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File 1981-0030

Project Name: Houston Heights Subdivision – Minor Final

Date 10/31/01

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>
		*Summary Sheet – Table of Contents
		Application form
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
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X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		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
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X	X	*Consolidated review comments list
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		*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	Review Sheet Summary
X		Review Sheets
X	X	Power of Attorney - ** - (to be scanned)
X	X	Development Improvements Agreement - **
X		Record of Final Plat Recording
X		Certification of plat
X		Subdivision Summary Form
X	X	Impact Statements
X	X	Planning Commission Minutes - ** - 5/26/81
X		Public Notice of Posting
X		Development Application
X		Peak Demand – Data Sheet
X		Utilities Composite
X	X	Site Plan

2945-122B-10-021

Jeanice A. Swank
1441 Patterson #503
City, 81501

2945-122B-10-022

R.W. & N.L. Uhl
267 Huntington Ave.
Ventura, CA.

2945-122B-10-023

Peter James Fregetto
1441 Patterson #603
City, 81501

2945-122B-10-024

Michael R. Gallegos
1441 Patterson Way #604
City, CO. 81501

2945-122B-10-025

C.A. & E. J. Rector
1441 Patterson #701
City, 81501

2945-122B-10-026

Dorothy M. Hale
1441 Patterson #702
City, 81501

2945-122B-10-027

William H. & G.L. Bigum
1441 Patterson #703
City, 81501

2945-122-00-001

Gerald L. Kelly
2737 Patterson Rd.
City, 81501

2945-122-00-002

L.A. Brodak
2741 F Road
City 81501

2945-122-00-007

Trevinia Houston
Box 597
City 81502

2945-122-00-008

Charles L. Foreny
1631 Wellington
City, 81501

2945-122-00-009

Mabel Heberling
2741 F Road
City, 81501

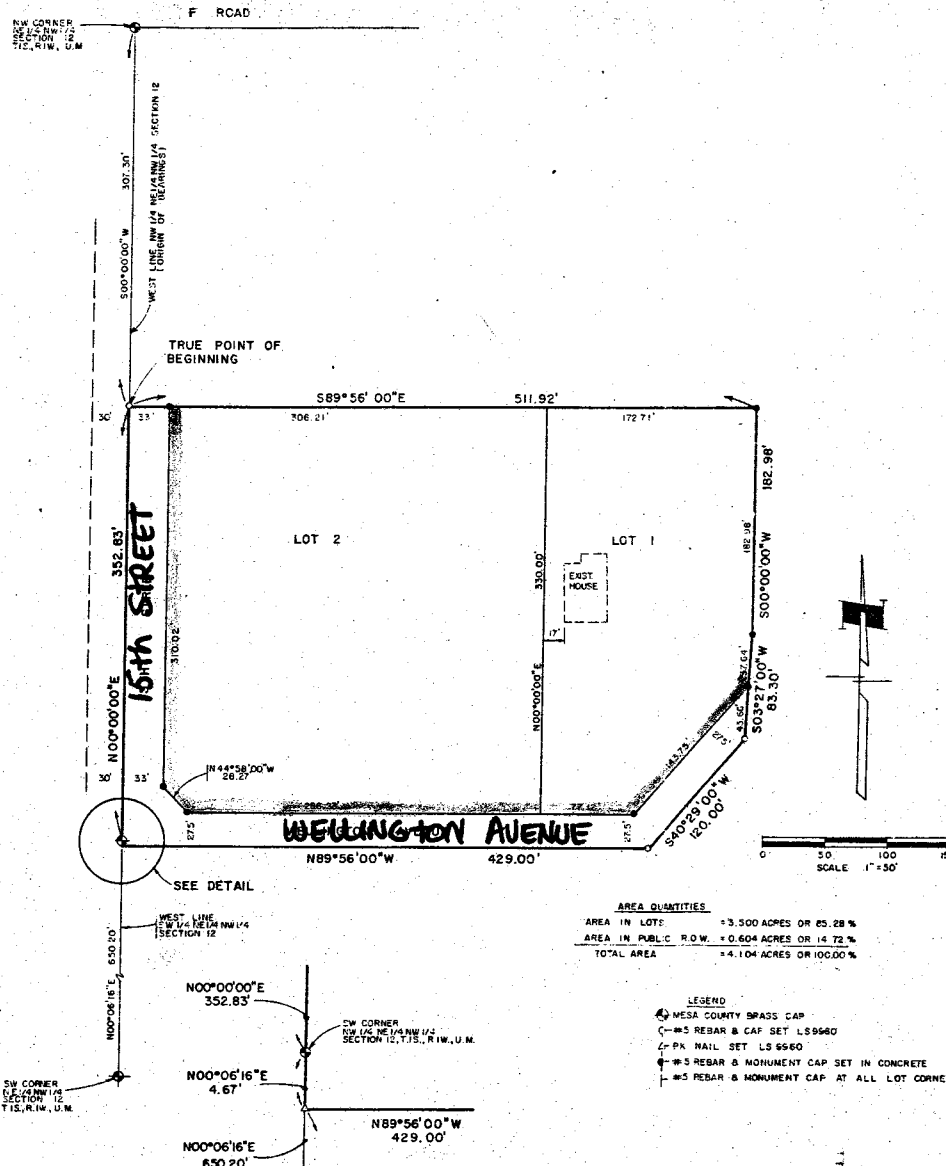
2945-122-00-031

E. Fay Carpenter et al
1340 Wellington
City 81501

2945-122-00-043

Walter K. Waymeyer
c/o Wakefield Mgmt. Co.
P.O. Box 2260
City 81502

HOUSTON HEIGHTS



That the undersigned Colorado Land and Exploration Company, a Colorado Corporation, is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the N 1/4 NW 1/4 of Section 12, Township 2 North, Range 2 West of the 10th Meridian as shown on the accompanying plan, said real property being more particularly described as follows:

Commencing at the NW corner of the NE 1/4 SE 1/4 of said Section 12; thence S 00° 00' 00" W along the west line of the NW 1/4 NE 1/4 NW 1/4 of said Section 12 a distance of 207.35 feet to the TRUE POINT OF BEGINNING; thence S 89° 56' 00" E 310.00 feet; thence S 00° 06' 16" E 4.67 feet to a point on the west line of the NW 1/4 NE 1/4 NW 1/4 of said Section 12; thence N 89° 56' 00" W 429.00 feet to the SW corner of the NW 1/4 NE 1/4 NW 1/4 of said Section 12; thence N 00° 06' 16" E along the west line of the NW 1/4 NE 1/4 NW 1/4 of said Section 12 a distance of 352.83 feet to the TRUE POINT OF BEGINNING, containing 3.500 acres.

That said owner has caused the said real property to be laid out and surveyed as Houston Heights, a subdivision of the City of Grand Junction, Mesa County, Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown in the accompanying plat to the use of the public forever, and hereby dedicates to the public utilities those portions of said real property which are labeled as utility easements on the accompanying plat as hereinafter described, including but not limited to electric lines, gas lines, telephone lines, together with the right to use and interfere with the same, with the usual right of ingress and egress for installation and maintenance of such lines. Such easements to remain until they are abandoned in a reasonable and prudent manner.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this ____ day of _____ A.D., 1981.

Colorado Land and Exploration Company, a Colorado Corporation

Kenneth M. Sarus, President
 Samuel T. Patten, Secretary

STATE OF COLORADO }
 COUNTY OF MESA }

The foregoing instrument was acknowledged before me this ____ day of _____ A.D., 1981 by Kenneth M. Sarus, President and Samuel T. Patten, Secretary of Colorado Land and Exploration Company, a Colorado Corporation.

Witness my hand and official seal. _____
 Notary Public

CITY APPROVAL

This plat of Houston Heights, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was accepted this ____ day of _____ A.D., 1981.

City Manager _____ President of Council _____ Chairman, Grand Junction City Planning Board _____

Director of Development _____ Grand Junction City Engineer _____

CLEK AND RECORDER CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at ____ o'clock ____ M. this ____ day of _____ A.D., 1981 and is duly recorded in Plat Book _____ Page _____.

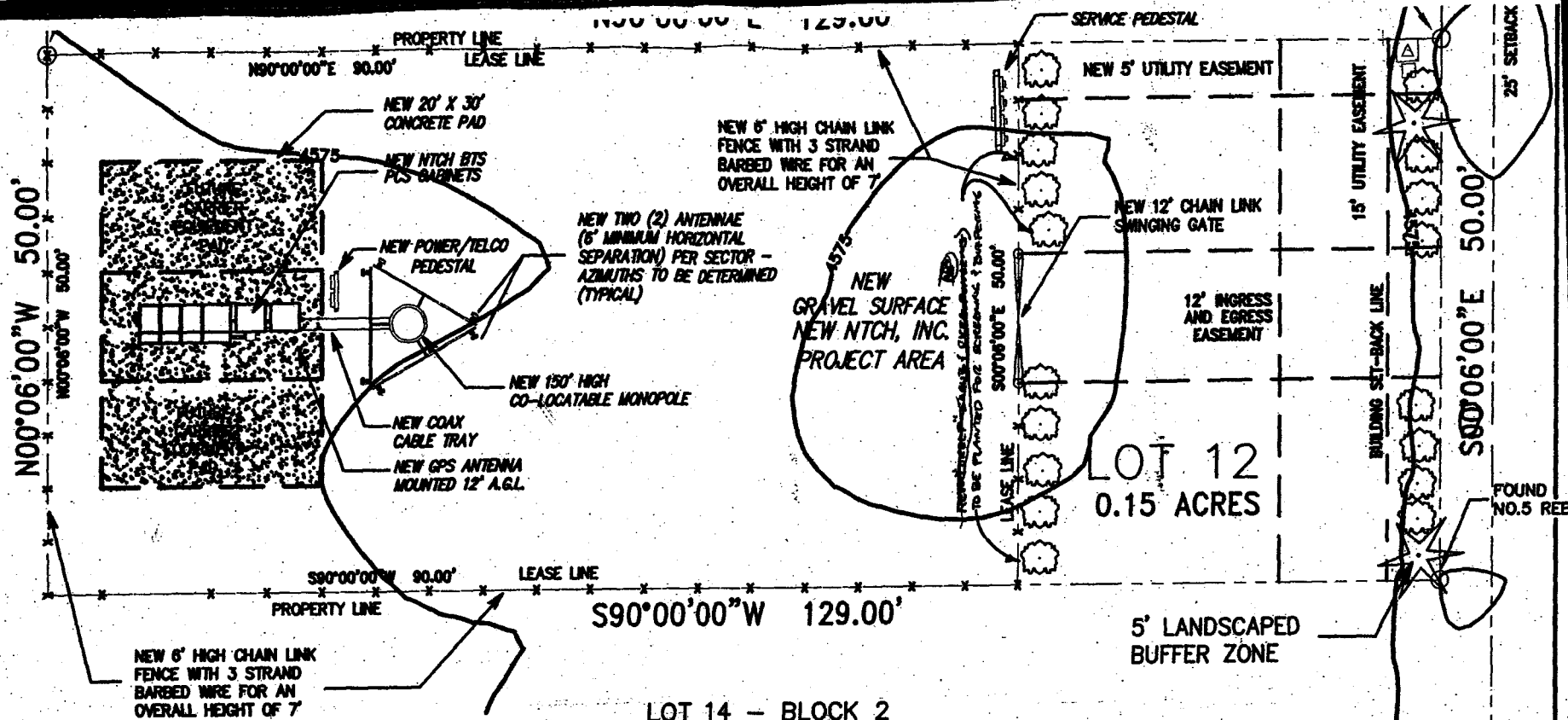
Clerk and Recorder _____ Deputy _____ Fees: \$ _____

SURVEYOR CERTIFICATE

I, James T. Patten Jr., do hereby certify that the accompanying plat of Houston Heights, 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.

James T. Patten Jr.
 James T. Patten Jr.
 Registered Land Surveyor
 Colorado Registration No. 9960

HOUSTON HEIGHTS



On 8-23-00 Original approval was what was planted. Okay to revert to original approval per KP. SL 10/12/01

NEW BLUE POINT JUNIPER OR EQUIVALENT, (JUNIPERUS CHINENSIS) TO BE PLANTED FOR SCREENING AND BUFFERING HEIGHT AT PLANTING - A MINIMUM OF 6' - MATURITY 12' TO 15'

WHISTERIA GROUND COVER TO BE PLANTED AND APACHE PLUME

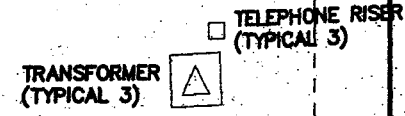


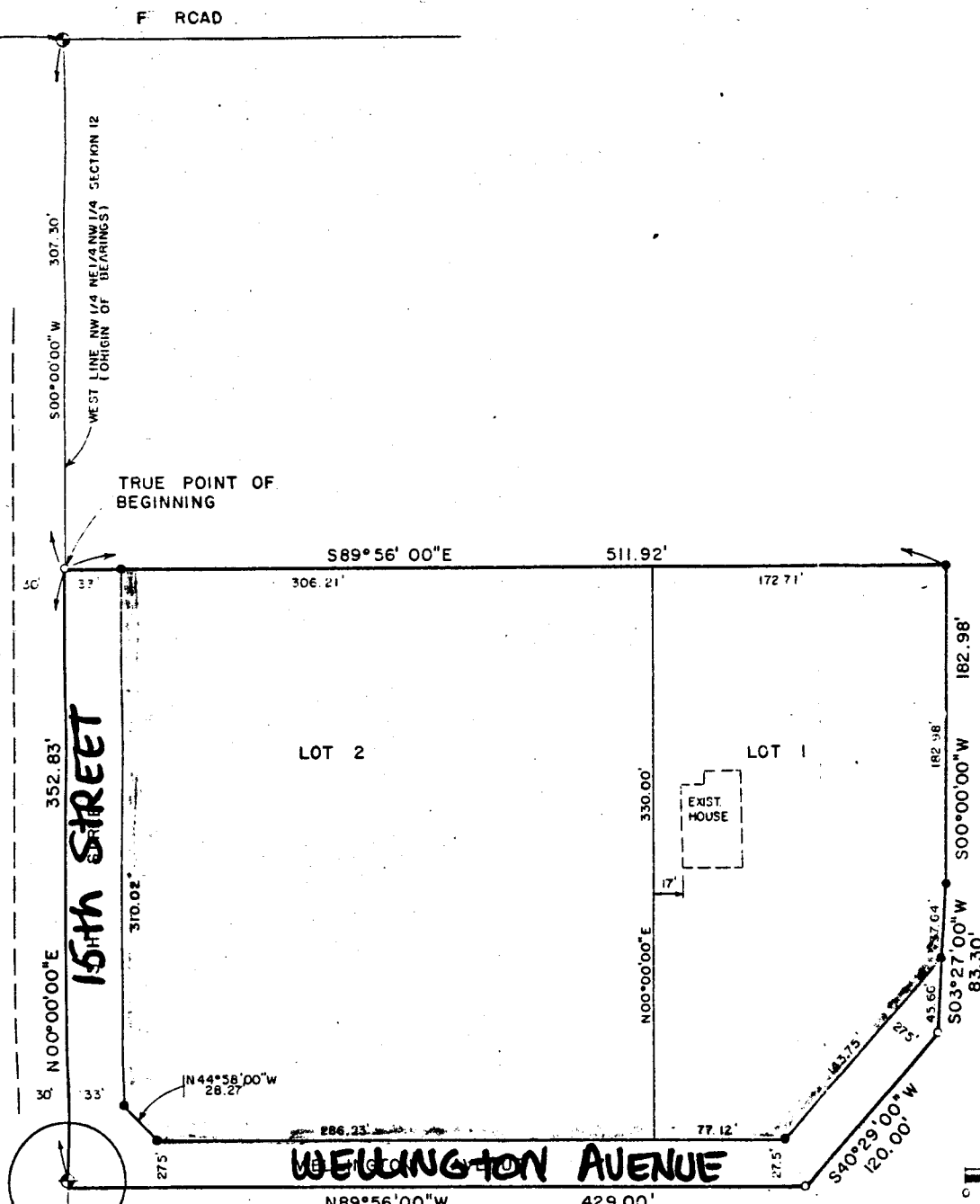
NOTE

ALL CONSTRUCTION TO BE PERFORMED BY A LICENSED CONTRACTOR AND IN ACCORDANCE WITH THE BUILDING AND SAFETY STANDARDS OF THE ADOPTED BUILDING CODE

- LANDSCAPING MATERIALS TABLE FOR SET-BACK AREA**
- 7 EA. 5 GALLON SUMAC SHRUBS (R. TYPHINA - 'LACINATA') (50' FRONTAGE x 5' = 250 x 408 = 100 /16 SQ. FT. = 7 SHRUBS)
 - 2 EA. 6' HIGH (AT PLANTING) BLUE POINT JUNIPER (JUNIPERUS CHINENSIS) (50 LINEAR FEET / 40' = 2 TREES)
 - WHISTERIA GROUND COVER PLANTING WITH MULCH AS A WEED BLOCK (50' FRONTAGE x 5' DEPTH OF SETBACK AREA = 250 SQ. FT.)

- LANDSCAPING MATERIALS TABLE FOR SITE - EAST FENCE LINE**
- 7 EA. 5 GALLON SUMAC SHRUBS (R. TYPHINA - 'LACINATA') (50' FRONTAGE x 5' = 250 x 408 = 100 /16 SQ. FT. = 7 SHRUBS)
 - WHISTERIA GROUND COVER PLANTING WITH MULCH AS A WEED BLOCK (400 LINEAR FT. x 3' = 1200 SQ FEET)





AREA QUANTITIES

AREA IN LOTS	= 3.500 ACRES OR 85.28 %
AREA IN PUBLIC R.O.W.	= 0.604 ACRES OR 14.72 %
TOTAL AREA	= 4.104 ACRES OR 100.00 %

LEGEND
 MESA COUNTY BRASS CAP

PLAT NO. 100-100-000-000

That the undersigned Colorado Land and Exploration Company, a Colorado Corporation situated in the City of Grand Junction, County of Mesa, State of Colorado and Township 1 South, Range 1 West of the 10th Meridian as shown on the accompanying described as follows:

Commencing at the NW Corner of the NE 1/4 NW 1/4 of said Section 12; The NW 1/4 NE 1/4 NW 1/4 of said Section 12 a distance of 307.30 feet to the POINT OF BEGINNING; Thence S 01° 00' 00" W 182.98 feet; The S 03° 27' 00" W 83.30 feet; Thence N 89° 56' 00" W 429.00 feet to a point on the west line of the NW 1/4 NE 1/4 NW 1/4 of said Section 12; Thence S 40° 29' 00" W 120.00 feet to the SW Corner of the NW 1/4 NE 1/4 NW 1/4 of said Section 12 a distance of 312.83 feet to the POINT OF BEGINNING.

That said owner has caused the said real property to be laid out and surveyed by the City of Grand Junction, Mesa County, Colorado.

That said owner does hereby dedicate and set apart all of the streets and use of the public forever, and hereby dedicates to the public utility those easements or the accompanying plat as perpetual easements for the sewer and water lines, irrigation and drainage facilities, including but not limited to; together with the right to trim interfering trees and shrubs, with the maintenance of such lines. Such easements and rights shall be utilized in

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed by
 Colorado Land and Exploration Company, a Colorado Corporation

Kenneth W. Chron, President

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this _____ day of _____
 President and Samuel T. Haut, Secretary of Colorado Land and Exploration Company.
 Witness my hand and official seal. My commission expires: _____

City Manager _____ President of Council _____
 Director of Development _____ Grand Jury _____
 CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at _____
 and is duly recorded in Plat Book _____, Page _____.

Clerk and Recorder _____ Deputy _____

SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Houston Heights, Grand Junction, County of Mesa, State of Colorado, has been prepared under my direct

James T. Patty Jr.
 James T. Patty Jr.
 Registered Land Surveyor
 Colorado Registration No. 9

REVIEW SHEET SUMMARY

FILE# 30-81

ITEM Houston Heights

DATE SENT TO REVIEW DEPT. _____

Minor Sub. - Final Plat

DATE DUE 3/16/81

PETITIONER Colo. Land & Exploration Co., c/o Ken Shrum, Putterbelly Station, G.

LOCATION NE 15th St. & Wellington Ave.

(Paragon Engineering)

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/10/81	Mt. Bell	Provide a 15' utility easement on the West 15', South 15' of lot 2, So. 15' and South east 15' of lot 1 as shown on the attached plat.
3/11/81	G.J. Drainage	Out of District.
3/11/81	Ute Water	No objections.
3/12/81	Public Serv. Elect. & Gas	Public Service Co. may have objections to this application. Due to the volume of applications being received for review from both Mesa County and the City of Grand Junction, we will not be able to complete our review of this project by the deadline shown. Our detailed comments will be forwarded as soon as possible.
3/16/81	City Utilities	Utilities are not shown.
3/17/81	G.J. Fire	Before we can okay construction on this property we need a fire flow survey done. To do this we need type of construction, square footage, distance to exposures, present location of existing hydrants and what size line they are on. With this information we will be able to tell you if we require additional fire protection.
3/17/81	Public Service Electric & Gas	Electric: No objections. DM 3/12/81 Gas: No objections. CB 3/16/81
3/19/81	Transportation Engineer	No comments.
3/19/81	City Engineer	Sanitary sewer and water should be constructed by the petitioner in Wellington Avenue to serve Lot 1. Street right-of-way shown are appropriate Power of Attorney for full street improvements in both Wellington Ave. and 15th Street will be required prior to recording of the plat. A utilities composite should be submitted. This submittal is incomplete without it. A financial guarantee in accordance with Development Regulations Section 27-2.3 should be obtained for all public improvements.
3/23/81	Staff Comments:	O.K.
4/6/81		PICKENS/RINKER PASSED 3-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #30-81, HOUSTON HEIGHTS SUBDIVISION, PRELIMINARY PLAN, SUBJECT TO STAFF COMMENTS, PARTICULARLY POWERS OF ATTORNEY FOR WELLINGTON AND 15TH STREET IMPROVEMENTS.

RESPONSE TO REVIEW SHEET COMMENTS

City File No. 30-81

Item: Houston Heights, Minor Subdivision

Phase: Final Plat

Petitioner: Colorado Land & Exploration Co.
c/o Ken Shrum
(Paragon Engineering, Inc.)

Location: NE of 15th Street & Wellington Ave.

AGENCY

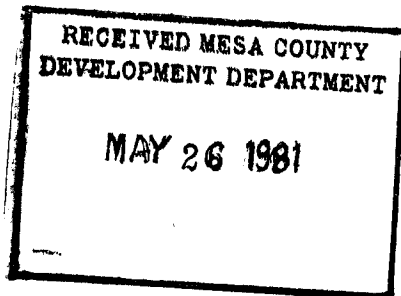
RESPONSE

Mountain Bell:	Utility easement as requested will be provided on the final plat.
Grand Junction Drainage:	Out of District
Ute Water:	Ute Water has no objections
Public Service, Electric & Gas:	Public Service indicated that they did not have objections to the plan.
City Utilities:	A utilities composite indicating the existing utilities will be provided. It should be pointed out that the proposal is in a Planned Development Zone and requires a final development plan depicting specific development be submitted prior to construction.
Grand Junction Fire:	The Fire Department's comment can be addressed with the submission of a final development plan at a future date.
Transportation Engr:	The Transportation Engineer made no comment.
City Engineer:	The sanitary sewer and water services will be constructed to serve Lot 1 in conjunction with future development on Lot 2. The petitioner will provide power of attorney for half street improvements on Wellington and 15th Street prior to recording of the plat. A utilities composite will be submitted. No public improvements are planned for this development at this time. Therefore, a financial guarantee will not be provided. A financial guarantee can be provided at some point in the future when public improvements are required for development of Lot 2.
Staff Comments:	The Planning Staff found the development to be O.K.

RESPONSE TO REVIEW SHEET COMMENTS

File No.: 30-81
Item: Houston Heights
Phase: Minor Final Plat
Location: NE of 15th St. & Wellington Ave.

AGENCY	RESPONSE
City Fire Department	Detailed development plans will be submitted at a later date. At that time, a fire flow calculation can be obtained by the fire department.
Public Service Gas & Electric	Had no objections
Ute Water	Ute Water indicated development is within the area receiving water services from the City of Grand Junction.
City Utilities	Water and sewer mains will be extended to Lot 1 at such time as site development occurs on Lot 2.
Mountain Bell	Easement requirements will be provided for.
Transportation Engineer	Had no comment.
City Engineer	The petitioner will provide a power of attorney for full half street improvements to Wellington and 15th Streets prior to recording of the final plat. Sanitary sewer and domestic water lines will be installed to Lot 1 during site development of Lot 2 at some future date.
Staff Comments	A power of attorney as indicated above, will be provided for 15th Street and Wellington Avenue.



REVIEW SHEET SUMMARY

FILE NO. 30-81 DUE DATE 5/18/81
 ACTIVITY Houston Heights
 PHASE Minor Final
 LOCATION NE Corner of 15th St. & Wellington Ave.
 PETITIONER Colo. Land & Exploration Co.
 PETITIONER ADDRESS c/o Ken Shrum, Pufferbelly Station, Grd. Jct., CO 81501
 ENGINEER Paragon Engineering, Inc.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
5/12/81	City Fire	Before we can okay construction on this property we need to do a fire flow. To do this we need to know sq. footage, type of construction, and distances to exposures. If you will either resubmit this or come into our office we can do this.
5/12/81	Public Service Gas & Electric	Gas: No objections. CB 5/5/81 Electric: No objections. DM 5/6/81
5/18/81	Ute Water	This development area is within the area receiving water services from the City of Grand Junction.
5/18/81	City Utilities	Water and sewer mains should be extended in Wellington Ave. to lot #1.
5/18/81	Mountain Bell	We have found the existing easements, plus an additional easement, as shown on the plat, will meet our requirements.
5/18/81	Transportation Engineer	No comments.
5/18/81	City Engineer	Power of attorney for full street improvements to 15th Street and Wellington Avenue must be submitted prior to recording the plat. Sanitary sewer and water line will have to be installed in Wellington Avenue. I recommend these utilities be designed and installed now by the subdivision petitioner since after subdividing the lots can be sold and lot 1 presently lacks these utilities. The May 1, 1981, letter's "list" should include plans for sanitary sewers and waterlines.
5/19/81	Staff Comments:	POA for 15th and Wellington.
5/26/81	DUNIVENT/LITLE	PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #30-81, HOUSTON HEIGHTS SUBDIVISION (2 LOTS) FINAL PLAN.

