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File 1979-0080
Date 12/8/00

Project Name: Arcieri Subdivision (Minor)

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>
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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	Action Sheet	X		Deed
X	X	Review Sheet Summary	X	X	Subdivision Map - ** - on historic records
X	X	Power of Attorney - **			
X		Record of Final Plat Recording			
X		Certification of plat			
X	X	Location Map			
X	X	Utilities Composite of Arcieri Subdivision			
X	X	Letter from Sue Drissel to Martha Arcieri re: item approved – 11/29/79			
X	X	Planning Commission Minutes – ** - 10/30/79			
X		Minor Subdivision Application			
X		Final Plat Application			
X		Subdivision Summary Form			
X	X	Adjacent Property Owners			

Acres 1.4
Units 2
Density _____

ACTION SHEET

File # 80-79
Zone I-2
Tax Area Code _____

Activity Arcieri Subdivision (Minor)

Phase FINAL

Date Neighbors Notified _____

Date Submitted 1 Oct 79

Date CIC/MCC Legal Ad _____

Date Mailed Out _____

PC Hearing Date 30 Oct 79

Review Agencies 10 Review Period - Return By _____

- | <u>Send</u> | <u>Send</u> |
|--|---|
| <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, COLBRAN _____ |
| <input type="checkbox"/> SOIL CONSERVATION SERVICE | <input type="checkbox"/> FRUITA, PALISADE _____ |
| <input type="checkbox"/> SCHOOL DISTRICT 51 | <input checked="" type="checkbox"/> <u>CITY TRANS. ENG.</u> |
| <input type="checkbox"/> STATE HIGHWAY | <input checked="" type="checkbox"/> <u>P.D. - Ed VanderTook</u> |
| <input type="checkbox"/> STATE GEOLOGICAL | <input checked="" type="checkbox"/> <u>MAPPING</u> |
| <input type="checkbox"/> STATE HEALTH - RADIOLOGICAL | <input checked="" type="checkbox"/> <u>Flood Plain Ad.</u> |
| <input type="checkbox"/> TRANSAMERICA TITLE | <input checked="" type="checkbox"/> <u>Corps. of ENGINEERS</u>
<u>(LOCAL OFFICE)</u> |

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>IPC</u>	<u>30 Oct 79</u>	<u>Deleted from agenda, due to petitioner not being present.</u>
<u>GSPC</u>	<u>11-27-79</u>	<u>rec app with steps on review sheet & staff rec.</u>
<u>CIC</u>	<u>12/19/79</u>	<u>approved subject to P.C.</u>

Common Location 721 STRUTHERS AVE

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 # 80-79

DATE SENT TO REVIEW AGENCIES 10-3-79

MARCIERI SUBDIVISION (MINOR) - FINAL DATE DUE 10-15-79
PLAT

LOCATION: 721 Struthers Avenue

PETITIONER: Martha Arcieri, Lorraine Williams

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10-10-79	MTN. BELL	No utility easements are shown. It does appear that the public right of way as dedicated will provide adequate means to provide service.
10-11-79	FLOODPLAIN AD.	The proposed subdivision is in the 100 year floodplain of the Colorado River at the cross section 387.18 miles above Lees Ferry as per the Corps of Engineer's report 1976. The maps indicate that the major portion of this proposed subdivision is not in the floodway but in the flood fringe area (where water would not move with the damaging velocity as in the floodway). The very southerly end of the peninsula of lot 1 is in the floodway. The flood elevation is projected to be 4568.5 feet above mean sea level at this site. Any construction on either lot will require a floodplain permit and be required to elevate the lowest habitable floor to an elevation of at least 4569.5 feet msl. The uses allowed in any structure in this subdivision will be restricted from storing hazardous or toxic substances below flood elevation (4568.5 feet). Recommend approval.
10-11-79	CITY FIRE	One hydrant is needed at 8th and Struthers. To meet fire flow requirements. Hydrant can be located on 14" line.
10-11-79	MAPPING	Okay
10-12-79	CITY ENG.	This is in the 100 year floodplain. Power of attorney for street improvements should be obtained. Additional right of way should be obtained on Struthers. 66 ft. right of way width is appropriate for Struthers.
10-10-79	CITY TRANS. ENG.	No comment
10-10-79	SURVEYOR	The final plat is not to be used for a topography map and the water, sewer and zone areas are not pertinent to a subdivision plat. The distance should be shown to the E $\frac{1}{4}$ cor. as well as the E $\frac{1}{2}$ cor. The name of the adjacent property owners need not be shown if need be. Book and page of deed would be more appropriate. This plat being in the City of Grand Junction would ordinarily have some sort of street monumentation? If that area south of the north line of SE $\frac{1}{4}$ of Sec. 23 is dedicated then there should be a solid line 30' south indicating the true lot line and monuments should be placed

according to City Standards.

PLAT

Final plat should be on a 24 x 36 mylar with a 2" border on the left with 1/2" border on the top, bottom and right.

DESIGN & DEVELOPMENT PLANNER

POA will be required for road improvements on Struthers.

STAFF RECOMMENDATION

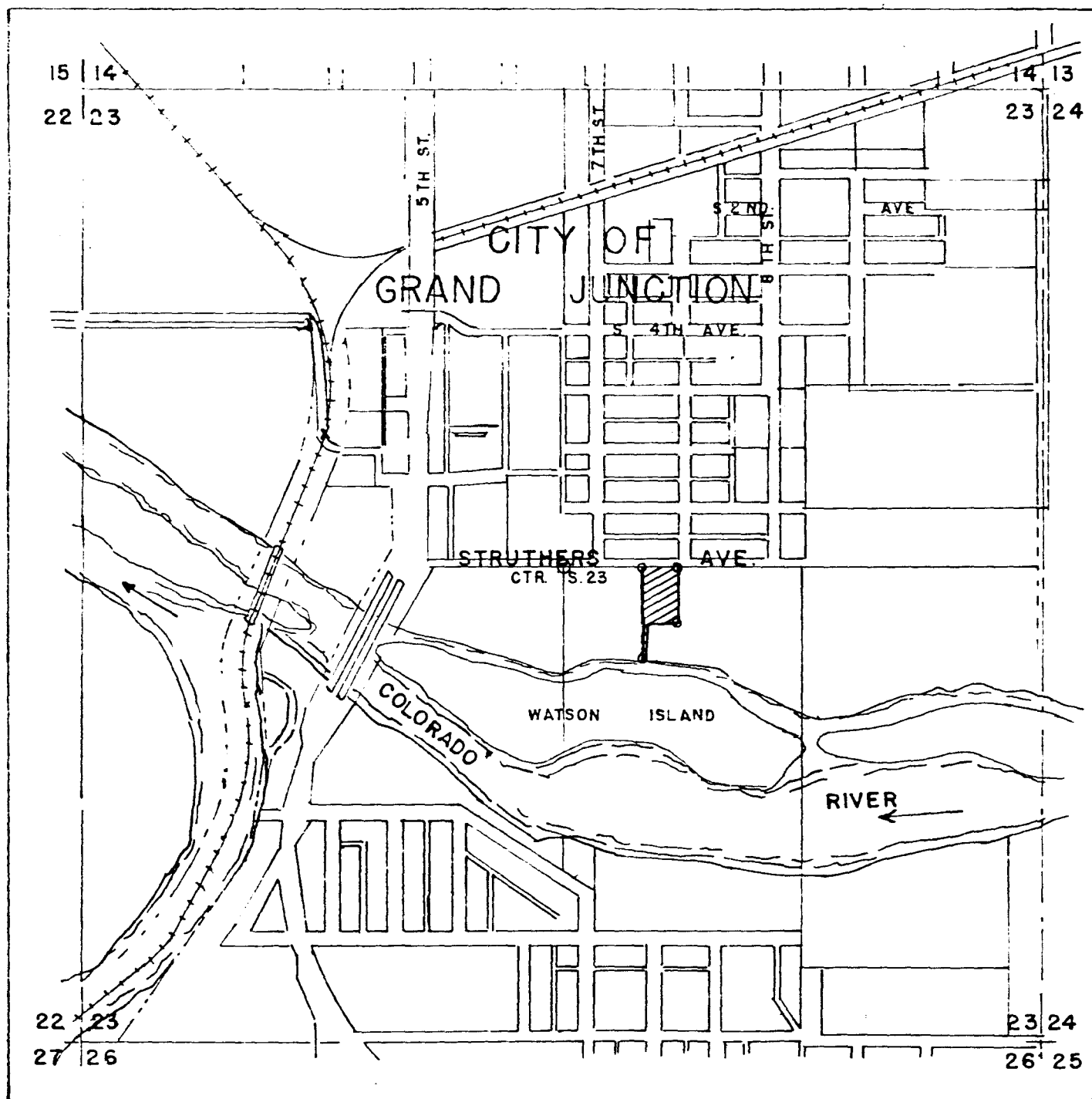
Recommend approval of the final plat with the following stipulations to be addressed before the City Council meeting:

1. Show dedication of utility easements.
2. Any construction on either lot will require a floodplain permit and uses allowed in any structure will be restricted from storing hazardous or toxic substances below flood elevation.
3. To meet fire flow requirements, a hydrant is needed at 8th and Struthers.
4. POA must be obtained for Struthers for street improvements, with 66' the appropriate ROW for Struthers.
5. Final plat should meet requirements and revisions as indicated by surveyor.

CPC

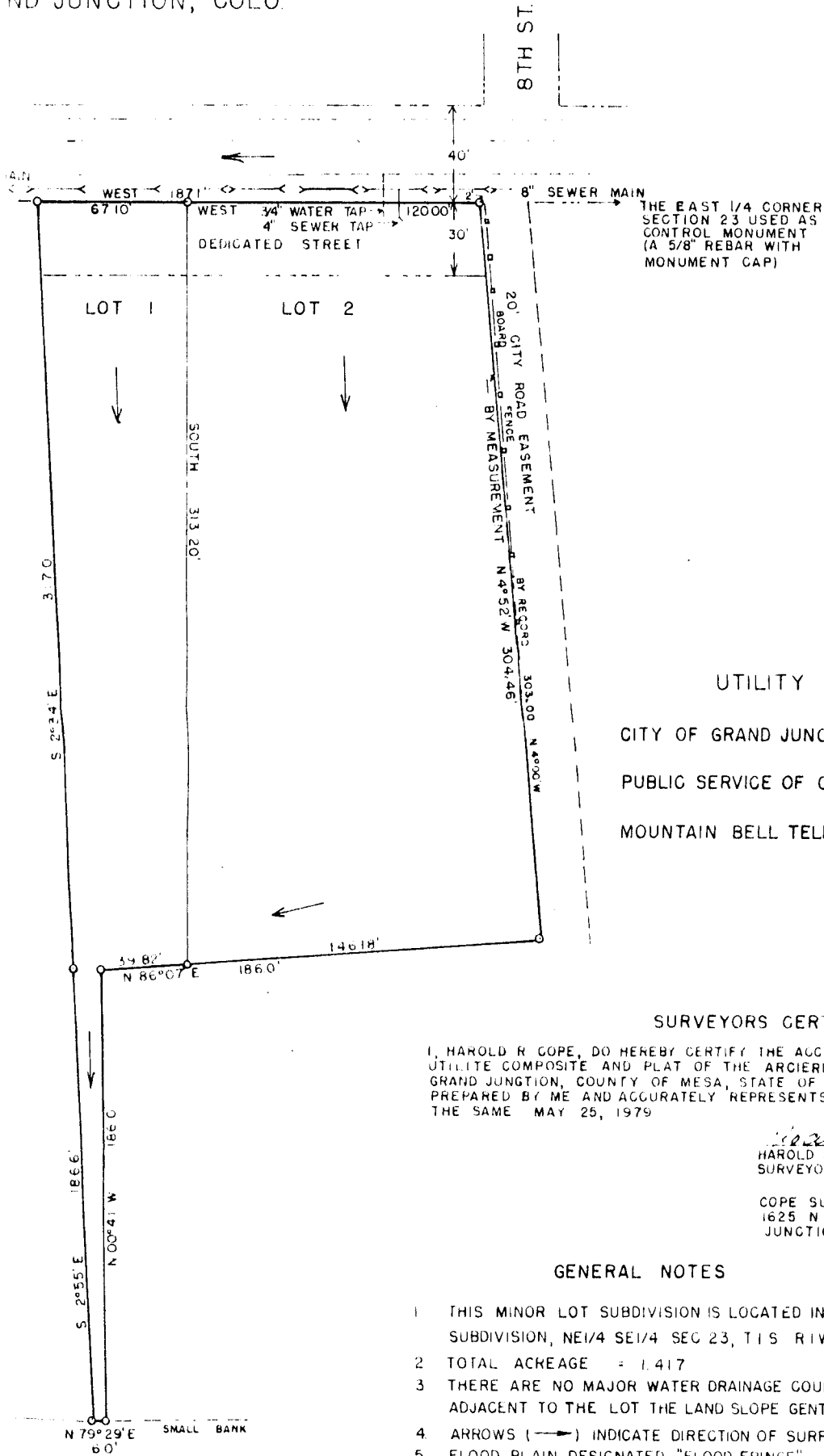
FLAGGER/RIDER/PASSED 6-0/A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL WITH THE STIPULATIONS OF STAFF RECOMMENDATIONS.

LOCATION MAP



COMPOSITE

OR
SUBDIVISION
AND JUNCTION, COLO.



UTILITY APPROVAL

CITY OF GRAND JUNCTION _____
SIGNATURE

PUBLIC SERVICE OF COLO. _____
SIGNATURE

MOUNTAIN BELL TELEPHONE _____
SIGNATURE

SURVEYORS CERTIFICATE

I, HAROLD R COPE, DO HEREBY CERTIFY THE ACCOMPANYING PLAT OF THE UTILITY COMPOSITE AND PLAT OF THE ARCIERI SUBDIVISION OF THE CITY GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, AND WAS PREPARED BY ME AND ACCURATELY REPRESENTS A FIELD SURVEY OF THE SAME MAY 25, 1979

Harold R. Cope
HAROLD R COPE, REGISTERED LAND SURVEYOR, NO 11221
FOR
COPE SURVEYING COMPANY
1625 N 17TH STREET, GRAND JUNCTION, COLO.

GENERAL NOTES

- 1 THIS MINOR LOT SUBDIVISION IS LOCATED IN ORCHARD MESA SUBDIVISION, NE1/4 SE1/4 SEC 23, T1S R1W, UTE P.M, GRAND JUNCTION, CO
- 2 TOTAL ACREAGE = 1.417
- 3 THERE ARE NO MAJOR WATER DRAINAGE COURSES ON OR ADJACENT TO THE LOT THE LAND SLOPE GENTLY TO THE SOUTH AND EAST
- 4 ARROWS (→) INDICATE DIRECTION OF SURFACE WATER FLOW
- 5 FLOOD PLAIN DESIGNATED "FLOOD FRINGE"
- 6 ADJACENT ZONING "HEAVY INDUSTRIAL"

80-79
OFFICE COPY

UTILITIES COMPOSITE OF ARCIERI SUBDIVISION

COPE SURVEYING CO., GRAND JUNCTION, COLO.

SCALE 1" = 40'

NORTH BANK SLOUGH, COLO RIVER

ADJACENT PROPERTY OWNERS

Latter Day Saints Church Thomas N. Lewis
715 Struthers Ave.,
Grand Junction, Colo.
81501

OFFICE COPY

City
County
Development
Department

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

November 29, 1979

Martha Arcieri
721 Struthers Ave.
Grand Junction, Co 81501

Dear Ms. Arcieri:

On November 27, 1979 your petition for Arcieri Subdivision (Minor) was approved by the Grand Junction Planning Commission with the stipulation that all staff and review sheet comments be addressed before the Grand Junction City Council hearing on December 19, 1979.

Feel free to contact our office if you have any questions.

Sincerely,



Sue Drissel
Planning Tech. I

cc file #80-79

Lorraine Williams
1342 Texas Dr.