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File 1983-0041

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 **c** instances, not all entries designated to be scanned by the department are present in the file. There are also documents
e **a** specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
s **n** Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
e **n** guide for the contents of each file.
n **d** Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in
t **d** 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
		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
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		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
		*Petitioner's response to comments
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		*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 - ITEM PULLED		
X	X	Planning Commission Minutes - ** - 1/14/97		
X		Development Application - 7/5/83		
X		Project Narrative		
X		Subdivision Summary Form - 6/29/83		
X	X	Appraisal for Open Space		
X		Geology / Soils Report		
X	X	Improvements Agreement - 2/25/83		
X	X	Development Schedule		
X		Policy of Title Insurance issued by Transamerica Title Insurance Company		
X	X	Site Plan		
X		Plat of Mesa Verde Estates - ** - Historical Files		

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

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

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

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

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

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

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

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

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

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

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

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

Central Bank of Denver
1515 Arapahoe Drive
Denver, Colorado 80202
41-83

William Hayes
308 $\frac{1}{2}$ Cedar Street
Grand Junction, CO 81503
41-83

Kirk Popish
313 Pine
Grand Junction, CO 81503
41-83

Yvonne Barron
311 Pine
Grand Junction, CO 81503
41-83

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

Harvey Miller
314 Cedar
Grand Junction, CO 81503
41-83

Ronald Sievers
317 Pine
Grand Junction, CO 81503
41-83

A. A. Robinson
Box 207
Winkelman, Arizona 85292
41-83

* Eugene Green
451 Rob Ren Drive
Grand Junction, CO 81504
41-83

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

MESA COUNTY PLANNING DEPT.
559 White Ave., Room 60
Grand Junction, Colo. 81501

41-83

AUG. 4 1983

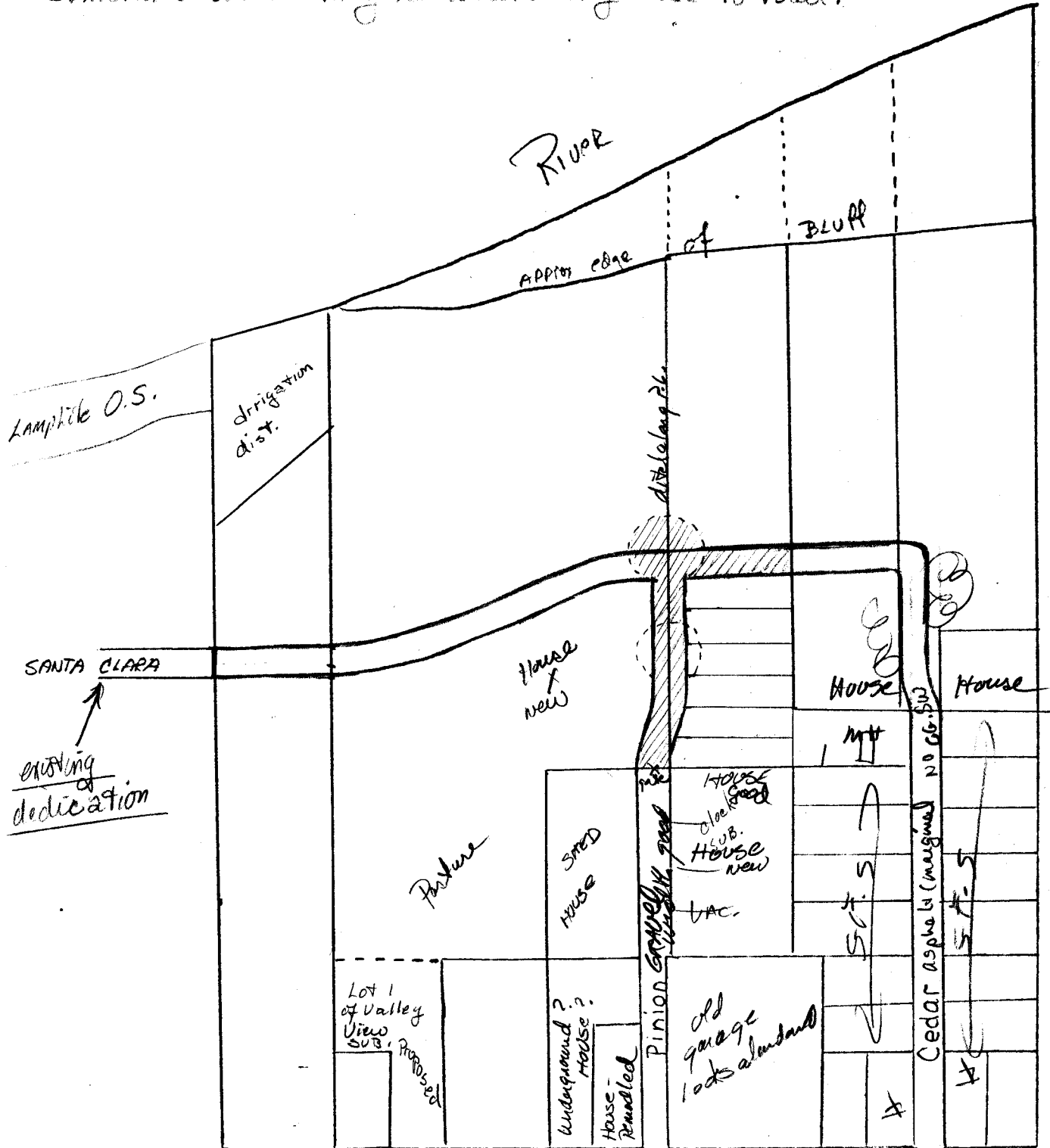
VM
H # 41-83

Site check -

check condition of roads

vacant parcels

structures which may be located very close to road.



check this lot

D

Mesa Verde Estates

Appraisal For Open Space

The developer wishes to dedicate Tract A to the Grand Junction Parks Department in lieu of the 5% open space fee. Tract A is 0.64 acres, which is 19.2 % of the total 3.32 acre development.

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.

Mesa Verde Estates

Development Schedule

Construction of the public improvements in Mesa Verde Estates will begin within one year of final plat approval or as market conditions warrant.

REVIEW SHEET SUMMARY

FILE NO. 41-83 TITLE HEADING Mesa Verde Estates DUE DATE 8/12/83
ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Mesa Verde Estates, Preliminary, 313 Cedar,
Eugene Green

PETITIONER ADDRESS 451 Rob Ren Drive, G.J.

ENGINEER Colorado West Associates Inc.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8/3/83	County Planning	This project will not be affected by Mesa County Policies. We have no comment on the design or access.
8/8/83	Orchard Mesa Sanitation	Does not lie within the District's boundaries.
8/9/83.	Public Service	Electric: Request additional easements of the east 10 feet of Lots 1 through 9, the north 10 feet of Lot 1 and the north 5 feet of Lot 5. Gas: No objections.
8/10/83	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: - A drainage ditch is in existence on the west side of the proposed development. Is this on the Swisher property or the Mesa Verde Estates property? How will this effect proposed/future access to the area? Are any improvements planned for the ditch? Is this used for irrigation or drainage? - Access to the proposed development is poor. A gravel driveway to a development of this size does not meet City Standards. Who would maintain the gravel easement? Access to lots 8, 9, & 10 only as shown on the plat would cause a lesser impact to the area and may be more technically feasible at this time. - Would the adjacent property owners be to dedication of ROW and street improvements for Pinon? - Dedication of the river front must be approved by Parks & Recreation Dept. Most of the area proposed is wooded & vegetated bluff but a small flat area exists along the riverbank. - Will there be any covenants with this subdivision? - Pinon is a designated local residential street. ROW required is 55'. Developer dedication for this development would normally be 27.5'. Alignment with Pinon may dictate a slightly different ROW requirement. - A Power-of-Attorney for future street improvements to Pinon will be required with the final plat. - You have 1 year from date of City Council approval to submit a final plat. - All other agency concerns must be resolved.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8/12/83	City Engineer	No access to Lots 1-9! The 4" waterline is not adequate for fire protection. This plan should not be approved until a standard City street section (34' mat) can be installed to extend Pinon Street to a cul-de-sac or other approved terminus. Access between Cedar and Pinon is not adequate. Drainage is not clearly defined. "Open Space" has 73% side slope!
8/12/83	Transportation Engineer	I don't understand what type of street system is proposed for this development. If it is just a "gravel driveway" with no cul-de-sac arrangement, then it is inadequate.
8/12/83	City Public Works	I don't think it is a good idea to have a gravel driveway as the access to eight lots. The four inch dead end water main will not supply adequate water flow to a fire hydrant.
8/15/83 LATE	City Parks	Will need landscaping plan at a later stage. I request that appraisal be done for the open space fee determination. An inspection of tract A has been conducted and determined that it does <u>not</u> serve the needs of the community. <ol style="list-style-type: none">1. Tract 'A' does not fall in line with size or location of parkland as outlined in the master plan.2. It is basically vertical land north of the maintenance road.
8/15/83 LATE	Orchard Mesa Irrigation	Orchard Mesa Irrigation District has no objection to this planned development provided the new owners of lots have a right to deliver their water through the existing ditch that now serves the area from turnout No. 59 of our Mutual Mesa Lateral.
8/15/83 LATE	City Fire Dept.	This office cannot accept preliminary fire protection as shown. The existing 4-inch fire protection water line is not adequate; must be minimum 6-inch line. Please resubmit showing adequate line size, existing hydrants on drawing. Fire hydrant must be a minimum of 500 ft. between hydrants.
8/18/83 LATE	Mountain Bell	Utility easements are adequate.



Acres 3.32
Units 10
Density 3.01

File No. #41-83
Zone RSF 8
Tax Parcel Number
2945 243 00 090

PRELIMINARY

Activity Mesa Verde Estates
Phase Preliminary Plan
Common Location 313 Cedar Street

Date Submitted 8/2/83 Date Mailed Out 8/3/83 Date Posted AUG 1 9 1983 called AUG 1 8
10 day Review Period Return by 8/12/83
Open Space Dedication (acreage) _____ Open Space Fee Required \$ _____ Paid Receipt # _____
Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____

review agencies

	A	B	C	D	E	F	G	H	X	J	K	L	M	N	O	P	Q	X	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG			
Development Dept.	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
City Public Works	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
City Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
Transportation Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
City Parks/Recreation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
City Fire Dept.	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
City Police Dept.	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
County Planning	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
County Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
County Health	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
County Parks/Recreation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
Comprehensive Planning	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
Floodplain Administration	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
G.J. Dept. of Energy	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Walker Field	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
School District	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Irrigation <u>Chard Mesa</u>	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Drainage	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Water (Ute, Clifton)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Sewer Dist. (FV, CGV, GM)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Mountain Bell	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Public Service (2 sets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
State Highway Dept.	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
State Geological	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
State Health Dept.	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
GJPC (7 packets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
CIC (9 packets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
OTHER	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

totals

BOARDS	DATE	<u>Aug 16</u>	<u>called by petitioner</u>
			<u>(re-scheduled as a minor subdivision)</u>
STAFF			

APPLICATION FEE REQUIREMENTS

