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File 1988-0011

Project Name: St. Matthews Episcopal Church – Minor Sub-27 ½ Rd & F ½ Rd

P r e s e n t	S c e 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>
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X	X	Plat
X		Letter from Marjorie Brock to Planning re: requirements for aviation easement are addressed – 3/29/88
X		Notice of Public Hearing – 4/5/88

2945-011-33-012

Mr. & Mrs. Charles A. Rissell
2151 HAWTHORN
Grand Junction, CO 81506

2945-011-33-006

Mr. & Mrs. Dick Olsen
3510 Ponderosa Way
Grand Junction, CO 81506

2945-011-33-008

Chico Development
P.O. Box 3117
Grand Junction, CO 81502

2945-011-33-009

Mr. & Mrs. Richard Stronger
3610 Ponderosa Way
Grand Junction, CO 81506

2945-011-33-010

Mr. & Mrs. Robert Youngquist
3620 Ponderosa Way
Grand Junction, CO 81506

2945-011-34-005

Mr. & Mrs. Donald Dvorak
4 Andrews Drive
Daleville, AL 36322

2945-011-34-018

Discovery 76 Corp.
519 Grand
Grand Junction, CO 81501

2945-012-16-001

Spomer Construction Company
1720 Ridge Drive
Grand Junction, CO 81506

2945-012-16-002

Mr. & Mrs. James Davis
Box 2
Sterling, KS 67579

2945-012-16-003

Sharon Tinnon
1819 Ridge Drive
Grand Junction, Co 81506

2945-012-16-010

Mr. & Mrs. Kenneth Gregory
1820 Bell Ridge Court
Grand Junction, CO 81506

2945-012-16-011

Mr. & Mrs. Ed Reed, Jr.
1828 Bell Ridge Drive
Grand Junction, CO 81506

2945-012-16-012

Mr. & Mrs. Paul Ternovacz
1830 Bell Ridge Drive
Grand Junction, CO 81506

2945-012-16-016

Mr. & Mrs. Richard Hallinger
1831 Bell Ridge Court
Grand Junction, CO 81506

2945-012-16-017

Ann E. Willis
1825 Bell Ridge Court
Grand Junction, CO 81506

2945-014-00-038

Clara Erickson
640 27½ Road
Grand Junction, CO 81506

2945-014-15-037

Mr. & Mrs. John Summers
3430 Ponderosa Court
Grand Junction, CO 81506

2945-014-15-038

Mr. & Mrs. Michael Woodward
3420 Ponderosa Court
Grand Junction, CO 81506

2945-014-15-039

Mr. & Mrs. Larry Martin
3410 Ponderosa Court
Grand Junction, CO 81506

2945-014-15-040

Linda Marie Otis
James Douglas
3415 Ponderosa Court
Grand Junction, CO 81506

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2945-011-34-945

City of Grand Junction
250 N 5th Street
Grand Junction, CO 81501

2945-011-00-035

Onion Hill Ltd.
P.O. Box 2188
Grand Junction, CO 81502

2945-011-34-015

Mr. & Mrs. Patrick Boyorski
3526 Ridge Drive
Grand Junction, CO 81506

2945-011-34-016

David Kudzy
P.O. Box 1210
Grand Junction, CO 81502

2945-011-34-016

Gloria E. & Jerry Elliott
P.O. Box 1210
Grand Junction, CO 81502

2945-011-34-017

Mr. & Mrs. Rodney Sundheim
3615 Ponderosa Way
Grand Junction, CO 81506

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Mr. & Mrs. Charles A. Rissell
2151 HAWTHORN
Grand Junction, CO 81506

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1820 Bell Ridge Court
Grand Junction, CO 81506

City of Grand Junction
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Grand Junction, CO 81506

Mr. & Mrs. Richard Stronger
3610 Ponderosa Way
Grand Junction, CO 81506

Mr. & Mrs. Richard Hollinger
1831 Bell Ridge Court
Grand Junction, CO 81506

David Kudzy
P.O. Box 1210
Grand Junction, CO 81502

Mr. & Mrs. Robert Youngquist
3620 Ponderosa Way
Grand Junction, CO 81506

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Grand Junction, CO 81506

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Grand Junction, CO 81506

Mr. & Mrs. Rodney Sundheim
3615 Ponderosa Way
Grand Junction, CO 81506

Discovery 76 Corp.
519 Grand
Grand Junction, CO 81501

Mr. & Mrs. John Summers
3430 Ponderosa Court
Grand Junction, CO 81506

St. Matthews Episcopal
Church
P.O. Box 776
Grand Junction, CO 81502

Spomer Construction Company
1720 Ridge Drive
Grand Junction, CO 81506

Mr. & Mrs. Michael Woodward
3420 Ponderosa Court
Grand Junction, CO 81506

Marjorie Brock
961 Lakeside Drive #306
Grand Junction, CO 81506

Mr. & Mrs. James Davis
Box 2
Sterling, KS 67579

Mr. & Mrs. Larry Martin
3410 Ponderosa Court
Grand Junction, CO 81506

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James Douglas
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#11 88

PROJECT NARRATIVE MINOR SUBDIVISION

FILE NUMBER 5480

The subject property located at the Northeast Corner of 27½ Road and F½ Road, near Ridge Drive, in Grand Junction, Colorado was purchased by St. Matthews Parish, for the purpose of building a new church.

At the present time, however, the existing church located in Grand Junction at North Avenue and College Place is undergoing extensive remodeling.

To enhance the funds for remodeling the existing structure, Petitioner proposes to sell approximately two acres of the subject property along with the improvements thereon.

It is with this proposal in mind Petitioner respectfully requests the approval for the minor subdivision.

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#11 88

ST. MATTHEWS EPISCOPAL CHURCH SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, ST. MATTHEWS PARISH, a Colorado non-profit Corporation, is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1264 at Page 373 of the Mesa County Clerk and Records Office, and being situated in the SW 1/4 NE 1/4 Section 1, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

Beginning at the SW corner of the SW 1/4 NE 1/4 Section 1, Township 1 South, Range 1 West, of the Ute Meridian, and considering the West line of the SW 1/4 NE 1/4 Section 1, T1S, R1W, U1M, to bear S00°00'59"W and of bearing contained herein to be the relative bearing; thence S00°00'59"E 42.00 feet along the West line of the SW 1/4 NE 1/4 Sec. 1; thence S88°53'37"E 10.85 feet; thence N00°00'59"E 235.54 feet; thence N81°59'08"E 298.62 feet; thence N82°16'17"E 633.72 feet to the NW corner of the FIRST ADDITION TO PHEASANT VALLEY PLING NO. 6 also being the West right-of-way line for RD002 DRIVE; thence along the West right-of-way line for RD002 DRIVE the following two (2) courses and distances: (1) 183.52 feet along the arc of a curve to the right with a radius of 370.00 feet and whose chord bears S33°33'48"E 183.58 feet; (2) 251.82 feet along the arc of a curve to the left with a radius of 430.00 feet and whose chord bears S33°28'38"E 248.24 feet to the East line of the SW 1/4 NE 1/4 Sec. 1; thence S00°00'59"W 171.89 feet to the SE corner of the SW 1/4 NE 1/4 Sec. 1; thence N82°54'17"W 1320.85 feet along the South line of the SW 1/4 NE 1/4 Sec. 1 to the point of beginning, containing 8.48 Acres.

SUBJECT to existing rights-of-way for road purposes.

That said owner has caused the said real property to be laid out and surveyed as ST. MATTHEWS EPISCOPAL CHURCH SUBDIVISION, a subdivision of a part of Mesa County, State of Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and shrubs; 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.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this _____ day of _____ A.D., 19__.

ST. MATTHEWS PARISH, a Colorado non-profit Corporation
BY: RICHARD W. FOSTER, RECTOR

CHARLENE NEWTON, CLERK OF RECTORY

STATE OF COLORADO } S.S.
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 19__, by RICHARD W. FOSTER, Rector and CHARLENE NEWTON, Clerk of Rectory, ST. MATTHEWS PARISH, a Colorado non-profit Corporation.

My commission expires: _____

Notary Public

Address _____

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } S.S.
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M. this _____ day of _____ A.D., 19__, and is duly recorded in Plat Book No. _____, Page _____.

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this _____ day of _____ A.D., 19__, County Planning Commission of the County of Mesa, Colorado.

Chairman _____

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this _____ day of _____ A.D., 19__, Board of County Commissioners of the County of Mesa, Colorado.

Chairman _____

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of ST. MATTHEWS EPISCOPAL CHURCH SUBDIVISION, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

Max E. Morris, O.E.D. Surveying Systems Inc.
Registered Professional Land Surveyor L.S. 16413.

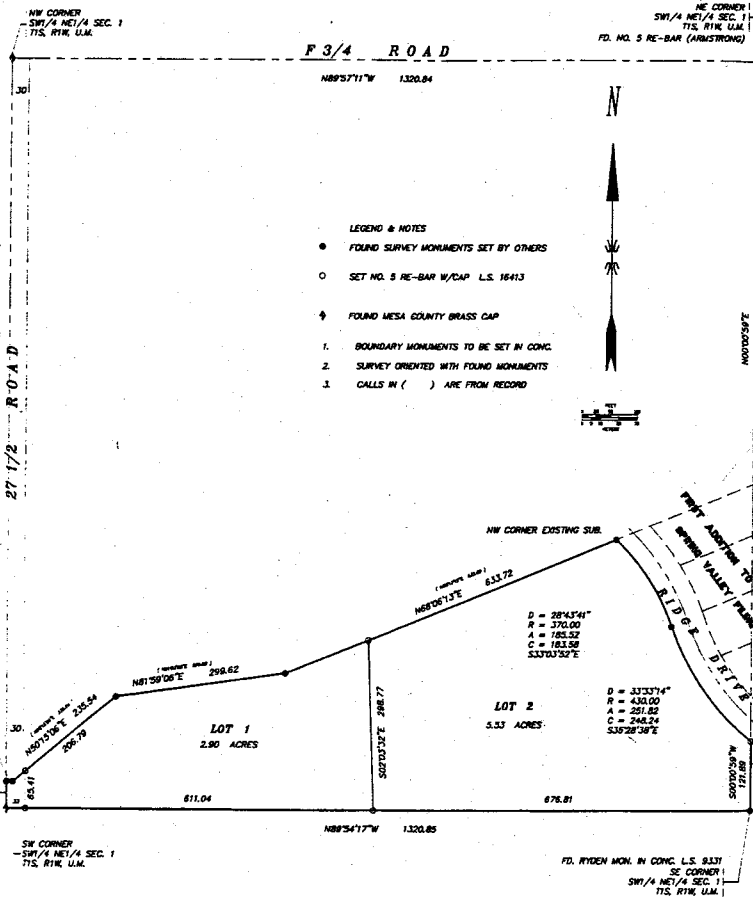
Date _____

UTILITIES COORDINATING COMMITTEE

Chairman _____

Date _____

ST. MATTHEWS EPISCOPAL CHURCH SUBDIVISION
IN THE SW 1/4 NE 1/4 SEC. 1, T1S, R1W, U1M.



- LEGEND & NOTES
- FOUND SURVEY MONUMENTS SET BY OTHERS
 - SET NO. 5 RE-BAR W/CAP L.S. 16413
 - ⚡ FOUND MESA COUNTY BRASS CAP
1. BOUNDARY MONUMENTS TO BE SET IN CONC.
 2. SURVEY ORIENTED WITH FOUND MONUMENTS
 3. CALLS IN () ARE FROM RECORD

AREA SUMMARY		
LOTS	= 8.44 ACRES	= 98.5%
ROADS	= 0.04 ACRES	= 0.5%
TOTAL	= 8.48 ACRES	= 100.0%

NOTICE: This plat is subject to the provisions of the Colorado Surveying Act, and shall remain in force until the expiration of the term of office of the Surveyor General of the State of Colorado, and shall be subject to the provisions of the Colorado Surveying Act, and shall be subject to the provisions of the Colorado Surveying Act.

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#11 88

REVIEW SHEET SUMMARY

FILE NO. 11-88 TITLE HEADING Minor Subdivision DUE DATE 3/15/88

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Minor subdivision at NE cor of 27 1/2

Road and F 1/2 Road. Petitioner: St. Matthew's Parish

PETITIONER ADDRESS P.O. Box 776 Grand Junction, CO 81502

ENGINEER n/a

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/14/88	Walker Field	Please include standard avigation easements in subdivision covenants.
3/10/88	City Engineer	The only access to lot 2 is from Ridge Drive on the east side of the lot. Ridge Drive is a residential street. If lot 2 is to be developed in the future as a church, an alternate access would probably be required. The site plan which was developed in 1980 (file #54-80) shows F 1/2 Road being extended into the property from 27 1/2 Road. This street extension is not shown on the proposed plat. Sewer lines are existing in 27 1/2 Road for lot 1 and in Ridge Drive for lot 2.
3/14/88	Public Service Gas:	Public Service Company has a 15 foot easement along the south line of both lot 1 and 2 and a 1 1/4" gas line extending 535 feet east of 27 1/2 Road. Easement recorded Book 964, page 548 reception #1012283. No objections to minor sub.
	Electric:	Electric would propose a 10 foot easement on the northeast line of lot 2.
3/4/88	Mtn. Bell	No objections.
3/15/88	Development Dept.	Plat must be recorded within one year of final approval. County Planning Commission and Board of County Commissioners' certificate on that plat should be replaced with a City approval block including: City Manager, President of Council, Director of Development, Chairman - Grand Junction Planning Commission, and the Grand Junction City Engineer. Chairman, Utilities Coordinating Committee, can be deleted. Required easements should be shown on the plat and included under the dedication statement. An avigation easement must be recorded with the plat and a copy of the recorded easement filed with the Planning Department.

sent 3/18/88
jt

development summary



File # 11-88 Name St. Matthew's Church Date 4/7/88
Minor Subdivision

PROJECT LOCATION: NE corner of 27 1/2 Road and F 1/2 Road

PROJECT DESCRIPTION: A request for a minor subdivision of two lots on approximately 8.4 acres in a residential single family (RSF-4) zone.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES		NO *		TECHNICAL REQUIREMENTS	SATISFIED		NOT SATISFIED *	
Complies with adopted policies	X				Streets/Rights Of Way	X			
Complies with adopted criteria	X				Water/Sewer	X			
Meets guidelines of Comprehensive Plan	n/a				Irrigation/Drainage	X			
					Landscaping/Screening	X			
					Other: <u>file #54-80</u>	*			

* See explanation below

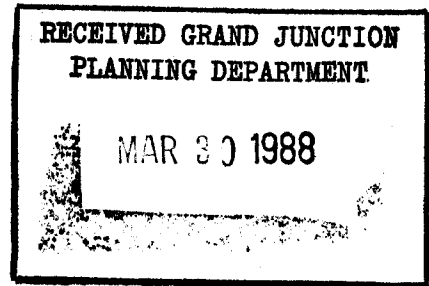
A conditional use request for a church on the proposed lot 2 was submitted in 1980 (#54-80). It was approved with the stipulation that the final design be reviewed again through a hearing process when they were ready to build. Approval of the minor subdivision does not constitute approval of the church development. A separate process will be required for review of the church site. The current zoning of RSF-4 would only allow a single family residence on each proposed lot.

STATUS & RECOMMENDATIONS:

Easement requests have been dedicated. All other technical requirements have been satisfied.

Planning Commission Action

4/5/88 Final approval given subject to staff comments. Minor subdivision does not require action by City Council.



March 29, 1988

TO: Grand Junction Planning Department
250 North Fifth Street
Grand Junction, CO 81501-2668

FROM: Petitioner - St. Matthew's Parish

RE: Minor Subdivision at NE Corner of 27 1/2 & F 1/2 Road

File No. 11-88

The necessary requirements noted on the Review Sheet Summary application for a minor subdivision have been addressed by the Petitioner for St. Matthew's Parish as follows: Agency: Walker Field. The executed document for standard aviation easements is attached.

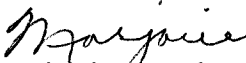
Public Service: Electric. Armstrong Engineers have been requested to add the 10 foot easement on the Northeast line of Lot 2 to the Plat.

Development Department: Armstrong Engineers have been advised of the correction to replace the County certificate with the City approved block.

Petitioner has received notice of Public Hearing on April, 5, 1988 at 7:30 P. M. Petitioner will be in attendance.

Thank you.

Sincerely,


Marjorie Brock
Representative for St. Matthew's Parish

MB/ps

EXHIBIT A

THIS EASEMENT is made and entered into by and between the WALKER FIELD, COLORADO, PUBLIC AIRPORT AUTHORITY, a body corporate and politic and constituting a political subdivision of the State of Colorado, hereinafter called GRANTEE, and St. Matthew's Parish

hereinafter, GRANTOR;

WHEREAS, Grantee is the owner and operator of Walker Field Airport situated in the County of Mesa, State of Colorado, and in close proximity to the land of Grantor, and Grantee desires to obtain and preserve for the use and benefit of the public a right of free and unobstructed flight for aircraft landing upon, taking off from, or maneuvering about said airport; and

WHEREAS, Grantor is the owner in fee simple of that certain parcel of land situated in the County of Mesa, State of Colorado, to wit: **Northeast Corner of 27½ Road and F½ Road, Grand Junction, Colorado**

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor, for himself, his heirs, administrators, executors, successors and assigns, does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns, for the use and benefit of the public, an easement and right of way appurtenant to Walker Field Airport, for the passage of all aircraft ("aircraft" being defined for the purposes of this instrument as any device known or hereafter invented, used or designed for navigation or flight in the air) by whomsoever owned and operated, in the navigable airspace above the surface of Grantor's Property to an infinite height above said Grantor's property, together with the right to cause in said airspace such noise and vibrations, smoke, fumes, glare, dust, fuel particles and all other effects that may be caused by the normal operation of aircraft landing at or taking off from or operating at or on said Walker Field Airport, and Grantor hereby waives, remises and releases any right or cause of action which Grantor now has or which Grantor may have in the future against Grantee, its successors and assigns, due to such noise, vibrations, smoke, fumes, glare, dust, fuel particles caused by the normal operation of such aircraft.

FURTHER, Grantor hereby covenants, for and during the life of this easement, that Grantor:

(a) shall not hereafter construct, permit or suffer to maintain upon said land any obstruction that extends into navigable airspace required for use of said airport runway surfaces; (Navigable airspace is defined for the purpose of this instrument as airspace at and above the minimum flight altitudes, including take off and landing, as prescribed in Federal Aviation Administration Federal Air Regulations Part 91, and as such regulations are amended.)

(b) shall not hereafter use or permit or suffer use of said land in such a manner as to create electrical or electronic interference with radio communication or radar operation between the installation upon Walker Field Airport and aircraft, or to make it difficult for flyers to distinguish between airport lights and others or to result in glare in the eyes of flyers using the said airport, or to impair visibility in the vicinity of the airport, or otherwise to endanger the landing, taking off or maneuvering of aircraft.

Grantor agrees the aforesaid covenants and agreements shall run with the land for the benefit of Grantee, its successors and assigns, until said airport shall be abandoned and shall cease to be used for public airport purposes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this 28th day of March, A.D. 1988.

St. Matthew's Parish

Richard W. Foster
R. W. Foster, Rector

STATE OF COLORADO)
) ss:
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 28th day of MARCH, A.D. 1988, by RICHARD W. FOSTER.

My Commission expires: JUNE 3, 1989.

William H. Die
Notary Public
175 S. 3rd
Grand Junction, CO 81501