



PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO)
COUNTY OF MESA ) ss.

TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION

Gentlemen:

We, the undersigned, being the owners of the following described property, situated in the City of Grand Junction, County of Mesa, State of Colorado, to-wit: That portion of Lot 4 in Section 23, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, Colorado, described as follows: Beginning at a point on the West line of said Lot 4, said point being the North line and the East end of Santa Clara Avenue; thence, East 181 feet; thence, North 00 21' 12" West, to the South line of the Colorado River; thence, Southwesterly along said South line to the West line of said Lot 4; thence, South along the West line of Lot 4 to the true point of beginning. EXCEPTING THEREFROM all coal veins and deposits, as conveyed in deed recorded in Book 93, Page 546.

Containing approx. 1.3 acres, more or less, do respectfully petition and request that the Planning Commission amend the zoning ordinance of the City of Grand Junction by changing said above described land from R-1-C zone to R-2-A zone.

Respectfully submitted,

G. Lee Howell
Elva G. Howell

STATE OF COLORADO)
COUNTY OF MESA ) ss.

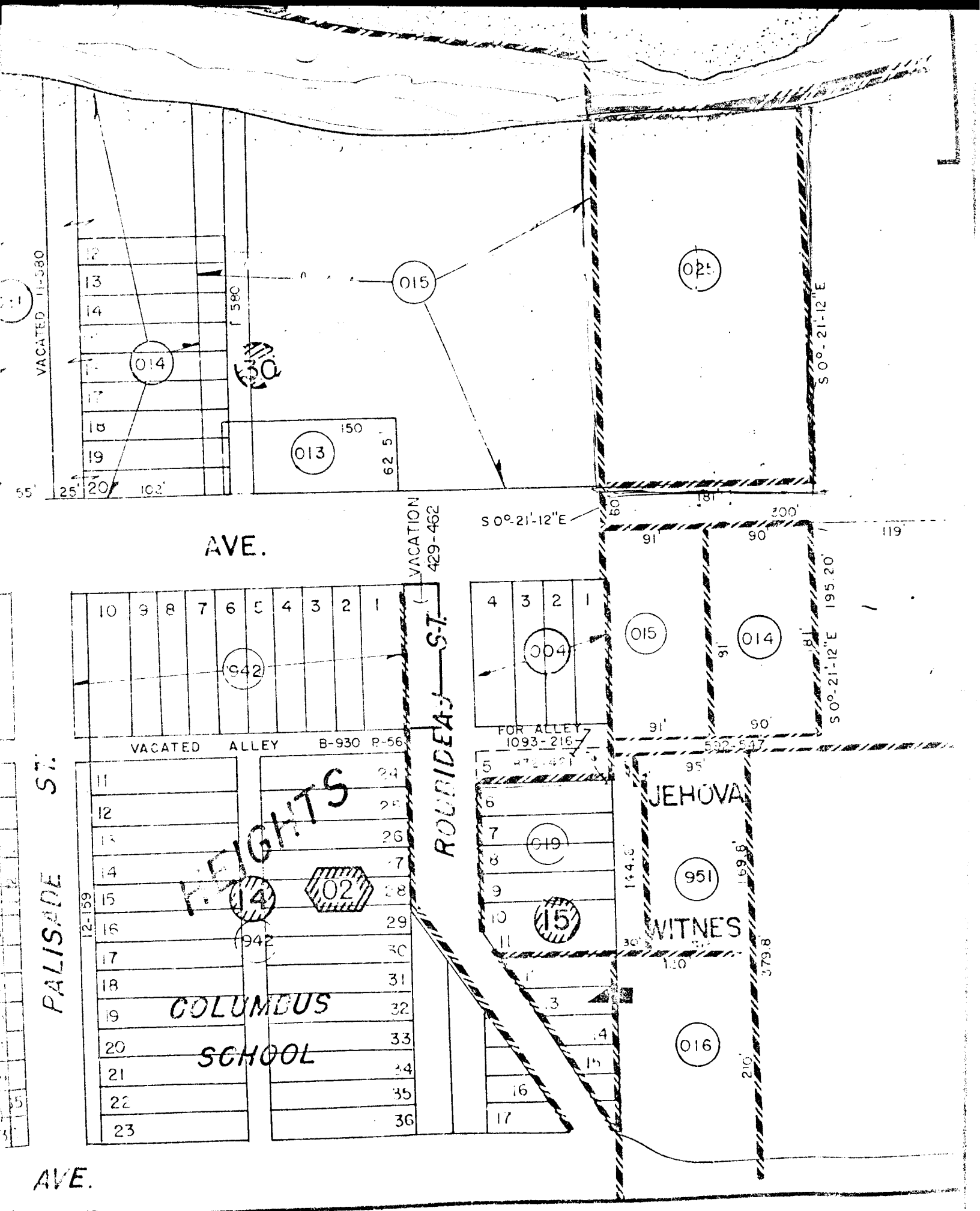
The foregoing instrument was acknowledged before me this 3rd day of April BY G. Lee and Elva G. Howell for the purposes therein set forth.

My commission expires:

July 29, 1981

Colleen E. Cortez
Notary Public

\*NOTE: Filing of a petition to rezone requires a deposit of \$270.00 with the Planning Office to defray the cost of the amendment.



Adjoining

Eighteen (18) copies this application required. If this application corresponds with Grand Junction Development Regulations, no fee is applicable. If not applicable, indicate by n/a.

ELVALEE SUBDIVISION  
 name of subdivision

Name and address of land owners and/or subdivision

<u>G. LEE HOWELL</u> name	<u>ELVA G. HOWELL</u> name
<u>3009 HILL CT.</u> address	<u>3009 HILL CT.</u> address
<u>243-5984</u> business phone	<u>243-5984</u> business phone

A. Total Subdivision submitted YES, portion \_\_\_\_\_  
 Eighteen (18) copies submitted YES date APRIL 3, 1978

B. Revisions to Preliminary Plat? N/A  
 yes no

If so, list (add attached sheets if necessary) N/A

The following check list shall be completed to insure that the maps contain the essential information required by the subdivision regulations: (See regulations for detailed information).

27-2.3

- |                                                                                                      |          |
|------------------------------------------------------------------------------------------------------|----------|
| b. (2) Scale of Map                                                                                  | <u>X</u> |
| c. (1) Name of Subdivision                                                                           | <u>X</u> |
| (2) Date                                                                                             | <u>X</u> |
| (3) Legal Description of Property                                                                    | <u>X</u> |
| (4) Control points, dimensions, angles, bearings                                                     | <u>X</u> |
| (5) Boundary lines, right-of-way lines, easements, ditches and lot lines with bearings and distances | <u>X</u> |
| (6) Streets and other rights-of-way - names and dimensions                                           | <u>X</u> |
| (7) Location and Dimensions of easements                                                             | <u>X</u> |
| (8) Lots numbered and area of each lot in square feet                                                | <u>X</u> |
| (9) Location and description of all monuments                                                        | <u>X</u> |
| (10) Statement of land ownership                                                                     | <u>X</u> |
| (11) Dedication statement - easements, rights-of-way and public sites                                | <u>X</u> |

(12)	Surveyor or Engineer Certification	<u>  x  </u>
(13)	Appropriate certification blocks	<u>  x  </u>
(14)	Clerk and Recorder Certification Block	<u>  x  </u>

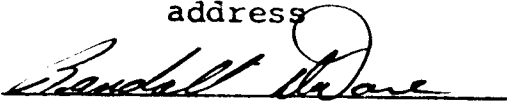
Supporting Documents

27-2.3	c. (13)	Copy of certificate of title with list of all mortgages, judgments, liens, easements, contracts and agreements of record.	<u>  x  </u>
	(14)	Proof of easement dedication	<u>  N/A  </u>
	d. (1)	Improvements Guarantee	<u>  N/A  </u>
	(2)	Composite Utility Plan	<u>  N/A  </u>

The following check list shall be completed to insure that design standards required by the subdivision regulations are met. (See regulations for complete details)

27-3.1	Site Considerations	<u>  x  </u>
27-3.2	Streets, Alleys and Easements	<u>  x  </u>
27-3.3	Blocks	<u>  x  </u>
27-3.4	Lots	<u>  x  </u>
27-3.5	Sidewalks	<u>  N/A  </u>
27-3.6	Irrigation systems and design	<u>  N/A  </u>
37-3.7	Public Sites Reservations and Dedications	<u>  N/A  </u>

This application completed by:

<u>COLORADO WEST SURVEYING COMPANY</u>	
name	name
<u>835 COLORADO AVENUE</u>	
address	address
<u></u>	<u>4-3-78</u>
signature	date

IMPACT STUDY  
FOR 1148 SANTA CLARA AVE. .

3 APRIL 1978

G. LEE HOWELL AND ELVA G. HOWELL

## INTRODUCTION

This document has been prepared as a requirement of the City of Grand Junction Planning Commission as a principal step in seeking a change of zoning of the land involved. This information is intended to provide sufficient data to assess the merits of the rezoning proposal. The rezoning proposal is being submitted in conjunction with a request for a minor subdivision involving the same piece of property.

## SUMMARY

A study of the possible impact of the rezoning and this minor subdivision shows that adjacent development plans far overshadow anything which might be done to the subject property for which a minor subdivision is being sought. A major development adjacent to the east has received final approval from both the Planning Commission and the City Council. That development plan calls for 81 single-family units.

The small project of which this study is a part, is another indication of the up-grading of Orchard Mesa. This up-grading has resulted in increased property values and an awakening interest in the area. A number of new developments and motivated couples and families also are part of this up-grading.

It is the opinion of this study that the proposed rezoning and minor subdivision would be an excellent use of the land consistent with recent predicted changes and it would be an asset to the neighborhood.

## THE REQUEST

The rezoning request involves the property known as 1148 Santa Clara Ave., and identified by tax schedule number 2945-234-00-025. The property is approximately 181 feet wide by 316 feet deep. However, the property is located on the lip of the Orchard Mesa escarpment. Consequently, a little more than half of that land is useable. In fact, the usable portion is approximately 181 feet wide and 180 feet deep.

The remainder of the land runs down the escarpment to the south bank of the Colorado River. A three-bedroom modern home owned by the petitioners is on the west half of the property. It is anticipated that the home will remain even if the rezoning and minor subdivision request are approved.

It is the east half of the property to which these twin requests direct themselves. The minor subdivision proposal would divide the usable land nearly in half. The rezoning request would have the property changed from the existing R-1-C to R-2-A. The R-2-A zone abuts the property on the west and on the south. The property is abutted on the east by the aforementioned planned unit development.

In fact, the property in question is a pocket of R-1-C land amid zones that allow a more intensive usage. It is the petitioners hope that if the twin requests are approved, he will be able to construct a duplex or a four-plex on the east half of the property.

Access to the property at this point is provided by a nonexclusive easement for access over the 60 by 181 foot tract of land to the south. Shortly, this tract of land will become an eastern extension of Santa Clara Ave., as the Lamplite subdivision progresses. The petitioners are aware that any approvals are contingent upon the actions of Lamplite. It is anticipated that utility arrangements will come from the proposed Lamplite water and sewer line rather than being constructed by the petitioner.



## CHARACTER OF THE LAND

The southern 180 feet of the subject property is flat with no significant drainage courses. The northern most 135 feet again slopes down the Orchard Mesa escarpment to the Colorado River and it is totally unusable for construction. It is the petitioners hope to maintain that section as a view area and also as a recreational amenity.

The soil character is adobe. It has been gardened in the past. Drilling on properties adjacent indicate that this property is comprised of approximately the top two feet sandy loam and clay and the next 13 to 14 feet being of sandy gravels and cobbles. It is below a depth of 13 to 15 feet where the mancos shale is to be found. The house is a ranch style constructed on a crawl space. It had been moved onto the property and modernized several years ago. It contains a carport. It is now hooked to a septic system, but a sewer tap has been assessed and is being paid for. The tap is located at the southwest corner of the property. The property is bordered to the west by a series of multi-family and rental type homes. South of the access easement is a single-family dwelling which recently was rezoned R-2-A and a vacant lot which was part of the rezoning.

The neighborhood of Roubideau and Santa Clara Ave. contain many older homes and some of them have been converted to multi-family use. On the land for which the zoning is proposed, is but a few minutes from Santa Clara Ave. to Highway 50 and then into downtown Grand Junction.

Utilities already are on the parcel. The sewer line stubs at the southwest corner as mentioned before. The water is obtained from the city of Grand Junction through a private pipeline. It is anticipated that this private pipeline will be replaced by an 8" main to be run past the subject property during the Lamplite development. Electricity and gas are also available. An irrigation ditch runs east and west in front of the subject parcel. It is a cement lined ditch in a culvert at one point. This ditch is maintained by the Grand Valley Canal Co. In fact, irrigation for the subject property is obtained from this ditch. This property is within 150 feet of Columbus Elementary School. It is within walking distance of Orchard Mesa Junior High School. The high school students living nearby are bused to Grand Junction High School.

Commercial facilities are readily available too. A convenience type store is within sight and walking distance from the parcel. A bowling alley, a supermarket, a bank, and other facilities are available several blocks away on U.S. Highway 50. Development pressure would therefore indicate an additional use for the oversized parcel under consideration. The access to downtown, the availability of utilities, and the present neighborhood suggest a more intensive use than allowed under the existing zoning.

## THE PROPOSAL

If given both the zoning and minor subdivision approval, the Howells plan to maintain the existing dwelling under the same conditions with which it is being maintained now (as a single family dwelling.) However, they plan to construct either a duplex, triplex, or fourplex on the east half of the lot when utilities become available through the development of the Lamplite subdivision. The availability of irrigation water would enable the Howells to maintain a green building site.

There is no plan for the proposed construction yet. The Howells anticipate hiring a registered architect who, it is hoped, will take full advantage of the spectacular view from the property to the north. There is no indication when the Howells will take this action, if ever. In all honesty, they concede there may come a time when they would sell the east half of the property to someone, who would then construct a multi-family unit.

## LIENS AND EASEMENTS

The property in question is owned by the Howells but the previous owners, William J. Andrews and Velma F. Andrews, hold a first mortgage in the amount of \$26,000. The property is also encumbered by a right of way for the irrigation ditch at the south end of the property. There are also certain rights reserved for the presumably defunct Orchard Mesa Coal Co. to mine any coal that may be found on the property.

## IMPACT

The proposal envisions the addition of four families to the near Orchard Mesa population, if the Howells chose to operate their options to the fullest after rezoning and minor subdivision approval. Under these circumstances, estimated water usage would be about 1250 gallons per day with an estimated increase in sewage of about 1000 gallons a day. Some of the water use would be for on-site laundry purposes. But use here is believed to preclude some auto use so the trade off is considered acceptable.

The traffic increase is estimated to be about 12 additional trips on Santa Clara Ave., Unawep, Roubideau and Linden each day. The effect on schools would be minimal. Most youngsters would be preschool in such a living circumstance. Those who are not, probably would be in the elementary grades. Columbus School is overcrowded to the extent that busing is still being used to redistribute students. A new drawing of the sending districts is in order. When that happens it is far better to have school age youngsters living adjacent to the school rather than in some rural area needing busing.

The parcel under consideration is well within the quick response range of city police, fire and rescue units. Any additional burdens on these units or other city facilities will be minimal compared to that of other larger units in the same general area. Lamplite development final plans call for a fire hydrant immediately to the south of the subject property.

The expected impact on adjacent nearby properties would be favorable and consistent with traditional experience whenever vacant property is put to a quality use. A new fourplex is in the design stages for property to the south in addition to the Lamplite subdivision to the east.

April 27, 1978

G. Lee and Elva G. Howell  
3009 Hill Court  
Grand Junction, Colorado 81501

Re: FILE #41-78 - REZONE R-1-C TO R-2-A

Dear Petitioners:

The Grand Junction City Planning Commission at their regularly scheduled meeting April 25, 1978, recommended approval of the zoning change from R-1-C to R-2-A.

This item will go before the Grand Junction City Council on May 17, 1978 at 7:30 p.m. in City Council Chambers.

If you have any questions concerning this item, please contact the Development Department.

Sincerely,

  
Kathy F. Lofink  
Planner I

KFL:cjr

Subdivision Reszone R-1-C to R-2-11

Date 3 April 78 Item # 41-78

Petitioner G.H. & E.G. Howell  
E. end of Santa Clara Ave

Review Agencies Comments

Review Agencies Comments

City Utilities - NO COMMENT

City Eng - NO COMMENT

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Action Taken

Action Taken

P.C. APPROVAL 4-26-78

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

C.C. Approved 17 May 78

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

Comments

Comments

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ITEMS REQUIRED FROM DEVELOPER

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

Multiple horizontal lines for handwritten notes or signatures.