

ORDINANCE NO. 1686

AN ORDINANCE AMENDING THE SUBDIVISION REGULATIONS OF THE CITY OF GRAND JUNCTION AS TO CERTAIN ASPECTS OF THE PRELIMINARY PLATS AND FINAL PLATS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

1. That Section (f) of Section 27-2.2 of Chapter 27 of the Code of Ordinances of the City of Grand Junction be amended to read as follows:

f. Preliminary Plats shall contain the following information at a scale of 1"=50' or 1"=100' on a standard medium of one or more sheets with outer dimensions of 24" x 32".

(1) General Information:

(a) Proposed name of subdivision.

(b) Names and addresses of the subdivider and the engineer and surveyor preparing the plat.

(c) The date of preparation, the scale and a symbol designating true north.

(d) Location and boundaries of the subdivision, tied on an official United States Government Survey, or acceptable Mesa County or City survey control.

(e) Designation of survey monuments proposed to be used for control during construction.

(f) Total acreage contained in the subdivision.

(g) Land use breakdown, including number of lots, typical size, proposed sites for any uses other than a single family residential.

(2) Adjacent Land Uses:

(a) Names of all adjoining subdivisions.

(b) The owners and departing property lines of adjoining property (subdivided or not subdivided), names and dimensions of existing streets, alleys, easements or water ways.

(c) Zoning on all land adjacent to the subdivision.

(d) Existing buildings within 200 feet of the subdivision boundaries.

(3) Roadways:

(a) Existing streets and alleys within and abutting the proposed subdivision (locations, names, pavement widths, pavement types, right of way widths).

(b) Proposed street system showing -

* Horizontal curve locations and radii.

* Proposed right of way widths.

* Pavement widths.

* Curb, gutters, crosspans and sidewalks with horizontal dimensions.

* Cul-de-sacs (permanent or temporary).

* Intersection radii and curb ramps on all corners.

* Special treatments proposed within the right of way such as medians, channelization or special landscaping.

(4) Drainage, Storm runoff and Flooding:

(a) Existing storm drainage features, existing pipes, structures, gutters, ditches or swales within or adjacent to the subdivision. Include sizes and direction of flow and existing drainage easements.

(b) Topography at two feet intervals.

(c) Statement or delineated map (if applicable) concerning inundation of any portion of the proposed subdivision due to a storm having a 100 year recurrence interval probability.

(d) Proposed storm drainage system.

* All proposed pipes, structures, gutters, crosspans, and ditches, including sizes and directions of flow.

* Proposed drainage easements.

* Storm drainage outlets for the subdivision system with a ;ul=1

exwpul; explaining impact of subdivision storm drainage on locations immediately downstream from outlets.

* Generalized site grading plan which shows clearly the intent of the proposed site grading in regard to storm runoff.

(5) Utilities:

(a) Location and size of existing utilities within and adjacent to the subdivision.

(b) Locations and dimensions for all existing utility easements within and adjacent to the subdivision.

(c) Preliminary size and locations of all proposed sewer and water lines.

(d) Locations and dimensions of all proposed utility easements.

(6) Other required information:

(a) Location and dimensions of all proposed lot lines and areas to be reserved or dedicated for parks, schools or other public uses.

(b) Geologic report discussing potential construction limitations due to soils or geologic hazards.

(c) An exact copy of a certificate of title insurance company or attorney's opinion which shall set forth the names of all owners or property included in the plan and shall include a list of all mortgages, judgments, liens, easements, contracts and agreements of record in the county, which shall affect the property covered by such plats. If the opinion of title discloses any of the above, then at the option of the local governing body, the holders or owners of such mortgages, judgments, liens, easements, contracts, or agreements shall be required to join in and approve the application before the plat shall be acted upon by the Planning Commission.

Where a portion of an existing easement is contiguous to a proposed easement or right of way of a new subdivision, proof of the dedication of the existing easement or right of way acceptable to the Commission must be submitted.

(d) Such additional information as may be required by the City Planning

Department in order to adequately review the proposed subdivision.

(e) Engineering information submitted on preliminary plat is not intended to be detailed design. It should basically be graphical plan which shows intent and answers basic engineering questions.

2. That Subsection c. of Section 27-2.3 of Chapter 27 of the Code of Ordinances of the City of Grand Junction be amended to read as follows:

C. The final plat shall contain or be accompanied by the following information:

(1) General Information:

(a) Name of the Subdivision.

(b) The date of preparation, the scale, and a symbol designating true North.

(c) A legal description of the property.

(d) The location and description of all monuments and a complete description of primary control points to which all dimensions, angles, bearings, and similar data on the plat shall be referred.

(e) The boundary lines of the subdivision, right of way lines and dimensions of streets, easements and other rights of way, irrigation ditches and lot lines with accurate bearings and distances.

(f) Identification of each lot or site by a number and designation of the area of each lot in square feet.

(g) A statement of land ownership by the subdivider and a statement dedicating streets, easements, rights of way and any sites for public uses.

(h) Certification by a licensed Land Surveyor registered in the State of Colorado as to the accuracy of the survey and plat.

(i) Appropriate space for the certification of approval by the President of Council, City Manager, City Planner, City Engineer, Chairman of the City Planning Commission and County surveyor.

(j) Appropriate space for certification by the Mesa County Clerk and Recorder.

(2) Utilities and Roadways:

(a) Designations of all streets and other rights of way, including dimensions and names of such streets.

(b) A composite utility and roadway plan to consist of two parts.

Part (A) shall consist of an improvement plan for street, water and sewer systems and shall show the following:

* The locations, to scale of the lots, blocks and streets as shown on the final plat.

* The locations and line sizes of all sewer and water lines, man holes, fire hydrants and the relation to rights of way, easements and lots. This shall include all off site lines which have a bearing on the development.

* Representative street cross sections with dimensions showing traffic lanes, curb, gutter and sidewalk, and utility lines which may be in the right of way.

* Representative detail of pipe sizes and types, service detail and man hole detail.

* Note all compaction standards.

* Street profiles and drainage system shown graphically in plan view with estimated runoff and C.F.S. capacity.

* Signature indicating review by the following organizations and individuals:

City Public Works Engineer

City Utilities Engineer

City Planning Department

Owner and/or Developer of Property

* Stamp or seal of the professional engineer preparing the composite.

(b) Part (B) of the composite plan shall consist of a utilities improvement plan and shall accurately show the following: (Parts A and B may be shown on the same document).

* The locations, to scale, of the lots, blocks, and streets as shown on the final plat.

* The locations and applicable sizes of all public utilities serving the development, internal and external. This shall include all irrigation and drainage systems and structures as well as public service telephone and other applicable utility lines.

* Location of street lights and proposed lamp size.

* Where more than one utility shapes the right of way or easement, show the relationship of all utilities within the easement or right of way.

* Signatures of all utilities shown on the map indicating approval. (i.e. Ute Water, Public Service, Mountain Bell irrigation and/or drainage districts).

* Stamp or seal of the professional engineer or licensed Land Surveyor preparing the composite.

(3) Site Limitations:

(a) Subsurface soils investigations and foundation and road improvement recommendations by qualified engineers shall be required. Test borings shall be spaced in order to obtain a comprehensive picture of soils conditions. Placement of borings shall be indicated on a plat of the development and shall be submitted with the composite utility and roadway plan.

(b) A radiation survey must be conducted meeting minimum standards established by the State Health Department. If deposits of radiation producing material are discovered, a plat shall be submitted showing the location and readings taken at such sites. If no deposits are discovered a statement to that effect, with the signature and seal of a qualified professional engineer, shall be submitted.

(4) Other required information:

(a) An exact copy of a certificate of title which shall set forth the names of all owners of property included in the plat and shall include a list of all mortgages, judgments, liens, easements, contracts and agreements of record which shall affect the property covered by such plats. If the opinion of title discloses any of the above, then at the option of the local governing body, the holders of such mortgages, judgments, liens, easements, contracts or agreements shall be required to approve the application before the plat shall be acted upon by the City Council.

(b) A bond, certified check, loan commitment, or public or private escrow agreement covering the estimated cost of the required improvements shall be posted with the City to guarantee the completion of the public improvements in the subdivision in accordance with the official specifications of the City of Grand Junction. The subdivider shall furnish a figure based on engineering data representing the estimated cost of such public improvements which amount must be approved by the City Engineer. In the event the area covered by any subdivision is to be developed in sections, guarantees shall be of such amount as is necessary to cover that part of the subdivision under construction.

PASSED and ADOPTED this 6th day of July, 1977.

Lawrence L. Kozisek

President of the Council

Attest:

Neva B. Lockhart

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1686, was introduced, read, and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 15th day of June, 1977, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 7th day of July, 1977.

Neva B. Lockhart

Neva B. Lockhart
City Clerk

Published: June 21, 1977

Published: July 8, 1977

Effective: August 7, 1977