

Table of Contents

File 1987-007a

Project Name: Pepper Tree - Filing #1 - Final Plat (2 of 3)

Date 5/16/02

P r e s e n t	S e n t	<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	
X	X	*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)	
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>			
X	X	Action Sheet	X X Planning Commission Minutes - ** - 2/2/382
X	X	Review Sheet Summary	X Utilities Composite
X		Review Sheets	Road Plan & Profile, Typical Street Section, Valley Gutter & Section Detail and General Construction Notes
X		ITEMS DUPLICATED WITH (1 of 1) - only unique scanned	
X		Notes to file	

Philip M. Armour #7-82
2889 F Road (2072)
Grand Junction, CO 81501

Walter R. Hodge #7-82
2879 F Road (2072)
Grand Junction, CO 81501

John P. Rothhaupt #7-82
P.O. Box 2375 (2072)
Grand Junction, CO 81502

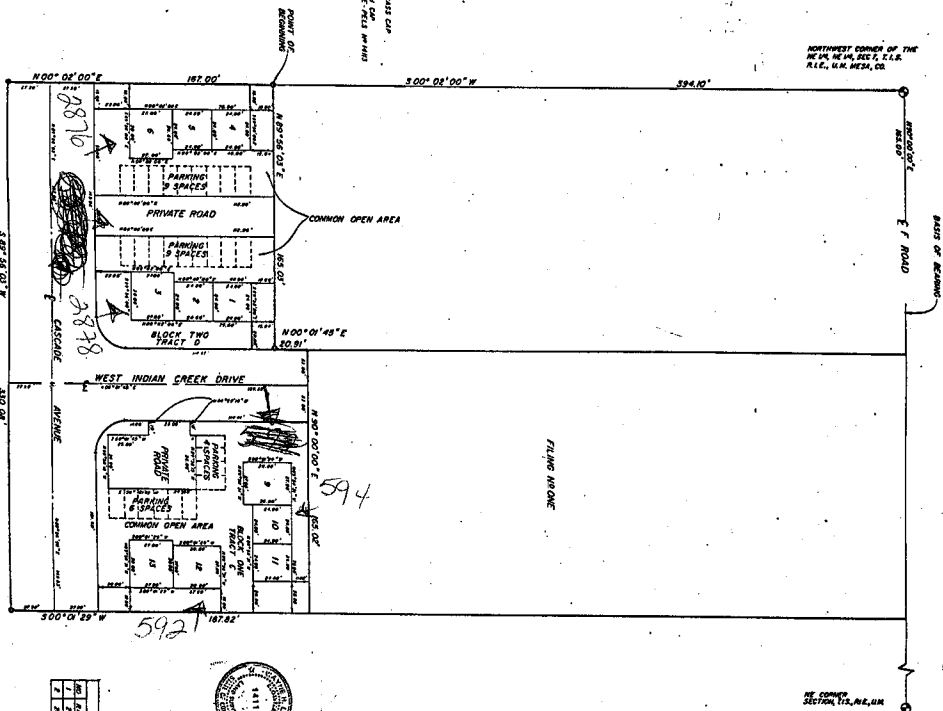
Leon Parkerson #7-82
2910 Orchard Ave. (2072)
Grand Junction, CO 81501

* Norman Speaks #7-82
Benchmark Homes (2072)
1005 Winters Ave.
Grand Junction, CO 81501

Benchmark Ltd
Co Towne Properties Ltd
2261 Francis Lane
Cincinnati, OH 45206

W.H. Lizer and Assoc.
576 25th - UNIT #8
GRAND JCT., CO 81501

BRYAN SIMS
P.O. Box 2983
GRAND JCT., CO 81502



NOTWEST CORNER OF THE
S.E. 1/4, S. 22 N., E. 18 E.,
R. 12 E., T. 34 N., R. 12 E., T. 34 N., R. 12 E., T. 34 N.

WEST INDIAN CREEK DRIVE

FILING MARKS

NE CORNER
SECTION 12, T. 34 N., R. 12 E.

No. Assessed	Area	Value	Tax
1	1.41	117,000	1,710
2	1.41	117,000	1,710
3	1.41	117,000	1,710
4	1.41	117,000	1,710
5	1.41	117,000	1,710



The Declaration of Ownership, Conditions and Restrictions referred to in the Declaration are recorded in Book _____ of Exempt Records in the Office of the Recorder in the County of _____, State of Colorado.

[Signature]
S. B. LIZER
S. B. LIZER & ASSOCIATES

OWNER'S DECLARATION

I, the undersigned, being the owner of the above described premises, do hereby certify that the facts stated in the Declaration are true and correct to the best of my knowledge and belief, and that the same are true and correct to the best of my knowledge and belief, and that the same are true and correct to the best of my knowledge and belief, and that the same are true and correct to the best of my knowledge and belief.

This Declaration is signed by me on this _____ day of _____, A.D., 1978.

I hereby certify that this instrument was filed in my office at _____, Colorado, on this _____ day of _____, A.D., 1978, and is duly recorded in Book No. _____ of Exempt Records in the Office of the Recorder in the County of _____, State of Colorado.

WITNESSED my hand and official seal at _____, Colorado, this _____ day of _____, A.D., 1978.

[Signature]
Recorder

CITY ENGINEER

TERRITORY STATE DEPARTMENT

STATE OF COLORADO

COUNTY OF _____

FILE NO. _____

SEE ALSO RECORDS

WITNESSED my hand and official seal at _____, Colorado, this _____ day of _____, A.D., 1978.

[Signature]
Recorder

CITY ENGINEER

TERRITORY STATE DEPARTMENT

STATE OF COLORADO

COUNTY OF _____

FILE NO. _____

SEE ALSO RECORDS

WITNESSED my hand and official seal at _____, Colorado, this _____ day of _____, A.D., 1978.

[Signature]
Recorder

CITY ENGINEER

TERRITORY STATE DEPARTMENT

STATE OF COLORADO

COUNTY OF _____

FILE NO. _____

SEE ALSO RECORDS

WITNESSED my hand and official seal at _____, Colorado, this _____ day of _____, A.D., 1978.

[Signature]
Recorder

CITY ENGINEER

TERRITORY STATE DEPARTMENT

STATE OF COLORADO

COUNTY OF _____

FILE NO. _____

SEE ALSO RECORDS

WITNESSED my hand and official seal at _____, Colorado, this _____ day of _____, A.D., 1978.

[Signature]
Recorder

FEB 1978 PRICED \$250.00

**PEPPER TREE
FILING NO. TWO**

**W. H. LIZER & ASSOCIATES
ENGINEERING & SURVEYING
576 25 ROAD UNIT B-241-1123
GARDEN SPRING, COLORADO**

OFFICE COPY
1-82
(20F2)

Pepper Tree #1

Need

1. P.O.A. for F Rd. improvements (OK)
2. Building Permit guarantee or Bank Guar OK
3. Improvements Agreement original. OK
4. No covenants? - Do the covenant for Pepperidge #1 apply?

4/20/82

Al spoke with Norm Speaks about building permit guarantee - changing to bank guarantee.
& breaking out figures on agreement for RPR approval.

Imp. agree. with broken out figures is at RPR. office for approval.

10-5-82

Spoke with Norm Speaks about designating parking in Filings 1 & 2. He will get a bid and give us a call on a timeframe.

REVIEW SHEET SUMMARY

FILE NO. 7-82 (2 of 2) DUE DATE 2/15/82
 ACTIVITY Pepper Tree, Filing No. Two
 PHASE Final Plat ACRES 8.2
 LOCATION 990 ft. west of 29 Road, southside of Patterson
 PETITIONER Benchmark Homes Ltd., c/o Norman Speaks
 PETITIONER ADDRESS 1005 Winters Ave., Gr. Jct., CO 81501
 ENGINEER W. H. Lizer & Assoc., 576 25 Rd #8, Gr. Jct. 81501

- | | |
|---|---|
| <input type="checkbox"/> <input type="checkbox"/> OVERALL COMPATABILITY
<input type="checkbox"/> <input type="checkbox"/> CONSISTENCY
<input type="checkbox"/> <input type="checkbox"/> ADJACENT PROPERTY
<input type="checkbox"/> <input type="checkbox"/> CHANGE IN THE AREA
<input type="checkbox"/> <input type="checkbox"/> TRAFFIC IMPACT | <ol style="list-style-type: none"> 1. On site plan no on st. parking is shown, however, on general utilities and st. section plan, on st. parking is shown. Which is it - prefer no on st. parking. 2. Any screening proposed between prop. to the west? East? 3. Parking for townhomes need to be designated for individual units. 4. Sight distance needs to be checked to make sure no hazard at entry. 5. Trash p/u may be in question, need to coordinate locations with sanitation engineer. 6. Lighting detail needed. 7. May require temp. cul-de-sacs for Cascade Ave. for fire and service trucks. (May also need them for W. Ind. Ck dr.) |
|---|---|

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
2/16/82	City Fire	We can approve these plans, water line, and fire hydrant seem adequate. We are confused on the plans. We have a filing #1 and Filing #2, which are identical. Will you please clarify.
2/16/82	Mountain Bell	No comments.
2/16/82	City Utilities	None.
2/16/82	Ute Water	No objections to project. The proposed 8" line will connect to Phase One 8", and be extended beyond street improvements for future development south, east and west. Domestic meters will be installed on the property side of the dedicated ROW line. Policies and fees in effect at the time of application will apply.
2/16/82	City Police	We need additional information on outdoor security lighting and any other steps you will be taking to insure tenant safety.
2/16/82	Transportation Eng.	No comment.
2/16/82	<i>Mailed Summary</i>	
2/19/82	<i>Late - P.S. Co.</i>	
2/23/82	<i>City Parks</i>	

2/82 GJPC Minutes of 2/23/82
 CONSENT ITEM #5
 MOTION: (COMMISSIONER BILL O'DWYER) "MADAM CHAIRMAN, I MOVE ON CONSENT ITEMS #1, 2, 3, 4, AND 5 TO APPROVE AND FORWARD TO CITY COUNCIL AND RECOMMEND FOR APPROVAL, SUBJECT TO STAFF COMMENTS." CHAIRWOMAN QUIMBY READ THE MOTION AND CALLED FOR A VOTE, WHICH CARRIED UNANIMOUSLY, 6-0.

