



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

Receipt _____
 Date _____
 Rec'd By _____
 File No. **4694**

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 | 6000 ± sq. ft. | W. UTE | RSF-8 | RESIDENTIAL |
| <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 |

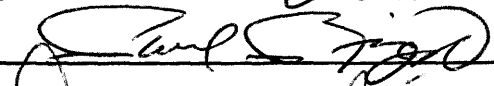
PROPERTY OWNER DEVELOPER REPRESENTATIVE

| | | |
|--|--------------------|--------------------|
| <input checked="" type="checkbox"/> PAUL RIGA ⁶ | DONNA M. RIGA | |
| Name | Name | Name |
| <input checked="" type="checkbox"/> 3026 Hwy. 50 | SAME | |
| Address | Address | Address |
| <input checked="" type="checkbox"/> GT, Co. 81503 | " | |
| City/State/Zip | City/State/Zip | City/State/Zip |
| <input checked="" type="checkbox"/> 434-4380 | " | |
| Business Phone No. | Business Phone No. | 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.


 Signature of Person Completing Application Date **3-4-94**


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

2945-154-21-002
FIDEL C KELLY
MARGARET M
819 W COLORADO AVE
GRAND JUNCTION, CO 81505-1613

2945-154-22-012
CHARLES L ROTH
DONNA B-LIVING TRUST
302 GUNNISON AVE
GRAND JUNCTION, CO 81501-2430

2945-154-22-013
CHARLES L ROTH
DONNA B-LIVING TRUST
302 GUNNISON AVE
GRAND JUNCTION, CO 81501-2430

2945-154-22-014
CHARLES L ROTH
DONNA B-LIVING TRUST
302 GUNNISON AVE
GRAND JUNCTION, CO 81501-2430

2945-154-22-017
ALFREDO J MARTINEZ
641 W UTE AVE
GRAND JUNCTION, CO 81505-1656

2945-154-23-008
DAVID GUILLEN
LUCY M
479 W UTE AVE
GRAND JUNCTION, CO 81505-1652

2945-154-24-013
JUAN MUCINO
PO BOX 4824
GRAND JUNCTION, CO 81502-4824

2945-154-26-001
JUAN C MUCINO
403 CHULUOTA AVE
GRAND JUNCTION, CO 81505-1611

2945-154-26-014
CHRIS RANSIER
MARTINA L
521 FAIRVIEW AVE
GRAND JUNCTION, CO 81505-1626

2945-154-26-015
JOSE I MARTINEZ
CINDY ENOS-MARTINEZ
218 CHULUOTA AVE
GRAND JUNCTION, CO 81505-1600

2945-154-21-010
JOSE I MARTINEZ
H S
616 W UTE AVE
GRAND JUNCTION, CO 81505-1657

2945-154-21-014
LUCILLE K SWEHLA
604 W UTE AVE
GRAND JUNCTION, CO 81505-1657

2945-154-21-015
JOSE L MARTINEZ
218 CHULUOTA AVE
GRAND JUNCTION, CO 81505-1600

2945-154-21-017
MELVIN L MERCER
DIANE T
512 W UTE AVE
GRAND JUNCTION, CO 81505-1655

2945-154-21-018
MARY NESTAS
506 W UTE AVE
GRAND JUNCTION, CO 81505-1600

2945-154-21-019
JESUS MADARIETA
1058 E CLEVELAND AVE
FRUITA, CO 81521-3100

2945-154-21-022
DOLORES LUCERNE
530 W UTE AVE
GRAND JUNCTION, CO 81505-1655

2945-154-21-023
G E HOLTEN
BETTY
526 W UTE AVE
GRAND JUNCTION, CO 81505-1655

2945-154-21-951
RIVERSIDE BAPTIST CHURCH OF GRY
PO BOX 262
GRAND JUNCTION, CO 81502-0262

LABEL PROGRAM ml_lal
YEAR 99
PARCEL 2945-154-24-001
ABSTRACT 0000- 9999

2945-154-24-000
BLANCHE ERMA MANCUSO
ETAL
1545 MAIN ST
GRAND JUNCTION, CO 81501-4642

2945-154-24-009
BLANCHE E MANCUSO
1545 MAIN ST
GRAND JUNCTION, CO 81501-4642

2945-154-24-003
SHIRLEY M ESSIG
ROGER G SR
512 FAIRVIEW AVE
GRAND JUNCTION, CO 81505-1627

2945-154-24-004
ROGER G ESSIG
SHIRLEY M
520 FAIRVIEW AVE
GRAND JUNCTION, CO 81505-1627

2945-154-24-007
JOHN R RODEN
530 FAIRVIEW AVE
GRAND JUNCTION, CO 81505-1627

2945-154-24-001
WILLIAM F NOVINGER
FRED ALLEN NOVINGER
505 W UTE AVE
GRAND JUNCTION, CO 81505-1654

2945-154-24-002
RICHARD J LUCERO
RITA A
507 W UTE AVE
GRAND JUNCTION, CO 81505-1654

2945-154-24-005
JOHN CRUZ
525 W UTE AVE
GRAND JUNCTION, CO 81505-1654

2945-154-24-006
ALFREDO J MARTINEZ
541 W UTE AVE
GRAND JUNCTION, CO 81505-1654

SUBMITTAL CHECKLIST

RESUBDIVISION

Location: W. UTE

Project Name: _____

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| ITEMS | SSID REFERENCE | DISTRIBUTION | | | | | | | | | | | | | | | | TOTAL BIDD | | | | | | | | | | |
|--|----------------|----------------------------|----------------|-------------------|---------------------|--------------------|----------------------|---------------|-------------|--------------------------|-----------------|--------------------|-----------------|--------------|------------------|---------------------|-------------------|------------|----------------|----------------|-----------|----------------|------|------|--------------------|----------------------------|---------------------|--------------|
| | | City Community Development | City Dev. Eng. | City Utility Eng. | City Property Agent | City Public Health | City Fire Department | City Attorney | City Police | City Downtown Dev. Auth. | 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 | Persino WWTF |
| ● Application Fee | VII-1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ● Submittal Checklist* | VII-3 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ● Review Agency Cover Sheet* | VII-3 | 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 | 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 |
| ● 11"x17" Reduction of Assessor's Map | VII-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 |
| ● Evidence of Title | VII-2 | 1 | | 1 | | 1 | | | | | | | | | | | | | | | | | | | | | | |
| ● Appraisal of Raw Land | VII-1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ● Names and Addresses | VII-3 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ● Legal Description | VII-2 | 1 | | 1 | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Deeds | VII-1 | 1 | | 1 | | 1 | | | | | | | | | | | | | | | | | | | | | | |
| ○ Easements | VII-2 | 1 | 1 | 1 | 1 | 1 | | | | | | | | | | | | 1 | 1 | 1 | 1 | | | | | | | |
| ○ Avigation Easement | VII-1 | 1 | | 1 | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ ROW | VII-3 | 1 | 1 | 1 | 1 | 1 | | | | | | | | | | | | 1 | 1 | 1 | 1 | | | | | | | |
| ● Covenants, Conditions, & Restrictions | VII-1 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Common Space Agreements | VII-1 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | |
| ● County Treasurer's Tax Cert. | VII-1 | 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 | 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 |
| ● Location Map | X-21 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ● Composite Plan | X-10 | 1 | 2 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | |
| ● 11"x17" Reduction Composite Plan | IX-10 | 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 |
| ● Final Plat | IX-15 | 1 | 2 | 1 | 1 | | | 1 | | | | | | | | | | | | | | | | | | | | |
| ● 11"x17" Reduction of Final Plat | IX-15 | 1 | | | | | | 1 | | | | | | | | | | | | | | | | | | | | |
| ○ Cover Sheet | IX-11 | 1 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Grading & Stormwater Mgmt Plan | IX-17 | 1 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ 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 | | | | | | | |
| ● Roadway Plan and Profile | IX-28 | 1 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ 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 | | | | | | | | | | | | | | | | |
| ○ Phase I & II Environmental Report | X-10,11 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Final Drainage Report | X-5.6 | 1 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Stormwater Management Plan | X-14 | 1 | 2 | | | | | | | | | | | | | | | 1 | | | | | | 1 | | | | |
| ○ Sewer System Design Report | X-13 | 1 | 2 | 1 | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Water System Design Report | X-16 | 1 | 2 | 1 | | | | | | | | | | | | | | 1 | | | | | | | | | | |
| ○ Traffic Impact Study | X-15 | 1 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | |

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.

PRE-APPLICATION CONFERENCE

Date: 1/26/94
Conference Attendance:
Proposal:
Location: W. UTE

Tax Parcel Number:
Review Fee: \$160
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? NO
Adjacent road improvements required? NO
Area identified as a need in the Master Plan of Parks and Recreation? NO
Parks and Open Space fees required? NO Estimated Amount:
Recording fees required? YES Estimated Amount: 10.00
Half street improvement fees required? NO Estimated Amount:
Revocable Permit required? NO
State Highway Access Permit required? NO

Applicable Plans, Policies and Guidelines NONE

Located in identified floodplain? FIRM panel # NO
Located in other geohazard area?

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? NO
Avigation Easement required? NO

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.

Signatures of Petitioner(s) and Representative(s) including Dana M. Riga

GENERAL PROJECT REPORT

- A. Project Description: ReSubdivision
1. Location:
514 & 514½ W. Ute Ave., City of Grand Junction
 2. Size:
6,000 plus or minus square feet
 3. Proposed Use:
Residential
- B. Public Benefit: To more accurately define property boundaries according to their historic use.
- C. Project Compliance, Compatibility, and Impact: No adverse impact as property will continue to be used as it always has.

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REVIEW COMMENTS

Page 1 of 2

FILE #46-94

TITLE HEADING: Resubdivision - Donna
Subdivision

LOCATION: 514 & 514 1/2 West Ute Avenue

PETITIONER: Paul Riga

PETITIONER'S ADDRESS/TELEPHONE: 3026 Highway 50
Grand Junction, CO
434-4380

PETITIONER'S REPRESENTATIVE: Paul Riga

STAFF REPRESENTATIVE: Kathy Portner

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS
IS REQUIRED PRIOR TO ANY APPROVALS.**

CITY UTILITY ENGINEER
Bill Cheney

3/8/94
244-1590

1. Adequate utility easements need to be provided so Lot 2 can access sewer and Lot 1 can access water in Ute Avenue. An easement labeled "Ingress/Egress" is not sufficient.
2. Sewer should be listed as a utility in the dedicatory language on the plat.

CITY DEVELOPMENT ENGINEER
Jody Kliska

3/14/94
244-1591

Plat dedications should be made following the attached guide to plat dedications. Submittal of check of boundary closures is required. There is an apparent discrepancy in distance or bearings.

CITY PROPERTY AGENT
Tim Woodmansee

3/17/94
244-1565

Lot 1 does not close. Please check all dimensions. Please add to the plat:

1. Metes and bounds description of subdivision boundary;
2. Dedication of ingress/egress easement across Lot 2 (I assume this is for the benefit of Lot 1);
3. Dedication of 10' ingress/egress and utility easement along north boundary of Lot 1;
4. Total distance from southeast corner of Lot 2 to northeast corner of Lot 1.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

3/17/94
244-1400

No requirements at this time.

COMMUNITY DEVELOPMENT DEPARTMENT
Kathy Portner

3/17/94
244-1446

See attached comments.

STAFF REVIEW

FILE: #46-94
DATE: March 16, 1994
STAFF: Kathy Portner
REQUEST: Replat--Donna Subdivision
LOCATION: 514 and 514 1/2 W. Ute Avenue
APPLICANT: Paul and Donna Riga

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

NORTH: Residential
SOUTH: Residential
EAST: Residential
WEST: Residential

EXISTING ZONING: RSF-8

PROPOSED ZONING: RSF-8

SURROUNDING ZONING:

NORTH: RSF-8
SOUTH: RSF-8
EAST: RSF-8
WEST: RSF-8

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

The proposal is to reconfigure two existing platted lots in Riverside to better conform with zoning and existing structure location. Both lots are currently non-conforming due to lots size and setbacks of the two houses. The proposed lot line reconfiguration will bring both lots

closer to conformance with the zone requirements. The 15' ingress/egress easement should be a part of lot 1 rather than lot 2 to provide for actual lot frontage on a public ROW for lot 1.

The dedication statement should make all dedications to the City of Grand Junction for the use of the public and public utilities. There are several typo errors in the dedication.

The plat would more appropriately be titled "A Replat of the west 25' of lot 29 and the east 25', block 10, Mobley's Subdivision", at least as a subtitle.

STAFF RECOMMENDATION:

WARRANTY DEED

Jose' L. Gallegos
Grantor(s)

whose address is

BOOK 2046 PAGE 204

*County of COLORADO, State of

1670105 01:08 PM 02/02/94
MONIKA TODD CLK&REC MESA COUNTY CO
DOC \$ 3.40

,for the consideration of THIRTY FOUR THOUSAND AND NO/100 (\$34,000.00) dollars, in hand paid, hereby sell(s)

and convey(s) to Paul Riga and Donna M. Riga, as Joint Tenants

whose legal address is c/o 216 North Avenue, Suite 5, Grand Junction 81501

County of Mesa, and State of COLORADO

the following real property in the County of Mesa, and the State of

Colorado, to wit:

The East 25 feet of Lot 28 and the West 25 feet of Lot 29 in Block 10 of RICHARD D. MOBLEY'S FIRST SUBDIVISION to the City of Grand Junction.

also known by street and number as 514 & 514 1/2 W. Ute Avenue Grand Junction, CO 81501

with all its appurtenances, and warrant(s) the title to the same, subject to taxes for 1994 and all subsequent years.

Signed this 1st day of Feb., 1994.

Jose L. Gallegos (signature)

STATE OF Colorado)
County of Mesa) ss.

The foregoing instrument was acknowledged before me this 1st day of Feb., 1994 by Jose' L. Gallegos

My commission expires 01/12/95

Witness my hand and official seal.

Scott D. Williams (signature)

Notary Public

Scott D. Williams
205 N. 4th Street
Grand Junction, CO

*If in Denver, insert "City and."

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

LEGAL DESCRIPTION:

The East 25 feet of Lot 28 and the West
25 feet of Lot 29 in Block 10 of
RICHARD D. MOBLEY'S FIRST SUBDIVISION
to the City of Grand Junction.

46 94