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Fil	le	1994-0102 Name: Rooney Aust Su	bdiv	isior	n – Replat - 785/787 N. Sedona Court -					
P e s e n t	S c a n n e d	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories. Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.								
X	X	Table of Contents								
		*Review Sheet Summary								
X	X									
		Review Sheets								
		Receipts for fees paid for anything								
X	X	*Submittal checklist								
X	X	*General project report								
		Reduced copy of final plans or drawings								
X		Reduction of assessor's map.								
		Evidence of title, deeds, easements								
X	X	*Mailing list to adjacent property owners								
		Public notice cards								
		Record of certified mail								
X		Legal description								
Appraisal of raw land										
		Reduction of any maps – final copy								
_			*Final reports for drainage and soils (geotechnical reports)							
		Other bound or non-bound reports								
		Traffic studies								
X X *Review Comments										
4	_	*Petitioner's response to comments *Staff Reports								
\dashv										
4			anning Commission staff report and exhibits							
\dashv	_	*City Council staff report and exhibits								
		*Summary sheet of final conditions DOCUMENT DESCRIPTION:								
			<u>CR</u>	<u>IP I</u>	ION:					
X	X	Replat Map – GIS Historical Maps - ** - Unrecorded Map scanned								
X X	\neg	Warranty Deed – Bk 2004 / Pg 758 - not conveyed to City	1	1						
X		Notice of Re-subdivision Application mail-out – sent 6/14/94								
\Box										
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	\perp		_							



DEVELOPMENT APPLICATION

Community Development epartment 250 North 5th Street Gran Junction, CO 81501 (303) 244-1430



Receipt 1888
Date 6-1-04
Rec'd By MP

File No. 102 94

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
Subdivision Plat/Plan	[]Minor []Major ズ Resub	2 Lots	LOTS 576 SEDONA =2	PR	RESIDENTIAL
[] Rezone				From: To:	
[] Planned Development	[] ODP [] Prelim [] Final				
[] Conditional Use					
[] Zone of Annex					
[] Variance					
[] Special Use					
[] Vacation					[] Right-of-Way
Revocable Permi	t				
RICHARD W. K	POONEY	DONALD Name	P. Aust	DENNIS Name Profess	W. JOHNSON conal Surveying Serv
787 N. SEDON Address	A CT	785 №. Address	SEDONA CT.	227 Address	5 9th St.
GRAND JYNETIO	N, Co. 8,506	_ GRAND	JUNCTUN, GO.	81506 Ura	nd Jer Co 81501
City/State/Zip (303)256-020	0	City/State/Zip	243-9292	City/State/Zip ろつ	5 - 241 - 3841
Phone No. Home NOTE: Legal property of		Business Pho	ne No.	Business Phone N	
foregoing information is trained the review comment	rue and complete to s. We recognize to be dropped from the	the best of our kno nat we or our repr ne agenda, and an	owledge, and that we ass esentative(s) must be pr	ume the responsibility to mesent at all hearings. In t	paration of this submittal, that the conitor the status of the application the event that the petitioner is not see before it can again be placed 1, 1994 Date
Kichard V	V. Koons	4 - M	elba C. Ja	mey	

John Stowall Donald and Bev Aust W. D. Garrison P. O. Box 40158 790 Wellington Ave P. O. Box 633 Grand Junction, CO Grand Junction, CO 81501 Grand Junction CO 81502 81504 T. L. Benson Dr. and Mrs. G. Lambert 785 Jordanna Rd. 794 Garrison Court Grand Junction, CO Grand Junction, CO 81506 81506. Martha DeBruin Mr. and Mrs. Doug Beyer Dr. and Mrs. David Terry 2829 North Avenue 2340 Cypress Ct. 3120 Beechwood St. St. 204 Grand Jct. CO 81506 Grand Junction, CO 81506 Grand Jct, CO 81504 James and Gale West Del and Lori Howard Harley and Caryl Rudofsky 2709 Midway Avenue 781 S. Sedona Ct. 780 26½ Road Grand Jct. CO 81506 Grand Jct. CO 81506 Grand Junction, CO 81506 Steve and Helen Love David/Shirley Condotta Virginia Saccomanno 1921 N. 17th St. 2778 Grand Ct. 778 26½ Road Grand Jct. CO 81503 Grand Junction CO 81501 Grand Junction, CO 81506 Sedona Development 1610 Crestview Ct. Original
Do NOT Remove Grand Jct. CO 81506 From Office Ron and Zoe Rozga Mr.andMrs. Ralph Belcastro 1741 Ridge Drive 2655 Bahamas Way 102 9 1 Grand Jct CO 81506 Grand Jct. Co 81506 Sedona Development Dennis and Cynthia Granum 1610 Crestview Dr. 815 Mazatlan Drive Grand Jct CO 81506 Grand Junction, CO 81506 Craig and Jeannean Richard/Melba Rooney 787 N. Sedona Ct. Springer Grand Jct CO 81506 793 Garrison Ct. Grand Jct. Co 81506

SUBMITTAL CHECKLIST

RESUBDIVISION

Location: 143 546 Project Name: 5/daya - Restat **ITEMS** DISTRIBUTION DESCRIPTION Survey City Utility Eng
City Property Agent
City Property Agent
City Fire Bepartment
City Alloriney
City O J PG. (8 sels)
City O J PG. (8 sels)
City Downlown Day, A
City Police
County Planning
County Planning
County Bldg, Dept.
County Bldg, Dept.
County Surveyor
O Walker Field SSID REFERENCE Colorado Geological Corps of Engineers 0.2 School Dist #51 Irrigation District Drainage District Do NOT Remove From Office " \$160.00 VII-1 Application Fee Submittal Checklist® VII-3 Review Adency Cover Sheet* **VII-3** Application Form* VII-1 11"x17" Reduction of Assessor's Mapi VII-1 VII-2 Evidence of Title VII-1 Appraisal of Paw Lend VII-3 Names and Addresses Legal Description VII-2 Deeds VII-1 Easements VII-2 VII-1 Avidation Easement VII-3 HOW VIII-1 Covenante: Conditions, & Restriction VII-1 O Common Space Agreements County Freesurer's Tax Cart VII-1 VII-2 'mprovements Agreement/Guarantee1 VII-3.4 CDOT, 404, or Floodplain Permit General Project Report X-7 1X-21 Location Mac Composite Plan 1 X-10 I IX-10 11"x17" Reduction Composite Plan • Final Plat / Site Plan-location of WXJX-15 ● 11"x17" Reduction of Final Plat (IX-15 X-11 O Cover Sheet 1X-17 Grading & Stormwater Mamt Plan 1 IX-30 O Storm Drainage Plan and Profile IX-34 · Water and Sewer Plan and Profile Boadway Plan and Profile 1X-28 IX-27 O Road Cross-sections IX-12 O Detail Sheet O Landscape Plan IX-20 Geotechnical Report X-8 Phase I & 'Environmental Report X-10.1 Final Drainage Report X-5,6 Stormwater Management Plan X-14 1 12 X-13 1 | 2 | 1 Sewer System Design Report Water System Design Report X-16 1 12 0 X-15 Traffic Impact Study 1 2

NOTES:

- 1) An asterisk in the item description column indicates that a form is supplied by the City.
- Required submittal items and distribution are indicated by filled in circles., some of which may be filled in during the
 pre-application conference. Additional items or copies may be subsequently requested in the review process.
- 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Location: Sedana #2			
Tax Parcel Number: Review Fee: 4/60-00 (Fee is due at the time of submittal.	- Make check payable to the City	of Grand Junction.)	
Additional ROW required?	.(3)		
Area identified as a need in the Mas			
Parks and Open Space fees required	ner ram or rains and recreation:	Esumated Amount:	
Recording fees required?		Estimated Amount:	
Half street improvement fees require	ed?	Estimated Amount:	
Revocable Permit required? State Highway Access Permit requir	ed?		
Applicable Plans, Policies and Guid	elines		
Located in identified floodplain? Fl Located in other geohazard area?	RM panel #		
Located in established Airport Zone Avigation Easement required?			
	attention as needing special atten-	paration and design, the following "checked tion or consideration. Other items of special	
items are brought to the petitioner's concern may be identified during the		O Land Use Compatibility	
items are brought to the petitioner's concern may be identified during the O Access/Parking	O Screening/Burfering	O Land Use Compatibility O Traffic Generation	
items are brought to the petitioner's concern may be identified during the O Access/Parking O Drainage O Floodplain/Wetlands Mitigation	O Screening/Buffering O Landscaping O Availability of Utilities	O Land Use Compatibility O Traffic Generation O Geologic Hazards/Soils	
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WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

GENERAL PROJECT REPORT

Richard W. and Melba C. Rooney, owners of Lot 5 in Sedona Subdivision Filing No. 2, desire to reduce the area of their residential lot. Dr. Donald P. and Beverly Aust, owners of lot 6, Sedona Subdivision Filing No. 2, desire to aquire that portion of lot 5 that the Rooney's wish to reduce by. Both of the above parties are in agreement with the Final Plat and Site Plan as drawn up by the surveyor.

102 94

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REVIEW COMMENTS

Page 1 of

FILE #102-94

TITLE HEADING: Replat - Rooney-Aust Subdivision

LOCATION:

785 & 787 N Sedona Court; Lots 5 & 6, Sedona Subdivision, Filing #2

PETITIONER:

Richard W. Rooney

PETITIONER'S ADDRESS/TELEPHONE:

787 N Sedona Court

Grand Junction, CO

256-0208

PETITIONER'S REPRESENTATIVE:

Richard Rooney

STAFF REPRESENTATIVE:

Kristen Ashbeck

NOTE: PLAT WILL NOT BE RECORDED UNTIL ALL COMMENTS HAVE BEEN SUFFICIENTLY ADDRESSED.

COMMUNITY DEVELOPMENT DEPARTMENT

6/14/94

Kristen Ashbeck

244-1437

No comment.

U.S. WEST

6/14/94

Leon Peach

244-4964

No comments at this time.

CITY UTILITY ENGINEER

6/15/94

Bill Cheney

244-1590

No comment.

CITY DEVELOPMENT ENGINEER

6/16/94

Jody Kliska

244-1591

Dedication of streets and easements was already accomplished, as well as street paving. This is not needed - just reference book and page number on the drawing for easements previously dedicated.

UTE WATER DISTRICT

6/20/94

Gary R. Matthews

242-7491

No Objections.

TYPE LEGAL DESCRIPTION (5) BELOW, USING ADDITIONAL SHEETS AS MICHIGARD SPACING WITH A ONE INCH. RGIN ON EACH SIDE.

Lots 5 & 6 , Sedona Subdivision, Filing No. 2, Mesa County, Colorado.

102 04

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H.

LA CASA DE DOMINGUEZ
FILING TWO

ROAD



