

Table of Contents

File 1982-0076
Date 8/21/02

Project Name: Valley View Subdivision – Final (Minor Subdivision)

P r e s e n t	S	<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	
X		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	
		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 Final Plat
X	X	Review Sheet Summary	
X		Review Sheets	
X	X	Open Space Fee	
X		Subdivision Summary Form – 12/1/81	
X		Deed	
X	X	Memo from Bill Nebeker to File re: support of variance – 9/20/95	
X		Record of Final Plat & Plan Recording – 11/2/83	
X		Certification of plat – 11/2/83	
X	X	Power of Attorney - **	
X		Public Notice Posting – 12/23/82	
X		Development Application – 11/26/82	
X	X	Project Narrative – Improvement Agreement – Utilities Composite	
X		Residential Appraisal Report from Von Burg & Assoc.	
X		Mesa Co. Treasurer's Office tax receipt -	

M. J. & R. E. Stanfield
305 Pinon
Grand Junction, CO 81502

#76-82

J. E. Adams
305 Pinon
Grand Junction, CO 81502

#76-82

Jewell W. Butler
310 Pinon St.
Grand Junction, CO 81502
c/o Keith A. Clock

#76-82

M. F. & R. G. Bannock
2706 UnawEEP Ave.
Grand Junction, CO 81502

#76-82

D. H. & R. E. Kirkpatrick
2708 UnawEEP Ave.
Grand Junction, CO 81502

#76-82

Wm J. & Lois L. Geary
2704 UnawEEP Ave.
Grand Junction, CO 81502

#76-82

R. W. Ingle
2702 UnawEEP Ave.
Grand Junction, CO 81502

#76-82

R. S. & C. V. Kowalski
315 Cedar Dr.
Grand Junction, CO 81502

#76-82

Keith A. & Amateene Clock
310 Pinon St.
Grand Junction, CO 81502

#76-82

C. Ingle
2959 D $\frac{1}{2}$ Rd.
Grand Junction, CO 81501

#76-82

C. L. & R. W. Tilton
2959 D $\frac{1}{2}$ Rd.
Grand Junction, CO 81501

#76-82

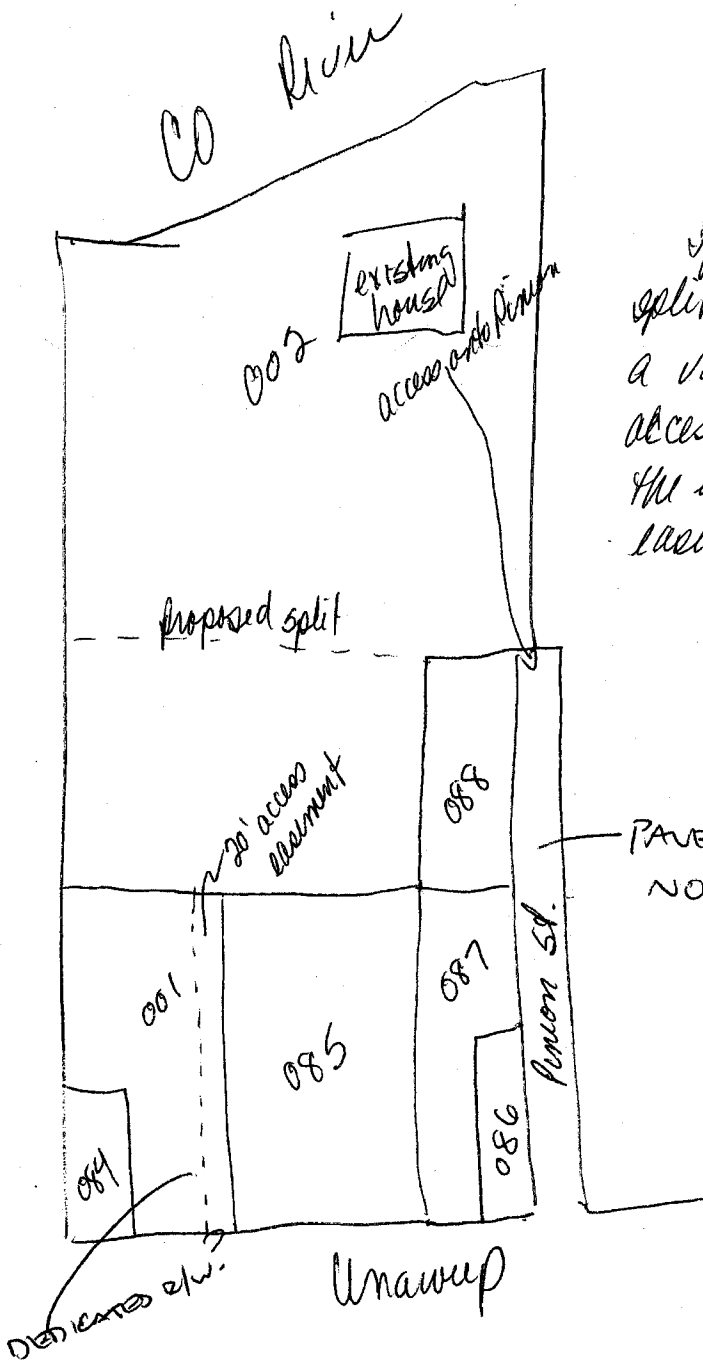
Michael H. Jording
2701 UnawEEP
Grand Junction, CO 81502

#76-82

Floyd Allen
242-7047
311 Pinon Dr.

Bill
Please see me
about these for
Tues. Development
Review Mtg.
Thanks.

Kathy



If parcel 002 is to be split, would we support a variance to allow the access to the 5. lot from the existing 20' access easement?

294524

76-82
Valley View Minon Sub.

PROJECT NARRATIVE

We request to subdivide 9.9 acres in an RSF-8 zone into 2 lots, one containing .69 acre and the other 9.2. acres.

IMPROVEMENT AGREEMENT

No improvement agreement or guarantee is submitted as no improvements are anticipated.

UTILITIES COMPOSITE

Easements will be provided as required.

OPEN SPACE FEE

In lieu of paying the 5% open space fee on the entire subdivision, we request to pay the open space fee on the .69 acre lot, which will be sold to an adjoining landowner. On the remaining lot of 9.21 acres there is an existing Single Family Residence. A Building Permit Guarantee or any acceptable hold will be put on lot two pending further development at which time the open space fee will be paid.

Appraisal will be submitted for approval prior to final plat recording

To: City Planning Department
From: Barbara Swisher

Subj: Response to review sheet comments for Valley View Minor Sub

CITY UTILITIES:

Lot 2 has an existing single family residence with existing utilities.

CITY ENGINEER:

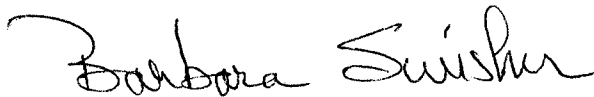
An additional 3' of ROW will be dedicated. A POA will be given for street improvements on C road.

PUBLIC SERVICE:

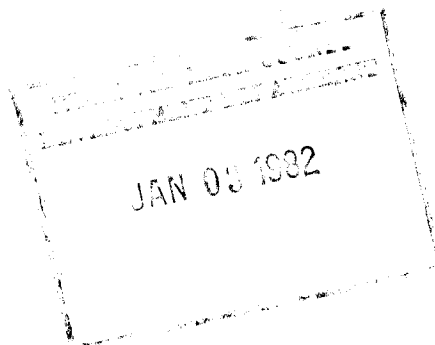
An easement will be provided.

CITY PLANNING:

The scale will be corrected prior to recording. Lot 1 will gain access off an existing driveway. Lot 1 has existing sewer and water taps. Name will be changed to Valley View Minor Sub. Appraisal and open space fee will be paid on Lot 1 prior to recording. A building permit guarantee will be placed on Lot 2. Additional ROW will be obtained on Pinon when lot 2 develops.



Barbara Swisher
Representative



REVIEW SHEET SUMMARY

FILE NO. 76-82 TITLE HEADING Valley View Minor Sub. DUE DATE 12/13/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Barbara Swisher. Location: 311 Pinon Street (Northeast corner of 27 Road and Unaweep Avenue.) A request for a minor subdivision of 2 lots on approximately 9.9 acres in a residential single family zone at 8 units per acre. Consideration of minor subdivision.

PETITIONER ADDRESS 311 Pinon Street

ENGINEER _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
12/6/82	G.J. Fire	The Grand Junction Fire Department has no objections to this subdivision. If property in the future is further developed, will require another review.
12/13/82	City Utilities	Utilities are not shown. Are water and sewer lines existing in Pinon Street? If not, they should be extended to provide service to lot 2.
12/13/82	City Engineer	A layout showing location of existing utilities to serve this subdivision should be submitted. How will Lot 2 be served by utilities? The scale of the plat is not 1" = 50' as is labeled. Pinon Street which is the access to proposed Lot 2 and is through other properties scales from their plat at 40 ft. wide. This is an inadequate right of way for an improved street. C Road frontage of Lot 1 should be dedicated at 33 ft. half right of way and power of attorney or other commitment for full street improvements on C Road should be granted.
12/14/82	Mountain Bell	No comment.
12/14/82	Planning Staff Comments	NOTE: If all issues can be resolved, this minor sub. will go directly to the City Council. <ol style="list-style-type: none"> 1) Scale indicates 1" = 50' however it is 1" = 100' - this will be changed prior to recording. 2) It is my understanding that lot 2 will not be developed at this time. If that is the case, additional ROW required for #2 will be at the discretion of the City Engineer. However, additional ROW along C Road will be required to be dedicated now. Also, either a POA, escrow or actual improvements will be required for C Road improvements at time of recording. Any ROW along 12th will be at the discretion of the City Engineer. 3) Does lot #1 intend to gain access where? off C Rd.? 4) Need additional 3' ROW along C Rd. - its classified collector (66' ROW) only showing 30'. 5) What about "the exception"? Can this be included as part of lot #1 or can be a separate lot as part of this subdivision? 6) RE: Open space fee - as per impact - this would be acceptable. Will need building permit prior to recording. Also - Lamplite Park to the west dedicated along the river as a Greenbelt parkway. This may be an alternative to part of the 5% fee if acceptable to all parties. 5% fee will be required with recording of final plat. 7) Utilities to lot #2 will be determined as it develops. What about utilities to lot #1. Will there be any? If so, need to show them. 8) May need to change the name not to confuse it with Valley View Estates. 9) Resolve any other concerns of the review agencies.
12/15/82	City Parks	Need appraisal.
<i>12/16/82</i>	<i>Public Service - late</i>	
<i>12/17/82</i>	<i>Comp planning - late</i>	

MEMORANDUM

DATE: September 20, 1995
TO: File #76-82
FROM: Bill Nebeker ^{BN}
Senior Planner
SUBJECT: Floyd Allen's proposed minor subdivision

I spoke to Mr. Allen this morning and informed him that per Larry Timm and myself, the CDD would support a variance to create a lot without street frontage, utilizing the 20' access easement to Unawep for access, as long as only one new lot was created. More than one lot will require a road to be extended from Pinion Street.