## **Table of Contents**

Filo Da		MSC-1995-217 10/26/99									
r e s	S c a n	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 included.									
e n t	n e d	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a									
		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									
X	X	in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.  *Summary Sheet - Table of Contents									
		Application form									
	-	Receipts for fees paid for anything									
-	-	*Submittal checklist									
$\dashv$		*General project report									
十		Reduced copy of final plans or drawings									
$\dashv$	_	Reduction of assessor's map									
$\dashv$	$\dashv$	Evidence of title, deeds									
X	X	*Mailing list									
		Public notice cards									
	$\Box$	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									
$\dashv$	-	Traffic studies									
		Individual review comments from agencies									
	$\dashv$	*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									
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or									
	1	expiration date)  DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:									
VI	VΊ	Planning Clearance - **									
X	X	Site Plan									
X	X	Letter from Katherine Portner to Keith Watson – 5/18/95									
XX	v	Direct Pay Invoice Worksheet  Development Improvement Agreement - **									
^	X	Development improvement Agreement -									
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City of Grand Junction, Colorado 250 North Fifth Street 81501-2668 FAX: (303) 244-1599

May 18, 1995

Keith R. Watson 528 23 Road Grand Junction, CO 81503

RE: 526 Casa Grande Court

Dear Mr. Watson:

This is in follow-up to your request for a Planning Clearance to construct a new residence at 526 Casa Grande Court. Casa Grande Court is a platted ROW but was never built. The City has agreed to provide and place recycled asphalt if you provide base course meeting the following conditions:

- 1. Base course must be prepared to City standards which require 4" minimum thickness Class Aggregate Base Course compacted to 95% AASHTO T-99.
- 2. The width of the base course shall be wide enough to accommodate 22' of paved surface and 2' shoulder on each side.
- 3. A cul-de-sac turnaround with a 30' radius must be provided.
- 4. Grading of the street must satisfactorily accommodate drainage.

Prior to issuing the Planning Clearance for the new residence construction drawings for the placement of the base course must be submitted to the City Development Engineer for review and approval. Upon approval of the construction drawings, the improvements must be completed or an improvements agreement and guarantee must be provided to the City. The Planning Clearance will be issued upon completion of the above items.

Deleted on recorded name

If you have questions please call me at 244-1446.

Sincerely,

Katherine M. Portner

Planning Supervisor

xc: Jody Kliska, City Development Engineer

## **MEMORANDUM**

TO:

**Bobbie Paulson** 

FROM:

Kathy Portner

DATE:

September 30, 1996

RE:

DIA for MSC-95-217

Please release the funds deposited with the City, in the amount of \$2,190.00, for street improvements adjacent to 526 Casa Grande Court. All improvements are completed and accepted by the City.

## DIRECT PAY INVOICE WORKSHEET

## HEADER DATA

								T. T.			
DOC# I960770/Vendor#Name: Keith Re Western											
Invoi	ce Date: _			10/2	2/96 Invoice #						
COMMODITY DATA											
No.	Comdty	Item D	escription				U/M	QTY	EACH	NET\$	
1		MOMEN	routo (2	tee				290.00			
2		Pel	ease	of fun							
3		526 Casa Grando Court									
4										·	
5		·								·	
6											
7											
8											
GRAND TOTAL APPROVED 2900											
ACCOUNT DISTRIBUTION											
YR	INDEX	FUND	ORGN	ACCT	PRG	ACT	VTY	BANK	%	NET\$	
910		707		21090				04		2190,00	
910		207	•	21090				04		2190,00	
96		207	•	21090						2190,00	
96		207	•	21090				04		2190,00	
96		207		21090				04		2190,00	
96		207	•	21090				04 04 04		2190,00	
96		207		21090				04 04 04 04		2190,00	
90		207	•	21090				04 04 04 04 04		2190,00	
90		207	•	21090	GRA	AND TO	ΓAL AP	04 04 04 04 04 04	100	21.90,00	
96		207	•		GRA RNAL C			04 04 04 04 04 04 04	100	21.90,00	
Req:		207			RNAL C	ONTRO		04 04 04 04 04 04 04	Date	21.90,00	
Req: Dept.		207		INTE	RNAL C	ONTRO		04 04 04 04 04 04 04	Date	21.90,00	
Req:		207		INTE Date:	RNAL C	ONTRO		04 04 04 04 04 04 04	Date	21.90,00	

2701-363-00-092 RCI WEST INC 400 INTERSTATE N PRKWY STE 970 ATLANTA. GA 30339

2701-363-00-115
BOOKCLIFF COUNTRY CLUB INCORPORATED
2730 G RD
GRAND JUNCTION, CO 81506-8364

2701-363-27-004 R C I WEST INC 400 INTERSTATE N PRKWY STE 970 ATLANTA, GA 30339

2701-364-00-073 SAMROCK INC C/O RASH & ASSOC #200-06-06091 PO BOX 1600 ROWLETT, TX 75030-1600

2701-364-00-074
ALDINO SARTI
ERNA D C/O SANDMAN MOTEL
236 JIBBOOM ST
SACRAMENTO. CA 95814-0108

2701-364-00-111 FEATHER-MEDSKER-SMITH LTD . 333 W HAMPDEN AVE STE 500 ENGLEWOOD, CO 80110-0000

2701-364-00-117 FEATHER-MEDSKER-SMITH LTD 333 W HAMPDEN AVE STE 500 ENGLEWOOD, CO 80110-0000

2701-364-00-081 CAROUSEL MOTEL INC PO BOX 3196 MONTEREY, CA 93942-3196

2701-364-00-109 LOCO INC 296 W MORRISON CT GRAND JUNCTION, CO 81503-2500 2701-364-00-114
A L PARTEE
C/O ROBERT L LIPSON III
296 W MORRISON CT
GRAND JUNCTION, CO 81503-2500

2701-364-00-087 VANWAGNER PROPERTIES C/O ROGER VANWAGNER PO BOX 1630 ARVADA, CO 80001-1630

