

# Table of Contents

File 1981-0013 \_\_\_\_\_  
Date 10/16/01 \_\_\_\_\_

Project Name: Orchard Mesa Center in H.O- Zoning of Annexation

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	
X		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>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</b>			
X	X	Action Sheet	X X Handwritten notes from Dave Burnett to Karl Metzner re: plan deadline-2/20/81
X	X	Review Sheet Summary	X Development in Highway Oriented Zone Application
X		Review Sheets	X Public Notice Posting – 2/17/81
X	X	Letter from Ron Rish to Lyman Frasier re: responsibilities not fulfilled-5/20/82	X Tax Notice
X	X	Letter from Ron Rish to David C. Burnett re: reviewing of revised Construction plans-7/2/81	X X Site Plan
X	X	Letter from Ron Rish to David Burnett re: all plan review comments in letter of 7/23/81 have been addressed	X Grading and Drainage Plan
X	X	Letter from Ron Rish to David Burnett re: Upon completion of construction advised to arrange for final inspection – 3/30/81	X Elevation Map
X	X	Planning Commission Minutes - ** - 2/2/481	X Water Distribution System
X	X	Memo to Planning Dept. Mesa Co. re: response to review sheet summary – 3/11/81	X Planting Plan
X	X	Letter from Don Caraway to Dave Burnett re: agreement to hook to Orchard Mesa Sanitation District lines but due to impending annexation the City will have full jurisdiction – 3/10/81	X Sanitary Sewer Plan

Rex L. & Vicky L. Barboe  
250 27-1/2 Road  
Grand Junction, CO 81501  
13-81

Grace E. Van Asch  
2752 B-1/2 Road  
Grand Junction, CO 81501  
13-81

Fred Unrein  
2754 B-1/2 Road  
Grand Junction, CO 81501  
13-81

Paul & Madeline Weiss  
2756 B-1/2 Road  
Grand Junction, CO 81501  
13-81

Robert Dean &  
Yvonne Maria Ferry  
2760 B-1/2 Road  
Grand Junction, CO 81501  
13-81

Bruno & E. G. Eidinger  
544 Melody Lane  
Grand Junction, CO 81501  
13-81

Leroy Winters  
282 Holly Lane  
Grand Junction, CO 81501  
13-81

Tony & A. P. Garcia  
2766 B-1/2 Road  
Grand Junction, CO 81501  
13-81

Glenn E. Williamson  
2925 North Avenue  
Grand Junction, CO 81501  
13-81

Barbara B. Wetherell  
1810 No. 3rd St.  
Grand Junction, CO 81501  
13-81

Rodney Birks  
2774 B-1/2 Road  
Grand Junction, CO 81501  
13-81

Bank of Orchard Mesa  
2697 Hwy. 50  
Grand Junction, CO 81501  
13-81

Orchard Mesa Dev., Inc.  
P. O. Box 442  
Grand Junction, CO 81502  
13-81

Dillon Real Estate  
Richard Dillon, Pres.  
P.O. Box 1266  
Hutchinson, Kansas 67501  
#13-81

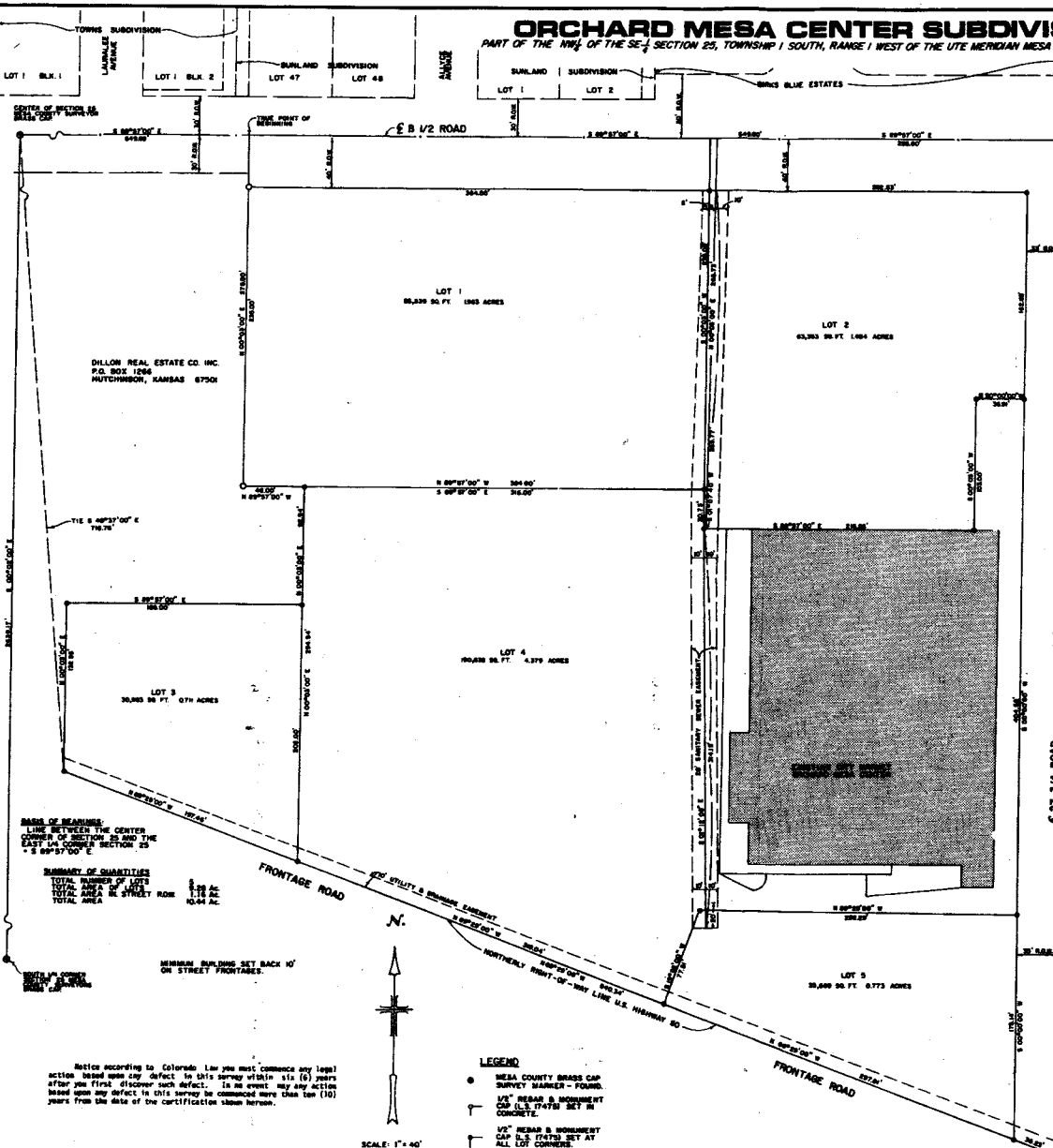
City Market, Inc.  
P.O. Box 729  
Grand Junction, Co. 81502  
#13-81

David Mack  
Corporate Architect,  
City Market  
P.O. Box 729  
Grand Junction, Co. 81501  
#13-81

# ORCHARD MESA CENTER SUBDIVISION

PART OF THE NW 1/4 OF THE SE 1/4 SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN MESA COUNTY, COLORADO

VICINITY MAP  
SCALE: 1" = 2000'



DILLON REAL ESTATE CO. INC.  
P.O. BOX 1284  
MUTCHINGSBORO, KANSAS 67501

BASE OF BEARING:  
LINE BETWEEN THE CENTER  
OF SECTION 25 AND THE  
EAST 1/4 SECTION 25 IS  
S 89°57'00" E

SUMMARY OF QUANTITIES  
TOTAL NUMBER OF LOTS 5  
TOTAL AREA OF LOTS 19.23 AC.  
TOTAL AREA OF STREET ROW 10.44 AC.

MINIMUM BUILDING SET BACK 10'  
ON STREET FRONTAGES.

NOTICE: According to Colorado Law you must commence any legal action based upon any defect in this survey within six (6) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of our certification shown herein.



**LEGEND**  
● MESA COUNTY BRASS CAP SURVEY MARKER - FOUND  
+ 1/2" REBAR & MONUMENT CAP (1/4" DIA) SET IN CONCRETE  
+ 1/2" REBAR & MONUMENT CAP (1/4" DIA) SET AT ALL LOT CORNERS

**RECITAL**  
KNOW ALL MEN BY THESE PRESENTS: That the undersigned Dillon Real Estate Company, Inc. is the owner of that real property situated in the NW 1/4 of the SE 1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado as shown on the accompanying plat thereof, said real property being more particularly described as follows:

Beginning at the Northwest corner of the NW 1/4 of the SE 1/4 of said Section 25, a Mesa County Survey brass cap found in place; thence S 89°57'00" E 669.09 feet along the northerly line of the NW 1/4 of the SE 1/4 of said Section 25, to the true point of beginning; thence continuing along the northerly line of the NW 1/4 of the SE 1/4 of said Section 25, S 89°57'00" E 649.80 feet, to the cornerline of 27-1/2 Road; thence leaving said northerly line and along the cornerline of 27-1/2 Road S 89°57'00" E 794.73 feet to a point on the northerly right-of-way line of S. Highway 62; thence along said northerly right-of-way line, S 89°57'00" E 122.85 feet; thence S 89°57'00" E 186.00 feet; thence N 89°57'00" E 82.94 feet; thence N 89°57'00" W 48.00 feet; thence N 89°57'00" E 275.00 feet to the true point of beginning. Containing 454,871.5 sq. ft., ± 16.44 acres ±.

That said owner does hereby dedicate all streets as shown on the accompanying plat to the use of the public; forever and hereby dedicate to the public utilities those portions of said real property which are labeled as utility easements on the accompanying plat, as perpetual easements for the installation and maintenance of utility, irrigation, and drainage facilities and including but not limited to electric lines, gas lines, telephone lines, sewer and water lines together with the right to drive, re-erect, repair and replace, with approved right of ingress and egress for installation and maintenance of such lines, said easements and rights shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this 14th day of A.D. 1982.

Dillon Real Estate Company, Inc.  
Owner,  
LEO Y. HANSEN, VICE PRESIDENT      EDGAR F. HANSEN, SECRETARY  
STATE OF COLORADO      SS  
COUNTY OF MESA      SS  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1982 by Leo Y. Hansen & Edgar F. Hansen.  
Witness my hand and official seal. My commission expires: \_\_\_\_\_  
Notary Public

**CITY APPROVAL**  
This plat of Orchard Mesa Center Subdivision a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1982.

\_\_\_\_\_  
City Manager      President of Council      Director of Development  
\_\_\_\_\_  
Chairman, Grand Junction Planning Commission      Grand Junction City Engineer

**CLERK AND RECORDER CERTIFICATE**  
State of Colorado      SS  
County of Mesa      SS  
I hereby certify that this instrument was filed in my office on this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1982, and is duly recorded in P.I.C. BOOK \_\_\_\_\_ Page \_\_\_\_\_ Fee: \$ \_\_\_\_\_  
Clerk and Recorder      Deputy

**SURVEYOR'S CERTIFICATE**  
I, John A. Baxter, do hereby certify that the accompanying plat of Orchard Mesa Center 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.  
John A. Baxter Registered Land Surveyor L.S. 17475      Date: \_\_\_\_\_

**ORCHARD MESA CENTER SUBDIVISION**  
CITY MARKET, INC.  
GRAND JUNCTION, COLORADO  
**JOHN A. BAXTER**  
REGISTERED LAND SURVEYOR  
18 QUANDARINE CT.  
GRAND JUNCTION, COLORADO      969-541-8274

**OFFICE COPY**

#B-81  
2/2

REVIEW SHEET SUMMARY

FILE# 13-81

ITEM Dev. in H.O. & Annex Rezone to H.O.

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

Final

DATE DUE 2/13/81

PETITIONER City Market, Inc., P.O. Box 729, G.J. (Rowe Outland Murata, Inc.)

LOCATION No. of Hwy 50 & So. of B 1/2 Rd.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
2/5/81	O.M. Irrg.	At this point all problems have been removed and we have no exception.
2/5/81	O.M. Sewer	At this time this area is not in Orchard Mesa San. Dist. and we do not plan at this point to service them. Check w/city.
2/9/81	Parks/Rec.	Flowering Crabapples should be sprayed with appropriate sprays to reduce possible transmissic of Codling Moth to Commercial Orchards. Hackberry trees usual do not transplant well when they are larger than 1" caliper.
2/11/81	Mt. Bell	We have no objections.
2/11/81	City Fire	Hydrant Location shown on utilities are OK - with the 14 Hydrants shown. The 6 inch water line most be replaced with a looped 8 inch, to provide a 3000 G.P.M. Fire flow at a residual of 20 P.S.I. All retail area over 12,000 Sq. ft. must be fully sprinklered. A water flow and hydrant agreement must be obtained before issue of building permit. The water line and hydrants must be reviewed by Ute Water.
2/13/81	City Util.	Sanitary sewer service connections should be made to sewer mains and not into manholes. Easements must be provided for public sewer mains.
2/13/81	Ute Water	<ol style="list-style-type: none"><li>1) The Fire Flow requirements &amp; domestic demands for this development can be met from the existing 18" transmission line in B 1/2 Rd. along the Northern property line.</li><li>2) The water line in 27 3/4 Road will be Class 200 AC pipe &amp; must extend to a point equal the southern property boundry.</li><li>3) Other connection points, for the purposes of fire protection on the 18" line will be limited to two (2).</li><li>4) Detector checks &amp; detector check valves will be required at each end of the fire line loop.</li><li>5) Domestic services, locations and meter sizes for each development unit will be determined by Ute Water upon receipt of Peak Demand-Data Sheets for each building and upon receipt of anticipated revised compositis reflecting PHASED Development.</li><li>6) The need for some, and possibility of other minor water line changes have been discussed with the local Engineering representative, none of which would diminish services.</li><li>7) Policies &amp; fees in effect will apply.</li></ol>

- 2/17/81 Trans. Eng  
(Bragdon) The access point opposite 27½ Road is in a very bad location, in that it is only about 200 feet east of the B½ Rd/Frontage Road/overpass intersection. This is a bad intersection now, and an access point this close will cause more problems. "Service" drives off of the B½ Road access points are too close to the entrances. Internal circulation is not very well defined. The thru aisles have parking conflicts adjacent to them. The parking spaces adjacent to the buildings, especially on the thru aisles, should be eliminated. Parking stall lengths of 16'5" is not adequate.
- 2/17/81 City Eng  
(Ron Rish) I have received drainage calculations and detailed construction plans for the proposed 48 inch piping of the drain ditches. Until I complete my review of these documents, I reserve any comment on the storm drainage plan details. Detailed plans should also be submitted for the remaining public improvements proposed prior to construction. I understand 27 3/4 Road is to be included in a Mesa County Road Improvement District and have written a letter to Armstrong Engineers concerning it. The utilities composite indicates some easements along the storm drains internal to the site. Since these drains serve only this site, I see no reason why they should be designated as public drains and feel the City's responsibility and authority should be limited to the large pipes which replace the public drain ditch. B½ Road is a minor arterial and the appropriate half right-of-way is 38½ ft. Any improvements and/or responsibilities concerning the Service Road should be specified by Colorado Highway Department since I believe that is their right-of-way. Power of attorney should be granted for full improvements to B½ Road unless they intend to install improvements initially. If B½ Road is to be improved it shall be to the City Standard for Minor Arterial and detailed plans must be submitted for my review and approval prior to construction. It appears by line weights that some of the sanitary sewers are intended to be extensions of the public system. It is not clear to me where the responsibility interfaces are on these sewers. I can't tell from these drawings how the Service Road intersection fits the bridge ramp and the other adjacent intersections on B½ Road. Their final plan submittal should include a drawing showing how all these intersections relate. This may be a potentially dangerous situation and needs to be laid out on a scale drawing for analysis and review. How does 27 3/4 Road line up with any road to the north from B½ Road? It could get busy and a check should be made to insure we don't end up with jogged interesections.
- 2/17/81 Staff Comments -Should show lighting and indicate traffic circulation, plus signing should be given.  
‡Landscaping as shown on plan looks good and concept should be carried through.  
-Site plan is functionally well designed. Parking as proposed exceeds requirements.  
‡Recommend that handicapped parking and bike racks be provided.
- 2/17/81 Summary of  
Comments
1. Water flow and hydrant agreement must be obtained.
  2. Sewer connections and easements provided as per city utility comments.
  3. Ute water comments need to be addressed.
  4. Access circulation, and parking should be addressed as per transportation engineers comments. Parking dimensions should be clarified.
  5. Provide information to the City Engineer as specified and satisfactorily address comments.
  6. Give details of signage including height, dimensions, and square footage of all proposed signs.

RECEIVED MESA COUNTY  
DEVELOPMENT DEPARTMENT

MAR 11 1981

TO: Planning Department

RE: Response to review sheet summary of DEV in H.O. and annex rezoned to H.O.

PETITIONER: City Market, Inc.

The following is an item by item response to the comments made by the various departments as shown on the review sheet summary:

O.M. SEWER - The attached letter clarifies this item of confusion between the city and Orchard Mesa Sewer Districts.

PARKS/REC. - Final landscaping plans will be in accord with and submitted for approval to your standards.

CITY FIRE - The 6" line will be revised to an 8" line. The final plan submitted for permits will reflect this. All shop buildings will have fire separations creating spaces below 12,000 SF. The City Market will be fully sprinklered. All permits will be obtained, and final drafting will be available for review prior to construction.

CITY UTILITY - We are in agreement with this. Final drawing will show this. Easements will be provided.

UTE WATER - The water line in 27 3/4 Rd. will be class 200 AC pipe. The extension of the line to our south property line was questioned with Ute. This was not a mandatory requirement as there are no properties to the south of the project. Water service to the east will be coordinated with that property owner. We agree and will comply with the remaining comments.

TRANS ENG - The access opposite 27 1/2 Road is under study and will be solved subject to approval prior to beginning Phase II. The remaining items have been revised on a new site plan.

CITY ENG - We are in the process of finalizing drawings for B 1/2 Road and will be submitted to the proper departments prior to construction. The proposed 27 3/4 Road aligns with an easement to the north of B 1/2 Road.

STAFF COMMENTS - The lighting was shown on the original plans submitted. We question what further information on signing is required. Handicapped parking and bike racks are shown on the revised drawings.

→ Karl Metzner  
AL

O.M. City Market Site:

2-11-81 Called Dave Burnett & voiced complaint that he gave me plans & drainage report on Jan 28, 1981 & did not indicate any deadline for advertising for bids or needing plan approval by any certain date. On February 6, 1981 he brought me revised plans and specs and again said nothing about any time constraint for the review.

On February 4, 1981, I received a preliminary plan submittal packet along with a review sheet from City Development Department with a due date of February 13, 1981, for my comments which are to be forwarded to City Planning Commission and City Council with your petition for Highway Oriented zoning and plan. The dates involved gave me no clue as to any time constraint on my review and approval of the proposed drainage channel improvements.

Yesterday, I opened the specifications documents delivered to me on February 6, 1981, and saw a notice of construction bid opening on February 12, 1981.

Dave promised on 2-12-81 to call all bidders

prior to bid opening & to notify them that  
p & S have not been reviewed & approved  
by C. E. I promised a review ltr.  
NLT Feb 20, 1981.

Ron Rich.

Plan Holders on 2-11-81:

Mike Kelleher	242-5474
Roche Const.	434-9090
Jim Reeves	245-4373
Corn Const.	
Paco	242-0075
Martins Exc.	464-7226
Marathon Const.	434-3167
Elam Const.	
Cone Const.	
Leon Parkerson	
Bauer Const	
Franklin Const.	

cc: Patterson  
Metener

Dave Burnett  
VTN  
245-3826



Acres 16.42  
Units \_\_\_\_\_  
Density \_\_\_\_\_

CITY ACTION SHEET

File # 13-81  
Zone F.O.

Activity Dev. in F.O. & Zoning of Annexation to H.O. - Orchard Mesa Center Date Neighbors Notified--  
City Council \_\_\_\_\_  
Date Submitted 2/2/81 Date CIC Legal Ad \_\_\_\_\_  
Date Mailed Out 2/3/81 Hearing Date--  
Date Posted \_\_\_\_\_ Planning Commission 2/24/81  
Legal Ad Date \_\_\_\_\_ Hearing Date--  
Date Neighbors Notified-- City Council \_\_\_\_\_  
Planning Commission 2-20-81 10 day Review Period-Return By 2-13-81

Review Agencies

Send  
 COUNTY ROAD DEPARTMENT  
 MOUNTAIN BELL  
 PUBLIC SERVICE COMPANY  
 FIRE  
 IRRIGATION O.M.  
 DRAINAGE  
 SEWER O.M.  
 WATER (UTE, CLIFTON)  
 FLOODPLAIN  
 CITY ENGINEER  
 CITY UTILITIES  
 CITY POLICE  
 TRANSPORTATION ENGINEER  
 PARKS AND RECREATION  
 ENERGY OFFICE  
 TECH REVIEW  
 WATER AND POWER RESOURCES  
 Camp

Common Location So of Hwy 50 & So of S 1/2 Rd Between Hwy 50 and B.S Road, West of 27.75 Road line

Board	Date	Comments
<u>BTR</u>	<u>2/24/81</u>	<u>Appl. subj. to staff &amp; review comments</u>
<u>CIC</u>	<u>3/18/81</u>	<u>Appl. on C.A. sub. to PC, staff &amp; review comments.</u>

Staff Comments  
need access map called 3/6/81

Original Documents  
 Improvement Agreement  
 Improvement Guarantee  
 Covenants  
 Development Schedule



City of Grand Junction, Colorado 81501

Telephone 243-2633

July 2, 1981

Mr. David C. Burnett  
VTN Colorado, Inc.  
1700 Freeway East  
Grand Junction, CO 81501

Dear Dave:

- Re: Orchard Mesa Center - Sanitary Sewers

As requested, I have reviewed the revised construction plans for sanitary sewers for the above as submitted June 29, 1981. I take no exception to the plan contents. Please consider the plans approved by this office for construction.

Please notify us as soon as construction is complete and you are assured the City standards for such construction have been met. At that time our personnel will inspect the system. We would appreciate being contacted for the final inspection prior to the lines being activated for service.

Prior to acceptance of the system it is necessary to submit to the City Engineer "as-built" mylar plans bearing a professional engineer's seal and a certification by the engineer that the lines have been tested for infiltration and that infiltration does not exceed 50 gallons per inch diameter per mile per day.

Thanks for your continued cooperation.

Very truly yours,  
*Ronald P. Rish*  
Ronald P. Rish, P.E.  
City Engineer

RPR/hm

- cc - District Engineer, Colorado Department of Health
- David Mack, City Market
- Kent Harbert, Western Engineers
- Dick Hollinger
- Jim Patterson
- Harley Seybold
- Ralph Sterry
- File ✓



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

July 31, 1981

Mr. David C. Burnett  
VTN Colorado, Inc.  
1700 Freeway East  
Grand Junction, CO 81501

Dear Dave:

Re: Orchard Mesa Center-Street Improvements to B $\frac{1}{2}$  Road

As requested, I have reviewed the revised detailed construction plan sheet 5 of 7 for the above as submitted July 29, 1981. All plan review comments in my letter of July 23, 1981, have been satisfactorily addressed and I take no exception to the revised plan sheet 5 of 7 as submitted. Please consider sheet 5 of 7 to be approved by this office for construction.

I am assuming you have or will obtain approval from Orchard Mesa Irrigation District for the details of how the curb inlet at 2+59.67 will be connected to the 42 inch pipe. This was mentioned in my July 23, 1981, letter.

Upon completion of construction, please notify me to arrange for a final-inspection of completed facilities. As is standard policy, City-acceptance of any facilities depends on:

- a. Design in accordance with our requirements
- b. Construction in accordance with the City-approved design
- c. Submission of documented construction tests results
- d. Submission of mylar-type as-built drawings for the public records.
- e. Final inspection of completed improvements by the City Engineer.

Thanks for your continued cooperation.

Very truly yours,

*Ronald P. Rish*

Ronald P. Rish, P.E.  
City Engineer

Mr. David C. Burnett

Page 2

July 31, 1981

cc - City Market, Inc.  
Dillon Real Estate  
Will Spanicek, Colo. Division of Highways  
Don Caraway, Orchard Mesa Irrigation District  
John Kenney  
Jim Patterson



City of Grand Junction

May 20, 1982

VTN Colorado, Inc.  
1700 Freeway East  
Grand Junction, CO 81501

Gentlemen:

Re: Orchard Mesa Center - Street Improvements and Sanitary Sewer


This is to notify you that our records indicate you have not fulfilled the following responsibilities concerning the above:

1. We have not been contacted for nor performed a final-inspection of the above.
2. We have not received any as-built mylar drawings for the above.
3. We have not received any construction test results for the above.

These requirements were documented in my letters of July 2 and 31, 1981.  
(Copies attached)

Since the facilities have been constructed and in use for some time, when can we expect the above items to be addressed.

FOR THE CITY OF GRAND JUNCTION

  
Ronald P. Rish, P.E.  
City Engineer

RPR/hm

Enclosures

cc: w/encl. - District Engineer, Colorado Department of Health  
David Mack, City Market  
Dillion Real Estate  
Bob Goldin ✓  
John Kenney  
Jim Patterson  
Ralph Sterry  
File