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File 1993-0040

Name: Sedona Sub.- Filing 1 & 2 - Planned Dev. - SW 12<sup>th</sup> St. & H Road , W. of Alpine Meadows

<b>P r e s e n t</b>	<b>S c a n n e d</b>	<p>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.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. 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.</p>
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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
		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 - <b>Approved</b> - 5/4/93	X		Draw Request - 7/12/92
X		Avigation Easement - Bk 1988/ Pg 506-507 - copy to City Clerk for research as to original - all avigation esmts retained in that office	X	X	Sedona Subdivision - Replat - GIS historical maps - **
X		Certification of Plat - 5/12/93, 7/1/93	X	X	Landscaping Plan Details - to be scanned and added
X	X	Bid Schedule I for Sedona Subdivision - 2/24/93			Utility Coordination Committee Approval - 6/9/93
X		Correspondence			
X	X	Irrigation System information - 4/19/93			
X	X	Lift Station Process - 4/26/93			
X		Quit Claim Deeds - Bk 1975/Pg 790, 791 - not conveyed to City			
X	X	Planning Commission Agenda/Minutes - 5/4/93- **			
X		E-mails			
X		Declaration of Restrictive Covenants - Bk 1975/Pg 939 - 5/12/93			
X		Declaration of Restrictive Covenants - Bk 1988/Pg 499-505 - 7/1/93			



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

**A** Receipt # 134  
 Date 4-1-93  
 Rec'd By KM

File No. \_\_\_\_\_

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	18.6 Acres	WEST of ALPINE MEADOWS SW 12th & H Road	PR 4.2	single Family
<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 <u>Revised</u>	11.6 Acres	WEST OF ALPINE MEADOWS SW 12th & H Rd	P.R. 4.2	Single Family
<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

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
<u>T.L. BENSON</u> Name	<u>AND SEDONA PARTNERSHIP</u> Name	<u>Thomas A. Logue</u> Name
<u>2370 East Pizzia Pl.</u> Address	<u>P.O. Box 248</u> Address	<u>227 So. 9th Street</u> Address
<u>Grand Jct. CO. 81505</u> City/State/Zip	<u>Grand Jct. CO. 81506</u> City/State/Zip	<u>Grand Jct. CO. 81501</u> City/State/Zip
<u>241-0233</u> Business Phone No.	<u>245-4266</u> Business Phone No.	<u>245-4099</u> 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  
 Signature of Person Completing Application #40 93 March 30, 1993  
 Date

T.L. Benson  
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary March 30, 1993  
 Date

Original  
Do NOT Remove  
From Office



April 1, 1993

Planning Commission  
City of Grand Junction  
250 North 5th. Street  
Grand Junction, CO 81501

RE: SEDONA SUBDIVISION, FILE NO. 13-93

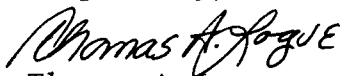
Dear Members:

Accompanying are two separate filing plats for Sedona Subdivision. As you may recall, the application which you recently approved, with conditions, is to be developed by two separate owners, Mr. T.L. Benson and the Sedona Partnership.

In order that the two separate owners may proceed with the development of their respectively property independent of each other, two separate filing plats are required. Separate filing plats will also allow each owner to guarantee construction of the public improvements independently.

The petitioners understand that all previous conditions of approval will not change with your the acceptance of the two separate plats. This application does not include any changes to the previously accepted improvements, easements, and other conditions.

Respectfully,

  
Thomas A. Logue

xc Sedona Partnership  
T.L. Benson

Original  
Do NOT Remove  
From Office

#40 93

# REVIEW COMMENTS

Page 1 of 6

FILE NO. #40-93

TITLE HEADING: Sedona Subdivision, Filings 1 & 2

LOCATION: SW corner of 12th Street & H Road; West of Alpine Meadows

PETITIONER: Sedona Partnership & T.L. Benson

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 248  
Grand Junction, CO 81502  
245-4099

PETITIONER'S REPRESENTATIVE: Thomas A. Logue

STAFF REPRESENTATIVE: David Thornton

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., APRIL 27, 1993.**

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**U.S. WEST** **4/7/93**  
**Leon Peach** **244-4964**

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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.

**UTE WATER** **4/8/93**  
**Gary R. Mathews** **242-7491**

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Refer to previous comments and concerns - Files #70-92 and #13-93.

**GRAND JUNCTION FIRE DEPARTMENT** **4/12/93**  
**George Bennett** **244-1400**

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A minimum of a 6-inch looped supply line shall be provided with fire hydrants placed a maximum of 500 feet apart. Please submit a utility composite for our review.

**GRAND JUNCTION POLICE DEPARTMENT** **4/12/93**  
**Mark Angelo** **244-3587**

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Will the commons area be landscaped? If so, what type of plants, trees, bushes will be used? If the commons area is going to be used by residents that live in the area, and their families, I can see a problem with parking, mostly on the private driveways. It doesn't look like the private driveway is wide enough for parking, even for the residents guests it provides access for.

Is it possible for South Second Court to extend down to lots 10 & 11? This will provide adequate street width, sidewalks, and safe access for emergency vehicles.

**FILE #40-93 / REVIEW COMMENTS**

page 2 of 6

**CITY PARKS & RECREATION DEPARTMENT**  
**Don Hobbs**

**4/8/93**  
**244-1542**

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If no changes have been made in unit numbers, open space fees will remain the same.

**PUBLIC SERVICE COMPANY**  
**Dale Clawson**

**4/12/93**  
**244-2695**

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Electric: This is GVRPL service area.

Gas: Sedona Subdivision Filing #1 - need a 14' easement (instead of 6') along south and north lot line of Lot 3 & 4 respectively.

**CITY DEVELOPMENT ENGINEER**  
**Gerald Williams**

**4/15/93**  
**244-1591**

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Once applications are received (complete), 1 working day is allowed for processing and distribution, and 10 working days for City review and preparation of comments. Complete applications received by April 1st should be sent out by April 16th. However, full information was not received until April 5, 1993; therefore, we are allowed until April 20, 1993 to submit review comments. Unfortunately, due to current work loads, the full allowed time may be required for review, and comments are not available by April 16th, and are forthcoming. Petitioner response to review comments must be returned by April 27, 1993. Regrettably, late submittal will likely result in reduced time allowed for developer response.

**CITY UTILITIES ENGINEER**  
**Bill Cheney**

**4/15/93**  
**244-1590**

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Detail method for providing sewer service while lift station is being moved and reconstructed. No other comments.

**GRAND VALLEY WATER USERS**  
**G.W. Klapwyk**

**4/16/93**

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Lot 7 of Sedona Subdivision Filing 1, does not show a 15' irrigation easement along its south boundary as was the case with Final Plat - Sedona Subdivision, Community Development Department File #13-93. At that time said Lot 7 was identified as Lot 22.

This Association requests that such easement be included and shown on this proposed final plat (File #40-93). Grand Valley Water Users Association has need for such easement to accommodate its piped irrigation lateral in that location.

Please advise if there are any questions.

**MESA COUNTY PLANNING**  
**Linda Dannenberger**

**4/16/93**  
**244-1771**

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Open space around pond area may be too narrow for maintenance vehicles or pedestrian access to access the west area.

No other concerns.

**GRAND VALLEY RURAL POWER**  
**Perry Rupp**

**4/5/93**  
**242-0040**

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None at this time.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**David Thornton**

**4/16/93**  
**244-1447**

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1. All comments by County Surveyor dated April 8, 1993 must be addressed. This includes comments for both Filing 1 & 2 of Sedona. Also, please make changes as noted by City Development Engineer as pertaining to plat.
2. As stated by the petitioner in this submittal, all previous conditions of approval will be binding to the approval of this request which separates the final plat of Sedona Subdivision into two filings with separate improvements agreements for each filing.
3. The improvements agreement for Filing 1 and Filing 2 must be approved by the City Engineer and will be recorded along with the respective plat.
4. A landscaping plan is required for our review. The landscaping shall be included on the Improvements Agreement.

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RESPONSE TO REVIEW COMMENTS

FILE NO. 40-93, FINAL PLANS FOR SEDONA SUBDIVISION, FILINGS ONE AND TWO

LOCATION: SW CORNER OF 12TH. STREET & H ROAD; WEST OF ALPINE MEADOWS

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US WEST

Comment does not require a response.

UTE WATER

Previous comments have been incorporated in Revised construction drawings which have been transmitted to Ute Water under separate cover.

FIRE DEPARTMENT

Previously accepted water supply for fire protection included the construction of an eight inch dead line within Sedona Subdivision, Filing 2 and the construction of a six inch looped line between the North end of Jordanna Road and an existing 18 inch line in H Road.

POLICE DEPARTMENT

Comments included within review have been addressed and accepted previously. A "hammer head" type turn-around is provided at the end of the private drive.

PARKS AND RECREATION DEPARTMENT

Comment does not require a response.

PUBLIC SERVICE COMPANY

A 14 foot Multi-Purpose easement has been added along the South and North lot lines of Lots 3 and 4 respectively.

DEVELOPMENT ENGINEER

The minimum pumping requirements established by the department have been incorporated in the selection of pumping curves which have been transmitted herewith.

A revised Final Plat is attach which address comments made in reference to Filings One and Two.

The Improvements List for Filings One and Two have been revised in accordance with the review comments and are attached.

UTILITY ENGINEER

A detailed method for maintenance of sewer service during the relocation of the existing Lift Station has been transmitted to the department under separate cover.

GRAND VALLEY WATER USERS

A 15 foot Irrigation Easement has been added to the South line of Lot 7, Filing One.

MESA COUNTY PLANNING

A minimum of 10 feet exists between the edge of the high water line of the pond and the Private Open Space. This is adequate for maintenance and pedestrian access.

GRAND VALLEY RURAL POWER

Comment does not require a response.

COMMUNITY DEVELOPMENT DEPARTMENT

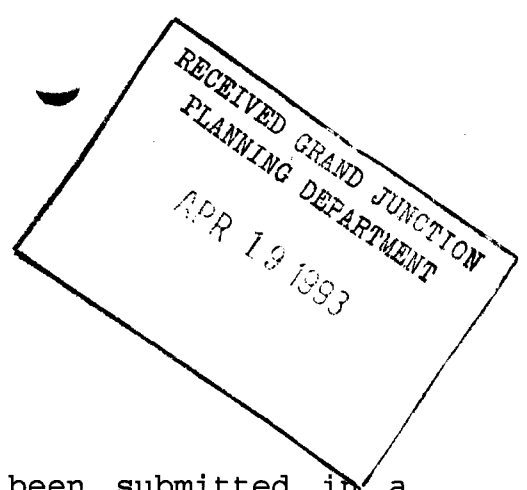
A Landscaping Plan is attached for review by the Department. The Improvements agreement has been modified to reflect the landscaping.



SEDONA SUBDIVISION

Filings #1 & #2

April 19, 1993



Irrigation System (Filings #1 & #2)

Information on the irrigation system has been submitted in a piecemeal fashion, which even all combined remains incomplete, inconsistent, and unclear. However, from the various items submitted, it appears that the minimum requirements are as follows:

. Static head	27 feet	
. Minor losses	5 feet	
. Major losses	18 feet	
. Minimum operating pressure required at each service	92 feet	(Not supplied by petitioner, but based upon 30 psi required for sprinkler operation, and 10 psi loss in private system, or 40 psi (92' head)

Total Dynamic Head 142 feet

Pumps should be designed to handle 250 gpm at 142 feet of head. The KYPIPE output indicated that the pumps will supply a fixed grade (pressure head) to elevation 4990, which would require operation at about 250 feet of head, more than 100 feet more than required, and at that level, the pumps would not likely function in the appropriate range.

We have repeatedly requested submittal of pump curves for the proposed system, and have yet to receive them. Receipt of pump curves which indicate capacity of 250 gpm at a minimum of 142 feet (but not in the range of 250 feet) of head is required.

Plat (Filing #1)

1. In the dedication, insert the words "or multi-purpose" after the words "real property which are labeled as utility".
2. To whom are drainage easements dedicated and for what purpose? Identify in the dedication.
3. An easement delineation line must be added. See attached red-lined print.

LIFT STATION RELOCATION PROCESS  
FOR  
SEDONA SUBDIVISION

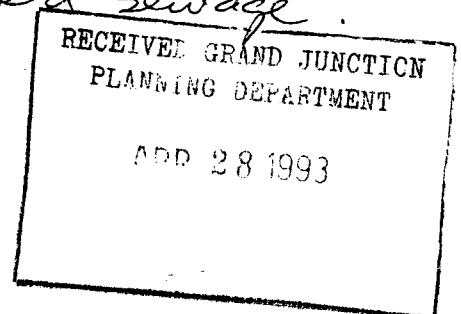
April 26, 1993

The following procedure is suggested for the relocation of an existing Sanitary Sewer Lift Station located adjacent to Sedona Subdivision.

- STEP ONE Construct collection Lines B and C.
- STEP TWO Construct new Wet Well and collection line between Manhole B-1 and the Wet Well.
- STEP THREE Construct Line D and Force Main to Existing Wet Well. Do not connect lines.
- STEP FOUR Construct electric service line for New Wet Well.
- STEP FIVE Plug existing force main from existing Wet Well. Remove pumps, and phase converter and relocate to New Wet Well. Pump existing Wet Well as required when water elevation reaches 4734.00. Connect new force main to existing force main.
- STEP SIX Plug Existing Manhole to the south at Sta. 0+00 at the intersection of Amber Way and Jordanna Road and the existing manhole (north) at Dane Street. Pump manholes as required. Pour new manhole base in existing Wet Well and connect Line D.
- STEP SEVEN Remove plugs from existing Manholes.
- STEP EIGHT Adjust "On-Off" levels in New Wet Well in accordance with City Specifications.
- STEP NINE Finish Construction of Manhole at existing Wet Well.
- STEP TEN Replace pump impellers on existing pumps at New Wet Well.

1. Step ten to follow step five.
2. What is the anticipated volume of flow in the
  - a.) Wet well step 5.
  - b.) Two manholes in step 6.
3. What will be done with the pumped sewage?

Bill Cheney  
4-28-93



## STAFF REVIEW

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FILE: 40-93

DATE: April 30, 1993

STAFF: David Thornton

REQUEST: Final Plan/Plat approval for 22 single family units on 11.6 acres to be know as the "Sedona Subdivision" filings 1 & 2. Final approval as a single filing was given by Planning Commission in March of 1993. 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 locate 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: Thomas E. Benson for filing 1  
Sedona Partnership (William Shuman) for filing 2

REPRESENTATIVE: Tom Logue

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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 unit 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)

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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:

This request is the same request that was approved by Planning Commission in March except that there are two filings instead of one and the improvements agreement has been divided between the two filings to allow the development of both filings to be separate phases.

Issues and Comments

1. Revision of the drainage report remains a requirement prior to recording either plat.
2. The wording arrangement on the filing #2 plat for tract "A" may result in a misunderstanding. This will need to be worked out.
3. The method for maintenance of sewer service during the relocation of the existing lift station has been submitted by the petitioner but some questions have arisen and details must still be worked out.

STAFF RECOMMENDATIONS:

Staff recommends approval subject to all previous conditions of approval by Planning Commission for the Sedona subdivision as approved on March 9, 1993 as well as compliance to all technical issues raised by the review agencies.

DRAW REQUEST

Date: JULY 12, 1993

Subdivision: Sedona 12th & H Road Filing Number 2

Street: P.O. Box 248 Grand Junction, CO 81502

Allocated from which line item on improvements agreement:

- I. Sewer #'s: SEE ATTACHED

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- II. Water #'s: SEE ATTACHED

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- III. Street #'s: SEE ATTACHED

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- IV. Landscape #'s: SEE ATTACHED

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- V. Miscellaneous #: SEE ATTACHED

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Amounts of invoices and payable to whom:

<u>Invoice #</u>	<u>Amount</u>	<u>Payee &amp; Address</u>
1. <u>SEE ATTACHED</u>		
2.		
3.		

I hereby certify that above-described work has been completed in accordance with the specifications and plans approved for this project. I also agree that the amount of the draw is reasonable and consistent with the estimates represented on the recorded improvements agreement for this subdivision.

Developer: [Signature] Date: 7-13-93

Project Manager: [Signature] Date: 7/12/93

General Contractor: (if applicable) Date: \_\_\_\_\_

City of Grand Jct: [Signature] (with signed REVISIONS) Date: 7/28/93

Bank Officer: \_\_\_\_\_ Date: \_\_\_\_\_

ITEM	DIA AMOUNT Exhibit A	AMOUNT THIS DRAW	BALANCE	% COMPLETE PER EXHIBIT A
=====				
SANITARY SEWER				
Cut and Remove Asphalt	\$24.00	\$24.00	\$0.00	100
PVC Sanitary Sewer Main	\$30,900.00	\$21,500.00	\$9,400.00	100
Sewer Services	\$10,880.00	\$7,575.00	\$3,305.00	100
Sanitary Sewer Manholes	\$8,500.00	\$8,400.00	\$100.00	100
Connect to Existing Manhole	\$400.00	\$400.00	\$0.00	100
Aggregate Base Course	\$24.00	\$24.00	\$0.00	100
Pavement Replacement	\$24.00	\$24.00	\$0.00	100
4" Force Main	\$1,152.00	\$1,152.00	\$0.00	100
Lift Station Relocation	\$10,600.00	\$0.00	\$10,600.00	0
SUB-TOTAL	\$62,504.00	\$39,099.00	\$23,405.00	
DOMESTIC WATER				
Cut and Remove Asphalt	\$37.00	\$37.00	\$0.00	100
Water Main	\$27,950.00	\$21,382.00	\$6,568.00	100
Water Services	\$4,480.00	\$4,050.00	\$430.00	100
Connect to Existing	\$2,000.00	\$2,000.00	\$0.00	100
Aggregate Base Course	\$37.00	\$37.00	\$0.00	100
Pavement Replacement	\$37.00	\$37.00	\$0.00	100
SUB-TOTAL	\$34,541.00	\$27,543.00	\$6,998.00	
TREES				
earthwork	\$2,500.00	\$2,500.00	\$0.00	100
Sub-Grade Prep.	\$6,182.00	\$0.00	\$6,182.00	0
Aggregate Base Course	\$5,658.00	\$0.00	\$5,658.00	0
Asphalt Pavement	\$18,675.00	\$0.00	\$18,675.00	0
Curb, Gutter, & Sidewalk	\$31,419.00	\$0.00	\$31,419.00	0
Cross Pans and Fillets	\$5,906.00	\$0.00	\$5,906.00	0
Storm Drainage System	\$4,300.00	\$0.00	\$4,300.00	0
Signs	\$980.00	\$0.00	\$980.00	0
Construction Staking	\$1,300.00	\$600.00	\$700.00	0
Street Lights	\$3,000.00	\$0.00	\$3,000.00	0
SUB-TOTAL	\$79,920.00	\$3,100.00	\$76,820.00	

## LANDSCAPING

Earthwork	\$475.00	\$0.00	\$475.00	0
Fencing	\$2,700.00	\$0.00	\$2,700.00	0
Plantings	\$900.00	\$0.00	\$900.00	0
Irrigation System	\$1,000.00	\$0.00	\$1,000.00	0
1 year Maintenance	\$500.00	\$0.00	\$500.00	0
SUB-TOTAL	\$5,575.00	\$0.00	\$5,575.00	

## MISCELLANEOUS

Design Engineering	\$10,000.00	\$9,940.00	\$60.00	100
Surveying	\$3,000.00	\$2,000.00	\$1,000.00	67
Inspection Costs	\$5,000.00	\$0.00	\$5,000.00	0
Quality Control Testing	\$2,000.00	\$1,200.00	\$800.00	60
City Fees	\$300.00	\$0.00	\$300.00	0
Permit Fees	\$500.00	\$0.00	\$500.00	0
Recording Costs	\$20.00	\$20.00	\$0.00	100
General Const. Super.	\$3,000.00	\$620.00	\$2,380.00	21
As Built Drawings	\$1,000.00	<del>\$379.50</del>	\$620.50	<del>38</del> 0%
SUB-TOTAL	\$24,820.00	\$14,159.50	\$10,660.50	
=====				
GRAND TOTAL	\$207,360.00	<del>\$83,901.50</del>	\$123,458.50	

*GRW*

13. Signs and other traffic control devices	EA	7	140.00	980.00
14. Construction staking	LS			1300.00
15. Dust control				-0-
16. Street lights (each)	LS			3000
<b>IV. LANDSCAPING</b>				
1. Design/Architecture				Done
2. Earthwork (includes top soil, fine grading, & berming)	SF	1900	0.25	475.
3. Hardscape features (includes walls, fencing, and paving)	LF	270	10.00	2700
4. Plant material and planting	EA	6	150.00	900
5. Irrigation system	LS			1000
6. Other features (incl. statues, water displays, park equipment, and outdoor furniture)				-0-
7. Curbing				-0-
8. Retaining walls and structures				-0-
9. One year maintenance agreement				500.
<b>V. MISCELLANEOUS</b>				
1. Design/Engineering				10,000
2. Surveying				3,000
3. Developer's inspection costs				5,000
4. Quality control testing				2,000
5. Construction traffic control				.
6. Rights-of-way/Easements				-
7. City inspection fees				200
8. Permit fees				500.
9. Recording costs				200.
10. Bonds				-
11. Newsletters				-
12. General Construction Supervision				3,000
13. Other <u>AS BUILT DRAWINGS</u>				1,000
14. Other				

TOTAL ESTIMATED COST OF IMPROVEMENTS: \$ 207,360.00

SIGNATURE OF DEVELOPER

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

DATE

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

CITY ENGINEER

DATE

COMMUNITY DEVELOPMENT

DATE



# IMPROVEMENTS LIST/DETAIL

DATE: April 1, 1993

NAME OF DEVELOPMENT: SEDONA SUBDIVISION, FILING NO. TWO

LOCATION: 400 FT. SO. OF H ROAD AND WEST OF JORDANNA ROAD

PRINTED NAME OF PERSON PREPARING: THOMAS A. LOGUE

	UNITS	TOTAL QTY.	UNIT PRICE	TOTAL AMT.
<b>I. SANITARY SEWER</b>				
1. Clearing and grubbing				-
2. Cut and remove asphalt	L.F.	24	1.00	
3. PVC sanitary sewer main (incl. trenching, bedding & backfill)	L.F.	1545	20.00	30,900
4. Sewer Services (incl. trenching, bedding, & backfill)	L.F.	640	17.00	10,880
5. Sanitary sewer manhole(s)	E.A.	10	850.00	8,500
6. Connection to existing manhole(s)	E.A.	2	200.00	400
7. Aggregate Base Course	LF	24	1.00	24
8. Pavement replacement	LF	24	1.00	24
9. <del>Driveway restoration</del> 4" Force Main	LF	288	4.00	1,152
10. Utility adjustments Lift Sta. & Wet Well	L.S.			10,600
<b>II. DOMESTIC WATER</b>				
1. Clearing and grubbing				-
2. Cut and remove asphalt	LF	37	1.00	37
3. Water Main (incl. excavation, bedding, backfill, valves and appurtenances)	LF	2795	10.00	27,950
4. Water services (incl. excavation, bedding, backfill, valves, and appurtenances)	LF	640	7.00	4,480
5. Connect to existing water line	L.S.	1	2000.00	2,000
6. Aggregate Base Course	LF	37	1.00	
7. Pavement Replacement	LF	37	1.00	
8. Utility adjustments				340
<b>III. STREETS</b>				
1. Clearing and grubbing				-
2. Earthwork, including excavation and embankment construction	CY	2500	1.00	2,500
3. Utility relocations				-
4. <del>Aggregate sub-base course prep.</del> (square yard)	SY	9510	0.65	6,181.50
5. Aggregate base course (square yard)	CY	365	15.50	5,657.50
6. Sub-grade stabilization				-
7. Asphalt or concrete pavement (square yard)	TON	830	22.50	18,675
8. Curb, gutter & sidewalk (linear feet)	LF	2027	15.50	31,418.50
9. Driveway sections (square yard)				-
10. Crosspans & fillets	SF	1575	3.75	5912.50
11. Retaining walls/structures				-
12. Storm drainage system	L.S.			450

13-93  
40-93



March 3, 1994

City of Grand Junction, Colorado  
250 North Fifth Street  
81501-2668  
FAX: (303) 244-1599

Mr. William Shuman  
Sedona Development Co.  
3320 Crestview Way  
Grand Junction, CO 81506

Subject: Sedona Subdivision

Dear Mr. Shuman:

A final inspection of the streets in Sedona Subdivision was conducted on January 19, 1994. As a result of this inspection, a list of remaining items was given to Mr. Monty Stroup for completion. These items were reinspected and found to be satisfactorily completed. At this time, work on the drainage facilities was not complete. Please notify us when the drainage improvements are complete and ready for reinspection.

"As Built" record drawings and required test results for the streets were received on February 23, 1994. These have been reviewed and found to be acceptable.

In light of the above, the streets are accepted for future maintenance by the City of Grand Junction.

This acceptance is subject to a warranty of all materials and workmanship for a period of one year beginning January 19, 1994.

Thank you for your cooperation in the completion and acceptance of this project.

Sincerely,

*J. Don Newton*  
J. Don Newton  
City Engineer

cc: Jody Kliska  
Doug Cline  
Walt Hoyt  
Kathy Portner  
Land Design Consultants

FF



ACTION SHEET

ACRES 11.6 **FINAL** FILE NUMBER #40-93  
 UNITS \_\_\_\_\_ Filing 1 & 2 ZONE PR 4.2  
 DENSITY \_\_\_\_\_ TAX SCHEDULE # \_\_\_\_\_  
 ACTIVITY Sedona Subdivision - REVISED FINAL PLAT & PLAN  
 PHASE FINAL  
 COMMON LOCATION West of Alpine Meadows Subd. - AT 27 Road & H Road  
 DATE SUBMITTED \_\_\_\_\_ DATE MAILED OUT \_\_\_\_\_ DATE POSTED \_\_\_\_\_  
 DAY REVIEW PERIOD \_\_\_\_\_ RETURN BY \_\_\_\_\_  
 OPEN SPACE DEDICATION (acreage) \_\_\_\_\_ OPEN SPACE FEE REQUIRED \$ 1575<sup>00</sup> PAID RECEIPT # 5-5-93  
 RECORDING FEE REQUIRED \$ \_\_\_\_\_ PAID (Date) \_\_\_\_\_ DATE RECORDED \_\_\_\_\_

Filing # 1 only

REVIEW AGENCIES

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

Agency	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG
Community Development	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
City Engineer (2 sets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Transportation Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
City Parks/Recreation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
City Fire Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
City Police Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
County Planning	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
County Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
County Health	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Floodplain Administration	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
G.J. Dept. of Energy	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Walker Field	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
School District 51	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Irrigation > G.V. WATER USERS	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Drainage	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Water (Ute, Clifton)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Sewer Dist. (FV, CGV, OM)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
U.S. West	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Public Service (2 sets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
State Dept. of Transportation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
State Geological Survey	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
State Health Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
City Property Agent	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
City Utilities Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
City Attorney	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Building Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
DDA	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
GJPC (7 packets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
CIC (1 packet)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
County Surveyor	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Other G.V. Rural Power	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
TOTALS	10	11																															

BOARDS DATE P.C. 5-4-93 Approved 5-0 -subject to staff recommendations


STAFF

#40-93  
Original  
Do NOT Remove  
From Office

APPLICATION FEE REQUIREMENTS  
 \$ 740<sup>00</sup> + \$ 180<sup>00</sup> acreage fees = \$ 920<sup>00</sup>

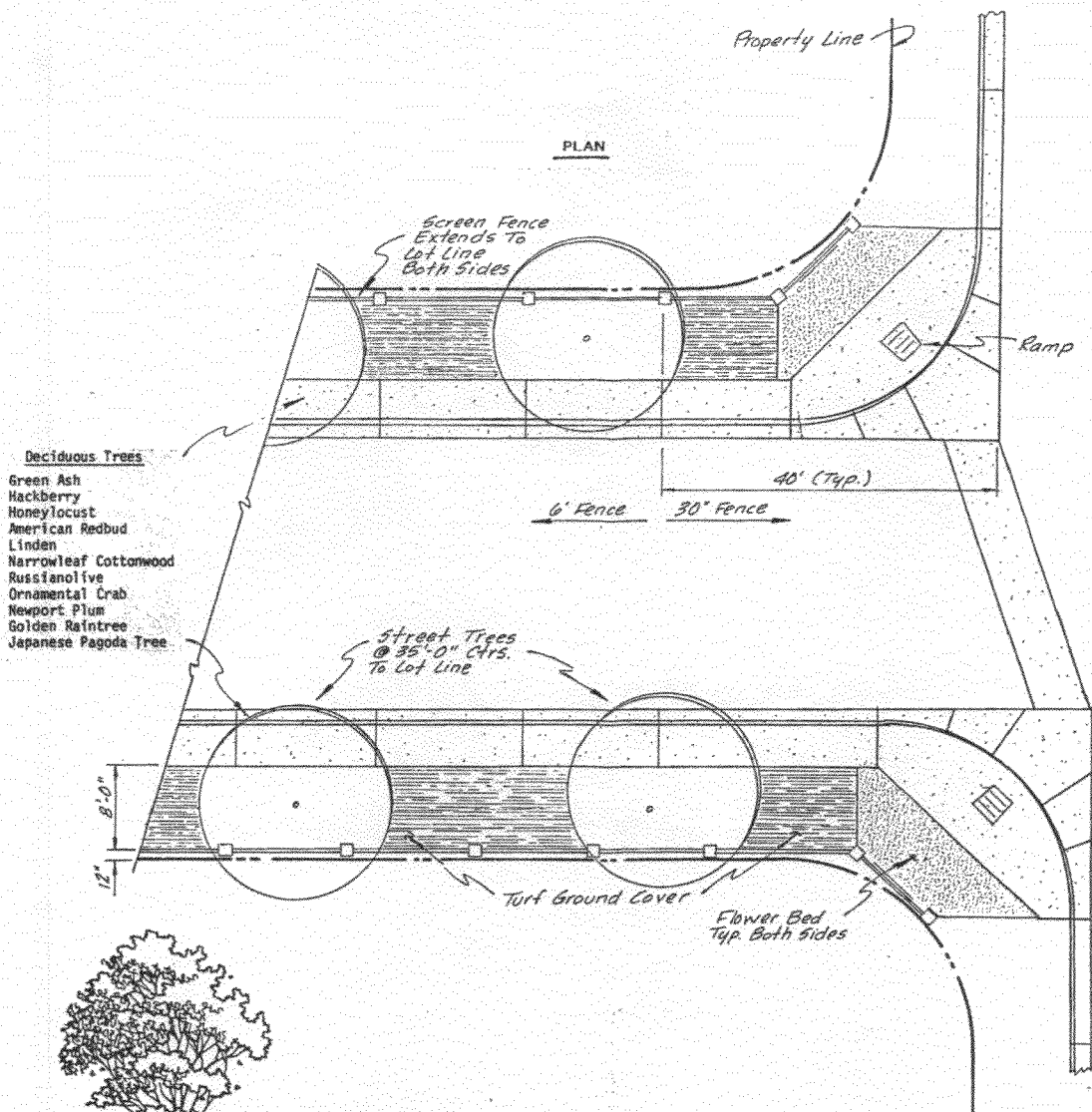
CITY OF GRAND JUNCTION DEVELOPMENT FILE 40-93, SEDONA FILINGS 1 & 2, LOCATED SOUTHWEST OF 12TH STREET AND H ROAD, WEST OF ALPINE MEADOWS IN THE CITY OF GRAND JUNCTION HAS BEEN REVIEWED AND APPROVED BY THE UTILITY COORDINATING COMMITTEE.

  
\_\_\_\_\_  
CHAIRMAN

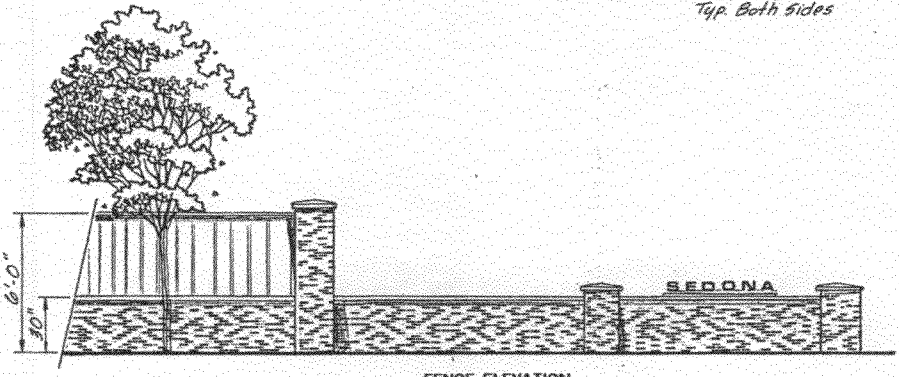
  
\_\_\_\_\_  
DATE

REVISIONS BY

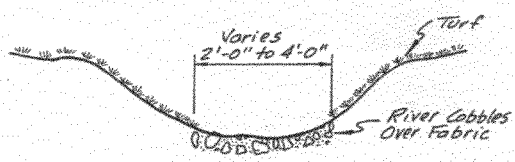
REVISIONS	BY



- Deciduous Trees**
- Green Ash
  - Hackberry
  - Honeylocust
  - American Redbud
  - Linden
  - Narrowleaf Cottonwood
  - Russianolive
  - Ornamental Crab
  - Newport Plum
  - Golden Raintree
  - Japanese Pagoda Tree



**ENTRANCE FEATURE**



**DRAINAGE CHANNEL**

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
APR 27 1993

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

LANDSCAPING PLAN  
DETAILS  
SEDONA SUBDIVISION  
Grand Junction, Colorado

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
<b>LS-1</b>
OF 1 SHEETS

249-187

AVIGATION EASEMENT

THIS EASEMENT is made and entered into by and between the WALKER FIELD, COLORADO, PUBLIC AIRPORT AUTHORITY, a body corporate and politic and constituting a political subdivision of the State of Colorado, hereinafter called GRANTEE, and Sedona Development Co. A Colorado Partnership hereinafter, GRANTOR;

WHEREAS, Grantee is the owner and operator of Walker Field Airport situated in the County of Mesa, State of Colorado, and in close proximity to the land of Grantor, and Grantee desires to obtain and preserve for the use and benefit of the public a right of free and unobstructed flight for aircraft landing upon, taking off from, or maneuvering about said airport; and

WHEREAS, Grantor is the owner in fee simple of that certain parcel of land situated in the County of Mesa, State of Colorado, to wit:

SEDONA SUBDIVISION, FILING 2

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor, for himself, his heirs, administrators, executors, successors and assigns, does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns, for the use and benefit of the public, an easement and right of way appurtenant to Walker Field Airport, for the passage of all aircraft ("aircraft" being defined for the purposes of this instrument as any device known or hereafter invented, used or designed for navigation or flight in the air) by whomsoever owned and operated, in the navigable airspace above the surface of Grantor's Property to an infinite height above said Grantor's property, together with the right to cause in said airspace such noise and vibrations, smoke, fumes, glare, dust, fuel particles and all other effects that may be caused by the normal operation of aircraft landing at or taking off from or operating at or on said Walker Field Airport, and Grantor hereby waives, remises and releases any right or cause of action which Grantor now has or which Grantor may have in the future against Grantee, its successors and assigns, due to such noise, vibrations, smoke, fumes, glare, dust, fuel particles and all other effects caused by the normal operation of such aircraft.

FURTHER, Grantor hereby covenants, for and during the life of this easement, that Grantor:

(a) shall not hereafter construct, permit or suffer to maintain upon said land any obstruction that extends into navigable airspace required for use of said airport runway surfaces; (Navigable airspace is defined for the purpose of this instrument

as airspace at and above the minimum flight altitudes, including take off and landing, as prescribed in Federal Aviation Administration Federal Air Regulations Part 91, and as such regulations are amended.)

(b) shall not hereafter use or permit or suffer use of said land in such a manner as to create electrical or electronic interference with radio communication or radar operation between the installation upon Walker Field Airport and aircraft, or to make it difficult for flyers to distinguish between airport lights and others or to result in glare in the eyes of flyers using the said airport, or to impair visibility in the vicinity of the airport, or otherwise to endanger the landing, taking off or maneuvering of aircraft.

Grantor agrees the aforesaid covenants and agreements shall run with the land for the benefit of Grantee, its successors and assigns, until said airport shall be abandoned and shall cease to be used for public airport purposes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this 30 day of June, A.D. 1993.

[Signature]  
\_\_\_\_\_  
General Partner  
(Title)

STATE OF COLORADO )  
                                  ) ss.  
COUNTY OF MESA        )

The foregoing instrument was acknowledged before me this 30 day of June, A.D. 1993, by \_\_\_\_\_

My Commission expires: 08-17-93

[Signature]  
\_\_\_\_\_  
Notary Public

