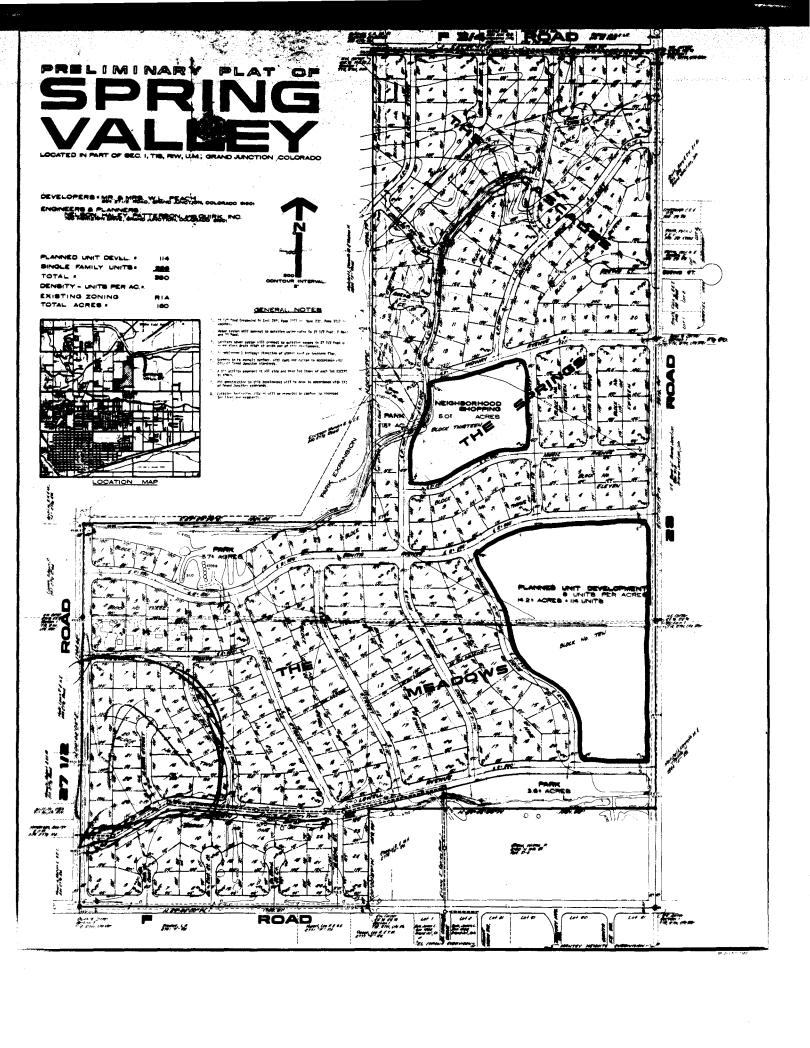
## **Table of Contents**

Fil	e	1973-0034					
Da	te	1/4/00					
P r e s e n	S c a n n e d	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.  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.  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.					
X	X						
		ication form					
		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					
		*Mailing list					
		Public notice cards Record of certified mail					
	_	Legal description					
		Appraisal of raw land					
		Reduction of any maps – final copy					
	$\dashv$	*Final reports for drainage and soils (geotechnical reports)					
		Other bound or nonbound reports					
		Traffic studies					
		dual review comments from agencies					
		*Consolidated review comments list					
		*Petitioner's response to comments					
		Staff Reports Planning Commission staff report and exhibits					
	$\dashv$	Council staff report and exhibits					
	$\dashv$	*Summary sheet of final conditions					
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or					
expiration date)							
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:							
X	X	Status Report					
X		Letter from Robert Gerlofs to Gus Byrom – 11/15/73					
X	X	Letter from Rick Cisar to Bob Gerlofs – 9/20/73					
X	X	Preliminary Plat					

Date Receive	ed: 1-13		Item # <u>34</u> .	.73
Request:	Grelininay Plat	t - Spring a	Tally Su	<u> </u>
Location:	So of F 34 Rd., 'N			
Petitioner:	Mr. + Mrs. W.	& Reach		
Address:			Phone:	
Advertised:	ye.	Date:		
To Planning	Comm: 7-25-13	- 8/29/13		
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## SPRING VALLEY FILING No. ONE CROW BALL MEN BY THESE PRESENTS That the undersigned liters L. Peach and Idealan A. Peach are the owners of that real property should in the third that the should be compared to the sound of the should be compared to the sound of the soun Section ( T.IS., R.IW., Ute Meridian STATE OF COLORADO) COUNTY OF MESA ] The foregoing instrument was active. L Peach and Melden A. Peach. My commission expires: Witness my hand and official seal \_\_\_,A.D. 1973, by World S. 18\*23\*35\*E. Ch=145.41' R=230.00' A 5/8" Rebor and Monument Cop Set At All Lot Corners CLERK AND RECORDER'S CERTIFICATE STATE OF COLORADO) HOTE: All Ecoments Are 40 foot Utility, Orginose, & principles Economic COUNTY OF MESA CITY APPROVAL. This plat of Spring Valley Filling No. One, a subdivision of the City of Grand Junction, County of Mesa and State of Calegody, was annexed and accepted this. A. O. 1073, By: Grand Jct. City Mgr. Grand Jct. City Engineer Grand Jot City/Planning SURVE WOR'S OFFITHEORIE IT that the accompanying plot of Spring Valley Filing No. One a subdivision or amount under my direct responsibility and observing and occurrate represents CURVE A 6-39-21-29 8-250.00 7-79-89 L 19-25-00 E On-61-84 Approved for content and form C.R.S 1963, 136-2-2 as amended. and not to the accuracy of surveys, coloutations or drafting, pursuant t By:\_\_\_\_\_ Date\_\_\_ Mesa County Surveyor S.W. Corner S.E. 1/4 S.E. 1/4 Section I T.I.S., R.(W., Ute Meridian SPRING VALLEY-FILING No. ONE PREMARED BY: NELSON HALEY PATTERSON & QUINK INC. ENGINEERING CONSULTANTS

AUBUST, 1973 72-2-LDV-0180 September 20, 1973

Mr. Bob Gerlofs N.H.P.Q. 760 Horizon Drive Grand Junction, CO 81501

Mr. Gerlofs:

The revised Preliminary Plat of the Spring Valley Subdivision was presented to the Grand Junction Planning Commission on August 29, 1973 and approved subject to the following:

- Approval of a comprehensive storm drainage plan and irrigation plan prior to action by the City Council on any final plat for the property.
- 2. Approval of all ditch relocations by the Board of Directors of the Grand Valley Water Users Association.
- 3. The developer either petition for rezoning of the shopping center and PUD sites or subdivide the two tracts prior to submission of a final plat to the City Council.

The above conditions were unanimously approved by the commission.

Presently, we are processing the First Filing of this subdivision and will present it to the Planning Commission on September 26, 1973. Realizing that the above stipulations will require some time to complete, I feel we can approve the First Filing subject to these same conditions and then upon completion and approval of same, we can submit the plat to the City Council. Hopefully, this will avoid any unnecessary delays.

Sincerely,

Rick Cisar Assistant Planning Director

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- Misa Co. School Distr. 51
March 28, 1972

- Grand valley to visers assoc.

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Fall 1974