## **Table of Contents**

| Date_                           |                            | 10/25/00 Project Name: Brawley Subdivision  |  |  |  |  |
|---------------------------------|----------------------------|---|--|--|--|--|
| P<br>r<br>e<br>s<br>e<br>n<br>t | c<br>a<br>n<br>n<br>e<br>d | 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. |  |  |  |  |
|                                 |                            | 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  |  |  |  |  |
|                                 | $\dashv$                   | 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:  |  |  |  |  |
|                                 |                            | DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:  |  |  |  |  |
| X                               | X                          | Action Sheet  |  |  |  |  |
| X                               | X                          | Review Sheet Summary  |  |  |  |  |
| X                               | X                          | Planning Commission Minutes - ** - 5/29/79  |  |  |  |  |
|                                 | X                          | Power of Attorney - **  |  |  |  |  |
| X                               | ^                          |   |  |  |  |  |
| X                               |                            | Certification of Plat   |  |  |  |  |
| X                               |                            | Record Final Plat Recording   |  |  |  |  |
| X                               |                            | Final Plat Application  |  |  |  |  |
| X                               |                            | Development Summary Form  |  |  |  |  |
| X                               |                            | Deed  |  |  |  |  |
| X                               | x                          | Letter from Karl Metzner to Donald Jordan re: approval of item with conditions – 4/2/79   |  |  |  |  |
| X                               |                            | Preliminary Plan  |  |  |  |  |
| X                               |                            | Drainage Plan and Utilities Composite   |  |  |  |  |
| X                               | Х                          | Plat **   |  |  |  |  |
|                                 |                            |   |  |  |  |  |
|                                 |                            |   |  |  |  |  |

| Acres <u>3.2</u>              | File # <u>25-79</u>              |
|-------------------------------|----------------------------------|
| Units <u>W/A</u> ACTION       | SHEET Zone Z-1                   |
| Density NA                    | Tax Area Code                    |
| Activity Brawley Subdivision  | 971                              |
| Phase Preliminary             | Date Neighbors Notified U/A      |
| Date Submitted 2 March 1919   | Date CIC/MCC Legal Ad            |
| Date Mailed Out 2 March 1919  | PC Hearing Date 27 March 1979    |
|                               | eview Period - Return By         |
| Send                          | Send                             |
| COUNTY ROAD DEPARIMENT        | V FIRE Ciril                     |
| COUNTY HEALTH DEPAREMENT      | IRRIGATION                       |
| COUNTY SURVEYOR               | V DRAINAGE Grand 1ct             |
| COMTRONICS                    | WATER (UTE, CLIFTON)             |
| GRAND VALLEY RURAL POWER -    | SEWER                            |
| MOUNTAIN BELL                 | CITY ENGINEER WHILITIES Rish     |
| PUBLIC SERVICE                | MACK, LOMA, MESA, COLLBRAN       |
| SOIL CONSERVATION SERVICE     | FRUITA, PALISADE                 |
| SCHOOL DISTRICT 51            | V City Otilities - Jensen        |
| STATE HIGHWAY                 | V PID Ed Vander Took             |
| STATE GEOLOGICAL              |                                  |
| STATE HEALTH - RADIOLOGICAL   |                                  |
| TRANSAMERICA TITLE            |                                  |
| Board Date Comments           |                                  |
| 61PC 3-27-79 MC app Subje     | ect to stall + review comments.  |
| Tource 4-18-19 approved sul   | ject to staff + review comments. |
|                               | /                                |
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|                               |                                  |
|                               |                                  |
| Common Location N.E. Comer of | 28/2 road and I-10 Basiness      |
| <del></del>                   | L00p                             |
| Staff Comments                |                                  |
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| Original Dogramonto           |                                  |
| Original Documents            | ign] w OF - 6                    |
|                               | isal x .05 = \$ Open Space;      |
|                               | pt #Check #                      |
| <del></del>                   | Space Dedication                 |
| Power of Attorney             |                                  |
| Dev. Schedule                 |                                  |

## REVIEW SHEET SUMMARY

|                     |                                   | •   |  |  |  |  |
|---------------------|-----------------------------------|---|--|--|--|--|
| FILE # 25           | FILE # 25-79                      |   |  |  |  |  |
| ITEM BR             | RAWLEY SUBDIVISION                | <del></del>   |  |  |  |  |
| 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> <li>In my opinion and based on current adopted street standards, 38' ft. half right of way is appropriate dedication instead of 40 ft. shown.</li> <li>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 &amp; 24 to Gunnison Avenue.)</li> <li>How will that 21 "Culvert under 28½ Road be connected to the pipe on the west side of 28½ Road. (Note: D &amp; W developer has piped the "ditch" on the west side of 28½ Road.)</li> <li>Will CDH want power of attorney for a frontage Road?</li> </ol> |  |  |  |  |
| 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 GJPC | Recommend approval subject to review comments.  GRAHAM/SCHOENBECK PASSED 5-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, SUBJECT TO STAFF AND REVIEW  |  |  |  |  |
|                     | CITY COUNCIL 4-18-79              | SHEET COMMENTS.  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                                      | File # _ #\&-79                 |
|---|---------------------------------|
| Units 5 /075 ACT                                | ION SHEET Zone Z-/              |
| Density   | Tax Area Code                   |
| $\mathcal{D} \cup \mathcal{C} \cup \mathcal{C}$ |                                 |
| Activity Brawley Sub.                           |                                 |
| Phase + mal                                     | Date Neighbors Notified         |
| Date Submitted 2 July 79                        | Date CIC/MCC Legal Ad           |
| 4,  | PC Hearing Date 31 July 19      |
| Date Mailed Out                                 |                                 |
| Review Agencies // 0 00                         | Review Period - Return By       |
| Send  | Send                            |
| COUNTY ROAD DEPARTMENT                          | V FIRE                          |
| COUNTY HEALTH DEPARIMENT                        | IRRIGATION                      |
| COUNTY SURVEYOR                                 | DRAINAGE 6.3                    |
| COMTRONICS                                      | WATER (UTE, CLIFTON)            |
| GRAND VALLEY RURAL POWER -                      | SEWER                           |
| MOUNTAIN BELL                                   | CITY ENGINEER/UTILITIES         |
| PUBLIC SERVICE                                  | MACK, LOMA, MESA, COLLBRAN      |
| SOIL CONSERVATION SERVICE SCHOOL DISTRICT 51    | FRUITA, PALISADE CA Claude Took |
| STATE HIGHWAY                                   | C Ea Cauter BER                 |
| STATE GEOLOGICAL                                |                                 |
| STATE HEALTH - RADIOLOGICAL                     |                                 |
| TRANSAMERICA TITLE                              |                                 |
| Board Date Comments                             |                                 |
| GIPC 7-31-79 Rec. appre                         | subject to P.C. conditions      |
| commens   |                                 |
| CC 8-15-79 Approved                             | subject to P.C. conditions      |
|   |                                 |
|   |                                 |
|   |                                 |
|   |                                 |
|   |                                 |
|   |                                 |
| Common Logation 11 F Co -                       | 281/2 rd \$ T-70 Bus.           |
| Come Deated                                     | 2012 10 DUS                     |
| Class Comments                                  |                                 |
| Staff Comments                                  |                                 |
|   |                                 |
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|   |                                 |
|   |                                 |
|   |                                 |
| Original Documents                              |                                 |
|   | opraisal x .05 = \$Open Space;  |
| <del></del>                                     | eceipt # Check #                |
|   | pen Space Dedication            |
| Power of Attorney                               |                                 |
| Dev. Schedule                                   |                                 |

## PEVILLI SHEET SUILARY

| FILE \$ 25-7 | <u> </u>               | DATE SENT TO REVIEW ASSICIES 7-3-79   |  |
|--------------|------------------------|---|--|
| ITE: BRAWI   | EY SUBDIVISION - FIN   | AL PLAT DUE 7-16-79   |  |
| PC PEFFING D | etá                    | ·   |  |
| HOOPOC PETER | IK DAGE                |   |  |
| DATE PIC.    | KFEICY                 | ON I THE  |  |
| 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 improvement 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. (VANDERTO | OK) 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 & DI  | EVELOPMENT PLANNER     | Recommend approval subject to review sheet comments.  |  |
|              |                        | MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL  |  |



CITY OF GRAND JUNCTION-MESA COUNTY-COLORADO 81501

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 Metzne**r,** Senior Planner Design/Development

cc Tom Logue Paragon Engineers

skd