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File 1986-0008

Project Name: O'Dell Minor Subdivision

| | | |
|---|---------------------------------|--|
| P r e s e n t | S c a n n e d | <p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department 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 provided.</p> <p>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.</p> <p>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.</p> |
| X | X | Table of Contents |
| X | X | Review Sheet Summary |
| X | | Application form |
| X | | Review Sheets |
| X | | Receipts for fees paid for anything |
| | | *Submittal checklist |
| X | X | *General project report |
| | | Reduced copy of final plans or drawings |
| X | X | Reduction of assessor's map |
| | | Evidence of title, deeds, easements |
| X | X | *Mailing list to adjacent property owners |
| | | Public notice cards |
| | | Record of certified mail |
| X | | 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 |
| | | Traffic studies |
| | | Individual review comments from agencies |
| | | *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 expiration date) |
| DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE: | | |
| X | X | Action Sheet |
| X | X | Review Sheet Summary |
| X | | Review Sheets |
| X | | Development Application - 3/3/86 |
| X | | Building Permit Guarantee Format |
| X | | Certification of Subdivision Plat - 1/15/86 |
| X | | Record of Final Plat & Plan Recording - 3/28/86 |
| X | | Deeds |
| X | | Public Notice Posting - 3/5/86 |
| X | | Building Permit Guarantee Format - 3/20/86 |
| X | X | Memo from Karl Metzner to Neva Lockhart re: petitioners are requesting a waiver of the open space fee - 3/11/86 |
| X | | Notice of Public Hearing - 3/19/86 |
| X | | Appraisal Report - Carl L. Hochmuth, Real Estate Appraiser - 10/1/85 |
| X | X | Subdivision Plat |

PROJECT NARRATIVE

This is a request for a minor subdivision located at 2898 I-70 Business Loop, with a total of approximately 1.776 acres. This subdividing is to comply with city codes and will allow a split into two lots so that one parcel, LOT "A", can be sold.

At this time no development is being planned, so the subdivision split will not impact the surrounding area. No zoning change is requested. The present I-1 zoning will be used. All services are presently being supplied by the city of Grand Grand Junction or its authorized agents.

There are two special considerations being requested at this time.

1. Since purchasing this property 29 road has been changed from a secondary road to a primary road. When this change was made Mesa County had a sales tax funding issue to pay for any improvements that were to be made. We would like clarification on who is to pay for future improvements now that the project has been delayed.
2. We request that the open space fee be waived. Not only would this fee create a financial burden but since we are forced to give up an additional 20 foot of frontage along 29 road, appraised at \$5868.00, the open space fee of approximately \$3150.00 is more than a fair trade, and saves the city and county money since they won't have to purchase this additional property for Road R.O.W. in the future.

This proposal meets all the criteria for a subdivision split, and no rezones, special uses, or conditional uses are requested.

THANK YOU

G. R. O'Dell
G. R. O'DELL

Original
Do NOT Remove
From Office

8 86

John Lamico, Jr.
635 19½ Road
Grand Junction, CO. 81503

Francico Rocha
476 Melody Lane
Grand Junction, CO. 81501

Harley Nelson
P.O. Box 187
Grand Junction, CO. 81502

G.R. O'Dell
445 North 27th St.
Grand Junction, CO 81501

Gary A Kiesow
489½ Harris Road
Grand Junction, CO. 81501

Barry G. Power
489 Harris Road
Grand Junction, CO. 81501

Raymond G. Patton
485 Harris Road
Grand Junction, CO. 81501

Dewey D. Maricle
481 29 Road
Grand Junction, CO. 81501

Margaret Coulter
Harley L. Seybold
477 29 Road
Grand Junction, CO. 81501

Jack W. Blacksher
2886 Freeway East
Grand Junction, CO. 81501

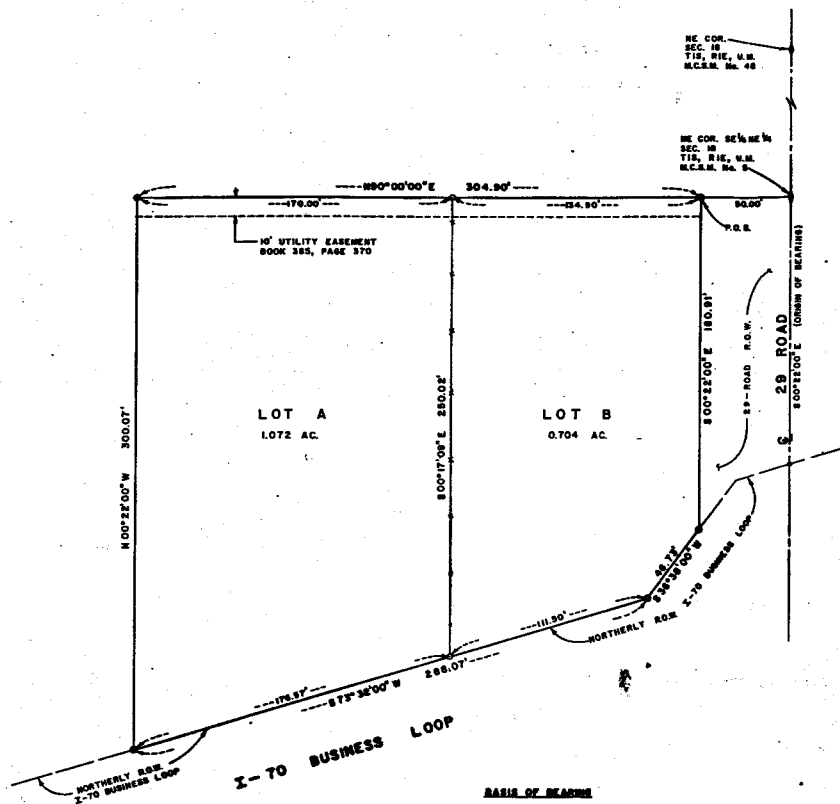
Max R. Levensgood
2160 Kennedy Avenue
Grand Junction, CO. 81501

W. B. Swisher
1640 O Road
Loma, CO. 81524

Original
Do NOT Remove
From Office

8 86

O'DELL SUBDIVISION

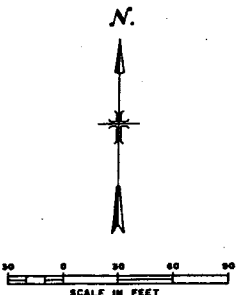


BASIS OF BEARINGS
 The basis of bearings shown on this plat was obtained by using the bearing determined by a survey by Gordon Egan, Inc., dated 3/8/79, between the NE Corner of Section 16 and the NE Corner of the SE 1/4 NE 1/4 of Section 16, T18, R1E, Ute Meridian. Both of these corners are the same Mesa County Survey Marker brass caps used in the 1974 survey.

- LEGEND**
- ◆ MESA COUNTY SURVEY MARKER, BRASS CAP FOUND
 - #5 REBAR, SET IN CONCRETE W/CAP (#1848)
 - #5 REBAR SET W/CAP (#1848)
 - WHITE MAIL, FOUND

AREA SUMMARY

| | | |
|-------|-------------|------------|
| LOT A | 1.072 Acres | or 80.36% |
| LOT B | 0.704 Acres | or 59.64% |
| TOTAL | 1.776 Acres | or 100.00% |



INDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned G. R. O'Dell is the owner of the real property in the City of Grand Junction, County of Mesa, State of Colorado, and that being part of the SE 1/4 Section 16, Township 1 South, Range 1 East of the Ute Meridian, as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at a point which bears 89°00'00"W 304.90 feet from the NE Corner SE 1/4 Section 16, T18, R1E, Ute Meridian; thence 80°17'00"E 280.00 feet; thence 80°22'00"E 180.01 feet; thence 80°22'00"E 180.01 feet; thence 84°90'00"E 80.00 feet; thence 89°00'00"W 304.90 feet to the point of beginning.

That said owner has caused the said real property to be laid out and surveyed as O'Dell Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart that part of 29th Road as shown on the accompanying plat to the use of the public forever; and hereby dedicates to the UTILITIES those portions of real property which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines, and telephone lines; together with the right to trim interfering trees and brush; together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this _____ day of _____ A.D., 1986.

G. R. O'Dell

STATE OF _____)
 COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 1986 by G. R. O'Dell.

My Commission expires _____
 Witness by hand and official Seal.

NOTARY PUBLIC

CITY OF GRAND JUNCTION APPROVAL

This plat of O'Dell Subdivision, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted on this _____ day of _____ A.D., 1986.

City Manager _____ By _____ President of Council

Chairman, City Planning Commission _____ City Planner

City Engineer _____

CLERK AND RECORDS CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at _____ o'clock _____, this _____ day of _____ A.D., 1986 and is duly recorded in plat book No. _____ Page _____

For _____ Deputy Clerk and Recorder

REVISION'S CERTIFICATE

I, Lawrence F. Viallet, do hereby certify that the accompanying plat of O'Dell Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direction and personally represents a field survey of same.

Lawrence F. Viallet
 Colorado Reg. No. 18481



8 86

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 Do NOT Remove
 From Office

NA SYSTEMS CONSULTING ENGINEERING AND SURVEYING

PLAT OF
O'DELL SUBDIVISION
 IN SE 1/4 NE 1/4 SECTION 16
 T18, R1E, UTE MERIDIAN
 CITY OF GRAND JUNCTION
 MESA COUNTY, COLORADO

SURVEYED L.E.L. DRAWN G.L.A. CHECKED L.E.L.
 DATE 2/26/86 DPL. NO. 8008-1030-1

NOTICE: According to Colorado Law you must compare any legal action based upon this defect in this survey within six years after you first discover such defect or be forever barred from recovering any damages in this survey by agreement with the owner of the land at the time of the certification shown herein.

REVIEW SHEET SUMMARY

FILE NO. #8-86 TITLE HEADING O'Dell Minor Subdivision DUE DATE 3-13-86

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES G.R. O'Dell 2898 I-70 Business
Loop Minor Subdivision 1.8 acres, approximately

PETITIONER ADDRESS 445 North 27th St. Grand Junction

ENGINEER

| DATE REC. | AGENCY | COMMENTS |
|-----------|-------------------|--|
| 3-06-86 | County Engineer | 1) No schedule has been set for the proposed 29 Road Improvements, nor has any funding mechanism been chosen. Possible options include a special road fund, general fund moneys, a local Improvement District, or some combination. 2) Requiring dedication of road right of way is a standard practice and in this case is necessary for future 29 Rd. Improvements. Normally right of way dedication and open space fees are not connected in the manner Mr. O'Dell suggests, however, this issue is not a County problem and may indeed be moot. (See 1 above) |
| 3-10-86 | Mt. Bell | None. |
| 3-10-86 | Fruitvale Lateral | We will require that the pipe that carries irrigation water across the east boundary of Lot B meet our specifications. This pipe that is in place at this time runs from the North to the South and was not put in to specifications. Present pipe is failing to do job of carrying water properly. The specifications will be: eighteen (18) inch pipe, with clean-outs every one hundred (100) feet; installed to proper grade and laid in place properly; grate placed on North end of pipe to catch trash; all joints sealed to prevent any root growth from entering the pipe internally. Also we will need proper document giving us a ten (10) foot easement for ditch right of way. All pipe installed on our system is maintained by the property owner, as we maintain only open ditches. |
| 3-12-86 | City Public Works | In accordance with past and present City Policy the property owner is responsible for the cost of street improvements for the length of improvements abutting the property. for I-1 zoning the property owner would be responsible for half the cost of a collector street section including storm drainage facilities and the cost of engineering design and inspection. An improvements guarantee is required for the street improvements. This guarantee can be in the form of a bond, certified check, loan commitment or bank escrow agreement. the amount of the improvement guarantee shall be approved by the city Engineer. For the O'Dell Subdivision, an improvements guarantee will be required for 180.91 feet of frontage along 29 Road. |

REVIEW SHEET SUMMARY

FILE NO. #8-86 TITLE HEADING O'Dell Minor Continued DUE DATE

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES

PETITIONER ADDRESS

ENGINEER

| DATE REC. | AGENCY | COMMENTS |
|-----------|----------------|--|
| 3-12-86 | Public Service | No objection to split from both gas & electric. |
| 3-14-86 | Planning Dept. | <p>1) The standard and preferred designation of lots on a subdivision plat is numerical rather than alphabetical. Please revise the original plat to indicate lots 1 and 2 rather than A & B and submit a revised copy of the plat for our records.</p> <p>2) The dollar figure indicated in the narrative for open space fees reflects only those for Lot B. Per Section 5-4-6:1 of the Grand Junction Zoning & Development Code, "Five percent of the appraised value of the gross land area included in the plat..." determines that all land value (both parcels, but not the buildings) will be used to determine fees. Using the data provided under the cost approach method (included in the appraisal) of \$1.35/square foot and \$1.75/square foot for the improved and vacant parcels respectively, the total value of the two parcels is \$126,299. Five percent of this amount equals approximately \$6314 for the open space fees.</p> <p>3) The current City policy requires that an Improvements Agreement be submitted. The City Engineer has data available to assist in preparing such an agreement. One option, however would be that you provide a Building Permit Guarantee (that would be recorded with the Plat) which would prevent any building to occur on the property until: a) the necessary road improvements are completed, or b) you can provide a Bank Guarantee to substitute for the Building Permit Guarantee. A Bank Guarantee would provide assurances that funds are available for improvement construction.</p> <p>4) The Petitioner should meet with the Fruitvale Lateral & Waste Ditch Assn. to resolve those concerns. Their concerns may hinge on whether development occurs on Lot B, whether 29 Road is improved, or both.</p> <p>5) the recording of other related documents will be necessary at the time of plat recording.</p> <p>6) For a development plan (at a future date), the Highway 6 & 24 and 29 Road Corridor Guidelines may be applicable and should be considered.</p> |

REVIEW SHEET SUMMARY

FILE NO. #8-86 TITLE HEADING O'Dell Minor Subdivision Cont'd DUE DATE

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES

PETITIONER ADDRESS

ENGINEER

| <u>DATE REC.</u> | <u>AGENCY</u> | <u>COMMENTS</u> |
|------------------|---------------|--|
| 3-14-86 | Parks Dept. | Since the dedication of right of way is a condition for the development or property designation change and not something that the City is having to purchase I can not recommend a waiver of the open space fee. Please note that Mr. O'Dell speaks to a \$3150 fee. This is for only one parcel. I calculate the fee to be \$6300 based upon appraised value of the undeveloped parcel and its square foot land value on the developed property. |

Sent to Mr. O'Dell 3-14-86



OFF ACTION SHEET

Acres 1.776

File No. # 880

Units 2

Zone I-1

Density MINOR SUBDIVISION

Tax Parcel Number
2945-181-00-091

Activity _____

Phase _____

Common Location 2898 - I-70 Business Loop

Date Submitted _____ Date Mailed Out _____ Date Posted _____
____ day Review Period Return by _____ (x) don't need
Open Space Dedication (acreage) _____ Open Space Fee Required \$ _____ Paid Receipt # _____
Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____

review agencies

| | A | B | X | D | E | X | G | H | X | X | X | H | M | N | O | P | X | X | X | X | X | X | X | X | X | X | X | BB | CC | DD | EE | FF | GG | | |
|----------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|---|---|
| Development Dept. | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | |
| City Public Works | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | |
| City Engineer | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | |
| Transportation Engineer | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | |
| City Parks/Recreation | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | |
| City Fire Dept. | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | |
| City Police Dept. | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | |
| County Planning | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | |
| County Engineer | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | |
| County Health | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | |
| County Parks/Recreation | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | |
| Comprehensive Planning | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | |
| Floodplain Administration | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | |
| G.J. Dept. of Energy | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | |
| Walker Field | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | |
| School District | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | |
| Irrigation Frustrate later | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | |
| Drainage | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | |
| Water (Ute, Clifton) | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | |
| Sewer Dist. (FV) CGV, OM) | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | |
| Mountain Bell | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | |
| Public Service (2 sets) | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | |
| State Highway Dept. | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | |
| State Geological | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| State Health Dept. | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| GJPC (7 packets) | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| CIC (9 packets) | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| OTHER | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| totals | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

BOARDS

CIC
DATE 3/19/86 Approved, open space fees not waived.

STAFF

Original
Do Not Remove
From Office

Bob or Mike
244-1648

APPLICATION FEE REQUIREMENTS

225.00 at submittal OK to City of GJ

