

SUBMITTAL CHECKLIST

RESUBDIVISION

MINOR SUB

Location: 2790 Cheyenne Drive

Project Name: Replat of Lots 7 & 8 of Reservation Sub

ITEMS		DISTRIBUTION																											
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng	City Property Agent	City Planning	City Fire Department	City Attorney	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	GVRRP	COXJ	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Perisgo WWTF	Planning Commission	TOTAL COUNT
● Application Fee	VII-1																												
● Submittal Checklist	VII-3																												
● 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	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	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	1
● Evidence of Title	VII-2																												
● Assessor's Map	VII-1																												
● Names and Addresses (Assessor's)	VII-3	1																											
● Legal Description <u>ON PLAT</u>	VII-2	1																											
○ Deeds	VII-1	1																											
○ Easements	VII-2	1	1	1	1																								
○ Avigation Easement	VII-1	1																											
○ ROW	VII-3	1	1	1	1																								
● Governments Regulations	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	1																									
● General Project Report <u>NARRATIVE</u>	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	1
● Location Map	X-21	1																											
● Compass Plan	X-10	1	2	1	1																								
● 11"x17" Reduction Compass 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	X-15	1	2	1	1																								
● 11"x17" Reduction of Final Plat <u>GENERAL</u>	IX-15	1																											
○ Cover Sheet	X-11	1	2																										
○ Grading & Stormwater Mgmt Plan	IX-17	1	2																										
○ Storm Drainage Plan and Profile	IX-30	1	2																										
● Water and Sewer Plan and Profile	IX-34	1	2	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																										
○ Phase I & Environmental Report	X-10.11	1	1																										
○ Final Drainage Report	X-5.6	1	2																										
○ Stormwater Management Plan	X-14	1	2																										
○ Sewer System Design Report	X-13	1	2	1																									
○ Water System Design Report	X-16	1	2	1																									
○ Traffic Impact Study	X-15	1	2																										
● <u>SITE PLAN</u>																													

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: 3-1-94 244-1447
Conference Attendance: DON & JOHNN Topliss, DAVE THORNTON
Proposal: Replat to move a property line
Location: 2790 Cheyenne Dr.
Tax Parcel Number: 2945-244-04-007
Review Fee: \$1600
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?
Adjacent road improvements required? CHARACTER OF NEIGHBORHOOD
Area identified as a need in the Master Plan of Parks and Recreation? N/A
Parks and Open Space fees required? Estimated Amount:
Recording fees required? YES Estimated Amount: \$1000 min.
Half street improvement fees required? Estimated Amount:
Revocable Permit required? N/A
State Highway Access Permit required? N/A

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? N/A
Avigation Easement required? N/A

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.

Donald H. Topliss Signature(s) of Petitioner(s)
JOHNN Topliss Signature(s) of Representative(s)

#63-94

Richard L. Sroufe
2794 Cheyenne Dr.
Grand Junction, CO 81503

Mr. & Mrs. Gavin Kulkan
323 Zuni Dr.
Grand Junction, CO 81503

Mr. & Mrs. Richard Sroufe
2792 Cheyenne Dr.
Grand Junction, CO 81503

Mr. & Mrs. Fred Podboy
2793 Cheyenne Dr.
Grand Junction, CO 81503

Mr. & Mrs. Warren E. Beers
2784 Cheyenne Dr.
Grand Junction, CO 81503

*Mr. & Mrs. Don Topliss
2790 Cheyenne Dr
Grand Junction, CO 81503*

Mr. & Mrs. Gary R. Williams
328 Apache Dr
Grand Junction, CO 81503

Mr. & Mrs. Stuart G. Hall
2787 Cheyenne Dr.
Grand Junction, CO 81503

Mr. & Mrs. Gary Williams
328 Apache Drive
Grand Junction, CO 81503

Mr. & Mrs. Wm. Ferry
323 Taos Dr.
Grand Junction, CO 81503

Mr. & Mrs. Don Topliss
2790 Cheyenne Drive
Grand Junction, CO 81503

Mrs. Genevieve Beck
2789 Cheyenne Dr.
Grand Junction, CO 81503

City of Grand Junction
Community Development Dept.
250 N 5th Street
Grand Junction, CO 81503

Mr. & Mrs. Jose Montano
322 Taos Dr.
Grand Junction, CO 81503

Mr. & Mrs. Mario Chacon
324 Taos Dr.
Grand Junction, CO 81503

R.L. Kirkham
Betty Jo Johnson
2791 Cheyenne Dr.
Grand Junction, CO 81503

GENERAL PROJECT REPORT

Donald & JoAnn Topliss

1. Location: 2790 Cheyenne Drive, Grand Junction, CO 81503
2. Acreage: 2 lots 88'x124' each
3. Lot line change for garage

We are requesting a lot line adjustment on Lots 7 & 8 of the Reservation Subdivision. The reason for the adjustment is that we want to tear down existing attached 1 car garage and build a new two car garage, in doing this we need to move our lot line 12 feet.

The land use in this area is residential and the lots are located on Cheyenne Drive. The nearest fire hydrant is 410' from our property. We are requesting that the curb, gutter and sidewalk requirement be waived, as there are no curb, gutter or sidewalks in the existing subdivision.

There will be no unusual demands on utilities, no effect on public facilities, no impact on geology hazards.

We are moving the 12 foot irrigation easement that was between Lot 7 & 8 to the east side of Lot 7, between Lot 6&7, where the existing irrigation ditch is and where there was no easement listed at all.

STAFF ANALYSIS:

The petitioner is requesting to move 12 feet to the west the property line between lot 7 & 8 to accommodate the future construction of an addition to the existing house on lot 7. Lot 8 is currently vacant and is owned by the owner of lot 7. In addition, an irrigation easement currently exist along both sides of the property line between lots 7 & 8 and needs to vacated as part of this request. There is no irrigation ditch within the existing irrigation easements and according to Orchard Mesa Irrigation District are not needed. There is an existing irrigation ditch along the east property line of lot 7 which has no existing easement. A five foot easement will be dedicated for the existing ditch as part of this replat as per request by the Orchard Mesa Irrigation District.

All Review Agency comments have been or are currently being addressed by the petitioner.

STAFF RECOMMENDATION:

Staff recommends approval subject to the following conditions:

1. All technical issues regarding the plat shall be adequately resolved prior to recording.

SUGGESTED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #63-94, I move that we approve this subject to staff recommendations.

5-3-94 Approved subject to staff recommendations
5-0

REVIEW COMMENTS

Page 1 of 1

FILE #63-94

TITLE HEADING: Easement Vacation & Minor
Subdivision; Lots 7 & 8,
Reservation Subdivision

LOCATION: 2790 Cheyenne Drive

PETITIONER: Donald & Joanne Topliss

PETITIONER'S ADDRESS/TELEPHONE: 2790 Cheyenne Drive
Grand Junction, CO 81503
243-5783

STAFF REPRESENTATIVE: Dave Thornton

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS
IS REQUIRED ON OR BEFORE 5:00 P.M., APRIL 26, 1994.**

CITY DEVELOPMENT ENGINEER
Jody Kliska

4/11/94
244-1591

Unless there is a Property/Homeowners Association, there should be no reference to one in the dedication. There is no need for the sentence dedicating streets and right-of-way to the city, as this is only a lot line adjustment.

CITY UTILITY ENGINEER
Jody Kliska

4/11/94
244-1590

SEWER - No comment.

WATER - There is a 4" looped line in Cheyenne Drive that does not meet fire protection requirements. The line is scheduled to be replaced with a 6" line in 1995. Check with Fire Department for location of hydrants.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

4/8/94
244-1400

No requirements at this time.

COMMUNITY DEVELOPMENT DEPARTMENT
Dave Thornton

4/18/94
244-1447

1. All recording fees are the responsibility of the petitioner.
2. A quit claim deed for the 10' irrigation easement from Orchard Mesa Irrigation District is required.

STAFF REVIEW

FILE: #63-94 Replat of Lots 7 & 8, Reservation Subdivision

DATE: April 27, 1994

STAFF: Dave Thornton

ACTION REQUESTED: Request for Minor Subdivision final plat approval for the Replat of Lots 7 & 8, Reservation Subdivision consisting of 2 existing lots located at 2790 Cheyenne Drive.

LOCATION: 2790 Cheyenne Drive

APPLICANTS: Donald Topliss

EXECUTIVE SUMMARY: The petitioner is requesting final approval to move a lot line between two existing lots that are under the same ownership. As part of this lot line adjustment, two adjacent 5 ft irrigation easements are being vacated. The easement vacation will occur as part of this replat.

EXISTING LAND USE: One single family house at 2790 Cheyenne Drive

PROPOSED LAND USE: No Change

SURROUNDING LAND USE:

NORTH -- Colorado River
EAST -- Residential
SOUTH -- Residential
WEST -- Residential

EXISTING ZONING: RSF-8

PROPOSED ZONING: No Change

SURROUNDING ZONING:

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

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: The Orchard Mesa Plan is still being formulated for this area and under public review. This request does not increase existing densities, therefore it does not conflict with the draft master plan currently under review.

STAFF ANALYSIS:

The petitioner is requesting to move 12 feet to the west the property line between lot 7 & 8 to accommodate the future construction of an addition to the existing house on lot 7. Lot 8 is currently vacant and is owned by the owner of lot 7. In addition, an irrigation easement currently exist along both sides of the property line between lots 7 & 8 and needs to be vacated as part of this request. There is no irrigation ditch within the existing irrigation easements and according to Orchard Mesa Irrigation District are not needed. There is an existing irrigation ditch along the east property line of lot 7 which has no existing easement. A five foot easement will be dedicated for the existing ditch as part of this replat as per request by the Orchard Mesa Irrigation District.

All Review Agency comments have been or are currently being addressed by the petitioner.

STAFF RECOMMENDATION:

Staff recommends approval subject to the following conditions:

1. All technical issues regarding the plat shall be adequately resolved prior to recording.

SUGGESTED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #63-94, I move that we approve this subject to staff recommendations.

SUB NO. SB-50-94

MESA COUNTY LAND RECORDS
544 ROOD AVE
GRAND JUNCTION, COLO. 81501
(303) 244-1823

To: Monika Todd, Mesa County Clerk & Recorder.

This is to certify that the SUBDIVISION PLAT described below

**REPLAT LOTS 7 AND 8 THE
RESERVATION**

has been reviewed under my direction 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's 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 15th day of APRIL, 1994.

Signed: H. Keith Corey
H KEITH COREY

NOTE

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

RECORDED IN MESA COUNTY RECORDS

DATE: 5/5/94

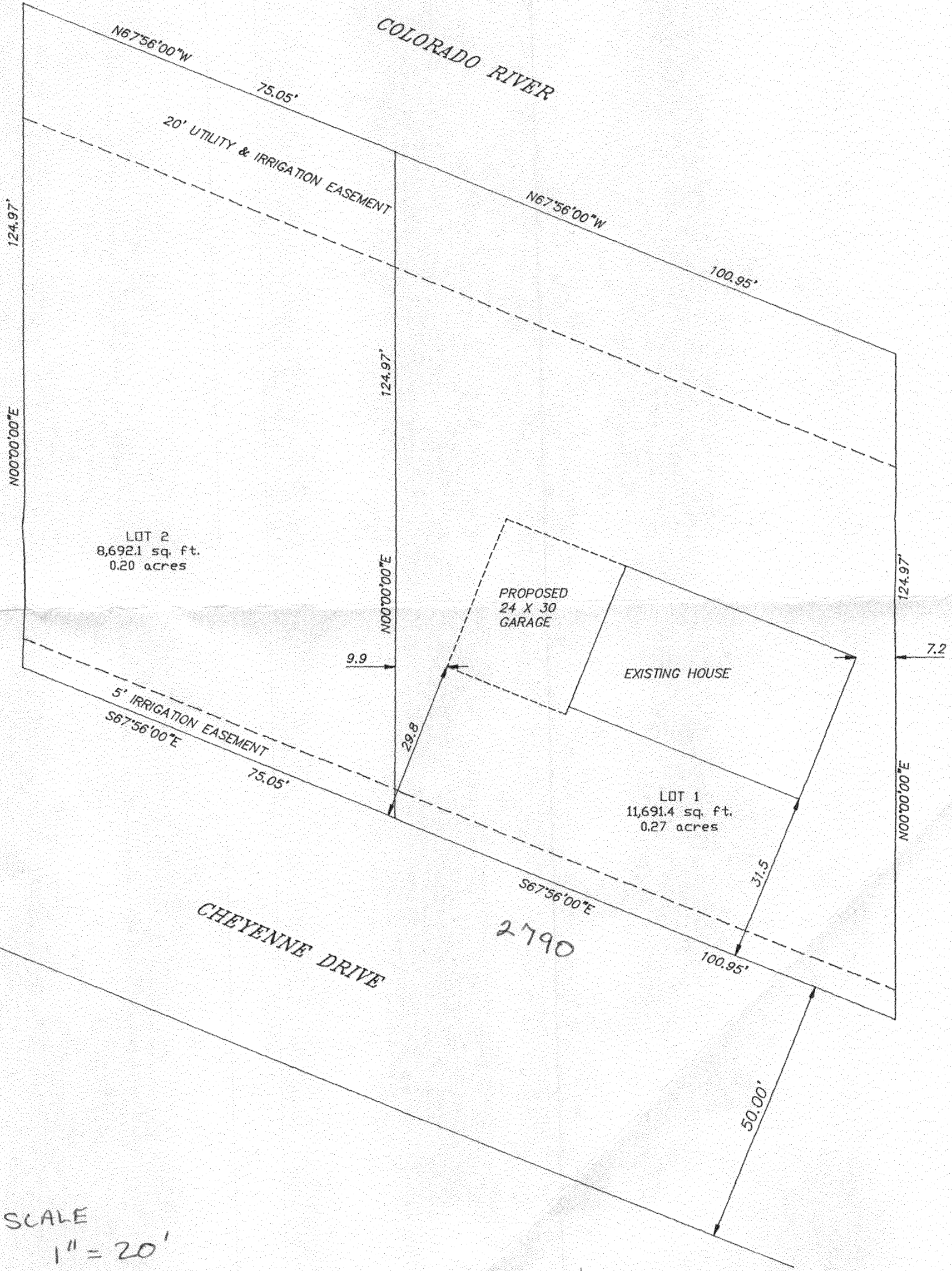
TIME: 2:43 PM

BOOK: 14 PAGE 218

RECEPTION NO: 1681161

DRAWER # AA 85

COLORADO RIVER



SCALE
1" = 20'

SITE PLAN

Replat of Lots 7 & 8, Reservation Subdivision