

JOUFLAS MINOR SUBDIVISION

Project Narrative

JOUFLAS MINOR SUBDIVISION IS A PROPOSED 2 LOT SUBDIVISION, IN THE CITY OF GRAND JUNCTION, CO.
THE PROPERTY IS LOCATED AT 1700 I-70 Business Loop.
The proposal is to divide off a commercial building for separate ownership.
The property has consisted of 2 main buildings under one ownership.
In the past the buildings have been leased as commercial units.
There is no development or phasing planned.
There will be no impact on the surrounding area as the use of the property will not change.
Surrounding area is zoned commercial (C2).

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#55 88

2945-133-16-001
C & F FOOD STORES INC
1649 Main Street
Grand Junction, CO 81501

2945-133-16-002
C & F FOOD STORES INC

2945-133-16-003
C & F FOOD STORES INC

2945-133-16-004
DAVUD A HOYT JR.
2534 Ouray Ave.
Grand Junction, CO 81501

2945-133-16-005
PAUL R. DOWDELL
2984 B Road
Grand Junction, CO 81503

2945-133-16-006
PAUL R. DOWDELL

2945-133-16-007
ROBERT W. ANDEREGG
1765 Main Street
Grand Junction, CO 81501

2945-133-16-008
KENNETH R. CRITES
1801 Main Street
Grand Junction, CO 81501

2945-133-15-019
GERALD L. JONAS
2916 Jon Hall
Grand Junction, CO 81503

LARRY KLAUZER
P.O. Box 2088
Grand Junction CO 81502
2945-133-15-020

MUHR REAL ESTATE INVESTMENTS
P.O. Box 2084
Grand Junction, CO 81502
2945-133-24-001

MARVIN SHRUM
1851 I-70 Business Loop
Grand Junction, CO 81501
2945-133-24-015

GLENN W. SONGER
1753 I-70
Grand Junction, CO 81501
2945-133-24-016

VALLEY FEDERAL SAVINGS & LOAN
P.O. Box 400
Grand Junction, CO 81502
2945-133-24-017

A. J. AREVIAN
145 S 17th Street
Grand Junction, CO 81501
2945-133-00-002

2945-133-00-003 & 009
ROBERT L CHERVENY
148 South 17th Street
Grand Junction, CO, 81501

2945-133-00-011
UMETCO MINERALS CORP.
39 Old Ridgebury Road
Danbury Ct. 06817

2945-133-00-017
JACK R. CRAWFORD
167 South 17th Street
Grand Junction, CO 81501

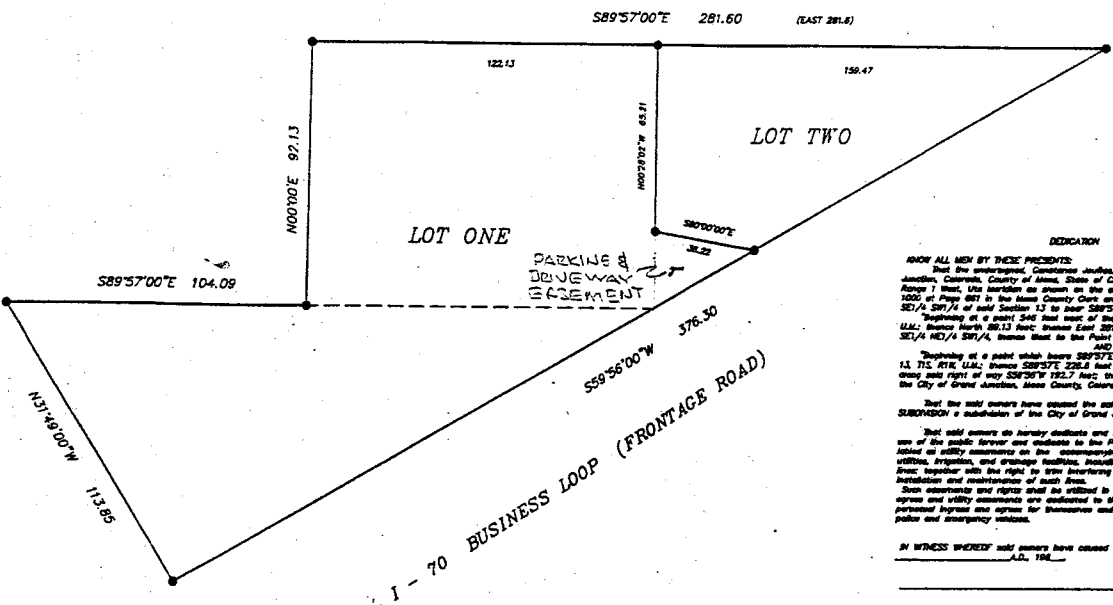
Constance Jouflas
319 Bellaire Dr.
Grand Junction, CO 81501

Daniel Brown
1018 Colorado Ave.
Grand Junction, CO 81501

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JOUFLAS MINOR SUBDIVISION



I - 70 BUSINESS LOOP (FRONTAGE ROAD)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Constance Jouflas, in the name of that real property situated in the City of Grand Junction, Colorado, County of Mesa, State of Colorado and being a part of the SE 1/4 Section 13, Township 7 North, Range 1 West, 10th Meridian as shown on the accompanying plat hereto, said real property being described in Book 1500 of Page 687 in the Mesa County Clerk and Recorder's Office as follows: Considering the facts that the SE 1/4 SW 1/4 of said Section 13 to bear S89°57'E all other bearings contained herein to be relative thereto: Beginning at a point 544 feet east of the Southwest corner of the SE 1/4 NW 1/4 of Section 13, T7S, R1E, U4M; thence North 85.13 feet; thence East 281.6 feet; thence S59°58'00\"/>

IN WITNESS WHEREOF said owners have caused their names to be hereto subscribed this _____ day of _____ A.D. 198__

STATE OF COLORADO }
COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 198__ by _____

Witness my hand and official seal, My commission expires: _____

Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office of _____ Office on this _____ day of _____ A.D. 198__ and is duly recorded in Plat Book _____ Page _____

Clerk and Recorder _____ Deputy _____ Fee \$ _____

CITY APPROVAL

THIS PLAT OF JOUFLAS MINOR SUBDIVISION, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED ON THIS _____ DAY OF _____ A.D. 198__

CITY MANAGER _____ PRESIDENT OF COUNCIL _____ CHAIRMAN, PLANNING COMMISSION _____

DIRECTOR OF DEVELOPMENT _____ CITY ENGINEER _____

SURVEYORS CERTIFICATE

I, Daniel K. Brown, certify that the accompanying plat of JOUFLAS MINOR SUBDIVISION, a Subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

DANIEL K. BROWN, O.E.D. SURVEYING SYSTEMS, INC. DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR L.S. NO. 23877

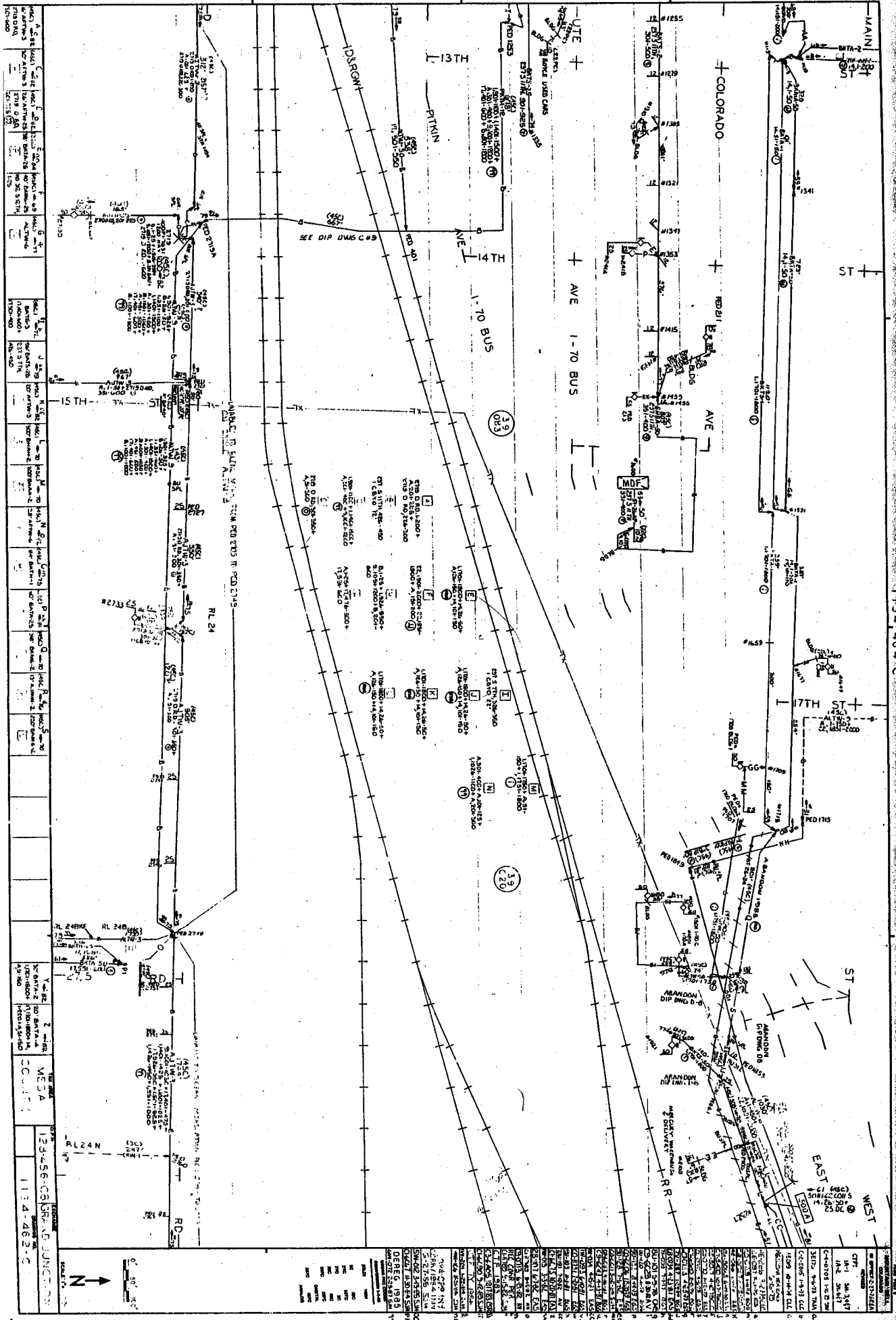
- LEGEND & NOTES**
- FOUND SURVEY MONUMENT SET BY OTHERS
 - SET NO. 5 RE-BAR W/CAP L.S. 16413
- CALLS IN () ARE RECORD

NOTICE

ACCORDING TO COLORADO LAW YOU MUST EXERCISE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS INSTRUMENT WITHIN THE TIME PERIOD SET FORTH IN THIS NOTICE. IF YOU DO NOT TAKE LEGAL ACTION WITHIN THE TIME PERIOD SET FORTH IN THIS NOTICE, YOU WILL WAIVE THE RIGHT TO TAKE LEGAL ACTION BASED UPON ANY DEFECT IN THIS INSTRUMENT.

JOUFLAS MINOR SUBDIVISION	
AT 1700 - 70 BUSINESS LOOP	
FOR: CONSTANCE JOUFLAS	SURVEYED BY: DAN DE
SCALE: 1" = 20'	DRAWN BY: DE
DATE: DEC 2 1988	APPROVED BY: _____
	P.O. Box 186
	PALESTINE, CO. 81424
	48-7588
	24-1270
	F.L. 85124

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9-15-83 S.J.H.
1984 CPR INV

AA

←182
10' BKTA-50
14,151-200

LL

←59
1350' BKTA-25
14,26-50 (M)

CC

(45C) ←81
170' ALTW-2
A,401-450+22,
1891-2000

MM

(45C) ←66
118' BKMA-50
1,1751-1800 (M)

DD

(45C) ←80
15' BKTH-25
14,101-125

NN

EE

(45C) ←57
88' BT 26-24
14,101-125 (M)

FF

←180
42' BMTS-50
14,126-150+A,26-50

GG

(45C) ←81
43' AFTW-1
1,1701-1800

HH

(45C) ←81
179' ALTW-12
A,1-1050+22,1851-2000

II

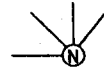
(45C) ←79
16' BKMH-2
1,1701-1800+14,26-50+A,126-150+14,
101-150 (M)

JJ

(45C) ←70
250' BKMG-2
1,1701-1800+14,26-50+A,126-150+14,
101-150 (M)

KK

(22C) ←81
51' BMTA-50
237 S 11TH,401-450
1-CBYD-10'



GRAND JCT
1134-462
N.S.T. & CO. FORM 7304

REVIL W SHEET SUMMARY

FILE NO. 55-88 TITLE/HEADING Joufflas Minor Subdivision DUE DATE 12/19/88

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES 1700 I-70 Business Loop, Petitioner:
Constance Joufflas. Approximately 0.77 acres in a C-2 zone

PETITIONER ADDRESS 319 Bellaire Dr.

ENGINEER Q.E.D. Surveying Systems, Dan Brown & Max Morris

DATE REC. AGENCY COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

12/09/88	G.J. Drainage	The Grand Junction Drainage District does not have any open or tiled drains across or adjacent to the proposed development. There are no adopted or proposed plans to extend any existing ditches or drains into or through this site nor are there adopted or proposed plans to dig new ditches or install new drains in or to this site.
12/12/88	City Fire Dept.	Our office doesn't have any objection to this Minor Subdivision as long as adequate access is maintained and that proper fire ratings are established or installed between the buildings and property line. A review by the Building Department is required to determine the required ratings and if any openings are allowed. If the buildings are to be left as is and the same occupancy type left the same, no added fire protection will be required. However, if the occupancies change, we will need to do a review in order to make sure adequate fire protection is provided.
12/12/88	U.S. West	No Objection.
12/13/88	Public Service	Electric & Gas: No objections.
12/15/88	Police Dept.	No Problems Noted.
12/16/88	Public Works	Would like to see Points of Beginning for parcels 1 and 2 labled with ties to Mesa County Brass Caps.
12/19/88	Planning	*Section 6-8-2.A.1.b. requires certification as to conformance to all local and state regulations. *Section 6-8-2.A.1.c. requires a table showing the land area in each lot. *The dashed line running east/west through Lot 1 should be deleted. *Section 6-8-2A.1.i. requires all dimensions and areas of irregularly shaped lots be indicated on each lot. *Section 6-8-2A.3.a. requires permanent reference monuments on external boundaries. *Section 6-8-2.A.3.c. requires at least one elevation benchmark

Sent 12/21/88

development summary



File # 55-88 Name Jouflas Minor Sub. Date 1/13/89

PROJECT LOCATION: 1700 I-70B

PROJECT DESCRIPTION:

A request for a two lot minor subdivision on approximately .77 acres in a C-2 zone.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO *		TECHNICAL REQUIREMENTS	SATISFIED NOT SATISFIED *	
	YES	NO *		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: _____		

* See explanation below

STATUS & RECOMMENDATIONS:

The proposed lots and existing structures meet the requirements of the C-2 zone. The petitioner may be required to modify the adjacent walls of the two buildings to meet the Building and Fire Codes.

Planning Commission Action

1/10/89 Planning Commission approved the final plat, subject to all technical requirements being completed before recording the plat. This does not require City Council action.