

# Table of Contents

File 1978-0048

Date 8/15/00

Project Name: Brittany and 28 1/2 Road

<b>P</b>	<b>S</b>	<p><b>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.</b></p> <p><b>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.</b></p> <p><b>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.</b></p>
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<b>X</b>	<b>X</b>	<p><b>*Summary Sheet – Table of Contents</b></p> <p>Application form</p> <p>Receipts for fees paid for anything</p> <p><b>*Submittal checklist</b></p> <p><b>*General project report</b></p> <p>Reduced copy of final plans or drawings</p> <p>Reduction of assessor's map</p> <p>Evidence of title, deeds</p> <p><b>*Mailing list</b></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><b>*Final reports for drainage and soils (geotechnical reports)</b></p> <p>Other bound or nonbound reports</p> <p>Traffic studies</p> <p>Individual review comments from agencies</p> <p><b>*Consolidated review comments list</b></p> <p><b>*Petitioner's response to comments</b></p> <p><b>*Staff Reports</b></p> <p><b>*Planning Commission staff report and exhibits</b></p> <p><b>*City Council staff report and exhibits</b></p> <p><b>*Summary sheet of final conditions</b></p> <p><b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b></p>
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## DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

<b>X</b>	<b>X</b>	Follow-Up Form			
<b>X</b>		Review Sheets			
<b>X</b>	<b>X</b>	Letter from Karl Metzner to Robert Gardner – 6/1/78			
<b>X</b>	<b>X</b>	Letter from Robert Gardner to City Planning - 4/10/78			
<b>X</b>	<b>X</b>	Planning Commission Minutes - ** - 5/30/78			
<b>X</b>	<b>X</b>	Handwritten Note – signed "Karl"			
<b>X</b>	<b>X</b>	Letter from Ronald Rish to Robert Gardner – 4/25/78			
<b>X</b>	<b>X</b>	Resolution			
<b>X</b>	<b>X</b>	Revocable Permit			
<b>X</b>		Site Plan			



**centre  
construction**

**CO.** p.o. box 2008, grand junction, co. 81501 303 242-3878

April 10, 1978

City Building Department  
Court House Annex  
P. O. Box 897  
Grand Junction, CO 81501

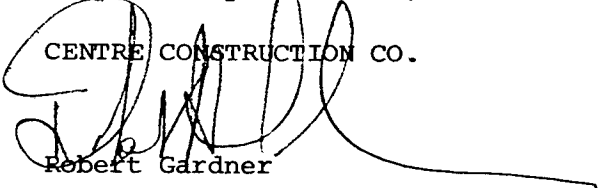
TO WHOM IT MAY CONCERN:

We hereby request permission, in the form of a revocable permit, to install bollards across Brittany Drive at 28-1/2 Road in order to exclude vehicular traffic from the portion of Brittany Drive directly to the West of 28-1/2 Road.

The "bollards" will be wood posts installed six (6) feet on center on the extension of the west right-of-way line of 28-1/2 Road within the Brittany Drive right-of-way.

Respectfully submitted,

CENTRE CONSTRUCTION CO.

  
Robert Gardner

mab



City of Grand Junction. Colorado 81501

250 North Fifth St., 303 243-2633

April 25, 1978

Mr. Robert Gardner  
The Design Centre Ltd.  
P. O. Box 2008  
Grand Junction, CO 81501

*Rec'd 4-27-78*

Dear Mr. Gardner:

Re: 28½ Road from Brittany Drive to Picardy Drive

As requested in our meeting of April 14, 1978, I have reviewed the schematic layout proposed by you for improvements to the above street. The enclosed schematic layout prepared by me should govern the design of the street improvements.

Your approval of the amended plan for Cedar Terrace by City Council on September 21, 1977, included a condition that power of attorney for the full cost of one-half of a standard improved residential City street be granted for 28½ Road. The street section shown on the enclosed schematic layout is the current City standard for a residential street. I understand you may wish to arrange for construction of a portion of the street in lieu of the power of attorney for future improvements. That is acceptable to this office provided (1) detailed construction plans for the entire street, including required storm drainage facilities, prepared by an engineer are submitted to me for review and approval prior to construction; (2) the initial construction includes a minimum of curb, gutter and sidewalk on the west side of the street and 22 feet of mat to provide for two-way traffic; and (3) all required underground utilities or modifications thereto are installed prior to the street construction.

As discussed with Richard Atkins and Tom Christian when they visited me on October 17, 1977, the construction plan details should be in accordance with City Standard Drawings ST-1 and ST-2 and City "Detailed Street and Storm Drainage Construction Specifications". Copies of these were furnished to them at that time. The pavement thicknesses should be determined by engineer calculations based on soil tests of the subgrade conditions at the site. The pavement calculations should be submitted for review and approval at the same time as the plans. All existing or proposed underground utilities should be shown on the street plans.

I am also enclosing a policy letter dated February 15, 1977, which is my attempt to relate the City Engineer's role during both the development phase and the construction phase of public works improvements construction. This letter contains our requirements for City acceptance of public works facilities.

If there are any other materials I can furnish to help you, please do not hesitate to call and please let me know if you decide to go ahead with any improvements construction on 28½ Road.

Very truly yours,



Ronald P. Rish, P.E.  
City Engineer-Public Works

RPR/hm

Enclosure

cc - Del Beaver  
John Kenney  
Jim Patterson

June 1, 1978

Mr. Robert Gardner  
Centre Construction Company  
P. O. Box 2008  
Grand Junction, Colorado 81501

Re: File #48-78 - REVOCABLE PERMIT AT BRITTANY DRIVE  
AND 28-1/2 ROADS

Dear Bob:

The Grand Junction Planning Commission at their regularly scheduled meeting of May 30, 1978, approved your request for revocable permit. Approval was subject to the following requirements:

- a) Bollards must have special treatment and taping as per "Manual of Uniform Traffic Control Devices"
- b) Fire access must be maintained by some type of "Crash Gate". Design of the access must be approved by the Fire Department.

This item will be heard before the Grand Junction City Council on June 21, 1978.

Sincerely,

o/s

Karl G. Metzner  
Planner I

KEM:cjr

KIRK -

The blocking off of Brittany was not a requirement of Cedar Terrace as far as I can find. They (the developers) asked for it and were granted a revocable permit to block off Brittany but this was at their request & evidently they never followed through.

Karl

file 48-78 attached

Subdivision REVOCABLE PERMIT

Date May 1, 1978 Item # 48-78

Petitioner Centre Construction Co.  
Brittany Dr. and 28th Rd.

Review Agencies Comments

Review Agencies Comments

① City Traffic - "bollards"  
MUST HAVE SPECIAL  
TREATMENT & TAPING AS PER  
"MANUAL of Uniform Traffic  
Control Devices".

④ Staff - closes off access  
to fire crash gates at westerly  
edge of site. (Crash gates  
req'd in previous approvals.)  
City Utilities - NO comment

② City Eng. - questions if  
fence on west end of  
Brittany is in R.O.W. &  
whether revocable permit  
is required with it also.

③ City Fire Dept. -  
objects on grounds of  
limiting access for  
fire protection.

Action Taken

Action Taken

P.C. Approved May 30, 1978

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

C.C. 7-5-78

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

Comments

Comments

Subject to review  
Comments -

ITEMS REQUIRED FROM DEVELOPER

3980 Check 225 -  
 Drainage  Landscaping  Title Investigation  
 Improvements  Guarantee  Annexation  Covenants  
 Other (Specify)