

# Table of Contents

File 1991-0031

Name: Indian Wash Subdivision - NW F & 29 Road

P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.	
r	c	Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.	
e	a	Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.	
n	n		
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d	d		
t	t		
X	X	<b>Table of Contents</b>	
		<b>Review Sheet Summary</b>	
		Application form	
		Review Sheets	
		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, easements	
X	X	<b>*Mailing list to adjacent property owners</b>	
		Public notice cards	
		Record of certified mail	
X		Legal description	
		Appraisal of raw land	
		Reduction of any maps – final copy	
		<b>*Final reports for drainage and soils (geotechnical reports)</b>	
		Other bound or non-bound reports	
		Traffic studies	
X	X	<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>DOCUMENT DESCRIPTION:</b>			
X	X	Action Sheet	X
			X
			Memo from Ted Ciavonne to Karl Metzner re: meeting between Joe Croker, Atty. for HOA and Joel Fennern to attempt to better inform neighborhood of project- 5/24/91
X	X	Development Application - 4/30/91	X
			Legal Ad - 5/28/91, 5/29/91
X	X	Review Sheet Summary	X
			Public Notice of Posting - 5/22/91
X		Condominium Declaration for Indian Wash Townhomes - not dated or signed	
			City Council Workshop action request form - 5/28/91
X	X	Petition for Zone Change - 4/29/91	X
			Commitment for Title Ins. - 5/12/83
X	X	Planning Clearance - ** - 9/9/91	X
			X
			City Council Workshop Agenda - 5/28/91
X		Notice of Public Hearing - 6/4/91	X
			Letter from Harrison Russell, Russell & Wright. P.C. attys at law to Craig Roberts, Ciavonne & Associates, Inc. re: first draft of the Declaration of Protective Covenants - 5/31/91
X		Letter from Ted Ciavonne to Karl Metzner, Comm. Dev. Re: informing of deficiencies regarding the DIA - 5/1/91	X
			Treasurer's Certificate of Taxes Due - 5/31/91
X	X	Letter form Craig Roberts, sec. treasurer of Ciavonne & Assoc. to Karl Metzner re: bank guarantee issue - 5/2/91	X
			Planning Commission Agenda - 6/4/91

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A



Receipt # 4181  
Date Rec. 5-3-91  
Received By [Signature]

# DEVELOPMENT APPLICATION

We, the undersigned, Being the owners of property situated in Mesa County, State of Colorado, as described on the attached legal description form do hereby petition this:

Type of Petition	Phase	Common Location	Zone	Type of Usage
<input type="radio"/> Subdivision Plat/Plan	Sq-Ft <input type="radio"/> Minor <input type="radio"/> Major			
<input type="radio"/> Rezone			Frm To	
<input checked="" type="radio"/> Planned Development	<input type="radio"/> ODP <input checked="" type="radio"/> Prelim <input checked="" type="radio"/> Final	N.W. COR. 29 <sup>th</sup> Patterson Roads	PR	Residential
<input type="radio"/> Conditional Use				
<input type="radio"/> Hwy-Oriented Development			H.O.	
<input type="radio"/> Text Amendment				
<input type="radio"/> Special Use				
<input type="radio"/> Vacation				<input type="radio"/> Right-of-way <input type="radio"/> Easement

<input type="radio"/> PROPERTY OWNER	<input type="radio"/> DEVELOPER	<input type="radio"/> REPRESENTATIVE
<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
FENNERN CONSTRUCTION, INC Name	FENNERN CONST. INC Name	CLAYONNE ASSOC., INC. Name
P.O. BOX 1707 Address	P.O. BOX 1707 Address	336 MAIN #206 Address
GUNNISON, CO City/State	GUNNISON, CO City/State	GRAND JUNCTION, CO City/State
641-0043 Business Phone #	641-0043 Business Phone #	241-0745 Business Phone #

Note: Legal property owner is owner of record on date of submittal.



WE HEREBY ACKNOWLEDGE THAT WE HAVE FAMILIARIZED OURSELVES WITH THE RULES AND REGULATIONS WITH RESPECT TO THE PREPARATION OF THIS SUBMITTAL, THAT THE FOREGOING INFORMATION IS TRUE & COMPLETE TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME THE RESPONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION AND THE REVIEW SHEET COMMENTS. WE RECOGNIZE THAT WE OURSELVES, OR OUR REPRESENTATIVE(S) MUST BE PRESENT AT ALL HEARINGS. IN THE EVENT THAT THE PETITIONER IS NOT REPRESENTED, THE ITEM WILL BE DROPPED FROM THE AGENDA, AND AN ADDITIONAL FEE CHARGED TO COVER RE-SCHEDULING EXPENSES BEFORE IT CAN AGAIN BE PLACED ON THE AGENDA



[Signature] Signature of person completing application  
4/30/91 Date

[Signature] Signature of property owner(s) - attach additional sheets if necessary



Preliminary & FINAL

FILE NUMBER 31 91

ACRES

UNITS

DENSITY

ZONE PR

TAX SCHEDULE #

ACTIVITY Revised Preliminary & Revised Final

PHASE Prelim./Final

COMMON LOCATION N.W. COR. 29 & Patterson Roads

DATE SUBMITTED

DATE MAILED OUT

DATE POSTED Original

DAY REVIEW PERIOD

RETURN BY

Remove from Office

OPEN SPACE DEDICATION (acreage)

OPEN SPACE FEE REQUIRED \$

PAID RECEIPT #

RECORDING FEE REQUIRED \$

PAID (Date)

DATE RECORDED

x - don't need

REVIEW AGENCIES

A B C X E F G H X X X L M N O P Q R S T U V W X Y Z AA BB CC DD EE FF GG

Table with columns A-GG and rows for various agencies like Planning Department, City Engineer, etc. Includes handwritten notes like 'G.V. WATER USERS' and '2 sets'.

PAPER CUP PACKETS - NO ENVELOPES

TOTALS

BOARDS

DATE

STAFF

APPLICATION FEE REQUIREMENTS

\$315 + \$125 acreage fee Open Space = \$225 per unit



Ciavonne & Associates, Inc.  
336 Main Street #206  
Grand Junction, CO  
81501

Howard McClure  
601 Arapahoe Way  
Grand Junction, CO  
81506

Daniel Dennison  
2891 Kiowa Court  
Grand Junction, CO  
81506

Second N Junction c/o  
Wakefield Mgt.  
P.O. Box 2206  
Grand Junction, CO  
81502

Steven Percival  
603 Arapahoe Way  
Grand Junction, CO  
81506

Donald Starr  
2893 Kiowa Court  
Grand Junction, CO  
81506

Donnie Yancey  
Rt 1 Box 917  
Flagstaff, AZ  
86004

James Patterson  
603-1/2 Arapahoe Way  
Grand Junction, CO  
81506

Steve Stanko  
606 East Indian Creek Drive  
Grand Junction, CO  
81506

Jehova's Witnessess of  
Grand Junction  
3091 Walnut Pl.  
Grand Junction, CO  
86004

Misty Dorak  
603 East Indian Creek Dr.  
Grand Junction, CO  
81506

Evan Richards  
604 East Indian Creek Drive  
Grand Junction, CO  
81506

Sidney Stogsdill  
612 29 Road  
Grand Junction, CO  
81506

Michail Ingram  
607 East Indian Creek Drive  
Grand Junction, CO  
81506

Tom Catt  
608 East Indian Creek Drive  
Grand Junction, CO  
81506

Lipson Properties  
296 West Morrison Court  
Grand Junction, CO  
81503

Wallace Beedle  
604 Arapahoe Way  
Grand Junction, CO  
81506

Church of Christ of Grand  
Junction  
2893 Patterson Road  
Grand Junction, CO  
81506

Mountainside Square  
Box 934  
Clifton, CO  
81520

Frank Hysenbdager  
2892 Kiowa Court  
Grand Junction, CO  
81506

Jose Galvan  
3002 Highway 6&24  
Grand Junction, CO  
81504

Randall Austin  
2890 Kiowa Court  
Grand Junction, CO  
81506

Fennern construction  
PO Box 1707  
Gunnison, CO  
81230

Delbert Stewart  
2889-1/2 Kiowa Court  
Grand Junction, CO  
81506

Mesa County  
Mr. Keith Fife  
P.O. Box 20000-5022  
Grand Junction, CO  
81502-5022

John Krizman  
606 Arapahoe Way  
Grand Junction, CO  
81506

PETITION FOR ZONE CHANGE

submitted to Council 5-1-91  
by Bob Wilson, Secy, Indian  
Village Property Owners Assn.

TO: THE HONORABLE MEMBERS OF THE GRAND JUNCTION CITY COUNCIL OF  
GRAND JUNCTION, COLORADO.

THE UNDERSIGNED PROPERTY OWNERS OF THE INDIAN VILLAGE SUBDIVISION WHICH ADJOINS THE PROPERTY KNOWN IN YOUR RECORDS AS #85-81. A PARCEL OF LAND 2943-06-4-00-061 ON THE NORTH WEST CORNER OF 29 ROAD AT PATTERSON ROAD, a.k.a. 2894 F ROAD WITHIN THE CITY OF GRAND JUNCTION WHICH IS PRESENTLY ZONED BY A PLAN ZONE IN THE YEAR 1984 AS ZONE PR8.4 WE RESPECTFULLY REQUEST A ZONE CHANGE TO NO GREATER DENSITY THAN SFR-4 FOR THE FOLLOWING REASONS:

1. THE PRESENT ZONING IS NOT COMPATABLE WITH THE ADJOINING PROPERTY TO THE WEST OF THE ENTIRE SUBDIVISION KNOWN AS INDIAN VILLAGE WHICH IS COUNTY ZONED AS SINGLE FAMILY RESIDENCE.
2. A HOUSING DENSITY GREATER THAN SFR-4 WILL ADVERSLY EFFECT THE VALUES OF THE HOMES IN THE INDIAN VILLAGE SUBDIVISION.
3. THE INGRESS AND EGRESS TO INDIAN VILLAGE SUBDIVISION ON PATTERSON ROAD AND EAST INDIAN CREEK DRIVE IS AT THIS TIME CONGESTED AND WILL BE AGRIVATED GREATLY SHOULD HOUSING UNITS PROVIDED FOR IN PR8.4 ZONING BE APPROVED.
4. WE REQUEST A PROVISION FOR A STRONG RESTRICTIVE PROTECTIVE COVENANT TO REGULATE THE CONDUCT OF THE PROPERTY IN QUESTION, THIS WE FEEL SHOULD BE IN PLACE BEFORE SFR-4 WOULD BE APPROVED.

WE, THE UNDERSIGNED PROPERTY OWNERS RESPECTFULLY SUBMIT THIS PETITION THIS 29<sup>TH</sup> DAY OF APRIL 1991 PAGE 1 OF 12.

PRINTED NAME	SIGNATURE	ADDRESS	ZIP
JOHN M. RANYAN	John M. Ranyan	821 Arapahoe Way	81506
DIANNE E. RANYAN	Dianne E. Ranyan	621 Arapahoe Way	81506
RENU ARJAL	Renu Arjal	615 ARAPAHOE DR	81506
Ina Lamont	INA LAMONT	613 1/2 Arapahoe	
ROBERT L. HELLER	Robert L. Heller	613 ARAPAHOE WAY	81506
Rebbie McDonald	Rebbie McDonald	611 1/2 Arapahoe Dr	81506
Jeanette Kuchyt	Jeanette Kuchyt	607 1/2 Arapahoe Dr	81506
Cheryl A Randall	Cheryl A. Randall	607 Arapahoe Wy	81506
<del>Pamela K Taylor</del> <del>S. Dany H Taylor</del>	Pamela K. Taylor	605 1/2 Arapahoe	81506
Barbara Espinosa	Barbara Espinosa	619 Arapahoe	81506
Barbara Espinosa	Barbara Espinosa	619 Arapahoe	81506
Elaine Heller	Elaine Heller	613 Arapahoe Way	81506
BRETT McDONALD	Brett McDonald	611 1/2 ARAPAHOE DR	81506
Jo Kelly	Jo Kelly	611 Arapahoe Dr.	81506
DDoug Randall	DDoug Randall	607 Arapahoe Dr	81506

PETITION FOR ZONE CHANGE

TO: THE HONORABLE MEMBERS OF THE GRAND JUNCTION CITY COUNCIL OF GRAND JUNCTION, COLORADO.

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PRINTED NAME	SIGNATURE	ADDRESS	ZIP
RANDALL D. AUSTIN	<i>Randall D. Austin</i>	2890 KIOWA CT.	81506
EDWINA F. AUSTIN	<i>Edwina F. Austin</i>	2890 KIOWA CT.	81506
Joni Wiseman	<i>Joni Wiseman</i>	Grand Junction, CO 2884 Kiowa Ct	81506
DANIEL F. WISEMAN	<i>Daniel F. Wiseman</i>	2884 KIOWA CT.	81506
Shari H. Rejka	<i>Shari Rejka</i>	GRAND JUNCTION 2886 KIOWA CT	81506
Randall Lichtenberg	<i>Randall Lichtenberg</i>	2883 Kiowa Ct Grand Junction Co	81506
Carol Kay Kraft	<i>Carol Kay Kraft</i>	2888 Kiowa Ct. Grand Junction, CO	81506
Daniel W. Dennison	<i>Daniel W. Dennison</i>	2891 Kiowa Way Grand Junction, CO	81506
Felimon F. Herrera	<i>Felimon F. Herrera</i>	2885 Kiowa Way Grand Jct Colo	81506
Pamela Franklin	<i>Pamela Franklin</i>	2889 Kiowa Ct. Grand Junction, CO	81506
LaVonne Wheeler	<i>LaVonne Wheeler</i>	2887 Kiowa Ct Grand Junction CO	81506
Kathryn Herrera	<i>Kathryn Herrera</i>	Grand Junction, CO 2885 Kiowa Way	81506
Shirley STARR	<i>Shirley Starr</i>	2893 Kiowa Ct. Grand Junction, Colo	81506
DON STARR	<i>Donald Starr</i>	2893 Kiowa Ct Grand Jct, CO	81506
Bill L. Wheeler	<i>Bill L. Wheeler</i>	2887 Kiowa Ct. Grand Junction Co.	81506



PETITION FOR ZONE CHANGE

TO: THE HONORABLE MEMBERS OF THE GRAND JUNCTION CITY COUNCIL OF GRAND JUNCTION, COLORADO.

THE UNDERSIGNED PROPERTY OWNERS OF THE INDIAN VILLAGE SUBDIVISION WHICH ADJOINS THE PROPERTY KNOWN IN YOUR RECORDS AS #85-81. A PARCEL OF LAND 2943-06-4-00-061 ON THE NORTH WEST CORNER OF 29 ROAD AT PATTERSON ROAD, a.k.a. 2894 F ROAD WITHIN THE CITY OF GRAND JUNCTION WHICH IS PRESENTLY ZONED BY A PLAN ZONE IN THE YEAR 1984 AS ZONE PR8.4 WE RESPECTFULLY REQUEST A ZONE CHANGE TO NO GREATER DENSITY THAN SFR-4 FOR THE FOLLOWING REASONS:

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PRINTED NAME	SIGNATURE	ADDRESS	ZIP
<u>EDWARD E HARVEY</u>	<u>Edward E. Harvey</u>	<u>616 E INDIAN CR. DR.</u> <u>GRAND JUNCTION CO</u>	<u>81506</u>
<u>E. Lynne Harvey</u>	<u>E. Lynne Harvey</u>	<u>616 E. Indian Cr Dr.</u> <u>Grand Junction CO</u>	<u>81506</u>
<u>EVAN A. RICHARDS</u>	<u>Evan A. Richards</u>	<u>604 E INDIAN CR DR</u> <u>GRAND JCT CO CO</u>	<u>81506</u>
<u>CHARLENE F RICHARDS</u>	<u>Charlene F. Richards</u>	<u>604 E INDIAN CR</u> <u>GRAND JCT. COLORADO</u>	<u>81506</u>
<u>Valerie L. Catt</u>	<u>Valerie L. Catt</u>	<u>608 E Indian Crk.</u> <u>Grand Jct. CO</u>	<u>81506</u>
<u>Tom Catt</u>	<u>Tom Catt</u>	<u>608 E Indian Crk Dr.</u> <u>Grand Jct. CO</u>	<u>81506</u>
<u>Robert Greenwalt</u>	<u>Robert Greenwalt</u>	<u>608 1/2 E. Indian Cr. Dr.</u> <u>Grand J. Co.</u>	<u>81506</u>
<u>Paul K. ERBES</u>	<u>Paul K. Erbes</u>	<u>610 E. Indian Creek Dr.</u> <u>GRAND JUNCTION CO</u>	<u>81506</u>
<u>MICHELLE COATS</u>	<u>Michelle Coats</u>	<u>614 E. INDIAN CREEK DRIVE</u> <u>GRAND JUNCTION, CO</u>	<u>81506</u>
<u>Daniel Coats</u>	<u>Daniel W Coats</u>	<u>614 E. Indian Creek</u> <u>Grand Junction Co</u>	<u>81506</u>
<u>THOMAS E. GIECK</u>	<u>Thomas E Gieck</u>	<u>616 1/2 E INDIAN CR</u> <u>GRAND JCT CO</u>	<u>81506</u>
<u>JAROL A GIECK</u>	<u>Jarol A Gieck</u>	<u>616 1/2 E Indian Cr</u> <u>GRAND JCT CO</u>	<u>81506</u>
<u>JANET NEIL</u>	<u>Janet L. Neil</u>	<u>618 1/2 E. Indian Crk.</u> <u>Grand Junction, CO</u>	<u>81506</u>
<u>WALLACE B. MCBRIDE</u>	<u>Wallace McBride</u>	<u>620 E Indian Cr</u> <u>Grand Jct. CO</u>	<u>81506</u>
<u>ALICIA F. MCBRIDE</u>	<u>Alicia F. McBride</u>	<u>620 E. Indian Creek</u> <u>Grand Jct. CO.</u>	<u>81506</u>

PETITION FOR ZONE CHANGE

TO: THE HONORABLE MEMBERS OF THE GRAND JUNCTION CITY COUNCIL OF GRAND JUNCTION, COLORADO.

THE UNDERSIGNED PROPERTY OWNERS OF THE INDIAN VILLAGE SUBDIVISION WHICH ADJOINS THE PROPERTY KNOWN IN YOUR RECORDS AS #85-81. A PARCEL OF LAND 2943-06-4-00-061 ON THE NORTH WEST CORNER OF 29 ROAD AT PATTERSON ROAD, a.k.a. 2894 F ROAD WITHIN THE CITY OF GRAND JUNCTION WHICH IS PRESENTLY ZONED BY A PLAN ZONE IN THE YEAR 1984 AS ZONE PR8.4 WE RESPECTFULLY REQUEST A ZONE CHANGE TO NO GREATER DENSITY THAN SFR-4 FOR THE FOLLOWING REASONS:

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PRINTED NAME	SIGNATURE	ADDRESS	ZIP
KENSEL H. CHASE	<i>K. Chase</i>	608 W. Indian Creek	81506
KATHY F. CHASE	<i>Kathy F. Chase</i>	" " " " "	"
Wendy S. Fisher	<i>Wendy S. Fisher</i>	604 W. INDIAN CR.	81506
James C. King	<i>James C. King</i>	402 W. Indian Crk	81506
John Braustiter	<i>John Braustiter</i>	612 W Indian Creek	81506
FRANK KLOWAS.	<i>FK</i>	614 1/2 W. Indian Creek	81506
Karen A Walton	<i>Karen A Walton</i>	614 1/2 W. Indian Cr. Dr	81506
DAVID P. MONTOYA	<i>D P Montoya</i>	618 W. INDIAN CR	81506
Sing Ingeriel	<i>Sing Ingeriel</i>	618 1/2 W. Indian Creek	81506
ELMER L. BIRR II	<i>ELB II</i>	620 W. INDIAN CREEK DR	81506
Susan E Lindsay	<i>Susan E Lindsay</i>	2878 1/2 Navajo Way	81506
MICHAEL POTTER	<i>Michael Potter</i>	606 W. Indian Creek	81506
ANDREW POTTER	<i>Andrew Potter</i>	606 W. Indian Creek	81506
SALLY DURAN	<i>Sally Duran</i>	610 W. Indian Crk	
Janet A. Johnson	<i>Janet A. Johnson</i>	606 1/2 W. Indian Crk	81506

PETITION FOR ZONE CHANGE

TO: THE HONORABLE MEMBERS OF THE GRAND JUNCTION CITY COUNCIL OF GRAND JUNCTION, COLORADO.

THE UNDERSIGNED PROPERTY OWNERS OF THE INDIAN VILLAGE SUBDIVISION WHICH ADJOINS THE PROPERTY KNOWN IN YOUR RECORDS AS #85-81. A PARCEL OF LAND 2943-06-4-00-061 ON THE NORTH WEST CORNER OF 29 ROAD AT PATTERSON ROAD, a.k.a. 2894 F ROAD WITHIN THE CITY OF GRAND JUNCTION WHICH IS PRESENTLY ZONED BY A PLAN ZONE IN THE YEAR 1984 AS ZONE PR8.4 WE RESPECTFULLY REQUEST A ZONE CHANGE TO NO GREATER DENSITY THAN SFR-4 FOR THE FOLLOWING REASONS:

1. THE PRESENT ZONING IS NOT COMPATABLE WITH THE ADJOINING PROPERTY TO THE WEST OF THE ENTIRE SUBDIVISION KNOWN AS INDIAN VILLAGE WHICH IS COUNTY ZONED AS SINGLE FAMILY RESIDENCE.
2. A HOUSING DENSITY GREATER THAN SFR-4 WILL ADVERSLY EFFECT THE VALUES OF THE HOMES IN THE INDIAN VILLAGE SUBDIVISION.
3. THE INGRESS AND EGRESS TO INDIAN VILLAGE SUBDIVISION ON PATTERSON ROAD AND EAST INDIAN CREEK DRIVE IS AT THIS TIME CONGESTED AND WILL BE AGRIVATED GREATLY SHOULD HOUSING UNITS PROVIDED FOR IN PR8.4 ZONING BE APPROVED.
4. WE REQUEST A PROVISION FOR A STRONG RESTRICTIVE PROTECTIVE COVENANT TO REGULATE THE CONDUCT OF THE PROPERTY IN QUESTION, THIS WE FEEL SHOULD BE IN PLACE BEFORE SFR-4 WOULD BE APPROVED.

WE, THE UNDERSIGNED PROPERTY OWNERS RESPECTFULLY SUBMIT THIS PETITION THIS 29<sup>th</sup> DAY OF APRIL 1991 PAGE 5 OF 17.

PRINTED NAME	SIGNATURE	ADDRESS	ZIP
John D. Prince	<i>John D. Prince</i>	617 Arapahoe Way	81506
CATHERINE THEBOLT-PRINCE	<i>Catherine Thebolt-Prince</i>	617 Arapahoe	81506
Debbie Coleman	<i>Debbie Coleman</i>	616 Arapahoe	81506
ANGIE & CRAIG BROWN	<i>AC, Br</i>	610 ARAPAHOE	81506
Debbie & Monty Madary	<i>Monty Madary</i>	608 1/2 Arapahoe	81506
Debbie Madary	<i>Debbie Madary</i>	608 Arapahoe	81506
Betty Jean Chaffo	<i>Betty Jean Chaffo</i>	608 Arapahoe	81506
Marianne L Beedle	<i>Marianne L. Beedle</i>	604 Arapahoe	81506
Wallace E. Beedle	<i>Wallace E. Beedle</i>	604 Arapahoe	81506
Jeanne Berry	<i>Jeanne A. Berry</i>	614 Arapahoe Dr.	81506
J.T. Krizman	<i>J.T. Krizman</i>	606 Arapahoe Way	81506
Susan Krizman	<i>Susan Krizman</i>	606 Arapahoe	81506
Misty Dorak	<i>Misty Dorak</i>	603 E. Indian Ck. Dr.	81506
Scott S. Dorak	<i>Scott S. Dorak</i>	603 E. Indian Ck. Dr.	81506
Stephen A. Cole	<i>Stephen A. Cole</i>	618 1/2 Arapahoe Way	81506
Sandra B. Cole	<i>Sandra B. Cole</i>	618 1/2 Arapahoe Way	81506

PETITION FOR ZONE CHANGE

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PRINTED NAME	SIGNATURE	ADDRESS	ZIP
John Davis	<i>John Davis</i>	609 Arapahoe	81506
Debra	<i>Debra Davis</i>	609 Arapahoe	81506
Howard M <sup>c</sup> Clure	<i>Howard M<sup>c</sup>Clure</i>	601 Arapahoe	81506
Elizabeth M <sup>c</sup> Clure	<i>Elizabeth M<sup>c</sup>Clure</i>	601 Arapahoe	81506
STEVEN H PERCIVAL	<i>STEVEN H PERCIVAL</i>	603 ARAPAHOE	81506
Cyndi M <sup>c</sup> Daniel	<i>Cyndi M<sup>c</sup>Daniel</i>	605 Arapahoe	81506
Mark M <sup>c</sup> Daniel	<i>Mark S. M<sup>c</sup>Daniel</i>	605 Arapahoe	81506
MARJORIE JACKSON	<i>Margaret Jackson</i>	620 ARAPAHOE	81506
John R Jackson	<i>John R. Jackson</i>	620 Arapahoe	81506
James D Patterson	<i>James D. Patterson</i>	603 1/2 Arapahoe	81506
Linda F. Patterson	<i>Linda F. Patterson</i>	603 1/2 Arapahoe	81506











PETITION FOR ZONE CHANGE

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Table with 4 columns: PRINTED NAME, SIGNATURE, ADDRESS, ZIP. Contains handwritten entries for Karen Keleher Sullivan, James E. Hayle, Patricia Caker, Anne Squair, William F. Squair, Larry D. Wood, Hal Swin, and Dee Irwin.

PETITION FOR ZONE CHANGE

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PRINTED NAME

SIGNATURE

ADDRESS

ZIP

S. Darrell Taylor

S. Darrell Taylor

605<sup>1/2</sup> Arapahoe

Betty Lindsay

Betty Lindsay

617<sup>1/2</sup> Arapahoe 81506

ZELDA L HARDT

Zelda L Hardt

615<sup>1/2</sup> ARAPAHOE WY 81506

**CIAVONNE & ASSOCIATES, INC.**

SITE PLANNING · LANDSCAPE ARCHITECTURE  
336 MAIN ST. #206, GRAND JUNCTION, CO.  
303-241-0745 81501

May 2, 1991

Grand Junction Community Development Department

250 N 5th Street

Grand Junction, Colorado 81501

RE: Escrow Agreement for Indian Wash Subdivision

Dear Karl:

I would like to address the issue of a bank guarantee that is acceptable to both the City of Grand Junction as well as the developers of Indian Wash Subdivision, Mr. Joel Fennern and Mr. Larry Blatt.

As discussed Tuesday, April 30 with John Shaver, local banks have a problem guaranteeing the improvements described in the Improvements Agreement for Indian Wash Subdivision. Joel Fennern and Larry Blatt are willing to escrow the entire amount of the funds to cover the improvements. We need an agreement, escrow requirements and release agreements for those funds between the City of Grand Junction and the developers. I would foresee it working the same as the present system with the acceptance of the improvements by a licensed engineer, and the release of the funds covering the completed improvements occurring at that time.

I have included the Improvements Agreements broken into to construction phases as suggested by Karl Metzner. This was done for the purpose of partial release of funds upon the completion of initial infrastructure construction, and final release of funds following the completion of construction of all items in the Improvements Agreement.

I would like to sit down with the Community Development Department, City Attorney, Mr. Fennern and Mr. Blatt and work this out at your convenience.

Sincerely,

  
Craig Roberts

Secretary/Treasurer

**CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT**

RE: \_\_\_\_\_  
 Name of Subdivision or Other Improvement \_\_\_\_\_ Location \_\_\_\_\_

Intending to be legally bound, the undersigned subdivider hereby agrees to provide throughout this subdivision and as shown on the subdivision plat of \_\_\_\_\_ date \_\_\_\_\_ 19\_\_\_\_, the following

Name of Subdivision \_\_\_\_\_  
 improvements to City of Grand Junction standards and to furnish an Improvements Guarantee in the form acceptable to the City for these improvements.

Improvements	Quantity and Unit Costs	Estimated Cost	Estimated Completion Date
Street Grading			
Street Base	1205 S.Y X #4	4,820	
Street Paving	985 S.Y X #7	6,895	
Curbs and Gutters	590 L.F X #15	8,850	
Sidewalks	765 L.F X 10	7,650	
Storm Sewer Facilities			
Sanitary Sewers			
Mains			
Laterals/House Connections			
On-site Sewage Treatment			
Water Mains			
Fire Hydrants			
On-site Water Supply			
Survey Monuments			
Street Lights	2 @ \$1,200	2,400	
Street Name Signs	2 @ \$ 200	400	
Construction Administration	L.S.	1,500	
Utility Relocation Costs			
Design Costs		5,000	
<b>SUB TOTAL</b>		<b>37,515</b>	

*LANDS*

Supervision of all installations (should not normally exceed 4% of subtotal) \$1,100

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION: \$ 38,615

The above improvements will be constructed in accordance with the specifications and requirements of the City or appropriate utility agency and in accordance with detailed construction plans, based on the City Council approved plan, and submitted to the City Engineer for review and approval prior to start of construction. The improvements will be constructed in reasonable conformance with the time schedule shown above. An Improvements Guarantee will be furnished to the City prior to recording the subdivision plat.

*Joel Ferrer*  
 Signature of Subdivider

(If corporation, to be signed by President and attested to by Secretary, together with the corporate seal.)

DATE: \_\_\_\_\_ 19 \_\_\_\_\_

I have reviewed the estimated costs and time schedule shown above and, based on the plan layouts submitted to date and the current costs of construction, I take no exception to the above.

\_\_\_\_\_  
 City Engineer

**CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT**

RE:

Name of Subdivision or Other Improvement \_\_\_\_\_ Location \_\_\_\_\_

Intending to be legally bound, the undersigned subdivider hereby agrees to provide throughout this subdivision and as shown on the subdivision plat of \_\_\_\_\_ date \_\_\_\_\_ 19\_\_\_\_, the fol-

Name of Subdivision \_\_\_\_\_

lowing improvements to City of Grand Junction standards and to furnish an Improvements Guarantee in the form acceptable to the City for these improvements.

Improvements	Quantity and Unit Costs	Estimated Cost	Estimated Completion Date
Street Grading	L.S.	\$ 5000 -	
Street Base			
Street Paving			
Curbs and Gutters			
Sidewalks			
Storm Sewer Facilities	L.S.	\$ 5000 -	
Sanitary Sewers			
Mains	345 LF x \$30	\$ 10,350 -	
Laterals/House Connections	470 LF x \$6	\$ 2,820 -	
On-site Sewage Treatment			
Water Mains	337 LF x \$25	\$ 8,425 -	
Fire Hydrants	1 ea. @ \$1500	1,500 -	
On-site Water Supply			
Survey Monuments	L.S.	\$ 2,000 -	
Street Lights			
Street Name Signs			
Construction Administration			
Utility Relocation Costs	1 tele. PED	\$ 800 -	
Design Costs			
<b>SUB TOTAL</b>		<b>\$ 35,895</b>	

Supervision of all installations (should not normally exceed 4% of subtotal) \$ 1,000

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION: \$ 36,895

The above improvements will be constructed in accordance with the specifications and requirements of the City or appropriate utility agency and in accordance with detailed construction plans, based on the City Council approved plan, and submitted to the City Engineer for review and approval prior to start of construction. The improvements will be constructed in reasonable conformance with the time schedule shown above. An Improvements Guarantee will be furnished to the City prior to recording the subdivision plat.

*Joel Ferraro*  
Signature of Subdivider

(If corporation, to be signed by President and attested to by Secretary, together with the corporate seal.)

DATE: \_\_\_\_\_ 19\_\_\_\_

I have reviewed the estimated costs and time schedule shown above and, based on the plan layouts submitted to date and the current costs of construction, I take no exception to the above.

\_\_\_\_\_  
City Engineer

**CIAVONNE & ASSOCIATES, INC.**

SITE PLANNING · LANDSCAPE ARCHITECTURE  
 336 MAIN ST. #206, GRAND JUNCTION, CO.  
 303-241-0745 81501

May 24, 1991

Mr. Karl Metzger  
 Community Development Department  
 City of Grand Junction, Colorado

RE: Indian Wash Subdivision, Filing 1, a Planned Unit Development  
 proposed by Fennern Construction Co.

Dear Karl:

Last night Fennern Construction Co. met with the HOA Board for the Indian Village Subdivision and about 45 subdivision residents to respond to neighborhood concerns vocalized the previous night at the City Planning Commission Meeting. This meeting was set up between Joe Croker, Attorney for the HOA, and Joel Fennern, project owner and developer, in an attempt to better inform the residents about this project and thereby avoid an Appeal to City Council of the City Planning Commission approval. This meeting appears to have been a success and we now anticipate support from the Indian Village neighborhood for the above noted project.

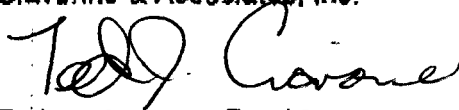
In absence of an Appeal, the developer agrees to the following:

1. To "maintain" the ten foot wide access easement abutting the north edge of Indian Wash Subdivision, but within Indian Village Subdivision. Maintenance may include weed control, construction of a hard or soft surface trail, or irrigated landscaping of this easement. If the Indian Village HOA is willing to quit claim this property to Indian Wash Subdivision it will be more attractive for the developer to consider the larger investment into this strip of property.
2. If irrigation water can be offered by the Indian Village HOA irrigation system, the developer will study the feasibility of irrigating the common open space areas within Indian Creek Subdivision during off-peak times. If irrigation water is not made available in the quantities necessary, or are not available in a timely fashion, or are economically impractical to properly deliver to Indian Creek Subdivision, the developer will irrigate the landscape areas with domestic water.
3. To examine the use of lower maintenance materials in the construction of the privacy fence/wall that parallels Patterson Road.

Providing an Appeal is not filed by 5:00 PM tonight, Filing 1 of Indian Creek Subdivision will rapidly proceed towards resolving the conditions of the Planning Commission Resolution, finalizing a Final Plat, and complying with the criteria discussed in this letter.

Please include this letter as part of your project file.

Sincerely,  
Clavonne & Associates, Inc.

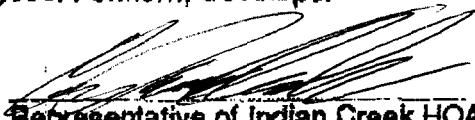


Ted J. Clavonne, President

This document reviewed and agreed upon by the following:

  
Joel Fennern, Developer

6-8-91  
Date

  
Representative of Indian Creek HOA  
*Attorney at Law*

6-7-91  
Date

City Council Workshop

May 28, 1991

City of Grand Junction

Staff: Karl Metzner

**ACTION REQUESTED:** Consideration of Final Plan and Plat for Indian Wash Subdivision located on the N.W. corner of Patterson and 29 roads.

**EXECUTIVE SUMMARY:** Indian Wash Subdivision is located in a PR 8.4 zone. The proposal is for 7 duplex Townhome structures totaling 14 dwelling units on 2.04 acres. A final plan and plat were approved for this property on March 17, 1982 but the subdivision was never recorded. The present proposal reduces the zoned density from 8.4 units per acre to 6.9 units per acre. Access will be via a public street to East Indian Creek Drive which is a county road.

**FISCAL IMPACT:** The developer is responsible for constructing all improvements to city standards. An open space fee of \$3,150 is required.

**BACKGROUND / ISSUES / OPTIONS:** Agency review has indicated no significant technical problems with this proposal. ~~The developer is responsible for addressing all review comments prior to planning commission hearing. A petition objecting to this development was received prior to application of this proposal. Subsequent to application we have received no comments from the neighborhood.~~ Since this development conforms to the existing zoning density review has been limited to the technical and functional merits of the project.

**RECOMMENDATIONS:** Because of the June cycle of meetings this item will be heard by planning commission one day before the City Council meeting. Normally this item would be a final decision by planning commission. If the planning commission decision is not appealed this item will be pulled from the council agenda. At this time we are uncertain whether there will be opposition to this proposal.

The developer has satisfactorily responded to all review comments except the provision of technical

Palisade irrigation water and late comments received from Mesa county regarding the location of driveways onto Indian Creek Drive.

*Planning commission has recommended approval*

*These must be reached and approved prior to recording the plat.*



subject to:

1. compliance with review agency comments.
2. more precise dates of completion on the improvements guarantee
3. including landscaping on guarantee
4. provide specific plan for irrigation

REVIEW SHEET SUMMARY

(Page 1 of 7)

FILE NO. #31-91 TITLE HEADING: INDIAN WASH SUBDIVISION

ACTIVITY: Request for a Revised Preliminary and a Revised Final Plan for the Indian Wash Subdivision in a PR Zone.

PETITIONER: Fennern Construction, Inc.

REPRESENTATIVE:

LOCATION: Northwest corner of "F" and 29 Roads

PHASE: Preliminary and Final ACRES:

PETITIONER'S ADDRESS: Box 1707  
Gunnison, CO

ENGINEER: Ciavonne & Assoc., 336 Main St #206

STAFF REPRESENTATIVE: Karl Metzner (303) 244-1439

*mailed  
5/23 - Fennern  
analog copy  
5/22  
Response  
Due 5/31/91*

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.**

**CITY FIRE DEPARTMENT 05/15/91**  
**Mike Gazdak 244-1400**

The fire hydrant needs to be placed at the intersection of East Indian Creek Drive and the north side of Indian Creek Drive. The specific location is at the northeast corner of the intersection and is indicated on sheet #4 of the plans.

**PUBLIC SERVICE CO. 05/07/91**  
**Carl Barnkow 244-2658**

GAS & ELECTRIC: Will require 10' front lot easements along East Indian Creek Drive and around "private drive" plans seem to indicate easements, but they are not labeled as such.

**U.S. WEST** 05/03/91  
**Leon Peach** 244-4964

New or additional telephone facilities necessitated by this project may result in a "contract" and up-front monies required from developer prior to ordering or placing of said facilities. For more information, please call Leon Peach 244-4964.

**CITY PARKS & RECREATION** 05/03/91  
**Don Hobbs** 244-1545

A total of 14 units at \$225.00 each = \$3,150.00 due in open space fees.

**UTE WATER** 05/13/91  
**Gary R. Mathews** 242-7491

The line size in Patterson Road is to be corrected from 18" to a 12". Ute Water has a 12" on both sides of F Road. Ute Water would like for the north line to run on the south side and not the north side.

POLICIES AND FEES IN EFFECT AT THE TIME OF APPLICATION WILL APPLY.

**CITY POLICE DEPARTMENT** 05/10/91  
**Marty Currie** 244-3577

No problems noted.

**CITY UTILITIES ENGINEER** 05/14/91  
**Bill Cheney** 244-1590

Sewer - Sewer is in Central Grand Valley Sanitation District. Contact them for technical information pertaining to design and available capacity of existing system.

Water - Since this development is within the City limits of Grand Junction, it shall be constructed to the City "Standards and Specifications" unless Ute Water's specifications are more restrictive.

Storm Drainage -

1. Some type of erosion control will be required for storm water runoff from Drainage Basin "C" to the bottom of Indian Wash.
2. Drainage easements are needed between Lots 4 and 5 and Lots 8 and 9.

**GRAND VALLEY WATER USERS**      **05/20/91**  
**G.W. Klapwyk**      **242-5065**

---

Indian Wash Subdivision is located outside Grand Valley Water Users' Association service area. We will have no comments concerning it other than to point out that under "landscaping" on page 6 of the Project Narrative, it is incorrectly stated that the "irrigation source is from a G.V. Water Users Assoc. system."

Any water-rights pertaining to the subdivision are believed to be with Palisade Irrigation District. Such District's water supply is diverted and carried by this Assoc. and released to specified delivery points, but in no case do they extend beyond the Gov't Highline Canal right-of-way. This Assoc. has no further jurisdiction once the water is turned into other's facilities.

It is suggested that John Krizman of said Districts' Board of Directors (ph. 434-3173) be contacted for more information concerning irrigation in that area.

**CITY ENGINEER**      **05/14/91**  
**Don Newton**      **244-1559**

---

1. Sheet 2, Legend and Construction Notes: Under paving construction notes, modify the first sentence of note 4 as follows: Hot-mix asphaltic concrete shall be C.D.O.H. Grading C, latest revision without hydrated lime.
2. Sheet 3, Grading and Drainage Plan: Where CMP is specified, it shall be polymeric coated C.S.P. or C.A.P. in accordance with City Specifications for storm drainage. Is top of plank in outlet structure same elevation as high water elevation in detention pond? (Show elevation)
3. Sheet 5, Roadway Plan & Profile: Stop signs will be required at both exits onto East Indian Creek Drive. 15 m.p.h. speed limit signs will be required at both entrances to Indian Creek Circle. For adequate sight distance, on street parking shall be prohibited by signing along inside of horizontal curve (R7-1 signs).
4. It would be very difficult if not impossible to get two cars in and out of the garages which do not face the street. Are these one or two car garages?

PAGE 4 OF 7

COMMUNITY DEVELOPMENT DEPARTMENT 05/21/91

Karl Metzner 244-1439

Dedication language on the plat needs to be revised to meet the requirements of the Code. Also add dedication language for the right-of-way. Dimensional indicators on plat are not distinguishable from lot lines and appear to form additional parcels.

This proposed plan is an improvement over the previously approved plan.

ADDITIONAL COMMENTS FOR FILE #31-91, INDIAN WASH SUBDIVISION:

CITY PROPERTY AGENT 05/24/91

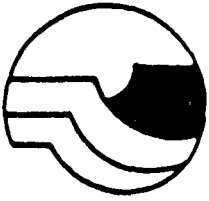
Tim Woodmansee 244-1565

There are several discrepancies between the legal description and the courses shown on the plat. Please correct.

Bearings of lines which tie lot corners to subdivision boundary need to be shown.

---

MISSING COMMENTS FROM: County Planning  
City Attorney



Mesa County Department of Public Works  
Division of Engineering and Design

(303) 244-1815

750 Main Street P.O. Box 20,000 • Grand Junction, Colorado 81502-5013

**LATE**

**DEVELOPMENT REVIEW COMMENTS**

PROJECT NAME: Indian Wash Subdivision  
COMMON LOCATION: East Indian Creek and F-Road

THE FOLLOWING HAS BEEN REVIEWED BY: Jaci Gould, P.E. *Jaci*  
DATE OF REVIEW: May 30, 1991

ENGINEERING REVIEW COMMENTS:

1. A Surface Alteration Permit will be required for all construction activities occurring in the East Indian Creek right-of-way. The location of the proposed Indian Creek Circle does meet the County access standards and will be allowed under a County Surface Alteration Permit.

\* 2. In order to mitigate the traffic impact on East Indian Creek from the proposed subdivision, and as part of the County Surface Alteration Permit, six (6) no parking signs will be required, three (3) on each side of East Indian Creek. These no parking signs are to be spaced approximately at 100, 2300 and 3600 feet as measured from the existing north curb line of F-Road.

In addition, stop signs and ID signs will be required for both ends of Indian Creek Circle at it's intersection with East Indian Creek.

\* 3. The driveways shown on the plans submitted to us for review do not meet the County's setback requirements from intersecting roads. Due to these physical constraints, new driveways will not be allowed to access off of East Indian Creek.

\* In order to assist us in enforcing this requirement, since the County does not have input into the City building permit review process, the City should required a plat restriction which requires the developer to mark the location of his driveways. The County should review and approve the final plat prior to recordation in order to verify that driveways are not accessing off of East Indian Creek. This effort could be easily coordinated at UCC.

The County appreciates being given the opportunity for input in the City planning review process. We look forward to continued support in the future, on City projects which have County impacts.



# WestWater Engineering

Consulting Engineers

502 WEST EIGHTH ST.

P.O. BOX 1470 - PALISADE, COLORADO 81526

(303) 464-5134

May 15, 1991

Bill Cheney  
City of Grand Junction  
250 No. 5th St.  
Grand Junction, CO 81501

RE: Sanitary Sewer Review Comments for the Indian Wash  
Subdivision

Dear Bill,

The proposed Indian Wash Subdivision is somewhat unique in that it is located within the City of Grand Junction as well as the Central Grand Valley Sanitation District. Because the wastewater from the proposed subdivision is conveyed through the Central Grand Valley Sanitation District's collection system, the District's Standards and Specifications, as well as the City's, should be met. The following are the review comments of the Central Grand Valley Sanitation District on the sanitary sewer for the Indian Wash Subdivision.

1. The alignment of the north sewer line and the existing sewer line at MH 3 creates an acute angle between the new inlet and outlet pipe (approximately 80 degrees). The minimum deflection angle between the inlet and outlet pipes at a wye junction type manhole is 90 degrees. The alignment of the new sewer line will need to be revised to ensure that the 90 degree deflection angle is met.
2. The present alignment of the north sewer line between MH 3 and MH 4 is within 10 feet of the proposed new waterline for the majority of the length. If the present alignment is maintained, a structural type sewer pipe (i.e., ductile iron pipe) will be required for locations that are within 10 horizontal feet of the waterline.

A more viable alignment for the north sewer line may be to locate MH 3 approximately 20 to 25 feet south, tying to the existing sewer line at a 90 degree deflection angle, and paralleling the centerline alignment of the new street at the intersection. This would provide adequate distance between the waterline and sewer line.

3. The new MH 3 will tie to the existing 8 inch sewer line along East Indian Creek Drive. A detail or note should be provided specifying the construction requirements for the base and invert configuration

COMMUNITY DEVELOPMENT DEPARTMENT 05/21/91  
Karl Metzner 244-1439

Dedication language on the plat needs to be revised to meet the requirements of the Code. Also add dedication language for the right-of-way. Dimensional indicators on plat are not distinguishable from lot lines and appear to form additional parcels.

This proposed plan is an improvement over the previously approved plan.

- REVISE IMPROVEMENTS AGREEMENT WITH SCHEDULE OF IMPROVEMENTS

MISSING COMMENTS FROM: County Planning  
City Property Agent  
City Attorney

- ADD LANDSCAPING
- IRRIGATION WATER PLAN - ITEMIZED & ENGINEERED
  - PALISADE IRRIGATION NOT GUM
- MORE DETAILED COVENANTS - DESIGN STANDARDS



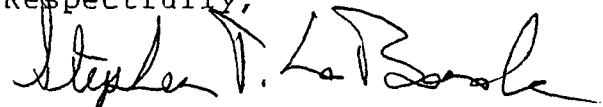
(i.e., breaking out of existing pipe), and that the Contractor is to control all existing sewage flow during the construction of the new manhole.

4. The deflection angle between the new south sewer line at the existing manhole is also less than 90 degrees. If possible, the south line should be realigned to allow for a deflection angle of 90 degrees or greater at the existing manhole on East Indian Creek Drive.
5. It will be necessary to chip and grout the existing manhole base to provide for the new invert at the tie-in to the existing manhole. A note should be added to the Plans specifying this.
6. The waterline crossings on both the north and south sewer lines should be shown on the profile portion of the Plans. If the sewer line is not installed at least 18 inches clear vertical distance below the water main, a section of structural pipe will be required. If a structural pipe is required, it should be shown on the sewer line plan and profile.
7. The type of PVC pipe (SDR 35) should be shown on both profiles.
8. The lot numbers should be labeled on the Utility Composite.
9. The following approval signature blocks to be signed by the District should be provided on all sheets relating to the sewer line extension:
  - a. "Approved for Construction".
  - b. "Initial Acceptance".
10. The following sanitary sewer construction notes listed on page 2 should be revised:
  - a. Note #2 states that there are no steps to be provided in the new manholes. This should be removed, since the District requires steps in all manholes.
  - b. Note #5 states that where sanitary sewers cross under waterlines with less than 2 ft. of vertical separation, a structural type pipe is required. The note should be revised to read "18 inches of vertical separation". This is the minimum separation required by the District and is in accordance with the Colorado Department of Health design criteria.

11. The following notes should be added to the Sanitary Sewer Construction Notes:
  - a. All materials and workmanship shall be subject to inspection by the Central Grand Valley Sanitation District. The Central Grand Valley Sanitation District and the City of Grand Junction reserve the right to accept or reject any materials and workmanship that does not conform to the Standards and Specifications of either the Central Grand Valley Sanitation District or the City of Grand Junction.
  - b. The Contractor shall have one signed copy of the Plans at the job site at all times.
  - c. Sewer service stub-outs shall extend 10 feet beyond the property line.
  - d. All service line connections to the new main shall be accomplished with full body wyes or tees. Tapping saddles will not be allowed.
  - e. All alignment and grade for the new sewer line installation shall be maintained by means of a laser.
  
12. The Central Grand Valley Sanitation District Sewer Line Extension Agreement and Application will need to be executed by the petitioner prior to construction of the new sewer lines.

Please have the petitioner revise the Plans to reflect the aforementioned review comments. Please give me a call if you have any questions regarding the District's comments or requirements.

Respectfully,



Stephen T. LaBonde  
District Engineer

STL/sc

cc: David Chase, Banner & Associates  
Grand Junction City Planning  
Ted Ciavonne, Ciavonne & Associates  
Fenner Construction Inc.  
Edith Kinder, Central Grand Valley Sanit. Dist.  
Fred Bishop, Bishop Construction Co.

**CIAVONNE & ASSOCIATES, INC.**

SITE PLANNING · LANDSCAPE ARCHITECTURE  
336 MAIN ST. #206, GRAND JUNCTION, CO.  
303-241-0745 81501

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

MAY 31 1991

Original  
Do NOT Remove  
From Office

MAY 31, 1991

Grand Junction Community Development Department  
250 N 5th Street  
Grand Junction, Colorado 81501-2668

# 31 91

RE: Response to Review Comments for the Indian Wash Subdivision

Dear Karl:

The following items were pointed out as potential problems or in need of clarification prior to the public hearing for the above mentioned project.

**City Fire Department**

Fire hydrant is located as noted on sheet #4

**Public Service Co.**

Easements along East Indian Creek Drive and around Indian Creek Circle are shown as blanket easements.

**U.S. West**

Negotiations concerning the additional telephone facilities will be initiated following approval.

**Ute Water**

Size discrepancy in main will be changed. The north water line will be shown on the south side of Indian Creek Circle as requested.

**City Utilities Engineer**

City water standards and Ute standards are to be followed.

Erosion control for storm basin "C" shall be the same rip-rap as shown for storm basin "D".

A drainage easement between unit 8&9 has been added. After discussion with Bill Cheney, it was decided that the easement between 4&5 was unnecessary since it is the high point and will not be conveying drainage through the property.

**Grand Valley Water Users**

Palisade Irrigation District will be contacted concerning delivery of irrigation water.

**City Engineer**

Asphalt specification note will be added.

Pipe specification note will be changed.

Stop sign note and parking restriction signs will be added.

The garage configuration is based on the city parking standard. See attached graphic.

**Community Development Department**

Dedication language has been changed to meet the code. Dimensional indicators will be changed to be more distinguishable.

**City Property Agent**

Legal description and courses have been adjusted as requested. Bearing lines to lot corners will be changed to show 90° relationship to property line.

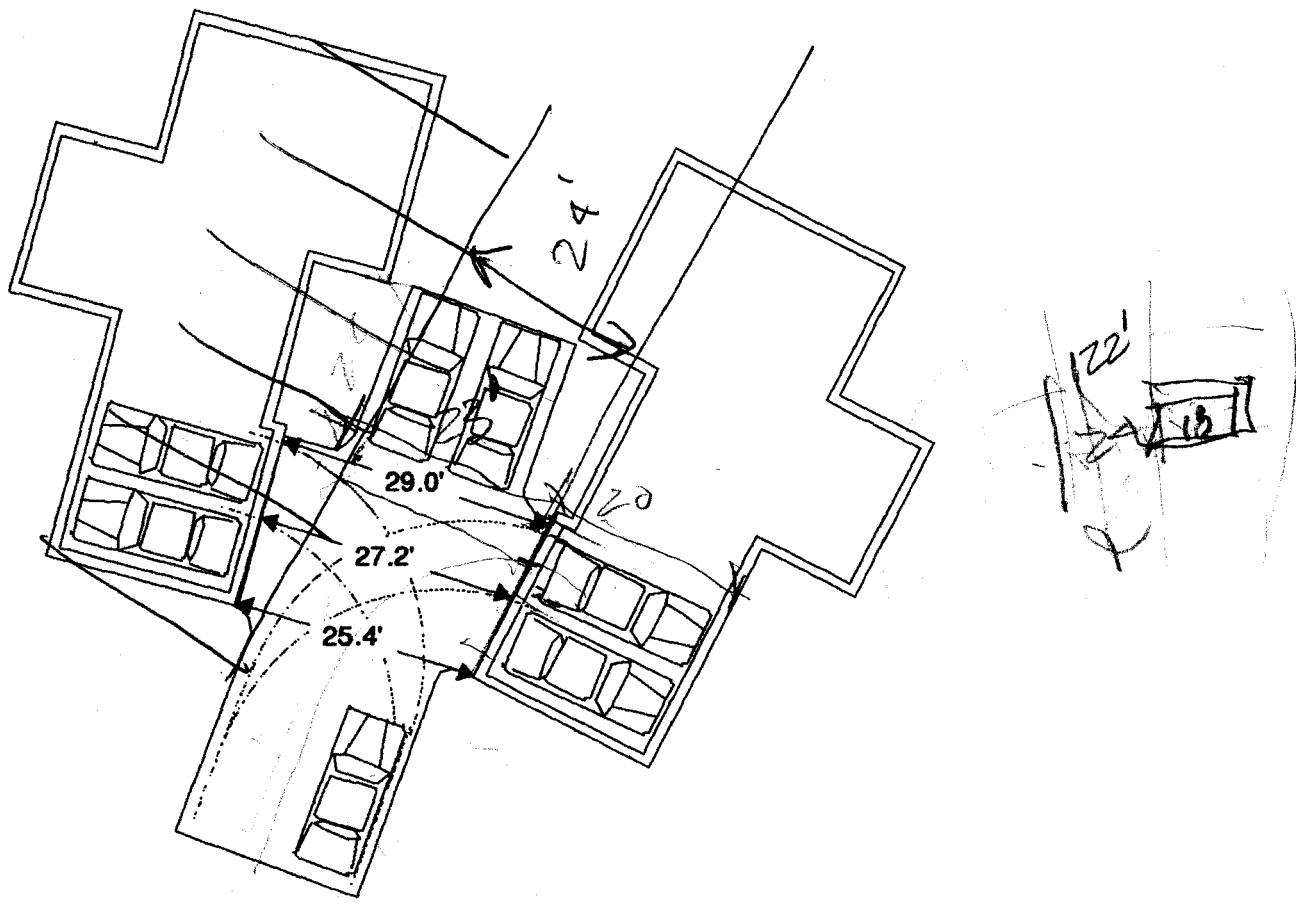
I hope this answers the questions raised and clarifies the submittal.

Sincerely,

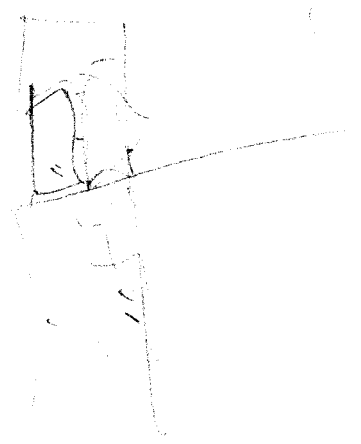


Ted J. Ciavonne  
President

# INDIAN WASH TOWNHOMES OFF-STREET PARKING



**Note:** Turning radii depicted above is 24'. Garage is 20' x 20': stall width is 9.5 feet, stall depth is 19', aisle width varies between 25' and 29'. These dimensions exceed the Grand Junction City parking design standards. Unlike "typical" driveways, this driveway design allows vehicles using the garages the ability to enter and/or exit when up to three additional vehicles are parked within the "driveway".



**INDIAN VILLAGE IRRIGATION CO.**  
**INDIAN VILLAGE HOME OWNERS ASSOCIATION**

P.O. BOX 40025  
GRAND JUNCTION, CO 81504

June 10, 1991

Mr. Mark K. Achen, City Manager  
City Of Grand Junction  
250 North 5th Street,  
Grand Junction, Co. 81501-2668

Re: Parcel # 2943-06-4-00-061  
2894 F. Road  
Indian Wash Sud-division.

Dear Mr. Achen:

This letter has to do with our opposition to the high density zoning imposed upon our sub-division by the City which we believe was improperly annexed and zoned in 1981 or 1982.

You will recall that I discussed this issue with you in some length by phone on May 5th following our attendance and presentation of our petition, which was ignored, at the City Council on May 1, 1991.

Since we were not being considered by the City Council or the Planning Department we felt strong enough about this to engage a law firm to represent us. This law firm was Dufford, Waldeck, Milburn and Krohn.

With the assistance of our attorney, considerable information and fact was developed, which we expected to present to both the Planning Commission on June 4th and the City Council on June 5th.

On the afternoon of June 3rd. City Attorney Dan Wilson called our law firm, Dufford, Waldeck, Milburn and Krohn complaining of conflict of interest. At this time we had less than 24 hours before our meeting with the Planning Commission. The law firm yielded to the City and they sold us out.

Our attorney was getting close to where the body was buried and a plan was needed to remove him from the issue and in what better timing than in the 11th hour. I must say you were successful.

We know now that the City can and will use a heavy hand in dealing with issues of their interest.

continued

Page 2

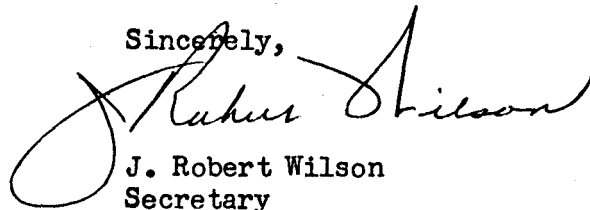
Mr. Mark K. Achen, City Manager

At Indian Village we have a strong and active association containing roughly 198 joint property owners.

In our meeting on June 7th following the afore mentioned chain of events, we discussed at length our feeling about the city of Grand Junction and our plans to be heard by the media.

In the meantime, you may be interested to know, should annexation of this sub-division ever be desirable to the City and I suspect that it is, now that you have 2.2 acres adjacent to us which will be soon developed at the higher density. You may be assured we plan to resist with as much vigor as necessary to remain apart from your town.

Sincerely,

A handwritten signature in cursive script, appearing to read "J. Robert Wilson". The signature is written in dark ink and is positioned above the typed name and title.

J. Robert Wilson  
Secretary

c.c. City Council  
Dan Wilson, City Attorney  
Bennett Boeshenstein, Development Director



July 5, 1991

Jim Langford  
Banner & Associates  
2777 Crossroads Blvd.  
Grand Junction, CO 81506

City of Grand Junction, Colorado  
81501-2668  
250 North Fifth Street

Re: Review Comments for Indian Wash Subdivision

Dear Jim,

The following are our review comments as they relate to the water line and sewer line installation proposals for Indian Wash Subdivision:

A. Utility Composite

1. The City is in total agreement with Central Grand Valley's review comments that pertain to the drawing and the installation of separate sewer services.
2. It appears the sewer line will be at the same elevation as the water line where they cross on Indian Creek Drive. What type of solution do you propose?

B. Water Line Standard Details

1. Specify the following hydrants: Clow Model F2500, American Darling Model B-84-B or an approved equal.
2. The largest allowable material used for backfill in utility trench is 8".
3. Show depth of pavement replacement and limits of removal per City specifications on utility trench detail.

C. Sanitary Sewer Detail

1. Change sheet 8 of 8 to reflect latest construction specifications for sewer line installation.

Please revise the plans to reflect the above comments. I am available to discuss any questions you may have concerning the water and sewer installations.

Sincerely,  
FOR THE CITY OF GRAND JUNCTION

A handwritten signature in cursive script that reads "Bill Cheney".

Bill Cheney, Utility Engineer

cc: Steve LaBonde, Central Grand Valley Sanitation  
Community Development Department



FILE

**CIAVONNE & ASSOCIATES, INC.**  
SITE PLANNING · LANDSCAPE ARCHITECTURE  
336 MAIN ST. #206, GRAND JUNCTION, CO.  
303-241-0745 81501

July 8, 1991

City of Grand Junction  
Community Development Department  
Attn: Mr. Karl Metzner  
250 North 5th Street  
Grand Junction, CO 81501

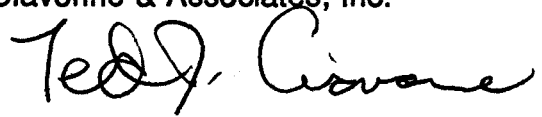
RE: Indian Wash Subdivision and Townhomes Landscape "Guarantee" and Irrigation Commitment

Dear Karl:

This letter is to confirm that the Owner of the above noted project supports the means of landscape guarantees discussed in our meeting of July 7, 1991. Prior to the Community Development Department issuing a Planning Clearance for a building permit for any building in this project, the Owner must produce a signed contract for the landscape construction associated with that building.

At this point in time the Indian Village Home Owners Association is examining their ability to provide irrigation water to this project. Although on going discussions with them are fairly positive there remains some uncertainty, particularly as it relates to the timing and sequencing of construction of the first building in the Indian Wash Townhome project. The Owner recognizes that when irrigation water is available the City promotes it's usage, however, if the availability, timing, and/or sequencing of the use of irrigation water for this project becomes a problem, the Owner will utilize domestic water for some or all of the landscape areas.

Sincerely,  
Ciavonne & Associates, Inc.



Ted J. Ciavonne  
President

**CIAVONNE & ASSOCIATES, INC.**

SITE PLANNING · LANDSCAPE ARCHITECTURE  
336 MAIN ST. #206, GRAND JUNCTION, CO. 81501  
303-241-0745

July 8, 1991

City of Grand Junction  
Public Works Department  
atten: Mr. Bill Chaney  
250 North 5th Street  
Grand Junction, Colorado 81501

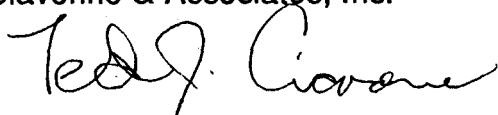
Central Grand Valley Sanitation District  
atten: Mr. Steve LaBonde  
P.O. Box 1470  
Palisade, Colorado 81526

RE: Indian Wash Subdivision and Townhomes

Dear Sirs:

Prior to final design the above noted project evolved from a townhome project into a condominium project. Unlike this project, condominium units are typically "stacked" upon each other and therefore share service lines. Although our project engineers support the use of common service lines, and have shown it as such on the construction package drawings, the Owner of this project does not object to your request of running two 4" sanitation service lines in a common trench in lieu of the single 6" service line shown on the drawings. These changes will be made at the appropriate time and will be depicted on the As-Built Drawings required by Central Grand Valley Sanitation District.

Sincerely,  
Ciavonne & Associates, Inc.



Ted J. Ciavonne  
President

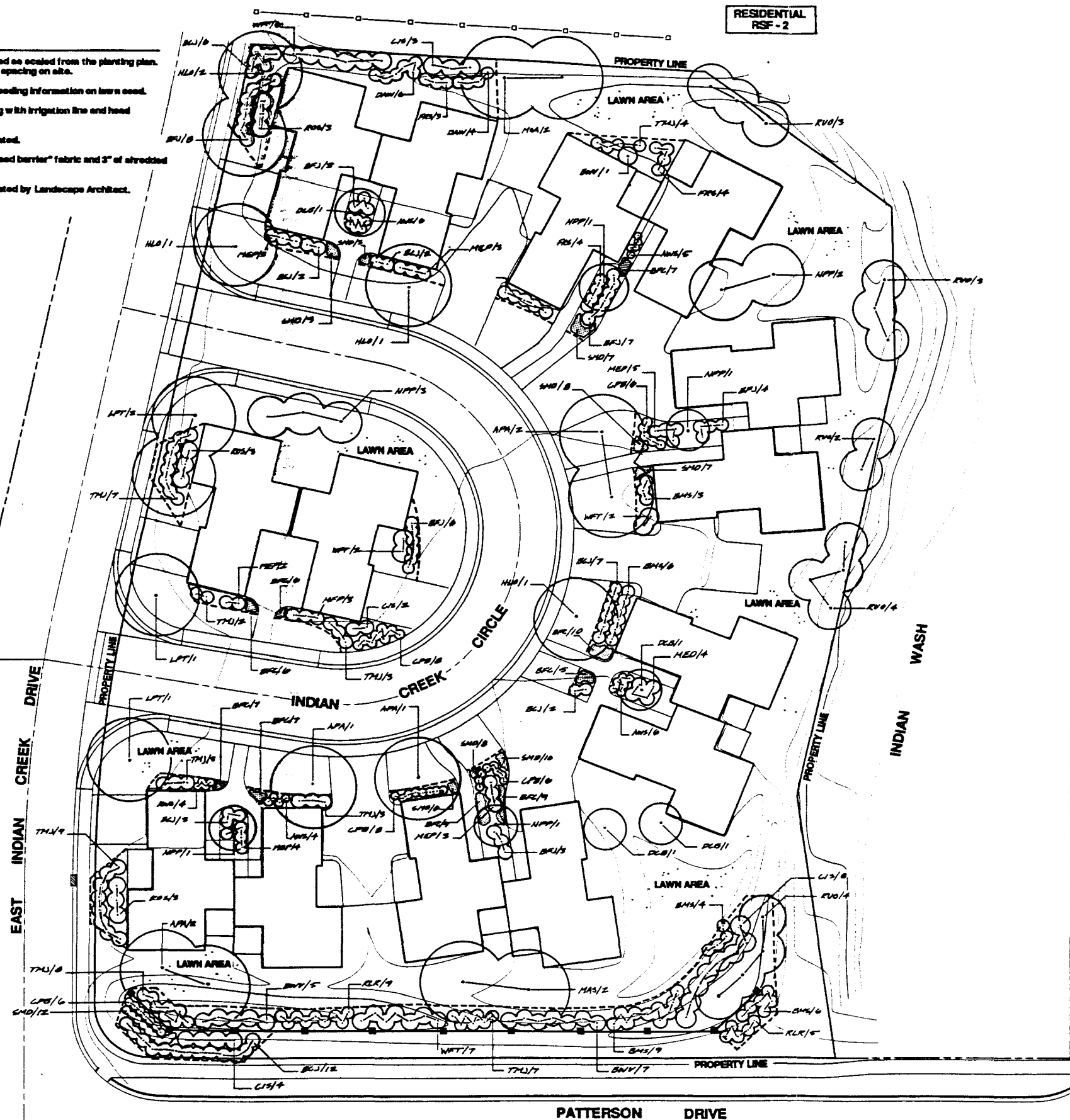
**Development File #31-91, Indian Wash Subdivision, located at the NW Corner of Patterson Rd. and East Indian Creek Drive in the City of Grand Junction has been reviewed and approved by the Utility Coordinating Committee.**

*John L. Ballagh*  
-----  
Chairman

*July 11, 1991*  
-----  
Date

**LANDSCAPE NOTES**

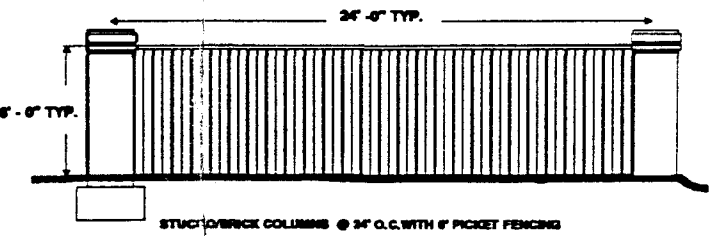
1. Shrubs and trees are to be spaced as scaled from the planting plan. Landscape Architect to approve spacing on site.
2. Refer to the specifications for seeding information on lawn seed.
3. Contractor to coordinate planting with irrigation line and head placement.
4. All landscape areas shall be irrigated.
5. All shrub beds shall receive a "weed barrier" fabric and 3" of shredded bark mulch.
6. All perennial planting shall be located by Landscape Architect.



**PLANT LIST**

QTY	KEY COMMON NAME	SCIENTIFIC NAME	SIZE
<b>Deciduous Tree</b>			
8	APA Auburn Purple Ash	<i>Fraxinus americana</i> "Auburn Purple"	1-1/2"
4	DCB Doge Crab	<i>Malus 'Doge'</i>	1-1/2"
8	HLO Honeylocust	<i>Gleditsia viscariosa</i>	1-1/2"
4	LPT Lawson Flame Tree	<i>Retanum acerifolia</i> "Blackgold"	1-1/2"
4	MBA Menzies's Seedling Ash	<i>Fraxinus pennsylvanica</i> "Menziesii"	2"
8	NFP Newport Plum	<i>Prunus caroliniana</i> "Newport"	1-1/2"
11	RLD Russian Olive	<i>Elaeagnus argentea</i>	1-1/2"
5	SCC Schubert's Chokeberry	<i>Prunus virginiana</i> "Schubertii"	5 gal.
<b>Deciduous Shrubs</b>			
28	AWB Anthony Waterer Spirea	<i>Spiraea bumalda</i> Anthony Waterer	5 gal.
31	BMB Blue Mist Spirea	<i>Caryopteris incana</i>	5 gal.
13	BWV Burforded Viburnum	<i>Viburnum burfordii</i>	5 gal.
17	CB Clatsop Plum	<i>Prunus clatsop</i>	5 gal.
34	CPB Critchton Pygmy Barberry	<i>Berberis thunbergii</i> "Atropurpurea nana"	1 gal.
18	DAM David Austin Willow	<i>Salix purpurea</i> nana	5 gal.
11	FRB Froebel's Spirea	<i>Spiraea bumalda</i> Froebel	5 gal.
27	MEP Mount Everest Potentilla	<i>Potentilla fruticosa</i> "Mount Everest"	5 gal.
14	RLR Red-leaf Rose	<i>Rosa rubrifolia</i>	5 gal.
8	ROB Rose of Sharon	<i>Althea 'Arden'</i>	5 gal.
17	WFT Weeping Tree	<i>Viburnum lentum</i>	5 gal.
<b>Evergreen Shrubs</b>			
34	BCJ Blue Chip Juniper	<i>Juniperus 'Blue Chip'</i>	5 gal.
39	BFJ Buffalo Juniper	<i>Juniperus sibirica</i> "Buffalo"	5 gal.
46	TMJ Tamey Juniper	<i>Juniperus sibirica</i>	5 gal.
<b>Perennials/Groundcovers</b>			
80	BFC Blue Fescue	<i>Festuca glauca</i>	1 gal.
82	SMD Silveround	<i>Artemisia schrottiana</i>	1 gal.

**A SCREEN FENCE DETAIL**  
L-1 NOT TO SCALE



**LEGEND**

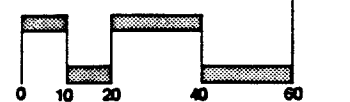
- PROPOSED TREES
- PROPOSED SHRUBS
- PROPOSED PERENNIALS
- PROPOSED STEEL EDGER
- EXISTING FENCE
- PROPOSED SCREEN FENCE

**LAND USE BREAKDOWN**

ROOF COVERAGE	18110 SQ. FT.	0.416 ACRES	20.38%
ASPHALT ROADWAY, CURB & GUTTER, SIDEWALK	13040 SQ. FT.	0.299 ACRES	14.67%
WALKS	11700 SQ. FT.	0.269 ACRES	13.18%
LAWN/LANDSCAPE	48024 SQ. FT.	1.057 ACRES	51.79%
<b>TOTAL AREA</b>	<b>88874 SQ. FT.</b>	<b>2.04 ACRES</b>	<b>100%</b>

EXISTING COMMERCIAL

SCALE 1" = 20' - 0"



**SITE / LANDSCAPE PLAN**

**INDIAN WASH SUBDIVISION  
LANDSCAPE PLAN**

PREPARED FOR: FENNERN CONSTRUCTION INC. GUNNISON COLORADO

DRAWN GP/CR  
CHECKED CR  
JOB NO. 9115  
DATE 4/30/91  
REVISIONS:

SHEET NO. L-1

**CIAVONNE & ASSOCIATES, INC.**

LANDSCAPE AND PLANNING ARCHITECTS  
336 MAIN ST. #206  
GRAND JUNCTION, CO  
303-241-0745  
81501

# INDIAN WASH SUBDIVISION

Located in the southeast quarter of the southeast quarter of Section 6, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado.

## DEDICATION

### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Fumason Construction Inc., is the owner of that real property located in the southeast quarter of the southeast quarter of Section 6, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the southeast corner of said Section 6;

Thence N89°51'17"W along the south line of said Section 6 a distance of 375.32 feet;

Thence N00°06'43"E a distance of 50.00 feet to the point of beginning;

Thence 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 90°00'00" and a chord bearing N44°51'17"W a distance of 28.28 feet;

Thence N00°06'43"E a distance of 44.88 feet;

Thence 102.43 feet along the arc of a curve to the right having a radius of 475.00 feet, a central angle of 12°21'17" and a chord bearing N06°19'22"E a distance of 102.23 feet;

Thence N12°30'00"E a distance of 104.12 feet;

Thence 24.49 feet along the arc of a curve to the left having a radius of 755.48 feet, a central angle of 01°51'26" and a chord bearing N11°34'17"E a distance of 24.48 feet;

Thence S86°22'25"E a distance of 140.46 feet;

Thence S52°49'35"E a distance of 82.78 feet;

Thence S01°06'44"E a distance of 59.22 feet;

Thence S12°42'35"W a distance of 159.29 feet;

Thence S08°05'45"E a distance of 146.82 feet to a point on the south line of the southeast quarter of said Section 6;

Thence N89°51'17"W along said south line a distance of 249.17 feet to the point of beginning.

Containing 2.037 acres more or less.

That said owner has caused the above-described real property to be laid out and surveyed as INDIAN WASH SUBDIVISION on the accompanying plat.

That said owner does hereby dedicate and set apart:

- These portions of said property that are labeled "Utility Easement" on said plat as perpetual easements for the installation and maintenance of underground electric, gas, telephone, and cable television lines and sewer and water mains.
- These portions of said property that are labeled "OPEN SPACE" on said plat as a perpetual easement for ingress and egress by vehicular and pedestrian traffic (which easement shall be open and available for use by all Federal, State and Municipal vehicles and fire, police and emergency vehicles).

All of said easements being also available by the owner and future owners of INDIAN WASH SUBDIVISION on a mutual non-exclusive basis.

IN WITNESS WHEREOF said owner has caused his name to be hereto subscribed this \_\_\_\_ day of \_\_\_\_\_, 1991.

\_\_\_\_\_  
Joel Fumason, President

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF MESA      )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 1991, by Joel Fumason, President of Fumason Construction Inc.

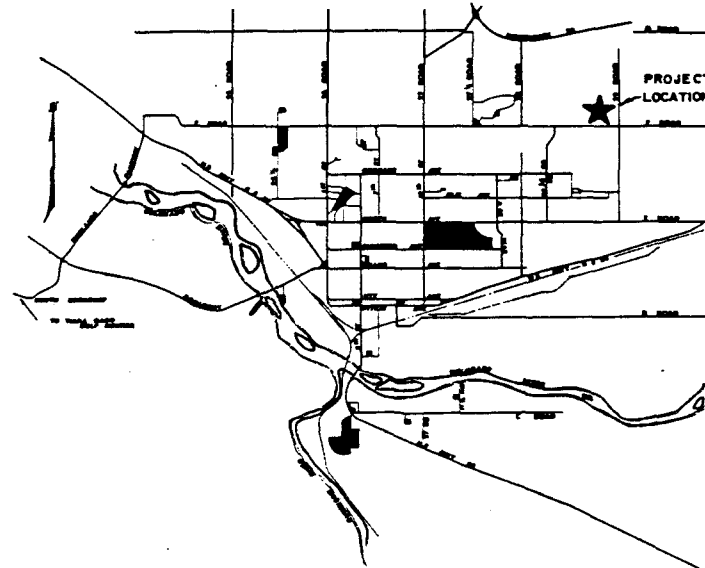
My commission expires: \_\_\_\_\_

Witness my hand and official seal

\_\_\_\_\_  
Notary Public

Address: \_\_\_\_\_

## GRAND JUNCTION



## CITY APPROVAL

This plat of INDIAN WASH SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this \_\_\_\_ day of \_\_\_\_\_, 1991.

\_\_\_\_\_  
City Manager

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
Chairman, Grand Junction  
Planning Commission

\_\_\_\_\_  
Director of Development

\_\_\_\_\_  
City Engineer

## CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in my office on \_\_\_\_ o'clock \_\_\_\_ M., this \_\_\_\_ day of \_\_\_\_\_, 1991, and is duly recorded in the Book No. \_\_\_\_\_ Page \_\_\_\_\_.

\_\_\_\_\_  
Clerk and Recorder

\_\_\_\_\_  
Deputy

Fee \$ \_\_\_\_\_

## STATEMENT OF SURVEYOR

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of INDIAN WASH SUBDIVISION was performed by me or under my direct supervision; that to the best of my knowledge and belief the descriptions and plat hereon are accurate representations of said survey and that the plat hereon conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations; that said survey was performed with the care normally practiced in Mesa County, Colorado.

\_\_\_\_\_  
Kenneth Scott Thompson, P.L.S. 18480

City: \_\_\_\_\_

## AREA SUMMARY

Lots	0.810	39.8%
Open Space	0.909	44.6%
Roads	0.318	15.6%
Total	2.037	100%

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

**KTH THOMPSON SURVEYS INC.**  
2231 No. 23rd St., #106  
Grand Junction, CO 81501-6572  
Tel: (303) 243-6067

INDIAN VILLAGE SUBDIVISION  
FILING NO. TWO

EAST INDIAN CREEK DRIVE

INDIAN WASH CIRCLE

INDIAN WASH CIRCLE

INDIAN WASH CIRCLE

N00°08'39"E 44.08'

N00°08'43"E  
50.00'

LOT 12  
LOT 11

LOT 10  
LOT 9

LOT 8  
LOT 7

LOT 6  
LOT 5

LOT 4  
LOT 3  
LOT 2  
LOT 1

TRACT B  
BLOCK 2  
LOT 1  
LOT 2

TRACT A  
OPEN SPACE  
& UTIL. EASE.

EXISTING 12' PEDESTRIAN WALKWAY & UTILITY EASEMENT  
S86°22'25"E 160.46'

S89°51'11"E 241.94'

PATTERSON (F) ROAD  
BOOK 1358, PAGE 637

N89°51'17"W 375.22'  
BASIS OF BEARING

TRACT A  
OPEN SPACE  
& UTIL. EASE.

INDIAN WASH PARK  
(OPEN SPACE)  
MESA COUNTY

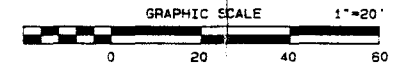
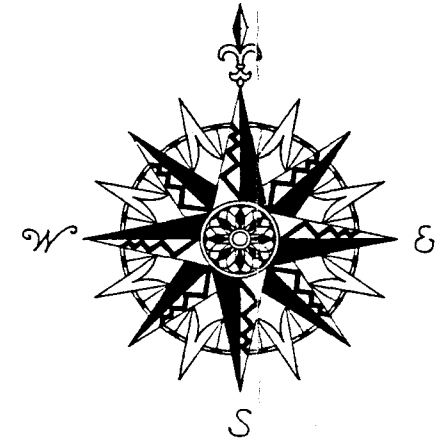
S08°05'45"E 96.30'

N12°42'55"E 159.29'

S52°49'55"E 46.95'  
S01°06'42"E 59.22'

CURVE TABLE

C	ARC	RADIUS	DELTA	CH. BRG.	CHORD
C1	31.41'	30.00'	89°58'48"	N44°31'19"W	28.28'
C2	102.43'	475.00'	12°21'18"	N08°19'23"E	102.23'
C3	24.48'	755.48'	01°51'24"	N11°34'14"E	24.48'
C4	34.56'	22.00'	90°00'00"	N32°30'00"W	31.11'
C5	256.35'	83.00'	176°57'33"	N10°58'46"E	165.94'
C6	36.60'	22.00'	95°18'11"	S51°47'57"W	32.52'
C7	194.58'	63.00'	176°57'33"	N10°58'46"E	125.96'
C8	35.73'	22.00'	93°02'27"	N34°01'14"W	31.93'
C9	132.81'	43.00'	176°57'33"	N10°58'46"E	85.97'
C10	34.56'	22.00'	90°00'00"	S57°30'00"W	31.11'
C11	44.10'	475.00'	05°19'11"	N08°47'57"E	44.09'
C12	33.11'	475.00'	03°09'36"	N02°08'33"E	33.10'
C13	25.22'	475.00'	03°02'29"	S10°58'48"W	25.21'



LEGEND

- Found rebar; #5 rebar with aluminum cap # 18480 to be set in concrete following completion of overlot grading.
- #5 rebar with aluminum cap # 18480 to be set in concrete following completion of over 4 grading.
- ⊙ Mesa County Surveyor Monument.

SEE SHEET 1 FOR SURVEYOR'S STATEMENT

INDIAN WASH SUBDIVISION  
SE/4 SE/4 SEC. 6, T. 1 S., R. 1 E., UTE MERIDIAN  
GRAND JUNCTION, MESA COUNTY, COLORADO

D H THOMPSON SURVEYS INC.  
1231 N.23rd ST. #106 - Grand Junction CO  
(303) 243-6067 (303) 245-8749

Designed By: K.S.T. Checked By: M.W.D. Job No.: 0133-001  
Drawn By: TMODEL Date: 5/01/91 Sheet: 2 of 2

E1/16 COR. SEC. 6

BENCHMARK  
ELEV. = 4683.11  
top of brass cap  
SE COR. SEC. 6