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File 1989-0006

Name: Minor Subdivision – Steve Heald – 357 Franklin Avenue

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>
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X		Review Sheet
X	X	Review Sheet Summary
X		Development Summary
X	X	Development Application – 2/1/89
X	X	Letter from Steve Heald to Planning re: Mineral Rights – 3/24/89
X	X	Planning Commission Minutes - ** - 3/7/89
X	X	Covenant and Conditions – 4/27/89
X		Public Notice Posting – 2/23/89
X		Certification of Plat – 4/14/89
X		Commitment for Title Ins.
X		Statutory Deed with warranties with statement of settlement David G. Behrhorst and Carolyn L. Behrhorst conveys to Steven E. Heald and Edna L. Heald
X		Request for Treasurer's Certificate of Taxes Due – 1/10/89
X	X	Site Plan
		Notice of Public Hearing – 3/7/89
X	X	Covenants and Conditions – 4/27/89

## P R O J E C T N A R R A T I V E

### GENERAL LOCATION AND DESCRIPTION

This project is located just north of Highway 6 & 50, just west of First Street in the City of Grand Junction, on Franklin Avenue. The site is currently a 1.197 acre metes and bounds description, zoned RMF-64. The parcel contains 3 single family rental homes in poor condition. Our proposal would be a three lot minor subdivision in the RMF-64 zoning, each lot would have one of the rental houses.

We would remodel lot 1 first, and as soon as the plan is approved, we would sell off the house on lot 1. We would proceed to remodel lot 3 next, and lot 2 last. We anticipate the remodeling will take about 30 days on each house. We want to start work in April of 1989, selling the last house late in 1988 or early 1990.

There is no negative impact on the adjacent owners or properties, there is no change in zoning or usage. The impact will be positive, all three houses are in a run down condition, and the remodeling will make them much nicer.

### USAGE AND ADJACENT ZONING

Current zoning indicates apartment construction, and there is no demand for new apartment construction. There is demand for small single family houses. The three houses as is must be sold as one parcel, approval of our plan will allow them to be sold seperately. The street has single family homes (our remodeled single family will compare favorably), multifamily units (the zoning allows for someone to re-assemble this parcel, tear the houses down, and build apartments if the economy allows). There are also vacant parcels zoned multi-family. There is commercial zoning to the south, however it gets access from the south off the highway, and is seperated by a 40' grade difference from the subject property.

### UTILITIES, LANDSCAPING, COVENANTS

Each house already has its own water tap, sewer tap, gas tap, electric tap, phone service, and cable tv. None of these services would be changed. Easements would be granted to the utility if those easements are not already of record.

The access is off of Franklin, driveways and curb cuts are already in use.

We will not be placing covenants on the properties, other than what is allowed in the city zone RMF-64. If the parcels are reassembled and developed as multi family later, covenants could be put in place at that time. All fences, shrubs, lawns, and trees are being kept, no new landscaping or screening will be installed. Reference the site plan for existing locations.

It appears this proposal meets all city criteria for approval.

Original  
# 06 89 Do NOT Remove  
From Office

2945-104-00-076  
Steve Heald (Petitioner)  
P.O. Box 1210  
Grand Junction, CO. 81502

2945-104-15-006  
Curtis Rhyne  
1305 Balsam Ct.  
Grand Junction, CO.

2945-104-17-001  
James Rankin  
1043 North Avenue  
Grand Junction, CO. 81501

2945-104-00-948  
Grand Jct. Drainage District  
722 23 Rd.  
Grand Junction, CO. 81505

2945-104-15-005  
Ron DeRose  
1616 Juniper  
Grand Junction, CO. 81501

2945-104-17-002  
Larry Lattuesen  
Box 1150  
Grand Junction, CO. 81502

2945-104-00-043  
Glen Davis  
329 Franklin  
Grand Junction, CO. 81501

2945-104-15-003  
Peter Larson  
1326 Juniper  
Grand Junction, CO. 81501

2945-104-17-003  
Frederick Lu  
605 Canyon Creek  
Grand Junction, CO. 81501

2945-104-00-046  
Jimmi Hulse  
309 Franklin  
Grand Junction, CO. 81501

2945-104-15-004  
Robert Sapp  
1325 Balsam Ct.  
Grand Junction, CO. 81501

2945-104-17-004  
James Rankin  
1043 North Avenue  
Grand Junction, Colo. 81501

2945-104-00-044  
Joe McVerne  
215 Franklin  
Grand Junction, CO. 81501

2945-104-15-001  
Glen Dennis  
255 W Kennedy  
Grand Junction, CO. 81501

2945-104-14-001  
Marjorie Ennis \*  
341 Independent  
Grand Junction, CO.

2945-104-00-047  
John Moore  
131 S. 6th (217 Franklin)  
Grand Junction, CO. 81501

2945-104-15-002  
Monte Kapple  
235 W. Kennedy  
Grand Junction, CO. 81501

2945-104-14-002 \*

2945-104-00-085  
Western Slope Welding  
2584 US Hwy 6 & 50  
Grand Junction, Co. 81501

2945-104-14-004  
George Murray  
335 W. Kennedy  
Grand Junction, CO. 81501

2945-104-14-003 \*

2945-104-00-040  
Joseph Laskey  
359 Franklin  
Grand Junction, CO 81501

2945-104-14-005  
Charles Rees  
1325 Juniper St.  
Grand Junction, CO. 81501

2945-104-14-008 \*

2945-104-15-007  
Mark Olson  
1306 Juniper Ct.  
Grand Junction, CO.

2945-104-14-006  
Carolyn Mavrakis  
522 Otto Ct. (1315 Juniper Ct.)  
Grand Junction, CO. 81503

2945-104-14-009 \*

2945-104-15-008  
Merlyn Bruce  
1305 Balsam  
Grand Junction, CO.

2945-104-14-007  
Edward Anderson  
1305 Juniper  
Grand Junction, CO. 81501

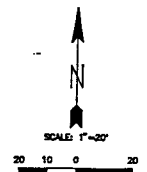
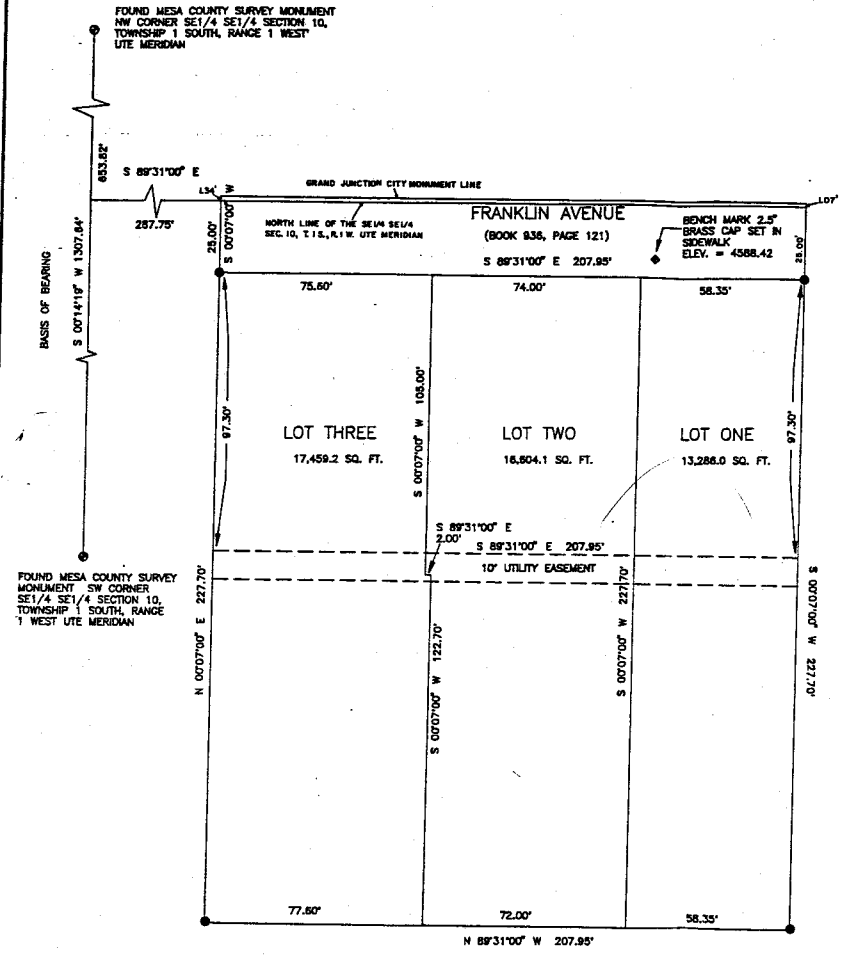
2945-104-14-010 \*

All owned by Ennis

# HEALD-ELLIOTT MINOR SUBDIVISION

RMF-64

#6-89



- - SET 2" NO. 5 REBAR WITH ALUMINUM CAP MARKED L.S. 12901 IN CONCRETE
- ⊙ - FOUND MESA COUNTY SURVEY MONUMENT
- └ - SET 2" NO. 5 REBAR WITH ALUMINUM CAP MARKED L.S. 12901
- ◆ - 2.5" BRASS CAP SET IN SIDEWALK ELEVATION= 4588.42

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Steven E. Heald, Edna L. Heald, Jerry Elliott & Janet Elliott are the owners of the real property situated in the SE1/4 SE1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado as shown on the accompanying plat, said property being more completely described as follows:

COMMENCING AT THE NW CORNER OF THE SE1/4 SE1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN FROM WHENCE THE SW CORNER OF SAID SE1/4 SE1/4 BEARS S 0°14'18" W 1307.84' AND ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S 0°14'18" W 653.82 FEET; THENCE S 89°31'00" E 207.95 FEET; THENCE S 0°07'00" W 25.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 89°31'00" E 207.95 FEET; THENCE S 0°07'00" W 227.70 FEET; THENCE N 89°31'00" W 207.95 FEET; THENCE N 0°07'00" E 227.70 FEET TO THE TRUE POINT OF BEGINNING.

That said owners have caused the said real property to be laid out and surveyed as HEALD-ELLIOTT MINOR SUBDIVISION, a subdivision of a part 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 and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the Public USRBs 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 utility, irrigation and drainage facilities including but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; 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.

Any further new construction or development on any of the lots will require a surface drainage study to deal with runoff on the slope at the South end of these lots.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 27th day of March A.D., 1989

*Steven E. Heald* *Edna L. Heald* *Jerry Elliott* *Janet Elliott*  
 STEVEN E. HEALD EDNA L. HEALD JERRY ELLIOTT JANET ELLIOTT

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

The foregoing instrument was acknowledged before me this 27th day of March A.D., 1989 by Steven E. Heald, Edna L. Heald, Jerry Elliott and Janet Elliott.

My Commission expires: 9-7-89 *James S. Walker*  
 Notary Public

CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 4:11 o'clock P.M. this 27th day of March A.D., 1989 and is duly recorded in Plat Book No. 18 Page 433

Clerk and Recorder Deputy Fees \$ J-30

CITY APPROVAL

This plat of HEALD-ELLIOTT MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado is approved and accepted on this 27th day of March A.D. 1989.

*Mark Cohen* *James Bennett* *William O. Roy*  
 City Manager President of Council Chairman, Grand Junction City Planning Commission

*Mark Matzner* *Nancy Don Hunter*  
 Director of Development Grand Junction City Engineer

I, William O. Roy do hereby certify that the accompanying plat of HEALD-ELLIOTT 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. This plat conforms to Final Plat requirements in the CITY OF GRAND JUNCTION ZONING & DEVELOPMENT CODE and applicable state laws.



*William O. Roy*  
 WILLIAM O. ROY P.L.S. 12901  
 DATED THIS 27th DAY OF March, 19 89

**CENTURY SURVEYING**  
 P.O. BOX 586, GRAND JUNCTION, CO 81608  
 TEL: 303-241-8887

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HEALD-ELLIOTT MINOR SUBDIVISION

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SUR. BY: S.J. & C.K. DRAWN BY: W.O.R.  
 JOB NO. 5206 SHEET 1 OF 1

# REVIEW SHEET SUMMARY

FILE NO. #6-89 TITLE/HEADING Three-lot Minor Subdivision DUE DATE 2/17/89

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Steve Heald Location:

335/345/357 Franklin Avenue Acres: 1.2

PETITIONER ADDRESS Box 1210 Grand Junction, CO 81502

ENGINEER n/a

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.

02/17/89	Ute Water	No objections.
02/08/89	Fire Dept.	Our department doesn't have a problem with this minor subdivision.
02/08/89	Police Dept.	No problems noted.
02/17/89	City Engineer	Water and sewer services and street improvements exist on all three lots. Power line along rear of lots may not be in an easement.
02/16/89	Public Works	Utilities reviewed: no comments. Lot areas do not check: Lot 1 = 13,286.3 sq. ft.; Lot 2 = 16,849.8 sq. ft.; Lot 3 = 17,214.12 sq. ft. Difference appears to be a result of the Franklin Ave. right-of-way. The full names of each individual owner should be included in the dedication.
02/14/89	G.J. Drainage	The parcel of land proposed to be subdivided was visited by Drainage District staff. There are no open nor tiled drains operated and maintained by the Drainage District which cross or abut this site. There are no plans to extend an open or tiled drain to, or through, the parcel. The Grand Junction Drainage District does not need easements across the property at this time, nor in the near future. The southerly portion of the parcel does drain to the south to a gabion retaining wall. Great amounts of surface flow could result in erosion to the site and probable silt deposition on the property to the south. The tract is in the drainage basin of the Ligrani Drain/Tile, which roughly parallels Hwy 6&50 frontage road to a point south of West Lake, where the drain crosses under Hwy 6&50 as it heads toward the Colorado River. If irrigation water is to be used on this (these) tract(s) of land, the route from the headgate to the tract should be mapped and the route from the tract(s) to the Colorado River should be mapped.
02/14/89	Mtn. Bell	Please provide 10' wide utility easement. (5' each side of existing east/west aerial power line.
02/14/89	Public Service gas: electric:	No objections. PSCO O.H. 30 primary runs through this property. Need right-of-way on plat.
02/17/89	Development Dept.	The "foundation only" on lot 3 does not meet the required side-yard setback for a principal or accessory structure. The lot line should be adjusted to comply with a 10' setback for principal structure, or a 3' setback for accessory structure. The areas shown for the lots are incorrect. Section 6-8-2A.1.b. of the

Zoning and Development Code requires a statement on the plat certifying that it conforms to all applicable requirements of the City Development Code and all applicable state laws and regulations. Required easements should be shown on the plat as to type, with bearings and dimensions given. The names and addresses of any other surface owners, mineral owners, and lessees of mineral owners, as required by CRS 31-23-215, should be shown on the plat (if any). The final plat must be recorded within one year of approval.

RESPONSE NECESSARY

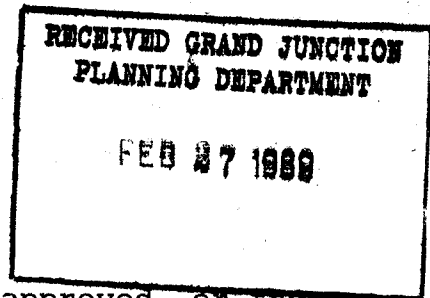
3/3/89

hand delivered  
2/23/89

# Mountain REALTY

Sales & Development Company, Inc.

RESPONSE TO REVIEW COMMENTS  
February 24, 1989



File: #6-89 (Minor Subdivision)  
Petitioner: Steve Heald  
Location: 335, 345, and 357 Franklin

We will not respond to those agencies who approved, or those who raised no questions.

PUBLIC WORKS: \*The names shown on the plat to be recorded are exactly as title appears.

\*The square footages on the plat include the right of way, they will be amended to show the net lot square footage (lot 1, 13,286.3; lot 2, 14,849.8; and lot 3, 17,214.12.)

G.J. DRAIN: \*We do not use irrigation, route of flow will not be tracked.

\*We understand the severe slope in the bank will require monitoring to control possible erosion and silt deposits on the neighbor.

MTN. BELL: \*The easement requested will be granted.

PUBLIC SERVICE: \*The line is in the easement noted above.  
(Same comment was in City Engineers comments)

DEVELOPMENT DEPARTMENT: \*The lot line between lot two and three will be "jogged" at the rear of the lots.

Approximately 1 foot will be added to lot 3, and taken off of lot 2. This will allow the minimum 3 foot setback for accessory structure. We will place a covenant in the deed of lot 3 stating that the foundation may not be used for a dwelling, usage will be limited to an accessory structure.

\*The square footage error has already been addressed.

\*We will add language to the plat, to comply with Section 60-8-2A.b (certify that it conforms to city code).

\*We did not mention mineral owners (CRS 31-23-215), because no minerals are reserved or leased. If required, we would add language showing there are no mineral owners or lessees.

A handwritten signature in cursive script, appearing to read "Steve Heald".

# OFF OOOOOOOOOOOOOOOOOOOOO ACTION SHEET



Acres 1.2  
 Units 3  
 Density \_\_\_\_\_  
 Activity 3 lot Minor Subdivision  
 Phase Final  
 Common Location 357 Franklin

File No. \_\_\_\_\_  
 Zone RME 64  
 Tax Parcel Number  
2945-104-00-076

**FINAL**

Date Submitted \_\_\_\_\_ Date Mailed Out \_\_\_\_\_ Date Posted \_\_\_\_\_  
 \_\_\_\_\_ day Review Period Return by \_\_\_\_\_  
 Open Space Dedication (acreage) \_\_\_\_\_ Open Space Fee Required \$ \_\_\_\_\_ Paid Receipt # \_\_\_\_\_  
 Recording Fee Required \$ \_\_\_\_\_ Paid (Date) \_\_\_\_\_ Date Recorded \_\_\_\_\_

review agencies	A	B	X	X	E	F	G	H	X	X	X	X	X	X	O	P	Q	R	X	T	U	X	X	X	X	Z	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 - Grand Valley	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Drainage - Grand Junction	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Water (Ute, Clifton)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Sewer Dist. (FV, CGV, OM)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Mountain Bell	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Public Service (2 sets)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
State Highway Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
State Geological	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
State Health Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
GUPC (7 packets)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
CIC (9 packets)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
OTHER <u>City Attorney</u>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
totals																																

*view  
 pencil*

**BOARDS** PC **DATE** 3/7/89 Approved  
 - I need restrictions limiting the existing foundations on lot 3 so an accessory structure must be recorded  
 - Any new construction on the lots will require a detailed drainage & slope evaluation & plan. A statement to that effect must be recorded with the plat

**STAFF**

#06 89  
 Original  
 Do NOT Remove  
 From Office

**APPLICATION FEE REQUIREMENTS**

\$225.00 plus \$5 per residential lot - due at time of  
submission





# development summary



File # 6-89 Name 357 Franklin Avenue Minor Subdivision Date 3/9/89

CITY COUNCIL INFORMATION ONLY--NO HEARING REQUIRED

PROJECT LOCATION: 357 Franklin Avenue

PROJECT DESCRIPTION: A request for a minor subdivision of three lots on 1.2 acres in an RMF-64 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

\* The property drops off severely to the south. Any new construction on the lots will require a detailed drainage and slope evaluation and plan. A statement to that effect will be recorded with the plat.

### STATUS & RECOMMENDATIONS:

Each new lot has an existing house on it that the developer plans on remodeling and selling.

### Planning Commission Action

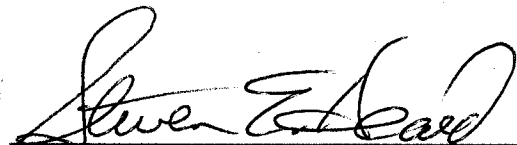
March 7, 1989: Planning Commission approved the request. This does not require action by the City Council.

COVENANT AND CONDITONS

This agreement is made this 27th day of April 1989, and applies to and restricts the usage of:

Lot 3, Heald-Elliott Minor Subdivision,  
City of Grand Junction,  
Mesa County.

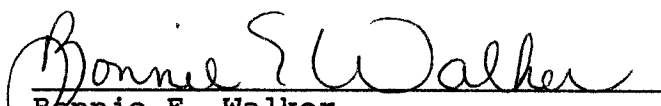
The current owners of the above parcel, also known as 357 Franklin, agree that the foundation on the rear of this lot will not be used for a dwelling unit or rental unit. Any construction on that foundation will be limited to auxiliary buildings such as storage sheds or garages. This restriction will be placed in the deed on the sale of this lot.

  
\_\_\_\_\_  
Steven E. Heald

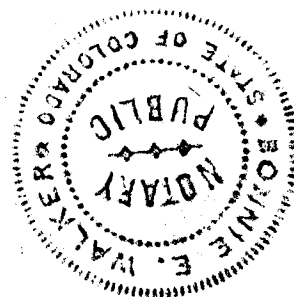
State of Colorado  
County of Mesa

This instrument was acknowledged before me by Steven E. Heald this 27th day of April, 1989.

My Commission Expires 8-7-89 .

  
\_\_\_\_\_  
Bonnie E. Walker  
519 Grand Ave.  
Grand Junction, Colo. 81501

s e a l



6-89