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File 1979-0064
Date 11/28/00

Project Name: CDK Apartments – Rezone –with Minor Sub. & Final Dev.

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			
X		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			
X	X	*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	Supplementary Regulations – adopted 6/77
X	X	Review Summary	X		Handwritten Notes to file from Lance W. – 1/13/84
X	X	Planning Commission Minutes - ** - 7/31/79	X		Drainage and Soil Classification
X	X	City Council Minutes - ** - 8/1/79	X	X	Site Plan
X		Record of Final Plat Recording			
X		Power of Attorney			
X		Certification of Plat			
X		Deeds			
X		Minor Subdivision Application			
X		Development Summary Form			
X		Receipt and Option Contract			
X	X	Petition and Application for Rezoning			
X	X	List of Adjacent Property Owners			

Acres .73
Units 12
Density 16.4

ACTION SHEET

File # 64-79
Zone R-1-C
Tax Area Code _____

Activity Rezone R-1-C to PR w. Minor Sub. and Final Dev. Plan
Phase FINAL

Date Neighbors Notified _____

Date Submitted 2 July

Date CIC/MCC Legal Ad _____

Date Mailed Out _____

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
 - DRAINAGE 6.5.
 - _____ WATER (UTE, CLIFTON)
 - _____ SEWER
 - CITY ENGINEER/UTILITIES
 - _____ MACK, LOMA, MESA, COLLEBRAN
 - _____ FRUITA, PALISADE
 - P.D. Ed VanderTook
 - Ken Idleman

Board	Date	Comments
<u>BJPC</u>	<u>7-31-79</u>	<u>REC DENIAL OF REZONE & PLAN PER STAFF REVIEW SHEET COMMENTS.</u>
<u>BJPC</u>	<u>8-15-79</u>	<u>REFERRED BACK TO PLANNING COMMISSION check zoning impact on AMCO FACUSM.</u>
<u>BJPC</u>	<u>9-26-79</u>	<u>Rec. Approval Subject to working w. staff on Redesign & getting P.D.W. for Harris Rd</u>
<u>CC</u>	<u>10-17-79</u>	<u>Approved</u>

Common Location East side of Harris Road 274 ft. S. of North Ave.

Staff Comments

Need PCA

Check on ROW Deeds for area North - OK.

Original Documents

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

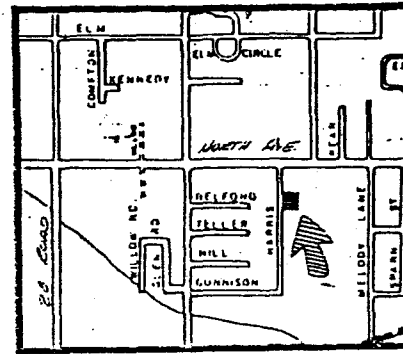
64-79 REZONE C & RIC TO PR WITH MINOR SUBDIVISION AND DEVELOPMENT PLAN
CDK APARTMENTS

GJPC 9-25-79

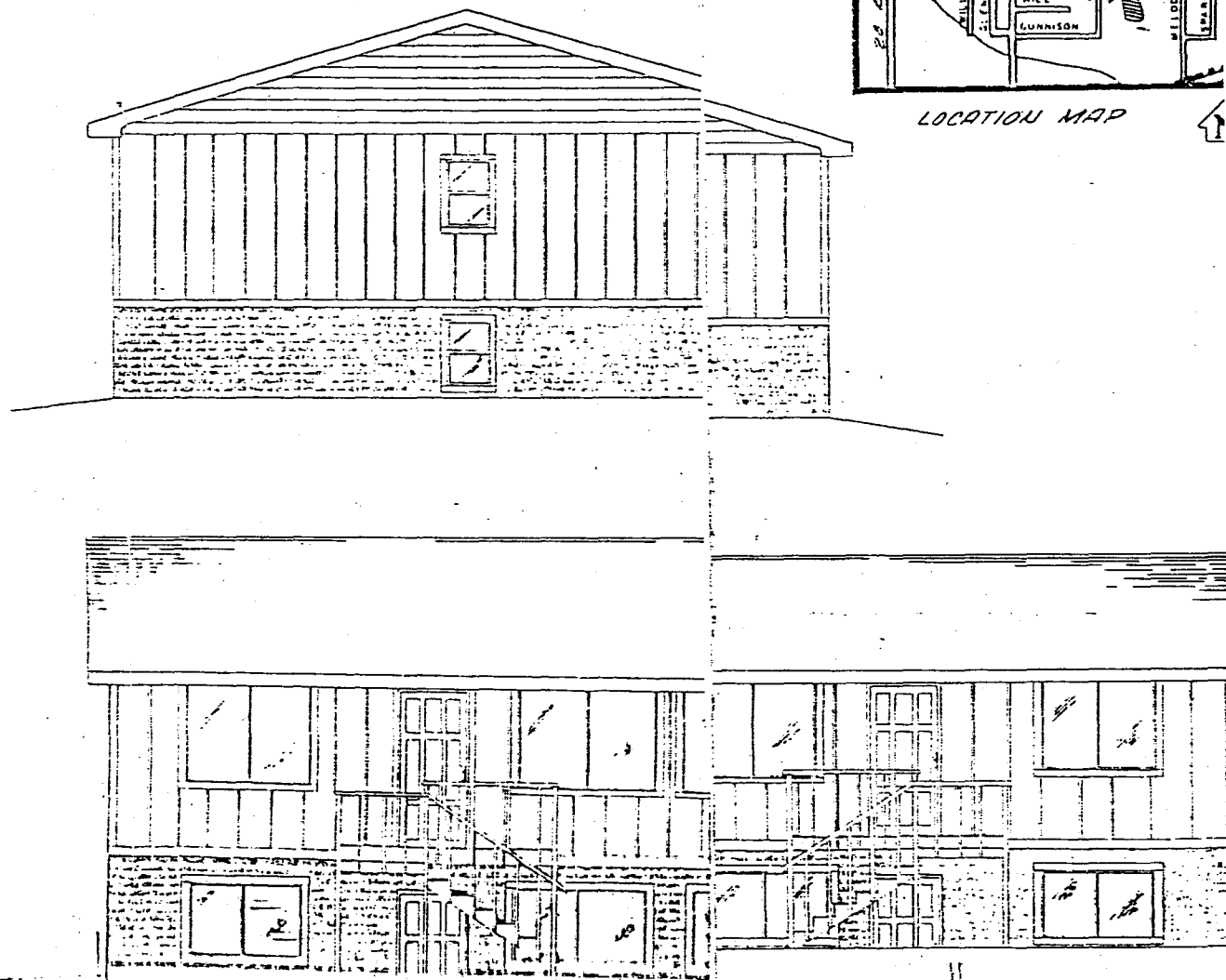
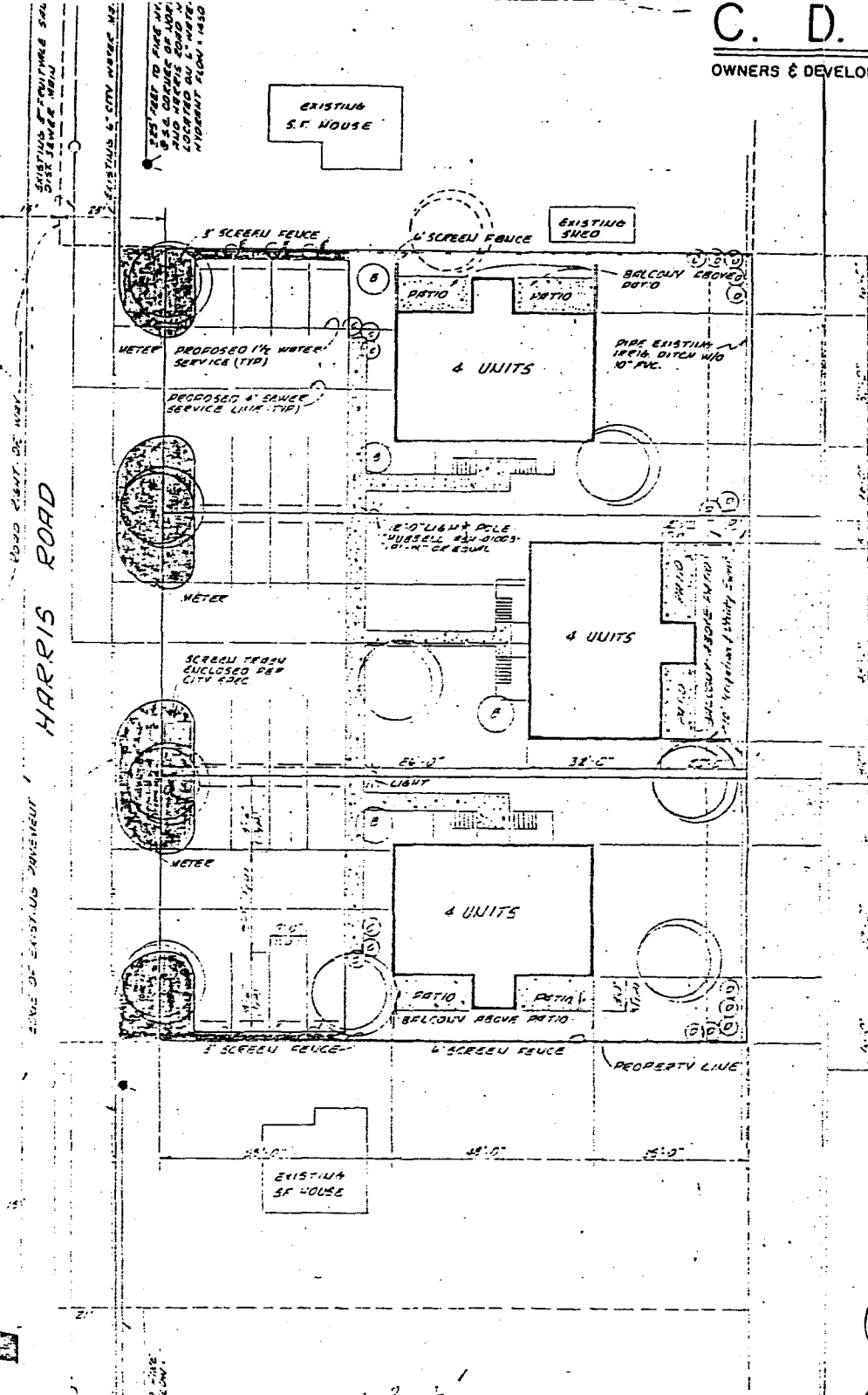
Recommend approval subject to working with staff on Redesign and getting
ROW for Harris Road.

C. D. K. APARTMENTS

OWNERS & DEVELOPERS: CW&H Quality Homes, 2590 F 1/2 Road, Grand Junction Co. 81501 - 242-8681



LOCATION MAP



LANDSCAPING NOTES

- INDICATES SAND TREE - 3-4 FT. CALIF. PALM OR SIMILAR TO LOCATED NE. CORNER
- INDICATES SAND TREE

This plat of C.D.K. Apartments, a subdivision of
 on this _____ day of _____
 City Manager

CITY APPROVAL

The City of Grand Junction, County of Mesa, State of Colorado was approved on this _____ day of _____, 1979.

 Chairman, Grand Junction City

FOR ANY RECORDING CERTIFICATE

Walter Harris
1831 N 185 Street
Seattle Wash. 98133

Harold D. Harris
519 29 Road
Grand Junction, CO. 81501

Harold D. Harris
2869 North Avenue
Grand Junction, CO. 81501

Collins S.W.
c/o Amaco Transmission
2871 North Avenue
Grand Junction, CO. 81501

Ralph C. Rutter
Star Rt. Box 264
Howard, CO. 81233

Vance White
495 Harris Road
Grand Junction, CO. 81501

Alfred Jensen
493 Harris Road
Grand Junction, CO. 81501

Dale Myers
491 Harris Road
Grand Junction, CO. 81501

Gary Kiesow
489 1/2 Harris Road
Grand Junction, CO. 81501

Dick Koch
2865 1/2 North Avenue
Grand Junction, CO. 81501

C. D. K. APARTMENTS

BILLINGS SILTY CLAY, 0 to 2 percent slopes, Class IIIs Land (Ba)

This soil is on alluvial materials - 4 to about 40 feet thick - that largely came from Mancos shale.

The 8- or 10-inch surface soil consists of light brownish-gray, gray, or olive-gray silty clay. The layer is similar to the surface layer of Billings silty clay loam soils but it is harder and, in many places, darker. The subsoil consists of similarly colored layers of silty clay loam, silt loam, and silty clay. In places the soil is silty clay to depths exceeding 4 feet.

The entire profile is firm when moist and has a massive structure. The subsoil has many small irregularly shaped light-gray specks or indistinct mottles. Poorly defined light-colored streaks indicate the presence of lime, gypsum, or salts. The surface soil and subsoil are calcareous, the lime being well distributed. The fine texture of the soil greatly retards penetration of roots, moisture, and air.

Surface runoff is very slow to slow where the slope is less than 1 percent. Internal drainage is very slow because the subsoil is massive and very slowly permeable. Even with ample drainage ditches, the discharge of irrigation water is slow.

Tilth and workability are not good, because the soil has a fine texture and a low content of organic matter. Moreover, some fields contain areas 20 to 60 feet across that have excessive amounts of salts. Slick spots also occur. These salty areas and slick spots produce low or negligible yields of most crops and are extremely difficult to eliminate.

Soil limitations are classified as severe for local roads and streets (poor traffic-supporting capacity, moderate to high water tables common), dwellings with basements (high shrink-swell potential, slow internal drainage, subject to water table build-up), sanitary land fill (poor drainage, clayey textures), and septic tank absorption fields (slow permeability, poor internal drainage, seasonal high water table).

OFFICE COPY

BILLINGS SILTY CLAY LOAM, 0 to 2 percent slopes, Class IIs Land (Bc)

This soil, locally called adobe, is one of the most important and extensive in the Grand Valley. It is derived from deep alluvial deposits that came mainly from Mancos shale but in a few places from fine-grained sandstone materials. The deposits ordinarily range from 4 to 40 feet deep but in places exceed 40 feet. The deposits have been built up from thin sediments brought in by the streams that have formed the coalescing alluvial fans or have been dropped by the broad washes that have no drainage channel. The thickest deposit, near Grand Junction, was built up by Indian Wash.

Although moderately fine textured, this Billings soil permits successful growth of deep-rooted crops such as alfalfa and tree fruits. Its permeability is normally not so favorable as that of the Mesa, Fruita, and Ravola soils. Its tilth and workability are fair, but it puddles so quickly when wet and bakes so hard when dry that good tilth can be maintained only by proper irrigation and special cultural practices. Runoff is slow and internal drainage is very slow.

Like all other soils in the area, this one has a low organic-matter content. Under natural conditions it contains a moderate concentration of salts derived from the parent rock (Mancos shale). In places, however, it contains so much salt that good yields cannot be obtained. Some large areas are so strongly saline they cannot be used for crops. Generally, this soil is without visible lime, but it is calcareous. In many places small white flecks or indistinct light-colored streaks or seams indicate that lime, gypsum, or salts are present.

Soil limitations are classified as severe for local roads and streets (poor traffic-supporting capacity, moderate to high water tables[?] common), shallow excavations (high water tables common), and septic tank filter fields (slow permeability, poor internal drainage, seasonal high water table).

Section 6. SUPPLEMENTARY REGULATIONS (cont'd)

- Adopted
June 1977*
- (1) General....All uses must be operated so that all practical means are used to confine any noise, odor, dust, smoke, vibration or other similar feature to the premises upon which located.
(Ordinance Number 1126, adopted 1-4-61)
 - (2) Enclosures....All outdoor storage areas shall be completely enclosed by a fence or wall at least 6 feet in height in Industrial zone districts along sides adjacent to street right of way of major streets and such that the area enclosed by the fence or wall is not visible from outside such fence or wall.
 - (3) Illumination....Any light used to illuminate signs, parking areas, or for any other purposes shall be so arranged as to confine direct light beams to the lighted property by appropriate directional hooding.
 - (4) Vehicular Traffic Areas....All uses classified as Commercial Use, 5.1, "Drive-in Business," shall comply with all of the following requirements within one year of the effective date of this ordinance:
 - (a) Surfaces shall be properly graded for drainage surfaced with concrete, asphaltic concrete, asphalt, oil, or any other dust-free surfacing and maintained in good condition free of weeds, dust, trash and debris.
 - (b) Such areas shall be provided with barriers of such dimensions that occupants of adjacent residential buildings are not unreasonably disturbed either by day or night by the movement of vehicles. For each boundary line abutting directly on a lot zoned in any "R" residential district, a solid wall or fence at least 4 feet in height shall be erected subject to the provisions of Section 6, paragraph a., "Fences," if a business, commercial or industrial use is operated after 10:00 p.m. at any time.
 - (c) All entrances and exits to such areas shall be located as to minimize traffic congestion and subject to all other City regulations. Wheel or bumper guards shall be provided and so located and arranged that no part of any parked vehicle will extend beyond the boundaries of the parking area.
 - (d) No servicing equipment at gasoline service stations or public garages for the service of gasoline, oil, air, water, etc. shall be closer to the public right-of-way than 10 feet.

**MEMORANDUM**

Reply Requested

Date: 1/13/84

 YES NOTo: FILE 64-79From: LANCE W.

I spoke with Dick Watson on the phone today - according to him the following agreed-upon improvements have been completed:

1. additional shrubs
2. install light on pole
3. move trash bin
4. (gravel parking as is)

This case can be considered closed. However, the landscaping should be ck'd periodically for quality of maintenance.