

Table of Contents

File 1979-001
Date 10/5/00

Project Name: Wright Subdivision – Final Plat

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>
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		Legal Description
X	X	Review Sheets	X	X	Report of Geologic Investigation on William Wright Property
X	X	Action Sheet	X		Preliminary Plat
X	X	Memo from Lance Williams to File # 1-79 – 9/23/82	X		Subdivision Plat
X		Plat Certification			
X	X	Letter from Karl Metzner to William Wright re: item approved-4/25/79			
X		Final Plat Application			
X		Utility Composite			
X		Standard Pavement Details			
X		Development Summary Form			
X		Policy Form form Chicago Title Ins. Co.			
X		Radiation Survey			
X	X	Letter from Del Beaver to William Wright re: approval and restrictions – 2/6/79			
X		Preliminary Plan Application			

Acres 3.13
Units 6
Density _____

ACTION SHEET

File # 1-79
Zone R-1-C
Tax Area Code _____

Activity Wright Sub. - #2

Phase Final

Date Submitted 30 March 1979

Date Mailed Out _____

Review Agencies _____

Date Neighbors Notified N/A

Date CIC/MCC Legal Ad _____

PC Hearing Date 24 April 19

10 day Review Period - Return By _____

- 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 City
 - IRRIGATION _____
 - DRAINAGE _____
 - WATER (UTE, CLIFTON) _____
 - SEWER _____
 - CITY ENGINEER/UTILITIES Rish
 - MACK, LOMA, MESA, COLLEBRAN
 - FRUITA, PALISADE
 - Duane Jensen
 - P.D. - Ed VanderTook

Board	Date	Comments
<u>G.I.P.C.</u>	<u>4-24-79</u>	<u>Rec. approval subject to review</u>
		<u>Comments other than Police Dept.</u>
<u>C.C.</u>	<u>5-16-79</u>	<u>Approved subject to P.C. comments</u>

Common Location North of Cheyenne Drive approx. 250'
West of Acema Ct.

Staff Comments

Original Documents

Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space;

Imp. Guarantee Receipt # _____ Check # _____

Covenants _____ Open Space Dedication

Power of Attorney

Dev. Schedule

Robert G. Young
Consulting Geologist
612 Rico Way
Grand Junction, Colo. 81501

REPORT OF GEOLOGIC INVESTIGATION ON WILLIAM WRIGHT PROPERTY

Summary

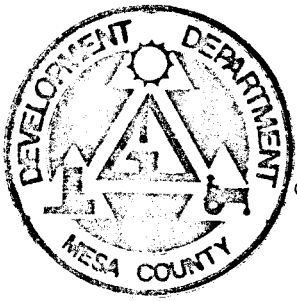
The Wright Property is an irregularly shaped tract of 3.3 acres near the southeastern edge of Grand Junction, Colorado.

The Property is located on a bluff on the south side of the Colorado River. Two gravel terrace levels are present on the Property. The upper terrace remnant comprises the surface of the southern one-third of the Tract whereas the northern two-thirds lies on the lower northward sloping terrace ending at a steep bluff overlooking the River.

Bedrock on the Property is the Mancos Shale of Late Cretaceous age. It is covered in this area by 15 to 20 feet of gravel deposited by glacial melt waters in the late Pleistocene. Up to two feet of Mesa gravelly clay loam covers the gravels in this area.

Hazards to construction in this area appear to be negligible, and no problems have been experienced on adjacent developments. Surface slope is not excessive and gravels should provide good subsurface drainage.

Development of the tract as a residential area should have no adverse effect upon the environment. Residential use of this area is probably better environmentally than its present usage as a marginal agricultural plot.



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

February 6, 1979

William A. & Donna O. Wright
2960 B $\frac{1}{2}$ Road
Grand Junction, Colorado 81501

Re: File #1-79

Dear Mr. & Mrs. Wright,

The item referenced above was approved by the Grand Junction Planning Commission on January 30, 1979. This item will be heard before the Grand Junction City Council on February 21, 1979.

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

- Restrictive covenant indicating no retaining walls be built in subdivision.
- Sidewalks (4' detached).
- Staff and Review Comments (if you are not aware of these contact the Development Department).

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

Yours Truly,

Del Beaver
Senior Planner, Design/Development

cc: Plateau Engineering

DB/kms

City
County
Development
Department

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

April 25, 1979

Mr. and Mrs. William A. Wright
2960 B $\frac{1}{2}$ Road
Grand Junction, CO 81501

Re: File #1-79

Dear Mr. and Mrs. Wright,

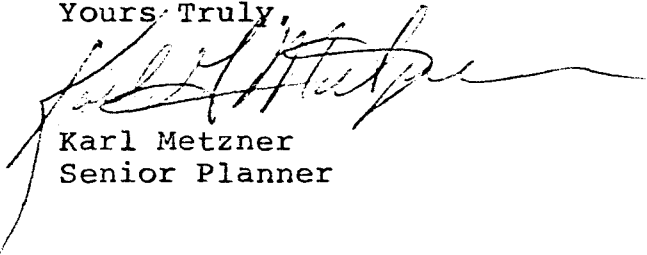
The item referenced above was approved by the Grand Junction Planning Commission on April 24, 1979. This item will be heard before the Grand Junction City Council on May 16, 1979.

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

Recommend approval subject to review comments other than Police Department.

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

Yours Truly,



Karl Metzner
Senior Planner

KM/nh

MEMO

TO: FILE # 1-79, Wright Subdiv.

FROM: Lance Williams

DATE: Sept. 23, 1982

I spoke with Bill Wright on the telephone. I questioned him on why curb, gutter and sidewalk has been run only about 115' instead of the 381' shown on the plan. He said the agreement was that the street improvements would be done as lots were built on, working from the east to the west. To date, only lots 5 & 6 have been built on; Lot 3 has an existing house. All 3 houses are being rented. The Wrights have no plans to sell the lots, and it probably will be a long time before they build again at Wright Subdiv.