



Date Received: 7-73

Item # 34-73

Request: Preliminary Plat - Spring Valley Sub.

Location:

Location: So of F 3/4 Rd., N of F Rd., W of 28 Rd + E of 27 1/2 Rd.

Petitioner: Mr. + Mrs. W. S. Peach

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Advertised: No. Date: \_\_\_\_\_

To Planning Comm: 7-25-73 - 8/29/73

Action: <sup>#5</sup> Approved subject to review by City Dept.  
To go before Commission again

<sup>#59</sup> Approved subject to storm drainage + irrigation,  
ditch relocation - either remove or subdivide 2 tracts  
set aside for shopping center + P.U.D.

Advertised: \_\_\_\_\_ Date: \_\_\_\_\_

To City Council: Review only as discussion - item

Action: \_\_\_\_\_

Comments: \_\_\_\_\_





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:

1. 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

jb

Letters from:

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

- Grand Valley H<sub>2</sub>O users assoc.

are in New Spring  
Valley fill # \_\_\_\_\_

Fall 1974