





Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430 FAX (303) 244-1599

February 23, 1994

Lloyd Rodriquez  
653 Wintergreen  
Grand Junction, CO 81504

Dear Mr. Rodriquez:

As you are aware, it has been brought to our attention that adequate street improvements do not exist on the portion of Pine Street where you are currently building two homes. Improvements or a financial guarantee for the needed improvements to Pine Street should have been required at the time the Planning Clearances were issued for 328 Pine (dated 10-20-93) and 326 Pine (dated 11-2-93). Section 5-4-1.E of the Zoning and Development Code requires such improvements for all development.

Don Newton, the City Engineer has inspected the site and has estimated a cost for paving the cul-de-sac with recycled asphalt over aggregate base course. Your estimated share of the cost for the two lots is \$1,953.00. The City is not requiring curb, gutter and sidewalk in this cost.

Please pay the street improvement fee to the City of Grand Junction by March 3, 1994. Building Department will not do the final inspection of the houses until payment is made. City crews will pave the cul-de-sac sometime this summer. The brick mail box structure that has been constructed in the center of the right-of-way will also have to be removed or relocated out of the ROW by the builder.

If you have questions you can call me at 244-1446 or Don Newton at 244-1559. Thank you for your cooperation.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner  
Planning Supervisor

xc: Don Newton, City Engineer  
John Shaver, Assistant City Attorney

Lloyd

To: KathyP  
Cc: MarkR,DougC  
From: Don Newton  
Subject: Pine Street Improvements  
Date: 2/23/94 Time: 11:21a

The area of the cul-de-sac which fronts on lot 5 and 6 in Williams Subdivision is 279 square yards based on a 40' radius to the edge of pavement. The cost to pave this area with recycled asphalt including 6 inches of aggregate base course would be no less than \$7.00 per square yard. Therefore the total cost of street improvements for lots 5 and 6 is \$1,953.00. There is no curb, gutter or sidewalk required or included in this cost.

The cul-de-sac will be paved by City Street crews sometime this summer. The brick mail box structure that has been constructed in the center of the right-of-way will have to be removed or relocated by the builder. It could be placed in the right-of-way if located at least 47.5' from the center of the cul-de-sac.



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

Receipt 999  
 Date 3-2-94  
 Rec'd By mp  
 File No. 41 94

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 type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<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 type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> DEVELOPER	<input type="checkbox"/> REPRESENTATIVE
<u>Joe Lloyd Rodriguez</u> Name	<u>QED (Dan Brown)</u> Name	
<u>653 Wintergreen</u> Address	<u>1018 Colo. Ave</u> Address	
<u>Grand Jct. CO. 81504</u> City/State/Zip	<u></u> City/State/Zip	<u></u> City/State/Zip
<u>434-8911</u> Business Phone No.	<u></u> Business Phone No.	<u></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.

Joe Lloyd Rodriguez  
 Signature of Person Completing Application \_\_\_\_\_ Date \_\_\_\_\_

Joe Lloyd Rodriguez  
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary \_\_\_\_\_

# SUBMITTAL CHECKLIST

## RESUBDIVISION

Location: \_\_\_\_\_

Project Name: \_\_\_\_\_

ITEMS		DISTRIBUTION																	TOTAL REQ'D.												
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	City Police	County Planning	County Bldg. Dept.	County Surveyor	Walker Field	School Dist. #51	Irrigation District	Drainage District		Water District	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Persigo WWTF		
● Application Fee	VII-1 <b>3</b>	1																													
● Submittal Checklist*	VII-3 <b>3</b>	1																													
● Review Agency Cover Sheet*	VII-3 <b>10</b>	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Application Form*	VII-1 <b>10</b>	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● 11"x17" Reduction of Assessor's Map	VII-1 <b>10</b>	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Evidence of Title	VII-2 <b>5</b>	1		1																											
● Appraisal of Raw Land	VII-1																														
● Names and Addresses	VII-3 <b>3</b>	1																													
● Legal Description	VII-2 <b>4</b>	1		1																											
○ Deeds	VII-1	1		1		1																									
○ Easements	VII-2	1	1	1	1		1														1	1	1								
○ Avigation Easement	VII-1	1		1		1																									
○ ROW	VII-3	1	1	1	1		1														1	1	1								
● Covenants, Conditions, & Restrictions	VII-1	1	1				1																								
○ Common Space Agreements	VII-1	1	1				1																								
● County Treasurer's Tax Cert.	VII-1 <b>3</b>	1																													
○ Improvements Agreement/Guarantee*	VII-2	1	1	1			1																								
○ CDOT, 404, or Floodplain Permit	VII-3,4	1	1																												
● General Project Report	X-7 <b>9</b>	1	1	1	1	1	1	1	8	1	1	1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Location Map	IX-21 <b>3</b>	1																													
● Composite Plan	IX-10 <b>7</b>	1	2	1	1																										
● 11"x17" Reduction Composite Plan	IX-10 <b>5</b>	1			1	1	1	1	8	1	1	1	1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Final Plat	IX-15 <b>9</b>	1	2	1	1		1					1																			
● 11"x17" Reduction of Final Plat	IX-15 <b>4</b>	1							8	1	1	1			1	1	1	1	1	1	1	1	1				1				
○ Cover Sheet	IX-11	1	2																												
○ Grading & Stormwater Mgmt Plan	IX-17	1	2														1							1							
○ Storm Drainage Plan and Profile	IX-30	1	2														1		1	1	1										
● Water and Sewer Plan and Profile	IX-34	1	2	1														1	1	1	1	1					1				
● Roadway Plan and Profile	IX-28	1	2														1														
○ Road Cross-sections	IX-27	1	2																												
○ Detail Sheet	IX-12	1	2																												
○ Landscape Plan	IX-20	2	1	1																											
○ Geotechnical Report	X-8	1	1									1														1					
○ Phase I & II Environmental Report	X-10,11	1	1																												
○ Final Drainage Report	X-5,6	1	2														1														
○ Stormwater Management Plan	X-14	1	2														1							1							
○ Sewer System Design Report	X-13	1	2	1														1			1										
○ Water System Design Report	X-16	1	2	1													1														
○ Traffic Impact Study	X-15	1	2																				1								

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.  
 2) Required submittal items and distribution are indicated by filled in circles., some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.  
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

*Pay for Recycled ASPHALT before Approval*

**PRE-APPLICATION CONFERENCE**

Date: \_\_\_\_\_  
Conference Attendance: \_\_\_\_\_  
Proposal: \_\_\_\_\_  
Location: \_\_\_\_\_

Tax Parcel Number: \_\_\_\_\_  
Review Fee: \_\_\_\_\_  
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? \_\_\_\_\_  
Adjacent road improvements required? \_\_\_\_\_  
Area identified as a need in the Master Plan of Parks and Recreation? \_\_\_\_\_  
Parks and Open Space fees required? \_\_\_\_\_ Estimated Amount: \_\_\_\_\_  
Recording fees required? \_\_\_\_\_ Estimated Amount: \_\_\_\_\_  
Half street improvement fees required? \_\_\_\_\_ Estimated Amount: \_\_\_\_\_  
Revocable Permit required? \_\_\_\_\_  
State Highway Access Permit required? \_\_\_\_\_

Applicable Plans, Policies and Guidelines \_\_\_\_\_

Located in identified floodplain? FIRM panel # \_\_\_\_\_  
Located in other geohazard area? \_\_\_\_\_

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? \_\_\_\_\_  
Avigation Easement required? \_\_\_\_\_

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking
- Screening/Buffering
- Land Use Compatibility
- Drainage
- Landscaping
- Traffic Generation
- Floodplain/Wetlands Mitigation
- Availability of Utilities
- Geologic Hazards/Soils
- Other \_\_\_\_\_

Related Files: \_\_\_\_\_

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

**PRE-APPLICATION CONFERENCE**

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

\_\_\_\_\_  
Signature(s) of Petitioner(s)

\_\_\_\_\_  
Signature(s) of Representative(s)

# REVIEW COMMENTS

Page 1 of 2

FILE # 41-94

TITLE HEADING: Replat - Lots 4 & 5; Williams  
Subdivision

LOCATION: UnawEEP & Pine Street

PETITIONER: J. Lloyd Rodriguez

PETITIONER'S ADDRESS/TELEPHONE: 653 Wintergreen  
P.O. Box 4146  
Grand Junction, CO 81502  
434-8911

PETITIONER'S REPRESENTATIVE: Q.E.D. Surveying - Dan Brown

STAFF REPRESENTATIVE: Dave Thornton

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS  
REQUIRED ON OR BEFORE 5:00 P.M., MARCH 28, 1994.**

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**CITY UTILITY ENGINEER**  
**Bill Cheney**

**3/3/94**  
**244-1590**

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SEWER - City/County sewer in Pine Street.

WATER - Water line is 4" cast iron and does not conform to ordinance requirements for minimum fire line sizes. Line is scheduled to be upgraded in 1996 by City.

**GRAND JUNCTION POLICE DEPARTMENT**  
**Mark Angelo**

**3/9/94**  
**244-3587**

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Okay.

**CITY DEVELOPMENT ENGINEER**  
**Jody Kliska**

**3/8/94**  
**244-1591**

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The area of the cul-de-sac which fronts on Lots 5 & 6 in Williams Subdivision is 279 square yards based on a 40' radius to the edge of pavement. The cost to pave this area with recycled asphalt including 6" of aggregate base course would be no less than \$7.00 per square yard. Therefore, the total cost of street improvements for lots 5 & 6 is \$1,953.00. There is no curb, gutter or sidewalk required or included in this cost.

The cul-de-sac will be paved by City Street crews sometime this summer. The brick mail box structure that has been constructed in the center of the right-of-way will have to be removed or relocated by the builder. It could be placed in the right-of-way if located at least 47.5' from the center of the cul-de-sac.

**GRAND JUNCTION FIRE DEPARTMENT**  
**George Bennett**

**3/14/94**  
**244-1400**

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No requirements at this time.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Dave Thornton**

**3/18/94**  
**244-1447**

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1. This lot line adjustment will bring the existing house and shed into conformance with side yard setback requirements for the RSF-8 Zone District.
2. SEE ATTACHED for Plat dedication changes.
3. The \$1,1953.00 for street improvements is required prior to recording the plat.
4. All recording fees are the responsibility of the petitioner.



GENERAL PROJECT REPORT- REPLAT OF LOTS 4 AND 5 WILLIAMS SUB.

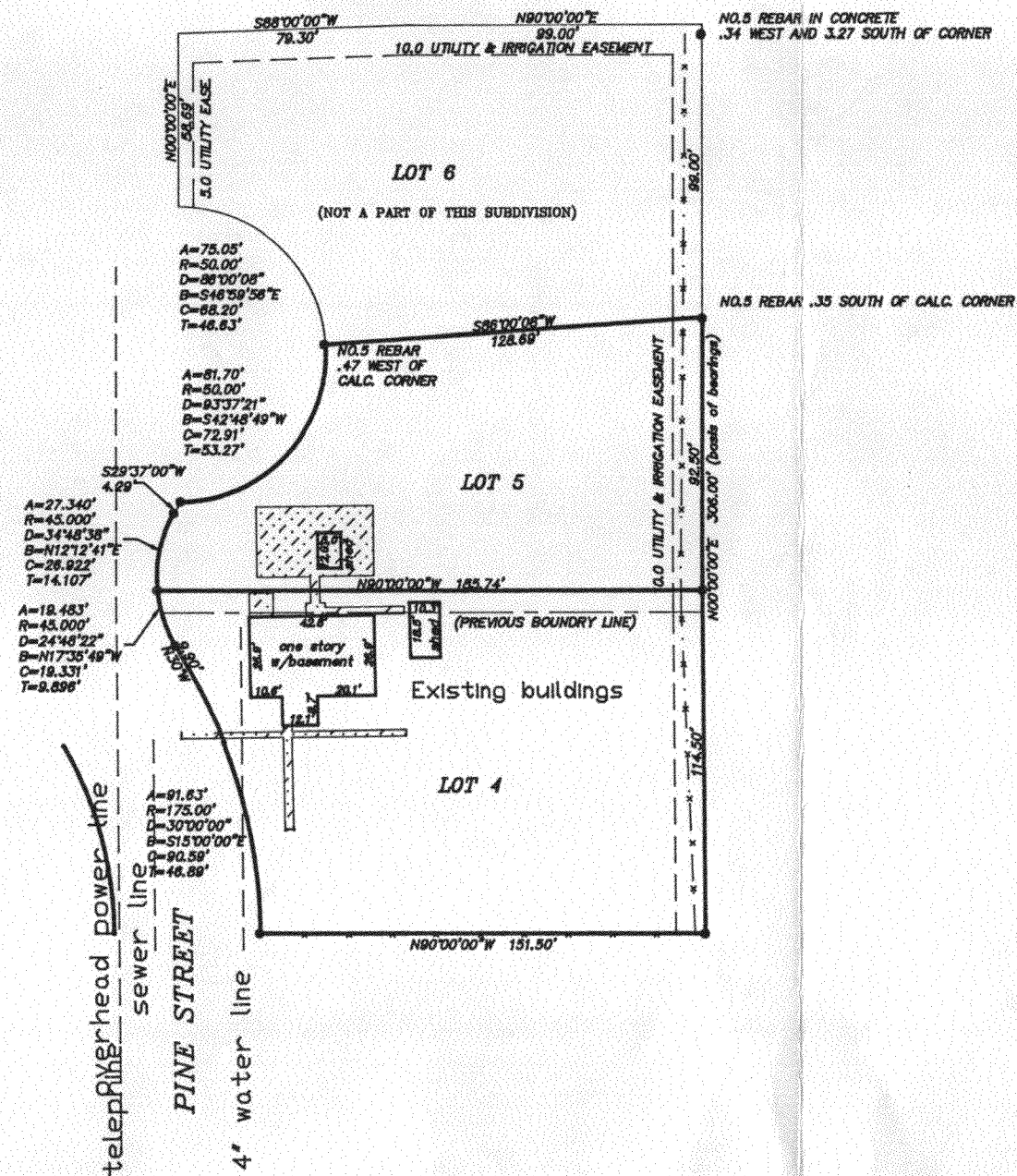
MY PROPOSAL IS TO BUILD TWO NEW HOMES. THESE HOMES WILL BE BUILT TO ALL V.B.C. CODE. EACH HOME WILL BE ABOUT 1,400 TO 1,600 SQUARE FEET WITH ALL CUSTOM OPTIONS, WOOD SIDING, BRICK IN FRONT. THE ADDRESS WHERE THESE HOMES WILL BE LOCATED IS 328 AND 326 PINE, GRAND JUNCTION, COLORADO.

THE AREA IMPACTED BY THIS PROJECT WILL BE THE AREA OFF OF UNAWEEP NORTH TO THE END OF PINE STREET. THIS IS AN EXCELLENT AREA FOR RSF-8. THERE IS A LOT OF PARKING AREA DUE TO THE LARGE 1/2 ACRE LOTS I'M PLANNING ON USING. THERE IS EXCELLENT STREET ACCESS OFF OF PINE STREET GOING TO UNAWEEP. THIS PROJECT WILL ADD BEAUTIFICATION TO THE NEIGHBORHOOD. THE AREA IS SURROUNDED BY SIMILAR HOMES IN SIZE MOST BUILT IN THE MID 1970'S. THE ORCHARD MESA MIDDLE SCHOOL IS LOCATED DIRECTLY BEHIND THE PROPOSED NEW HOMES. SEVERAL OF THE LOCAL INDIVIDUALS ARE FAMILIAR WITH MY PROJECT AND IN APPROVAL OF MY PROJECT.

THE PROJECT WILL HAVE CITY WATER AND SEWER SERVICES. PUBLIC SERVICE COMPANY OF COLORADO WILL INSTALL THE ELECTRICITY AND GAS SERVICES. U.S. WEST COMMUNICATIONS WILL INSTALL THE TELEPHONE SERVICES. EACH OF THE HOMES WILL HAVE PRIVATE LANDSCAPING. THEY WILL BE MAINTAINED IN ORDER TO ESTABLISH A BEAUTIFUL ASSET TO THE NEIGHBORHOOD.

MY PROPOSAL WILL NOT ONLY BEAUTIFY THE NEIGHBORHOOD, BUT ALSO INCREASE THE VALUE OF THE AREA ITSELF AS WELL AS THE SURROUNDING AREA.

REPLAT OF LOTS 4 & 5  
 WILLIAMS SUBDIVISION  
 COMPOSITE MAP



94.1 94

REPLAT OF LOTS 4 & 5 WILLIAMS SUBDIVISION  
 COMPOSITE PLAT

SITUATED IN THE SW1/4 SW1/4 OF SEC.24, T1S, R1W, UTE MERIDIAN	
FOR: LLOYD RODRIGUEZ	SURVEYED BY: DMM DS
SCALE: 1" = 30' 0 5 10 FEET 0 5 10 METERS	DRAWN BY: DMM
	ACAD ID: RODCOMP
DATE: 2/23/94	SHEET NO.
	FILE: 83258.1



Q.E.D.  
 SURVEYING  
 SYSTEMS Inc.  
 1018 COLO. AVE.  
 GRAND JUNCTION  
 COLORADO 81501  
 484-7588  
 241-2370