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File 1976-0020

Date 1/19/00

Project Name: Spring Valley

P	S	<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>
r	c	
e	a	
s	n	
e	e	
n	d	
t	t	
X	X	*Summary Sheet – Table of Contents
		Application form
		Receipts 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
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
		*Petitioner's response to comments
		*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)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Follow-Up Form		
X		Plan sheets		
X	X	Letter from Ronald Rish to David Durant – 3/2/78		
X		Irrigation Plan & Profile		
X		Sanitary Sewer Profile		
X		Street Profile		
X		Street Plans and Catch Basin Detail		
X		Sanitary Sewer Plan		
X		Miscellaneous Street Details		
X		Filing Four Map		

Subdivision Spring Valley Filing 4

Date Item # 20-76

Petitioner Peach

Preliminary Review Agencies Comments

Final Review Agencies Comments

Public Service Requires
5' side lot easement
along east side lot 20



Action Taken

Action Taken

P.C. Approved 31 MAR 76

P.C.

C.C. Approved 21 Apr. 76

C.C.

Comments

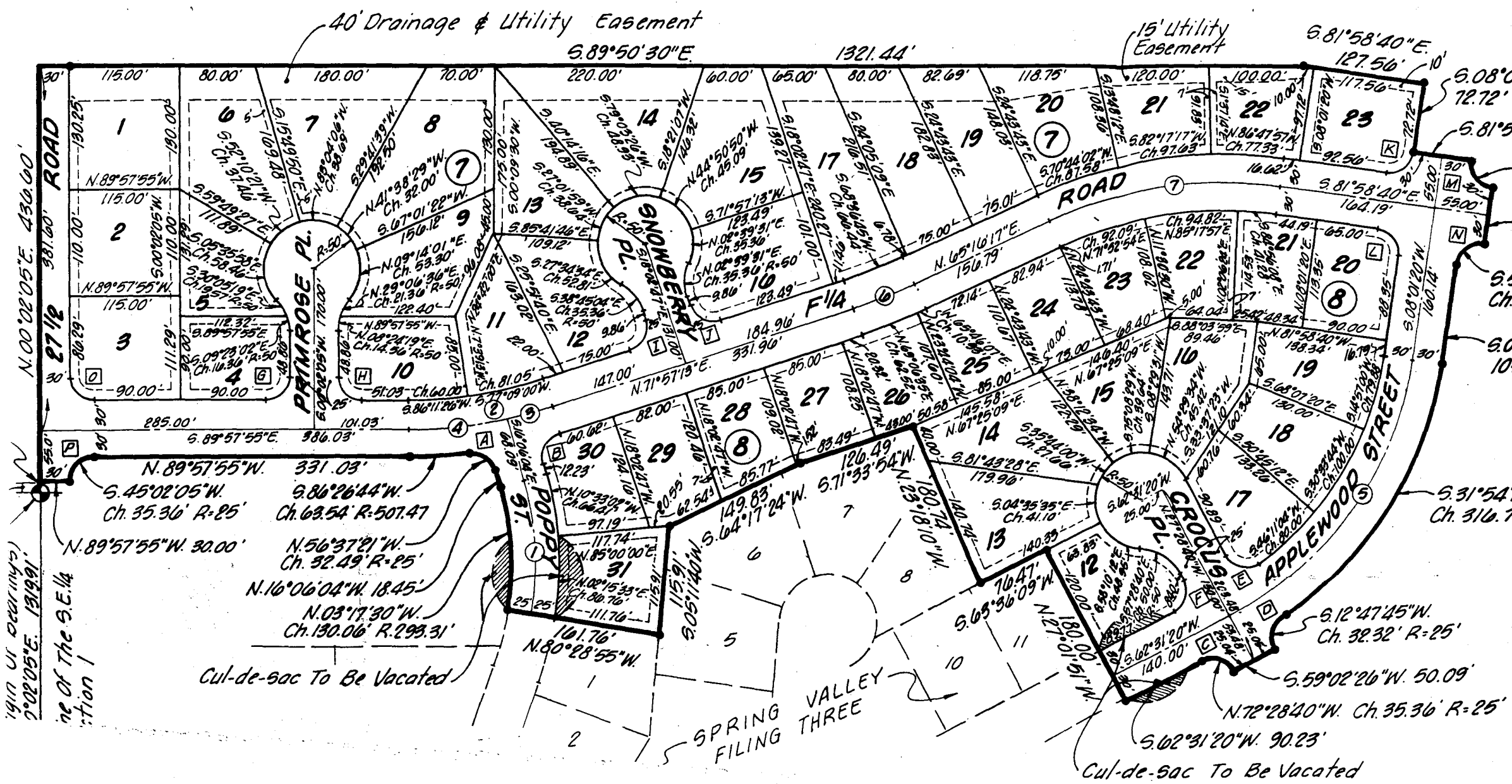
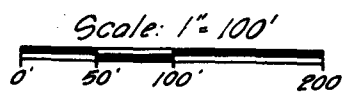
Comments

Subject to required easmt.



ITEMS REQUIRED FROM DEVELOPER

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



1910 or thereabouts
 2°02'05"E. 1319.91'
 line of the S.E. 1/4
 section 1

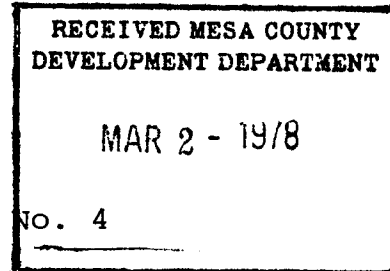


City of Grand Junction. Colorado 81501

250 North Fifth St., 303 243-2633

March 2, 1978

Mr. David C. Durant
C. E. Maguire
760 Horizon Drive
Grand Junction, CO 81501



Dear Dave:

Re: Spring Valley Subdivision-Filing No. 4

The streets and storm sewers constructed in the above subdivision were final inspected on November 28, 1977, and our recent reinspection showed that apparently all deficiencies have been corrected. We have received the required construction test results and they are satisfactory. We have also received the as-built drawings for the improvements.

The one remaining item of unfinished work is to construct the curb, gutter and sidewalk on the east side of 27½ Road to the north end of the filing as shown on your plans. As discussed with you, this work will be completed no later than June 1, 1978.

In light of all the above, and with the understanding the unfinished work mentioned above will be completed as agreed, the street and stormdrainage facilities for Spring Valley Filing No. 4 are accepted by the City, and we are now responsible for the maintenance of those facilities.

Thanks for your cooperation in these matters.

Very truly yours,

Ronald P. Rish, P.E.
City Engineer-Public Works

RPR/hm

cc - Paul Barru
Del Beaver
Doug Cline
Pharel Green
John Kenney
Jim Patterson