

Subdivision Development in A.O.

Date _____ Item # 35-75

Petitioner Weaver & James

Preliminary Review Agencies Comments

Final Review Agencies Comments

See Review from Parks Dept.

Action Taken
P.C. Passed 25 Feb 1975
C.C. None

Action Taken
P.C. REVOIDED 10/30/79
C.C. NO Action.

Comments
P.C. - screening on North & East (maybe chain link w. slats)

Comments
Petitioner complied with stipulations set for approval by time of City Council. No action taken.

- ITEMS REQUIRED FROM DEVELOPER
- Check
 - Drainage
 - Improvements
 - Utility Agreement
 - Landscaping
 - Guarantee
 - Title Investigation
 - Covenants
 - Annexation
 - Other (Specify)

City
County
Development
Department

CITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501
559 WHITE AVE.—ROOM 60—DIAL (303) 243-9200 EXT. 343

October 16, 1979

*Dea in H.O.
City file*

Mr. W.A. Weaver
195 Little Park Road
Grand Junction, Colorado 81501

Dear Mr. Weaver,

An on-site inspection of your site on Sherman Drive was done on October 4, 1979 and the deficiencies noted in our letter of May 30, 1979 have not been corrected.

In accordance with the Grand Junction Planning Commission's instructions we are scheduling this item on the Planning Commission's regular public hearing of October 30, 1979 to determine if the Planning Commission should recommend revocation of their previous approval to the City Council. We would recommend that you or your representative be present at this hearing.

Sincerely,



Karl Metzner
Design & Development Planner

cc: Conni McDonough, Development Department Director
Jim Wysocki, City Manager
Gerald Ashby, City/County Attorney

KM/kms

SPIECKER AND HANLON

ATTORNEYS AT LAW

620 VALLEY FEDERAL PLAZA

P. O. BOX 1991

GRAND JUNCTION, COLORADO

81501

FRANK F. SPIECKER
CLAY E. HANLON

November 1, 1979

AREA CODE 303
TELEPHONE 243-1003

Mr. & Mrs. W. A. Weaver
195 Little Park Road
Grand Junction, CO 81501

Dear Mr. and Mrs. Weaver:

As you will recall, I telephoned Mrs. Weaver yesterday following my conference with Karl Metzner of the City - County Development Department. I advised him of your intentions to immediately erect the required fencing, and asked if the matter could be stricken from the agenda for the next City Council meeting.

Mr. Metzner advised me that it would not be possible to eliminate the matter from the agenda in view of the Planning Commissions recommendation; however, he further advised me that if the fence were constructed prior to the next meeting and verified by inspection, that the issue would be moot. Accordingly, all requirements would then have been met, and the City Council should not be expected to take any adverse action.

I am further advised by Mr. Metzner that the next City Council meeting is scheduled for November 21, 1979. I would suggest that you contact Mr. Metzner just as soon as the fence has been erected so that such can be verified by an inspection. Accordingly, I am under the impression that the problem should resolve itself assuming that you promptly erect the fence.

Sincerely,

Frank F. Spiecker

FFS:lh

cc: Mr. Karl Metzner ✓
Design & Development Planner
City-County Development Dept.
559 White Avenue, Room 60
Grand Junction, CO 81501

35-75

H.O. Dev

427 Sherman Drive - O.M

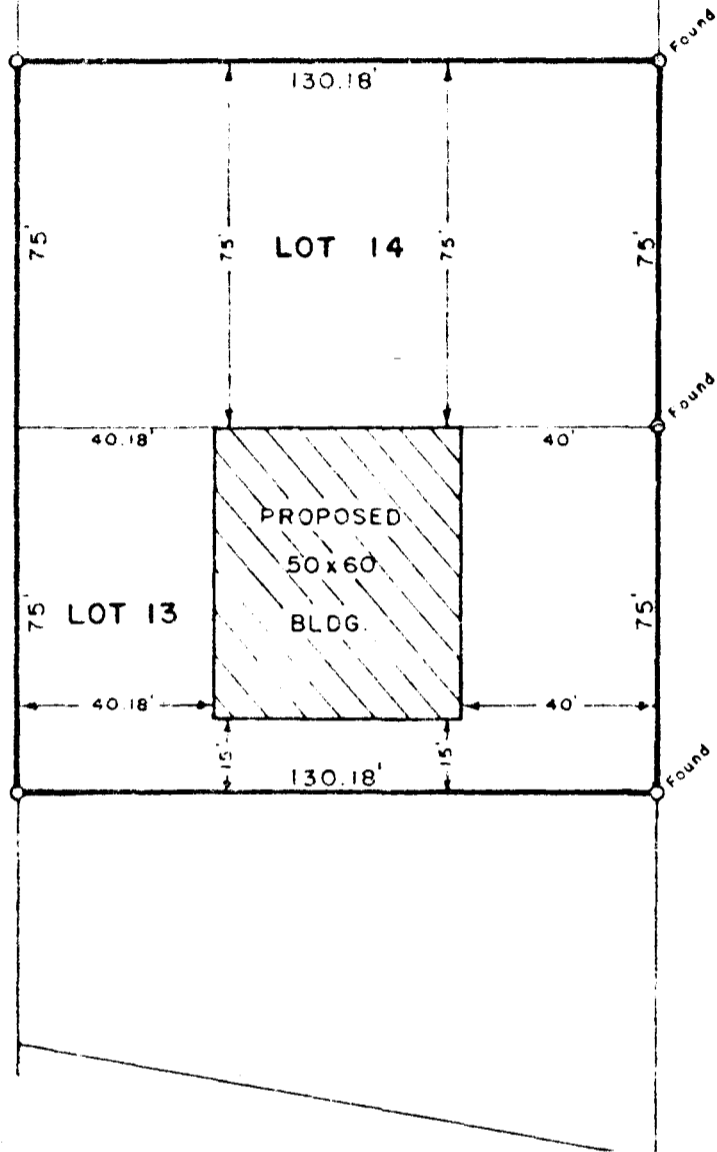
1. Screening on N. + E. Chain link with slats
2. hi alkali soil here will not grow grass or shrubbery-

6-13-77

not completed - frame is erected

no activity at 10 AM

junk - old trucks
on property



SCALE 1" = 40'

D. Administrative Procedures.

1. The development will be used for the repair and sale of mobile equipment.
The area adjoining Sherman Drive will be covered with 3/4 inch gravel and will be used for parking. The exceptionally high alkali content of the soil will not grow shrubbery or grass.
2. The development will be owner financed.
3. The land is owned by W. A. Weaver and Parker James.
4. The building will be started in June 1976.

35-75



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM FIELD NOTES OF A QUALITY KNOWN BY ME OR UNDER MY SUPERVISION AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Udell S. Williams
COLORADO REG. NO. 4307



UDELL S. WILLIAMS
701 First Avenue
GRAND JUNCTION, COLORADO 81501

REVISED PLAT OF
PROPOSED BUILDING SITE
ON
LOTS 13 & 14, SHERMAN SUB.

SURVEYED BY _____ DATE _____
DRAWN BY U.S.W. DATE 11-29-75