

# Table of Contents

File 1979-0006  
 Date 10/17/00

Project Name: Applecrest Subdivision -Replat of Lot #15

P	S	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.
	c	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.
	a	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.
	n	
	e	
	n	
	d	
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>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</b>		
X	X	Follow-up Form
X	X	Review Sheets
X	X	Review Sheet Summary
X		Certification of plat by Mesa Co. Surveyor, Roger C. Head – 3/12/79
X		Record of Final Plat Recording
X	X	Letter from Chris Gray to Planning – 1/30/79
X	X	Letter from Ronald Rish to Rex Price re: all deficiencies corrected– 12/3/79
X	X	Avigation Easement
X		Final Development Plan Application
		Final Submittal containing following:
X	X	Letter from Chris Gray to Planning Commission – 3/1/78
X	X	Geological Investigation
X		Letter from Del Beaver to Chris Gray re: item being heard at Council- 2/6/79
X	X	Adjoining Landowner List

Subdivision Replat of Lot 15, Applecrest Subd.

Date 3 JAN 79 Item # 6-19

Petitioner G. S. & N. PARTNERS

Loc: NE corner of Applewood St. & Applewood Place

Review Agencies Comments

Review Agencies Comments

Blank lines for review agency comments.



Action Taken

Action Taken

1/30/79 P.C. Recommend Amendment of  
2/1/79. Approved

P.C.

C.C.

Comments

Comments

PD in the form of a replat.



ITEMS REQUIRED FROM DEVELOPER

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Check           | <input type="checkbox"/> Utility Agreement | <input type="checkbox"/> Title Investigation |
| <input type="checkbox"/> Drainage        | <input type="checkbox"/> Landscaping       | <input type="checkbox"/> Covenants           |
| <input type="checkbox"/> Improvements    | <input type="checkbox"/> Guarantee         | <input type="checkbox"/> Annexation          |
| <input type="checkbox"/> Other (Specify) |  |  |

REVIEW SHEET SUMMARY

FILE # 6-79

ITEM REPLAT OF LOT 15, APPLECREST SUBDIVISION

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

MCC/CC MEETING DATE \_\_\_\_\_

<u>DATE REC.</u>	<u>COMMENTS</u>	
1-15-79	PUBLIC SERVICE	Gas: no objections. Electric: require easements: South 5' of lot 5, block 1 North 5' of lot 6, block 1 South 5' of lot 3, block 2 North 5' of lot 4, block 2.
1-19-79	CITY ENGINEERING	Street lighting plan in and around subdivision. No comments except that plans are very complete and proposed improvements match those for the rest of the subdivision
1-19-79	POLICE DEPARTMENT	Approved
1-19-79	CITY UTILITIES	In one place water line is shown as 3" and other four inch, neither of which will add to the integrity of the overall system for fire protection. All lines should be six inch.
1-19-79	CITY FIRE DEPARTMENT	Submit water plan, showing existing hydrant locations as proposed locations for approval.
2-5-79	MOUNTAIN BELL	Require utility easements ten feet in width.

STAFF RECOMMENDATIONS: Approval subject to review comments

GJPC: FLAGER/SIMONETTI/PASSED 7-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE AMENDED DEVELOPMENT PLAN IN THE FORM OF A REPLAT.

CITY COUNCIL

MOVED BY COUNCILMAN DUNN: THAT THE REPLAT OF LOT 15, FINAL REPLAT AND AMENDED PD-8 FINAL PLAN FOR APPLECREST SUBDIVISION BE APPROVED SUBJECT TO THE CONDITIONS OF THE PLANNING COMMISSION. SECONDED BY COUNCILMAN O'DWYER.

AVIGATION EASEMENT

This Easement, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 1978, by and between \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

hereinafter the Grantor, and the WALKER FIELD, COLORADO, PUBLIC AIRPORT AUTHORITY, a political subdivision of the State of Colorado, hereinafter Grantee,

W I T N E S S E T H:

WHEREAS, Grantee is the owner and operator of Walker Field Airport, situated in the County of Mesa, State of Colorado, and in close proximity to the land of Grantor, and Grantee desires to obtain and preserve for the use and benefit of the public a right of free and unobstructed flight for aircraft landing upon, taking off from, or maneuvering about said airport;

NOW, THEREFORE, for valuable consideration, the receipt whereof by Grantor is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto Grantee, their successors and assigns, for the benefit of the general public at large, an easement and right-of-way for the free and unobstructed passage of aircraft, by whomsoever owned or operated, in and through the air space over and across those parts of the Grantor's said lands situated in Mesa County and described as follows:

Lot 19, Jaynes Subdivision, excluding the East 172.0 feet and the South 25 feet of said Lot 19;

provided, however, that the air space in which the said easement and right-of-way is herein granted shall be that which lies above an elevation of 4,838 grade feet above mean sea level as established by the United States Geological Survey, and in furtherance of the said easement and right-of-way, Grantor, for the consideration hereinabove set forth, does hereby grant and convey to Grantee, their successors and assigns, a right of flight for the passage of aircraft in the airspace above the surface of the real property

hereinabove described, together with right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereinafter used, for navigation of or flight in the said airspace, and for use of said airspace for landing on, taking off from, or operating on Walker Field Airport.

To have and to hold said easement and all rights appertaining thereto unto Grantee, its successors and assigns, until said airport shall be abandoned and shall cease to be used for public airport purposes.

And, further, for the consideration hereinabove set forth, Grantor hereby covenants, both for themselves and their heirs, executors, administrators and assigns, for and during the life of the easement as follows:

(a) Grantor shall not hereafter construct, permit or suffer to maintain upon said land any obstruction that extends above the heights aforesaid;

(b) Grantor shall not hereafter use or permit or suffer use of said land in such a manner as to create electrical or electronic interference with radio communication or radar operation between the installation upon Walker Field Airport and aircraft, to make it difficult for flyers to distinguish between airport lights and others, to result in glare in the eyes of flyers using the said airport, or to impair visibility in the vicinity of the airport, or otherwise to endanger the landing, taking-off or maneuvering of aircraft; and the aforesaid covenants and agreements shall run with the land of Grantor, as hereinabove referred to, for the benefit of Grantee, and their successors and assigns, in the ownership and operation of the aforesaid Walker Field Airport.

IN WITNESS WHEREOF, the Grantor has hereunto subscribed their names on the date first abovementioned.

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**architect**

**chris gray**  
2721 north 12th, suite 13  
grand junction, colorado 81501

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March 1, 1978

Grand Junction Planning Commission  
Mesa County Courthouse  
Grand Junction, Colorado 81501

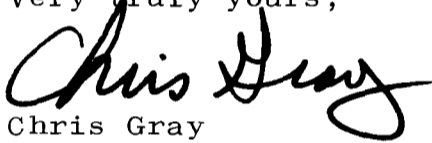
Dear Members:

Transmitted herewith are plans and text material for a  
Planned Unit Development and Zone Change request on 7 acres  
of ground North of F 3/4 Road between 27 1/2 and 28 Roads.

The zone change request is for a zone change from R1-A to  
PD8 with a resulting density of 4 units per acre.

I will be at your next public hearing to discuss this  
submittal in further detail with you.

Very truly yours,

  
Chris Gray

CG/jsd

**centennial plaza · 245-1308**

## APPLE CREST CONDOMINIUMS AND HOME SITES

### INTRODUCTION

Apple Crest Condominiums and Home Sites is a Planned Unit Development with 28 units on 7 acres located North of F 3/4 Road between 27 1/2 and 28 Roads.

The zoning request is to change the existing R1-A to PD-8.

The plan presented is a final plan.

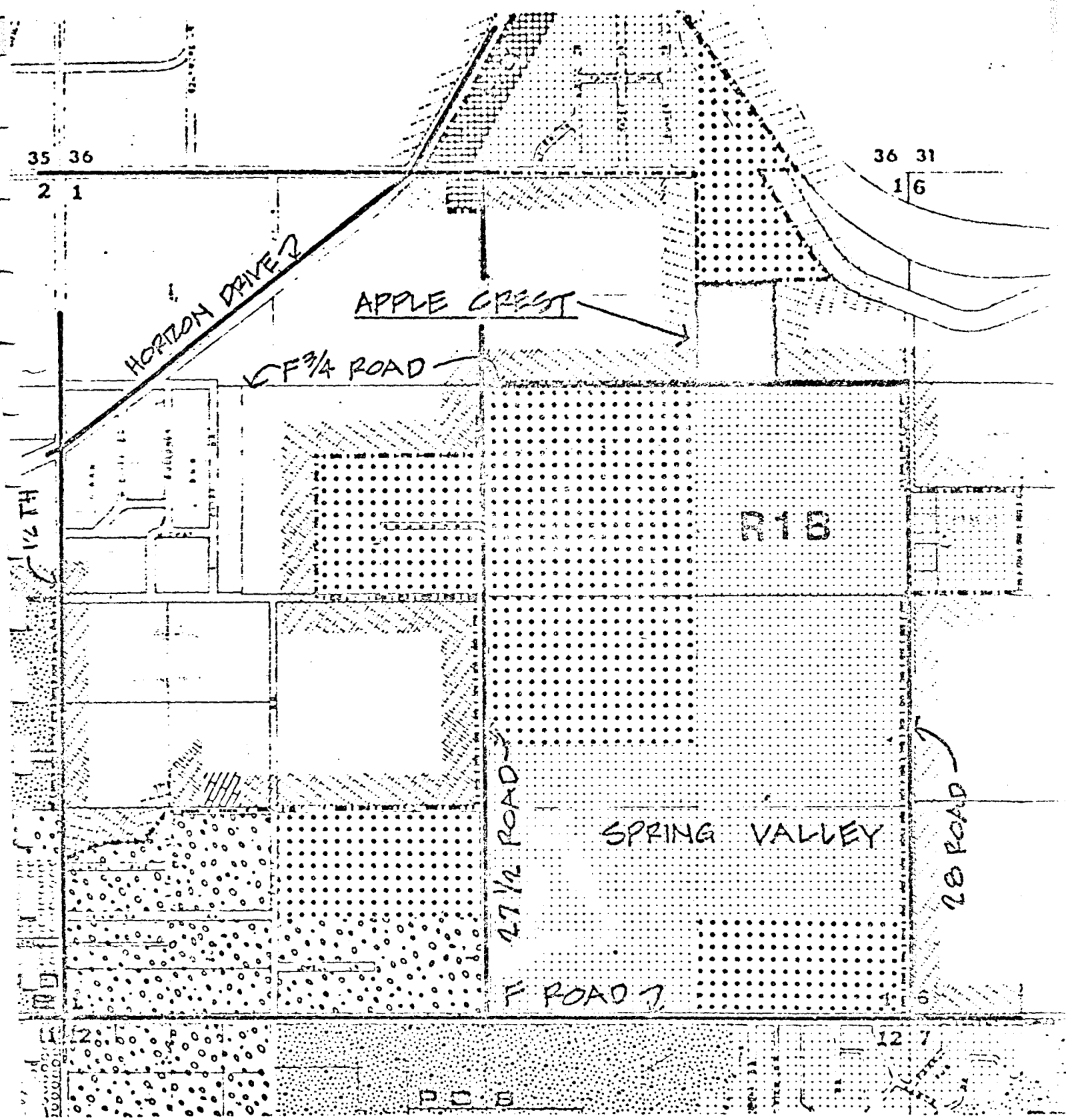
### VICINITY

The subject property is located in Northeast Grand Junction and shares a common boundary with Mesa County on the East and West. North of this property is undeveloped land zoned Grand Junction R1-A. To the East is zoned Mesa County R2 where there is a single family residence on 2 acres. Future extensions of Spring Valley border to the South, zoned Grand Junction R1-B. An apple orchard exists to the West on land zoned Mesa County R2.

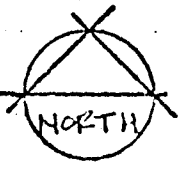
### EXISTING CONDITIONS

The site is 7 acres of ground with a badly deteriorated old home in the South East corner, which will be removed. General slope of the land runs from East to West, at a little greater than 1% slope. An existing ditch cutting across the very South East corner will be routed to run in a utility easement. The better specimens of existing trees surrounding the house will be saved where possible.

The locations map, geologic report and soils report immediately follow this page.

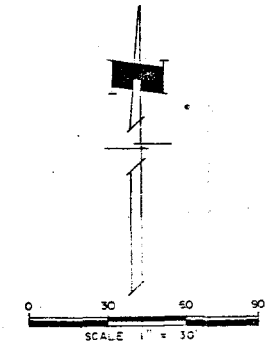
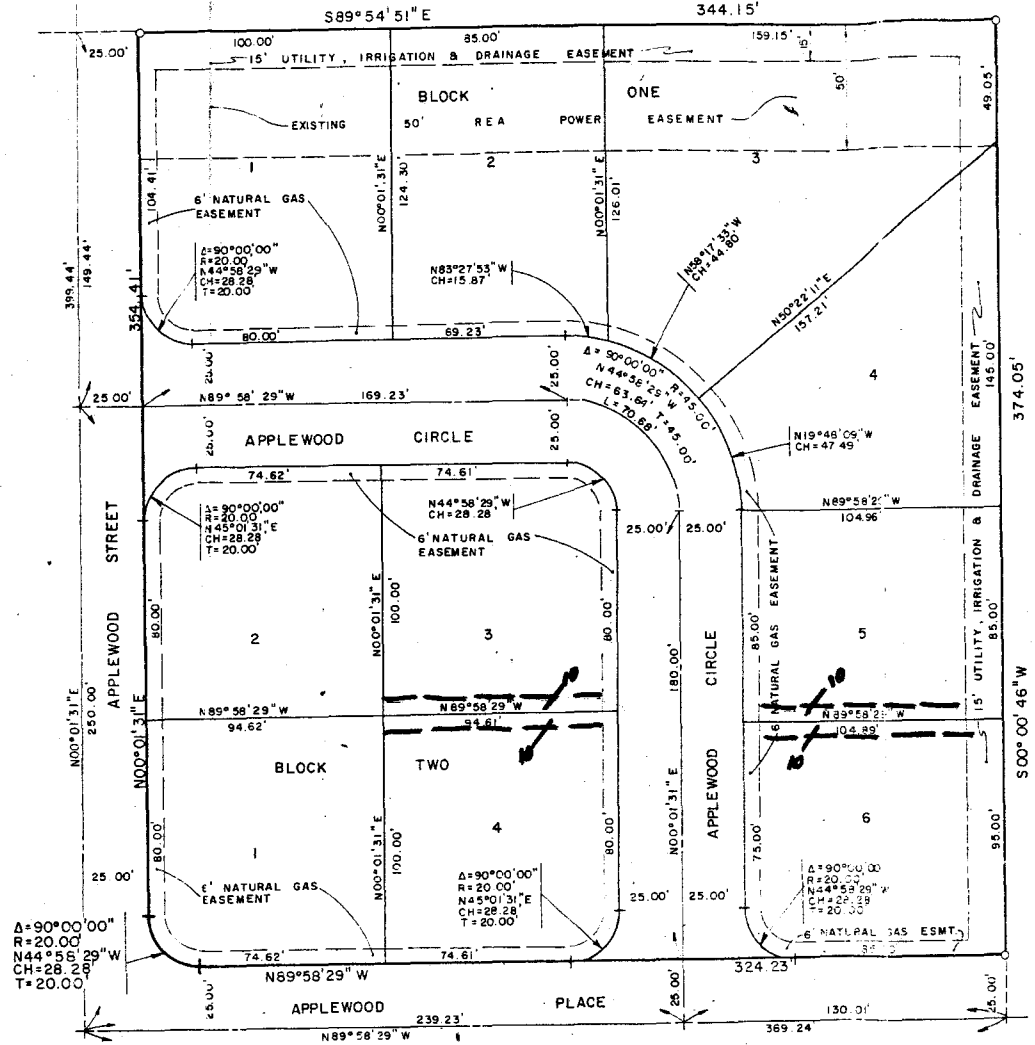


LOCATION MAP





# LOT FIFTEEN, APPLE CREST SUBDIVISION



**LEGEND**

○ Indicates 5/8" Rebar And Monument Cap Set in Concrete

⊥ A 5/8" Rebar And Monument Cap At All Lot Corners

AREA QUANTITIES			
Total Acres in Lots	2.465 Ac.	or	83.42%
Total Acres in Roads	0.490 Ac.	or	16.58%
<b>Total Acres</b>	<b>2.955 Ac.</b>	<b>or</b>	<b>100.00%</b>
Total No. of Lots = 6			

**RECITATION**

KNOW ALL MEN BY THESE PRESENTS: That the undersigned G.L. and N. Partners, a Colorado Partnership, do hereby certify that the real property situated in the County of Mesa, State of Colorado and being a part of the 1/4 NW 1/4 NW 1/4 of Section 17, Township 18 South, Range 1 West, T18N R1W S17W is as shown on the accompanying plat thereof, the property being more particularly described as follows:

Lot Fifteen, Apple Crest Subdivision as filed in Book 12, Page 53 in the office of the Mesa County Clerk and Recorder.

That said owner has caused the said real property to be laid out and surveyed as a Replat of Lot Fifteen, Apple Crest Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart all of the streets, avenues and roads as shown on the accompanying plat to the use of the public and public utilities forever and dedicate to the Public Utilities those portions of said real property which are labeled as utility, irrigation and drainage easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephones, electric lines, poles and cables, storm and sanitary sewer lines, gas pipelines, with further right of ingress and egress to and from the above described utility easements, and those portions of said real property which are labeled as irrigation easements for the installation and maintenance of irrigation ditches, flumes and conduits, and those portions of said real property which are labeled as drainage easements for the installation and maintenance of drainage ditches, flumes and conduits.

IN WITNESS WHEREOF said owner, G.L. and N. Partners has caused these minutes to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_

Vincent M. Gray, Managing Partner  
STATE OF COLORADO )  
COUNTY OF MESA ) ss

Robert A. Gibson, Managing Partner

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_ by Vincent M. Gray and Robert A. Gibson managing partners of G.L. and N. Partners, a Colorado Partnership. My commission expires: \_\_\_\_\_ Witness my hand and official seal.

Notary Public

**CITY APPROVAL**

This plat of a Replat of Lot Fifteen, Apple Crest Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado approved and accepted on this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_.

City Manager \_\_\_\_\_ President of Council \_\_\_\_\_ Chairman, Grand Junction City

Director of Development \_\_\_\_\_ Grand Junction City Engineer \_\_\_\_\_

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF MESA ) ss

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_ is duly recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

Clerk and Recorder \_\_\_\_\_ Deputy \_\_\_\_\_ Fees: \$ \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

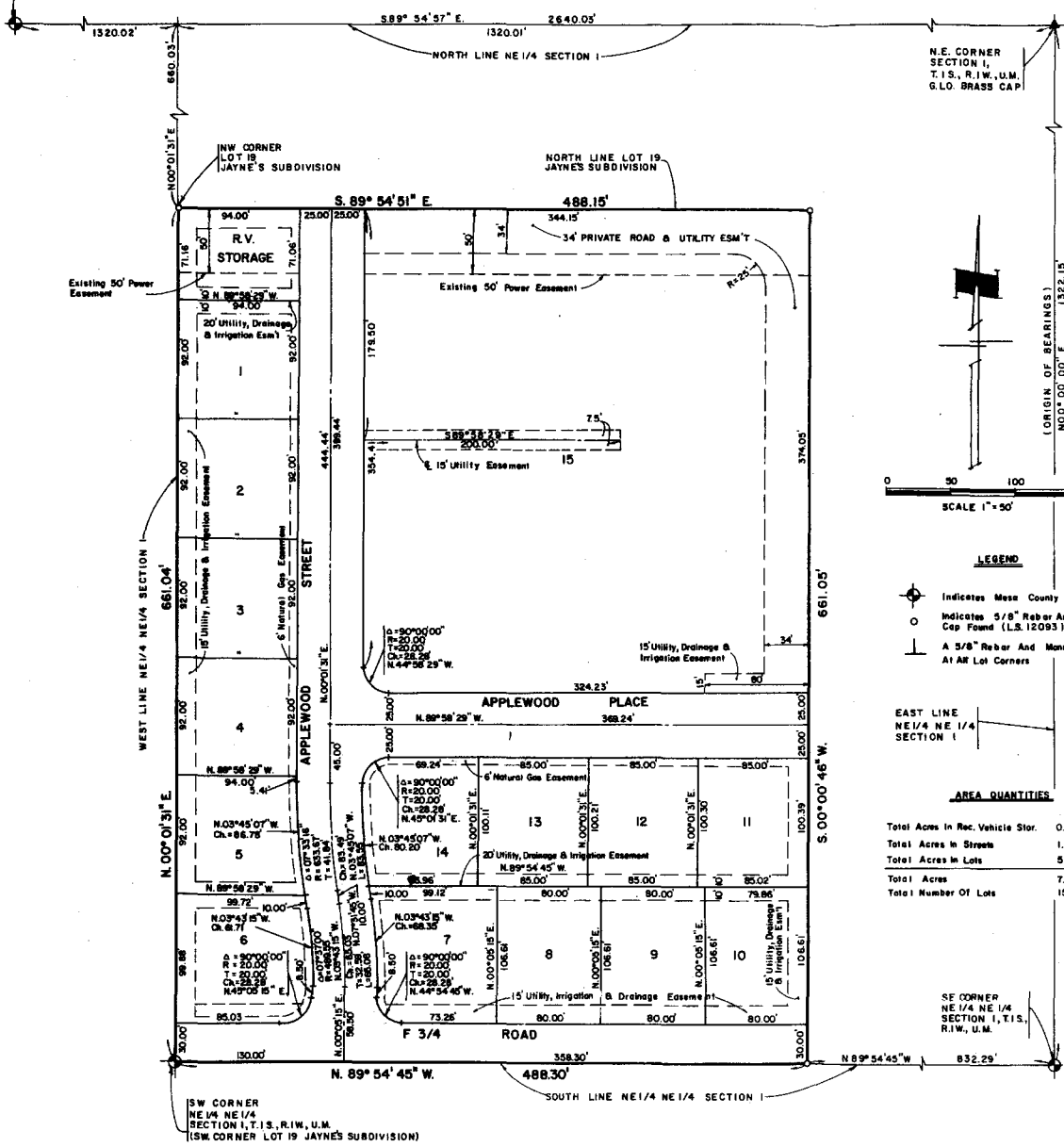
I, James T. Patty Jr., do hereby certify that the accompanying plat of a Replat of Lot Fifteen, Apple Crest Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr.  
Registered Land Surveyor  
Colorado Registration No. 9960

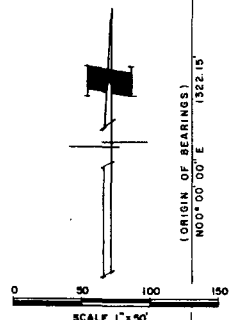
A Replat of  
LOT FIFTEEN  
APPLE CREST S

# APPLE CREST SUBDIVISION

IN 1/4 CORNER SECTION I T.1S., R.1W., U.M.



N.E. CORNER SECTION I, T.1S., R.1W., U.M. G.L.O. BRASS CAP



- LEGEND**
- Indicates Mesa County Brass Cap
  - Indicates 5/8" Rebar And Monument Cap Found (L.S.12093)
  - A 5/8" Rebar And Monument Cap At All Lot Corners

EAST LINE NE 1/4 SECTION I

**AREA QUANTITIES**

Total Acres in Rec. Vehicle Stor.	0.153 Ac or 2.06%
Total Acres in Streets	1.464 Ac or 19.76%
Total Acres in Lots	5.792 Ac or 78.18%
Total Acres	7.409 Ac or 100.00%
Total Number Of Lots	15 Lots

SE CORNER NE 1/4 NE 1/4 SECTION I, T.1S., R.1W., U.M.

**DEDICATION**

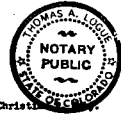
KNOW ALL MEN BY THESE PRESENTS: That the undersigned Christian R. Gray is the owner of that real property situated in the County of Mesa, State of Colorado and being a replat of a part of Lot 19, Jayne's Subdivision located in part of the SW 1/4 NE 1/4 of Section 1, Township 1 South, Range 1 West, Ute Meridian as shown on the accompanying plat thereof; said real property being more particularly described as follows: All of Lot 19 Jayne's Subdivision as filed in the office of the Mesa County Clerk and Recorder. EXCEPT the East 172.00 feet. Containing 7.409 Acres.

That said owner have caused the said real property to be laid out and surveyed as Apple Crest Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner do hereby dedicate and set apart all of the streets, avenues and roads as shown on the accompanying plat to the use of the public and public utilities forever and dedicate to the utility companies those portions of said real property, which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of such utilities as telephone, electric lines, poles and cables, storm and sanitary sewer lines, gas pipelines, with further right of ingress and egress to and from the above described utility easements, and those portions of said real property which are labeled as irrigation easements for the installation and maintenance of irrigation ditches, flumes and conduits, and those portions of said real property which are labeled as drainage easements for the installation and maintenance of drainage ditches, flumes and conduits.

IN WITNESS WHEREOF said owner Christian R. Gray has caused his name to be hereunto subscribed this 28th day of February, A.D., 1978.

*Christian R. Gray*  
Christian R. Gray  
STATE OF COLORADO )  
COUNTY OF MESA )



The foregoing instrument was acknowledged before me this 28th day of February, A. D., 1978 by Christian R. Gray  
My Commission Expires: Aug 29 1981  
Witness My Hand and Official Seal *Thomas A. Locke*  
Notary Public

**CITY APPROVAL**

This plat of Apple Crest Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1978.

City Manager _____	President of Council _____
Chairman, Grand Junction City Planning Commission _____	Director of Development _____
Grand Junction City Engineer _____	

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF MESA )  
I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_, M., this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1978 and is duly recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

Clerk and Recorder \_\_\_\_\_ Deputy \_\_\_\_\_ Fee \$ \_\_\_\_\_

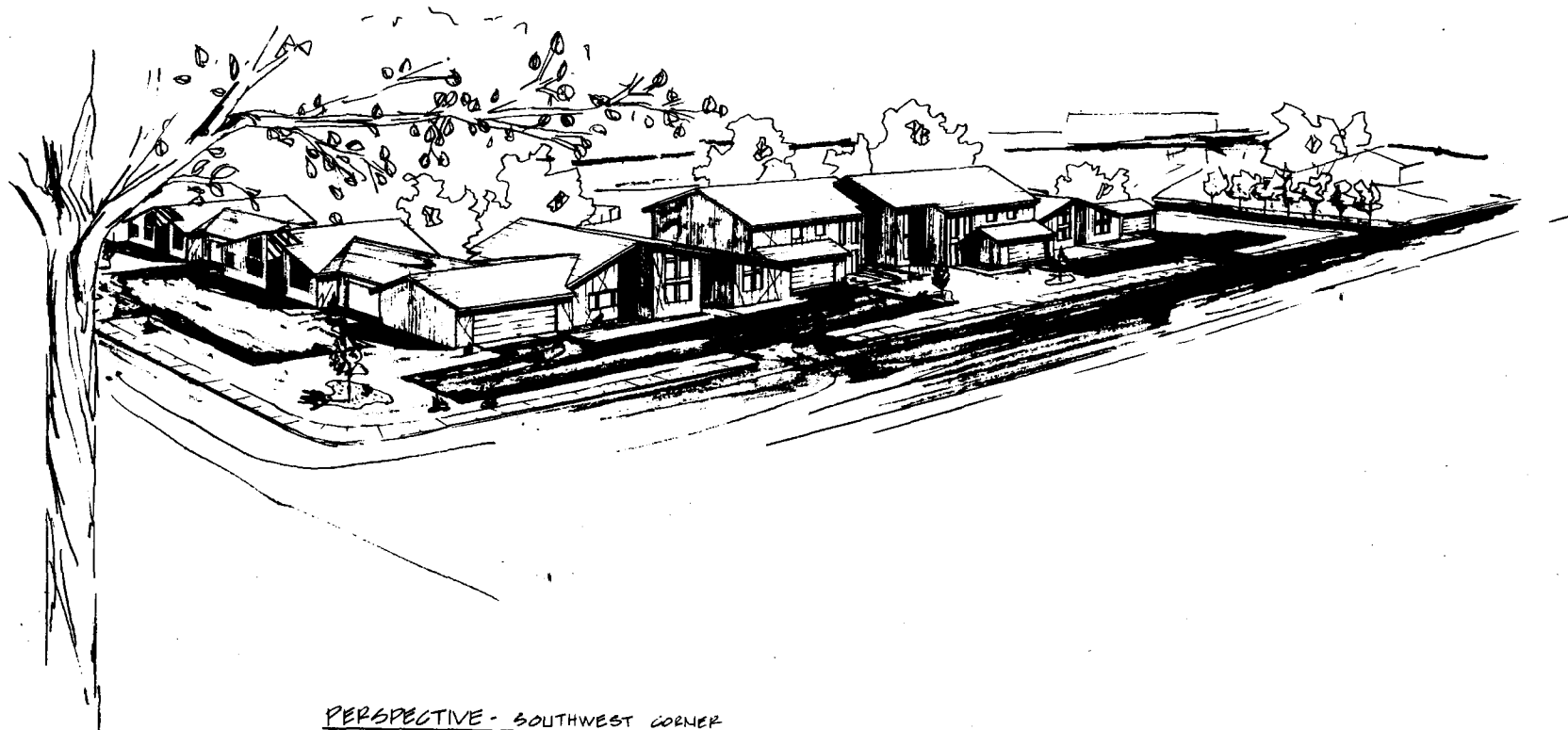
**SURVAYORS CERTIFICATE**

I, James T. Patty Jr., do hereby certify that the accompanying plat of Apple Crest Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

*James T. Patty Jr.*  
James T. Patty Jr.  
Colorado Registration No. 9960



**APPLE CREST**  
**PARAGON ENGINEERING, INC.**  
PO BOX 2872, 825 ROOD AVE., GRAND JUNCTION, COLO., 81501, PHONE 843-8866  
JAN. 1978



PERSPECTIVE - SOUTHWEST CORNER

APPLE CREST  
CHRIS GRAY - ARCHITE

WALLACE G. BELL  
CONSULTING GEOLOGIST  
591 RAMBLING ROAD  
GRAND JUNCTION, COLORADO 81501  
303-242-7896

REPORT OF GEOLOGIC INVESTIGATION

G. S. N. PARCEL

The proposed subdivision consists of a 7 acre parcel of irrigated land located in the SW $\frac{1}{4}$  NE $\frac{1}{4}$  NE $\frac{1}{4}$  Sec. 1, T. 1 S., R. 1 W., Ute Principal Meridian, about one mile north of the northeast corner of the city of Grand Junction in Mesa County, Colorado. An abandoned farmhouse and several associated sheds are located in the southeast corner of the parcel.

The parcel is situated on a remnant of an old alluvial plain constructed by the Colorado River and its local tributaries during a previous erosion cycle. The surface of the parcel is covered by alluvial deposits that rest upon bedrock consisting of strata in the middle part of the Mancos Shale.

There are no geologic factors present that might produce or contribute to a situation hazardous to life, health, or property in the proposed use of the tract. There are no slopes in or near the tract, so there is no danger from landslide or other type of gravity-induced movement of soil or rock. The tract is over 100 feet above the level of the river, and no water courses cross it, so no problems from surface water should be expected. There are no existing artificial hazards, and there is little likelihood that any might arise in the general area from development of natural resources.

The thickness of the alluvial deposits in the parcel is not known. They probably consist largely of very sandy, somewhat clayey silt which has never been compacted by the weight of overlying sediment and can be expected to exhibit a moderate to strong tendency to settle at load points. The middle part of the Mancos Shale is quite bentonitic, so, if bedrock is encountered in excavations for structures, it can be expected to manifest a moderate to strong tendency to swell. Since no definite information is available, the physical properties of the material upon which structures will rest should be determined accurately by a professional engineer before construction is undertaken.

Development of the tract as planned should have no adverse effect upon the environment. Water will be provided by the Ute Water Conservancy and waste disposal by a community system.

27 November 1977

*Wallace G. Bell*

Wallace G. Bell

Consulting Geologist

## PROJECT DESCRIPTION

The basic concept has not changed since preliminary submittal. Density at 4 per acre, property ownership, parking, screening, project scheduling and public streets have not changed.

The following list covers the changes and additions since preliminary:

- Condo arrangement has been flipped to provide emergency entrance to the complex off of Applewood Street. Sewer runs under this drive into the center court.
- Applewood Street has moved to the West right at F 3/4 Road, smoothing out the curve. It still aligns with Applewood Street at Spring Valley. Spring Valley has agreed to the change and our mutual Engineer, Paragon Engineering, is coordinating the change.
- Flowering crabapple trees have been deleted from the landscaping plan and the Western Chokecherry substituted. Three types of bushes have been added at the end of the planting list. Various items have been increased.
- The development plan shows four, screened, trash dumpsters for Condominium use. Single family units will have regular individual pick-up.
- Private road drainage has been handled by a two foot valley gutter on each side.
- A true looped 8" water line has been planned.

The final plat, development and landscaping plan and condominium perspective follow. Engineering drawings on utilities and roads, protective covenants and Association documents have been submitted to the planning staff.

LEGAL DESCRIPTION

Lot 19, Jaynes Subdivision, excluding the East 172.0' and the South 25' of said Lot 19.

ADJOINING LANDOWNERS

2945-011-00-002  
Henry Patterson  
2410 W. 6th  
Topeka, Kansas

2945-011-00-003  
Charles Roberts  
681 28 Road  
Grand Junction, Colo.

2945-011-00-004  
Jose Chavez  
2784 $\frac{1}{2}$  F 3/4 Road  
Grand Junction, Colo.

2945-011-00-005  
George Hubbard  
c/o Lester Kasten  
2784 F 3/4 Road  
Grand Junction, Colo.

2945-011-00-007  
Charlotte Schindel  
688 27 $\frac{1}{2}$  Road  
Grand Junction, Colo.

2945-011-00-035  
K. M. Matchett  
2844 F Road  
Grand Junction, Colo.

2945-011-00-036  
Barru Homes, Inc. and  
Discovery 76, Inc.  
519 Grand Avenue  
Grand Junction, Colo.

2945-011-00-066  
Jay Whittier  
3046 E $\frac{1}{2}$  Road  
Grand Junction, Colo.

January 30, 1979

Grand Junction Planning Commission  
Mesa County Courthouse  
Grand Junction, Colorado 81501

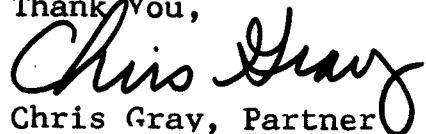
Re: Replat of Lot 15, AppleCrest Subdivision

Dear Members:

The following is an update on the developers action on staff review comments:

- Public Service has been granted easements per their request.
- Plans have been submitted to the Fire Department, existing hydrant locations have been approved as adequate.
- Concerning the water line in Apple Wood Circle: The Water has no minimum line size. We are going to install a 2" line, as shown on the water/sewer plan. The line has no fire protection taken off it. Water line will be installed on the North and East side of the street.

Thank You,



Chris Gray, Partner  
G.S. & N Partners, Developers