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File 1990-0054

Name: Replat Wellington Business Park - 1120 Wellington Ave.

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t

S A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record. In some instances, entries are recorded documents designated to be scanned, copies kept for Commun Dev. and the original sent to City Clerk for retention, these files are denoted with (**) and will be found on the ISYS Query system in their designated categories.
T There are also documents specific to certain files, not found on the standard checklist, they are listed on the bottom of the page and marked scanned.
R Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file. Correspondence can be queried by contents or date.
W When querying, Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.

X	X	Table of Contents
X	X	Review Sheet Summary
X	X	Application form
X		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
X		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X	X	Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
X	X	*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Action Sheet	X	Vacant Land/Farm and Ranch Contract to Buy and Sell Real Estate – Nov. 1990
X	X	Letter from Kathy Portner to Mike Fossenier re: Planning procedures for upcoming project – 12/28/90	X	3 Warranty Deeds – not signed or recorded
X	X	Computer Files Indexing Information Sheet		
X		Treasurer's Certificate of Taxes Due/ Delinquent Tax Notice – 12/18/90		
X	X	Lot Line Adjustment Procedures Application with Addendum A		
X	X	Letter from Michael Fossenier to City of G.J. re: Lot-line Procedures Application – 12/17/90		
X	X	Employee Parking diagram		

A



Receipt # 4066
Date Rec. 12/18/90
Received By [Signature]

DEVELOPMENT APPLICATION #54 90

We, the undersigned, Being the owners of property situated in Mesa County, State of Colorado, as described on the attached legal description form do hereby petition this:

Original
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From Office

Type of Petition	Sq.Ft	Phase	Common Location	Zone	Type of Usage
<input checked="" type="radio"/> Subdivision Plat/Plan		<input checked="" type="radio"/> Minor <input type="radio"/> Major	1120 Wellington	B-1	
<input type="radio"/> Rezone				Frm To	
<input type="radio"/> Planned Development		<input type="radio"/> ODP <input type="radio"/> Prelim <input type="radio"/> Final			
<input type="radio"/> Conditional Use					
<input type="radio"/> Hwy-Oriented Development				H.O.	
<input type="radio"/> Text Amendment					
<input type="radio"/> Special Use					
<input type="radio"/> Vacation					<input type="radio"/> Right-of-way <input type="radio"/> Easement

<input checked="" type="radio"/> PROPERTY OWNER	<input checked="" type="radio"/> PROPERTY OWNER -DEVELOPER	<input checked="" type="radio"/> REPRESENTATIVE
<u>Wellington III Condo Assoc.</u> Name	<u>Friedrick Shumann</u> Name	<u>Mike Fossner</u> Name
<u>1120 Wellington</u> Address	<u>Coleman, Brown & Jaeger</u> Address	
<u>Grand Jct, CO 81501</u> City/State	<u>Grand Jct, CO</u> City/State	
<u>243-2682</u> Business Phone #	<u>243-8250</u> Business Phone #	

Note: Legal property owner is owner of record on date of submittal.

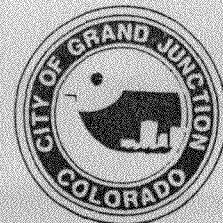


WE HEREBY ACKNOWLEDGE THAT WE HAVE FAMILIARIZED OURSELVES WITH THE RULES AND REGULATIONS WITH RESPECT TO THE PREPARATION OF THIS SUBMITTAL, THAT THE FOREGOING INFORMATION IS TRUE & COMPLETE TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME THE RESPONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION AND THE REVIEW SHEET COMMENTS. WE RECOGNIZE THAT WE OURSELVES, OR OUR REPRESENTATIVE(S) MUST BE PRESENT AT ALL HEARINGS. IN THE EVENT THAT THE PETITIONER IS NOT REPRESENTED, THE ITEM WILL BE DROPPED FROM THE AGENDA, AND AN ADDITIONAL FEE CHARGED TO COVER RE-SCHEDULING EXPENSES BEFORE IT CAN AGAIN BE PLACED ON THE AGENDA



X _____ Date _____
Signature of person completing application

X _____
Signature of property owner(s) - attach additional sheets if necessary



LOT LINE ADJUSTMENT PROCEDURES APPLICATION

54 90

Original
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from Office

Receipt # _____
Date Received _____
Received By _____

Complete this application and submit with documents listed below to the Grand Junction Planning Department, 250 North 5th Street, Grand Junction, CO 81501, 244-1430.

Wellington III Condominium Association,
a Colorado non-profit corporation

Baird B. Brown, Esq.

Name of Property Owner (New)

Name of Representative

Frederick A. Schumann
Name of Property ~~Owner~~ Owner (Old)

1120 Wellington Avenue
Mailing Address

P.O. Box 2207

Mailing Address

Grand Junction, CO 81501

Grand Junction, CO 81502

City State Zip

City State Zip

(303) 243-2682

(303) 243-8250 or 243-1418

Telephone, work & home

Telephone, work & home

COMMON LOCATION AND ADDRESS OF PROPERTY(S): Wellington Business Park;

1120 Wellington, Grand Jct., Colorado, and Lot 2 Wellington Business Park
(No street address)

TAX SCHEDULE

NUMBERS: Lot 2 (2945-111-25-004); Wellington III see attached Addendum "A".

SUBMITTAL REQUIREMENTS

- ✓ 1. An Assessor's Map with the parcel outlined in red.
2. A land improvement survey prepared by a licensed surveyor. On parcels where structures exist, the location of the structures in relation to the proposed property lines shall be shown. Two copies are required.
3. Current ownership & encumbrances report or title commitment identifying all property owners and lien holders that have a record interest in the property. Each such person must sign this form.
4. Unsigned Warranty Deeds with the legal description from the survey for all the parcels.
5. A copy of the certificate of taxes due for each parcel involved (effective date within 30 days.)
6. County Surveyor Review Comments (see back of this form).
7. City Engineer Review Comments (see back of this form.)
8. Fire Department Review Comments (see back of this form.)
9. Lien Holder(s) Signature(s) evidencing consent (see back of this form.) *NONE*
10. \$50.00 Processing Fee.

~~It is the petitioner's responsibility to present this form to the review agencies for sign-off. Petitioner(s) must sign the back of this form.~~

*Submit all materials to the Community Development Dept.
We will circulate for other signatures*

I certify that, to my knowledge, this application is complete and true in its entirety and further understand that any material errors or omissions will result in voiding any approval(s).
Wellington III Condominium Assoc.

David D. King 11-21-90 EA BB
Signature of Property Owner, Date Signature of Representative Date
Frederick C. Schumann Oct 21/99
Frederick Schumann, Owner, Date Date
Lot 2

REVIEW AGENCY COMMENTS

(6) COUNTY SURVEYOR - Date: _____ Comments: _____

_____ By: _____

(7) CITY ENGINEER - Date: _____ Comments: _____

_____ By: _____

(8) FIRE DEPARTMENT - Date: _____ Comments: _____

_____ By: _____

(9) LIEN HOLDER - Name: None, N/A
Address _____
City _____ State _____ Zip _____
Signature _____ Date _____

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PROJECT NARRATIVE

This Project Narrative references the enclosed re-plat survey of the Wellington Business Park Subdivision, for purposes of identification of the nature and scope of the purposes for the planned lot-line adjustment therein.

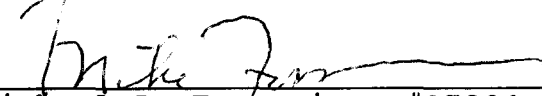
The underlying purposes for the application for a lot-line adjustment herein, are to allow a purchase of property by the Wellington III Condominium Association, from Frederick Schumann, both owners of properties located in the Wellington Business Park Subdivision.

The Wellington III Condominium Association, as owners of Lot Designated 1R, desires to purchase a piece of property from Frederick Schumann's lot, Designated 2R. The parcel, as identified upon the re-plat survey, runs on the northern boundary between Lots 1R and 2R, running along the boundary of the Grand Valley Irrigation Canal for approximately 200 feet, and is approximately 60 feet wide.

The purposes for which the Wellington III Condominium Association wishes to purchase this property, the property is intended to be used as additional parking facilities for the Wellington III Condominium Association's tenants/owners, and the public.

Respectfully submitted this 18th day of December, 1990.

COLEMAN, BROWN & JOUFLAS

By 
Michael P. Fossenier, #17804
Attorney for Applicants,
Wellington III Condominium
Association, Inc. a Colorado
nonprofit corporation
1010 Valley Federal Plaza
P.O. Box 2207
Grand Junction, CO 81502
(303) 243-8250

COMPUTER FILES INDEXING
INFORMATION SHEET

1. File Number 54-90
2. Type of Application Replat of Wellington Business Park
3. Name of Project Wellington Business Park
4. Address of Project 1120 Wellington Ave
5. Name of Applicant Fredrick Shumann
6. Co-Applicant Mike Fossenier
7. Census Tract _____ Traffic Zone _____
8. Land Use Type _____
9. Action Date _____ By _____
10. Action Taken _____
11. Suspense Date(s) _____

Row required
Letter to 2R RE: improvements to Row access - st. light
How these lots will be serviced w/ utilities
Drainage plan required for 2R + 3R at time of development
Need improvements survey - bldg - put original plat info on
this plat -- re canal info.
Legal - Plat as recorded B - P -
as amended by deeds B - P -

SUBMITTAL LEGEND

GENERAL REQUIREMENTS

- *A Application Form
- B Impact Statement or Project Narrative
- *C Summary Form
- D Appraisal of Application for Open Space
- E Evidence of Title/Title Commitment
- F Draft of Covenants/Restrictions
- *G Legal Description *- on plat*
- *H Names and Addresses of Adjacent Property Owners Within 200 feet
- I Floodplain Analysis
- J Geology Report/Soils Report
- K Gamma Radiation Report
- L Subsurface Soils Investigation
- *M Improvements Agreement
- *N Improvements Guarantee
- O Development Schedule

OTHER REQUIREMENTS

- AA Location and Vicinity Map
- BB Assessor's Map with Subject Property Outlined in Red
- CC Reduction of Assessor's Map (not larger than 11 1/2" x 14") *11" x 17"*
- DD Reduction of Plan (not larger than 11 1/2" x 14")
- EE Reduction of Plat (not larger than 11 1/2" x 14")
- FF Action Sheet
- GG County Treasurer Tax Certification

SITE PLAN REQUIREMENTS

- P Plat (including easements at 24" x 32")
- Q Site Plan (24" x 32") *Show building locations*
- R Adjacent Land Use and Zoning
- S Drainage/Grading Plan
- T Utilities Composite
- U Landscaping/Screening/Buffering
 - a) Types of Open Space (existing/proposed)
 - b) Percent and Open Space
 - c) Maintenance, Irrigation Rights
- V Parking *- site plan*
 - a) Total Number Proposed/Required
 - b) Dimensions, Striped, Handicapped
- W Roadway Plan/Profile
- X Traffic Circulation Patterns
 - a) Pedestrian/Bikeways/Crosswalks
 - b) Dimensions of Curb Cuts, Driveways
 - c) Internal Circulation Detail
- Y Traffic Analysis
- Z Structural Information
 - a) Heights, Elevations, Sq. Footage
 - b) Percent Building Coverage
 - c) Setbacks (centerline/property line)
 - d) Lighting and Signage Detail

PREAPPLICATION CONFERENCE

DATE 12/12/90 CONFERENCE ATTENDANCE _____

R.O.W. REQUIRED ABUTTING PROPERTY NO

	EXISTING	PROPOSED	
CURB CUTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
PARKING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
LANDSCAPING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
IRRIGATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
PEDESTRIAN ACCESS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
	YES	NO	
OPEN SPACE FEES REQUIRED	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
NEIGHBORHOOD MEETINGS/CONTACT	<input type="checkbox"/>	<input type="checkbox"/>	<i>Recommended</i>
RECORDING FEES REQUIRED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or considerations. Other items of special concern may be identified during the review process.

- | | | |
|--|--|--|
| <input type="checkbox"/> ACCESS/PARKING | <input type="checkbox"/> SCREENING/BUFFERING | <input type="checkbox"/> COMPATIBILITY WITH SURROUNDING USES |
| <input type="checkbox"/> DRAINAGE | <input type="checkbox"/> LANDSCAPING | <input type="checkbox"/> TRAFFIC GENERATION |
| <input type="checkbox"/> FLOODPLAIN/WETLAND MITIGATION | <input type="checkbox"/> AVAILABILITY OF UTILITIES | <input type="checkbox"/> GEOLOGIC HAZARDS/SOILS |
| <input type="checkbox"/> OTHER _____ | APPLICABLE POLICIES/GUIDELINES/REQUIREMENTS | |
| _____ | <input type="checkbox"/> CORRIDOR GUIDELINES _____ | |
| RELATED FILES _____ | <input type="checkbox"/> AIRPORT _____ | |
| | <input type="checkbox"/> OTHER _____ | |

WE HEREBY ACKNOWLEDGE that we have familiarized ourselves with the rules and regulations as they apply to the preparation of this submittal; that the foregoing information is true and complete to the best of our knowledge; and that we assume the responsibility of monitoring the status of this application and review sheet summary comments.

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Planning Department prior to those changes being accepted.

X SIGNATURE(S) OF PETITIONER(S) _____
 X SIGNATURE(S) OF REPRESENTATIVE(S) _____

COLEMAN, BROWN & JOUFLAS
ATTORNEYS AT LAW

Joseph Coleman
Baird B. Brown
Gregory Joufflas

1010 Valley Federal Plaza
P.O. Box 2207
Grand Junction, Colorado 81502

Telephone
(303) 243-8250
Telecopier
(303) 241-1144

Michael P. Fossenier

December 17, 1990

Grand Junction City
Planning Department
250 North 5th Street
Grand Jct., CO 81501

Original
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City Office

ATTENTION: Kathy Portner

Re: Lot-line Adjustment Procedures Application

Dear Kathy:

Please find enclosed an application for a lot-line adjustment, together with the \$50.00 processing fee, as required by your Planning Department.

The Wellington III Condominium Association, a Colorado non-profit corporation intends to purchase a parcel of property from Frederick A. Schumann, which is located in the Wellington Business Park area of Grand Junction. You will find the address, location, and surveys of all relevant properties in the enclosed maps.

It is our intention that we obtain approval of a lot-line adjustment of the existing boundary line between the Wellington III Condominium Association property and that of Frederick Schumann, which would correctly reflect the transfer of the subject parcel of property from Mr. Schumann to the Condominium Association. It is my understanding that since Mr. Schumann is the current owner of the parcel of property, and the Wellington III Condominium Association is the entity to purchase this parcel of property subject to the adjustment procedures, both parties must be named as "owners" in the lot-line adjustment procedures application form. For clarity, and for the purposes of this sale of real estate, we have identified the Condominium Association as the "new" property owner and Mr. Schumann as the "old" owner. Please note that there are no lien holders on the piece of property subject to this process.

You will find enclosed herewith, an assessors map with the parcel outlined in red, a land improvement survey prepared by a licensed surveyor (2 copies), a current title commitment, unsigned warranty deeds, a copy of the certificate of taxes due for the parcel subject to this transaction, and the \$50.00 processing fee. If there is anything else you require, I would appreciate it if you could please contact me immediately so that we may keep this process to the shortest period of time possible.

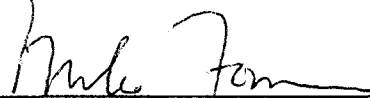
Grand Junction City Planning Department-Kathy Portner
December 17, 1990
Page 2

Thank you very much for your attention to these matters, I appreciate your assistance very much. Please call me if you have any questions or comments.

Sincerely,

COLEMAN, BROWN & JOUFLAS

By



Michael P. Fossenier
Attorney at Law

MPF:jw

Enclosures

cc: Frederick Schumann
David Noffsinger



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

December 28, 1990

Mike Fossenier
Coleman, Brown & Joufflas
Valley Federal Building
Grand Junction, CO 81501

Dear Mr. Fossenier:

I'd like to clarify the procedure for the Wellington Business Park Replat submittal. The submittal was received in our office on December 18, 1990. The review agencies have 10 working days to review the proposal. Therefore, those comments are not due until January 2, 1991. When all the comments are received, we will compile them into one document and send them to the petitioner and their representative. The petitioner is required to satisfy all comments prior to recording the plat.

When all the review agency comments have been satisfied, the plat must receive final approval from the County Surveyor. It will then be signed by all the required City officials. Depending on everyone's workload, this process usually takes about another week. We had discussed the requirement of the Utility Coordinating Committee's (UCC) final approval of the plat. As a policy, the City has been requiring UCC's final approval. We could get their final approval on January 9th and by then all of the other signatures should be complete.

Because the final approval for the plat will not be complete until January 9th anyway, I would like to schedule the plat for final review by UCC at their Jan. 9th meeting. The total review period would still be much less than the 20 working day review period for administrative review.

Thank you for your cooperation through this process.

Sincerely,

Katherine M. Portner
Senior Planner

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54 90

ADDENDUM "A"

WELLINGTON III CONDOMINIUM ASSOCIATION
A COLORADO NON-PROFIT CORPORATION

*Tax Schedule Numbers, as tenants in common.

1. 2945-111-25-005
2. 2945-111-25-006
3. 2945-111-25-008
4. 2945-111-25-009
5. 2945-111-25-010
6. 2945-111-25-011
7. 2945-111-25-012
8. 2945-111-25-013
9. 2945-111-25-014
10. 2945-111-25-015
11. 2945-111-25-016
12. 2945-111-25-017
13. 2945-111-25-018

*All included as condominium units in Lot 1, Wellington
Business Park

REVIEW SHEET SUMMARY

1/4/91

(Page 1 of 2)

FILE NO. #54-90 TITLE HEADING: Replat of Wellington Business Park

ACTIVITY: Replat

PETITIONER: Wellington III Condo Assoc. / Fredrick Shumann

REPRESENTATIVE: Mike Fossenier

LOCATION: 1120 Wellington Avenue

PHASE: Final ACRES:

PETITIONER'S ADDRESS: 1120 Wellington Ave, Grand Jct CO 81501

ENGINEER:

STAFF REPRESENTATIVE: Kathy Portner

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

CITY ENGINEER 01/02/91
J. Don Newton 244-1559

Access easement to Lot 2R should be realigned perpendicular to 11th Street at its intersection with Wellington Avenue.

How will this easement be improved for access when Lot 2R is developed? An improvements agreement should be provided.

Are all areas not occupied by structures to be utility easements? Does this allow development of Lots 2R and 3R?

GRAND VALLEY IRRIGATION 12/19/90
Phil Bertrand 242-2762

I see no real problem with this request. The canal and canal right-of-way needs to be honored and respected. Every development is subject to existing conditions, i.e. high water table, poor drainage, landscaping. This and other existing conditions need to be addressed before construction.

GRAND JUNCTION DRAINAGE 12/19/90
John Ballagh 242-4343

The site drains into the Buthorn Drain.

There are no existing or planned open or tiled drains operated by GJDD across or adjacent to this site. No additional easements are required.

UTE WATER 12/19/90
Gary R. Matthew 242-7491

No objections. City water system.

CITY UTILITIES 12/27/90
Bill Cheney 244-1590

No comment.

CITY FIRE DEPARTMENT 12/28/90
George Bennett 244-1400

Our office doesn't have a problem with this lot line adjustment. If any planned development for Lots 2R and 3R, we will need to review those plans.

CITY ATTORNEY 12/24/90
Dan E. Wilson 244-1505

1. Locate Grand Valley easement on plat.
2. Dedicatory language should conform with ordinance.
3. Need reference to the book and page of original plat.
4. Need to locate structures so we can know where the easements are (since this is how the description is proposed.)
5. Lien holders permission.
6. See comments on plat.

COMMUNITY DEVELOPMENT 01/03/91
Kathy Portner 244-1446

All easements, including ingress/egress, should be dedicated to the City of Grand Junction (see attached dedicatory language example).

The "blanket" easement dedicated for all those areas not covered by structures needs to be deleted and only specific easements shown as needed by the utilities. The easement as stated would prohibit any new construction on any of the lots.

The original plat of this subdivision was for only 2 lots. Lot 3 and the ingress/egress easement were created by deeds and did not come through a review process with our office.

All easements must be designated with type bearings and dimensions (Section 6-8-2.A.1.n.).

A final parking, drainage and landscaping plan must be approved by the City prior to the use of the additional area as parking.

REVIEW SHEET SUMMARY

1/4/91

(Page 1 of 2)

FILE NO. #54-90 TITLE HEADING: Replat of Wellington
Business Park
ACTIVITY: Replat
PETITIONER: Wellington III Condo Assoc. / Fredrick Shumann
REPRESENTATIVE: Mike Fossenier
LOCATION: 1120 Wellington Avenue
PHASE: Final ACRES:
PETITIONER'S ADDRESS: 1120 Wellington Ave, Grand Jct CO 81501
ENGINEER:
STAFF REPRESENTATIVE: Kathy Portner

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GRAND JUNCTION DRAINAGE 12/19/90
John Ballagh 242-4343

The site drains into the Buthorn Drain.

There are no existing or planned open or tiled drains operated by GJDD across or adjacent to this site. No additional easements are required.

PUBLIC SERVICE 12/26/90
Carl Barnkow 244-2658

GAS & ELECTRIC: No objections to replat.

U.S. WEST 12/19/90
Leon Peach 244-4964

No comments at this time.