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File 1982-0028  
Date 6/10/02

Project Name: 1445 & 1445 North 7<sup>th</sup> Street – Rezone from RMF-32 to PB

P r e s e n t	S c a n n 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		<b>*Summary Sheet – Table of Contents</b>			
X	X	<b>Review Sheet Summary</b>			
X		Application form			
X		Review Sheets			
		Receipts for fees paid for anything			
		<b>*Submittal checklist</b>			
		<b>*General project report</b>			
		Reduced copy of final plans or drawings			
X		Reduction of assessor's map			
		Evidence of title, deeds			
X	X	<b>*Mailing list to adjacent property owners</b>			
		Public notice cards			
		Record of certified mail			
		Legal description			
		Appraisal of raw land			
		Reduction of any maps – final copy			
		<b>*Final reports for drainage and soils (geotechnical reports)</b>			
		Other bound or nonbound reports			
		Traffic studies			
		Individual review comments from agencies			
		<b>*Consolidated review comments list</b>			
X	X	<b>*Petitioner's response to comments</b>			
		<b>*Staff Reports</b>			
		<b>*Planning Commission staff report and exhibits</b>			
		<b>*City Council staff report and exhibits</b>			
		<b>*Summary sheet of final conditions</b>			
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>			
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>					
X	X	Action Sheet	X	X	Sign Diagram
X	X	Review Sheet Summary	X	X	Elevation Map
X		Review Sheets	X		Utility Composite
X		Public Notice Posting – 4/16/82	X	X	Site Plan
X	X	Ordinance No. 2056 - **			
X	X	Planning Commission Minutes - ** - 4/27/82			
X		Development Application – 3/17/82			
X	X	Public Improvements Agreement - Letter of Commitment			
X	X	Impact Statement			
X	X	Utilities Composite			
X	X	Landscaping and Irrigation Plan – Letter of Commitment			
X		Receipt and Option Contract			
X		Warranty Deed			
X		Request for Treasurer's Certificate of Taxes Due – 3/2/82			

## IMPACT STATEMENT

RE: Rezone 1445 & 1447 N. 7th St. from RMF-32 to PB and  
Final Plan

### PROPOSAL

I propose to convert the existing four-plex at 1445 N. 7th St., Grand Junction, Co. to professional office use. The building will be primarily used to house my own chiropractic practice i.e. Peterson Chiropractic Offices, P.C. Approximately 600 sq. ft. of lease space will be made available to a compatible tenant until such time that Peterson Chiropractic Offices P.C. needs the additional space for expansion.

The properties are located where Elm St. connects with 7th St.

The existing building consists of a one story structure (29 x 88) facing north. Our intention is to leave the building essentially unchanged except for the changes noted on the plan, most of which are cosmetic in nature.

Extensive landscaping as provided for in the plan will make the property more attractive than it presently is and more consistent with surrounding neighborhood landscaping.

The adjacent property to the north (1447 N. 7th) is also being purchased to be used for parking and possible future expansion. The house that now sits on 1447 N. 7th St. is being removed by the present owner. As a condition of the purchase agreement, the present owner is to turn the property over to us in a clean and level condition.

### ADJACENT PROPERTY USES

North: Property of School District 51 - Student Walkway.  
South: Residential, RMF-32, Mrs. Lila LaDuke Resid.  
East: Across 7th St., Single and Multi Family Resid.  
West: Property of School District 51 - Grand Junction High School Grounds

IMPACT ON SERVICES AND FACILITIES

- A. Schools  
No impact.
- B. Sewer, water and utilities  
As stated in the utilities composite, all utilities are presently in place and adequate for our intended use.
- C. Traffic Impact  
According to Jim Bragdon, City Transportation Engineer, 1977 traffic count on north 7th St. was ADT 10,400. Our present load consists of 30-40 cars per day. Since we already feed this traffic onto 7th St. at our present 1236 N. 7th St. location, it will only transfer the same traffic and not add any significant amount to traffic flow. Traffic will enter and exit the property through a 25 ft. curb cut including a flaired opening onto the street.
- D. Police and Fire Protection  
Police Captain, Fred Becker estimated the possible need of 1-3 police calls per year at the location. Fire Chief, Wes Painter stated that existing fire hydrants are adequate and feels that our intended use would not create any undue hazards and fire protection needs will be minimal.
- E. Fiscal Impact  
Tax Revenues:  
Present property tax, \$1362.00  
Use and Sales tax do not apply for our use.  
Public Costs:  
None noted.

COMPATIBILITY WITH EXISTING GOALS AND POLICIES

The proposed use of 1445 & 1447 N. 7th St. for professional use is consistent with the 7th St. corridor policy which states:

2) Patterson Road to North Avenue

C) Multiple use, mixing residential, office, and service business uses are appropriate on the west side of Seventh Street between Orchard and Glenwood Avenue, if done properly in a planned context.

## MISCELLANEOUS PROVISIONS

### GRADING AND DRAINAGE

Since the property is essentially level, grading and drainage are only relevant in relation to parking lot construction. The parking lot will be constructed to drain away from the building toward the curb cut on the east and the alley on the west.

### FENCING AND SCREENING

The north and west boundaries of the property are partly fenced with chain link fencing. This fencing will be completed and/or repaired to prevent unauthorized access on or off the property. A Privet hedge will be planted along the north and west boundaries to provide screening to the adjacent residential uses. On the south boundary, the building sits next to the property line (5ft.). We feel that the building itself provides complete screening and privacy for the adjacent residence and is more attractive than the addition of a fence. Windows on the south side will be minimal and approximately 6 ft. off the ground.

### LIGHTING

Low wattage lighting will be provided in the soffets on the north side of the building for safety and security. The sign will be lighted internally with 40 watt flourescent tubes. In no case will lights be directed toward the surrounding neighborhood or the street.

### SIGNS

Our present sign located at 1236 N. 7th St. will be relocated on 1445 N. 7th St. (See plan for sign placement). The sign is constructed of wood beams and plexiglass panels. The sign will be surrounded by landscaping to minimize impact on the neighborhood. Lighting will be internal. A flush wall sign will be placed adjacent to each doorway for identification purposes. Office hours will be painted on the door. All signs will conform to the city sign code.

### TRAFFIC CIRCULATION

Traffic circulation will be entrance and exit off 7th St. via the curb cut and simple 90° parking along the north side of the building. (See plan for location).

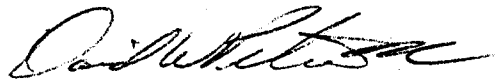
DEVELOPMENT SCHEDULE

Pending zoning change approval, renovation will begin within 90 days and be completed within 180 days.

ATTACHMENTS

Attached please find the drawing of the proposed sign and a petition which includes the names of the majority of the neighbors living adjacent to 1445 & 1447 N. 7th St. Please note that no person who was contacted was opposed to our proposal.

Respectfully submitted,



David W. Peterson D.C.  
Propective Owner

PETITION

We, the undersigned have no major objection to rezoning 1445 and 1447 N. 7th St. from RMF-32 to Planned Business for the purpose of converting the present 4-plex to professional use for Peterson Chiropractic Offices P.C. and one subleasing tenant.

<u>NAME</u>	<u>ADDRESS</u>
1. Earl J Anderson	1337 N 7th
2. Mr & Mrs G L Downs	1421 N. 7th ST
3. Lila A. LaBake	1425 No 7th
4. D D Cobb	1507 N. 7th
5. Eha Cass	1511 N 7th
6. Russell Cobb	1507 N. 7th
7. David W. Feltman	1516 N 7th
8. Gene Harrison	1510 Nth 7th
9. Medved Carman	730 Elm
10. Dick Benson	745 Elm
11. Daniel Kirby	1410 N. 7th
12. Wendy Kirby	1410 N 7th ST
13. Miller G. Mumm	1406 N 7th
14.	
15.	
16.	
17.	
18.	
19.	
20.	

PUBLIC IMPROVEMENTS AGREEMENT

LETTER OF COMMITMENT

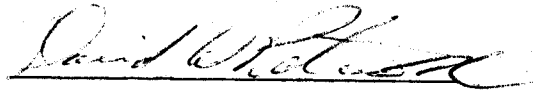
RE: Rezone 1445 & 1447 N.7th St. from RMF-32 to PB and final plan.

The following public improvements have been recommended by Grand Junction Transportation Engineer, Jim Bragdon.

1. Close the two existing curb cuts.
2. Construct new curb cut, 25ft. min. with flaired opening to the street. (See plan for location)
3. Bring sidewalk at the driveway up to code - 6in. thick.

Pending the approval of the applied for rezone from RMF-32 to PB, I agree to comply with the above recommendations. I will hire a licensed cement contractor who will get the appropriate permits from the city.

The work will be completed prior to our occupying the building.



David W. Peterson D.C.  
Prospective Owner

## UTILITIES COMPOSITE

RE: REZONE 1445 & 1447 N. 7th St. from RMF-32 to PB and Final Plan

### Present utilities serving 1445 N. 7th St.

1. Gas: 3/4 in. line with one regulator and meter.
2. Telephone: 4 residential private lines.
3. Electricity: 200 amp service
4. Water: 6 in. c.i. line in 7th St.  
3/4 in tap
5. Sewer: 12 in. line in 7th St., 4 in. lateral.
6. Storm Sewer: 30 in line passing near north dege of 1447 N. 7th St. Curb and gutter access.
7. Trash: Pickup access in alley on west side of property.

### Future Utility Needs

At our present location, Peterson Chiropractic Offices, P.C. consume an average of 16,000 gal. of water per month (including irrigation), 725 KWH electricity per month, and 80 CCF gas per month. Based on these averages and considering a moderate increase in gas and electricity consumption, the present gas, electric, water and sewer facilities are adequate for future use. The operation of our offices requires no special utility need.

According to Karen Hobson of Mountain Bell, there are adequate phone lines to provide multiple line service to the location.



LANDSCAPING AND IRRIGATION PLAN

LETTER OF COMMITMENT

RE: Rezone 1445 & 1447 N. 7th St. from RMF-32 to PB and final plan.

Landscaping has been designed to be consistent with the neighborhood. Grass, trees, shrubs and flowers will be used.

The sign has been designed to blend with the landscaping to minimize impact.

Landscaping will be cared for in a normal, prudent manner. Areas for future development will be maintained weed free by mechanical and/or chemical means.

Irrigation will be provided by an underground sprinkler system which will be connected to the domestic water supply by way of an anti-syphon valve. Screening hedges will be watered by use of a subsurface drip irrigation line.

Grading will be such that excess runn off will be channeled to the alley in back or the street curb in front.

Landscaping and irrigation systems will be installed within 120 days of our occupying the building.



David W. Peterson, D.C.  
Prospective Owner

Mr. D. Edwards  
704 Elm Ave.  
Grand Junction, CO  
81501  
#28-82

Mrs. Elva Cass  
1511 N. 7th St.  
Grand Junction, CO  
81501 #28-82

Dr. Ken Graves  
2700 G. Rd.  
Grand Junction, CO  
81501 #28-82

Mrs. Mildred Corcoran  
730 Elm Ave.  
Grand Junction, CO  
81501  
#28-82

Mrs. Lois Chadwick  
1515 N. 7th St.  
Grand Junction, CO  
81501 #28-82

Dr. Dave Peterson  
1236 N. 7th St.  
Grand Junction, CO  
81501 #28-82

Isabel Benson  
745 Elm Ave.  
Grand Junction, CO  
81501  
#28-82

Gene Harrison  
1510 N. 7th St.  
Grand Junction, CO  
81501  
#28-82

Grand Junction High School  
1400 N. 5th St.  
Grand Junction, CO  
81501 #28-82

Allan Wolfe  
1317 N. 7th St.  
Grand Junction, CO  
81501  
#28-82

Della Weese  
1514 N. 7th St.  
Grand Junction, CO  
81501  
#28-82

Resident  
1507 N. 7th St.  
Grand Junction, CO  
81501 #28-82

Raymond Blaney  
1325 N. 7th St.  
Grand Junction, CO  
81501  
#28-82

Chas Bray  
1520 N. 7th St.  
Grand Junction, CO  
81501 #28-82

Resident  
701 Elm Ave. Apt. 1  
Grand Junction, CO  
81501  
#28-82

Steven Bodie  
1327 N. 7th St.  
Grand Junction, CO  
81501  
#28-82

Susan Ewing  
1524 N. 7th St.  
Grand Junction, CO  
81501 #28-82

Resident  
701 Elm Ave. Apt. 2  
Grand Junction, CO  
81501  
#28-82

Earl Anderson  
1337 N. 7th St.  
Grand Junction, CO  
81501  
#28-82

Wilbar Drumm  
1406 N. 7th St.  
Grand Junction, CO  
81501 #28-82

Resident  
701 Elm Ave. Apt. 3  
Grand Junction, CO  
81501  
#28-82

George Downs  
1421 N. 7th St.  
Grand Junction, CO  
81501  
#28-82

Dan Kirby  
1410 N. 7th St.  
Grand Junction, CO  
81501 #28-82

Resident  
701 Elm Ave. Apt. 4  
Grand Junction, CO  
81501  
#28-82

Mrs. Lila LaDuke  
1425 N. 7th St.  
Grand Junction, CO  
81501  
#28-82

Jacobs Webel  
1416 N. 7th St.  
Grand Junction, CO  
81501  
#28-82

Resident  
701 Elm Ave. Apt. 5  
Grand Junction, CO  
81501  
#28-82

Mrs. Katherine Phillips  
1503 N. 7th St.  
Grand Junction, CO  
81501  
#28-82

American Lutheran church  
1350 N. 7th St.  
Grand Junction, CO  
81501 #28-82

ON BACK →

Dr. Ken Growes  
2200 G Rd  
Grand Jet CO 81501  
#2882

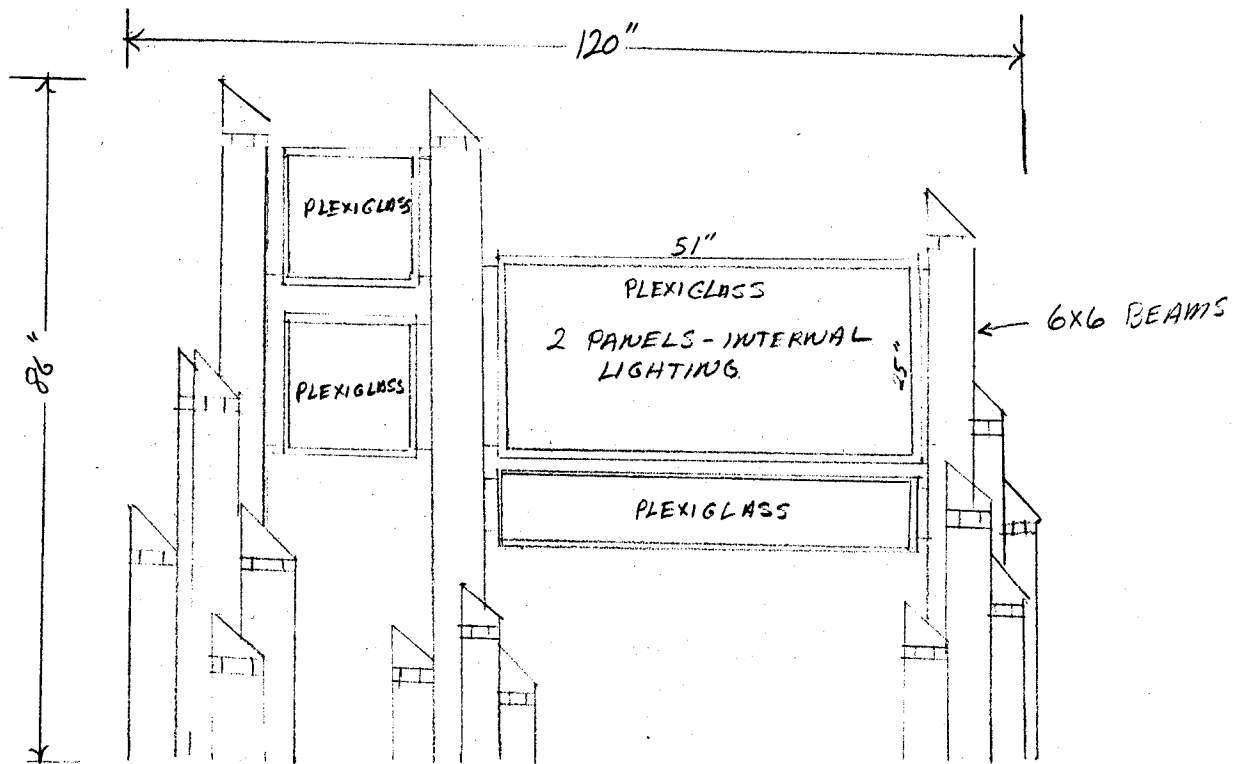
Dr. David W. Peterson  
1236 N 7th St  
City 81501  
#28-82

John Quest  
1729 Bell Ridge Ct.  
City 81501 #2882

Proposed Sign for Peterson Chiropractic Offices, P.C.

1445 N. 7th Street

This sign presently sits at our office at 1236 N. 7th St. The structure and size meet the Grand Junction sign code.



# REVIEW SHEET SUMMARY

FILE NO. 28-82 TITLE HEADING \_\_\_\_\_ DUE DATE 4/12/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Dr. Ken Graves, Location: 1445 and 1447 North 7th Street. A request to change from residential multi-family uses at 64 units per acre to planned business uses and a final plan for professional office use on .37 acres. Consideration of rezone. Consideration of final plan.

PETITIONER ADDRESS David W. Peterson, 2523 Snowmass Ct., John Quest, 1729 Bell Ridge Ct.

ENGINEER \_\_\_\_\_

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4/13/82	G. J. Fire	This office has no objections to the proposed rezone provided adequate fire protection is maintained.
4/13/82	City Engineer	Modifications to curb, gutter and sidewalk at driveway on 7th Street should be in accordance with City Standard Drawing ST-1 and will require a permit from the City Engineer. Existing curb cuts should be closed with standard curb, gutter and sidewalk.
4/9/82	City Utilities	None
4/13/82	Trans. Engineer	The drive should be 20' - 25' wide (instead of 15') and conform to ST-1. Care should be taken so that adequate sight distance along the sidewalk is not blocked by the sign.
4/9/82	Mountian Bell	No requests.
4/5/82	Public Service	Gas and Electric: No objection to rezone.
4/13/82	Planning Staff Comments	<ol style="list-style-type: none"> <li>1. Does the private hedge allow adequate buffering for the mixed uses?</li> <li>2. Is there any landscaping intended on the eastern portion of the property?</li> <li>3. All landscaping should be low profile to assure visibility for vehicular traffic.</li> <li>4. Parking area should be striped.</li> <li>5. Trash pick-up should coordinate with Bill Reeves.</li> <li>6. Lighting scheme should be shown on plan.</li> <li>7. Future development area will require public hearing for approval of plan.</li> </ol>

4/14/82 GJ Drainage - Late

4/16/82 City Parks - Late

5/5/82 GJPC Minutes of 4/27/82

CHAIRMAN LITLE ASKED IF THERE WAS ANYONE IN THE AUDIENCE WHO WISHED TO HAVE THIS ITEM PULLED FROM THE CONSENT AGENDA. THERE WERE NO COMMENTS.

\*\*\*\*\*

MOTION: (COMMISSIONER ROSS TRANSMER) "MR. CHAIRMAN, I MAKE A MOTION ON CONSENT AGENDA ITEMS #1, 2, 3, 4, and 6 BE PASSED ON TO CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL."

COMMISSIONER RINKER SECONDED THE MOTION. CHAIRMAN LITLE REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED UNANIMOUSLY.

Neal Carpenter,  
President  
N. Kent Baker  
Eugene R. Brauer  
Gordon W. Bruchner  
Patrick C. Dwyer  
Robert J. Shreve  
Dale J. Steichen  
Robert D. Thomas  
Gary R. Windolph

# ARIX

A Professional Corporation

Engineers Architects Planners

760 Horizon Drive  
Grand Junction, Colorado 81501  
303 243 7569

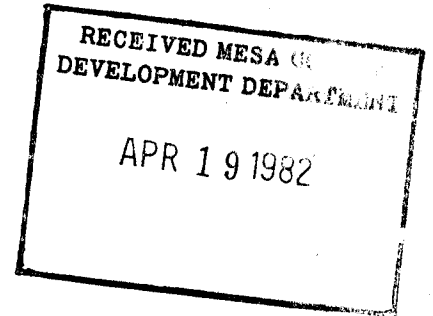
April 16, 1982

City County Development Dept.  
Mesa County Court House  
559 White Avenue - Room 60  
Grand Junction, Colorado 81501

Attention Alex Candelaria

Ladies and Gentlemen:

SUBJECT: REZONE FROM RMF-32 to PB  
PETITIONER DAVID W. PETERSON



The following are the responses to the comments concerning this project that were provided us on April 15, 1982.

The driveway entrance will be modified to a width of 24 feet and done in conformance to standard ST-1. The expansion will take place to the south side of the existing driveway. Existing curb cuts will be closed and the appropriate permits will be acquired for this work.

The proposed sign and landscaping will be provided so as not to interfere with an adequate site distance for traffic entering 7th Street from this project. This was discussed with the planning staff and determined that the plans as shown do provide for adequate site distances.

The privet hedge and chain link fence noted along the north side of the project will be deleted and replaced by 6 foot cedar fence for screening. The privet hedge will be retained at the west side of the property and the chain link fence will be deleted and replaced by a wood fence again, 6 feet high.

The fencing at the west end of the property will be adjusted to allow for the location of garbage cans which will be placed at an appropriate spot which is convenient for the sanitation department pick-up in the alley.

Landscaping similar in nature to that shown on the southeast corner of the property will be provided within a similar strip in the northeast corner. Again this landscaping will be low profile so that it does not interfere with visibility.

Parking striping will be provided in the parking area.

City County Development Dept.  
Page 2  
April 16, 1982

Lighting standards are not proposed for the parking lot on this project. Lighting will be provided from residential scale lights mounted on the north face of the building.

We understand that future development for this project will require additional public hearings and approval.

We hope that these comments are satisfactory. If there are any questions or further comments, please contact me directly.

Respectfully,

ARIX, A Professional Corporation

A handwritten signature in cursive script that reads "John Quest".

John Quest  
Senior Project Manager

JQ:cec

FF ACTION SHEET

Acres 37

File No. #28-82

Units \_\_\_\_\_

rezone & final plan

Zone RMF-32

Density \_\_\_\_\_

Tax Parcel Number \_\_\_\_\_

Activity REZONE From RMF-32 to PB

Phase Final Plan

Common Location 1445 & 1447 N 7th St., Grand Junction, Co. 81501

Date Submitted 4/1/82 Date Mailed Out 4/2/82 Date Posted 4/16/82 *called 4/14/82*

10 Day Review Period Return by 4/12/82 MOC Information Sent \_\_\_\_\_

Date Adjacent Property Owners Notified of MCPC/G... Date Adjacent Property Owners Notified of MCC/CIC \_\_\_\_\_

review agencies

	A	B	C	F	G	H	M	N	P	Q	R	T	U	X	Z	AA	BB	CC	DD	FF	GG
Development Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
County Road	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
County Health	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
County Surveyor	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
County Parks/Recreation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
County Engineer <u>2 sets</u>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Transportation Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
City Engineer <u>2 sets</u>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
City Utilities	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
City Parks/Recreation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
City Police Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
County Sheriff	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Floodplain Administration	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Comprehensive Planning	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
G.J. Dept. of Energy	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Fire <u>CITY</u>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Irrigation <u>G.V.</u>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Drainage <u>G.T.</u>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
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, Loma, Mesa, Colbran, Fruita, Palisade, Grand Jct.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
OTHER:	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
PLANNING COMMISSION <u>7</u>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
CIC/... <u>10</u>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<b>totals</b>																					

BOARDS  
 GPC DATE 4/27/82 Appr. - CA - sub. to staff review  
Comments  
 CC DATE 5/19/82 Appr CA

STAFF Red Pre-App for Rec # 228

City County Development Department

Open Space Dedication (acreage) \_\_\_\_\_ 51 O. S. Fee Required \$ \_\_\_\_\_ Paid Receipt # \_\_\_\_\_  
 Recording Fee Required \$ \_\_\_\_\_ Paid (Date) \_\_\_\_\_ Date Recorded \_\_\_\_\_  
 Date Resolution Mailed \_\_\_\_\_  
 Pre-application Fee Receipt No. \_\_\_\_\_