads. This berm will have to be maintained and will probably serve the purpose for which it is designed. However, the berm will restrict access to the South side of Lot 5 and Lot 6 in Block 2. Lot 5 has an alternate access from the West which should be used as access from the South will be somewhat restricted. Lot 6 has no other access except from the South. The access to this Lot will be restricted by the proposed berm.

As per our conversation you propose to provide access at the West lot line of Lot 6. Since some decrease in the fill will exist at the location of the access, I recommend that the sewer line be a structural type material beneath this access lane.

I suggest ductile iron pipe encased in a polyethelene tube. Another possible solution, as we discussed, would leave the berm fully intact and combine Lot 6 and Lot 3 of Block 2 into one large lot and allow access only from the North off Second Avenue.

In any case manhole 3-A at Station 6 + 32.5 should be extended higher than shown on the plans, so the lid is at the same elevation as the top of the proposed berm.

Please notify the City Engineer's office as soon as construction is complete. At that time our office will inspect the system and insure properly constructed manholes, cleanliness of the system, proper grade, and that deflection of P.V.C. pipe does not exceed 7% of the diameter.

Prior to the acceptance of the subject collection system by the City for maintenance purposes, it will be necessary to file with the City Engineer's office a complete set of mylar plans marked "as built" bearing a properly executed seal of a professional engineer.

If you have any questions, please feel free to let me know.

Sincerely,

Duane R. Jensen, P.E.
City Engineer - Utilities

cc - District Engineer, Colorado Department of Health
✓City-County Planning Department



PARAGON ENGINEERING, INC.

P.O. Box 2872
825 Rood Avenue
Grand Junction, Colorado 81501 (303) 243-8966

November 28, 1977

Karl Metzner
City of Grand Junction
P. O. Box 897
Grand Junction, Co. 81501

Dear Karl:

This letter is being written in response to review comments regarding The Replat of Lot 3, Colorado West Development Park.

Accompanying you will find:


1. Final Plat
 - a) Note 15 foot easement for sanitary sewer main.
2. Utility Composite
 - a) Please forward to Fire Department for comments regarding Fire Hydrant locations.
3. Roadway Plan
 - a) Note 5' "V" Gutters at Roadway intersections
4. Copy of subsurface Soils Investigation report by Lincoln Devore Testing Lab.

In addition to the above listed items the owner developer is aware of the staff comment regarding building permit review by police and fire departments for adequate access around proposed buildings.

The owner developer feels that the five foot utility easement as shown on the final plat is more than adequate for proper utility installation, therefore, additional easement widths are not shown on the final plat.

Should you have any further comments or questions regarding the Replat of Lot 3, Colorado West Development Park feel free to contact our office.

Sincerely,


Thomas A. Logue

c.c. Warren Gardner

C.B.W. BUILDERS, INC.

BOX 2163

GRAND JUNCTION, COLO. 81501

242-3517

April 24, 1979

Development Department,
City of Grand Junction,
Grand Junction, Colorado, 81501
Attention: Ms. Connie McDonough, Director

Re: Lot 3, Colorado West Development Park

Dear Ms. McDonough,

A replat for Lot 3, Colorado West Development Park was submitted and approved last year by Planning Commission and City Council. This replat was never filed and recorded due to marketing considerations.

During the past few weeks we have contracted for sale, two parcels of the property which necessitates the construction of Fourth Avenue which is located and designed to match a portion of street requirements in last year's replat proposal. The remainder of the property remains in two parcels. Following discussion with your office, it was determined that the only requirement was for an update of review comments by entities affected and the street would be dedicated on a metes and bounds description and constructed according to specifications previously approved.

Potentially, the total property would be divided into 4 parcels and it seems that perhaps replatting should now be required, but a time problem exists. Based on our previous discussion, we have entered into sales contracts for two parcels scheduled to close May 6th and June 6th of this year. Commitments in the sale require that we furnish street improvements and utilities as previously specified. If your office and other City departments including Engineering, Fire and Utilities will cooperate to expedite our present commitments, we agree to have the property platted to fit property descriptions as recorded in our transactions. The platting process is expected to begin in June of this year.

Yours very truly,

C.B.W. Builders, Inc.



Jerome P. Fossenier, Vice President

City
County
Development
Department

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

M E M O R A N D U M

TO: Jim Wysocki, City Manager *Over*
 FROM: Conni McDonough, Director
 SUBJECT: Construction of roadway and replatting of
 Lot 3 of Colorado West Development Park
 DATE: April 24, 1979

Attached please find a copy of the memo to Ron Rish and a copy of the request and letter of understanding from Jerry Fossenier. Having read those gives you an understanding of the sequence of events in this particular case.

Given adopted regulations that require replat process, given directive from the Council to not proceed in advance to the full compliance with the adopted regulations, given our position that we feel that the important things that need to be considered and addressed and approvals that need to be obtained can be accomplished without a final plat review process and procedure, I request that you make the decision concerning the request of C.B.W. Builders in their attached letter.

Gerry Ashby has agreed with Don Warner, Development Department staff, that we could proceed and accommodate the request. I have discussed with Jerry Fossenier the possibility of them submitting their replat within the next few days and that it would be scheduled for the May 29 hearing of the City Planning Commission and that we could pre-advertise for a City Council hearing on June 6th. He is considering their ability to delay their contracts of agreement with two clients at this time.

cc: File

City
County
Development
Department

CITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 8-501
225 WHITE AVE.—POOM 60—DIAL (303) 243-5200 EXT. 343

M E M O R A N D U M

TO: Ron Rish, Public Works Engineer
 FROM: Conni McDonough, Development Director *Conni*
 SUBJECT: Dedication of public right-of-way and construction
 of a road into Lot 3 of Colorado West Development
 Park
 DATE: April 24, 1979

Jerry Fossenier approached my office and inquired as to whether there would be a problem to proceed with the construction of a street into Lot 3 at this time. The street being requested at that time by Jerry was one leg with a cul-de-sac at the west end of a U-street that had been approved by all reviewing agencies and the City Planning Commission and the City Council. I informed Jerry that the permit to build the street rested with the Engineering Department. I advised him to proceed to the Fire Department, the Police Department, and the Trash Collection Department and secure their comments concerning the construction of a street which they had previously approved. I asked him to bring those comments to you at the time that he approached you for his permit to proceed with construction of a part of a street previously approved.

We further discussed the owner's desire to ultimately break up Lot 3 into individual ownerships. I told him that in order to break down the lot into individual ownerships that replat would be necessary. The word replat was not clearly understood between us. In the past the Department has permitted the breaking down of lots through a meets and bounds description identified on individual deeds so long as no public right-of-way, easements, drainage ways, or provisions of service would be changed or interrupted. The interpretation intent of my use of the word replat was that a replat request would be submitted to the Department and that replat would be reviewed by agencies, presented to the City Planning Commission and City Council. The regulations adopted today about the division of lots requires the formal replat process. We are proposing in the Regulation Rewrite that the Department be permitted to

Memorandum
Ron Rish
April 24, 1979
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approve division of lots based on the above mentioned criteria. The Department would convey the desired lot breaking to the service providers and receive clearance before the Department actually approved the division. Whether or not this change will be adopted is not yet known. The Department position is only that there are ways of achieving what is important in some instances without imposing the time frame of a final plat review and process procedure on every instance.

My apologies for not sending this memo to you at the time for your understanding and clarification of the sequence of events. I will, in the future, convey to you the Department's view as the private sector works with both your Department and mine on any project.

cc: Jim Wysocki, City Manager
File