

# Table of Contents

File 1988-0008

Project Name: College Place Townhomes – Filing 4 – between Walnut Ave. & Bookcliff Ave.

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		Review Sheet Summary	
X		Application form	
X		Review Sheets	
X		Receipts for fees paid for anything	
		<b>*Submittal checklist</b>	
X	X	<b>*General project report</b>	
		Reduced copy of final plans or drawings	
X		Reduction of assessor's map	
X		Evidence of title, deeds, easements	
X	X	<b>*Mailing list to adjacent property owners</b>	
		Public notice cards	
		Record of certified mail	
X		Legal description	
		Appraisal of raw land	
		Reduction of any maps – final copy	
		<b>*Final reports for drainage and soils (geotechnical reports)</b>	
		Other bound or non-bound reports	
		Traffic studies	
X	X	<b>*Petitioner's response to comments</b>	
		<b>*Staff Reports</b>	
		<b>*Planning Commission staff report and exhibits</b>	
		<b>*City Council staff report and exhibits</b>	
		<b>*Summary sheet of final conditions</b>	
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>	
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>			
X	X	Action Sheet	
X	X	Review Sheet Summary	
X		Review Sheets	
X		Subdivision Summary Form	
X		Development Application – 12/31/87	
X		Certification of Plat – 5/3/88	
X		Public Notice Posting – 2/17/88	
X		Request for Treasurer's Certificate of Taxes Due – 1/1/88	
X	X	Planning Commission Minutes - ** - 3/1/88	
X		Letter from Kathy Portner re: review cycle requires submittal by 1/4/88 – 12/14/87	
X	X	Letter from Bill Nebeker to Jerry Whittaker re: easements created in 1948 – 6/10/98	
X		American Land Title Association Owner's Policy Form	
X	X	Site Plan	
X		Notice of Public Hearing – 3/1/88	

NARRATIVE  
FOR  
COLLEGE PLACE TOWNHOMES, FILING NO. FOUR  
AND REPLAT OF LOT 42  
COLLEGE PLACE TOWNHOMES, FILING NO. TWO

FEB. 1, 1988

College Place Townhomes, Filing No. Four, and Replat of Lot 42 College Place Townhomes, Filing No. Two is the continuing development of the overall plan that was submitted for College Place Townhomes by Paragon Engineering Inc.. The original plan has been followed thru on Filings One, Two, and Three to this date and we now want to begin development on Filing Four which includes the dividing of the existing building into Four units No. 49 thru 52 and then at a later date, sometime around January 1989 to complete the building of units 42 thru 48.

This phase continues to provide the approximate density as has been approved thru out the on going project and will provide the remaining parking necessary to complete the total project as was originally presented. At this present time it will not add to the traffic flow situation as the building that is now being divided exists as a 4 unit apartment and these units are currently occupied. The one alteration from the original concept will be to allow the area between the existing units 49 thru 52 and the proposed units 42 thru 48 to remain open as ingress and egress as well as utility easements for the better service of all the units concerned.

The drainage flow will not be altered by this development from that of the original concept and that of the current drainage flow pattern. The flow will be in a generally South and West flow along current drainage facilities.

Original  
Do NOT Remove  
From Office

#0888

2945-111-23-003  
Haskin, Eugene R.  
P.O. Box 72  
Grd. Jct., Co 81502

2945-111-26-001  
Prim Sharon B.  
376 E. Valley Cr.  
Grand Jct. CO 81503

2945-111-26-010  
Haskin, Eugene R.  
P.O. Box 72  
Grand Jct. CO 81502

2945-111-23-004  
Haskin, Eugene R.  
P.O. Box 72  
Grd. Jct. Co. 81502

2945-111-26-002  
Anderson, Robert D.  
2150 College Place #14  
Grd. Jct., Co. 81501

2945-111-26-011  
Haskin, Eugene R.  
P.O. Box 72  
Grd. Jct., Co. 81501

2945-111-23-005  
Carnahan, Chris  
2150 College Place #5  
Grd Jct., Co. 81501

2945-111-26-003  
Haskin, Eugene R.  
P.O. Box 72  
Grd. Jct., Co. 81502

2945-111-26-012  
Haskin, Eugene R.  
P.O. Box 72  
Grd. Jct., Co. 81502

2945-111-23-006  
Pease, Willard H.  
2150 College Place U6  
Grd. Jct., Co. 81501

2945-111-26-004  
Bunker, Frederick A.  
498 22 1/2 Rd.  
Grd. Jct., Co. 81503

2945-111-26-013  
Federal Home Loan Mort.  
2150 College Place #25  
12700 Park Central Dr. #18

2945-111-23-007  
Benton, M. J.  
336 Belaire Dr.  
Grd. Jct.. Co. 81506

2945-111-26-005  
Haskin, Eugene R.  
P.O. Box 72  
Grd. Jct., Co. 81502

2945-111-26-014  
Warner, Nathan  
24 Piñon Run  
New Castle, Co. 81647

2945-111-23-008  
Tinco Inc.  
P.O. Box 337  
Brodheadsville, Pa 18322

2945-111-26-006  
Moss & Co.  
964 Lakeside Ct.  
Grd. Jct., Co. 81506

2945-111-26-015  
Moss & Co.  
964 Lakeside Ct.  
Grd. Jct., Co. 81506

2945-111-23-009  
Benton, M. J.  
P.O. Box 17127  
City, Denver, Co. 80217

2945-111-26-007  
Moss & Co.  
2150 College Pl. #18  
Grd. Jct., Co. 81506

2945-111-26-016  
Moss & Co.  
2150 College Pl. #28  
Grd. Jct., Co. 81506

2945-111-23-010  
Wakefield, Hettie M.  
2150 College Pl. #10  
Grd. Jct., Co. 81501

2945-111-26-007  
Alvillar, James R.  
244 E Fallen Rock Rd.  
Grd. Jct., Co. 81503

2945-111-26-017  
Moss & Co.  
964 Lakeside Ct.  
Grd. Jct., Co. 81506

2945-111-23-011  
Chamberlain, Alan P.  
388 1/2 Ridge View  
Grd. Jct., Co. 81503

2945-111-26-008  
Colvin, Gail D.  
2150 College Pl. #20  
Grd. Jct.. Co. 81501

2945-111-26-018  
Moss & Co.  
964 Lakeside Ct. #30  
Grd. Jct., Co. 81506

2945-111-23-012  
Yamaguchi, Judith S.  
P.O. 1497  
Grd. Jct., Co. 81520

2945-111-26-009  
Randolph, Thomas G.  
2150 College Pl. #21  
Grd. Jct., Co. 81501

2945-111-26-019  
Moss & Co.  
964 Lakeside Ct.  
Grd. Jct., Co. 81506

2945-111-00-941  
Jones, Richard E.  
2495 H. road  
Grd. Jct., CO 81501

2945-111-00-076  
Green, Mary A.  
1087 Bookcliff Ave.  
Grd. Jct., CO 81501

2945-111-28-002  
Maffey, Robert F.  
1441 Patterson Rd. #101  
Grd. Jct., CO 81506

2945-111-19-001  
Jensen, Sylvia E.  
1156 Bookcliff Ave. #1  
Grd. Jct., CO 81501

2945-111-00-077  
Burch, Othney P.  
1360 FT Taylor Ct.  
Key West, FL 33040

2945-111-24-001  
Moss, Harold P.  
964 Lakeside Ct.  
Grd. Jct., CO 81501

2945-111-19-002  
Harris, Hazel C.  
1156 Bookcliff Ave. #2  
Grd. Jct., CO 81501

2945-111-00-078  
Onan, Floyd  
1153 Bookcliff Ave.  
Grd. Jct., CO 81501

2945-111-24-002  
Moss, Lyle R.  
2148 Broadway  
Grd. Jct., CO 81503

2945-111-19-003  
McClure, Eugenia J.  
1156 Bookcliff Ave. #3  
Grd. Jct., CO 81501

2945-111-00-079  
Young, Earl A.  
2303 N 1st Street  
Grd. Jct., CO 81501

2945-111-24-003  
Moss, Harold P.  
964 Lakeside Ct.  
Grd. Jct., CO 81501

2945-111-19-004  
Becker, Larry D.  
1614 Woodgreen Dr.  
Round Rock, Texas 78664

2945-111-00-080  
Stemple, Darrow  
1610 Crestview Ct.  
Grd. Jct., CO 81506

2945-111-24-004  
Moss, Harold P.  
964 Lakeside Ct.  
Grd. Jct., CO 81506

2945-111-00-017  
Lovato, Donald E.  
804 Jamaica Dr.  
Grd. Jct., CO 81506

2945-111-00-091  
McCallister, Flora L.  
707 Putter Drive  
Grd. Jct., CO 81506

2945-111-24-005  
Moss, Harold P.  
964 Lakeside Ct.  
Grd. Jct., CO 81506

2945-111-00-016  
White, Betty J.  
1160 Bookcliff Ave.  
Grd. Jct., CO 81501

2945-111-00-092  
McCallister, Flora L.  
707 Putter Drive  
Grd. Jct., CO 81506

2945-111-24-006  
Moss, Harold P.  
964 Lakeside Ct.  
Grd. Jct., CO 81506

2945-111-00-015  
Huffaker, Richard C.  
1964 Chaparral Dr.  
Grd. Jct., CO 81503

2945-111-00-083  
Go Valley Chiropractic Ct.  
1916 N 12th Street  
Grd. Jct., CO 81501

2945-111-24-007  
Moss, Harold P.  
964 Lakeside Ct.  
Grd. Jct., CO 81506

2945-111-00-143  
Maffey, Robert F.  
1441 Patterson Rd. #101  
Grd. Jct., CO 81506

2945-111-00-085  
Warren, Leo H.  
2815 Patterson Rd.  
Grd. Jct., CO 81506

2945-111-23-001  
Gardner, Steven M  
2150 Collese Pl., U1  
Grd. Jct., CO 81501

2945-111-00-075  
Bray, J. L.  
2707 Patterson Rd.  
Grand Jct. CO 81506

2945-111-28-001  
Maffey, Robert F.  
1441 Patterson Rd. #101  
Grd. Jct., CO 81506

2945-111-23-002  
Haskin, Eugene R.  
P.O. Box 72  
Grd. Jct., CO 81502

2945-111-26-020  
Moss & Co.  
964 Lakeside Ct.  
Grd. Jct., Co. 81506

2945-111-26-021  
Moss & Co.  
964 Lakeside Ct.  
Grd. Jct., Co. 81506

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Moss & Co.  
964 Lakeside Ct.  
Grd. Jct., Co. 81506

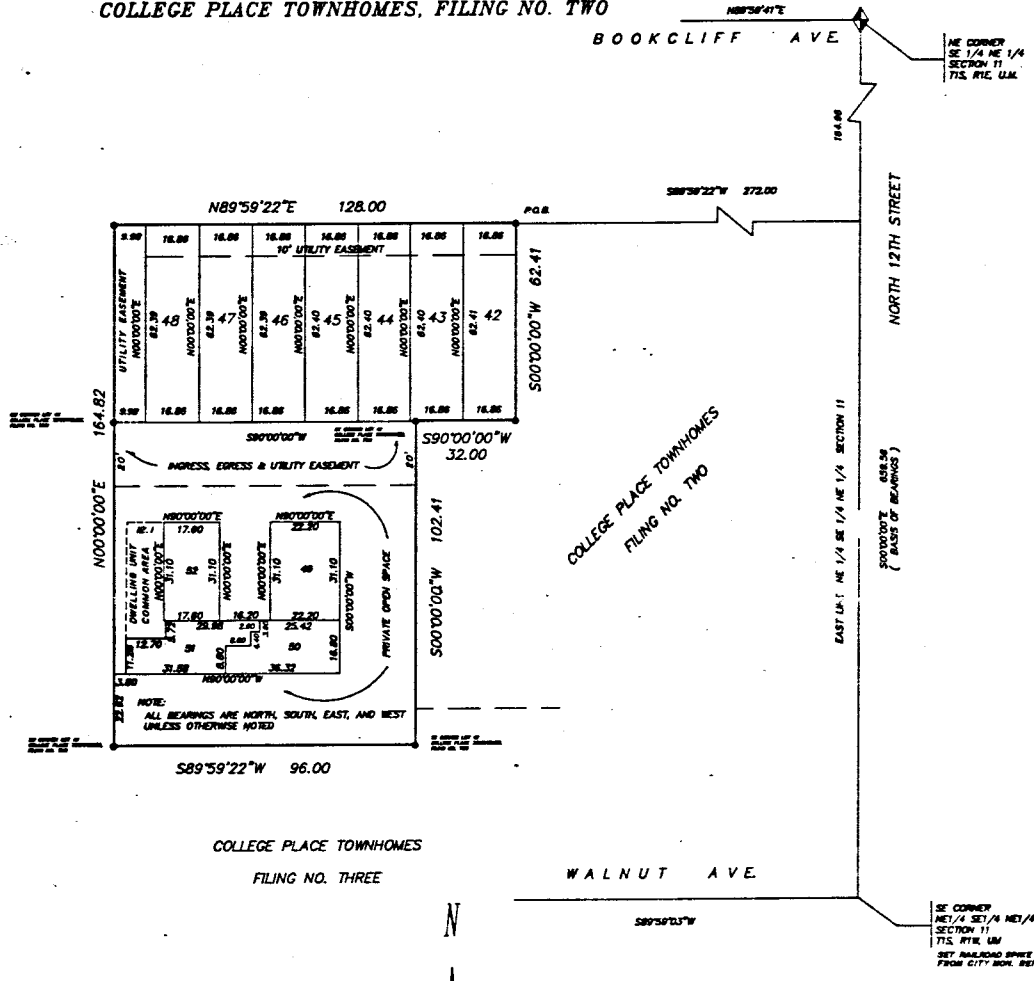
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Moss & Co.  
964 Lakeside Ct.  
Grd. Jct., Co. 81506

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Grand Valley Chiropractic  
1916 N 12th St.  
Grd. Jct., Co. 81501

2945-111-00-089  
Burpeson, Robert F.  
2137 Bryce Ct.  
Grd. Jct., Co. 81503

2945-111-00-090  
Richardson, George A.  
2101 N 12th St.  
Grd. Jct., Co. 81501

COLLEGE PLACE TOWNHOMES, FILING NO. FOUR  
AND REPLAT OF LOT 42  
COLLEGE PLACE TOWNHOMES, FILING NO. TWO



LEGEND & NOTES  
 ● INDICATES 5/8" REBAR AND CAP SET IN CONCRETE  
 ⊥ SET NO. 5 RE-BAR W/CAP L.S. 16413 AT ALL LOT CORNERS  
 ◆ MESA COUNTY BRASS CAP

KNOW ALL MEN BY THESE PRESENTS That the undersigned HAROLD P. MOSS, RUTH G. MOSS, WILLIAM NEELER, CHRISTINE NEELER, AND DAVID NEELER are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the NE 1/4 NE 1/4 NE 1/4 Section 11, Township 1 South, Range 1 West, Ute Meridian as shown on the accompanying plat thereof, said real property being described as follows:

Commencing at the NE corner of the SE 1/4 NE 1/4 of Section 11, T1S, R1E, U1M; thence S00°00'00"W along the East line of the NE 1/4 SE 1/4 NE 1/4 of Section 11 a distance of 164.82 feet; thence S89°59'22"W 272.00 feet to the TRUE POINT OF BEGINNING; thence S00°00'00"W 62.41 feet; thence N60°00'00"W 32.00 feet; thence S00°00'00"W 102.41 feet; thence S89°59'22"W 95.00 feet; thence N00°00'00"E 164.82 feet; thence N89°59'22"E 128.00 feet to the point of beginning, containing 0.41 Acres.

That said owners have caused the said real property to be laid out and surveyed as COLLEGE PLACE TOWNHOMES, FILING NO. FOUR, and REPLAT OF LOT 42 COLLEGE PLACE TOWNHOMES, FILING NO. TWO, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets as shown on the accompanying plat to the use of the public forever and dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as necessary for the installation and maintenance of utility, irrigation, and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to use, interfere with and create with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner. The areas shown as ingress and egress and utility easements are dedicated to the owners of the property within said COLLEGE PLACE TOWNHOMES, FILING NO. FOUR, and REPLAT OF LOT 42 COLLEGE PLACE TOWNHOMES, FILING NO. TWO for perpetual ingress and egress for themselves and the general public, including the postal service, fire, police and emergency vehicles. Also the areas shown as private open space are dedicated to the owners of the property within said COLLEGE PLACE TOWNHOMES, FILING NO. FOUR, and REPLAT OF LOT 42 COLLEGE PLACE TOWNHOMES, FILING NO. TWO for recreational and esthetic purposes as determined appropriate by said owners.

IN WITNESS WHEREOF said owners have caused their names to be hereto subscribed this 11th day of November, A.D. 1987.

*Harold P. Moss* *Ruth G. Moss* *William Neeler* *Christine Neeler* *David Neeler*  
 HAROLD P. MOSS RUTH G. MOSS WILLIAM NEELER CHRISTINE NEELER DAVID NEELER

STATE OF COLORADO )  
 COUNTY OF MESA ) SS

I, the foregoing instrument was subscribed before me this 11th day of November, A.D. 1987.  
 HAROLD P. MOSS, RUTH G. MOSS, WILLIAM NEELER, CHRISTINE NEELER, AND DAVID NEELER

Witness my hand and official seal, by commission expires November 27, 1988

*[Signature]*  
 Notary Public

CITY APPROVAL

This plat of COLLEGE PLACE TOWNHOMES, FILING NO. FOUR and REPLAT OF LOT 42 COLLEGE PLACE TOWNHOMES, FILING NO. TWO, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1987.

\_\_\_\_\_  
 City Manager

\_\_\_\_\_  
 President of Council

\_\_\_\_\_  
 Director of Development

\_\_\_\_\_  
 Chairman, Grand Junction Planning Commission

\_\_\_\_\_  
 Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
 COUNTY OF MESA ) SS

I, hereby certify that this instrument was filed in my office of \_\_\_\_\_ Clerk of the \_\_\_\_\_ County of \_\_\_\_\_, A.D. 1987, and is duly recorded in Plat Book \_\_\_\_\_ Page \_\_\_\_\_.

\_\_\_\_\_  
 Clerk and Recorder

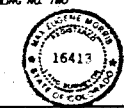
\_\_\_\_\_  
 Deputy

Fee: \$ \_\_\_\_\_

SURVEYORS CERTIFICATE

I, Max E. Morris, do hereby certify that the accompanying plat of COLLEGE PLACE TOWNHOMES, FILING NO. FOUR and REPLAT OF LOT 42 COLLEGE PLACE TOWNHOMES, FILING NO. TWO, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared by the said surveyors in accordance with a field survey of same.

*[Signature]* 11/19/87  
 Max E. Morris, Prof. Land Surveyor 16413  
 Max E. Morris



COLLEGE PLACE TOWNHOMES, FILING NO. FOUR AND REPLAT OF LOT 42 COLLEGE PLACE TOWNHOMES, FILING NO. TWO		
FOR: HAROLD MOSS	Q.E.D. SURVEYING SYSTEMS, INC. P.O. Box 188 PALISADE COLO. 984-7388 341-3370	SURVEYED BY: MEN DKEJ
SCALE: 1" = 40' FT.		DRAWN BY: MEN (ACAD)
DATE: 11/19/87		APPROVED BY:
		SHEET NO.
		FILE: 8071

8880 #0888

#0888

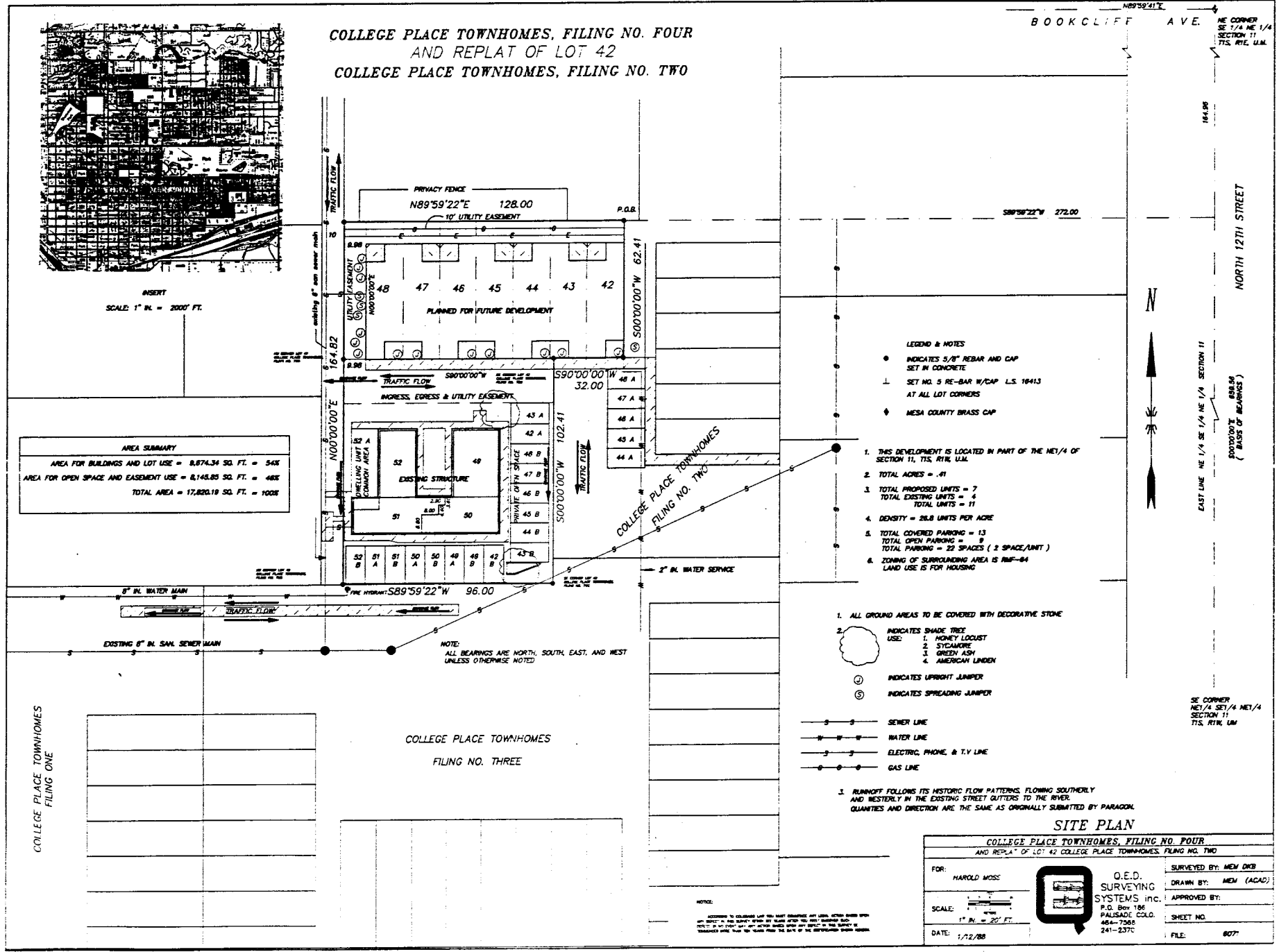
Original



INSERT  
SCALE: 1" IN. = 2000' FT.

**COLLEGE PLACE TOWNHOMES, FILING NO. FOUR  
AND REPLAT OF LOT 42  
COLLEGE PLACE TOWNHOMES, FILING NO. TWO**

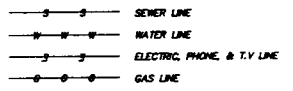
**AREA SUMMARY**  
 AREA FOR BUILDINGS AND LOT USE = 8,874.34 SQ. FT. = 54%  
 AREA FOR OPEN SPACE AND EASEMENT USE = 8,145.85 SQ. FT. = 48%  
 TOTAL AREA = 17,020.19 SQ. FT. = 100%



- LEGEND & NOTES**
- INDICATES 5/8" REBAR AND CAP SET IN CONCRETE
  - ⊥ SET NO. 5 RE-BAR W/CAP L.S. 10413 AT ALL LOT CORNERS
  - ◆ MESA COUNTY BRASS CAP

1. THIS DEVELOPMENT IS LOCATED IN PART OF THE NE 1/4 OF SECTION 11, T1S, R1E, U1M.
2. TOTAL ACRES = .41
3. TOTAL PROPOSED UNITS = 7  
TOTAL EXISTING UNITS = 4  
TOTAL UNITS = 11
4. DENSITY = 26.8 UNITS PER ACRE
5. TOTAL COVERED PARKING = 13  
TOTAL OPEN PARKING = 9  
TOTAL PARKING = 22 SPACES ( 2 SPACE/UNIT )
6. ZONING OF SURROUNDING AREA IS RMF-84  
LAND USE IS FOR HOUSING

1. ALL GROUND AREAS TO BE COVERED WITH DECORATIVE STONE
2. INDICATES SHADE TREE USE:
  - 1. MONEY LOCUST
  - 2. SYCAMORE
  - 3. GREEN ASH
  - 4. AMERICAN LINDEN
- ④ INDICATES UPRIGHT JUNIPER
- ⑤ INDICATES SPREADING JUNIPER



3. RUNOFF FOLLOWS ITS HISTORIC FLOW PATTERNS, FLOWING SOUTHERLY AND WESTERLY IN THE EXISTING STREET GUTTERS TO THE RIVER. QUANTITIES AND DIRECTION ARE THE SAME AS ORIGINALLY SUBMITTED BY PARAGON.

NE CORNER SE 1/4 NE 1/4 SECTION 11 T1S, R1E, U1M

NORTH 12TH STREET



EAST LINE NE 1/4 SE 1/4 NE 1/4 SECTION 11

SE CORNER NE 1/4 SE 1/4 NE 1/4 SECTION 11 T1S, R1E, U1M

**SITE PLAN**

COLLEGE PLACE TOWNHOMES, FILING NO. FOUR AND REPLAT OF LOT 42 COLLEGE PLACE TOWNHOMES, FILING NO. TWO		SURVEYED BY: MEW DEW DRAWN BY: MEW (ACAD)
FOR: HAROLD MOSS	G.E.D. SURVEYING SYSTEMS inc. P.O. Box 106 PALISADE COLO. 464-7588 241-2372	APPROVED BY: SHEET NO. FILE: 6077
SCALE: 1" IN. = 20' FT.	DATE: 1/22/88	

NOTICE:  
 ACCORDING TO COLORADO LAW YOU MUST OBTAIN AN EASEMENT FROM THE STATE OF COLORADO TO COLLECT AND REMOVE FROM THE SURFACE OF ANY PROPERTY THE EXCESSIVE WATER AND SEDIMENT THAT MAY ACCUMULATE ON THE SURFACE OF ANY PROPERTY.

# REVIEW SHEET SUMMARY

FILE NO. 8-88 TITLE HEADING Final Plat & Plan College Place DUE DATE 2-17-88

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Final Plat & Plan for College Place

Townhomes, Filing 4 and Replat of Lot 42 College Place Townhomes, Filing #2. Petitioner:

Harold Moss. Location: College Place between Walnut Avenue and Bookcliff Avenue.

PETITIONER ADDRESS 964 Lakeside Ct.

ENGINEER Representative: Dan Brown, QED Surveying

DATE REC.	AGENCY	COMMENTS
2-03-88	Public Service	Gas: no objection. Electric: no objection.
2-09-88	Mt. Bell	No objections.
2-09-88	Fire Dept.	As long as the building is constructed in accordance with local Building and Fire Codes in effect at the time of construction we have no objections. This includes fire protection features required and fire access and hydrants if any are needed. We will need to review plans of the complex prior to issuance of a permit to build. If you have any questions please call us.
2-12-88	Building Dept.	No objections, no comments.
2-16-88	Public Works	No comments.
2-16-88	City Engineer	The 10 foot right of way along west property line is not adequate for two way traffic as shown on site plan. This is an unimproved alleyway and should not be used for primary access to and from the site. (Remove the two way traffic arrows.) Drainage flow shown toward the west into private property should be directed to the south at the west side of the property.
2-17-88	G.J. Drainage	College Place Townhomes is not directly tied into a drain maintained by the Grand Junction Drainage District, the plans as submitted do not show any encroachment into or across any known, recorded easements of the Drainage District. The development plans are not in conflict with any adopted or pending plans of the Drainage District.  There are no adopted or pending plans of the Drainage District to extend any open or piped drains to this project. Waste irrigation water disposal is the responsibility of the property owner. Transportation of surface runoff from rainfall and snow melt appears to be in City streets and gutters.
2-22-88	Planning Dept.	<p>Filings 1, 2, 3 and 4 of College Place apartments and townhomes were give final approval in 1979 (File #85-79). Subsequently all filings were recorded and developed except Filing #4. As per the Zoning &amp; Development Code, Section 6-9-2D, the final plan and plat for Filing #4 is to be reviewed.</p> <ul style="list-style-type: none"> <li>- The Replat of Lot 42, Filing #2, separates the existing four unit structure into townhomes.</li> <li>- The Final Plat &amp; Plan is consistent with that approved in File #85-79.</li> <li>- Of the 22 parking spaces indicated on the site plan: <ul style="list-style-type: none"> <li>-Is 52A a parking space or common open space?</li> <li>-It appears that the fire hydrant is in the middle of space 52B.</li> <li>-Are spaces 44A, 45A, 46A, 47A, and 48A part of the required parking for the 6 unit structure to the east?</li> </ul> </li> <li>- According to the approved plan, #85-79, the overall density of the development is 20.4 (PR20).</li> <li>- Traffic flow indicated should exclude the use of the alley to the west.</li> </ul>

**LATE**



# REVIEW SHEET SUMMARY

FILE NO. 8-88 TITLE HEADING Final Plan & Plat College Place Cont'd DUE DATE \_\_\_\_\_

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES \_\_\_\_\_

PETITIONER ADDRESS \_\_\_\_\_

ENGINEER \_\_\_\_\_

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
	Planning cont'd	- The plat should have a table showing the % and quantities of each use, ie., lots, walkways, streets, alleys...)(6-8-2C).

Planning Commission Hearing, March 1, 1988

MOTION: (COMMISSIONER AFMAN) "MR. CHAIRMAN, I'D LIKE TO MAKE A MOTION ON ITEM #8-88 COLLEGE PLACE TOWNHOMES FILING #4 FINAL PLAN & PLAT AND REPLAT OF LOT 42 FILING #2, THAT WE MOVE THE APPROVAL OF THIS ITEM PROVIDED THAT, WITH ONE STIPULATION THAT THE LOT (SPACE) DESIGNATED BY THE FIREPLUG BE RELOCATED FOR PARKING SPACE."

Seconded by Commissioner Madsen, passed unanimously 6-0.

*Written*  
RESPONSE NECESSARY

by 2-29-88

SAF  
2/27/88

OFF  ACTION SHEET



Acres .5  
 Units 11  
 Density ~20 units/acre  
 Activity Final Plat + Plan  
 Phase Final  
 Common Location College Place - between Walnut + Book Cliff

File No. \_\_\_\_\_  
 Zone PR 20  
 Tax Parcel Number 2945-111-00-140  
24-007

**FINAL**

#08 88

Date Submitted \_\_\_\_\_ Date Mailed Out \_\_\_\_\_ Date Posted \_\_\_\_\_  
 \_\_\_\_\_ day Review Period Return by \_\_\_\_\_ - do not include  
 Open Space Dedication (acreage) \_\_\_\_\_ Open Space Fee Required \$ \_\_\_\_\_ Paid Receipt # \_\_\_\_\_  
 Recording Fee Required \$ \_\_\_\_\_ Paid (Date) \_\_\_\_\_ Date Recorded \_\_\_\_\_

**review agencies**

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	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 <u>G.V.</u>	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Drainage <u>A.G. District</u>	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
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 <u>Building Dpt.</u>	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<b>totals</b>																																	

**BOARDS**

<b>PC</b>	<b>DATE</b>	<u>3/1/88</u>	<u>Approved w/ condition that parking space</u>
			<u>52B be reassigned final approval</u>

**STAFF**

	<u>Kathy - 244-1446</u>
	<u>Mike - 244-1437</u>

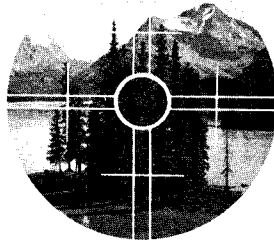
Original  
 Do NOT Remove  
 From Office

**APPLICATION FEE REQUIREMENTS**  
\$225 + \$5/lot (55) = \$280.00  
check payable to the City of A.G. at time of submittal



RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

FEB 29 1988



**Q.E.D.**

SURVEYING SYSTEMS

P.O. Box 186 Palisade, CO 81526

464-7568 241-2370 243-0977

February 29, 1988

City of Grand Junction  
Planning Dept.  
250 North Fifth St.  
Grand Junction, Colo.  
81501-2668  
Attn: Kathy Portner

Re: file 8-88

Dear Kathy:

This letter is in response to the Review Sheet Summary concerning:  
College Place Townhomes Filing #4 and Replat of Lot 42 College Place Townhomes Filing#2

Regarding the City Engineers comments:

We have removed the two way arrows along the west property line.

We have shown the drainage flow on the west side to be directed to the south.

Regarding the Planning Department comments:

Parking space 52A has been more clearly defined with arrow showing common open space which is just south of the parking space.

Fire hydrant is currently in the middle of space 52B and correction has been made on site plan. This fire hydrant was not placed in any easement and should be moved.

Parking spaces 44A, 45A, 46A, 47A, and 48A are not part of required parking of the structure to the east.

A table showing % and quantities of each use has been added to the Final Plat

If there are any questions please feel free to contact me at 241-2370.

Sincerely,

Dan Brown

OTHER FILES

SP12 75-186

8-88

85-79

73-78

## City of Grand Junction

Community Development Department  
Planning • Zoning • Code Enforcement  
250 North 5th Street  
Grand Junction, CO 81501-2668

Phone: (970) 244-1430  
FAX: (970) 244-1599



June 10, 1998

Jerry Whittaker  
383 Rodell Drive  
Grand Junction, CO 81503

Dear Jerry:

I apologize for taking so long to respond to your telephone inquiry of April 1, 1998 regarding the use of the utility easement to the west of your property at 1101 Bookcliff Avenue. I have completed as much research as I am able to conduct and can find no evidence that this 10 foot strip of property was ever dedicated to the public for access.

While researching old County Assessor maps I discovered that this strip of land was created in about 1948. (See attached map.) It appears that it was created to provide access to otherwise landlocked parcels that no longer had frontage on Bookcliff Avenue. However, even though previous development applications, such as College Place Townhomes, referred to this strip of land as an alley, there is no indication that it was ever dedicated or accepted as a right-of-way.

Because the parcel is not right-of-way or a public access easement, the City has no responsibility to maintain it. It appears there has been historical use of the strip of property for access to parcels to the south. The use of this easement by some of the residents of the College Place Townhomes (file #8-88) to access parking may be legal over the historical access, although their site plan did not show parking at this location. These unapproved parking spaces are not needed to satisfy the townhomes parking requirement. In my opinion they are using the access for convenience purposes only.

If their use of the accessway is causing a nuisance for you and/or your tenants, I suggest you contact them and perhaps other property owners that use this strip of property for access. Perhaps an improvement agreement can be worked out amongst the users of this easement. In any case, my research turned up no evidence that the City owns the access easement or has any rights to it, other than perhaps a utility easement.

If you have any questions regarding this letter please call me at 244-1447.

Sincerely

A handwritten signature in cursive script that reads "Bill Nebeker".

Bill Nebeker  
Senior Planner