

# Table of Contents

File 1977-0058

Date 7/6/00

Project Name: Greenwood Estates

	<b>S c a n n e d</b>	<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	<b>*Summary Sheet – Table of Contents</b>
		Application form
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		<b>*Mailing list</b>
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		<b>*Consolidated review comments list</b>
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>		
X	X	Follow-Up Form
X		Review Sheets
X	X	Petition for Road Vacation
X		Legal Description
X	X	Petition and Application for Rezoning
X	X	Drainage Analysis
X	X	Adjacent Property Owners
X	X	Opinion of Title
X	X	Preliminary Plan
X	X	Letter from Karl Metzner to Wayne Lizer – 9/2/77
X		Protest Letter – 8/30/77
X		Letter from James Nisley to Don Warner – appraisal of property - 10/5/77
X	X	Letter form Kathy Lofink to Wayne Lizer – 9/30/77

Subdivision Greenwood Estates PD-12

Date Aug 2, 1977 Item # \_\_\_\_\_

Petitioner Green Tree, Inc.

Preliminary Review Agencies Comments

Final Review Agencies Comments

① City Engineer - STORM DRAINAGE  
To be piped To NEAREST STORM  
SEWER in 15<sup>th</sup> & WALNUT.  
8" outlet sewer. ~~to be~~  
~~to be~~  
~~to be~~ Power of  
attny for full cost imp.  
on 1/2 sec. on 17<sup>th</sup> &  
Walnut. O.K. for location  
of Bookcliff.

② Fire Dept. - 5 on  
site hydrants req'd

③ Chg. maint. road from  
easement to R.O.W.

Action Taken

P.C. Denied Aug 31, 1977

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

Comments

Density too high!  
Recommend PD-8 &  
Different Design

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 Green ~~Tree~~ Estates PD 12 *less density 89*

Date \_\_\_\_\_ Item # 58-77

Petitioner Green ~~Tree~~ Inc.

Preliminary Review Agencies Comments

Final Review Agencies Comments

Parks - see review sheet  
Engineering - concerned with traffic + PCW on Walnut *All <sup>previous</sup> comments are still applicable.*  
Question on storm drain  
TREC - see comments  
Utilities - see comments



Action Taken  
P.C. 9/29 Denied  
C.C. \_\_\_\_\_  
Comments

Action Taken  
P.C. \_\_\_\_\_  
C.C. \_\_\_\_\_  
Comments

1/4 in. plan  
2/1 in. plan  
3/1 in. plan  
4/1 in. plan

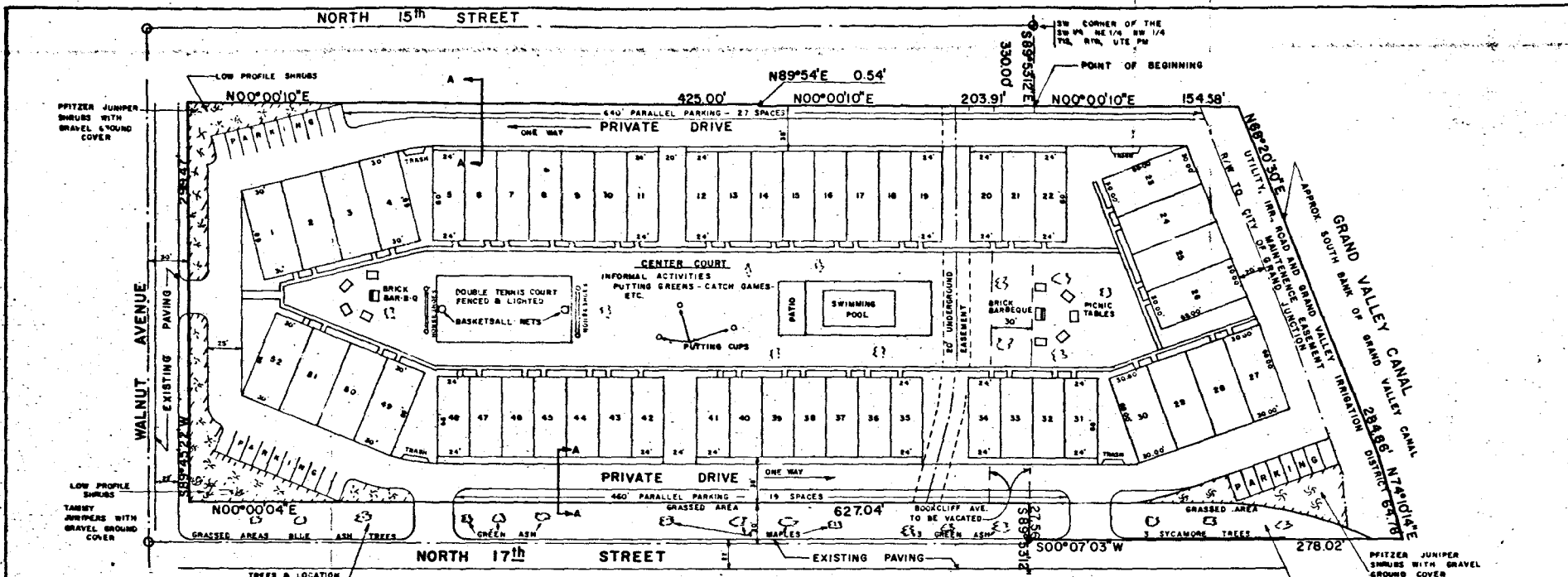
SEE RELATED FILE 39-78 (APPROVED)



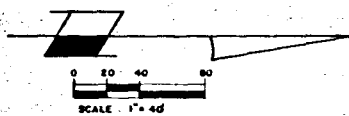
ITEMS REQUIRED FROM DEVELOPER

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

\_\_\_\_\_  
\_\_\_\_\_



0.14 ACRES TO BE DEDICATED FOR 17<sup>th</sup> STREET

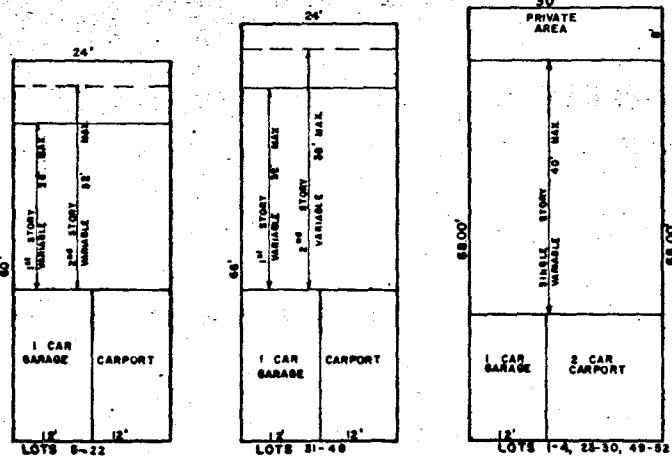


**LEGEND**

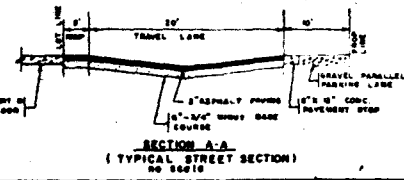
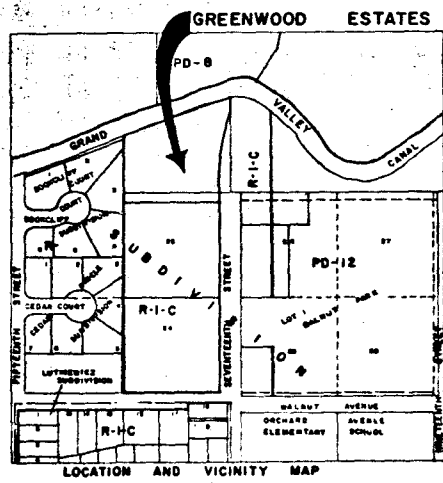
- FOUND MESA COUNTY BRASS CAP
- FOUND CITY OF GRAND JUNCTION BLOCK MONUMENT
- FOUND P-K NAIL ACCEPTED AS BLOCK CORNER CONTROL AT BOOKCLIFF AVE AND NORTH 17 STREET INTERSECTION
- R-C PRESENT ZONING - SEE LOCATION & VICINITY MAP
- ◻ GLOBE WILLOWS IN CENTER COURT
- ▭ LIMITS OF GRAVEL COVER

**NOTES**

1. TOTAL AREA 5.88 ACRES 100%
2. DE LOTS 5.0 ACRES 85%
3. AREA IN STREETS AND PARKING 1.06 ACRES 18%
4. DENSITY - LOTS/ACRE 60 LOTS/ACRE
5. REMAINING OPEN AREA 2.30 ACRES 41%
6. CITY OF GRAND JUNCTION SEWER SYSTEM
7. FOUND CORNER TO BE USED AS CONTROL FOR CONSTRUCTION
8. NATURAL TREE SCREENING EXISTS ON EAST OF WEST SIDE OF SITE. SOME BOARD PLACES DEPENDING MAY BE REQUIRED
9. THE CENTER COURT ARE THE RIGHT OF WAY BETWEEN N 17<sup>th</sup> AVE AND THE EAST PROPERTY LINE WILL BE ENTIRELY GRASSED
10. SEE SHEET 2 OF 2 DATED JULY, 1977 FOR UTILITY LAYOUT.



**TYPICAL LOT LAYOUT**  
SCALE 1" = 10'



REVISED LAYOUT 9/8/77			
GREEN TREE INC.			
2120 W. NORTH AVE.			
GRAND JUNCTION, COLORADO			
GREENWOOD ESTATES			
PRELIMINARY PLAN			
SCALE	DATE	DRAWN BY	SHEET 1 OF 2
AS SHOWN	APRIL 1977	GREEN TREE	2

PETITION FOR ROAD VACATION  
MESA COUNTY

We, the undersigned, hereby petition for the road located at

The Easterly 299.80 feet of Bookcliff Ave. between 15th and 17th. streets, Grand Junction to be vacated by the Mesa County Planning Commission and Mesa County Commissioners

for the following purpose:

Bookcliff Avenue has been previously vacated to the West and to the East of the above described portion. This portion has not been opened and will serve no purpose for our proposed development.

Legal description of proposed vacation:

See Attachment- Legal Description

Signature of adjacent property owners.

Address.

Maurice H. McCoy

28201/2 North Ave.  
Grand Junction, Colorado

Nellie M. Currie

2203 N. 17 St  
Grand Jct. Colo

DATE SUBMITTED TO DEVELOPMENT DEPARTMENT

August 1, 1977

SUBMITTED BY: Green Tree Inc.

FEE PD. \_\_\_\_\_

STATE OF COLORADO )

By Maurice H. McCoy President

) ss.

COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of

August, 1977. By M.H. McCoy & Nellie M. Currie

My Commission expires:

My Commission expires Jan. 13, 1981

Wayne Thompson

NOTARY PUBLIC  
WAYNE THOMPSON



PROPERTY OWNER

Green Tree Inc., 28201/2 North Avenue, Grand Junction, Colorado

2945 122-00-053

Adjacent Property Owners

Tax Assessors NO.	Name & Address
2945- 122-00-008	Charles L. Forney 1631 Wellington Ave, Grand Junction, Colo.
009	Mable Heberling, L.A. Brodak 2741 F Road Grand Junction,
010	Keith Brown 3344 S 2110, East Salt Lake, Utah 84109
051	Leo E. Hyland 437 N. 19th St. Grand Junction, Colo.
054	Clayton P. Watt 2204 N. 17th Grand Junction, Colo.
058	Alvin L. Thorpe 2200 North 17th. St. Grand Junction, Colo.
059	Ellen Lancaster 2110 N. 15th St. Grand Junction, Colo.
147	L A Brodak 2741 F. Road Grand Junction, Colo.
2945-122-08 003, 004, & 005,	Charles Buttolph 357 Orchard Ave., Grand Junction, Colo. Same
2945-122-12 008, 009, & 010,	Marion Williams, John Giacanelli 2781 Uranium Drive, Grand Junction, Colo.

OPINION OF TITLE

TO: GREEN TREE, INC.

THIS IS TO CERTIFY that we have examined two abstracts of title to the following described real estate, Mesa County, Colorado, to wit:

Lots 23 and 24 in Block 7 of FAIRMOUNT SUBDIVISION, according to the recorded plat thereof, and all that part of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 12, Township 1 South, Range 1 West of the Ute Meridian, lying South of the Southerly right of way line of the Grand Valley Canal, excepting the West 330 feet thereof;

said abstract being last certified to by Transamerica Title Insurance Company, a bonded abstractor of the State of Colorado, under date of April 20, 1977, at 8:00 A.M.

From such examination we find title to said premises to be in NELLIE M. CURRIE, free and clear of all liens and encumbrances excepting the following:

1. Subject to the usual reservations contained in United States Patent.
2. Subject to the rights of persons in possession, survey irregularities, unfiled mechanic's liens, unrecorded easements or restrictions existing on the premises, and all statutory liens or rights thereto in favor of governmental authorities where no notice of same appear of record in the Mesa County Clerk and Recorder's office.
3. Subject to the rights and obligations of the Grand Junction Drainage District, the Grand Valley Water Users' Association, Grand Junction Rural Fire Protection District and the Mesa Soil Conservation District.
4. Subject to the streets and alleys as shown on the Plat and dedication of Fairmount Subdivision as recorded in Book 1, page 19 and appearing at Entry No. 11 of the smaller abstract examined.
5. Subject to a 25% reservation of all oil, gas and minerals within said lands or produced by said lands, said reservation being to C. G. Manning, also known as Clarence G. Manning and set forth in warranty deed recorded in Book 692, page 550 of the Mesa County records and appearing at Entry No. 65 of the larger abstract examined.
6. Subject to the zoning, subdivision and land use ordinances validly enacted by the City of Grand Junction.



7. 1976 real property taxes due in 1977 in the amount of \$ 446.94 have been paid. (Schedule No. 2945-122-00-053)
8. In all of the conveyances of record prior to the conveyance to the present record owner the property lying North of Lots 23 and 24 was described as follows:

" Also one acre lying North of said Lot 23 in said Fairmount Subdivision and bounded on the North by the Grand Valley Canal."

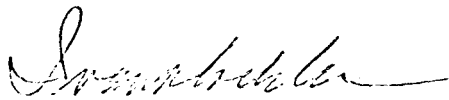
The property described in the record owner's description and in your Option to Purchase extends to the East of Lot 23 and encompasses approximately 1.8 acres of land and does constitute a title defect. I have discussed this matter with Mrs. Currie and her attorney and with Chicago Title Company and they are willing to issue title insurance protecting us against this title defect and Mrs. Currie has agreed to pay the extra \$202.00 necessary to obtain this title policy. Since you intend to subdivide this property, a title policy is of convenience to us also and if this can be accomplished the defect will no longer exist.

9. I have attached hereto a plat showing the property outlined in red. I would point out to you that Bookcliff Avenue bisects the property under examination but deadends on the West line of the property due to a vacation order vacating all portions of Bookcliff Avenue located to the West of the subject property. Also, to the East, Bookcliff has been vacated on the east side of 17th Street. Unless the present location of Bookcliff can be fitted into your subdivision planning, it would seem to me that an effort should be made immediately to vacate the small portion of Bookcliff that bisects the property in question.

Dated: April 20, 1977

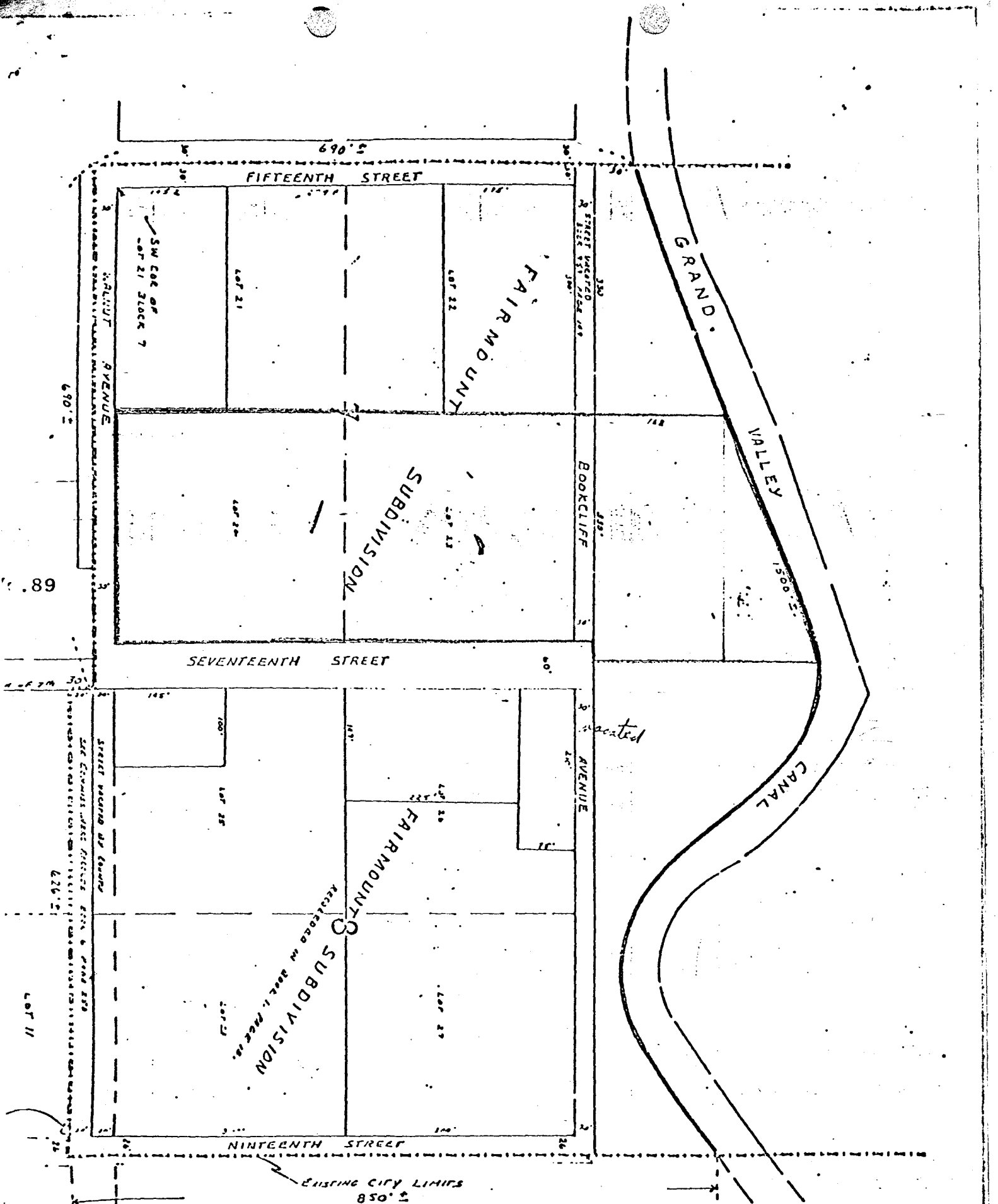
WILLIAMS, TURNER & HOLMES

BY



Ivan P. Kladder

IPK/d



SCALE 1"=100'

N

BEGINNING  
 FAIRMOUNT SUB  
 LIMITS LINE.  
 LINE OF THE  
 SOUTH LINE  
 WITH CORNER  
 FENCE SOUTH  
 30 FEET SOUTH  
 FAIRMOUNT SUB  
 STREET RIGHT  
 TO THE POINT

3500000  
 3500000

EXISTING SUB  
 PERIMETER  
 STILL AFFECTED

69

626.5

LOT 11

FAIRMOUNT AVE

A1

## Drainage Analysis Greenwood Estates

### I General

The proposed site is located at the Northwest corner of the intersection of 17th street and Walnut Avenue and consists of approximately 6 acres of land. The land slopes generally from the Northeast corner to the Southwest corner of the site.

### II Method of Analysis

Since the area involved in this analysis is relatively small, the Rational Method was used to determine the amount of stormwater runoff on the site which is

$$Q = C I A$$

where C= Runoff-factor

I= Rainfall Intensity

A= Area in Acres

The study was made for a 25 year frequency rain storm where a value of 0.3 was used for C for an unimproved area and 0.65 for an improved Residential Apartment site. A value of 1.4 inches was used for I for a 25 year frequency rainstorm.

### III Exterior Contribution

There will virtually be no exterior contribution to the site. The site is bounded on the North by the Grand Valley Canal which will intercept any stormwater from the North.

The site is bounded on the East by 17th street which forms a ridge line and stormwater will naturally drain to the East or to the West from 17th Avenue. Natural Drainage to the South and to the West is away from the proposed site.

### IV Interior Contribution

At the present time the site will generate approximately 2.5 CFS of stormwater. After the proposed improvements are made, the site will generate approximately 5.5 CFS of stormwater.

**V Stormwater through the Site**

At the present time, stormwater drains to the South to Walnut Avenue where it is carried to the West, where it is picked up by the Grand Junction Storm Drain System.

The proposed grading and paving will carry stormwater to the Southwest corner of the site where it will drain to the West along Walnut Avenue and picked up by the Grand Junction Storm Drain System. An alternate under consideration which has been discussed with the Grand Junction City Engineering Department would be to place a storm drain at the Southwest corner of the site to connect with the present storm drain system.

**VI Conclusions**

The added runoff of 3 CFS of stormwater from the site will not be detrimental to property adjacent or downstream from the site.

*Wayne H. Lizer*

Wayne H. Lizer PE,LS

September 2, 1977

Mr. Wayne H. Liser  
Green Tree, Inc.  
2820 1/2 North Avenue  
Grand Junction, CO 81501

Re: PRELIMINARY PLAN FOR GREENWOOD ESTATES, PD-12, FILE #58-77

Dear Wayne:

The Grand Junction Planning Commission, at their regularly scheduled meeting of August 31, 1977, denied the submittal of Greenwood Estates. Concerns voiced at the meeting were over density and access/traffic circulation. There was also some concern over the "valled" or "rowhouse" appearance of the project. The Planning Commission did indicate that a multi-family project at a lower density would be acceptable considering the surrounding land uses. It was mentioned that the commission would look favorably on a PD-8 density subject to the specifics of plans presented.

You have the option of requesting a hearing before the City Council. If you wish to do so, you should contact our office at the earliest opportunity in order that we may advertise and schedule this item. If you have any questions or comments on this project, please contact our office at your convenience.

. Yours truly

Karl G. Metzner  
Planner I

KGM:dlw

CC: Ron Rish

September 30, 1977

Mr. Wayne H. Lizer  
Green Tree, Inc.  
2820 1/2 North Avenue  
Grand Junction, CO 81501

Re: GREENWOOD ESTATES - PD-12, ITEM #58-77  
VACATION OF BOOKCLIFF AVENUE, ITEM #67-77

Dear Mr. Lizer: The

The Grand Junction Planning Commission, at the regular scheduled meeting on September 28, 1977, denied the submittal of Greenwood Estates. Concerns voiced at the meeting were over density and the effect that density would have on increased transportation problems, inadequacies of the streets and possible sewer problems. It was mentioned by the Commission that a PD-8 would be the highest density that the Commission would consider for this area, providing the above concerns were met.

The Planning Commission denied the Vacation of Bookcliff Avenue since they denied Greenwood Estates PD-12. The Commission saw no necessity for the vacation with the denial of the PD.

You have an option of requesting a hearing before the City Council. If you wish to do so, you should contact our office at the earliest opportunity in order that we may advertize and schedule this item.

If you have any questions or comments on this project, please contact our office at your convenience.

Sincerely,

Kathy F. Lofink  
Planner I

KFL:dlw

CC: #58-77  
#67-77