

Table of Contents

File 1979-0031
Date 10/30/00

Project Name: LittleBookcliff Subdivision

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	Action Sheet	X		Deed of Trust
X	X	Review Summary	X	X	Letter from Gordon Bruchner to Dev. Dept. re: geologic hazards – 3/30/79
X		Final Plat Application	X	X	Final Plan & Composite Utility
X	X	Memo from Ron Rish to Karl Metzner re: right-of-way	X		Preliminary Plan
X	X	Letter from Ronrish to John Elmer re: pressure-testing – 11/12/80			
X	X	Memo from Ron Rish to John Quest re: street improvement proposal- 9/17/79, 10/2/80			
X	X	Power of Attorney - **			
X		Record of Final Plat Recording			
X		Certification of Plat			
X		Final Plat Application			
X	X	Letter from Dave Flatt, First National Bank to Planning re: preliminary construction cost est. – 6/21/79			
X	X	Letter from Karl Metzner to KSSMM Inv. Re: approval of item with conditions – 4/25/79			
X		Legal Description			

Acres _____
Units _____
Density _____

ACTION SHEET

File # 31-
Zone R-3
Tax Area Code _____

Activity Little Bookcliff Subdivision

Phase Preliminary

Date Neighbors Notified N/A

Date Submitted 30 March 79

Date CIC/MCC Legal Ad _____

Date Mailed Out _____

PC Hearing Date 24 April 79

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 G.Y.
 - ____ IRRIGATION _____
 - DRAINAGE G.Y.
 - ____ WATER (UTE, CLIFTON) _____
 - ____ SEWER _____
 - CITY ENGINEER/UTILITIES Rish
 - ____ MACK, LOMA, MESA, COLLEBRAN
 - ____ FRUITA, PALISADE
 - City Utilities - Jensen
 - P.D. - Ed. Vander Took

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>G.S.P.C.</u>	<u>4-24-79</u>	<u>Rec. approval subject to staff review</u>
		<u>comments + addressing sharing of</u>
		<u>public improvements at final</u>
<u>C.C.</u>	<u>5-16-79</u>	<u>Approved - 2/3 vote</u>

Common Location East ~~West~~ of Little Bookcliff Drive, South of
Grand Valley Canal, & North of Bookcliff Ave.

Staff Comments

Storm drain location not
specified.

Original Documents

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

Acres 8.34
Units 4 lots
Density _____

ACTION SHEET

File # 31-79
Zone R-3
Tax Area Code _____

Activity Little Bookcliff Sub.
Phase FINAL

Date Neighbors Notified _____

Date Submitted 2 July 79

Date CIC/MXC Legal Ad _____

Date Mailed Out 7-3-79

PC Hearing Date 31 July 79

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 Grand Valley
 - DRAINAGE G.J.
 - _____ WATER (UTE, CLIFTON)
 - _____ SEWER
 - CITY ENGINEER/UTILITIES
 - _____ MACK, IOMA, MESA, COLLBRAN
 - _____ FRUITA, PALISADE
 - P.D. Ed VanderTook

Board	Date	Comments
<u>BJPC</u>	<u>7-31-79</u>	<u>Rel App SUB) to Staff Recommendations</u>
<u>CC</u>	<u>8-15-79</u>	<u>Approved subject to Staff comments</u>

Common Location E. of Little Bookcliff Dr. & S. of Grand Valley Canal & N. of Bookcliff 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

REVIEW SHEET SUMMARY

FILE # 31-79

DATE SENT TO REVIEW AGENCIES 3/30/79

ITEM LITTLE BOOKCLIFF SUBDIVISION-PRELIMINARY DATE DUE 4/10/79

PC MEETING DATE _____

NCC/CC MEETING DATE _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4-16-79	CITY FIRE	The line size and hydrants shown on the plat will meet spacing requirements, if when completed the system is looped. More hydrants might be needed depending on the fire flow requirements of buildings to be built.
4-16-79	CITY UTILITIES-JENSEN	No comment.
4-16-79	POLICE DEPT.-VANDERTOOK	No comment.
4-16-79	RON RISH-ENGINEERING	1) 27½ Ft. half right of way and power of attorney for full street improvements should be provided for Little Bookcliff. 2) The plat doesn't show the location of the Grand Junction Drainage District major outfall ditch and sewer which is along Little Bookcliff. It is important to know its location relative to the street. 3) Power of attorney or phased improvements agreement should be provided for the portions of Wellington Avenue and 11th Street east of their proposed temporary cul de sac. 4) 11th Street should be tied thru to Bookcliff Avenue but apparently, there is right of way lacking according to C.E. Maguire's surveyor.

DESIGN AND DEVELOPMENT PLANNER
 Recommend approval subject to review comments and addressing the drainage outfall on the utilities composite. Final plat should address phasing of public improvements.

4-24-79 GRAND JUNCTION
 PLANNING COMMISSION
 Recommend approval subject to staff/review sheet comments and addressing phasing of public improvements at final

5-16-79 COUNTY COMMISSIONERS
 Approved, subject to staff comments.

REVIEW SHEET SUMMARY

FILE # 31-79

DATE SENT TO REVIEW AGENCIES 7-3-79

ITEM: LITTLE BOOKCLIFF SUB. - FINAL

DATE DUE 7-16-79

PC MEETING DATE _____

ACC/OCC MEETING DATE _____

<u>DATE RDC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7-10-79	CITY FIRE	Approved as shown on utility composite
7-10-79	CITY UTILITIES	Water and sewer mains should be constructed to a point beyond the improved portions of Wellington Ave. a <u>manhole</u> should be provided at the temporary end of the sewer line.
7-10-79	MOUNTAIN BELL	No changes or comments
7-18-79	CITY ENGINEER (RISH)	1) It appears like they plan to phase the street improvements. When will the rest of the street improvements be provided? 2) Apparently a right of way (and perhaps also a physical) constraint exists on 11th Street at Bookcliff Avenue. 11th Street should be connected to Bookcliff and if this is not made possible, a serious deficiency in the street system to serve this subdivision will exist. 3) Should not Little Bookcliff be dedicated to 27½ ft. half right of way to be consistent with adjacent streets and City Stds? 4) A 20 ft. radius should be provided in the right of way at the corner of Little Bookcliff and Wellington. 5) Is the Grand Junction Drain in the Little Bookcliff right of way? If necessary, a drainage easement should be provided for this extremely significant drainway. 6) Please remind the engineer that detailed plans must be approved by the City Engineer prior to the construction of any public works.
7-18-79	POLICE DEPT. (VANDERTOOG)	Okay
7-18-79	PUBLIC SERVICE	No objections.

DESIGN & DEVELOPMENT PLANNER

Recommend approval of final plan subject to review sheet comments.

GJPC 7-31-79

FLAGGER/RIDER/PASSED 6-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL SUBJECT TO STAFF RECOMMENDATIONS.

C-E Maguire, Inc.
Combustion Engineering, Inc.
760 Horizon Drive
Grand Junction, Colorado 81501

Tel. 303/243-7569

Receipt #
09754



Architects • Engineers • Planners

March 30, 1979

City-County Development Department
Court House Annex
5th & Rood
Grand Junction, Colorado 81501

SUBJECT: Little Bookcliff Subdivision - 782ARC0240

Gentlemen:

A detailed subsurface soils investigation on the above captioned project has been submitted. This letter will consider what, if any, geologic hazards exist on the site of the proposed project.

There are no geologic hazards associated with steep terrain on or near this site. The report does identify the location of the water table and soil conditions and makes specific recommendations concerning construction.

Due to the high sulfate content of the soils, non-metallic pipe materials are recommended for water and sewer line construction. These subsurface soils are wet and soft at the depth these lines will be installed over much of the area. This will result in some what high construction cost since pipe bedding materials will be required to stabilize the bottom of the trench.

There are no significant geologic hazards on this site except the limitations of the soils. Proper design of building foundations and drainage can overcome this condition.

Respectfully submitted,

C-E MAGUIRE, INC.

Gordon W. Bruchner
jb

Gordon W. Bruchner, Professional Geologist

GWB:jb

City
County
Development
Department

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

April 25, 1979

KSSSMM Investments
735 Bookcliff Avenue
Grand Junction, CO 81501

Re: File #31-79

Gentlemen:

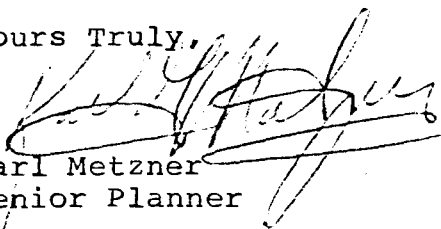
The item referenced above was approved by the Grand Junction Planning Commission on April 24, 1979. This item will be heard before the Grand Junction City Council on May 16, 1979.

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

Recommend approval subject to staff/review comments and addressing phase of public improvements at final.

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

Yours Truly,


Karl Metzner
Senior Planner

KM/nh

First National Bank-North

in Grand Junction

June 21, 1979

Planning Department
City of Grand Junction

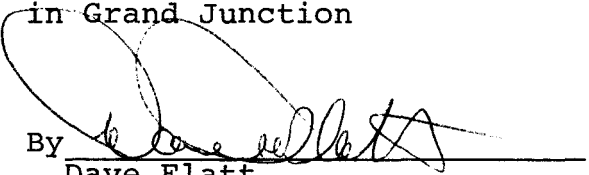
Re: Little Bookcliff Subdivision

Gentlemen:

First National Bank-North has committed to loan Doctors Kempers, Munro, Shanks, Shenkel, Smith and Mohler, who are the owners of the land to be subdivided into the Little Bookcliff Subdivision, \$36,500 for their use in making improvements to the subdivision. The improvements are listed on the attached schedule for Phase I of the project.

This loan is unsupervised; however, if you notify us that such improvements have not been timely completed, First National Bank-North agrees to deliver any funds not yet disbursed under such loan, to the City of Grand Junction for completion of such improvements.

First National Bank-North
in Grand Junction

By 
Dave Flatt
Executive Vice President

DF/dp

OFFICE COPY



LITTLE BOOKCLIFF SUBDIVISION

78 2 ARC 0240

PRELIMINARY CONSTRUCTION COST ESTIMATE

June 14, 1979

First Phase (extending East from Little Bookcliff and terminating at temporary cul-de-sac)

8" San. Sewer	260 LF	\$9.00/LF	\$ 2,340.00
Manhole	1 ea.	800.00	800.00
8" Water	340 LF	9.40	3,196.00
8" Gate Valves -	2 ea.	600.00	1,200.00
Fire Hydrant	1 ea.	1,400.00	1,400.00
2" Service Lines	55 LF	4.25	234.00
2" Gate Valves	2 ea.	300.00	600.00
Street, Sidewalk, Curb and Gutter	340 LF	5,332.00	18,129.00
Utility Co. Deposits	LS		4,000.00
Subtotal			\$31,890.00
Contingency	10%		3,189.00
Inflation	1% Per Mo. for 4 Months		1,403.00
TOTAL			\$36,482.00



Little - B.C.
Sub



31-79

City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

September 17, 1979

Mr. John Quest
ARIX
760 Horizon Drive
Grand Junction, CO 81501

Dear John:

Re: Little Bookcliff Subdivision Street Improvement Proposal

As requested, I have reviewed your proposal as submitted September 14, 1979, for cul-de-sacing Little Bookcliff approximately 340 feet northeast of Wellington Avenue.

I feel the proposal is reasonable and if the following conditions are met, I support the concept including vacation of the northeasterly end of Little Bookcliff.

1. All lots and properties with existing public access from Little Bookcliff must be served (ie the cul-de-sac extends far enough northeast).
2. Detailed engineering drawings and pavement design will be submitted for my review and approval prior to construction.
3. The existing Grand Junction Drainage District drainway will be piped under the street and an easement will be granted for the remaining ditch section from the Grand Valley Canal.
4. A 6 foot wide public right of way will extend from the cul-de-sac to the existing footbridge over the Grand Valley Canal. As part of the street improvements, a paved 4 foot wide pedestrian way will be constructed on the 6 foot right of way from the footbridge.
5. Easements will be granted for any utilities in the existing right of way to be vacated.
6. All required underground utility lines should be installed prior to constructing the street.
7. All the improvements, including the pedestrian way, will be constructed at one time and at no cost to the City of Grand Junction.

If the above conditions are acceptable to all property owners involved, please consider the concept approved by this office. The Development Department should be contacted concerning a petition to vacate a portion of the street. City Engineering is available on request to physically locate in the field where we recommend the pedestrian way be located or we would be glad to review a location recommended by you. Thanks for your efforts to coordinate the physical planning in this neighborhood and if I can be of further assistance please call me.

Very truly yours,

Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Stan Anderson
Karl Metzner ✓
Jim Patterson

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested

Yes No

31-79

Date

October 15, 1979

To: (From:) Karl Metzner

From: (To:)

Ron Rish

RRR

Subject: Little Bookcliff Subdivision

File

city

This morning as discussed with you, I signed the plat for the above and have noted that only 14.46 ft. of right of way is dedicated for the south 150 ft. of 11th Street. This will leave the City with an unresolved issue in the future when 11th Street is improved.

I understand that 27.50 ft. is being dedicated on the east side of 11th Street from another project (GJHA) which would result in 41.96 ft. of width for the 150 ft. reach. It is possible to fit two lanes with curb, gutter and sidewalk on 41.96 ft. but this width will be offset 13.04 ft. on the west edge from the standard right of way being dedicated to the north.

The street will have to therefore be jogged and/or additional right of way acquired from the property on the northwest corner of 11th St. and Bookcliff Avenue.

cc - Jim Patterson
File

C. Neal Carpenter,
President
N. Kent Baker
Eugene R. Brauer
Gordon W. Bruchner
Patrick C. Dwyer
Robert J. Shreve
Dale J. Steichen
Robert D. Thomas
Gary R. Windolph

ARIX

A Professional Corporation

Engineers Architects Planners

760 Horizon Drive
Grand Junction, Colorado 81501
303 243 7569

September 22, 1980

Mr. Ron Rish
City Engineer
City of Grand Junction
250 North 5th Street
Grand Junction, Colorado 81501

SUBJECT: Little Bookcliff Street Improvements

Dear Ron,

I have enclosed the plan sheet for the proposed improvements on Little Bookcliff north of Wellington.

At this time we want to construct new improvements in the City R.O.W. up to the property line between Lots 1 and 2 of Little Bookcliff Sub-division. The temporary gravel cul-de-sac shown on the plan sheets won't be constructed. We feel that the cul-de-sac isn't needed because the parking lot to the west can be used for a turnaround for fire fighting equipment.

All improvements will have to meet the specifications of 1980 Street I.D. - Phase B. We have talked to Elam about their doing these improvements as they work on 11th and Wellington.

The area between the end of the pavement and the beginning of the ditch will be graded so that the existing manhole and valve box can be set at the correct elevation.

No improvements will be made until you have accepted the water and sewer improvements.

The owners of the land adjacent to the Little Bookcliff R.O.W. are still not sure how they plan to improve the R.O.W. north of the designed street improvements. Whatever portion of R.O.W. they do vacate, they plan to adhere to the conditions of your September 17, 1979, letter. There is still a good possibility the road will be extended further north than what we have designed.

Please contact me if we have failed to address any of the City's requirements for developing in this area.

Respectfully,

ARIX, A Professional Corporation

A handwritten signature in black ink, appearing to read "John Elmer". The signature is fluid and cursive, with the first name "John" being more prominent than the last name "Elmer".

John Elmer
Project Engineer

JEE:psw

Enclosure



City of Grand Junction, Colorado 81501

250 North Fifth St. 303 243-2633

October 2, 1980

Mr. John Elmer
ARIX
760 Horizon Drive
Grand Junction, CO 81501

Dear John:

Re: Little Bookcliff Avenue-North from Wellington Avenue

As requested, I have reviewed the detailed construction plan for proposed street improvements to the above as submitted September 22, 1980, and have the following comments.

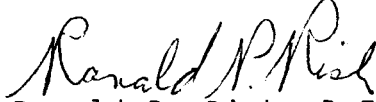
1. Your letter states that the cul-de-sac shown on the plan is not proposed for construction. I am by copy of this letter referring this matter to Mr. Wes Painter of the Fire Department. If the decision is to not construct the temporary cul-de-sac, the plan should be revised to show what is actually proposed for construction.
2. If any piping and/or ditch construction is needed in the drain, you should obtain prior approval of Grand Junction Drainage District.
3. I take no exception to any other details shown on the plan.
4. I concur with the intent of the property owners to maintain options at this time concerning how and where the north end of Little Bookcliff will terminate.

It is assumed as stated in your letter that all requirements of my September 17, 1979, letter will be met if any portion of Little Bookcliff is to be vacated. Since the City has a Power of Attorney for street improvements adjacent to Lot 1, our options are also maintained at this time. I support improving at least a portion of Little Bookcliff at this time even though the final disposition of the remaining portion of the street is unknown.

5. Your letter mentions that no improvements will be made until the City has accepted the recently constructed water and sewer improvements. I take this opportunity to remind you that the contractor for ST 80 ID is on the site working and unless the waterlines are pressure-tested and the identified physical deficiencies in the sanitary sewer are corrected soon, the street construction on Wellington and 11th Avenue may be delayed. This would be very unfortunate considering the lateness in the season and potential for inclement weather. Please continue to give this matter your attention.
6. A professional engineer's stamp and signature should be on the plan.

When the above comments have been addressed, submit a revised plan and/or explanatory letter and consider the plans approved by this office for construction.

Very truly yours,


Ronald P. Rish, P.E.
City Engineer

RPR/hm

Encl. 9-22-80 letter

cc - Wes Painter
Bob Bright ✓
Jim Patterson
Jim Taylor

#31-79



City of Grand Junction, Colorado 81501
240 North Park St., 303 243-2633

November 12, 1980

Mr. John Elmer
ARIX
760 Horizon Drive
Grand Junction, CO 81501

Dear John:

RE: Little Bookcliff Subdivision - Waterlines

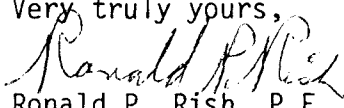
As requested, City staff recently observed pressure-testing of the public water mains in the above. After the testing and re-testing conducted by you and/or the contractor with City staff observing, it is the opinion of all, that pressure is being lost through the valves at each end of the system. The system did not pass the required pressure test.

Since no leaks have appeared and since isolation of the system would require cutting the mains ahead of the valves with resulting clamping after testing, I took this matter to the Utilities Director. It is our opinion and decision that further testing with resultant clamps on the mains is not advisable.

We recently received as-built drawings for the water mains.

Therefore, the public water main system is hereby accepted by the City and we are now responsible for the operation and maintenance of that system.

As discussed with you recently, the subdivision developer is responsible for any failures of the system attributable to workmanship or materials for a period of two (2) years from this date of City acceptance of the system. It is understood the Utilities Director will make the final determination as to the cause of any failure of the system and his decision shall be final and binding. If no written exception to the above is received within 30 days, it is assumed the subdivision developer, your client, accepts these terms. Please so advise him.

Very truly yours,

Ronald P. Rish, P.E.
City Engineer

cc: Bob Bright ✓
Mac McGregor
Jim Patterson
Ralph Sterry
Jim Taylor