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File 1994-0100

Name: Boggs Minor Subdivision – 604 North Avenue – Minor Subdivision

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</p> <p>Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
		Review Sheets
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X	X	*Submittal checklist
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X	X	Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
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		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
		Traffic studies
X	X	*Review Comments
X	X	*Petitioner's response to comments
X	X	*Staff Reports
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		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Certification of Plat – 11/20/96			
X	X	Declaration of Covenants – Bk 2280 / pg 703			
X		Treasurer's Certificate of Taxes Due – 4/13/94			
X		Planning Commission Notice of Public Hearing mail-out– 7/5/94			
X		Warranty Deed – Bk 1695 / Pg 728 – not conveyed to City			
X		Posting of Public Notice Signs – 6/24/94			
X		Letter from Christopher G. McAnany, C. Joseph Croker, P.C., attorneys at law - draft of covenant – not scanned-9/10/96, 10/21/06			
X	X	Grading and Drainage Plan			
X	X	Boggs Minor Subdivision Plat – GIS Historical Maps - **			
X	X	Site Plan			

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

Original
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Receipt 1279
Date 6-2-94
Rec'd By MP
File No. 100 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 checked="" type="checkbox"/> Subdivision Plat/Plan	<input checked="" type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub		604 NORTH AVE	C-2	
<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 checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
TERRENCE IAN BOGGS		
Name	Name	Name
604 NORTH AVENUE		
Address	Address	Address
GRAND JUNCTION, COLO 81501		
City/State/Zip	City/State/Zip	City/State/Zip
303-243-1081		
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] _____ **26 Apr 94**
 Signature of Person Completing Application Date

[Signature] _____ **26 Apr 94**
 Signature of Person Completing Application Date

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

SUBMITTAL CHECKLIST

MINOR SUBDIVISION

Location: 604 NORTH AVENUE

Project Name: 3 Lot Subdivision

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	CDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Persigo WWTF
Original Do NOT Remove From Office COMMUNITY DEVELOPMENT	100 94																											
● 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	8	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	8	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			1	1																						
● Names and Addresses	VII-3	1																										
● Legal Description	VII-2	1		1																								
○ Deeds	VII-1	1		1		1																1	1	1				
○ Easements	VII-2	1	1	1	1		1															1	1	1				
○ Assumed 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	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	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Location Map	IX-21	1																										
● Composite Plan (Site Plan)	IX-29	1	2	1	1																							
● 11"x17" Reduction Composite Plan	IX-10	1			1	1	1	8	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					1																
● 11"x17" Reduction of Final Plat	IX-15	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	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									
○ Water System Design Report	X-16	1	2	1															1									
○ Traffic Impact Study	X-15	1	2																				1					
● Grading and Drainage	IX-16	1	2																									

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N/A

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.

1

PRE-APPLICATION CONFERENCE

Date: 10-18-93
 Conference Attendance: Terry Boggs & Dave Thornton
 Proposal: 3 Lot Submission
 Location: 604 North Avenue

Tax Parcel Number: 2945-113-00-006
 Review Fee: \$505.02
 (Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? Maybe?
 Adjacent road improvements required? Possibly?
 Area identified as a need in the Master Plan of Parks and Recreation? _____
 Parks and Open Space fees required? yes No Estimated Amount: 5% FAV N/A
 Recording fees required? yes 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.

- | | | |
|---|--|---|
| <input type="checkbox"/> Access/Parking | <input type="checkbox"/> Screening/Buffering | <input type="checkbox"/> Land Use Compatibility |
| <input type="checkbox"/> Drainage | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Traffic Generation |
| <input type="checkbox"/> Floodplain/Wetlands Mitigation | <input type="checkbox"/> Availability of Utilities | <input type="checkbox"/> Geologic Hazards/Soils |
| <input type="checkbox"/> 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]
 Signature(s) of Petitioner(s)

[Signature]
 Signature(s) of Representative(s)

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BEGINNING 40 feet North and 2482 feet East of the Southwest corner of Section 11, Township 1 South, Range 1 West of the Ute Meridian, thence West 136 feet, thence North 370 feet to the Grand Valley Canal, thence Southeasterly along the said canal to a point North of the point of beginning, thence South 330 feet to the point of beginning.

100 94

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2945-113-12-942
SCHOOL DISTRICT 51
GRAND JCT SR HIGH
2115 GRAND AVE
GRAND JUNCTION, CO 81501-8007

2945-113-21-003
MARTIN LTD PARTNERSHIP
C/O REX M MARTIN
12346 N PINEY LAKE RD
PARKER, CO 80134-8409

2945-114-00-048
BANK ONE - WESTERN COLORADO N
PO BOX 1569
GRAND JUNCTION, CO 81502-1569

2945-142-05-008
REGINALD SANDERSON
2245 TIFFANY DR
GRAND JUNCTION, CO 81503-1297

2945-142-05-009
KENNETH E PERINO
CAROLYN L
2140 APPLE CT
GRAND JUNCTION, CO 81506-8425

2945-142-05-010
MYRTLE KENDALL
C/O JENNEVA PERKINS
PO BOX 4805
GRAND JUNCTION, CO 81502-4805

2945-142-05-011
RONALD L SHREEVES
548 BELFORD AVE
GRAND JUNCTION, CO 81501-2618

2945-142-05-012
CLAIR LONGUEVAN
JIM CRIBARI
2200 DAKOTA DR
GRAND JUNCTION, CO 81503-2531

2945-142-05-018
JON C KEPHART
PATRICIA A
535 NORTH AVE
GRAND JUNCTION, CO 81501-7512

2945-142-05-013
FRANCIS A. STRACHAN ETAL
526 BELFORD AVE
GRAND JUNCTION, CO 81501-2618

2945-141-01-004
NORMAN E & NANCY K MITCHELL
1007 N 7TH ST
GRAND JUNCTION, CO 81501-3102

2945-113-23-001
DENNIE GLASS ENTERPRISES
2999 NORTH AVE
GRAND JUNCTION, CO 81504-4989

2945-114-00-043
LYNN A SCHMIDT
% SAFEWAY STORES INC-REAL EST
6900 S YOSEMITE ST
ENGLEWOOD, CO 80112-1412

2945-141-01-001
JACK C STOUT
KATHERINE E
3515 PONDEROSA WAY
GRAND JUNCTION, CO 81506-8482

2945-141-01-002
W R BRAY
JEAN L
2660 G RD
GRAND JUNCTION, CO 81506-8392

2945-141-01-003
W R BRAY
JEAN L
2660 G RD
GRAND JUNCTION, CO 81506-8392

2945-141-02-005
HELEN M PINGER
2802 HALL AVE
GRAND JUNCTION, CO 81501-4912

2945-141-02-006
JAMES E PINGER
THOMAS C
624 BROKEN SPOKE RD
GRAND JUNCTION, CO 81504-5270

2945-141-02-015
HUGH J PINGER
HELEN J
2802 HALL AVE
GRAND JUNCTION, CO 81501-4912

2945-142-06-003
W R BRAY
JEAN L
702 GOLFMORE DR
GRAND JUNCTION, CO 81506-1883

2945-142-06-004
RICHARD E LEFEBRE
3551 E RD
PALISADE, CO 81526

2945-142-06-010
DONALD & KATHY M JARRIN
964 N GAFFEY PL
SAN PEDRO, CA 90731-1620

2945-142-06-005
L J COBB
LYNN D
1631 BRENTFORD LN
FORT COLLINS, CO 80525-4721

2945-142-06-006
W R BRAY
JEAN L
1015 N 7TH ST
GRAND JUNCTION, CO 81501-3102

2945-142-06-007
W R BRAY
JEAN L
2660 G RD
GRAND JUNCTION, CO 81506-8392

2945-142-06-008
GLEN A WHITE
SCOTT W & RUSSELL K WHITE
616 BELFORD AVE
GRAND JUNCTION, CO 81501-2718

2945-142-06-009
BENT W CRAWFORD
APRIL DAWN
614 BELFORD AVE
GRAND JUNCTION, CO 81501-2718

2945-142-06-011
BERYL D SANDERSON
2245 TIFFANY DR
GRAND JUNCTION, CO 81503-1297

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GENERAL PROJECT REPORT
MINOR SUBDIVISION

100 94
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A. THE REQUEST INVOLVES 1.09 ACRES OF COMMERCIALY ZONED PROPERTY LOCATED ON THE NORTH EAST CORNER OF 6TH AND NORTH AVENUE. THERE IS NOT A NEW PROPOSED USE. THE ONLY PURPOSE OF THIS REQUEST IS TO OBTAIN A LOT DESCRIPTION RATHER THEN THE CURRENT MEETS AND BOUNDS.

B. THE MOST OBVIOUS AND IMPORTANT PUBLIC BENEFIT OF A MINOR SUBDIVISION OF THE PROPERTY WOULD BE THE ABILITY TO INDIVIDUALLY SELL AND OR DEVELOP EACH LOT [BUILDING] SEPARATELY TO IT'S HIGHEST AND BEST USE. THERE ARE MANY OF THE LARGE BUILDINGS IN THE AREA THAT HAVE NOT DONE WELL. WHEN THEY BECOME UNOCCUPIED THEY ARE NOT MAINTAINED, CLEANED OR PAINTED BY THE OWNERS. WEEDS GROW UP AROUND THEM AND KIDS SPRAY THEM WITH GRAFFITTI. THIS SITUATION IS NOT GOOD FOR OUR COMMUNITY.

C. THERE ARE NOT ANY ADDITIONAL USES REQUESTED. HOWEVER, AS THE BUILDINGS MAY BE DEVELOPED FROM TIME TO TIME THEY WOULD, 1. HAVE TO COMPLY WITH ALL OF THE COMPATIBILITY AND IMPACT REQUIREMENTS AS REQUIRED BY THE ZONING AND DEVELOPMENT CODE.

C. 2. THE LAND USE IN THE SURROUNDING AREA IS COMMERCIAL ON NORTH AVENUE WITH GRAND JUNCTION HIGH SCHOOL TO THE NORTH. ONE HALF BLOCK SOUTH OF NORTH AVENUE HOMES CONTINUE ALL THE WAY TO GRAND AVENUE.

3. SITE ACCESS AND TRAFFIC PATTERNS ARE EXCELLENT. THE PROPERTY IS BORDERED ON THREE SIDES BY NORTH AVENUE, GLENWOOD AND 6TH STREET. 6TH STREET DEAD ENDS INTO GLENWOOD WITH SUBSEQUENT LITTLE TRAFFIC PROVIDING EXCELLENT ACCESS TO THE PROPERTY WHILE BOTH 5TH AND 7TH STREETS ONE BLOCK AWAY WITH THEIR ASSOCIATED TRAFFIC CONTROLS PROVIDE NORTH AND SOUTH TRAFFIC FLOW WHILE CONTROLLING EAST AND WEST TRAFFIC ON NORTH AVENUE.

4. BOTH A MAJOR ELECTRICAL LINE SERVING THE NORTH PART OF TOWN AND NATURAL GAS ARE UNDERGROUND IN 6TH STREET. THEY ARE PROVIDING THOSE SERVICES. WATER AND SEWER LINES ARE READILY AVAILABLE ON NORTH AVENUE ALONG WITH TELEPHONE SERVICE FROM GLENWOOD AVENUE. THE FIRE HYDRANTS ARE MINIMAL BASED ON OLD CODES OF 500 FEET APART. CURRENT CODES ARE 300 FEET WITH NEW PLANS TO DEVELOP HYDRANTS WITHIN 150 FEET OF EACH NEW BUILDING AS PLANS ARE SUBMITTED TO THE FIRE DEPARTMENT FOR THEIR APPROVAL. THERE IS ONE FIRE HYDRANT LOCATED ON THE PROPERTY ON THE CORNER OF 6TH AND GLENWOOD.

5. AT THIS TIME THESE THREE LOTS [BUILDINGS] DO NOT
POSE ANY SPECIAL OR UNUSUAL DEMANDS ON UTILITIES OR 6.
PUBLIC FACILITIES. 7. THERE ARE NOT ANY REQUESTS FOR
CHANGES TO EXISTING PARKING LOTS OR BUILDING STRUCTURES;
SUBSEQUENTLY, NEITHER SITE SOILS OR GEOLOGY WOULD BE
DISTURBED NOR 8. BE IMPACTED OR GEOLOGICAL HAZARDS
DEVELOPED. 9. THE HOURS OF OPERATION ARE 7:30 - 6:00
FOR THE NORTH AVENUE CLEANERS, 9:00 - 5:30 FOR THE
VALLEY VISION BUSINESS AND THE THIRD BUILDING IS UNOCC-
UPIED. 10. BOTH OCCUPIED BUILDINGS HAVE CURRENT
APPROVED SIGNS WITH THE THIRD BUILDING BEING UNSIGNED.

D. DEVELOPMENT SCHEDULE AND PHASING WILL NOT BE
INVOLVED SINCE THERE WILL NOT BE STRUCTURAL OR PHYSICAL
CHANGES TO THE BUILDING OR PROPERTY.

CLOSING: THE ONLY PURPOSE OF THIS REQUEST IS TO OBTAIN A
LOT DESCRIPTION RATHER THEN THE CURRENT MEETS AND BOUNDS.
THE APPROVAL OF THIS REQUEST WOULD ALLOW A MORE TIMELY
DEVELOPMENT OF THE PROPERTY. OUR OVERALL HOPE IS THAT
BOTH WE AND THE PUBLIC WILL BE ABLE TO ENJOY A BEAUTIFULLY
DEVELOPED, CLEAN, PAINTED AND WELL MAINTAINED PROPERTY.

REVIEW COMMENTS

Page 1 of 2

FILE #100-94

TITLE HEADING: Boggs Minor Subdivision

LOCATION: 604 North Avenue

PETITIONER: Terry Boggs

PETITIONER'S ADDRESS/TELEPHONE: 604 North Avenue
Grand Junction, CO 81501
243-1081

PETITIONER'S REPRESENTATIVE: Tom Logue

STAFF REPRESENTATIVE: Tom Dixon

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., JUNE 24, 1994.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

6/3/94
244-1400

We don't have any requirements for this subdivision at this time. The structures are all existing, any additional construction or remodel will have to be reviewed by our office.

PUBLIC SERVICE COMPANY
Dale Clawson

6/3/94
244-2695

ELECTRIC: Public Service Company requires that the existing underground electric facilities and related above ground equipment on site be located, surveyed and a ten foot wide easement be dedicated on the plat.

U.S. WEST
Leon Peach

6/3/94
244-4964

No comments at this time.

CITY PARKS & RECREATION DEPARTMENT
Don Hobbs

6/6/94
244-1545

If open space fees are required for this action we will need an appraisal to determine those fees.

CITY UTILITY ENGINEER
Bill Cheney

6/14/94
244-1590

No comment.

CITY DEVELOPMENT ENGINEER
Jody Kliska

6/15/94
244-1591

No parking is allowed in the City right-of-way. Site plan review required prior to occupancy of warehouse - Lot 1.

COMMUNITY DEVELOPMENT DEPARTMENT
Tom Dixon

6/17/94
244-1447

See attached comments.

Lot 2 (North Avenue Cleaners) = 1 space for each 300 square feet of gross floor area. Based on a building size of approximately 1,628 square feet, the required parking would be 6 spaces. At least 8 parking spaces can be provided on this lot.

Lot 3 (Valley Vision Center) = 1 space for each 300 square feet of gross floor area. Based on a building size of approximately 2,106 square feet, the required parking is 8 spaces. At least 9 spaces are provided on this lot.

Parking along the west side of the vacant warehouse is currently striped and angled at approximately 45 degrees. This parking is actually in the public right-of-way and parked cars overhang into North 6th Street. Several parked cars were observed parking in this manner during a field visit. In order to eliminate this safety and traffic conflict problem, the parking area along the building must be re-striped to allow only parallel parking.

Due to the limited area each proposed lot will have for access and circulation and due to the historic use of the portion of the site near North Avenue as a common ingress/egress point for each of the three buildings, common access easements must be provided for the three lots. This must be included and identified on the final plat.

Lot 1 has an abandoned car on the south side of the lot as well as a collection of rubbish on the north (back) side of the warehouse building. These need to be removed to be in compliance with zoning code restrictions for outside storage and abandoned cars. Removal of these items must occur prior to plat recording.

The proposed subdivision does not violate the North Avenue Corridor Guidelines.

STAFF RECOMMENDATION: Approval of the three-lot subdivision, subject to the following conditions:

- 1) Lots 2 and 3 shall have their parking areas re-striped to clearly delineate spaces. This re-striping shall be completed prior to plat recording.
- 2) The public right-of-way next to the vacant building on Lot 1 shall be re-striped to allow only parallel parking. Re-striping shall be completed prior to plat recording .
- 3) Any future use and/or occupancy of Lot 1 shall require Site Plan Review prior to use of the lot in order to evaluate the required amount of off-street parking. Use of this lot could be limited by parking availability.
- 4) The outside storage of rubbish and trash on Lot 1 shall be removed and the site cleaned-up prior to plat recording. The abandoned vehicle shall also be removed before plat recording.
- 5) A common access easement shall be provided to ensure common access and circulation to each of the proposed lots. These easements shall included on the final plat.

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, on item #100-94, plat approval for a 3-lot subdivision, I move that we approve this subject to the staff recommendation.

STAFF REVIEW (Final)

FILE: 100-94

DATE: June 22, 1994

STAFF: Tom Dixon

REQUEST: Minor Subdivision

LOCATION: 604 North Avenue

APPLICANT: Terry Boggs

EXISTING LAND USE: Commercial uses in two buildings, vacant commercial/warehouse in one building

SURROUNDING LAND USE:

NORTH: Educational (high school)

SOUTH: Commercial (retail)

EAST: Commercial (retail)

WEST: Commercial (vacant)

EXISTING ZONING: C-1

SURROUNDING ZONING:

NORTH: PZ

SOUTH: C-1

EAST: C-1

WEST: C-1

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: This site is within the boundaries of the North Avenue Corridor Guidelines.

STAFF ANALYSIS: This proposal is to subdivide an existing commercial property with three separate buildings into three lots, each lot containing one of the buildings.

The main issues with this request are: 1) how the existing off-street parking can be allotted so that each of the proposed parcels can meet their required parking standard, and 2) how joint access and circulation will occur if the lots are under separate ownerships. Based upon the existing uses, the minimum required off-street parking for each lot is as follows:

Lot 1 (warehouse, currently vacant) = 1 space per employee on the largest shift, plus 1 space for each vehicle used in operation of the business. The building is presently vacant so a definitive parking determination cannot be made. The building contains approximately 14,850 square feet of floor area.

Lot 2 (North Avenue Cleaners) = 1 space for each 300 square feet of gross floor area. Based on a building size of approximately 1,628 square feet, the required parking would be 6 spaces. At least 8 parking spaces can be provided on this lot.

Lot 3 (Valley Vision Center) = 1 space for each 300 square feet of gross floor area. Based on a building size of approximately 2,106 square feet, the required parking is 8 spaces. At least 9 spaces are provided on this lot.

Parking along the west side of the vacant warehouse is currently striped and angled at approximately 45 degrees. This parking is actually in the public right-of-way and parked cars overhang into North 6th Street. Several parked cars were observed parking in this manner during a field visit. In order to eliminate this safety and traffic conflict problem, the parking area along the building must be re-striped to allow only parallel parking.

Due to the limited area each proposed lot will have for access and circulation and due to the historic use of the portion of the site near North Avenue as a common ingress/egress point for each of the three buildings, common access easements must be provided for the three lots. This must be included and identified on the final plat.

Lot 1 has an abandoned car on the south side of the lot as well as a collection of rubbish on the north (back) side of the warehouse building. These need to be removed to be in compliance with zoning code restrictions for outside storage and abandoned cars. Removal of these items must occur prior to plat recording.

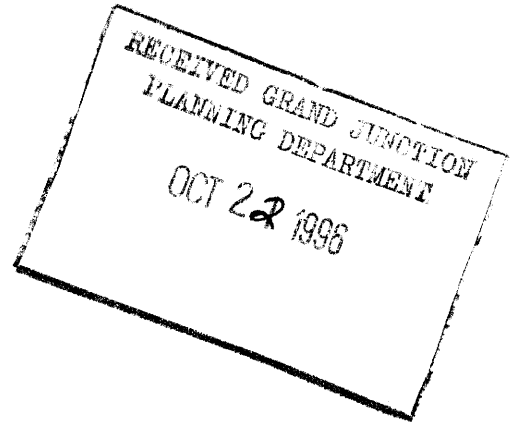
The proposed subdivision does not violate the North Avenue Corridor Guidelines.

STAFF RECOMMENDATION: Approval of the three-lot subdivision, subject to the following conditions:

- 1) Lots 2 and 3 shall have their parking areas re-striped to clearly delineate spaces. This re-striping shall be completed prior to plat recording.
- 2) The public right-of-way next to the vacant building on Lot 1 shall be re-striped to allow only parallel parking. Re-striping shall be completed prior to plat recording .
- 3) Any future use and/or occupancy of Lot 1 shall require Site Plan Review prior to use of the lot in order to evaluate the required amount of off-street parking. Use of this lot could be limited by parking availability.
- 4) The outside storage of rubbish and trash on Lot 1 shall be removed and the site cleaned-up prior to plat recording. The abandoned vehicle shall also be removed before plat recording.
- 5) A common access easement shall be provided to ensure common access and circulation to each of the proposed lots. These easements shall be identified on the final plat.

SUGGESTED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #100-94, plat approval for a 3-lot subdivision, I move that we approve this subject to the staff recommendation.



22 October, 1996

Grand Junction Community Development
Planning, Zoning and Code Enforcement

ATTN: Katherine M. Portner
Planning Supervisor

REF: Terry Boggs 243-1081 243-3151
File #100-94, #SPR-95-127
Replat and site plan review of 6 Feb, 96

Hi Kathy,

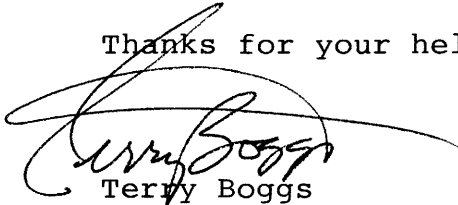
This is a response to the comments

1. The Surveyor has included a statement that the plat conforms to all applicable regulations.
2. The building locations have been removed.
3. The ingress, egress and shared parking have been dedicated according to the included guide.
4. By common agreement with Public Service, Jon Price, the above and below ground facilities have been located, surveyed and a 5 foot easement has been dedicated on the plat.

5. The comments on the plat have been done.
6. The common service line agreement for the sewer line with revisions from Trent Prall and the City Attorneys office are included for approval, after which it will be recorded.

Rob Jenkins, architect, will be redrawing the site plan according to the City's SSID Manuel and be submitted later to obtain the Planning Clearance for the Building Permit.

Thanks for your help,

A handwritten signature in black ink, appearing to read "Terry Boggs", with a large, sweeping flourish that extends across the line of the signature.

Terry Boggs

604 North Avenue
Grand Junction, Colorado 81501
243-1081



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

February 6, 1996

Terry Boggs
604 North Avenue
Grand Junction, CO 81501

RE: File #100-94, #SPR-95-127

Dear Terry:

This is in follow-up to the replat and site plan review for your site at 604 North Avenue. We are accepting the latest revision to the parking and circulation plan for the site with one additional requirement that space 43 (handicap accessible space) be angled the same as spaces 44 and 45. This acceptance acknowledges that spaces 39 through 42 already exist and we are not requiring changes, although the layout isn't great. We would recommend that those spaces, especially spaces 39 and 40 be designated as employee or resident parking. The site plan should be redrawn meeting the standards of the attached "Site Plan Graphic Standards" excerpted from the City's SSID Manual. The site plan must show the entire site on one sheet, including the parking in the rear of the building. I recommend you have your architect or another consultant redraw the site plan to meet the standards. Two copies of the site plan must be submitted with the Planning Clearance request.

I have the following comments on the Boggs Minor Subdivision plat:

1. The Surveyor's Certificate must include a statement that the plat conforms to all applicable regulation of the Grand Junction Zoning and Development Code.
2. The building locations and names should be removed from the plat unless they are necessary to delineate a specific feature of the plat.
3. The ingress and egress easements must be specifically dedicated as per the attached guide to plat dedications. The language should also include the use for shared parking. For that purpose, the ingress/egress easements should be expanded to include all those areas needed for ingress/egress and shared parking.
4. Public Service had required that the existing underground electric facilities and related above ground equipment on site be located, surveyed and a ten foot wide easement be dedicated on the plat. Please confirm that this has been done.

Site plan requirements

5. See the comments on the attached copy of the plat.
6. A common service line agreement for sewer must be approved and recorded. Contact Trent Prall (244-1590) if you need more information on this.

When all the required changes are made to the plat, please submit 4 blue line copies for final review. A copy should also be submitted to the County Surveyor's office for review. Once the plat is found to be acceptable, you will submit the signed mylar plat for City signatures. Once all signatures are obtained you will provide us with 2 full size mylar copies of the plat and 1 reduce 11" x 17" mylar copy of the plat. The plat will then be ready for recording after the County Surveyor's office issues the plat certificate.

I hope this clarifies what needs to be completed prior to recording the plat and obtaining the Planning Clearance for the Building Permit.

Sincerely,



Katherine M. Portner
Planning Supervisor

CITY OF GRAND JUNCTION
DEPARTMENT OF PUBLIC WORKS & UTILITIES
250 NORTH 5TH STREET
GRAND JUNCTION, CO 81501
(970) 244-4003

TO THE MESA COUNTY CLERK & RECORDER:

THIS IS TO CERTIFY that the herein named Subdivision Plat,

BOGGS MINOR SUBDIVISION

Situated in the SW 1/4 of Section 11,

Township 1 SOUTH, Range 1 WEST,

of the UTE Meridian in the City of Grand Junction, County of Mesa, State of Colorado, has been reviewed under my direction and, to the best of my knowledge, satisfies the requirements pursuant to C.R.S. 38-51-106 and the Zoning and Development Code of the City of Grand Junction for the recording of subdivision plats in the office of the Mesa County Clerk and Recorder.

This certification makes no warranties to any person for any purpose. It is prepared to establish for the County Clerk and Recorder that City review has been obtained. This certification does not warrant: 1) title or legal ownership to the land hereby platted nor the title or legal ownership of adjoining; 2) errors and/or omissions, including, but not limited to, the omission(s) of rights-of-ways and/or easements, whether or not of record; 3) liens and encumbrances, whether or not of record; 4) the qualifications, licensing status and/or any statement(s) or representation(s) made by the surveyor who prepared the above-named subdivision plat.

Dated this 20 day of November, 1996.

City of Grand Junction,
Department of Public Works & Utilities

By: James L. Shanks
James L. Shanks, P.E., P.L.S.
Director of Public Works & Utilities

Recorded in Mesa County
Date: _____
Plat Book: <u>15</u> Page: <u>204</u>
Drawer: <u>CC99</u>

1778434 0925AM 11/20/96
RONIKA TOSO CLERK/REC MESA COUNTY CO



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

February 6, 1996

Terry Boggs
604 North Avenue
Grand Junction, CO 81501

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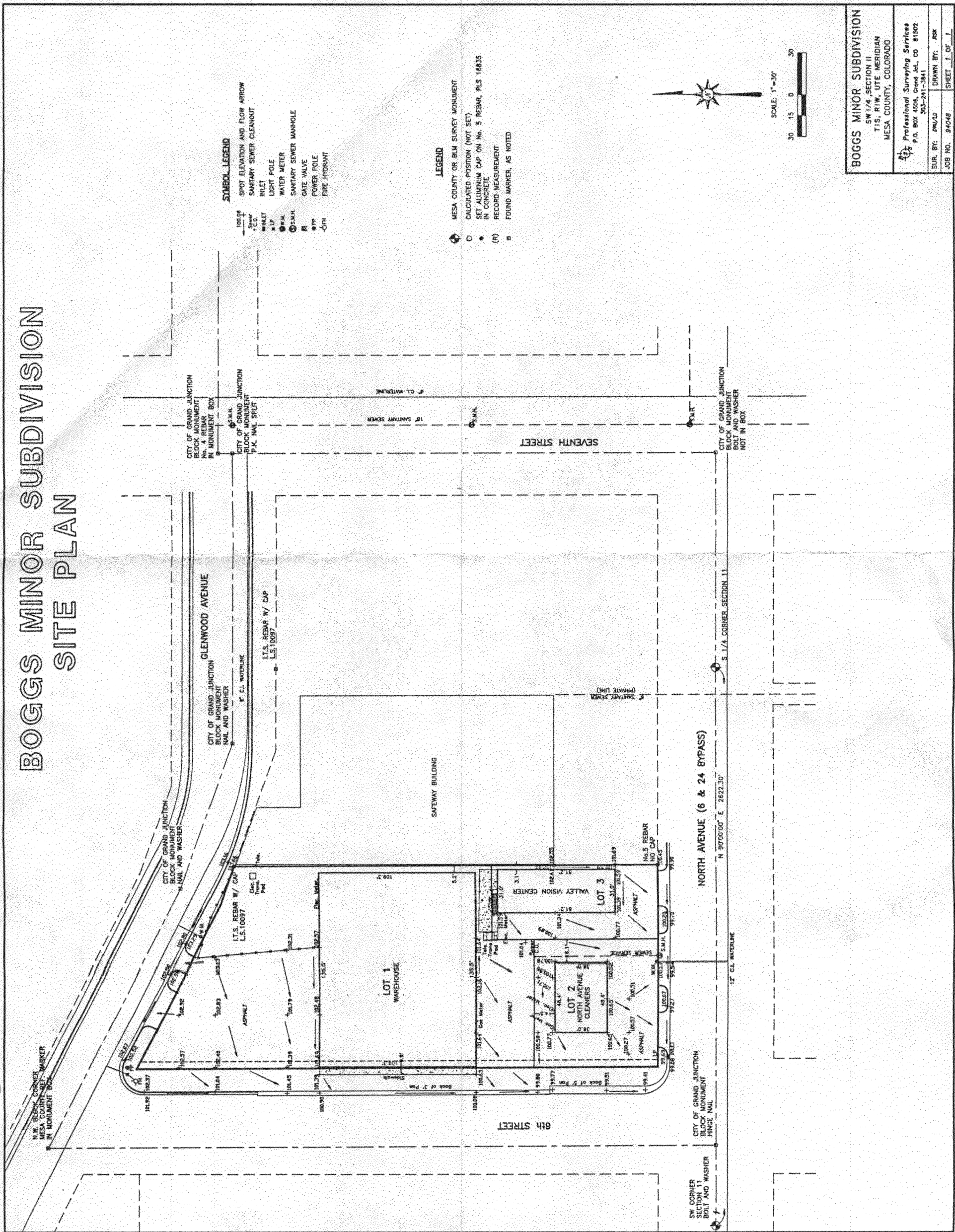
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Sincerely,



Katherine M. Portner
Planning Supervisor

BOGGS MINOR SUBDIVISION SITE PLAN



- SYMBOL LEGEND**
- 100.00 Spot Elevation and Flow Arrow
 - Sanitary Sewer Cleanout
 - W/LP Inlet
 - Water Meter
 - S.M.H. Sanitary Sewer Manhole
 - Gate Valve
 - Power Pole
 - Fire Hydrant

- LEGEND**
- Mesa County or BLM Survey Monument
 - Calculated Position (Not Set)
 - Set Aluminum Cap on No. 5 Rebar, PLS 16435 in Concrete
 - Record Measurement
 - Found Marker, as Noted

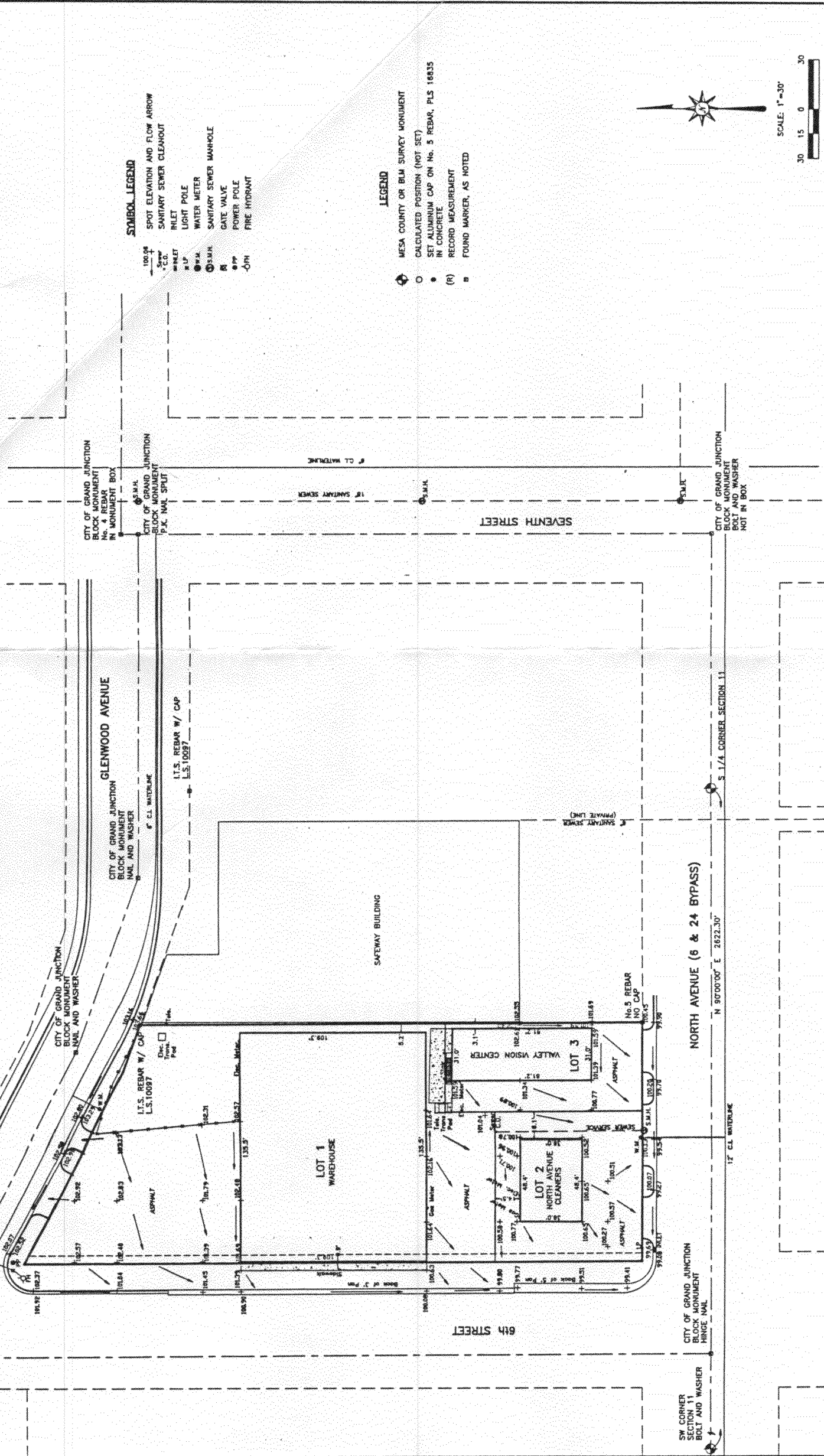
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Original
Do NOT Remove
From Office

BOGGS MINOR SUBDIVISION	
SW 1/4, SECTION 11	
T1S, R1W, UTE MERIDIAN	
MESA COUNTY, COLORADO	
Professional Surveying Services	
P.O. BOX 4505, Grand Jct., CO 81502	
303-241-3841	
SUR. BY: DM/JD	DRAWN BY: ROR
JOB NO. 94048	SHEET 1 OF 1

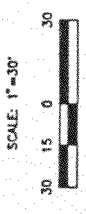
BOGGS MINOR SUBDIVISION SITE PLAN

GRADING AND DRAINAGE



- SYMBOL LEGEND**
- SPOT ELEVATION AND FLOW ARROW
 - SANITARY SEWER CLEANOUT
 - INLET
 - LIGHT POLE
 - WATER METER
 - SANITARY SEWER MANHOLE
 - GATE VALVE
 - POWER POLE
 - FIRE HYDRANT

- LEGEND**
- MESA COUNTY OR BLM SURVEY MONUMENT
 - CALCULATED POSITION (NOT SET)
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 18835 IN CONCRETE
 - (R) RECORD MEASUREMENT
 - FOUND MARKER, AS NOTED



BOGGS MINOR SUBDIVISION
 SW 1/4 SECTION II
 T15S, R17W, UTE MERIDIAN
 MESA COUNTY, COLORADO

Professional Surveying Services
 P.O. BOX 4508, Grand Jct., CO 81502
 303-241-3841

SUR. BY: DM/AD DRAWN BY: ASK
 JOB NO. 94048 SHEET 1 OF 1

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 Do NOT Remove
 From Office

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