

# Table of Contents

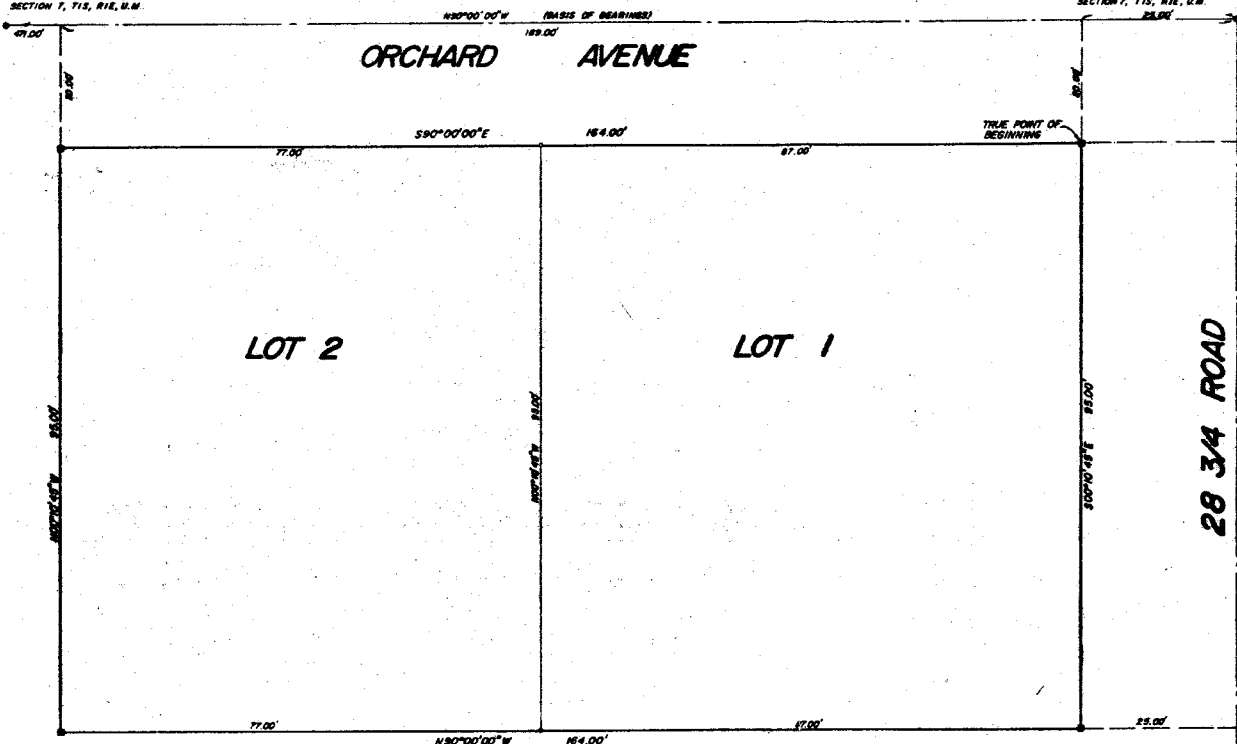
File 1981-0010 \_\_\_\_\_  
Date 10/16/01 \_\_\_\_\_

Project Name: Holmes Minor Subdivision – Final

P r e s e n t	S	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department 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 provided.</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	<b>*Summary Sheet – Table of Contents</b>	
X		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	
X	X	<b>*Mailing list to adjacent property owners</b>	
		Public notice cards	
		Record of certified mail	
X		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>	
X	X	<b>*Petitioner's response to comments</b>	
		<b>*Staff Reports</b>	
		<b>*Planning Commission staff report and exhibits</b>	
		<b>*City Council staff report and exhibits</b>	
		<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>	
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>			
X	X	Action Sheet	X Letter from J. Tell Tappan, Health Physicist to Planning Commission re: radiation survey – 1/26/81
X	X	Review Sheet Summary	X Letter from Roger Foisy to Mesa Co. re: grading & drainage plan-will not involve any major overlot grading or any change in existing surface drainage patterns-1/20/81
X		Review Sheets	X Commit for Title Ins. From Chicago Title Ins. Co.
X	X	Memo from Ron Rish to Bob Bright re: amendment to review comments- 3/11/81	X Utilities Composite
X		Fire Flow Survey	X X Site Plan
X		Certification of Plat	
X	X	Power of Attorney - **	
X	X	Letter from Monty D. Stroup to Planning Dept. re: review comments addressed – 3/11/81	
X	X	Planning Commission Minutes - ** - 2/24/81	
X	X	Minor Subdivision Application	
X		Public Notice Posting – 2/17/81	

# HOLMES SUBDIVISION

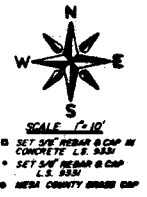
NW CORNER, NE 1/4 NW 1/4 SEC 7,  
SECTION 7, T1S, R1E, U.M.



SW CORNER, NE 1/4 NW 1/4 SEC 7,  
SECTION 7, T1S, R1E, U.M.

**SUBDIVISION SUMMARY**

AREA TOTAL SUR.	13379.8238±50. FT.
LOT 1	8264.8226±50. FT.
LOT 2	7314.9642±50. FT.
STREETS	0
EASEMENTS	0



KNOW ALL MEN BY THESE PRESENTS

THAT the undersigned Charles D. Holmes and Bernita E. Holmes are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and being a part of the Northwest quarter of the Southeast quarter of Section Seven, Township One South, Range One East of the Ute Meridian, said real property being more particularly described as follows:

Considering the North line of the NE 1/4 of the SE 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, to bear N 90° 00' 00" W and all bearings contained herein to be relative thereto;

beginning at the Northeast corner of the NE 1/4 of the SE 1/4 of said Section 7, thence N 90° 00' 00" W 25.00 feet, thence S 00° 10' 45" E 20.00 feet to the true point of beginning, thence S 00° 10' 45" E 95.00 feet, thence N 90° 00' 00" W 164.00 feet, thence N 00° 10' 45" E 95.00 feet, thence S 90° 00' 00" E 164.00 feet to the true point of beginning.

That said owners have caused the said real property to be laid out and plotted as HOLMES SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate to the public all the streets, avenues, and roads as shown on the accompanying plat, forever, and dedicate to the utilities, those portions of real property which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of utilities and drainage facilities, including, but not limited to, electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush, together with the perpetual right of ingress and egress for installation, maintenance, and replacement of such lines, said easements and rights shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owners, Charles D. Holmes and Bernita E. Holmes have caused their names to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_, A. D., 19 \_\_\_\_\_.

*Charles D. Holmes*  
Charles D. Holmes

*Bernita E. Holmes*  
Bernita E. Holmes

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 20th day of JAN A. D., 19 19 by owners Charles D. Holmes and Bernita E. Holmes.

My commission expires: 3-31-99

Witness my hand and official seal.

*William G. Ryden*  
Notary Public

**CITY APPROVAL**

This plat of HOLMES SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved on this \_\_\_\_\_ day of \_\_\_\_\_, A. D., 19 \_\_\_\_\_.

City of Grand Junction

CITY Manager: \_\_\_\_\_ President of Council: \_\_\_\_\_

Chairman, Grand Junction City Planning Commission: \_\_\_\_\_ CITY Planner: \_\_\_\_\_

Grand Junction City Engineer: \_\_\_\_\_

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF MESA ) ss

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ P., the \_\_\_\_\_ day of \_\_\_\_\_, A. D., 19 \_\_\_\_\_ and is duly recorded in Plat Book Number \_\_\_\_\_ Page \_\_\_\_\_.

Clerk and Recorder: \_\_\_\_\_ Notary: \_\_\_\_\_

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

**SURVEYOR'S CERTIFICATE**

I, William G. Ryden, do hereby certify that the accompanying plat of HOLMES 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.

*William G. Ryden*  
Registered Land Surveyor P.L.S. 1311

<p><b>COLORADO WEST SURVEYING COMPANY</b> COMPLETE SURVEYING SERVICE 835 Colorado Avenue</p>	NO.   DATE	REVISION   BY
	<p>HOLMES SUBDIVISION LOCATED IN THE NE 1/4 NW 1/4 SEC 7, SECTION 7, T1S, R1E, UTE MERIDIAN MESA COUNTY, COLORADO</p> <p>PREPARED FOR: CHARLES HOLMES</p>	

Lester V. & Rosemary Kasten  
2877 Orchard Avenue  
Grand Junction, CO 81501  
10-81

Joseph E. & Phyllis M. McCoy  
547½ 28 3/4 Road  
Grand Junction, CO 81501  
10-81

Louis G. & Irene E. DeRose  
3120 F Road  
Grand Junction, CO 81501  
10-81

Harold C. & S. J. McBee  
2874 Orchard Avenue  
Grand Junction, CO 81501  
10-81

Beuford D. & Phyllis J. Tinsley  
2872 Orchard Avenue  
Grand Junction, CO 81501  
10-81

Darrell T. Clifton  
2464 Broadway  
Grand Junction, CO 81501  
10-81

Charles D. Holmes  
P.O. Box 3624  
Grand Junction, Co.  
#10-81

Bernita E. Holmes  
P.O. Box 3624  
Grand Junction, Co.  
#10-81

## PRELIMINARY SOILS REPORT FOR HOLMES MINOR

### GENERAL SITE CONDITONS

The S.C.S. "Soils Survey" defines soil in this area as "Moderatly Fine-Textured Soils with slowly Permeable subsoils," specifically (Bc) Billings silty clay loam, 0-5 percent slopes. Moderatly saline areas and spotted areas both saline and saline-free, may be encountered within the subdivision but should not produce adverse effects towards vegetation.

### SOIL CHARACTERISTICS AND SUITABILITY

Texture: Silty, Clay, Loam.

Septic Tank Absorbtion Feilds: Subdivision will have central sewage collection, therefore septic tank absorbtion feild will not be used.

Roads and Streets: The soil has a low stregth characteristics therefore road subbase and base courses will be properly designed.

Building and Foundations: Soil has a moderate shrink and swell potetial but with properlydesigned foundations no problem is anticipated.

Ability to Sustain Vegetation: Good. No problems anticipated.

176<sup>15</sup>

REVIEW SHEET SUMMARY

FILE# 10-81

ITEM Minor Sub. (2 Lots)

DATE SENT TO REVIEW DEPT. \_\_\_\_\_

Final

DATE DUE 2/13/81

PETITIONER Charles D. Holmes - P.O. Box 3624, G.J. (Western Eng.)

LOCATION S.W. cor. of 28 3/4 Rd. & Orchard Ave.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
2/6/81	City Fire	We need a fire flow and fire protection shown before we can okay this. 1) Sq. Ft. of houses to be built and location on property with distances to exposures. 2) Type of construction. 3) Plat of existing fire protection including size of existing main lines and existing fire hydrants.
2/11/81	Ute Water	No objections.
2/11/81	Mt. Bell	No objections.
2/11/81	G.J. Drain.	O.K.
2/13/81	City Util. (Patterson)	None.
2/13/81	City Engineer (Ron Rish)	Since both Orchard Avenue and 28 3/4 Rd. are Collector Streets, the required dedication of 1/2 right of way will be 33 Ft. A 20 Ft. radius is required on the corner of the right-of-way corner at the intersection of Orchard and 28 3/4. A power of attorney for <u>full</u> street improvements on both Orchard Ave. and 28 3/4 Rd. will be required prior to recording the plat.
2/17/81	Trans. Eng. (Bragdon)	No comments.
2/17/81	Staff Comments:	Need revised plat showing additional R-O-W dedications. Proposed lots meet R-1-C Requirement

*OK - with existing fire hydrant for minor sub one additional hydrant*

*28 3/4 50' EXISTING TOTAL LENGTH 33' would not conflict with existing*

- SUMMARY OF COMMENTS:
1. Fire Protection information needed.
  2. R.O.W. and P.O.A. as per City Engineers' Comment
  3. Revised Plat needed showing additional R.O.W.

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SUMMARY OF COMMENTS:

1. Fire Protection information needed.
2. R.O.W. and P.O.A. as per City Engineers' Comment.
3. Revised Plat needed showing additional R.O.W.

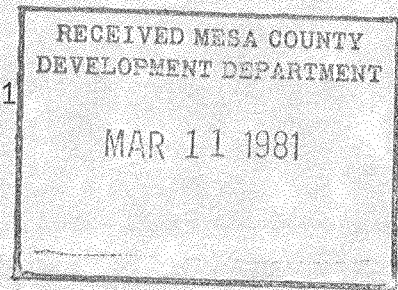
2/24/81

RIDER/PICKENS PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #10-81, HOLMES SUBDIVISION (MINOR) FINAL PLAT, SUBJECT TO STAFF COMMENTS AND SUBJECT TO AN AGREEMENT BEING REACHED BETWEEN THE CITY ENGINEER AND THE PETITIONER FOR THE AMOUNT OF RIGHT OF WAY ON 28.75 ROAD AND ORCHARD AVENUE, BEFORE THE ITEM IS PRESENTED TO CITY COUNCIL.

COLORADO  
WEST  
ENGINEERING

CONSULTING CIVIL ENGINEERS  
835 COLORADO AVE., GRAND JUNCTION, COLORADO 81501  
303 / 245-5112

March 11, 1981



City Planning Department  
559 White Ave.  
Grand Junction, CO 81501

Re: Holmes Subdivision  
Review sheet of final plat  
(#176.3)

Members of City Council and  
City Planning Department:

This letter is to inform you that review comments by the City Engineer's Office and the City Fire Department have been addressed and resolved.

We have discussed R.O.W. width requirements on 28-3/4 Road and Orchard Avenue with the City Engineer on a one-to-one basis and we are submitting an ammended plat showing required R.O.W. Widths, along with a power of attorney for street improvements of 28-3/4 Road and Orchard Avenue.

Our office has also met with the Grand Junction City Fire Department concerning their comments and at this time, all question concerning fire protection has been resolved. However, we would like to point out the following:

- 1.) One of the three comments on the review concerning fire protection was obviously premature. Comment #1, which asked for "square footage of the houses to be built, and location on property with distances to exposures," would seem to be premature considering that we are recording a subdivision plat, not applying for a building permit. Because the subdivision meets R-1-C zoning, it could have been surmised that single family residents would be constructed.
- 2.) Comment #3 on the review sheet indicates that the fire department had no utilities composite to base any comments on which is unfortunate do to the fact that a completed utilities composite was submitted along with the final plat.

Sincerely,  
COLORADO WEST ENGINEERING

MDS/sjh

by   
Monty D. Stroup, E. T.



COLORADO  
WEST  
ENGINEERING

CONSULTING CIVIL ENGINEERS  
835 COLORADO AVE., GRAND JUNCTION, COLORADO 81501  
303/245-5112

Jan. 20, 1981

Mesa County Development Dept.  
559 White Ave.  
Grand Junction, Colorado 81501

Re: Grading & drainage plan,  
Holmes Minor Subdivision

To whom it may concern;

This letter, accompanying preliminary plat and application, is to inform you that the development of Holmes Minor Subdivision will not involve any major overlot grading or any change in existing surface drainage patterns.

Sincerely,  
COLORADO WEST ENGINEERING

by Roger A. Foisy  
Roger A. Foisy, P.E.



CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested  
Yes  No

Date  
March 11, 1981

To: (From:) Bob Bright From: (To:) Ron Rish *RPR*

Subject: Holmes Minor Subdivision

Based on our meeting this morning with Bill Ryden and my knowledge now about building setback problems, I wish to amend my review comments of February 13, 1981, to read as follows:

"Both Orchard Avenue and 28 3/4 Road are collector streets. Building setback constraints exist with existing buildings on both streets. Therefore, after studying preliminary layouts for Orchard Avenue, I recommend that 5 additional feet of right-of-way be dedicated on Orchard Avenue and a 20 ft. radius on the right-of-way corner at 28 3/4 Road. This should result in 25 ft. half right-of-way on each street along with the corner radius. A power of attorney for full street improvements on both Orchard Avenue and 28 3/4 Road will be required prior to recording the plat."

cc - Jim Patterson

RECEIVED MESA COUNTY  
DEVELOPMENT DEPARTMENT  
MAR 11 1981

