Table of Contents

Fil	e_1	985–0005 Project Name: 1985 Annual Text Amendments							
r e s e n t	S c a n n e d	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. 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. 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	Table of Contents							
		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							
		*Mailing list to adjacent property owners							
_		Public notice cards							
1		Record of certified mail							
\dashv		Legal description							
	_	Appraisal of raw land							
4	\dashv	Reduction of any maps – final copy *Final reports for drainage and soils (geotechnical reports)							
		Other bound or nonbound reports							
\dashv	\dashv	Traffic studies							
	\dashv								
	\dashv	Individual review comments from agencies							
	-	*Petitioner's response to comments *Staff Reports							
	\dashv	*Planning Commission staff report and exhibits							
	\dashv	*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:							
		Action Sheet – (somewhat unique to most sheets)							
X	X	Planning Commission Minutes - ** - 2/26/85							
X	X	Final City Council Agenda - ** - 11/20/85 Proposed Text Amendments to the Grand Junction Zoning and Dev. Code							
X		Planning Commission Minutes of Public Hearing - ** - 10/29/85							
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PROPOSED TEXT AMENDMENTS TO THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE Amending Section 6-8-2Al.s. (Final Plat Certification of Approval) Α. to add: "City Engineer." Amending Section 5-6-4 (Flood Hazard Report) to add the following: В. "This report must be prepared and signed by a qualified professional engineer or hydrologist.' Amending Section 5-6-7 (Grading and Drainage Plan) to add the following: "The plan must be prepared and signed by a qualified professional engineer." Amending Chapter 4 (Zoning) to delete Sections 4-2-4 (RMF-6), 4-2-5 D. (RMF 10), and 4-2-7 (RMF-24) in their entirety and renumbering the remaining sections appropriately. Amending Section 4-4-2 (Rezoning, Filing and Processing) to add paragraph I as follows: " I . Parcels which are rezoned shall comply with the right-of-way dedication requirements as specified in Section 5-4-1D of this If right-of-way is required, properly executed deeds for such rights-of-way must be submitted to the City prior to the second reading of the ordinance approving such rezone." Amending Section 4-4-3 (Rezoning, Submittal Requirements) to add paragraph F reading as follows: "F. Deeds for required rights-of-way in accordance with Section 4-4-2I."

Amending Section 6-7-1 (Subdivision, Preliminary Plan Requirements)

Amending Section 7-5-4 (Planned Development - Preliminary Plan) to

at the time of approval of a preliminary plan."

at the time of approval of a preliminary plan."

All required perimeter street rights-of-way shall be dedicated

"All required perimeter street rights-of-way shall be dedicated

410,000 to

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to add paragraph J reading as follows:

add the following to existing paragraph A:

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	6-15-85		r adoptins				
GIPC	10/29/845	Approved signed is se	subject to	adding registered	to Se	5-6-4 \$ 5-6 in the Sta	.7 * performed
CIC	10/20/85	Approve for	publication 7250				