## **Table of Contents**

File		<u>1978-0121</u>
Dat	e	9/25/00 Project Name: Zoning of Walt Annexation
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	*Summary Sheet – Table of Contents
-	-	Application form
	+	Receipts for fees paid for anything
$\perp$	-	*Submittal checklist
$\dashv$	$\dashv$	,
+	$\dashv$	*General project report  Reduced copy of final plans or drawings
-	-	Reduction of assessor's map
$\dashv$	-	Evidence of title, deeds
-	$\dashv$	*Mailing list
+	$\dashv$	Public notice cards
+	$\dashv$	Record of certified mail
+	$\dashv$	Legal description
+	$\dashv$	Appraisal of raw land
	$\dashv$	Reduction of any maps – final copy
	T	*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
4	_	*Planning Commission staff report and exhibits
$\rightarrow$	_	*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:
		BOOCHER TO STEER TO THIS BEVELOT WENT THEE.
X	X	Review Sheet Summary (ONLY ITEM IN FILE)
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## REVIEW SHEET SUMMARY

FILE # _	121-78
ITEM	ZONING OF WALT ANNEX: PD-8
MEETING	DATE

SCHOOL DISTRICT

Does not comment at rezoning time

CCUNTY HEALTH

Ute will provide water, sewer service will be provided by City of G.J., irrigation water rights shall be retained so that there will not be the use of expensive potable water for gardens and lawns, etc, opacity

COUNTY HEALTH

(Continued) regulations for fugitive dust must be met during all construction - no persons shall cause any source of fugitive dust reading more than 20% opacity on said property or any visible emission off said property - the burning of building materials, scraps and waste is prohibited - chemical toilets will be provided for employees on construction sites

CITY PLANNING

This concept is consistant with City Planning Staff thinking - due to the proximity to single family residential and being visible from one of the most heavily travelled access points to the City, this development should be sensitive to the necessary aesthetic considerations which would promote acceptability

CITY UTILITIES ,

Fire protection, water and sewer are items of importance in this area - present City policy will not allow this area to connect to the City sewer unless the policy changes or there is an agreement I am unaware of

SOIL CONSERVATION

The soil types on this particular tract are classified as Chipeta- Persayo shaly loam with severe limitations for all development due to shallow depths to shale and excessive slope and Fruita and Ravola loam with severe limitations for roads and streets due to frost action - soil limitations within the area are such that if adequate engineering is planned and implemented within the tract the depths to shale and excessive slopes can be overcome in either zone

UTE WATER

NO OBJECTION - Ute has an 18" lin in G Rd to serve this area

G.J. RURAL POWER

NO OBJECTION

MOUNTAIN BELL

NO OBJECTIONS

ROAD DEPARTMENT

OK

FIRE DEPARTMENT

Water must be supplied for fire protection at time of construction

PUBLIC SERVICE

NO OBJECTIONS

PLANNING STAFF RECOMMENDATIONS: Recommend zoning and concept approval. Preliminary should specifically address:internal circulation and the consideration of the topography in the road layout, the drainage, and the workability of the recreation area proposal.

PLANNING COMMISSION

Zoning approved subject to participation in signal at 12th and Horizon, looking for a Horizon Drive access. Reorienting road to take advantage of top.

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