

Table of Contents

File 1993-0059

Name: Ridges Minor Subdivision - 372 Ridges Blvd. - Revised Final , ROW Vacation

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 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.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</p> <p>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.</p>
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X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
X		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
X	X	Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		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
X	X	*Review Comments
X	X	*Petitioner's response to comments
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Action Sheet - Approved - 7/7/93			
X	X	Correspondence			
X	X	Quit Claim Deed - delivered to the City Clerk for scanning and retention			
X	X	Display Ad - 5/31/93			
X	X	Planning Commission Agenda/Minutes - 6/1/93 - **			
X		Utility Coordinating Committee approval - 6/9/93			
X	X	City Council Minutes - 6/16/93, 7/7/93 - **			
X		Site Plan			
X	X	Ridges Minor Subdivision Plat - ** - GIS Historical Maps			
X	X	Utility Composite			
X	X	Ridges Annexation Final Plat - ** - GIS Historical Maps			



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

A Receipt _____
 Date 4-30-93
 Rec'd By mp
 File No. 159 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 checked="" type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub	<i>~2 acres</i>	<i>372 Ridges Blvd</i>	<i>PR</i>	<i>Residential w/ some commercial</i>
<input type="checkbox"/> Rezone				From: To:	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input checked="" type="checkbox"/> Final-revised				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input checked="" type="checkbox"/> Vacation			<i>a portion of Ridges Blvd</i>	<i>PR</i>	<input checked="" 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
<i>CITY OF GRAND JUNCTION</i>	<i>N/A</i>	<i>TIM WOODMANSEE, PROPERTY AGENT</i>
Name	Name	Name
<i>250 No. 5th</i>		<i>250 No. 5th</i>
Address	Address	Address
<i>GRAND JUNCTION, CO 81502</i>		<i>GRAND JUNCTION, CO 81501</i>
City/State/Zip	City/State/Zip	City/State/Zip
<i>244-1565</i>		<i>244-1565</i>
Business Phone No.	Business Phone No.	Business Phone No.

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

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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.

Tim Woodmansee *4-27-93*
 Signature of Person Completing Application Date

Tim Woodmansee *4-27-93*
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary Date

159 3

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Della Corbett, Trustee
373 Ridges Boulevard, #201
Grand Junction, CO 81503

Bridget M. Poseley, et al
P. O. Box 1047
Gunnison, CO 81230-1047

Shirley A. Kalmbach
373 Ridges Boulevard, #208
Grand Junction, CO 81503

Suzanne K. Timm
373 Ridges Boulevard, #301
Grand Junction, CO 81503

Mark A. Cadze
373 Ridges Boulevard, #205
Grand Junction, CO 81503

George & Patricia Wong
373 Ridges Boulevard, #308
Grand Junction, CO 81503

William Dyar and
Judi A. Wojciechowski
373 Ridges Boulevard, #202
Grand Junction, CO 81503

Sandra K. Diluzio
373 Ridges Boulevard, #305
Grand Junction, CO 81503

Charles A. Buckley
5833 High Drive
Evergreen, CO 80439-5524

Christopher Seidman
P. O. Box 3207
Grand Junction, CO 81502

Carolyn S. Latham
P. O. Box 1771
Santa Cruz, CA 95061-1771

John V. & Vina B. Sharp
373 Ridges Boulevard, #209
Grand Junction, CO 81503

T. J. Dickerson
373 Ridges Boulevard, #103
Grand Junction, CO 81503

Doris M. Hedges
373 Ridges Boulevard, #206
Grand Junction, CO 81503

Bonnie J. Jurgens
1919 Bonforte Boulevard
Pueblo, CO 81001-1759

Donald A. & Melanie A. Ruscio
7866 South Pierce Way
Littleton, CO 80123-5448

G. Daniel Adams
373 Ridges Boulevard, #306
Grand Junction, CO 81503

James W. & Emily M. McClain
373 West Ridges Boulevard, #210
Grand Junction, CO 81503

Kenneth A. Bundy
373 Ridges Boulevard, #303
Grand Junction, CO 81503

Janet A. Garber
373 Ridges Boulevard, #107
Grand Junction, CO 81503

Leland J. & Dolores G. Johnson
373 Ridges Boulevard, #310
Grand Junction, CO 81503

Denise A. Caldwell
373 Ridges Boulevard, #104
Grand Junction, CO 81503

Dwight E. Owens
373 Ridges Boulevard, #207
Grand Junction, CO 81503

Lynn R. & Mary H. Campbell
373 Ridges Boulevard, #111
Grand Junction, CO 81503

Louise P. Dewese
373 Ridges Boulevard, #204
Grand Junction, CO 81503

Robert G. & Glennis M. Miller
2712 East 30th
Farmington, NM 87401-4524

Lavonne L. Heidel
373 Ridges Boulevard, #211
Grand Junction, CO 81503

Kathy G. Kendall
373 Ridges Boulevard, #304
Grand Junction, CO 81503

Evaline G. Thornburg
373 Ridges Boulevard, #108A
Grand Junction, CO 81503

Edward S. & Shirley A. Britton
441 Blue Bell Lane
Grand Junction, CO 81503

William D. Merkel
2525 North 8th Street
Grand Junction, CO 81501

Colo Water Conservation Board
Dept. of Natural Resources
823 State Centennial Bldg.
Denver, CO 80203

Genie, Inc.
P. O. Box 3299
Grand Junction, CO 81502

Dicta Mae Howard
373 Ridges Boulevard, #212
Grand Junction, CO 81505

Ronald L. Antinone
901 Travis
Ft. Worth, TX 76104-3137

Josephine E. Ruder
373 Ridges Boulevard, #312
Grand Junction, CO 81503

Michael J. & Roberta M. Volpe
2391 Mariposa Drive
Grand Junction, CO 81503

Kelly W. Webb
373 Ridges Boulevard, #113
Grand Junction, CO 81503

James L. Voytilla
2449 H Road
Grand Junction, CO 81505-9647

Bruce H. Wilson
373 Ridges Boulevard, #213
Grand Junction, CO 81503

John P. & Barbara Jean Byrne
2388 West Plateau Court
Grand Junction, CO 81503

Caren M. Brumbaugh
373 Ridges Boulevard, #313
Grand Junction, CO 81503

G.H. Lee Garrett
3834 West Valley Circle
Grand Junction, CO 81503

Norma K. Anderson
373 Ridges Boulevard, #114
Grand Junction, CO 81503

Archie M. & Deborah Richardson
2387 West Plateau Court
Grand Junction, CO 81503

Douglas J. Dyer
373 Ridges Boulevard, #214
Grand Junction, CO 81503

Janine Randi Hagood
2389 West Plateau Court
Grand Junction, CO 81503

Louis D. & Alia V. Coffin
1209 3750 Lane
Paonia, CO 81428-9569

Kenneth F. & Nancy J. Glover
2391 West Plateau Court
Grand Junction, CO 81503

Dynamic Investment, Inc.
405 Ridges Boulevard
Grand Junction, CO 81503

Alvin M. & Patricia A. Micek
2390 Mariposa Drive
Grand Junction, CO 81503

NARRATIVE FOR THE RIDGES MINOR SUBDIVISION

This is a proposal to subdivide into two lots a tract of "Ridges Open Space" for the purpose of selling the former Ridges Metropolitan District (RMD) office building located at 372 Ridges Boulevard. This property and all other Ridges open space was deeded to the City of Grand Junction pursuant to the Plan and Agreement for annexation between the City and the RMD.

Adjacent land uses include Desert Ridge Condominiums to the north, City of Grand Junction Open Space to the west, a vacant tract of land with multi-family zoning to the east, and Shadow Lake to the South. Access is derived by Ridges Boulevard via Highway 340.

Constructed in 1986, the building was utilized by the RMD for administrative purposes until the District was dissolved following annexation. The building accommodated approximately five employees together with a conference room setting for approximately fifteen visitors.

The Plan and Agreement for annexation requires the sale of the building and the land on which it sits. Through the Zone of Annexation, this open space was zoned PR, with provisions, to allow the building to be used as a private professional office or a use similar to its historic use subject to: 1) Section 7-4-7 of the Grand Junction Zoning and Development Code, and; 2) The Protective Covenants for The Ridges Planned Unit Development. The most recent use and anticipated future uses of this property satisfy both of these requirements.

The property is a metes & bounds tract of land located in Filing No. 3 of the Ridges. The creation of Ridges Minor Subdivision will separate the office building from the existing irrigation pump house and maintenance yard, document existing features, and denote easement areas for common ingress/egress, utilities and drainage purposes.

Lot 1 consists of 0.53 acres and will contain the office building. This lot and building is fully developed and complies with all setbacks, off-street parking (9 spaces) and landscape requirements. An easement for ingress & egress will be established for access to and from Lot 2.

Lot 2 will consist of 1.7 acres and contain the pump house and maintenance yard. This lot will remain under the ownership of the City of Grand Junction. A drainage easement will be created for the Shadow Lake spillway.

An additional request is being made to vacate a portion of Ridges Boulevard, subject to the reservation of an easement for existing utilities. As shown on the plat, this triangular area of approximately 202 square feet is being encroached upon by the existing parking lot. Having 100 feet of right-of-way, this vacation will not adversely effect the functional utility of Ridges Boulevard.

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REVIEW COMMENTS

Page 1 of 3

FILE NO. #59-93

TITLE HEADING: Ridges Minor Subdivision

LOCATION: 372 Ridges Boulevard

PETITIONER: City of Grand Junction

PETITIONER'S ADDRESS/TELEPHONE: 250 North 5th Street
Grand Junction, CO 81501
244-1565

PETITIONER'S REPRESENTATIVE: Tim Woodmansee

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., MAY 26, 1993.

**U.S. WEST
Leon Peach**

**5/6/93
244-4964**

No comments at this time.

**GRAND JUNCTION FIRE DEPARTMENT
George Bennett**

**5/10/93
244-1400**

No requirements at this time.

**PUBLIC SERVICE COMPANY
Dale Clawson**

**5/10/93
244-2695**

Electric: Public Service requests the existing buried electric facilities between the transformer and pump house and between the pump house and office building be covered by a 10 foot utility easement.

Gas: No objections.

**UTE WATER
Gary Mathews**

**5/14/93
242-7491**

No objections.

CITY UTILITIES ENGINEER
Bill Cheney

5/13/93
244-1590

Separate sewer services shall be required for each building. A "Plant Investment Fee" of at least \$750 shall be payable at the time of occupancy of Lot 1. Additional easements may be required if sewer service from Lot 1 is relocated outside existing easement.

Water service is adequate.

CITY DEVELOPMENT ENGINEER
Gerald Williams

5/17/93
244-1591

The plat dedicates proposed utility easements, but does not dedicate ingress/egress easements nor the drainage easement. Both must be dedicated to someone for some purpose.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

5/18/93
244-1437

See attached comments.

CITY POLICE DEPARTMENT
Mark Angelo

5/19/96
244-3587

No comment.

MESA COUNTY PLANNING
Linda Dannenberger

5/18/93
244-1771

The subdivision request seem appropriate. No objections.

**59-93
VACATION**

**RIDGES MINOR SUBDIVISION, REVISED FINAL & ROW
REVIEW COMMENTS - COMMUNITY
DEVELOPMENT 5/18/93 KRISTEN ASHBECK
244-1437**

1. Revise the Site Plan to include the following information:
 - Lable and indicate proposed property lines
 - Lable property lines already shown as "existing"
 - Lable Office Building as "existing"
 - Portion of Ridges Boulevard to be vacated

2. Revise the Final Plat as follows:
 - Lable Office Building as "existing"
 - City of Grand Junction signiture block should read "City Community Development Director"
 - Suggest that the property line between the lots run down the south side of the driveway and parking and provide access easement for City to Lot 2 rather than down the middle of the driveway. This way, the City will not have maintenance responsibility for parking and/or driveway which would be a part of Lot 1.
 - Need to clarify dedication statement to include all easements. Drainage easement does not appear to be addressed by the statement as is.

3. The Final Plat must be approved by the Utility Coordinating Committee (UCC) prior to recording. Earliest meeting June 9, 1993.

STAFF REVIEW

FILE: 59-93

DATE: May 26, 1993

STAFF: Kristen Ashbeck

REQUEST: Minor Subdivision, Right-of-Way Vacation and Revised Final Plan

LOCATION: 372 Ridges Boulevard

APPLICANT: City of Grand Junction

EXISTING LAND USE: Office Building (vacant), Open Space and Maintenance Building

PROPOSED LAND USE: Same

SURROUNDING LAND USE:

- NORTH: Multifamily Residential
- SOUTH: Park/Open Space
- EAST: Undeveloped Multifamily Residential
- WEST: Park/Open Space

EXISTING ZONING: Planned Residential (PR)

PROPOSED ZONING: Planned Residential (PR)

SURROUNDING ZONING: Planned Residential (PR)

RELATIONSHIP TO COMPREHENSIVE PLAN: There is no adopted comprehensive plan for this portion of the City; however, this proposal is consistent with the adopted Outline Development Plan for the Ridges since no land use changes are proposed.

STAFF ANALYSIS:

Ridges Boulevard Vacation. The proposed vacation of that portion of the right-of-way encroached upon by the existing parking lot meets the criteria set forth in Section 8-3 of the Zoning and Development Code provided that the plat is recorded which indicates that the area will be maintained as a utility easement.

Revised Final Plan / Minor Subdivision. The purpose of the Revised Final Plan and Minor Subdivision is to create legally subdivided lots in an area of the Ridges which is currently one parcel designated for both "Open Space" and "Commercial" uses. Originally this area was all designated Open Space, however, during the zone of annexation process,

*This item
City initiated process located
at 372 Ridges Boulevard
in the Ridges includes
3 requests*

*Primary reason for sub,
annex agreement mandated that
the City
dispose
of the
commercial
property.*

*Originally
2 lots are
The revised Final Plan
will update the
Ridges Plan to
reflect this
subdivision of
the O.S. parcel.*

*R.O.W. vacation
will clear
up a situation
where the
existing parking
lot encroaches
upon the
Ridges
Blvd ROW*

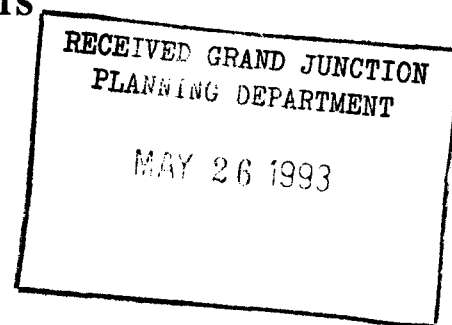
*The Blvd
is about a
100' wide
it is
unlikely
that
this situation
will be
required for
widening*

*however,
it is necessary when
that this
area be
retained
as
required for
widening*

RESPONSE TO REVIEW COMMENTS

FILE NO. #59-93

RIDGES MINOR SUBDIVISION



PUBLIC SERVICE COMPANY:

A 10 foot utility easement for the buried electric facilities between the transformer and pump house and between the pump house and office building will be dedicated on the plat.

CITY UTILITIES ENGINEER:

Separate sewer services for each building will be provided. Requirement for a Plant Investment Fee at the time of occupancy of Lot 1 is noted. Additional easements will be dedicated on the plat if required.

CITY DEVELOPMENT ENGINEER:

The ingress/egress easements and drainage easement will be more specifically described within the dedication.

COMMUNITY DEVELOPMENT DEPARTMENT:

The Site Plan will be amended as follows:

- Proposed property lines will be labeled;
- Existing property lines will be labeled;
- Office Building will be labeled as "existing";
- Portion of Ridges Boulevard to be vacated will be identified.

The Final Plat will be amended as follows:

- Office Building will be labeled as "existing";
- Signature block will include "City Community Development Director";
- Line common to Lots 1 & 2 will be moved south;
- Dedication will clarify all easements.

the area where Lot 1 is proposed was redesignated as a Commercial Area. This proposal will allow the City to sell the lot upon which the vacant office exists (former office of the Ridges Metropolitan District), retain the lot upon which the maintenance building exists, and retain a parcel of designated open space.

The project is consistent with the Ridges development plan, the existing covenants for the subdivision, and the applicable portions of the Zoning and Development Code. Uses allowed in the buildings would normally be regulated by the covenants which define commercial activities as offices, shopping centers, movie theaters, restaurants and the like. However, due to the nature of this site being more interior within the development and primarily surrounded by community-oriented land uses, staff is proposing that the commercial activities allowed be further specified in order to ensure that potential future uses are compatible with the adjacent uses. The remaining portion of the site will continue to be designated as Open Space.

STAFF RECOMMENDATIONS:

- CC 1. Right-of-Way Vacation: Approval
- 2. Revised Final Plan: Approval with the condition that "Commercial" be further defined to include only those uses Allowed (excluding Special or Conditional Uses) in a Limited Business (B-1) zone per section 4-3-4 of the Grand Junction Zoning and Development Code.
- PC 3. Minor Subdivision: Approval

*ingress/egress easement
provision for
share in unit
by City
i.e. heavy
vehicles - damage
to*

John Sharp

Fidges Blvd. # 209

FRED A. WEBER
P.O. BOX 20000.5026
GRAND JUNCTION, CO 815
PH 244-1822, 244-1823

AUGUST 24, 1993

SUBDIVISION REVIEW SB-40-93

THE RIDGES MINOR SUBDIVISION

SURVEYOR: RICHARD MASON
WESTERN ENGINEERS
2150 HWY 6 & 50
GRD JCT, CO 81505
PH 242-5202

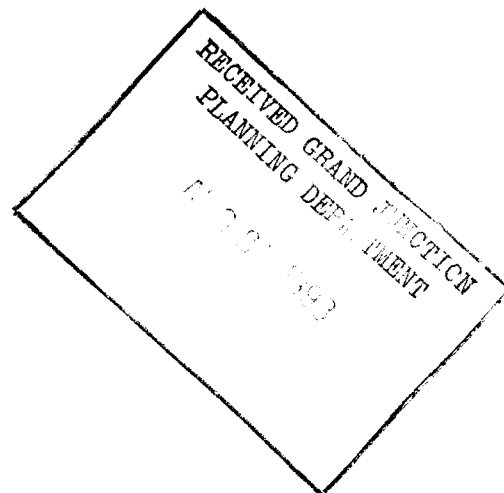
THE FOLLOWING ISSUES NEED TO BE CLARIFIED PRIOR TO
RECORDING THE PLAT:

1. The Book & Page which indicates current ownership should be shown in the dedication.
2. The drainage easement is not well-defined on it's westerly and southerly boundaries. Please, indicate a bearing and distance on the westerly boundary and a distance on the southerly boundary.
3. The Book and Page of the vacation for the triangular area area in Ridges Boulevard should be noted.
4. The easement on Lot 1 does not appear to close. Please, verify the dimensions.
5. This is a portion of an existing plat and should be treated as a replat, not as a minor sudivision. City Planning may wish to discuss this with Fred Weber.

PLEASE, CALL IF WE CAN BE OF ASSISTANCE.

SINCERELY, *K.S.*
FRED WEBER
COUNTY SURVEYOR

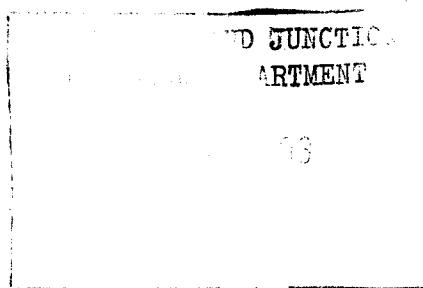
cc: City of Grand Junction Community Development





City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

September 8, 1993



Mr. Fred Weber
Mesa County Surveyor
P.O. Box 20000-5026
Grand Junction, CO 81502

Re: Ridges Minor Subdivision

Dear Mr. Weber:

I have reviewed the issues you raised regarding the Ridges Minor Subdivision and agree to comply with items 1 through 4.

With respect to item 5, replat versus minor subdivision, the City Planners and I agreed during the preliminary stages that the future owners of Lot 1 would be best served through the creation of a two-lot minor subdivision. Although located within an existing plat, the subject property is a metes and bounds tract of land. Aside from being labeled "District Open Space", of which there are several within this particular filing as well as within the previous and subsequent filings of the Ridges, no identifiers were provided that would enable one to describe the property by lot, block or tract numbers. Even though it would have been much easier for the City to go through the administrative review of a replat and forego the submittal requirements of a minor subdivision, we again felt all interests would be best protected by the selected process.

I look forward to your reply. Please contact me at 244-1565 if I can answer any questions.

Sincerely,

A handwritten signature in cursive script that reads "Tim Woodmansee".

Tim Woodmansee
City Property Agent

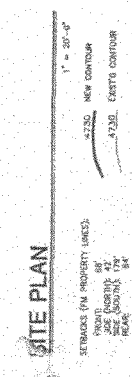
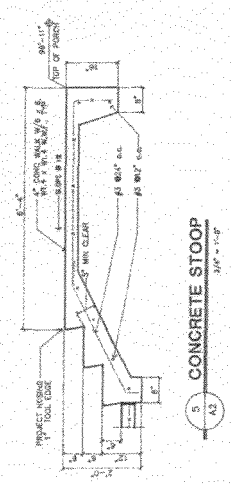
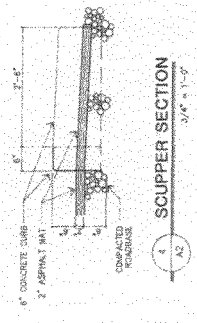
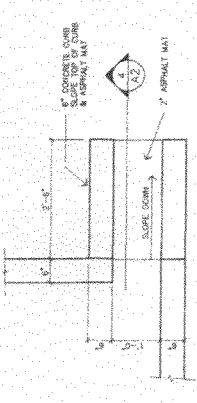
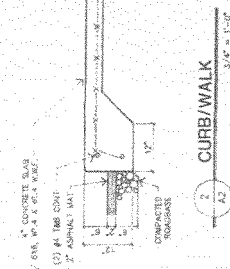
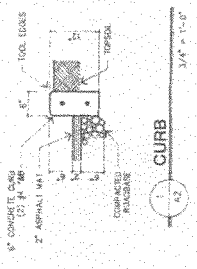
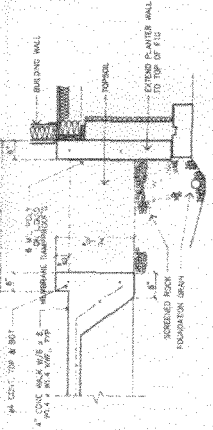
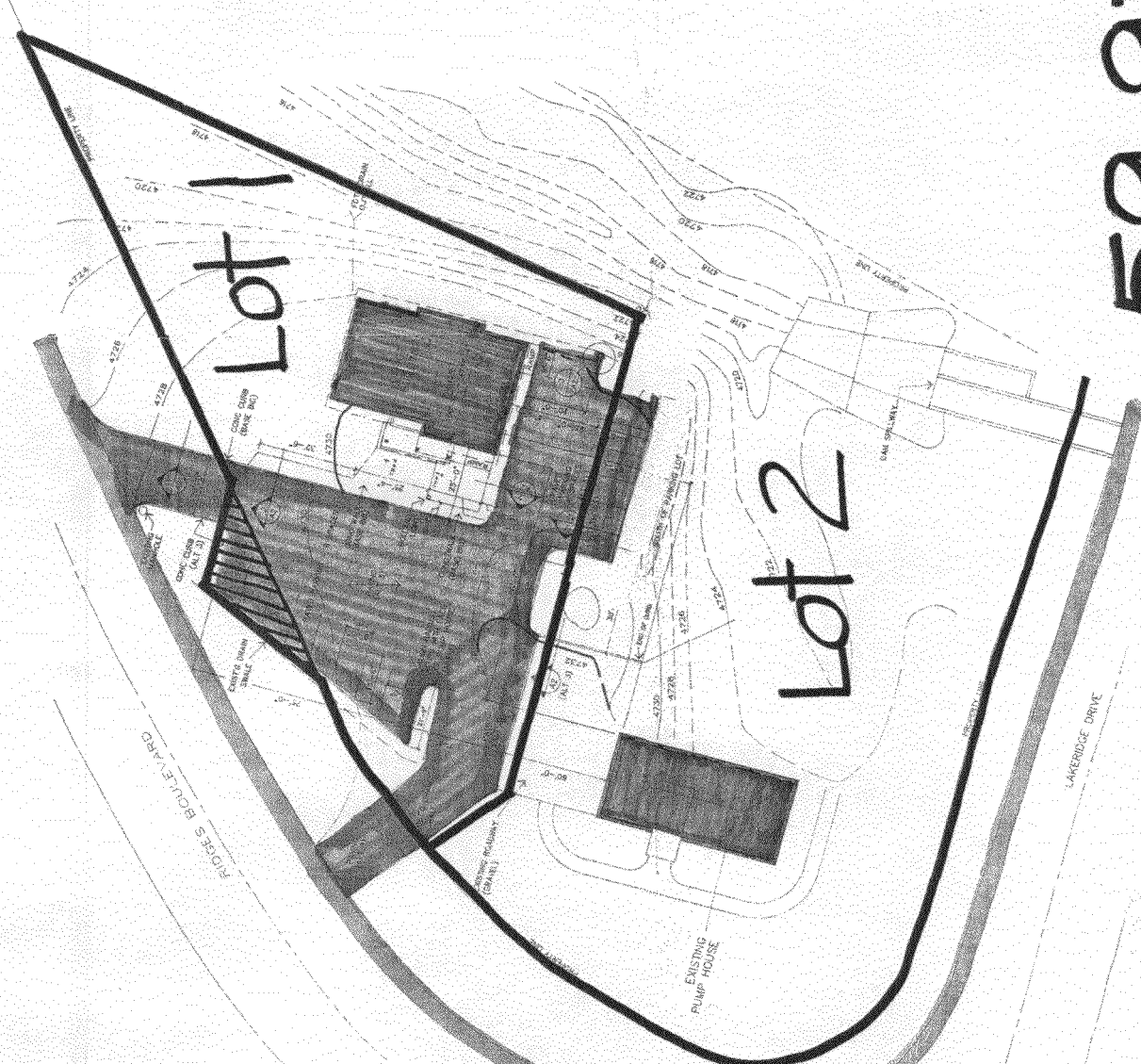
cc: Rick Mason, Western Engineers
✓Kristen Ashbeck, Planning Technician



RIDGES

59-93

#59-93



STRACKS (IN PROPERTY LINES)
 --- NEW CONTOUR
 --- EXIST. CONTOUR