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File 1981-0063-d

Project Name: Trolley Gate Village – Phase I – Revised Final Plat and Plan

Date 2/11/02

P r e s e n t	S	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department 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 provided.</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		*Summary Sheet – Table of Contents		
X	X	Review Sheet Summary		
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		*Submittal checklist		
		*General project report		
		Reduced copy of final plans or drawings		
		Reduction of assessor's map		
		Evidence of title, deeds		
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		Public notice cards		
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		Appraisal of raw land		
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DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:				
X	X	Action Sheet	X	Sanitary Sewer Profiles-Lines A,B,&C, Storm Sewer Plan & Profile and Sewer Details
X	X	Review Sheet Summary	X	Paving Details
X		Review Sheets	X	Waterline Details
X		Development Application	X	Miscellaneous Details
X		Letter from John Cavness Agent for Persigo Dev. Corp. to City of Grand Junction Planning re: appraisal , City requests 5% open space for Phase I – 7/29/83	X	Grading, Drainage & Site Plan
X	X	Revised Final Project narrative from John Cavness, Persigo Dev. Corp.-7/28/83	X	Utility Composite Block IA
X	X	Planning Commission Minutes - ** - 8/30/83	X	Standard Legend & Construction Notes
X	X	Notice letter of Planning Commission Public Hearing – 8/30/83		
X		Development Improvement Agreement - **		
X	X	Handwritten Notes to file – 2/16/88		
X	X	Memo to file re: Revised Final given an extension until April of 1986-6/13/90		
X	X	Plan		
X		Landscape / Screening		

PWS Investments #63-81
P.O. Box 2026 4/4
Grand Junction, CO 81502

* John Cavness #63-81
%Logos Construction 4/4
727 23 Road
Grand Junction, CO 81501

Turner Collie & Braden Inc.
P.O. Box 3944
Grand Junction, CO 81502
#63-81, 4/4

Merl & M.M. Hockett
2527 G Road
Grand Junction, CO 81501
#63-81
4/4

Robert J. & Betty J. Carmack
677 25 1/2 Road
Grand Junction, CO 81501
#63-81, 4 of 4

GPL Grand Junction
45452 Cabrito Road #219
Van Nuys, CA 91406
#63-81, 4 of 4

Delbert F. & Edna E. Wanzer
2520 F 1/2 Road
Grand Junction, CO 81501
#63-81, 4 of 4

Project Thirty et al
27831 Lapaz Road
Laguna Niguel, CA 92677
#63-81, 4 of 4

Kenneth A. Johnson
6 Soldier's Field Park #113
Boston, MA 02163
#63-81, 4 of 4

Wayde E. & Hazel Dockery
2524 G Road
Grand Junction, CO 81501
#63-81, 4 of 4

Curtis B. Lashbrook #63-81
2526 G Road 4/4
Grand Junction, CO 81501

Leemon R. & C.A. Reynolds
695 25 Road
Grand Junction, CO 81501
#63-81, 4 of 4

Gary Edward & Vicki M. Johnson
693 25 Road
Grand Junction, CO 81501
#63-81, 4 of 4

Country Glen Associates
1666 So. University Blvd.
Denver, CO 80210
#63-81, 4/4

Floyd E. & Sharon Williams
3316 Laurel Lane
Grand Junction, CO 81501
#63-81, 4/4

Helen Hilgenfeld
683 25 Road
Grand Junction, CO 81501
#63-81, 4/4

Galen & Kolene Homedew
2081 J Road
Fruita, CO 81521
#63-81, 4/4

Raedene S. Basinger
679 25 Road
Grand Junction, CO 81501
#63-81, 4/4

Western Slope Gas Co.
2478 Industrial Blvd.
Grand Junction, CO 81501
#63-81, 4/4

Vern & Bernice Eva Wood
677 25 Road
Grand Junction, CO 81501
#63-81, 4 of 4

Gaylen A. & M.E. States
675 25 Road
Grand Junction, CO 81501
#63-81, 4 of 4

Mendell E. & Lily Silzell
2492 Independent Ave.
Grand Junction, CO 81501
#63-81, 4/4

Bert C. & Louise B. Morrison
669 25 Road
Grand Junction, CO 81501
#63-81, 4/4

Gertrude Spencer
667 25 Road
Grand Junction, CO 81501
#63-81, 4/4

Herman L. & Connie Crist
145 Willowbrook
Grand Junction, CO 81501
#63-81, 4/4

Donald R. & Marilyn Coatney
655 25 Road
Grand Junction, CO 81501
#63-81, 4/4

Irving Biers
935 Northern Way
Grand Junction, CO 81501
#63-81, 4/4

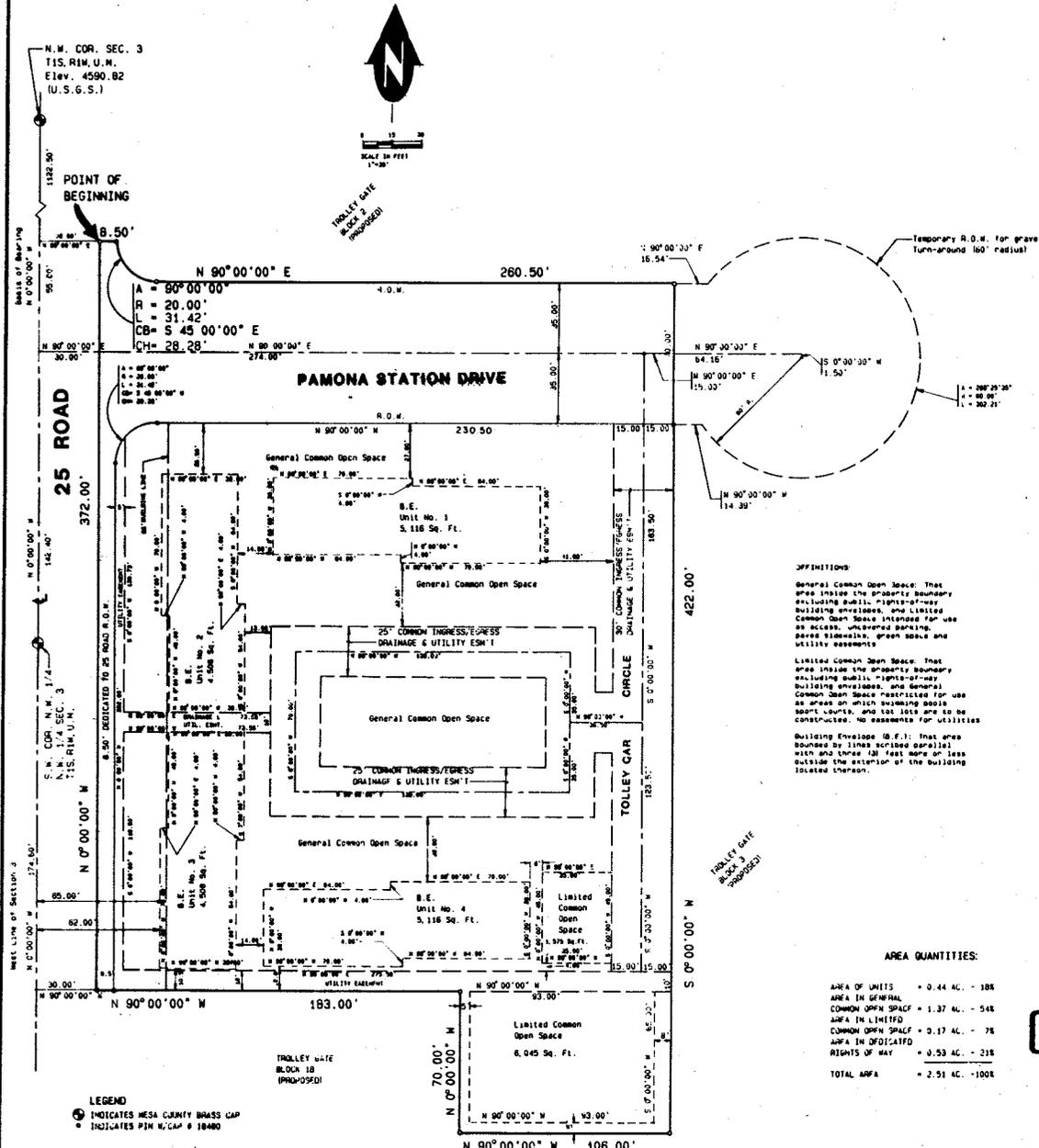
Persigo Development Corp.
P.O. Box 2026
Grand Junction, CO 81502
#63-81, 4/4

MESA COUNTY PLANNING DEPT.
559 White Ave., Room 60
Grand Junction, Colo. 81501
#63-81, 4/4 244-1628

AUG. 5 1983

(From 3/3 File)
vm

TROLLEY GATE, BLOCK 1A
A PART OF THE NORTHWEST ONE QUARTER OF SECTION 3,
TOWNSHIP 1 SOUTH, RANGE 1 WEST UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA,
STATE OF COLORADO



DEFINITIONS:

General Common Open Space: That area inside the property boundary including public, rights-of-way, building envelopes, and Limited Common Open Space intended for use as access, unobstructed parking, paved sidewalks, green space and utility easements.

Limited Common Open Space: That area inside the property boundary including public, rights-of-way, building envelopes, and General Common Open Space restricted for use as areas on which building footings, walls, and lot lots are to be constructed. No easements for utilities are shown thereon.

Building Envelope (B.E.): That area bounded by lines (scribed parallel) with and three (3) feet more or less outside the exterior of the building located thereon.

AREA QUANTITIES:

AREA OF UNITS	= 0.44 AC. = 10%
AREA IN GENERAL COMMON OPEN SPACE	= 1.37 AC. = 54%
AREA IN LIMITED COMMON OPEN SPACE	= 0.17 AC. = 7%
AREA IN DEDICATED RIGHTS OF WAY	= 0.53 AC. = 21%
TOTAL AREA	= 2.51 AC. = 100%

OFFICE COPY

#63-81
4/4

EDUCATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned PMS Investments, a Colorado partnership, is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, said real property being a part of the northwest one quarter No. 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat and being more particularly described as follows:

Commencing at the northwest corner of said Section 3 from whence the west one quarter corner of said Section 3 bears S 00° 00' 00" N 260.00 feet with all bearings contained herein being relative thereto.

Thence along the west line of said Section 3 S 80° 00' 00" N 312.50 feet;

Thence departing said west line N 80° 00' 00" E 30.00 feet to a point on the easterly right-of-way (R.O.W.) line of 25 Road;

Said point being the POINT OF BEGINNING.

Thence departing said easterly R.O.W. N 80° 00' 00" E 8.50 feet to a point on a curve;

Thence 31.42 feet along the arc of a non-tangent curve to the left having a central angle of 80° 00' 00", a radius of 20.00 feet and whose long chord bears S 40° 00' 00" E 28.28 feet.

Thence N 80° 00' 00" E 280.50 feet;

Thence S 80° 00' 00" N 422.00 feet;

Thence N 80° 00' 00" E 106.00 feet;

Thence N 80° 00' 00" W 70.00 feet;

Thence N 80° 00' 00" W 183.00 feet to the easterly R.O.W. of said 25 Road;

Thence along said easterly R.O.W. N 00° 00' 00" E 372.00 feet to the POINT OF BEGINNING, containing 2.51 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as TROLLEY GATE, BLOCK 1A, City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart the streets as shown on the accompanying plat for the use of the public forever and hereby dedicate those plat as appurtenant easements for the installation and maintenance of utilities (including and drainage facilities, including but not limited to, electric lines and lines, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owners have caused their names to be hereto subscribed this _____ day of _____ A.D. 1989

PMS INVESTMENTS, a Colorado Partnership

Ray Painter	Clifford K. Horvath	Ronald H. Simons
General Partner	General Partner	General Partner

State of Colorado)
County of) SS

The foregoing dedication was acknowledged before me this _____ day of _____ A.D. 1989 by _____
My Commission expires _____ Without my hand and official seal.

Notary Public

CITY APPROVAL

This plat of TROLLEY GATE BLOCK 1A, a subdivision of the City of Grand Junction County of Mesa, State of Colorado, was approved this _____ day of _____ A.D. 1989

City Manager	President of Council	Chairman, Grand Junction Planning Commission
Director of Development	Grand Junction City Engineer	

SURVEYOR'S CERTIFICATE

I, Kenneth Scott Thompson, do hereby certify that I am a Registered Land Surveyor licensed under the laws of the State of Colorado. That this plat is a true, correct and complete plat of the dedication of TROLLEY GATE BLOCK 1A, as laid out, dedicated and shown thereon. That such plat was made from an accurate survey of said property by me and upon my supervision and correctly shows the location and dimensions of said streets and is in compliance with applicable regulations governing the subdivision of land.

IN WITNESS WHEREOF I have set my hand and seal this _____ day of _____ A.D. 1989

Registered Land Surveyor

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) SS
COUNTY OF MESA)

I do hereby certify that this instrument was filed in my office at _____ o'clock _____ this _____ day of _____ A.D. 1989 and is duly recorded in Plat Book No. _____ Page _____

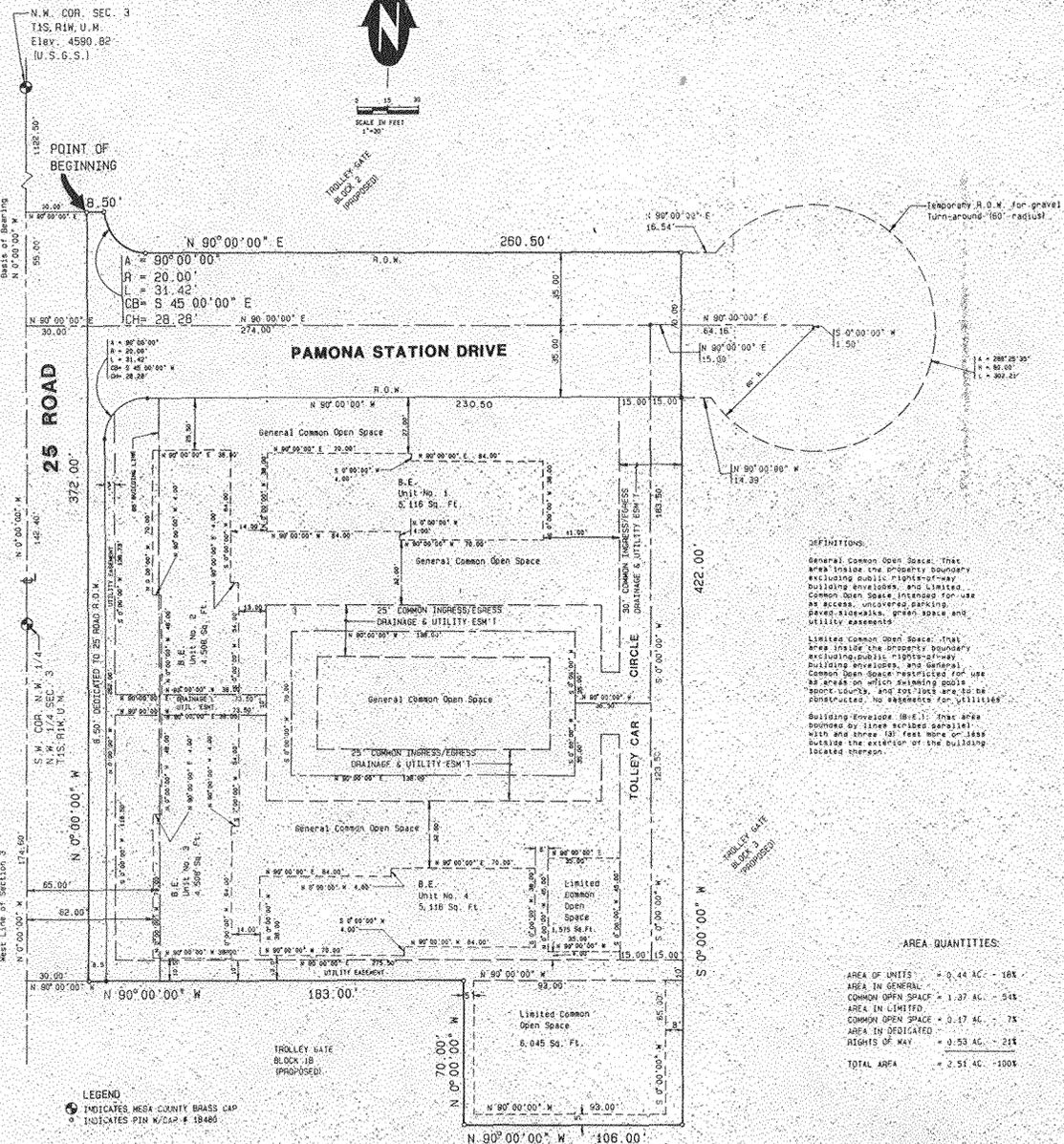
Clerk and Recorder Deputy Fees \$ _____

TROLLEY GATE, BLOCK 1A
A PART OF THE NORTHWEST ONE QUARTER OF SECTION 3,
TOWNSHIP 1 SOUTH, RANGE 1 WEST UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA,
STATE OF COLORADO



SCALE IN FEET
 1" = 40'

TROLLEY GATE
 BLOCK 1A
 (PROPOSED)



DEFINITIONS:

General Common Open Space: That area inside the property boundary excluding public rights-of-way, building envelopes, and Limited Common Open Space intended for use as access, uncovered parking, paved accessible green space and utility easements.

Limited Common Open Space: That area inside the property boundary excluding public rights-of-way, building envelopes, and General Common Open Space restricted for use as areas on which retaining walls, sport courts, and so on, are to be constructed. No easements for utilities.

Building Envelopes (B.E.): The area bounded by lines not less parallel with and three (3) feet more or less outside the exterior of the building located thereon.

AREA QUANTITIES:

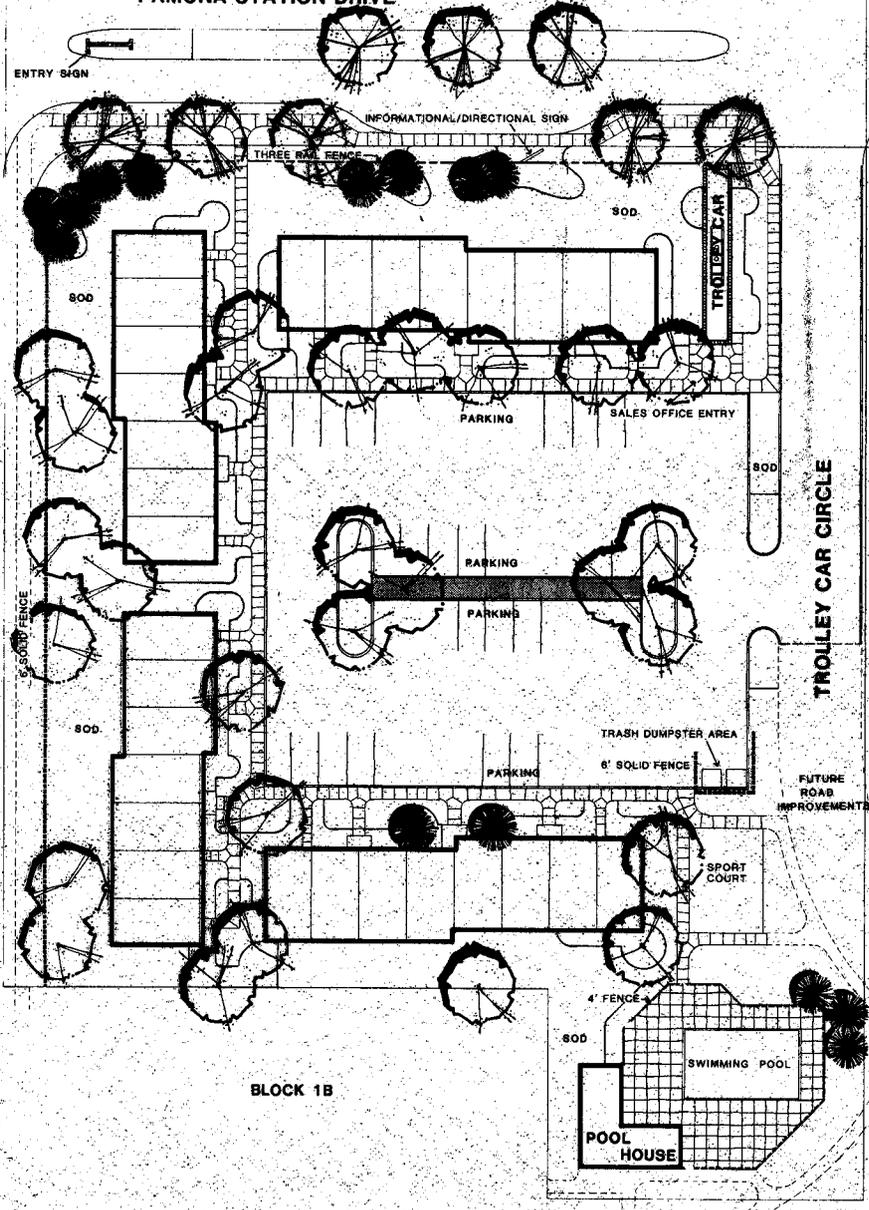
AREA OF UNITS = 0.44 AC - 16K
 AREA IN GENERAL COMMON OPEN SPACE = 1.37 AC - 54K
 AREA IN LIMITED COMMON OPEN SPACE = 0.17 AC - 7K
 AREA TO BE DEDICATED RIGHTS OF WAY = 0.53 AC - 21K
 TOTAL AREA = 2.51 AC - 100K

LEGEND

● INDICATES MESA COUNTY BRASS CAP
 ○ INDICATES PTA #244-P-18461

#63-81
 4/4

PAMONA STATION DRIVE



25 ROAD

TROLLEY CAR CIRCLE

BLOCK 1B

#03-4

CIAVONNE &
LANDSCAPE
GRAN

REVIEW SHEET SUMMARY

FILE NO. #63-81 TITLE HEADING Revised Final - Trolleygate DUE DATE 8/12/83
 (4 of 4) Subdivision
 ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Revised Final, SE corner of 25 & G Roads,
 Logos Construction

PETITIONER ADDRESS _____

ENGINEER TCB

DATE REC.	AGENCY	COMMENTS
8/10/83	City Planning	<p><u>Impact Statement:</u> The Trolley Gate development was formerly known as Persigo Village. The zoning is PR-17. The property to the east and south is currently zoned PR-8 and PR-22. A PR-12 zone is northwest across the intersection of 25 & G Roads.</p> <p><u>Site Plan:</u></p> <ul style="list-style-type: none"> - Per prior discussions with City staff, the proposed landscaped median is not feasible in the public ROW (Pomona Station Drive). If the median is desired, it will need to be placed on private right-of-way. - An alternative to the privacy fence off of 25 Road may be a landscaping strip of deciduous and evergreen trees. This may tend to integrate into the neighborhood a little better than a wooden barrier. - Trash pick-up must be coordinated with the City Sanitation Engineer. - Signage must comply with the Grand Junction Zoning & Development Code Chapter 5, Section 5-7. - Will there be any new covenants for this subdivision? The prior proposal was for condominiums rather than town-homes. - Construction of Phase I, Trolleygate must begin within 1 year of approval by City Council. - Incorrect spelling on the transparencies, final plat and final plan must be corrected prior to recording. - The Improvements Agreement needs to be corrected to read Phase I rather than Phase V. We will also need a Power-of-Attorney for further future improvements to 25 & G Roads or other acceptable form of commitment. - A meeting between the Parks Department and developer, in reference to the open space requirement, will be necessary prior to processing of Phase II. - All other agency concerns must be resolved.
8/11/83	Public Service	<p><u>Gas & Electric:</u> General Common Open Space should be labeled as utility easements on plat. Developer should contact Public Service with service requirements so that necessary easements may be added. Label all utility easements on plat.</p> <p>NOTE: This development is adjacent to a proposed corridor being considered for a future 230kV transmission line.</p>
8/12/83	Transportation Engineer	<p>Pomona Station Drive should be built to standard City street specifications. This means no raised median and the entry sign to be located outside of the public right-of-way. Also, the turn-out on the south side should be eliminated and replaced with a straight curb and gutter. The info/dir sign should be located outside of the right-of-way.</p>

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8/12/83	Ute Water	No objections. The water main in 25 Road was installed (in part) by the property developer. The on-site water system has been discussed with the Engineer, and the various ways and means of metering domestic services have been discussed with the Engineer and developer. Policies and Fees in effect at the time of application will apply.
8/12/83	City Engineer	25 Road should have power-of-attorney for future road improvements. Pomona Station Drive should be built to City Collector Street Standards without median, sign turn-out or extra width. All landscaping should be behind sidewalk for maintenance purposes. Turnout will not drain properly and will create traffic and maintenance problems. This "amenity" should be on Trolley Car Circle (PRIVATE) if at all. Landscaping should minimize visual obstructions at intersections. Common 25' ingress/egress, drainage and utility easement shown on Plat of Block A will not be adequate for drainage pipes shown in drainage plan. Pipes will cross corners of Common Open Space and should be in dedicated drainage and utility easement. Sanitary Sewer Construction Notes page 2 of 12 should make reference to Grand Junction City Standards for construction and inspection. Street and sewer plans must be approved by City prior to construction. Drainage discharge to Leach Creek should be maintained at historic discharge rates.
8/12/83	City Public Works	Sanitary sewer construction plans must be approved by the City prior to construction. This review does not constitute approval of sanitary sewer construction plans. Pomona (SIC) Station Drive does not conform to street standards. The median does not appear to serve any functional purpose. The City does not wish to maintain the median nor be liable for maintenance done by others. The street pull-out is not acceptable. Drainage most likely will be a problem and cleaning is difficult because people will use the pull-out as parking area.
8/15/83 LATE	City Parks	I'm concerned about site line entering 25 Road at Pomona Station Drive. The fence and evergreen could present a traffic problem. This Department will wait for appraisal before committing to accepting land. We will also need a plat of creek outlining area and description developer is willing to dedicate.
8/15/83 LATE	City Fire Dept.	This office cannot accept fire protection as shown. All hydrants to be on a minimum 8-inch line. Place one hydrant at Pomona Station Drive and at Trolley Car Circle. Eliminate hydrant on west side of parking, toward the 7 unit complex. Place one fire hydrant near the club house, as to our discussion. Please submit additional plans showing fire protection changes.
8/15/83 LATE	Grand Valley Irrigation	This proposal describes landscaping which will need water, but no mention is made for any kind of irrigation system nor if any water will be available for this. This is very important for future consideration.
8/18/83 LATE	Mountain Bell	We will request a utility easement as indicated in red on attached sketch.
8/25/83 LATE	County Engineer	Trolley Car Circle is misspelled on sheet 2 of final plat.

Cont. pg. 3

GJPC MINUTES OF 8/30/83

MOTION: (COMMISSIONER RINKER) "MR CHAIRMAN, ON ITEM #63-81, REVISED FINAL PLAT, I MOVE WE SEND THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL SUBJECT TO STAFF COMMENTS."

COMMISSIONER O'DWYER SECONDED THE MOTION.

(DISCUSSION OF THE MOTION FOLLOWED)

MOTION: (COMMISSIONER O'DWYER) "I CALL FOR THE QUESTION."

CHAIRMAN TRANSMEIER STATED THE THE "MOTION BEFORE US IS WHETHER TO VOTE ON THE MOTION."
CHAIRMAN TRANSMEIER ASKED FOR A VOTE FROM THOSE IN FAVOR OF CEASING DISCUSSION OF VOTING ON THE MOTION. THE MOTION CARRIED 4-0.

CHAIRMAN TRANSMEIER ASKED FOR A MOTION TO BE HEARD ON THE FINAL PLAN.

MOTION: (COMMISSIONER RINKER) "MR. CHAIRMAN, ON ITEM #63-81, FINAL PLAN, I MOVE WE FORWARD TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL, SUBJECT TO STAFF COMMENTS."

COMMISSIONER O'DWYER SECONDED THE MOTION.

CHAIRMAN TRANSMEIER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED UNANIMOUSLY, 4-0.

LOGOS

727 23 ROAD • GRAND JUNCTION, CO 81501

CONTRACTORS/DEVELOPERS

303-241-1650

July 28, 1983

Mr. Bob Golden
City of Grand Junction
Planning Department
Grand Junction, CO 81501

Petitioner: Persigo Development Corporation
John L. Cavness, Agent

Subject: #63-81 TrolleyGate Townhouses, Revised Final Project Narrative,
Development Schedule

Location: TrolleyGate is a townhome development located at 25 and G Roads on
the southeast parcel of land consisting of approximately 46 acres.

Intent: Persigo Development Corporation is developing the parcel with the
intention of providing moderately priced townhomes consisting of
single and two-story units. We will build between 16 and 17 units
per acre for the entire project with specific phases having more
or less density.

Access: Phase one of the development will be 28 units and will be accessed
from 25 Road on the southerly side of the property. The entrance
will be a one way entrance with a landscaped median that will
eventually terminate onto G Road in subsequent phases.

Amenities: TrolleyGate will have landscaped streets and parkway for an
attractive entrance. The perimeter of the entire project will
be screened with an opaque fence, landscaped on both sides. The
interior amenities will include a clubhouse, tot lots, sport
courts, and swimming pools. This is conceived as a community
development giving security recreation and pleasant surroundings
for all owners.

Area Description: TrolleyGate is centrally located for virtually all services and
shopping areas. The airport is located 3½ miles to the east, Mesa
Mall is 1½ miles to the southwest, downtown and North Avenue shop-
ping/business districts are 3 to 4 miles to the southeast. Both
the major highways are accessed within two miles of the project,
thus providing rapid access to all parts of the valley.

Phasing: Phase I will be comprised of 28 units to be under construction by the time of revised plan approval. We would initially build Phase I, then proceed on presales.

The entire project will consist of approximately 750 units, and we see a current absorption of 4 - 6 units per month with 8 - 12 being the market when the valley economy improves.

By either projection, the range for build-out will be 6 - 8 years given a conservative growth rate.

The construction will consist of 9 phases with amenities being grouped in clusters based on 160 units.



Submitted by
John L. Cavness, Agent for
Persigo Development Corporation

Turner Collie & Braden Inc.

PO BOX 3944
GRAND JUNCTION, CO 81502
743 HORIZON COURT
SUITE 102
303 243-7436

August 19, 1983

Bob Golden
Grand Junction City Planner
City of Grand Junction
250 North 5th St.
Grand Junction, CO 81501



Re: Trolley Gate Lot 1A, a replat of Persigo Village Lot 1A

Dear Bob,

In response to your Summary Review Sheet, we have made the following changes to the package of drawings submitted to you for the replatting of Persigo Village Lot 1A, now known as Trolley Gate Lot 1A.

City Planning:

Comment 4. We have an appointment with Bill Reeves on Monday the 22nd at which time we hope to obtain his approval and get him to sign off on the drawing. When we have accomplished this, we will bring the signed copy to you.

Comment 8. We found two misspelled words on the Final Plat which we have corrected.

Public Service:

Comment 12. Additional labelling of easements has been done. In addition, easements were added for those light poles not in public rights of way.

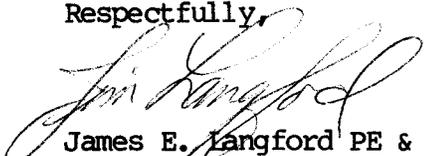
City Engineer: *(per telcon w/ K. Reedy 8-22, items addressed adequately)*

Comment 15. Rather than add an easement to cover the storm sewer as was requested, we instead chose to relocate the storm sewer to an existing easement.

Comment 16. A construction note was added to our plans which states that in the case of a conflict between our specifications, and those of the City, the City's specifications will govern (See General Note 14).

This concludes the changes we were authorized to make. If you feel you need further information, or that our changes still do not accomplish what you had in mind, please don't hesitate to call.

Respectfully,


James E. Langford PE & LS
Design Manager

LOGOS

727 23 ROAD • GRAND JUNCTION, CO 81501

CONTRACTORS/DEVELOPERS

August 23, 1983

To: City Planning Department

Attention: Janet Stevens

Regarding: Revised final, Trolleygate File 63-81

AUG 24 1983

CITY - COUNTY
PLANNING DEPARTMENT

Janet,

The following are our answers to review sheet comments dated through 8-18-83:

Impact Statement: Complies with regulation and land use

Site Plan: Desire reconsideration of median strip and map turn-out lane for appearance, functionality, and efficiency.

We prefer opaque fence with 25 Road screening for noise control and privacy. If City Planning will request a long life type fencing product, we will make every effort to comply.

Trash pick up area approved.

Signage will comply with city code.

Covenants are same for owners association as submitted for Persigo Village and resubmitted.

Phase I agreement will be changed and properly executed before City Council meeting. Power of attorney will be properly executed prior to council meeting for 25 Road improvements.

We will come to an agreement with the Parks Department prior to Phase II submittal.

Public Service: Changes completed for utility easements. We considered a 77' (seventy-seven foot) set back required for 230kv transmission line.

Transportation Engineer: We address same problem as a total concept e.g. median, map turn-out lane, and sign.

Ute Water: We will comply with Ute Water Policy.

City Engineer: New drainage plan submitted to Ken Reedy. Construction notes changed. Median and turn-out the same as comments to City Planning. Pipe crossings changed per request.

City Parks: Plat of Leach creek will be submitted to Parks Department for review. We will coordinate landscaping with Ted Novak or Don Hobbs prior to planting.

Page 2
Revised final, Trolleygate File 63-81

City Public Works: Same median strip comments. Acknowledge requirement of further review by sanitary sewer authority.

City Fire Department: Corrections made per Wes Painter's request.

Grand Valley Irrigation: Bob Henderson amenable to same system designed for Persigo Villiage.

Mountain Bell: Easement clarification resubmitted.

John Quiness

cc: Turner, Collie, & Braden
Atten: Jim Langford

2/10/88

#63-81 Tullygate Subdivision
Revised Final (4 of 4) Plat & Plan

SE corner of 25th & G Rds

Zone - RR 17

Never recorded

section 6-9-2D. "all final plats shall be recorded within 1 year from the date of final approval. Failure to record within this time shall require re-review & processing as per the final plat processing procedure."

Rezone only if density is greater

Final plat & plan process

Final plat process if site plan remains the same

Open space fees

Improvements agreements

Neighbors

PRUR

File # 63-81 (4 of A) TROLLEY GATE SUB.

Bill Rice (former & new owners) (formerly Persigo)

- If Extension is requested, then put in an "inactive" status for 2-5 yrs.
- Recording of the plat.
- open space fees to be paid.
 - a new appraisal of the vacant land.
- review w/ Planners & staff prior to reactivation
- permission must have been given for construction of 1 unit on metes & bounds.

✓ File # 30-80 Country Glen Sub.

MEMORANDUM

TO: File #63-81, 4 of 4
FROM: Kathy Portner *KP*
DATE: June 13, 1990
RE: Trolleygate Subdivision

Trolleygate Subdivision Revised Final (File #63-81, 4 of 4) was approved in 1983. It was given an extension until April of 1986. There was a recent inquiry about creating a parcel where the existing building is so that it can be completed and occupied. A minor subdivision was discussed to create two lots, one of which would contain the existing building. However, that would require escrow funds for all adjacent road improvements which would be cost prohibitive. I suggested that they consider resubmitting a preliminary plan (as per the Code, section 6-7-1.G "Approval of a preliminary plan shall be valid for a period of only one year".) for review and approval. The proposed property with the existing building could then go through the final plan and plat process requiring only those improvements needed to serve that filing.