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File 1981-0016

Date 10/19/01

Project Name: Commercial Park (Minor) – Final Plat

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 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	*Summary Sheet – Table of Contents		
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		Receipts for fees paid for anything		
		*Submittal checklist		
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		Reduced copy of final plans or drawings		
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X	X	*Mailing list to adjacent property owners		
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X	X	*Petitioner's response to comments		
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		*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	Memo from Coburn Eng. to Planning re: Review Sheet Comm
X	X	Review Sheet Summary	X	Radiation Survey
X		Review Sheets	X	Utilities Composite
X	X	Planning Commission Minutes - ** - 2/24/81	X	Minor Subdivision – Final Plat
X	X	Power of Attorney - ** - (not signed or recorded) - two		
X		Deed		
X		Memo from Jim Patterson to Wes Painter re: fire protection longer valid- 4/15/81		
X		Public Notice Posting		
X	X	Soils Report		
X		Subdivision Summary Form		
X		Request for Treasurer's Certificate of Taxes Due		
X		Development Application		
X		Certification of Taxes due		
X	X	Letter from Ron Rish to Robert Coburn re: comments on plans for fire prevention waterline extension on Independent Avenue – 11/18/80		
X		Ute Water Conservancy District		

INDEPENDENT AVENUE COMMERCIAL PARK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDESIGNED, TRINITY ASSOCIATES, A LIMITED PARTNERSHIP IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, AND LING WITHIN THE SE 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID SEC. 10; THENCE NORTH 24° 54' E 786.20 FT. ALONG THE EAST LINE OF SAID SE 1/4 TO THE NORTHEAST CORNER OF THAT SECOND TRACT OF LAND CONVEYED TO THE STATE HIGHWAY DEPARTMENT BY DEED RECORDED IN BOOK 508 AT PAGE 41, BEING THE TRUE POINT OF BEGINNING; THENCE N 81° 22' 00" W 760.12 FT. ALONG THE NORTHERLY LINE OF SAID HIGHWAY DEPARTMENT TRACT, TO THE MOST EASTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO THE STATE HIGHWAY DEPARTMENT BY DEED RECORDED IN BOOK 775 AT PAGE 431; THENCE ALONG THE BOUNDARY LINES OF SAID STATE HIGHWAY DEPARTMENT TRACT FOR THE FOLLOWING TWO COURSES: (1) N 47° 32' 30" W 154.30 FT.; (2) N 23° 30' 00" E 49.79 FT. TO THE SOUTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO THE COUNTY OF MESA BY DEED RECORDED IN BOOK 708 AT PAGE 137, SAID LINE BEING PARALLEL TO AND 30.00 FT. SOUTHERLY OF THE NORTH LINE OF SAID SE 1/4; THENCE ALONG SAID SOUTHERLY LINE S 89° 39' 26" E 761.43 FT. TO THE EAST LINE OF SAID SE 1/4; THENCE S 00° 24' 54" W 506.90 FT. TO THE POINT OF BEGINNING, AND CONTAINING 5.2846 ACRES, MORE OR LESS, AS SHOWN BY THE ACCOMPANYING PLAT THEREOF.

THAT THE SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS INDEPENDENT AVENUE COMMERCIAL PARK, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA.

THAT THE SAID OWNER DOES HEREBY DEDICATE AND SET APART ALL OF THE STREETS AND ROADS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER AND HEREBY DEDICATE 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 UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, AND TELEPHONE LINES, TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, WITH 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. UTILITY EASEMENTS ARE DEDICATED TO THE PUBLIC UTILITIES.

THAT ALL EXPENSES FOR INSTALLATION OF UTILITIES OR DITCHES REFERRED TO ABOVE, FOR GRADING OR LANDSCAPING, AND FOR STREET GRAVELING OR IMPROVEMENTS SHALL BE FINANCED BY THE SELLER OR PURCHASER - NOT THE CITY OF GRAND JUNCTION.

IN WITNESS WHEREOF, SAID OWNER TRINITY ASSOCIATES, A LIMITED PARTNERSHIP; BY ITS GENERAL PARTNERS HAVE CAUSED THEIR NAMES TO BE HERETO SUBSCRIBED THIS _____ DAY OF _____, A.D., 1981,

BY _____ BY _____
 ROBERT E. WILSON, AS A GENERAL PARTNER KENNETH E. JOHNSON, AS A GENERAL PARTNER
 STATE OF COLORADO }
 COUNTY OF MESA } S.S.
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D., 1981, BY OWNER TRINITY ASSOCIATES, A LIMITED PARTNERSHIP; BY ITS GENERAL PARTNERS ROBERT E. WILSON AND KENNETH E. JOHNSON.
 MY COMMISSION EXPIRES _____ WITNESS MY HAND AND OFFICIAL SEAL.
 _____ NOTARY PUBLIC

ENCUMBRANCES RATIFICATION AND APPROVAL

FRED LIGRANI AND ROXIE LIGRANI, aka. ROXY LIGRANI, HOLDERS OF THE FIRST AND PRIOR DEED OF TRUST UPON THE HEREIN DESCRIBED REAL PROPERTY, HEREBY RATIFIES AND APPROVES THE FOREGOING PLAT OF INDEPENDENT AVENUE COMMERCIAL PARK.

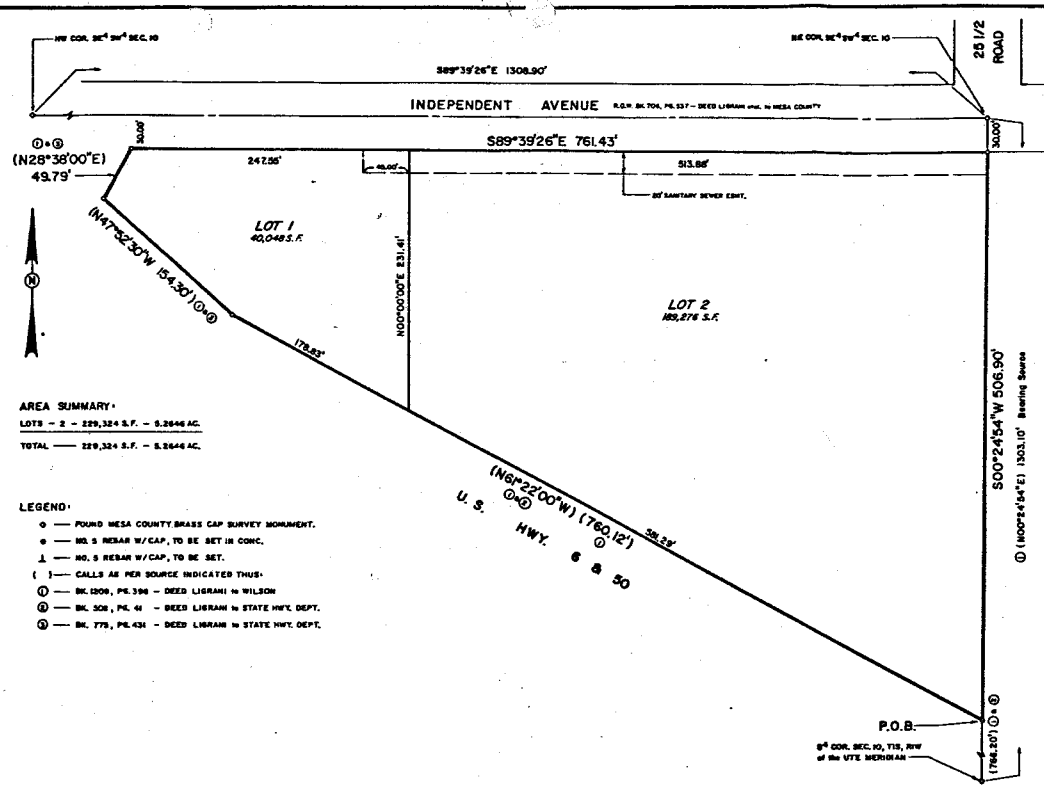
BY _____ BY _____
 FRED LIGRANI ROXIE LIGRANI, aka. ROXY LIGRANI
 STATE OF COLORADO }
 COUNTY OF MESA } S.S.
 THE FOREGOING ENCUMBRANCES RATIFICATION AND APPROVAL WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D., 1981, BY FRED LIGRANI AND ROXIE LIGRANI, aka. ROXY LIGRANI.
 MY COMMISSION EXPIRES _____ WITNESS MY HAND AND OFFICIAL SEAL.
 _____ NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA } S.S.
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O' CLOCK _____ M., _____, A.D., 1981, AND IS DULY RECORDED IN PLAT BOOK NO. _____, PAGE _____.

CLERK AND RECORDER
 BY _____
 DEPUTY

FEES
OFFICE COPY
 16-81



AREA SUMMARY
 LOTS - 2 - 229,324 S.F. - 5.2846 AC.
 TOTAL - 229,324 S.F. - 5.2846 AC.

- LEGEND**
- - FOUND MESA COUNTY BRASS CAP SURVEY MONUMENT.
 - ⊙ - NO. 5 REBAR W/CAP, TO BE SET IN CONC.
 - ⊥ - NO. 5 REBAR W/CAP, TO BE SET.
 - [] - CALLS AS PER SOURCE INDICATED THUS:
 - ① - BK. 1209, PG. 390 - DEED LIGRANI W WILSON
 - ② - BK. 508, PG. 41 - DEED LIGRANI W STATE HWY. DEPT.
 - ③ - BK. 775, PG. 431 - DEED LIGRANI W STATE HWY. DEPT.

CITY OF GRAND JUNCTION APPROVAL

THIS PLAT OF INDEPENDENT AVENUE COMMERCIAL PARK, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA AND STATE OF COLORADO WAS APPROVED BY:

CITY MANAGER, _____ THIS _____ DAY OF _____, A.D., 1981.

PRESIDENT OF COUNCIL, _____ THIS _____ DAY OF _____, A.D., 1981.

CHAIRMAN, GRAND JUNCTION, CITY PLANNING COMMISSION _____ THIS _____ DAY OF _____, A.D., 1981.

DIRECTOR OF DEVELOPMENT _____ THIS _____ DAY OF _____, A.D., 1981.

GRAND JUNCTION CITY ENGINEER _____ THIS _____ DAY OF _____, A.D., 1981.

SURVEYOR'S CERTIFICATE

I, LUTHER T. MURROW, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF INDEPENDENT AVENUE COMMERCIAL PARK, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, AND STATE OF COLORADO, HAS BEEN PREPARED UNDER MY DIRECTION, AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.

BY _____ DATE: _____
 REGISTERED LAND SURVEYOR, L.S. 10346

INDEPENDENT AVENUE COMMERCIAL PARK		
MINOR SUBDIVISION - FINAL PLAT		
OWNER TRINITY ASSOCIATES P.O. BOX 1946 GRAND JUNCTION, CO.	ENGINEERS COBURN ENGINEERS	DATE 1-30-81
BY L. T. MURROW REGISTERED LAND SURVEYOR	BY L. T. MURROW REGISTERED LAND SURVEYOR	BY L. T. MURROW REGISTERED LAND SURVEYOR

Dorthy V. Bauman
585 25 1/2 Road
Grand Junction, Co. 81501
16-81

Gus Halandras
c/o Pavlakis & Co.
516 28 Road
Grand Junction, Co. 81501
16-81

Craig Associates
c/o Pavlakis & Co.
516 28 Road
Grand Junction, Co. 81501
16-81

Andy Peroulis
516 28 Road
Grand Junction, Co. 81501
16-81

Trevinia C. Houston
930 Independent Ave.
Grand Junction, Co. 81502
16-81

Gary L. & Shelia J. Robinson
2541 Hwy. 6 & 50
Grand Junction, Co. 81503
16-81

Fred & Roxy Ligrani
2526 River Road
Grand Junction, Co. 81501
16-81

Carl D. South
P. O. Box 847
Grand Junction, Co. 81502
16-81

Colo. State Game, Fish &
Parks Dept.
711 W. Independent Ave.
Grand Junction, Co. 81503
16-81

Trinity ASSOCIATES
P.O. Box 1965
Grand Junction, Co. 81501
#16-81

Coburn Engineers
2820 1/2 North Avenue
Grand Junction, Co. 81501
#16-81



COBURN ENGINEERS, INC.

(303) 245-5808

2820 $\frac{1}{2}$ NORTH AVENUE
GRAND JUNCTION
COLORADO 81501

Feb. 2, 1981
File: 81-01-14

SOILS REPORT

Requested by:

Trinity Associates, A Limited Partnership
P. O. Box 1965
Grand Junction, Colo. 81501

Property Description:

Metes and Bounds parcel within the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec.
10, T1S, R1W of the Ute Meridian, Mesa Co., Colo.

Data Source:

Grand Junction Area Soils Map.

Interpretations:

Green River very fine sandy loam, deep over gravel
0 to 2 percent slopes, Class (Gm). This soil occurs along the Gunnison
and Colorado Rivers, but for most part at higher levels than the other
Green River Soils. Its better position makes it less susceptible to
flooding or occasional high water tables.

Signed: Luther T. Murgerson

Date: Feb. 2, 1981.

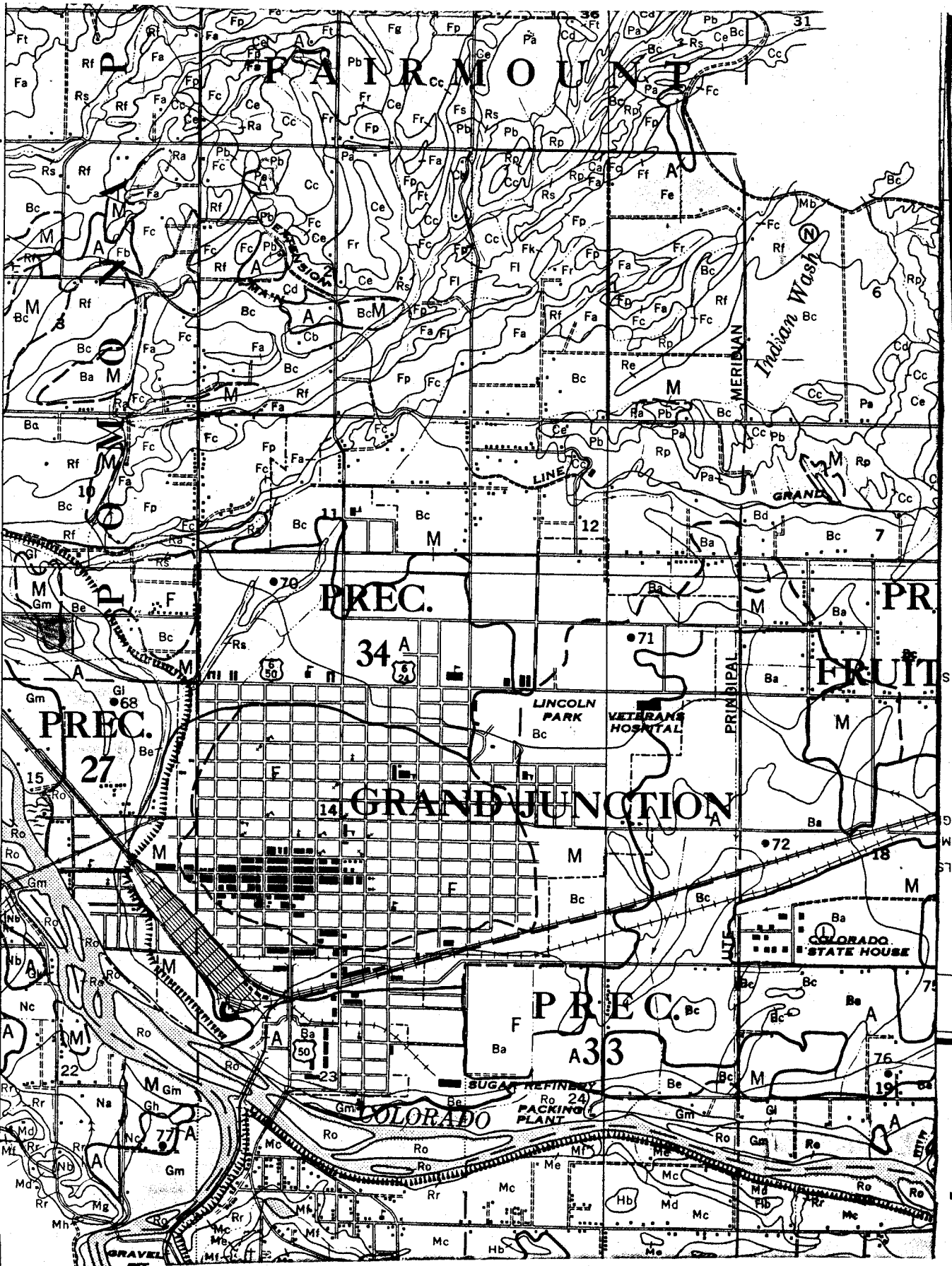
GREEN RIVER VERY FINE SANDY LOAM, DEEP OVER GRAVEL, 0 to 2 percent slopes, Class IIs Land (Gm)

This soil occurs along the Gunnison and Colorado Rivers, but for the most part at higher levels than the other Green River soils. Its better position makes it less susceptible to flooding or occasional high water tables. It can be cropped successfully, especially after it has been ditched to provide adequate underdrainage.

The surface soil, a pale-brown or light brownish-gray very fine sandy loam, contains numerous small fragments of mica. Below depths of 10 to 12 inches, the very fine sandy loam has a brighter pale-brown or very pale-brown color, and at depths of 24 to 30 inches it grades into similarly textured soil material that shows light-gray and reddish-brown specks or very small spots. Below depths of 3 or 4 feet textural variations are common, but fine sandy loam is dominant.

When moist, this soil is friable. Well-disseminated lime is present from the surface downward, but the organic-matter content is low. Workability and tilth are exceptionally favorable for irrigation and cultivation, but some places need ditches that will lower the water table.

Soil limitations are classified as severe for local roads and streets (seasonal high water tables, poor traffic-supporting capacity, subject to frost heave), shallow excavations (seasonal high water table), dwellings without basements (seasonal high water table), sanitary land fill (seasonal high water table), septic tank absorption fields (seasonal high water table), and sewage lagoons (rapid permeability below about 1 foot, seasonal high water tables.)



T. 1 S.

5



Grand Junction, Colorado 81501

Phone 303 243-2633

November 18, 1980

Mr. Robert Coburn
Coburn Engineers
2820 1/2 North Ave.
Grand Junction, CO 81501

Dear Bob:

Re: Independent Avenue Commercial Park

As requested, I have reviewed a detailed construction plan for a fire prevention waterline extension in Independent Avenue to serve the above. I have the following comments:

1. The lateral location of the line at 25 ft. south of the street right of way centerline is acceptable based on the dedication of an additional 3 ft. of right of way adjacent to the property when the subdivision process is finalized. This will permit the City standard collector street to be constructed resulting in the proposed waterline being between the curb and the detached sidewalk.
2. As discussed yesterday, the pipe should be specified not as "CL200" but instead as "AWWA C900, DR18, Class 150" if you choose to use PVC.
3. It is understood that an additional looped waterline will be needed later to provide fire protection to the subdivided property. This will be similar to the layout indicated on the utility composite submitted with the preliminary plat.
4. Since our standard detail sheet does not include details or sizing of a thrust block at the dead-end of a pipe, you should add a detail and/or note to the plan specifying a thrust block sufficient to resist longitudinal movement of that reach of pipe.
5. As you are aware, submission of satisfactory pressure test results and a mylar as-built drawing are conditions of acceptance of the line into the city water system.

November 18, 1980

6. As related to you yesterday by Mr. Patterson, the City will not allow this waterline to be connected to our system until resolution of our recent concerns about just what is being constructed as a private sanitary sewer system with apparent intent to tie it into the City sewer system. No connection to the City sewer nor sewer taps are authorized until our questions are answered. Your client should contact Mr. Patterson as soon as possible on this matter. Chatting with the plumbing sub-contractor just doesn't cut it.

Upon resolution of the above comments concerning the waterline, please submit the revised plan and I will be glad to sign it approving it for construction.

Thanks for your continued cooperation. Any help you can give to resolve these matters is appreciated.

Very truly yours,



Ronald P. Rish, P.E.
City Engineer

RPR/hm

Encl. - Plan original

cc - Tom Joyner
Ray Davis, J & J Enterprises
Bob Bright ✓
Mac McGregor
Wes Painter
Jim Patterson
Ralph Sterry
File

REVIEW SHEET SUMMARY

FILE# 16-81

ITEM Minor Subdivision (City)

DATE SENT TO REVIEW DEPT. _____

Final Plat

DATE DUE 2/13/81

PETITIONER Trinity Associates c/o Robert G. Wilson, P.O. Box 604, G.T. 81502

LOCATION Independent Ave. at Hwy. 6 & 50 (Within SE⁴SW⁴ Sec. 10, 1S, 1W) (Coburn Engineers, Inc.)

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
2/6/81	Mt. Bell	No requests. Thanks.
2/6/81	Fire City	Fire Hydrants and 8 inch loop fire line must be provided as layout on review of 5/14/79 and 5/22/80. Building Plans, plat plans, showing location on lot, size and construction type, and hydrant location must be provided for water flow survey and hydrant agreement.
2/13/81	City Utilities	Sanitary sewer line shown, is a private sewer. Public sewer will be available in Independent Ave. late in 1981.
2/13/81	Ute Water	No objections.
2/17/81	Transportation Engineer (Bragdon)	No comments
2/17/81	City Engineer	A previous submittal for this property had a fireflow water loop through the property. If that is still required by the Fire Department, plans for that loop must be submitted for my review and approval prior to construction and a 20 Ft. wide easement centered on the waterline must be granted. The sanitary sewer shown is a private sewer service line to a building in Lot 1. The public sewer in Independent Avenue is not yet constructed. Independent Avenue should have a 33 Ft. half right of-way. A power of attorney for full street improvements to Independent Avenue will be required prior to recording the Final Plat. A financial guarantee in accordance with Development Regulations Section 27-2.3 should be obtained for all public improvements.

SUMMARY OF COMMENTS:

Fire Hydrants and 8 inch line must provided as layout on review 5/14/79 and 5/22/80.

Sewer line shown, is a private sewer public sewer will be available in late 1981.

A 20' wide easement centered on the waterline and a plan for a loop system must be approved prior to construction. a Power of Attorney for full street improvement on Independent Avenue.

2/24/81

RIDER/FRANK PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #16-81, FINAL PLAT, INDEPENDENT AVENUE COMMERCIAL PARK (MINOR), SUBJECT TO STAFF COMMENTS.



COBURN ENGINEERS, INC.

(303) 245-5808

28204 NORTH AVENUE
GRAND JUNCTION
COLORADO 81501

February 23, 1981

Re; File No. 16-81
CE File No. 81-01-14
Independent Ave. Comm. Park

CITY/COUNTY DEVELOPMENT DEPT.

Subject: Review Sheet Comments
Final Plat Submittal
Independent Ave. Commercial Park

Fire-City - The layout referred to on the Fire Dept. reviews of 5-14-79 & 5-22-80 concerned a particular development plan and building arrangement. This plan has been canceled and is no longer in effect. The Final Plat dated 1-30-81 and Utilities Composite dated 2-1-81 is not a part of or an extension of the prior plans. At this time the Site Plan for Lot 2 has not been determined. When development of Lot 2 is planned, fire protection for the proposed plan should be coordinated with the Fire Department.

City Utilities - No comment required

City Engineer - Fireflow - Same response as above
- Sanitary Sewer - noted
- 33' half right-of-way has been incorporated on Independent Ave
- Owner will provide Power of Attny for street improvements to Independent Ave.
- Financial guarantee for public improvements
No improvements required

Public Service - Fifteen foot (15') utility easement has been incorporated along the east property line of Lot 2 as requested

The Grand Junction Fire department will waive the requirement for providing fire protection at this time, additional fire protection to be required ~~at~~ when it is known how the sub division will be developed. This must be approved by Public works department

*Det. Chief W. S. Pante
2-23-81*

