

Table of Contents

File 1979-0014
 Date 10/20/00

Project Name: Gunnison Avenue North – 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	e	
n	d	
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		Review Sheets			
X	X	Action Sheet			
X	X	Preliminary Plan Application			
X	X	Development Summary Form			
X	X	Letter from Thomas Logue to Ron Rish re: comments with attached letter– 3/7/79			
X	X	Letter from Del Beaver to Wallace Corn re: approval - 3/5/79			
X		Deed			
X		Utility Composite , Grading and Drainage Plan			
X	X	Site Plan * *			

REVIEW SHEET SUMMARY

FILE # 14-79

ITEM GUNNISON AVENUE NORTH - PRELIMINARY

PC MEETING DATE _____

MCC/CC MEETING DATE _____

DATE REC.	COMMENTS	
2-13-79	MOUNTAIN BELL	Utility easements and dedication satisfactory as shown.
2-15-79	CITY UTILITIES	Need to place some fire hydrants on the water line to service these proposed lots.
2-15-79	CITY POLICE	Consideration to size of streets.
2-16-79	G.J. DRAINAGE	Okay
2-16-79	CITY ENGINEER (MCKEE)	No comment.
2-16-79	CITY ENGINEER (RISH)	<ol style="list-style-type: none"> 1. Both Gunnison and Melody should be 66' ROW's (Industrial Zone). Melody should probably be widened on the west side only. 2. Gunnison should be improved thru to Melody to full street standards (Collector or local in industrial area). 3. Power of attorney for curb, gutter and sidewalk should be obtained for Melody frontage. 4. What is proposed for drainage outlet to west (to 28½ Road) until Gunnison is improved to 28½ Road? 5. Development on this reach of Gunnison may create need to revoke permit for Gunnison west of this subdivision and street improvement on Gunnison to 28½ Rd.
2-16-79	PUBLIC SERVICE	<p>Gas: no objection. Electric: Will require the following additional easements:</p> <ul style="list-style-type: none"> The north 10 feet of lot 1. The west 10 feet of lot 1. The north 10 feet of lot 2. The west 10 feet of lot 2.
2-22-79	CITY FIRE	Water to this area is 6" (City Water) - flows currently available may not be adequate for industrial development. Submit plan of water system improvements and hydrant locations for approval.
COMPREHENSIVE PLANNER	No comment.	
DESIGN & DEVELOPMENT PLANNER	Recommend approval based on staff and review comments.	
GJPC	<p>FLAGER/GRAHAM/PASSED 6-0/A MOTION TO RECOMMEND APPROVAL OF THE NORTH SUBDIVISION TO THE CITY COUNCIL, SUBJECT TO STAFF AND REVIEW COMMENTS, SUBJECT TO ADDITIONAL RIGHT OF WAY ALONG MELODY, SUBJECT TO ACQUIRING POWER OF ATTORNEY FOR RIGHT OF WAY FOR GUNNISON AND MELODY, AND SUBJECT TO SPECIFICALLY ADDRESSING DRAINAGE.</p>	

City
County
Development
Department

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

March 5, 1979

Wallace Corn
P.O. Box 1240
Grand Junction, Colorado 81501

Re: File #14-79 & 15-79

Dear Mr. Corn,

The item referenced above was approved by the Grand Junction Planning Commission on February 27, 1979. This item will be heard before the Grand Junction City Council on March 21, 1979.

Conditions, restrictions or special requirements placed on these approvals are as follows:

Gunnison Avenue North:

1. Need R.O.W. dedication on Melody.
2. No construction of Gunnison is necessary.
3. Power of Attorney for Melody and Gunnison.

Gunnison Avenue South:

1. No frontage road at this time.
2. R.O.W. should be gotten for the frontage road.
3. Power of Attorney for Gunnison and frontage road.

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

Yours truly,


Del Beaver
Senior Planner
Design/Development

cc: Paragon Engineering

DB/kms

STATE DEPARTMENT OF HIGHWAYS

JACK KINSTLINGER

EXECUTIVE DIRECTOR

DIVISION OF HIGHWAYS
E. N. HAASE
CHIEF ENGINEER



DISTRICT 3
R. A. PROSENCE
DISTRICT ENGINEER

STATE OF COLORADO
P.O. BOX 2107-606 SO. 9TH ST. • GRAND JUNCTION, COLO. 81501 • (303) 242-2862

March 6, 1979

Mr. Jerry Fossenier
CBW Builders
P. O. Box 2163
Grand Junction, CO 81501

Dear Mr. Fossenier:

This letter will serve to reaffirm our conversation during the on-site review of traffic accessibility of the three subdivisions on SH 70-B near 28½ Road.

We agree the frontage road at the "D & W" subdivision should be extended to the west to the "Doxol" driveway. This would provide a choice of routes for motorists to and from the area as opposed to concentrating traffic flows to the 28½ Road intersection.

Conversely, we do not feel there is a need for construction of a frontage road at the "Gunnison Avenue - South" subdivision as the access to the property is properly served by the existing access points. Any future applications for additional access points will probably necessitate the construction of a frontage road.

As for the area south of SG 70-B and west of Indian Wash, the present median break at the Bookcliff Mobile Home Dealer could serve as access to both Tract A and Tract B if an agreement could be worked out by both land owners. Frontage roads may or may not be desirable depending on the character, type, and density of future businesses that will use the two parcels of property. We would prefer to reserve our comments on this area until an outline development plan can be reviewed.

Very truly yours,

R. A. PROSENCE
DISTRICT ENGINEER

BY


DAVID B. CAMPBELL

DISTRICT SAFETY & TRAFFIC ENGINEER

DEC:lmw
CC: Prosence-Leonard
Bradbury
file



PARAGON ENGINEERING, INC.

P O Box 2872

Grand Junction, Colorado 81501

(303) 243-8966

March 7, 1979

Ron Rish
City Engineering
250 N. 5th
Grand Junction, CO. 81501

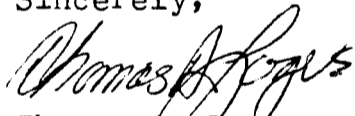
Dear Mr. Rish:

The developers of Gunnison Ave. North & South Subdivisions have requested us to respond to your preliminary plan review comments. Their responses are as follows:

1. They feel that 60' road r.o.w. is adequate for Gunnison Ave.
2. Additional 30' road r.o.w. measured from the Section line will be provided for Melody Lane.
3. Developers are willing to provide power of attorney for Gunnison Ave. and Melody Lane with the following stipulation: That the power of attorney will not be effective until further resubdivision or sale requiring further access of all lots within Gunnison Ave. North and Gunnison Ave. South Subdivisions.
4. Existing 18" drain line is located in Gunnison Ave. and drains toward the east from Melody Lane. Details of this drain will follow with final plan submittal.
5. In regards to your frontage road comment, see the attached Colorado Department of Highways letter.

Should you have any questions or comments regarding this matter, please feel free to contact our office.

Sincerely,



Thomas A. Logue

TAL/kk

encl.