



DEVELOPMENT APPLICATION

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

Receipt 1288
Date 6-7-94
Rec'd By mt
File No. 102 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 type="checkbox"/> Minor <input type="checkbox"/> Major <input checked="" type="checkbox"/> Resub	2 LOTS	LOTS 5 & 6 SEDONA #2	PR	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"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER ~~PROPERTY OWNER DEVELOPER~~ REPRESENTATIVE

<u>RICHARD W. ROONEY</u> Name	<u>DONALD P. AUST</u> Name	<u>DENNIS W. JOHNSON</u> Name
<u>787 N. SEDONA CT</u> Address	<u>785 N. SEDONA CT.</u> Address	<u>Professional Surveying Services</u> <u>227 S 9th St.</u> Address
<u>GRAND JUNCTION, CO. 81506</u> City/State/Zip	<u>GRAND JUNCTION, CO. 81506</u> City/State/Zip	<u>Grand Jct CO 81501</u> City/State/Zip
<u>(303) 256-0208</u> Business Phone No. <u>HOME</u>	<u>(303) 243-9292</u> Business Phone No.	<u>303-241-3841</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.

Richard W. Rooney
Signature of Person Completing Application

June 1, 1994
Date

Richard W. Rooney - Melba C. Rooney
Donald P. Aust - Beverly S. Aust
Signature of Property Owner(s) - Attach Additional Sheets if Necessary

John Stowall
P. O. Box 40158
Grand Junction, CO
81504

Donald and Bev Aust
790 Wellington Ave
Grand Junction, CO 81501

W. D. Garrison
P. O. Box 633
Grand Junction CO 81502

T. L. Benson
785 Jordanna Rd.
Grand Junction, CO
81506

Dr. and Mrs. G. Lambert
794 Garrison Court
Grand Junction, CO 81506

Martha DeBruin
2829 North Avenue
St. 204
Grand Jct, CO 81504

Mr. and Mrs. Doug Beyer
2340 Cypress Ct.
Grand Jct. CO 81506

Dr. and Mrs. David Terry
3120 Beechwood St.
Grand Junction, CO 81506

James and Gale West
2709 Midway Avenue
Grand Jct. CO 81506

Del and Lori Howard
781 S. Sedona Ct.
Grand Jct. CO 81506

Harley and Caryl Rudofsky
780 26½ Road
Grand Junction, CO 81506

David/Shirley Condotta
2778 Grand Ct.
Grand Jct. CO 81503

Steve and Helen Love
1921 N. 17th St.
Grand Junction CO 81501

Virginia Saccomanno
778 26½ Road
Grand Junction, CO 81506

Sedona Development
1610 Crestview Ct.
Grand Jct. CO 81506

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Ron and Zoe Rozga
1741 Ridge Drive
Grand Jct CO 81506

Mr. and Mrs. Ralph Belcastro
2655 Bahamas Way
Grand Jct. Co 81506

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Sedona Development
1610 Crestview Dr.
Grand Jct CO 81506

Dennis and Cynthia Granum
815 Mazatlan Drive
Grand Junction, CO 81506

Richard/Melba Rooney
787 N. Sedona Ct.
Grand Jct CO 81506

Craig and Jeannean
Springer
793 Garrison Ct.
Grand Jct. Co 81506

PRE-APPLICATION CONFERENCE

Date: 5/11/94
Conference Attendance: Dick Rooney, Kathy P.
Proposal: Kalar
Location: Sebena #2

Tax Parcel Number:
Review Fee: \$160.00

(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.

Richard W. Rooney, Melissa C. Rooney, Dennis W. Johnson
Signature(s) of Petitioner(s) Signature(s) of Representative(s)

GENERAL PROJECT REPORT

Richard W. and Melba C. Rooney, owners of Lot 5 in Sedona Subdivision Filing No. 2, desire to reduce the area of their residential lot. Dr. Donald P. and Beverly Aust, owners of lot 6, Sedona Subdivision Filing No. 2, desire to acquire that portion of lot 5 that the Rooney's wish to reduce by. Both of the above parties are in agreement with the Final Plat and Site Plan as drawn up by the surveyor.

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REVIEW COMMENTS

Page 1 of

FILE #102-94

TITLE HEADING: Replat -Rooney-Aust Subdivision

LOCATION: 785 & 787 N Sedona Court; Lots 5 & 6, Sedona Subdivision, Filing #2

PETITIONER: Richard W. Rooney

PETITIONER'S ADDRESS/TELEPHONE: 787 N Sedona Court
Grand Junction, CO
256-0208

PETITIONER'S REPRESENTATIVE: Richard Rooney

STAFF REPRESENTATIVE: Kristen Ashbeck

**NOTE: PLAT WILL NOT BE RECORDED UNTIL ALL COMMENTS HAVE BEEN
SUFFICIENTLY ADDRESSED.**

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

6/14/94
244-1437

No comment.

U.S. WEST
Leon Peach

6/14/94
244-4964

No comments at this time.

CITY UTILITY ENGINEER
Bill Cheney

6/15/94
244-1590

No comment.

CITY DEVELOPMENT ENGINEER
Jody Kliska

6/16/94
244-1591

Dedication of streets and easements was already accomplished, as well as street paving. This is not needed - just reference book and page number on the drawing for easements previously dedicated.

UTE WATER DISTRICT
Gary R. Matthews

6/20/94
242-7491

No Objections.

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

Lots 5 & 6 , Sedona Subdivision, Filing No. 2, Mesa County, Colorado.

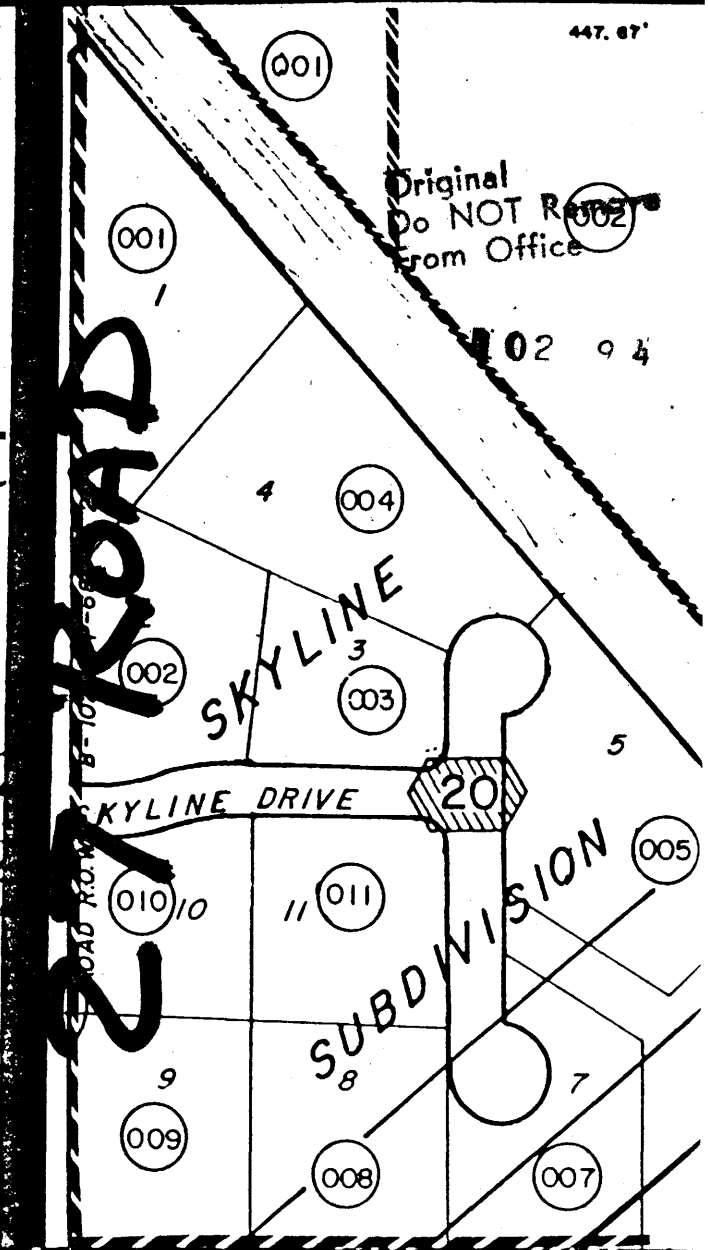
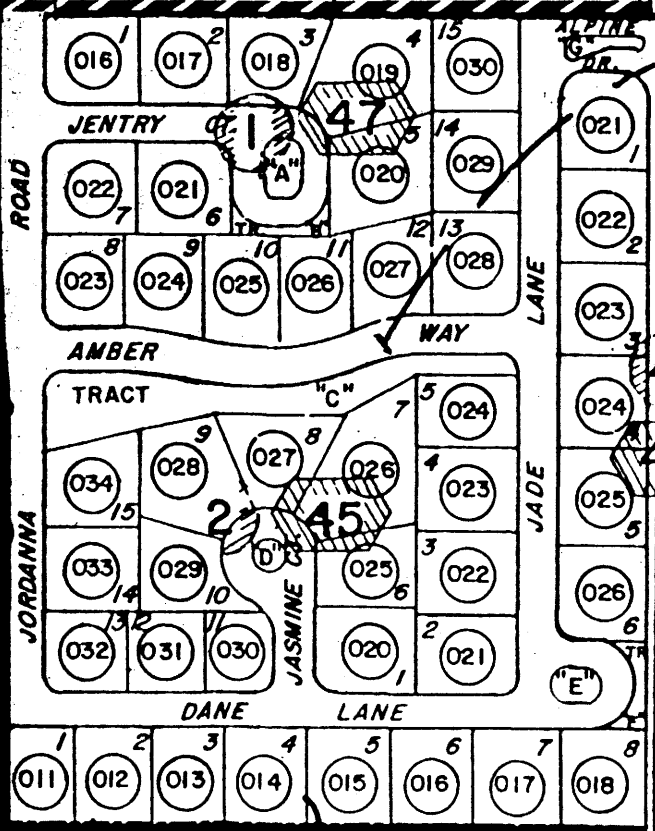
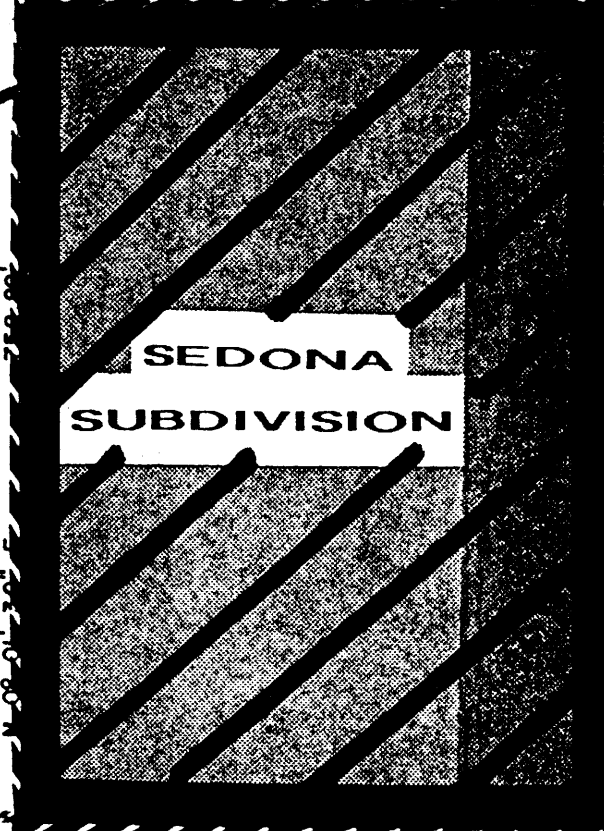
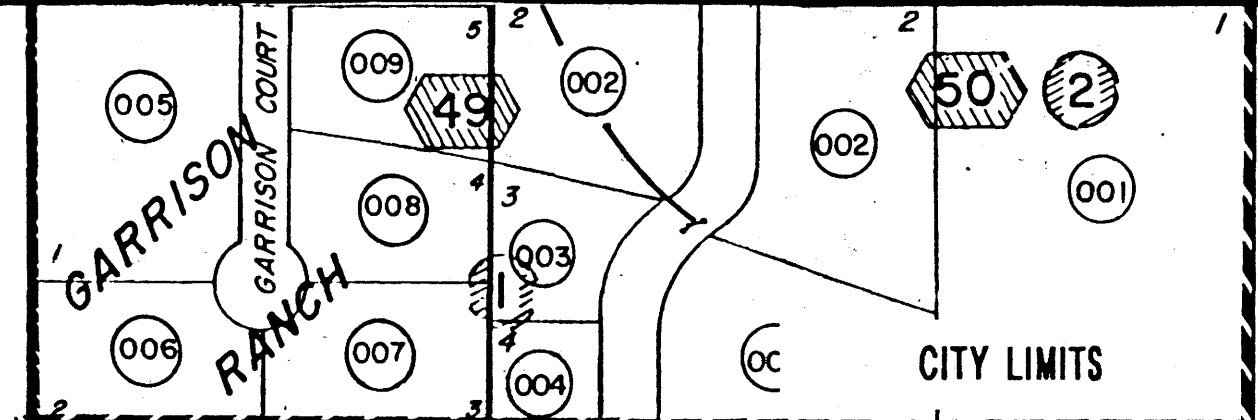
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LA CASA DE DOMINGUEZ
FILING TWO

ROAD



CROSSROADS CO

