

Acres 3.2
Units N/A
Density N/A

ACTION SHEET

File # 25-79
Zone E-1
Tax Area Code _____

Activity Brawley Subdivision

Phase Preliminary

Date Neighbors Notified N/A

Date Submitted 2 March 1979

Date CIC/MCC Legal Ad _____

Date Mailed Out 2 March 1979

PC Hearing Date 27 March 1979

Review Agencies _____ 10 DAY Review Period - Return By _____

Send

- ____ COUNTY ROAD DEPARTMENT
- ____ COUNTY HEALTH DEPARTMENT
- ____ COUNTY SURVEYOR
- ____ COMTRONICS
- ____ GRAND VALLEY RURAL POWER -
- MOUNTAIN BELL
- PUBLIC SERVICE
- ____ SOIL CONSERVATION SERVICE
- ____ SCHOOL DISTRICT 51
- STATE HIGHWAY
- ____ STATE GEOLOGICAL
- ____ STATE HEALTH - RADIOLOGICAL
- ____ TRANSAMERICA TITLE

Send

- FIRE City
- ____ IRRIGATION _____
- DRAINAGE Grand Jet
- ____ WATER (UTE, CLIFTON) _____
- ____ SEWER _____
- CITY ENGINEER UTILITIES Rish
- ____ MACK, LOMA, MESA, COLBRAN
- ____ FRUITA, PALISADE
- City Utilities - Jensen
- PTD Ed Vander Toob
- ____ _____
- ____ _____
- ____ _____

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>JPC</u>	<u>3-27-79</u>	<u>rec. app. subject to staff + review comments.</u>
<u>Council</u>	<u>4-18-79</u>	<u>approved subject to all staff comments</u>
____	____	____
____	____	____
____	____	____
____	____	____
____	____	____
____	____	____
____	____	____
____	____	____

Common Location N.E. Corner of 28 1/2 road and I-70 Business Loop

Staff Comments
Soils? Need ownership documents

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

REVIEW SHEET SUMMARY

FILE # 25-79

ITEM BRAWLEY SUBDIVISION

PC MEETING DATE _____

MCC/CC MEETING DATE _____

DATE REC. COMMENTS

3-7-79	CITY FIRE	To meet fire department requirements, at least one hydrant and possibly more depending on occupancy at time of construction. Hydrants should be located off an 8 inch water line. Hydrant location Southwest corner of lot 6. There is a possibility of increase line size in this area because of other development.
3-13-79	PD./VANDERTOOK	None.
3-13-79	G.J. DRAINAGE	Okay.
3-13-79	CITY ENG/JENSEN	No comment.
3-15-79	CITY ENG/RISH	<ol style="list-style-type: none"> 1. In my opinion and based on current adopted street standards, 38' ft. half right of way is appropriate dedication instead of 40 ft. shown. 2. Power of attorney for full street improvements to 28½ Road should be obtained. (As more development occurs to the east along Gunnison, we should consider improving 28½ Road from Highway 6 & 24 to Gunnison Avenue.) 3. How will that 21 "Culvert under 28½ Road be connected to the pipe on the west side of 28½ Road. (Note: D & W developer has piped the "ditch" on the west side of 28½ Road.) 4. Will CDH want power of attorney for a frontage Road?
3-19-79	PUBLIC SERVICE	Electric: request 10' easement along the north and rear property lines. Gas: no objections - will serve from 28½ Road.
3/27/79	COMPREHENSIVE PLANNER	No comment
3/27/79	DESIGN & DEVELOPMENT PLANNER	Recommend approval subject to review comments.
	GJPC	GRAHAM/SCHOENBECK PASSED 5-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, SUBJECT TO STAFF AND REVIEW SHEET COMMENTS.
	CITY COUNCIL 4-18-79	MOVED BY COUNCILMAN O'DWYER AND SECONDED BY COUNCILMAN HOLMES THAT THE PRELIMINARY PLAN FOR BRAWLEY SUBDIVISION BE APPROVED SUBJECT TO CONDITIONS OF THE PLANNING COMMISSION.

Acres 3.10
Units 5 lots
Density _____

ACTION SHEET

File # 405-79
Zone I-1
Tax Area Code _____

Activity Brawley Sub.

Phase Final

Date Neighbors Notified _____

Date Submitted 2 July 79

Date CIC/MCC Legal Ad _____

Date Mailed Out _____

PC Hearing Date 31 July 79

Review Agencies _____

10 day Review Period - Return By _____

Send

- COUNTY ROAD DEPARTMENT
- COUNTY HEALTH DEPARTMENT
- COUNTY SURVEYOR
- COMTRONICS
- GRAND VALLEY RURAL POWER -
- MOUNTAIN BELL
- PUBLIC SERVICE
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Send

- FIRE city
- IRRIGATION _____
- DRAINAGE G.S.
- WATER (UTE, CLIFTON) _____
- SEWER _____
- CITY ENGINEER/UTILITIES _____
- MACK, LOMA, MESA, COLBRAN
- FRUITA, PALISADE
- P.D. Ed VanderTook

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GAC</u>	<u>7-31-79</u>	<u>Rec. approval subject to staff comments</u>
<u>CC</u>	<u>8-15-79</u>	<u>Approved subject to P.C. conditions</u>

Common Location N.E. Cor 28 1/2 rd & I-70 Bus.

Staff Comments

Original Documents

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

REVIEW SHEET SUMMARY

FILE # 25-79

DATE SENT TO REVIEW AGENCIES 7-3-79

ITEM: BRAWLEY SUBDIVISION - FINAL PLAT

DATE DUE 7-16-79

PC MEETING DATE _____

HCC/CC MEETING DATE _____

<u>DATE PDC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7-10-79	MOUNTAIN BELL	Satisfactory
7-18-79	CITY ENGINEER (RISH)	1) Please copy to Council my previous comments concerning powers-of-attorney for street improvements and need for these improvements as the area develops. 2) The drainage plan shows a 21 inch storm pipe to be provided across 28½ Road. As commented at Prel. Plat, that ditch has been piped and a structure exists at the Frontage Road. The engineer must submit details for the 21 inch pipe crossing and how it will be connected to the structure for my approval prior to construction.
7-18-79	POLICE DEPT. (VANDERTOOK)	Okay
7-17-79	PUBLIC SERVICE	Electric: request 10' easement along the North and rear property lines as originally noted on preliminary review date 3-19-79. Utility composite should show existing O.H. line just east of east property line of subdivision. Gas: No objection - will serve from 28½ Road.
7-10-79	CITY UTILITIES	None
7-10-79	CITY FIRE	One hydrant is needed, located on the NE corner of lot 3, to meet the required fire flow for Industrial Development. Line size minimum 8" diameter. More hydrants may be needed at time of construction.
	DESIGN & DEVELOPMENT PLANNER	Recommend approval subject to review sheet comments.

GJPC 7-31-79

PICKENS/SCHOENBECK/PASSED 6-0/A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL SUBJECT TO STAFF AND REVIEW COMMENTS.

City
County
Development
Department

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

April 2, 1979

Mr. Donald Jordan
P.O. Box 338
Grand Junction, Co

Re: # 25-79 ✓

Dear Sir:

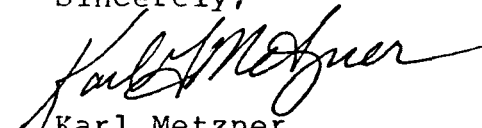
The item referenced above was approved by the Grand Junction Planning Commission on March 27, 1979. This item shall be heard before the Grand Junction City Council on April 18, 1979.

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

1. Staff and review comments. (On file in our office.)

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

Sincerely,


Karl Metzner,
Senior Planner
Design/Development

cc Tom Logue
Paragon Engineers

skd