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File 1982-0029
Date 6/11/02

Project Name: Rusty Minor Subdivision – Minor Final

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		*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		
X		Reduction of assessor's map		
		Evidence of title, deeds		
X	X	*Mailing list to adjacent property owners		
		Public notice cards		
		Record of certified mail		
X		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		
X	X	*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	Road Plan, Profile and Details
X	X	Review Sheet Summary	X	Road Details
X		Review Sheets	X	See Historical City Maps - **
X	X	Power of Attorney - ** (to be scanned)		
X		Record of Final Plat Recording		
X		Certification of Plat		
X		Public Notice of Posting - 4/19/82		
X	X	Planning Commission Minutes - ** - 4/27/82		
X		Development Application – 3/25/82		
X		Subdivision Summary Form – 3/30/82		
X		Gamma Radiation Survey – 3/26/82 – no tailings indicated		
X		Owner's Policy From – American Land Title Assoc.		
X		Appraisal Report from Carl Hochmuth, Real Estate Appraiser		
X		Request for Treasurer's Certificate of Taxes Due		

08-001

John B & Mabel M. Giles
490 Harris Rd.
City 81501 #47-81

00-027 #47-81

R.H. & J.D. McKissen
415 Hall
City 81501

00-015 #47-81

B.G. & C.L. Power
489 Harris Rd.
City 81501

07-001

Elmer G. Massey
483 1/2 Harris Rd.
City 81501 #47-81

00-081

R.C. & T.B. Tutter
Star Route Box 264
Howard, CO. 81233
#47-81

00-016 #47-81

Steve E. Hall
485 Harris Rd. A.R.
City 81501 4/27/81

~~& C.A. Roe
Harrison Rd.
81501 #47-81~~

~~& B.A. Kiesow
Harris Rd. #47-81
81501~~

#47-81

Rhadoo
Richard Watson
653-20 Rd
Grand Jet Co 81501

#47-81

T.R. & C.A. Roe
483 Harrison Rd
City 81501

07-002

A.R.
4-27-81

#47-81

Paragon Engrg. Fnc.
2784 Crossroads Blvd.
Grand Jet Co 81501

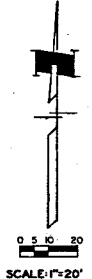
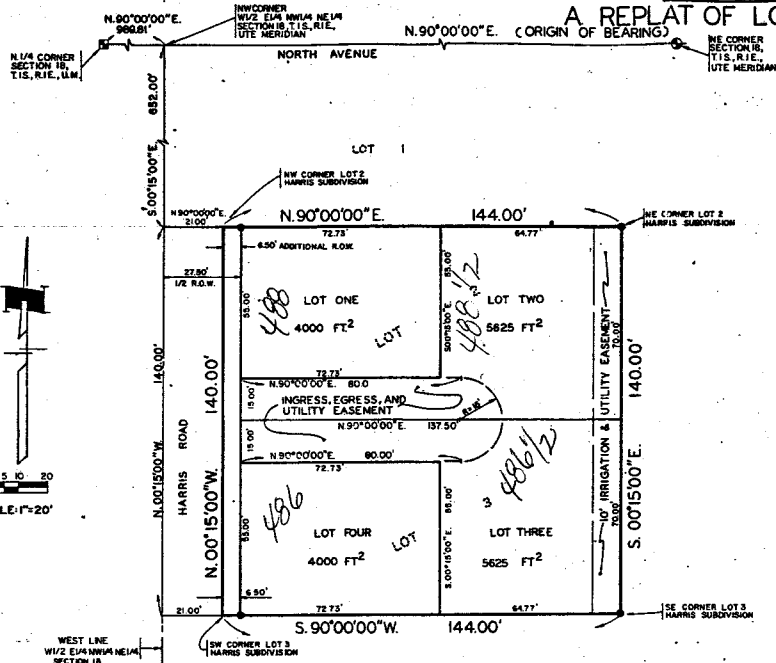
G.A. & B.A. Kiesow 00-014

489 1/2 Harris Rd.

City 81501 #47-81

RUSTY SUBDIVISION

A REPLAT OF LOT 2 & LOT 3 - HARRIS SUBDIVISION



- LEGEND**
- MESA COUNTY BRASS CAP
 - ⊠ CITY MONUMENT
 - ⊕ NO. 5 REBAR-MONUMENT & CAP- SET IN CONCRETE
 - ⊔ NO. 5 REBAR & MONUMENT CAP AT ALL LOT CORNERS

AREA QUANTITIES

TOTAL AREA IN LOTS	0.442 AC. OR	83.40%
TOTAL AREA ADDITIONAL RIGHT OF WAY	0.021 AC. OR	3.96%
TOTAL AREA EXISTING RIGHT OF WAY	0.067 AC. OR	12.64%
TOTAL AREA	0.530 AC. OR	100.00%

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Richard L. Watson is the owner of Lots 2 and 3 Harris Subdivision lying in a part of the NE1/4 of Section 18, Township 1 South, Range 1 East of the 10th Meridian situated in the City of Grand Junction, County of Mesa, State of Colorado as shown on the accompanying plat thereof, said Tract being more particularly described as follows:

Lots 2 and 3 Harris Subdivision a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner has caused the said real property to be laid out and surveyed as Rusty Subdivision, a replat of Lot 2 and Lot 3, Harris Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate all streets as shown on the accompanying plat to the use of the public forever and hereby dedicates to the Public Utilities those portions of said real property which are labeled as utility and irrigation easements to perpetual easements for installation and maintenance of utilities, sewer, water irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines and cables; together with the right to irate interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be taken in a reasonable and prudent manner.

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this _____ day of _____ A.D., 1982.

Richard L. Watson
 STATE OF COLORADO)
 COUNTY OF MESA) ss
 The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 1982 by Richard L. Watson.
 Witness my hand and official seal. My commission expires: _____
 Notary Public

CITY APPROVAL

This plat of Rusty Subdivision, a replat of Lot 2 and Lot 3, Harris Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was accepted on this _____ day of _____ A.D., 1982.

 City Manager

 President of Council

 Chairman, Grand Junction City Planning Commission

 Director of Development

 Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA) ss
 I hereby certify that this instrument was filed in my office at _____ o'clock _____ M. this _____ day of _____ A.D., 1982, and is duly recorded in Plat Book _____ Page _____
 Fees \$ _____

 Clerk and Recorder

 Deputy

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Rusty Subdivision, a replat of Lot 2 and Lot 3 Harris Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

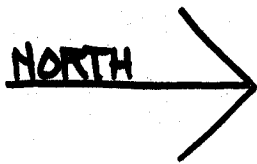
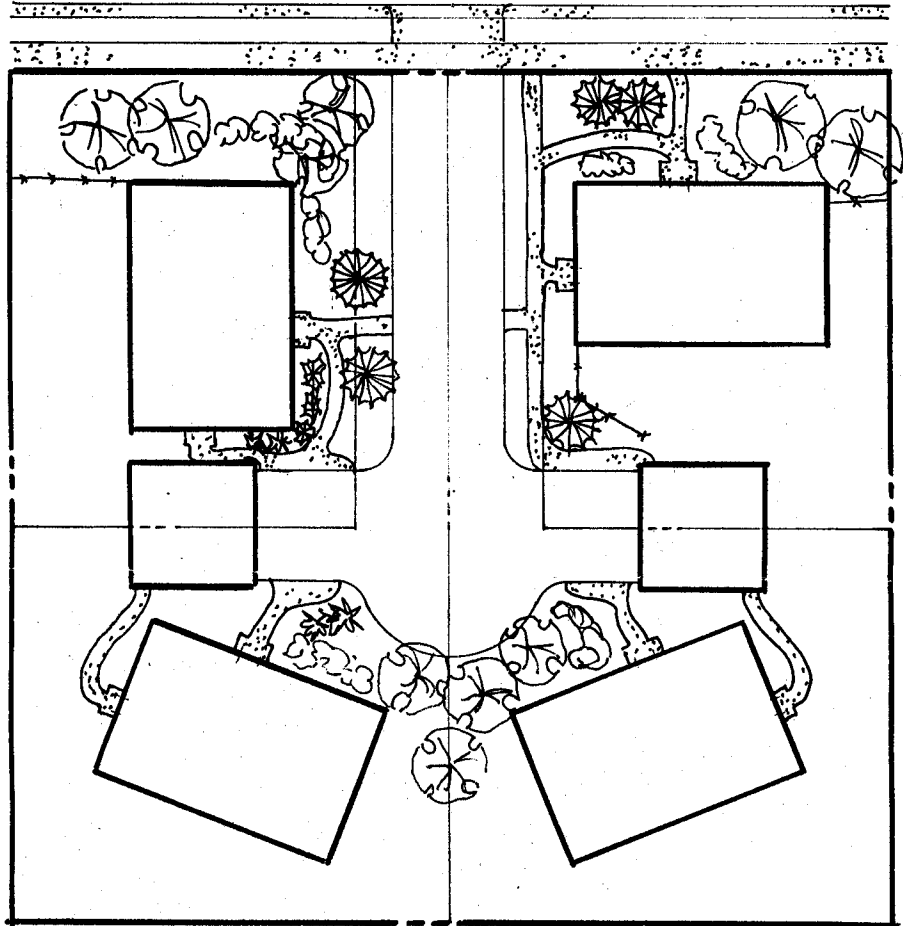
James T. Patty Jr.
 Registered Land Surveyor
 Colorado Registration No. 9960

OFFICE COPY
 #2782

RUSTY SUBDIVISION

PARADON ENGINEERING, INC.
 1000 1/2 S. 10th St. Grand Junction, CO 81505
 970-243-1111

HARRIS ROAD



Scale: 1" = 20'

RUSTY
SUBDIVISION
Sketch #1 - Use
Exist RSFB zone
& Bldg. Footprint

REVIEW SHEET SUMMARY

FILE NO. 29-82 TITLE HEADING Rusty Minor Subdivision DUE DATE 4/12/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Richard Watson. Location:
East side of Harris Road, 660 feet south of North Avenue. A request for a minor subdivision
of 4 lots on .53 acres in a residential single family zone at 8 units per acre.
Consideration of minor subdivision.

PETITIONER ADDRESS 2784 Crossroads Blvd.

ENGINEER Paragon

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4/13/82	Trans. Engineer	No comment.
4/13/82	City Engineer	Right of way dedication is appropriate and I take no exception to access proposal. Apparently they propose to improve their frontage on Harris Road. Harris Road needs to be improved but I don't think anyone knows how these improvements would fit (or not fit) the rest of Harris Road. Narrow right of way and probable physical clearance problems exist on most of Harris Road. Previous developments on Harris Road have been with power of attorney so the entire length of street can be designed with knowledge of physical constraints. If it is determined to build there frontage the detailed plans should be submitted to me for review and approval prior to construction.
4/12/82	Public Service	Gas: No objection to minor final plat. Request developer contact P.S. Co. concerning loads and points of service as project develops. Electric: Additional easements as shown on plat. The North eight (8) feet of lot 1 and 2. The south eight (8) feet of lot 3 and 4.
4/6/82	Mountain Bell	No comments. Easement appears adequate.
4/13/82	City Fire	This office has no objections to the proposed subdivision. Fire protection appears to be adequate.
4/9/82	City Utilities	None.
4/13/82	Planning Staff Comments	1. Is there adequate fire access and fire protection? 2. Need a POA for Harris Rd.

4/14/82 GJ Drainage Late
4/16/82 Late City Parks

5/6/82 GJPC Minutes of 4/27/82
 MOTION: (COMMISSIONER TRANSMER) "ON ITEM #29-82, RUSTY MINOR SUBDIVISION, I MAKE A RECOMMENDATION THIS BE SENT ON TO CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL, SUBJECT TO STAFF COMMENTS AND THE COMPLETION OF THE DRAINAGE CULVERT TO THE PROPERTY ON THE SOUTH OR TO THE CITY ENGINEER'S REQUEST AS TO DRAINAGE, AND ESCROW THE FUNDS FOR CURB AND GUTTER."
 COMMISSIONER O'DWYER SECONDED THE MOTION.
 CHAIRMAN LITTLE RE-READ THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED UNANIMOUSLY.

RESPONSE TO REVIEW SHEET COMMENTS

File No. 29-82
Item: Rusty Subdivision
Phase: Minor Final

<u>Agency</u>	<u>Response</u>
Transportation Engineer	Indicated no comment
City Engineer	Indicated right-of-way dedication is appropriate and that he takes no exception to the access proposal. In regards to the construction of the physical improvements to Harris Road, the petitioner would be willing to give the Power of Attorney in lieu of making the improvements.
Public Service	Gas: Indicated no objection to plat. The developer shall contact Public Service concerning loads and points of service. Electric: The additional easements as requested can be shown on the plat.
Mountain Bell	Indicated no comment.
City Fire	Indicated they had no objections to the subdivision and the fire protection appeared to be adequate.
City Utilities	Had no comment
Planning Staff Comments	1. Please see City Fire comment above. 2. Please see City Engineer response above.

