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File 1980-0053
Date 8/3/01

Project Name: Flynn Subdivision – Final Development

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
X		Reduction of assessor's map
		Evidence of title, deeds
X	X	*Mailing list
		Public notice cards
		Record of certified mail
X		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	Right of Way Easement - Mesa Co. Recorder Book 932-pg. 734
X	X	Review Sheet Summary		
X	X	Powers of Attorney - ** - 3/13/81 and 4/8/81		
X		Plat Certification		
X	X	Planning Commission Minutes - ** - 8/26/80		
X		Public Hearing Notice on 9/27/80 – date of notice 9/5/80		
X	X	Letter from Alex Candelaria to Reed Guthrie petition approved – 9/4/80		
X		Note to file: legal description on the plat says its for Lot 1- however the legal is for the entire parcel – lots 1 & 2 – Sue – 8/13/80		
X		Minor Subdivision Application		
X		Grading & Drainage & Utility Composite		
X	X	Site Plan – ** - Historical Map		
X		Deed – Mesa Co. – 488 – Pg. 274		

Acres 1.55
Units 2 LOTS
Density _____

CITY ACTION SHEET

File # 53-80

Zone C-1

Activity FLYNN SUB
Phase FINAL
Date Submitted 8/1/80
Date Mailed Out 8/6/80
Date Posted 8/15/80
Legal Ad Date _____
Date Neighbors Notified--
Planning Commission 8-19-80

Date Neighbors Notified--
City Council _____
Date CIC Legal Ad _____
Hearing Date--
Planning Commission 8/26/80
Hearing Date--
City Council _____
10 Review Period-Return By 8/18/80

Review Agencies

Send

- COUNTY ROAD DEPARTMENT
- MOUNTAIN BELL
- PUBLIC SERVICE COMPANY
- FIRE
- IRRIGATION G.V.
- DRAINAGE G.J.
- SEWER _____
- WATER (UTE, CLIPTON)
- FLOODPLAIN
- CITY ENGINEER

- CITY UTILITIES
- CITY POLICE
- TRANSPORTATION ENGINEER
- PARKS AND RECREATION
- ENERGY OFFICE
- TECH REVIEW
- WATER AND POWER RESOURCES
- St. Highway

Common Location N.E. COR OF 29 RD. & NORTH AVE.

Board	Date	Comments
<u>GIPC</u>	<u>8/26/80</u>	<u>Approval - Subject to staff review comments.</u>
<u>CIC</u>	<u>9/17/80</u>	<u>Approved - Subject to P.C.</u>

Staff Comments
+ Need adjacent property owners Need POA
+ Need Title Com.
+ Soil Evaluation

Original Documents
____ Improvement Agreement
____ Improvement Guarantee
____ Covenants
____ Development Schedule

REVIEW SHEET SUMMARY

FILE# 53-80

ITEM FLYNN MINOR SUB-FINAL PLAT

DATE SENT TO REVIEW DEPT. 8-06-80

DATE DUE 8-18-80

PETITIONER WGM Investments

LOCATION N.E. corner of North Ave. & 29 Rd.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8-12-80	FLOODPLAIN	Not in floodplain
8-12-80	MT. BELL	No objections.
8-13-80	CITY UTIL	None
8-14-80	G.J. DRAINAGE	O.K.
8-18-80	TRANS. ENG.	No comment on information available.
8-18-80	CITY ENG.	Power of attorney for full street improvements on 29 Road and North Avenue should be granted prior to recording the plat. The right-of-way at the corner of 29 and North should have a 20 ft. radius. No utilities are shown on this submittal. What is that 10 ft. wide easement for? Any new driveway locations must be approved by my office and Colorado Division of Highways (for North Ave. which is a State Highway) No storm drainage layout is shown. I can't tell from this even the direction of flow. This submittal must be incomplets!
8-26-80	PUBLIC SERVICE	Gas & Electric: No objection

STAFF RECOMMENDATIONS

Recommend that approval be contingent upon review agency approval of Drainage and Utility Plan. Also recommend that item not go to City Council until these approvals obtained.

8-18-80	CITY FIRE	Inadequate information. Please resubmit with utilities composite showing hydrant locations, water lines & size. Also need a development plan showing the existing buildings (if any) and proposed new development.
8-20-80	CITY ENG.	Comments on 8-18-80 stand amended as follows in light of this latest submittal: 1. Storm runoff does not appear to be a significant factor. 2. Utilities (existing) are shown on this plan. 3. Is there <u>only</u> a 3" water line in 29 Road and North Avenue?
8-21-80	MT. BELL	See review sheet returned 8-11-80
8-26-80	UTE WATER	Ute Water has 3" lines in North Avenue and in 29 Road where these streets front the property which may serve the domestic needs. However, before additional commitment is made to the water lines, a Peak Demand-Data Sheet showing fixture values or proposed development is necessary for analysis. Development, tap and connection fees in effect will apply.

8-26-80 CITY FIRE Not enough information to compute required Fire Flow.
We need square footage of building, type of construction, and occupancy of building. Additional fire protection may be required. Please contact Fire Department.

8-27-80 PARKS & REC. None

8-26-80/GJPC/SIMONETTI/GRAHAM PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE FINAL PLAT, FLYNN SUBDIVISION, SUBJECT TO STAFF COMMENTS AND REVIEW OF THE DRAINAGE AND UTILITY PLAN.

53-80

2943-083-00-031 —
-085 —
-084 —
-032

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City - 81501

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city - 02

C. Akens
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city - 02

O. Day
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city - 01

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