



# REVIEW COMMENTS

Page 1 of 2

FILE #108-93

TITLE HEADING: Site Plan Review - 3 Duplex Units

LOCATION: 1631 Dolores

PETITIONER: Munequita L. Allen

PETITIONER'S ADDRESS/TELEPHONE: Route 1, Box 346  
Collbran, CO 81624  
487-3175

STAFF REPRESENTATIVE: Kristen Ashbeck

---

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.**

---

**COUNTY BUILDING DEPARTMENT**  
**Bob Lee**

**9/28/93**  
**244-1656**

---

Units must be separated from each other as required by the Building Code and the building must be provided with firewalls as required by location to property lines. No other comments.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Kristen Ashbeck**

**9/29/93**  
**244-1437**

---

See attached comments.

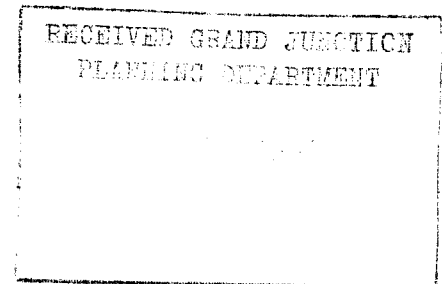
**CITY DEVELOPMENT ENGINEER**  
**Gerald Williams**

**10/4/93**  
**244-1591**

---

1. The site is not eligible for the Drainage Fee option. Either on-site detention (with metered outflow) or retention is required. This requires an engineered Grading and Drainage Plan and Drainage Report. The detention or retention volume requirement will likely reduce the amount of improvements proposed on-site.
2. The alley is not improved, and the applicant will be responsible for 1/2 alley improvements. This may be done by providing escrow funds at the rate of \$12.00 per linear foot of frontage, or by granting the City power of attorney for approving an alley improvement district.
3. The applicant is responsible for 1/2 street improvements. This would be \$45 per linear foot of frontage, which must be paid prior to project approval. (NOTE: an ordinance is currently being considered which may allow flexibility on this requirement, and given the character of improvements in the neighborhood, will not likely remain a requirement if the ordinance is adopted.)

- ✓ 1. A building permit cannot be issued for buildings which cross tax parcel lines. The 7 lots must be recombined to create the three proposed parcels. This can be done through the Mesa County Assessor's Office (see enclosed form). If any of the land is mortgaged, a signature by the mortgage company is required. Please contact the Assessor's Office if you have questions.
- ② 2. Each building must meet all setbacks from proposed parcel lines (see enclosed sheet for RMF-16 setback requirements and attached red-lined drawing).
- ✓ 3. Only 10 feet of the vacated alley is under the ownership of this applicant. If it is proposed that 20 feet be used for the driveway, an easement from the adjacent property owner to the north is required.
- ✓ 4. Similarly, the sidewalk to be shared by duplexes #1 and #2 must have an access easement so that the owner/occupant of duplex #1 can cross the property of the owner/occupant of duplex #2. Otherwise, provide two separate walkways.
- ✓ 5. How many vehicle spaces are there in the garages? Code requires 2 off-street parking spaces per unit; therefore, the plan must show 4 spaces for duplex #3.
- ✓ 6. Landscaping proposed appears adequate; however, if any of the trees that are proposed to be retained cannot be saved due to construction, new plantings will be required.
- ⑦ 7. Any landscaping not in place prior to issuance of a Certificate of Occupancy will require an Improvements Agreement and Guarantee.
8. Minimum new planting sizes are: Deciduous Trees - 1-1/2" caliper; Evergreen Trees - 6 feet tall; Shrubs - 5-gallon size.
- ✓ 9. Place a note on the plan that all landscaped areas will have an underground, pressurized irrigation system (required by Code).
- ✓ 10. A Power of Attorney for participation in a possible alley improvement district is required (see form attached). The form must be signed and notarized and returned to Community Development for recording.



October 8, 1993

Mrs. Munequita Allen  
Route 1, Box 346  
Collbran, Colorado 81624

RE: Dolores Street Duplexes

Dear Mrs. Allen,

As noted in the City Development Engineer comments on your project, you are responsible for 1/2 street improvements for Dolores Street. This requirement cannot be waived at a staff level--it must be waived by City Council. If you would like to pursue a waiver of the 1/2 street improvements, we need a statement in writing from you requesting the waiver and the reasons for the request. Once we receive the letter from you, we will schedule it for the November 2 Planning Commission hearing and the November 17 City Council hearing. We must receive a letter from you no later than October 20, 1993 in order to do so.

If you have any questions regarding this requirement, please do not hesitate to contact the Community Development Department 244-1430. Since I will be out of the office October 11-15, you can ask to speak with Kathy Portner regarding this matter.

Sincerely,

Kristen Ashbeck  
Planner

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

OCT 18 1993

Oct. 13-93

10/18/93.  
check is  
w/ ~~Maria~~ Finance

Charita. I can only build 2  
Duplexs at this time - I would  
like to be assured my \$3000. Will  
be refunded when I get the 2  
duplexs landscaped as agreed.  
I expect I'll get the 3rd duplex  
built when I get my Home sold -  
I will put my sprinkler system  
caped off ready to put in after  
it is built. I will build now. Lots  
444 45 - 1641 Dolores and Lots 46-47-48.  
1631 Dolores - please advise  
concerning same - I had these lots  
taken care of at assessors office - as far  
as I can understand I now only  
need the plat from Mr. Sizew.

Thanking you for your kind help.  
I decided to take alot of the Elm  
cut & put in Blue Spruce - I also  
would like to know if I could  
put gravel in the Catch Basin -  
I think it would be the mud situation.

Sincerely  
Muneginto allen

10/25

Kris

See me on  
this. Tues  
AM  
LT

To: Larrvt  
Cc: Markr.Kristena  
From: Jim Shanks  
Subject: Re: Dolores St. - Waiver of Imp  
Date: 10/25/93 Time: 4:45p

Originated by: KRISTENA 10/25/93 11:19a  
Replied by: MARKR 10/25/93 4:42p  
Forwarded by: JIMS 10/25/93 4:45p (CHANGED)

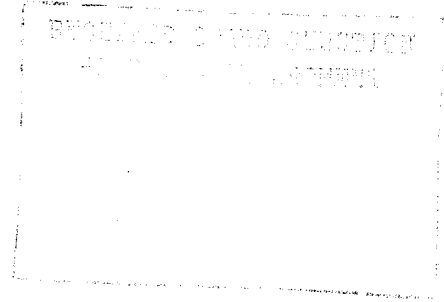
Larry, I see that this item is on the Planning Commission. I didn't think that we were going to take these kinds of waivers to the Planning Commission/City Council. This is similar to what we did on Wellington and that didn't go through this process. Jim

\*\*\*\*\* ORIGINAL MESSAGE FOLLOWS \*\*\*\*\*

Kris: Public Works supports the waiver of the half street improvements for this project located on Dolores Street based upon the character of the neighborhood. There is no curb, gutter or sidewalk and there are no plans for such in the foreseeable future. Mark.

\* Pull Dolores St. from PC Agenda

October 26, 1993



To: Kristen Ashbeck

From: Jim Shanks

Re: 1631 Dolores

This proposed duplex development abuts Dolores Street. Dolores is a local residential street in a neighborhood where curbs and gutters are not planned unless petitioned for in an improvement district. One half street improvements should not be required for this development.

xc: Larry Timm  
Mark Relph



City of Grand Junction, Colorado  
81501-2668  
250 North Fifth Street

October 27, 1993

Mrs. Munequita Allen  
Route 1, Box 346  
Collbran, Colorado 81624

Dear Mrs. Allen,

As indicated in the attached memo, the decision has been made that City Staff can waive the requirement for half street improvements when appropriate for development projects. Mr. Jim Shanks is the Director of Public Works and, with the authority to do so, has waived the requirement for your proposed Dolores Street duplex project. Thus, the item has been pulled from the November 2, 1993 Planning Commission agenda and you need not attend the hearing.

Please give me a call at 244-1437 if you have further questions about this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen", written over a horizontal line.

Kristen Ashbeck  
Planner





Muneguito allen  
RTI Box 346  
Collbran Co. 81624  
487-3175-  
10/18/93

Dear City Council- Planning Dept.

I have owned lots 42 thru 48 blk. 4 Orchard Mesa Heights, Dolores St, for many years and would like to build 3 duplexes on said property - I note a street improvement assessment is asked of me - I request a waiver of these street assessments - as it would cause a hardship on me - I find the street assessment cost has exceeded the value of the lots -, tax and sales -, I feel this is unfair as other property owners in the area have not signed such an agreement - Several duplexes and 4 Plets are on Dolores St. I do pray for a waiver of these street improvements, so I can continue with my plans to develop these lots. Thank you -

Muneguito S. allen

Would you please let me put the  
4 Car garage 1 ft closer to the alley  
& allow 4 ft Between Duplex & garage.  
so the overhang won't look different  
than the rest of the building leaving  
10' to alley -

Munez into alley

487-3175 -

Call Friday 12<sup>th</sup>

Kris -  
brought  
by 11/8/93  
4:55p.m.

1. Still need to clarify some setbacks and building sizes (refer to attached red-lined drawing). Please submit a revised drawing.

SOUTH LOT  $20'$  (front) + <sup>65</sup>~~57~~' (building ~~why not 65' like middle unit?~~) + <sup>40</sup>~~43~~' = <sup>128</sup>~~120~~' (should be 125')

$10'$  (south side) +  $29.5'$  (building) +  $10'$  (north side) =  $49.5'$  (should be 50')

MIDDLE LOT  $20'$  (front) +  $65'$  (building) +  $3'$  +  $26'$  (garage) +  $11$  feet =  $125'$  (okay)

$10.5'$  (south side) +  $29.5'$  (building) +  $10'$  (north side) =  $50'$  (okay)

NORTH LOT  $20'$  (front) + <sup>70</sup>~~25~~' (building) +  $10'$  (storage) +  $25'$  ~~25'~~ (parking) = <sup>125</sup>~~150~~' (should be 125')

Keep in mind that rear setback must be 20'.

$20.5'$  (south side) +  $29.5'$  (building) +  $24'$  (garage) + <sup>85</sup>~~10~~' (north side-dimension not shown) = ~~84~~' (should be 85')

Show northern property line. Keep in mind that side setback on north side must be a minimum of 10'. You may want to shift the entire building (including attached garage) to the south on this lot.

2. The Improvements Agreement and Guarantee submitted will suffice for the landscaping proposed on the two northerly lots. A separate Improvements Agreement and Guarantee will be required for any landscaping not in place prior to issuance of a Certificate of Occupancy for the third (most southerly) unit.

Larry - This is the issue Ann was  
talking about in staff meeting.  
I think it's been resolved.  
KL

File in site plan review file for  
Dolores St.



November 2, 1993

#108-93

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

Bob Holmes  
1660 Dolores  
Grand Junction, CO 81503

Re: Proposed Development at 1631 Dolores


Dear Bob:

This letter is to clarify the confusing information that you received from the Community Development Department regarding the requirement for adjacent street improvements.

This proposed development is not being required to make improvements to the alley or Dolores Street as a part of the development approval. This does not, however, exclude them from any future improvement district that may be petitioned for by the neighborhood. If an improvement district for the improvement of the alley or Dolores Street is created, the owner of 1631 Dolores Street will be required to pay the same proportion of the improvements as other adjacent property owners. In fact, the owner of 1631 Dolores was required to sign a Power-of-Attorney for an alley improvement district, which means that they have already agreed to pay their share of an alley improvement district should one be petitioned for by the neighborhood and created by City Council.

I hope that this letter helps clarify the issue. I apologize for the confusion. Please feel free to call if you have any questions.

Sincerely,

  
James L. Shanks  
Director of Public Works & Utilities

xc: Larry Timm, Community Development ✓

MEMORANDUM

TO: Mark Achen  
FROM: Kristen Ashbeck  
RE: Request your signature on Munequita Allen's Improvements Agreement  
DATE: November 16, 1993

---

Munequita Allen, developer of a three new duplexes to be built at 1631 Dolores has requested site plan approval for a planning clearance/building permit. As part of the approval she is required to construct certain improvements on and off site prior to issuance of a Certificate of Occupancy. An improvements Agreement and Guarantee is required.

Attached is a signed copy of the improvements agreement. The petitioner will guarantee the improvements by providing a cash escrow or a letter of credit to the City of Grand Junction for the entire agreed upon amount of \$3,050.00.



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

April 19, 1994

W.H. Lizer & Associates  
576 25 Road, Unit B  
Grand Junction, CO 81505

Re: Duplexes at 1631, 1641 and 1645 Dolores Street

On April 18, 1994, Mrs. Allen (owner) requested permission to modify the site grading plan in order to facilitate landscaping of her property adjacent to Dolores Street. Upon meeting with Mrs. Allen at the site, I approved modification of the grading plan to reduce the depth of the retention swale up to a maximum of one foot in the area between the duplex units and Dolores Street. An underground sump filled with cobble rock will be installed in the bottom of the large retention pond to help promote infiltration of storm water into the ground. The depth of the pond at the north side of the property should not be changed, but the side slopes could be flattened to improve access for maintenance.

I have also approved the installation of culvert pipes to convey storm water under sidewalks that lead from the buildings to Dolores Street.

Please call if you have any questions or concerns regarding the revisions subscribed above.

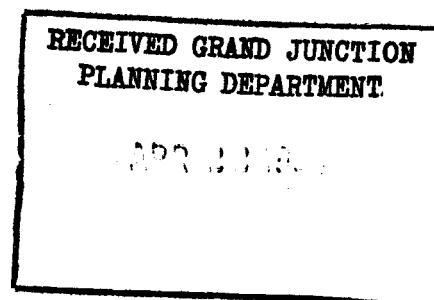
Sincerely,

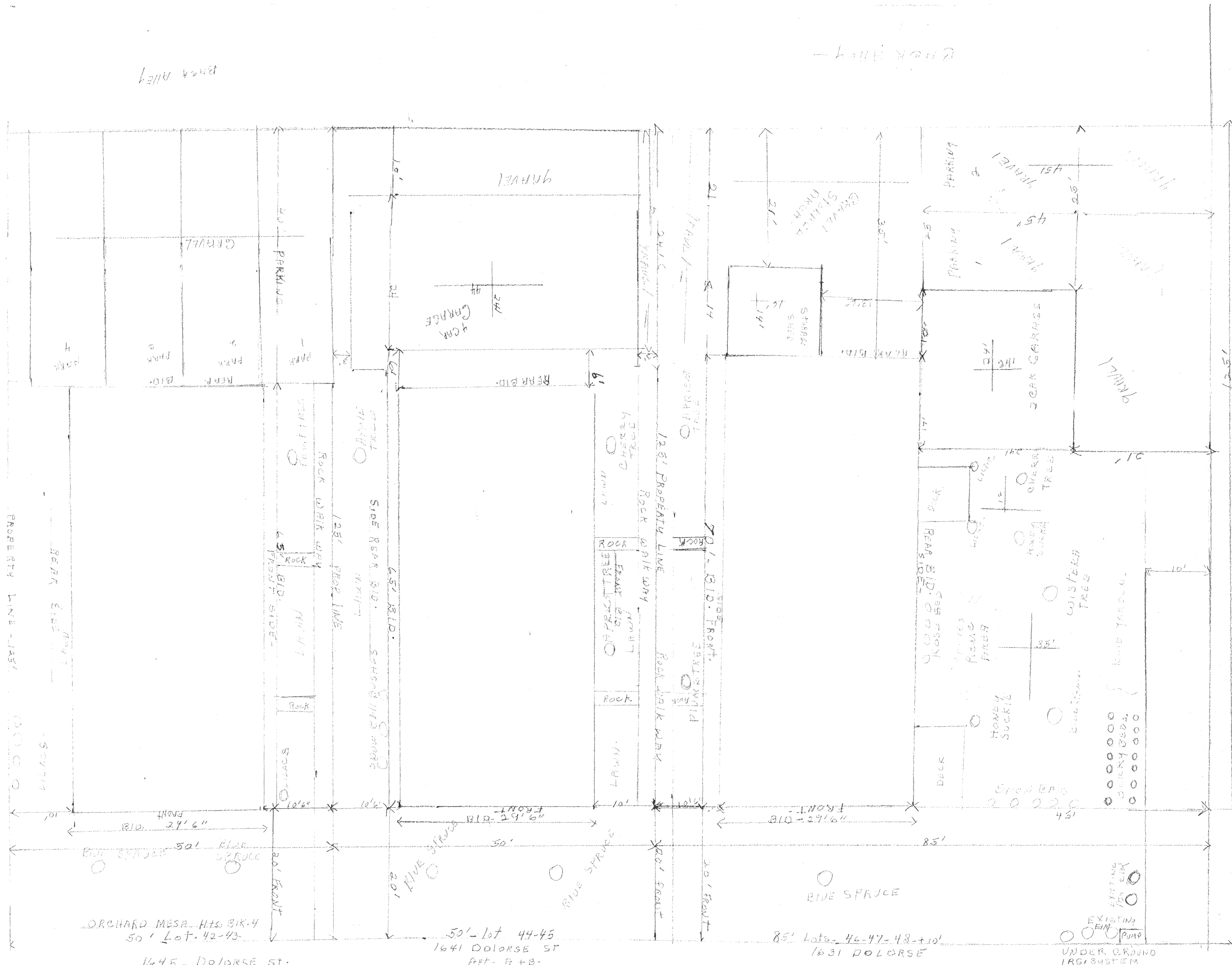
*J. Don Newton*

J. Don Newton  
City Engineer

xc: Kristen Ashbeck ✓  
Jody Kliska  
Muniquita Allen

file\pw\cip\_eng\donn\lizer.419





Rock Alley

Rock Alley

ORCHARD MESA Hts. BIK-4  
50' Lot 42-43

50' Lot 44-45  
1641 DOLORSE ST  
APT. A+B

85' Lots 46-47-48-10'  
1631 DOLORSE

1645 - DOLORSE ST.  
APT. A+B

DOLORSE ST. 1/8" scale

M.L. ALLEN  
Rt. Box 346  
COLIBRAN  
CO. 81624

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
1071 1993



LAND USE	ACREAGE	PERCENT
BUILDINGS AND GARAGES	0.17 Ac.	33%
LANDSCAPING	0.11 Ac.	21%
GRAVEL PARKING & WALKS	0.25 Ac.	47%
TOTAL	0.53 Ac.	100%

**STORM RETENTION BASIN**

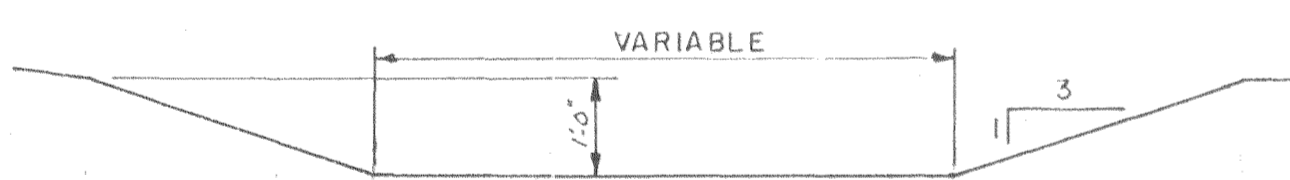
MINIMUM VOLUME REQUIRED AS PER GERALD WILLIAMS: 2500 CU.FT.  
 VOLUME AS PER CONICAL METHOD:  
 $V_{n \text{ to } n+1} = [A_n + A_{n+1} + (A_n A_{n+1})^{1/3}]h/3$   
 Where:  $A_n$  = Bottom Area Total  
 $A_{n+1}$  = Surface Area  
 $h$  = Depth of Basin  
 $= [2224 + 3632 + (2224 \times 3632)^{1/3}]1/3$   
 $= \frac{5856 + 2842}{3} = 2899 \text{ CU.FT.}, 2500 \text{ CU.FT.}$

**LEGEND**

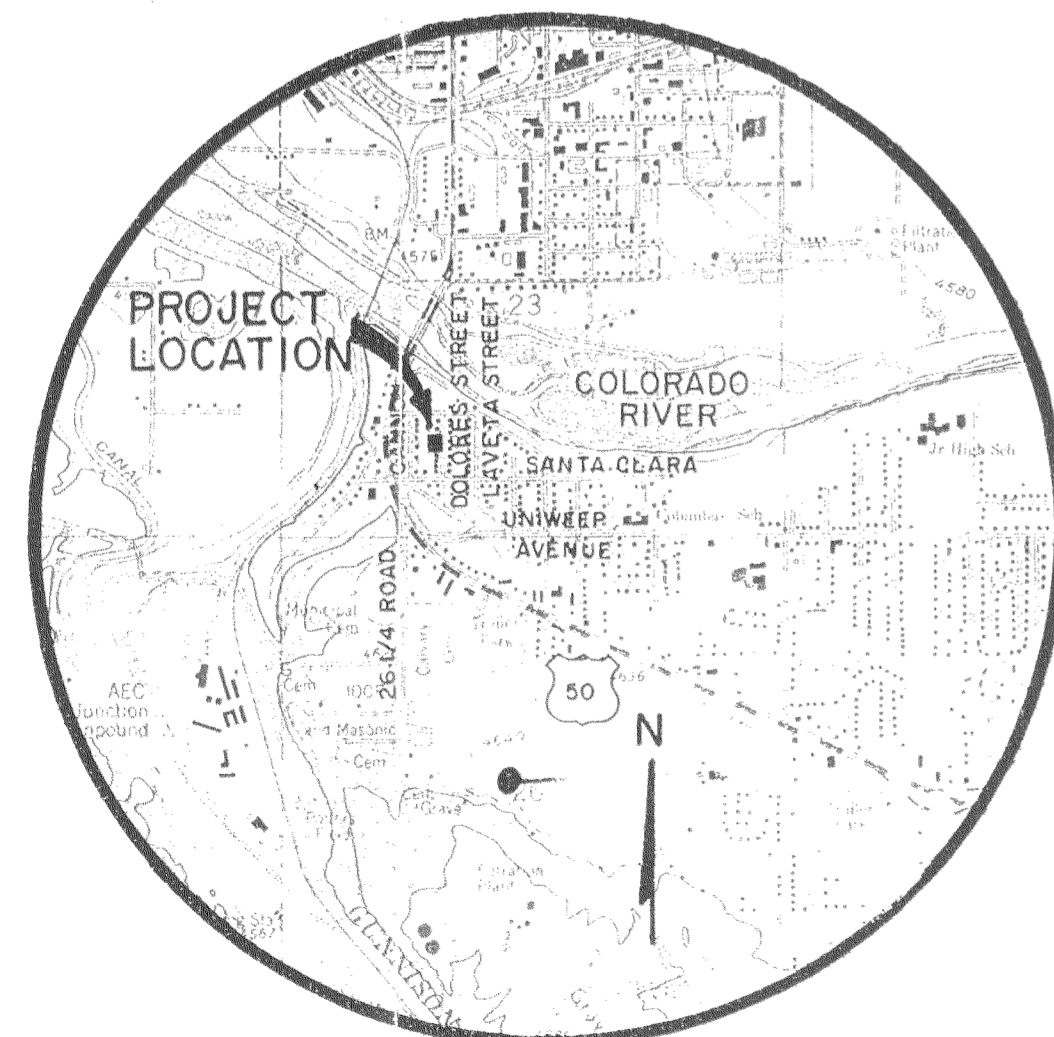
- 8" — S — EXISTING 8" SANITARY SEWER LINE
- 8" — W — EXISTING 8" WATER LINE
- G — EXISTING GAS LINE
- OHE — EXISTING OVERHEAD ELECTRIC SERVICE
- OT — EXISTING OVERHEAD TELEPHONE SERVICE
- — — DRAINAGE PATTERN
- — — TRAFFIC FLOW PATTERN
- 100 — EXISTING CONTOURS
- 99.2 — FINAL GRADING CONTOURS
- 99.2 — EXISTING ELEVATION
- 99.3 — FINISHED ELEVATION
- MC ENTIRE SITE IS MESA CLAY LOAM

**PLANT SCHEDULE**

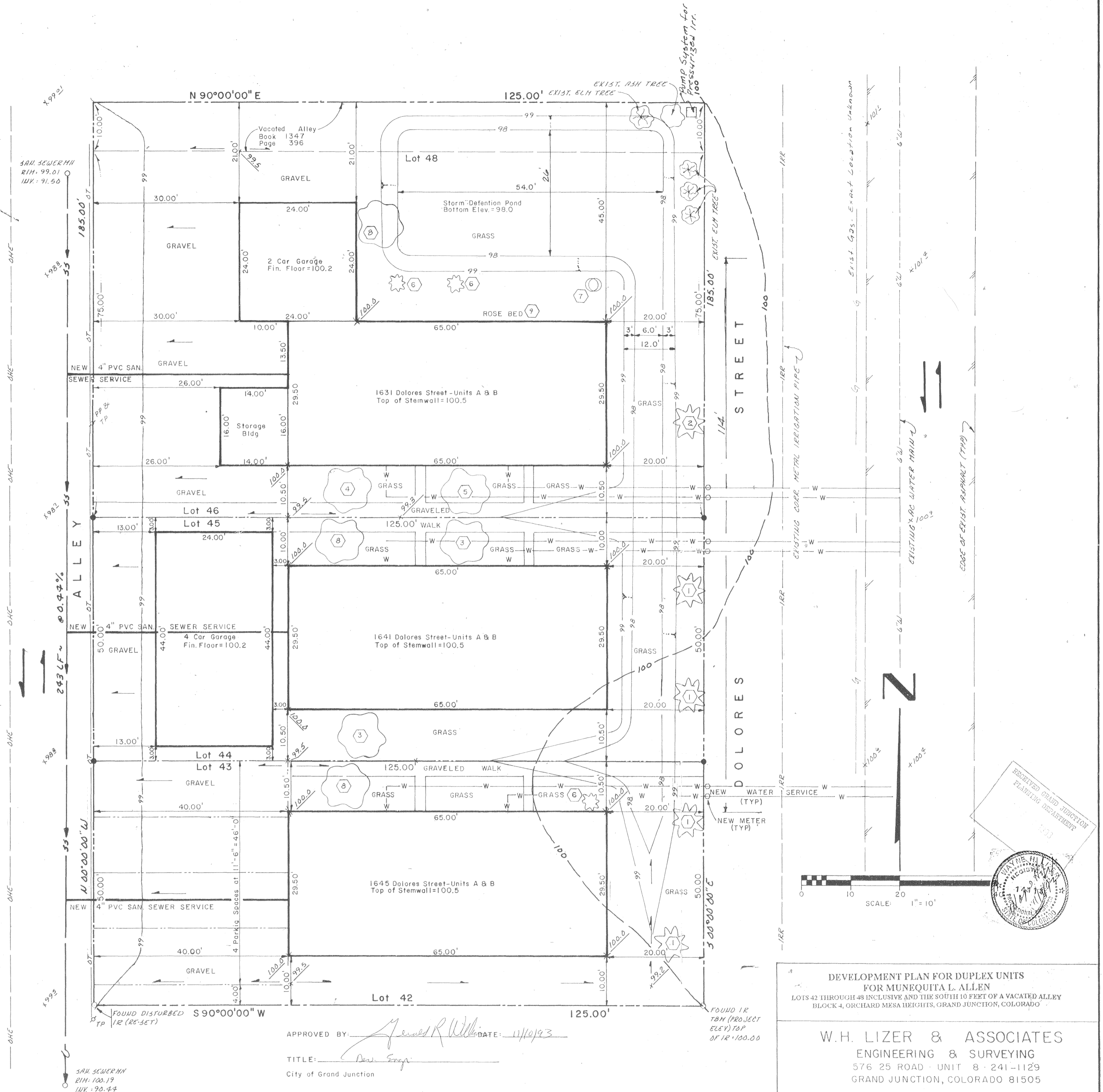
KEY	COMMON NAME	SCIENTIFIC NAME	QUAN.	SIZE
<b>CONIFEROUS TREES</b>				
1	Colorado Spruce	Picea pungens	4	6' tall
<b>DECIDUOUS TREES &amp; SHRUBS</b>				
	Existing American Elm	Ulmus americana	4	
	Existing Ash	Fraxinus pennsylvanica	1	
2	Wisteria "Tree"	Wisteria Floribunda	1	1 1/2" cal.
3	Dwarf Apple Fruit Tree	Prunus v 'Golden Delicious'	1	1 1/2" cal.
4	Dwarf Apricot Fruit Tree	Prunus v 'Moorpark'	1	1 1/2" cal.
5	Dwarf Plum Fruit Tree	Prunus v 'Santa Rosa'	1	1 1/2" cal.
6	Common Lilac	Syringa vulgaris	3	5 gal.
7	Honeysuckle	Lonicera fragrantissima	1	5 gal.
8	Manchurian Cherry	Prunus tomentosa 'Manchu'	3	5 gal.
9	Roses	Rosa hybrida	4	2 gal.



**TYPICAL STORM RETENTION POND CROSS SECTION**  
NO SCALE



**KEY MAP**  
SCALE: 1" = 2000'



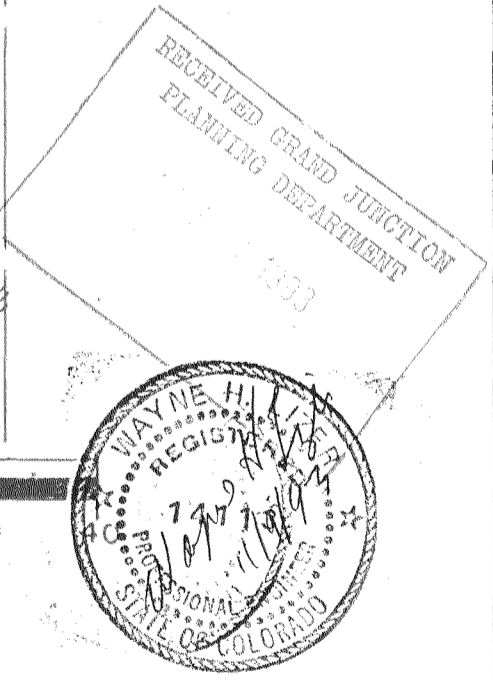
APPROVED BY: *Gerald R. Williams* DATE: 11/10/93

TITLE: *Dev. Survey*  
City of Grand Junction

**DEVELOPMENT PLAN FOR DUPLEX UNITS FOR MUNEQUITA L. ALLEN**  
 LOTS 42 THROUGH 48 INCLUSIVE AND THE SOUTH 10 FEET OF A VACATED ALLEY BLOCK 4, ORCHARD MESA HEIGHTS, GRAND JUNCTION, COLORADO

**W.H. LIZER & ASSOCIATES**  
 ENGINEERING & SURVEYING  
 576 25 ROAD UNIT 8 241-1129  
 GRAND JUNCTION, COLORADO 81505

SCALE: 1" = 10' PROJECT No. DATE: 11-1993 DRAWN BY: *WHL* CHECKED BY: *WHL*



1993-0108