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File 1979-0039
Date 11/1/00

Project Name: Colorado West Dev. Park -Replat

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)
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>		
X	X	Action Sheet
X	X	Review Summary
X		Minor Subdivision Application
X		Deed
X		Fire Flow Survey
X	X	Certification of Plat
X	X	Letter from Lori Hill to CBW Builders, Inc. re: approval of the item – 5/30/79
X	X	Memo from Coni McDonough to Jim Wysocki – 4/24/79
		Letter from Jerome Fossenier, CBW Builders, Inc. to City of Grand Junction re: replat never filed – 4/24/79
X	X	Memo from Conni McDonough to Ron Rish – 4/24/79
X		Roadway Plan, Profiles and Details
X		Replat Map <i>TO BE SCANNED</i>

Acres _____
Units _____
Density _____

ACTION SHEET

File # 39-79
Zone I-2
Tax Area Code _____

Activity Replat Lot 3, Colorado West Development Park

Phase Minor Sub - final Date Neighbors Notified DA

Date Submitted 5-1-79 Date CIC/MCC Legal Ad _____

Date Mailed Out 5-4-79 PC Hearing Date 5-29-79

Review Agencies 10 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 LW
- WATER (UTE, CLIFTON)
- SEWER
- CITY ENGINEER/UTILITIES Rish
- MACK, LOMA, MESA, COLLBRAN
- FRUITA, PALISADE
- City Utilities - Jensen
- P.D. Ed VanderToop

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GPC</u>	<u>5-29-79</u>	<u>we app sub to staff + review comments</u>
	<u>5-3-79</u>	<u>we app sub to staff + review</u>

Common Location West side of 15th St
lot 3, Colo. West Development Park ^{Approx} 350' North of
Winters 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 # 39-79

DATE SENT TO REVIEW AGENCIES 5/7/79

ITEM Replat of Lot 3, Colorado West
Development Park (Minor)-Final

DATE DUE 5-18-79

PC MEETING DATE _____

MCC/CC MEETING DATE _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
5-11-79	COUNTY SURVEYOR	looks okay except for easement clarification.
5-16-79	CITY UTILITIES	Need water main in 4th Ave. See review sheet from Fire Department.
5-16-79	CITY FIRE	No water plans for fire protection were submitted with this review sheet.
5-16-79	GRAND JUNCTION DRAINAGE	O.K.
5-22-79	MOUNTAIN BELL	Utility easements and dedication are satisfactory
5-23-79	PUBLIC SERVICE	Gas: No objections Electric: No objections, except for possible conflict with existing electric transmission easement and new 20' Railway Easement shown. Review sent to P.S. Co. Transmission Dept. for their comments. PSCo WILL NOT PERMIT RAILWAY EASEMENT TO OVERLAP TRANSMISSION EASEMENT.
	ADDENDUM (5/25/79)	

GJPC 5-29-79

MIKESELL/RIDER/PASSED 6-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, SUBJECT TO STAFF AND REVIEW SHEET COMMENTS.

CITY COUNCIL 6-6-79

MOVED BY COUNCILMAN JOHNSON AND SECONDED BY COUNCILMAN HOLLINGSWORTH THAT THE ITEM BE APPROVED.

City
County
Development
Department

CITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 8 501
225 WHITE AVE—ROOM 60—DIAL (303) 243-5200 EXT. 343

M E M O R A N D U M

TO: Jim Wysocki, City Manager *OW*
FROM: Conni McDonough, Director
SUBJECT: Construction of roadway and replatting of
Lot 3 of Colorado West Development Park
DATE: April 24, 1979

Attached please find a copy of the memo to Ron Rish and a copy of the request and letter of understanding from Jerry Fossenier. Having read those gives you an understanding of the sequence of events in this particular case.

Given adopted regulations that require replat process, given directive from the Council to not proceed in advance to the full compliance with the adopted regulations, given our position that we feel that the important things that need to be considered and addressed and approvals that need to be obtained can be accomplished without a final plat review process and procedure, I request that you make the decision concerning the request of C.B.W. Builders in their attached letter.

Gerry Ashby has agreed with Don Warner, Development Department staff, that we could proceed and accomodate the request. I have discussed with Jerry Fossenier the possibility of them submitting their replat within the next few days and that it would be scheduled for the May 29 hearing of the City Planning Commission and that we could pre-advertise for a City Council hearing on June 6th. He is considering their ability to delay their contracts of agreement with two clients at this time.

cc: File

C.B.W. BUILDERS, INC.

BOX 2163

GRAND JUNCTION, COLO. 81501.

242-3517

April 24, 1979

Development Department,
City of Grand Junction,
Grand Junction, Colorado, 81501
Attention: Ms. Connie McDonough, Director

Re: Lot 3, Colorado West Development Park

Dear Ms. McDonough,

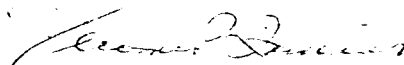
A replat for Lot 3, Colorado West Development Park was submitted and approved last year by Planning Commission and City Council. This replat was never filed and recorded due to marketing considerations.

During the past few weeks we have contracted for sale, two parcels of the property which necessitates the construction of Fourth Avenue which is located and designed to match a portion of street requirements in last year's replat proposal. The remainder of the property remains in two parcels. Following discussion with your office, it was determined that the only requirement was for an update of review comments by entities affected and the street would be dedicated on a metes and bounds description and constructed according to specifications previously approved.

Potentially, the total property would be divided into 4 parcels and it seems that perhaps replatting should now be required, but a time problem exists. Based on our previous discussion, we have entered into sales contracts for two parcels scheduled to close May 6th and June 6th of this year. Commitments in the sale require that we furnish street improvements and utilities as previously specified. If your office and other City departments including Engineering, Fire and Utilities will cooperate to expedite our present commitments, we agree to have the property platted to fit property descriptions as recorded in our transactions. The platting process is expected to begin in June of this year.

Yours very truly,

C.B.W. Builders, Inc.



Jerome P. Fossenier, Vice President

City
County
Development
Department

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

M E M O R A N D U M

TO: Ron Rish, Public Works Engineer
 FROM: Conni McDonough, Development Director *Conni*
 SUBJECT: Dedication of public right-of-way and construction of a road into Lot 3 of Colorado West Development Park
 DATE: April 24, 1979

Jerry Fossenier approached my office and inquired as to whether there would be a problem to proceed with the construction of a street into Lot 3 at this time. The street being requested at that time by Jerry was one leg with a cul-de-sac at the west end of a U-street that had been approved by all reviewing agencies and the City Planning Commission and the City Council. I informed Jerry that the permit to build the street rested with the Engineering Department. I advised him to proceed to the Fire Department, the Police Department, and the Trash Collection Department and secure their comments concerning the construction of a street which they had previously approved. I asked him to bring those comments to you at the time that he approached you for his permit to proceed with construction of a part of a street previously approved.

We further discussed the owner's desire to ultimately break up Lot 3 into individual ownerships. I told him that in order to break down the lot into individual ownerships that replat would be necessary. The word replat was not clearly understood between us. In the past the Department has permitted the breaking down of lots through a meets and bounds description identified on individual deeds so long as no public right-of-way, easements, drainage ways, or provisions of service would be changed or interrupted. The interpretation intent of my use of the word replat was that a replat request would be submitted to the Department and that replat would be reviewed by agencies, presented to the City Planning Commission and City Council. The regulations adopted today about the division of lots requires the formal replat process. We are proposing in the Regulation Rewrite that the Department be permitted to

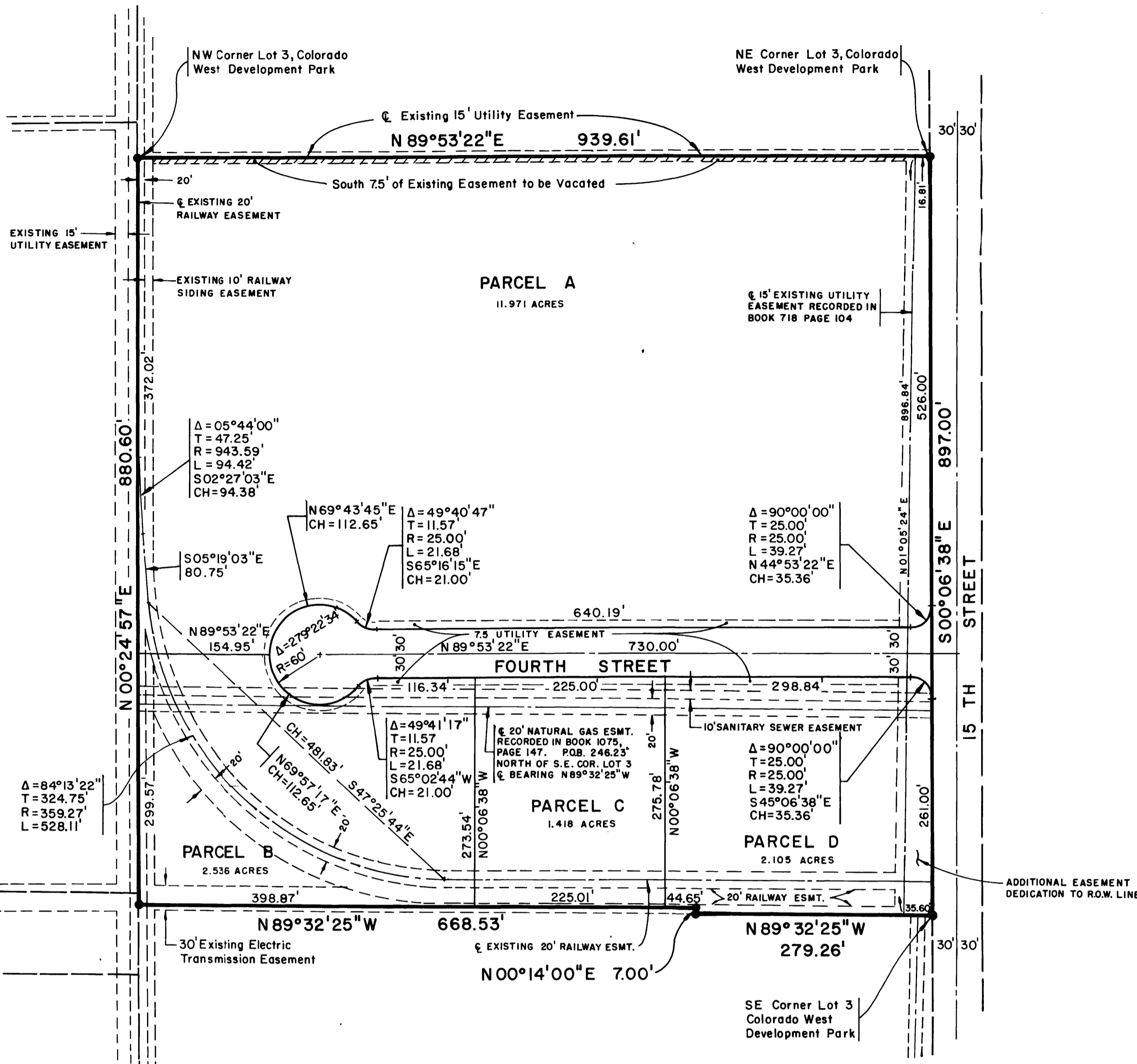
Memorandum
Ron Rish
April 24, 1979
Page Two

approve division of lots based on the above mentioned criteria. The Department would convey the desired lot breaking to the service providers and receive clearance before the Department actually approved the division. Whether or not this change will be adopted is not yet known. The Department position is only that there are ways of achieving what is important in some instances without imposing the time frame of a final plat review and process procedure on every instance.

My apologies for not sending this memo to you at the time for your understanding and clarification of the sequence of events. I will, in the future, convey to you the Department's view as the private sector works with both your Department and mine on any project.

cc: Jim Wysocki, City Manager
File

REPLAT OF LOT 3, COLORADO WEST DEVELOPMENT PARK



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned C.B.W. Builders, Inc., William E. Foster, President and Warren E. Gardner, Secretary, John G. Jebsen, Charles V. Woodard, Howard U. Motz, Warren E. Gardner and William E. Foster are the owners of that real property situated in the City of Grand Junction, State of Colorado and lying in a part of W 1/2 NW 1/4 of Section 24, T.1 S., R.1 W. of the Ute Meridian as shown on the accompanying plat thereof, said tract being more particularly described as follows:

All of Lot 3 of the Colorado West Development Park as filed in the office of the Mesa County Clerk and Recorders office in Plat Book 11, Page 108, except South 7.00 feet of the West 668.53 feet of said Lot 3, The above contains 19.223 acres.

That said owners have caused the said real property to be laid out and surveyed as Replat of Lot 3, Colorado West Development Park, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners 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 hereby 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 and railway, with further right of ingress and egress to and from the above described utility easements.

IN WITNESS WHEREOF said owners C.B.W. Builders, Inc., William E. Foster, President and Warren E. Gardner, Secretary, John G. Jebsen, Charles V. Woodard, Howard U. Motz, Warren E. Gardner and William E. Foster have caused their names to be hereunto subscribed this _____ day of _____ A.D.

William E. Foster, President
C.B.W. Builders, Inc.

Warren E. Gardner, Secretary
C.B.W. Builders, Inc.

John G. Jebsen

Charles V. Woodard Howard U. Motz Warren E. Gardner William E. Foster

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 1979 by William E. Foster, President and Warren E. Gardner, Secretary of C.B.W. Builders, Inc., John G. Jebsen, Charles V. Woodard, Howard U. Motz, Warren E. Gardner and William E. Foster.

My commission expires: _____ Witness my hand and official seal.

Notary Public

CITY APPROVAL

This plat of Replat of Lot 3, Colorado West Development Park, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was accepted this _____ day of _____ A.D., 1979.

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

Director of Development _____ Grand Junction City Engineer _____

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 Book _____, Page _____.

Clerk and Recorder _____ Deputy _____ Fees: \$ _____

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of a Replat of Lot 3, Colorado West Development Park, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, and 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. 9960

LEGEND

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

AREA QUANTITIES

PARCELS	18.030	or	93.79 %
STREETS	1.193	or	6.21 %
TOTAL	19.223	or	100.00 %

