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File 1981-0103

Project Name: D.S. and S Minor Subdivision – Final Plat

Date 5/3/02

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. 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. 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.
X	X	<b>*Summary Sheet – Table of Contents</b>
X	X	<b>Review Sheet Summary</b>
X		Application form
X		Review Sheets
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
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
X		<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>
		<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>

## DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet	X	Gamma Radiation Survey	
X	X	Review Sheet Summary	X	Memo from Bob Goldin to Ron Rish re: plat should be corrected to reflect the existing right-of-way on 27 3/8 Road – 3/17/82	
X		Review Sheets	X	Deed	
X		Agreement – Orchard Mesa Irrigation District and all users – 11/19/81	X	X	Planning Commission Minutes - ** - 1/5/82
X		Letter from John Ballagh to Wes Painter re: hydrant question	X		Certification of Resolution authenticity notarized by the City Clerk, Neva Lockhart – 2/5/82
X		Development Application – 11/20/81	X	X	Letter from Ron Rish, City Engineer to Chris Croker re: sewer line extension – 9/9/82
X	X	Planning Commission Minutes - ** - 6/30/76 – reference material	X		Note to file from Lance W. re: discussion with Bob G. he informed that no individual holding tank required, Dave Cypher were later informed-5/11/82
X		Letter from Mark Curran to William Sightler re: complaint on dirt , Health Dept. contacted – 11/24/82	X	X	Power of attorney - ** - (to be scanned by City Clerk)
X		Record of Final Plat Recording	X		Development Application
X		Certification of Plat –4/26/82	X		Subdivision Summary From – 11/27/81



David A. & Susan M. Cypher  
568 32½ Road #103-81  
Clifton, Colorado  
81520

Charley L. & Ruth Mae Barr  
318 27 3/8 Road #103-81  
Grand Junction, Colorado  
81501

Earl R. & A.W. Homer #103-81  
114 Glade Park Road  
Grand Junction, Colorado  
81503

Joseph & Eloise Cernusak  
1804 2475 Road #103-81  
Cedaredge, Colorado  
81413

Daniel F. & Linda M. O'Brien  
2744 Parkwood Drive #103-81  
Grand Junction, Colorado  
81503

Dennis F. & Paula A. Draper  
2745 Parkwood Drive #103-81  
Grand Junction, Colorado  
81503

School District No 51  
Admin. Service Center  
2115 Grand Ave. #103-81  
Grand Junction CO 81501

John Ballagh  
1015 N. 7th St. #103-81  
City 81501

D. S. AND S. SUBDIVISION

Final Plat, Minor Subdivision in RSF8 Zone  
Location: 316 27 3/8 Road

The application and supporting materials for a minor subdivision in the City of Grand Junction, Colorado are presented as required.

The GAMMA RADIATION REPORT and the COMPOSITE UTILITIES REPORT are on one sheet. Please note that all lots have direct access to existing public utilities, including paved streets.

Because all necessary water, sewer, gas and electric lines are in place and no public improvements are proposed, there is not an improvement agreement nor an improvement guarantee.

An appraisal is being submitted. The intent is to dedicate 5% money in lieu of land to the City to meet the public open space requirement. The money will be dedicated prior to recording the final plat.

The actual, mylar filing plat is being held by Colorado West Surveying in case there are changes which must be made to the mylar.

The maintenance easement in Lot 1 is exclusively for the owner of Lot 2. The easement is an exercise of the recommendations in the RSF8 zone; the house on Lot 2 is not "0" side yard, the 5' maintenance easement allows for the needed access way.

The dual ingress-egress easements in Lots 3 and 4 can allow for a single driveway if the two future lot owners so decide.

The R.O.W. for 27 3/8 Road was previously dedicated. The 20 foot R.O.W. shown on the plat is consistent with Olson Subdivision, to the South, and Bookcliff View Subdivision, 132 feet more or less to the North.

There are two existing fire hydrants in the Bookcliff View Subdivision, one on Laguna Drive and one on Parkwood Drive.

The reduced copy of the Assessor's Map has been submitted as the LOCATION AND VICINITY MAP.

# LAURA A. HALL

APPRAISER

PHONE  
243-1595

533 B. HACIENDA  
GRAND JUNCTION, CO. 81503

November 24, 1981

Mr. and Mrs. David A. Cyphers  
c/o Mr. John Ballagh, Agent  
1015 North 7th Street  
Grand Junction, CO 81501

Dear Mr. Cyphers:

Pursuant to the request of Mr. John Ballagh on November 20, 1981, I have made an appraisal of the property located at 316 27 3/8 Road, Grand Junction, CO 81503. The appraisal is made as if the subject site were vacant and available for development. The purpose of this appraisal is to value the property as if vacant in order to determine the value of the property for the 5% open space fee for subdividing the property. Market value is defined, for the purpose of this appraisal as follows:

"The highest price in terms of money which a property will bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus."

This definition is from Real Estate Appraisal Terminology, Byrl N. Boyce, Ph.D., 1975 edition. The subject property is assumed to be free and clear of any liens and encumbrances. Title to the property is assumed to be fee simple title. The date of this appraisal is November 24, 1981.

The subject property is legally described as follows:

Beginning at the SW corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 24, T1S, R1W, East 20 Rods, North 8 Rods, West 20 Rods, South to the beginning, except the West 20 feet for the road.

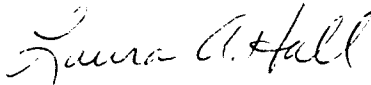
The site is located across 27 3/8 Road from Orchard Mesa Junior High School. Access to the site is good from Unawep Avenue, a main traffic artery to residential area north of Highway 50 on Orchard Mesa. Many new developments have been built in recent years in the Orchard Mesa area. The subject site is well situated to be a continuation of Parkwood Drive thru to 27 3/8 Road.

The site is presently improved with a single family frame residence which was built in 1947. The home appears to be in average condition from exterior appearance. There is a two car detached garage to the south side and behind the house. The site is approximately 132' X 310' in

dimension, excluding the 20' for the roadway. City water and sewer are available to the site, as are Public Service electricity and natural gas, telephone service and cable television. The site is level and appears to have adequate drainage. There are no curbs, gutters or sidewalk along 27 3/8 Road but the road is paved. The site is zoned RSF8 under City of Grand Junction zoning regulations, allowing approximately 8 units per acre. This zoning is intended to be a high density single family urban zone. A "zero lot line" concept is encouraged for structures. It is my opinion that the highest and best use of the subject site, if vacant, would be residential use. That use would be dictated by the lot size and zoning requirements.

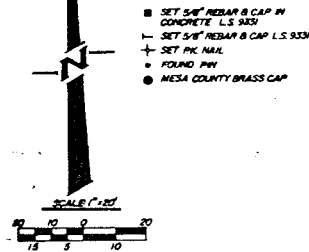
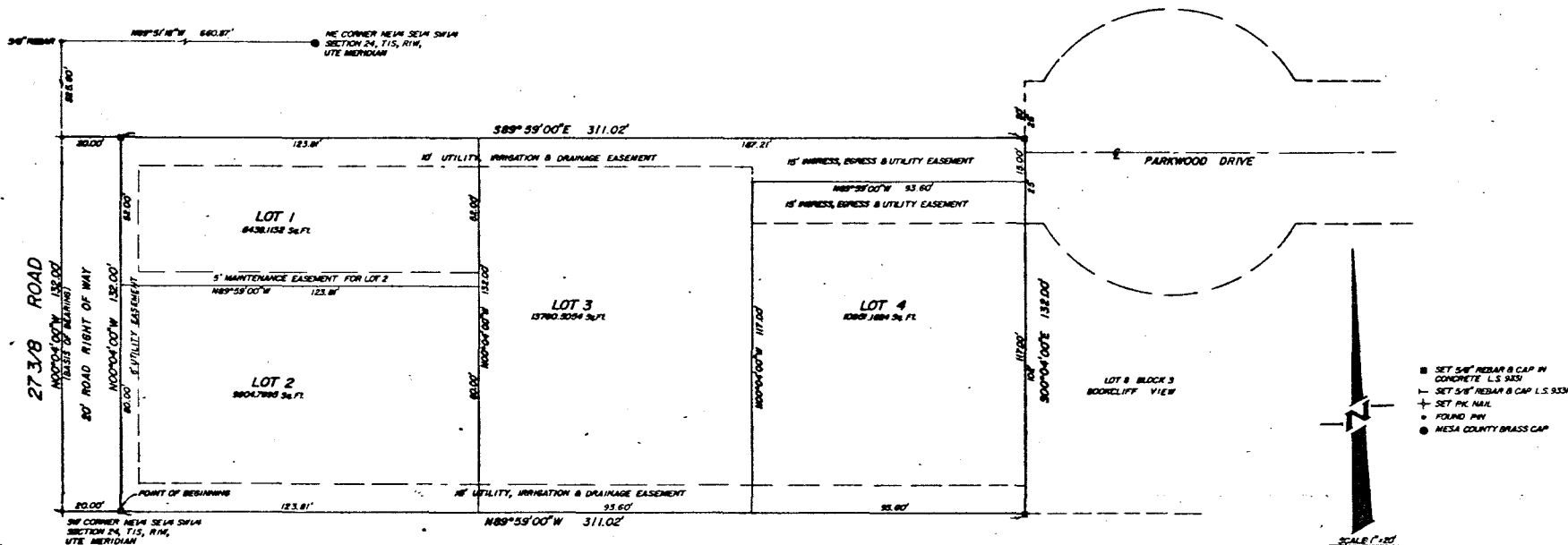
Comparable sales used to determine the value conclusion set forth in this letter are in my file and available for inspection should you desire. It is my opinion that the value of the subject property as if vacant and available for development as of November 24, 1981, is TWENTY FIVE THOUSAND DOLLARS (\$25,000).

Respectfully submitted,



Laura A. Hall  
Appraiser

# D.S. AND S. SUBDIVISION



BEFORE ALL MEN BY THESE PRESENTS:  
That the undersigned, are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and being located in the NE1/4 of the SE1/4 of the SW1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, whose West line bears N 00° 00' 00" W and all bearings contained herein to be relative thereto, as shown on the accompanying plat and being more particularly described as follows:

Beginning at a point S 89° 59' 00" E a distance of 20.0 feet of the Southwest corner NE1/4 SE1/4 SW1/4 of said Section 24, thence N 00° 04' 00" W 132.00 feet, thence S 89° 59' 00" E 311.02 feet, thence S 00° 04' 00" E 132.00 feet, thence N 89° 59' 00" W 311.02 feet to the point of beginning.

Said property contains 0.9425 acres more or less.

That said owners have caused the said real property to be laid out and platted as D. S. AND S. SUBDIVISION, a part of the City of Grand Junction, Mesa County, Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the public forever and hereby grants those portions of said real property which are labeled as utility, drainage and irrigation easements on the accompanying plat to the public utilities companies as perpetual easements for the installation and maintenance of utilities, drainage and irrigation facilities, including but not limited to transmission lines, 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.

That all expenses for street paving or improvements shall be financed by the seller or purchaser, met by the City of Grand Junction.

IN WITNESS WHEREOF said owners, David Alan Cypher and Susan Marie Cypher, have caused their names to be hereon subscribed this 24th day of November, A. D., 19 91.

David Alan Cypher  
David Alan Cypher, Owner  
STATE OF COLORADO } ss  
COUNTY OF MESA } ss  
The foregoing instrument was acknowledged before me this 24th day of November, A. D., 19 91, by David Alan Cypher, owner, and Susan Marie Cypher, owner.  
Witness my hand and official seal. My commission expires: 2-2-94  
City Clerk

CITY APPROVAL  
This plat of D. S. AND S. SUBDIVISION, a part of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on this \_\_\_\_\_ day of \_\_\_\_\_, A. D., 19 \_\_\_\_\_.

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

CLERK AND RECORDS CERTIFICATE  
STATE OF COLORADO } ss  
COUNTY OF MESA } ss  
I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_, A. D., 19 \_\_\_\_\_ and is duly recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, Recitation No. \_\_\_\_\_  
Clerk and No. order \_\_\_\_\_  
Witness \_\_\_\_\_

SURVEYOR'S CERTIFICATE  
I, William E. Ryden, do hereby certify that the accompanying plat of D. S. AND S. SUBDIVISION, a part 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 E. Ryden  
Registered Land Surveyor  
Colorado Registration No. 9331



OFFICE COPY

#163-81

<p><b>COLORADO WEST SURVEYING COMPANY</b> COMPLETE SURVEYING SERVICE 835 Colorado Avenue Grand Junction, Colorado 81501 308 248-2787</p>	NO. DATE	REVISION	BY
	<p><b>D. S. AND S. SUBDIVISION</b> LOCATED IN THE NE1/4 SE1/4 SW1/4 SECTION 24, T1S, R1W, UTE MERIDIAN, MESA COUNTY, COLO.</p>		
PREPARED FOR	DES	CK MGR	SHEET 1
CYRNER	DR J. KYBEL	DATE 11/23/91	OF 2

LOT 4

COLORADO

COLORADO

RIVER

MOORE SUB.

WRIGHT SUB.

MOORE SUB.

BOOKCLIFF VIEW

CHEVENNE DRIVE

EASTING FIRE HYDRANTS

MESA COUNTY VALLEY SCHOOLS

D.S. + S SUB

LOT 2 EASTER SUB.

LAGUNA

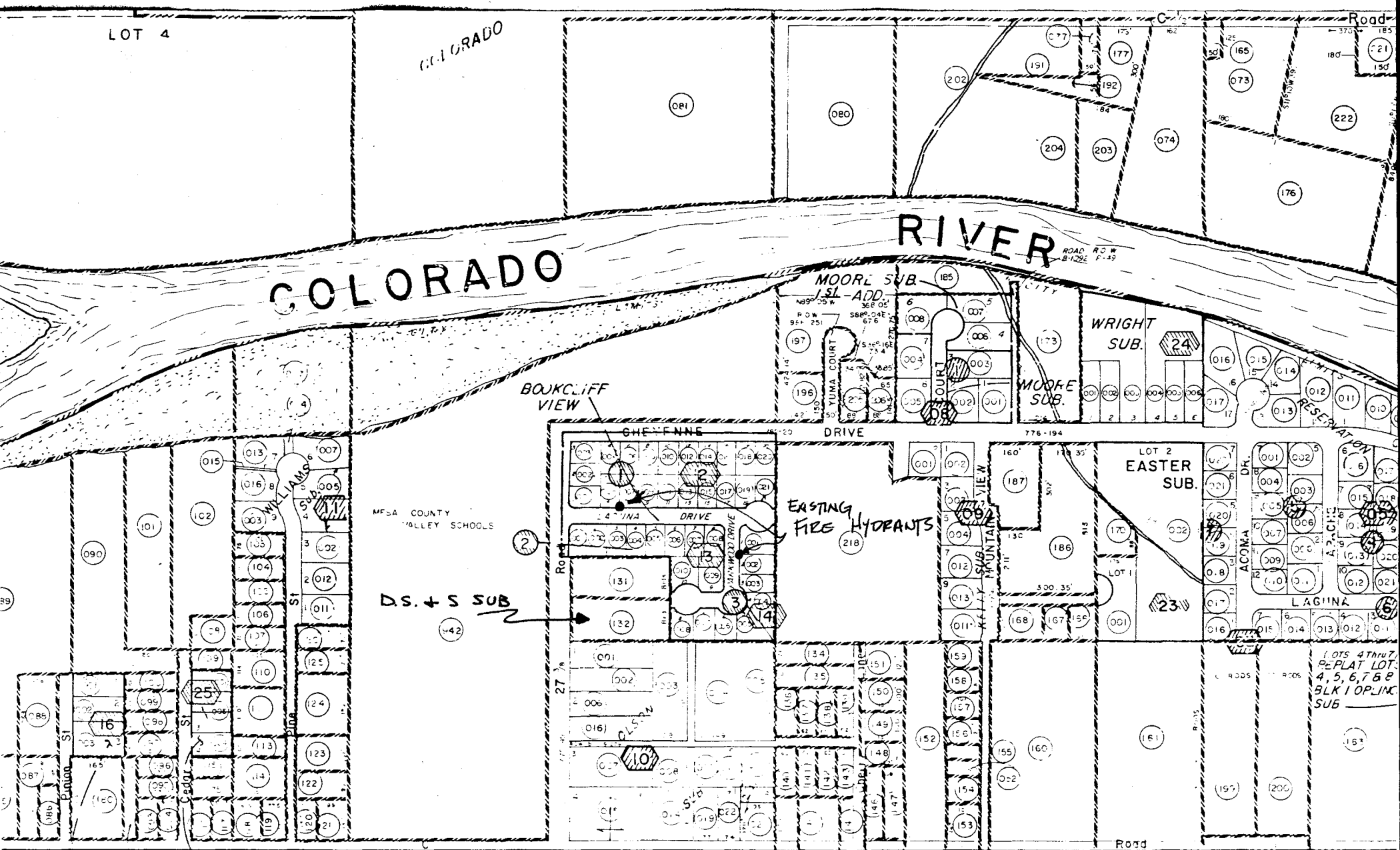
"DANWILL SUB."

CLOCK SUBDIVISION

Adjoining 294525 T.I.S. R.I.W.

OFFICE COPY

#103-81





MEMORANDUM

Reply Requested

Yes  No

Date

December 21, 1981

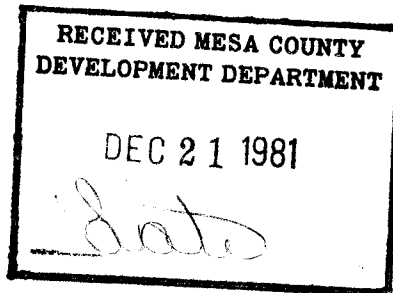
To: (From:) Alex Candelaria From: (To:) Ken Idleman *[Signature]*

Subject: Planning Review 12/14/81 - A.D.S. and S Subdivision  
File #103-81

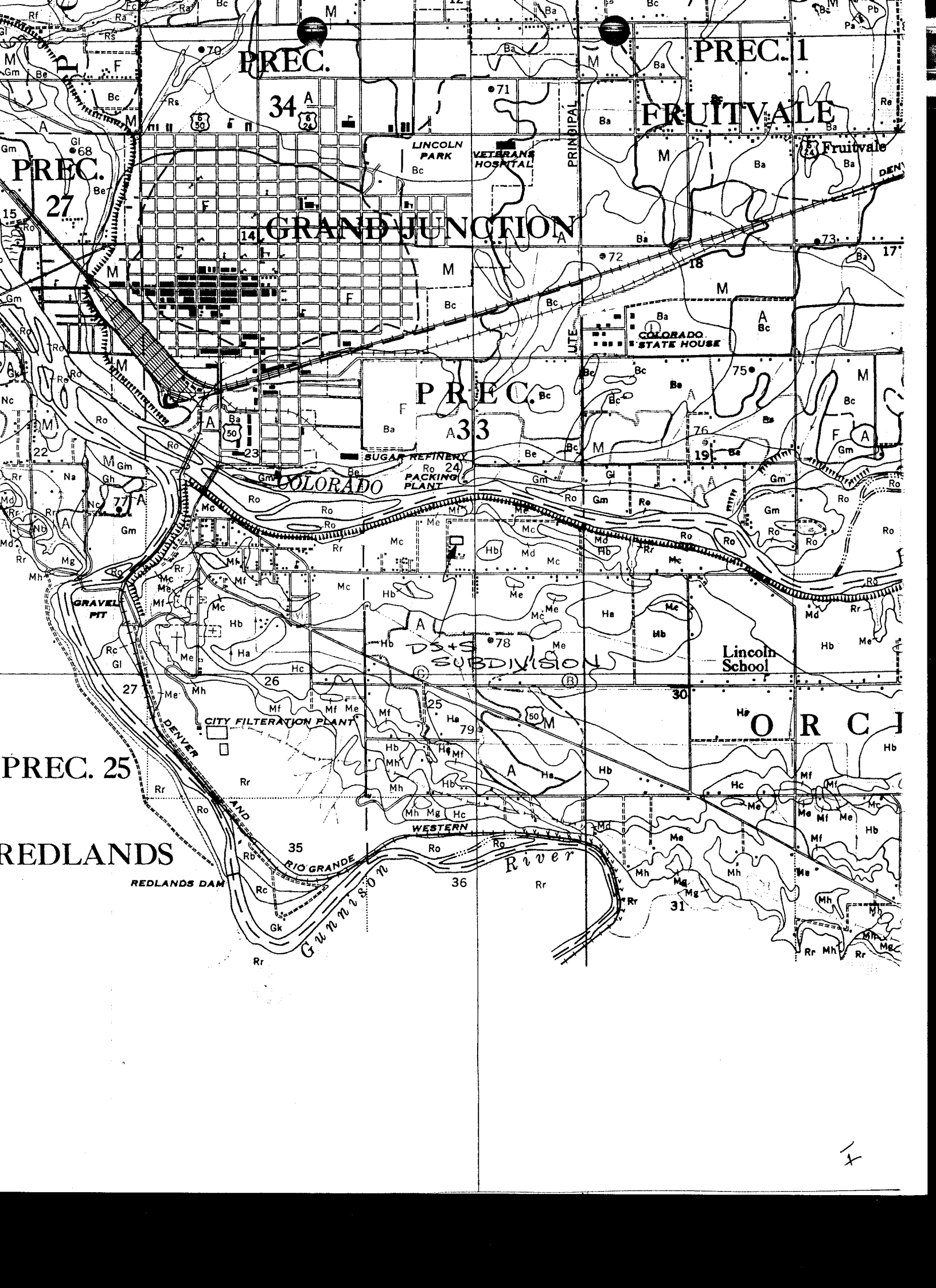
I received a copy of the appraisal on the D.S.&S Subdivision dated November 24, 1981. It is difficult to determine what the appraiser is trying to relay. I would appreciate an appraisal of the total site with number of acres involved so I can determine the 5% of land involved.

We will accept money in lieu of land.

If you have further questions, please contact me.



KI:sc



ments of sandstone. Variation in the various alluvial layers is apparent, but not so pronounced as in the areas north of Palisade. Several peach orchards bordering the bluffs east of Palisade contain sandstone boulders 5 to 15 feet in diameter. Most of the smaller rocks and boulders have been removed from these orchards. About 30 acres northeast of Palisade has slopes of 5 to 10 percent.

Considering this soil as a whole, it is moderately permeable to plant roots, air, and moisture but low in water-holding capacity. The successive soil layers are friable and moderately calcareous.

*Use and management.*—Practically all of this soil lying below the irrigation canals is cultivated. About 99 percent of it is in peaches. In a few places where shale is within 4 or 5 feet of the surface, the trees are not uniform in size, and some have had to be replaced. Although yields generally compare favorably with those from the Ravola soils, the average yield is lower. Considering the favorable climate, peach growing is one of the best uses for this soil.

**Mesa clay loam, 0 to 2 percent slopes (Mc).**—This soil occupies a former flood plain or high terrace immediately south of the Colorado River. It is largely derived from acid igneous soil-forming materials the streams have brought down from a higher watershed.

In cultivated fields the 8- or 10-inch surface soil consists of very pale-brown, pale-brown, or light-brown calcareous clay loam. It merges with a reddish-yellow to light reddish-brown calcareous clay loam showing white or pinkish-white segregations of lime. Below depths of 12 to 14 inches, the reddish-yellow to light-brown clay loam exhibits numerous white streaks or splotches that have a comparatively vertical or jagged outline along road cuts. A few scattered cobbles and pieces of gravel are common. Beginning at depths of 3 or 4 feet or in places below 6 or 7 feet, about 40 to 50 percent of the soil mass is made up of pieces of gravel, cobbles, and stones derived largely from granite and basalt but to some extent from lava and sandstone. Most of the sandstone is crumbly or partly disintegrated. Mancos shale underlies the gravel-and-cobble substratum in most places at depths below 8 to 12 feet. In some places, however, the shale may be as near the surface as 4 or 5 feet, and in others as far down as 20 feet.

The high lime content of this soil doubtless offers some resistance to penetration of water and plant roots but the entire profile is friable when moist. Judging from many orchards and alfalfa fields, its permeability to deep-rooted crops is sufficient to permit healthy and vigorous plant growth. Underdrainage is adequate; harmful concentrations of salt are negligible.

Because a considerable part of this soil consists of material washed from higher places, the depth to the noticeably lime-splotched zone is variable. Generally, however, the depth ranges from 1½ to 3 feet. Leveling of the soil also accounts for part of the variation in depth to lime splotching. On the whole, the variations in depth to lime have little, if any, agricultural significance.

*Use and management.*—About 97 percent of this soil is cultivated. It is highly productive and much of it is well-suited to fruit growing. At least 40 percent of the acreage is in orchard fruits, mainly peaches. About 20 percent is in alfalfa, 15 percent in corn, 10 percent in beans, and 8 percent in truck crops, including cantaloups, melons, and tomatoes. The rest is used for small grains and other field crops.

These percentages show the relative importance of the various kinds of crops, though the area used for field crops fluctuates from year to year.

Many of the orchards have been planted in the past 15 years. If well cared for and not severely injured by low temperatures, they should give good yields until the trees reach 30 or 40 years of age. A few orchards more than 50 years old are still producing good yields. The areas having the best climatic location for orchard crops begin south and southeast of Palisade and extend 5 or 6 miles southwestward. Under practices designed to increase the organic-matter content and to control erosion, this soil should remain productive indefinitely.

**Mesa clay loam, 2 to 5 percent slopes (Md).**—Except for its greater slope and the appearance of lime splotches nearer the surface, this soil is very similar to Mesa clay loam, 0 to 2 percent slopes. The lime splotches normally are 10 or 15 inches from the surface. Small quantities of gravel and cobblestones strewn over the surface in most places indicate that there is a slight continuous removal of the surface soil by sheet erosion. Tilt and workability are good. In most places the soil is underlain by shale at depths of 6 to 20 feet.

*Use and management.*—The area of this soil occurring below the irrigation canals is about 87 percent under cultivation. It is a productive soil, and practically all field crops of the area can be grown successfully. About 32 percent of the acreage is in orchard fruits, mainly peaches but also some sweet cherries and pears. The fairly large percentage in orchard fruits is accounted for mainly by several rather large areas south and southwest of Palisade that are within a climatic zone well suited to tree fruits. Not including these specialized fruit areas, the proportion of the soil in various crops is about the same as for Mesa clay loam, 0 to 2 percent slopes. Yields are also about the same, but in a few small areas shale occurs at depths of 3½ to 4 feet and yields from deep-rooted crops such as orchard fruits and alfalfa may be slightly lower over a period of years.

If erosion is controlled and the soil is planted to legumes to build up its supply of organic matter, it should be productive indefinitely. In some fields the content of organic matter already has decreased appreciably from that in the virgin soil.

A few small areas (about 12 acres) of this soil located just below Orchard Mesa irrigation canal No. 2 are not suited to deep-rooted field crops or tree fruits. In these areas, Mancos shale is at depths between 2 and 3½ feet and the soil does not have a porous gravelly layer over this shale. Beans, wheat, barley, and oats probably are as suited to these areas as any other crops that could be selected.

**Mesa gravelly clay loam, 2 to 5 percent slopes (Me).**—This soil is derived from old alluvium deposited on Orchard Mesa. The alluvium consists mainly of materials weathered from acid igneous and mixed igneous rocks, largely granite and basalt, but includes smaller quantities of material from sandstone and shale. The alluvial mantle, for the most part, ranges from 5 to 8 feet deep but it is deeper in places.

The 8- or 10-inch surface soil in cultivated fields is light brown when dry and brown when moist; its organic-matter content is very low. The subsurface layer is light-brown or pale-brown clay loam containing a considerable amount of cobblestones, rounded pieces of gravel, and

D S S Subdivision

# REVIEW SHEET SUMMARY

FILE NO. 103-81 DUE DATE 12/14/81  
 ACTIVITY DS & S Minor Subdivision  
 PHASE Final Plat ACRES \_\_\_\_\_  
 LOCATION 316 27 3/8 Rd.  
 PETITIONER David & Susan Cyphers  
 PETITIONER ADDRESS 316 27 3/8 Rd., Grand Junction, CO 81501  
 ENGINEER John Ballagh, 1015 N. 7th St., Grand Junction, CO 81501

## OVERALL CONSIDERATIONS

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

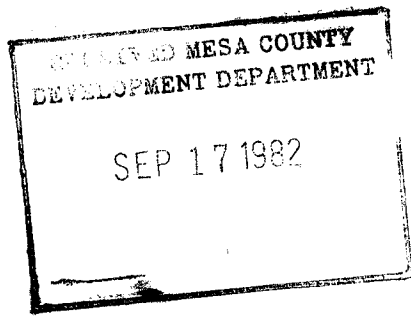
HAS NOT BEEN ADDRESSED  
 HAS BEEN ADDRESSED

1) five issues ok'd ok. ✓  
 2) parks " " ✓  
 - 3) Rows punched thru City  
 No thru plat  
 4) Area to north has potential for  
 subdivisions  
 5) Get parkwood Dr. letter.  
 JB. 6) per staff comments  
 ? → 7) Better cir. for trash pick-up  
 app. as proposed

DATE REC.	AGENCY	COMMENTS
12/10/81	Transportation Engineer	It appears that Parkwood Drive is aligned, and was intended, to be extended back into 27 3/8 Rd.. This would complete the loop with Laguna Dr. and provide better access to the area. If this is not done, then there should be one common drive off of the Parkwood Dr. cul-de-sac for both lot 3 and 4, regardless of future owners decisions.
12/11/81	Ute Water	No objections.
12/11/81	City Fire Dept.	<p>Before the fire department can approve this development, we must have additional information.</p> <p>I am unable to determine how you plan to provide access to lots #3 &amp; 4. The existing two fire hydrants in Bookcliff View Subdivision and one on Laguna Drive may not be adequate due to distance and access to the D.S. and S. subdivision.</p> <p>Please submit plans showing access and required fire protection.</p>
12/14/81	City Utilities	<p>Utilities are not shown. How will lot 3 be served? I assume service lines will be run from either Parkwood Drive or 27 3/8 Road. Each structure must have a separate service line.</p> <p>Care should be taken that the 10 foot easement not become a shortcut between Parkwood Drive and 27 3/8 Road. The access to lots 3 &amp; 4 from Parkwood Drive should be a common driveway cut and not a 30 foot "road" off the end of a cul-de-sac, unless a half road right-of-way is given to extend Parkwood Drive to 27 3/8 Road.</p>

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
12/14/81	Public Service	Gas: No objections to final plat. Request developer contact P.S.Co. concerning loads and points of service. HT 12/3/81 Electric: Request the West 10' of Lot #3 be designated utility easement. HBT 12/7/81
12/15/81	City Engineer	27 3/8 Road should be dedicated to have the right-of-way align with Bookcliff View Subdivision to the north and power of attorney for street improvements should be granted. Parkwood Drive should be dedicated from 27 3/8 Road to the cul-de-sac as a 50 ft. right-of-way with improvements to match Parkwood. This was the Planning Commissions intent when Parkwood was built with the stub to the west. This petitioner should construct curb, gutter and sidewalk on the south side and 22 ft. of mat to open the street initially. Sanitary sewers and waterline routings should be adjusted to serve the lots from public lines in Parkwood Drive.
12/15/81	Staff Comments	1) Adequate fire protection should be addressed. 2) Coordinate with Parks and Recreation for open space fee.

*Date Review Sheets**Ms. Bell**Richard Mesa Dan**Dr. Brigation**12/21/81 - Mailed Petitioner & engineer copy.*1/20/82  
Minutes of  
1/5/82COMMISSIONER ROSS TRANSMER: "ON ITEM #103-81 DS & S MINOR SUBDIVISION,  
I MAKE A MOTION THIS BE APPROVED PENDING THE COMPLETION OF STAFF COMMENTS  
BEFORE GOING TO CITY COUNCIL."



City of Grand Junction, Colorado 81501  
250 North Fifth St.,

September 9, 1982

Chris Croker  
Colorado West Engineering  
835 Colorado Avenue  
Grand Junction, CO 81501

Dear Chris:

Re: Sewer Line Extension -DS & S Subdivision

As requested, I have reviewed the detailed construction plans for the above as submitted September 8, 1982, and have the following comments:

1. A Professional Engineer should stamp and sign the plans.
2. A note should be added calling for replacement of the street pavement in-kind by the contractor.
3. It is not apparent how the service lines will connect to the sewer. Taps will not be permitted into the manhole. Show the service connections routing to the sewer on the plan view.
4. All other aspects of the plans are acceptable to this office.

When the above comments have been addressed, submit revised plans and at that time consider them approved by this office for construction.

Upon completion of construction, notify this office to arrange for a final inspection of completed facilities prior to the sewers being activated for service.

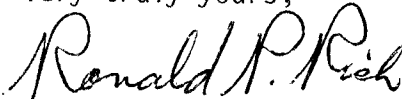
As is standard policy, City-acceptance of any facilities depends on:

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

Chris Croker  
September 9, 1982  
Page 2

You should also make your client aware that he is responsible to modify the cul-de-sac on Parkwood Drive. The stub portion of the curb, gutter, sidewalk and pavement must be removed and replaced with curb, gutter and sidewalk along the west edge of the cul-de-sac to match the curvilinear alignment of the cul-de-sac edge. This work will require a permit issued by the City Engineer to the licensed cement contractor who does the work.

Very truly yours,



Ronald P. Rish, P.E.  
City Engineer

RPR/hm

cc - Bob Goldin ✓  
John Kenney  
Jim Patterson  
Harley Seybold  
Ralph Sterry  
File

City of Grand Junction Planning Commission  
City-County Development Department  
559 White Ave. Rm 60  
Grand Junction, CO 81501

Re: File 103-81 D.S. & S. Subdivision

Dear Commissioners,

The site at 316 27 3/8 Road was visited with the representative of the Grand Junction Fire Department, Norm Noble. Inspection of the existing hydrants' locations was made. As built drawings were obtained from the Department of Public Works and provided to the Fire Department, copies of the as builts and correspondence were sent to the Planning Office. The hydrant locations and the water line sizes were determined to be adequate; the problems have been resolved.

The existing utilities are shown on the utilities composite, copies were provided for all the agencies identified on the action sheet as receiving an "M." All the public utilities are in place, only individual services will be required, the location of those individual taps will be subject to house design and location. Lot 3 will have longer service lines than Lot 4, both of which will be served from the northern part of the lots (the area identified as utility easement). Lot 1 can be served from utilities located in 27 3/8 Road. Lot 2 is presently served. Each of the possibly 3 new single family detached units will have separate service lines.

The west 10 feet of Lot 3 will be designated as a utility easement as requested by the Public Service Company.

The right of way on 27 3/8 Road is aligned with the dedicated right of way as platted in Bookcliff View Subdivision. A power of attorney will be granted for street improvements to 27 3/8 Road. The power of attorney will be granted after approval of the subdivision, prior to recording the plat.

Parkwood Drive is a cul-de-sac street coming into D.S.&S. Subdivision from the east. Utilities were run into the cul-de-sac as if it were to remain. That is the continued desire, for Parkwood to remain as a cul-de-sac. To run the street through to 27 3/8 Rd. would create a horseshoe/circle street, thereby allowing through traffic in front of those lots presently fronting on a cul-de-sac. The proposal is to front only two more lots onto Parkwood Drive, not open up a through street. The two additional lots will present building sites for two single family detached dwellings on lots slightly larger than in Bookcliff View Subdivision.

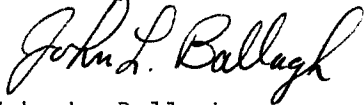


A common ingress-egress easement for Lots 3 & 4 will allow a wider than normal common drive. The Fire Department and the Cyphers are in agreement that the recommendation of the City Traffic Engineer is reasonable and can be accomplished. The improvement of a wide (20') common driveway should be placed after the individual service taps have been made. A note on the plat calling for the common drive and stating minimum width can be added to the plat.

Concerning the Parks and Recreation Open Space fee. An appraisal was part of the required submittal. The purpose of the appraisal was so stated by the professional who prepared the appraisal. There was some apparent mis-understanding concerning the total size of the tract. The appraisal has the perimeter dimensions but does not actually state the acreage. A copy of the letter sent to the City Parks and Recreation Department is attached. The open space fee, as determined from the appraisal is  $5\% \times \$25,000 = \$1250.00$ . The fee will be paid after plat approval prior to recording.

The plat, as prepared is the desired configuration. Approval of the plat without the extension of Parkwood Drive is requested.

Sincerely,



John L. Ballagh

*for* David & Susan Cypher

January 21, 1982

Mr. Bob Golden, City Planning  
Mr. Ron Rish, City Engineer

Re: D. S. & S. Subdivision  
Parkwood Drive #103-81

Dear Gentlemen:

The comments from review agencies are a matter of record in the file of D. S. & S. Subdivision, The City Engineer, Traffic Engineer, and City Utilities Director all mentioned continuing Parkwood Drive through to 27 3/8 Road. The Traffic Engineer and Utilities Director offered an alternative, a wider than normal, all-weather, common driveway for lots 3 and 4.

It so happens that following field inspection of the area with Norm Noble of the Grand Junction Fire Department, he and I came to the conclusion that the alternative suggestion, a wide, all-weather, common drive, would work.

Well marked and readily visible house numbers were discussed between Norm and me, as aiding in the location of a specific address. The owner's commitment to insure a wider drive with good addressing was orally agreed to by the Grand Junction Fire Department.

At the Grand Junction Planning Commission hearing, January 5, 1982, the continuance of Parkwood was discussed at length. The costs, as well as the benefits and drawbacks were all covered.

Without going into minute detail, the point was made that the two existing houses (one on the site of D. S. & S. and the other on the parcel to the North) are both habitable dwellings, and are in fact occupied. Extending Parkwood Drive to 27 3/8 Road would cause both houses to be too close to the center line of the street, necessitating a variance at least.

The extension would put those ten existing houses on Parkwood Drive on a through street rather than a cul-de-sac. Laguna Drive, the northerly street in Bookcliff View can certainly be expected to continue to the east with the development of the tract lying between Bookcliff View and Kelly Subdivision. The result of extending both Laguna and Parkwood would be to offer 3 entries to Bookcliff View. Are all of those accesses necessary?

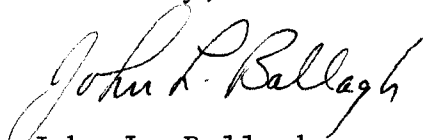
Only 10 lots now front onto Parkwood, a residential street built to City standards. The western most lots now on Parkwood are only 990 feet from 27 3/8 Road, and only 440 feet from Laguna Drive. The proposal is to front two more lots onto the cul-de-sac, bringing the total to 12. If the tract to the north developed in an identical fashion, the total lots (all single family dwelling lots) fronting on the cul-de-sac would be 14. Extending Parkwood the 330 feet to 27 3/8 Road would reduce the travel distance of the present western-most lots on Parkwood in Bookcliff View by approximately 660 feet. Only 6 or 7 lots in Bookcliff View would realize a reduction in travel distance from their driveways to 27 3/8 Road. The notable thing is that all of the lots would lose the situation of residency on a non-through street.

Concerning utility servicing the two lots from the Parkwood cul-de-sac, trash pick-up is presently at curb side in Bookcliff View. That situation could be required of the two new lots. The trash truck would not have to travel any greater distance, only make one more stop (assuming lot owners could use a common pick-up point).

In summary, the creation of one more intersection on 27 3/8 Road by continuing Parkwood Drive through could provide an additional access to Bookcliff View. The road extension could reduce two lot owner's travel distance by up to 660 feet, while putting them on a through street rather than a cul-de-sac. The new section of street would add approximately 330 feet to the maintenance requirements of the City - for two additional single family dwellings from this subdivision and two or three (perhaps) from the tract to the north. All the proposed lots have frontage (meeting development code guidelines for RSF-8) on existing paved public street.

It is requested that the plat be approved without the extension of Parkwood Drive.

Sincerely,

  
John L. Ballagh

JLB/ap

