



REVIEW SHEET SUMMARY

FILE# 71-80

ITEM LUSTER SUB.-MINOR FINAL DATE SENT TO REVIEW DEPT 10-03-80

DATE DUE 10-14-80

PETITIONER Joyce L. Hobbs 603 E. Indian Creek Dr. (Paragon)

LOCATION 175' South of C Rd & E. of Holly Lane

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10-08-80	O.M. SANITATION/ SEWER	This is in City and not in OM San. Dist.
10-08-80	O.M. IRRIGATION	Please reject as I have not seen any plans for a pressurized system, or even, open plans on how they expect to service this subdivision as the Dist. has requested from the Co. Comm. and they have agreed to require plans which which will service these areas.
10-08-80	UTE WATER	No objection to this development. Water services would be by the City of Grand Junction via Ute Water bulk delivery.
10-14-80	PARKS & REC.	No comment
10-14-80	CITY ENG.	All public improvements exist. No additional right of-way needed for street. It appears from the composite drawing that the driveway apron is improperly located for this proposal (common ingress-egress easement) so the petitioner should construct a new apron cut to fit the plan and should replace the existing one with new curb, gutter and sidewalk. How should this property be assessed for the recently completed street improvements?
10-14-80	CITY FIRE	No objection to this development as long as adequate fire protection is provided. Fire hydrants are required every 500' on a minimum of a (6) six inch line on a looped grid system. There is an existing hydrant on "C" Road across from Holly Lane and one located halfway down Holly Lane.
10-15-80	PUB. SERV.	PSCo. ELECTRIC: Request West Ten (10) feet of Lot 1,2, & 3 adjacent to Holly Lane. PSCo. GAS: No objections.
10-16-80	MT. BELL	No objections
10-20-80	STAFF COMMENTS	Should submit a revised plan giving appropriate lot sizes (meeting zoning square footage requirements).

SUMMARY of COMMENTS

1. Work out acceptable agreement with Orchard Mesa Irrigation.
2. Proposed driveway apron cut should coincide with acceptable plat. Driveway apron cut should be constructed and existing one replaced with curb, gutter and sidewalk.
3. Satisfy fire protection requirements.
4. Revise plan to meet zoning requirements of lot size.

Recommend that all items be satisfactorily addressed prior to City Council action. Recommend approval.

11-06-80 G.J. DRAIN Out of District  
10/28/80 RIDER/GRAHAM PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #71-80 LUSTER MINOR SUBDIVISION, SUBJECT TO STAFF COMMENTS.

Acres 0.5  
Units 3  
Density \_\_\_\_\_

CITY ACTION SHEET

File # 71-80  
Zone R1C

Activity Minor Sub.  
Phase Final  
Date Submitted 10/1/80  
Date Mailed Out 10/3/80  
Date Posted 10/17/80  
Legal Ad Date 10/20/80  
Date Neighbors Notified--  
Planning Commission \_\_\_\_\_

Date Neighbors Notified--  
City Council \_\_\_\_\_  
Date CIC Legal Ad \_\_\_\_\_  
Hearing Date--  
Planning Commission 10/28/80  
Hearing Date--  
City Council 11/19/80  
10 Review Period-Return By 10/14/80

Review Agencies

Send

\_\_\_\_ COUNTY ROAD DEPARTMENT  
 MOUNTAIN BELL  
 PUBLIC SERVICE COMPANY  
 FIRE  
 IRRIGATION Q.M.  
 DRAINAGE Q.M.  
 SEWER Q.M.  
 WATER (UTE) CLIFTON)  
\_\_\_\_ FLOODPLAIN  
 CITY ENGINEER

CITY UTILITIES  
 CITY POLICE  
 TRANSPORTATION ENGINEER  
 PARKS AND RECREATION  
 ENERGY OFFICE  
 TECH REVIEW  
\_\_\_\_ WATER AND POWER RESOURCES  
 Camp Planning

Common Location 175' S.E. of CAD & East of Holly Lane

Board	Date	Comments
<u>CTR</u>	<u>10/28/80</u>	<u>Approved - Subject to Staff &amp; Review comments</u>
<u>CIC</u>	<u>11/19/80</u>	<u>Approved - Consent Agenda - Subject to Planning Comm. recommendations</u>

Staff Comments  
Legal OK  
adj prop. OK

Original Documents

\_\_\_\_ Improvement Agreement  
\_\_\_\_ Improvement Guarantee  
\_\_\_\_ Covenants  
\_\_\_\_ Development Schedule

2945-252-00-093  
James Wolverton  
2733 UnawEEP Avenue  
Grand Junction, CO 81503

2945-252-25-003  
Allen Downs  
299½ Holly Lane  
Grand Junction, CO 81503

2945-252-00-060  
Leslie Ludwig  
2735 UnawEEP  
Grand Junction, CO 81503

J HOLBS  
603 E. Indian Cr. Dr.  
City - 81501

2945-252-00-061  
John Raff  
2735½ C Road  
Grand Junction, CO 81503

2945-252-00-063  
Charles Kemper  
297 27-3/8 Road  
Grand Junction, CO 81503

2945-252-00-064  
Lloyd Davis  
295 27-3/8 Road  
Grand Junction, CO 81503

2945-252-00-094  
Carroll Hankins  
294 Holly Lane  
Grand Junction, CO 81503

2945-252-00-054  
William Mattson  
295 Holly Lane  
Grand Junction, CO 81503

2945-252-00-056  
Victor Blanton  
297 Holly Lane  
Grand Junction, CO 81503

2945-252-00-082  
Tim Peyton  
299 Holly Lane  
Grand Junction, CO 81503

STATE OF COLORADO, COUNTY OF MESA

DEC 23 1980

RECORDED AT 3:22 P M

RECEPTION NO. 1243924

EARL ... WYER, RECORDER

December 22, 1980

Don Caraway  
Orchard Mesa Irrigation District  
196 Webster  
Grand Junction, CO. 81503

Dear Mr. Caraway:

LUSTER SUBDIVISION, Book 12, Page 341.

Irrigation water will not be provided to Lots 2 and 3 of Luster Subdivision, located on Holly Lane south of C Road in the City of Grand Junction. Lot 1 will utilize the existing pump and system presently in place. Further, I understand that the yearly water users assessment for said Lots 2 and 3 of about \$41 per year each will continue.

Should I desire to provide irrigation water at some future date for said Lots 2 and 3, I hereby agree to provide the District a detailed plan indicating the proposed irrigation system.

Very truly yours,

*Joyce L. Hobbs*

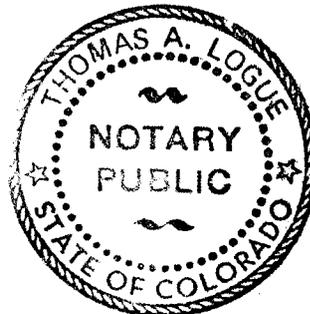
Joyce L. Hobbs

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 22 day of December A.D., 1980 by Joyce L. Hobbs.

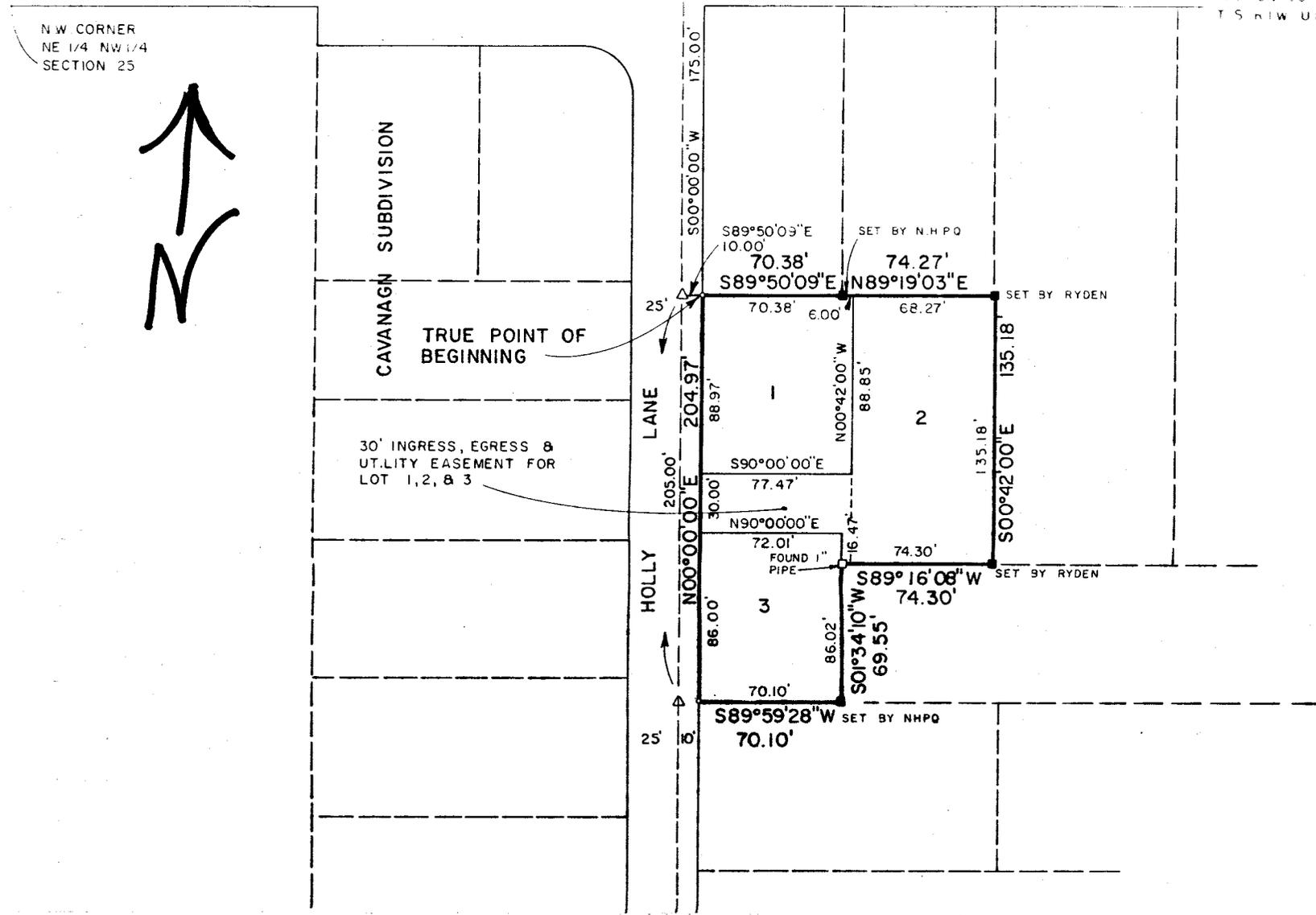
Witness my hand and official seal.  
My commission expires: Aug. 9, 1981

*Thomas A. Logue*  
Notary Public



# C Road

NORTH 1/4 CORNER  
SECTION 25  
T 5 S R 1 W U.M.



James T. Patten  
 City of Grand Junction  
 County of Mesa  
 The foregoing instrument is a true and correct copy of the original as the same appears on the records of the County Clerk of Mesa, Colorado.

This plat of Survey approved and accepted on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

City Manager

Chairman, Grand Junction

STATE OF COLORADO )  
 ) ss  
 COUNTY OF MESA )

I hereby certify that \_\_\_\_\_ is the true and correct copy of the original as the same appears on the records of the County Clerk of Mesa, Colorado.

Clerk and Recorder

I, James T. Patten, City of Grand Junction, a field survey of same.