

Table of Contents

File 1983-0001
Date 8/22/02

Project Name: Walnut Grove - Minor Subdivision

P A few items are **denoted with an asterisk (*)**, which means they are to be scanned for permanent record on the in some
r instances, not all entries designated to be scanned by the department are present in the file. There are also documents
e specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
n Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
t 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.

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
		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
X	X	*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	Utilities Composite
X	X	Review Sheet Summary		
X		Review Sheets		
X		Development Application - 12/27/82		
X		Subdivision Summary Form - 1/1/83		
X		Deed		
X		Treasurer's Certificate of Taxes Due - 12/6/82		
X		Appraisal from Vonburg & Associates - 12/6/82		
X	X	Development Improvements Agreement - **		
X		Record of Final Plat Recording - 3/8/83		
X	X	Letter from Ron Rish to Ron Fromknecht - 4/22/83		
X		Certification of plat		
X	X	Site Plan		

Margaret S. Roberts
1420 Walnut Avenue
Grand Jct., CO 81501

#1-83

Daniel L. Bradley
2137 North 15th Street
Grand Jct., CO 81501

#1-83

J. A., Jr. & S. L. McCabe
1409 Cedar Avenue
Grand Jct., CO 81501

#1-83

Wilda F. Hollyfield, etal.
1435 Walnut Avenue
Grand Junction, CO 81501

#1-83

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Grand Jct., CO 81501

#1-83

Joe Rodriguez
2040 North 15th Street
Grand Jct., CO 81501

#1-83

J. P. White
21667 Bahamas Way
Grand Jct. CO 81501

#1-83

Grace F. Jones
1410 Walnut Avenue
Grand Jct., CO 81501

#1-83

John R. & Mary Ann Davis
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#1-83

John & Mary Schlauger
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#1-83

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Clifton O. K.
P. O. Box 1853
Grand Jct., CO 81502

#1-83

1140 Associates
401 Valley Federal Plaza
Grand Jct., CO 81501

#1-83

Colo. West Surveying Co.
835 Colorado Ave.
Grand Jct. CO 81501

#1-83

Bobby C. & Charlene Glenn
2127 North 15th Street
Grand Junction, CO 81501

#1-83

Ellen B. Lancaster
2110 North 15th Street
Grand Jct., CO 81501

#1-83

Kenneth E. & N. J. Graham
1320 Walnut Avenue
Grand Jct., CO 81501

#1-83

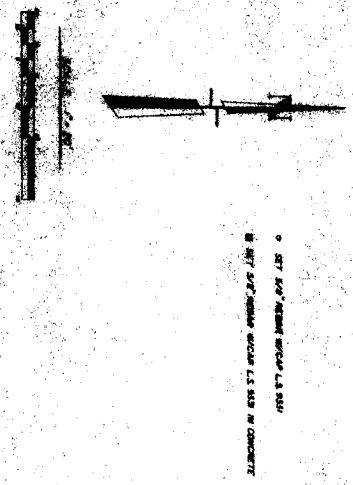
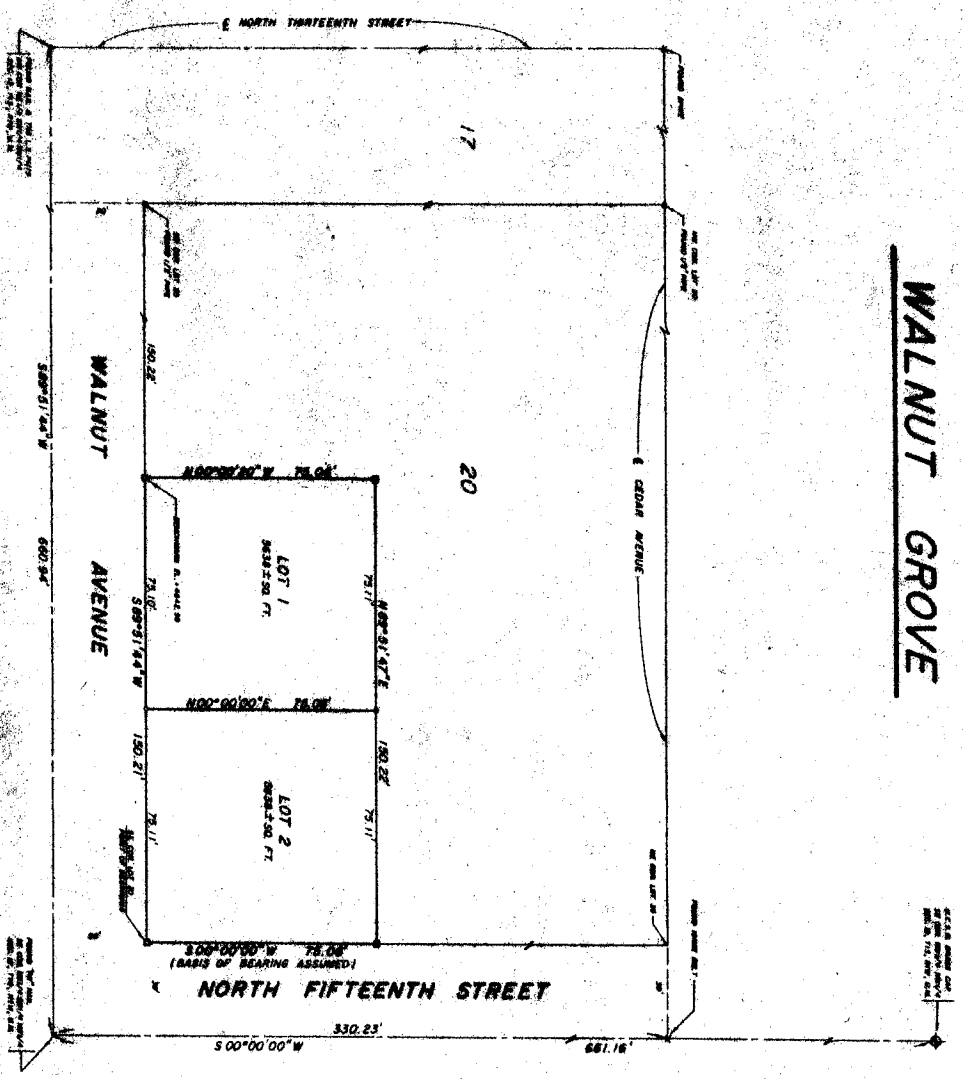
Vada M. & Larry G. Willoughby
2065 North 15th Street
Grand Jct., CO 81501

#1-83

Glenn E. & Nannie A. Duck
2050 North 15th Street
Grand Jct., CO 81501

#1-83

WALNUT GROVE



SCALE: AS SHOWN ON SHEET

DESCRIPTION

That the undersigned, J. P. Miller and David P. Miller, are the owners of Lot 1 and Lot 2, Block 1, Walnut Grove, City of Denver, Colorado, and that they have agreed to sell the same to the undersigned, J. P. Miller and David P. Miller, for the sum of \$100,000.00, the same to be paid in cash at the time of the closing of this sale. The undersigned, J. P. Miller and David P. Miller, hereby certify that the same are not subject to any mortgage, lien, or other encumbrance, and that they have no other interest therein. The undersigned, J. P. Miller and David P. Miller, hereby certify that the same are not subject to any other claim or demand of any person or entity. The undersigned, J. P. Miller and David P. Miller, hereby certify that the same are not subject to any other claim or demand of any person or entity. The undersigned, J. P. Miller and David P. Miller, hereby certify that the same are not subject to any other claim or demand of any person or entity.

SELLER:
 J. P. Miller
 David P. Miller

BUYER:
 J. P. Miller
 David P. Miller

CITY APPROVAL:
 This plan of subdivision, a subdivision, City of Denver, County of Denver, State of Colorado, was approved and recorded on this _____ day of _____, 19____, at _____, Colorado.

RECORDING INFORMATION:
 This plan of subdivision, a subdivision, City of Denver, County of Denver, State of Colorado, was approved and recorded on this _____ day of _____, 19____, at _____, Colorado.



OFFICE COPY #183

WALNUT GROVE
 LOCATED IN PART OF LOT 20 BLOCK 1
 PLANNED BY SUBDIVISION, AREA COUNTY,
 STATE OF COLORADO

333 Colorado Avenue
 Denver, Colorado

REVIEW SHEET SUMMARY

FILE NO. 1-83 TITLE HEADING Walnut Grove Minor Subdivision DUE DATE 1/14/83

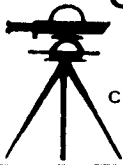
ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: J. P. White. Location:
Northwest corner of Walnut Avenue and North 15th Street. A request for a minor subdivision
of 2 lots on approximately .26 acre in a residential single family zone at 8 units per acre.
Consideration of minor subdivision.

PETITIONER ADDRESS 2667 Bahamas Way

ENGINEER Colorado West

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
1/7/83	City Fire	This office has no objections to this minor subdivision. Hydrant spacing seems to be adequate for single family detached dwelling. If multi family structure is planned, additional fire hydrants may be required.
1/7/83	Comp Planning	No comment from a comprehensive planning perspective. Minor subdivision will not be referred for review in the future per agreement with City Planning Staff.
1/11/83	Public Service	Gas: No objections. Electric: Request that the North ten (10) feet of Lot 2 be designated as utility easement.
1/12/83	City Parks	Will accept 5% based upon attached appraisal.
1/13/83	Mountain Bell	We will request a 10' utility easement on the north boundary of lot 1 and 2 and the east boundary of lot as shown in red on attached plat.
1/14/83	Trans. Engineer	I have no problem with the subdivision. The existing driveways will probably have to be relocated when buildings are constructed on the lots.
1/14/83	City Utilites	None
1/14/83	City Engineer	Street improvements exist on both Walnut and North 15th Street. Detailed plans for the proposed sanitary sewer must be submitted to the City Engineer for approval prior to construction.
1/14/83	Planning Staff	Note: Submittal requirements are complete. 1. Would recommend sharing a common curb cut off Walnut to provide common access for both lots 1 and 2. 2. Eliminate curb cut off 15th Street 3. Need additional 3 feet ROW off 15th Street because 15th Street is designated a Collector of 66 feet ROW. 4. These lots will need to meet the minimum requirements of the existing RSF-8 zone as per sec. 4-2-3. 5. If the petitioner has no problems with the review agencies comments; then as per sec. 6-5-1 the GJPC public hearing can be eliminated and go directly to City Council. 6. The Open Space fee will be payable upon recording.

1/19/83 Review Summary mailed.

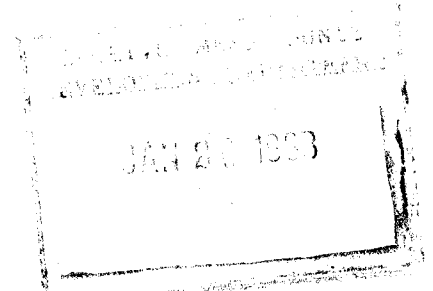


**COLORADO WEST
SURVEYING COMPANY**

comprehensive land planning
complete surveying service

835 COLORADO AVENUE • 303 245-2767 • GRAND JUNCTION, COLORADO 81501

January 25, 1983



Planning Staff
City of Grand Junction
Grand Junction, Colorado 81501

Dear Planning Staff:

This is in response to the review comments on Walnut Grove
Subdivision, File No. 1-83.


City Fire:	no objections.
Comp. Planning:	no comment.
Public Service:	no objections.
gas	appropriate easement have been added.
electric	
City Parks:	fee will be paid.
Mountain Bell:	appropriate easement have been added.
Transportation Engineer:	the existing driveways will be relocated. the drive on 15th Street will be eliminated.
City Utilities:	no comment.
City Engineer:	detailed plans for proposed sanitary sewer will be submitted for approval prior to construction as per regulations and request.
Planning Staff:	<ol style="list-style-type: none">1. developer has intentions of sharing common curb cut on Walnut.2. curb cut on 15th Street will be eliminated.3. additional 3.0 feet of right of way is dedicated on final plat (see attached copy of plat).4. these lots do meet RSF-8 minimum standards. both lots over 5,000 sq. feet. minimum lot size 4,000 sq. feet.

Walnut Grove - sheet 2
File No. 1-83

5. we have no problems with review agency comments and enjoy the privilege of going directly to City Council.
6. the open space fee will be paid at time of recording

If you have any questions or I can be of any further help, please feel free to call.

Yours very truly,



William G. Ryden

WGR/tr



City of Grand Junction, Colorado 81501

250 North Fifth St.,

244-1566

April 22, 1983

Ronald R. Fromknecht
Colorado West Associates, Inc.
835 Colorado Avenue
Grand Junction, CO 81501

Dear Ron:

RE: Walnut Grove - Sanitary Sewer

We received the Engineer's as-built drawing on April 8, 1983, for the above referenced project indicating the sanitary sewer system has been constructed according to plans and specifications and that infiltration does not exceed 200 gallons per inch diameter per mile of length per day. The sanitary sewer system was inspected by City personnel on April 14, 1983, and apparently is satisfactory.

This sanitary sewer system is therefore accepted by the City. This does not relieve the contractor from any contractual obligations for the quality and integrity of the system.

The developer remains responsible for removal of any material which is allowed into the system during roadway construction and for any failure of the system, including trench settlement and any related damages, for a period of one year following the date of acceptance.

FOR THE CITY OF GRAND JUNCTION

A handwritten signature in cursive script that reads "Ronald P. Rish".

Ronald P. Rish, P.E.
City Engineer

RPR/rs

cc - Bob Goldin #1-83
Dick Hollinger
Jim Patterson
Harley Seybold
Ralph Sterry
File