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P	S	A few items are denoted with a (*) are to be scanned for permane											
r e	c a	instances, not all entries designated to be scanned, are present in											
\$	n	certain files, not found on the standard list. For this reason, a che-											
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n t	e	duren guide for the contents of their mer											
	"	d Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed											
\ \	¥7	in full, as well as other entries such as Ordinances, Resolutions, Bo	oar	d (of Appeals, and etc.								
X	X												
X		Application form											
X		Receipts for fees paid for anything											
X	X	*Submittal checklist – Change of Use Review											
X	X	General project report											
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		Reduction of assessor's map											
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X	X												
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		Appraisal of raw land											
		Reduction of any maps – final copy											
		*Final reports for drainage and soils (geotechnical reports)											
		Other bound or nonbound reports											
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X		Individual review comments from agencies											
X	X	Component of the first comments and											
		*Petitioner's response to comments											
X	X												
		*Planning Commission staff report and exhibits											
		*City Council staff report and exhibits											
		*Summary sheet of final conditions											
		*Letters and correspondence dated after the date of final approva	I (j	per	taining to change in conditions or								
		expiration date)											
		DOCUMENTS SPECIFIC TO THIS DEV	VF	\mathbf{L}	OPMENT FILE:								
37.1	1 7	Land Fill and a Company of the Charles											
X	X	Letter to Ed Linhart, Just Companies from Mike Pelletier – 6/12/95 Final Plat for Wellington Est. Sub. reviewed and approved –Paul Bertrand-6/14/95	_										
X	X												
X	X	Power of Attorney - **											
X	X												
X	X	Planning Commission Minutes – 6/6/95 • ** Post of Public Notice Signs											
X		Treasurer's Certificate of Taxes Due		_									
X		Abstract & Title Company Policy	-										
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DEVELOPMENT APPLICATION

Community Development Department 250 North 5th Street Grand Junction, CO 81501 (303) 244-1430.

Receipt	
Date	
Rec'd Sy	
File No	

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

PETITION	I PHASE I	SIZE	LOCATION	ZONE	LAND USE
X Subdivision Plat/Plan	() Minor () Major () Resub	io 9 avres	NW comes 15th & Willerfon	BF-8	Residential
[] Rezone	\			From: To:	
[] Planned Development	[] ODP [] Prelim [] Final			:	
[] Conditional Use					
[] Zone of Annex					
[] Text Amendment					
[] Special Use					
[] Vacation					() Rignt-of-Way () Easement
WO YTREGORG K)	IER	ı) D	EVELOPER	- X	REPRESENTATIVE
Robert U. Schro	dev		in hart	Tom (Loque, LANDESION LLC
Name Go Ed Linhart		Name	J. 18 th 5t.	Name 200 A	Loque, LANDesign, LLC 1.6th Street
Accress				~~:633	
Gly/State/Zp		Grand City/State/Zip	Jct. CO 81501	City/State/Zo	Vct. co. 8150/
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Susiness Phone No.		Eusiness Phor		Business Phone	No.
NOTE: Legal procestly ov	vner is owner of record	on date of sub-	nittai.		
We hereby acknowledge foregoing information is the and the review comment represented, the item will on the apendia.	that we have familiarize the and complete to the second to the second that he dropped from the and the second that the second	ed ourselves wit best of our kno we or our repre agenda, and an	h the rules and regulation wiedge, and that we assume semative(s) must be presented to additional fee charged to	me the responsibility to sent at all hearings. In	reparation of this submittal, that the monitor the status of the application the event that the petitioner is not enses before it can again be place. 5-//95
Signature of Person	Camplening Applica	ation			Dáte

Location: Nwigman LSVN 4 Wellenston Project Name:																															
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NCTES:

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.

Each submitted item must be labeled, named, or otherwise identified as described above in the description column. 1) 2)

3)

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RESUBDIVISION

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NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

GENERAL PROJECT REPORT FOR WELLINGTON ESTATES SUBDIVISION

LOCATION - Wellington Estates Subdivision contains approximately 0.69 acres. The subject property is located northwest of 15th. Street and Wellington Avenue in Grand Junction, Colorado. The property is also located in part of the NW 1/4 of Section 12, Township One South, Range One West, of the Ute Meridian.

EXISTING LAND USE - The site is currently occupied by two existing single family dwellings and out buildings. The balance of the property is landscaped yards or in a fallow state. Topography of the property is considered to be "flat" in nature and slopes towards the south at a average rate of less than one percent. The subject property is presently zoned RSF - 8 by the City of Grand Junction.

SURROUNDING LAND USE -The surrounding land use in the vicinity of the subject property is considered to be of moderate to high intensity. Predominate uses surrounding Wellington Estates Subdivision include single family dwellings on subdivided small tracts intermixed with several multi-family developments. Property to the north, south and west is zoned RSF - 8, property to the east is currently zoned PR 13.1 by the City. The attached Location Map depicts the configuration of various properties in the area surrounding Wellington Estates Subdivision.

PROPOSED LAND USE - The proposal calls for the creation of four single family building sites. The resulting density would be 5.9 dwelling units per acre. The replatted building sites range in size from 5500 square feet to 8450 square feet.

The accompanying Final Plat depicts the relationship of each lot to the property boundary, and roadway access.

ACCESS - Primary access to Wellington Estates Subdivision can be gained from 15th. Street a fully improved local street and Wellington Avenue a paved local

street. Review of the accompanying Location Map reveals that access is also available to Patterson Road, an east/west major arterial roadway and North 12th. Street also a major arterial both of which are located withinb 800 feet east of the site.

UTILITY SERVICE

DOMESTIC WATER - The new lots within Wellington Estates Subdivision will be served by an existing domestic water distribution system located in both North 15th. Street and Wellington Avenue. The existing water mains are owned and maintained by the City of Grand Junction. Sufficient flows and pressure exist to provide adequate water supply for fire protection.

SANITARY SEWER - New sanitary sewer service lines will be constructed to serve the new lots within Wellington Estates Subdivision. Sewer service and treatment is provided by the City of Grand Junction.

ELECTRIC, GAS, PHONE & CATV - Electric, gas, and communication lines will be extended to the new lot within the development from existing lines located adjacent to the proposed development.

DRAINAGE - Stormwater generated from the development will be carried on the ground surface to both North 15th. Street and Wellington Avenue. Increases to the historic run-off is considered to be minimal as a result of the proposed re-platting.

DEVELOPMENT SCHEDULE - Construction of the first single family dwelling will begin immediately upon the City's acceptance of the proposed re-platting

MS-95-78

Richard Keeler Joan Keeler, etal 1199 Patterson Rd., Suite B Grand Junction, CO 81506

Laurence & Vernann Raney 1404 Wellington Ave. Grand Junction, CO 81501

William & Deborah Trackler 1418 Wellington Ave. Grand Junction, CO 81501

James & Kristin Murrie 1434 Wellington Ave. Grand Junction, CO 81501

Peter Tooker P.O. Box 932 Rainier, WA 98576

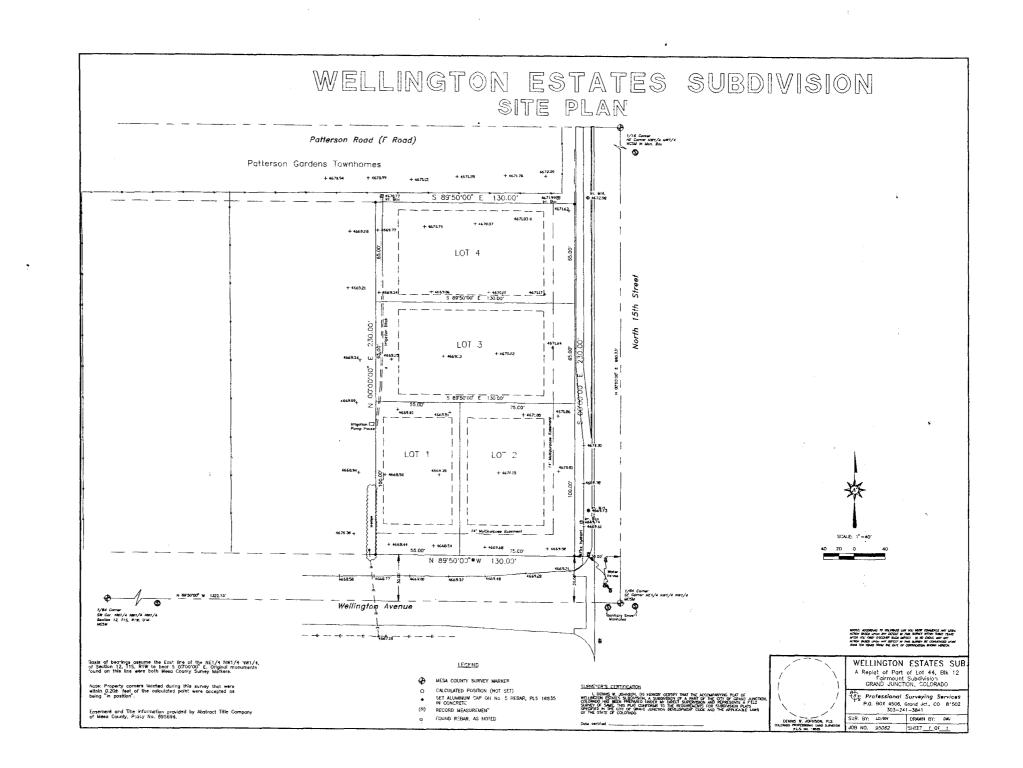
Paul & Janet Forbes 1441 Patterson Rd., #701 Grand Junction, CO 81506

Richard Fulton 1556 Wellington Ave. Grand Junction, CO 81501

Peterson House Assoc. II Ltd. Attn: Paul Ogier 1714 Gilsinn Dr. St. Louis, MO 63026

Ed Linhart Just Companies 1716 N 18th St. Grand Junction, CO 81501

Tom Logue Landesign 200 N 6th St. Grand Junction, CO 81501



REVIEW COMMENTS

Page 1 of 3

FILE #MS-95-78

TITLE HEADING:

Wellington Estates Subdivision

LOCATION:

NW corner of 15th & Wellington

PETITIONER:

Robert Schroder

PETITIONER'S ADDRESS/TELEPHONE:

c/o Ed Linhart Just Companies 1716 N 18th Street

Grand Junction, CO 81501

245-9136

PETITIONER'S REPRESENTATIVE:

Tom Logue

STAFF REPRESENTATIVE:

Tom Dixon

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., MAY 24, 1995.

GRAND JUNCTION FIRE DEPARTMENT

5/4/95

Hank Masterson

244-1414

The Fire Department has no requirements. The existing hydrant at the corner of Wellington and 15th is adequate.

GRAND JUNCTION DRAINAGE DISTRICT

5/4/95

John Ballagh

242-4343

Although this site is outside the boundary of the Drainage District, surface runoff will enter the Logan Drain (a GJDD system). The Logan Drain runs from near 13th Street to 28 Road. The system is hard pressed to carry irrigation return flows and seep water. Surface runoff from storm events has caused overflows in the past. There <u>is</u> going to be an increase in surface runoff from more land being covered with roof or driveway. There <u>is</u> an impact from each new residence which does not retain all waters in excess of historic runoff. The District has no authority outside our boundaries. The City does have the authority to require drainage facilities based upon competent engineering evaluation.

CITY POLICE DEPARTMENT

5/8/95

Dave Stassen

244-3587

Due to the level and speeds of traffic on North 15th in this area, not withstanding the posted speed limit, I would recommend that some type of shared access be provided off of Wellington Avenue and there be no access off of North 15th Street.

FILE #MS-95-78 / REVIEW COMMENTS / page 2 of 3

PARKS & RECREATION DEPARTMENT

5/8/95

Don Hobbs

244-1545

Open space fees due are based upon 4 units @ \$225.00 each = \$900.00 due.

CITY DEVELOPMENT ENGINEER

5/10/95

Jody Kliska

244-1591

- 1. Access to 15th Street is limited to one common access and driveways for the residences must be designed such that backing out into 15th Street does not occur.
- 2. Drainage Fee = \$2082.37
- 3. Transportation Capacity Payment applies at time building permit issuance.
- 4. The plat dedication language includes some statements which do not appear necessary such as Street Dedications, Utility and Irrigation Easements.

CITY ATTORNEY

5/12/95

Dan Wilson

244-1505

- 1. See notes on attached plat (dedicatory changes needed) that need correction.
- 2. Need proof of Homeowners Association formation and mechanism to operate and collect for irrigation system (including forced assessments as lien on property).

CITY PROPERTY AGENT

5/15/95

Steve Pace

244-1542

- 1. In the dedication, utility and irrigation easements are addressed but not shown on the plat, and in the last all easements statement, the last sentence contains verbage that may not need to be there.
- 2. Label section, township & range for the SE COR, NENW, NW and for the NE COR, NWNW
- 3. Label P.O.B. and Basis of Bearings on plat
- 4. Change Basis of Bearings S00°00′00"E to N00°00′00"E

PUBLIC SERVICE COMPANY

5/15/95

Dale Clawson

<u>244-2695</u>

No objections.

MESA COUNTY SCHOOL DISTRICT #51

5/15/95

Lou Grasso

242-8500

<u>SCHOOL</u>	CURRENT CAPACITY/ENROLLMENT	<u>IMPACT</u>
Orchard Avenue Elementary	455 / 375	1
East Middle School	465 / 435	0
Grand Junction High School	1630 / 1548	1

FILE #MS-95-78 / REVIEW COMMENTS / page 3 of 3

CITY UTILITY ENGINEER

5/16/95

Trent Prall

244-1507

SEWER: City

1. Please show location of water and sewer taps.

COMMUNITY DEVELOPMENT DEPARTMENT

Tom Dixon

5/17/95 244-1447

III DIXOII 244-14

See attached comments.

LATE COMMENTS

GRAND VALLEY WATER USERS

Richard Proctor

5/24/95 242-5065

Grand Valley Water Users' Association has no irrigation ditches or structures within this project area.

TO DATE, COMMENTS HAVE NOT BEEN RECEIVED FROM:

Mesa County Surveyor Grand Valley Irrigation U.S. West

RESPONSE TO REVIEW COMMENTS

May 24, 1995

Title: WELLINGTON ESTATES SUBDIVISION

File No: MS-95-78

Location: NW 15th. Street & Wellington Avenue

The following agency comments were informational in nature, or do not require a response:

FIRE DEPARTMENT PARKS & RECREATION PUBLIC SERVICE CO. SCHOOL DIST. NO. 51

RESPONSE TO DRAINAGE DISTRICT:

Future developed storm water flows are considered to be minor increases in relationship to the total area within the drainage basin since the property is only 0.69 acres of a drainage basin containing hundreds of acres. Drainage impact fees will be paid to the City.

RESPONSE TO POLICE DEPARTMENT:

See response to Development Engineer.

RESPONSE TO PUBLIC SERVICE COMPANY:

The requested 14 foot front lot line easement will be shown on the Final Plat.

RESPONSE TO DEVELOPMENT ENGINEER:

- 1. When specific building plans for Lots 3 and 4 are submitted for the Site Plan review, as part the Building Permit process, access to 15th. Street will be limited to one common driveway and constructed in a manner in which the residents will not have to back into 15th. Street.
- 2. The Final Plat dedication language has been modified.

RESPONSE TO CITY ATTORNEY:

1. The dedication statement on the Final Plat has been modified.

2. Since there is no irrigation water delivered to the property an association will not be necessary.

RESPONSE TO PROPERTY AGENT:

Requested modifications have been added to the Final Plat.

RESPONSE TO UTILITY ENGINEER:

The location of proposed water and sewer tap locations have been added to the Site Plan which has been transmitted to the Community Development Department.

RESPONSE TO COMMUNITY DEVELOPMENT DEPARTMENT:

- 1. When specific building plans for Lots 3 and 4 are submitted for the Site Plan review, as part the Building Permit process, access to 15th. Street will be limited to one common driveway and constructed in a manner in which the residents will not have to back into 15th. Street.
- 2. A note has been added to the Final Plat which states, "no access will be permitted to 15th. Street from Lot 2.
 - 3. When specific building plans for Lot 2 are submitted for the Site Plan review, as part of the Building Permit process, access to Wellington Avenue will be at the westerly property line.

STAFF REVIEW

FILE: #MS-95-78

DATE: May 17, 1995

STAFF: Tom Dixon, AICP

REQUEST: Four (4) lot Minor Subdivision (replat), Wellington Estates

LOCATION: Northwest corner of 15th Street and Wellington Avenue

APPLICANT: Ed Linhart

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Single-family Residential

SURROUNDING LAND USE:

NORTH: Multi-family Residential SOUTH: Multi-family Residential EAST: Single-family Residential WEST: Single-family Residential

EXISTING ZONING: RSF-8

SURROUNDING ZONING:

NORTH: RSF-8 SOUTH: RSF-8 EAST: PR-13.1 WEST: RSF-8

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: No such plans have been adopted for this area of the City.

STAFF ANALYSIS: The existing undeveloped parcel, containing approximately .69 acre, is proposed to be subdivided into four separate parcels with lot sizes ranging from 5,500 to 8,450 square feet in size. The entire site is zoned RSF-8 which requires a minimum lot size of 4,000 square feet.

The main issue with this proposal is limiting access points onto 15th Street, classified as a minor collector. The intersection of Patterson Road and 15th Street, located some 450 feet from this site, will soon be signalized. Traffic will continue to increase along this street in the future. Based on future traffic expectations (and current traffic speeds), there is justification to limiting access points to 15th Street. Therefore, several City staff comments support the notion of allowing only one combined access onto 15th Street from proposed

Lots 3 and 4. This limitation is stated in Condition 1, below. In addition, proposed Lot 2 will not be allowed to have access onto 15th Street since it will have frontage along Wellington Avenue. This restriction is stated in Condition 2, below.

STAFF RECOMMENDATION: Approval of Wellington Estates Subdivision, a four-lot Minor Subdivision, subject to the following conditions:

- 1) The access for proposed Lots 3 and 4 shall be limited to a single driveway curbcut onto 15th Street. This will require a common driveway for future residences on these two lots.
- 2) Proposed Lot 2 shall have no access onto 15th Street. A notation on the final plat shall state, "Lot 2 shall have no access onto 15th Street".
- 3) The location of a driveway and curbcut on Proposed Lot 2 shall be located on the western property line. This location may necessitate a common driveway arrangement between Lots 1 and 2.
- 4) Parks and Open Space fees are \$225 per lot and are payable prior to the recording of the final plat.
- 5) The concerns of commenting review agencies are sufficiently addressed by the petitioner.

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, on item #MS-95-78, I move that we approve the proposed four lot Minor Subdivision subject to staff recommendation and conditions.

STAFF REVIEW (Final)

FILE: #MS-95-78

DATE: May 25, 1995

STAFF: Tom Dixon, AICP

REQUEST: Four (4) lot Minor Subdivision (replat), Wellington Estates

LOCATION: Northwest corner of 15th Street and Wellington Avenue

APPLICANT: Ed Linhart

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Single-family Residential

SURROUNDING LAND USE:

NORTH: Multi-family Residential SOUTH: Multi-family Residential EAST: Single-family Residential WEST: Single-family Residential

EXISTING ZONING: RSF-8

SURROUNDING ZONING:

NORTH: RSF-8 SOUTH: RSF-8 EAST: PR-13.1 WEST: RSF-8

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: No such plans have been adopted for this area of the City.

STAFF ANALYSIS: The existing undeveloped parcel, containing approximately .69 acre, is proposed to be subdivided into four separate parcels with lot sizes ranging from 5,500 to 8,450 square feet in size. The entire site is zoned RSF-8 which requires a minimum lot size of 4,000 square feet.

The main issue with this proposal is limiting access points onto 15th Street, classified as a minor collector. The intersection of Patterson Road and 15th Street, located some 450 feet from this site, is now signalized. Traffic will continue to increase along this street in the future. Based on future traffic expectations (and current traffic speeds), there is justification to limiting access points to 15th Street. Therefore, several City staff comments support the notion of allowing only one combined access onto 15th Street from proposed Lots 3 and 4.

This limitation is stated in Condition 1, below. In addition, proposed Lot 2 will not be allowed to have access onto 15th Street since it will have frontage along Wellington Avenue. This restriction is stated in Condition 2, below. The placement of the driveway for Lot 2 should be located as far as possible from the street intersection for safe ingress and egress. A condition requiring such a placement is contained in Condition 3, below.

STAFF RECOMMENDATION: Approval of Wellington Estates Subdivision, a four-lot Minor Subdivision, subject to the following conditions:

- 1) The access for proposed Lots 3 and 4 shall be limited to a single driveway curbcut onto 15th Street. This will require a common driveway for future residences on these two lots.
- 2) Proposed Lot 2 shall have no access onto 15th Street. A notation on the final plat shall state, "Lot 2 shall have no access onto 15th Street".
- 3) The location of a driveway and curbcut on Proposed Lot 2 shall be located on the western property line. This location may necessitate a common driveway arrangement between Lots 1 and 2.
- 4) Parks and Open Space fees are \$225 per lot and are payable prior to the recording of the final plat.
- 5) The concerns of commenting review agencies are sufficiently addressed by the petitioner.

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, on item #MS-95-78, I move that we approve the proposed four lot Minor Subdivision subject to staff recommendation and conditions.

STAFF REVIEW (Final - amended)

FILE: #MS-95-78

DATE: June 2, 1995

STAFF: Tom Dixon, AICP

REQUEST: Four (4) lot Minor Subdivision (replat), Wellington Estates

LOCATION: Northwest corner of 15th Street and Wellington Avenue

APPLICANT: Ed Linhart

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Single-family Residential

SURROUNDING LAND USE:

NORTH: Multi-family Residential SOUTH: Multi-family Residential EAST: Single-family Residential WEST: Single-family Residential

EXISTING ZONING: RSF-8

SURROUNDING ZONING:

NORTH: RSF-8 SOUTH: RSF-8 EAST: PR-13.1 WEST: RSF-8

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: No such plans have been adopted for this area of the City.

STAFF ANALYSIS: The existing undeveloped parcel, containing approximately .69 acre, is proposed to be subdivided into four separate parcels with lot sizes ranging from 5,500 to 8,450 square feet in size. The entire site is zoned RSF-8 which requires a minimum lot size of 4,000 square feet.

The main issue with this proposal is limiting access points onto 15th Street, classified as a minor collector. The intersection of Patterson Road and 15th Street, located some 450 feet from this site, is now signalized. Traffic will continue to increase along this street in the future. Based on future traffic expectations (and current traffic speeds), there is justification to limiting access points to 15th Street. Therefore, several City staff comments support the notion of allowing only one combined access onto 15th Street from proposed Lots 3 and 4.

This limitation is stated in Condition 1, below. In addition, proposed Lot 2 will not be allowed to have access onto 15th Street since it will have frontage along Wellington Avenue. This restriction is stated in Condition 2, below. The placement of the driveway for Lot 2 should be located as far as possible from the street intersection for safe ingress and egress. A condition requiring such a placement is contained in Condition 3, below.

The inclusion of curb, gutter and sidewalk along Wellington Avenue is not required at this time. A Power of Attorney for a future street improvement district will be required as a condition of approval, as stated in Condition 4, below.

STAFF RECOMMENDATION: Approval of Wellington Estates Subdivision, a four-lot Minor Subdivision, subject to the following conditions:

- 1) The access for proposed Lots 3 and 4 shall be limited to a single driveway curbcut onto 15th Street. This will require a common driveway for future residences on these two lots.
- 2) Proposed Lot 2 shall have no access onto 15th Street. A notation on the final plat shall state, "Lot 2 shall have no access onto 15th Street".
- 3) The location of a driveway and curbcut on Proposed Lot 2 shall be located on the western property line. This location may necessitate a common driveway arrangement between Lots 1 and 2.
- 4) A Power of Attorney (POA) for a future street improvement district shall be signed and recorded prior to the recording of the plat.
- 5) Parks and Open Space fees are \$225 per lot and are payable prior to the recording of the final plat.

6) The concerns of commenting review agencies are sufficiently addressed by the petitioner.

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, on item #MS-95-78, I move that we approve the proposed four-lot Minor Subdivision subject to staff recommendation and conditions.

Dramage fee \$2082.37

June 12, 1995

. Tile

Ed Linhart Just Companies 1716 N. 18th St. Grand Junction, CO 81501

Dear Ed.

The Planning Commission approved the Wellington Estates minor subdivision last night with the following conditions:

- 1. The access for proposed Lots 3 and 4 shall be limited to a single driveway curbcut onto 15th street. This will require a common driveway for future residences on these two lots.
- 2. Proposed Lot 2 shall have no access onto 15th street. A notation on the final plat shall state, "Lot 2 shall have no access onto 12th street.
- 3. The location of a driveway and curbcut on Proposed Lot 2 shall be located on the western property line. This location may necessitate a common driveway arrangement between Lots 1 and 2.
- 4. A Power of Attorney for a future street improvement district shall be signed and recorded prior to the recording of the plat.
- 5. Parks and Open Space fee are \$225 per lot and are payable prior to the recording of the final plat.
- 6. The concerns of commenting review agencies are sufficiently addressed by the petitioner (see comments from Jody Kliska, Dan Wilson, Steve Pace, and Trent Prall).

Please submit 2 blue line copies of the revised plat for our review. Once approved, the original mylar with the owner's signature can be submitted for City signatures.

Before the amended plat can be recorded, the Power of Attorney for street improvements must be signed, appropriate fees must be paid, and two full size mylar copies and one 11x17 reduced mylar copy of the signed plat must be submitted, along with a computer file of the plat on diskette.

If you have any questions, please give me a call at 244-1447.

Sincerely,

Mike Pelletier Associate Planner