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File 1978-0033

Date 8/7/00

Project Name: Monument View Minor Subdivision

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>
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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
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		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
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		*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		Review Sheets		
X	X	Resolution – Changing the Name of a Subdivision in the City		
X	X	Planning Commission Minutes - ** - 3/28/78		
X	X	Minor Subdivision Application		
X	X	Development Summary Form		
X	X	Plat of Existing Utilities		
X	X	Minor Subdivision Application		
X	X	Zoning Violation Report		
X	X	Power of Attorney		
X	X	Letter of complaint from Emma Dusin to James Wysocki – 7/7/83		
X	X	Memo from Lance ? to Karl Metzner – 7/22/83		
X	X	Letter form Kathy Lofink to W.H. Buttolph – 3/30/78		
X	X	Site Plan		

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: March 2, 1978

Development Name: Monument View Subdivision Filing _____

Location of Development: TOWNSHIP 1S RANGE 1W SEC 10 1/4 SE

Owner(s) NAME William H. Buttolph & Aerial A. Buttolph

ADDRESS 2856 1/2 Bunting Avenue

Developer (s) NAME Above

ADDRESS _____

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
() Single Family	_____	_____	_____
() Apartments	_____	_____	_____
() Condominiums	_____	_____	_____
() Mobile Homes	_____	_____	_____
(<input checked="" type="checkbox"/>) Commercial	N. A.	1.726	100%
() Industrial	N. A.	_____	_____
() Other (specify)	_____	_____	_____
	Street	_____	_____
	Walkways	_____	_____
	Dedicated School Sites	_____	_____
	Reserved School Sites	_____	_____
	Dedicated Park Sites	_____	_____
	Reserved Park Sites	_____	_____
	Private Open Areas	_____	_____
	Easements	_____	_____
	Other (Specify)	_____	_____
	TOTAL	1.726	100%

*By Map Measure

Estimated Daily Requirements 4,000 gallons/day.

Proposed Water Source(s) City of Grand Junction

Estimated Sewage Disposal Requirement 3,400 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.

The Minor Subdivision process requires only a Sketch Plan and Final Plan Application. The completion of this application shall be for the Sketch Plan phase only. The Final Minor Subdivision Plat shall be processed according to Section 27-2.2 (Final Plat) of the Grand Junction Development Regulations. Layouts and designs initiated for this application should incorporate the design standards reviewed in Section III of the regulation. If question not applicable indicate by N/A.

Monument View Subdivision

NAME OF SUBDIVISION

Name and address of the owners and/or subdividers.

<u>William H. Buttolph</u>	<u>Averial A. Buttolph</u>	_____
name	name	name
<u>2856 1/2 Bunting Avenue</u>	_____	_____
address	address	address
<u>243-8936</u>	_____	_____
business phone	business phone	business phone

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).

- 27-2.4
- a. Sketch map required
- | | | |
|--|-------|----|
| (1) Proposed name of Subdivision | _____ | x |
| (2) Location of boundaries and survey | _____ | x |
| (3) Names and Addresses of the subdivider and the engineer or surveyor | _____ | x |
| (4) Date and Scale | _____ | x |
| (5) Total Acreage in subdivision | _____ | |
| (6) Location and Dimensions - existing streets, alleys, easements and water courses within and adjacent to the subdivision | _____ | x |
| (7) Location and Dimensions - proposed streets, alleys, easements, lot lines and public sites | _____ | x |
| (8) Topography | _____ | x |
| (9) Flood Plain Designation | _____ | NA |
| (10) Number and size of lots | _____ | |
| (11) Sites for multi-family, business or non-public use | _____ | NA |
| (12) Adjacent zoning | _____ | x |
| (13) Names and locations of adjoining subdivisions, lots, streets, alleys, etc. | _____ | x |
| (14) Location and size of existing sewer and water lines | _____ | x |
| (15) Proposed easements | _____ | x |
| (16) Location and size of proposed water and sewer taps | _____ | x |

Application completed by:

Paragon Engineering, Inc.

March 2, 1978

name

date

P. O. Box 2872

243-8966

address

business phone

Thomas A. Logue

3/2/78

signature

date

Thomas A. Logue

The Minor Subdivision process requires only a Sketch Plan and Final Plan Application. The completion of this application shall be for the Sketch Plan phase only. The Final Minor Subdivision Plat shall be processed according to Section 27-2.3 (Final Plat) of the Grand Junction Development Regulations. Layouts and designs initiated for this application should incorporate the design standards reviewed in Section III of the regulation. If question not applicable indicate by N/A.

Monument View Subdivision

NAME OF SUBDIVISION

Name and address of the owners and/or subdividers.

<u>William H. Buttolph</u>	<u>Averial A. Buttolph</u>	_____
name	name	name
<u>2856½ Bunting Avenue</u>	_____	_____
address	address	address
<u>243-8936</u>	_____	_____
business phone	business phone	business phone

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).

27-2.4

a. Sketch map required

- | | |
|--|----|
| (1) Proposed name of Subdivision | x |
| (2) Location of boundaries and survey | x |
| (3) Names and Addresses of the subdivider and the engineer or surveyor | x |
| (4) Date and Scale | x |
| (5) Total Acreage in subdivision | |
| (6) Location and Dimensions - existing streets, alleys, easements and water courses within and adjacent to the subdivision | x |
| (7) Location and Dimensions - proposed streets, alleys, easements, lot lines and public sites | x |
| (8) Topography | |
| (9) Flood Plain Designation | NA |
| (10) Number and size of lots | |
| (11) Sites for multi-family, business or non-public use | NA |
| (12) Adjacent zoning | x |
| (13) Names and locations of adjoining subdivisions, lots, streets, alleys, etc. | x |
| (14) Location and size of existing sewer and water lines | x |
| (15) Proposed easements | x |
| (16) Location and size of proposed water and sewer taps | x |

This application completed by:

Paragon Engineering, Inc.

March 2, 1978

name

date

P. O. Box 2872

243-8966

address

business phone

Thomas A. Logue

3/2/78

signature

date

Thomas A. Logue

BURIED PIPE

DRAINAGE PROBLEM

440 INDEPENDENT

436 INDEPENDENT

INDEPENDENT

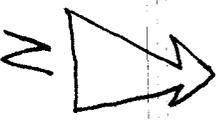
DRAINAGE

FOUNDATION DRAIN

DITCH

POPLAR

DRAINAGE FROM PARKING LOT



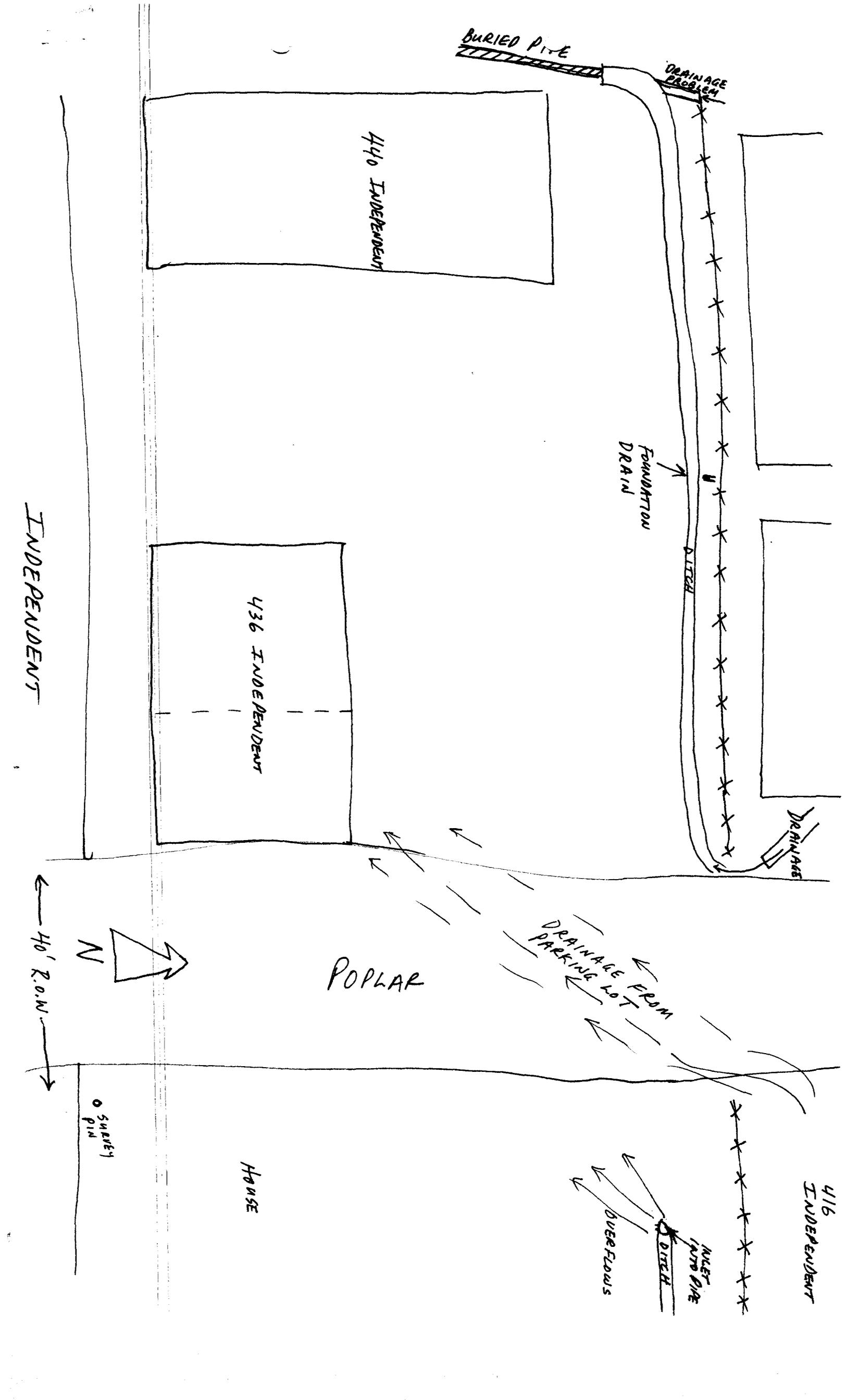
40' R.O.W.

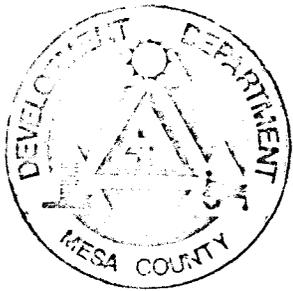
o SURVEY PIN

HOUSE

INLET AND DNE
DITCH
OVERFLOWS

416 INDEPENDENT





CITY-COUNTY
DEVELOPMENT DEPT.

P.O. BOX 697 - GRAND JUNCTION COLORADO - 81501
DIAL 303 243-9200 ext. 343

Grand Junction Planning - Mesa County Planning - Building Department

March 30, 1978

Mr. W. H. Buttolph
2856-1/2 Bunting Avenue
Grand Junction, Colorado 81501

RE: FINAL PLAT OF MONUMENT VIEW MINOR SUBDIVISION - FILE #33-78

Dear Mr. Buttolph:

The Grand Junction Planning Commission, at their regularly scheduled meeting, March 28, 1978 recommended approval of Monument View Minor Subdivision with the following conditions:

1. Fire Hydrant location must be worked out prior to Council action.
2. Power of attorney for full cost of 1/2 street improvements to Poplar Street.
3. Full power of attorney for cost of 1/2 street improvements to Independent Avenue.

This item will go before the Grand Junction City Council April 19, 1978 at 7:30 p.m. Please contact us if you have any questions or comments concerning this approval.

Sincerely,

Kathy F. Lofink
Planner I

KFL:bc

cc: Paragon Engineering, Inc.

City
County
Development
Department

MEMORANDUM

Reply Requested

Date: _____

YES NO

To: _____

From: _____ *Law*

Monument View Estates

R.O.W. B. 104, P. 96

§ B. 1021, P. 157

CIC approved 4/19/78

GPFC " 3/28/78

RECEIVED JUL 7 1983

James W. Wapack
City Hall
250 N. 5th
Grand Junction, Colo. 81501

Dear Sir,

I am writing this letter in regard to the 1500 block of Paplak Drive, Grand Junction, Colo.

In 1981 the Entrada apartments were built 18 units joining my property on the south and 24 units across the street a total of 42 units. It was my understanding that before any thing could be constructed on these lots that the street was to be paved and sidewalks, curbs and gutters put in. None of this was done and this is in the City limits. Why was this permitted? One can drive to various places outside the City limits and find Development Projects that haven't even started building already have paved streets, sidewalks, curbs, and gutters in.

If you can imagine and it would be hard to unless you lived where I do plus five other property owners that make up the 1600 block of Paplak Drive what the dust is like day and night from these 42 units each occupant having a car some two along with all the other traffic that uses this street which at times becomes a speedway.

In 1972 the 1600 block of Paplak Drive was paved sidewalks curbs and gutters put in and each property owner paid their share regardless if they were financially able or not. Now our street is being used continually by occupants of these apartments as it is much nicer to drive on pavement then for them to drive the rough road over to meet the 400 block of Independent Avenue. My concern now is when the 1600 block of Paplak Drive becomes in need of repair due to the increased traffic who is going to pay for it the property owners in the 1600 block of Paplak Drive.

My husband (who is now deceased) and I have owned this property at 1610 Paplak Drive for 28 years. We have paid our share of property taxes, sewer, paving etc. Why can others come in and build and receive income with out making the improvements required by others. This is not fair.

I have made several calls concerning this matter only to be referred to some one else each time. I do not know who has the authority to get something done about this therefore I would like a copy of this letter to be given to each City Council member. Your help in getting the 1500 block of Paplak Drive paved will be greatly appreciated. Thank you

Mrs Emma Busin
1610 Paplak Drive
Grand Junction, Colo. 81501

ZONING VIOLATION REPORT

NO. ~~1234~~

DATE 8/8/83

OCCUPANT Monument View Estates Subdiv. ADDRESS NW corner Poplar & Independent Ave
 OWNER Sid Ostrager - part owner (lots 2+3) ADDRESS _____
 PHONE Jay Fransen - owner of lot 1 DIRECTIONS _____
 REFERRED BY Phil Romeo & Gene DATE _____
 VIOLATION drainage CODE _____
 COMPLAINANT Sid Ostrager ADDRESS 436 & 440 Independent Ave.

SID OSTRAGER

243-9853 (W)

241-5811 (H)

8/18 site ck. & visit with Sid Ostrager

his main concern is drainage from Fransen's property -
 (Entrada Apts.) drainage from around E. end of fence
 & out of drain pipe

8/19 site ck. w/ Ken Reedy, City Engineer

improvement district would be best solution

8/22 Sid Ostrager called; wants a meeting with Jay F., City Engr., me within 2 weeks.9/1 Mty. w/ Ken Reedy - put together ID cost estimate (\$40,000)9/9 Sid Ostrager - wants me to get Jay Fransen to work with him

9/22 site ck. - drainage pipes from Entrada Apts. haven't been removed yet, as Jay Fransen said he would do; Jim, apt. mgr., said he would take care of it next week

9/23 Jay Fransen - cannot remove drainage pipes, but did cut them back & covered them over9/23 Ken Reedy - Poplar St. improvements are authorized for design in '83 & construction in 1984, as per Jim Wysocki.

Subdivision Monument View Minor Sub.

Date 2 Mar 1978 Item # 33-78

Petitioner W.H. Buttolph

Review Agencies Comments

City Utilities - Need utilities composite Received 2/28/78

Fire Dept. - 1 hydrant required on S.E. Cor.

Lot 3. 1 add'l hydrant may be required upon future construction in the commercial zone.

depending on type of use & construction.

City Eng - speed limit A special order should be given at Poplar St & Independence.

P.O.A. for full cost of 17' mat

curb gutter & sidewalk on Poplar full cost of curb gutter & sidewalk on Independence

Review Agencies Comments

Add Comments to W.H. Buttolph

Action Taken

P.C. Approved 3/28/78

C.C. Approved 19 April 78

Comments

Approved, subjected to the above comments.

as per fire hydrant agreement at NE corner of property & P.O.A.

Action Taken

P.C. _____

C.C. _____

Comments

ITEMS REQUIRED FROM DEVELOPER

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