

Table of Contents

File RP-1995-158
Date 1/4/99

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, not all entries designated to be scanned, are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>			
X	X	*Summary Sheet – Table of Contents			
X	X	Application form			
		Receipts for fees paid for anything			
X	X	*Submittal checklist			
X	X	*General project report			
		Reduced copy of final plans or drawings			
		Reduction of assessor's map			
		Evidence of title, deeds			
X	X	*Mailing list			
		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 nonbound reports			
		Traffic studies			
X		Individual review comments from agencies			
X	X	*Consolidated review comments list			
X	X	*Petitioner's response to comments			
X	X	*Staff Reports			
		*Planning Commission staff report and exhibits			
		*City Council staff report and exhibits			
		*Summary sheet of final conditions			
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)			
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>					
X	X	Letter from Kathy Portner to John Caldwell – 12/27/95	X	X	Replat of Mesa Village Subdivision
X		Letter from John Caldwell to Kathy Portner re: drainage issues - 1/24/96	X		Property Description
X	X	Aerial Photo	X		Declaration of Covenants, Conditions and Restrictions for Mesa Village
X	X	Letter to Bruce Marvin to City Market – 1/20/96	X		1994 Taxes Based on Assessed Value
X	X	Leach Creek 100 Year flood Calculated Water Surface Elevations	X		Commitment for Title Insurance - United General Title Ins. Co.
X	X	Cross Section	X		Replat of Mesa Village Subdivision Boundary Traverse
X	X	100 Year Flood Profile Leach Creek			
X	X	Letter from Jack Elliott to City of Grand Junction			
X		Form for approval of filing & recording of Subdivision Plats			
X		Termination of Declaration of Covenants, Conditions and Restrictions for Mesa Village Shopping Center and Agreement			
X		Memo to Mark Achen from Kathy Portner – 2/15/96			
X	X	Letter from Bruce Marvin to City Market – 12/9/95			
X	X	Letter from Matthew Lohof to City of Grand Junction - 8/4/95			
X		Post of Public Notice Signs			
X		Warranty Deed			
X	X	Existing Conditions F Road Intersection			
X	X	Proposed F Road Intersection			
X	X	Utility Composite			

SUBMITTAL CHECKLIST

RESUBDIVISION

 Location: 24th Parkerson

 Project Name: Mesa Village Replat

ITEMS		DISTRIBUTION																														
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	City Police	County Planning	County Bldg. Dept.	County Surveyor	Walker Field	School Dist. #51	Irrigation District G.V.	Drainage District G.J.	Water District HP	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Persigo WWTF	TCI Cable	TOTAL REQ'D.		
● Application Fee <u>6400 plus \$15/acre</u>	VII-1	1																														
● Submittal Checklist*	VII-3	1																														
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Evidence of Title	VII-2	1		1			1																									
○ Appraisal of Raw Land	VII-1	1		1	1																											
● Names and Addresses*	VII-2	1																														
● Legal Description*	VII-2	1		1																												
○ Deeds	VII-1	1		1	1		1															1	1	1								
○ Easements	VII-2	1	1	1	1		1																									
○ Avigation Easement	VII-1	1		1			1								1																	
○ ROW	VII-3	1	1	1	1		1														1	1	1									
● Covenants, Conditions, & Restrictions	VII-1	1	1				1																									
● Common Space Agreements	VII-1	1	1				1																									
● County Treasurer's Tax Cert.	VII-1	1																														
● Improvements Agreement/Guarantee*	VII-2	1	1	1			1																									
○ CDOT, 404, or Floodplain Permit	VII-3,4	1	1																													
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Location Map	IX-21	1																														
● Composite Plan	IX-10	1	2	1	1																											
● 11"x17" Reduction Composite Plan	IX-10	1			1	1	1	8	1	1	1	1					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Final Plat	IX-15	1	2	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 11"x17" Reduction of Final Plat	IX-15	1						8	1	1	1				1	1	1	1	1	1	1	1	1									
○ Cover Sheet	IX-11	1	2																													
✗ Grading & Stormwater Mgmt Plan <u>N/A</u>	IX-17	1	2														1															
○ Storm Drainage Plan and Profile	IX-30	1	2														1			1	1	1										
✗ Water and Sewer Plan and Profile <u>N/A</u>	IX-34	1	2	1													1	1	1	1	1											
○ Roadway Plan and Profile	IX-28	1	2														1															
○ Road Cross-sections	IX-27	1	2																													
○ Detail Sheet	IX-12	1	2																													
○ Landscape Plan	IX-20	2	1	1																												
○ Geotechnical Report	X-8	1	1										1																			
○ Phase I & II Environmental Report	X-10,11	1	1																													
✗ Final Drainage Report <u>N/A</u>	X-5,6	1	2														1															
○ Stormwater Management Plan	X-14	1	2														1									1						
○ Sewer System Design Report	X-13	1	2	1																	1											
○ Water System Design Report	X-16	1	2	1																1												
○ Traffic Impact Study	X-15	1	2																								1					
○ Site Plan	IX-29	1	2	1	1		1		8																							

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.



DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

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 type="checkbox"/> Major <input checked="" type="checkbox"/> Resub		24 & Pattison	H.O.	Vacant Commercial
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	PROPERTY OWNER	<input checked="" type="checkbox"/> REPRESENTATIVE
Dillon Real Estate Co., Inc.	Gd. Jct. Commercial Partners Ltd.	Western Engineers	
Name c/o City Market, Inc.	Name c/o Gregory Hoskin	Name 2150 Hwy. 6 & 50	
105 W. Colo./P. O. Box 729	P. O. Box 40	Grand Junction CO 81505	
Address Grand Junction CO 81502	Address Grand Junction CO 81502	Address Grand Junction CO 81505	
City/State/Zip 970-241-0750	City/State/Zip 970-242-4903	City/State/Zip 970-242-5202	
Business Phone No.	Business Phone No.	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 required 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.

[Signature] _____ 9/1/95
 Signature of Person Completing Application City Market, Inc., agent for Dillon Real Estate Co., Inc.

[Signature] _____ 9/1/95
 Signature of Property Owner(s) - attach additional sheets if necessary
 Grand Junction Commercial Partners Ltd.


DEVELOPMENT APPLICATION

Page 2

Dillon Real Estate Co., Inc., etc.

PROPERTY OWNER:

Jack D. Elliot
3730 Elderberry Circle
Grand Junction CO 81506
970-245-6542

 9-14-95
Jack D. Elliot Date



GENERAL PROJECT REPORT

REPLAT OF MESA VILLAGE SUBDIVISION
SW1/4 SECTION 4, T1S, R1W, UTE MERIDIAN

The Replat of Mesa Village Subdivision covers 24.72 acres with five lots numbered 1A thru 5A and is located northeast of the lighted intersection created by 24 Road and F Road (Patterson Road). The Replat of Mesa Village Subdivision has approximately 900 feet of 24 Road frontage (east of Leach Creek) and approximately 1000 feet of F Road frontage. The current zoning and proposed use of the subdivision will not change from the current Commercial Highway Oriented zone designation. Land use in the area is also predominantly Commercial, i.e. the Sears annex, Mesa Mall, Sutherlands, Appleton Kennels.

The Replat of Mesa Village Subdivision is intended to re-align lot lines and easements within the original Mesa Village Subdivision. No new lots will be created. Grand Junction Commercial Partners, Ltd., owner of Lots 1, 3 and 4 of the current Mesa Village Subdivision, will trade portions of Lot 1 and Lot 3 to Dillon Real Estate Company, Inc., owner of Lot 2 of the Mesa Village Subdivision, for a portion of said Lot 2, thus creating Lots 1A, 2A and 3A of the Replat of Mesa Village Subdivision. Grand Junction Commercial Partners will also transfer to Jack D. Elliott 0.09 acres of Lot 1 property north of the north line of Lot 5 (ten feet) and increase the utility and drainage easement on the north side of said north property line from 5 feet to 10 feet. This 0.09 acre property adjustment and 5 foot easement adjustment will insure that all irrigation facilities serving Lot 5A will be within the easement and that the existing encroachments of curb, gutter and asphalt will be located within the Lot 5A boundary, thus eliminating existing encroachments of Lot 5 improvements onto Lot 1 of the Mesa Village Subdivision.

The Leach Creek drainage channel lies mostly in previously dedicated 24 Road right-of-way between 24 Road and the west property line of the Replat of Mesa Village Subdivision. Irrigation water, which is delivered to the property near the northeast corner of the subdivision, finds its way to Leach Creek by way of several old irrigation ditches traversing the property.

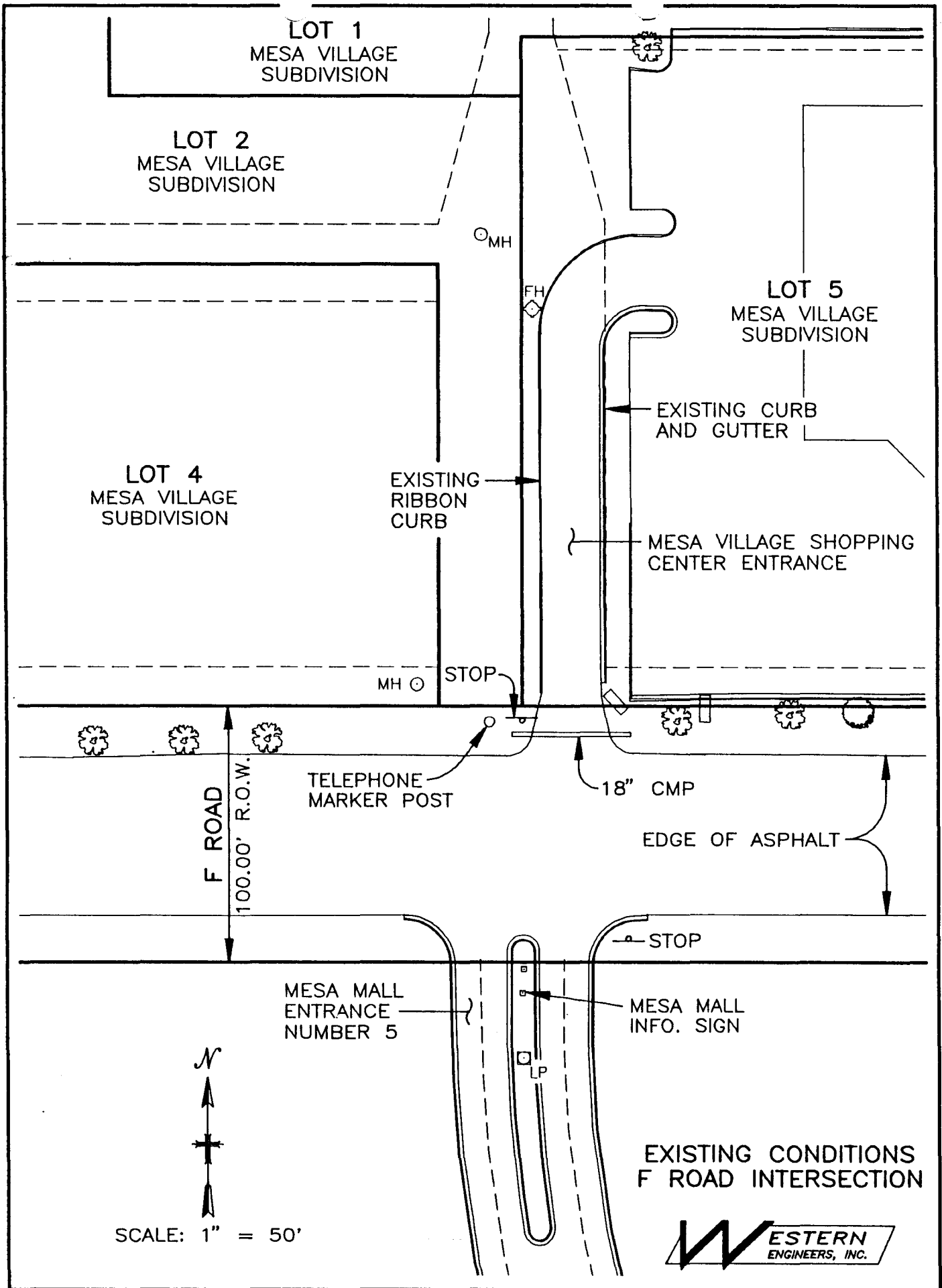
Restrictive covenants created by the original developer, George L. Thorn and located at Book 1359, Pages 880-918, will be dissolved as per an agreement reached by the current owners of the subdivision. Easements created to accommodate the original development are also to be abandoned and re-aligned as per the Replat of Mesa Village Subdivision. There are not current plans to develop the remaining four lots in the subdivision, therefore individual utility easements to serve future buildings will need to be determined at the time of development.

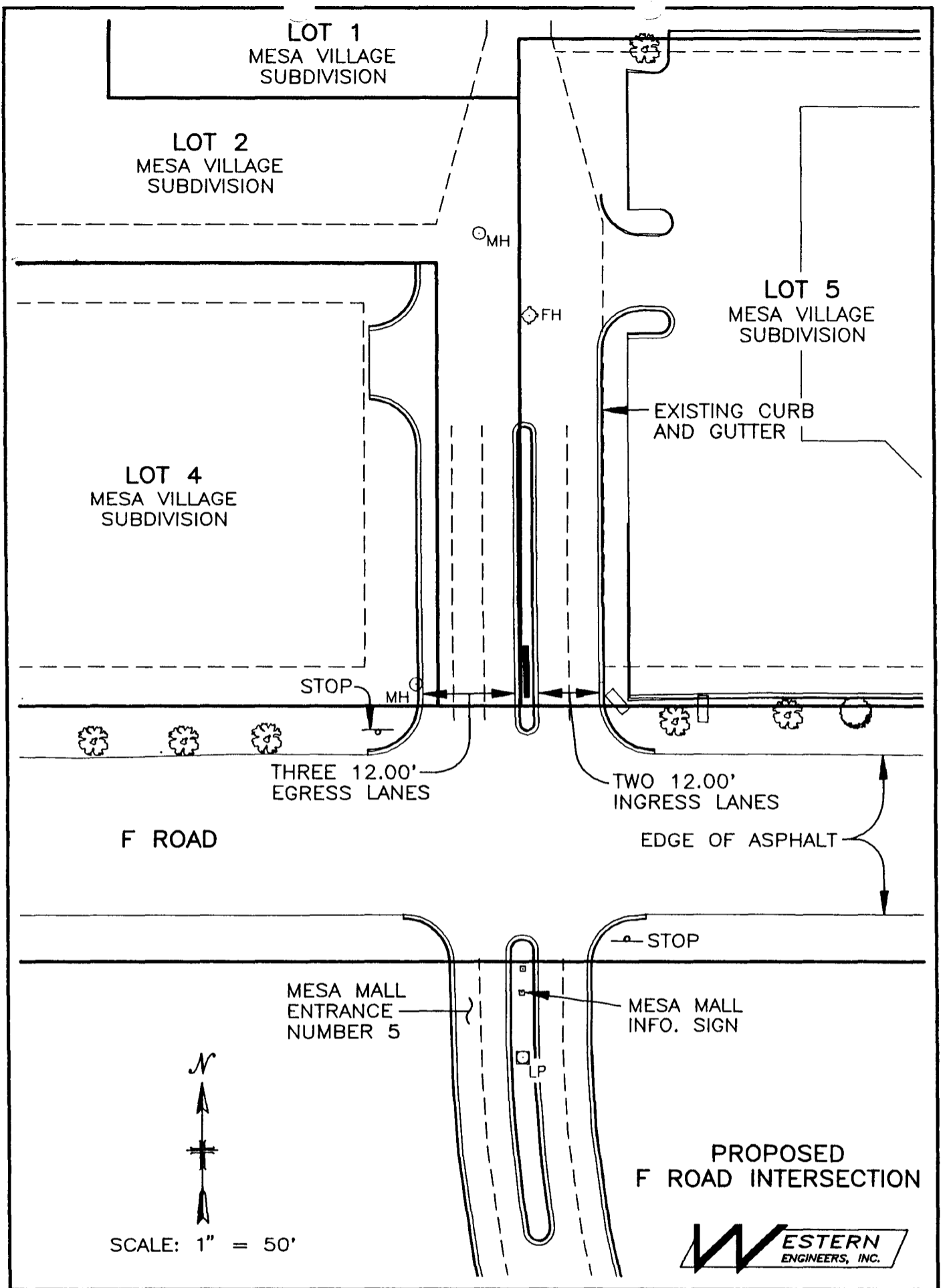
Electric, gas, telephone, water and sewer lines are available in the F Road right-of-way. Sanitary sewer is also available near the northwest corner of the subdivision. An extension of the sewer main will need to be made before Lot 1A will have direct access to sanitary sewer facilities. It is unknown at this time what development will occur on Lot 1A and a determination of the most feasible sanitary sewer tie in should be made at the time of development. Ute Water Conservancy District will supply water to the subdivision and will require the individual lot owners to apply for water taps at the time of development. Drainage easements are provided for each lot to discharge storm water runoff into Leach Creek.

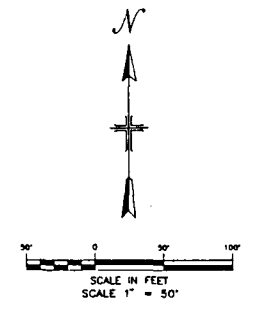
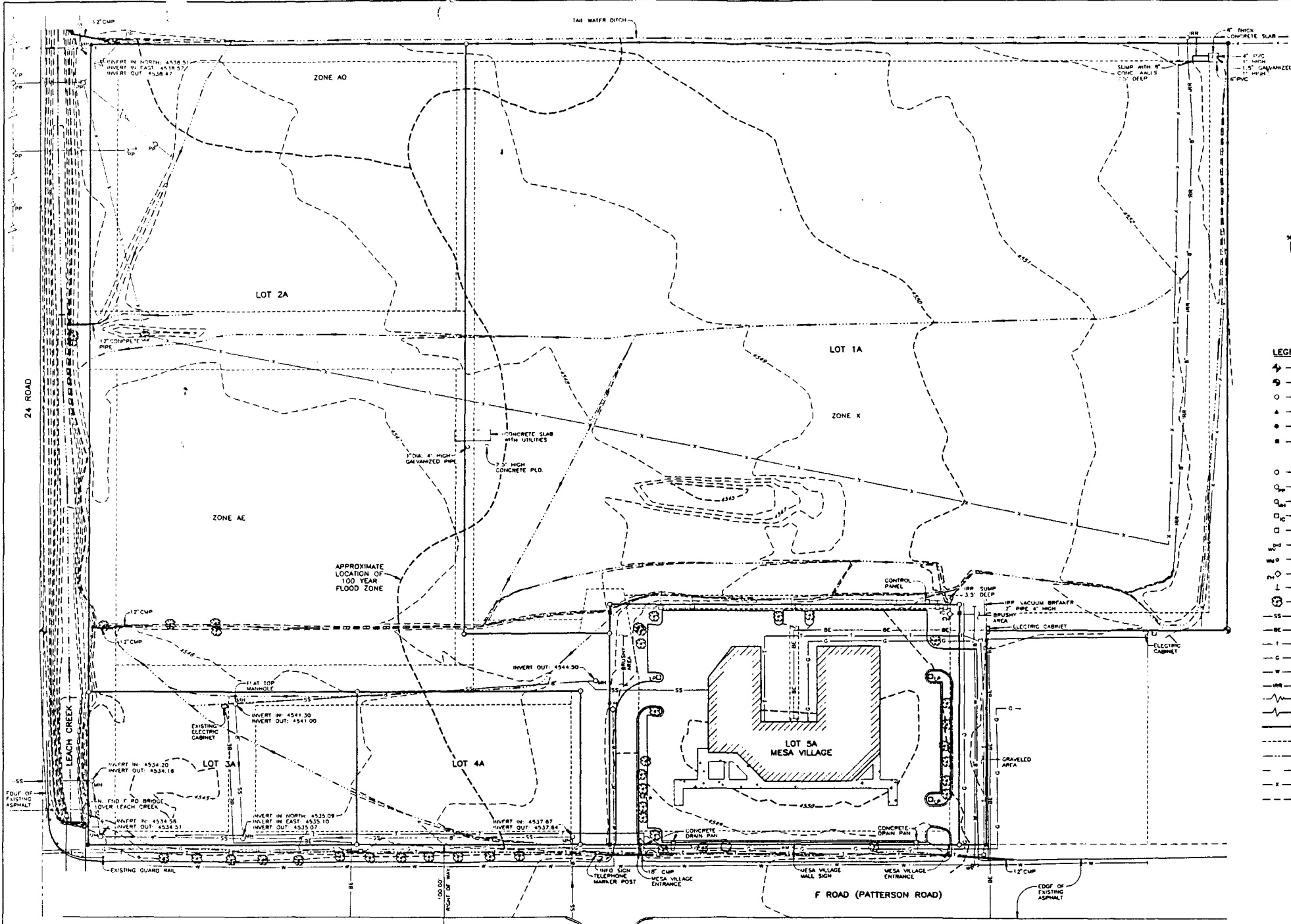
The Replat of Mesa Village Subdivision provides ingress/egress easements in three locations, two of which are from F Road (Patterson Road). The main F Road entrance will be located directly north of the existing entrance number five for the Mesa Mall property. This entrance will utilize the 75 foot ingress/egress easement provided on the Replat of Mesa Village Subdivision. Please see the attached preliminary sketches of this proposed access. Two 12 foot ingress and three 12 foot egress traffic lanes are proposed. The second F Road access will be from the 40 foot ingress/egress easement located between the existing Mesa Village Shopping Center and Lot 1 of the Fisher Subdivision (the Sears annex). This entrance will be utilized for service vehicles only. The third access will be located off of 24 Road approximately 300 feet south of the north line of the Mesa Village Subdivision. A bridge over Leach creek will be provided at this access point.

Prepared By:
Western Engineers, Inc.
2150 Highway 6 and 50
Grand Junction, CO 81505

Prepared For:
City Market, Inc.
P.O. Box 729
Grand Junction, CO 815021







LEGEND:

- ◆ - MESA COUNTY SURVEY MARKER
- ⊕ - BLM MONUMENT (3 1/4" CAP ON PIPE)
- - SET #5 REBAR AND ALUM CAP (L.S. 29041) (to be set)
- ▲ - SET #5 REBAR & CAP IN CONC (L.S. 29041) (to be set)
- - FOUND #5 REBAR IN CONCRETE
- - FOUND #5 REBAR

- - SET 5 REBAR (L.S. 29041)
- ⊕_{PM} - EXISTING POWER POLE
- ⊕_{WM} - EXISTING MANHOLE
- ⊕_{IC} - IRRIGATION CONTROL BOX
- ⊕ - EXISTING TELEPHONE PEDESTAL
- ⊕_{WV} - EXISTING WATER VALVE
- ⊕_{WM} - EXISTING WATER METER
- ⊕_{FD} - EXISTING FIRE HYDRANT
- ⊕ - EXISTING GUY ANCHOR
- ⊕ - EXISTING DECIDUOUS TREE
- SS- EXISTING SANITARY SEWER
- BE- EXISTING BURIED ELECTRIC
- T- EXISTING TELEPHONE
- G- EXISTING GAS LINE
- W- EXISTING WATER LINE
- IRR- EXISTING IRRIGATION LINE
- V- EXISTING OVERHEAD POWER
- - - - BREAK LINE
- - - - LOT BOUNDARY LINES
- - - - EASEMENT LINES
- - - - SECTION LINES
- - - - EXISTING DITCH
- x- EXISTING BARBED WIRE FENCE
- - - - RIGHT-OF-WAY LINES

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 hereon.

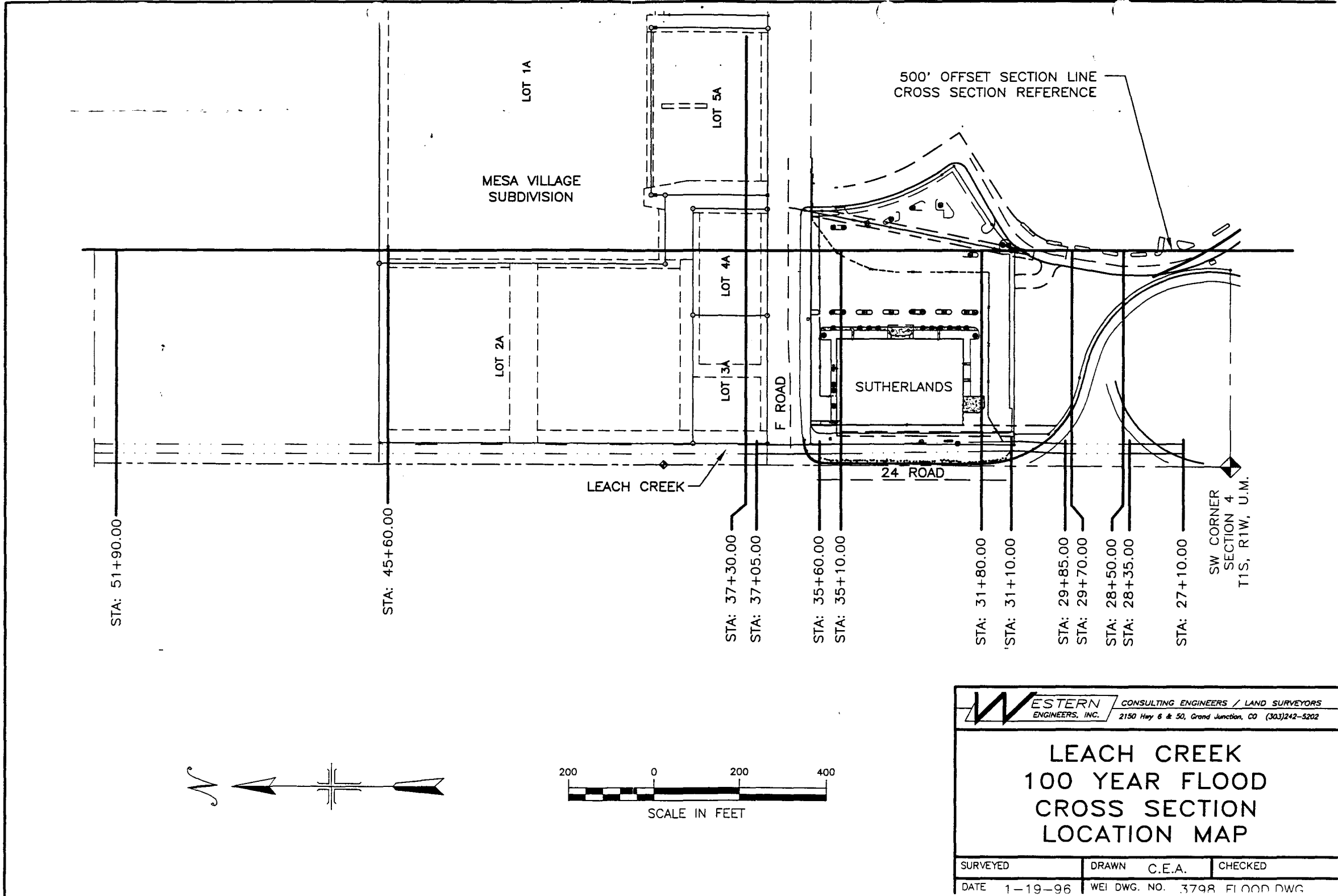
NOTE: The word "Certify" is understood to be an expression of Professional opinion by the Land Surveyor which is based on his best knowledge, information and belief. As such it constitutes neither a guarantee nor warranty.

- 1.) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X, AO AND AE OF THE FLOOD INS. RATE MAP, COMMUNITY PANEL NO. 080115-0480-B, WHICH BEARS AN EFFECTIVE (MAP REVISED) DATE OF JULY 15, 1992 AND IS IN A SPECIAL FLOOD HAZARD AREA. BY TELEPHONE CALL DATED AUGUST 24, 1995 TO THE NATIONAL FLOOD INSURANCE PROGRAM (1-800-638-6620) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 2.) UTILITY LOCATIONS ARE APPROXIMATE AS PROVIDED BY UTILITY COMPANY LOCATION PLANS. FIELD VERIFY AND LOCATE PRIOR TO ANY EXCAVATION, GRADING OR DRILLING. UTILITY NOTIFICATION CENTER MUST BE CALLED TWO BUSINESS DAYS IN ADVANCED. 1-800-922-1987.

WESTERN CONSULTING ENGINEERS / LAND SURVEYORS
 CONCRETE, INC. 1700 W. 9th St. Grand Junction, CO 81505-1000

UTILITY COMPOSITE
MESA VILLAGE SUBDIVISION
 LOCATED IN THE SW 1/4 OF
 SECTION 4, T1S, R1W
 CITY OF GRAND JUNCTION
 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

SURVEYED M.J.H. DRAWN G.B.G. CHECKED M.J.L.
 DATE 8-24-95 REV. DWG. NO. 3798-326-28



STA: 51+90.00

STA: 45+60.00

STA: 37+30.00

STA: 37+05.00

STA: 35+60.00

STA: 35+10.00

STA: 31+80.00

STA: 31+10.00

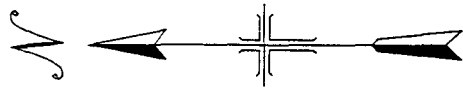
STA: 29+85.00

STA: 29+70.00

STA: 28+50.00

STA: 28+35.00

STA: 27+10.00



SCALE IN FEET

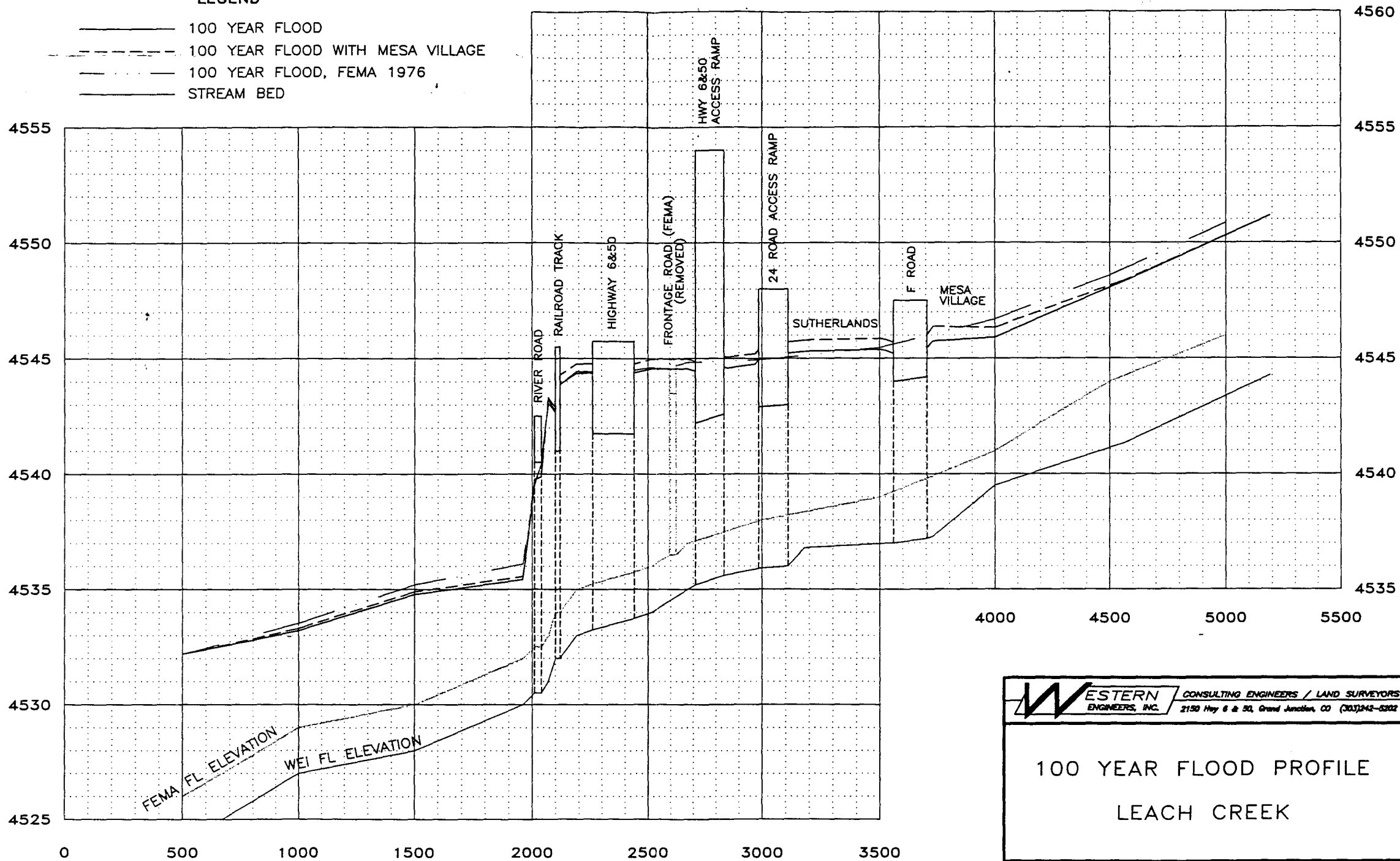
WESTERN ENGINEERS, INC. CONSULTING ENGINEERS / LAND SURVEYORS
 2150 Hwy 6 & 50, Grand Junction, CO (303)242-5202

LEACH CREEK 100 YEAR FLOOD CROSS SECTION LOCATION MAP

SURVEYED	DRAWN C.E.A.	CHECKED
DATE 1-19-96	WEI DWG. NO. 3798	FLOOD DWG

LEGEND

- 100 YEAR FLOOD
- - - - 100 YEAR FLOOD WITH MESA VILLAGE
- 100 YEAR FLOOD, FEMA 1976
- STREAM BED



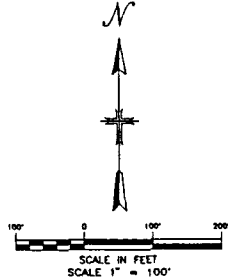
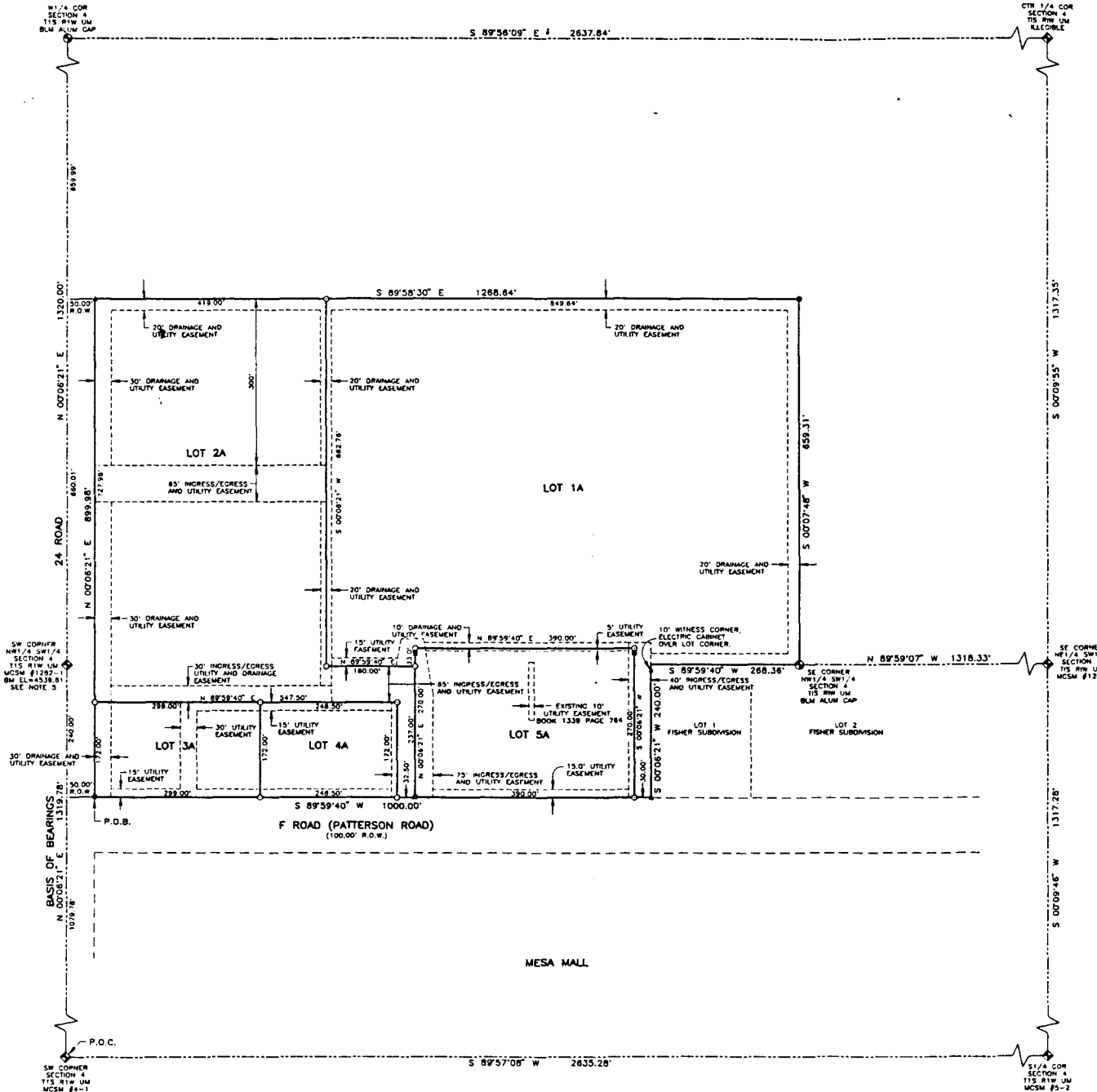
WESTERN CONSULTING ENGINEERS / LAND SURVEYORS
 ENGINEERS, INC. 2150 Hwy 6 & 50, Grand Junction, CO (303)242-5202

**100 YEAR FLOOD PROFILE
 LEACH CREEK**

SURVEYED	DRAWN C.E.A.	CHECKED
DATE 1-19-96	WEI DWG. NO. 3798 HFC2	BEI DWG

REPLAT OF MESA VILLAGE SUBDIVISION

LOCATED IN THE W1/2 SW1/4 OF SECTION 4, T1S, R1W, UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



- LEGEND:**
- ⊕ — MESA COUNTY SURVEY MARKER
 - ⊙ — BLM MONUMENT (3 1/4" CAP ON PIPE)
 - — SET #5 REBAR AND ALUM CAP (L.S. 29041) (to be set)
 - ▲ — SET #5 REBAR & CAP IN CONC (L.S. 29041) (to be set)
 - — FOUND #5 REBAR IN CONCRETE
 - — FOUND #5 REBAR
 - ⊕ — CALCULATED POSITION
 - ⋯ — BROKEN LINE
 - LOT BOUNDARY LINES
 - EASEMENT LINES
 - SECTION LINES
 - - - RIGHT-OF-WAY LINES

AREA SUMMARY

LOT 1	12.77 ACRES
LOT 2	7.37 ACRES
LOT 3	1.18 ACRES
LOT 4	0.98 ACRES
LOT 5	2.42 ACRES
TOTAL	24.72 ACRES

SHEET 2 OF 2

WESTERN CONSULTING ENGINEERS / LAND SURVEYORS
PROFESSORS, INC. 1715 1/2 S. W. 1st Avenue, Grand Junction, Colorado

REPLAT OF
MESA VILLAGE SUBDIVISION
LOCATED IN THE W1/2 SW1/4 OF
SECTION 4, T1S, R1W, UTE MERIDIAN
CITY OF GRAND JCT., MESA COUNTY, COLORADO

SURVEYED M.J.H.	DRAWN G.B.G.	CHECKED M.J.L.
DATE 8-24-95	WET DWG. NO. 3798-328-27	

2945-054-02-004
W L WEBB
LESLIE
5775 EUDORA ST
COMMERCE CITY, CO 80022-3810

2945-054-02-005
SEIDEL CORP
C/O DAVID ARMS
956 24 RD
GRAND JUNCTION, CO 81505-8612

2945-054-02-006
DEAN A MIRACLE
CHARLOTTE J
2394 LELAND AVE
GRAND JUNCTION, CO 81505-9414

2945-054-02-007
DEAN A MIRACLE
CHARLOTTE J
2394 LELAND AVE
GRAND JUNCTION, CO 81505-9414

2945-054-02-008
ARTHUR GREER
RONALD KNILL
PO BOX 779
MORRISON, CO 80465-0779

2945-054-05-002
CHARLES N DOSS
ETAL-DBA APPLETON INVESTORS
621 24 RD
GRAND JUNCTION, CO 81505-1241

2945-054-05-003
CHARLES N DOSS
ETAL-DBA APPLETON INVESTORS
621 24 RD
GRAND JUNCTION, CO 81505-1241

2945-054-05-004
CHARLES N DOSS
ETAL-DBA APPLETON INVESTORS
621 24 RD
GRAND JUNCTION, CO 81505-1241

2945-054-00-021
HARRY S CALDWELL
FRANCIS C BONATTI ESTATE
630 S TERRACE DR
GRAND JUNCTION, CO 81503-9745

2945-054-00-024
HARRY S CALDWELL
P CALDWELL & SHIRLEY BONATTI
630 S TERRACE DR
GRAND JUNCTION, CO 81503-9745

2945-054-00-026
HARRY S CALDWELL
ETAL
630 S TERRACE DR
GRAND JUNCTION, CO 81503-9745

2945-054-00-089
HARRY S CALDWELL
P CALDWELL & SHIRLEY BONATTI
630 S TERRACE DR
GRAND JUNCTION, CO 81503-9745

2945-054-00-091
HARRY S CALDWELL
P CALDWELL & SHIRLEY BONATTI
630 S TERRACE DR
GRAND JUNCTION, CO 81503-9745

2945-054-00-092
PEGGY HIMES
2687 CONTINENTAL DR
GRAND JUNCTION, CO 81506-1802

2945-054-02-001
LILLIAN A HAYES
649 24 RD
GRAND JUNCTION, CO 81505-1242

2945-054-02-002
D L EASTER
SANDRA T
PO BOX 279
CORY, CO 81414

2945-054-02-003
D L EASTER
SANDRA T
PO BOX 279
CORY, CO 81414

2945-043-06-001
EQUITABLE LIFE ASSURANCE SOCIETY OF US
& GGMC AGENT - PROP TAX ADMIN
PO BOX 1536
DES MOINES, IA 50306-1536

2945-043-06-002
EQUITABLE LIFE ASSURANCE SOCIETY OF US
& GGMC AGENT - PROP TAX ADMIN
PO BOX 1536
DES MOINES, IA 50306

2945-043-06-003
EQUITABLE LIFE ASSURANCE SOCIETY OF US
& GGMC AGENT - PROP TAX ADMIN
PO BOX 1536
DES MOINES, IA 50306-1536

2945-043-06-004
EQUITABLE LIFE ASSURANCE SOCIETY OF US
& GGMC AGENT - PROP TAX ADMIN
PO BOX 1536
DES MOINES, IA 50306-1536

2945-054-00-070
EARL D RESNER
BETTY L
203 EASTER HILL DR
GRAND JUNCTION, CO 81503-1174

2945-054-00-071
SOL'S HOUSE OF HEAT
811 22 RD
GRAND JUNCTION, CO 81505-9729

2945-054-00-090
PEGGY HIMES
2687 CONTINENTAL DR
GRAND JUNCTION, CO 81506-1802

2945-054-00-101
JONES FAMILY LIMITED PARTNERSHIP
SETTER FAMILY PARTNERSHIP
1128 GUNNISON AVE
GRAND JUNCTION, CO 81501-3228

2945-054-00-102
SETTER FAMILY PARTNERSHIP LTD &
JONES FAMILY LTD PARTNERSHIP
1128 GUNNISON AVE
GRAND JUNCTION, CO 81501

2945-043-00-051
FOURSCORED
PO BOX 654
GRAND JUNCTION, CO 81502-0654

2945-043-00-110
TOMMY HOLDER
554 LAGUNITAS SW
ALBUQUERQUE, NM 87105

2945-043-00-111
ROY C KAUFHOLTZ
TRUSTEE & MARIE M KAUFHOLTZ
645 24 1/2 RD
GRAND JUNCTION, CO 81505-1246

2945-043-00-144
BANK OF GRAND JUNCTION
2415 F RD
GRAND JUNCTION, CO 81505-1209

2945-043-00-146
WILLIAM F GABRIEL
ARLENE M
PO BOX 121
NUCLA, CO 81424-0121

2945-043-00-168
EXCALIBUR ENTERPRISES INC
& MOORES-EIKENHORST
3033 S PARKER RD STE 602
AURORA, CO 80014-2923

2945-043-01-001
THE EQUITABLE LIFE ASSURANCE SOCIETY OF
C/O GGMC AGENT - EQUITABLE
PO BOX 1536
DES MOINES, IA 50306-1536

2945-043-01-002
GERTRUDE FISHER
667 25 RD
GRAND JUNCTION, CO 81505-1221

2945-043-03-006
DAYTON-HUDSON CORPORATION
C/O PROP TAX DEPT #93
777 NICOLLET MALL
MINNEAPOLIS, MN 55402-2004

REVIEW COMMENTS

Page 1 of 3

FILE #RP-95-158

TITLE HEADING: Replat - Mesa Village Subdivision

LOCATION: NE corner of 24 & F Roads

PETITIONER: Dillon Real Estate

PETITIONER'S ADDRESS/TELEPHONE: c/o City Market
P.O. Box 729
Grand Junction, CO 81502
241-0750

PETITIONER'S REPRESENTATIVE: Western Engineers

STAFF REPRESENTATIVE: Kathy Portner

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., SEPTEMBER 25, 1995.

CITY POLICE DEPARTMENT

9/7/95

Dave Stassen

244-3587

As proposed, this replat does not pose any concerns for the Police Department.

CITY FIRE DEPARTMENT

9/8/95

Hank Masterson

244-1414

The hydrant north of the proposed main F Road entrance must be protected from potential vehicle impact by crash posts (bollards).

Required water lines and hydrants will be addressed as lots are developed.

CITY ATTORNEY

9/8/95

Dan Wilson

244-1505

1. Jack Elliott owns as joint tenant with Barbara Elliott. Plan needs to reflect her consent/signature.
2. Legal description should refer to Plat book/page of Mesa Village Subdivision.
3. To whom is "ingress/egress" easement through Lot 2A dedicated? To whom is "ingress/egress" easement north of Lots 3A & 4A dedicated? Are these to be public?

CITY DEVELOPMENT ENGINEER

9/14/95

Jody Kliska

244-1591

1. Dedications for the specific easements shown are required. Our guide to standard dedications is available if the surveyor does not have a copy.
2. An additional 3' x 200' portion of right-of-way along Patterson Road beginning at the 24 Road right-of-way and extending eastward is requested for a future right turn lane.

3. The plat or a separate site plan recorded with the plat needs to indicate no access to Patterson Road from lots 3A and 4A and no access to 24 Road from lot 3A.
4. The floodplain boundary should be located either on the plat or on a separate site plan recorded with the plat.

PUBLIC SERVICE COMPANY

9/15/95

Jon Price

244-2693

Public Service is in position to serve this development with electric and gas facilities. Easements may need to be added depending on building site.

UTE WATER

9/15/95

Gary R. Mathews

242-7491

No objections to the replat. Policies and fees in effect at the time of application will apply.

GRAND JUNCTION DRAINAGE DISTRICT

9/18/95

John L. Ballagh

242-4343

The site is wholly within the boundaries of the Grand Junction Drainage District. None of the existing open ditches across the site are presently in the GJDD system. Leach Creek is one of the identified drainage ways the GJDD does not have any authority to approve of make suggestions for conditions to be exacted for development approval.

The easements are drawn with end lines indicating that some easements stop. If that is the case then some of the drainage easements are not continuous. Drafting corrections may be adequate. At least one actively used waste water ditch does not have benefit of any easement (across lots 2A 4A and especially 3A from SE to NW).

CITY UTILITY ENGINEER

9/18/95

Trent Prall

244-1590

SEWER - CITY

Please add the following to sheet 1 of the plat under the paragraph dedicating easements

Furthermore, the owners of lots or tract hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easements.

COMMUNITY DEVELOPMENT DEPARTMENT

9/18/95

Kathy Portner

244-1446

1. All easements must be appropriately dedicated using City standard dedication language.
2. In our discussions with the Engineer, we had agreed to allow a blanket drainage easement on the south half of lot 2A for future detention for the subdivision. The blanket easement would be further defined at the time the properties developed.
3. The City signature block needs only space for the City Manager and President of Council to sign.
4. The 15' Utility Easement along F Road should be designated a "Multi-purpose" easement. The 30' Drainage and Utility Easement along 24 Road should be designated a " Drainage and Multi-purpose easement.

5. Sign allowance for a free-standing sign is based on a parcel's frontage on a street. Therefore, lots 1A and 2A would have very limited sign allowance on F Road. A variance could be requested to redistribute the sign allowance for all parcels along F Road for one entry sign for the shopping center. The request for variance would have to be heard and approved by the City Board of Appeals through a separate process.
6. It must be noted on the plat that direct access onto F Road and 24 Road will be limited to the ingress/egress easements.
7. The access to lot 1A as proposed will limit the type of development to commercial. If multi-family residential use might be a possibility for that lot you might want to consider providing a separate access to lot 1A to 24 Road along the north property line of lot 2A. Future use of the 30' strip of property to F Road along the east side of lot 5A will be very limited because of the width and the distance to adjoining driveways.
8. It must be noted on the plat that the first of the remaining parcels to developed will be required to complete the west half of the access onto F Road.
9. The location of the floodplain must be shown on the plat or on a separate site plan to be recorded with the plat.

LATE COMMENTS

CITY PROPERTY AGENT

9/21/95

Steve Pace

244-1452

1. The 30' utility easement on Lot 3A needs additional dimensioning so said easement can be located in the field.
2. The 75' ingress/egress and utility easement needs additional dimensioning, so as to be located in the field.
3. The existing 10' utility easement on Lot 5A needs to be dimensioned, as to be located in the field.
4. In the area summary, the lots should be labeled 1A, 2A, 3A, 4A and 5A.
5. Individual easements need to be addressed in the dedication, using the City Guide for Plat Dedications.
6. Should there be easements for ditches cutting through Lots 1A, 2A, 3A, 4A and 5A.

TO DATE, NO COMMENTS HAVE BEEN RECEIVED FROM:

Mesa County Planning
Mesa County Surveyor
Grand Valley Irrigation
U.S. West
TCI Cablevision

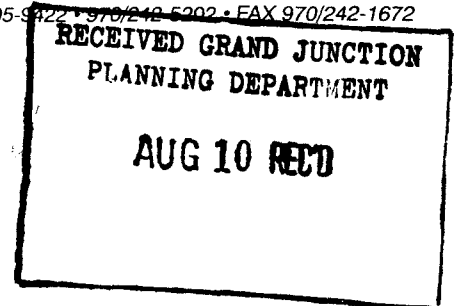


CONSULTING ENGINEERS / LAND SURVEYORS

2150 Hwy. 6 & 50, Grand Junction, CO 81505-9322 • 970/242-5202 • FAX 970/242-1672

August 4, 1995

City of Grand Junction
Community Development Dept.
250 North Fifth Street
Grand Junction, CO 81501



Atten: Ms. Kathy Portner

Re: City of Grand Junction requirements for the Re-subdivision of all Lots in Mesa Village Subdivision.

Ms. Portner,

This letter is intended to confirm topics discussed during the August 2, 1995 meeting at your office with Western Engineers, Inc. and the City of Grand Junction development engineer, Jody Kliska, on the City of Grand Junction's requirements for the re-configuration of Lots 1, 2 and 3 in Mesa Village Subdivision, located at F and 24 Roads in Grand Junction, Colorado.

It is Western Engineers understanding that the City of Grand Junction's Community Development office will require submittal of the packets by September 1, 1995 to meet the September submittal deadline.

Representatives from the City of Grand Junction had indicated to Western that all five lots would have to be included in the re-subdivision description due to previous common space agreements. In particular, the City was concerned that all five lots have access to the common parking areas noted on the original Mesa Village Subdivision to insure that the City of Grand Junction parking requirements are met.

The City of Grand Junction was also concerned that utility improvements are made on site because the original improvements agreement with Mesa County had lapsed without utilities being extended to all Lots. Western's preliminary site investigation indicated that all utilities are available with the exception of water lines. Telephone, gas, power and sanitary sewer are available from the F Road frontage. Lot 2 power can be served from a power line extended through Lot 3 to an existing transformer that served the original sewage lift station near the northerly lot line of Lot 3. Lot 1 power can be accessed from an existing transformer located near the south line of Lot 1 of Mesa Village Subdivision and the north line of Lot 1 of the adjoining Fisher Subdivision. Sanitary sewer facilities are also available along the north boundary of Lot 4 and Lot 3 to said lift station manhole then south through Lot 3 to the City of Grand Junction's Main line located near the F Road Frontage of Lot 3. An 8" sanitary sewer line is also available along the northerly boundary of the proposed Lot 1 and Lot 2 of the Mesa Village Subdivision. Irrigation water is available from the northeast corner of Lot 1. Existing irrigation facilities are within existing easements.

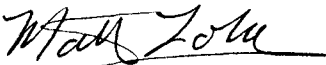
It is also Western's understanding from the City of Grand Junction that the grading and stormwater management plan and the final drainage report could be deferred until development of the individual Lots occurs. The City had indicated that a blanket drainage easement across Lot 2 south of the proposed 65 foot ingress/egress easement would satisfy plat requirements for a drainage easement and when Lot 1 develops and the grading and stormwater management plan has determined where the stormwater facilities are to be located, the blanket easement can be vacated and a more precise drainage easement can be dedicated. The City may require some language in the improvements agreement assuring that the grading and stormwater management plan and the final drainage report be completed for each of the remaining lots at the time of development.

Since there are existing sanitary sewer mains available to each of the remaining undeveloped lots, the City of Grand Junction will not require sanitary sewer plan and profiles until sewer services are connected to said sanitary sewer mains.

Western will meet with Ute Water and the City of Grand Junction Fire Marshall as soon as possible to determine water service and fire line requirements for the site. There may be some additional design needed for the water lines if line and easement alignments vary from the original subdivision.

If you have any questions or concerns please call our office at (970)242-5202. Thank you for your time and consideration.

Submitted By:
WESTERN ENGINEERS, INC.



Matthew J. Lohof
Engineering Technician

xc: John Caldwell, City Market, Inc.
Jody Kliska, City of Grand Junction Development Engineer



REPLAT OF MESA VILLAGE SUBDIVISION
RESPONSE TO REVIEW COMMENTS

No review comments received from the City of Grand Junction Police Department, the Public Service Company of Colorado, the Ute Water Conservancy District, the Mesa County Division of Current Planning, Grand Valley Irrigation Company, U.S. West Communications and T.C.I. Cablevision of Western Colorado.

The City of Grand Junction Fire Department was concerned with protection of the existing fire hydrant located in the west F Road entrance. General note 8 requires relocation of fire hydrant to a point outside of the ingress/egress easement.

The City of Grand Junction Attorney was concerned that Barbara Elliott (joint owner of Lot 5A) was omitted from the dedication, the original plat book and page information was also omitted from the dedication and the City Attorney was confused as to whom the ingress/egress easements were dedicated to. Barbara Elliott's name and the original plat book and page information was added to the appropriate places in the dedication and signature blocks. Language dedicating the ingress/egress easements to the individual lot owners was also added to the dedication.

The City of Grand Junction Development Engineer was concerned that specific easement dedications be added to the dedication, a 3.0 foot by 200.0 foot area of Lot 3A be dedicated to the City of Grand Junction for additional right-of-way and that the flood plain boundary be shown on either the plat or an additional map. The Development engineer also wanted it to be shown that Lot 3A and 4A could not have direct access to F Road and that Lot 3A could not have direct access from 24 Road. Specific dedications for the different easements has been added to the dedication. The 3.0 foot by 200.0 foot area is dedicated to the City of Grand Junction in the dedication and is shown graphically. The boundary description was also changed to reflect the right-of-way dedication. An additional sheet (sheet 3 of 3) has been added to the plat to designate the approximate location of the flood plain boundaries and general note 9 was added to the plat for flood plain information and sources. General note 7 was added to state access requirements for Lot 3A and Lot 4A.

The Grand Junction Drainage District was concerned that some drainage easements stop when crossing other easements and that some waste water ditches don't have benefit of an easement. Drafting edits have been made to indicate that easements occupying the same space are common easements. General note 11 was added indicating that irrigation and drainage facilities be moved to dedicated easements at the time of development.

The City of Grand Junction Utility Engineer wanted additional language added to the dedication. The language requested has been added to the dedication.

COPY

The City of Grand Junction Community Development Department also requested that specific easement language be added to the dedication, that a blanket drainage easement be added to the southerly portion of Lot 2A to benefit Lot 1A, only signature blocks for the City Manager and the President of the Council need to be provided, easements along F Road and 24 Road be designated as Multi-purpose easements rather than utility easements, that sign allowance along F Road would be limited since sign allowance is based on frontage, show access limited to ingress/egress easements, that the access as shown to Lot 1A would limit Lot 1A to commercial use only, note that the first lot to develop will be responsible for construction of the west F Road access and that the location of the flood plain be provided either on the plat or a separate map recorded with the plat. Easement dedications were re-written using the standard City of Grand Junction dedication language. The owner of Lot 1A accepts location of drainage easements shown on the plat as adequate and did not request a blanket easement. Signature blocks for the Chairman of the City Planning Commission, the City Planning Director and the City Engineer were removed from the plat. The easements along F Road and 24 Road were changed to Multi-purpose easements as requested. General note 7 was added to limit individual lot access to the ingress/egress easements only. Please note that access for Lot 1A from the east F Road ingress/egress easement is 40 feet and although a precise use for the property has not been determined, the owners of Lot 1A have no plans to rezone the property to residential. General note 8 was added to require the initial development of the remaining lots to construct the west F Road entrance to the subdivision. An additional sheet has been added to the plat depicting the approximate location of the flood plain. General note 9 was added for flood plain information.

The City of Grand Junction Property Agent was concerned that the utility easement in Lot 3A, the 75 foot ingress/egress easement and the existing 10 foot easement be dimensioned so they could be located in the field. The City Property Agent was also concerned that the area summary depicts the correct Lot numbers, that specific dedications be used for all easements in the dedication and that no easements are provided for the existing ditches traversing the property. Dimensions were added to the plat to locate the Lot 3A utility easement and the 75 foot ingress/egress easement. The existing 10 foot utility easement located in Lot 5A is more particularly described at book 1339 page 764 of the Mesa County records and no additional dimensions were provided on the plat. The area summary was edited to include the correct lot designations. Additional easement dedication language has been added to the dedication to facilitate the individual easements. General note 11 was added to the plat requiring existing irrigation and drainage facilities to be relocated in appropriate easements.

The Mesa County Surveyor commented that warranty deed information should be supplied for proof of ownership, lienholder information be provided, monument records need to be filed, benchmark information be should be corrected, the survey control for the plat should be adjusted and a few spelling errors were noticed. General note 13 was provided depicting individual lot book and page information since the plat book and page information requested by the City Attorney has been added to the dedication. General note 14 added to plat depicting lienholder information. Monument records will be filed with the Mesa County Surveyor's office. Benchmark information was corrected on the plat and in general note 5. The survey control was also adjusted as per the request of the surveyor's office and both spelling errors noticed by the surveyor's office have been corrected.

After final acceptance of the Replat of Mesa Village Subdivision by the City of Grand Junction, the agreement referenced in general note 6 will be filed with Mesa County and general note 6 will be edited to reflect new book and page information. Then final mylars will be plotted and filed with Mesa County.

Prepared By:
Western Engineers, Inc.
2150 Highway 6 & 50
Grand Junction, CO 81505

Prepared For:
City Market, Inc.
P.O. Box 729
Grand Junction, CO 81502

[3798REV.RES]



December 9, 1995

City Market, Inc.
105 W. Colorado Ave.
P.O. Box 729
Grand Junction, CO 81502

ATTN: John Caldwell

RE: Re-Subdivision of Mesa Village Subdivision

John:

As requested, we have made some preliminary hydrology calculations for the above project. The purpose of these calculations was to estimate the drainage fee if detention is not provided and to estimate the required size of the detention area. Enclosed are copies of the calculations. These calculations were based on the following conditions and assumptions:

1. The analysis was limited to lots 1A, 2A, 3A and 4A. Lot 5A was excluded because it is already fully developed.
2. As suggested by the City staff, the calculations were based on 80 percent impervious area after development.
3. The City's Stormwater Management Manual does not address the issue of hydrologic analysis of portions of a site within the flood plain of a major drainage. In this case, the question is whether or not to assume concurrent 100 year storms over the Leach Creek basin and the Mesa Village site. The effect of assuming concurrent storms is to eliminate the portion of the site area within flood plain from hydrologic effects due to improvements. This is because 100 percent of the rainfall on the flood plain area is captured by the stream under both the historic and developed conditions. It seems reasonable to assume concurrent storms, but because this assumption has a significant effect on the resulting drainage fee as well as the detention volume requirements and the issue is not addressed in the Stormwater Management Manual, we have made calculations both with and without the effects of the Leach Creek 100 year flood plain. Both sets of calculations are attached and summarized below:

CONDITION	DETENTION SURFACE AREA (ACRES)	DRAINAGE FEE
With flood plain effects	1.78	\$ 15,498
Without flood plain effects	2.21	\$ 19,201

As you can see, the difference is significant.

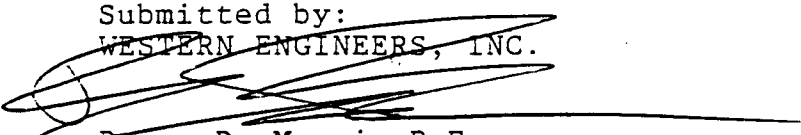
4. Because the site is so flat and the detention basin will likely be at least partially within the current flood plain, providing a detention basin deeper than 1 foot will probably be impractical. Therefore, in calculating the required detention area, we have assumed an average detention pond depth of 0.75 foot.

Providing detention for this site will require addressing some difficult conditions:

1. If the detention pond is located within the flood plain after development, any portion of the pond below the 100 year flood level will be in-effective as detention storage during the 100 year event. This will require a pond substantially larger than would be needed if it was not in the flood plain.
2. All stormwater conveyances located within the post-development flood plain must be enclosed. Otherwise, the storm water will be captured by the stream before reaching the detention pond.

Also enclosed is a drawing showing a possible location for detention and the approximate limits of the detention area. I hope this has addressed the issues of concern. I know you had hoped to have this information sooner, but in order to do so I would have missed some tee times and would have needed to get to the office before noon. As it is I had to work on Friday to get this out. So lets try to be a little realistic and get our priorities straight, okay?

Submitted by:
WESTERN ENGINEERS, INC.


Bruce D. Marvin P.E.

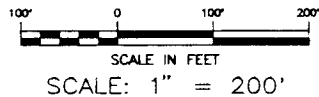
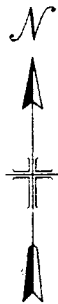
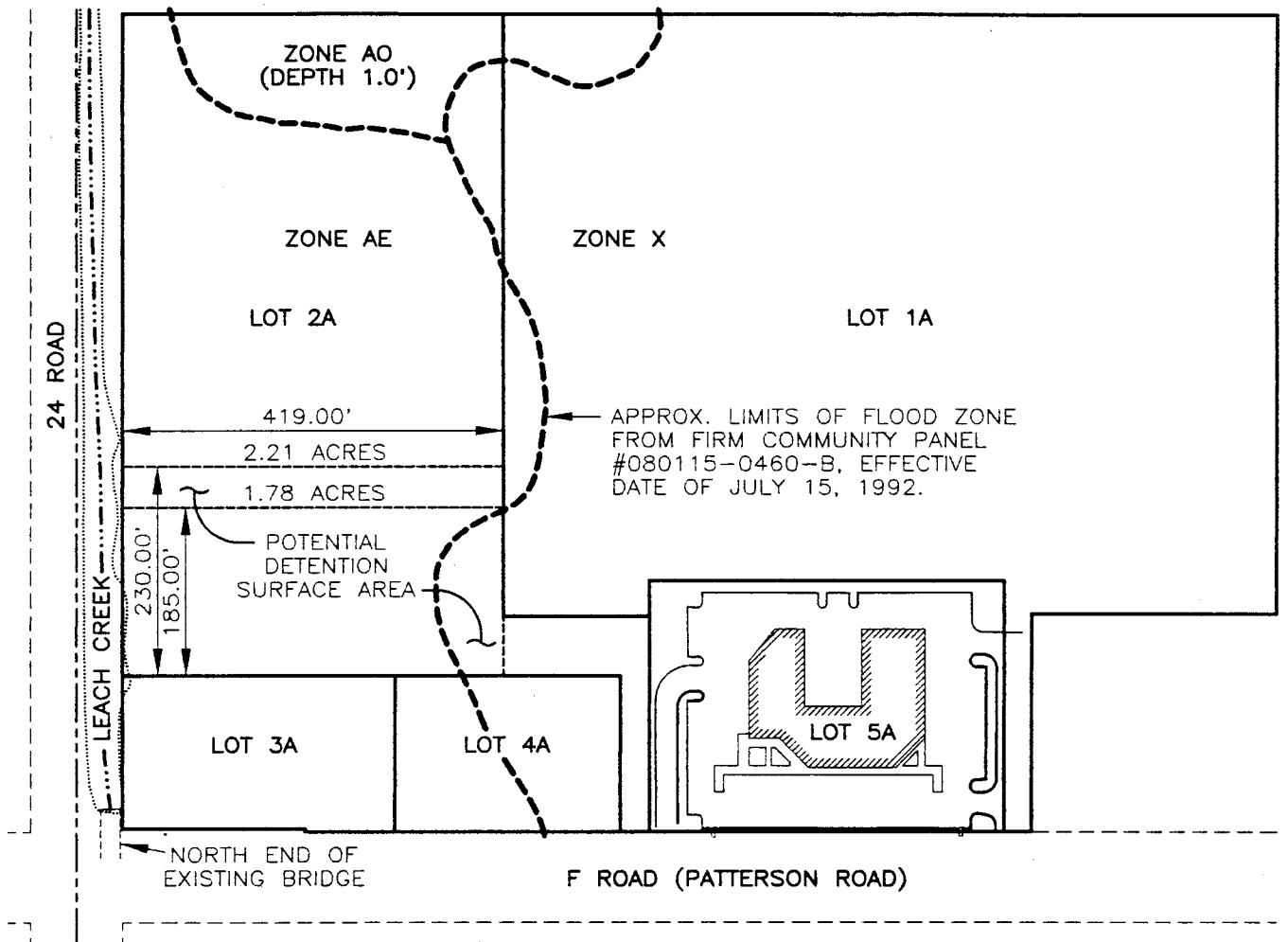
MESA VILLAGE SUBDIVISION
 PRELIMINARY HYDROLOGY, 12-9-95
 WITH THE EFFECTS OF THE 100 YEAR FLOOD PLAIN

	HISTORIC 2 YEAR STORM	HISTORIC 100 YEAR STORM	DEVELOPED 2 YEAR STORM	DEVELOPED 100 YEAR STORM
FLOOD PLAIN AREA (ACRES)	0	8.6	0	4.3
LANDSCAPED AREA (ACRES)	0	0	4.46	3.6
IMPERVIOUS AREA (ACRES)	0	0	17.84	14.4
BARE AREA (ACRES)	22.3	13.7	0	0
TOTAL AREA (ACRES)	22.3	22.3	22.3	22.3
FLOOD PLAIN RATIONAL COEFFICIENT	1	1	1	1
LANDSCAPED RATIONAL COEFFICIENT	0.24	0.3	0.24	0.3
IMPERVIOUS RATIONAL COEFFICIENT	0.93	0.95	0.93	0.95
BARE RATIONAL COEFFICIENT	0.24	0.3	0.24	0.3
WEIGHTED RATIONAL COEFFICIENT	0.24	0.57	0.79	0.85
MAXIMUM ELEVATION	4553.5	4553.5	4554.50	4554.50
MINIMUM ELEVATION	4545	4546	4545	4546
LONGEST WATER COURSE (FEET)	1520	1090	1976	1417
OVERLAND FLOW LENGTH (FEET)	300	300	300	300
OVERLAND FLOW SLOPE	0.00559	0.00688	0.01000	0.01000
AVG CHANNEL/PIPE SLOPE	0.00559	0.00688	0.00388	0.00492
AVG CHANNEL/PIPE VELOCITY (FT/SEC)	0.7	0.7	1.50	2.50
OVERLAND TRAVEL TIME (MIN)	32.48	18.70	9.60	7.65
CHANNEL/PIPE TRAVEL TIME (MIN)	29.05	18.81	18.62	7.45
TIME OF CONCENTRATION (MIN)	61.53	37.50	28.22	15.09
CRITICAL STORM INTENSITY W/O DETENTION (IN/HR)	0.53	1.95	0.93	3.30
SITE DISCHARGE W/O DETENTION (CU FT/SEC)	2.82	24.74	16.36	62.86
AVERAGE DETENTION RELEASE RATE (CU FT/SEC)	NA	NA	1.55	13.61
CRITICAL STORM DURATION W/ DETENTION (MIN)	NA	NA	70.69	34.79
CRITICAL STORM INTENSITY W/ DETENTION (IN/HR)	NA	NA	0.47	2.05
SITE DISCHARGE W/ DETENTION (CU FT/SEC)	NA	NA	8.31	39.05
REQUIRED DETENTION VOLUME (CU FT)	NA	NA	29154.35	58227.34
AVERAGE DETENTION BASIN DEPTH (FEET)	NA	NA	0.40	0.75
REQUIRED DETENTION SURFACE AREA (SQ FT)	NA	NA	72885.88	77636.46
REQUIRED DETENTION SURFACE AREA (ACRES)	NA	NA	1.67	1.78
REQUIRED DRAINAGE FEE W/O DETENTION	NA	NA	NA	\$15,498.42

MESA VILLAGE SUBDIVISION
 PRELIMINARY HYDROLOGY, 12-9-95
 WITHOUT THE EFFECTS OF THE 100 YEAR FLOOD PLAIN

	HISTORIC 2 YEAR STORM	HISTORIC 100 YEAR STORM	DEVELOPED 2 YEAR STORM	DEVELOPED 100 YEAR STORM
FLOOD PLAIN AREA (ACRES)	0	0	0	0
LANDSCAPED AREA (ACRES)	0	0	4.46	4.46
IMPERVIOUS AREA (ACRES)	0	0	17.84	17.84
BARE AREA (ACRES)	22.3	22.3	0	0
TOTAL AREA (ACRES)	22.3	22.3	22.3	22.3
FLOOD PLAIN RATIONAL COEFFICIENT	1	1	1	1
LANDSCAPED RATIONAL COEFFICIENT	0.24	0.3	0.24	0.3
IMPERVIOUS RATIONAL COEFFICIENT	0.93	0.95	0.93	0.95
BARE RATIONAL COEFFICIENT	0.24	0.3	0.24	0.3
WEIGHTED RATIONAL COEFFICIENT	0.24	0.30	0.79	0.82
MAXIMUM ELEVATION	4553.5	4553.5	4554.50	4554.50
MINIMUM ELEVATION	4545	4546	4545	4546
LONGEST WATER COURSE (FEET)	1520	1090	1976	1417
OVERLAND FLOW LENGTH (FEET)	300	300	300	300
OVERLAND FLOW SLOPE	0.00559	0.00688	0.01000	0.01000
AVG CHANNEL/PIPE SLOPE	0.00559	0.00688	0.00388	0.00492
AVG CHANNEL/PIPE VELOCITY (FT/SEC)	0.7	0.7	1.50	2.50
OVERLAND TRAVEL TIME (MIN)	32.48	28.22	9.60	8.73
CHANNEL/PIPE TRAVEL TIME (MIN)	29.05	18.81	18.62	7.45
TIME OF CONCENTRATION (MIN)	61.53	47.03	28.22	16.18
CRITICAL STORM INTENSITY W/O DETENTION (IN/HR)	0.53	1.66	0.93	3.19
SITE DISCHARGE W/O DETENTION (CU FT/SEC)	2.82	11.09	16.36	58.35
AVERAGE DETENTION RELEASE RATE (CU FT/SEC)	NA	NA	1.55	6.10
CRITICAL STORM DURATION W/ DETENTION (MIN)	NA	NA	70.69	57.86
CRITICAL STORM INTENSITY W/ DETENTION (IN/HR)	NA	NA	0.47	1.42
SITE DISCHARGE W/ DETENTION (CU FT/SEC)	NA	NA	8.31	25.95
REQUIRED DETENTION VOLUME (CU FT)	NA	NA	29154.35	72272.59
AVERAGE DETENTION BASIN DEPTH (FEET)	NA	NA	0.40	0.75
REQUIRED DETENTION SURFACE AREA (SQ FT)	NA	NA	72885.88	96363.46
REQUIRED DETENTION SURFACE AREA (ACRES)	NA	NA	1.67	2.21
REQUIRED DRAINAGE FEE W/O DETENTION	NA	NA	NA	\$19,200.82

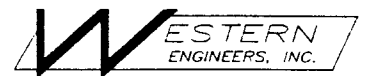
**PRELIMINARY HYDROLOGY SKETCH FOR THE
REPLAT OF MESA VILLAGE SUBDIVISION**
(SKETCH DEPICTS POTENTIAL DETENTION SURFACE AREAS)



LEGEND:

- PROPERTY/LOT LINE
- - - - - FLOOD ZONE LIMITS
- DETENTION SURFACE LIMITS
- FLOW LINE (LEACH CREEK)
- TOP OF BANK (LEACH CREEK)
- - - - - RIGHT-OF-WAY LINE
- SECTION LINE

NOTE:
LIMITS OF DETENTION SURFACE AREA SHOWN AS SOUTH PORTION OF LOT 2A. DETENTION SURFACE AREA CONFIGURATION MAY BE CHANGED.



STAFF REVIEW

FILE: #RP-95-158
DATE: September 27, 1995
STAFF: Kathy Portner
REQUEST: Mesa Village Replat
LOCATION: North-east corner of F Road and 24 Road
APPLICANT: Dillon Real Estate Co., Inc.
Grand Junction Commercial Partners Ltd.

EXISTING LAND USE: Commercial and Undeveloped

PROPOSED LAND USE: Commercial

SURROUNDING LAND USE:

NORTH: Undeveloped
SOUTH: Commercial
EAST: Commercial
WEST: Commercial

EXISTING ZONING: H.O. (Highway Oriented)

PROPOSED ZONING: H.O.

SURROUNDING ZONING:

NORTH: H.O.
SOUTH: H.O.
EAST: H.O.
WEST: C-2

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area. The Patterson Road Corridor Guideline supports commercial development along this section of Patterson Road.

STAFF ANALYSIS:

The proposed replat of Mesa Village Subdivision will re-align lot lines and easements within the original Mesa Village Subdivision, a commercial subdivision located at the north-east corner of 24 Road and F Road. Only one of the existing 5 lots, lot 5A, is currently developed. No new lots are being created. The existing lots are being reconfigured and common parking areas eliminated. Common ingress and egress to F Road and 24 Road will be maintained. The petitioner has addressed all technical concerns of the review agencies through the written response to comments and the revised plat and plans with the following exceptions:

1. It is noted that the dedication of the utility easements is still shown incorrectly on the revised plat and must be corrected prior to recording.
2. As agreed upon by the City and the petitioner, a drainage easement shall be provided on the south half of lot 2A for future stormwater detention for the subdivision.

It should also be noted that sign allowance for a free-standing sign is based on a parcel's frontage on a street. Therefore, lots 1A and 2A would have very limited sign allowance on F Road. A variance could be requested to redistribute the sign allowance for all parcels along F Road for one entry sign for the shopping center. The request for variance would have to be heard and approved by the City Board of Appeals through a separate process.

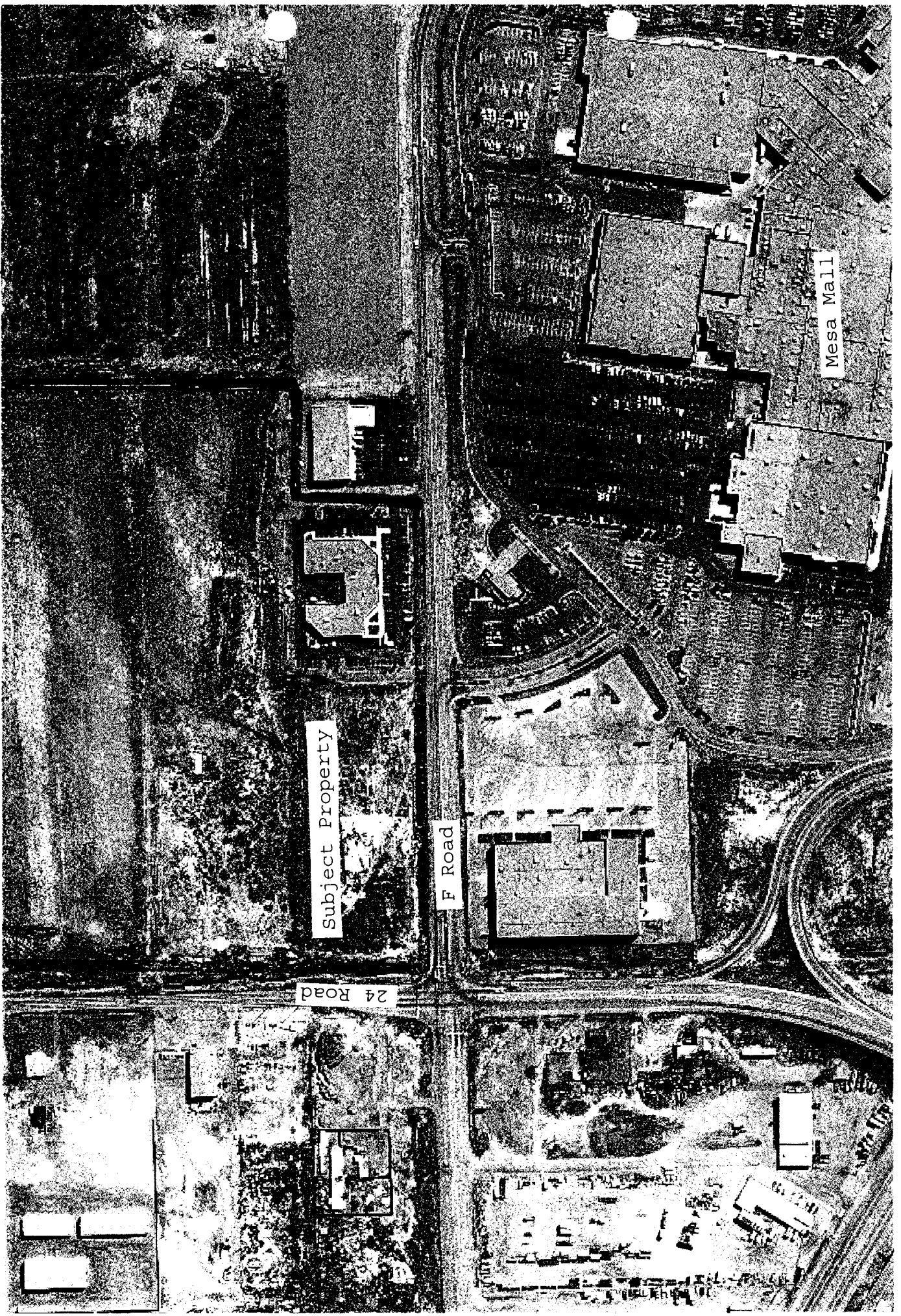
STAFF RECOMMENDATION:

Staff recommends approval of the replat as revised in the response to review comments with the following additions:

1. The utility easement dedication be revised as per the City standard.
2. A drainage easement be provided on the south half of lot 2A for future stormwater detention for the subdivision.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #RP-95-158, I move we approve the replat of Mesa Village Subdivision as per the staff recommendation.



Subject Property

F Road

24 Road

Mesa Mall



January 20, 1996

City Market, Inc.
105 W. Colorado Ave.
P.O. Box 729
Grand Junction, CO 81502

ATTN: John Caldwell

RE: Re-Subdivision of Mesa Village Subdivision

John:

This is in response to concerns raised in a letter to you from Katherine Portner, the City of Grand Junction Planning Supervisor, concerning flood hydrology issues. Specifically, she requested that the developing of Mesa Village be evaluated regarding its potential effect on Leach Creek flood water levels in the vicinity of the existing Sutherlands Store. Following is a summary of this evaluation:

1. A 1976 report prepared by the U.S. Army Corps of Engineers entitled "Flood Hazard Information, Colorado River and its Tributaries, Grand Junction, Colorado", presented flood levels along Leach Creek. In 1992, the Federal Emergency Management Agency updated the flood hazard information in a report entitled "Flood Insurance Study, Mesa County, Colorado". However, the Leach Creek information was not updated, but was a re-publication of the analyses prepared for the 1976 report. We obtained a copy of the computer data files for the 1976 Leach Creek study and used the Corps of Engineers' computer program which had been employed in the previous studies (HEC-2, Water Surface Profiles) to make the current evaluation. It was necessary to revise the data file for the improvements made since 1976 which affect Leach Creek flows. These revisions included removal of the Highway 6 & 50 frontage road and its culvert, placement of culverts for construction of the Redlands Parkway off-ramp to Highway 6 & 50 and the on-ramp from Highway 6 & 50 to 24 road, and the improvements of the current Sutherlands property. Additionally, several detailed channel cross-sections were surveyed to check the Leach Creek geometry used in the original analysis. This more recent information indicated significant changes in the channel configuration, including a lowering of the channel bottom. It should be noted that the basis of the flood profile elevations is approximately 4 feet different from true elevation.

2. For the current evaluation, the base 100 Year flood flow of Leach Creek was not changed from the values used in the 1976 analysis. Therefore, the effects of subsequent upstream developments were not included in this analysis. It was assumed that the original studies included the undeveloped Mesa Village area as part of the drainage basin. Therefore, evaluation of the effect of developing the Mesa Village property on flood flows in Leach Creek was based on the difference between the historic discharge from the site and the estimated developed site discharge. From the analysis presented in our letter dated December 9, 1995, this amounted to 38.1 cu ft/sec (including the effects of the 100 Year Leach Creek flood, since the requested analysis was based on concurrent 100 Year floods in Leach Creek and from the Mesa Village site).

Enclosed are the following items:

1. A 100 year flood profile sheet which shows the flood levels from the original study, the flood levels after including subsequent improvements and channel changes but without the addition of the developed Mesa Village flow contribution, and the profiles with the improvements and channel changes as well as the Mesa Village development effects.
2. A plan showing the location of Leach Creek cross sections relative to other features in the area.
3. A tabulation showing the comparison of flood water elevations for the three conditions described in paragraph 1 above.
4. Two channel cross sections showing the flood level elevations at the North and South ends of the Sutherlands building both with and without the effects of the Mesa Village development. These cross sections indicate the flood levels relative to the Sutherlands floor level and other channel and adjacent property features.

Following is a discussion of the results of the subject analysis:

1. The addition of the estimated 100 year flood flows from the proposed Mesa Village development will raise the 100 year flood level in Leach Creek slightly less than 0.5 foot along the Sutherlands property.
2. On the North end of the Sutherlands building, the Leach Creek 100 Year flood water surface remains nearly 3 feet below the building floor level and is laterally retained within the

Leach Creek floodway easement for both the undeveloped and developed Mesa Village site. On the South end of the Sutherlands building, the flood water level is again approximately 3 feet below the building floor level. However, the flood surface, both with and without the Mesa Village improvements encroach laterally beyond the limits of the floodway easement onto the Sutherlands property to the west. The water surface without the Mesa Village improvements effects encroaches about 10 feet beyond the easement while that with the improvements encroaches about 18 feet. Without more detailed topographic information on the Sutherlands site, it is impossible to determine the exact limits of the effects of the higher flood stage.

3. There is no detention on the Sutherlands site. This analysis did not consider the effects of the 100 year runoff from the Sutherlands property on backwater conditions in Leach Creek.

4. The analysis presented herein was based on concurrent 100 year flood flows from Leach Creek and the developed Mesa Village site, while treating them as separate basins. In her letter dated December 27, 1995, Kathy Portner appropriately pointed out that the likelihood of such a combination of events is low, and doing so compounds improbabilities. In other words, the recurrence interval of such a combination of events would likely be substantially greater than 100 years. Although there are no provisions in the City's Stormwater Management Manual for doing so, for the purpose of addressing the subject issues, it would probably be more appropriate to determine the storm values for the developed Mesa Village site based on the Leach Creek drainage basin size and concentration times rather than the Mesa Village basin size and concentration time as was done for this analysis. Taking this approach may indicate a smaller increase in water levels as a result of the Mesa Village development.

Please let us know if you have any questions or need additional information.

Submitted by:

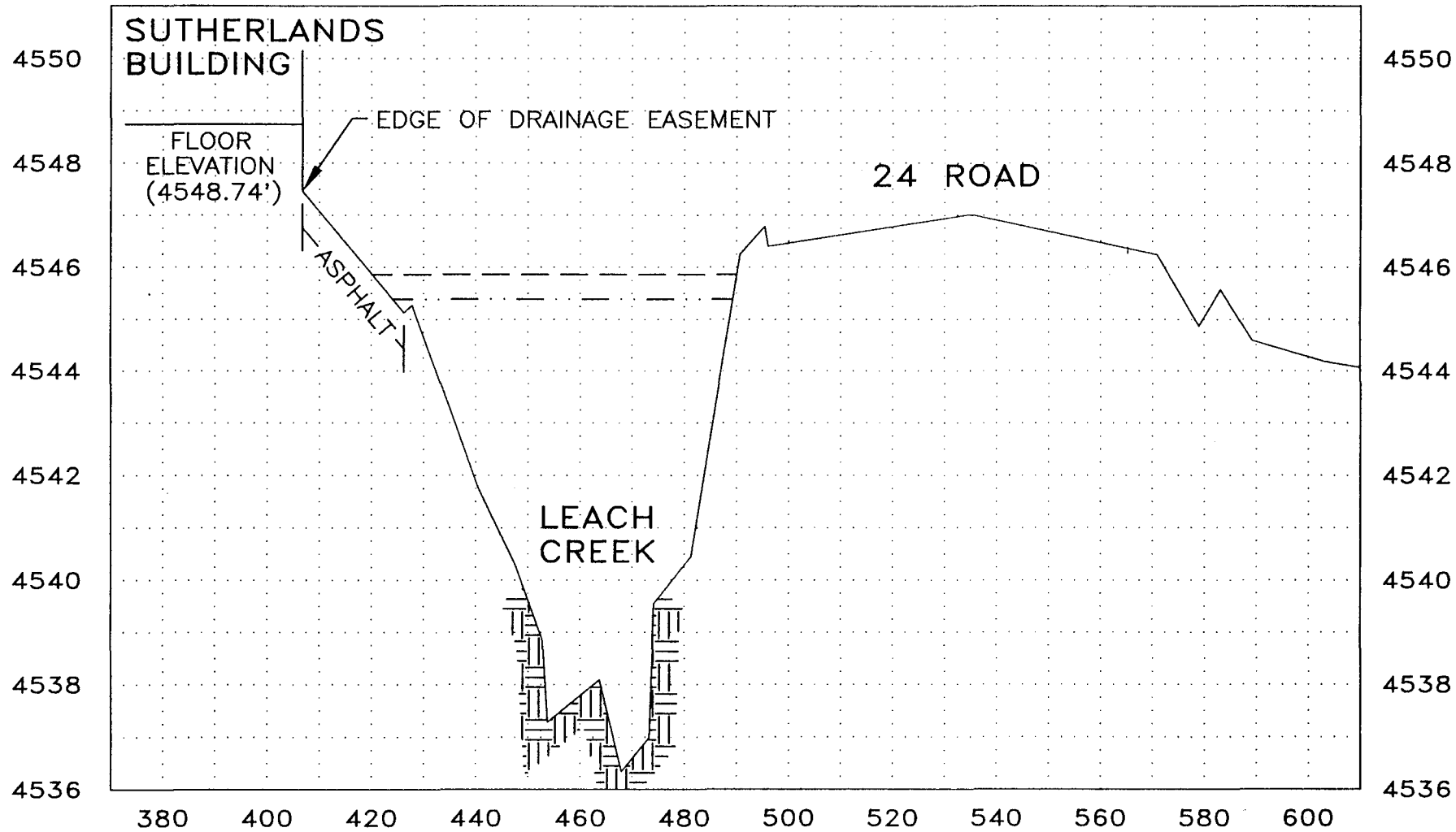
WESTERN ENGINEERS, INC.

Marvin P. E.

LEACH CREEK
 100 YEAR FLOOD
 CALCULATED WATER SURFACE ELEVATIONS

STATION #		FEMA (FEET)	WEI 1 (FEET)	WEI 2 (FEET)	ELEV. CHANGE (FEET)
500		4532.19	4532.19	4532.19	0
1000		4533.53	4533.21	4533.31	0.1
1500		4535.20	4534.78	4534.90	0.12
1960		4536.10	4535.43	4535.56	0.13
2010	END RIVER ROAD BRIDGE	4539.78	4539.52	4539.74	0.22
2040	BEGIN BRIDGE	4539.88	4540.43	4539.88	-0.55
2070		4543.22	4543.07	4543.31	0.24
2100	END D&RGW BRIDGE	4542.74	4542.67	4542.89	0.22
2120	BEGIN BRIDGE	4543.86	4543.89	4544.28	0.39
2190		4544.44	4544.36	4544.77	0.41
2260	END HWY 6&50 BRIDGE	4544.43	4544.37	4544.77	0.4
2440	BEGIN BRIDGE	4544.50	4544.38	4544.77	0.39
2515		4544.63	4544.57	4544.98	0.41
2595	END OLD FRONTAGE ROAD BRIDGE	4544.54			
2625	(REMOVED) BEGIN BRIDGE	4544.70			
2675		4544.82	4544.55	4544.97	0.42
2710	END HWY 6&50 ACCESS CULVERT		4544.45	4544.86	0.41
2835	BEGIN CULVERT		4544.63	4545.09	0.46
2850			4544.59	4545.06	0.47
2970			4544.76	4545.21	0.45
2985	END 24 ROAD ACCESS CULVERT		4544.95	4545.38	0.43
3000	FEMA STATION	4544.95			
3110	BEGIN CULVERT		4545.23	4545.71	0.48
3180	SOUTH END SUTHERLANDS PROPERTY		4545.31	4545.80	0.49
3500		4545.47			
3510	NORTH END SUTHERLANDS BUILDING		4545.39	4545.86	0.47
3560	END F ROAD CULVERT		4545.21	4545.69	0.48
3705	BEGIN CULVERT		4545.45	4546.02	0.57
3730			4545.75	4546.38	0.63
4000		4546.69	4545.91	4546.33	0.42
4500		4548.59			
4560	NORTH END MESA VILLAGE SUBDIVISION		4548.32	4548.36	0.04
5000		4550.86			
5190			4551.17	4551.16	-0.01

(FEMA) RECREATED HEC2 RUN FROM FEMA FLOOD INSURANCE STUDY 1981
 (WEI 1) HEC2 RUN USING WEI SURVEY DATA AND FEMA DATA, INCLUDING RECENT IMPROVEMENTS, EXCLUDING MESA VILLAGE RUNOFF
 (WEI 2) HEC2 RUN USING WEI SURVEY DATA AND FEMA DATA, INCLUDING RECENT IMPROVEMENTS AND MESA VILLAGE RUNOFF



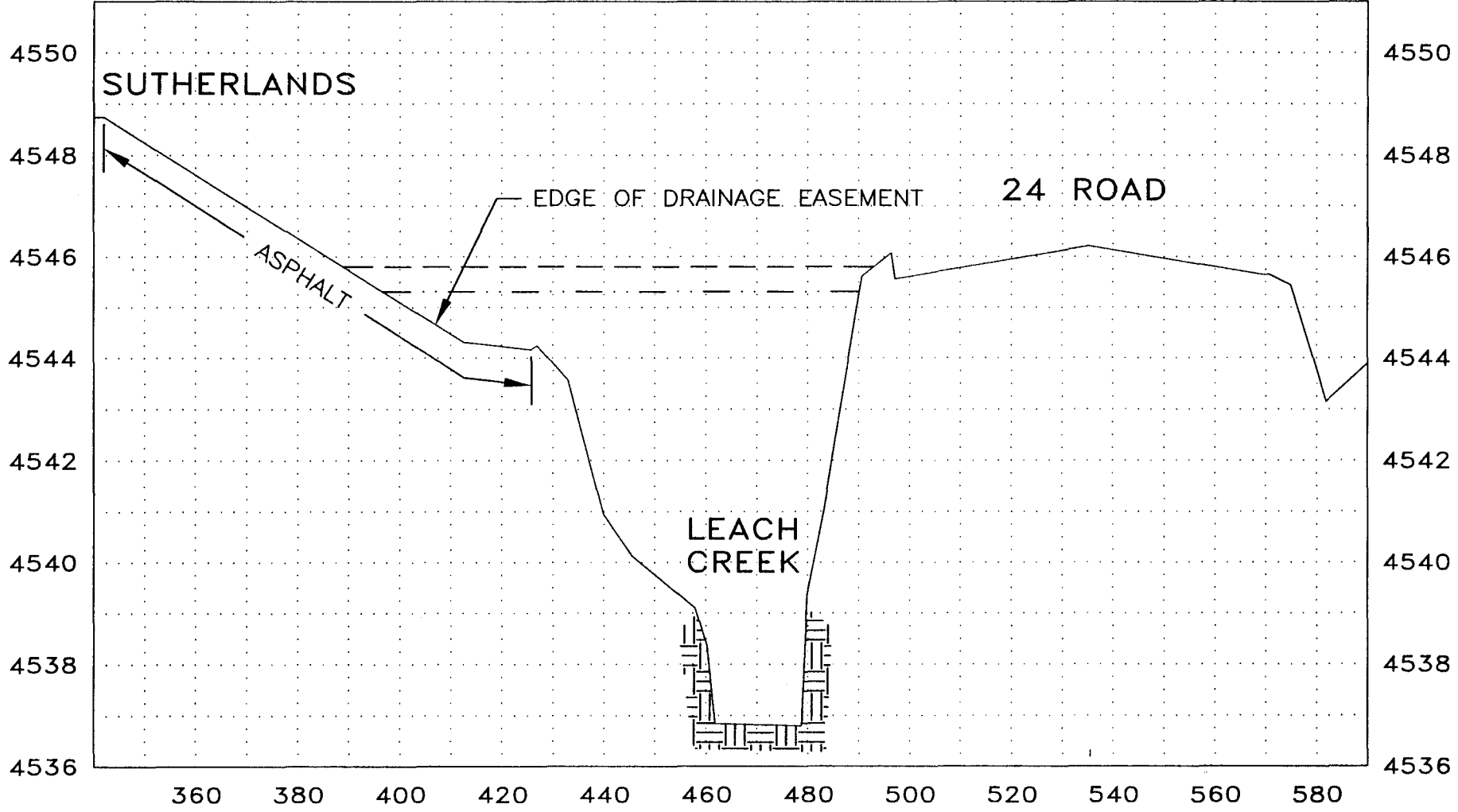
LEGEND

- 100 YEAR FLOOD
- 100 YEAR FLOOD WITH MESA VILLAGE



**CROSS SECTION
STA: 35+10.00**

3798 HEC2_SEC.DWG	DRAWN C.E.A.
GRAND JUNCTION, CO.	4-1-92



LEGEND

- 100 YEAR FLOOD
- 100 YEAR FLOOD WITH MESA VILLAGE



**CROSS SECTION
STA: 31+80.00**

3798 HEC2_SEC.DWG	DRAWN C.E.A.
GRAND JUNCTION, CO.	1-20-96



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

December 27, 1995

John Caldwell
City Market, Inc.
P.O. Box 729
Grand Junction, CO 81502

RE: Mesa Village Subdivision

Dear Mr. Caldwell:

Jody Kliska has reviewed the hydrology calculations you submitted for the replat of Mesa Village with Don Newton, the City Engineer. Their comments are as follows:

1. Because the likelihood of concurrent 100 year storms is very low, the higher drainage fee will apply.
2. One of the conditions of accepting a drainage fee in lieu of detention is there is adequate capacity in the receiving system downstream. There is a concern with the effect increased runoff will have on the Sutherlands property in the event of a 100 year storm, since Sutherlands also falls within the 100 year floodplain. The analysis for Mesa Village Subdivision, to be considered for the drainage fee option, must therefore look at the channel adjacent to Sutherlands and determine if the increase in runoff will raise the flood elevation and damage the Sutherlands property. If the report concludes there will be no effect, then the drainage fee will be accepted.

There are drainage reports on file with the City for the Sutherlands project and the original LaBelle's building that might be useful in doing the additional analysis. If you or your engineer have questions on the drainage report requirements, please contact Jody directly at 244-1591.

Sincerely,

Katherine M. Portner
Planning Supervisor

xc: Jody Kliska, City Development Engineer

BK 2208
Pg 439
McC. 1746779

original picked up by
Linda Roberts, City Manager
2/12/96

**TERMINATION OF DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR MESA VILLAGE SHOPPING CENTER
AND
AGREEMENT**

The undersigned are the owners of Lots 1 through 5, inclusive, which comprise all of the lots in Mesa Village Subdivision ("Subdivision"), the plat ("Plat") for which is recorded in Plat Book 12, Page 430, in the records of Mesa County, Colorado.

The undersigned hereby terminate the Declaration of Covenants, Conditions and Restrictions for Mesa Village Shopping Center recorded in Book 1359, Pages 880-918 inclusive, of the records of Mesa County, Colorado.

The undersigned are all "Parties as defined by Section 1.03 of the Declaration of Covenants, Conditions and Restrictions for Mesa Village Shopping Center.

In consideration of the promises described hereinafter, the undersigned further agree that:

1. The owners of Lots 1, 2, 3 and 4 shall, at their sole cost, apply to the City of Grand Junction ("City") to re-plot (a) the boundaries of Lots 1, 2, 3 and 4 as they among themselves may agree, (b) Lot 5 with its northern boundary line sixteen and one-half (16.5) feet further north than reflected on the Plat, and (c) the ten foot wide utility easement now centered on the northern property line of Lot 5 moved five (5) feet north, and located solely on Lot 1. The owners of Lot 5 hereby consent to such replat of the Subdivision, and shall execute such application or other forms as the City may require to evidence such approval, and shall execute as approved the final amended plat of the Subdivision, as described herein, upon the completion of this replat effort. Such consent shall only apply to the subdivision replat application filed with the City on September 1, 1995.

2. The owners of Lots 1, 2, 3 and 4 hereby warrant to the owners of Lot 5 that utilities currently serving Lot 5 and located within easements outside of Lot 5 shall remain undisturbed, except the utilities may be moved without interruption of service to Lot 5, and at the sole expense of the owners of Lots 1 through 4, within utility easements as shown in the final amended plat of the Subdivision.

3. The owner of Lot 1 hereby warrants to the owners of Lot 5 that, in the event that the eight inch diameter irrigation water line running north/south on

the east side of Lot 1 is relocated in the course of the development of Lot 1, such relocation shall be accomplished (a) at no cost to the owner of Lot 5, (b) if relocated between the months of May and September, inclusive, without interrupting service to Lot 5 for more than 48 consecutive hours and (c) to a nonexclusive easement on Lot 1 dedicated to such use. The owner of Lot 5 shall enjoy reasonable access to such line for maintenance thereof. Such irrigation line may be buried if relocated to within a dedicated easement.

4. The Plat reflects entrances to the Subdivision, together with access easements, adjacent to the west side of Lot 5 ("Primary Entrance") and adjacent to the east side of Lot 5 ("Secondary Entrance"). The owners of Lots 1, 2, 3 and 4 may increase the size of, or otherwise modify the design of, the Primary Entrance, so long as no additional property from Lot 5 is required to do so, and such design does not restrict access to Lot 5. In the event either the Primary Entrance or the Secondary Entrance is constructed as part of any development occurring on Lots 1, 2, 3 or 4, the owner of Lot 5 shall bear none of such construction costs, and no subsequent maintenance costs, except as relate to damages, if any, caused directly by the owners, tenants or occupants of Lot 5.

5. The Secondary Entrance, regardless of its use by the owner of Lot 1, shall remain a customer entrance serving Lot 5. In the event that the owner of Lot 1 chooses to install a gate or other barrier to control access through the Secondary Entrance, such gate or barrier shall be located within the easement for such entrance, and not more than fifty (50) feet south of the north property line of Lot 5.

6. The owner of Lot 5 may continue to, with signs and otherwise, use the name "Mesa Village."

7. Each owner hereby consents to the application by any other owner for any variance from the City for compliance with rear property line setback ordinances or regulations of the City.

8. In the event that the replat of the Subdivision by the owners of Lots 1, 2, 3 and 4 is not completed, or not approved by the City and duly recorded, the owner of Lot 1 shall, in place of moving the northern boundary of Lot 5 north as described above, grant to the owner of Lot 5 a full and perpetual easement protecting all of those Lot 5 improvements now encroaching on or under the surface on that part of Lot 1 located sixteen and one-half (16.5) feet north of the northern boundary of Lot 5.

9. As further consideration, the owner of Lot 5 shall pay the sum of Six Thousand Dollars (\$6,000) to the owner of Lot 1, and the owner of Lot 2 shall pay the sum of Three Thousand Dollars to the owner of Lot 5. Such payments

shall be due and payable ten days after final approval by the City of the replat of the Subdivision.

10. This Termination of Declaration of Covenants, Conditions and Restrictions for Mesa Village Shopping Center and Agreement shall be recorded in the public records of Mesa County, Colorado. The promises and obligations contained herein shall be covenants running with the land, and are fully assignable together with ownership of the land.

11. In the event of default hereunder, injunctive relief may be granted. In the event that legal action is commenced to enforce the foregoing, the prevailing party in such action shall be entitled to an award of its reasonable attorney's fees and costs.

DATED this _____ day of September, 1995.

DILLON REAL ESTATE CO., INC.,
a Kansas corporation,
Owner of Lot 2:

By: _____

Title: E. John Burgon, Vice President

GRAND JUNCTION COMMERCIAL
PARTNERS, a Colorado limited partnership,
Owner of Lots 1, 3 and 4:

By: _____

General Partner

Owner of Lot 5:

Jack D. Elliott

Barbara G. Elliott

The undersigned mortgagee on Lot 5, Mesa Village, hereby consents to the termination of the Declaration of Covenants, Conditions and Restrictions for Mesa Village Shopping Center.

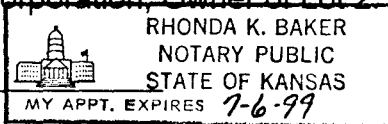
BANK OF COLORADO-WESTERN SLOPE

By: *Elizabeth M. Hughes*
Title: *Personal Banker*

STATE OF Kansas)
) ss.
COUNTY OF Reno)

The foregoing instrument was acknowledged before me this 14 day of September, 1995, by E. John Burgon as Vice President of Dillon Real Estate Co., Inc., a Kansas corporation, Owner of Lot 2

Witness my hand and official seal.
My commission expires: _____

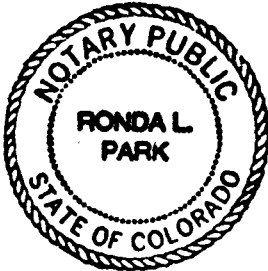


Rhonda K. Baker
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 12th day of September, 1995, by Gregory K. Hoskin, as a General Partner of Grand Junction Commercial Partners, a Colorado limited partnership, Owner of Lots 1, 3 and 4.

Witness my hand and official seal.
My commission expires: 10/17/99

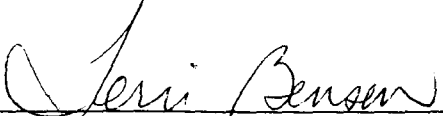


Rhonda L. Park
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 8th day of September, 1995, by Jack D. Elliott and Barbara G. Elliott, Owners of Lot 5.
Witness my hand and official seal.

My commission expires: My Commission expires 7/1/98



Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 15th day of September, 1995, by Elizabeth M. Wright as Personal Banker of Bank of Colorado-Western Slope, the Mortgagee of Lot 5.

Witness my hand and official seal.

My commission expires: November 19, 1996



Notary Public

RP-95-158
158

September 30, 1999

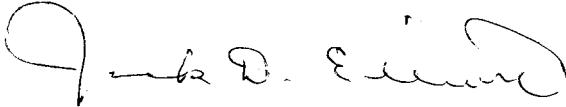
City of Grand Junction
Community Development Department
515 28 Road
Grand Junction, Co 81501

Dear Sirs,

This is to inform you of the intention to divide the real property known as Mesa Village, located at 2412 F Road, Grand Junction, Colorado 81505, into separate parcels by a business condominium structure. This would allow the present owner, Jack Elliott, to sell each section to separate present business owners.

It is understood that the present zoning regulations, other than State of Colorado requirements, do not apply to the above mentioned separation. It is further understood that the new zoning laws upon adoption, will require city involvement. Therefore, we are notifying the City of our intentions, and will file the proper application and appropriate documents prior to the zoning changes.

Sincerely yours,



Jack Elliott
Owner
Parcel Number 2945-043-04-010
Lot 5A replat of Mesa Village Subdivision
Sec 4 1S 1W-2.48 ac.