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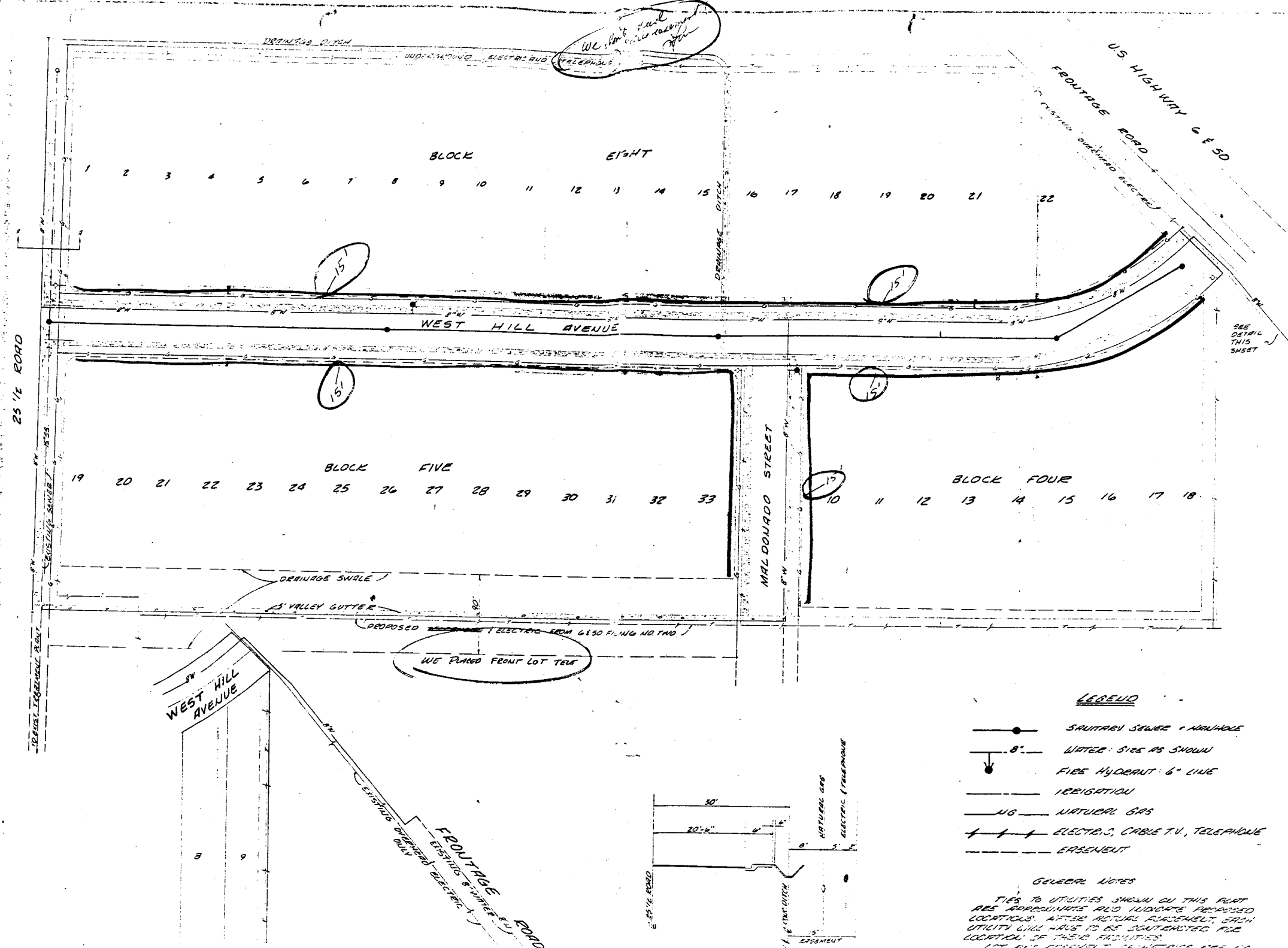
File 1978-0129
Date 10/2/00

Project Name: 6 & 50 West - #3 -Preliminary Plan

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	
t	d	
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
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		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
		*City Council staff report and exhibits
		*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		Preliminary Plan
X	X	Review Sheets			
X	X	Action Sheet			
X	X	Review Sheet Summary			
X		Final Plat Application			
X		Development Summary Form			
X		Preliminary Plat Application			
X	X	Proceedings of County Commissioners			
X	X	Memo from Ron Rish to Del Beaver re: review comments – 2/23/79			
X		Legal Description			
X	X	Utility Composite			
X		Sanitary Sewer Plan & Profile			
X		Storm Drainage Plan & Profile			
X		Roadway Plans and Details			
X		Preliminary Drainage Plan			



SIX AND FIFTY WEST SUBDIVISION FILMS NO. 5
CITY OF GRAND JUNCTION, COLORADO

UTILITIES COMPOSITE

Proceedings of the Board of County Commissioners

Fourth Day April Term April 24, 1979

THE C. F. HOECKEL CO., DENVER 320007
AGREEMENT, OPEN SPACE FEE IN THE AMOUNT OF \$310.00, POWER OF ATTORNEY FOR UPGRADING THE WATER LINES FOR FIRE FLOW, AND SUBJECT TO RECEIPT OF A MYLAR SITE PLAN, AND LETTER OF GUARANTEE.

2:30 p.m. C117-78 - PUBLIC HEARING - PLANNED DEVELOPMENT PLAN final for planned residential uses consisting of 12 units on 1.78 acres, petitioner: Viking Properties, located NW of G Road and Golfmore Drive. Published March 26, 1979. Bob Kettle, Senior Planner, read the review sheet comments: The State Geologist commented on a drainage problem in the parking lot; the Planning Commission recommended approval subject to review sheet comments. Staff requested submittal of a mylar plan. There was no one present to oppose this request. Public hearing closed. RICK ENSTROM MOVED, MAXINE ALBERS SECONDED, AND MOTION CARRIED TO ACCEPT THE PLANNING COMMISSION'S RECOMMENDATION AND TO APPROVE THE FINAL PLANNED DEVELOPMENT PLAN FOR VIKING PROPERTIES, SUBJECT TO SUBMITTAL OF A MYLAR PLAN, THE OPEN SPACE FEE IN THE AMOUNT OF \$70.00, THE IMPROVEMENTS AGREEMENT AND THE IMPROVEMENT GUARANTEE INCLUDING LOCATION OF FIRE HYDRANTS.

Public hearing - Viking Properties, Inc. Final, Planned Develop. App'd.

3:15 p.m. C231-78 PUBLIC HEARING - PLANNED DEVELOPMENT final development plan: HERITAGE EAST, for planned residential uses consisting of 37 single family units on 11.69 acres located W of 31.5 Road, N of E.5 Road (East of Central High School), petitioner D.A.D. Developers, Inc. Published March 26, 1979. Bob Kettle, Senior Planner, read the review sheet comments: the State Geologist recommended a foundation investigation; the Planning Commission recommended approval subject to review sheet comments and power of attorney for future improvement of 31 1/2 Road and protective covenants for adjoining agricultural uses (both documents have been received). The petitioner stated that he would be willing to fence the West side of this property continuing at the point where the fence for Central High School ends. There was no one present to oppose this request. Public Hearing closed. RICK ENSTROM MOVED, MAXINE ALBERS SECONDED, AND MOTION CARRIED TO APPROVE THE FINAL DEVELOPMENT PLAN FOR THE HERITAGE EAST SUBDIVISION, AS PER RECOMMENDATIONS BY THE PLANNING COMMISSION, SUBJECT TO REVIEW SHEET AND STAFF COMMENTS, AND SUBJECT TO THE IMPROVEMENTS AGREEMENT, THE GUARANTEE, TO ACCEPT POWER OF ATTORNEY FOR IMPROVEMENT OF 31 1/2 ROAD, AND COVENANTS TO PROTECT ADJACENT AGRICULTURAL USES, TO BE RECORDED, AND THE OPEN SPACE PAYMENT IN THE AMOUNT OF \$3799.25, SUBJECT TO SIGNATURE BY THE PLANNING COMMISSION CHAIRMAN AND COVENANTS STATING THAT HOMEOWNERS ARE FINANCIALLY RESPONSIBLE FOR STREET LIGHTING WHEN INSTALLED BY PUBLIC SERVICE COMPANY, AND THAT FENCING BE PROVIDED ON THE WEST SIDE AS WAS STIPULATED AT PRELIMINARY.

Public hearing - Heritage East. Planned Develop. final, app'd.

At 3:40 p.m., Richard Hoisington, 18 Road and L 1/2 Road, appeared before the Board in regard to an informal land split request. He would like to split 5 acres from 40 acres based on financial hardship. Mr. Hoisington stated that the property is not used for agricultural purposes, as there is no irrigation water available. Mrs. Albers voiced her concern that there may be an access problem, and suggested that Mr. Hoisington discuss this with Jeff Ollinger, Planning Staff. Mr. Enstrom asked Mr. Hoisington to apprise his neighbors of his intention, if there is no opposition, and if access can be resolved satisfactorily, to go through the formal exemption process.

Hoisington - informal land split request.

At 3:45 p.m., Ted Ford, County Administrator appeared before the Board in regard to several matters. After discussion, RICK ENSTROM MOVED, MAXINE ALBERS SECONDED, AND MOTION CARRIED TO APPROVE A LOST BOND WARRANT IN THE AMOUNT OF \$55.11 MADE OUT TO THE COUNTY OF GRAND JUNCTION.

Lost Bond Warrant app'd.

After discussion, RICK ENSTROM MOVED, MAXINE ALBERS SECONDED, AND MOTION CARRIED THAT THE AMOUNT OF \$8,500.00 BE TAKEN OUT OF THE REVENUE SHARING FUND FOR THE MESA COUNTY AGRICULTURAL RESEARCH COMMITTEE TO BE GIVEN TO THE COLORADO STATE UNIVERSITY RESEARCH CENTERS LOCATED AT FRUITA AND ORCHARD MESA, AS THE MONEY WILL BE USED IN RESEARCH WHICH DIRECTLY BENEFITS MESA COUNTY.

\$8500 from Revenue Sharing to CSU Research Centers.

Mr. Ford advised that he received several quotations for the renewal of the public officials' liability insurance. (See proceedings of April 9, 1979.)

Public Officials' liability ins.

The Board signed the monthly Service Officer's Report.

Monthly Service Officer's Report signed. Meeting adjourned.

At 4:00 p.m. the meeting was adjourned.

Maxine Albers
Maxine Albers, Chairman

(absent)
Errol Snider, Commissioner

Rick Enstrom
Rick Enstrom, Commissioner

Earl Sawyer, Mesa County Clerk and Recorder
By Deputy Clerk of the Board

April 25, 1979

At 2:00 p.m., a special meeting was called to order by Chairman Maxine Albers with Commissioner Rick Enstrom, and Deputy County Clerk Monika Todd present. Commissioner Errol Snider was absent.

Meeting called to order.

RICK ENSTROM MOVED, MAXINE ALBERS SECONDED, AND MOTION CARRIED TO APPROVE THE NEW POSITION OF TECHNICAL COORDINATOR AT GRADE 22, AT A SALARY OF \$1052.00 IN THE PLANNING DEPARTMENT, AND TO APPROVE THE RECLASSIFICATION OF BERT HARVEY FROM UTILITY WORKER II TO WELDER, GRADE 26 AT \$5.92/HOUR IN THE ROAD DEPARTMENT.

Tech.Coord. position app'd; Bert Harvey reclassified.

RICK ENSTROM MOVED, MAXINE ALBERS SECONDED, AND MOTION CARRIED TO GRANT EXEMPTION FROM SUBDIVISION REGULATIONS, COUNTY OF MESA, STATE OF COLORADO, DEEDED FROM ARCHIE A. WILLIAMS AND MILDRED WILLIAMS TO CHARLES L. RUPE AND SUSAN D. RUPE ON PROPERTY LOCATED: Commencing at a point 1195 feet North of the South Quarter corner of Section 20, Township 1 North, Range 1 West of the U.M., AND FROM ARCHIE A. WILLIAMS AND MILDRED WILLIAMS TO ROBERT L. WILLIAMS AND GENEVA E. WILLIAMS ON PROPERTY LOCATED: Commencing at a point 1445 feet North of the South Quarter corner of Section 20, Township 1 North, Range 1 West of the U.M., ON THE PARENT TO CHILD BASIS FOR THE CHILDREN'S OWN USE, SUBJECT TO APPLICATION OF BUILDING PERMITS. (See proceedings of April ; the Board asked Mr. Williams to contact the neighborhood in regard to his request, the neighbors expressed no opposition.)

Williams to Rupe - exemption granted.

Williams to Williams - exemption granted.

At 3:00 p.m., the meeting was adjourned.

Meeting adjourned.

MEMORANDUM

Reply Requested

Yes No

Date

Feb. 23, 1979

To: (From:) Del Beaver
City DeveloperFrom: (To:) Ron Rish *RPR*
City Engineer-Public Works

Subject: Six and Fifty West Filing No. 3

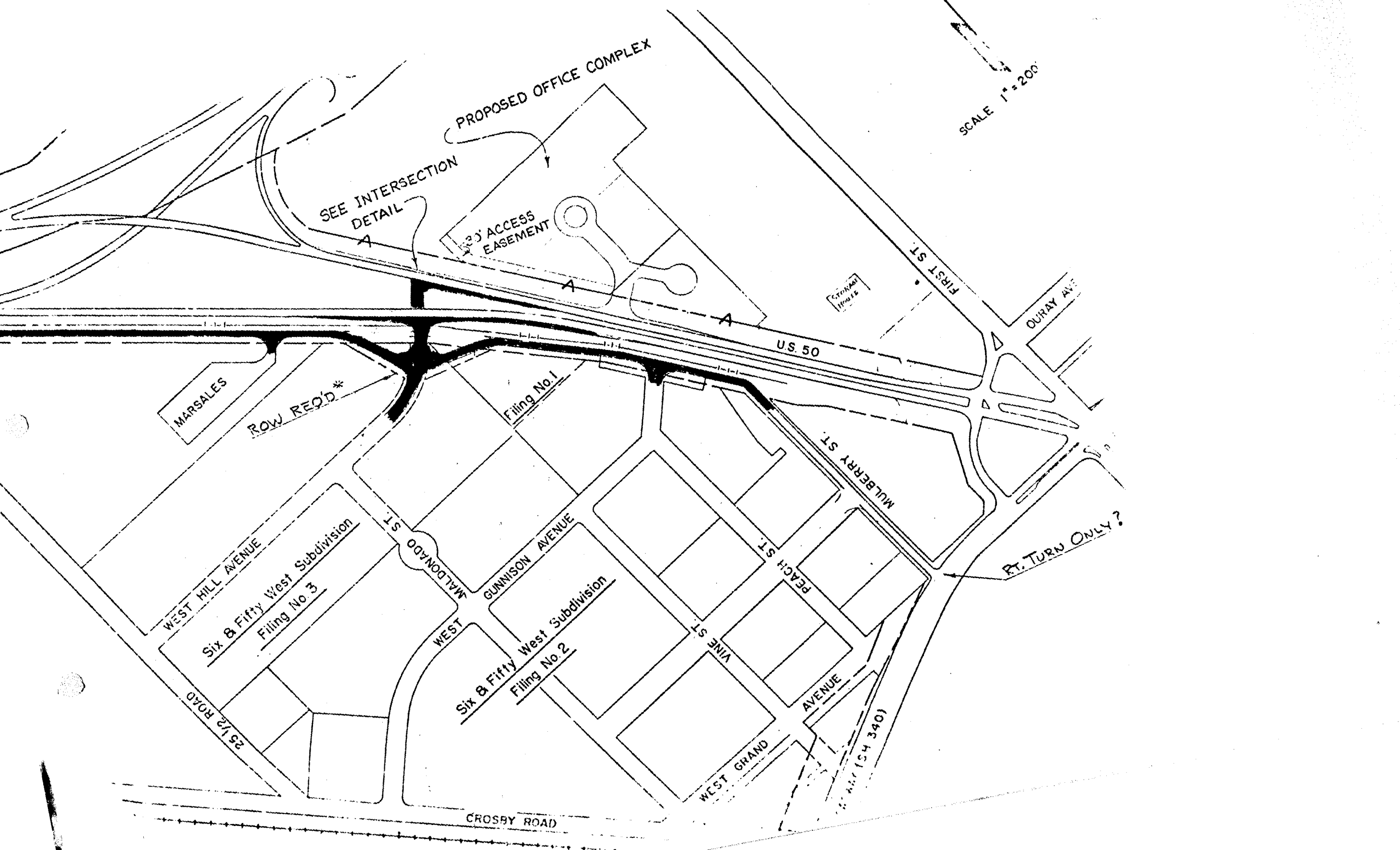
As a result of our meeting this morning with Colorado Division of Highways staff concerning access from Highway 6 & 50 to the above subdivision, I offer the following review comments in addition to those on my review sheet of February 15, 1979.

1. I agree with CDH that the frontage road should eventually connect 25 Road with Mulberry Street.
2. I agree with the attached proposal sketch of CDH which shows one intersection access from the frontage road to Hwy. 6 & 50 at West Hill Avenue. This is the most reasonable location for the intersection given the existing physical constraints. It aligns with West Hill Avenue for good access to the center of the commercial area. It is as far west as possible from First and Grand. (Any further west is impractical because of the interchange roadways' divergence both horizontally and vertically.)
3. The frontage road with one intersection at West Hill Avenue will replace three (3) existing driveway accesses to Hwy 6 & 50 plus any others that will be required as the property to the northwest develops. It is an improved situation for both now and the future.
4. 25 1/2 Road should eventually connect to the frontage road only without direct access to Hwy 6 & 50 at that location.
5. The attached CDH proposal should provide some traffic relief to the intersection of Mulberry Street and Hwy 340.
6. The CDH proposal requires a more refined geometric design of the intersection which I assume they will perform if all parties involved support the concept. They will also need to negotiate a triangle of right of way from the existing auto body shop for the southeast quadrant of the intersection.

I strongly support the CDH proposal for the south side of Hwy 6 & 50 and request that the above development plans be revised to accommodate this proposal.

Enclosure

cc - Dave Campbell, CDH
Steve McKee
Jim Patterson



PROPOSED OFFICE COMPLEX

SCALE 1" = 200'

SEE INTERSECTION
DETAIL

30' ACCESS
EASEMENT

US 50

MARSALLES

ROW RECD*

Filing No. 1

WEST HILL AVENUE

Six & Fifty West Subdivision
Filing No. 3

MALDONADO ST

GUNNISON AVENUE

Six & Fifty West Subdivision
Filing No. 2

BEACH ST

MULBERRY ST

RT. TURN ONLY?

25 1/2 ROAD

CROSBY ROAD

1/4 SEC 15 (S4 340)

WEST GRAND AVENUE

FIRST ST

OURAY AVE

CROSBY HOUSE

REVIEW SHEET SUMMARY

FILE # 129-78

ITEM 6 & 50 West Filing #3 - Preliminary

PC MEETING DATE _____

MCC/OC MEETING DATE _____

<u>DATE REC.</u>	<u>COMMENTS</u>
12-11-78	COUNTY HWY DEPT. The developer must provide a frontage road to the southeast to connect to the frontage road built by 6 & 50 West - Filing #1. The temporary access to Filing #1 is to be closed and a new temporary access from the frontage road to SH 70 Business Loop is to be built at Filing #3. This temporary access is restricted to the eastbound lanes. A barrier fence will be installed in the median which will physically deny access to and from the westbound lanes. This temporary access will be closed when the frontage road is extended from this point northwestward. The frontage road is to be 30 feet wide, with at least two foot granular base and a 3/4" surface. The Division of Highways will then place an asphaltic surface on the frontage road.
12-6-78	CITY ENGINEER (1) Typical street section should be continued to match Filings 1 & 2. Only difference between this and new stds. is detached sidewalks. (2) Drainage outlet system for this Filing and all rest of the area is being constructed with Filing #2. All details have been worked out and plans approved for this drainage outlet system. (3) Access to Hwy 6 & 50 should be via an extension of the frontage road which they constructed with Filing #1. (4) I recommend a barricade at Maldonado Street similar to the one they own us at Peach Street. (5) 25 1/2 Road improvements should match Filing #2 plans. (6) We need Crosby thru to 25 Road or 6 & 50 Frontage Road to 25 Road, bad. Lack of improvements on Crosby to Main Street will also build into more of a problem as 6 & 50 fills.
12-1-78	CITY ENG.-MCKEE Street light scheme to be continued.
12-12-78	FIRE DEPT. Hydrants on plat look okay at this time. Will check again at the time of construction. Line size 8" dia. loop min.

PLANNING DEPARTMENT

Recommend approval based on staff/review comments and a barricade at Peach Street as per 1st filing agreements.

PLANNING COMMISSION

Approved 1/19/79.

CITY COUNCIL

Approved 1/17/79 - same st. section as filings 1 & 2.

of the commercial area. It is as far west as possible from First and Grand. (Any further west is impractical because of the interchange roadways' divergence both horizontally and vertically.)

3. The frontage road with one intersection at West Hill Avenue will replace three (3) existing driveway accesses to Hwy 6 & 50 plus any others that will be required as the property to the northwest develops. It is an improved situation for both now and the future.
4. 25½ Road should eventually connect to the frontage road only without direct access to Hwy 6 & 50 at that location.
5. The attached CDH proposal should provide some traffic relief to the intersection of Mulberry Street and Hwy 340.
6. The CDH proposal requires a more refined geometric design of the intersection which I assume they will perform if all parties involved support the concept. They will also need to negotiate a triangle of right of way from the existing auto body shop for the southeast quadrant of the intersection.

I strongly support the CDH proposal for the south side of Hwy 6 & 50 and request that the above development plans be revised to accommodate this proposal.

COMPREHENSIVE PLANNER

No comment

DESIGN AND DEVELOPMENT PLANNER

Recommend approval upon completion of barricade commitments consistent with filings 1 and 2 based on staff and review comments with particular emphasis on the dedication of additional R.O.W. for access as planned by Colorado State Highways.

GRAND JUNCTION PLANNING COMM.

Recommend approval to the City Council, subject to staff and review comments, subject to the Right of Way being provided, and contingent upon the barricades being erected before recording on the plat.

REVIEW SHEET SUMMARY

FILE # 129-78

ITEM 6 and 50 West, Filing #3 - Final

PC MEETING DATE _____

MCC/CC MEETING DATE _____

<u>DATE REC.</u>	<u>COMMENTS</u>	
2-15-79	CITY UTILITIES	Water line in frontage road not properly shown. Line must be protected during construction of frontage road. If it is damaged during construction of frontage road it shall be replaced by the Developer.
2-15-79	CITY POLICE	No problems. Okay.
2-16-79	CITY ENGINEER (MCKEE)	Need street light plan! C.D.H. has required extension of frontage road I assume.
2-16-79	CITY ENGINEER (RISH)	<ol style="list-style-type: none"> 1. Frontage Road should be constructed along 6 & 50 as shown on their plans. 2. Maldonado should be barricaded at south edge of Filing #2. 3. Crosby needs to be extended thru to 25 Road to Hwy 6 & 50 to provide access to this developing area. 4. Crosby to Main Street is unimproved (gravel) and will experience considerably more traffic as 6 & 50 West develops. 5. Plans look good and are consistent with all design decisions agreed to date. My detailed check and letter to engineer concerning plans approval will follow after Council reviews and approves subdivision. 6. Streets are and should be consistent with Filings 1 & 2.
2-16-79	CITY UTILITIES (ADDITIONAL)	Sewer lines of less than minimum grade. In this situation less than minimum grade is not workable.
2-16-79	PUBLIC SERVICE	Gas: No objections. Electric: need west 10' of lot 23, block 5 and an additional 4' adjacent to west Hill Avenue in Blocks 4,5, and 8. (10' total width of easement). Front lot easements to be designated utility easements.
2-16-79	MOUNTAIN BELL	Require fifteen (15) foot utility easements as shown in red on plat. These easements are along the front of the lots and we therefore will not require the rear lot line easement as shown on plat.
2-22-79	CITY FIRE	Water flow for fire protection in this area may be inadequate; hydrant spacing as shown on utilities composite is excessive (commercial requires not more than 300'); hydrant density is inadequate.
2-23-79	CITY ENG (RISH)	<p>As a result of meeting of 2/23/79 with Colorado Division of Highways staff I offer the comments:</p> <ol style="list-style-type: none"> 1. I agree with CDH that the frontage road should eventually connect 25 Road with Mulberry Street. 2. I agree with the attached proposal sketch of CDH which shows one intersection access from the frontage road to Hwy 6 & 50 at West Hill Avenue. This is the most reasonable location for the intersection given the existing physical constraints. It aligns with West Hill Avenue for good access to the center

RECEIVED AFTER DECEMBER 19, 1978 MEETING

FILE # 129-78

ITEM 6 & 50 WEST FILING #3 - PRELIMINARY PLAN

<u>DATE REC.</u>	<u>REVIEW AGENCY</u>	<u>COMMENTS</u>
12-29-78	PUBLIC SERVICE	Electric: need easements - W 10 feet of lot 5, blk 2; W. 10 feet of lots 23 and 24, blk 1; The front 10 f-et of blks 1,2, & 3 adjacent to W. Hill Avenue and Maldonado Street. Gas: Will be joint trench with electric along front lots in W. Hill Avenue and East side of Maldonado Street.
12-29-78	MOUNTAIN BELL	Easements adequate as shown.

Acres 18.1
Units _____
Density _____

ACTION SHEET

File # 129-78
Zone C1
Tax Area Code _____

Activity 6+50 West #3

Phase Final

Date Neighbors Notified _____

Date Submitted 2-1-79

Date CIC/MCC Legal Ad _____

Date Mailed Out 2-5-79

PC Hearing Date _____

Review Agencies _____ /0 Review Period - Return By 2-16-79

Send

- _____ COUNTY ROAD DEPARTMENT
- _____ COUNTY HEALTH DEPARTMENT
- _____ COUNTY SURVEYOR
- _____ COMTRONICS
- _____ GRAND VALLEY RURAL POWER
- MOUNTAIN BELL
- PUBLIC SERVICE
- _____ SOIL CONSERVATION SERVICE
- _____ SCHOOL DISTRICT 51
- STATE HIGHWAY
- _____ STATE GEOLOGICAL
- _____ STATE HEALTH - RADIOLOGICAL
- _____ TRANSAMERICA TITLE

Send

- FIRE CJ
- _____ IRRIGATION
- _____ DRAINAGE
- _____ WATER (UTE, CLIFTON)
- SEWER City Util.
- CITY ENGINEER/UTILITIES
- _____ MACK, LOMA, MESA, COLLBRAN
- _____ FRUITA, PALISADE
- Parks
- P.D.

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GJPC</u>	<u>2/27/79</u>	<u>Rec. Approval with frontage rd R.O.W. being addressed and that not to be recorded until barricades are in on Maldonado & Reach Sts.</u>

Common Location South of Marsales Service, West of Hwy 50 to Crosby Ave.

Staff Comments

Original Documents

- _____ Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space;
- _____ Imp. Guarantee Receipt # _____ Check # _____
- _____ Covenants _____ Open Space Dedication
- _____ Power of Attorney
- _____ Dev. Schedule

City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 244-1599



April 29, 1997

Kathy Deppe
Remax 4000
Via Fax: 241-4015

Re: Lot 2, Peterson Subdivision

Dear Kathy:

This is in response to your inquiry as to how Lot 2, Peterson Subdivision can be used. This property was a part of a 3 lot subdivision recorded in 1978. At the time of the subdivision, lot 1 contained a single family house and garage and lot 2 contained a large garage/shop building toward the rear of the property. Lot 3 was vacant. The garage/shop building on lot 2 was originally built as an accessory structure to the house on lot 1 prior to subdivision.

The property is currently zoned RSF-8. The uses allowed in RSF-8 are single family homes and accessory buildings. Since this subdivision was approved with an accessory building existing on lot 2 without a residence, a residence will not be required on lot 2 to use the accessory structure. However, the use of the existing accessory building on lot 2 is limited to those uses allowed in a single family zone. Therefore, the building could be used for anything a residential garage could be used for, such as parking vehicles owned by the owner of the lot, or other storage of items owned by the lot owner.

I also understand that there was an addition done to the building on lot 2 that encroaches onto lot 3. The addition did not exist at the time of the subdivision. I must assume that it was done without a building permit since it does not meet the required setbacks of the zone, and worse, actually crosses the property line. The correct way to fix the encroachment is to remove the addition or do a lot line adjustment to move the property line between lot 2 and 3.

I hope this clarifies how the property can be used. Please call me at 244-1446 if you have other questions.

Sincerely,

A handwritten signature in cursive script that reads "Kathy".

Katherine M. Portner
Acting Community Development Director