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File 1982-0072
Date 8/21/02

Project Name: N. 1st Street Minor Subdivision – Minor Subdivision

| | | |
|---------------------------------|---------------------------------|--|
| 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 | X | *Summary Sheet – Table of Contents |
| X | X | Review Sheet Summary |
| | | Application form |
| | | 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 |
| 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 |
| | | *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 | Review Sheet Summary | | | |
| X | | Review Sheets | | | |
| X | | Memo from Planning to All Petitioners re: reversion hearings – 3/26/84 | | | |
| X | | Memo from Planning Commission to All Petitioners re: enforcement of Development Schedules – 2/13/84 | | | |
| X | | Public Notice Posting – 11/17/82 | | | |
| X | | Developmental Application – 10/12/82 | | | |
| X | | Subdivision Summary From – 10/28/82 | | | |
| X | | Transamerica Title Ins. Co. Commitment for Title Ins. | | | |
| X | | Request for Treasurer's Certificate of Taxes Due | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

2945-101-00-028
Edmonds, Chan
P.O. Box 1965
Grand Junction, CO 81502
#72-82

2945-101-00-030
Manning, Richard
115 Lilac Lane
Grand Junction, CO 81501
#72-82

2945-112-16-019
Jones, Nellie
314 Main St.
Grand Junction, CO 81501
#72-82

Gary Merrilat
clo Remax Mountain West
915 N. 7th Street
Grand Jct. CO 81501
#72-82

Paragon Engineers
2784 Crossroads Blvd
Grand Jct. CO 81501
#72-82

2945-101-00-031
Manning, Richard
115 Lilac Lane
Grand Junction, CO 81501
#72-82

2945-112-00-061
R.O. and D.I. Woodsin
2402 North 1st St.
Grand Junction, CO 81501
#72-82
#72-82

2945-112-16-020
Hillcrest Professional
Attn: Dr. Moses
132 Walnut Ave.
Grand Junction, CO 81501

2945-112-15-014
McEvoy, James
105 Hillcrest Manor
Grand Junction, CO 81501
#72-82

2945-112-15-015
Wysocki, James
2102 North 1st St.
Grand Junction, CO 81501
#72-82

2945-112-00-028
Brach Enterprises
2209 North 9th St.
Grand Junction, CO 81501
#72-82

REVIEW SHEET SUMMARY

FILE NO. 72-82 TITLE HEADING North First Street Minor Subdivision DUE DATE 11/15/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Gary Merrilat. Location:

West side of First Street, .25 mile South of Patterson Road. A request for a minor
subdivision of 2 lots on approximately .4 acre in a residential single family zone at
5 units per acre. Consideration of minor subdivision.

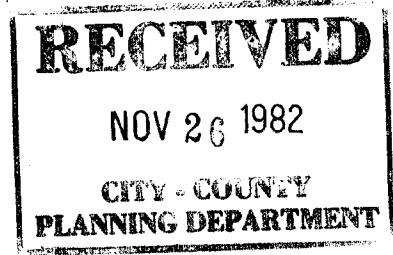
PETITIONER ADDRESS Remax West, 915 N. 7th Street

ENGINEER Paragon Engineering

| <u>DATE REC.</u> | <u>AGENCY</u> | <u>COMMENTS</u> |
|------------------|----------------------------|--|
| 11/4/82 | City Utilities | Trash service will be provided on First Street since there is not enough room in the ingress-egress easement for a trash truck to turn around. |
| 11/10/82 | City Fire | This office has no objections to the proposed subdivision as submitted. |
| 11/10/82 | Mountain Bell | No objections. Easements adequate. |
| 11/16/82 | Trans. Eng. | The 20' "ingress, egress,... easement" should be used by both lots for access to First Street. There should not be a separate access point for lot 1. |
| 11/16/82 | Public Service | Gas and Electric: No objections. Make the 10' ingress/egress easement in lot 2 a utility easement also as shown on Utility Composite drawing. |
| 11/15/82 | Planning Staff Comments | <ol style="list-style-type: none">1. This is an RSF-5 zone and any construction will have to meet those minimum requirements.2. No irrigation easements are shown - are there any for lot 1 and 2?3. Open space fee not included needs to be approved by the Parks Dept. prior to recording.4. Any chance of utilizing existing trees?5. Single access only for this project - sharing the common drive. (NOTE #8 Below)6. Drive needs to be dust-free, prefer paved.7. Resolve concern re: 1st St. improvements escrow for curb gutter, sidewalk ROW.8. The ingress-egress easement should be noted "common" on the plat to insure 1 access for both lots. May need to be on deed. <p>NOTE: If all other review comments can be resolved, this minor sub can go directly to City Council per sec. 6-5.</p> |
| 11/16/82 | City Engineer | Power of attorney, escrow or other acceptable commitment for First Street improvements should be granted prior to recording plat. I assume they are not required to show a plan of utilities serving this subdivision since none was submitted. |

11/18/82 Summary mailed

RESPONSE TO REVIEW COMMENTS



North First Street Minor Subdivision
Phase: Minor Subdivision
File: 72-82

| <u>Agency</u> | <u>Response</u> |
|-------------------------|---|
| City Utilities | An area shall be provided for trash containers adjacent to First Street. |
| City Fire | No Comments |
| Mountain Bell | No Comments |
| Transportation Engineer | Both lots shall utilize ingress/egress easement for access to First Street. |
| Public Service Company | The 10-foot ingress/egress easement in Lot 2 shall be re-described to be a utility easement also. |
| City Planning Staff | <ol style="list-style-type: none">1. Any construction shall meet RSF-5 zone requirements.2. Existing irrigation ditch lies within the public right-of-way. There are no water rights with this development.3. An appraisal shall be provided prior to recording of plat.4. The developer intends to retain as many of the existing trees as is feasible.5. See Transportation Engineer above.6. Drive within ingress/egress easement shall be paved with 16-foot asphalt.7. A Power-of-Attorney shall be provided for First Street improvements.8. Easement shall be labeled "common" and shall be referred to as such on deeds. |
| City Engineer | <ul style="list-style-type: none">- Refer to Item 7 above.- A utilities composite was submitted. A copy shall be forwarded to City Engineer immediately. |

Acres ~1.40
 UNITS 2
 Density _____

File No. #72-82
 Zone RSF-5
 Tax Parcel Number _____

minor subdivision

Activity 11 1st St S/W - Minor Subdivision

Phase _____
 Common Location W. side of 1st Street 1/4 mile S. of Patterson

Date Submitted 11/1/82 Date Mailed Out 11/3/82 Date Posted 11/9/82 *called 11/16*
 _____ day Review Period Return by 11/15/82 MCC Information Sent _____

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

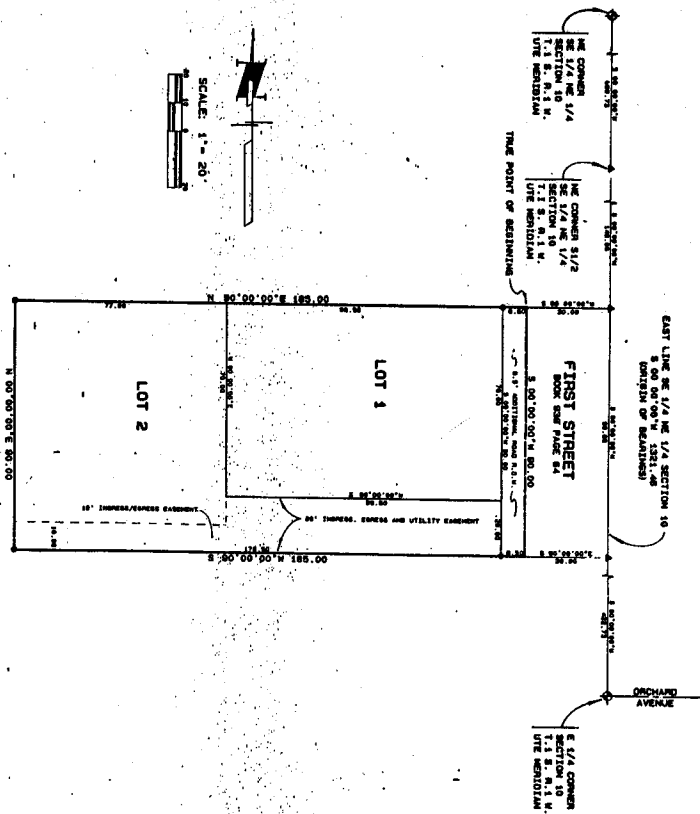
review agencies

| | A | B | C | D | E | F | G | H | I | J | X | L | M | N | O | P | Q | R | S | T | U | V | W | X | Y | Z | AA | BB | CC | DD | EE | FF | GG |
|--|----|----|----|---|---|---|---|---|--------------|--------------|---|---|---|---|---|---|---|---|--------------|---|---|---|---|---|---|---|----|----|----|----|----|----|----|
| <input checked="" type="checkbox"/> Development Dept. | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input type="checkbox"/> County Road | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input type="checkbox"/> County Health | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input type="checkbox"/> County Surveyor | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input type="checkbox"/> County Parks/Recreation | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input type="checkbox"/> County Engineer | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input checked="" type="checkbox"/> Transportation Engineer | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input checked="" type="checkbox"/> City Engineer | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input checked="" type="checkbox"/> City Utilities | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input checked="" type="checkbox"/> City Parks/Recreation | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input type="checkbox"/> City Police Dept. | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input type="checkbox"/> County Sheriff | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input type="checkbox"/> Floodplain Administration | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input type="checkbox"/> Comprehensive Planning | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input type="checkbox"/> G.J. Dept. of Energy | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input checked="" type="checkbox"/> Fire <u>City</u> | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input type="checkbox"/> Irrigation | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input type="checkbox"/> Drainage | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input type="checkbox"/> Water (Ute, Clifton) | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input type="checkbox"/> Sewer | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input type="checkbox"/> G.V. Rural Power | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input checked="" type="checkbox"/> Mountain Bell | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input checked="" type="checkbox"/> Public Service (2 sets) | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input type="checkbox"/> Soil Conservation | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input type="checkbox"/> State Highway Dept. | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input type="checkbox"/> State Geological | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input type="checkbox"/> State Health Dept. | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input type="checkbox"/> Transamerica | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input type="checkbox"/> Water & Power Resources | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input type="checkbox"/> Mack, Mesa, Collbran, Palisade, Fruita, DeBeque, G.J., Mesa Cnty. | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input checked="" type="checkbox"/> OTHER: <u>CC/GJPC</u> | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input type="checkbox"/> | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| <input type="checkbox"/> client | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . | . |
| totals | 28 | 11 | 11 | | | | | | | | | 8 | | | | | | | | | | | 2 | 2 | 2 | | 1 | 19 | 23 | 2 | 2 | | |

| BOARDS | DATE | |
|--------|-----------------|--------------------------------|
| | <u>12/15/82</u> | <u>Approved.</u> |
| | <u>3/20/84</u> | <u>fee - reversion of plat</u> |
| | <u>4/18/84</u> | <u>Appr. "</u> |
| | | |
| | | |
| | | |
| STAFF | | |
| | | |
| | | |
| | | |

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

NORTH FIRST STREET SUBDIVISION



LEGEND

- ◆ HEAVY GRAYT MASS CUR
- ◆ SET DAY REBAR AND MONUMENT
- ◆ SET IN CONCRETE 1:1:6
- ◆ SET P.K. NAIL

AREA QUANTITIES

| |
|---------------------------------------|
| LOTS - 0.389 ACRES ON 95.50 X |
| PUBLIC R.O.W. - 0.017 ACRES ON 4.43 X |
| TOTAL - 0.389 ACRES ON 100.00 X |

OFFICE COPY
#72-82

DEDICATION

Now All and of these presents, I, George T. Wright, in the name of said First Street Subdivision, do hereby dedicate to the use of said First Street Subdivision, the entire right, title and interest in and to the following described real estate, to-wit:

That the undersigned hereby dedicates to the use of said First Street Subdivision, the entire right, title and interest in and to the following described real estate, to-wit:

That the undersigned hereby dedicates to the use of said First Street Subdivision, the entire right, title and interest in and to the following described real estate, to-wit:

That the undersigned hereby dedicates to the use of said First Street Subdivision, the entire right, title and interest in and to the following described real estate, to-wit:

CITY APPROVAL

This plan of North First Street Subdivision, in the City of Grand Junction, County of Mesa, State of Colorado, was prepared by George T. Wright, a duly licensed Professional Engineer, and approved by the Board of Public Works, Grand Junction City Engineer, and the Grand Junction City Council.

CLERK AND RECORDS CERTIFICATE

STATE OF COLORADO
 COUNTY OF MESA
 I, George T. Wright, Clerk and Recorder of said County, do hereby certify that this instrument was filed in my office on July 15, 1982, and is indexed in the Public Records of said County.

NOTARIAL CERTIFICATE

I, George T. Wright, a duly licensed Professional Engineer, do hereby certify that this instrument was prepared by me and approved by the Board of Public Works, Grand Junction City Engineer, and the Grand Junction City Council.

NORTH FIRST STREET SUBDIVISION

REGISTERED PROFESSIONAL ENGINEER

STATE OF COLORADO

NO. 12345

NORTH 1ST STREET SUBDIVISION

The developer shall begin construction within one year of approval of subdivision plan/plat by the City Council of Grand Junction.



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

TO: All Petitioners
FROM: City Planning Department
DATE: March 26, 1984
RE: Reversion Hearings

A public hearing was held on March 20, 1984 before the Grand Junction Planning Commission to discuss reversions of projects exceeding their development schedules.

Your project # 22-82-1st Street Minor Sub-Plat was recommended for reversion because no written response was received by this department prior to that hearing. Enclosed please find a copy of the minutes of those hearings.

A public hearing before the Grand Junction City Council will be held on April 18, 1984 to confirm these recommendations of the Grand Junction Planning Commission.

If you have questions regarding these actions, please contact the City Planning Department at 244-1628 prior to April 18, 1984.

Thank you for your cooperation.

BG/tt

Enclosure

✓file