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File 1994-0055

Name: 727 West Mesa Avenue -- half street improvements

P r e s e n t	S c a n n e d	<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	Table of Contents
		*Review Sheet Summary
X	X	*Application form
		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
		*Review Comments
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	E-mail from Mark Relph to Don Newton – 6/28/94	X		E-mail from Dan Wilson to Jim Shanks, John Shaver, Kathy Portner – not scanned
X		Power of Attorney – Bk 1411/Pg ? - hard to read			
X	X	Instrument to treat two parcels Bk 2058/Pg 306 – ** -scanned with DIA			
X	X	Letter from Bank One –applicant failed to construct improvements retention – 12/15/94 - **			
X	X	Release of Improvements – sent to City Clerk for scanning and retention - ** - Bk2271/Pg 365 – signed 10/8/96			
X	X	DIA – scanned - **			
X	X	Planning Clearance – 3/16/94 - **			
X	X	Correspondence			
X	X	Copy of Westlake Park Subdivision Plat – GIS Historical Maps- **			
X	X	Note to file			

To: donn
Cc: jodyk,timw,peggyh,johns,kathyp
From: Mark Relph
Subject: Re: 727 W. Mesa
Date: 6/28/94 Time: 11:47a

Originated by: KATHYP 6/24/94 4:49p
Forwarded by: JOHNS 6/27/94 8:18a (CHANGED)
Forwarded by: DANW 6/27/94 9:52a (CHANGED)
Forwarded by: JIMS 6/27/94 3:55p (CHANGED)
Replied by: MARKR 6/28/94 11:47a

Don: As a follow up to our meeting this morning, this is what I believe we need to do to clean this up. The individual with the log home at 727 W. Mesa, simply require him to install the improvements. Regarding the balance of the original lot 7 parcels with the POAs, we will have to prepare a staff report prior to any improvement district that describes:

1. The circumstance that surround the execution of the POA and how the different individuals came to posses the property they now own.
2. The type, estimated cost of improvements, and how it would distributed.
3. The limits of the proposed district (i.e. the remaining lots needing improvements of the original subdivision).
4. The type and cost of the drainage improvements that the city is installing.
5. Why we feel the improvements are necessary now as opposed to later (e.g. tying in the drainage to the city improvements).
6. Why this section wasn't included in the recently completed SID.
7. Comparison of these assessments with that of the recently completed SID.

After this gets reviewed from above, then we will proceed with the district. Thanks, Mark.

Don Ingram ● 434-4967

lot 7 Westlake Park

727 W. Mesa

022	72.36'	72.36'
	66.41'	159.93
	159.93'	<hr/>
	226.34	232.29

\$ 6,790.20

\$6968.70

\$30 /ft

curb, gutter & sidewalk

\$ 10' of pavement

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May 24, 1995



Dorothy M. Ingram
3412 D Road
Palisade, CO 81526-9549

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

Dear Resident or Property Owner:

The City of Grand Junction will be installing new sidewalk along the street in front of your property. A map is included which shows the locations of new sidewalks in the 1995 program.

The sidewalk will be four feet wide and will be installed next to the existing curb. The work will be paid for out of the City's General Fund at no expense to you.

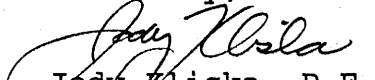
The work will be performed by a contractor and construction will take place during the months of June, July and August. The date when the work will be done adjacent to your property has not yet been established, but the contractor will give the residents at least a two day notice before beginning work at their location.

The contractor will be removing the sod, plants and landscaping materials to a width of five feet behind the curb to install the sidewalk. If you want to salvage or relocate any of these items you will need to do so before the contractor arrives. If there are existing trees or bushes with branches overhanging the sidewalk area, they will be trimmed to five feet behind the curb and to a height of seven feet above the new sidewalk. You are welcome and encouraged to do trimming to your liking before the contractor arrives.

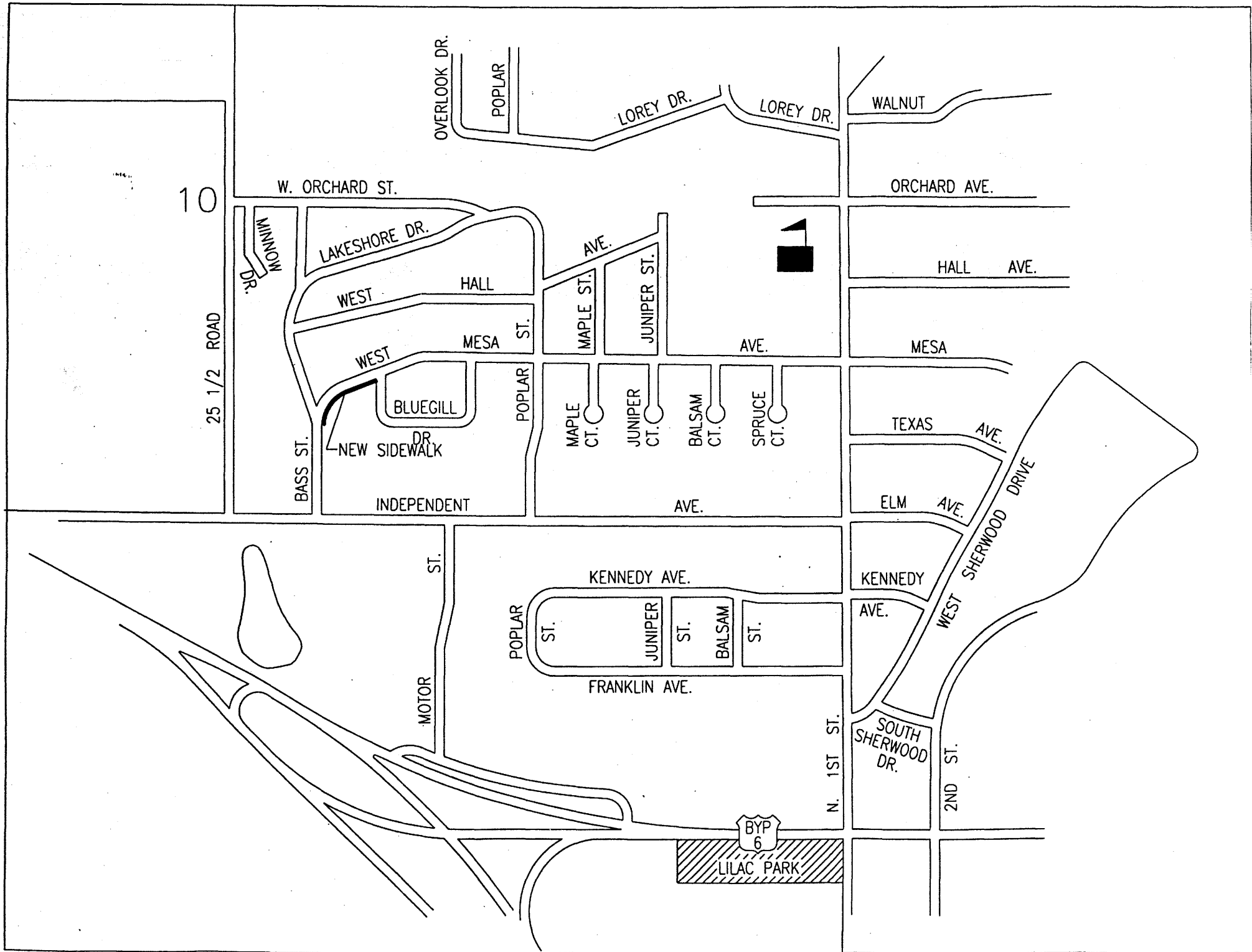
If you have a buried irrigation system with sprinkler heads near the back of the existing curb, the contractor will relocate these to the back of the new sidewalk. The contractor is required to have the irrigation system reconnected within 72 hours of when it is disconnected. We ask your cooperation in showing the contractor where your control valves are so he can test the reconnections and to share any special information about your system with him.

Thank you in advance for your cooperation and understanding during the construction. If you have any questions, please call me at 244-1591. You may also talk to the City inspector who will be on the job during the construction.

Sincerely,


Jody Kliska, P.E.
Project Engineer

cc: Pat McGarry, Construction Inspector





original on file with City Clerk

Irrevocable Standby Letter of Credit

23503

Bank One, Western Colorado, N.A.
(Bank)

1211 North Avenue
(Address)

Grand Junction, Co 81501

Date	March 15, 1994	
Letter of Credit No.:		
Beneficiary	The City of Grand Junction 250 North 5th Street Grand Junction, Co 81501	Applicant Dorothy M. Ingram 727 West Mesa Avenue Grand Junction, Co 81505
Attn:		Attn:
Letter of Credit Amount Not to Exceed:	\$6,968.70 (U.S.)	Expiry Date: December 15, 1994 (At our Main Office at 3:00 p.m. local time) 1211 North 7th

We hereby issue in your favor our Irrevocable Standby Letter of Credit which is available against presentation of your drafts on us at sight. Grand Junction, Co 81501

Drafts must be accompanied by the following documents:

This original letter of credit

Drafts must be accompanied by your written statement signed by authorized signer of the City of , stating as follows:
Grand Junction

That the applicant has failed to construct curb gutter and sidewalk improvements as per the Beneficiary's zoning and development code and/or improvement agreement. The applicant has failed to design and/or construct and/or pay for the improvements. The monies received from this drawing are required to complete such improvements.

Other Terms:

Partial drawings are permitted.

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Partial drawings are not permitted. If box is not checked, partial drawings are permitted. This is a Notation Credit and each draft must be accompanied by this Original Credit for endorsement of the amount and date of each draft and the balance remaining.

The Original Credit must accompany and be surrendered with the final draft.

Drafts drawn hereunder must indicate the date, number, and expiry date of this Letter of Credit number.

We hereby agree to honor the drafts drawn under and in compliance with the terms of this Credit upon due presentation and delivery of documents specified above to us on or before the expiry date stated above.

This Credit is not transferable.

This Credit shall be governed by and construed in accordance with the Laws of the State of Colorado.

(BANK)

Michael O. West
By: Authorized Signature

This Credit shall be governed by the Laws of the State of Colorado.