

MESA COUNTY REVIEW FILE - NO. 1

Items enclosed in this file by County File #:

- C35-93 - Hespe - Planned Unit Development - Rezone from R-1-B to P.U.D. - 2002 South Broadway, Redlands
- C38-93 - 3010 & 3040 C Road - Combined AFT Minor Subdivision Northeast corner of 30 & C Roads.
- C42-93 - New Beginnings Subdivision - Rezone/ODP/Preliminary & Final - S. of F Rd. & E. of 29 1/4 Rd.
- C43-93 - Wynne Minor Subdivision - AFT Minor Subdivision 4710 Kannah Creek, Whitewater.
- C45-93 - Hilltop Heights West Subdivision - Rezone/ODP/Preliminary/Final Plan - Between 605 & 611 Meander Dr.
- C46-93 - Peony Minor Subdivision - 2084 Broadway
- C47-93 - SOUTH CAMP MEADOW - REVISED ODP/PREL/FINAL PLAN & PLAT
E. of S. CAMP - 1/2 MILE S. of S. BROADWAY
- C50-93 - PINE TERRACE SUBDIVISION - REZONE/REPLAT
N.E. CORNER of 22 1/2 RD & GREENBELT DR.
- C52-93 - SUNDOWN VILLAGE SUBDIVISION - PRELIM/FINAL
S. of E RD. & E. OF MEADOWWOOD SUBDIVISION
- C53-93-3,2 - Monument Village Sub. -
Rezone/ODP & Revised ODP - 21 1/2 & Hwy 340
- C54-93 - Sequoia Estates - ODP - Hwy 340 & Ferris Dr.
- C55-93 - Orchard Run Sub - Rezone/ODP/Prel/Final
NW corner 31 1/2 & F Rds.
- C55-93-2 - Orchard Run - Fil #2

C 28-93 - File #4 Mesa Co. Review Files

C 70-93 - Brown's O.M. Sub. - ODP/Prel./Final
N.E. 28 1/4 Rd & B Rd

C 71-93 - Cody Sub. - Rezone/ODP/Prel./Final
29 3/4 & F Rds

C 73-93 - Joyner Minor Sub -
NE corner Beachwood & Cortland

C 76-93 - Indian Creek Estates - AFT Major Sub.
Indian Creek & Bean Ranch Road (Kannah Creek)

C 79-93 - Goodwin Septic Tank Service - CUP & Cert.
of Designation (661 24 1/2 Rd)

C 81-93 - James Mobile Home Park - Rezone/ODP
2865 G Road

C 84-93 - Bogg Trucking Inc - CUP - 774 24 1/2 Rd

C 88-93 - 21 Road Gravel Pit - Approval of a plan
& ODP for a PI Zone - United Co. @ ~~21 Rd~~ ^{River Rd}
#21 Rd

C 94-93 - Voegely Sub. - Rezone/ODP/Prel./Final
31 & D 1/2 Rds (AFT to R2)

C 96-93 - Replat of Pauline's Sub. - Pauline Ct - Clifton

C 97-93-2 - South Rim on the Redlands Fil #1 -
Prel./Final - Greenbelt Dr. & 23 Rd

C 98-93 - Venegas Minor Sub. Fil #2 - AFT Minor Sub.
24 1/2 & H Rd.

C 102-93 - Frontier Village - ODP - 30 3/4 & F Rd

C 103-93 - Scott's Run - ODP/Prel./Final/Rezone
AFT to PR 3.66 - 29 1/2 & F 3/4 Rd

C 105-93 Mesa Meadows Filing #1 - Prel/Final
30 Rd. Plan/Plat

C 107-93 Quail Village - ODP/AFT MAJOR SUB
25 1/2 & H 3/4 Rds

C 112-93 Veidakis Rezone - AFT to RIC
NW cor. 31 & D Rds

C 101-93 - Climax Mill
Site - Vac.
of Row

MESA COUNTY REVIEW FILE - NO. 1

Items enclosed in this file by County File #:

- ✓ C11-88-2 - Review of Alternative Post Closure Plans Uranium Mill Tailings Remedial Action Project
- ?
C9-93 - Admin. Replat of Lot A Filing #3 - Village 9 - (Arlington + B 1/2 Rd)
- ?
C10-93 - Vacation of Right-of-Way - Greenwood Court
545 W. Greenwood Court - Redlands
- Vacation of Utility Easement - 3043 Stoneybrook Lane
C10-93 - Taylor Place Minor Subdivision - Administrative Replat
631 29 1/2 Road
- ✓ C16-93 - Rezone Lots in Brookwood from R-1-C to P.U.D.
N.E. of F Road and 30 Road.
- ✓ C17-93 - 3010 C Road - AFT Major Subdivision
30 Road and C Road
- ✓ C19-93 - Stonegate Subdivision Filing #3
F 1/2 & 30 1/2 Roads - Fruitvale
- ✓ C21-93 - Bonito Avenue - R.O.W. Vacation East of Wagon Way,
Chris Mar Subdivision
- C26-92-2 - Independence Valley Filing #1 - Admendment to Final
Plan - F 3/4 Rd. & Independence Valley Drive.
- ✓ C27-93 - Mesa Valley Estates - Cook/Roemer Replat of Lots 8, 9,
and 10 of Blk. 1 of Replat of Block "E"
Grand Valley Drive & Stoney Brook Lane
- ✓ C29-93 - Highline Estates Subdivision Filing #2 - Replat of
Highline Estates Sub. - N. of F 3/4 and E. of 30 Rd.
- ✓ C30-93 - Hidden Valley Ranch - Official Development Plan
3/4 mile North of Kannah Creek Rd. & W. Blair Rd.
- ✓ C31-93 - Saddleback Subdivision, Phase 1 & 2 - Rezone and Replat
of Lots 1 & 2 of S & G Subdivision - N. of South
Broadway and W. of 20 1/2 Road.
- ✓ C32-93 - Spring Pointe at Village Nine - Replat of Filing #4 of
Village Nine - N. of B 1/2 Rd. and W. of 28 Road.
- ✓ C34-93 - Confluence Gravel Pit - Rezone/R.O.W. Vacation and
Conditional Use Permit - C 1/4 & 25 3/4 Roads-Redlands
- C74-90-2 - Paradise Hills, Filing #7 - Final Plat & Plan
North of Lanai Drive
- C73-92-3 - Material Extraction for East End Gov't Highline Canal
Reconstruction, Phase 3 - Cond. Use Permit
- C34-92-2 - 31 Rd gravel Pit - Cond. Use Permit

Mesa Co. Review Files (28-93)

File #3-

C56-93 - Mesa Moving & Storage - River Rd & Railroad Blvd -
Site Plan -

C58-93 - Ravola Hill - AFT Minor Sub. - 25 ³/₄ & H Rd.

C60-93 - Moonridge Falls - Rev'd ODP / Prel / Final & Rezone
SW 25 ¹/₂ & G Rds

C61-93 - Kay Sub - Rezone / ODP / Prel / Final

C63-93 - 2 Moonridge Falls - Fil #2 - NE F ¹/₂ & 25 ¹/₂
Prel / Final

C67-93 The Del's Country Estates - ODP

No. H ³/₄ & 26 to 26 ¹/₂ Rds

C69-93 Monument Valley, Fil #5 - Prel / Final

S.E. South Camp Rd & Dakota Dr.

MESA COUNTY REVIEW AGENCY

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

COMMENT SHEET

The attached application has been sent to your office for your review and comment. Please return to the Mesa County Planning Division, P.O. Box 20000, Grand Junction, CO 81502-5022.

MCPC 4/28/94

MCC 5/03/94

Project: C76-93-2 INDIAN CREEK ESTATES -- PRELIMINARY/FINAL
-- AFT MAJOR SUBDIVISION

Petitioners: Max Morris and Dan Brown

Representative: QED Surveying Systems, Inc., c/o Dan Brown

Location: Indian Creek and Bean Ranch Road (Kannah Creek)

A request for approval of a Preliminary/Final Plan and Plat for twelve (12) lots on 79.10 acres in an Agricultural Forestry Transitional (AFT) zone. This is the second (2nd) step of a two (2) step subdivision application process. If you have any questions or concerns, please contact Mike Joyce at 244-1642.

Review Agency Comments: (please type)

No Comment

FILE

Reviewing Office: G.J. City Comm. Dev. Dept

Reviewed by: *[Signature]* Date: 3-25-94

Failure to object or comment by 4/11/94 shall constitute approval by your office.

If the reviewing office would like to be added to the final check list for review and acceptance of the final plan or plat, please indicate by marking the box.

MESA COUNTY REVIEW SHEET

Mesa County Planning Division
P.O. Box 20000
Grand Junction, CO 81502-5022

FILE

The attached application has been sent to your office for your review and comments.

MCPC Hearing Date: Sept. 16, 1993 MCC Hearing Date: Oct. 5, 1993

File Number: C76-93
Project Name: INDIAN CREEK ESTATES -- AFT MAJOR SUBDIVISION
Location: Indian Creek and Bean Ranch Road (Kannah Creek)

Representative: Max Morris
Dan Brown
1018 Colorado Ave.
Grand Junction, CO 81501

| Review Agency | Review Agency Comments (PLEASE TYPE) | | |
|------------------------------------|--------------------------------------|-------|-------------------------------------|
| | | Yes | No |
| <i>D. J. Community Development</i> | Is proposal within service area? | _____ | <input checked="" type="checkbox"/> |
| | Existing services adequate? | _____ | _____ |
| | Connection to services required? | _____ | _____ |
| | Easements required? | _____ | _____ |
| | Relocation necessary? | _____ | _____ |
| | Improvements agreement adequate? | _____ | _____ |
| | As-builts required for release? | _____ | _____ |
| | Financing required for extensions? | _____ | _____ |

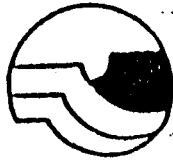
Impact on capacity or supply:
Other concerns and specific requirements:

The 3" water line described in the narrative is presently for irrigation and livestock watering only. Although treated, the water does not meet the minimum drinking water standards as established by the Colorado Department of Health. At some future date it is conceivable Pundy Mesa Livestock Water Company will be the supplier of potable water to the proposed subdivision. Consequently, the Company should be allowed to review and comment on the proposed development. It would be advisable to construct a water line which would service all lots prior to the road construction, much the same as is the case with dry line sewers.

Reviewing Office: Public Works - Utilities

Reviewed by: Bill Cheney - Utility Eng Date: 8-30-93

Failure to object or comment by 09/13/93 shall constitute approval by your office.



MESA COUNTY REVIEW SHEET

Mesa County Planning Department
P.O. Box 20,000-5022
Grand Junction, Colo 81502-5022

FILE

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

10/13 2:00PM

The attached application has been sent to your office for your review and comments.

**PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.

MCPC Hearing Date: 8-19-93 MCC Hearing Date: 9-14-93

File Number: 07073

Project Name: BROWN'S O.M. SUBDIVISION

Phase: ODP/PCR./FINAL

Common Location: N.E. 28 1/4 ROAD & B. ROAD

REPRESENTATIVE Engineer - Name: Thomas A. Logue

Address: 227 So. 9th Street, 81501

Phone: 245-4099

Petitioner - Name: Edward Brown

Address: 117 Akard St.

Montrose, Co. 81401

Phone: 244-1595

REVIEW AGENCY REVIEW AGENCY COMMENTS (PLEASE TYPE)

CITY of GR. JCT.

Table with 3 columns: Question, Yes, No. Rows include: Is proposal within service area?, Existing services adequate?, Connection to services required?, Easements required?, Relocation necessary?, Improvements agreement adequate?, As-builts required for release?, Financing required for extensions?

Impact on capacity or supply:

Other concerns and specific requirements:

1/2 Street improvements should be required for B 1/4 and 28 1/2 road. Lots fronting 28 1/2 road should have common drives where possible to reduce access conflicts.

+++PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS+

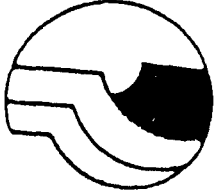
Reviewing Office: C.J. Community Development

Reviewed by: Paul Metzger

Date:

FAILURE TO OBJECT OR COMMENT BY 8-20-93 SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.

Mesa County Planning Review Sheet



Mesa County Planning Division
 P.O. Box 20000
 Grand Junction, CO 81502-5022

FILE

The attached application has been sent to your office for your review and comments.

MCPD Hearing Date: 09/16/93 MCC Hearing Date: 09/21/93

File Number: C73-93
 Project Name: Jovner Minor Subdivision
 Phase: Minor Subdivision
 Location: northeast corner Beachwood & Courtland
 Representative: Tom Logue
 Address: 227 South 9th Street, G.J., CO 81501
 Phone: 245-4099

| Review Agency | Review Agency Comments (PLEASE TYPE) | | |
|---------------------------------|--------------------------------------|-------|-------|
| | | Yes | No |
| <i>LA Community Development</i> | Is proposal within service area? | _____ | _____ |
| | Existing services adequate? | _____ | _____ |
| | Connection to services required? | _____ | _____ |
| | Easements required? | _____ | _____ |
| | Relocation necessary? | _____ | _____ |
| | Improvements agreement adequate? | _____ | _____ |
| | As-builts required for release? | _____ | _____ |
| | Financing required for extensions? | _____ | _____ |

Impact on capacity or supply:
 Other concerns and specific requirements:

Power of attorney for annexation required at time of sewer connection.

Is existing house on septic system? If so is leach field located entirely on lot 2?

1/2 street improvements required for Courtland Ave.

Reviewing Office: *Co. 1, Community Dev*

Reviewed by: *[Signature]* Date: *8/24/93*

Failure to object or comment by 09/02/93 shall constitute approval by your office.

FILE

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| MESA COUNTY REVIEW SHEET |
| Mesa County Planning Division P.O. Box 20000 Grand Junction, CO 81502-5022 |

The attached application has been sent to your office for your review and comments.

MCPC Hearing: Sept. 23, 1993 MCC Hearing: Oct. 12, 1993

File Number: C79-93
Project Name: C79-93 GOODWIN SEPTIC TANK SERVICE - CONDITIONAL USE PERMIT AND CERTIFICATE OF DESIGNATION
Location: 661 24-1/2 Road
Representative: Brent Gale
661 24-1/2 Road
Grand Junction, CO 81505

| Review Agency | Review Agency Comments (PLEASE TYPE) | Yes | | No | |
|------------------------|--------------------------------------|-------|-------|-------|-------|
| | | _____ | _____ | _____ | _____ |
| <i>D. J. Utilities</i> | Is proposal within service area? | _____ | _____ | _____ | _____ |
| | Existing services adequate? | _____ | _____ | _____ | _____ |
| | Connection to services required? | _____ | _____ | _____ | _____ |
| | Easements required? | _____ | _____ | _____ | _____ |
| | Relocation necessary? | _____ | _____ | _____ | _____ |
| | Improvements agreement adequate? | _____ | _____ | _____ | _____ |
| | As-builts required for release? | _____ | _____ | _____ | _____ |
| | Financing required for extensions? | _____ | _____ | _____ | _____ |

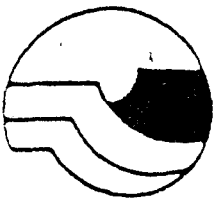
Impact on capacity or supply:
Other concerns and specific requirements:

No comment.

Reviewing Office: City Public Works

Reviewed by: Bill Cheney Utility Eng Date: 9-10-93

Failure to object or comment by 09/20/93 shall constitute approval by your office.



FILE

MESA COUNTY REVIEW AGENCY COMMENT SHEET

The attached application has been sent to your office for your review and comment. Please return to the Mesa County Planning Division, P.O. Box 20000, Grand Junction, CO 81502-5022.

MCPD Hearing: 9-23-93 MCC Hearing: 10-19-93 UCC: 11-10-93

Project: C84-93 BOGGS TRUCKING INC. - CONDITIONAL USE PERMIT

Petitioners: Dick A. and Ada G. Boggs

Location: 774 24-1/2 Road, Mid-Valley/Appleton

A request for approval of a conditional use permit for storage of heavy equipment on a single-family residential parcel zoned Agricultural/Forestry Transitional (AFT) approximately 5 acres in size. If you have any questions or concerns, please contact Linda Dannenberger at 244-1771.

Review Agency Comments: (please type)

No comment

Reviewing Office: C.J. Community Dev.

Reviewed by: Kathy Mitner Date: 9/21/93

Failure to object or comment by 9/21/93 shall constitute approval by your office.

MESA COUNTY
REVIEW AGENCY COMMENT SHEET

The attached application has been sent to your office for your review and comment. Please return to the Mesa County Planning Division, P.O. Box 20000, Grand Junction, CO 81502-5022.

MCPC Hearing: 10-21-93 MCC Hearing: 11-02-93

Project: C88-93 21 ROAD GRAVEL PIT -- APPROVAL OF A PLAN AND OFFICIAL DEVELOPMENT PLAN (ODP) FOR A PLANNED INDUSTRIAL (PI) ZONE

Petitioner: United Companies of Mesa County, Inc.

Location: Generally lying approximately at 221 Road on the south side of River Road.

A request for approval of a Plan and Official Development Plan (ODP) for a Planned Industrial (PI) zone on a 22.82 acres parcel to extract gravel and other uses after reclamation of the gravel extraction operation. If you have any questions or concerns, please contact Mike Joyce at 244-1642.

Review Agency Comments: (please type)

Recommend shoulder widening for bike lane on River Road

FILE

Reviewing Office:

G.I. Community Development

Reviewed by:

Karl Metzger

Date:

10/12/93

Failure to object or comment by 10-23-93 shall constitute approval by your office.

MESA COUNTY
REVIEW AGENCY COMMENT SHEET

The attached application has been sent to your office for your review and comment. Please return to the Mesa County Planning Division, P.O. Box 20000, Grand Junction, CO 81502-5022.

MCP Hearing: 10-28-93 MCC Hearing: 11-16-93

Project: C94-93 VOEGELY SUBDIVISION - REZONE/ODP/PREL/FINAL

Petitioners: Ralph & Mary Voegely, Robert & Diane Voegely
Location: 150 feet west of the NW corner of 31 & D-1/2 Roads,
Fruitvale

A request for approval of a zone change from Agricultural/Forestry Transitional (AFT) to Residential (R2) and subdivision of approximately 3 acres into 3 single-family residential lots in a one-step application. If you have any questions or concerns, please call Linda Dannenberger at 244-1771.

Review Agency Comments: (please type)

NO COMMENTS

FILE

Reviewing Office:

G.S. Community Development

Reviewed by:

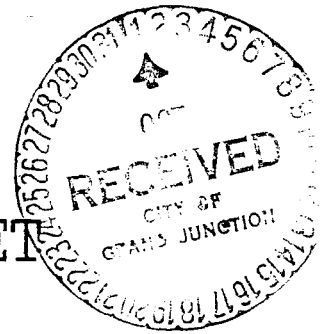
Karl Metzger

Date:

10/12/93

Failure to object or comment by 10-22-93 shall constitute approval by your office.

MESA COUNTY
REVIEW AGENCY COMMENT SHEET



The attached application has been sent to your office for your review and comment. Please return to the Mesa County Planning Division, P.O. Box 20000, Grand Junction, CO 81502-5022.

MCPC Hearing: 10-28-93 MCC Hearing: 11-16-93

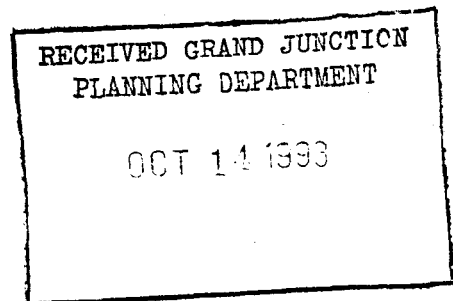
Project: C94-93 VOEGELY SUBDIVISION - REZONE/ODP/PREL/FINAL

Petitioners: Ralph & Mary Voegely, Robert & Diane Voegely
Location: 150 feet west of the NW corner of 31 & D-1/2 Roads,
Fruitvale

A request for approval of a zone change from Agricultural/Forestry Transitional (AFT) to Residential (R2) and subdivision of approximately 3 acres into 3 single-family residential lots in a one-step application. If you have any questions or concerns, please call Linda Dannenberger at 244-1771.

Review Agency Comments: (please type)

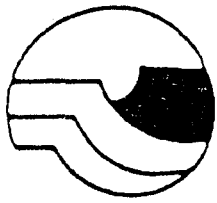
No comment. This area is outside the Joint Sewer System 201 service area.



Reviewing Office: City Public Works

Reviewed by: Bill Cheney - Utility Eng. Date: 10-13-93

Failure to object or comment by 10-22-93 shall constitute approval by your office.



Mesa County Department of Public Works
Division of Planning

(303) 244-1636

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

**MESA COUNTY
REVIEW AGENCY COMMENT SHEET**

The attached application has been sent to your office for your review and comment. Please return to the Mesa County Planning Division, P.O. Box 20000, Grand Junction, CO 81502-5022.

MCPD Hearing: 10-28-93 MCC Hearing: 11-16-93

Project: C 96-93 REPLAT OF PAULINE'S SUBDIVISION - MAJOR REPLAT
Petitioner: Dave & Darla Blehm and Ben & Faith Hill
Location: Pauline Court, Clifton.

A request for approval of a major replat of Pauline Subdivision in order to change a previously approved six multi-family lot subdivision into thirteen single family lots on 1.764 acres in the R4 zone. If you have any questions or concerns, please contact Matt Osborn at 244-1724.

Review Agency Comments: (please type)

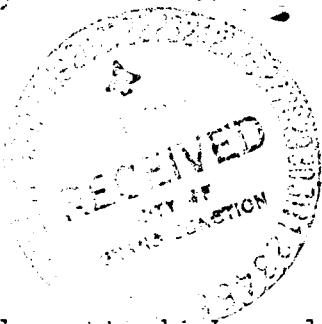
No comment

FILE

Reviewing Office: G.I. Community Dev.

Reviewed by: Karl Matson Date: 10/12/93

Failure to object or comment by 10-21-93 shall constitute approval by your office.



MESA COUNTY PLANNING REVIEW AGENCY COMMENT SHEET

The attached application has been sent to your office for your review and comment. Please return to the Mesa County Planning Division, P.O. Box 20000, Grand Junction, CO 81502-5022.

| | |
|--------------|-------------|
| MCPC 1/20/94 | MCC 2/01/94 |
|--------------|-------------|

Project: C97-93-2 SOUTH RIM ON THE REDLANDS FILING 1 - PREL/FINAL

Petitioner: Lowe Development Co.

Location: E. of Greenbelt Drive & 23 Road, Redlands

A request for approval of a preliminary and final plan and plat for 22 single-family residential lots and open space dedication on approximately 10 acres in a Planned Residential (PR 3.5) zone. If additional information is requested, please call Linda Dannenberger, 244-1771.

Review Agency Comments: (please type)

See attached

FILE

Reviewing Office: City Public Works

Reviewed by: Bill Choney Date: 12-29-93

Failure to object or comment by 1-11-94 shall constitute approval by your office.

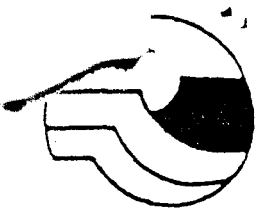
REVIEW COMMENTS

SOUTH RIM ON THE REDLANDS FILING 1 - PREL/FINAL

Bill Cheney, Utility Engineer

December 29, 1993

The sewer and water plans have not been stamped or sealed by the Registered Engineer who prepared them. Consequently, no review of the plans will take place until the plans are stamped or sealed as required for final submittal. Review of the plans with comments may be difficult based on the given time constraints.



Mesa County Department of Public Works
Division of Planning

(303) 244-1636

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

RECEIVED
GRAND JUNCTION
PLANNING DEPARTMENT

MESA COUNTY
REVIEW AGENCY COMMENT SHEET

The attached application has been sent to your office for your review and comment. Please return to the Mesa County Planning Division, P.O. Box 20000, Grand Junction, CO 81502-5022.

MCPC Hearing: 10-28-93 MCC Hearing: 11-16-93

Project: c 98-93 VENEGAS MINOR SUBDIVISION FILING 2 - AFT MINOR SUBDIVISION

Petitioner: Albino Venegas

Location: 24-1/2 & H Road, Mid-Valley/Appleton

A request for approval of a minor subdivision of 32.6 acres into 2 single-family residential lots 15 and 17.62 acres in size in an Agricultural Forestry Transitional (AFT) zone. If you have any questions or concerns, please call Linda Dannenberger at 244-1771.

Review Agency Comments: (please type)

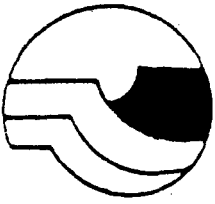
No Comments

FILE

Reviewing Office: *G.I. Community Dev*

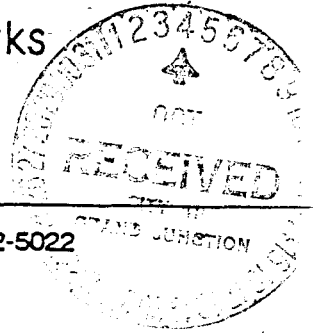
Reviewed by: *Karl Metzger* Date: *10/12/93*

Failure to object or comment by 10-21-93 shall constitute approval by your office.



Mesa County Department of Public Works
Division of Planning

(303) 244-1636



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

**MESA COUNTY
REVIEW AGENCY COMMENT SHEET**

The attached application has been sent to your office for your review and comment. Please return to the Mesa County Planning Division, P.O. Box 20000, Grand Junction, CO 81502-5022.

MCPC Hearing: 10-28-93 MCC Hearing: 11-16-93

Project: *C 98-93 VENEGAS MINOR SUBDIVISION FILING 2 - AFT MINOR SUBDIVISION*

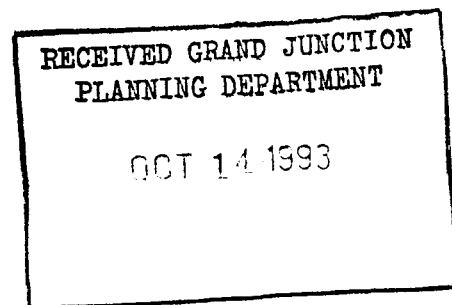
Petitioner: *Albino Venegas*

Location: *24-1/2 & H Road, Mid-Valley/Appleton*

A request for approval of a minor subdivision of 32.6 acres into 2 single-family residential lots 15 and 17.62 acres in size in an Agricultural Forestry Transitional (AFT) zone. If you have any questions or concerns, please call Linda Dannenberger at 244-1771.

Review Agency Comments: (please type)

No comment. Proposal is outside the existing 201 service area boundaries.

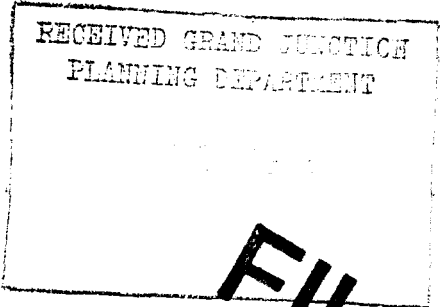


Reviewing Office: *City Public Works*

Reviewed by: *Bill Cheney - Utility Eng* Date: *10-13-93*

Failure to object or comment by 10-21-93 shall constitute approval by your office.

Bob Carlson



MESA COUNTY REVIEW AGENCY COMMENT SHEET

FILE

The attached application has been sent to your office for your review and comment. Please return to the Mesa County Planning Division, P.O. Box 20000, Grand Junction, CO 81502-5022.

MCPC Hearing: 11-18-93 MCC Hearing: 11-23-93

Project: C101-93 CLIMAX MILL SITE/12TH STREET RIGHT-OF-WAY VACATION -- VACATION OF STREET RIGHT-OF-WAY
Petitioner: Colorado Department of Health, c/o R. Paul Oliver
Location: Climax Mill Site at approximately 12th Street and Kimball Avenue

A request to vacate the 12th Street right-of-way across the Climax Mill Site, from the intersection of 12th Street and Kimball Avenue to the north and the Colorado River to the south. If you have any questions or concerns, please contact Mike Joyce at 244-1642.

Review Agency Comments: (please type)

- This area is enclaved and will be annexed into the City.
- The City has no objections to the vacation but requests that a 30' utility and drainage easement be retained along the West side of the ROW
- See revised comments in attached letter (11/23/93)

Reviewing Office: H.J. Community Development

Reviewed by: Kathy Portner Date: 11/12/93

Failure to object or comment by 11-12-93 shall constitute approval by your office.

November 23, 1993

Board of County Commissioners
Mesa County Administration

RE: C101-93 12th Street ROW vacation request

Dear Commissioners:

The City of Grand Junction has reviewed the above referenced request to vacate the 12th Street ROW through the former Climax Mill site and the property to the north. Staff's original comment was that a 30' utility and drainage easement should be retained along the west line of the ROW. Since that comment was made we have been informed that the buildings on the Bess property might encroach on the ROW. The location of those buildings in relation to the ROW needs to be identified. Also, further discussions with representatives from the State Health Department and State Parks are needed to clarify the future plans for the area. The position the State Attorney General's office might take in regards to an easement also needs to be clarified. It is for these reasons, among others, that the City cannot support the ROW vacation at this time.

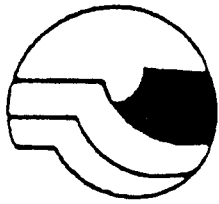
While the City does not believe a street is needed in this area, we would like to retain the ROW until such time as the utility and drainage needs of the area are better defined and the State Park plans are finalized. At that time the City will be happy to work with State Parks in assuring that any easements, rights-of-way and/or facilities are compatible with both the Park needs and the community's needs.

To allow additional time for the City to discuss these issues further with the State and County staffs, we request at this time that the hearing for the ROW vacation be continued for 90 days. Thank you for your consideration.

Sincerely,

Jim Shanks
Public Works Director

Larry Timm
Community Development Director

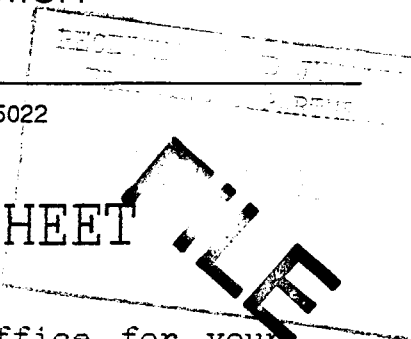


Mesa County Department of Public Works
Current Planning and Development Section

(303) 244-1636

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

MESA COUNTY
REVIEW AGENCY COMMENT SHEET



The attached application has been sent to your office for your review and comment. Please return to the Mesa County Planning Division, P.O. Box 20000, Grand Junction, CO 81502-5022.

MCPC Hearing: 11-18-93 MCC Hearing: 11-23-93

Project: C102-93 FRONTIER VILLAGE -- OFFICIAL DEVELOPMENT PLAN
Petitioner: Leedes Foyil and Thomas Geist
Location: North of F Road (Patterson) and East of the 30 3/4 Road line

A request for a Official Development Plan (ODP) for forty-two (42) lots on a 12.2 acre parcel in a Residential (R2) zone. If you have any questions or concerns, please contact Mike Joyce at 244-1642.

Review Agency Comments: (please type)

- Additional access to F Rd. should not be allowed.
- Auto Courts should be ingress/egress tracts on plat.
- Public Walkway to School needs Confirmation of easement off-site
- lot 1, blk 3 might not have adequate building area with the required setback on Patterson
- Easement should be provided along Lewis Wash for pedestrians/cyclists
- All streets should meet City standards, including the cut-to-sage
- A connection to the North should be provided for future development of the Didier subdivision.

Reviewing Office: N.J. Community Development

Reviewed by: Kathy Portner Date: 11/15/93

Failure to object or comment by 11-12-93 shall constitute approval by your office.

MESA COUNTY REVIEW AGENCY

COMMENT SHEET

The attached development application has been sent to your office for your review and comment. Please return to the Mesa County Planning and Development Division, P.O. Box 20000, Grand Junction, CO 81502-5022.

MCCPC 10/20/94

MCC 11/1/94

Project: C105-93-2 MESA MEADOWS SUBDIVISION, FILING 1, PRELIMINARY/FINAL PLAN/PLAT

Petitioner: Jean Ely

Representative: Tom Logue

Location: Immediately south of Sunny Meadows Subdivision and west of 30 Road, Fruitvale

A request for approval of a preliminary/final plan/plat for 6 single family residential lots on 1.51 acres on a parcel zoned Planned Unit Development. If you have any questions or concerns, please contact Verna Cox at 244-1637.

Review Agency Comments: (please type)

See attached.

FILE

Reviewing Office:

City Public Works

Reviewed By:

Bill Cheney

Date:

9-6-94

Failure to object or comment by 9/22/94 shall constitute approval by your office.



If the reviewing office would like to be added to the final checklist for review and acceptance of the final plan or plat, please indicate by placing a check mark in the box.

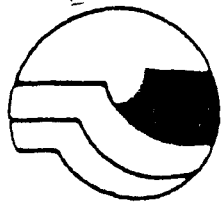
REVIEW COMMENTS

MESA MEADOWS SUBDIVISION, FILING 1

Bill Cheney, Utility Engineer, City of Grand Junction
September 6, 1994

Sewer

1. No approval, nor review of this proposal for sanitary sewer by the City Public Works Department can occur until the developer of the project has delivered to the City of Grand Junction an executed Power of Attorney for future annexation of the total proposed development, inclusive of all current and future phases.
2. The City shall not issue sewer clearances for obtaining Mesa County building permits until the developer has provided the Power of Attorney as stated in 1. above.
3. The developer needs to know that the purpose of this rule is to allow the City enough time to process and complete the annexation of developer's project. The developer will save time, and possibly money, if developer delivers the POA at the earliest possible time.



Mesa County Department of Public Works
Current Planning and Development Section

(303) 244-1636

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

MESA COUNTY
REVIEW AGENCY COMMENT SHEET

FILE

The attached application has been sent to your office for your review and comment. Please return to the Mesa County Planning Division, P.O. Box 20000, Grand Junction, CO 81502-5022.

MCCPC Hearing: 11-18-93 MCC Hearing: 12-07-93

Project: C105-93 MESA MEADOWS SUBDIVISION - REZONE/OFFICIAL DEVELOPMENT PLAN

Petitioner: Mack & Virginia Foust and Jean Ely
Location: Immediately south of Sunny Meadows Subdivision and Fruitvale Elementary School on 30 Road, Fruitvale

A request for approval of a rezone from R2 to Planned Unit Development and an Official Development Plan for 34 single family lots on 9.7 acres. If you have any questions or concerns, please contact Matt Osborn at 244-1724.

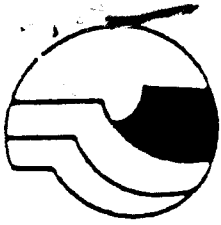
Review Agency Comments: (please type)

- Sidewalks should be provided on cul-de-sacs
- The feasibility of school access between lots 6 & 7, Blk 1 on along lot 10, blk 1 should be explored with the School District.
- Sycamore streets are off-set and should, therefore, not have the same name.
- Placer Court should have the same name as the street lining up with it to the south.
- Cul-de-sac radii must be 47'.

Reviewing Office: M.J. Community Development

Reviewed by: Lathy Portner Date: 11/15/93

Failure to object or comment by 11-17-93 shall constitute approval by your office.



Mesa County Department of Public Works
Current Planning and Development Section

(303) 244-1636

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

MESA COUNTY
REVIEW AGENCY COMMENT SHEET

FILE

The attached application has been sent to your office for your review and comment. Please return to the Mesa County Planning Division, P.O. Box 20000, Grand Junction, CO 81502-5022.

MCPC Hearing: 11-18-93 MCC Hearing: 12-14-93

Project:

C107-93 QUAIL VALLEY - ODP/AFT MAJOR SUBDIVISION

Petitioners: Tom & Lynda Rolland, Keith & Judy Purser

Location: 25-1/2 & H-3/4 Roads, Mid-Valley/Appleton

A request for approval of an official development plan for 11 single-family residential lots on approximately 56 acres in an Agricultural Forestry Transitional (AFT) zone. This is the first step of a two-part application process. For more information, call Linda Dannenberger, Planner, 244-1771.

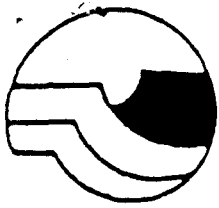
Review Agency Comments: (please type)

- Access is very confusing! ROW and easement need to be clarified.
- Wildlife easement should be a part of lot 4 rather than 5 to avoid operation in the future by a road.
- Access to lot 11 must be clarified
- Need to reconfigure access to lot 9

Reviewing Office: H.J. Community Development

Reviewed by: Kathy Portner Date: 11/15/93

Failure to object or comment by 11-18-93 shall constitute approval by your office.



Mesa County Department of Public Works
Current Planning and Development Section

(303) 244-1636

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

FILE

MESA COUNTY
REVIEW AGENCY COMMENT SHEET

The attached application has been sent to your office for your review and comment. Please return to the Mesa County Planning Division, P.O. Box 20000, Grand Junction, CO 81502-5022.

MCPD Hearing: 11-18-93 MCC Hearing: 12-14-93

Project:

C107-93 QUAIL VALLEY - ODP/AFT MAJOR SUBDIVISION

Petitioners: Tom & Lynda Rolland, Keith & Judy Purser

Location: 25-1/2 & H-3/4 Roads, Mid-Valley/Appleton

A request for approval of an official development plan for 11 single-family residential lots on approximately 56 acres in an Agricultural Forestry Transitional (AFT) zone. This is the first step of a two-part application process. For more information, call Linda Dannenberger, Planner, 244-1771.

Review Agency Comments: (please type)

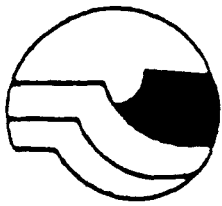
1. This area is outside the boundaries of the present 201 Service Area. It is not anticipated that public sewer will extend that far north.



Reviewing Office: City Public Works

Reviewed by: Bill Cheney - Utility Eng. Date: 11-2-93

Failure to object or comment by 11-18-93 shall constitute approval by your office.



Mesa County Department of Public Works
Current Planning and Development Section

(303) 244-1636

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

MESA COUNTY
REVIEW AGENCY COMMENT SHEET

FILE

The attached application has been sent to your office for your review and comment. Please return to the Mesa County Planning Division, P.O. Box 20000, Grand Junction, CO 81502-5022.

MCPD Hearing: 12-16-93 MCC Hearing: 12-28-93

Project: C112-93 VEZAKIS REZONE - AFT TO R1C
Petitioners: John & Evelyn Vezakis
Location: NW corner 31 & D Roads, Clifton
A request to rezone approximately 18.6 acres from Agricultural Forestry Transitional (AFT) to Residential (R1C) to allow 6 units per acre density in the future. Subdivision is NOT requested at this time. If additional information is requested, call Linda Dannenberger, Planner, at 244-1771.

Review Agency Comments: (please type)

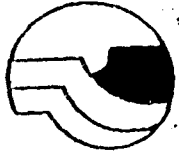
no comments

Reviewing Office: *G.J. Community Dev.*

Reviewed by: *Karl Meyer* Date: *12/20/93*

Failure to object or comment by 12-01-93 shall constitute approval by your office.

28-93



MESA COUNTY REVIEW SHEET

Mesa County Planning Department
P.O. Box 20,000-5022
Grand Junction, Colo 81502-5022

FILE

The attached application has been sent to your office for your review and comments.

**PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.

MCPC Hearing Date: NA MCC Hearing Date: NA
File Number: C56-93
Project Name: Mesa Moving and Storage Site Plan
Phase: Site Plan
Common Location: River Run + Railroad Blvd (S. of 1st Ave)
Engineer - Name: Ed Chamberlain, Chamberlain Architects
Address: 437 Main St.
Phone: 242-6804
Petitioner - Name: Jim Saad, Mesa Moving & Storage
Address:
Phone:

Table with columns: REVIEW AGENCY, REVIEW AGENCY COMMENTS (PLEASE TYPE), Yes, No. Row 1: GJ Comm. Development, Is proposal within service area?, Existing services adequate?, Connection to services required?, Easements required?, Relocation necessary?, Improvements agreement adequate?, As-builts required for release?, Financing required for extensions?

Impact on capacity or supply:
Other concerns and specific requirements:

SEE ATTACHED

+++PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS+++

Reviewing Office: G.J. Community Dev.
Reviewed by: Kelly Metzger Date: 6/23/93

FAILURE TO OBJECT OR COMMENT BY 6/16/93 SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT
REVIEW COMMENTS- SITE PLAN FOR MESA MOVING AND STORAGE

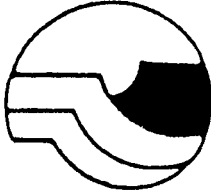
1. SIGN IS LOCATED IN THE PUBLIC RIGHT OF WAY.
2. CONSTRUCT CONCRETE APRON FROM ROAD TO TRUCK PARKING AREA TO REDUCE CARRY-OUT OF GRAVEL ONTO THE ROAD.
3. 1/2 STREET IMPROVEMENTS SHOULD BE REQUIRED FOR RIVER ROAD INCLUDING A 6 FOOT SEPARATED BIKEPATH. RIVER ROAD IS A DESIGNATED BIKEROUTE.
4. INDUSTRIAL PRETREATMENT PERMIT MAY BE REQUIRED. PLEASE CHECK WITH PERSIGO TREATMENT PLANT.
5. TREES ALONG RIVER ROAD SHOULD NOT BLOCK SIGHT DISTANCE.
6. POWER OF ATTORNEY FOR ANNEXATION REQUIRED AT THE TIME OF CONNECTION TO THE PERSIGO TREATMENT FACILITY.

FILE

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUN 28 1993

MESA COUNTY REVIEW SHEET



Mesa County Planning Division
P.O. Box 20000
Grand Junction, CO 81502-5022

The attached application has been sent to your office for your review and comments.

MCPC Hearing Date: July 15, 1993 MCC Hearing Date: August 3, 1993

File Number: C58-93
Project Name: Ravola Hill - AFT Minor Subdivision
Phase: Minor Subdivision
Common Location: 25-3/4 Road and H Road (Mid-Valley)
Representative: James and Pamela Currier
Address: 2566 H Road, G.J., CO 81505
Phone: 242-0905

| Review Agency | Review Agency Comments (PLEASE TYPE) | | |
|-----------------------------------|--------------------------------------|-------|-------|
| | | Yes | No |
| <i>G.J. Community Development</i> | Is proposal within service area? | _____ | _____ |
| | Existing services adequate? | _____ | _____ |
| | Connection to services required? | _____ | _____ |
| | Easements required? | _____ | _____ |
| | Relocation necessary? | _____ | _____ |
| | Improvements agreement adequate? | _____ | _____ |
| | As-builts required for release? | _____ | _____ |
| | Financing required for extensions? | _____ | _____ |

Impact on capacity or supply:
Other concerns and specific requirements:

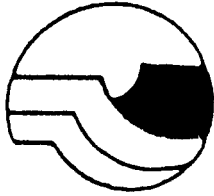
- H road RIGHT OF WAY should be properly dedicated on the plat.

Reviewing Office: G.J. Community Development

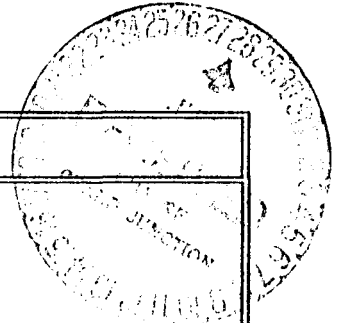
Reviewed by: *Sally Metzger* Date: 7/11/93

Failure to object or comment by 07/16/93 shall constitute approval by your office.

MESA COUNTY REVIEW SHEET



Mesa County Planning Division
 P.O. Box 20000
 Grand Junction, CO 81502-5022



The attached application has been sent to your office for your review and comments.

MCCPC Hearing Date: July 15, 1993 MCC Hearing Date: August 3, 1993

File Number: C58-93
 Project Name: Ravola Hill - AFT Minor Subdivision
 Phase: Minor Subdivision
 Common Location: 25-3/4 Road and H Road (Mid-Valley)
 Representative: James and Pamela Currier
 Address: 2566 H Road, G.J., CO 81505
 Phone: 242-0905

| Review Agency | Review Agency Comments (PLEASE TYPE) | | |
|------------------------------|--------------------------------------|-------|-------------------------------------|
| | | Yes | No |
| <i>S. J. Sewer Utilities</i> | proposal within service area? | _____ | <input checked="" type="checkbox"/> |
| | Existing services adequate? | _____ | _____ |
| | Connection to services required? | _____ | _____ |
| | Easements required? | _____ | _____ |
| | Relocation necessary? | _____ | _____ |
| | Improvements agreement adequate? | _____ | _____ |
| | As-builts required for release? | _____ | _____ |
| | Financing required for extensions? | _____ | _____ |

Impact on capacity or supply:
 Other concerns and specific requirements:

Proposal is outside 201 Facility Planning Boundary. Therefore, connection to sewer is not required.

Reviewing Office: Public Works
 Reviewed by: Bill Cheney Date: 7-14-93

Failure to object or comment by 07/16/93 shall constitute approval by your office.

FILE

MESA COUNTY REVIEW AGENCY COMMENT SHEET

The attached application has been sent to your office for your review and comment. Please return to the Mesa County Planning Division, P.O. Box 20000, Grand Junction, CO 81502-5022.

MCPC 2/24/94

MCC 3/22/94

Project: C67-93-2 DEL'S COUNTRY ESTATES - AFT MAJOR PREL/FINAL
Petitioners: Don & Ada DelaMotte
Location: NW corner of H-3/4 Road & 26-1/2 Road, Mid-Valley
A request for approval of a preliminary/final plan and plat for 9 single-family residential lots on approximately 72 acres in an Agricultural/Forestry Transitional (AFT) zone. If you have any questions or concerns, call Linda Dannenberger, Planner, at 244-1771.

Review Agency Comments: (please type)

The property is outside the boundaries of the existing 201 Service Area. Therefore, connection to sewer is not required.

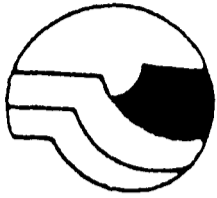
No other comment.

Reviewing Office City Public Works

Reviewed by: Bill Cheney Date: 2-1-94

Failure to object or comment by 2-22-94 shall constitute approval by your office.

MESA COUNTY REVIEW SHEET



Mesa County Planning Division
 P.O. Box 20000
 Grand Junction, CO 81502-5022

The attached application has been sent to your office for your review and comments.

MCCPC Hearing Date: August 19, 1993 MCC Hearing Date: September 7, 1993

File Number: C67-93
 Project Name: The Del's Country Estates
 Phase: Official Development Plan
 Location: North side of H-3/4 and 26 and 26-1/2 Roads
 Representative: Thomas Logue
 Address: 227 S. 9th Street, G.J., CO 81501
 Phone: 245-4099

Review Agency

Review Agency Comments (PLEASE TYPE)

Community Development

| | Yes | No |
|------------------------------------|-------|-------|
| Is proposal within service area? | _____ | _____ |
| Existing services adequate? | _____ | _____ |
| Connection to services required? | _____ | _____ |
| Easements required? | _____ | _____ |
| Relocation necessary? | _____ | _____ |
| Improvements agreement adequate? | _____ | _____ |
| As-builts required for release? | _____ | _____ |
| Financing required for extensions? | _____ | _____ |

Impact on capacity or supply:
 Other concerns and specific requirements:

*NO LOT LINE SHOWN between lots 7 & 8.
 Is Lot 9 intended for future subdivision?
 No objection to low density concept.*

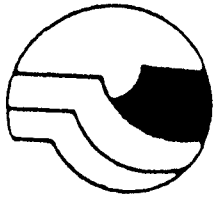
Reviewing Office: G.J. Community Development
 Reviewed by: Karl Metzger Date: 8/4/93

Failure to object or comment by 08/16/93 shall constitute approval by your office.

FILE

28-93

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
AUG 10 1993

| | |
|---|--|
| MESA COUNTY REVIEW SHEET | |
|  | Mesa County Planning Division P.O. Box 20000 Grand Junction, CO 81502-5022 |

The attached application has been sent to your office for your review and comments.

MCPC Hearing Date: August 19, 1993 MCC Hearing Date: September 7, 1993

File Number: C67-93
 Project Name: The Del's Country Estates
 Phase: Official Development Plan
 Location: North side of H-3/4 and 26 and 26-1/2 Roads
 Representative: Thomas Logue
 Address: 227 S. 9th Street, G.J., CO 81501
 Phone: 245-4099

| Review Agency | Review Agency Comments (PLEASE TYPE) | | |
|------------------|--------------------------------------|-------|-------------------------------------|
| | | Yes | No |
| <i>Utilities</i> | Is proposal within service area? | _____ | <input checked="" type="checkbox"/> |
| | Existing services adequate? | _____ | _____ |
| | Connection to services required? | _____ | _____ |
| | Easements required? | _____ | _____ |
| | Relocation necessary? | _____ | _____ |
| | Improvements agreement adequate? | _____ | _____ |
| | As-builts required for release? | _____ | _____ |
| | Financing required for extensions? | _____ | _____ |

Impact on capacity or supply:
Other concerns and specific requirements:

It's doubtful if the 201 Service area would be expanded into the proposed area because of the densities.

Reviewing Office: Public Works-Utilities
 Reviewed by: Bill Cheney Date: 9-30-93

Failure to object or comment by 08/16/93 shall constitute approval by your office.

REVIEW AGENCY COMMENT SHEET

The attached application has been sent to your office for your review and comment. Please return to the Mesa County Current Planning and Development, P.O. Box 20000, Grand Junction, CO 81502-5022.

U.C.C. Meeting 12.8.93
MCC Hearing: np

Project Name: Vacation of Utility Easement

Phase: _____

Common Location: 3043 Stonebrook Ln

FILE

Engineer -- Name: _____

Address: _____

Telephone: _____

Petitioner -- Name: Bookcliff Builders LTD - Randy Cook

Address: 316 Cedar St Grand Junction 81503

Telephone: 242-2212 260-0031

Review Agency Comments: (please type)

Contact Central Grand Valley Sanitation District for information pertaining to need for sewer line easement at the above location.

No other comment.



Reviewing Office: City Public Works - Utilities

Reviewed by: Bill Cheney Date: 12-03-93

Fallure to object or comment by 12.8.93 shall constitute approval by your office.

MESA COUNTY REVIEW SHEET

Mesa County Planning Department
P.O. Box 20,000-5022
Grand Junction, Colo 81502-5022

FILE

The attached application has been sent to your office for your review and comments.

****PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.**

MCPC Hearing Date: _____ MCC Hearing Date: _____

File Number: _____

Project Name: Administrative Replat of Lot A Filing 3 Village 9

Phase: Final

Common Location: Arlington & B 1/2

Surveyor - Name: Walter Eldridge, M.A.P., INC.

Address: P.O. Box 290 - Mesa, CO 81643

Phone: 268-5851

Petitioner - Name: Don White

Address: P.O. Box 1053

Meeker, CO 81643

Phone: 878-4811

| REVIEW AGENCY | REVIEW AGENCY COMMENTS | (PLEASE TYPE) | |
|-------------------|------------------------------------|-------------------------------------|-------------------------------------|
| | | Yes | No |
| <u>G.J. SEWER</u> | Is proposal within service area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Existing services adequate? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Connection to services required? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Relocation necessary? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Improvements agreement adequate? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | As-builts required for release? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Financing required for extensions? | <input type="checkbox"/> | <input type="checkbox"/> |

Impact on capacity or supply:

Other concerns and specific requirements:

Sewer

1. No "Improvements Agreement" was included with this submittal.
2. Additional information is required on the plan to adequately locate the proposed water and sewer lines.
3. Provide location of all water and sewer services on "As Built" plans.
4. Contact OMSD for technical review comments relating to sewer.

+++PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS++

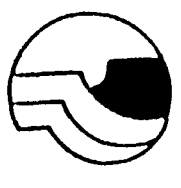
Reviewing Office: City Public Works

Reviewed by: Bill Cheney

Date: 9-9-93

FAILURE TO OBJECT OR COMMENT BY _____ SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.

28-93



MESA COUNTY REVIEW SHEET

Mesa County Planning Department
P.O. Box 20,000-5022
Grand Junction, Colo 81502-5022

FILE

The attached application has been sent to your office for your review and comments.

**PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.

MCPC Hearing Date: 3-2-93 MCC Hearing Date: 3-2-93

File Number: C/188-2
Project Name: Review of Alternative Post Closure Plans
Phase: for the Cheley Disposal Site for the Uranium
Common Location: Mill Tailings Remedial Action Project (umTA)

Engineer - Name:
Address:
Phone:

Petitioner - Name: United States Department of Energy
Address: P.O. Box 2567
Grand Junction, CO 81502
Phone: 248-6008

Table with 4 columns: REVIEW AGENCY, REVIEW AGENCY COMMENTS (PLEASE TYPE), Yes, No. Includes handwritten entry 'City Community Development' and various checklist items like 'proposal within service area?', 'Existing services adequate?', etc.

Impact on capacity or supply:

Other concerns and specific requirements:

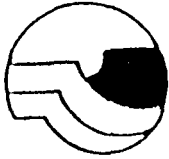
City is evaluating effects of alternatives and will comment at a later date

+++PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS++

Reviewing Office: G.J. Community Dev.

Reviewed by: [Signature] Date: 2/26/93

FAILURE TO OBJECT OR COMMENT BY 2-22-93 SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.



MESA COUNTY REVIEW SHEET

Mesa County Planning Department
P.O. Box 20,000-5022
Grand Junction, Colo 81502-5022

The attached application has been sent to your office for your review and comments.

**PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.

U.C.C. Meeting
MCPC Hearing Date: 2-10-93 MCC Hearing Date: 2/10

File Number: C10-93
Project Name: Taylor Place, Minor Subdivision
Phase: Administrative Replat
Common Location: 631 29-1/2 Road

Surveyor/Engineer - Name: Dan Brown, QED
Address: 1018 Colorado Ave, G.J., Co 81504
Phone: 244-2370

Petitioner - Name: Marshal + Irene Taylor
Address: 621 1/2 Pioneer Rd.
Grand Junction, Co 81504
Phone: 245-7522

Table with columns: REVIEW AGENCY, REVIEW AGENCY COMMENTS (PLEASE TYPE), Yes, No. Includes handwritten 'City Community Development' and various checklist items like 'proposal within service area?'

Impact on capacity or supply:

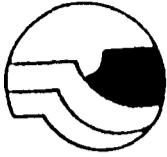
Other concerns and specific requirements:

No objections

+++PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS++

Reviewing Office: G.J. Community Dev.
Reviewed by: Paul Wagner Date: 2/17/93

FAILURE TO OBJECT OR COMMENT BY 2-9-93 SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.



MESA COUNTY REVIEW SHEET

Mesa County Planning Department
P.O. Box 20,000-5022
Grand Junction, Colo 81502-5022

The attached application has been sent to your office for your review and comments.

**PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.

MCPC Hearing Date: 2-18-93 MCC Hearing Date: 3-9-93
File Number: 2993
Project Name: Greenwood Court - Vacation of Right-of-Way
Phase:
Common Location: 545 W. Greenwood Court (Redlands)

Engineer - Name:
Address:
Phone:

Petitioner - Name: Ben Hill
Address: 545 Greenwood Ct.
Grand Junction, Co 81503
Phone: 241-7653

Table with columns: REVIEW AGENCY (G.J. Community Development), REVIEW AGENCY COMMENTS (PLEASE TYPE), Yes, No. Rows include questions about service area, existing services, connection to services, easements, relocation, improvements, as-builts, and financing.

Impact on capacity or supply:

Other concerns and specific requirements:

NO COMMENT

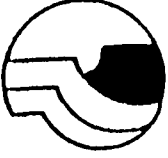
+++PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS++

Reviewing Office: G.J. Community Dev.

Reviewed by: Karl Metzner

Date: 2/17/93

FAILURE TO OBJECT OR COMMENT BY 2-17-93 SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.



MESA COUNTY REVIEW SHEET

Mesa County Planning Department
P.O. Box 20,000-5022
Grand Junction, Colo 81502-5022

FILE

The attached application has been sent to your office for your review and comments.

**PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.

MCPC Hearing Date: 2-18-93 MCC Hearing Date: 3-30-93
File Number: C17-93
Project Name: 3010 G Road - AFT Major Subdivision
Phase: Official Development Plan
Common Location: 30 and C Roads
Rep. Engineer - Name: Alan Clark
Address: 1401 N. 15th Street, G.J., Co 81501
Phone: 241-4100

Petitioner - Name: Edward Rozman
Address: 3010 G Road
Grand Junction, CO 81503
Phone:

Table with 3 columns: REVIEW AGENCY (G.J. Community Development), REVIEW AGENCY COMMENTS (PLEASE TYPE), Yes, No. Rows include questions about service area, existing services, connection to services, easements, relocation, improvements, as-builts, and financing.

Impact on capacity or supply:

Other concerns and specific requirements:

Street improvements should be required along C road frontage. Cross Right of way should be dedicated from parcel 038. Is fire protection adequate? All structures should be set back from bluff and building envelopes shown on the plat.

+++PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS++

Reviewing Office: G.J. Community Dev.
Reviewed by: Karl Metzner Date: 3/2/93

FAILURE TO OBJECT OR COMMENT BY 3-12-93 SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.

MESA COUNTY REVIEW SHEET

Mesa County Planning Division
P.O. Box 20000
Grand Junction, CO 81502-5022

The attached application has been sent to your office for your review and comments.

****PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.**

MCPC Hearing Date: March 18, 1993 MCC Hearing Date: April 20, 1993

File Number: C19-93
Project Name: Stonegate Subdivision Filing 3
Phase: ODP/Preliminary/Final - One-Step
Common Location: F-1/2 and 30-1/2 Roads, Fruitvale

Engineer or Rep.: Rolland Engineering
Address: 405 Ridges Blvd, Grand Junction
Phone: 243-8300

Petitioner: J.P. White Construction Company
Address: 611 Grand Valley Drive, Grand Junction
Phone: 434-5067

| Review Agency | Review Agency Comments (PLEASE TYPE) | | |
|-----------------------------------|--------------------------------------|-------|-------|
| | | Yes | No |
| <i>G.J. Community Development</i> | Proposed within service area? | _____ | _____ |
| | Existing services adequate? | _____ | _____ |
| | Connection to services required? | _____ | _____ |
| | Easements required? | _____ | _____ |
| | Relocation necessary? | _____ | _____ |
| | Improvements agreement adequate? | _____ | _____ |
| | As built's required for release? | _____ | _____ |
| | Financing required for extensions? | _____ | _____ |

Impact on capacity or supply:

Other concerns and specific requirements:

Does the county want to assume ownership & maintenance of a subdivision retention site? Site should be owned & maintained by a Homeowners Association. Maintenance agreement & guarantee should be provided.

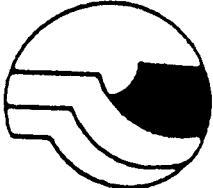
****PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS****

Reviewing Office: *G.J. Community Dev.*

Reviewed by: *Paul [Signature]* Date: *3/18/93*

Failure to object or comment by 4-12-93 shall constitute approval by your office.

26-93

| | |
|---|--|
| MESA COUNTY REVIEW SHEET | |
|  | Mesa County Planning Division P.O. Box 20000 Grand Junction, CO 81502-5022 |

FILE

CO
3/29/93 ✓

The attached application has been sent to your office for your review and comments.

****PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.**

MCPC Hearing Date: April 15, 1993 MCC Hearing Date: April 27, 1993

File Number: C21-93
Project Name: Bonito Avenue - Right-of-Way Vacation
Phase: _____
Common Location: East of Wagon Way, Cris Mar Subdivision

Engineer or Rep.: _____
Address: _____
Phone: _____

Petitioner: Cris Mar Homeowners Association
Address: 612-1/2 Cris Mar Street
Phone: 241-1043

| Review Agency | Review Agency Comments (PLEASE TYPE) | Yes | No |
|-----------------------|--------------------------------------|-------------------------------------|--------------------------|
| <i>City Utilities</i> | Is proposal within service area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Existing services adequate? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Connection to services required? | <u>N/A</u> | <input type="checkbox"/> |
| | Easements required? | <input type="checkbox"/> | <input type="checkbox"/> |
| | Relocation necessary? | <input type="checkbox"/> | <input type="checkbox"/> |
| | Improvements agreement adequate? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | As builds required for release? | <input type="checkbox"/> | <input type="checkbox"/> |
| | Financing required for extensions? | <input type="checkbox"/> | <input type="checkbox"/> |

Impact on capacity or supply:

None

Other concerns and specific requirements:

- 1) Refer to Central Grand Valley Sanitation District for information pertaining to necessary easements for public sewer in the area.
- 2) No City utilities at this location.

****PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS****

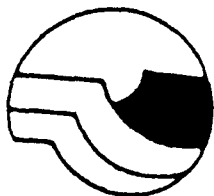
Reviewing Office: Public Works - Utilities

Reviewed by: Bill Cheney - Utility Eng. Date: 3-26-93

Failure to object or comment by 4/5/93 shall constitute approval by your office.

FILE

MESA COUNTY REVIEW SHEET



Mesa County Planning Division
P.O. Box 20000
Grand Junction, CO 81502-5022

The attached application has been sent to your office for your review and comments.

UCC Meeting Date: April 14, 1993 MCC Hearing Date: n/a

File Number: C27-93
Project Name: Mesa Valley Estates - Cook-Roemer Replat of
Phase: Lots 8, 9 & 10 of Block 1 of Replat of Blk "E"
Common Location: Grand Valley Drive and Stoney Brook Lane

Engineer or Rep.: M.A.P., Inc.
Address: P.O. Box 290, Mesa, CO 81643
Phone: 268-5851

Petitioner: Randy L. Cook
Address: 316 Cedar Street, Grand Junction, CO 81503
Phone: 242-2212

| Review Agency | Review Agency Comments (PLEASE TYPE) | | |
|---|--------------------------------------|-------|-------|
| | | Yes | No |
| <i>Grand Junction Community Development</i> | Is proposal within service area? | _____ | _____ |
| | Existing services adequate? | _____ | _____ |
| | Connection to services required? | _____ | _____ |
| | Easements required? | _____ | _____ |
| | Relocation necessary? | _____ | _____ |
| | Improvements agreement adequate? | _____ | _____ |
| | As-builts required for release? | _____ | _____ |
| | Financing required for extensions? | _____ | _____ |

Impact on capacity or supply:

Other concerns and specific requirements:

NO COMMENTS

****PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS****

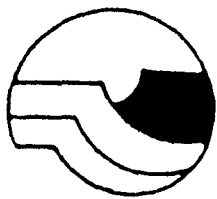
Reviewing Office: G.J. Community Development

Reviewed by: Karl Metzger Date: 4/28/93

Failure to object or comment by 4/13/93 shall constitute approval by your office.

FILE

MESA COUNTY REVIEW SHEET



Mesa County Planning Division
P.O. Box 20000
Grand Junction, CO 81502-5022

The attached application has been sent to your office for your review and comments.

****PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.**

MCPC Hearing Date: April 15, 1993 MCC Hearing Date: May 18, 1993

File Number: C29-93
Project Name: Highline Estates Subdivision Filing 2
Phase: Replat of Highline Estates Subdivision
Common Location: North of F-3/4 Road and East of 30 Road

Engineer or Rep.: Wayne Lizer
Address: 576 25 Road, Unit 8, Grand Junction, CO 81505
Phone: 241-1129

Petitioner: Dave Wens
Address: 3024 F-3/4 Road, Grand Junction, CO 81504
Phone: _____

| Review Agency | Review Agency Comments (PLEASE TYPE) | | |
|---|--------------------------------------|-------|-------------------------------------|
| | | Yes | No |
| <i>Public Works - Utilities</i> <i>Spec.</i> | Is proposal within service area? | _____ | <input checked="" type="checkbox"/> |
| | Existing services adequate? | _____ | _____ |
| | Connection to services required? | _____ | _____ |
| | Easements required? | _____ | _____ |
| | Relocation necessary? | _____ | _____ |
| | Improvements agreement adequate? | _____ | <input checked="" type="checkbox"/> |
| | As-builts required for release? | _____ | _____ |
| | Financing required for extensions? | _____ | _____ |

Impact on capacity or supply:

Other concerns and specific requirements:

- 1) Colorado West Engineering is no longer in business. The Engineer submitting the plans should be responsible for the design and should be stamping or sealing the plans. The Engineering firm should also be represented in the title block with all revisions shown as made by the new Engineer.
- 2) Water and sewer costs on the "Improvements Agreement" are low if someone other than the developer has to complete the work.

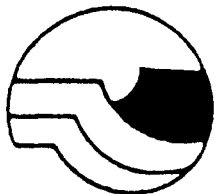
****PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS****

Reviewing Office: Public Works - Utilities
Reviewed by: Bill Cheney Date: 4-12-93

Failure to object or comment by 5/5/93 shall constitute approval by your office.

FILE

MESA COUNTY REVIEW SHEET



Mesa County Planning Division
P.O. Box 20000
Grand Junction, CO 81502-5022

The attached application has been sent to your office for your review and comments.

****PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.**

MCPC Hearing Date: April 15, 1993 MCC Hearing Date: May 18, 1993

File Number: C29-93
Project Name: Highline Estates Subdivision Filing 2
Phase: Replat of Highline Estates Subdivision
Common Location: North of F-3/4 Road and East of 30 Road

Engineer or Rep.: Wayne Lizer
Address: 576 25 Road, Unit 8, Grand Junction, CO 81505
Phone: 241-1129

Petitioner: Dave Wens
Address: 3024 F-3/4 Road, Grand Junction, CO 81504
Phone: _____

| Review Agency | Review Agency Comments (PLEASE TYPE) | Yes No | |
|-----------------------------------|--------------------------------------|--------|-------|
| | | Yes | No |
| <i>G.J. Community Development</i> | Proposal within service area? | _____ | _____ |
| | Existing services adequate? | _____ | _____ |
| | Connection to services required? | _____ | _____ |
| | Easements required? | _____ | _____ |
| | Relocation necessary? | _____ | _____ |
| | Improvements agreement adequate? | _____ | _____ |
| | As-builts required for release? | _____ | _____ |
| | Financing required for extensions? | _____ | _____ |

Impact on capacity or supply:

Other concerns and specific requirements:

- 1. 1/2 street improvements should be required for F 3/4 road.*
- 2. Clarify building setbacks from F 3/4 road.*
- 3. Radius on Woodland Circle needs to be increased. An "eyebrow" on the outside of the turn would be acceptable.*
- 4. Street lighting, or at least the conduits, should be required*

****PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS****

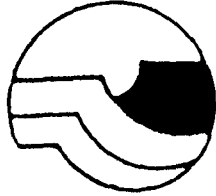
Reviewing Office: *G.J. Community Development*

Reviewed by: *Karl Metzger* Date: *4/28/93*

Failure to object or comment by 5/5/93 shall constitute approval by your office.

FILE

MESA COUNTY REVIEW SHEET



Mesa County Planning Division
P.O. Box 20000
Grand Junction, CO 81502-5022

The attached application has been sent to your office for your review and comments.

****PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.**

MCPC Hearing Date: April 15, 1993 MCC Hearing Date: May 18, 1993

File Number: C30-93
Project Name: Hidden Valley Ranch
Phase: Official Development Plan
Common Location: 3/4 mile N. of Kannah Creek Road W. Blair Road

Engineer or Rep.: Thomas Logue
Address: 227 South 9th Street, G.J., CO 81501
Phone: 245-4099

Petitioner: John L. Whiting
Address: 100 Whiting Road
Phone: Whitewater, CO 81527

| Review Agency | Review Agency Comments (PLEASE TYPE) | | |
|-----------------------|--------------------------------------|--------------------------|-------------------------------------|
| | | Yes | No |
| <i>City Utilities</i> | Is proposal within service area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Existing services adequate? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Connection to services required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Relocation necessary? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Improvements agreement adequate? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | As-builts required for release? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Financing required for extensions? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

None.

Impact on capacity or supply:

Other concerns and specific requirements:

- 1. There is no water supply available from the City of Grand Junction.*
- 2. The City will not provide any irrigation water for the project.*
- 3. Private drives serving more than one lot are not recommended. If the drive is allowed it should show as a Tract or Open Space under ownership of a Homeowner's Association.*

****PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS****

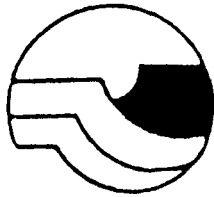
Reviewing Office: Public Works - Grand Junction

Reviewed by: Bill Cheney - Utility Eng. Date: 4-7-93

Failure to object or comment by 5/10/93 shall constitute approval by your office.

MESA COUNTY REVIEW SHEET

FILE



Mesa County Planning Division
 P.O. Box 20000
 Grand Junction, CO 81502-5022

The attached application has been sent to your office for your review and comments.

****PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.****

MCPC Hearing Date: April 15, 1993 MCC Hearing Date: May 25, 1993

File Number: C31-93
 Project Name: Saddleback Subdivision, Phase 1 & 2
 Phase: Rezone and Replat of Lots 1 & 2 of S&G Sub.
 Common Location: N. of S. Broadway and W. of 20-1/2 Road

Engineer or Rep.: Walt Eldridge
 Address: P.O. Box 290, Mesa, CO 81643
 Phone: 268-5851

Petitioner: Richard and Melinda Tope
 Address: 2780 Grant Court, G.J., CO 81503
 Phone: 245-7856

| Review Agency | Review Agency Comments (PLEASE TYPE) | Yes | | No | |
|-----------------------------------|--------------------------------------|-------|-------|-------|-------|
| | | Yes | No | Yes | No |
| <i>6.J. Community Development</i> | Is proposal within service area? | _____ | _____ | _____ | _____ |
| | Existing services adequate? | _____ | _____ | _____ | _____ |
| | Connection to services required? | _____ | _____ | _____ | _____ |
| | Easements required? | _____ | _____ | _____ | _____ |
| | Relocation necessary? | _____ | _____ | _____ | _____ |
| | Improvements agreement adequate? | _____ | _____ | _____ | _____ |
| | As-built required for release? | _____ | _____ | _____ | _____ |
| | Financing required for extensions? | _____ | _____ | _____ | _____ |

Impact on capacity or supply:

4. Street lighting, or at least the conduits, should be required

- 1/2 street improvements should be required on South Broadway.
- Intersections should align with existing street intersections. East & West Saddleback Drives are too close to each other. Recommend project be redesigned with one access to South Broadway aligned with an existing street.
- This request does not seem to meet County Zoning requirements. Project is less than 10 acres in size & contains 21 lots. This is ~~under~~ ^{under} the 1/2 acre lot size allowed in R-1-B. A REZONE is referenced on this review sheet but the packet contains no information on what other zoning (if any) is being requested.

****PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS****

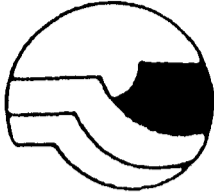
Reviewing Office: 6.J. Community Development

Reviewed by: Karl Metzner Date: _____

Failure to object or comment by 5/10/93 shall constitute approval by your office.

FILE

MESA COUNTY REVIEW SHEET



Mesa County Planning Division
P.O. Box 20000
Grand Junction, CO 81502-5022

The attached application has been sent to your office for your review and comments.

****PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.**

MCPC Hearing Date: April 15, 1993 MCC Hearing Date: May 25, 1993

File Number: C31-93
Project Name: Saddleback Subdivision, Phase 1 & 2
Phase: Rezone and Replat of Lots 1 & 2 of S&G Sub.
Common Location: N. of S. Broadway and W. of 20-1/2 Road

Engineer or Rep.: Walt Eldridge
Address: P.O. Box 290, Mesa, CO 81643
Phone: 268-5851

Petitioner: Richard and Melinda Tope
Address: 2780 Grant Court, G.J., CO 81503
Phone: 245-7856

| Review Agency | Review Agency Comments (PLEASE TYPE) | Yes / No | |
|-------------------|--------------------------------------|-------------------------------------|-------------------------------------|
| | | Yes | No |
| <i>M.J. Sewer</i> | Is proposal within service area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Existing services adequate? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Connection to services required? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Easements required? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Relocation necessary? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Improvements agreement adequate? | <input type="checkbox"/> | <input type="checkbox"/> |
| | As-built required for release? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Financing required for extensions? | <input type="checkbox"/> | <input type="checkbox"/> |

Impact on capacity or supply:

Minimal

Other concerns and specific requirements:

Water:

- 1) "Utility Composite" does not show proposed 6" water line.
 - 2) Water mains not shown on sheet 2, Road Utility Plan.
 - 3) Proposed water line to 20 1/2 Road has not been shown.
 - 4) A 6" line is not sufficient if other areas are to be served.
 - 5) Show tie in to Triana Road Subdivision.
- 1) Notes on plans pertaining to City Specs for sewer line construction required?
 - 2) 0' fall required across manholes.
 - 3) Manholes located in 14' utility easement are not acceptable.
 - 4) Show type of pipe to be used for sewer line construction.
 - 5) Show on profile all locations where sewer intersects other utilities including electric, gas, telephone, irrigation and water.

****PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS****

Reviewing Office: Public Works - Utilities

Reviewed by: Bill Cheery - Utility Eng. Date: 4-9-93

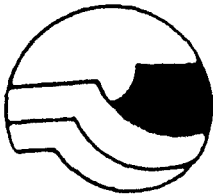
Failure to object or comment by 5/10/93 shall constitute approval by your office.

Over →

6. An Engineer's seal or stamp is required on all plans prepared by the Engineer.
7. No vertical benchmark is shown on the "Utility Plans." A benchmark is required.
8. No "Improvements Agreement" has been submitted for the infrastructure improvements.
9. Number manholes on plan with corresponding numbers on Utility Composite.
10. Provide bearings and distances for sewer line installation.

MESA COUNTY REVIEW SHEET

FILE



Mesa County Planning Division
 P.O. Box 20000
 Grand Junction, CO 81502-5022

The attached application has been sent to your office for your review and comments.

****PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.**

MCPC Hearing Date: April 15, 1993 MCC Hearing Date: May 25, 1993

File Number: C32-93
 Project Name: Spring Pointe at Village Nine - Replat of
 Phase: Filing Four of Village Nine
 Common Location: North of B-1/2 Road and West of 28 Road

Engineer or Rep.: Bruce Milyard
 Address: 516 Liberty Cap Court, Grand Junction, CO
 Phone: 242-1423

Petitioner: Construction West, Inc.
 Address: 599 25 Road, Grand Junction, CO 81505
 Phone: 242-1423

| Review Agency | Review Agency Comments (PLEASE TYPE) | PLEASE TYPE | |
|-----------------------|--------------------------------------|-------------------------------------|-------------------------------------|
| | | Yes | No |
| <i>City Utilities</i> | proposal within service area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Existing services adequate? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Connection to services required? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Relocation necessary? | <input type="checkbox"/> | <input type="checkbox"/> |
| | Improvements agreement adequate? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | As-builts required for release? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Financing required for extensions? | <input type="checkbox"/> | <input type="checkbox"/> |

Impact on capacity or supply:

Contact OMSD

Other concerns and specific requirements:

1. Sewer construction to be done to City Standards unless Orchard Mesa's are more stringent.
2. No sewer line is shown on plan view - sheets 9, 10.
3. A minimum cover of 3.5' shall be maintained over the sewer line unless otherwise approved. Special construction is required in areas that do not meet cover requirements.
4. Show horizontal scale on profiles.
5. Show on profiles where sewer crosses other utilities.
6. Provide documentation that vertical sewer alignment has been approved by other utilities since a conflict with sewer services and other utilities is apparent.

****PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS****

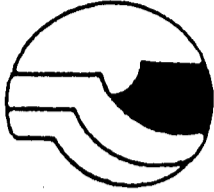
Reviewing Office: Public Works - Utilities

Reviewed by: Bill Cheney Date: 4-12-93

Failure to object or comment by 5/10/93 shall constitute approval by your office.

FILE

MESA COUNTY REVIEW SHEET



Mesa County Planning Division
P.O. Box 20000
Grand Junction, CO 81502-5022

The attached application has been sent to your office for your review and comments.

****PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.**

MCPC Hearing Date: May 27, 1993 MCC Hearing Date: June 15, 1993

File Number: C34-93
Project Name: Confluence Gravel Pit - Rezone/R-O-W Vacation
Phase: and Conditional Use Permit
Common Location: C-1/4 and 25-3/4 Roads - Redlands

Petitioner: United Companies
Address: P.O. Box 3609
Phone: Grand Junction, CO 81502

| Review Agency | Review Agency Comments (PLEASE TYPE) | Yes | | No | |
|---|--------------------------------------|-------|-------|-------|-------|
| | | Yes | No | Yes | No |
| <i>City Community Development Dept.</i> | Is proposal within service area? | _____ | _____ | _____ | _____ |
| | Existing services adequate? | _____ | _____ | _____ | _____ |
| | Connection to services required? | _____ | _____ | _____ | _____ |
| | Easements required? | _____ | _____ | _____ | _____ |
| | Relocation necessary? | _____ | _____ | _____ | _____ |
| | Improvements agreement adequate? | _____ | _____ | _____ | _____ |
| | As-builts required for release? | _____ | _____ | _____ | _____ |
| | Financing required for extensions? | _____ | _____ | _____ | _____ |

Impact on capacity or supply:
Other concerns and specific requirements:

No objection To right-of-way vacation. No objection To rezoning. Regarding the conditional use for gravel extraction we have the following comments.

1) The city has a concern about using Rosevale Road as a haul route. We recognize there are no other alternatives, however, current improvements will rapidly deteriorate under regular heavy truck traffic. The sharp turns at the north end of Rosevale Road could constitute a serious traffic hazard due to inadequate width and limited sight distance. This is primarily a residential area and the road is frequently used by children playing along the edges. (OVER)

Reviewing Office: B.J. Community Development
Reviewed by: Hallett Metzger Date: 5/14/93

Failure to object or comment by 5/14/93 shall constitute approval by your office.

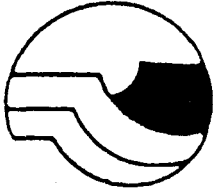
The petitioner should be responsible for developing a traffic safety plan and road maintenance plan which could include physical improvements to the road surface; radius improvements at curves; signage; or other safety measures.

2) Petitioners should be aware of the severe erosion that has occurred along the area of the confluence of the Gunnison with the Colorado. Erosion control measures may be required in this area. ~~the~~

3) The confluence of the Colorado and Gunnison Rivers is of historical and environmental significance to the entire community. Reclamation of this area should be done with extra care and consideration for the nature of the site. The "reclamation plan" submitted gives no details on actual reclamation to be accomplished. We request a specific reclamation plan including proposed seed mixtures, rates of application, times of application, # of trees to be planted, and planting locations.

FILE

MESA COUNTY REVIEW SHEET



Mesa County Planning Division
P.O. Box 20000
Grand Junction, CO 81502-5022

The attached application has been sent to your office for your review and comments.

****PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.**

MCPC Hearing Date: May 27, 1993 MCC Hearing Date: June 15, 1993

File Number: C34-93
Project Name: Confluence Gravel Pit - Rezone/R-O-W Vacation
Phase: and Conditional Use Permit
Common Location: C-1/4 and 25-3/4 Roads - Redlands

Petitioner: United Companies
Address: P.O. Box 3609
Phone: Grand Junction, CO 81502

Review Agency

S.J. Sewer

Review Agency Comments (PLEASE TYPE)

| | Yes | No |
|------------------------------------|-------------------------------------|-------------------------------------|
| Is proposal within service area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Existing services adequate? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Connection to services required? | <input type="checkbox"/> | <input type="checkbox"/> |
| Easements required? | <input type="checkbox"/> | <input type="checkbox"/> |
| Relocation necessary? | <input type="checkbox"/> | <input type="checkbox"/> |
| Improvements agreement adequate? | <input type="checkbox"/> | <input type="checkbox"/> |
| As-builts required for release? | <input type="checkbox"/> | <input type="checkbox"/> |
| Financing required for extensions? | <input type="checkbox"/> | <input type="checkbox"/> |

Impact on capacity or supply:
Other concerns and specific requirements:

*No comment -
No affected utilities in proposed area.*

Reviewing Office: _____

Reviewed by: _____ Date: _____

Failure to object or comment by 5/14/93 shall constitute approval by your office.

Plans were forwarded to Parks
for their comment and will be
returned to us to file.
KL

MESA COUNTY REVIEW AGENCY COMMENT SHEET

The attached application has been sent to your office for your review and comment. Please return to the Mesa County Planning Division, P.O. Box 20000, Grand Junction, CO 81502-5022.

MCPC Hearing: 10-21-93 MCC Hearing: 11-09-93

Project: C73-92-3 MATERIAL EXTRACTION FOR THE EAST END GOVERNMENT HIGHLINE CANAL RECONSTRUCTION PROJECT, PHASE 3 -- CONDITIONAL USE PERMIT

Petitioner: Nielsons, Inc.

Location: Matchett Borrow Source -- generally lying south of I-70, south of the Highline Canal, and east and north of Indian Wash, between 28 and 29 Roads.

A request for approval of a Conditional Use Permit for a 5.7 acre tract to extract earth borrow material for use on the East End Highline Canal project in an Residential (R2) zone. If you have any questions or concerns, please contact Mike Joyce at 244-1642.

Review Agency Comments: (please type)

No Comments

FILE

Reviewing Office: G.I. Community Development

Reviewed by: Karl Metzger Date: 10/12/93

Failure to object or comment by 10-18-93 shall constitute approval by your office.

MEMORANDUM

TO: Don Hobbs
FROM: Kathy Portner *KP*
DATE: Oct. 13, 1993
RE: County File #C73-92-3

I have attached a development proposal being processed through County Planning for material extraction from the Matchett property for the canal lining project. As we receive these reviews we are trying to identify ones that include areas identified in the Parks Master Plan. This proposal does include that part of the Matchett property with the Highline Canal running through it. I believe the Parks plan calls for trails along the canals and this may be an opportunity to request official designation of a trail easement along this portion of the canal. You might want to contact Mike Joyce at Mesa County Planning (244-1642) for more information. The deadline for comments is 10/18/93. I guess we have already sent our "no comment" in. Please return this packet of information with a copy of any comments you make to us for our files. Because of the short timeline you should probably send your original comments directly to County Planning.

Plans were forwarded to Parks
for their comment and will be
returned to us to file.
KL

MESA COUNTY REVIEW AGENCY COMMENT SHEET

The attached application has been sent to your office for your review and comment. Please return to the Mesa County Planning Division, P.O. Box 20000, Grand Junction, CO 81502-5022.

| | |
|------------------------|-----------------------|
| MCPC Hearing: 10-21-93 | MCC Hearing: 11-09-93 |
|------------------------|-----------------------|

Project: C73-92-3 MATERIAL EXTRACTION FOR THE EAST END GOVERNMENT HIGHLINE CANAL RECONSTRUCTION PROJECT, PHASE 3 -- CONDITIONAL USE PERMIT

Petitioner: Nielsons, Inc.

Location: Matchett Borrow Source -- generally lying south of I-70, south of the Highline Canal, and east and north of Indian Wash, between 28 and 29 Roads.

A request for approval of a Conditional Use Permit for a 5.7 acre tract to extract earth borrow material for use on the East End Highline Canal project in an Residential (R2) zone. If you have any questions or concerns, please contact Mike Joyce at 244-1642.

Review Agency Comments: (please type)

No Comments

FILE

Reviewing Office: G.I. - Community Development

Reviewed by: Karl Madsen Date: 10/12/93

Failure to object or comment by 10-18-93 shall constitute approval by your office.

FILE

| |
|---|
| MESA COUNTY REVIEW SHEET Mesa County Planning Division P.O. Box 20000 Grand Junction, CO 81502-5022 |
|---|

The attached application has been sent to your office for your review and comments.

MCPC Hearing: Sept. 16, 1993 MCC Hearing: Oct. 5, 1993

File Number: C73-92-2
Project Name: **MATERIAL EXTRACTION FOR THE EAST END GOVERNMENT HIGHLINE CANAL RECONSTRUCTION PROJECT, PHASE 2 -- CONDITIONAL USE PERMIT**

Locations: ELM Borrow Area -- generally lying south of I-70 and north of the Highline Canal, and northwest of the intersection of F 1/2 Road and 32 Road (Clifton)
Lorimor Borrow Area -- generally lying south of I-70 and north of the Highline Canal, and northwest of the intersection of F 3/4 Road and 30 1/2 Road (Clifton)

Representative: Douglas L. Conger
Nielsons, Inc.
P.O. Box 1660
Cortez, CO 81321

| Review Agency | Review Agency Comments (PLEASE TYPE) | Yes | | No | |
|---------------------------------|--------------------------------------|-------|-------|-------|-------|
| | | Yes | No | Yes | No |
| <i>AA Community Development</i> | Is proposal within service area? | _____ | _____ | _____ | _____ |
| | Existing services adequate? | _____ | _____ | _____ | _____ |
| | Connection to services required? | _____ | _____ | _____ | _____ |
| | Easements required? | _____ | _____ | _____ | _____ |
| | Relocation necessary? | _____ | _____ | _____ | _____ |
| | Improvements agreement adequate? | _____ | _____ | _____ | _____ |
| | As-builts required for release? | _____ | _____ | _____ | _____ |
| | Financing required for extensions? | _____ | _____ | _____ | _____ |

Impact on capacity or supply:
Other concerns and specific requirements:

NO comment.

Reviewing Office: G.J. Community Dev.

Reviewed by: Gault Alder Date: 9/21/93

Failure to object or comment by 09/13/93 shall constitute approval by your office.

FILE

| |
|---|
| MESA COUNTY REVIEW SHEET Mesa County Planning Division P.O. Box 20000 Grand Junction, CO 81502-5022 |
|---|

The attached application has been sent to your office for your review and comments.

MCPC Hearing Date: Sept. 16, 1993 MCC Hearing Date: Oct. 5, 1993

File Number: C34-92-2
Project Name: 31 ROAD GRAVEL PIT -- AMENDMENTS TO THE APPROVED CONDITIONAL USE PERMIT
Location: Northwest of 31 and C Roads (Orchard Mesa)
Representative: Gregory Hoskin
P.O. Box 4
Grand Junction, CO 81502

Review Agency
[Signature]
Community Development

| Review Agency Comments (PLEASE TYPE) | Yes | | No | |
|--------------------------------------|-------|-------|-------|-------|
| | _____ | _____ | _____ | _____ |
| Is proposal within service area? | _____ | _____ | _____ | _____ |
| Existing services adequate? | _____ | _____ | _____ | _____ |
| Connection to services required? | _____ | _____ | _____ | _____ |
| Easements required? | _____ | _____ | _____ | _____ |
| Relocation necessary? | _____ | _____ | _____ | _____ |
| Improvements agreement adequate? | _____ | _____ | _____ | _____ |
| As-builts required for release? | _____ | _____ | _____ | _____ |
| Financing required for extensions? | _____ | _____ | _____ | _____ |

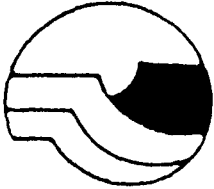
Impact on capacity or supply:
Other concerns and specific requirements:

no comment

Reviewing Office: *G.J. Community Dev.*
Reviewed by: *[Signature]* Date: *9/24/93*

Failure to object or comment by 09/13/93 shall constitute approval by your office.

FILE

| | |
|---|--|
| MESA COUNTY REVIEW SHEET | |
|  | Mesa County Planning Division P.O. Box 20000 Grand Junction, CO 81502-5022 |

The attached application has been sent to your office for your review and comments.

****PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.**

MCPC Hearing Date: June 17, 1993 MCC Hearing Date: July 6, 1993

File Number: C45-93
Project Name: Hilltop Heights West Subdivision
Phase: Rezone/ODP/Preliminary/Final Plan
Common Location: Between 605 and 611 Meander Drive

Petitioner: A. Perry Christensen
Address: 2125 West 700 South St., George, UT 84770
Phone: Rep. Randy Christensen - 243-3384

| Review Agency | Review Agency Comments (PLEASE TYPE) | PLEASE TYPE | |
|-----------------------|--------------------------------------|-------------------------------------|--------------------------|
| | | Yes | No |
| <i>City Utilities</i> | Is proposal within service area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Existing services adequate? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Connection to services required? | <input type="checkbox"/> | <input type="checkbox"/> |
| | Easements required? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Relocation necessary? | <input type="checkbox"/> | <input type="checkbox"/> |
| | Improvements agreement adequate? | <input type="checkbox"/> | <input type="checkbox"/> |
| | As-builts required for release? | <input type="checkbox"/> | <input type="checkbox"/> |
| | Financing required for extensions? | <input type="checkbox"/> | <input type="checkbox"/> |

Impact on capacity or supply: Minimal
Other concerns and specific requirements:

Water:

Connection to City water is under discussion with Ute Water. There is a six line in Meander Drive that is adequate for both domestic water and fire protection.

Sewer:

The nearest sewer is at Patterson Road. The area was looked at as part of the HDR Basin Study-1992. Estimated cost to extend sewer is \$67,109. The service area is estimated at 40 acres. Therefore, Cost per acre is \$1,678. Based on 3.01 acres, amount to escrow is \$5050.78. The amount is due at the time the plat is filed. Since this is an in-fill area it may take some time to generate enough funds to construct the sewer line. Consequently, it is requested that a 10 year initial with a 5 year extension time be established prior to refunding the sewer line escrow.

Reviewing Office: City Public Works

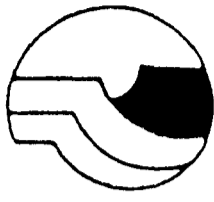
Reviewed by: Bill Cheney Date: 6-7-93

Failure to object or comment by 6/09/93 shall constitute approval by your office.

A 20' utility easement is requested across the south portion of Lot 3 for future sewer extensions. A 20' utility easement is requested along the west boundary of the subdivision for a future sewer extension. The easements may be vacated if not utilized.

FILE

MESA COUNTY REVIEW SHEET



Mesa County Planning Division
P.O. Box 20000
Grand Junction, CO 81502-5022

The attached application has been sent to your office for your review and comments.

****PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.**

MCPC Hearing Date: June 17, 1993 MCC Hearing Date: July 6, 1993

File Number: C45-93
Project Name: Hilltop Heights West Subdivision
Phase: Rezone/ODP/Preliminary/Final Plan
Common Location: Between 605 and 611 Meander Drive

Petitioner: A. Perry Christensen
Address: 2125 West 700 South St., George, UT 84770
Phone: Rep. Randy Christensen - 243-3384

| Review Agency | Review Agency Comments (PLEASE TYPE) | | |
|------------------------------|--------------------------------------|-------|-------|
| | | Yes | No |
| <i>Community Development</i> | Is proposal within service area? | _____ | _____ |
| | Existing services adequate? | _____ | _____ |
| | Connection to services required? | _____ | _____ |
| | Easements required? | _____ | _____ |
| | Relocation necessary? | _____ | _____ |
| | Improvements agreement adequate? | _____ | _____ |
| | As-builts required for release? | _____ | _____ |
| | Financing required for extensions? | _____ | _____ |

Impact on capacity or supply:
Other concerns and specific requirements:

1/2 street improvements should be required for Meander Drive.

Reviewing Office: C.J. Community Development

Reviewed by: Randy Metzger Date: _____

Failure to object or comment by 6/09/93 shall constitute approval by your office.

file copy

MESA COUNTY REVIEW AGENCY

OCT 12 1994

COMMENT SHEET

The attached development application has been sent to your office for your review and comment. Please return to the Mesa County Planning and Development Division, P.O. Box 20000, Grand Junction, CO 81502-5022.

MCPC 11/17/94

MCC 12/20/94

Project: C53-93-3 MONUMENT VILLAGE SUBDIVISION - REVISED ODP

Petitioner: Eugene B. Fletcher

Location: 21-1/2 and S.H.340, Redlands

A request for approval of an amendment to the official development plan for 105 single-family residential units in Monument Village Subdivision in a Planned Unit Development (PUD) zone to revise the location of the road connection to the adjacent property north and to reconfigure the patio homes directly north of the shopping center. If you have additional questions or concerns, call Linda Dannenberger, Planner, at 244-1771.

Review Agency Comments: (please type)

See attached.

Reviewing Office: City Public Works

Reviewed By: Bill Cheney Date: 10-17-94

Failure to object or comment by 10/31/94 shall constitute approval by your office.

If the reviewing office would like to be added to the final checklist for review and acceptance of the final plan or plat, please indicate by placing a check mark in the box.

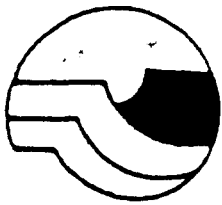
REVIEW COMMENTS

MONUMENT VILLAGE SUBDIVISION - REVISED ODP

Bill Cheney, Utility Engineer
October 17, 1994

1. If the proposed new ODP represents a reduction in density from what was originally planned, then there should be available capacity in the Panorama Improvement District sewage system to accommodate properties located around the fringes of the Improvement District in need of sewer.

No other comments since the proposal is outside the jurisdiction of the City as managers of the 201 Joint Sewer System and will continue to be so until Panorama Improvement District makes the decision to connect to the valley wide sewer system.



Mesa County Department of Public Works
Current Planning and Development Section

FILE

(303) 244-1636

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

MESA COUNTY
REVIEW AGENCY COMMENT SHEET

The attached application has been sent to your office for your review and comment. Please return to the Mesa County Planning Division, P.O. Box 20000, Grand Junction, CO 81502-5022.

MCPC Hearing: 11-18-93 MCC Hearing: 12-14-93

Project: C53-93-2 MONUMENT VILLAGE FILING 4 -REVISED ODP & PREL/FINAL-PHASE 1 & VACATION OF A PORTION OF 20-1/2 ROAD RIGHT-OF-WAY

Petitioner: Eugene B. Fletcher, Inc.

Location: S.H. 340 & 20-1/2 Road, Redlands

A request for approval of a revision to the official development plan to substitute additional patio homes, for approval of a preliminary/final plan for 24 single-family parcels on 9.1 acres for Phase 1, and for a partial vacation of 20-1/2 Road right-of-way. For more information, call Linda Dannenberger, Planner, 244-1771.

Review Agency Comments: (please type)

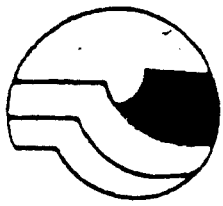
- 1. Contact Panorama Improvement District for information relative to sewer line installation.
- 2. No other comments.



Reviewing Office: City Public Works

Reviewed by: Bill Cheney - Utility Eng Date: 11-2-93

Failure to object or comment by 11-18-93 shall constitute approval by yo office.



Mesa County Department of Public Works
Current Planning and Development Section

(303) 244-1636

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

RECEIVED
PLANNING DEPARTMENT
1993
FILE

MESA COUNTY
REVIEW AGENCY COMMENT SHEET

The attached application has been sent to your office for your review and comment. Please return to the Mesa County Planning Division, P.O. Box 20000, Grand Junction, CO 81502-5022.

MCPC Hearing: 11-18-93 MCC Hearing: 12-14-93

Project: C53-93-2 MONUMENT VILLAGE FILING 4 -REVISED ODP & PREL/FINAL-PHASE 1 & VACATION OF A PORTION OF 20-1/2 ROAD RIGHT-OF-WAY

Petitioner: Eugene B. Fletcher, Inc.

Location: S.H. 340 & 20-1/2 Road, Redlands

A request for approval of a revision to the official development plan to substitute additional patio homes, for approval of a preliminary/final plan for 24 single-family parcels on 9.1 acres for Phase 1, and for a partial vacation of 20-1/2 Road right-of-way. For more information, call Linda Dannenberger, Planner, 244-1771.

Review Agency Comments: (please type)

- Court 6 should be realigned to loosen the curve.
- Patio homes directly across from the back of a grocery store could pose a problem. What type of screening is proposed. The access road to the patio homes should be a public ROW built to urban standards.
- Ownership and Maintenance of 40' access tracks should be clarified.
- The lots along Court 7 and Street 1 should be designed to back up to the commercial development rather than having the residential uses fronting across the street from what will probably be the backs of businesses.
- Access to Block 5 and Block 6 should be limited to 2 1/2 Rd and Monument Village Drive (?) respectively.
- The narrow strip of land between Court 7 & HWY 340 in lot 1 is useless.

Reviewing Office: City Community Development over →

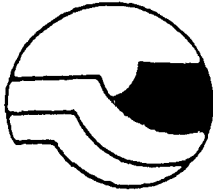
Reviewed by: Kathy Parker Date: 11/15/93

Failure to object or comment by 11-18-93 shall constitute approval by your office.

- Limestone Ct. should be tied into Rio Honda Rd rather than having 2 cul-de-sacs within 25' of each other.
- Lot 4, Blk 5 ~~appears~~ ^{appears} to be unbuildable.
- Why does Court 5 extend to the end of lot 20?
- In general it seems the property could be redesigned with a more logical street pattern that could actually reduce the linear footage of paved surfaces.
- Streets should meet the City's urban street standard.

FILE

MESA COUNTY REVIEW SHEET



Mesa County Planning Division
P.O. Box 20000
Grand Junction, CO 81502-5022

The attached application has been sent to your office for your review and comments.

MCPC Hearing Date: June 17, 1993 MCC Hearing Date: July 27, 1993

File Number: C53-93
Project Name: Monument Village - Rezone/ODP
Phase: _____
Common Location: 21-1/2 Road and north of State Hwy 340
Representative: Thomas Logue
Address: 227 S. 9th Street, Grand Junction, CO 81501
Phone: 245-4099

| Review Agency | Review Agency Comments (PLEASE TYPE) | | |
|---|--------------------------------------|-------|-------|
| | | Yes | No |
| <i>C.J. Community Development Dept.</i> | Is proposal within service area? | _____ | _____ |
| | Existing services adequate? | _____ | _____ |
| | Connection to services required? | _____ | _____ |
| | Easements required? | _____ | _____ |
| | Relocation necessary? | _____ | _____ |
| | Improvements agreement adequate? | _____ | _____ |
| | As-builts required for release? | _____ | _____ |
| | Financing required for extensions? | _____ | _____ |

Impact on capacity or supply:
Other concerns and specific requirements:

SEE ATTACHED

Reviewing Office: C.J. Community Dev.
Reviewed by: Paul V. [Signature] Date: 6/23/93
Failure to object or comment by 07/12/93 shall constitute approval by your office.

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT
REVIEW COMMENTS-REZONE AND ODP- MONUMENT VILLAGE

Is this proposed to be filing 4? If so please note on plat.

Recommend double frontage lots on Rio Hondo Road be deleted.

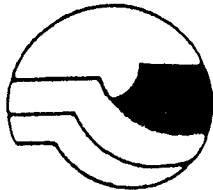
Double access point of new road and shopping center access should be revised to single point access. Access to commercial areas should not occur from residential streets. No individual lot access should be allowed to Broadway.

All streets should be constructed to adopted county standards.

1/2 street improvements should be required on all adjacent streets.

Common Drives in townhome area should be private access, not public R.O.W.

FILE

| MESA COUNTY REVIEW SHEET | |
|---|--|
|  | Mesa County Planning Division P.O. Box 20000 Grand Junction, CO 81502-5022 |

The attached application has been sent to your office for your review and comments.

MCPC Hearing Date: June 17, 1993 MCC Hearing Date: July 27, 1993

File Number: C53-93
Project Name: Monument Village - Rezone/ODP
Phase: _____
Common Location: 21-1/2 Road and north of State Hwy 340
Representative: Thomas Logue
Address: 227 S. 9th Street, Grand Junction, CO 81501
Phone: 245-4099

| Review Agency | Review Agency Comments (PLEASE TYPE) | Yes | | No | |
|-----------------------------------|--------------------------------------|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| | | Yes | No | Yes | No |
| <i>J. Wilkins</i> <i>Spec.</i> | Is proposal within service area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Existing services adequate? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Connection to services required? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Easements required? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Relocation necessary? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Improvements agreement adequate? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | As-builts required for release? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Financing required for extensions? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Impact on capacity or supply: None at this time.
Other concerns and specific requirements:

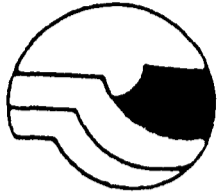
The proposed development is, as stated, part of the Panorama Improvement District. Sewer service will be provided by the District until such time connection is made to the Tiana Rado Interceptor. Since connection is, at some future date, imminent the City requests that all sewer plans be approved by the City prior to development approval. The information submitted at this time is not sufficient to do an adequate review.

Reviewing Office: City Public Works
Reviewed by: Bill Cheney - Utility Eng. Date: 6-9-93

Failure to object or comment by 07/12/93 shall constitute approval by your office.

FILE

MESA COUNTY REVIEW SHEET



Mesa County Planning Division
P.O. Box 20000
Grand Junction, CO 81502-5022

The attached application has been sent to your office for your review and comments.

MCPC Hearing Date: June 17, 1993 MCC Hearing Date: July 27, 1993

File Number: C54-93
Project Name: Sequoia Estates
Phase: Official Development Plan
Common Location: north of state highway 340 and Ferree Drive
Petitioner: Maxwell Snedden
Address: No. 11 Maxwell Court, Warren, N.J. 07059
Phone: Representative: Tom Logue - 245-4099

| Review Agency | Review Agency Comments (PLEASE TYPE) | Yes | | No | |
|--|--------------------------------------|-------|-------|-------|-------|
| | | Yes | No | Yes | No |
| <i>City Community Development Department</i> | Is proposal within service area? | _____ | _____ | _____ | _____ |
| | Existing services adequate? | _____ | _____ | _____ | _____ |
| | Connection to services required? | _____ | _____ | _____ | _____ |
| | Easements required? | _____ | _____ | _____ | _____ |
| | Relocation necessary? | _____ | _____ | _____ | _____ |
| | Improvements agreement adequate? | _____ | _____ | _____ | _____ |
| | As-builts required for release? | _____ | _____ | _____ | _____ |
| | Financing required for extensions? | _____ | _____ | _____ | _____ |

Impact on capacity or supply:
Other concerns and specific requirements:

SEE ATTACHED

Reviewing Office: *G.J. Community Dev.*

Reviewed by: *Paula Metzger* Date: *6/23/93*

Failure to object or comment by 07/12/93 shall constitute approval by your office.

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW- SEQUOIA ESTATES, ODP

1. ALL ROADS SHOULD BE CONSTRUCTED TO ADOPTED COUNTY STANDARDS. THIS SHOULD INCLUDE THAT PORTION OF FERREE DRIVE NEEDED FOR ACCESS TO THIS DEVELOPMENT.

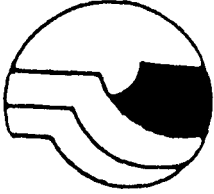
2. POWER OF ATTORNEY FOR ANNEXATION WILL BE REQUIRED AT THE TIME OF CONNECTION TO THE PERSIGO SEWER SYSTEM.

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUN 21 1993

FILE

MESA COUNTY REVIEW SHEET



Mesa County Planning Division
P.O. Box 20000
Grand Junction, CO 81502-5022

The attached application has been sent to your office for your review and comments.

MCPC Hearing Date: June 17, 1993 MCC Hearing Date: July 27, 1993

File Number: C54-93
Project Name: Sequoia Estates
Phase: Official Development Plan
Common Location: north of state highway 340 and Ferree Drive

Petitioner: Maxwell Snedden
Address: No. 11 Maxwell Court, Warren, N.J. 07059
Phone: Representative: Tom Logue - 245-4099

| Review Agency | Review Agency Comments (PLEASE TYPE) | Yes | | No | |
|--|--------------------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| | | Yes | No | Yes | No |
| <i>J. J. Snedden Utilities Spur.</i> | Is proposal within service area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Existing services adequate? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Connection to services required? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Easements required? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Relocation necessary? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Improvements agreement adequate? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | As-builts required for release? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Financing required for extensions? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Impact on capacity or supply: Acceptable
Other concerns and specific requirements:

1. An easement will probably be required between lots 25 and 26 to provide access to sewer for lots 12 thru 18 on Ferree Drive.
 - 2) Sewer connections into the Tiara Radio Interceptor will not be allowed.
 - 3) There is an existing manhole located on the interceptor at Terrace Drive R.O.W.
- No other comments.

Reviewing Office: Public Works - Utilities

Reviewed by: Bill Cheney - Utility Eng. Date: 6-18-93

Failure to object or comment by 07/12/93 shall constitute approval by your office.

MESA COUNTY REVIEW AGENCY COMMENT SHEET

The attached application has been sent to your office for your review and comment. Please return to the Mesa County Planning Division, P.O. Box 20000, Grand Junction, CO 81502-5022.

MCPC 5/26/94

MCC 6/07/94

Project: C55-93-2 ORCHARD RUN SUBDIVISION FILING #2 - PREL/FINAL PLAN AND PLAT

Petitioner: William M & Shirley P. Ela

Representative: Richard D. Sturtevant

Location: NW of 31-1/2 & F Road, Fruitvale area

A request for approval of a preliminary/final plan and plat for 21 single-family residential lots on 5.09 acres in a Residential (R-2) zone. If additional information is requested, please call Linda Dannenberger at 244-1771.

Review Agency Comments: (please type)

- See attached

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

APR 25 1994

ROW adjacent to Price Ditch should be dedicated for future tideluse.

Don Allen Parks & Rec

FILE

Reviewing Office: City Community Development Office

Reviewed by: Michael T. Jrollinger **Date:** 5/5/94

Failure to object or comment by 5/16/94 shall constitute approval by your office.

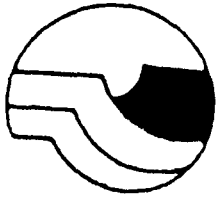
If the reviewing office would like to be added to the final check list for review and acceptance of the final plan or plat, please indicate by marking the box.

C55-93-2 PLAN REVIEW: ORCHARD RUN SUBDIVISION FILING #2
CITY COMMUNITY DEVELOPMENT DEPARTMENT COMMENTS

1. Filing #2 lot layout inconsistent with Outline Development Plan.
2. Street names on Filing #2 not clear, specifically, the boundary between Stan Drive and Devin Drive.
3. Street curvature on Filing #2 and the ODP do not appear to meet either City or County roadway standards.
4. No access to proposed open space is provided. All open space should be dedicated at this filing phase.
5. Canal access should be provided between Lots 8 & 9 in Phase #2 (as shown on Filing #2 map).
6. ODP indicates sidewalks on only one side of roadways and none in cul-de-sacs. Sidewalks should be provided on both sides of all roadways including cul-de-sacs and cul-de-sac bulbs.
7. Double frontage lots as shown on F Road and 31 1/2 Road not desirable. An alternative design should be pursued.
8. In Filing #2 and subsequent filings there should be no direct access to 31 1/2 Road from any lots with rear yards abutting the roadways. The same comment applies to homes with rear yards facing F Road.
9. Corner lots on Devin Drive/Kay Street should have access restricted to Devin Drive; same comment relative to relative to future filings.
10. Filing #2 plat not clear on 31 1/2 Road dedication.
11. Filing #2 easements should be clearly labeled.
12. Status of temporary access should be indicated along with anticipated length of use, if still in use.

FILE

MESA COUNTY REVIEW SHEET



Mesa County Planning Division
P.O. Box 20000
Grand Junction, CO 81502-5022

The attached application has been sent to your office for your review and comments.

MCCPC Hearing Date: June 17, 1993 MCC Hearing Date: July 27, 1993

File Number: C55-93
Project Name: Orchard Run Subdivision
Phase: Rezone ODP/Prel/Final
Common Location: northwest corner of 31-1/2 and F Roads
Representative: Richard Sturtevant
Address: 3036 Patterson, Suite B, G.J., CO 81504
Phone: 434-8070

Review Agency

Review Agency Comments (PLEASE TYPE)

LA Community Development

| | Yes | No |
|------------------------------------|-------|-------|
| Is proposal within service area? | _____ | _____ |
| Existing services adequate? | _____ | _____ |
| Connection to services required? | _____ | _____ |
| Easements required? | _____ | _____ |
| Relocation necessary? | _____ | _____ |
| Improvements agreement adequate? | _____ | _____ |
| As-builts required for release? | _____ | _____ |
| Financing required for extensions? | _____ | _____ |

Impact on capacity or supply:
Other concerns and specific requirements:

SEE ATTACHED

Reviewing Office: G.J. Community Dev.

Reviewed by: Paul Wilson

Date: 6/27/93

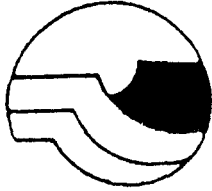
Failure to object or comment by 07/12/93 shall constitute approval by your office.

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT
REVIEW COMMENTS- ORCHARD RUN SUBDIVISION

1. ELIMINATE EASTERN ACCESS ONTO PATTERSON ROAD AND MOVE TO 31 1/2 ROAD
2. SOME CORNER AND DOUBLE FRONTAGE LOTS MAY NOT BE BUILDABLE.
3. 31 1/2 ROAD SHOULD HAVE 1/2 STREET IMPROVEMENTS INSTALLED WITH PHASE 1.
4. PLAT SHOULD INCLUDE A RESTRICTION OF INDIVIDUAL LOT ACCESS TO 31 1/2 ROAD.
5. RECOMMEND A PEDESTRIAN ACCESS EASEMENT BE PLATTED ALONG PRICE DITCH.

FILE

MESA COUNTY REVIEW SHEET



Mesa County Planning Division
P.O. Box 20000
Grand Junction, CO 81502-5022

The attached application has been sent to your office for your review and comments.

MCPC Hearing Date: June 17, 1993 MCC Hearing Date: July 20, 1993

File Number: C52-93
Project Name: Sundown Village Subdivision
Phase: Preliminary/Final
Common Location: South of E Rd and East of Meadowood Subdivision
Representative: Ciavonne and Associates, Inc.
Address: 336 Main Street #206, G.J., CO 81501
Phone: 241-0745

Review Agency

Review Agency Comments (PLEASE TYPE)

S.J. Utilities

| | Yes | No |
|------------------------------------|-------------------------------------|-------------------------------------|
| Is proposal within service area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Existing services adequate? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Connection to services required? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Easements required? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Relocation necessary? | <input type="checkbox"/> | <input type="checkbox"/> |
| Improvements agreement adequate? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| As-builts required for release? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Financing required for extensions? | <input type="checkbox"/> | <input type="checkbox"/> |

Impact on capacity or supply:
Other concerns and specific requirements:

1. 10' "Utility Easement" shown on page 3 of 17 between MH A-3 and MH A-4 is not adequate. Fifteen feet is the minimum easement allowable.
2. If project is to be phased it should show as such on "Improvements Agreement". It does not appear that improvements shown on Page 12 have been included in total.
3. No sewer clearances will be issued until all improvement shown on plans have been accepted by Mesa County, Clifton Water and Central Grand Valley Sanitation District
4. Construction of sewer to be done in accordance with City Standards & Specifications in addition to CGUSD.
5. CGUSD to provide technical comments pertaining to sewer.

Reviewing Office: City Public Works

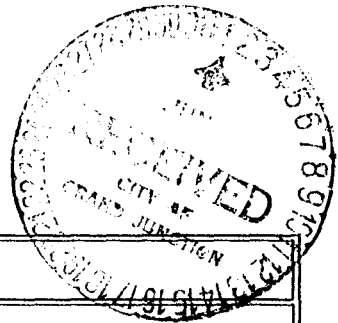
Reviewed by: Bill Cheney, Utility Eng. Date: 6-8-93

Failure to object or comment by 07/07/93 shall constitute approval by your office.

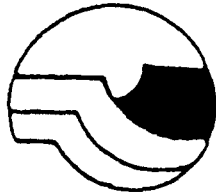
RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUN 21 1993

FILE



MESA COUNTY REVIEW SHEET



Mesa County Planning Division
P.O. Box 20000
Grand Junction, CO 81502-5022

The attached application has been sent to your office for your review and comments.

MCPC Hearing Date: June 17, 1993 MCC Hearing Date: July 13, 1993

File Number: C50-93
Project Name: Pine Terrace Subdivision
Phase: Rezone/Replat
Common Location: northeast corner of 22-1/2 Rd & Greenbelt Dr
Petitioner: FreeStyle
Address: 121 Chipeta Avenue
Phone: 243-0929

| Review Agency | Review Agency Comments (PLEASE TYPE) | | |
|------------------------|--------------------------------------|-------------------------------------|-------------------------------------|
| | | Yes | No |
| <i>J. J. Utilities</i> | Is proposal within service area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Existing services adequate? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Connection to services required? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Easements required? | <input type="checkbox"/> | <input type="checkbox"/> |
| | Relocation necessary? | <input type="checkbox"/> | <input type="checkbox"/> |
| | Improvements agreement adequate? | <input type="checkbox"/> | <input type="checkbox"/> |
| | As-builts required for release? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Financing required for extensions? | <input type="checkbox"/> | <input type="checkbox"/> |

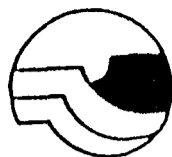
Impact on capacity or supply: Minimal
Other concerns and specific requirements:

1. Provide construction note where sewer into MH A/B1 comes in 1.9' above flowline.
2. Demote areas for special sewer line construction in vicinity of water lines.
3. Engineer's stamp or seal required on "Utility Composite" and "Sanitary Sewer Plan and Profile."
- 4.

Reviewing Office: Public Works - Utilities

Reviewed by: Bill Cheney Date: 6-21-93

Failure to object or comment by 07/05/93 shall constitute approval by your office.



MESA COUNTY REVIEW SHEET

Mesa County Planning Department
P.O. Box 20,000-5022
Grand Junction, Colo 81502-5022

FILE

The attached application has been sent to your office for your review and comments.

**PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.

MCPC Hearing Date: June 17 MCC Hearing Date: July 6
File Number: C47-93
Project Name: South Camp Meadow
Phase: Revised ODP/Puell Final Plan & Plat
Common Location: East of S. Camp - 1/2 mile S of S. Broadway

Engineer - Name:
Address:
Phone:

Petitioner - Name: Thomas Ralser
Address: 1443 Elm Ave. 81501
Phone: 242-3525

REVIEW AGENCY REVIEW AGENCY COMMENTS (PLEASE TYPE)

City Utilities

Table with 3 columns: Question, Yes, No. Rows include: Is proposal within service area?, Existing services adequate?, Connection to services required?, Easements required?, Relocation necessary?, Improvements agreement adequate?, As-builts required for release?, Financing required for extensions?

Impact on capacity or supply:
Coat Wash Interceptor is designed to carry flows from the proposed development.

Other concerns and specific requirements:

Sewer

- 1. Connection to sewer is recommended. Distance to 8" sewer in Avenal Lane is approximately 1300'. Distance to sewer in South Broadway is approximately 2450'. Connection to sewer relieves developer of the \$556 per acre or \$22,240 required in escrow for future South Camp extension. Developer would be allowed to execute a "Reimbursement Agreement" with the City to recover a portion of sewer off site sewer installation costs. Details to be worked out with City.
2. Minimum 6' cover required on sewer lines unless approved otherwise by City Utility Engineer. Change note 5 on "Sewer & Water Plan".
3. Manholes need to be located in center of road or center of driving lane. Manholes located on edge of asphalt or in gravel shoulder cover.

Reviewing Office: City Utilities
Reviewed by: Bill Cheney, Utility Eng. Date: 6-18-93

FAILURE TO OBJECT OR COMMENT BY July 1 SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.

Are not acceptable.

4. Stamp or seal of Engineer preparing "Sewer and Water Plans" is required on submittal.

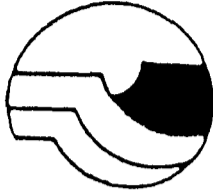
Water

1. Angle of bends should be shown on plans for sewer and water.
2. Is there a water line located in the easement across the south portion of the property? If so, it should be shown.

3.

FILE

MESA COUNTY REVIEW SHEET



Mesa County Planning Division
P.O. Box 20000
Grand Junction, CO 81502-5022

The attached application has been sent to your office for your review and comments.

MCPC Hearing Date: June 17, 1993 MCC Hearing Date: July 6, 1993

File Number: C47-93
Project Name: South Camp Meadow
Phase: Revised ODP/Prel/Final Plan and Plat
Common Location: East of S. Camp - 1/2 mile S. of S. Broadway

Petitioner: Thomas Ralser
Address: 1443 Elm Avenue, G.J., CO 81501
Phone: 242-3525

| Review Agency | Review Agency Comments (PLEASE TYPE) | Yes | | No | |
|-----------------------------------|--------------------------------------|-------|-------|-------|-------|
| | | Yes | No | Yes | No |
| <i>G.J. Community Development</i> | Is proposal within service area? | _____ | _____ | _____ | _____ |
| | Existing services adequate? | _____ | _____ | _____ | _____ |
| | Connection to services required? | _____ | _____ | _____ | _____ |
| | Easements required? | _____ | _____ | _____ | _____ |
| | Relocation necessary? | _____ | _____ | _____ | _____ |
| | Improvements agreement adequate? | _____ | _____ | _____ | _____ |
| | As-builts required for release? | _____ | _____ | _____ | _____ |
| | Financing required for extensions? | _____ | _____ | _____ | _____ |

Impact on capacity or supply:
Other concerns and specific requirements:

SEE ATTACHED

Reviewing Office: G.J. Community Development
Reviewed by: Robert Metzger Date: 6/8/93

Failure to object or comment by 07/01/93 shall constitute approval by your office.

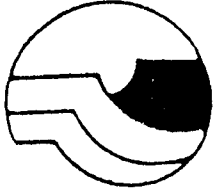
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Review Comments on proposed South Camp Meadows Subdivision

1. Property to the East of this proposal is in the City and is zoned Planned Residential 4.
2. Proposed platting landlocks out lot 2. Project narrative states that there will be no development of this out lot but the plat indicates it is for future development. If it is not to be developed will it be owned by a home owners association? will it be common open space? If it is to be developed how will access be obtained?
3. Project narrative references roads to be built to adopted standards but road plans do not show roads to adopted standards. All roads should be built to the appropriate adopted county standards.
4. Project narrative indicates building envelopes are shown on site plan. No such envelopes are shown.
5. Restriction of access to South Camp Road should be referenced on the plat and plan.
6. 1/2 street improvements should be required on South Camp road.
7. Previous development proposal required connection to sewer available at Monument Meadows Subdivision. This is within a reasonable distance and sewer connection should be required at this time.
8. Geologic report references a rockfall hazard line was located and surveyed in the field. This line should be shown and referenced on the plat.
9. Project narrative indicates a plat reference to the requirement for engineered foundations. No such plat reference is provided.

FILE

MESA COUNTY REVIEW SHEET



Mesa County Planning Division
P.O. Box 20000
Grand Junction, CO 81502-5022

The attached application has been sent to your office for your review and comments.

MCPC Hearing Date: June 17, 1993 MCC Hearing Date: July 6, 1993

File Number: C46-93
Project Name: Peony Minor Subdivision
Phase: _____
Common Location: 2084 Broadway
Petitioner: Elizabeth Arcieri
Address: 2084 Broadway, G.J., CO 81503
Phone: Representative: Robert Arcieri - 243-4145

Review Agency

Review Agency Comments (PLEASE TYPE)

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

| | Yes | No |
|------------------------------------|-------|-------|
| Is proposal within service area? | _____ | _____ |
| Existing services adequate? | _____ | _____ |
| Connection to services required? | _____ | _____ |
| Easements required? | _____ | _____ |
| Relocation necessary? | _____ | _____ |
| Improvements agreement adequate? | _____ | _____ |
| As-builts required for release? | _____ | _____ |
| Financing required for extensions? | _____ | _____ |

Impact on capacity or supply:
Other concerns and specific requirements:

Road improvements on Peony Dr. should be required with further Subdivision of lot 2.

Reviewing Office: G.J. Community Dev.

Reviewed by: [Signature] Date: 5/26/93

Failure to object or comment by 6/15/93 shall constitute approval by your office.

FILE

| |
|--|
| MESA COUNTY REVIEW SHEET |
| Mesa County Planning Division P.O. Box 20000 Grand Junction, CO 81502-5022 |

The attached application has been sent to your office for your review and comments.

**PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.

MCPC Hearing Date: May 27, 1993 MCC Hearing Date: June 22, 1993

File Number: C43-93
Project Name: Wynne Minor Subdivision
Phase: AFT Minor Subdivision
Common Location: 4710 Kannah Creek, Whitewater

Petitioner: E. Lee Wynne
Address: 4710 Kannah Creek, Whitewater, CO 81527
Phone: 243-8284

| Review Agency | Review Agency Comments (PLEASE TYPE) | Yes | | No | |
|------------------------------------|--------------------------------------|-------|-------|-------|-------------------------------------|
| | | Yes | No | Yes | No |
| <u>City Survey</u> | Is proposal within service area? | _____ | _____ | _____ | <input checked="" type="checkbox"/> |
| | Existing services adequate? | _____ | _____ | _____ | _____ |
| | Connection to services required? | _____ | _____ | _____ | <input checked="" type="checkbox"/> |
| | Easements required? | _____ | _____ | _____ | _____ |
| | Relocation necessary? | _____ | _____ | _____ | _____ |
| | Improvements agreement adequate? | _____ | _____ | _____ | _____ |
| | As-builts required for release? | _____ | _____ | _____ | _____ |
| Financing required for extensions? | _____ | _____ | _____ | _____ | |

Impact on capacity or supply:
Other concerns and specific requirements:

Contact Mesa County Surveyor to insure Kannah Creek Road is properly depicted and there is adequate monumentation to delineate the right of way through Lot Two.

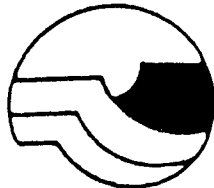
Reviewing Office: G.S. Utilities

Reviewed by: Bill Cheney Date: 5-14-93

Failure to object or comment by 6/15/93 shall constitute approval by your office.

MESA COUNTY REVIEW SHEET

FILE



Mesa County Planning Division
 P.O. Box 20000
 Grand Junction, CO 81502-5022

The attached application has been sent to your office for your review and comments.

****PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.**

MCPC Hearing Date: May 27, 1993 MCC Hearing Date: June 1, 1993

File Number: C38-93
 Project Name: 3010 and 3040 C Road
 Phase: Combined AFT Minor Subdivision
 Common Location: Northeast corner of 30 and C Roads

Representative: Olan Clark
 Address: 1401 N. 1st Street, Grand Junction, CO 81501
 Phone Number: 241-4000

Petitioner: Edward and Jerrie Rozman
 Address: 3010 C Road, Grand Junction, CO 81503
 Phone: 434-5927

| Review Agency | Review Agency Comments (PLEASE TYPE) | | |
|--|--------------------------------------|-------|-------|
| | | Yes | No |
| <i>City Community Development Department</i> | Proposal within service area? | _____ | _____ |
| | Existing services adequate? | _____ | _____ |
| | Connection to services required? | _____ | _____ |
| | Easements required? | _____ | _____ |
| | Relocation necessary? | _____ | _____ |
| | Improvements agreement adequate? | _____ | _____ |
| | As-builts required for release? | _____ | _____ |
| | Financing required for extensions? | _____ | _____ |

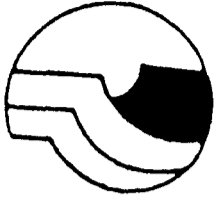
Impact on capacity or supply:
 Other concerns and specific requirements:

Outside of 201 area. No comment.

Reviewing Office: C.J. Community Dev.
 Reviewed by: Gail Magnus Date: 5/14/93

Failure to object or comment by 5/31/93 shall constitute approval by your office.

MESA COUNTY REVIEW SHEET



Mesa County Planning Division
P.O. Box 20000
Grand Junction, CO 81502-5022

The attached application has been sent to your office for your review and comments.

****PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.**

MCPC Hearing Date: May 27, 1993 MCC Hearing Date: June 1, 1993

File Number: C35-93
Project Name: Hespe - Planned Unit Development
Phase: Rezone from R-1-B to Planned Unit Development
Common Location: 2002 South Broadway - Redlands

Engineer or Rep.: KLH-ITS, INC. (Kurt Shepherd)
Address: 2516 Foresight Circle, Suite 9, G.J., CO
Phone: 242-1835

Petitioner: Darrel and Swanee Hespe
Address: 2002 South Broadway, Grand Junction, CO 81503
Phone: 243-0276

Review Agency

Review Agency Comments (PLEASE TYPE)

*P.W. Utility
5/20/93*

| | Yes | No |
|------------------------------------|-------------------------------------|-------------------------------------|
| Is proposal within service area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Existing services adequate? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Connection to services required? | <u>At some future date</u> | <input type="checkbox"/> |
| Easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Relocation necessary? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Improvements agreement adequate? | <u>N/A</u> | <input type="checkbox"/> |
| As-builts required for release? | <u>N/A</u> | <input type="checkbox"/> |
| Financing required for extensions? | <input type="checkbox"/> | <input type="checkbox"/> |

Impact on capacity or supply:

Other concerns and specific requirements:

No comment.

****PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS****

Reviewing Office: Public Works - Utilities

Reviewed by: Bill Cheney Date: 5-14-93

Failure to object or comment by 5/24/93 shall constitute approval by your office.