

# Table of Contents

File 1978-0100

Date 9/22/00

Project Name: F<sup>T</sup> St. & Lorey Drive – Rezone R1B to PUD

P r e s e n t	S c a n n e d	<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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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>

**DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:**

X	X	Follow-Up Form		
X		Review Sheet		
X	X	Memo from Alex Candelaria to David G. Summers re: site inspection – 12/12/80		
X	X	Review Sheet Summary		
X	X	Letter from Ron Rish to David Summers re: Curb, Gutter and Pavement – 10/30/78		
X		Petition and Application for Rezoning		
X		Final Development Plan Application		
X		Letter from C-E Maguire, Inc. to Mesa Co. re: gamma ray survey results – 9/29/78		
X		Gamma Ray Radiation Survey Map		
X	X	Site Plan <span style="margin-left: 50px;"><i>to BE ANNOTATED</i></span>		



*File*

City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

October 30, 1978

Mr. David G. Summers  
626 Walnut Avenue  
Grand Junction, CO 81501

Dear Mr. Summers:

Re: Curb, Gutter and Pavement Widening at Hillcrest Dental

The Hillcrest Dental offices planned development was approved by Grand Junction City Planning Commission on February 25, 1976, subject to conditions which included your providing curb, gutter, sidewalk and some pavement widening on the north side of Walnut Avenue. At the request of your building contractor, Mr. Henry Blaylock, I prepared a design plan-profile drawing for those street improvements and furnished it to Mr. Blaylock with my letter to him of November 24, 1976. In response to my inquiry about construction schedule, Mr. Blaylock told me they would install the sidewalk then and would wait until the spring of 1977 to install the curb, gutter and pavement widening.

Because a storm drainage system deficiency existed at the southeast corner of Walnut Avenue and First Street, I arranged for the City's contractor for Curb Gutter and Sidewalk Repairs, 1977, to construct a curb and gutter on the south side of Walnut Avenue and around the corner at First Street to drain into the existing curb and gutter on the east side of First Street. Included in this work was a gutter pan across Walnut Avenue to provide a complete drainage outlet system which fits the curb and gutter design for your frontage as designed by this office and furnished to Mr. Blaylock on November 24, 1976. This construction by the City's contractor was completed by September 15, 1977, at a cost to the City of \$5329.60.

On September 15, 1977, I hand-delivered the November 23, 1976, design plan sheet and a copy of my November 24, 1976, letter to Mr. Blaylock to your office and notified the receptionist that the gutter pan and drainage outlet system was completed and that I would appreciate knowing when arrangements would be made to construct the curb, gutter and pavement on the Hillcrest Dental Offices frontage of Walnut Avenue. I also discussed this matter with you when we met at the First Street and Lorey Drive site to arrange for adding a pavement widening to the northwest corner there to facilitate vehicle turns into Lorey Drive. As you know, we also did install that pavement widening.

The winter of 1978 is rapidly approaching and I would appreciate knowing if you will construct the curb, gutter and pavement widening on your frontage before the winter arrives. Your attention to this matter is appreciated.

Very truly yours,

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

RPR/hm

cc - Jerry Ashby  
→ Del Beaver  
Jim Patterson

City  
County  
Development  
Department

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

MEMO

TO: David G. Summers

FROM: Alex Candelaria

RE: Certificate of Occupancy for Richard Manning

DATE: December 12, 1980

On December 11, 1980 I did a site inspection, as per approved, to release the above-mentioned. The following were noted as being deficient:

1. The Power of Attorney for Lorey Lane has not been recorded.
2. The fences which show on the site plan to be taken down are still in place.
3. The chain link screen fence to be erected, as per approved has not been erected.
4. Landscaping on the west portion of the structure is not in.

If you have any questions feel free to contact me at this office.

xc: file

REVIEW SHEET SUMMARY

FILE # 100-78

ITEM REZONE R1B to PUD

MEETING DATE

COMMENTS:

PUBLIC SERVICE

Gas & Electric: No objection.

FIRE DEPT.-MANTLO

Ok to resume if water for needed fire flow is brought up to I.S.O. regulations, at time of construction.

CITY ENGINEER-RISH

No objection.

- 1) Need appropriate R.O.W. & Powers of Attorney for Lorey & 1st Street
- 2) Curb & gutter and pavement widening due on Walnut have still not been done by this petitioner. It has been over a year now. How long are we supposed to wait for the committment to be met?

CITY ENGINEER-JENSEN

No comment.

DEVELOPMENT DEPARTMENT RECOMMENDATION

Recommend approval based on comments

PLANNING COMMISSION RECOMMENDATION

GOVERNING BODY DECISION



