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File 1983-0020
Date 9/26/02

Project Name: Saunders' Subdivision - Minor Subdivision - Final Plat

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
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
X		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	X	Planning Clearance - ** - 5/25/83, 4/2/90
X		Gamma Radiation Survey Form
X	X	Power of Attorney - **
X		Record of Final Plat
X		Subdivision Plat
X	X	Site Plan
X	X	Letter from James Biber to Tom Smith re: appraisal - 4/14/83
X		Development Application - 3/29/83
X		Request for Treasurer's Certificate of Taxes - 3/28/83
X		Utility Composite

Joseph & Regina Bisko
286 32½ Road
Clifton, Colorado 81520
20-83

Robert L. Wergin **20-83**
Marilyn S. Radney
2824½ Texas Avenue
Grand Junction, Colorado 81501

Vyril O. & G. M. Butcher
2824 Texas Avenue
Grand Junction, Colorado 81501
20-83

Dave H. & E. M. Ziegs
530 28½ Road
Grand Junction, Colorado 81501
20-83

Silvia A. Sellars **20-83**
979 22 Road
Grand Junction, CO 81501

Robert O. & Mary R. Roper
182½ Belmont Drive
Grand Junction, Colorado
81503
20-83

Tracie D. McCormick
2425 Teller Avenue
Grand Junction, Colorado
81501
20-83

* Colorado West Associates Inc.
835 Colorado Avenue
Grand Junction, Colorado
81501
20-83

* Thomas R. & Phoebe R. Smith
533 28¼ Road
Grand Junction, Colorado
81501
20-83

Vincent Gramuglia
537½ 28¼ Road
Grand Junction, CO 81501
20-83

James H. & E. M. Bishop
2822 Texas Avenue
Grand Junction, CO 81501
20-83

Dana M. Satterfield
2827 Texas Avenue
Grand Junction, CO 81501
20-83

Robert W. & C. A. Willoughby
2818½ Texas Avenue
Grand Junction, CO 81501
20-83

Robert Steven Quimby
2819 Texas Avenue
Grand Junction, CO 81501
20-83

Robert E. & Maxine K. Curley
2819½ Texas Avenue
Grand Junction, CO 81501
20-83

Phyllis Eddy
527 28¼ Road
Grand Junction, CO 81501
20-83

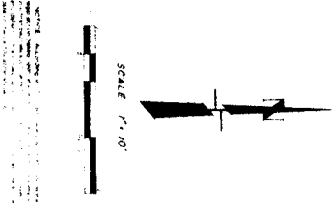
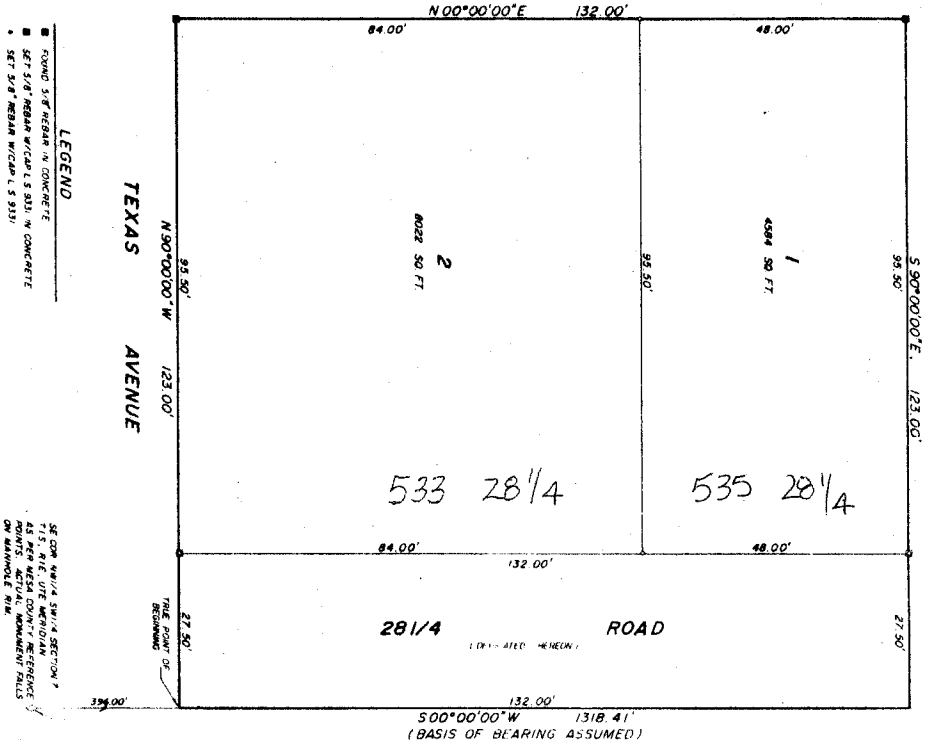
Lester A. & Alice L. Smith
528 28¼ Road
Grand Junction, CO 81501
20-83

Marvin L. & D. L. Barnes
2827 Texas Avenue
Grand Junction, CO 81501
20-83

Alice M. Hutton
2820 Texas Avenue
Grand Junction, CO 81501
20-83

SAUNDERS SUBDIVISION

1/2 SECTION 28 1/4 SEC. 2
T. 23 N. R. 13 E. MERIDIAN
WYOMING BEARS 34P



DEFINITIONS

Under all acts of these regulations... that the undersigned, Thomas Robert Smith and Andrew M. Smith, are the owners of that 1/2 acre parcel being described as follows: 1/2 SECTION 28 1/4 SEC. 2 T. 23 N. R. 13 E. MERIDIAN... State of Wyoming and that in... State of Wyoming.

That the said survey of 1/2 acre parcel and that after all of the streets and roads as shown on the plat... have been established and recorded in the office of the State Engineer... and that the... State of Wyoming.

IN WITNESS WHEREOF, the said parties have caused their names to be subscribed to these... State of Wyoming.

Thomas Robert Smith
Andrew M. Smith

STATE OF WYOMING
COUNTY OF WYOMING

STATE ENGINEER

THOMAS ROBERT SMITH
ANDREW M. SMITH

STATE OF WYOMING
COUNTY OF WYOMING

STATE ENGINEER

THOMAS ROBERT SMITH
ANDREW M. SMITH

STATE OF WYOMING
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THOMAS ROBERT SMITH
ANDREW M. SMITH

STATE OF WYOMING
COUNTY OF WYOMING

STATE ENGINEER

THOMAS ROBERT SMITH
ANDREW M. SMITH

OFFICE COPY
20-83

CWA COLORADO WEST ASSOCIATES INC.
REGISTERED LAND SURVEYOR L.S. 9313

SAUNDERS SUBDIVISION
COUNTY OF WYOMING STATE OF WYOMING



REVIEW SHEET SUMMARY

FILE NO. 20-83 TITLE HEADING Saunders Minor Sub. DUE DATE 4/14/83

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Thomas R. Smith. Location:
Northwest corner of 28.25 Road nad Texas Avneue. A request for 2 lots on approximately
.37 acre in a residential single-family zone at 8 units per acre. Consideration of minor
subdivision.

PETITIONER ADDRESS Thomas R. & Phoebe R. Smith 533 28 1/4 Road

ENGINEER Colorado West Associates Inc.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4/6/83	City Utilities	None
4/14/83	G.J. Fire	The fire department sees no problems with this plan.
4/14/83	City Parks	Need appraisal.
4/14/83	City Engineer	28 1/4 Road is a collector street and should therefore have 33 ft. 1/2 right of way dedicated. A 20 ft. radius should be dedicated at the corner of 28 1/4 and Texas as per standard City policy. Power of Attorney or other suitable improvements commitment should be granted for full street improvements for 28 1/4 Road.

4/14/83 Public Service No objections

4/15/83	Transp. Engineer	I have no problem with this subdivision.
4/28/83	Development Dept.	<ol style="list-style-type: none">1. Access is proposed off 28$\frac{1}{4}$ Rd. - it would be preferable to have a shared access off Texas to help alleviate traffic hazard on 28$\frac{1}{4}$.2. Will drive-way & parking be paved?3. As a result of additional ROW dedication, the bldg. seems to not be able to meet the front yard set backs. This should be verified as to exact location of proposed bldg.4. Trash p/u should be coordinated with Sanitation Eng.5. Will there be any covenants with this subdivision?6. The exact type of assurance for ROW improvements may be either escrow money for those improvements or an acceptable alternative to all parties.7. Appraisal is needed prior to recording of the plat.8. You have 1 year from date of approval to record this plat pe Chapter 6 of the GJZ&DC.9. Need to resolve any other review comments.
5/10/83 LATE	Mtn. Bell	No comments.

Sent Review Sheet Summary 4/29/83

*ok w/
ROW dedick
for lot 2
house.*

CW
Nc

COLORADO WEST ASSOCIATES INC.

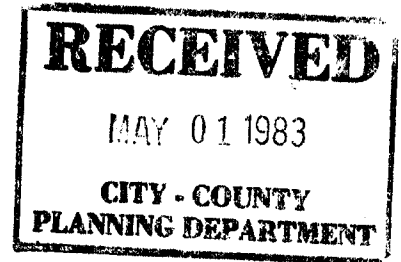
303 245-2767

ENGINEERING • SURVEYING • PLANNING
835 Colorado Avenue Grand Junction, Colorado 81501

May 2, 1983

City of Grand Junction
Mesa County
Grand Junction, Colorado 81501

Re: Response to Review Sheet Comments
Sauders Minor Subdivision
File No. 20-83



<u>Agency</u>	<u>Response</u>
City Utilities:	No comment.
Grd. Jct. Fire:	No problems.
City Parks:	See attached appraisal.
City Engineer:	The required right-of-way will be dedicated. A Power of Attorney will be provided.
Public Service:	No objections.
Transportation Engineer:	No problems.
Development Department:	<ol style="list-style-type: none">1. Access from Texas Avenue is not feasible due to the location of existing improvements on Lot 2.2. Driveway will be maintained dustfree (gravel or rock surface).3. The proposed building still meets the city setback requirements (see attached plan).4. Trash will be picked up on 28$\frac{1}{4}$ Road.5. No covenants.6. A Power of Attorney will be provided for improvements on 28$\frac{1}{4}$ Road.

City of Grand Junction

Re: Response to Review Sheet Comments
Sauders Minor Subdivision
File No. 20-83

Agency

Response

Development
Department
continued:

7. See attached appraisal.
8. Plat will be recorded immediately after approval.
9. See additional responses.

Open Space Dedication Worksheet

Acres 0.37
 Units 2
 Density 5.4

minor subdivision

File No. #20-83
 Zone RSF-8
 Tax Parcel Number
2943-073-00-178

Activity Saunders Subdivision
 Phase Final Plat (Minor sub)
 Common Location N.W. corner 28¹/₄ Road and Texas Ave

Date Submitted 4/1/83 Date Mailed Out 4/4/83 Date Posted _____
 10 day Review Period Return by 4/14/83 MCC Information Sent _____
 Date Adjacent Property Owners Notified of MDC/CJPC _____ Date Adjacent Property Owners Notified of MCC/CIC _____

review agencies	A	B	C	D	X	F	G	H	X	J	X	L	M	N	O	P	Q	R	X	T	U	V	X	Y	Z	AA	BB	CC	DD	EE	FF	GG
Development Dept.																																
County Road																																
County Health																																
County Surveyor																																
County Parks/Recreation																																
County Engineer																																
Transportation Engineer																																
City Engineer (2 sets)																																
City Utilities																																
City Parks/Recreation																																
City Police Dept.																																
County Sheriff																																
Floodplain Administration																																
Comprehensive Planning																																
G.J. Dept. of Energy																																
Fire (City)																																
Irrigation (GU)																																
Drainage (GS)																																
Water (Ute, Clifton)																																
Sewer (Fruita Sent)																																
G.V. Rural Power																																
Mountain Bell																																
Public Service (2 sets)																																
Soil Conservation																																
State Highway Dept.																																
State Geological																																
State Health Dept.																																
Transamerica																																
Water & Power Resources																																
Hack, Mesa, Colbran, Palisade, Fruita, DeBeque, G.J., Mesa Cnty.																																
OTHER:																																
City Clerk 16																																
totals																																

Don't need X's

16

BOARDS
 DATE 5/18/83 Appr.

STAFF
10/19/83 called T. Smith - w-haves O.S. fee 10/20 - Returned call has money problems will discuss with Bob.
\$225 + 5⁰⁰ lot 244-1628

City County Development Department
 Open Space Dedication (acres) _____ 5% O. S. Fee Required \$ _____ Paid Receipt # _____
 Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____
 Date Resolution Mailed _____