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File 1982-002

Project Name: 601 Minor Subdivision – Minor Subdivision

Date 5/7/02

P r e s e n t e d		<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>		
X	X	*Summary Sheet – Table of Contents		
X	X	Review Sheet Summary		
X		Application form		
X		Review Sheets		
		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 to adjacent property owners		
		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	Request for Treasurer's Certificate of Taxes Due
X	X	Review Sheet Summary		
X		Review Sheets		
X	X	Improvements Agreement - ** - 4/29/82 (to be scanned by City Clerk)		
X	X	Guarantee of Public Improvements - 4/29/82		
X		Record of Final Plat Recording		
X		Certification of Plat		
X		Public Notice Posting – 1/27/82		
X	X	Planning Commission Minutes - ** - 1/26/82		
X		Letter from William Schilling to Doug Holling re: appraisal – 1/4/81		
X		Development Application – 12/22/81		
X		Subdivision Summary From – 1/4/82		
X		Gamma Radiation Survey – no tailings indicated – 12/31/81		
X		Deed		

January 25, 1982

RESPONSE TO REVIEW SHEET COMMENTS

File No. 2-82
Item: 601 Minor Subdivision
Location: 601 North First Street

Agency

Response

Staff

1. Open space appraisal fee will be provided prior to the recording of the final plat.
2. Existing curb cut will be utilized on 1st Street for legal access to the proposed lot. This access is ultimately proposed off of Highway 6 & 50. Appropriate State Highway Permits will be obtained.
3. It is the petitioner's understanding that the power of attorney was granted at the time of construction of the existing use on the subject site.

City Fire Department

It is not known at this time as to the specific use proposed on the future lot within this development. Should an onsite hydrant be required, appropriate water main extensions will be completed from the existing water main located in 1st Street.

Public Service Company

Public Service had no objections.

Grand Junction Drainage

Grand Junction Drainage indicated that the request was ok.

Mountain Bell

Mountain Bell indicated easements are adequate.

City Engineer

At the time the existing use was developed, the right-of-way requirements along 1st Street were 50' on either side of the center line. At that time an additional 20' right-of-way was granted to the City of Grand Junction. Since that time, 1st Street has been reclassified, containing a total 80' right-of-way 40' on either side, therefore the plat will be revised to indicate a 40' half road dedication. The proposed sewer and water lines are intended to be installed in accordance with City specifications for their maintenance responsibility. Detailed construction plans will be submitted for review by the City Engineer's office prior to construction.

Transportation Engineer

Access to lot 2 will utilize the existing access point and 25' driveway easements across lot 1.

City Utility

The proposed Lot 2 will be served by gravity sewer, therefore a pump station will not be required. The proposed sewer line should be indicated as an 8" sewer main. The proposed water service line will be constructed in accordance with current City specifications.

Acres 1.0028

Units _____

Density _____

minor subdivision

File No. 4282

Zone C-2 (S)

Tax Parcel Number _____

Activity 601 SUBDIVISION

Phase _____

Common Location 601 N. FIRST ST Gr Jct.

Date Submitted 1/4/82 Date Mailed Out 1/5/82 Date Posted 1/5/82
10 Day Review Period Return by 1/15/82 MCC Information Sent _____

Date Adjacent Property Owners Notified of MCPC/GJPC _____ Date Adjacent Property Owners Notified of MCC/CIC _____

review agencies	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG		
Development Dept.																																			
County Road																																			
County Health																																			
County Surveyor																																			
County Parks/Recreation																																			
County Engineer																																			
Transportation Engineer																																			
City Engineer																																			
City Utilities																																			
City Parks/Recreation																																			
City Police Dept.																																			
County Sheriff																																			
Floodplain Administration																																			
Comprehensive Planning																																			
G.J. Dept. of Energy																																			
Fire CITY																																			
Irrigation																																			
Drainage G.T.																																			
Water (Ute, Clifton)																																			
Sewer																																			
G.V. Rural Power																																			
Mountain Bell																																			
Public Service (2 sets)																																			
Soil Conservation																																			
State Highway Dept.																																			
State Geological																																			
State Health Dept.																																			
Transamerica																																			
Water & Power Resources																																			
Mack, Mesa, Collbran, Palisade, Fruita, DeBeque, G.J., Mesa Cnty.																																			
OTHER:																																			
7 copies GTR																																			
9 " CIC																																			
client																																			
totals																																			

BOARDS 1/14/82 DATE GTR. Approved-sub. to review comments & that
 2 2/17/82 CC services be secure prior to B.P. being
 issued.
 App CA

STAFF Rd Fee # 197
 5/18/82 Mailed recording info. K1

Open Space Dedication (acreage) _____ 5% O. S. Fee Required \$ _____ Paid Receipt # _____
 Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____
 Date Resolution Mailed _____

City
 County
 Development
 Department

