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File 1981-0054

Project Name: Meridian Park – Preliminary – Zoned to H.O.

Date 1/22/02

P	S	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.			
r	e	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.			
e	n	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.			
n	e	X	*Summary Sheet – Table of Contents		
e	d	X	Application form		
t	t		Receipts for fees paid for anything		
			*Submittal checklist		
			*General project report		
			Reduced copy of final plans or drawings		
		X	Reduction of assessor's map		
			Evidence of title, deeds		
		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		
			Traffic studies		
			Individual review comments from agencies		
			*Consolidated review comments list		
		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)		
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>					
X	X	X	X	Action Sheet	Memo from Planning Commission to Participants in 2/8/83 Public Follow-up Hearing – 4/12/83
X	X	X	X	Review Sheet Summary	Planning Commission Minutes - ** - 8/25/81 and 9/29/81
X		X		Review Sheets	Memo from Raymond Phipps, Orchard Mesa Development, Inc. to Planning Commission re: Request for one year extension of Dev. Schedule – no date
X		X		Preliminary Plan Action Sheet	Development Application
X		X	X	Final Plat Action Sheet	Guarantee of Improvements Agreement - ** (to be scanned by City Clerk) – 7/24/81
X		X	X	Rezone Action Sheet	Letter from John Himmelreich, Jr. Lincoln DeVore to Ray Phipps, Orchard Mesa Land re: surface reconnaissance of site – 3/27/81
X	X	X		Gamma Radiation Survey	Commitment for Title Ins. Co.
X		X		Development Schedule	Peak Demand Data Sheet – Ute Water –no date
X		X		Subdivision Summary Form	Public Notice Posting
X	X	X	X	Power of Attorney - ** (to be scanned by City Clerk)	Improvements Plans – Location Map
X	X	X		Development Improvement Agreement - **	Preliminary Plan
X		X		Certification of Plat	Utility Composite

2945-254-00-011

City Market, Inc. #54-81
1st & Colorado
Gr. Jct., CO. 81501

2943-303-00-197

E.E. Arnold #54-81
Rt. 1, Box 30
Manson, WA 98831

Ray Phipps
553 25 1/2 Road
Grand Junction, CO. 81501
#54-81

2945-254-00-002

V.R. Jamieson #54-81
225 Sunset Hills
Gr. Jct., CO. 81501

2945-251-12-010

Village Nine Ltd. #54-81
3026 F Road
Gr. Jct., CO. 81501

Paragon Engineering, Inc.
2784 Crossroads Blvd. #104
Grand Junction, CO. 81501
#54-81

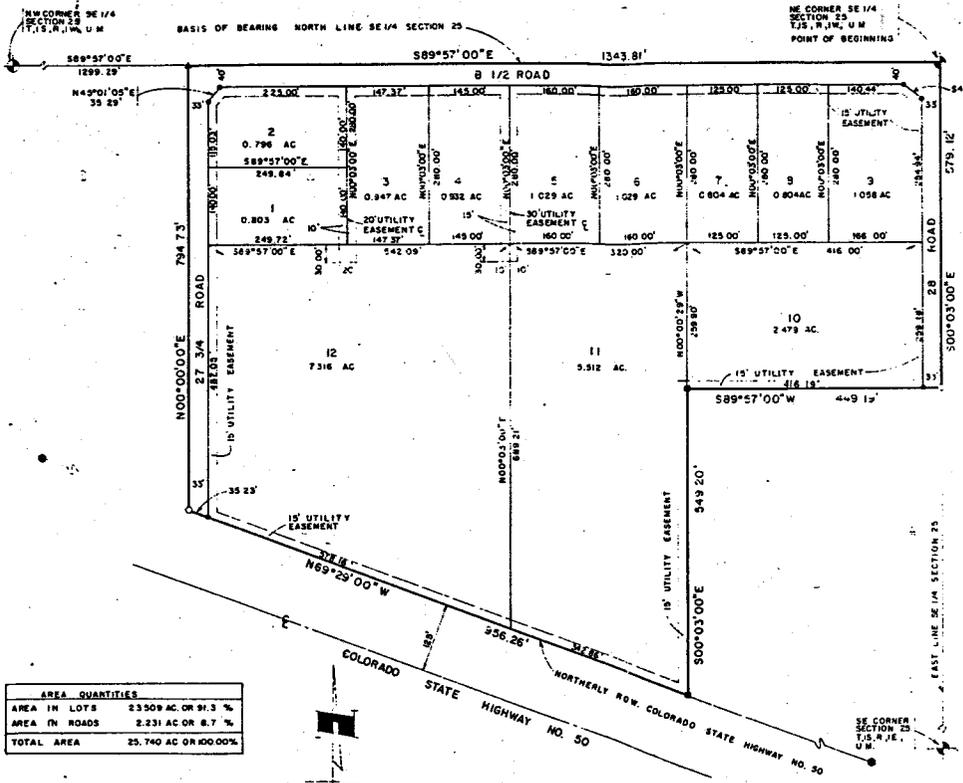
2945-254-00-004

Boise Cascade #54-81
P.O. Box 50
Boise, Idaho 83725

2945-251-00-072

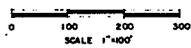
Rodney C. Birks #54-81
2774 B 1/2 Road
Gr. Jct., CO. 81503

MERIDIAN PARK



AREA QUANTITIES	
AREA IN LOTS	23.509 AC OR 91.3 %
AREA IN ROADS	2.231 AC OR 8.7 %
TOTAL AREA	25.740 AC OR 100.00%

- LEGEND**
- ◆ INDICATES MESA COUNTY BRASS CAP
 - ⊕ INDICATES 5/8" REBAR & CAP SET IN CONCRETE (LS 9950)
 - ⊔ INDICATES 5/8" REBAR & CAP AT ALL LOT CORNERS
 - ⊞ FOUND 5/8" REBAR
 - SET 5/8" REBAR AND MONUMENT CAP (LS 9940)
 - FOUND HIGHWAY RIGHT-OF-WAY MARKER
 - ▲ FOUND PK NAIL



THIS PLAN IS A REVISION OF THE PLAN FOR MERIDIAN PARK, SECTION 25, T15S, R16E, U1M, FILED FOR RECORD IN THE COUNTY OF MESA, ARIZONA, ON 11/15/81, AND IS BEING FILED FOR RECORD IN THE COUNTY OF MESA, ARIZONA, ON 1/24/82.

THE TOTAL AREA OF THE TRACT IS 25.740 AC. THE TOTAL AREA OF THE LOTS IS 23.509 AC. THE TOTAL AREA OF THE ROADS IS 2.231 AC.

THE TOTAL AREA OF THE TRACT IS 25.740 AC. THE TOTAL AREA OF THE LOTS IS 23.509 AC. THE TOTAL AREA OF THE ROADS IS 2.231 AC.

I, James L. Kelly, Jr., do hereby certify that the accompanying plat of division of the NE 1/4 of Section 25, T15S, R16E, U1M, was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Arizona.

DATE OF RECORDING: 1/24/82
 COUNTY OF MESA, ARIZONA

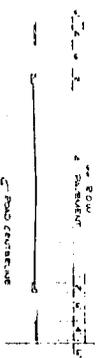
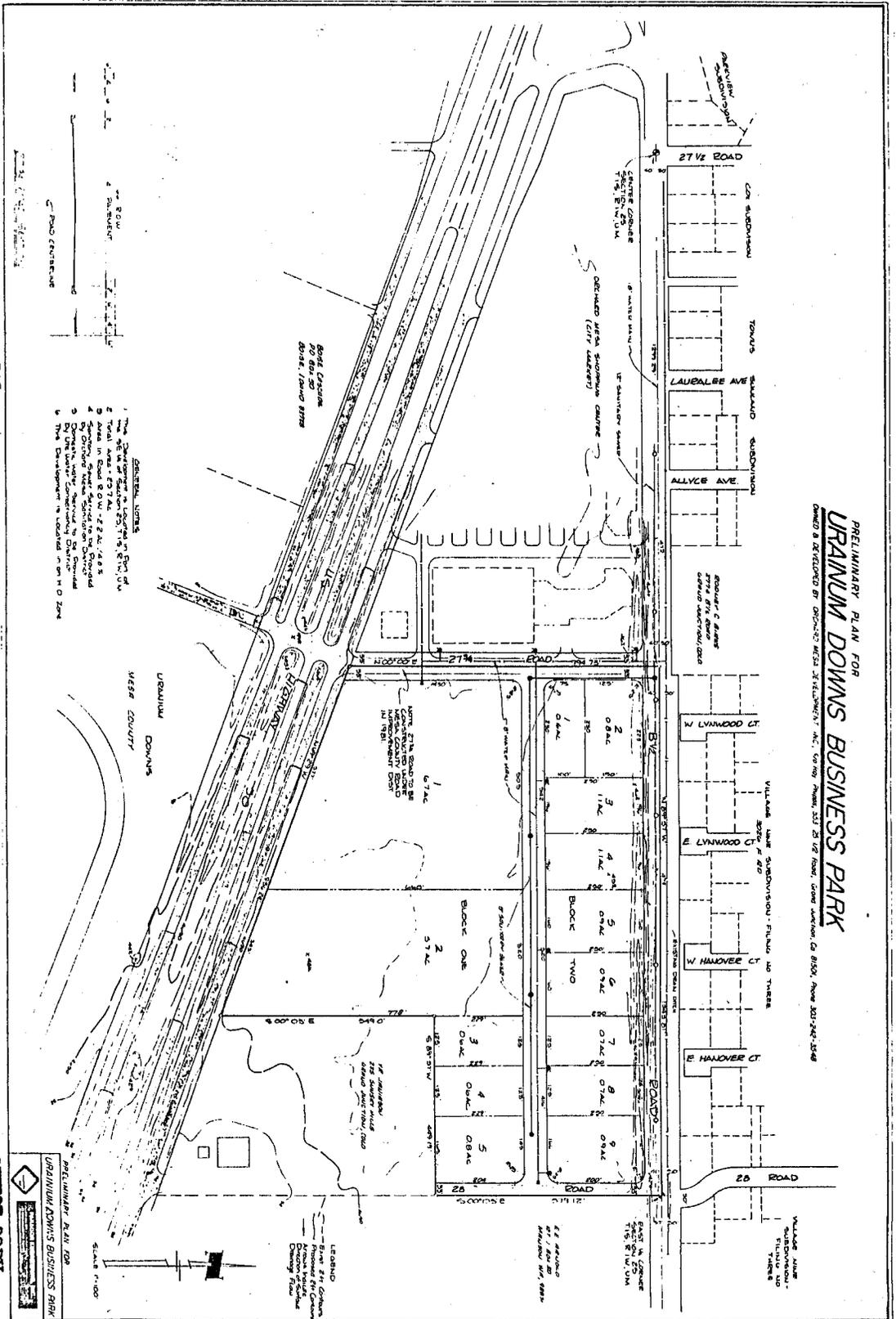
James L. Kelly, Jr.
 Professional Engineer
 License No. 1157
 Colorado Registration No. 1460

OFFICE COPY
 #5A-81

MERIDIAN PARK

PRELIMINARY PLAN FOR
URANIUM DOWNS BUSINESS PARK

OWNED & DEVELOPED BY OREGON-WEST DEVELOPMENT, INC., 6000 N.W. 25th Road, Lake Oswego, OR 97034, Phone 303-262-1548



- GENERAL NOTES**
1. The site plan is based on the 'AS-BUILT' plan of the 'URANIUM DOWNS' project.
 2. Total Area: 237.4A.
 3. Area in Road: 22.2A.
 4. Area in Road: 22.2A.
 5. The plan is based on the 'AS-BUILT' plan of the 'URANIUM DOWNS' project.
 6. The plan is based on the 'AS-BUILT' plan of the 'URANIUM DOWNS' project.
 7. The plan is based on the 'AS-BUILT' plan of the 'URANIUM DOWNS' project.
 8. The plan is based on the 'AS-BUILT' plan of the 'URANIUM DOWNS' project.
 9. The plan is based on the 'AS-BUILT' plan of the 'URANIUM DOWNS' project.

5-4-81

OFFICE COPY

PRELIMINARY PLAN FOR
URANIUM DOWNS BUSINESS PARK

C. Neal Carpenter,
President
N. Kent Baker
Eugene R. Brauer
Gordon W. Bruchner
Patrick C. Dwyer
Robert J. Shreve
Dale J. Steichen
Robert D. Thomas
Gary R. Windolph

ARIX

A Professional Corporation
Engineers Architects Planners

1005 North 12th Street
Suite C
Grand Junction, Colorado 81501
303 242 6203

March 26, 1981

Mesa County Planning Commission
Colorado Department of Health

Gentlemen:

A gamma radiation survey was conducted in compliance with Senate Bill #35 as a portion of our client services. The following information is presented as details of this survey.

Proposed Building Site

Location/Description: Orchard Mesa Land (31.5 acres)

Owner's Name: Ray Phipps

Owner's Address: 553 25½ Road, Grand Junction, CO 81503

Survey Requested By: Paragon Engineering, T. Logue

Date of Survey: March 23, 1981 Survey By: J. Tell Tappan

Instrument Type: Scintillometer Serial No.: 300

Calibration: Cross calibrated with gas proportional ionization chamber

Survey Results (See attached plat map)

- All meter readings less than 0.02 milliRoentgen per hour (20 micro R/h). No tailings indicated.
- Highest reading between .02 - .04 milliRoentgens per hour.
- Some readings greater than .04 milliRoentgens per hour.
- Gamma radiation coming from adjacent area.
- Tailings deposits indicated.

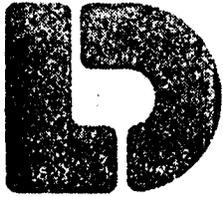
Description of Deposit: Uranium ore debris scattered on surface in southeast
section of property. Apparent result of cleaning truck beds at adjoining trucking
company operations.

Recommendations: Excavate contaminated material and transport to the Colorado
Department of Health (CDH) tailings repository prior to commencing developmental
earth work. Contact CDH (phone # 245-2400) for monitoring support during removal
of contaminated material.
Respectfully submitted,

ARIX, A Professional Corporation


J. Tell Tappan
Health Physicist

JTT/kaf
Enclosure: Plat Map
cc: Client w/enclosure
File w/enclosure



Lincoln DeVore

1000 West Fillmore St.
Colorado Springs, Colorado 80907
(303) 632-3593
Home Office

March 27, 1981

Orchard Mesa Land
c/o Ray Phipps
553 25½ Road
Grand Junction, Colorado 81501

Re: File No. 38622J
Surficial Geology
31.5 acres, Orchard Mesa Area
Grand Junction, Colorado

Gentlemen:

At your request, personnel of this office have conducted a surface reconnaissance of the site in order to determine the general engineering geology as it relates to construction constraints. Following are our findings.

The tract is located in the east ½ of the southeast ¼, Section 25, T. 1 S, R. 1 W. of the Ute Meridian, and contains about 31.3 acres. It is located between U.S. Highway 50 and B½ Road in Orchard Mesa area, southeast of Grand Junction.

Topographically, the site slopes at a very slight angle towards the west and northwest. Elevations on-sight range from about 4660 in the easterly portion of the site to about 4650 in the western portion. The road grades for B½ Road and U.S. Highway 50 are elevated slightly above the tract.

Surficial deposits on the site are dominated by fine grained alluvial deposits. These soils consist of silts and clays with scattered gravel. Experience in the area indicates that these alluvial deposits become coarser with depth, usually encountering dense cobbles (ancient Colorado River terrace deposits) at depths of between 10 and 20 feet. The upper soils (upper 10 - 20 feet) are typically highly lenticular and variable in nature and range from clay to clayey gravels to variations of sands. Consistency (density) of the surface soils varies depending on the depth to groundwater and the irrigation history of the site. Considering that an irrigation ditch (currently being replaced by a storm drain) borders the north property boundary, surface soils are likely to be soft and the water level relatively high. These possible conditions will present some problems for construction on this tract. A subsurface investigation will be needed

602 East 8th Street
Pueblo, Colo 81001
(303) 546-1150

P.O. Box 1427
Glenwood Springs, Colo 81601
(303) 945-6020

86 Rosemont Plaza
Montrose, Colo 81401
(303) 249-7838

P.O. Box 1882
Grand Junction, Colo 81501
(303) 242-8968

P.O. Box 1643
Rock Springs, Wyo 82901
(307) 382-2649

Orchard Mesa Land
c/o Ray Phipps
Grand Junction, Colorado
March 27, 1981
Page 2

to verify this and provide the necessary design parameters for this tract, however.

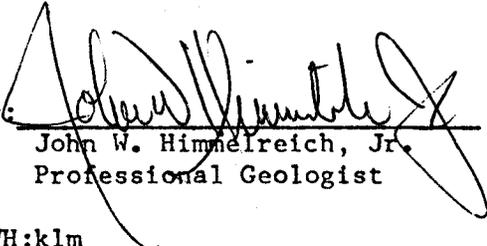
The Moncos Shale is the bedrock underlying this area. Depths to bedrocks (between the alluvium) are expected to exceed 30 feet.

The tract is well above the Colorado and Gunnison Rivers (about 50 feet). Therefore flooding is not considered to be a hazard. Surface drainage on the site is, however, poor and drainage facilities will be needed to improve site drainage for the tract.

If any questions arise, or if we can be of further service, please do not hesitate to contact this office.

Respectfully submitted,

LINCOLN-DeVORE TESTING LABORATORY, INC.

By: 

John W. Himmelreich, Jr.
Professional Geologist

JWH:klm

This is to inform you that your project File # 54-81

Project Name Meridian Park

approved on 11/18/81 by the Grand Junction City Council,

is now in violation of the Grand Junction Zoning and Development Code.

It violates the development schedule process as indicated below:

Sec. 6-9-2C
(Final Plat)

All final plats shall be recorded within one year from the date of final approval. Failure to record within this time shall require re-review and processing as per the final plat processing procedure.

4-2-18 D. Validity:

(Dev. in. H.D.)

A development schedule which has expired prior to the beginning of construction nullifies the approval and will require reapplication. An extension of the development schedule may be granted by the Planning Commission at a regular scheduled meeting if requested by the applicant prior to the expiration of the original schedule.

The Grand Junction Planning Commission is requiring the following information to be provided to this department a minimum of ten (10) days prior to the Special Public Hearing on March 20, 1984.*

Eight (8) copies of:

- a) Location, current property owner, and representative if applicable.
- b) Brief discussion of current status of the approved project. This should include the feasibility, likelihood of buildout, or anticipated changes to the approved plan.
- c) Development schedule anticipated for completion of next phase or buildout.
- d) Any work completed to date on the project to fulfill the next development process requirements. (i.e. if final approval, when is plat to be recorded, or if preliminary approval, when is final plan to be submitted?)
- e) Extension requested (one year maximum).

* Any packets not received or received after this date may result in automatic reversion.



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

MEMORANDUM

TO: Participants in February 8, 1983, Public Hearing
FROM: Grand Junction Planning Commission and Planning Department
DATE: April 12, 1983
RE: Follow-up to Public Hearing

The Grand Junction Planning Commission would like to thank you for your cooperation and participation in the public hearing February 8. Copies of the minutes are enclosed for your records.

The information you provided will be used by the City in its capital improvements programming and annual budgeting of expenses for the expansion of public services and facilities. Through this hearing process you have shown that your projects are still active and being pursued, while, at the same time, seven projects are being recommended for reversion to the City Council. The net reduction of units/spaces on file are:

	<u>Residential</u>		<u>Commercial</u>	
	<u>Units</u>	<u>Acres</u>	<u>Sq. Ft.</u>	<u>Acres</u>
Total of all files reviewed	1015	96.94	277,398	59.82
Projects recommended for reversion	15	3.59	154,975	5.95
New net total	1000	93.35	122,423	53.87

Based on this information, the City will be able to better provide public services and facilities for your projects as the development occurs.

The Commission feels this dialogue with the development community is valuable. Because our concerns and interests overlap, this exchange should be mutually beneficial.

As follow-up from the February 8 public hearing, the Grand Junction Planning Commission clarified areas of concern for the petitioners and their representatives as to what constitutes start of a project.

Memorandum
April 12, 1983
Page 2

A project must obtain a building permit in order to qualify as starting construction. Destruction or demolition does not constitute beginning the project, nor does site work. Only that work applied for and approved by means of a building permit will suffice for starting a project.

If you have other questions or concerns, please feel free to contact this office. Your cooperation has been appreciated.

BG/vw

REVIEW SHEET SUMMARY

FILE NO. 54-81 DUE DATE 5/18/81
 ACTIVITY Uranium Downs Business Park
 PHASE Preliminary & Rezone
 LOCATION 27 3/4 Rd. & Hwy. 50, NE Corner
 PETITIONER Ray Phipps (O.M. Development, Inc. c/o)
 PETITIONER ADDRESS 553 - 25 1/2 Rd., Grand Junction, CO 81501
 ENGINEER Paragon Engineering, Inc.

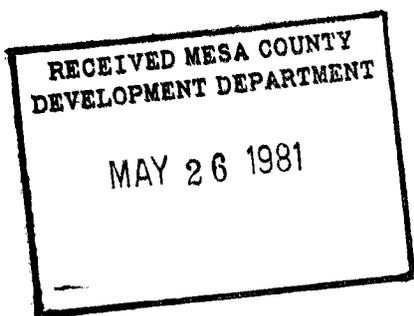
<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
5/7/81	O.M. Irrigation	Due to the large amount of traffic this will cause on B 1/2 Rd. We request that the drain along B 1/2 Rd. be piped or covered. The road is narrow and the drain ditch is several feet deep. The adjoining property, City Market, has piped their section to reduce above hazard and to better handle drainage. We feel this development should also.
5/12/81	City Fire	We have no objection to the rezone, however, before we can okay construction we need you to come into our office and do a fire flow. To do this we need sq. footage of largest building to be built, type of construction, distance to exposures. Also we need distance to existing fire hydrants and water line sizes. Hydrants will not be less than 300 ft. with intermediate hydrants installed where a determination of required fire flow warrants such. Line size will be 8" pipe on a looped line. If you have any questions feel free to come by or call.
5/18/81	Ute Water	No objections to "Rezone" or to the basic utilities concept. The 8" line to be installed in 27 3/4 Road will be along the East side of R.O.W. (sewer in W 1/2 of R.O.W.). Cost sharing for this line with the City Market project is necessary, either intially, or by assessment after the fact. It will also be required of one or both projects to extend this 8" line on to the South property lines fronting Hwy. 50 rather than ending it at the City Market access drive as shown. The City Market Project Engineer is aware of the necessary corrections and condition, and will receive a copy of this review. Extension policies and fees in effect at the time of application will apply.
5/18/81	City Utilities	None.
5/18/81	Mountain Bell	Request easements as shown in red.
5/18/81	Transportation Engineer	I assume that access to lots 2 thru 9 will be from the new on-site road 27 3/4 Rd. or 28 Rd. and not from B 1/2 Rd. If 28 Rd. (south of B 1/2 Rd) is constructed as shown, it will not line up with 28 Rd. on the north side of B 1/2 Rd. this will create another problem intersection. Although done under Mesa Co. Road I.D., 27 3/4 Rd. should intersect the frontage Rd at right angles.

- 5/19/81 Staff Comments: Road dimensions.
Does show adj. property useage.
Drainage ditch - what improvements.
POA B $\frac{1}{2}$, 28 Rd., 27 $\frac{3}{4}$ (if participating).
Change of name.
Why no curb cuts along frontage Rd?
- 5/18/81 City Engineer 27 $\frac{3}{4}$ Road typical section should have 5 Ft.
wide sidewalks. This plan does not show any
other proposed street sections but that street
section shown for 27 $\frac{3}{4}$ Rd. but with 5 Ft.
sidewalks is appropriate for all streets
shown on the plan according to adopted City
Standards. B $\frac{1}{2}$ Road should be improved on the
south side to match City Market project to the
west. The drainage ditch along B $\frac{1}{2}$ Rd. should
be piped by the petitioner with 42 inch
reinforced concrete pipe to match the recent
improvements to the west. A drainage study
used to design the improvements is available on
file for my review and approval prior to
construction for sanitary sewers, street
improvements including any storm sewers and
the drain ditch piping. How will 28 Road
improvements be phased?
- 5/19/81 City Parks/Rec. No comment.
- 5/26/81 DUNIVENT/QUIMBY PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO
THE CITY COUNCIL OF #54-81, PHIPPS ANNEXATION, ZONED TO H.O.
- DUNIVENT/PRICE PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO
THE CITY COUNCIL OF #54-81, PRELIMINARY PLAT, PHIPPS ANNEXATION,
SUBJECT TO WORKING OUT THE B $\frac{1}{2}$ ROAD QUESTION WITH THE CITY
ENGINEER PRIOR TO THE FINAL PLAT.

RESPONSE TO REVIEW SHEET COMMENTS

File No. : 54-81
Item: Uranium Downs Business Park
Phase: Preliminary Plan & Rezone
Location: NE Corner of 27 3/4 Road & Highway 50

AGENCY	RESPONSE
Orchard Mesa Irrigation	See City Engineer's comment response listed below
City Fire Department	The HO Zone requires specific site plan review of each individual lot. At that time, fire flow calculations can be obtained. Hydrants will be spaced at less than 300 foot intervals on an 8" looped domestic water line.
Ute Water	Informational in nature.
City Utilities	The utility dept. had no comment
Mountain Bell	Easements will be provided for with the submission of a final plat.
Transportation Engr.	Lots 2 through 9 will not access to B $\frac{1}{2}$ Road, but will utilize a new east-west road connecting 28 3/4 and 28 Road. The preliminary development plan indicates half right of way dedication for 28 Road. The balance of the right of way will be made up on the adjoining parcel to the east. At that time, 28 Road should line up with the existing 28 Road location north of B $\frac{1}{2}$ Road.
Staff Comments:	<ol style="list-style-type: none">1. Interior road dimensions include a 41' asphalt paved surface, 2' curb and gutter and 4' walk along each site.2. Adjoining property usage includes City Market Shopping Center to the west, Village Nine subdivision to the north, undeveloped parcel known as Orchard Villas residential subdivision to the east, Highway 50 and Uranium Downs Park to the south.3. The petitioner is participating in 27 3/4 Road under a County road improvement district. It is the petitioners intent to complete half street road improvements for 28 Road.4. A new name will be provided with the final plat submittal.5. Exact curb cut locations along the existing frontage road are not known at this time. However, it is anticipated that curb cuts will be placed at approximate 200' intervals.



RESPONSE TO REVIEW SHEET COMMENTS (continued)

File No: 54-81

Item: Uranium Downs Business Park

AGENCY	RESPONSE
City Engineer	<p>27 3/4 Road is presently being constructed under a County Road improvement district, that indicates 4' wide sidewalks. The proposed street section for the new east-west street between 27 3/4 Road and 28 Road will be constructed in accordance with adopted City Standards. It is the petitioners desire not to construct or provide for any improvements along B$\frac{1}{2}$ Road, including the tiling of an existing drainage ditch due to the fact that the proposal does not utilize B$\frac{1}{2}$ Road for access to lots fronting B$\frac{1}{2}$ Road. It should be pointed out that areas other than Uranium Downs Business Park contribute to the storm water flows within the existing drain ditch. 28 Road improvements will be completed by the petitioner, including 22 feet of pavement, 2' curb and gutter and 5' sidewalks. The balance of the improvements will follow once development of the adjoining parcels to the east is completed, bringing the road to current City Standards.</p>
City Parks/Recreation	Had no comments.

H.O. Zoning requires individual screening and landscaping plans for each lot once specific site plans can be generated. Therefore, no overall screening/landscaping plan has been provided.

This project does not lie within an area identified as being a flood hazard area.

Due to the nature of the proposed development, individual soils investigations will be performed for each lot prior to requesting building permits. Therefore, a sub-surface soils investigation for the project has not been provided.

Discussion followed again on the Grace Park Development and what to tell Mr. Lizer and Paul Riga. Motion was made by Art Guccini, seconded by Jack O'Connor and carried that the canal road rights-of-way are available for use in any emergency in their present condition under the system of the Grand Valley Irrigation Company.

There being no further business, motion was made, seconded and carried, the meeting adjourn.

Shirley D. Stoker

Secretary

APPROVED: _____

_____ President

PLN.

REVIEW SHEET SUMMARY

FILE NO. 54-81 DUE DATE 8/16/81
 ACTIVITY Meridian Park (formerly Uranium Downs Bus. Park)
 PHASE Final - H0 Zone ACRES _____
 LOCATION NE Corner 27 3/4 Road & Hwy. 50
 PETITIONER Ray Phipps
 PETITIONER ADDRESS 553 25 1/2 Rd., Grand Junction, CO 81501
 ENGINEER Paragon Engineering, Inc.

OVERALL CONSIDERATIONS

- OVERALL COMPATABILITY**
- CONSISTENCY**
- ADJACENT PROPERTY**
- CHANGE IN THE AREA**
- TRAFFIC IMPACT**

HAS BEEN ADDRESSSED
 AGENCY HERE FOR SW

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8/11/81	Fire Dept.	The Grand Junction Fire Department cannot accept the fire protection as shown. 1. The 3 existing fire hydrants, which you show on utility composit does not exist. In fact, 27 3/4 Rd. between B 1/2 and U.S. 50 does not exist. 2. The dead end 6 inch line between lot 4 & 5 must be a minimum 8 inch. 3. The 8 inch line shown in 27 3/4 Rd. and the 8 inch line in 28 Rd. to be looped together to provide a complete loop. 4. Lot 12 and 11 if developed will require additional fire hydrants.
8/11/81	O.M. Sant. Sewer	Please have Engineering Co. send full set of plans to Kent Hoybort - Western Eng. for review before approving this.
8/11/81	O.M. Irrigation	No exceptions.
8/14/81	Transportation Engineer	The preliminary plan for this project indicated that lots 1, 3, 4, 5, 6, 7, 8 & 9 would have access from an interior road between 27 3/4 Rd. and 28 Rd. now, all access for lots 3 through 9 is from B 1/2 Rd. Since B 1/2 Rd. is an arterial street, access points to abutting land should be minimized. Therefore, there should be no direct access from these lots onto B 1/2 Rd. and they should be serviced as indicated on the preliminary plan. The 5:1 taper on the widened section at 28 Rd. is not adequate.
8/14/81	Mountain Bell	No Comments.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8/14/81	O.M. Irrigation	A 6" perforated pipe must be imbedded in 2' washed gravel and connected into west end of 42" drain pipe to allow Grand water to enter drain.
8/14/81	Ute Water	Ute Water will not service this development as indicated. 1) Three 6" x 18" connections @ \$2600.00 = \$7800.00 2) Two 8" x 18" connections @ \$2800.00 = \$5600.00 3) One 8" Fireline Detector = \$7500.00 4) The 42" culvert is not deep enough to allow water line installation over the top, and going under is unnecessarily expensive. 5) Domestic service lines will not be allowed off of the fire hydrant line. 6) The 18" Transmission line in B $\frac{1}{2}$ Rd. serves the water needs of the entire Orchard Mesa area and the Redlands. This many wet-tap connections in such a short length would be poor engineering practice. 7) A newly installed 8" line exists in 27 3/4 Rd. which could serve this site. 8) The Preliminary plan of Uranium Downs Business Park was approved by the District, and is a far superior concept, from the water service stand point.
8/17/81	City Utilities	None.
8/17/81	City Engineer	Calculations prepared for the drain ditch piping along B $\frac{1}{2}$ Road adjacent to the new City Market indicate a 42 inch RCP at 0.48% is required to pass the storm flows and that piping has been installed. These plans show a 42 inch RCP at 0.30% which of course will not pass as much flow. Drainage calculations must be submitted to justify whatever size, type and grade pipe is to be installed and we must rectify the apparent hydraulic discontinuity. This may require a larger pipe if the grade is flatter as shown. These plans appear to be construction details. Following final plat approval by City Council but prior to construction, the petitioner's engineer should submit these plans (or revisions thereto), drainage calcs for ditch, and pavement design calcs to me for a detailed review and approval prior to construction. Plans look alright in general but I reserve comment on construction details.
8/17/81	Staff Comments	1) Need letter of commitment for irrigation rights. 2) What about individual curb cuts. Project must obtain building permit within 1 year of approval or be scheduled for a rehearing.
8/25/81	Public Service LATE	Electric: Request additional easement. The North 15' of Lots 10,11, & 12. Gas: Developer to contact PSCO for loads, meter locations and possible additional easement to provide service to all areas.
8/25/81	G.J. Drainage LATE	Out of district.
8/25/81		RINKER/DUNIVENT PASSED 6-0 A MOTION TO TABLE #54-81, MERIDIAN PARK, FINAL PLAT AND PLAN, PETITIONER RAY PHIPPS, LOCATED ON THE NORTHEAST CORNER OF 27.75 ROAD AND HIGHWAY 50, UNTIL THE SEPTEMBER HEARING, TO GIVE THE PETITIONER TIME TO GET WITH THE HIGHWAY DEPARTMENT AND RESOLVE THE PROBLEMS WITH THE STAFF REGARDING THE INTERNAL ACCESS CIRCULATION AND HAVE THE INPUT FROM THE STATE HIGHWAY DEPARTMENT ON B.5 ROAD.
9/29/81		TRANSMEIER/LITLE PASSED 5-0 A MOTION TO SUBMIT #54-81, MERIDIAN PARK, FINAL PLAT, TO THE CITY COUNCIL FOR CONSIDERATION WITH A RECOMMENDATION OF APPROVAL, SUBJECT TO STAFF COMMENTS, INTERNAL ACCESS AS THE PRELIMINARY PLAN SHOWS, AND THE REQUIREMENTS OF THE CITY ENGINEER FOR IMPROVEMENT ON B.5 ROAD.

RESPONSES TO REVIEW SHEET COMMENTS

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT

AUG 25 1981

File No. 54-81
Meridian Park (Formerly Uranium Downs Business Park)
Phase - Final, HO Zone
Location - NE Corner of 27-3/4 Road and Highway 50

Reviewing Agency

Paragon Response

Fire Department

1) The hydrants do not, at this time, exist but are shown on the proposed construction drawings for roadways and utility improvements for 27-3/4 Road by VIN and Armstrong Engineering. It is assumed they must be installed for the development to the West to gain Fire Department approval.

2) Will comply.

3) The lines will be looped together by an 8" line along the Northside of the subdivision.

4) Hydrants will be added once a specific site plan is completed.

Orchard Mesa Sanitation District

Will comply.

Transportation Engineer

Conditions of preliminary plan approval by City Council allowed access to B $\frac{1}{2}$ Road. Taper will be improved.

Orchard Mesa Irrigation

Will comply.

Ute Water

Will comply.

City Engineer

Informational in nature, will comply.

Staff Comments

1) Will provide

2) Road plans indicate locations of common curb cuts. Frontage road curb cuts regulated by Colorado Department of Highways.

