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File 1979-0015
Date 10/20/00

Project Name: Gunnison Avenue South Subdivision

| | | |
|---------------------------------|---------------------------------|---|
| P r e s e n t | S c a n n e d | <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> |
| 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 | | Review Sheets | | | |
| X | X | Review Sheet Summary | | | |
| X | X | Action Sheet | | | |
| X | X | Review Sheet Summary | | | |
| X | | Certification of Plat | | | |
| X | | Development Summary Form | | | |
| X | | Final Plat Application | | | |
| X | | Questions and Answers on The National Flood Ins. Program | | | |
| X | | Power of Attorney - ** | | | |
| X | | Letter from Sue Drissel to Jerome P. Fosseneier re: approval – 8/29/79 | | | |
| X | X | Handwritten Notes to file – 9/12/08 | | | |
| X | | Utilities Composite Grading and Drainage Plan | | | |
| X | X | Site Plan | ** | | |

Gunnison Ave. So.

9/12/80

- + App by CIC on 9/19/79
- + Need P.O.A.
- + Need to address City Fire comment.
- + Ron Rush comments need to be address.

me

- + 33' of ROW dedicated on Gunnison
- + Dedication on Melody Lane given on Plat.

REVIEW SHEET SUMMARY

FILE # 15-79

ITEM GUNNISON AVENUE SOUTH - PRELIMINARY

PC MEETING DATE _____

MCC/CC MEETING DATE _____

| <u>DATE REC.</u> | <u>COMMENTS</u> | |
|------------------|--------------------------------|--|
| 2-13-79 | MOUNTAIN BELL | Utility easements and dedication satisfactory as shown. |
| 2-15-79 | CITY POLICE | Consideration to size of streets. |
| 2-15-79 | CITY UTILITIES | How is the lot 3 to be provided sewer service? Fire hydrants need to be increased for this subdivision. Hydrants should be increased and may be placed on new 16" water line at front of property. |
| 2-16-79 | G.J. DRAINAGE | Okay. No drainage tiles or ditches on property. |
| 2-16-79 | CITY ENGINEER (MCKEE) | No comment. |
| 2-16-79 | CITY ENGINEER (RICH) | 1. Both Gunnison and Melody should be 66' ROW's (Industrial Zone). Melody should probably be widened on the west side only. 2. The frontage road along I-70 is not constructed. Improvements should be constructed or power of attorney obtained. Colorado Division of Highways should review and approve all details of frontage road. 3. Gunnison should be improved thru to Melody to full street standards. (Collector or local in industrial area). 4. Power of attorney for curb, gutter and sidewalk should be obtained for Melody frontage. |
| 2-16-79 | PUBLIC SERVICE | Gas: no objections. Electric: will require the following easements- The west 10 feet of lot 1. The west 10 feet of lot 2. The east 10 feet of lot 2. The north 10 feet of lot 3. |
| | COMPREHENSIVE PLANNER | No comment. |
| | DESIGN AND DEVELOPMENT PLANNER | Recommend approval based on staff and review comments. |
| | GJPC | FLAGGER/PICKENS/PASSED 6-0/A MOTION TO RECOMMEND APPROVAL OF THE SOUTH SUBDIVISION TO THE CITY COUNCIL, SUBJECT TO STAFF AND REVIEW COMMENTS, SUBJECT TO ACQUIRING POWER OF ATTORNEY FOR RIGHT OF WAY FOR GUNNISON AND A FRONTAGE ROAD, AND SUBJECT TO SPECIFICALLY ADDRESSING DRAINAGE. |

REVISED SHEET SUMMARY

FILE # 15-79

DATE SENT TO REVIEW AGENCIES 8-3-79

ITEM GUNNISON AVENUE SOUTH SUBDIVISION

DATE DUE 8-17-79

FINAL

PC MEETING DATE _____

HCC/OC MEETING DATE _____

| <u>DATE REC.</u> | <u>AGENCY</u> | <u>COMMENTS</u> |
|------------------|------------------|--|
| 8-13-79 | CITY FIRE | Not approved because of lack of information. Enclosed is a copy of preliminary asking for information. |
| 8-8-79 | CITY ENGINEERING | See Preliminary Plat comment sheet and letter of March 7, 1979 from Paragon. Apparently these items are still unresolved to my knowledge. |
| 8-10-79 | MTN. BELL | The utility easements and dedications are satisfactory as shown. |
| 8-14-79 | CITY UTILITY | None. |
| 8-20-79 | PUBLIC SERVICE | Gas: no objection - will lay in ROW approximately 5' from ROW line. Electric: will require the following easements: The west ten feet of lot 1. The east ten feet of lot 1. |

DESIGN & DEVELOPMENT PLANNER

Recommend approval.

GJPC 8-28-79

FLAGER/SCHOENBECK/PASSED 15-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, SUBJECT TO STAFF COMMENTS, AND SUBJECT TO THE POWER OF ATTORNEY, RIGHT-OF-WAY, AND TREATMENT OF THE FRONTAGE ROAD BEING WORKED OUT.

Acres 5.25
Units _____
Density _____

ACTION SHEET

File # 15-79
Zone I-1
Tax Area Code _____

Activity Gunnison Avenue South

Phase Preliminary Date Neighbors Notified _____

Date Submitted 2-1-79 Date CIC/MCC Legal Ad _____

Date Mailed Out 2-2-79 PC Hearing Date _____

Review Agencies _____ Review Period - Return By _____

- | Send | Send |
|--|---|
| <input type="checkbox"/> COUNTY ROAD DEPARTMENT | <input checked="" type="checkbox"/> FIRE <u>65</u> |
| <input type="checkbox"/> COUNTY HEALTH DEPARTMENT | <input type="checkbox"/> IRRIGATION _____ |
| <input type="checkbox"/> COUNTY SURVEYOR | <input checked="" type="checkbox"/> DRAINAGE <u>65</u> |
| <input type="checkbox"/> COMPTONICS | <input type="checkbox"/> WATER (UTE, CLIFTON) |
| <input type="checkbox"/> GRAND VALLEY RURAL POWER | <input checked="" type="checkbox"/> SEWER <u>City Util</u> |
| <input checked="" type="checkbox"/> MOUNTAIN BELL | <input checked="" type="checkbox"/> CITY ENGINEER/ UTILITIES |
| <input checked="" type="checkbox"/> PUBLIC SERVICE | <input type="checkbox"/> MACK, LOMA, MESA, COLLBRAN |
| <input type="checkbox"/> SOIL CONSERVATION SERVICE | <input type="checkbox"/> FRUITA, PALISADE |
| <input type="checkbox"/> SCHOOL DISTRICT 51 | <input checked="" type="checkbox"/> P.D. |
| <input type="checkbox"/> STATE HIGHWAY | _____ |
| <input type="checkbox"/> STATE GEOLOGICAL | _____ |
| <input type="checkbox"/> STATE HEALTH - RADIOLOGICAL | _____ |
| <input type="checkbox"/> TRANSAMERICA TITLE | _____ |

| Board | Date | Comments |
|------------|----------------|---|
| <u>WPC</u> | <u>2/27/79</u> | <u>Rec. Approval w. P.of A. & R.O.W. dedicated for frontage Rd and Gunnison</u> |

Handwritten notes:
Kenny...
with...
Mar. 21, 1979
K...
A...
P...

Common Location South of Gunnison, West of Melody Lane, + north of I-70 Bus. Loop

Staff Comments _____

Original Documents
 Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space;
 Imp. Guarantee Receipt # _____ Check # _____
 Covenants _____ Open Space Dedication
 Power of Attorney
 Dev. Schedule

Acres 2.91
Units # 2
Density N/A

ACTION SHEET

File # 15-79
Zone I-1
Tax Area Code _____

Activity GUNNISON AVE SOUTH

Phase FINAL

Date Neighbors Notified _____

Date Submitted 1 August

Date CIC/MCC Legal Ad _____

Date Mailed Out 3 August

PC Hearing Date 28 August

Review Agencies 10 Review Period - Return By 17 August

- | Send | Send |
|--|---|
| <input type="checkbox"/> COUNTY ROAD DEPARTMENT | <input checked="" type="checkbox"/> FIRE <u>City</u> |
| <input type="checkbox"/> COUNTY HEALTH DEPARTMENT | <input type="checkbox"/> IRRIGATION _____ |
| <input checked="" type="checkbox"/> COUNTY SURVEYOR | <input checked="" type="checkbox"/> DRAINAGE <u>G.J.</u> |
| <input type="checkbox"/> COMTRONICS | <input type="checkbox"/> WATER (UTE, CLIFTON) _____ |
| <input type="checkbox"/> GRAND VALLEY RURAL POWER | <input type="checkbox"/> SEWER _____ |
| <input checked="" type="checkbox"/> MOUNTAIN BELL | <input checked="" type="checkbox"/> CITY ENGINEER/UTILITIES _____ |
| <input checked="" type="checkbox"/> PUBLIC SERVICE | <input type="checkbox"/> MACK, LOMA, MESA, COLLBRAN _____ |
| <input type="checkbox"/> SOIL CONSERVATION SERVICE | <input type="checkbox"/> FRUITA, PALISADE _____ |
| <input type="checkbox"/> SCHOOL DISTRICT 51 | <input checked="" type="checkbox"/> <u>P.D. Ed Vander Took</u> |
| <input checked="" type="checkbox"/> STATE HIGHWAY | _____ |
| <input type="checkbox"/> STATE GEOLOGICAL | _____ |
| <input type="checkbox"/> STATE HEALTH - RADIOLOGICAL | _____ |
| <input type="checkbox"/> TRANSAMERICA TITLE | _____ |

| Board | Date | Comments |
|------------|----------------|--|
| <u>GPC</u> | <u>8-28-79</u> | <u>REC APP SUB to Staff Comments, esp. ROW and POA</u> |
| <u>CIC</u> | <u>9/19/79</u> | <u>CONSENT AGENDA - APP.</u> |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

Common Location N.W. CORNER I-70 BUS. & Melody Lane

Staff Comments
(2 lots & Breakdown) INDICATES
4) check needed

Original Documents
 Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space;
 Imp. Guarantee Receipt # _____ Check # _____
 Covenants _____ Open Space Dedication
 Power of Attorney
 Dev. Schedule