

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, CO 81501

Dear Dave,

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

Sincerely yours,



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

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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10/10/92

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

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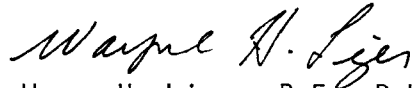
COMPATIBILITY WITH SURROUNDING USE

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

REZONE CRITERIA

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

Sincerely yours,



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

WHL/s1

#3 93
Remove
1/10/92



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

A 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
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input checked="" type="checkbox"/> Resub		El CORONA Drive CORONA Del Rey subdivision	PR-6	Duplex to single family
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
<u>DAVID & IVAN WOOD</u> Name	<u>WAYNE H. LIZER</u> Name	
<u>960 BELFORD AVE</u> Address	<u>576 25 RD #8</u> Address	
<u>GRAND JCT., CO. 81501</u> City/State/Zip	<u>GRAND JCT., CO. 81505</u> City/State/Zip	
<u>245-9116</u> Business Phone No.	<u>241-1129</u> Business Phone No.	

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.

X Juan Wood 12-14-92
 Signature of Person Completing Application Date

X Juan Wood, Ivan Wood, David Wood, Nancy Wood
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

THELMA PEASE
2777 F ROAD
GRAND JUNCTION CO 81506

CARL BURLEY
126 MOUNT VIEW DRIVE
GRAND JUNCTION CO 81501

ROBERT SAYLOR
2536 EL CORONA DRIVE
GRAND JUNCTION CO 81501

RICHARD ELLIOT
121 EL CORONA DRIVE
GRAND JUNCTION CO 81501

GARY LUCERO
209 MANTEY HEIGHTS
GRAND JUNCTION CO 81501

LOREN DAVIES
2540 EL CORONA DRIVE
GRAND JUNCTION CO 81501

CAROL ANN GUERRIE
136 EL CORONA DRIVE
GRAND JUNCTION CO 81501

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

VIRGINIA KNOX
2537 EL CORONA DRIVE
GRAND JUNCTION CO 81501

RALPH MULFORD
134 EL CORONA DRIVE
GRAND JUNCTION CO 81501

MILDRED SHAW
2778 F ROAD
GRAND JUNCTION CO 81506

ED JOHNSON
2541 EL CORONA DRIVE
GRAND JUNCTION CO 81501

CHARLES KEY
130 EL CORONA DRIVE
GRAND JUNCTION CO 81501

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

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

GENE TAYLOR
633 FLETCHER LANE
GRAND JUNCTION CO 81505

YULA MAE ALDASORO
2502 EL CORONA DRIVE
GRAND JUNCTION CO 81501

JOAN AND JODY AHRENS
110 MOUNT VIEW DRIVE
GRAND JUNCTION CO 81501

MILLI ABERCROMBIE
2510 EL CORONA DRIVE
GRAND JUNCTION CO 81501

KENNETH MATHIS
114 MOUNT VIEW DRIVE
GRAND JUNCTION CO 81501

VOLNEY COLEMAN
2516 EL CORONA DRIVE
GRAND JUNCTION CO 81501

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

VIRGINIA RODEN
2520 EL CORONA DRIVE
GRAND JUNCTION CO 81501

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

JAMES BENNETT
2526 EL CORONA DRIVE
GRAND JUNCTION CO 81501

3 93

DO NOT REMOVE
FROM OFFICE

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 utilized shall be reported to the City Public Works Department so the "As Builts" can be updated.

COMMUNITY DEVELOPMENT DEPARTMENT

Kristen Ashbeck 244-1437

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 COMPANY

Dale Clawson - Electric, GL - Gas 244-2693

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. SB-4-93

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 SUBDIVISION PLAT described 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 omissions of easements and other Rights-of-Way or Legal Ownerships.

Dated this 19th day of MARCH, 1993

Signed: Fred A. Weber by Ken Sweavering
Fred A. Weber, Mesa County Surveyor.

NOTE "

The recording of this plat is subject to all Approved Signatures & Dates.
F.W.

RECORDED IN MESA COUNTY RECORDS

DATE: _____

TIME: _____

BOOK: 14 PAGE 100

RECEPTION NO: _____

289

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

