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File 1990-0042

Name: Foster Subdivision - Replat of Lot 2 - G Road & Cascade Drive - C41-90

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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.

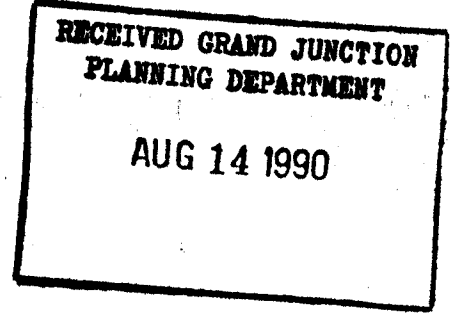
Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.

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, easements
		*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 non-bound reports
		Traffic studies
		*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	X	Memo from Linda Weitzel to Linda Dannenberger re: Site check replat of Lot 2 of Foster Subdivision - 9/11/90			
X		Memo from Linda Dannenberger to Linda Weitzel re: need to add Cascade Lane and Cascade Drive			
X	X	Memo from Don Newton to Planning Department Improvements agreement to be added - 8/14/90			
X	X	Memo from Linda Weitzel to Bennett Boeschstein re: guarantee of road improvements necessary - 8/23/90			
X	X	Memo from Dan Wilson to Planning re: Tim Foster concern's - 9/12/90			
X		Replat of Lot 2 of Foster Subdivision - ** - historical files			
X		Preliminary Site Plan			

MEMORANDUM



DATE: August 14, 1990
TO: City Planning Department
FROM: Don Newton, City Engineer *JDN*
SUBJ: Replat of Lot 2, Foster Subdivision Review Comments

1. An improvements agreement should be required for extending sanitary sewer to the proposed lots and for half street improvements along the frontage of Homestead Road, Cascade Drive, and Cascade Lane. The improvements for Cascade Drive and Cascade Lane could be released if the right-of-way is vacated in the future.
2. An east-west utility easement (for sewer) should be provided across Lot B in line with an existing easement in Spurber Subdivision.
3. Corner radii should be provided on the right-of-way lines at the intersection of Cascade Lane and Cascade Drive.

xc: Dan Wilson
File

skw

FILE:DN:FOSTER

MEMORANDUM

TO: BENNETT BOESCHENSTEIN, COUNTY PLANNING
FROM: LINDA WEITZEL, CITY PLANNING *Can*
DATE: AUGUST 23, 1990
RE: REPLAT OF LOT 2, FOSTER SUBDIVISION

Please refer to the attached comments from Don Newton. This Department agrees with his statements. We recognize that this is a replat of an existing subdivision, however, some guarantee of road improvements is necessary.

Don Newton and I met with Tim Foster about this replat. Tim said that he had plans to annex Lot B into the City and develop properties south to Horizon Drive. This is all well and good if everything goes as planned. There is a parcel within the existing City limits (tax schedule # 2945-021-00-054) that would be landlocked if Cascade Lane were not platted or if the plan for developing this area comes to an impasse.

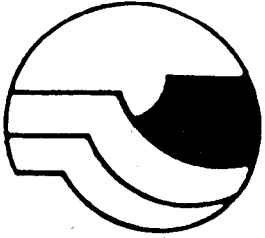
Other general concerns:

1. Is Cascade Drive improved to Homestead Road?
2. Homestead Road has a cul-de-sac that is drawn differently on the replat than what is drawn on the Assessor's map. Which is correct? The cul-de-sac should not be vacated.
3. Homestead Road should be improved to meet County road standards.

xc: Dan Wilson
Don Newton
File

Tim Foster
245-8021

*Amount of SECURITY
DEEMED REASONABLE
TO COMMISSIONERS.
1. TECHNICAL PUFF
DEFICIENCIES
2. BUILD OUT ON ROADS*



Mesa County
Planning
Department

750 Main Street
P.O. Box 20,000-5022
Grand Junction, Colorado
81502-5022

(303) 244-1636

August 28, 1990

M E M O

TO: Linda Weitzel, City Planning
FROM: Linda Dannenberger, County Planning *LD*
RE: C41-90, Replat of Lot 2, Foster Sub

Attached is the development improvements agreement proposed to be recorded with this replat. I can already see the need to add Cascade Drive and Cascade Lane. Please suggest additional corrections and return it to me.

In answer to your concerns:

1) The Homestead Road cul-de-sac is platted differently since the owner of the lot to the north has not deeded their portion of the right-of-way to the County. I don't believe they are proposing a vacation.

Cascade Drive is another matter, however. The recorded plat vacated a utility easement alongside Homestead Drive, Cascade Drive and the temporary cul-de-sac at the lower end of Cascade Drive. The Assessor's map shows vacation of the portions of the rights-of-way instead. I will check with County Engineering on this. *(We'll do a plat correction w/Surveyor)*

2) As far as the lot configuration, the shape of the parcel lends itself to access from the south in addition to access from Homestead Drive and, in my opinion, to subdivision.

I am scheduling this for the September 12, 1990 UCC meeting as a continuance and will be happy to work with you on this.

42 90



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

MEMORANDUM

TO: LINDA DANNENBERGER, COUNTY PLANNING
FROM: LINDA WEITZEL, COMMUNITY DEVELOPMENT DEPARTMENT *LW*
DATE: SEPTEMBER 11, 1990
RE: C41-90, REPLAT OF LOT 2, FOSTER SUBDIVISION

After doing a site check on Foster Subdivision, the City has some remaining technical concerns.

1. The cul-de-sac on Homestead Road needs to be drawn as platted. Since it does not exist on the ground, it is difficult to ascertain where the proposed easements for Lot A are located.
2. The 15 foot ingress/egress easement for Lot A is confusing. Lot A has access from Homestead Drive - is this for maintenance?
3. What does the dotted line between Lot 1 and Lot 3 mean? Is it a property line?
4. Where are the existing structures located in relation to this Replat? Are setbacks maintained?
5. Is Lot B buildable? It appears to be in a hole and act as a natural drainage.
6. Cascade Drive south of Homestead Road does not exist on the ground. There is a wetlands area there - we noticed cattails and a great deal of vegetation. How will this be mitigated in order to do improvements on Cascade Drive?
7. An improvements agreement should be required for extending sanitary sewer to the proposed lots and for half street improvements along the frontage of Homestead Road, Cascade Drive, and Cascade Lane. The improvements for Cascade Drive and Cascade Lane could be released if the right-of-way is vacated in the future.
8. An east-west utility easement for sewer should be provided across Lot B in line with an existing easement in Sperber Subdivision.
9. Corner radii should be provided on the right-of-way lines at the intersection of Cascade Lane and Cascade Drive.

Page 2. Replat Lot 2
Foster Subdivision

10. A request is made for an amended/corrected plat and an opportunity to comment on other issues that may be occasioned by that plat submittal.

xc: Tim Foster
Marty Currie, Acting CD Director
Dan Wilson, City Attorney
John Shaver, Ass't City Attorney
Don Newton, City Engineer
File

Date: Wed Sep 12 17:00:07 MDT 1990

Subject: UCC Meeting

To: danw

Cc: johns

Cc: martync

Content-Length: 823

#42 90

Today's meeting at the Utilities Coordinating Committee was quite interesting. John Seigfreid had his plat of Ptarmigan Ridge Filing #1 for review. Ute Water said that they would not sign off until they received a letter from the City stating that Ute would provide water to this subdivision. There is nothing in our Code that requires UCC sign off before recording.

Tim Foster was there to get his Replat of Lot 2, Foster Subdivision signed off. He is upset that the City is recommending that he provide a sewer easement across Lot B. The County uses a building permit hold in an agreement, but the City has not accepted that means of obtaining this easement. Mr. Foster contends that he will be developing land to the south and at that time, sewer will be provided to these lots. See memo to Linda Dannenberger.

#6 1->PREV 2->NEXT 3->PRINT 4->DEL 5->ANSW 6->FORW 7->MOVE 8->DONE
ATTMAIL.ASP | VT102 | FDX | 19200 071 | LOG CLOSED | PRINT OFF | ATT3B2-1

Date: Fri Jul 20 9:12:16 MDT 1990