

# Table of Contents

File 1993-0013

Name: Sedona Subdivision - Final Plat

**P** A few items are denoted with an asterisk (\*), which means they are to be scanned for permanent record on the ISYS  
**r** retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development  
**e** file because they are already scanned elsewhere on the system. These scanned documents are denoted with (\*\*) and will  
**s** be found on the ISYS query system in their designated categories.  
**e** Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.  
**n** Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for  
**t** the contents of each file.  
**d**

X	X	<b>Table of Contents</b>
		<b>*Review Sheet Summary</b>
X	X	<b>*Application form</b>
X		Review Sheets
X		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
		<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or non-bound reports
		Traffic studies
X	X	<b>*Review Comments</b>
X	X	<b>*Petitioner's response to comments</b>
X	X	<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>

## DOCUMENT DESCRIPTION:

X	X	Action Sheet - Approved - 3/9/93	X	Utility Composite Plan
X	X	Planning Commission Meeting Agenda - 3/9/93	X	Water and Sewer Plan
X		Declaration of Restrictive Covenants - look on SIRE for Rec. copy	X	Sanitary Sewer Profile
X	X	Development Improvements Agreement - **	X	Sanitary Sewer Details
X		Notes to file	X	Wet Well
X	X	Correspondence	X	Domestic Water Details
X	X	Subdivision Summary Form - no date	X	Irrigation Plan
X	X	Utility Committee approval - 3/10/93	X	Irrigation Details
X	X	Planning Commission Minutes - 3/9/93	X	WARRANTY DEED - NOT TO CITY
X	X	Sedona Subdivision Plat - GIS Historical Maps - **		
X		Street Plan		
X		Street Profile		
X		Street Details		
X		Street Drainage Details		



**DEVELOPMENT APPLICATION**  
 Community Development Department  
 250 North 5th Street Grand Junction, CO 81501  
 (303) 244-1430

**A** Receipt \_\_\_\_\_  
 Date \_\_\_\_\_  
 Rec'd By \_\_\_\_\_  
 File No. 93-097

We, the undersigned, being the owners of property situated in Mesa County,  
 State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input checked="" type="checkbox"/> Major <input type="checkbox"/> Resub	11.6 <del>4.2</del> ac.	West of Alpine Meadows. SW 12th & HR	PE 4.2	Residential
<input type="checkbox"/> Rezone				From: To:	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input checked="" type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER                       DEVELOPER                       REPRESENTATIVE

*SEDONA PARTNERSHIP & T.L. BENSON*  
 Name

*Thomas A. Logue*  
 Name

*P.O. Box 248*  
 Address

*537 Fruitwood Dr.*  
 Address

*Grand Junction, CO. 81502*  
 City/State/Zip

*Grand Junction, CO. 81504*  
 City/State/Zip

*245-4266*  
 Business Phone No.

Business Phone No.

*523-0017*  
 Business Phone No.

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 and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we 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 rescheduling expenses before it can again be placed on the agenda.

*Thomas A. Logue*                      *1-29-93*  
 Signature of Person Completing Application                      Date

*[Signature]*                      *1-29-93*  
 Signature of Person Completing Application                      Date

*[Signature]*                      *1-29-93*  
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary



**THOMAS A. LOGUE**

LAND DEVELOPMENT CONSULTANT

February 1, 1993

City of Grand Junction  
Community Development Department  
250 North 5th. Street  
Grand Junction, CO 81501

RE: SEDONA SUBDIVISION, FINAL  
File 70-92

Dear Staff:

Accompanying is the Final Plat and Plans for the Sedona Subdivision which are submitted for Public Review and Comment.

The following items have not been included with this application. These items were submitted with the Preliminary Plan Application. No changes have resulted since the original submittal:

1. Evidence of Title
2. Legal Description
3. Names and Address of surrounding property owners.
4. Subsurface Soils Report
5. Adjacent Land Use and Zoning
6. Drainage Report

It is the desire of the petitioner to pay Open Space Fees in the amount of \$4950.00 in conjunction with the Recording Fee at the time of the actual recording of the Final Plat an associated documents.

We welcome the opportunity to discuss the application personally with you at any time.

Respectfully,

  
Thomas A. Logue

xc: William Shuman  
T.L. Benson

#13 95

C

SUBDIVISION SUMMARY FORM

City of Grand Junction

TYPE OF SUBMISSION

Preliminary Plan \_\_\_\_\_  
Final Plat/Plan X

Subdivision Name: SEDONA Filing \_\_\_\_\_

Location of Subdivision: TOWNSHIP 1N RANGE 1W SECTION 35 1/4 NE

Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area
(X) SINGLE FAMILY	<u>22</u>	<u>9.0</u>	<u>77.6</u>
( ) APARTMENTS	_____	_____	_____
( ) CONDOMINIUMS	_____	_____	_____
( ) MOBILE HOME	_____	_____	_____
( ) COMMERCIAL	<u>N.A.</u>	_____	_____
( ) INDUSTRIAL	<u>N.A.</u>	_____	_____

Street 1.3 11.2

Walkways \_\_\_\_\_

Dedicated School Sites \_\_\_\_\_

Reserved School Sites \_\_\_\_\_

Dedicated Park Sites \_\_\_\_\_

Reserved Park Sites \_\_\_\_\_

Private Open Areas 1.1 9.5

Easements \_\_\_\_\_

Other (specify) Private Drive 0.2 1.7

100 11.6

Estimated Water Requirements 6000 gallons/day.

Proposed Water Source Ute Water Conservancy Dist.

Estimated Sewage Disposal Requirement 6000 gallons/day.

Proposed Means of Sewage Disposal Persigo Waste Water Treatment Plant

43

## COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

**STAFF REVIEW** - Dave Thornton

**FILE #** 13-93

**DATE:** February 16, 1992

**REQUEST:** Final Plan/Plat approval for 22 single family units on 11.6 acres to be known as the "Sedona Subdivision". Preliminary approval was given by Planning Commission on December 1, 1992.

**LOCATION:** The Sedona Subdivision site is currently known as Lots 1 and 2 of La Casa de Dominquez, Filing No. 3. It is located 500 feet south of H Road and 850 feet west of 27 Road. Access to the site is from 27 Road through the Alpine Meadows Subdivision via Amber Way.

**APPLICANTS:** Sedona Partnership (William Shuman) & Thomas E. Benson  
**REPRESENTATIVE:** Tom Logue

**EXISTING LAND USE:** One Single Family residence on Lot 2 of La Casa de Dominquez.

**PROPOSED LAND USE:** The proposal calls for the ultimate development of 22 single family building sites on 11.6 acres. Lots will range from 12,500 sq ft to 35,000 sq ft.

**SURROUNDING LAND USE:**

**NORTH --** Vacant

**EAST --** Single Family residential - Alpine Meadows Subdivision (44 lots)

**SOUTH --** Agricultural with 1 single family residential

**WEST --** Agricultural with 1 single family residential

**EXISTING ZONING:** Planned Residential with a maximum of 4.2 units per acre.

**PROPOSED ZONING:** No Change

**SURROUNDING ZONING:**

**NORTH --** County Zoning of Planned Residential approx 4 units per acre

**EAST --** Planned Residential with a maximum of 4.2 units per acre.

**SOUTH --** County Zoning of Agricultural/Forestry/Transitional (AFT)

**WEST --** County Zoning of Agricultural/Forestry/Transitional (AFT)

**RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:**

No Masterplan currently exists for this area. This area was annexed into the City effective 2/23/92 with the existing platting occurring in the County.

**STAFF REVIEW - Dave Thornton**

**FILE # 13-93**

**DATE: February 16, 1992**

**STAFF ANALYSIS:**

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Preliminary Plan approval required:

1. That the petitioner extend the water line to H Road to provide a looped system for fire flow.
2. That the petitioner provide ROW to the west via Amber Way because the parcel to the west is currently landlocked. Since that portion of this ROW which begins at the intersection of Sedona Courts is not needed for this development but is only being provided for the future access and development of the parcel to the west, the petitioner is not required to built the street section. When the parcel to the west is developed they would be required to build it.
3. That the private drive be modified to accomodate service vehicles.

**Final Plan/Plat review comments include the following:**

Final Plat

1. Please correct language in dedication on plat to conform with Zoning and Development code requirements. See attached.
2. The petitioner has requested that the ROW required at Preliminary be waived because neither he nor the property owner to the west desires it. Access to the property to the west is accomodated by an easement through another property along 7th Street. Staff does not support this request because the ROW needs to remain for future utility connections and looping and/or future road and traffic circulation.
3. What are the specific setbacks that are being proposed for this development. Please include on the final plat a table listing the setbacks. This may be accomplished instead by providing a site plan showing building envelopes for each lot which then will be recorded along with the plat.
4. We suggest that the portion of Amber Way extending to the west property line from the N & S Sedona Courts intersection be landscaped and maintained by the Homeowners Association. Otherwise a barren strip of land may result creating a maintenance problem for the subdivision and homeowners association. This will need to be included within the Restrictive Covenants. A Revokable permit would be required for the landscaping in the R.O.W.
5. All review agency comments must be addressed in writing to our office by Feb. 24th.
6. Open space fees of \$4,950 must be paid prior to the plat being recorded.
7. An Avigation easement is required for this subdivision.
8. The following items will be recorded with the plat:
  - a) Restrictive Covenants
  - b) Avigation Easement
  - c) Improvements Agreement
9. An Improvements Guarantee is required prior to recording the plat with either a letter of credit or cash escrow.

RESPONSE TO REVIEW COMMENTS FEB 26 1993

February 24, 1992

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Title: SEDONA SUBDIVISION, FINAL PLAT

File No: 13-93

Location: West of Alpine Meadows, SW 12th. Street and H Road

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RESPONSE TO FIRE DEPT:

Comments do not require response.

RESPONSE TO CITY ENGINEER

The following changes have been made to the construction plans:

1. The intersection of Amber Way and Jordanna Road has been modified by elimination of cutting of the existing pavement adjacent to the cross pan and fillets.
2. Curve data has been added to the horizontal centerline curves.
3. The 30" culvert at Sta. 2+30 has been changed to "reinforced concrete pipe".
4. A driveway apron has been specified to be constructed in accordance with current City standards at the Private Drive and South Sedona Court.
5. Vertical curve lengths have been expanded to a minimum of 150 feet in length.
6. The "joint detail" has been change to reflect a 3/4 inch width.

The following documents are attached:

1. Street Pavement Design Calculations.
2. Hydraulic calculations utilized in sizing various drainage structures.
3. Revised Drainage Report addressing Preliminary Plan comments.
4. Irrigation Design Report.

RESPONSE TO UTILITIES ENGINEER

1. A Note has been added to the construction plans which requires a tracing wire to be installed with all water mains.
2. The water line crossing has been added to the sewer profile for Line "C".
3. Additional details for the new wet well have been added to the construction plans.
4. Further analysis of the existing Lift Station indicate both motors and pumps to be replaced with, "Smith-Loveless Inc."; 3 HP, 1170 RPM rotating assemblies including motor, starter, seals and 9 3/8 inch impellers.
5. Stubs have been added to the Sewer Plan at Manholes C-1 and A-2.

RESPONSE TO COMMUNITY DEVELOPMENT DEPT.

1. The Final Plat "dedication" has been modified as requested.
2. Building Setback requirements have been added to the Final Plat.
3. It is the petitioner's desire to require maintenance and landscaping of that portion of Amber Way which is not improved to be the responsibility of the lot owners on each side of the right-of-way. Doing so eliminates a third party, should the right-of-way ever be vacated in the future.
4. An Aviation Easement is attached.
5. The Improvements Guarantee was transmitted with the initial submission to the department.

RESPONSE TO PARKS AND RECREATION DEPT.

The \$4,950 Parks fee will be paid prior to recording of the Final Plat.

RESPONSE TO MESA COUNTY PLANNING

The property lines adjacent to the pond on Lots 12 and 13 were increase as requested during the Preliminary Plan process. The distance between the pond and lot line vary between 10 and 15 feet, which is adequate for maintenance of the pond.

RESPONSE TO GRAND VALLEY RURAL POWER

Requested easements have been added to the Final Plat.

RESPONSE TO GRAND VALLEY WATER USERS

The requested increase in easement width has been added to the Final Plat.

The Diversion Structure has been eliminated from the Irrigation Plan since the Association will be providing the head-gate for use by the Sedona Subdivision.



RESPONSE TO PUBLIC SERVICE (GAS)

A response is not required.

RESPONSE TO U.S. WEST

A response in not required.

RESPONSE TO UTE WATER

The two 45 degree bends at Amber Way and Jordanna Road have been changed in order that they are not under any concrete improvements.

## COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

**STAFF REVIEW** - Dave Thornton

**FILE #** 13-93

**DATE:** March 4, 1993

**REQUEST:** Final Plan/Plat approval for 22 single family units on 11.6 acres to be known as the "Sedona Subdivision". Preliminary approval was given by Planning Commission on December 1, 1992.

**LOCATION:** The Sedona Subdivision site is currently known as Lots 1 and 2 of La Casa de Dominquez, Filing No. 3. It is located 500 feet south of H Road and 850 feet west of 27 Road. Access to the site is from 27 Road through the Alpine Meadows Subdivision via Amber Way.

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**WEST --** County Zoning of Agricultural/Forestry/Transitional (AFT)

**RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:**

No Master Plan currently exists for this area. This area was annexed into the City effective 2/23/92 with the existing platting occurring in the County.

**STAFF ANALYSIS:**

Preliminary Plan approval required:

1. That the petitioner extend the water line to H Road to provide a looped system for fire flow.
2. That the petitioner provide ROW to the west via Amber Way because the parcel to the west is currently landlocked. Since that portion of this ROW which begins at the intersection of Sedona Courts is not needed for this development but is only being provided for the future access and development of the parcel to the west, the petitioner is not required to built the street section. When the parcel to the west is developed they would be required to build it.
3. That the private drive be modified to accommodate service vehicles.

All review comments have been adequately addressed or are being addressed except for the submittal of a revised drainage report which was required as part of this final submittal. The petitioner has been given until Friday at 5 p.m., March 5, to submit the revised drainage plan. If the revised drainage plan is not submitted by the deadline then the Sedona Final Plan and Plat will be pulled from March's Planning Commission agenda. Planning Commission will be updated on the status of the drainage report at Planning Commission.

The petitioner has requested that the portion of Amber Way ROW that is not improved be maintained by the adjacent property owners rather than the homeowners association.

**STAFF RECOMMENDATIONS:** Staff recommends approval subject to review comments with the exception that the maintenance and landscaping of that portion of Amber Way which is not improved be the responsibility of the lot owners on each side of the right-of-way.



SEDONA SUBDIVISION  
FINAL PLAN REVIEW  
BY J.D.N. 2-9-93

ST-1 STREET PLAN

1. At intersection of Amber Way and Jordanna Rd., the concrete pan and fillets should be placed against the edge of existing asphalt. Use existing asphalt as a from and do not cut or damage pavement edge when removing curb and gutter.
2. Show curve data for all horizontal curves on the Street Plan.
3. Pipe for 30" Culvert at approximate station 2+30 on Jordanna Rd. should conform to City Specifications. Corrugated steel pipe shall be polymeric coated. Concrete pipe is recommended. Provide hydraulic calculations for sizing 30" and 24" culverts. Provide details for pipe end treatment and elevations show slopes from ends of pipe to roadway.
4. A driveway apron should be installed where the private drive intersects the end of South Sedona Ct.

ST-2 STREET PROFILE

5. Vertical curve lengths shall be 150' min. where the algebraic difference in grade is greater than 2%. Where the difference in grades is greater than 5% add 30' of curve length for each additional 1% change in grade.

ST-3 STREET DETAILS

6. Provide street pavement design calculations. May use Asphalt Institute thickness design Manual No. 1 (MS-1) or A.A.S.H.T.O. design procedures.
7. On "joint details" change expansion joint width from 1" to 3/4" (City standard drawing Exhibit E has been revised).

ST-4 STREET DRAINAGE DETAILS

8. Need hydraulic calculations for sizing drainage inlet on S. Sedona Ct. and drainage pan between court and drainage channel (Based on 2 year storm)
9. Need revised drainage report addressing comments made during preliminary plan review.

IR-1,2 IRRIGATION DETAILS

10. Need irrigation design report/calculations for pump station and distribution system.

GENERAL COMMENT:

11. Resubmit revised drawings and reports with engineer's stamp and signature.

**CITY PROPERTY AGENT**

**Tim Woodmansee**

**244-1565**

**CITY UTILITIES ENGINEER**

**Bill Cheney**

**244-1590**

- Water -
1. Install all water mains with tracing wire.
  2. Show water line crossings on sewer profile for line C.
- Sewer -
1. Provide more detail for new wet well, i.e., dimensions, storage capacity, floor thickness, electrical details, etc.
  2. Changing impellers to increase head reduces the pump efficiency to an unacceptable level. Another combination of pump and motor will be required to increase efficiency.
  3. Stamp or seal of engineer preparing plans is required on this submittal.
  4. Construct stub south on MH C-1 for future service.
  5. Construct stub west on MH A-2 if elevations permit future service to west.

**COMMUNITY DEVELOPMENT DEPARTMENT**

**Dave Thornton**

**244-1447/244-1446**

See attached comments.

**PARKS AND RECREATION DEPARTMENT**

**Don Hobbs**

**244-1542**

Open space fee okay to pay at final plat recording, \$4,950.

**OTHER REVIEW AGENCIES:**

**MESA COUNTY PLANNING**

**Linda Dannenberger**

**244-1771**

Property lines on Lots 12 and 13 should be set back farther from pond edges.

**GRAND VALLEY RURAL POWER**

**Perry Rupp**

**242-0040**

Need additional easements (10' minimum)

1. North side of Lot 22
2. South side of Lot 15
3. East side of Lot 13
4. East side of Tract A

See attached sketch.

**GRAND VALLEY WATER USERS**

**G. W. Klapwyk** 242-5065

See attached comments.

**PUBLIC SERVICE COMPANY**

**Dale Clawson - Electric, GL - Gas** 244-2693

Gas: No objections

**U.S. WEST**

**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.

**UTE WATER**

**Gary R. Matthews** 242-7491

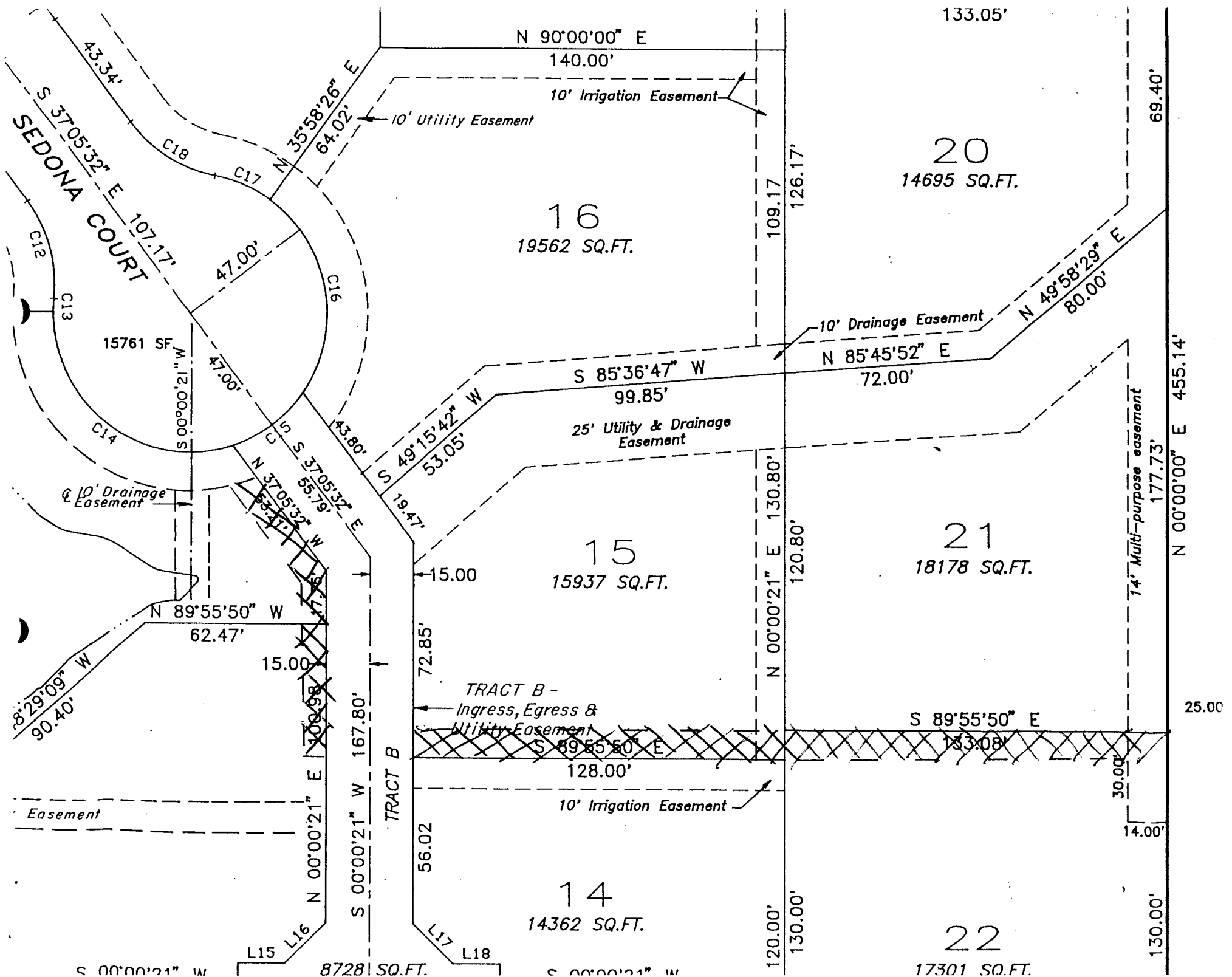
Ute Water will supply this project. The two 8" 45 bends at Amber Way and Jordanna, North West corner will need moved out from under the curb.

Comments and concerns on File #70-92 dated 11-16-92, have been reviewed or corrected by the developer.

The 18" x 6" wet tap at H Road is installed by Ute Water at the expense of the contractor.

Policies and fees in effect at the time of application will apply.





43.34'  
S 37°05'32" E 107.17'  
SEDONA COURT

N 90°00'00" E  
140.00'

133.05'

16  
19562 SQ.FT.

20  
14695 SQ.FT.

15  
15937 SQ.FT.

21  
18178 SQ.FT.

14  
14362 SQ.FT.

22  
17301 SQ.FT.

C12  
C13  
C14  
C15  
C16  
C17  
C18

TRACT B

TRACT B -  
Ingress, Egress &  
Utility Easement

15761 SF  
S 00°00'21" W 47.00'  
10' Drainage Easement

N 89°55'50" W 62.47'  
N 00°00'21" E 15.00'  
S 89°55'50" E 128.00'

Easement

S 00°00'21" W

L15  
L16  
L17  
L18  
8728 SQ.FT.

S 00°00'21" W

10' Utility Easement

10' Irrigation Easement

10' Drainage Easement

25' Utility & Drainage Easement

14' Multi-purpose easement

10' Irrigation Easement

N 00°00'00" E 455.14'

69.40'

25.00'

130.00'

109.17'  
126.17'

120.80'  
130.80'

120.00'  
130.00'

30.00'  
14.00'

**STAFF REVIEW - Dave Thornton**

**FILE # 13-93**

**DATE: February 16, 1992**

**STAFF ANALYSIS:**

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Final Plat

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Attachment- File # 13 93

- (1) Grand Valley Water Users Association requests that the 10' irrigation easement shown along the south boundary of the subdivision be made a 15' wide easement to conform with that in the adjacent subdivision to the east. Grand Valley Water Users Association has a piped lateral in this easement and the extra width is needed for future operation and maintenance.
- (2) Grand Valley Water Users Association controls the irrigation lateral and related facilities from which this subdivision will receive irrigation water and has agreed to install at, landowners expense, the facilities needed to provide such water. However, since these facilities will be owned and controlled by Grand Valley Water Users Association and located on it's right-of-way, the facilities may not necessarily conform with "Diversion Structure Detail" shown on sheet IR-1. We make no evaluation or objection to the proposed facilities conveying the water from the Association's point of delivery to the subdivision as these will be the responsibility of others to construct and operate.

Please advise if there are any questions concerning the above comments. We will be glad to discuss them further as needed.

Grand Valley Water Users Assn

By. G. W. Klapyk (2/17/93)  
G. W. Klapyk Manager

**STAFF REVIEW - Dave Thornton**

**FILE # 13-93**

**DATE: February 16, 1992**

**STAFF ANALYSIS:**

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2. The petitioner has requested that the ROW required at Preliminary be waived because neither he nor the property owner to the west desires it. Access to the property to the west is accomodated by an easement through another property along 7th Street. Staff does not support this request because the ROW needs to remain for future utility connections and looping and/or future road and traffic circulation.
3. What are the specific setbacks that are being proposed for this development. Please include on the final plat a table listing the setbacks. This may be accomplished instead by providing a site plan showing building envelopes for each lot which then will be recorded along with the plat.
4. We suggest that the portion of Amber Way extending to the west property line from the N & S Sedona Courts intersection be landscaped and maintained by the Homeowners Association. Otherwise a barren strip of land may result creating a maintenance problem for the subdivision and homeowners association. This will need to be included within the Restrictive Covenants. A Revokable permit would be required for the landscaping in the R.O.W.
5. All review agency comments must be addressed in writing to our office by Feb. 24th.
6. Open space fees of \$4,950 must be paid prior to the plat being recorded.
7. An Avigation easement is required for this subdivision.
8. The following items will be recorded with the plat:
  - a) Restrictive Covenants
  - b) Avigation Easement
  - c) Improvements Agreement
9. An Improvements Guarantee is required prior to recording the plat with either a letter of credit or cash escrow.

# SEDONA SUB

**ATTACHMENT  
FROM COMM. Dev.  
Review Comment**

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, SEDONA DEVELOPMENT CO., A COLORADO PARTNERSHIP, OWNERS OF THAT REAL PROPERTY LOCATED IN THE CITY OF GRAND JUNCTION, LA CASA DE DOMINGUEZ FILING THREE, IN SECTION 35, TOWNSHIP 1 NORTH, AS DESCRIBED AS FOLLOWS:

SEDONA DEVELOPMENT COMPANY: LOT 1, OF LA CASA DE DOMINGUEZ FILING THREE, A COLORADO PARTNERSHIP

T.L. BENSON AND MARION J. BENSON: LOT 2, OF LA CASA DE DOMINGUEZ FILING THREE, A COLORADO PARTNERSHIP

THE SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAYED OUT IN LA CASA DE DOMINGUEZ FILING THREE, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COLORADO. THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART ALL THAT REAL PROPERTY PLAT FOR THE USE OF THE CITY OF GRAND JUNCTION, AND FOR THE USE OF THE CITY OF GRAND JUNCTION THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LAYED OUT AS PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITY LINES BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES; TOGETHER WITH BRUSH; WITH PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION AND MAINTENANCE OF SUCH RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER.

*TO  
City of Grand Junction  
for the use of  
the public*

THAT ALL EXPENSES FOR STREET PAVING OR IMPROVEMENTS SHALL BE PAID BY THE CITY OF GRAND JUNCTION.

THE UNDERSIGNED, IN RECORDING THE ACCOMPANYING PLAT DESIGNATED FOR COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN SEDONA SUBDIVISION, HAS BROUGHT UNDER THE TERMS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED WITH THE CLERK AND RECORDER OF MESA COUNTY, COLORADO, RECEPTION NO. \_\_\_\_\_ (HEREINAFTER REFERRED TO AS THE DECLARATION) NOT TO BE FOR USE BY THE GENERAL PUBLIC.

SAID DECLARATION IS HEREBY INCORPORATED INTO AND MADE A PART OF THIS DECLARATION.

IN WITNESS WHEREOF SAID OWNERS HAVE CAUSED THEIR NAMES TO BE SET FORTH AT THE END OF THESE PRESENTS, THIS \_\_\_\_\_ A.D., 199\_\_\_\_.

\_\_\_\_\_  
WILLIAM L. SHUMAN  
SEDONA DEVELOPMENT COMPANY  
A COLORADO PARTERSHIP

\_\_\_\_\_  
T.L. BENSEN

# B DIVISION

ERSHIP, T. L. BENSEN, AND MARION J. BENSON ARE THE  
COUNTY OF MESA, STATE OF COLORADO, AND BEING ALL OF  
ANGE 1 WEST, UTE MERIDIAN, SAID PROPERTY BEING

THREE BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

NG THREE BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

*Rights-of-way*

OUT AND SURVEYED AS SEDONA SUBDIVISION, A REPLAT OF  
Y OF GRAND JUNCTION, MESA COUNTY, STATE OF  
THE STREETS AND ~~LOTS~~ AS SHOWN ON THE ACCOMPANYING  
THE PUBLIC FOREVER, AND HEREBY DEDICATES TO THE  
ED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT  
ITIES, IRRIGATION AND DRAINAGE FACILITIES, INCLUDING  
WITH THE RIGHT TO TRIM INTERFERING TREES AND  
ND MAINTENANCE OF SUCH LINES. SUCH EASEMENTS AND

URNISHED BY THE SELLER OR PURCHASER, NOT THE CITY OF

TRACTS A - D AS PRIVATE COMMON OPEN SPACE FOR THE  
AND ANY AND ALL PROPERTIES HEREAFTER ANNEXED TO AND  
S, AND RESTRICTIONS DATED \_\_\_\_\_ 199\_\_\_\_, AND  
\_\_\_\_\_, 199\_\_\_\_, IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_,  
(ARATION). THE DESIGNATED PRIVATE COMMON OPEN SPACE IS

S PLAT.

EREUNTO SUBSCRIBED THIS \_\_\_\_\_ DAY OF

\_\_\_\_\_  
MARION J. BENSEN

MY COMMISSION EXPIRES

NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at \_\_\_\_\_  
\_\_\_\_\_, A.D., 19\_\_\_\_, and was duly recorded in plat Book No.\_\_\_\_

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

CITY APPROVAL

THIS PLAT OF SEDONA SUBDIVISION, A SUBDIVISION IN THE CITY OF GRAND JUNCTION  
APPROVED AND ACCEPTED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_  
CITY MANAGER

\_\_\_\_\_  
PRESIDENT OF COUNCIL

~~DIRECTOR~~ DEVELOPMENT  
City Community " DIRECTOR

\_\_\_\_\_  
CITY ENGINEER

SURVEYOR'S CERTIFICATE

I, DENNIS W. JOHNSON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF S  
OF THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO HAS BEEN PREPARED U  
REPRESENTS A FIELD SURVEY OF SAME. THIS PLAT CONFORMS TO THE REQUIREMENT  
OF GRAND JUNCTION ZONING AND DEVELOPMENT CODE AND APPLICABLE LAWS OF T-

\_\_\_\_\_  
DENNIS W. JOHNSON, PLS  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 16835

CITY OF GRAND JUNCTION DEVELOPMENT FILE 13-93, SEDONA SUBDIVISION  
FINAL PLAT, LOCATED SOUTHWEST OF THE CORNER OF 12TH STREET AND  
H ROAD AND WEST OF ALPINE MEADOWS, IN THE CITY OF GRAND  
JUNCTION HAS BEEN REVIEWED AND APPROVED BY THE UTILITY  
COORDINATING COMMITTEE.

Jay R. Mathews  
CHAIRMAN

3-10-93  
DATE





# **First American Title Company**

330 GRAND AVENUE • GRAND JUNCTION, COLORADO 81501 • (303) 241-8555 • FAX (303) 241-0934

March 15, 1995

Mr. Thomas Dixon  
Community Development Department  
250 North 5th Street  
Grand Junction, Colorado 81501

**Re: Sedona Subdivision  
Release of Improvements Agreement**

Dear Tom:

Enclosed is the original Release of Improvements Agreement for both Sedona subdivisions with the City's sign off completed. Please note that I added the appropriate Book and Page reference for the first filing of Sedona, so that both subdivisions can be released at the same time. Would you kindly forward this document to both Ute Water and the Drainage District for their respective signatures? Thanks.

Yours truly,

**First American Title Company**

Robert C. Reece  
President

RCR:br

Enclosure

Copy to: Del Howard, President  
Sedona Home Owners Association

*Sent to Gary Mathews on 3-17-95*

Tom Logue  
523-0017



FF ACTION SHEET

ACRES \_\_\_\_\_ **FINAL** FILE NUMBER #10 93  
 UNITS \_\_\_\_\_ ZONE PR 4.2  
 DENSITY \_\_\_\_\_ TAX SCHEDULE # \_\_\_\_\_  
 ACTIVITY *Sedona Sub. - Final Plat & Plan*  
 PHASE *Final*  
 COMMON LOCATION *W. of Alpine Meadows Sub. - at 27 Rd + H Rd.*  
 DATE SUBMITTED \_\_\_\_\_ DATE MAILED OUT \_\_\_\_\_ DATE POSTED \_\_\_\_\_  
 \_\_\_\_\_ DAY REVIEW PERIOD RETURN BY \_\_\_\_\_  
 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	I	J	K	L	M	N	O	P	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG
<input checked="" type="checkbox"/> Community Development	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> City Engineer (2 sets)	●	●	●						●		●																					
<input type="checkbox"/> Transportation Engineer	●	●	●																													
<input checked="" type="checkbox"/> City Parks/Recreation	●	●	●	●																												
<input checked="" type="checkbox"/> City Fire Department	●	●	●																													
<input checked="" type="checkbox"/> City Police Department	●	●	●																													
<input checked="" type="checkbox"/> County Planning	●	●	●																													
<input type="checkbox"/> County Engineer	●	●	●																													
<input type="checkbox"/> County Health	●	●	●																													
<input type="checkbox"/> Floodplain Administration	●	●	●						●																							
<input type="checkbox"/> G.J. Dept. of Energy	●	●	●																													
<input type="checkbox"/> Walker Field	●	●	●																													
<input type="checkbox"/> School District 51	●	●	●																													
<input checked="" type="checkbox"/> Irrigation <i>G.V. Water Users</i>	●	●	●																													
<input type="checkbox"/> Drainage	●	●	●																													
<input checked="" type="checkbox"/> Water (Ute, Clifton)	●	●	●																													
<input type="checkbox"/> Sewer Dist. (FV, CGV, OM)	●	●	●																													
<input checked="" type="checkbox"/> U.S. West	●	●	●																													
<input checked="" type="checkbox"/> Public Service (2 sets)	●	●	●																													
<input type="checkbox"/> State Dept. of Transportation	●	●	●																													
<input type="checkbox"/> State Geological Survey	●	●	●																													
<input type="checkbox"/> State Health Department	●	●	●																													
<input checked="" type="checkbox"/> City Property Agent	●	●	●																													
<input checked="" type="checkbox"/> City Utilities Engineer	●	●	●																													
<input checked="" type="checkbox"/> City Attorney	●	●	●	●	●																											
<input type="checkbox"/> Building Department	●	●	●																													
<input type="checkbox"/> DDA	●	●	●																													
<input checked="" type="checkbox"/> GJPC (7 packets)	●	●	●																													
<input type="checkbox"/> CIC (1 packet)	●	●	●																													
<input checked="" type="checkbox"/> County Surveyor	●	●	●																													
<input checked="" type="checkbox"/> Other <i>Corp of Engineers</i>	●	●	●																													
<input checked="" type="checkbox"/> <i>G.V. Rural Power</i>	●	●	●																													

TOTALS

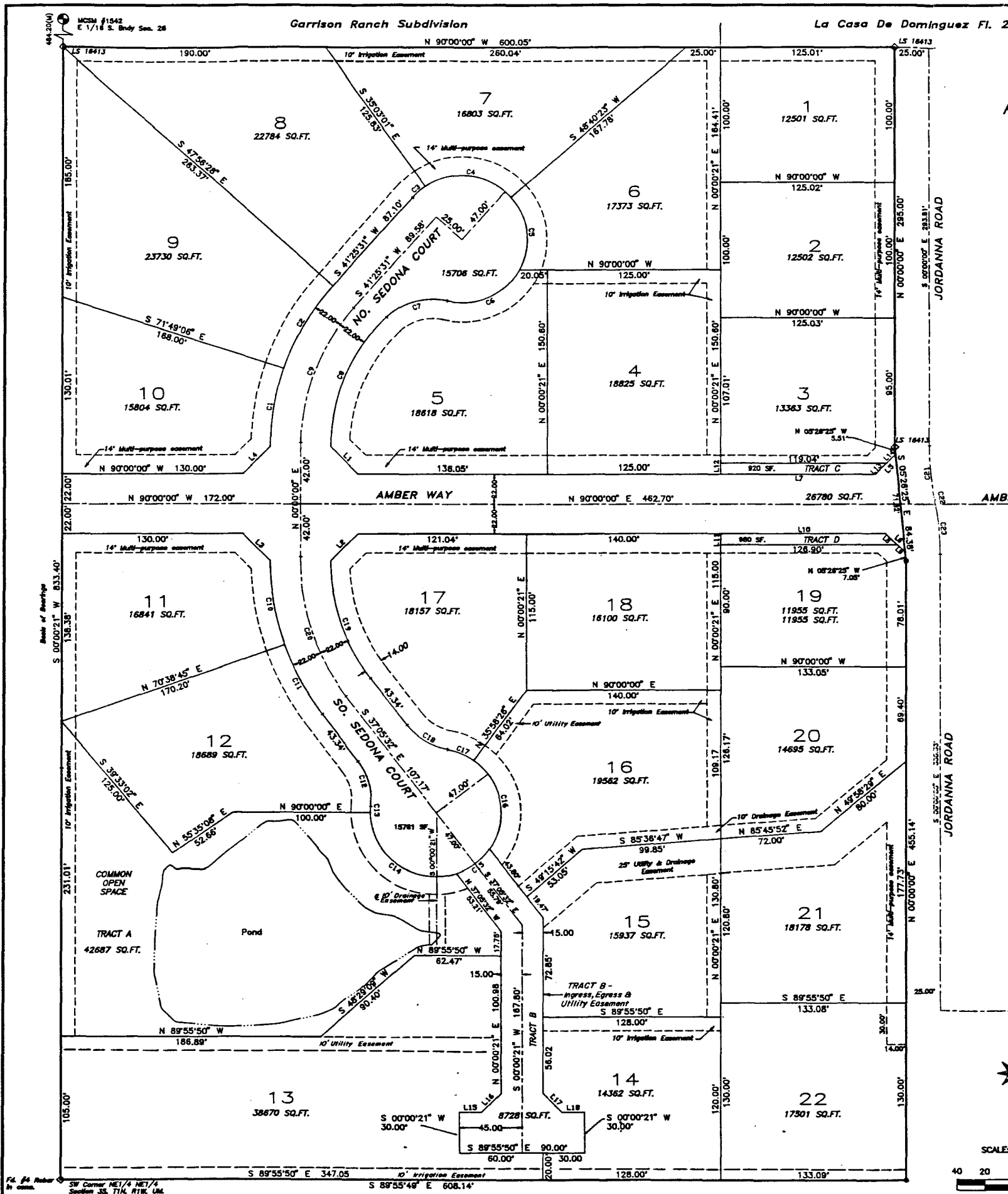
BOARDS

DATE

STAFF

*\$740.00 + \$165.00 acreage fees = \$905.00*  
*\$50.00 sign deposit*

APPLICATION FEE REQUIREMENTS



# SEDONA SUBDIVISION

## A REPLAT OF LA CASA DE DOMINGUEZ FILING THREE

CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	177.00'	58.66'	58.39'	N 09°29'37" E	18°59'14"	29.60'
C2	177.00'	71.27'	70.79'	N 30°31'23" E	23°04'18"	36.13'
C3	47.00'	12.22'	12.19'	N 45°14'25" E	1°45'30"	6.14'
C4	47.00'	68.07'	62.28'	S 82°49'08" E	82°59'03"	41.57'
C5	47.00'	57.46'	53.94'	S 06°18'21" E	7°02'32"	32.94'
C6	47.00'	61.21'	56.98'	N 86°01'31" E	7°43'15"	35.82'
C7	47.00'	47.15'	45.20'	N 74°35'50" E	57°28'55"	25.77'
C8	133.00'	106.45'	103.63'	N 22°55'46" E	45°51'32"	56.26'
C9	155.00'	112.07'	109.64'	N 20°42'45" E	41°25'31"	58.61'
C10	187.00'	63.17'	62.87'	N 09°40'38" W	19°21'15"	31.89'
C11	187.00'	57.89'	57.68'	N 28°13'24" W	17°44'17"	29.18'
C12	47.00'	35.09'	34.28'	S 15°42'20" E	42°46'25"	18.41'
C13	47.00'	4.66'	4.66'	S 02°50'28" W	05°40'53"	2.33'
C14	47.00'	88.99'	76.28'	S 4°14'26" E	108°28'51"	65.28'
C15	47.00'	30.53'	30.00'	S 52°54'28" W	37°13'23"	15.33'
C16	47.00'	72.71'	65.67'	S 10°01'17" E	88°38'07"	45.89'
C17	47.00'	20.94'	20.77'	S 67°06'09" E	25°31'37"	10.65'
C18	47.00'	35.09'	34.28'	S 58°28'45" E	42°46'25"	18.41'
C19	143.00'	92.58'	90.97'	N 18°32'46" W	37°05'32"	47.98'
C20	165.00'	106.82'	104.96'	N 18°32'46" W	37°05'32"	55.36'
C21	202.00'	40.30'	40.24'	N 05°42'57" W	11°25'53"	20.22'
C22	202.00'	3.22'	3.22'	S 10°57'51" E	00°54'52"	1.61'
C23	202.00'	37.08'	37.03'	S 05°14'55" E	10°31'00"	18.59'

NOTES: ACCORDING TO COLORADO LAW YOU MUST COMPADE ANY LOCAL ACTION BASED UPON ANY CORRECT IN THE SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH ERROR. IN NO EVENT, MAY ANY ACTION BE BROUGHT UPON ANY PARTY IN THIS SURVEY BE CONSIDERED MORE THAN TWO YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

**BASIS OF BEARINGS**  
 Basis of bearings assume the South line of the SE1/4 SE1/4 of Section 30 to bear N 90°00'00" W 1320.94 feet. Both monuments on this line are Mesa County Brass Caps.

LINE#	BEARING	DISTANCE
L1	N 45°00'00" E	28.28'
L2	N 45°00'00" E	28.28'
L3	N 45°00'00" E	28.28'
L4	N 45°00'00" E	28.28'
L5	N 45°00'00" E	20.54'
L6	N 47°43'12" E	19.29'
L7	N 90°00'00" E	111.04'
L8	S 47°43'12" E	11.89'
L9	S 47°43'12" E	7.40'
L10	N 90°00'00" E	118.10'
L11	N 00°00'21" E	8.00'
L12	N 00°00'21" E	8.00'
L13	N 45°00'00" E	11.31'
L14	N 45°00'00" E	9.22'
L15	S 89°55'50" E	15.98'
L16	S 45°02'16" E	19.81'
L17	S 44°57'45" E	19.79'
L18	S 89°55'50" E	16.02'

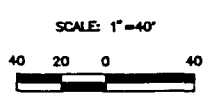
**AREA SUMMARY**

AREA IN LOTS	= 9.016 Acres
AREA IN ROADS	= 1.337 Acres
AREA IN TRACTS	= 1.224 Acres
<b>TOTAL</b>	<b>= 11.577 Acres</b>

**SURVEYOR'S CERTIFICATION**

I hereby certify that this plat of SEDONA SUBDIVISION and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

DENNIS W. JOHNSON  
 COLORADO REGISTERED SURVEYOR, No. 16835  
 Certified this \_\_\_\_\_ day of \_\_\_\_\_ 1993



- LEGEND**
- ⊙ MESA COUNTY SURVEY MONUMENT
  - SET ALUM CAP & No. 5 REBAR AT ALL LOT CORNERS
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835
  - (R) RECORD MEASUREMENT
  - ◇ FOUND PROPERTY CORNER AS NOTED

SHEET 2  
 Located in the SE1/4 Section 30, T15, R1E, U1E M.

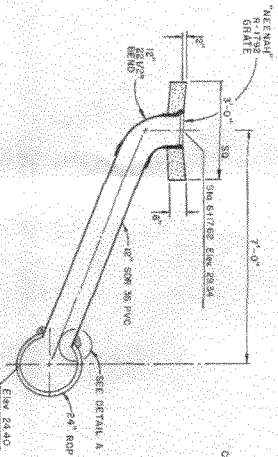
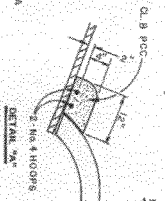
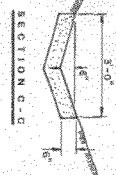
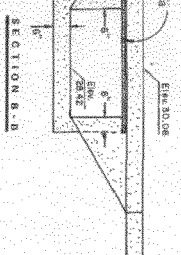
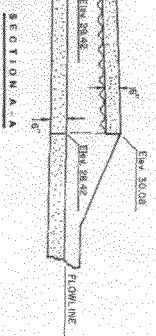
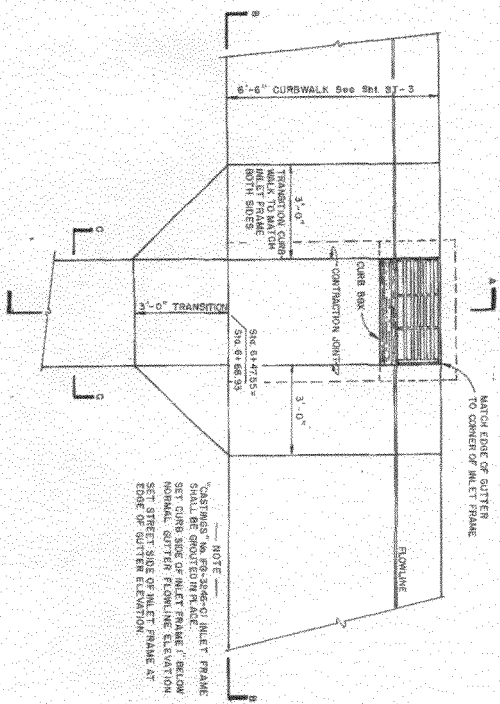
**SEDONA SUBDIVISION**  
 A REPLAT OF  
 LA CASA DE DOMINGUEZ FL 3  
 MESA COUNTY, COLORADO

*Professional Surveying Services*  
 P.O. BOX: 4506, Grand Junction, CO 81502  
 303-241-3841

SUR. BY: JS/LD	DRAWN BY: DMW
JOB NO. 9303	SHEET 2 OF 2

File # 16835  
 SW Corner NE1/4 NE1/4 Section 30, T15, R1E, U1E M.

**CURB OPENING DETAIL**  
SCALE: 1/2" = 1'-0"



NO.	REVISIONS

**TAL** THOMAS A. LOGUE  
LAND DEVELOPMENT CONSULTANT

**SEDONA SUBDIVISION**  
Grand Junction, Colorado

**STREET DRAINAGE DETAILS**

DRAWN: [ ]  
CHECKED: [ ]  
DATE: [ ]  
SCALE: AS SHOWN  
JOB NO.: [ ]  
SHEET: [ ]  
**ST - 4**  
OF 4 SHEETS

19-93