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Fi	le	MSC-1995-190
Da	nte	1/2/99
P r e	S c a	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, not all entries designated to be scanned, are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been
s e	n n	included.
ñ	e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a
t	d	quick guide for the contents of each file.
		Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed
		in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.
X	X	J
		Application form
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		*Mailing list
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
<u> </u>		Traffic studies
		Individual review comments from agencies *Consolidated review comments list
┝		*Petitioner's response to comments
-	_	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
 		*Summary sheet of final conditions
-	<u> </u>	*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or
		expiration date)
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:
X		Power of Attorney - ** Planning Clearance - **
X	$\frac{\mathbf{X}}{\mathbf{X}}$	Letter from Kristen Ashbeck to Jason Willard – 10/27/95
X	<u> </u>	Deed
X		Property Appraisal
$\frac{X}{X}$	X	General Highway Map E-mail to Kristen Ashbeck from Trenton Prall – 11/2/95
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October 27, 1995



Mr. Jason Willard 2494 F-1/4 Road Grand Junction, Colorado 81505 Grand Junction Community Development Department Planning • Zoning • Code Enforcement 250 North Fifth Street Grand Junction, Colorado 81501-2668 (970) 244-1430 FAX (970) 244-1599

Dear Mr. Willard,

City staff has reviewed your Planning Clearance application for construction of a home at 633 Lee Avenue (tax schedule no. 2945-044-00-112) and have determined that the clearance for a building permit cannot be issued at this time. The primary reason is the lack of a legal access to the property. For this purpose, legal access must be recorded dedicated right-of-way or recorded easement from a public right-of-way to the property. It appears from our records and maps that F-1/4 Road is not a dedicated right-of-way for its entire length west of 25 Road. In addition, you have not indicated that you have easement across those properties to access Lee Avenue.

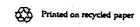
The City's legal staff has suggested that you can obtain legal access to the property in several ways. The best option is to obtain deeds from each property owner which dedicate right-of-way to the City of Grand Junction or obtain deeds from each property owner which dedicate ingress-egress easement to you. (If you pursue the second option, you must then dedicate the newly acquired right-of-way to the City). The City's legal staff can assist you with forms or other paperwork necessary to pursue these options. If the property owners will not convey the needed right-ofway, either you or the City must file a lawsuit to obtain a court order finding the road to be public right-of-way. To begin the investigation needed to file such a lawsuit, you may talk with and obtain written statements from the property owners along F-1/4 Road regarding the length of time that the road has been "public".

Another outstanding requirement prior to issuance of a planning clearance is resolution of the sewer service issue. For further information regarding this requirement please contact the Utilities Engineer, Mr. Trent Prall (244-1590).

Please do not hesitate to contact this office if you have further questions regarding these issues.

Sincerely,

Kristen Ashbeck Planner



To: KristenA From: Trenton Prall Subject: Fwd: Re: 633 Lee Avenue Date: 11/2/95 Time: 7:55a

Originated by: KRISTENA @ CITYHALL Replied by: TRENTONP @ CITYHALL Forwarded by: TRENTONP @ CITYHALL on 10/20/95 10:32a on 10/20/95 1:51p on 11/2/95 7:55a (CHANGED)

Kristen,

After discussing the issue with Greg Trainor, the petitioner will have to comply with City Ordinances Appendix D, Section 4, Rule 4.7. (page APD-17) (The Steve McCallum Rule) I will get back with you later on the costs associated with item (b). We are essentially telling the petitioner that hookup to sewer is required, however if really wants a septic system, we will allow that for the time being if he complies Rule 4.7.

OK - P.O.A. For Forture server

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Due to the fact that sewer is well over 400' from the subject residential property, the property will not be required to connect to sewer at this time. Development on this property is still subject to Mesa County Health Department authorizing an Individual Septic Disposal System for the property.

HOWEVER, in the petitioner will have to comply with City Ordinances Appendix D, Section 4, Rule 4.7. (page APD-17).

I will provide you more details regarding our requirements per Appendix D on Tuesday when I return.

Greg, FYI, Lee Avenue is off of F 1/4 Rd West of 25 Road. It does not show up on our City generated maps. Sewer comes up 24 1/2 Road north of Patterson to within 500' of the property, but there are not any public easements to utilize. I'll talk to you on Tuesday regarding what we may require per Appendix D.

Trent