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	X	*Application form
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X	X	Reduction of assessor's map.
		Evidence of title, deeds, easements
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<u>л</u>	X	Legal description
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-+		*City Council staff report and exhibits
		*Summary sheet of final conditions
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x		Certification of Plat - 3/19/93
X	X	Correspondence
X		Certificate of Treasurer's Certificate of Taxes Due - 1/4/93
X	X	Development Plan - GIS Historical Maps - **
X	X	Replat of Block One - GIS Historical Maps - **
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W.H. LIZER & ASSOCIATES Engineering Consulting and Land Surveying 576 25 Road, Unit #8 Grand Junction, Colorado 81505 241-1129

January 4, 1992

Dave Thornton, City Planner Grand Junction Planning Department City of Grand Junction 250 N. 5th Street Grand Junction, C0 81501

Dear Dave,

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Attached is the Project Narrative for a Replat of Block One, Corona Del Rey Subdivision.

Sincerely yours,

Warne Al-Jeger

Wayne H. Lizer, P.E., P.L.S.

WHL/s1



## PROJECT NARRATIVE FOR A REPLAT OF BLOCK ONE, CORONA DEL REY SUBDIVISION, GRAND JUNCTION, MESA COUNTY, COLORADO January 4, 1992

### GENERAL

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The Replat of Block One of Corona Del Rey is all that area West of El Corona Drive in Corona Del Rey Subdivision which was recorded on July 24, 1990.

The replat will reduce the number of lots in Block One from 15 lots to 9 lots.

### PURPOSE OF PROJECT

The developers, Mr. and Mrs. David Wood and Mr. and Mrs. Ivan Wood, of this project are planning to combine some of the duplex lots into single-family lots.

Market research has shown that there is a need for single-family housing. To date, the developes have built 5 duplexes or 10 units and one single-family residence within Corona Del Rey and would like to proceed with more single-family units in the coming year.

### AMOUNT OF TRAFFIC GENERATED

The original "Project Narrative" for Corona Del Rey stated 224 trips per day for 32 units with 7 trips per day per unit.

A reduction of 6 units will reduce the number of trips to and from the subdivision by 42, or resulting in a total of 182 trips per day.

#### PHASING

Landscaping and fencing will be done on each lot as the building is completed as has been done on all previous constructions.

There is no specific phasing as to which lots will be sold and built-on first.

#### SERVICES

All services including electric, telephone, sewer, water, and gas are in place at this time.

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PROJECT NARRATIVE A REPLAT OF BLOCK ONE, CORONA DEL REY SUB. January 4, 1992 Page 2

# COMPATIBILITY WITH SURROUNDING USE

Buildings will be constructed with the same "mission-style" as was proposed with the original development.

### REZONE CRITERIA

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The rezone will meet current zoning criteria due to being less dense than what the current zoning calls for.

Sincerely yours,

Warne N. Jier Wayne H. Lizer, P.E., P.L.S.

WHL/s1





**DEVELOPMENT APPLICATION** Community Development Department 250 North 5th Street Grand Junction, CO 81501 (303) 244-1430

Α	Receipt _ Date Rec'd By	
	File No.	3-93

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE		LAND USE
Subdivision Plat/Plan	[ ] Minor [ ] Major ≇] Resub		El CORONA Drive Corona Del Rec subdivision	PZ	6	Duplex to Single famil
[] Rezone				From:	To:	
[] Planned Development	[ ] ODP [ ] Prelim [ ] Final					
[] Conditional Use						
[] Zone of Annex						
[] Text Amendment						
[] Special Use				[ <u></u>	<u></u>	<u></u>
[] Vacation						[] Right-of-Way [] Easement
PROPERTY OWN	ER	DI لچکے	EVELOPER	L	REP	RESENTATIVE
DAVID #	IUAN_	WOOT	D	WAY	NE H.	LIZER
960 BE	FORD			Name 676	25 RF	#8
Address		Address		Addre	SS	
DAVID Name <u>960 BE</u> Address <u>GRAND JC</u> City/State/Zip <u>245-9/1</u> Business Phone No.	T., CO. 81-	50/ City/State/Zip		<u>GRV</u>	HD JC	LIZER #8 T., CO. 81505
945-911	6	0 <b>,</b> ) 0)		2	<u>41 - 112.</u> ess Phone No.	9
Business Phone No.		Business Phon	e No.	Busin	ess Phone No.	
NOTE: Legal property ow	ner is owner of record	on date of subr	nittal.		4 	

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 and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we 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 rescheduling expenses before it can again be placed on the agenda

Signature of Person Completing Application Attach Additional Sheets if Necessary Signature of Property Owner(s)

THELMA PEASE 2777 F ROAD GRAND JUNCTION CO 81506

RICHARD ELLIOT 121 EL CORONA DRIVE GRAND JUNCTION CO 81501

CAROL ANN GUERRIE CAROL ANN GUERRIE 136 EL CORONA DRIVE GRAND JUNCTION CO 81501

RALPH MULFORD RALPH MOLFORDMILDRED SHAWEL JOHNSON134 EL CORONA DRIVE2778 F ROAD2541 EL CORONA DRIVEGRAND JUNCTION CO 81501GRAND JUNCTION CO 81506GRAND JUNCTION CO 81501

CHARLES KEY 130 EL CORONA DRIVE GRAND JUNCTION CO 81501

GENE TAYLOR 633 FLETCHER LANE GRAND JUNCTION CO 81505

JOAN AND JODY AHRENSMILLI ABERCROMBIE110 MOUNT VIEW DRIVE2510 EL CORONA DRIGRAND JUNCTION CO 81501GRAND JUNCTION CO

KENNETH MATHISVOLNEY COLEMAN114 MOUNT VIEW DRIVE2516 EL CORONA DRIVEGRAND JUNCTION CO 81501GRAND JUNCTION CO 81501

PETER AND JOYCE MUELLER 118 MOUNT VIEW DRIVE GRAND JUNCTION CO 81501

HARRY & ANABEL BONNICHSEN 124 MOUNT VIEW DRIVE GRAND JUNCTION CO 81501

GARY LUCERO 209 MANTEY HEIGHTS GRAND JUNCTION CO 81501

PAUL BARRU. W.H. NELSON, BEN CARNES C/O P.O. BOX 40 GRAND JUNCTION CO 81502

MILDRED SHAW 2778 F ROAD

WAYNE H. LIZER W.H. LIZER & ASSOCIATES 576 25 ROAD, UNIT #8 W.H. LIZER & ASSOCIATES GRAND JUNCTION CO 81505

YULA MAE ALDASORO 2502 EL CORONA DRIVE GRAND JUNCTION CO 81501

2510 EL CORONA DRIVE GRAND JUNCTION CO 81501

VIRGINIA RODEN 2520 EL CORONA DRIVE GRAND JUNCTION CO 81501

JAMES BENNETT 2526 EL CORONA DRIVE GRAND JUNCTION CO 81501

CARL BURLEYROBERT SAYLOR126 MOUNT VIEW DRIVE2536 EL CORONA DRIVEGRAND JUNCTION CO 81501GRAND JUNCTION CO 81501

LOREN DAVIES 2540 EL CORONA DRIVE GRAND JUNCTION CO 81501

VIRGINIA KNOX 2537 FL CC 2537 EL CORONA DRIVE GRAND JUNCTION CO 81501

ED JOHNSON

DEL REY HOMES, INC. 960 BELFORD, SUITE E GRAND JUNCTION CO 81501

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# **REVIEW COMMENTS - January 18, 1993**

Page 1 of 2

FILE NO. #3-93 TITLE HEADING: RESUB - CORONA DEL REY

**ACTIVITY:** Resubdivision

LOCATION: Patterson & Corona Drive

PETITIONER: David & Ivan Wood

**PETITIONER'S ADDRESS/TELEPHONE:** 

960 Belford Street Grand Junction, CO 81501 245-9116

ENGINEER/REPRESENTATIVE: Wayne Lizer

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., January 27, 1993

## **CITY AGENCIES:**

CITY FIRE DEPARTMENT George Bennett

244-1400

No requirements at this time.

POLICE DEPARTMENT Marty Currie

244-3563

No problems noted.

DEVELOPMENT ENGINEER Gerald Williams 244-1590

No comment.

CITY PROPERTY AGENT Tim Woodmansee 244-1565

Please re-check bearing direction for north line of Lot 4A and west line of Lot 5A. Lot 12A does not close.

# CITY UTILITIES ENGINEER Bill Cheney 244-1590

Water - No comment

Sewer - All sewer services that were installed for the duplex lots that will not be used shall be capped with water tight caps if not already sealed. Those services not utilitzed shall be reported to the City Public Works Department so the "As Builts" can be updated.

# COMMUNITY DEVELOPMENT DEPARTMENTKristen Ashbeck244-1437

- 1. Submit one Mylar original each of the Plat and the Development Plan.
- 2. Once the Plat has been signed by the appropriate persons, the Petitioner is to submit another full-size mylar and an 11"x17" mylar reduction of each (Plat & Plan).
- 3. Revised Plat requires Utilities Coordinating Committee approval prior to Redcordation. The item will be scheduled for the next Committee meeting (February 10, 1993).
- 4. Plat and Development Plan are to be recorded. Petitioner must pay all recordation fees (\$10.00-\$5.00 per sheet made payable to Mesa County Clerk & Recorder.)

## **OTHER REVIEW AGENCIES:**

# PUBLIC SERVICE COMPANYDale Clawson - Electric, GL - Gas244-2693

Electric: Require 10'wide utility easement as shown on attached plat for existing electric facilities.

Gas: No objections.

U.S. WEST Leon Peach 244-4964

No comments at this time.

SUB NO. <u>SB-4-93</u>

#### FRED A. WEBER MESA COUNTY SURVEYOR 544 ROOD AVE GRAND JUNCTION, COLO. 81501

RESIDENCE (303) 434-7772

OFFICE COUNTY COURT HOUSE (303) 244-1821

To: Monika Todd, Mesa County Clerk & Recorder.

This is to certify that the <u>SUBDIVISION PLAT</u> desribed below

### A REPLAT OF BLOCK ONE CORONA DEL REY

A REPLAT OF LOT 15 AND LOTS 1 THROUGH 10 INCLUSIVE OF EL CORONA SUBDIVISION

has been reviewed under my direction as Mesa County Surveyor and that to the best of my knowledge it conforms with the necessary requirements pursuant to the Colorado Revised Statute 1973 38-51-102 for the recording of Land Survey Plats in the records of the County Clerk Office.

This approval does not certify as to the accuracy of Surveys, Drafting, Calculations, nor to the possibility of ommissions of easements and other Rights-of-Way or Legal Ownerships.

Dated this 19th day of MARCH, 1993

Signed: Fred A. Weber by Kon Sweaungin Fred A. Weber, Mesa County Surveyor.

NOTE" The recording of this plat is subject to all Approved Signatures & Dates. F.₩.

RECORDED IN MES DATE:	A COUNTY RECORDS
TIME:	
BOOK: 14/ RECEPTION NO:	_page0

1633410 09:52 AM 03/26/93 MONIKA TODD CLK&RED MESA COUNTY CO

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