

# Table of Contents

File **1991-0018**

Name: Woodsmoke (Graff Dairy) - Zone Reversion - 577 29 Road and 579 29 Road

**P** **S** A few items are denoted with an asterisk (\*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (\*\*) and will be found on the ISYS query system in their designated categories.  
**r** **e** Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.  
**s** **e** 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.  
**n** **e**  
**d**

X	X	<b>Table of Contents</b>
		<b>Review Sheet Summary</b>
X		Application form
		Review Sheets
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
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X	X	<b>*Mailing list to adjacent property owners</b>
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		Record of certified mail
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		<b>*Planning Commission staff report and exhibits</b>
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		<b>*Summary sheet of final conditions</b>

### DOCUMENT DESCRIPTION:

X	X	Letter from Barbara Graff and William Graff to Planning re : request for Lot 1-2 to be reverted back to agriculture - 8/24/90	X		Notice of Public Hearing mail-out-2/22/91
X	X	Proposal for Graff Dairy	X	X	Planning Commission Minutes - ** - 3/5/91
X		Staff Report for Woodsmoke	X		Planning Commission Agenda for 3/5/91
X	X	Notice of Proceeding - 2/12/91	X		Preliminary City Council Agenda - 3/15/91
X	X	Request for Consideration of a Reversion of Zoning -	X	X	City Council Workshop Agenda - 3/18/91
X		Public Notice Posting - 2/22/91	X		City Council Agenda - 3/20/91
X		Memo from Marty Currie, Police Dept. to Dave Thornton re: sees no problems in granting the rezone - 2/25/91	X	X	City Council Minutes - 4/17/91
X		Display Ad to be published 3/4/91	X	X	Ordinance No. 2515 - **
X		Legal Ad to be published 2/26/91			<b>Background Information Below</b>
X	X	Development Summary	X	X	Ordinance No. 2005, 2088 - **
X	X	Motion for Lot 1 and Lot 2	X		Guarantee not to request building permits within said sub. until such time as DIA improvements are done in Woodsmoke Sub. - 12/14/92 rec. Book 1430/Page 999
X	X	Action Sheet - 3/5/91	X		Certification of Plat - 5/4/83
X	X	Plat Map	X	X	DIA - Book 1430 / Page 998



A



Receipt # \_\_\_\_\_  
Date Rec. \_\_\_\_\_  
Received By \_\_\_\_\_

# DEVELOPMENT APPLICATION

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:

Remove from Office #18 91

Type of Petition	Sq.Ft	Phase	Common Location	Zone	Type of Usage
<input type="radio"/> Subdivision Plat/Plan		<input type="radio"/> Minor <input type="radio"/> Major			
<input checked="" type="radio"/> Rezone <u>Reversion</u>					
<input checked="" type="radio"/> REVERSION Planned Development	13.367 Acres	<input type="radio"/> ODP <input type="radio"/> Prelim <input checked="" type="radio"/> Final	577 & 579 29 Road (Graff Dairy)	Frm D To PR-17.4 TO RSF-R TO RSF-A TO RSF-R	
<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

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

William W. & BARBARA Graff

Name

Name

Name

583 29 Road

Address

Address

Address

Grand Junction, Colorado

City/State

City/State

City/State

242-1113

Business Phone #

Business Phone #

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



Signature of person completing application

Date

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

#18 91

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
AUG 27 1990

August 24, 1990

Grand Junction City Government  
250 North 5th St.  
City, 81502

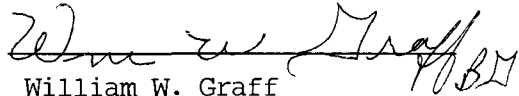
Attention: Planning Dept.

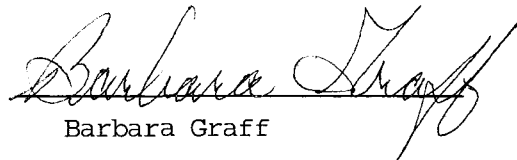
Original  
Do NOT Remove  
From Office

To Whom It May Concern:

As the Woodsmoke project is no longer viable, we request Lot 1 and Lot 2, be reverted back to agriculture or the closest to agriculture as possible.

Thank you for your consideration, and we would appreciate your attention to this matter as soon as possible.

  
William W. Graff

  
Barbara Graff

583 29 Rd.  
City, 81501

CITY INITIATES REZONE FROM PR-19.4 TO RSF-R FOR LOT 2 AND FROM RSF-4 TO RSF-R ON LOT 1

REASONS

Lot 2

7-5-7 Enforcement of Development Schedules

A.2

Mr. Graft has requested that his property be reverted back to Agricultural uses.

- A reversion of the Dev. Plan Needs to be scheduled with P.C.

ONCE the PR ZONE HAS NO PLAN + really isn't a good PLANNING PRACTICE to NOT HAVE A PLAN therefore we should clean up the situation by reverting the zoning back to its ORIGINAL agricultural in the County. therefore RSF-R is the most appropriate. Also the RSF-R is a holding ZONE and someday

Lot 1

- DAIRYS ARE A SPECIAL USE UNDER RSF-R

- WHILE we were REZONING LOT 2 why NOT include LOT 1 AND have the SAME ZONE designation.

- TRY to bring the DAIRY to conformance

Then if they ever EXPAND - they will have to come thru a special use.

when its developed, the new developer will have to come thru the process AND REZONE it to AN APPROPRIATE ZONE.

## STAFF REPORT FOR WOODSMOKE

### BACKGROUND

Location is 577 and 579 29 Road

Lots 1 and 2 of Woodsmoke subdivision consist of 13.367 acres and a Final Plat has been recorded (12/15/82) with the County Clerk & Recorder.

Lot 1 = 1.254 acres  
Lot 2 = 12.113 acres

The Woodsmoke residential apartment development was approved in 1982 for 252 units on lot 2 with a single access

On lot 2 the final plan has been recorded with the County Clerk and Recorder, but since the development schedule has not been met, the developer received an extension until 1985, but no extensions since then. The plan is no longer valid and would require re-review.

Lot 2 currently has a zoning designation of Planned Residential with a density of 19.4 units per acre and no valid plan in place.

Lot 1 is currently zoned RSF-4. The Graff Dairy outlet and processing operations are the existing land uses and have been prior to annexation into the City. (1966).

All of the Dairy cows have been relocated to a different location. (22 Road).

The current zoning allows 1 large animal (ie. cattle, sheep, horses, mules, and burros) per half acre of land. Cattle, horses, and Sheep may be moved on to a parcel at any time.

Under the current zoning, 27 large animals are allowed.

A RSF-R zoning allows 1 large animal per quarter acre. (53 large animals are allowed on the 13.367 acres).

A RSF-R zoning allows a dairy operation as a special use. Any future expansion greater than 50 % would require application for a Special Use Permit. A Special Use permit would bring the property into conformance.

There are no zones which allow dairies by right.

All zones allow 15 adult small animals ( rabbits, chickens, etc), per species, per acre.

Power of Attorney for 29 Road is recorded and will remain with the land until a future development is approved at which time cash escrow or other approved guarantees will be required.

## **STAFF RECOMMENDATIONS**

Prior to annexation this property was zoned for agriculture uses in the County. If the property were to be annexed today, the RSF-R zoning designation would be appropriate for both lots 1 & 2.

When annexation (8-19-81) occurred the RSF-R zoning designation did not exist, therefore was not an option when considering the zone of annexation.

The configuration of lot 2 allows for only a single access point. A single access point to serve 252 apartments is not adequate.

The 19.4 Density on Lot 2 is much higher than the 29 Road policy adopted by Mesa County. The 29 Road policy (latest edition adopted 12/22/88) encourages medium density (4-6 units per acre) interspersed with neighborhood commercial uses between F Road and North Avenue.

**REQUEST FOR CONSIDERATION**  
**OF A**  
**REVERSION OF ZONING**

For the Woodsmoke Subdivision located at 577 & 579 29 Road and presently zoned Planned Residential with a density of 19.4 units per acre on lot 2 and Residential Single family with a maximum density of 4 units per acre on lot 1.

During 1981 and 1982, Mr John Kilpatrick received preliminary and final plat and plan approval for the Woodsmoke residential project that was to be built on lot 2 (12.113 acres) of the Woodsmoke Subdivision. The project was never developed and the property went back to the previous owner Bill Graff. Mr Graff also has ownership of lot 1 (1.254 acres) which has the Graff Dairy located on it.

During 1981-82 after these properties were annexed and zoning was being considered, lot 2 received the zoning designation of Planned Residential with a density of 19.4 units per acre (PR-19.4) to accommodate the Woodsmoke project. On lot 1 a request for a Planned Business designation that would allow the existing Dairy was asked for, but denied. The zoning designation of Residential Single Family with the maximum of 4 units per acre (RSF-4) was granted. The dairy which has existed since 1966 is nonconforming in its current zone of RSF-4 and is allowed only because it is a "grandfathered" use under the Zoning and Development Code.

Staff's recommendation is to revert the current zoning on both lots to Residential Single Family Rural (RSF-R) since the existing uses on both lots are agricultural. The current Planned Zone with density of 19.4 units per acre may not be appropriate since the development plan has expired and all development would require re-review and approval. Mr Graff the current owner of both lots has requested in writing that the lots be reverted back to a zone designated for agricultural uses. (See attached letters) Prior to annexation, these properties were zoned for agriculture uses by Mesa County and were located in an undeveloped area of the County.

The RSF-R zoning designation was not a zoning designation when lot 1 was approved as RSF-4 on December 1, 1982. (Ordinance #2088). This residential single family - rural zone was not adopted as part of Zoning and Development Code until July 4, 1986. The RSF-R zoning is appropriate and will bring the Graff Dairy closer to conformance.

Dairies are allowed with a Special Use permit in RSF-R zones. If the dairy were to expand, it would be reviewed through the Special Use process.

In the future, when development is reconsidered for these properties, the developer must comply with the necessary development processes for approvals.

(GRAFF.RPT)



016 Yvonne S. + Mr Vallejos  
560 Ashley Lane 81501

015 Wandra K. Arrala  
561 Ashley 81501

2943071-06-935 Mesa County  
WY 81501

10-009 Oby + Lorene Blanchard  
563 Sparrn Ct 81501

10-011 Robert D + Ellis M Rowlands 560 Sparrn Ct.  
P.O. Box 3825 81502

10-006 Imeneal Cronin 561 Sparrn Ct.  
6161 N. Melvina  
Chicago Ill 60646

03-001 Frank H. Muller, Jr.  
1911 Eastlawn Ave Durango, Co 81301

002 Richard L. + Debra J. Radelbaugh  
562 28 3/4 Rd 81501

02-002 Kenneth McWetche  
567 28 3/4 Rd 81501

004 Stanley D. Carlson 561 28 3/4 Rd  
2942 F Rd  
WY 81504

003 Eric P. Wallace 560 28 3/4 Rd  
580 24 1/2 Rd 81505

00-014 Estella Poperson  
559 1/2 28 3/4 Rd  
WY 81504

2943-071 - 00 - 047 John P. Rothhaupt  
P.O. Box 2315  
Ut 81502

00 - 057 IBX Inc.  
7110 E. Shea Blvd. Suit 106-236  
Scottsdale AZ 85254

005 Phillip M. + Sharon L. Armour  
2889 F Rd  
Ut 81506

961 Church of Christ of Ut  
2893 F Rd  
Ut Co 81506

038 William W. + Barbara C. Craft  
581 29 Rd  
Ut 81504

049 Stephen Wayne + Connie Jean Johnson  
575 29 Rd  
Ut 81504

011 Lucille A. Blain  
573 29 Rd 81504

012 Jesse F. Medlin  
571 29 Rd  
81504

018 William S. Mutcherson III 2892 Orchard Ave.  
907 25th  
Ogden Ut 84401

020 Dennis + Patricia Paiz  
2890 Orchard Ave 81501

DATE: February 12, 1991  
TO: All Review Agencies of the Woodsmoke Planned Development  
FROM: G. J. Community Development Dept. - Dave Thornton, Planner

### NOTICE OF PROCEEDINGS

The Woodsmoke Planned Development located at 577 & 579 29 Road (lots 1 and 2 of Woodsmoke subdivision) will be heard by Grand Junction Planning Commission on March 5, 1991 for the consideration of reversion. The property owner, Bill Graff is requesting that the current planned residential zoning of 19.4 units per acre (PR-19.4) on lot 2, be reverted to residential single family - rural (RSF-R) which allows a maximum of 2 units per acre and agricultural uses. The proposal calls for lot 1 to be reverted from Residential Single Family - 4 units per acre (RSF-4) to RSF-R also. Reverting the PR-19.4 zoning to RSF-R on lot 2 will nullify the Woodsmoke Development Plan that was originally approved and recorded. The Woodsmoke subdivision plat which consists of lots 1 and 2 will remain as approved and recorded.

If there are any questions or concerns which need to be addressed, please contact the Community Development department prior to March 5th, or have a representative at the public hearing.

#### Review Agencies

City Planning	County Planning	City Engineer
Parks/Recreation	Fire Dept.	Police Dept.
G.J. Irrigation	Ute Water	U.S. West
Public Service-Gas	Public Service-Electric	Property Agent
Utilities Engineer	City Attorney	

Grand Junction Planning Commission

Grand Junction City Council

#18 91

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In the future, when development is reconsidered for these properties, the developer must comply with the necessary development processes for approvals.

(GRAFF.RPT)

# development summary



File # 18-91 Name Zone Reversion for Woodsmoke Subdivision Date 03/05/91

## PROJECT LOCATION:

577 & 579 29 Road

## PROJECT DESCRIPTION:

A request to revert the zoning for the Woodsmoke Subdivision from the present zoning of Planned Residential with a density of 19.4 units per acre (PR) on Lot 2 to Residential Single Family-Rural (RSF-R) with a maximum density of 2 units per acre; and from Residential Single Family with a maximum density of 4 units per acre (RSF-4) on Lot 1 to Residential Single Family-Rural (RSF-R) with a maximum density of 2 units per acre.

## REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES		NO *		TECHNICAL REQUIREMENTS		SATISFIED	NOT SATISFIED *
Complies with adopted policies	X				Streets/Rights Of Way	N/A		
Complies with adopted criteria	X				Water/Sewer	N/A		
Meets guidelines of Comprehensive Plan			N/A		Irrigation/Drainage	N/A		
					Landscaping/Screening	N/A		
					Other: _____			

\* See explanation below

## STATUS & RECOMMENDATIONS:

This is a joint request by the property owner and City Staff to revert the zoning on these two lots to a more appropriate zoning designation which corresponds more closely with the existing land use.

### Planning Commission Action

Planning Commission recommended approval by a vote of 6-0 with the condition that the number of large agricultural animals allowed by right be reduced from one per quarter acre to one per acre on Lot 2 of Woodsmoke Subdivision.

City Council ACTION

3-20-91

Approved 7-0 with condition of 1 Large Agricultural animal per Acre for the 13.367 Acres.

**ITEM:** #18-91 (Page 1 of 1)  
**PETITIONER:** William W. & Barbara Graff  
**PROPOSAL:** Reversion of Zoning for Woodsmoke Subdivision  
**PRESENTED BY:** David Thornton

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**COMMENTS:** SEE REVIEW AGENCY SUMMARY SHEET COMMENTS

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**Motion for Lot 1**

**APPROVAL:** "Mr. Chairman, on item #18-91, a request to revert the zoning of Residential Single Family - maximum density of four units per acre (RSF-4) to Residential Single Family - Rural (RSF-R) with a maximum density of two units per acre on Lot 1, I recommend we forward this on to City Council with the recommendation of approval for the following reasons." (STATE REASONS)

**DENIAL:** "Mr. Chairman, on item #18-91, a request to revert the zoning of Residential Single Family - maximum density of four units per acre (RSF-4) to Residential Single Family - Rural (RSF-R) with a maximum density of two units per acre on Lot 1, I move that we recommend denial for the following reasons." (STATE REASONS)

**Motion for Lot 2**

**APPROVAL:** "Mr. Chairman, on item #18-91, a request to revert the zoning of Planned Residential (PR) with a density of 19.4 units per acre to Residential Single Family - Rural (RSF-R) with a maximum density of two units per acre on Lot 2, I recommend we forward this on to City Council with the recommendation of approval for the following reasons." (STATE REASONS)

**DENIAL:** "Mr. Chairman, on item #18-91, a request to revert the zoning of Planned Residential (PR) with a density of 19.4 units per acre to Residential Single Family - Rural (RSF-R) with a maximum density of two units per acre on Lot 2, I move that we recommend denial for the following reasons." (STATE REASONS)



ACRES 1.254 = Lot 1  
12.113 = Lot 2  
**REZONE**

FILE NUMBER \_\_\_\_\_  
 ZONE PR-19.4 & RSF-4 TO RSF-R

UNITS \_\_\_\_\_  
 DENSITY \_\_\_\_\_  
 TAX SCHEDULE # \_\_\_\_\_  
 ACTIVITY Reversion of Original Project Approval and Revert ZONE to Agriculture  
 PHASE RSF-R

COMMON LOCATION W Side of 29 Rd, 1/4 mile S of F Rd.

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	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
<input checked="" type="checkbox"/> Planning Department	●	●		●	●		●	●										●	●								●	●	●		●		
<input checked="" type="checkbox"/> City Engineer	●	●																●	●								●	●					
<input type="checkbox"/> Transportation Engineer	●	●																●	●								●	●					
<input checked="" type="checkbox"/> City Parks/Recreation	●	●		●														●	●								●	●					
<input checked="" type="checkbox"/> City Fire Department	●	●																●	●								●	●					
<input checked="" type="checkbox"/> City Police Department	●	●																●	●								●	●					
<input checked="" type="checkbox"/> County Planning	●	●																●	●								●	●					
<input type="checkbox"/> County Engineer	●	●																●	●								●	●					
<input type="checkbox"/> County Health	●	●																●	●								●	●					
<input checked="" type="checkbox"/> Floodplain Administration	●	●																●	●								●	●					
<input type="checkbox"/> G.J. Dept. of Energy	●	●																●	●								●	●					
<input type="checkbox"/> Walker Field	●	●																●	●								●	●					
<input type="checkbox"/> School District	●	●																●	●								●	●					
<input checked="" type="checkbox"/> Irrigation <u>GJ</u>	●	●																●	●								●	●					
<input type="checkbox"/> Drainage	●	●																●	●								●	●					
<input checked="" type="checkbox"/> Water <u>(Ute) Clifton</u>	●	●																●	●								●	●					
<input type="checkbox"/> Sewer Dist. (FV, CGV, OM)	●	●																●	●								●	●					
<input checked="" type="checkbox"/> U.S. West	●	●																●	●								●	●					
<input checked="" type="checkbox"/> Public Service (2 sets)	●	●																●	●								●	●					
<input type="checkbox"/> State Highway Department	●	●																●	●								●	●					
<input type="checkbox"/> State Geological	●	●																●	●								●	●					
<input type="checkbox"/> State Health Department	●	●																●	●								●	●					
<input checked="" type="checkbox"/> City Property Agent	●	●		●														●	●								●	●					
<input checked="" type="checkbox"/> City Utilities Engineer	●	●																●	●								●	●					
<input checked="" type="checkbox"/> City Attorney	●	●		●														●	●								●	●					
<input type="checkbox"/> Building Department	●	●																●	●								●	●					
<input type="checkbox"/> DDA	●	●																●	●								●	●					
<input checked="" type="checkbox"/> GJPC (7 packets)	●	●																●	●								●	●					
<input checked="" type="checkbox"/> CIC (11 packets)	●	●																●	●								●	●					
<input type="checkbox"/> Other	●	●																●	●								●	●					

**TOTALS**

**BOARDS**

**DATE**

P.C. 3-5-91

Approved Reversion G-0 with condition that <sup>only</sup> 1 large Agr. Animal be allowed per acre on Lot 2.

**STAFF**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**APPLICATION FEE REQUIREMENTS**



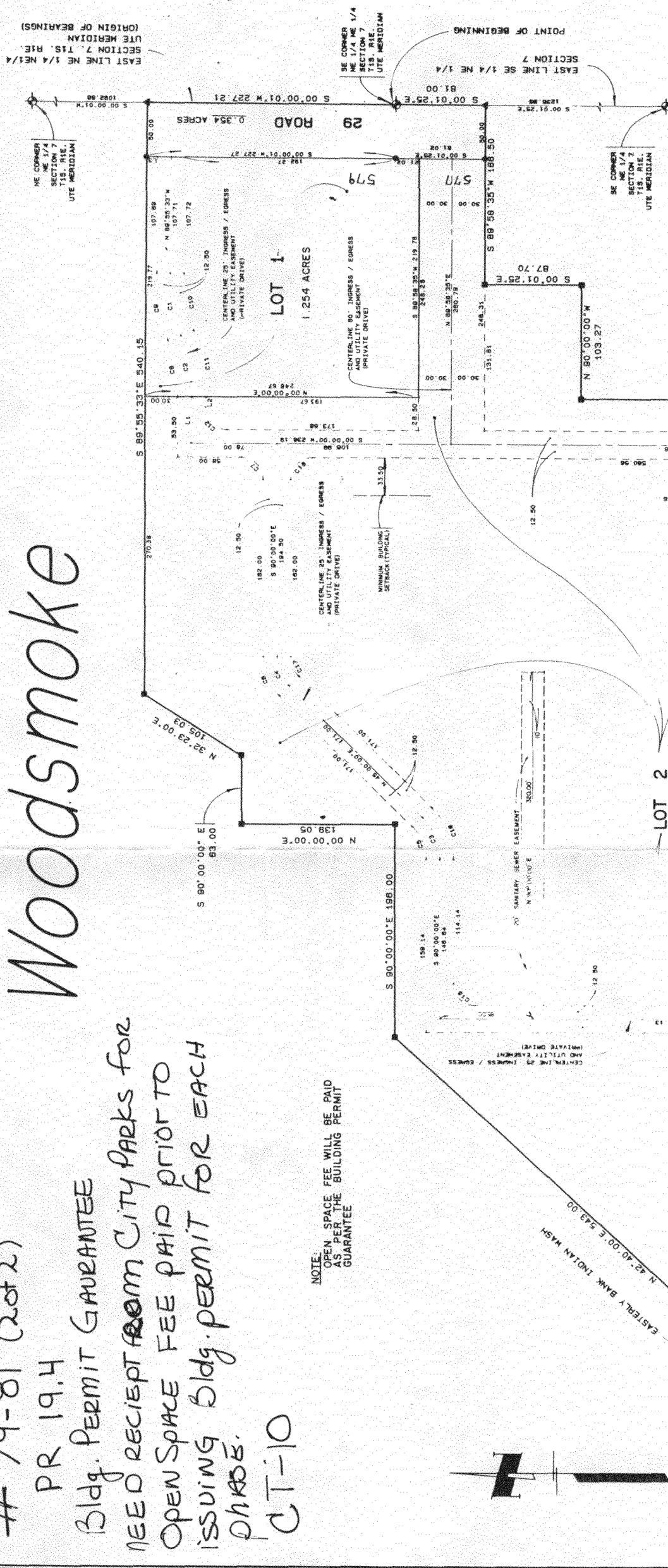
# 79-81 (2 of 2)

PR 19.4

Bldg. PERMIT GUARANTEE  
NEED RECEIPT FROM City Parks for  
OPEN SPACE FEE PAID PRIOR TO  
ISSUING Bldg. PERMIT FOR EACH  
PHASE.  
CT-10

# Woodsmoke

NOTE:  
OPEN SPACE FEE WILL BE PAID  
AS PER THE BUILDING PERMIT  
GUARANTEE



LINE TABLE

LINE	BEARING	DISTANCE
1	N 80°00'00" W	41.00
2	S 80°00'00" W	10.00
3	S 80°00'00" W	10.00

CURVE TABLE

CURVE	CHORD BEG.	CHORD END	RADIUS	TANGENT	ARC
1	20.0715	20.0715	182.50	28.84	57.10
2	20.0715	20.0715	182.50	28.84	57.10
3	45.0000	45.0000	54.72	42.86	22.87
4	45.0000	45.0000	54.72	42.86	22.87
5	45.0000	45.0000	54.72	42.86	22.87
6	45.0000	45.0000	54.72	42.86	22.87
7	80.0000	80.0000	20.00	31.42	20.00
8	80.0000	80.0000	20.00	31.42	20.00
9	20.1218	20.1218	175.00	31.18	61.71
10	20.1218	20.1218	175.00	31.18	61.71
11	20.0715	20.0715	182.50	28.84	57.10
12	20.0715	20.0715	182.50	28.84	57.10
13	85.2352	85.2352	20.00	33.30	20.00
14	85.2352	85.2352	20.00	33.30	20.00
15	85.2352	85.2352	20.00	33.30	20.00
16	45.0000	45.0000	47.25	20.94	20.00
17	45.0000	45.0000	47.25	20.94	20.00
18	80.0000	80.0000	24.86	19.54	19.31
19	80.0000	80.0000	24.86	19.54	19.31
20	80.0000	80.0000	24.86	19.54	19.31

LEGEND

- MESA COUNTY BRASS CAP
- INDICATES #5 REBAR & MONUMENT CAP FOUND (L.S. 9331) TO BE SET IN CONCRETE.
- PK NAIL SET
- #5 REBAR & MONUMENT CAP SET
- #5 REBAR & MONUMENT CAP SET IN CONCRETE

AREA QUANTITIES

29 ROAD PUBLIC R.O.W.	= 0.354 ACRES	OR 3.42 X
CANAL R.O.W.	= 0.866 ACRES	OR 5.84 X
LOTS	= 13.367 ACRES	OR 91.84 X
TOTAL	= 14.587 ACRES	OR 100.00 X
TOTAL NO. OF LOTS	= 2	



# Woodsmoke

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned William Wayne Graff and Barbara C. Graff 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 of Section 7, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the SE Corner NE 1/4 NE 1/4 of said Section 7; Thence S 00°01'25" E along the East line SE 1/4 NE 1/4 of said Sect. on 7, a distance of 81.00 feet;

Thence S 89°58'35" W 166.50 feet;

Thence S 00°01'25" E 87.70 feet;

Thence N 90°00'00" W 103.27 feet;

Thence S 00°00'00" W 431.00 feet;

to a point on the North edge of the Grand Valley Canal; Thence N 90°00'00" W 280.00 feet to the centerline of said Grand Valley Canal; Thence along said centerline of the Grand Valley Canal by the following three (3) courses and distances:

(1.) N 87°15'00" W 165.00 feet

(2.) N 79°20'00" W 150.00 feet

(3.) N 72°30'00" W 500.00 feet

Thence N 00°00'00" E 44.70 feet;

Thence S 72°30'00" E 100.00 feet;

Thence N 42°40'00" E 543.00 feet;

Thence S 90°00'00" E 139.05 feet;

Thence S 90°00'00" E 63.00 feet;

Thence N 32°23'00" E 105.03 feet;

Thence S 89°55'33" E 540.15 feet

to a point on the East line NE 1/4 NE 1/4 of said Section 7; Thence S 00°00'01" W along said East line NE 1/4 NE 1/4 of Section 7 a distance of 227.21 feet to the POINT OF BEGINNING. Containing 14.587 Acres.

That said owners have caused the said real property to be laid out and surveyed as Woodsmoke, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate to the public 29 Road as shown on the accompanying plat forever, and dedicate to the Public Utilities those portions of said real property which are labeled as utility and drainage easements on the accompanying plat as easements for the installation and maintenance of utilities, irrigation and drainage facilities including but limited to electric lines, gas lines, telephone lines, sewer and water mains; together with the right of trim interfering trees and brush; together with the perpetual right to ingress and egress for the installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

The areas shown as Ingress / Egress and Utility Easement (Private Drive) is for perpetual ingress and egress for themselves and the general public, including postal service, trash, fire, police and emergency vehicles.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 12 day of July, 1982, A.D., 1982.

*William Wayne Graff*  
William Wayne Graff

*Barbara C. Graff*  
Barbara C. Graff

STATE OF COLORADO ) ss  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 12 day of July, 1982, A.D., 1982, by William Wayne Graff and Barbara C. Graff.

My Commission Expires: July 14, 1984  
Witness My Hand and Official Seal.

*William T. Patten*  
Notary Public  
Address: 441 1/2 2nd St. Grand Junction, CO

### CITY APPROVAL

This plat of Woodsmoke, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved on this July 13 day of July, A.D., 1982.

John J. Lora City Manager  
John J. Lora Chairman, Grand Junction Planning Commission  
John J. Lora President of Council  
John J. Lora Grand Junction City Engineer  
John J. Lora Director of Development

### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO ) ss  
COUNTY OF MESA ) July 13 1982

I hereby certify that this instrument was filed in my office at 2:45 o'clock P.M., this 13 day of July, A.D., 1982, and is duly recorded in Plat Book No. 13, Page 150-152.

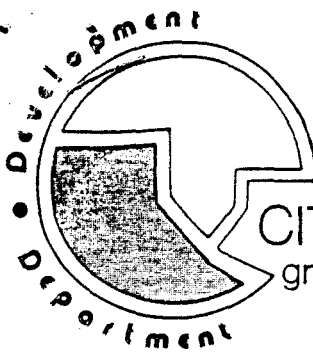
Earl S. Sawyer Clerk and Recorder  
John J. Lora Deputy  
Fees \$ 26.00  
July - 4 - 9

### SURVEYORS CERTIFICATE

I, James T. Patten, Jr., do hereby certify that the accompanying plat of Woodsmoke, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

James T. Patten, Jr. Surveyor  
James T. Patten, Jr.  
Registered Land Surveyor  
Colorado Registration No. 9960

# 79-81 (20F2)  
PR 19.4  
Bldg. Permit Guarantee



## CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 8

(303) 244-1628

February 13, 1984

TO: All Owners/Petitioners

FROM: Grand Junction Planning Commission  
Grand Junction Planning Department

RE: Enforcement of Development Schedules

Enforcement of development schedules of previously approved projects is an on-going concern for the City of Grand Junction. The City Planning Commission will be having their annual Extension/Reversion public hearing on Tuesday, March 20, 1984 at 7:00 in the City/County Auditorium, 520 Rood Avenue, Grand Junction, Colorado. You or your representative must be present.

By using the timeframes expected for development, the City is able to anticipate the needs for public services and improvements to provide service for these projects and surrounding areas. The City can also schedule those capital improvements required to be completed in conjunction with the project development itself.

The hearing will not be a re-review of the project for technical issues. It will be a discussion of anticipated timeframes for project buildout, and the likelihood of the project itself. Any project discussed without the Owner/Petitioner or representative present at the special hearing will be automatically recommended for reversion.

If an extension is requested by the Owner/Petitioner, the Grand Junction Planning Commission may grant an extension for one year. If the Owner/Petitioner requests a reversion, the Grand Junction Planning Commission will recommend reversion of that project and/or zone.

Enclosed is your project violation of the Grand Junction Zoning and Development Code. Also enclosed is the required submittal information for the Grand Junction Planning Commission to review.

We appreciate your continued cooperation in this process.

If you have any questions, please contact the City Planning Department at 244-1628

Thank you.

BG/tt

Enclosures

This is to inform you that your project File # 79-81 (212)

Project Name Woodsmoke

approved on 11/17/82 by the Grand Junction City Council,

is now in violation of the Grand Junction Zoning and Development Code.

It violates the development schedule process as indicated below:

— Sec. 6-9-2C  
(Final Plat)

All final plats shall be recorded within one year from the date of final approval. Failure to record within this time shall require re-review and processing as per the final plat processing procedure.

— Sec. 7-5-7  
(Prel. & Final  
Plan)

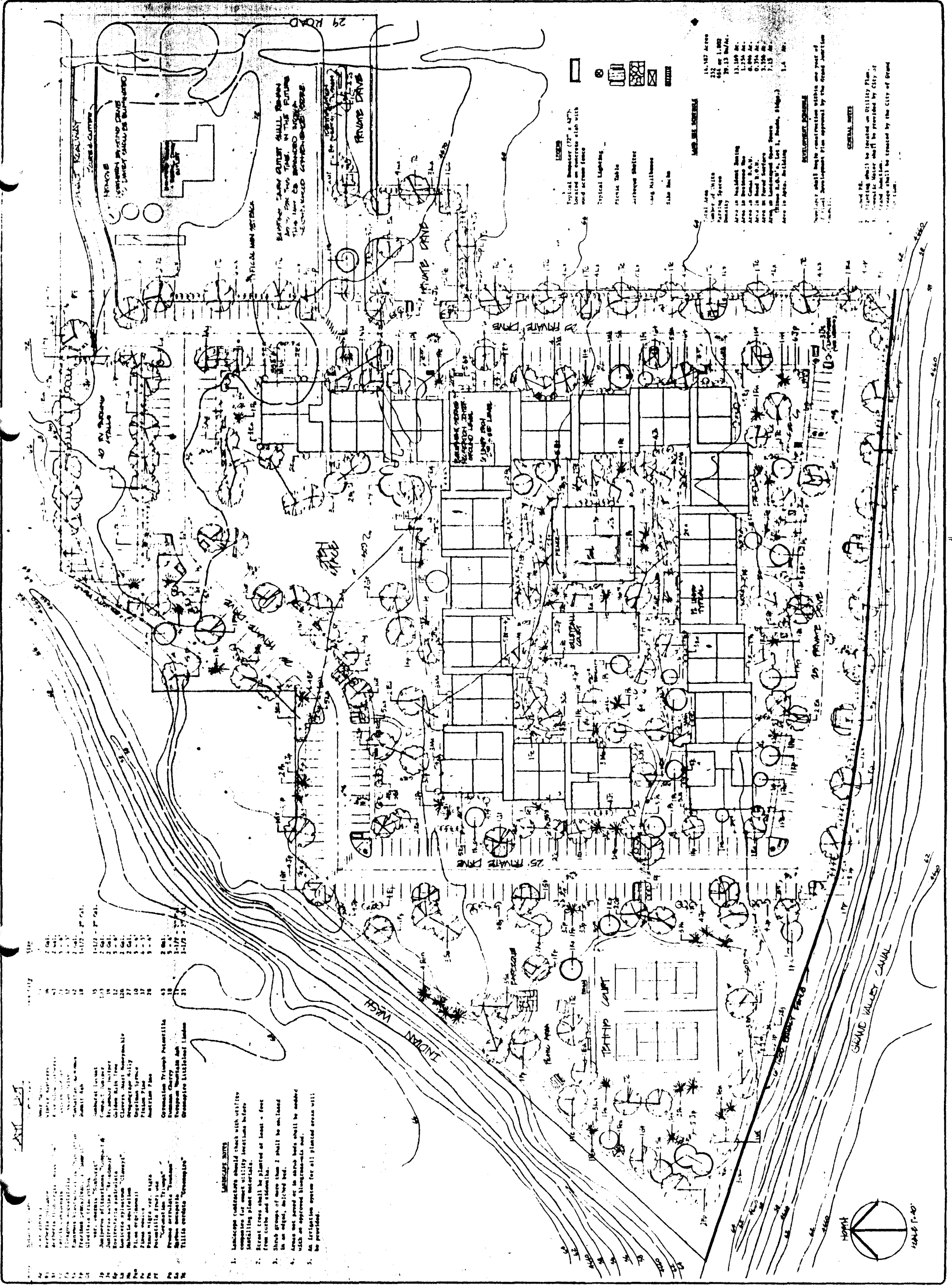
Enforcement of the Development Schedule and Procedures for Reversion. If the owner or owners of property in the PD have failed to meet a mutually-approved development schedule, failed to submit a preliminary or final plan within the agreed-upon period of time, or failed to obtain an extension, the Planning Commission may initiate action to withdraw approval of the Planned Development. This action shall consist of a formal recommendation for reversion to the prior zone, to be deliberated at a public meeting for which the property was signed and abutting property owners notified. This public meeting shall not be an advertised public hearing. The Commission's recommendation shall then be forwarded to the Governing Body. After holding an advertised public hearing, the Governing Body may extend the limits of the development schedule or withdraw the Planned Zone designation; in which case the land will revert to its previous zoning.

The Grand Junction Planning Commission is requiring the following information to be provided to this department a minimum of ten (10) days prior to the Special Public Hearing on March 20, 1984.\*

Eight (8) copies of:

- a) Location, current property owner, and representative if applicable.
- b) Brief discussion of current status of the approved project. This should include the feasibility, likelihood of buildout, or anticipated changes to the approved plan.
- c) Development schedule anticipated for completion of next phase or buildout.
- d) Any work completed to date on the project to fulfill the next development process requirements. (i.e. if final approval, when is plat to be recorded, or if preliminary approval, when is final plan to be submitted?)
- e) Extension requested (one year maximum).

\* Any packets not received or received after this date may result in automatic reversion.



NO.	PLANT NAME	QTY	SIZE
1	Acacia saligna	2	2 Gal.
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- LANDSCAPE NOTES**
1. Landscape contractors should check with utility companies for exact utility locations before installing plant materials.
  2. Street trees shall be planted at least 4 feet from curb and sidewalk.
  3. Shrub groups of more than 1 shall be enclosed in an edging, mulched bed.
  4. Areas not paved or in arbor beds shall be seeded with an approved biograin-mix seed.
  5. An irrigation system for all planted areas will be provided.

- LEGEND**
- Typical Dumpster (27' x 47') located on concrete slab with wood screen fence
  - Typical Lightpole
  - Private Drive
  - Arboreal Shelter
  - Log Mulch
  - Side Walk

**LAND AREA SUMMARY**

Total Area	16,987 Acres
Number of Lots	232 or 1,802
Lot Area	73.13 Sq. Ft.
Density	13,169 Ac.
Area in Residential Zoning	1,754 Ac.
Area in Business Zoning	6,496 Ac.
Area in General P.D.Z.	0,754 Ac.
Area in Forest Zoning	7,115 Ac.
Area in other zoning	1.4 Ac.

**DEVELOPMENT REQUIREMENTS**

1. The project shall require construction within one year of final Development Plan approval by the Grand Junction Council.

**GENERAL NOTES**

1. The project shall be located on Utility Plan.

2. The project shall be provided by City of Grand Junction.

3. The project shall be created by the City of Grand Junction.