Table of Contents

	1982-007a Project Name: Pepper Tree - Filing #1 - Final Plat (2 of 3) 5/16/02
Date_	3/10/02
P S r c e a s n e n n e t d	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. 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. 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. *Summary Sheet – Table of Contents
X X	Review Sheet Summary
X	Review Sheet Summary 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	
	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 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 Grand Junction, CO 81501

Walter R. Hodge #1-87 2879 F Road (2012) Grand Junction, CO 81501

John P. Rothhaupt
P.O. Box 2375
Grand Junction, CO 81502

#7-82 (20FZ)

Leon Parkerson (20) 2910 Orchard Ave. Grand Junction, CO 81501 Norman Speaks
Benchmark Homes
1005 Winters Ave.
Grand Junction, CO 81501

W.H. Lizer and ASSOC. 576 25RD-UNIT #8 GRANDUCT., CO 81501 BRYAN SIMS f.O, BOX 2983 GRAND UCT., CO 81502

Bunchmark Ltd Clo Towne Properties Ltd 22101 Francis Lane Cincinnati, Ott. 452106

OFFICE COPY
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Repportiece #1

Need

1. P.O.A. for F Rd improvements (OK)

2. Building termit quarantee or Bank Guar OK

3. Improvements Agreement original. OK 4. No covenants? Do the covenant for Reppendage*1 apply?

4/20/82 Al spoke with Noem Speaks about building permit quarantee - changing to bank guarantee!

8 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 disignature parking in Filiago 1/2. He will get a kild and give us a call our a tunifrance.

REVIEW SHEET SUMMARY

FILE NO. 7-82 (2 of 2)	. DUE DATE 2/15/82
ACTIVITY Pepper Tree, Filing	
PHASE Final Plat	ACRES 8.2
LOCATION _ 990 ft. west of 29	Road, southside of Patterson
	es Ltd., c/o Norman Speaks
	Winters Ave., Gr. Jct., CO 81501
	Assoc., 576 25 Rd #8, Gr. Jct. 81501
	370 23 Rd #8, Gr. JCt. 81501
OVERALL COMPATABLE	LITY 1. On site plan no on st. parking is shown, however, on
CONSISTENCY	general utilities and st. section plan, on st. parki is shown. Which is it - prefer no on st. parking.
ADJACENT PROPERTY	2. Any screening proposed between prop. to the west? East?
CHANGE IN THE AREA	Parking for townhomes need to be designated for individual units.
TRAFFIC IMPACT	 Sight distance needs to be checked to make sure no hazard at entry.
NO P	Trash p/u may be in question, need to coordinate locations with sanitation engineer.
BEEN ADDRESSED	6. Lighting detail needed.
•	 May require temp. cul-de-sacs for Cascade Ave. for fire and service trucks. (May also need them for W. Ind. Ck dr.)
DATE REC. AGENCY	COMMENTS
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.
?/16/82 City Police	We need additional information on outdoor security lighting and any other steps you will be taking to insure tenant safety.
:/16/82 Transportation Eng.	No comment.
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2119182 Late- P.S.C	o.'
. /00	
OT 2/23/82 MOT CON COU CHA	SENT ITEM #5 ION: (COMMISSIONER BILL O'DWYER) "MADAM CHAIRMAN, I MOVE ON SENT ITEMS #1, 2; 3, 4, AND 5 TO APPROVE AND FORWARD TO CITY NCIL AND RECOMMEND FOR APPROVAL, SUBJECT TO STAFF COMMENTS." IRWOMAN QUIMBY READ THE MOTION AND CALLED FOR A VOTE, WHICH RIED UNANIMOUSLY, 6-0.

)FF0000000	OCCUPATION SHEET OF PRODUCTION OF THE PRODUCTION
Acres <u>1.343</u>	GRANU File No. #782 bofz)
Units <u>11</u>	Zone in Ale
Density <u>8.2/Ac</u>	final plat/plan Tax Parcel Number 2943-071-00-055
Activity Pepper Tr	
Phase Final Pla	
Common Location9	1990 ft West of 29 Roads - Southside. of Patterson Po
	Called
Date Submitted 21187	-1:-100
Date Adjacent Property Owners Notifi	
review	(A) B C (D) F (B) H I J K L (F) N (D) P Q R S T (D) (V, W OF E AA (BB CC DD CEE FF) (CG)
agencies -	
Development Dept. County Road	
County Health County Surveyor	
County Parks/Recreation	
County Engineer Transportation Engineer	
City Engineer (25elS)	
City Utilities City Parks/Recreation	
City Police Dept.	
Floodplain Administration	
Comprehensive Planning G.J. Dept. of Energy	
Fire 0/14,	
Orrigation (9)	
Water (Ut), Clifton)	
G.V. Rural Power	
Mountain Bell 15 Public Service (2 sets)	
Soil Conservation OState Highway Dept.	
OState Geological	
State Health Dept. Transamerica	
Water & Power Resources	
Mack, Loma, Mesa, Collbran, Fruita, Palisade, Grand Jct. MCPC (12 packets)	
MCC (5 packeta)	
OTHER	
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Open Space Dedic	cation (acreage) 51 O. S. Fee Required \$ Paid Receipt #
City Recording Fee Re	
County	Pre-application Fee Receipt No.
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