

# Table of Contents

File 1979-0030  
Date 10/27/00

Project Name: West Grand Subdivision

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>
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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>
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		<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	Action Sheet	X	X	Final Plan
X	X	Review Summary			
X		Final Plat Application			
X		Letter from Sue Drissel to Norman Reid and Howard Reid re: approval of item – 3/28/80			
X	X	Power of Attorney - ** - 3/25/80 Planning Commission Minutes			
X	X	Action Sheet	-		
X	X	Review Sheet Summary			
X	X	Memo to Conni McDonough to Ron Rish			
X		Minor Subdivision Application			
X		Development Summary Form			
X	X	Letter from Del Beaver to Karl Metzner re: review comments – 2/28/80			
X		Record of Final Plat Recording			
X		Certification of Plat			
X		Utility Composite Grading & Drainage Plan			

Acres 1.3  
Units N/A  
Density N/A

ACTION SHEET

File # 30-29  
Zone I-1  
Tax Area Code \_\_\_\_\_

Activity West Grand Subdivision (Minor)

Phase Final Date Neighbors Notified N/A

Date Submitted 30 Mar 79 Date CIC/MCC Legal Ad 16 May 79

Date Mailed Out \_\_\_\_\_ PC Hearing Date 24 April 79

Review Agencies \_\_\_\_\_ Review Period - Return By 10 days

- 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 G.J.
  - \_\_\_\_\_ IRRIGATION \_\_\_\_\_
  - DRAINAGE G.J.
  - \_\_\_\_\_ WATER (UTE, CLIFTON) \_\_\_\_\_
  - \_\_\_\_\_ SEWER \_\_\_\_\_
  - CITY ENGINEER UTILITIES Rish
  - \_\_\_\_\_ MACK, LOMA, MESA, COLLBRAN
  - \_\_\_\_\_ FRUITA, PALISADE
  - D & R.G.W. R.R.
  - City Utilities - Jensen
  - P.D. - Ed Vandertook

<u>Board</u>	<u>Date</u>	<u>Comments</u>

Common Location S.E. CORNER West GRAND Ave & Hoersch St.

Staff Comments

R.O.W. Req'd for West GRAND  
to R.R. R.O.W.  
No utilities composite

See-56-78 REQUESTED  
Road Use, Hoersch St

Original Documents

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

Acres 1.25  
Units 2 lots  
Density N/A

ACTION SHEET

File # 30-79  
Zone I-1  
Tax Area Code \_\_\_\_\_

Activity West Grand Sub.

Phase FINAL

Date Submitted 3 MARCH

Date Mailed Out \_\_\_\_\_

Date <sup>Pet</sup> Neighbors Notified 3-17-80

Date CIC/MCC Legal Ad \_\_\_\_\_

PC Hearing Date 25 MARCH 80

Review Agencies 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 Grand Junction
- \_\_\_\_ WATER (UTE, CLIFTON)
- \_\_\_\_ SEWER
- CITY ENGINEER TRAUSE
- \_\_\_\_ MACK, LOMA, MESA, COLLBRAN
- \_\_\_\_ FRUITA, PALISADE
- P.D. Ed Vandertack
- ENERGY OFFICES
- Jim Patterson
- MAPPING
- Ave

Board	Date	Comments
GUPC	3-25-80	TEL REP of SUBD. SUBJECT to Staff Comments and getting requirements in writing before time of CITY COUNCIL
CIC	4-2-80	Rep.

Common Location S.E CORNER of WEST GRAND Ave & Hoersch Street.

Staff Comments  
Legal OK

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

# WEST GRAND SUBDIVISION

DEDICATION

**KNOW ALL MEN BY THESE PRESENTS:**

That the undersigned Norman Reid and Howard Reid are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and the NW 1/4 SE 1/4 of Section 15, T.1 S., R.1 W. of the Ute Meridian as shown on the accompanying plat thereof, said real property being more particularly described as follows:

Commencing at the SE Corner of the NW 1/4 SE 1/4 of said Section 15; Thence North 700.65 feet; Thence East 798.5 feet; Thence N 00° 00' 00" E 116.00 feet to a northwesterly right of way of Colorado Highway 340 and the TRUE POINT OF BEGINNING; Thence continuing N 00° 00' 00" E 498.95 feet to a point on the southwesterly right of way of Denver and Rio Grande Western Railroad; Thence S 31° 29' 08" E along said southwesterly right of way of the Denver and Rio Grande Western Railroad a distance of 425.26 feet to the northwesterly right of way of Colorado Highway 340; Thence along said northwesterly right of way of Colorado Highway 340 by the following two (2) courses and distances: (1) S 63° 20' 10" W 72.30 feet; (2) S 56° 36' 00" W 188.65 feet to the TRUE POINT OF BEGINNING, containing 1.254 acres.

That said owners have caused the said real property to be laid out and surveyed as West Grand Subdivision, a subdivision of a part of the City of Grand Junction, Co. State of Colorado.

That said owners do hereby dedicate and set apart all of the streets as shown on the accompanying plat to the use of the public forever and dedicate to the Public 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 lines, poles and cables, storm and sanitary sewer lines, gas lines, irrigation and drainage, with right of ingress and egress to and from the above described utility easements.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1979.

Norman Reid \_\_\_\_\_

Howard Reid \_\_\_\_\_

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1979 by Norman Reid and Howard Reid. My commission expires: \_\_\_\_\_  
Witness my hand and official seal.

Notary Public

CITY APPROVAL

This plat of West Grand 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., 1979.

City Manager \_\_\_\_\_

President of Council \_\_\_\_\_

Director of Development \_\_\_\_\_

Chairman, Grand Junction Planning Commission \_\_\_\_\_

Grand Junction \_\_\_\_\_

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M. this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1979 and is duly recorded in Plat Page \_\_\_\_\_.

Fees: \$ \_\_\_\_\_

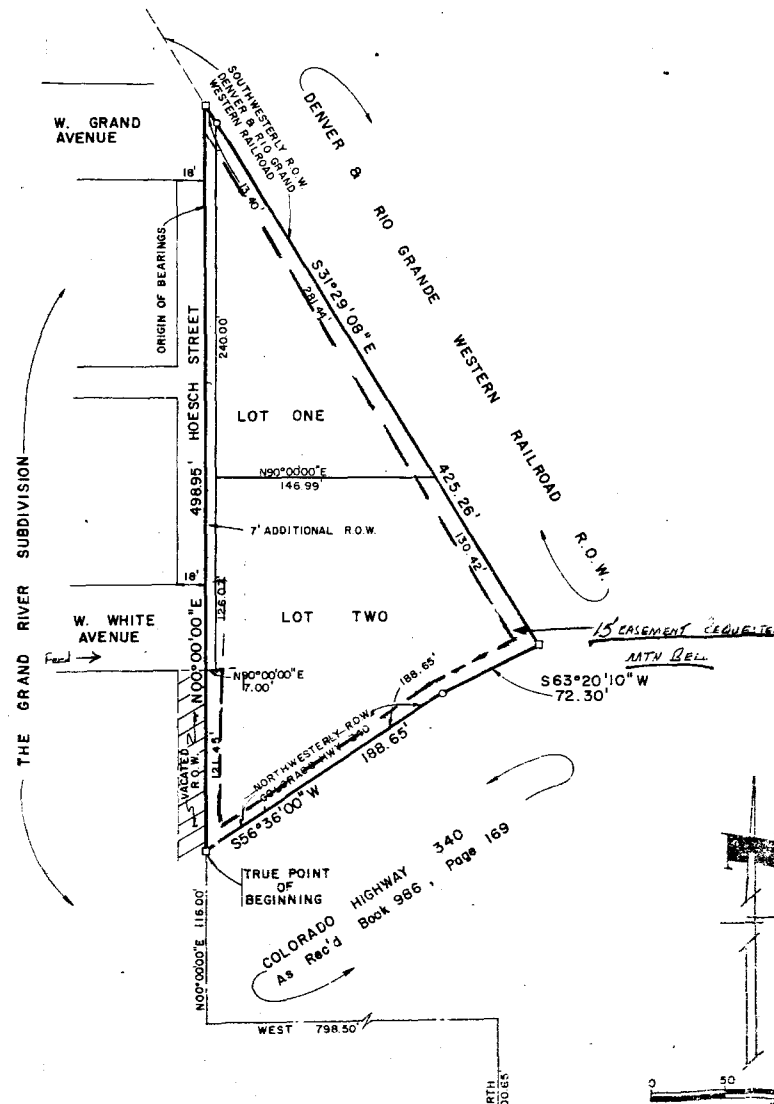
Clerk and Recorder \_\_\_\_\_

Deputy \_\_\_\_\_

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of West Grand 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.  
Registered Land Surveyor  
Colorado Registration No. 9460



AREA QUANTITIES	
Total in Lots	1.194 Ac. or 95.22 %
Total in R.O.W	0.060 Ac. or 4.78 %
Total Acres	1.254 Ac. or 100.00 %
Total No. Lots	2 Lots

LEGEND

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

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

CITY

REVIEW SHEET SUMMARY

FILE# 30-79

ITEM WEST GRAND SUBDIVISION - FINAL

DATE SENT TO REVIEW DEPT. 3-5-80

DATE DUE 3-17-80

PETITIONER NORMAN AND HOWARD REID % JOHN KIRKHAM

LOCATION SE corner of West Grand Avenue and Hoesch Street

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3-11-80	MAPPING	No objection.
3-11-80	CITY ENGINEER	The petitioner has constructed the steel posts for a fence in the Hoesch Street right of way. I have been asking the Development Department for some time now to have these steel posts removed. How will these lots be served with sewer and water? (No drawings included with the submittal). Hoesch Street is currently a gravel street. Street improvements or power of attorney should be provided. (POA prior to recording plat.) What improvements are proposed on the 25 ft. right of way? (The drawings show nothing). THIS SUBMITTAL IS INCOMPLETE.
3-14-80	PUBLIC SERVICE	Gas: no objections. Electric: request a 10 foot wide front lot utility easement as requested per preliminary review.
3-14-80	CITY UTILITIES	It does not appear that Hoesch Street exists. A row of fence posts with a camper trailer parked on ones side and parking for Reid Plumbing on the other side prevents any traffic movement. How will water and sewer service be provided?
3-14-80	CITY FIRE	Existing hydrants at W. White and W. Grand at West Street should provide adequate water for fire fighting purposes providing this is to be single family dwellings. If not, water supply in this area is inadequate.
3-14-80	MTN. BELL	Require easements as shown in red on plat.
3-14-80	TRANS. ENG.	No comment.
3-14-80	GJ DRAINAGE	Okay.

DESIGN & DEVELOPMENT PLANNER

Question whether 25'ROW on Hoesch Street will be adequate

STAFF RECOMMENDATION

1. Water supply for fire protection is inadequate (City Fire)
  2. Incomplete utilities information (City Engineer & City Utilities)
  3. Question ROW on Hoesch (City Engineer, Utilities) and require street improvements or POA
  4. Street posts in Hoesch St. ROW should be removed. Contrary to City Engineers comments, it is not the Development Departments's responsibility to remove posts in the ROW
- Recommend tabling until utilities ROW and water supply comments are resolved as addressed.

3-25-80 RIDER/FLAGER PASSED A 4-0 MOTION TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE SUBDIVISION, SUBJECT TO THE STAFF RECOMMENDATIONS, MAKING SURE THAT THE POSTS ARE TAKEN OUT AND THAT ALL REQUIREMENTS ARE SATISFIED BEFORE THE CITY COUNCIL MEETING.

REVIEW SHEET SUMMARY

FILE # 30-79

DATE SENT TO REVIEW AGENCIES 3/30/79

ITEM WEST GRAND SUBDIVISION (Minor) Final

DATE DUE 4/10/79

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

HCC/OC MEETING DATE \_\_\_\_\_

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4-16-79	POLICE DEPT.-VANDERTOOK	No comment
4-17-79	CITY FIRE	More information is needed showing location of proposed hydrant locations (max. spacing 300' apart) and water line sizes (min. dia. 8"). Water in area must meet fire requirements for buildings to be built.
4-16-79	CITY UTILITIES-JENSEN	No utilities shown or addressed.
4-16-79	CITY ENGINEER-RISH	1) For developed light-industrial property, 66' right of way with City standard street improvements is appropriate. These lots are odd-shaped and I am not sure what another 33 ft. of right of way would do to them. In any case, Power of attorney or other agreement for full-street improvements is appropriate. 2) Consider no on-street parking. Therefore reduce pavement width by 17 ft. so 40 ft. of right of way may suffice. 3) I observed a fence being constructed down the middle of Hoesch Street??
4-23-79	STATE HIGHWAY	No direct access will be provided to Highway 340. Access to the subdivision would be through the existing intersection at West Street.
4-23-79	PUBLIC SERVICE	Electric: requests 10' wide front lot easement adjacent to Hoesch. Gas: no objections.
4-30-79	MOUNTAIN BELL	Require a fifteen foot utility easement along west side of lots one and two.
DEVELOPMENT PLANNER		Recommend denial due to ROW problem. NOTE: Item removed from agenda by request of Paragon Engineering.

*Kaul*

RECEIVED CITY OF GRAND JUNCTION, COLORADO  
 DEVELOPMENT DEPARTMENT MEMORANDUM

APR 17 1979

Reply Requested  
 Yes  No

Date  
 April 17, 1979

To: (From:) Conni McDonough From: (To:) Ron Rish *RRR*

Subject: Hoesch Street

This morning I checked the proposed West Grand Subdivision site and discovered a line of 7 ft. high steel posts set in concrete (apparently for a chain-link fence) down the middle of Hoesch Street. I am not clear about where the property lines are and the recent history of Hoesch Street includes two surveyors, Roger Head's investigation, and pins all over the place. I also recall a request for street vacation which was denied by City Council.

From the existing yard fences along Hoesch Street, the posts are set in a line which varies between 11 feet and 17 feet from the fences. In any case, with the new post line and vehicles which are parked on the west side of the street, the traveled (and maintained) gravel way is now blocked to vehicle access and I feel this blocking of a public street should be corrected.

cc - Gerry Ashby  
 Jim Patterson



# PARAGON ENGINEERING, INC.

P.O. Box 2872  
2784 Crossroads Blvd., Suite 104  
Grand Junction, Colorado 81501 (303) 243-8966

March 28, 1980

Karl Metzner, Senior Planner  
City-County Planning & Dev. Dept.  
559 White Ave. Room 60  
Grand Junction, CO 81501

Dear Karl:

In response to your request for a letter concerning the review comments for the proposed West Grand Subdivision, I submit the following:

1. The water supply will be upgraded in the area through a joint effort between the petitioners and the city to create a looped system from West Street along West White Avenue to Hoesch Street, then north to the 6" water line in the West Grand Avenue right-of-way.
2. See Utilities Composite print (new). The sewer will be tied into the existing sewer in the alley between West Grand and West White.
3. See new print of plat denoting a revision of the amount of land to be dedicated along Hoesch Street. The new dedication is 10 feet. This will permit a street section of (2) 2 foot curb and gutter sections plus 22 feet of paved mat. We will submit a power of attorney for the petitioners share of these improvements.
4. The fence posts will be moved. As a guarantee, I suggest proof of removal prior to the recording of the plat.

Let me know if this explanation does not suffice.

Thank you.

Sincerely,

Del A. Beaver  
Landscape Architect/Planner

DAB/lt

cc: John Kirkham  
Norman & Howard Reid

encl.