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File 1981-0005

Project Name: Plaza 25 - Minor Subdivision

Date 5/14/02

| | | | | | |
|--|---|--|---|--|------------------------------|
| P r e s e n t e d | S | <p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p> | | | |
| X | X | *Summary Sheet - Table of Contents | | | |
| X | X | Review Sheet Summary | | | |
| X | | Application form | | | |
| X | | Review Sheets | | | |
| | | Receipts for fees paid for anything | | | |
| | | *Submittal checklist | | | |
| | | *General project report | | | |
| | | Reduced copy of final plans or drawings | | | |
| X | | Reduction of assessor's map | | | |
| X | | 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 | 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 | Action Sheet | X | Development Application - 1/21/82 | |
| X | X | Review Sheet Summary | X | Subdivision Summary Form - 1/29/82 | |
| X | | Review Sheets | X | Soil Report | |
| X | X | Letter from Ron Rish to Jim Patty re: City acceptance requirements-6/15/82 | X | Gamma Radiation Survey - 1/19/82 | |
| X | X | Letter from Ron Rish to Robert Gerlofs re: comments on Roadway Plan and Grading & Drainage Plan-5/2/182 | X | Request for Treasurer's Certificate of Taxes Due | |
| | X | Improvements Agreement and guarantee -** - (to be scanned by City Clerk)-4/28/82 | X | Grading, Drainage and Utilities Composite | |
| X | | Certification of Plat | X | X | Plan in Historical Maps - ** |
| X | | Public Notice Posting - 2/10/81 | | | |
| X | | Land Appraisal | | | |
| X | X | Planning Commission Minutes - ** - 2/2/382 | | | |
| | | | | | |
| | | | | | |
| | | | | | |

2945-111-00-020
Kukulan, Thomas M. #5-82
537 Teller Avenue
Grand Junction, CO 81501

2945-111-26-008 #5-82
M G M Investments
1005 N 12th Street
Grand Junction, CO 81501

2945-111-23-004 #5-82
Davis, Patricia L.
2150 College Place Unit #4
Grand Junction, CO 81501

2945-111-00-075
Bray, J.L. #5-82
2707 F Road
Grand Junction, CO 81501

2945-111-26-007 #5-82
Alvillar, James R.
2150 College Place - 19
Grand Junction, CO 81501

2945-111-23-003 #5-82
W.G.M. Investments
1005 N 12th Street
Grand Junction, CO 81501

2945-111-00-076 #5-82
Green, Mary A.
2120 Barberry
Grand Junction, CO 81501

2945-111-26-001 #5-82
Strauss, Carl H.
2370 Broadway
Grand Junction, CO 81503

2945-111-23-002 #5-82
Terry, Rod M.
629 Fletcher Lane
Grand Junction, CO 81501

2945-111-00-077 #5-82
Burch, Othney P.
1360 Ft Taylor Ct.
Key West, FL 33040

2945-111-23-012 #5-82
Yamaguchi, Judith S.
P.O. Box 1497
Grand Junction, CO 81501

2945-111-23-001 #5-82
Gardner, Steven, Mark
2150 College Place Unit #1
Grand Junction, CO 81501

2945-111-00-085 #5-82
Warren, Leo H & H
1002 Bookcliff Avenue
Grand Junction, CO 81501

2945-111-23-006 #5-82
Pease, Willard H.
2150 College Place U - 6
Grand Junction, CO 81501

2945-111-14-003 #5-82
Found For Senior Citizens Inc.
999 Bookcliff Avenue
Grand Junction, CO 81501

2945-111-24-007 #5-82
Moss, Harold P.
964 Lakeside Ct.
Grand Junction, CO 81501

2945-111-23-005 #5-82
Carnahan, Chris, Carol
2150 College Place No. 5
Grand Junction, CO 81501

Bob Emrich
2707 Patterson Rd
Grand Jct. CO 81501
#5-82

Paragon Engineering
2784 Crossroads Blvd.
Grand Jct. CO 81501 #5-82

BILLINGS SILTY CLAY LOAM, 0 to 2 percent slopes, Class IIs Land (Bc)

This soil, locally called adobe, is one of the most important and extensive in the Grand Valley. It is derived from deep alluvial deposits that came mainly from Mancos shale but in a few places from fine-grained sandstone materials. The deposits ordinarily range from 4 to 40 feet deep but in places exceed 40 feet. The deposits have been built up from thin sediments brought in by the streams that have formed the coalescing alluvial fans or have been dropped by the broad washes that have no drainage channel. The thickest deposit, near Grand Junction, was built up by Indian Wash.

Although moderately fine textured, this Billings soil permits successful growth of deep-rooted crops such as alfalfa and tree fruits. Its permeability is normally not so favorable as that of the Mesa, Fruita, and Ravola soils. Its tilth and workability are fair, but it puddles so quickly when wet and bakes so hard when dry that good tilth can be maintained only by proper irrigation and special cultural practices. Runoff is slow and internal drainage is very slow.

Like all other soils in the area, this one has a low organic-matter content. Under natural conditions it contains a moderate concentration of salts derived from the parent rock (Mancos shale). In places, however, it contains so much salt that good yields cannot be used for crops. Generally, this soil is without visible lime, but it is calcareous. In many places small white flecks or indistinct light-colored streaks or seams indicate that lime, gypsum, or salts are present.

Soil limitations are classified as severe for local roads and streets (poor traffic-supporting capacity, moderate to high water tables common), shallow excavations (high water table common), and septic tank filter fields (slow permeability, poor internal drainage, seasonal high water table).

REVIEW SHEET SUMMARY

FILE NO. 5-82 DUE DATE 2-15-82
 ACTIVITY Plaza 25 Minor Subdivision
 PHASE _____ ACRES _____
 LOCATION SE of Bookcliff and 11th Streets
 PETITIONER Bob Emrich
 PETITIONER ADDRESS 2707 Patterson Road
 ENGINEER Paragon

OVERALL CONSIDERATIONS

- | | |
|--|--|
| <input type="checkbox"/> <input type="checkbox"/> OVERALL COMPATABILITY <input type="checkbox"/> <input type="checkbox"/> CONSISTENCY <input type="checkbox"/> <input type="checkbox"/> ADJACENT PROPERTY <input type="checkbox"/> <input type="checkbox"/> CHANGE IN THE AREA <input type="checkbox"/> <input type="checkbox"/> TRAFFIC IMPACT | <ol style="list-style-type: none"> 1. Need improvements guarantee signed prior to GJPC. 2. Improvements or POA for 11th Street. 3. Where is the rest of the existing (prior to the subdivision) land being included? 4. Open space fee prior to recording of the plat. 5. Any easements, none shown? 6. Any covenants? |
|--|--|

HAS NOT BEEN ADDRESSED
 HAS BEEN ADDRESSED

| <u>DATE REC.</u> | <u>AGENCY</u> | <u>COMMENTS</u> |
|------------------|-----------------------|--|
| 2/16/82 | City Utilities | None |
| 2/16/82 | P.S. Co. | Gas: No objection to minor sub. plat. Request developer contact P.S.Co. concerning loads and points of service as project develops. Electric: Requests ten (10) foot perimeter utility easement. |
| 2/16/82 | City Fire | This office cannot accept this review as submitted. Adequate fire water, line sizes, and hydrants will be required. Please re-submit showing proposed fire protection water, line size, and hydrants. Also, if possible show existing hydrants if they exist. Submit site plans, building construction type, and size to allow Fire Flow to be computed, and access to apartments. Minimum 8 inch line with 300 ft. between hydrants will be required. |
| 2/16/82 | Transp. Engr. | No comment. |
| 2/16/82 | <i>Mailed Summary</i> | |
| 2/19/82 | <i>Mtn. Bell</i> | |
| 2/23/82 | <i>City Parks</i> | |

| <u>DATE REC.</u> | <u>AGENCY</u> | <u>COMMENTS</u> |
|------------------|----------------------------|--|
| 3/5/82 | GJPC Minutes of 2/23/82 | MOTION: (<u>COMMISSIONER ROSS TRANSMEIER</u>) "MADAM CHAIRMAN, ON ITEM #5-82, PLAZA 25 MINOR SUBDIVISION, I MAKE A RECOMMENDATION THIS BE PASSED TO CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL WITH THE FOLLOWING STIPULATIONS: (1) FULL STREET IMPROVEMENTS ON 11TH STREET FOR WIDTH OF SUBDIVISION IN QUESTION BE INSTALLED AT THE TIME OF THE DEVELOPMENT OF THE PROPERTY; (2) THAT THE QUICK CLAIM DEED FOR THE EASEMENT FOR THE COMPLETION OF 12TH STREET TO BOOKCLIFF ON THE RIGHT OF WAY BE GRANTED TO THE CITY, AND; (3) THAT THE OTHER STAFF COMMENTS BE COMPLIED WITH, SUCH AS THE OPEN SPACE FEE, PUBLIC SERVICE UTILITY EASEMENT." <u>COMMISSIONER RINKER/LITTLE</u> SECONDED THE MOTION. <u>THE MOTION WAS REPEATED BY CHAIRWOMAN QUIMBY</u> , A VOTE WAS TAKEN, AND THE MOTION CARRIED 6-0. |

February 23, 1982

RESPONSE TO REVIEW SHEET COMMENTS

File: #5-82
Item: Plaza 25 Minor Subdivision
Location: Southeast of Bookcliff Avenue and 11th Street

Rec.
2/23/82

Agency

Response

City Utilities

City Utilities made no comment.

Public Service Company

The requested 10' perimeter utility easement will be provided on the final plat.

City Fire

Available water supply for fire protection is located at the southwest corner of the proposed minor subdivision. This existing water line will be extended as to provide available fire protection. At such time as specific building plans, construction size and type is known, a fire flow will be computed and required hydrants will be placed.

Transportation Engineer

Transportation Engineer had no comment.

City Engineer

11th Street improvements will be constructed to match the existing portions of 11th Street as constructed for the College Place Townhomes project. Detailed engineering plans for the street improvements as well as sanitary sewer and water main extension will be submitted to the City Engineer for review and approval prior to construction. In the interim period of time, a guarantee of public improvements and subdivision improvements agreement will also be provided for the City Engineer's review and comments.

Planning Staff

1. Updated improvements guarantee will be signed prior to the Grand Junction City Council hearing.
2. Improvements will be made on 11th Street in accordance with response to City Engineer.
3. Cash payment will be made for open

Planning Staff (Continued)

3. (Cont) space fee prior to recording of the final plat.
4. Easements requested by Public Service and Mountain Bell will be indicated on the final plat.
5. It is not the petitioner's intention to have any covenants or restrictions other than the existing zoning regulations established on the subject site.

OOOOOOO submittal legend OOOOOOO

- | | |
|----------------------------------|--|
| A Application Form | Q Traffic Circulation Plan |
| B Impact Statement | R Development Schedule |
| C Plan | S Ute Water Peak Demand Data Sheet |
| D Plat | T Desert Landscaping or Irrigation Commitment Letter |
| E Summary Form | U Evidence of Title |
| F Improvements Agreement | V Appraisal |
| G Improvements Guarantee | W Draft of Covenants, Grants of Easements or restrictions to be imposed, Articles of Incorporation |
| H Geology Report | X Legal Description* |
| I Soils Report | Y Names & Addresses of adjacent property owners* |
| J Subsurface Soils Investigation | Z Names & Addresses of property owners within 300'* |
| K Gamma Radiation Report | * Typed on form provided by the Dept. |
| L Flood Hazard Report | |
| M Utilities Composite | |
| N Grading & Drainage Plan | |
| O Roadway Plan & Profiles | |
| P Screening & Landscaping Plan | |

- AA Location & Vicinity Map
- BB Assessor's Map with subject property outlined in red
- CC Reduction of Assessor's Map (Not larger than 11 1/2" x 14")
- DD Reduction of Plan (Same)
- EE Reduction of Plat (Same)
- FF Action Sheet
- GG County Treasurer tax certification

OOO pre-application conference OOO

Date 12/17/81

Development Proposal Minor Sub -
3 Lots

Location S.E. cor. of Bookcliff Ave & College Place

Conference Attendance Bob E. - Valley C.

TRANSPORTATION - ACCESS

Class of R.O.W. College Place - local - Bookcliff - 66'

Interior Road Sizing N/A

Curb Cuts 3 cuts on College Place & 1 cut on Bookcliff Ave.

Parking 12 parking spaces for 5 unit.

Bikeways & Pedestrian Access N/A

COMPATABILITY WITH SURROUNDING USES

Buffering - screening N/A

IRRIGATION & LANDSCAPING

none

COUNTY/CITY POLICIES APPLYING TO THIS PROPOSAL

Small-Cooley Airport Flood Agricultural Mineral Resource

Corridor Policies Growth & Density Vicinity Studies

POSSIBLE REQUIREMENTS

Improvements as P.O.A for Bookcliff Ave & College Place.

May 21, 1982

Mr. Robert P. Gerlofs
Paragon Engineering, Inc.
2784 Crossroads Blvd., Suite 104
Grand Junction, CO 81501

Dear Bob:

Re: Plaza 25 - Eleventh Street Improvements

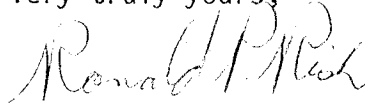
On April 14, 1982, I received a "Roadway Plan, Profile & Details" sheet and a "Grading & Drainage Plan & Utilities Composite" sheet for the above from Don Warner of City Development Department with his request for review. I have the following comments:

1. The street typical section matches that to the south and is hereby approved.
2. Add the following to the note on the plan view concerning the 5 ft. valley gutter:
"and repave to match the gutteredge".
3. In note 1, change "1980" to "1981".
4. On the 5⁰ Valley Gutter detail change the 4 inches to 6 inches of aggregate base course under the gutter.
5. A Professional Engineer should stamp and sign the plan.
6. The Utilities Composite shows sanitary sewer and waterline extensions under the proposed new street pavement.
 - (a) These extensions should be installed prior to street construction.
 - (b) Detailed plans for these extensions should be submitted for my review and approval prior to construction.
 - (c) Trench compaction test results should be submitted prior to street construction.
 - (d) The sanitary sewer should be extended to the north end of the proposed new pavement according to the Public Works and Utilities Director.

May 21, 1982

When the above comments have been addressed, submit revised plans for approval prior to construction.

Very truly yours,



Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Robert Emrich
Bob Goldin ✓
John Kenney
Jim Patterson
Ralph Sterry
Don Warner
File

June 15, 1982

Mr. James T. Patty, Jr.
Paragon Engineering, Inc.
2784 Crossroads Blvd., Suite 104
Grand Junction, CO 81501

Dear Jim:

Re: Plaza 25 - Eleventh Street Improvements

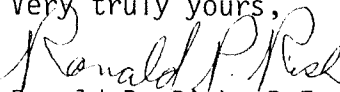
As requested, I have reviewed the revised roadway plan sheet for the above as submitted June 9, 1982. All review comments of my May 21, 1982, letter except comment 6 have been addressed. Therefore consider the plan approved by this office for construction.

Upon completion of construction, please notify this office to arrange for a final inspection of the completed facilities prior to their being put into 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. Final inspection of completed improvements. (You are expected to inspect during construction and to secure test results.)

I await submittal of the sewer and water plans for approval prior to construction.

Thanks for your continued cooperation.

Very truly yours,

Ronald P. Rish, P.E.
City Engineer

RPR/hm

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