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File\_\_1991-0043

Name: Linda Lane Resubdivision - 2220 Orchard Avenue

P r e s e n t	S c a n e d	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories. Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.
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X		Review Sheets
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		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
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		Appraisal of raw land
		Reduction of any maps – final copy
	L	*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
		*Petitioner's response to comments
ļ		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
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X		Annexation Checklist
X		Certification of Plat - 7/12/91
	x	Request for Partial Release of Deed of Trust and Partial Release
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Receipt #	4281
Date Rec.	6-11-91
Received By	PIN

# DEVELOPMENT APPLICATION

We, the undersigned, Being the owners of property situated in Mesa County, State of Colorado, as described on the attached legal description form do hereby petition this: Do NOT Ramova From Offica #41

Type of Petition		Phase	Commo	n Location	Zone	Type of Usage
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2220 ORCHARD, Address	<u>40E</u>	Addre	ess		······	Address
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GRAND JUNCHEN City/State	Colo 81	<u>Sc/</u>	/Stato			 City/State
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Signature of property owner(s) - attach additional sheets if necessary

1

250 North 5th Street Grand Junction, CO 81501 Ph: (303) 244-1430

### **REVIEW SHEET SUMMARY**

(Page 1 of 2)

`**4** 

FILE NO. 43-91 TITLE HEADING: RESUBDIVISION

ACTIVITY: Request for a Resubdivision at 2220 Orchard Avenue

**PETITIONER:** Robert E. Farrell

LOCATION: 2220 Orchard Avenue

**ENGINEER:** Century Surveying

STAFF REPRESENTATIVE: David Thornton 303-244-1447

# NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED.

Fire Department6/14/91George Bennett244-1400

No comments.

Assistant City Attorney6/14/91John Shaver244-1506

No comments.

Public Service7/8-9/91Carl Barknow

Gas: No objection to split. Electric: No objection to split.

City Utilities 7/2/91 Bill Cheney

Lot 2 will require its own sewer and water service off Linda Lane. The services cannot be provided from Lot 1. No other comments.

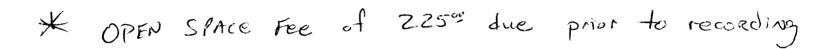
### Grand Junction Drainage 7/10/91 John L. Ballagh

1. The nearest GLDD Drain is the logan drain which is just to the east along the east line of Linda Ln. subdivision amended. The combined seep, waste water drain has been tied into the north side of Orchard.

The drain system is at 80% capacity 100% of the irrigating season. The system cannot handle the flow of a storm event over two year interval without ponding around street inlets.
There are no plans to extend the existing system to the area of the proposed resubdivision of 2220 Orchard. No additional easement are necessary.

### No comments made from the following Review Agency:

Grand Valley Irrigation



### **REVIEW SHEET SUMMARY**

(Page 1 of 2)

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Public Service7/8-9/91Carl Barknow

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City Utilities 7/2/91 Bill Cheney

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I understand that these services will have to be applied for at time of conversion of garage to home Bobute Fassell

### Grand Junction Drainage 7/10/91 John L. Ballagh

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#### No comments made from the following Review Agency:

Grand Valley Irrigation

Community Dev. Dept # 22502 open space fee is due prior to recording the Final plat. Fee to be paid at the Park & Recreation Department at Lincoln PARK. A copy of the receipt is required for our records

Resubdivision - 2220 CRCHARD AVE File # 43-91 This is a request to subdivide a lot into two lots, All sheet improvement his existing The GARAGE on Let 2 will be converted to A dwelling court. The plat will go before (ICC on July 10th, Please respond to the City's Community Dev. Dept. it you have Any rememors.

(Form for approval of films & recording of (SUBDIVIS #4 PLATS) 1/03/91

SUB NO. <u>SB-36-91</u>

#### FRED A. WEBER MEBA COUNTY SURVEYOR 531 WHITE AVE GRAND JUNCTION, COLO. 81501

RESIDENCE (303) 434-7772

OFFICE COUNTY COURT HOUSE (303) 244-1821

To: Monika Todd, Mesa County Clerk & Recorder.

This is to certify that the SUBDIVISION PLAT desribed below

### FARRELL MINOR SUBDIVISION

has been reviewed under my direction as Mesa County Surveyor and that to the best of my knowledge it conforms with the necessary requirements pursuant to the Colorado Revised Statute 1973 38-51-102 for the recording of Land Survey Plats in the records of the County Clerk Office.

This approval does not certify as to the accuracy of Surveys, Drafting, Calculations, nor to the possibility of ommissions of easements and other Rights of Way or Legal Ownerships.

Dated this 12TH DAY OF JULY 1991.

oher ' Signed

Fred A. Weber, Mesa County Surveyor.

#### NOTE"

The recording of this plat is subject to all Approved Signatures & Dates. F.W.

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RECEPTION NO:

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1579394 11:58 AM 08/27/91 MONIKA TODD CLK&RED MESA COUNTY CO

### SB-36-91

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) School District					
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Drainage Critical June High					
) Water (Ute, Clifton)					
Sewer Dist. (FV, CGV, OM)					
U.S. West					
🛿 Public Service (2 sets) 🤸					
State Highway Department					
State Geological					
State Health Department					
City Property Agent					
City Utilities Engineer 🛧					
City Attorney					
Building Department					
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