

# Table of Contents

File 1978-0095

Date 9/22/00

Project Name: 6 & 50 West Subdivision – Final Plat

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>
r	c	
e	a	
s	n	
e	n	
n	e	
d	d	
t	t	
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 Sheet
X	X	Review Sheet Summary
X	X	Final Plat Application
X	X	Development Summary Form
X	X	Letter from Karl Metzner to Loran Dake re: conditions, restrictions or special requirements – 9/27/78
X		Storm Drainage Plan & Profile
X		Sanitary Sewer Plan
X		Utilities Composite Plan
X		Domestic Water Plan and Irrigation Water Plan
X		Roadway Plan & Details
X		Site Plan (to be scanned)

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.

Six and FIFTY WEST SUBDIVISION FRING 2. Fee Paid \_\_\_\_\_ date \_\_\_\_\_  
 name of subdivision amount date

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

EXCALIBUR ENTERPRISES INC.  
 name name name

P.O. Box 2266, Grand Jct. CO 81501  
 address address address

245-5878  
 business phone business phone business phone

A. Total Subdivision submitted yes, portion \_\_\_\_\_  
 Eighteen (18) copies submitted yes date 8-31-78

B. Revisions to Preliminary Plat? \_\_\_\_\_ X  
 yes no

If so, list (add attached sheets if necessary) N.A

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 | (15) Copy of Certificate of Title with List of all Mortgages, Judgments, Liens, Easements, Contracts, and Agreements of Records | <u>X</u>            |
|        | (16) Proof of Easement Dedication   | <u>X</u>            |
| d.     | (1) Improvements Guarantee  | <u>X</u>            |
|        | (2) Composite Utility Plan  | <u>X</u>            |
|        | (3) Composite Roadway Plan  | <u>X</u>            |
|        | (4) Subsurface Soils and Geologic Investigation and Recommendation  | <u>forth-coming</u> |
|        | (5) Radiation Survey to State Health Department Standards   | <u>"</u>            |

The following checklist 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>X</u>    |
| 27-3.7 | Public Sites Reservations and Dedications | <u>N.A.</u> |

NOTE: FOR COMPLETE SUBMITTAL REQUIREMENTS SEE THE GRAND JUNCTION DEVELOPMENT REGULATIONS; INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED! FOLLOWING FINAL APPROVAL, IT IS THE RESPONSIBILITY OF THE DEVELOPER TO INSURE THAT THE FINAL PLAT ORIGINAL, SIGNED REPRODUCIBLES OF UTILITIES AND ROADWAY COMPOSITE, AND ANY REQUIRED SUPPORTING DOCUMENTATION ARE SUBMITTED TO STAFF FOR THE RECORDING OF THE PLAT.

This application completed by:

Paragon Engineering Inc.  
name

P.O. Box 2872, Grand Jct. CO 81501  
Address

Thomas A. Logue  
signature

8-31-78  
date

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: AUG. 31, 1978

Development Name: SIX and FIFTY WEST

Filing TWO

Location of Development: TOWNSHIP 15. RANGE 1W. SEC 15 1/4 N.W.

Owner(s) NAME Exclibur Enterprises Inc.

ADDRESS P.O. Box 2266, Grand Jet. 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	_____	_____	_____
(X) Commercial	N. A.	<u>18.32</u>	<u>84.00</u>
( ) Industrial	N. A.	_____	_____
( ) Other (specify)	_____	_____	_____
	Street	<u>3.49</u>	<u>16.00</u>
	Walkways	_____	_____
	Dedicated School Sites	_____	_____
	Reserved School Sites	_____	_____
	Dedicated Park Sites	_____	_____
	Reserved Park Sites	_____	_____
	Private Open Areas	_____	_____
	Easements	_____	_____
	Other (Specify)	_____	_____

TOTAL

\*By Map Measure 21.81 100

Estimated Water Requirements 19,750 gallons/day.

Proposed Water Source(s) Ute Water Conservancy Dist

Estimated Sewage Disposal Requirement 18,700 gallons/day.

ACTION:

Planning Commission Recommendation

Approval ( )

Disapproval ( )

Remarks \_\_\_\_\_

Date \_\_\_\_\_, 19\_\_\_\_.

City Council

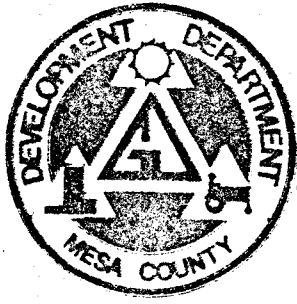
Approval ( )

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.



CITY - COUNTY  
DEVELOPMENT DEPT.

P.O. BOX 897 - GRAND JUNCTION, COLORADO - 81501  
DIAL (303) 243-9200 ext. 343

Grand Junction Planning - Mesa County Planning - Building Department

September 27, 1978

Mr. Loran Dake  
Excalibur Enterprises Inc.  
P.O. Box 2266  
Grand Junction, Colorado 81501

Re: File # 95-78 Six & 50 West Subdivision - Filing #2

Dear Loran,

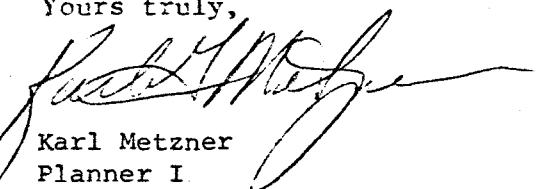
The item referenced above was approved by the Grand Junction Planning Commission on September 26, 1978. This item will be heard before the Grand Junction City Council on October 4, 1978.

Conditions, restrictions or special requirements placed on this approval are as follows:

- 1). Easement as required by Public Service.
- 2). City Standards as required & agreement on the method of handling drainage with the city public works engineer.
- 3). Adequate water supply as required by city fire department.

Please contact our office if you have any questions concerning this item.

Yours truly,

  
Karl Metzner  
Planner I

REVIEW SHEET SUMMARY

FILE # 95-78

ITEM Six & 50 West Subdivision Filing #2

MEETING DATE \_\_\_\_\_

COMMENTS:

Public Service

Gas - No Objection

Electric - Easement along South 10 feet of Block 7 (H.B.)

City Utilities - McGregor

Should be West Ouray

City Parks - Idleman

No comment

City Engineer - Duane Jensen

No water & sewer tap locations shown. Must be shown on plans and installed in the field according to plans. Please show tap location on plans and return them to office.

Police Department - Vandertook

Traffic access problems

City Engineer - Ron Rish

- (1) Curb detail shown for Crosby - South side is not City Std. Use ST-1.
- (2) Street Plans generally look ok.
- (3) How will the irrigation channel along Crosby & 25½ Road be accomodated since it is higher than Crosby?
- (4) Storm drainage outlet ditch results from meeting 8-16-78 with Dake & Roberts. Two choices exist for outletting subdivision drainage. (a) As proposed @ 0.20% grade to existing channel @ 6 & 50 and (b) jack a new culvert under R.R. to Colorado River. They have chosen (a) with channel supposed to be sized for Q10 for entire area w/developed conditions. Developers should pipe ditch for Q2 with surface facilities for Q10 as development occurs. Therefore channel from Maldonado to 25½ Road should be piped with filing 2. If right-of-way is obtained and drainage easements given to City the proposed storm outlet plan seems reasonable to me. I assume City/County jurisdiction thing can be worked out.
- (5) Of course I want a chance to review all these plan details along with backup calculations prior to construction as per S.O.P.
- (6) When will that darn frontage road and Mulberry construction be completed and open to traffic? Peach should be barricaded by 6 & 50. Development cars are currently cutting through the field @ s. end Peach. We have had several complaints from El Paso residents.
- (7) Planning Commissions should get together on access badly needed from Crosby to 25 Road & 6 & 50. Impact of this deficiency will be serious as more development occurs in this area.

Traffic Engineer - Steve McKee

Additional access is needed for this area. Street layout looks ok. Need street lighting plan for subdivision.

City Fire-Mantlo

Recent test of fire flow in the area indicates approximately 780 GPM @ 20 psi, which is inadequate to support a commercial development. Hydrant locations are approved as shown on the Utilities Composite Plan - however, on site hydrants may be needed when specific construction is known. Proposed water line sizes appear adequate as shown on Domestic Water Plan. Water supply needs further development.

DEVELOPMENT DEPARTMENT RECOMMENDATION

OK. No Recommendation.

PLANNING COMMISSION RECOMMENDATION

Recommend approval subject to staff comments.

GOVERNING BODY DECISION

*Wuy*

Subdivision Six & 50 West Sub. Filing # 2

Date 1 Sept. 78

Item # 95-78

Petitioner EXCALIBUR Enterprises

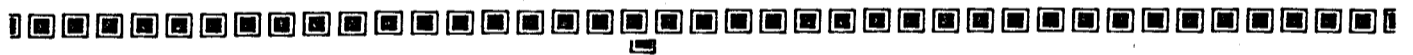
Between 6 & 50 & Crosby Ave  
North of West Curay.

Review Agencies Comments

Review Agencies Comments

Get Drainage

gravel on Mulberry & Barisado  
on Peach



Action Taken

Action Taken

P.C. Approved

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

C.C. approved - 4 Oct 78

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

Comments

Comments



ITEMS REQUIRED FROM DEVELOPER

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