



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

Receipt _____
 Date _____
 Rec'd By _____
 File No. **108 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 type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<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 checked="" type="checkbox"/> Variance <i>sewer</i>				RSF-1	Residential
<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 DEVELOPER REPRESENTATIVE

Name	Name	Name
Chandler C. Duncan		
Address	Address	Address
1033 Lakeside Dr.		
City/State/Zip	City/State/Zip	City/State/Zip
Grand Junction, Colorado 81506		
Business Phone No.	Business Phone No.	Business Phone No.
243-9186		

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.

Chandler C. Duncan
 Signature of Person Completing Application Date **6-20-94**

Chandler C. Duncan
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary



*Above
the
Crowd!*[®]

June 17, 1994

108 94

Kristen Ashbeck
Community Development
City of Grand Junction
250 North 5th Street
Grand Junction, Colorado 81501-2668

Dear Ms. Ashbeck,

This letter is a request for a septic tank variance for the Chandler Duncan vacant lot, tax schedule #2945-024-00-050. See attached plat map. The Bill Huber property to the east is serviced by a sewer system, but Bill Huber will not grant an easement across his property to allow the sewer system access to the Duncan property.

Doug Simons, property owner to the west, has been given a sewer easement along the Western edge of the Duncan property by Mrs. Duncan. Mr. Simons is attempting to get the sewer to his property from Horizon Drive. To date Mr. Simons has not obtained a sewer easement from Horizon Foursquare Church. If the easement is granted by the church, Mr. Simons stated that he was not in a hurry to have the sewer system installed because his septic system is working fine. Mr. Simons would need the sewer when he adds an additional garage on his property.

Therefore, Mrs. Duncan is requesting the septic tank variance because she has a buyer for the property.

If you need additional information, please let me know.

Sincerely,

Linda A. Gilmore
GRI CRS

Enclosure

DO NOT REMOVE
From Office

RE/MAX The Grand Junction
Real Estate Group, Inc.
1401 N. 1st Street
Grand Junction, Colorado 81501-2105
Phone: (303) 241-4000



Each Office Independently Owned and Operated

STAFF REVIEW

FILE: 108-94

DATE: June 29, 1994

STAFF: Kristen Ashbeck

REQUEST: Waiver of Connection to Sewer Requirement

LOCATION: 650 Roundhill Drive

APPLICANT: Chandler S. Duncan

EXISTING LAND USE: Vacant

SURROUNDING LAND USE:

NORTH: Single Family Residential

SOUTH: Church

EAST: Single Family Residential

WEST: Single Family Residential

EXISTING ZONING: Residential Single Family 1 unit per acre (RSF-1)

SURROUNDING ZONING: All RSF-1

RELATIONSHIP TO COMPREHENSIVE PLAN: No plan exists for this area of the City.

STAFF ANALYSIS: The property owner is proposing to sell the 1.27-acre parcel located at 650 Roundhill Drive for construction of a new single family residence. Section 5-4-5.B of the Zoning and Development Code states: "A public sanitary sewer system and treatment facility shall be required for all developments". The nearest sewer line is at the property to the east (see assessor's map), but the property owner will not grant an easement across the parcel to allow the sewer system access to the 650 Roundhill Drive property.

The property owner to the west is attempting to get a sewer line to his property from a line in Horizon Drive so that he can add a building which would eliminate his septic system. So far, he has been able to get easement for a line through the 650 Roundhill Drive property and is working on obtaining an easement through the Horizon Foursquare Church property. Once the property owner to the west has sewer to his property, the owner at 650 Roundhill will be required to hook into it. In the meantime, staff is recommending that the property owner of 650 Roundhill be given a waiver and a new buyer allowed to construct a single family residence on the property serviced by a septic system. Staff is also recommending that the standard \$750.00 single family residence Plant Investment Fee be paid up front by the petitioner (or the new owner) prior to issuance of a Planning Clearance for a Building Permit.

The waiver meets the criteria set forth in Section 5-4-16 of the Zoning and Development Code. There are some exceptional conditions peculiar to the site due to its location, strict application of this Code would render this parcel unbuildable, the hardship is not created by the applicant--they have made some attempt to solve the problem other than by a waiver, and granting the waiver will not be detrimental to the public welfare.

STAFF RECOMMENDATION: Approval of waiver subject to payment of the \$750.00 plant investment fee.

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, on item 108-94, a request for a waiver from Section 5-4-5.B of the Zoning and Development Code, I move that forward this item to City Council with the recommendation of approval subject to the staff recommendation.

July 7, 1994

Ms. Linda Gilmore
Remax 4000
1401 North 1st Street
Grand Junction, Colorado 81501-2105

RE: Sewer Service for 650 Roundhill Drive

Dear Linda,

Section 4.7 of the Sewer System Expansion policy allows the Director of Public Works to allow a waiver for an Individual Sewer Disposal System (ISDS) when (1) the construction of a sewer line is impracticable and (2) adequate disposal and treatment facilities exist, or that a failed ISDS can be repaired. The interpretation of this policy for the 650 Roundhill Drive case is that a new ISDS can be constructed with the following provisions: (1) the applicant is required to pay the \$750.00 Plant Investment Fee prior to the issuance of the permit; and (2) the applicant will be required to connect to sewer within 120 days of its availability as stated in the Code of Ordinances, City of Grand Junction Section 25-18, Connection Mandatory Where Public Sewer Available. If either of the above requirements are not met, the permit cannot be issued and/or service to the residence shall be forcibly installed at the expense of the property owner plus any costs associated with the service installation such as engineering and legal fees.

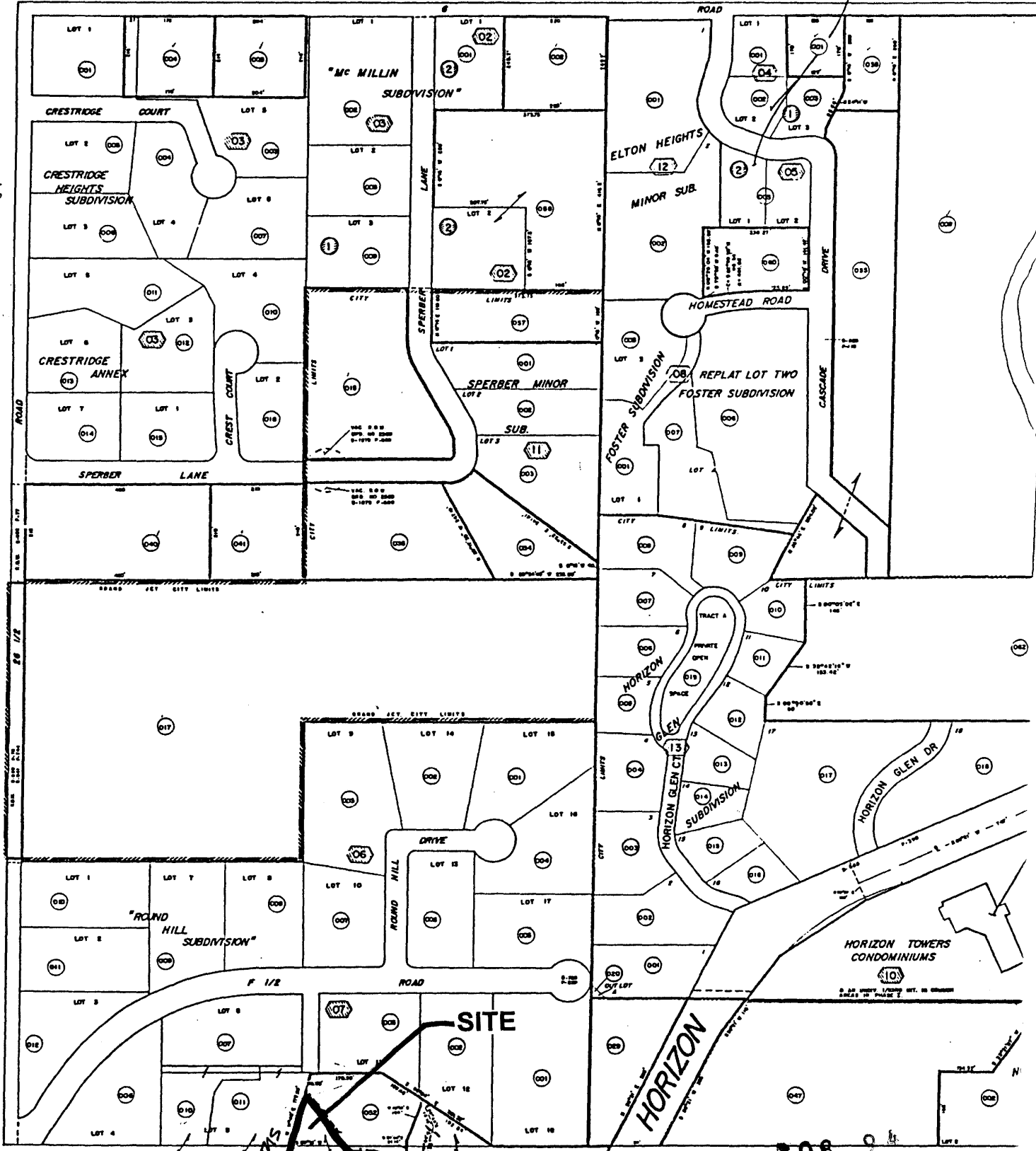
Please do not hesitate to contact me if you have additional questions regarding this situation.

Sincerely,

Kristen Ashbeck
Planner

Adjoining
T.I.N. R.I.W.
2701-35

"CRESTWOOD
HIGHLANDS
SUBDIVISION"



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DATE EXPIRES
DATE 5/28/97

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Adjoining
T.I.S. R.I.W.
2945-022

Simons
 Duncan
 1.27 ac
 Huber

Adjoining
T.I.S. R.I.W.
2945-024

**Do NOT Remove
From Office**