

Table of Contents

File 1981-0079 (2 of 2)
Date 3/14/02

Project Name: Woodsmoke – Final/Plan Zone of Annexation

P S A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some
r c instances, not all entries designated to be scanned by the department are present in the file. There are also documents
e a specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
s n Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
n e guide for the contents of each file.
t d 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.

X		*Summary Sheet – Table of Contents
X	X	Review Sheet Summary
X		Application form
X		Review Sheets
		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
X	x	*Mailing list to adjacent property owners
		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
X	X	*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	Record of final plat
X	X	Review Sheet Summary	X	Public Notice Posting
X		Review Sheets	X	X
X	X	Release of Improvements Agreement & Guarantee - **	X	Planning Commission Minutes - ** - 10/26/82
X	X	Guarantee of Public Improvements - **	X	Development Application
X	X	Attachment to Building Permit Guarantee - **	X	Letter from Katy McIntyre to Planning Commission re:
X	X	Power of Attorney - **	X	Subdivision Summary Form
X	X	Certified Memo to Owners/Petitioners from Planning re: Development Schedule Enforcement-Extension / Reversion – 2/13/84	X	Ute Water Conservancy – Peak Demand Data Sheet
X	X	Ordinance No. 2005, 2088 - **	X	Commonwealth Land Title Insurance Policy
X		Traffic Circulation Map	X	Letter from Carl Hochmuth to John Kilpatrick re: appraisal – 9/17/82
X	X	Final Landscape and Development Plan	X	X
X	X	Flood Hazard Report	X	Request for Treasurer's Certificate of Taxes Due – 10/28/82
X		Certification of plat	X	Note to Bob Goldin from KT re: explanation of open space fee – no date
X		Profiles for Private Drives	X	Revised Final Landscape & Development Plan
			X	Utilities Composite
			X	Development Details

ON BACK →

2943-053-00-062
George Gonzales
309 Cedar
Grand Junction, CO 81501

#79-81 2/2

2943-064-09-935
Public Site

2943-064-09-061
Sego Services, Inc.
130 North 4th Street
Grand Junction, CO 81501

#79-81 2/2

2943-071-00-001
Western Slope Gas
2474 Industrial Blvd.
Grand Junction, CO 81501

#79-81 2/2

2943-071-00-004
Lois Burns
596 Rio Grande
Grand Junction, CO 81501

#79-81 2/2

2943-071-00-005
Philip Armour
2889 F Road
Grand Junction, CO 81501

#79-81 2/2

2943-071-00-047
John Rothhaupt
P. O. Box 2375
Grand Junction, CO 81502

#79-81 2/2

2943-071-00-045
Thomas Schultz
589 29 Road
Grand Junction, CO 81501

#79-81 2/2

2943-071-00-049
Stephen Johnson
575 29 Road
Grand Junction, CO 81501

#79-81 2/2

2943-071-00-011
Lucille Bliven
573 29 Road
Grand Junction, CO 81501

#79-81 2/2

2943-071-00-935
Park

2943-071-00-018
Katherine Hutchinson
2892 Orchard Avenue
Grand Junction, CO 81501

#79-81 2/2

2943-071-00-020
Richard Murphy
P.O. Box 3662
Grand Junction, CO 81501

#79-81 2/2

2943-071-00-016
Jose, Gallegos
560 Ashley Lane
Grand Junction, CO 81501

#79-81 2/2

2943-071-00-015
Sandra Tow
561 Ashley Lane
Grand Junction, CO 81501

#79-81 2/2

2943-071-00-014
Estella Roberson
559 28-3/4 Road
Grand Junction, CO 81501

#79-81 2/2

2943-071-03-001
Frank Miller
1911 Eastlawn
Durango, CO 81301

#79-81 2/2

2943-071-02-002
Kenneth McGechie
567 28-3/4 Road
Grand Junction, CO 81501

#79-81 2/2

2943-071-02-003
Jim Thompson
P.O. Box 3344
Grand Junction, CO 81501

#79-81 2/2

2943-071-08-007
Marvin Bond!
c/o Wakefield Management Co.
568 Normandy Way
Grand Junction, CO 81501

#79-81 2/2

2943-082-00-101
Second N. Junction
P.O. Box 2206
Grand Junction, CO 81502

#79-81 2/2

2943-082-00-011
Walter Maymeyer
c/o Wakefield Co.
P.O. Box 2206
Grand Junction, CO 81502

#79-81 2/2

2943-082-00-012
Stanford Dere
588 1/2 29 Road
Grand Junction, CO 81501

#79-81 2/2

2943-082-00-013
Joe Cozza
588 29 Road
Grand Junction, CO 81501

#79-81 2/2

2943-082-00-014
Michael Burke
554 James
Grand Junction, CO 81501

#79-81 2/2

2943-082-00-023
Sidney Nichols
Rt 1, 3427 GrandValleyCircle Rd.
Clifton, CO 81520

#79-81 2/2

2943-082-00-047
Rineld Rohrig
P.O. Box 2322
Grand Junction, CO 81502

#79-81 2/2

2943-082-00-027
William Marek
576 29 Road
Grand Junction, CO 81501

#79-81 2/2

2943-082-29-001
Homer McMillen
1760 1 1/2 Road
Fruita, CO 81521

#79-81 2/2

2943-082-29-002
Ivan Wood
3548 G Road
Palisade, CO 81526

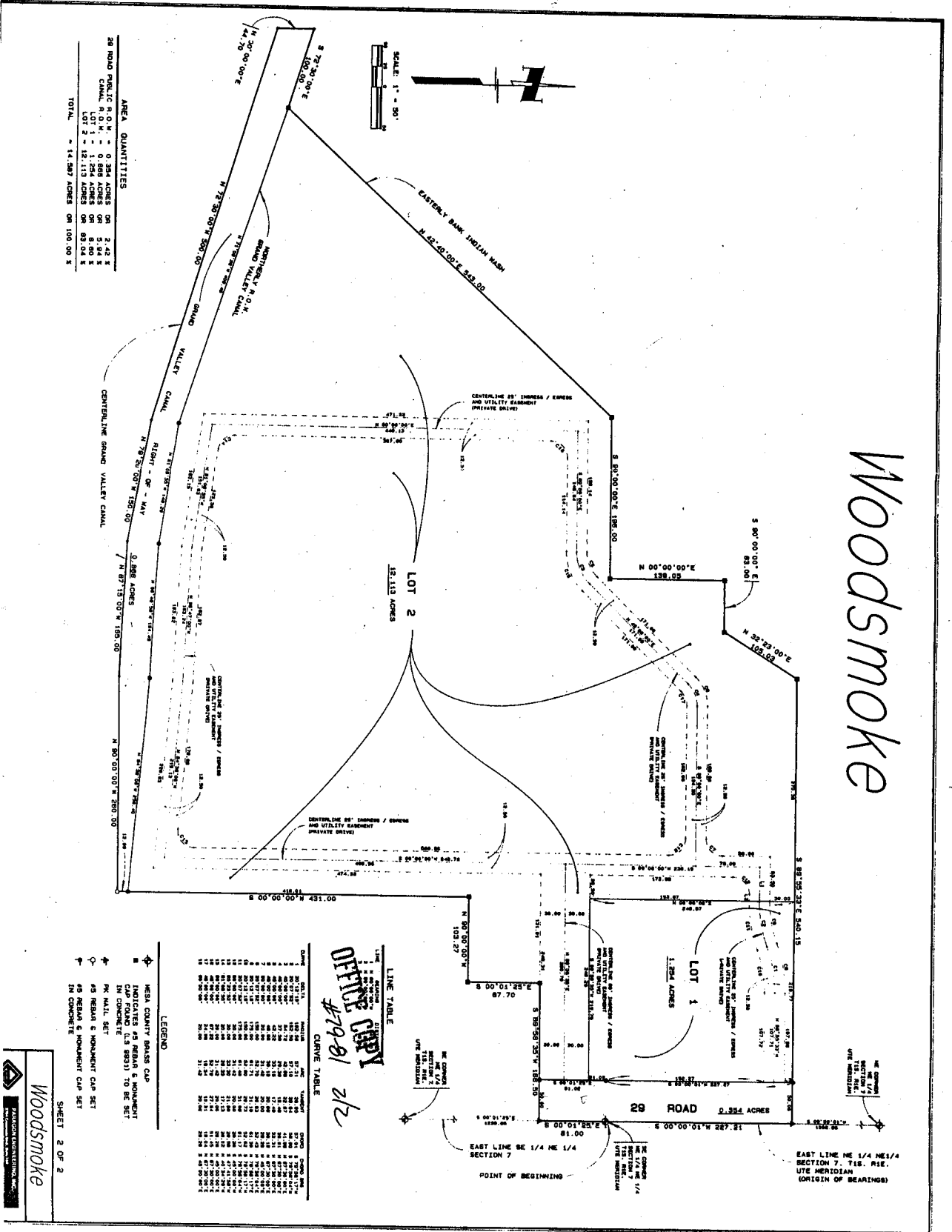
#79-81 2/2

WOODSMOKE

* John Kilpatrick
Rte 1 Box 1954
Keensburg, CO 8024
#79-81 2/2

Paragon Engineers
2784 Crossroads Blvd.
Grand Jct. CO 81501
#79-81 2/2

Woodsmoke

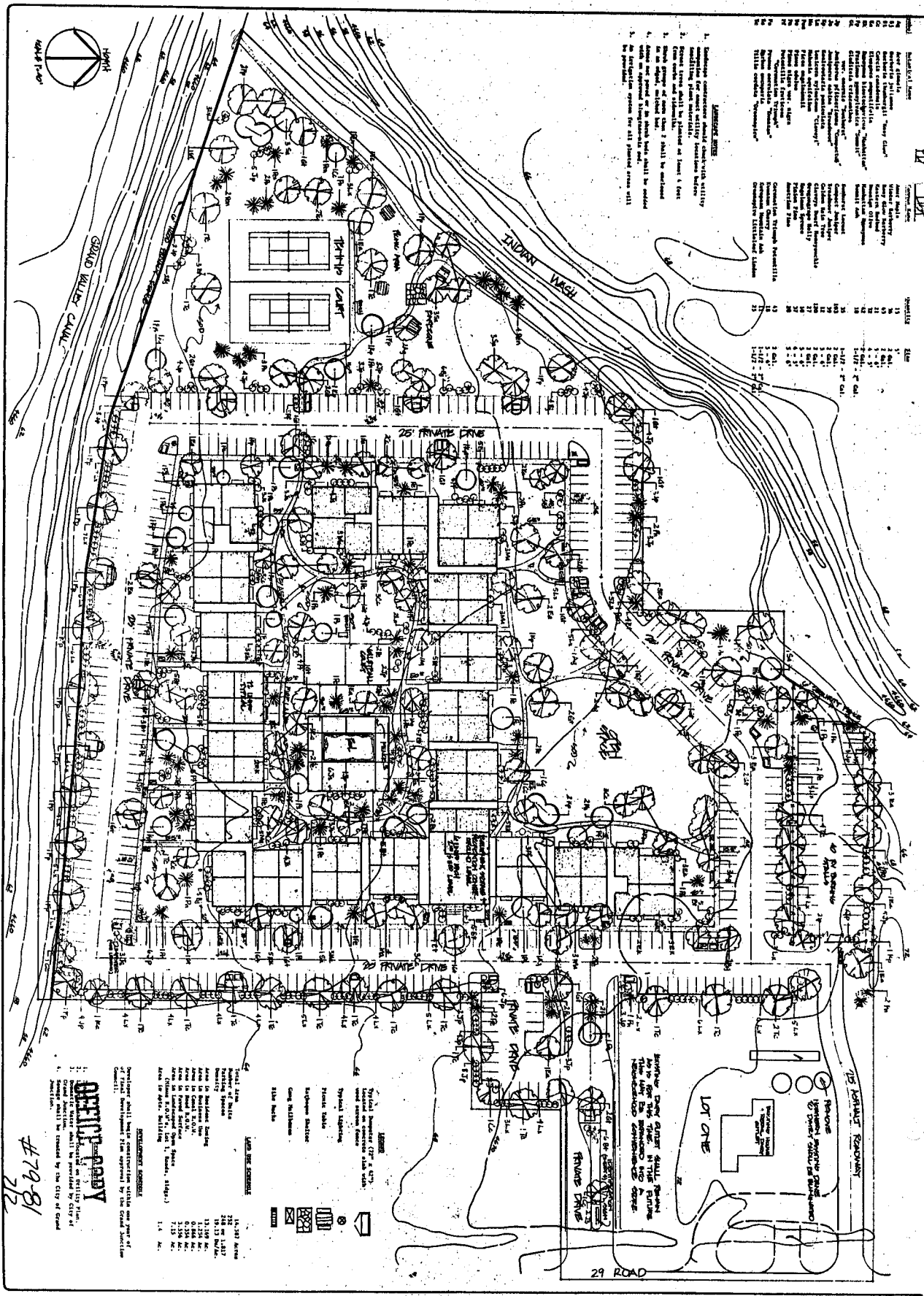


DESCRIPTION	AREA
28 ROAD PUBLIC R.O.W.	0.254 ACRES ON 2.42' E
CANAL R.O.W.	0.868 ACRES ON 5.84' E
LOT 2	13.113 ACRES ON 93.74' E
LOT 1	1.224 ACRES ON 87.12' E
TOTAL	14.859 ACRES ON 100.00' E

LINE TABLE
CURVE TABLE
OFFICE COPY
#79-81
r/c

(Symbol: Circle with cross)	NEHA COUNTY BEARS CAP
(Symbol: Square with cross)	INDICATES 45 NEHA'S MONUMENT
(Symbol: Triangle with cross)	1/4 CORNER (L.S. 8931) TO BE SET
(Symbol: Diamond with cross)	PK. WALL SET
(Symbol: Circle with dot)	45 NEHA'S MONUMENT CAP SET
(Symbol: Square with dot)	45 NEHA'S MONUMENT CAP SET
(Symbol: Triangle with dot)	IN SHORTS





PROJECT NOTES

1. Landscape construction shall include utility installation, grading, and planting of trees and shrubs.
2. Planting shall be completed within 90 days of final grading.
3. All trees shall be planted at least 4 feet from any structure.
4. All shrubs shall be planted at least 2 feet from any structure.
5. All plants shall be installed in accordance with the manufacturer's instructions.
6. All plants shall be installed in accordance with the City of Grand Junction's standards.
7. All plants shall be installed in accordance with the City of Grand Junction's standards.
8. All plants shall be installed in accordance with the City of Grand Junction's standards.
9. All plants shall be installed in accordance with the City of Grand Junction's standards.
10. All plants shall be installed in accordance with the City of Grand Junction's standards.

LEGEND

Symbol	Description
(Circle with cross)	Planting - Tree
(Circle with vertical lines)	Planting - Shrub
(Circle with horizontal lines)	Planting - Flowering Shrub
(Circle with diagonal lines)	Planting - Groundcover
(Circle with dots)	Planting - Mulch
(Circle with wavy lines)	Planting - Water Feature
(Circle with solid fill)	Planting - Rock
(Circle with dashed lines)	Planting - Path
(Circle with solid fill)	Planting - Lawn
(Circle with solid fill)	Planting - Hardscape
(Circle with solid fill)	Planting - Wall
(Circle with solid fill)	Planting - Fence
(Circle with solid fill)	Planting - Gate
(Circle with solid fill)	Planting - Sign
(Circle with solid fill)	Planting - Light
(Circle with solid fill)	Planting - Bench
(Circle with solid fill)	Planting - Table
(Circle with solid fill)	Planting - Chair
(Circle with solid fill)	Planting - Stool
(Circle with solid fill)	Planting - Umbrella
(Circle with solid fill)	Planting - Fire Pit
(Circle with solid fill)	Planting - Fire Table
(Circle with solid fill)	Planting - Fire Bowl
(Circle with solid fill)	Planting - Fire Ring
(Circle with solid fill)	Planting - Fire Pit
(Circle with solid fill)	Planting - Fire Table
(Circle with solid fill)	Planting - Fire Bowl
(Circle with solid fill)	Planting - Fire Ring

OFFICE COPY

#7981
2/2

Developer shall begin construction within one year of final development plan approval by the City of Grand Junction.

LAND USE SUMMARY

Category	Area (sq. ft.)
Total Area	14,387
Planting Area	4,127
Planting - Tree	1,512
Planting - Shrub	1,125
Planting - Flowering Shrub	1,490
Planting - Groundcover	1,000
Planting - Mulch	1,000
Planting - Water Feature	1,000
Planting - Rock	1,000
Planting - Path	1,000
Planting - Lawn	1,000
Planting - Hardscape	1,000
Planting - Wall	1,000
Planting - Fence	1,000
Planting - Gate	1,000
Planting - Sign	1,000
Planting - Light	1,000
Planting - Bench	1,000
Planting - Table	1,000
Planting - Chair	1,000
Planting - Stool	1,000
Planting - Umbrella	1,000
Planting - Fire Pit	1,000
Planting - Fire Table	1,000
Planting - Fire Bowl	1,000
Planting - Fire Ring	1,000

DD
7
3

WOODSMOKE
FINAL
LANDSCAPE & DEVELOPMENT PLAN



Scale: 1" = 10'



PARAGON ENGINEERING, INC.

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

September 29, 1982

Grand Junction Planning Commission
559 White Avenue, Room 60
Grand Junction, CO 81501

Re: Woodsmoke (File #79-81)

Ladies and Gentlemen:

Woodsmoke lies West of 29 Road and North of the Grand Valley Canal. The residential portion of the site (designated as Lot Two on the accompanying plans) is zoned PR-19.4. The final development plan submitted herewith is a refinement of the approved preliminary plan. The developer wishes to begin construction of the 252-unit apartment complex in the summer of 1983.

The existing retail outlet for Graff Dairy lies on Lot One. This lot is presently unzoned. A zone of annexation to PB is requested. The developer would like to be able to enlarge or change the dairy to a neighborhood convenience store at some future time. A development plan for any change to that lot would be reviewed through the City's P.D. process.

A secondary access to the property has been added along the North side of Lot One. This drive would be open all the time, not just on an emergency basis, but would be down-played in the normal flow of traffic.

This final plat/plan petition shall be heard at the October 26th public hearing. The petitioner and his representative shall be present to answer any questions which may arise.

Very truly yours,

Katy F. McIntyre

KFM:emb