



Subdivision P & S PD-B  
 Date 29 Apr. 77 Item # 33-77  
 Petitioner Pics Serrano

Preliminary Review Agencies Comments

Final Review Agencies Comments

Fire. Hydrant on Corner Cherry Ln. & Unawep.

City Eng. - NO ADD'L R.O.W. is possible for Cherry Ln. due to existing conditions.

Request power of atty for full st. imp. s. on C road.



Action Taken

Action Taken

P.C. approved 26 May 77

P.C. \_\_\_\_\_

C.C. approved 15 Jun 77

C.C. \_\_\_\_\_

Comments

Comments

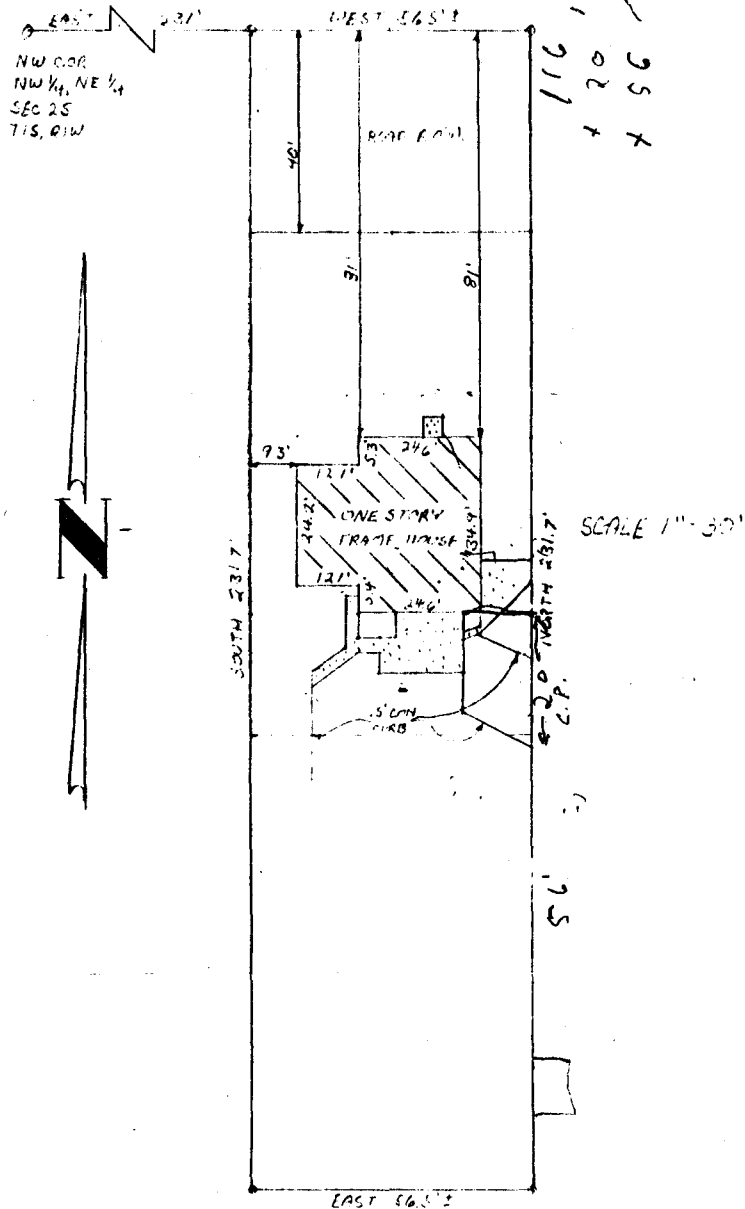
Approved as Bulk Dev. with duplex - 50' dedication for C road, NO STACKED parking, fire hydrant on C



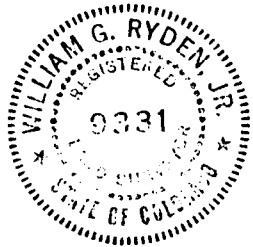
ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)

PLAT OF A SURVEY OF 2755 C ROAD  
 COUNTY OF MESA, STATE OF COLORADO



THIS IS TO CERTIFY THAT ON THE 18TH DAY OF JANUARY 1977, I MADE A SURVEY OF 2755 C ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 23 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO; THENCE SOUTH 231.7 FEET, THENCE EAST 56.5 FEET MORE OR LESS TO A PRIVATE RIGHT OF WAY, THENCE NORTH 231.7 FEET TO THE NORTH LINE OF SECTION 25, THENCE WEST ALONG SAID NORTH LINE OF SECTION 25 56.5 FEET MORE OR LESS TO THE POINT OF BEGINNING; AND FOUND THE ONE STORY FRAME HOUSE TO BE LOCATED ENTIRELY WITHIN THE BOUNDARIES OF THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THIS PLAT. THE LOCATION AND DIMENSIONS OF ALL BUILDINGS, IMPROVEMENTS, EASEMENTS AND RIGHTS OF WAY IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS ON THE PROPERTY ARE ACCURATELY SHOWN.



*William G. Ryden*  
 WILLIAM G. RYDEN LS 9331

COLORADO WEST SURVEYING COMPANY  
 127 NORTH 8TH  
 GRAND JUNCTION, COLORADO 81501

ROAD

70 ROAD R.O.W.

25'

EXISTING TREES SHOWN

GRASS

CONCRETE WALK

GRASS



DRAIN

EXISTING ONE STORY FRAME HOUSE 1 UNIT

GRASS

5' SOLID CEDAR FENCE

SOUTH 231.7'

34.9'

CARPORT

CONCRETE

NORTH 231.7'

CHERRY

27'

DRAIN

PROPOSED ADDITION 2 UNITS

CONCRETE WALK

GRASS

56'

GRASS

11' SPACE

CARPORT

CONCRETE

28-7'

DRAIN

PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO )  
 ) ss  
COUNTY OF MESA )

Gentlemen:

We, the undersigned, being the owners of the following described property, situated in Mesa County, State of Colorado, to wit: (legal description)

See Attached

Containing 18.2 acres, more or less, do respectfully petition and request amendment of the Zoning Map of the Mesa County Zoning Resolution by changing said above described land from R-1-C Zone to PD-8 Zone.

Respectfully submitted,

[Signature]  
Owner  
[Signature]  
Owner

P.O. Box 2966, GEO DET. CO.  
Address

245-0084  
Telephone Number

STATE OF COLORADO )  
 ) ss  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 2nd day of May, 1977. By James R. Land & John Abrahamson  
My Commission expires: May 28th, 1978

Sharon Gerlofs  
Notary Public

Fern Goswick  
2757 Unawep  
City 81501

Gladys Rice  
298 Cherry Lane  
City 81501

Mildred S. Stanley  
296 $\frac{1}{2}$  Cherry Ln.  
City 81501

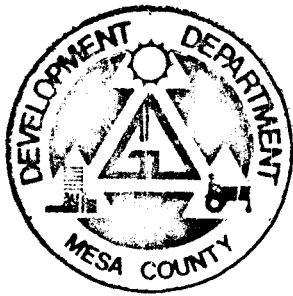
STATEMENT OF PURPOSE

I am submitting this request for rezoning from RIC to PD-B. The reason for this request is as follows:

- 1) I reviewed my plans with the Planning Department three times prior to making a decision to purchase the property. After receiving a favorable response on the week of 2-14-77 I requested that Mr. Mike Pacheco from Valley Federal Savings and Loan accompany me to the Planning Office in case he had any questions. In our presence Mr. Carl Metzner okayed the proposed use of the property. Based on the okay, I decided to follow through on the purchase. In that last visit Mr. Carl Metzner advised me that I could build a duplex on the property if I attached it to the existing house.
- 2) The loan request to Valley Federal, based on the plans the Planning Office had okayed, was approved in the last week of February. However, when I went back to the Planning Department for the building permit on April 19, 1977 I was told by Mr. Carl Metzner that I couldn't do what I planned. I reminded him that he had told me that I could and that the construction loan had been approved based on that prior okay. Mr. Jose Lucero from Uplands, Incorporated was with me when Mr. Carl Metzner denied having told me that I could build a duplex if it was attached to the single house that already existed on the property. Mr. Lucero and I went to see Mr. Mike Pacheco at his office. After discussing the situation we decided to speak to Mr. Metzner at the Planning Department again. Mr. Metzner told Mr. Pacheco that he had not given us any indication that a duplex could be built on the property. Finally, Mr. Metzner indicated that he might have made a mistake in providing the information on which the loan was based. At that point we asked for alternatives and it was suggested that we seek rezoning from RIC to PD-B so that I might be able to utilize the site as planned and for the purpose for which it was purchased.

Jose U. Lucero  
Witness  
Mike Pacheco  
Witness

Pres Serrano  
Pres Serrano  
DBA P & S Construction  
2755 CAD  
PH. 243-1749



CITY - COUNTY  
DEVELOPMENT DEPT.

P.O. BOX 897 - GRAND JUNCTION COLORADO 81501  
DIAL 303 243-9200 ext. 343

Grand Junction Planning - Mesa County Planning - Building Department

May 2, 1977

Re: Attached statement.

In February I spoke over the counter with Mr. Serrano concerning a parcel of land on the Southwest Corner of C Road and Cherry Lane. Mr. Serrano was enquiring into the possibility of building a duplex on this property. I explained to Mr. Serrano that the Property was zoned single family residential. Mr. Serrano then inquired into the possibility of subdividing to build an extra single family structure. I explained that the property was approximately 800 square feet under the necessary 12,000 square feet required in the R-1-C zone for two dwelling units and that, due to the shape and size of the parcel, it would be impossible to meet setback requirements for a second lot. I then told Mr. Serrano that if he could pick up the necessary 800 square feet it would be possible to apply for a bulk development approval to construct an additional unit and attach it to the existing structure, creating a duplex. He was instructed that this application would consist of a site plan approval by Planning Commission and City Council and that when he was ready to proceed he should contact the Development Department for the application form and specific information required on the site plan. At this point Mr. Serrano thanked me for my help and left.

On April 19, 1977, I was asked to approve a triplex on the subject property by the building department. Recognizing that this was not an allowed use I went to speak with the applicant. Since over 2 months has passed, I did not immediately recognize Mr. Serrano or his situation. Mr. Serrano alleged that I had given him permission to construct the triplex. Since this was so obviously against all existing zoning regulations I questioned Mr. Serrano further and on referring to the assessors map I recognized the parcel and remembered our prior conversation. Mr. Serrano insisted that I had given permission for the triplex even after I had related our prior conversation.

Mr. Serrano said he would speak with Mr. Pacheco from Valley Federal Savings who was with him at our original conversation. Both Mr. Pacheco and Mr. Serrano returned shortly and Mr. Pacheco, after voicing concern over his approval of financing, stated that he too remembered my giving permission for the triplex. I again went over the requirements I had previously stated and also stated that possibly they had misunderstood or incorrectly remembered our conversation.



Mr. Serrano did not seem to agree with this but asked if there was any other process which he could utilize to build a triplex. I explained that Planned Development process requirement and told him that a PD-B would be the only process he was eligible to apply for due to density and minimum acreage requirements.

I worked with Mr. Serrano on two occasions afterwards checking his proposed preliminary submittal and making several necessary additions and corrections to his application. On April 29, 1977 Mr. Serrano submitted his application with the attached letter.

*Karl H. Meffner*