

# Table of Contents

File 1979-003  
Date 10/5/00

Project Name: French Quarter - Final Plat

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>
X	X	<p><b>*Summary Sheet - Table of Contents</b></p> <p>Application form</p> <p>Receipts for fees paid for anything</p> <p><b>*Submittal checklist</b></p> <p><b>*General project report</b></p> <p>Reduced copy of final plans or drawings</p> <p>Reduction of assessor's map</p> <p>Evidence of title, deeds</p> <p><b>*Mailing list</b></p> <p>Public notice cards</p> <p>Record of certified mail</p> <p>Legal description</p> <p>Appraisal of raw land</p> <p>Reduction of any maps - final copy</p> <p><b>*Final reports for drainage and soils (geotechnical reports)</b></p> <p>Other bound or nonbound reports</p> <p>Traffic studies</p> <p>Individual review comments from agencies</p> <p><b>*Consolidated review comments list</b></p> <p><b>*Petitioner's response to comments</b></p> <p><b>*Staff Reports</b></p> <p><b>*Planning Commission staff report and exhibits</b></p> <p><b>*City Council staff report and exhibits</b></p> <p><b>*Summary sheet of final conditions</b></p> <p><b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b></p>
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>		
X	X	Follow-up Form
X	X	Review Sheets
X	X	Review Sheet Summary
X		Utility Composite
X		Preliminary Plan Application
X	X	Letter from Del Beaver to Jon Abrahamson re: item approved with conditions - 2/6/79
X		Minor Subdivision Application
X		Water, Sewer & Streets Drainage Improvement Plan
X		Floor Plan
X	X	Resubdivision of Amended Plat - ** - CD ROM



REVIEW SHEET SUMMARY

FILE # 3-79

ITEM FRENCH QUARTER SUBDIVISION (MINOR)

PC MEETING DATE \_\_\_\_\_

MCC/CC MEETING DATE \_\_\_\_\_

DATE REC.      COMMENTS

1-15-79	PUBLIC SERVICE	No objections.
1-19-79	CITY FIRE DEPARTMENT	City Water map indicates 12" main in 1st Street Specific requirements cannot be made until type of structure and use are indicated. Submit water system plan for approval.
1-19-79	CITY UTILITIES	No scale shown on the drawing. Sewer line location ok as long as easement is ingress and egress easement also. Clean out not allowed, sewer line must end with a manhole. Water and sewer line shall be separated by 10 feet not the six feet shown as required by the State Div. Water line shall be six inch min. and fire plugs may be required by Developer to meet ISO requirements.
1-19-79	POLICE DEPARTMENT	Recommend rear access turn and connect to 1st street for utility services.
1-15-79	MOUNTAIN BELL	Easements and dedication to be adequate as shown
1-22-79	CITY ENG.-RISH	1. Curb, gutter and sidewalk exist on First Street. Four existing driveway cuts on First Street should be closed by developer with new curb, gutter and sidewalk. 2. Mesa Avenue exists with 40' ROW all the way from 1st Street to Bass. I recently investigated im- provements for this and recommend 24' mat w/C G & SW (6' monolithic). This requires 12 + 6 = 18' half width and therefore leaves 2' behind sidewalk to accomodate relocated irrigation dirch which must be maintained. Therefore, I recommend this developer construct 12' half mat and 6' C G & SW and whatever necessary to handle irrigation ditch on Mesa. There is no reason why it couldn't go in now and I so recommend. 3. Will that driveway on west edge be City mainte- nance responsibility? If so, it should be dedicated. A private driveway with utility easements seems appropriate, but either way is okay with me. 4. Driveway dimension is appropriate for 2-way operation (22' mat). I recommend the drive continue around SW corner and along S. edge of site to exit on First Street to facilitate traffic circula- tion on the site. 5. 40 ft. existing half R.O.W. on 1st Street looks okay.
1-22-79	CITY ENG.-MCKEE	Main access from Mesa Avenue?
<del>1-24-79</del>	<del>CITY ENG. JENSEN</del>	<del>No utilities shown.</del>
<del>1-24-79</del>	<del>CITY ENG. RISH</del>	<del>Comments previously submitted still apply.</del>

STAFF RECOMMENDATIONS: Recommend approval subject to review comments and  
subject to review of building elevation.

- 2-1-79            CITY PARKS            All trees listed except for Amur Maple and Golderain Tree would soon outgrow the 15 x 16 privacy patio areas. Depending on how the walk and other paving is handled in these areas, trees might not grow anyway. You cannot pave all the way around a tree and expect it to do well.  
Tree stamp does not really show a good feeling for the ultimate size that these plants will attain. Willow and Honeylocust will probably be 30-35 feet in spread. Linden and Russian Olive may reach 25-30 feet across. The indications are that they will not be more than 10-15 feet, which is not accurate.
- 2-7-79            CITY FIRE/MANTLO      If this 3 story apartment has more than 15 apartments an approved automatic or manually fire alarm system will be needed. (Wes Painter)  
Water mains in this area appear adequate to provide required fire flow; provide plot plan and show existing hydrant locations that pertain and proposed additions such that the 300' required spacing is met.

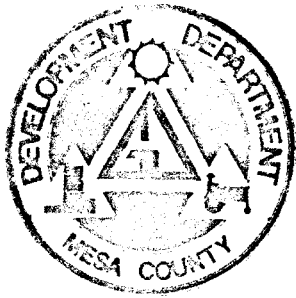
GJPG: FLAGER/PICKENS/PASSED 7-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE REZONE.

FLAGER/MIKESELL/PASSED 7-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE PRELIMINARY DEVELOPMENT PLAN, SUBJECT TO STAFF AND REVIEW SHEET COMMENTS; SUBJECT TO TEN-FOOT LESS SETBACK FROM FIRST AVENUE IF PETITIONER STAGGERS THE BUILDINGS OR FIVE FEET LESS IF PETITIONER DOES NOT STAGGER THE BUILDINGS, IN ORDER TO PROVIDE A WIDER DRIVEWAY IN THE BACK; SUBJECT TO PETITIONER COORDINATING WITH THE POLICE AND FIRE DEPARTMENTS WITH RESPECT TO A POSSIBLE DRIVE-THROUGH ACCESS FROM MESA AVENUE TO FIRST STREET, POSSIBLY USING A CRASH GATE; AND SUBJECT TO PETITIONER WORKING WITH PLANNING STAFF BEFORE FINAL APPROVAL WITH RESPECT TO DETAILED PLANS FOR EXTERIOR TREATMENT AND LANDSCAPING OF THE UNITS.

CITY COUNCIL 2-21-79

MOVED BY COUNCILMAN BROWN: THAT THE PRELIMINARY DEVELOPMENT PLAN BE APPROVED SUBJECT TO THE CONDITIONS OF THE PLANNING COMMISSION AND ADDED THE REQUEST FOR MORE INFORMATION IN WORKING WITH THE PETITIONER.

MOVED BY COUNCILMAN BROWN: THAT THE PROPOSED ORDINANCE BE PASSED FOR PUBLICATION.



CITY - COUNTY  
DEVELOPMENT DEPT.

P.O. BOX 897 - GRAND JUNCTION, COLORADO - 81501  
DIAL 303 243-9200 ext. 343

Grand Junction Planning - Mesa County Planning - Building Department

February 6, 1979

Jon F. Abrahamson  
2944 Highway 6 & 24  
Grand Junction, Colorado 81501

Re: File #3-79 ✓

Dear Jon,

The item referenced above was approved by the Grand Junction Planning Commission on January 30, 1979. This item will be heard before the Grand Junction City Council on February 21, 1979.

Conditions, restrictions or special requirements placed on this approval are as follows:

- Vary frontyard setback by 5' for rear parking access and 10' if in addition, the units are staggered.
- Accomodate Police and Fire needs (a drive through access is suggested).
- Staff and Review comments (Contact the Development Department for a copy).

Please contact our office if you have any questions concerning this item.

Yours Truly

Del Beaver  
Senior Planner, Design/Development

cc: Colorado West Surveying Co.

DB/kms

CITY AND COUNTY PLANNING & DEVELOPMENT PROCESSING—

CITY AND COUNTY BUILDING PERMIT & INSPECTION

City  
County  
Development  
Department

## MEMORANDUM

Reply Requested

Date:

YES  NO

To: \_\_\_\_\_

From: \_\_\_\_\_

1/9/80

Mr. Paul Overt

Rezoning was done by option holder - option not picked up. Owners want original zoning.

CPC - recommends retaining PD zone

Check of Files indicates -  
NO Rezoning petition on file.  
however PD zoning is legal  
since ordinance was passed.

Appeal to council is only  
alternative.