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File 1983-0041 (2 of 2-duplicates of some info.)

Project Name: Mesa Verde Estates - Preliminary

P **S** A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some
r **e** instances, not all entries designated to be scanned by the department are present in the file. There are also documents
e **s** specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
n **e** Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
d **e** 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 | Table of Contents |
| X | X | Review Sheet Summary |
| X | | Application form |
| X | | Review Sheets |
| X | | Receipts for fees paid for anything |
| | | *Submittal checklist |
| | | *General project report |
| | | Reduced copy of final plans or drawings |
| | | 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 |
| X | X | *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) |

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

| | | | | | |
|---|---|---|---|---|---|
| X | X | Action Sheet | X | X | Planning Commission Minutes - ** - 1/3/97 - correction to Mesa Verde Estates Plat |
| X | | Policy of Title Ins. - Transamerica Title Ins. Co. | X | X | Correction to Mesa Verde Estates Subdivision Plat - 2/12/97 |
| X | | Commitment for Title Ins. | | | |
| X | | Development Application - 7/5/83 | | | |
| X | | Gamma Radiation Survey | | | |
| X | | Certificate for Treasurer's Certificate of Taxes Due | | | |
| X | X | Memo from Co West Assoc. Inc. to Planning Dept. re: items not included in submittal - 8/25/83 | | | |
| X | X | Project Narrative - 8/25/83 | | | |
| X | | Subdivision Summary Form - 8/23/83 | | | |
| X | | Public Notice Posting - 9/9/83 | | | |
| X | | Water and/or Sewer Tap Order - 8/25/84 | | | |
| X | X | Power of Attorney - ** - 7/9/84 | | | |
| X | X | Letter from Kim Laing, Planning Tech to Eugene Green re: vacation statement-7/2784 | | | |
| X | | Certification of Subdivision Plat - 8/22/84 | | | |

Kenneth Walsh #41-83, 2/2
1217 Colorado Avenue
Grand Jct., CO 81501

Richard Kowalski #41-83, 2/2
315 Cedar
Grand Junction, CO 81503

Jewell W. Butler #41-83, 2/2
c/o Keith Clock
310 Pinion Street
Grand Junction, CO 81503

Lloyd Davis #41-83, 2/2
295 27 3/8 Road
Grand Junction, CO 81503

Jerry Swisher
311 Pinon Avenue
Grand Junction, CO 81503
#41-83, 2/2

Keith Clock
310 Pinion Street
Grand Junction, CO 81503
#41-83, 2/2

Dillard Fair #41-83, 2/2
306 Pinion Street
Grand Junction, CO 81503

M. J. Stanfield
305 Pinon
Grand Junction, CO 81503
#41-83-2/2

Russell Curtis Roy
309 Cedar
Grand Junction, CO 81503
#41-83, 2/2

Hattie Kreie; Alta Peacock
520 29 Road
Grand Junction, CO 81501
#41-83, 2/2

Harry Johnson #41-83, 2/2
305 Cedar
Grand Junction, CO 81503

P. S. Ferris
306 Cedar Street
Grand Junction, CO 81503
#41-83, 2/2

Central Bank of Denver
1515 Arapahoe Drive
Denver, Colorado 80202
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William Hayes
308½ Cedar Street
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Kirk Popish
313 Pine
Grand Junction, CO 81503
#41-83, 2/2

Yvonne Barron #41-83, 2/2
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Grand Junction, CO 81503

E. W. Albertson
315 Pine
Grand Junction, CO 81503
#41-83, 2/2

Harvey Miller
314 Cedar
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#41-83, 2/2

Ronald Sievers #41-83, 2/2
317 Pine
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A. A. Robinson
Box 207
Winkelman, Arizona 85292
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*Eugene Green
451 Rob Ren Drive
Grand Junction, CO 81504
#41-83, 2/2

*Colorado West Associates Inc.
835 Colorado Avenue
Grand Junction, CO 81501
#41-83, 2/2

MESA COUNTY PLANNING DEPT.
559 White Ave., Room 60
Grand Junction, Colo. 81501
#41-83, 2/2

Mesa Verde BSA

FLOYD E. & FRANCES J.
ALLEN TRUST
311 PINION ST.
GRAND JUNCTION, CO 81503

M.J. & R.E. STANFIELD
305 PINON ST.
GRAND JUNCTION, CO 81503

OLLIE M. GRIFFITH
306 PINON ST.
GRAND JUNCTION, CO 81503

KARIN JOHNSTON
JOHN A. VILLARDI
310 PINON ST.
GRAND JUNCTION, CO 81503

STEPHEN L. STANLEY; V.V. STANLEY;
JEREMY S. SABIN
305 CEDAR ST.
GRAND JUNCTION, CO 81503

MABLE R. LYKE ETAL
307 CEDAR ST.
GRAND JUNCTION, CO 81503

AUDON & GUADALUPE PAYAN
309 CEDAR ST.
GRAND JUNCTION, CO 81503

LLOYD H. & T.M. DAVID
M.M. NELSON
311 CEDAR ST.
GRAND JUNCTION, CO 81503

BETTY GREEN
313 CEDAR ST.
GRAND JUNCTION, CO 81503

RICHARD W. & DONNA L. WEIR
ROBBINS
315 CEDAR ST.
GRAND JUNCTION, CO 81503

RANDOLPH L. & JEAN C. COOK
316 CEDAR ST.
GRAND JUNCTION, CO 81503

LARRY ERICKSON
312 PINON ST.
GRAND JUNCTION, CO 81503

LYNN & ANN ENSLEY
P.O. BOX 30134
GRAND JUNCTION, CO 81503

CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT
250 N 5TH ST
GRAND JUNCTION, CO 81501

Mesa Verde Estates

Geology/Soils Report¹

The proposed Mesa Verde Estates lies in an area where the predominate topsoil is the Mesa clay loam. Slopes range from 0 to 2 percent. The soil-forming materials the streams have brought down from a higher watershed.

Surface and internal drainage of this soil type are slow to medium. Surface soils are slightly hard and calcareous; however, the occurrence of salt or alkalai are negligible in these soils. No restrictions on building are caused by this soils grouping, and there is no high water table to hinder construction.

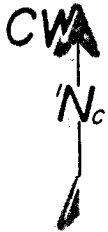
¹ From the Soil Survey of the Grand Junction Area, by the Soil Conservation Service.

August 25, 1983

Re: Mesa Verde Estates
Project Narrative

The proposed Mesa Verde Estates consists of three single family lots on 3.32 acres in an RSF-8 zone. Access will be from Pinon Street for Lots 1 and 2 and from Cedar Street for Lot 3. Five foot of right-of-way is being dedicated along the western boundary for the future extension of Pinon Street.

The utilities required for Lots 1 and 2 are located to the south of the property in Pinon Street. All services will extend to Lot 1 through the access easement in Lot 2. Lot 3 contains an existing mobile home which already has all required services. An existing irrigation ditch on the east side of the property will be available for each of the lot owners. Storm runoff will flow to the south and west into an existing drainage ditch.



COLORADO WEST ASSOCIATES INC.

303 245-2767

ENGINEERING • SURVEYING • PLANNING
835 Colorado Avenue Grand Junction, Colorado 81501

August 25, 1983

To: Grand Junction Planning Department

Re: Mesa Verde Estates

File No.: 41-83

The following items which are included in the matrix on the Action Sheet for a minor subdivision are not included in this submittal.

| <u>Item</u> | <u>Reason for Non-submittal</u> |
|--|---|
| D - Appraisal | The appraisal has been ordered and will be submitted to the Parks Department before the plat is recorded. |
| F - Covenants | No covenants are proposed for this subdivision. |
| M & N - Improvements Agreement & Guarantee | No public improvements are being proposed. |
| O - Development Schedule | No schedule is needed since no improvements are planned. |
| S - Drainage/Grading Plan | No grading is proposed; drainage will follow natural pattern. |
| U - Landscaping Plan | Landscaping will be left for lot purchasers. |
| V - Parking | All lots are large enough for adequate parking. |
| W - Roadway Plan | No road improvements are planned. |
| X - Traffic Circulations | Shown by plat. |
| Y - Traffic Analysis | Lots 1 and 2 will access from Pinon Street; Lot 3 will access from Cedar Street. |
| AA - Vicinity Map | Refer to item CC in submittal pkg. |

REVIEW SHEET SUMMARY

FILE NO. 41-83,2of2 TITLE HEADING Mesa Verde Estates Minor Sub. DUE DATE 9/12/83

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Eugene Green. Location:
313 Cedar Street. (East of 27 Road, North of C Road) A request for a minor subdivision of
3 lots on approximately 3.32 acres in a residential single family zone at 8 units per acre.

PETITIONER ADDRESS 451 Rob Ren Dr., Grand Jct., CO 81504

ENGINEER Colorado West Assoc. Inc.

| <u>DATE REC.</u> | <u>AGENCY</u> | <u>COMMENTS</u> |
|------------------|-------------------|---|
| 8/30/83 | City Engineer | See Public Works comments on sewer and water services. Power of Attorney should be provided for street improvement on Cedar Street and for street improv. and right of way on Pinon Street. |
| 9/6/83 | City Fire Dept. | This office is unable to accept the final as submitted. No corrections have been made since the preliminary. Again, we will require upgrading the 4 inch water line on Pinon to 6 inch. A fire hydrant must be placed on Pinon due to the excessive distance to the nearest existing hydrant. A 20 ft. wide unobstructed all weather surface with a turn-around located on Pinon will be necessary. Contact this office before proceeding any further. |
| 9/6/83 | City Public Works | An extension of the water main will be needed to serve lot 2 and extension of both the water and sewer mains will be needed to serve lot 1. These improvements are not shown. Is the sewer main deep enough to serve lot 1 or will a pump be needed? No structures in the flood way of the 100 year flood plain will be allowed to connect to the public sewer system. |
| 9/7/83 | City Parks | Need appraisal as soon as it is completed. |
| 9/12/83 | City Planning | IMPACT STATEMENT: The proposed development is situated in an area currently zoned RSF-8. The Clock Subdivision lies directly to the south. The Colorado River forms the boundary on the north side. To the east and west lie properties developed with single-family dwellings. SITE PLAN: 1. Access to the development via gravel drive is feasible for the 3-lot subdivision. Prior to any further subdivision, the issue of ingress/egress must be resolved in a manner acceptable to all parties (i.e., actual street improvements, financial guarantee, street improvement district, etc). 2. All lots meet the minimum requirements for the RSF-8 zone. 3. All prior comments (major subdivision proposal - File #41-83, 1 of 2) where applicable, remain in effect and must be resolved. You have 1 year from date of approval to record this plat per Chapter 6 of the Grand Junction Zoning and Development Code. All other agency concerns must be resolved. |

Review Sheet Summary mailed 9/14/83.

| <u>DATE REC.</u> | <u>AGENCY</u> | <u>COMMENTS</u> |
|------------------|----------------------------|--|
| 9/12/83 | Public Service | Gas & Electric: No objections. |
| 9/13/83 | Transportation Engineer | Adequate access (per City Stds.) should be assured to all lots. |
| 9/13/83 | Orchard Mesa Irrigation | Subject property is entitled to 3.06 water right acres. Irrigation water is legally attached to the land and each lot owner is entitled to his proportionate share. Plans should include a means for delivering water to each lot. We note that an easement has been acknowledged for our Mutual Mesa lateral by which we will have access for our O & M operations. |

Review Sheet Summary Mailed 9/14/83

CW
Nc

COLORADO WEST ASSOCIATES INC.

303 245-2767

ENGINEERING • SURVEYING • PLANNING
835 Colorado Avenue Grand Junction, Colorado 81501

September 19, 1983

To: Grand Junction City Council
Re: Mesa Verde Estates
File No.: 41-83 (2 of 2)

RESPONSE TO REVIEW SHEET SUMMARY

| <u>Agency</u> | <u>Response</u> |
|----------------------|--|
| City Engineer: | Powers of Attorney can be provided for improvements to Cedar and Pinon Streets. The right-of-way for Pinon is dedicated on the plat. |
| City Fire Dept.: | Requireing the developer of this subdivision to install 560 feet of 6 inch water line and a fire hydrant to serve 2 lots does not seem proper. The developer would agree to sign a Power of Attorney to participate in these improvements at such time as they become necessary in the future. |
| City Public Works: | Services can be provided to Lots 1 & 2. The sewer main is deep enough to service Lot 1. |
| City Parks: | Appraisal is in progress. |
| City Planning: | No objections. |
| Public Service: | No objections. |
| Transportation Eng.: | Access is provided. |
| Orchard Mesa Irr.: | Water is delivered to each lot through existing ditch system. |

RECEIVED
SEP 19 1983
CITY - COUNTY
PLANNING DEPARTMENT

CW
Nc

COLORADO WEST ASSOCIATES INC.

303 245-2767

ENGINEERING • SURVEYING • PLANNING
835 Colorado Avenue Grand Junction, Colorado 81501

September 19, 1983

To: Grand Junction City Council
Re: Mesa Verde Estates
File No.: 41-83 (2 of 2)

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| Public Service: | No objections. |
| Transportation Eng.: | Access is provided. |
| Orchard Mesa Irr.: | Water is delivered to each lot through existing ditch system. |

Who?
From Fred Buckle's Report - Grand Junction
Providing POA

RECEIVED
SEP 19 1983
CITY - COUNTY
PLANNING DEPARTMENT



CITY - COUNTY PLANNING

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

(303) 244-1628

July 27, 1984

Eugene Green
451 Rob Ren Drive
Grand Junction, CO 81501

Dear Mr. Green,

I have been trying to reach you by phone the last couple of days and have been unsuccessful. I am writing in regard to your plat of Mesa Verde Estates. I picked the plat up from the County Surveyor and started to obtain the signatures needed. The first signature needed is from the City Engineer. Ken Reedy, City Engineer, would not sign the plat with the statement concerning the vacation of the roadway on the mylar. His reason was that no formal action in the form of a resolution was taken earlier to vacate the right-of-way and therefore could not be vacated on the plat.

In order to complete the recording of your plat you have a couple of options. The fastest would be to remove the vacation statement from the plat and later vacate the area by a separate submittal. The other option would be to vacate the roadway by making a submittal by August 1st and going before the Planning Commission and City Council. A decision on the vacation would in all probability be made on September 19th. We then could proceed with the recording of the plat.

If you have any questions or need any more explanation please give us a call at 244-1628.

Sincerely,

Kim

Kim Laing
Planning Technician

KL/kl

cc: to Ken Reedy

CORRECTION TO MESA VERDE ESTATES SUBDIVISION PLAT
 AS RECORDED IN PLAT BOOK 13, PAGE 259
 MESA COUNTY CLERK AND RECORDER

1788102 0309PM 02/12/97
 MONIKA TODD CLK&REC MESA COUNTY CO

In 1983 Mesa Verde Estates Subdivision Plat was approved and recorded. The plat consists of 3 single family lots. Lot 3 is accessed by Cedar Street. Lots 1 and 2 were to be accessed by Pinon Street. Lot 2 has 20' of frontage on the end of Pinon Street. Lot 1 has access to Pinon Street via a 20' wide access easement along the west boundary of lot 2 to Pinon Street. The easement is labeled as "20' access and utility easement". The dedication language on the plat dedicates the "20' access and utility easement" as a utility easement; the dedication and depiction of the easement are not consistent. Clearly the intention of the easement as shown was to provide access to lot 1 because without access lot 1 would be landlocked.

Summary of Planning Commission Action

The Grand Junction Planning Commission, on January 14, 1997 in open, public hearing, approved a correction to the Mesa Verde Estates Plat, clarifying that the purpose of the 20' access easement along the west property line of lot 2, Mesa Verde Estates Subdivision, is to provide access to lot 1, Mesa Verde Estates Subdivision.

This amendment to the Mesa Verde Estates Plat was duly approved and shall be recorded at the applicants expense in the land records in and for Mesa County, Colorado.

John Elmer
 John Elmer, Chairman
 Grand Junction Planning Commission

1/14/97
 Date