# **Table of Contents**

Fil	le	1994-0063 Name: <u>Topliss Replat – 279</u>	90	Ct	neyenne Drive					
P r e s e n t	S c a n n e d	A few items are denoted with an asterisk (*), which means the retrieval system. In some instances, items are found on the list of file because they are already scanned elsewhere on the system. The found on the ISYS query system in their designated categories are Documents specific to certain files, not found in the standard che Remaining items, (not selected for scanning), will be listed and in the contents of each file.	bi T es	ut : he: s. kli	are not present in the scanned electronic development se scanned documents are denoted with (**) and will ist materials, are listed at the bottom of the page.					
X	X	Table of Contents								
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X	X	*Application form								
X		Review Sheets								
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X	X	*Submittal checklist								
X	X	o chick and project report								
		Reduced copy of final plans or drawings								
X		Reduction of assessor's map.								
		Evidence of title, deeds, easements								
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		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								
77	*	Traffic studies								
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-		*Summary sheet of final conditions								
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X	_	Certification of plat	+	-						
Δ		Warranty Deeds – Bk 1167/Pg 900, Bki 2049/pg434 – not conveyed to City								
X	$\dashv$	Treasurer's Certificate of Taxes Due – 12/16/94, 3/7/94	+	$\dashv$						
X	X	Staff Analysis	$\dagger$	$\dashv$						
X	+	E-mails	+							
X	$\dashv$	Posting of Public Notice Signs – 4/20/94	$\dagger$							
X	X	Replat of Lots 7 and 8 of The Reservation – GIS Historic Maps-	$\dagger$	寸						
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Receipt	i	089
Date _	3	130/94
Rec'd By	/ _	PHY

File No.

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

DETITION	DUACE	C17E	LOCATION	ZONE	1415.465
PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
Subdivision **	[] Minor		2790 Cheyenne Drive		
Plat/Plan	[] Major		Chevienne	RSF-8	Residential
	Resub		Drive		
[] Rezone				From: To:	
[] Planned	[]ODP				
Development	[] Prelim				
	[] Final				
		<del></del>			
[] Conditional Use					
[] Zone of Annex					
	} 				
[] Text Amendment					
[] Special Use					
[] Vacation					[] Right-of-Way
					[ ] Casement
PROPERTY OWN	IER	[] Di	EVELOPER	[]R	EPRESENTATIVE
Donald W Topl	iss	JoAnn Top	oliss		
Name		Name		Name	
2790 Cheyenne	Dr.		yenne Dr.		
Address		Address		Address	
Grand Junctio City/State/Zip	n. CO 81503	Grand Ju	inction, CO 81	503	
		City/State/Zip		City/State/Zip	
245-2422 ex 16 Business Phone No.	61	242-435( Business Phon		Business Phone No	
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NOTE: Legal property ow	mer is owner of record	on date of supr	nittal		
					earation of this submittal, that the enitor the status of the application
and the review comments	s. We recognize that	we or our repre	sentative(s) must be pres	sent at all hearings. In th	e event that the petitioner is no
represented, the item will on the agenda.	be dropped from the	igenda, and an	additional fee charged to	cover rescheduling expen-	ses before it can again be place:
	1				2 10 01
Signature of Person	Completing Applica	ation			3.29.94 Date
<b>3</b>		· -			
Donald Il	Top line	0,000	Janlina		
Signature of Property	Owner(s) - Attach	Additional S	heets if Necessary		

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NOTES:

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

### PRE-APPLICATION CONFERENCE

Proposal: Keplat to Location: 9790 Ch	# Jo ANN Topliss  Move 4 property  youne Dr.  - 244-04-06  Make check payable to the City o	Time_
Additional ROW required?  Adjacent road improvements required.  Area identified as a need in the Mass Parks and Open Space fees required?  Recording fees required?  Half street improvement fees required.  Revocable Permit required?  State Highway Access Permit required.	ti? CHARACTER OF ter Plan of Parks and Recreation?  (CS) d? (A) (A) (B) (A) (B) (B) (B) (B) (B) (B) (B) (B) (B) (B	Estimated Amount:  Estimated Amount:  Estimated Amount:
Applicable Plans, Policies and Guide Located in identified floodplain? FII	,	
Located in other geohazard area?		
Located in established Airport Zone? Avigation Easement required?	Clear Zone, Critical Zone, Area	of Influence? W/A
While all factors in a development pro	posal require careful thought, prepartention as needing special attention	aration and design, the following "checked" on or consideration. Other items of special
O Access/Parking	O Screening/Buffering	O Land Use Compatibility
O Drainage O Floodplain/Wetlands Mitigation	O Landscaping O Availability of Utilities	O Traific Generation O Geologic Hazards/Soils
O Other		
Related Files:		
It is recommended that the applicant the public hearing and preferably price		owners and tenants of the proposal prior to
PRI	E-APPLICATION CONFE	RENCE
WE RECOGNIZE that we, ourselves, and it is our responsibility to know w		esent at all hearings relative to this proposal
In the event that the peritioner is no	t represented the proposed item	will be dropped from the agenda, and an

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) Toplise

Signature(s) Toplise

Signature(s) Toplise

#63-94

Richard L. Sroufe 2794 Cheyenne Dr. Grand Junction, CO81503

Mr.&.Mrs. Gavin Kukulan 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 mrama Don Topliss 2000 Chalana Do word Jear, 6 31503

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

Me. & 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 WoAnn 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 is 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:

Approved subject to staff recommendations

5-0 Mr. Chairman, on item #63-94, I move that we approve this subject to staff

recommendations. 5-3-94

## **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

4/11/94

Jody Kliska

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** 

4/8/94

George Bennett

244-1400

No requirements at this time.

COMMUNITY DEVELOPMENT DEPARTMENT

4/18/94

Dave Thornton

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 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 ommissions of easements and other Rights-of-Way or Legal Ownerships.

Dated this_	15th	_day of_APRIL	1994.	
Signed:		Yeth EITH COREY	Corey	

NOTE"
The recording of this plat is subject to all Approved Signatures &

Dates.

RECORDED IN MESA COUNTY RECORDS

DATE: 5/5/94 TIME: 243 eM

DRAWER # AA 8.5

