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File 1994-0131

Name: Hi-Fashion Discount – Lot #1 – Min. Sub./Rezone –RSF-4 to Planned Commercial

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. 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
X		Review Sheets
X		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X	X	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
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Correspondence	X	X	Tomkins Subdivision – GIS Historical Maps - **
X		Quit Claim Deed – Bk 1854 / Pg 212 – not conveyed to City			
X		Warranty Deed – Bk 701 / Pg 300 – not conveyed to City			
X		Quit Claim Deed – Bk 968 /128 – not conveyed to City			
X		Fax Sheets			
X		Treasurer's Certificate of Taxes Due – 7/28/94			
X	X	Complaint letter			
X	X	Certification of Plat – 6/1/95			
X		Title Commitment – Chicago Title Ins. Co. – 11/22/93			
X	X	Lienholder's Ratification of Plat – 6/1/95			
X		Planning Commission Notice of Public Hearing Mail-out – mailed 8/26/94			
X	X	Ordinance No. 2996 - ** - Bk 2366 / Pg 935			



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

Receipt _____
 Date _____
 Rec'd By _____
 File No. 13194

Original
 Do NOT Remove
 From Office

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 checked="" type="checkbox"/> Rezone			2584 Patterson Rd	From: RSF-4 To: PC	
<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

PROPERTY OWNER DEVELOPER REPRESENTATIVE

<u>Kathleen D. Tomkins</u> Name	<u>SAME</u> Name	<u>Randy V. Christensen</u> Name
<u>2830 C 1/2 Road</u> Address	<u>GRAND Junction, Colo. 81501</u> Address	<u>608 MEANDER Drive</u> Address
<u>GRAND Junction, Colo. 81501</u> City/State/Zip	<u>GRAND Jct., Colo 81505</u> City/State/Zip	
<u>303-243-9848</u> Business Phone No.		<u>303-245-5006</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.

X Randy V. Christensen _____ Date 7-30-94
 Signature of Person Completing Application

X Kathleen D. Tomkins _____
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary



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

Receipt 1449
 Date 8/1/94
 Rec'd By RBC

File No. 131 94

Original
 Do NOT Remove
 from Office

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		605 Meander Dr.	RSF-4	
<input checked="" type="checkbox"/> Rezone				From: RSF-4 To: PC	
<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
<u>Kathleen D. Tomkins</u> Name	<u>SAME</u> Name	<u>Randy V. Christensen</u> Name
<u>2830 C 1/2 ROAD</u> Address	<u>608 MEANDER DRIVE</u> Address	<u>608 MEANDER DRIVE</u> Address
<u>GRAND Junction, Colo. 81501</u> City/State/Zip	<u>GRAND Jct., Colo. 81501</u> City/State/Zip	<u>GRAND Jct., Colo. 81505</u> City/State/Zip
<u>303-243-9848</u> Business Phone No.	<u>303-243-9848</u> Business Phone No.	<u>303-245-5006</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.

Randy V. Christensen
 Signature of Person Completing Application 7/30/94
Date

Kathleen D. Tomkins
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

SUBMITTAL CHECKLIST

REZONE

131 94

Location: 2584 Patterson Rd.

Project Name: RSF4 to PC

ITEMS		DISTRIBUTION												TOTAL REQD.	
DESCRIPTION	SSID REFERENCE	<input checked="" type="checkbox"/> City Community Development	<input checked="" type="checkbox"/> City Dev. Eng.	<input checked="" type="checkbox"/> City Utility Eng.	<input checked="" type="checkbox"/> City Property Agent	<input checked="" type="checkbox"/> City Attorney	<input checked="" type="checkbox"/> City G.P.C. (8 sets)	<input checked="" type="checkbox"/> City Council	<input checked="" type="checkbox"/> City Parks and Rec.	<input checked="" type="checkbox"/> City Fire Department	<input type="checkbox"/> County Planning	<input type="checkbox"/> Walker Field	<input type="checkbox"/> Other		<input type="checkbox"/> Remove From Office
● Application Fee XXXX	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
● Application Form*	VII-1	1	1	1	1	1	8	1	1	1	1	1	1	1	1
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	8	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											
○ Deed	VII-1	1		1	1										
○ Easement	VII-2	1	1	1	1	1									
○ Avigation Easement	VII-1	1		1	1										
○ ROW	VII-3	1	1	1	1	1									
● General Project Report	X-7	1	1	1	1	1	8	1	1	1	1	1	1	1	1
✕ Location Map	IX-21	1													
✕ Vicinity Sketch	IX-33	1	1	1	1	1	8	1	1	1	1	1	1	1	1

- 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: 7/25/94
Conference Attendance: M. Drollinger, Randy Christensen
Proposal: RSF-4 to PC
Location: 2584 Patterson Rd.

Tax Parcel Number: 2945-03-18-001
Review Fee: \$330
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? No
Adjacent road improvements required? as per Engineer
Area identified as a need in the Master Plan of Parks and Recreation? No
Parks and Open Space fees required? Yes Estimated Amount:
Recording fees required? No Estimated Amount:
Half street improvement fees required? TCP Estimated Amount:
Revocable Permit required? No
State Highway Access Permit required? No

Applicable Plans, Policies and Guidelines Devel. Code
Located in identified floodplain? FIRM panel # No
Located in other geohazard area? N/A
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, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

Related Files: 27-92

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.

X [Signature]
Signature(s) of Petitioner(s)

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

131 94

Original
Do NOT Remove
From Office

GENE M. SANDERS
2580 F ROAD
GRAND JUNCTION, CO. 81505

DAVID & PERRY CHRISTENSEN
608 MEANDER DRIVE
GRAND JUNCTION, CO. 81505

DEBRA SANDERS
% DAPHNE BRANSON
2580 1/2 F ROAD
GRAND JUNCTION, CO. 81505

EARL J. FUOCO
% ROBERT E. FUOCO-TRUSTEE
611 MEANDER DRIVE
GRAND JUNCTION, CO. 81505

JERRY AND KATHRYN MORGAN
615 LODGEPOLE
GRAND JUNCTION, CO. 81505

JAMES R. BAUGHMAN
% ROBERT BAUGHMAN
2581 F ROAD
GRAND JUNCTION, CO. 81505

CLIFFORD D. HARWIN
2582 F ROAD
GRAND JUNCTION, CO. 81505

Randy Christensen
608 Meander Drive
Grand Junction, CO 81505

AVJV ENTERPRISES, LTD.
2586 PATTERSON ROAD
GRANDJUNCTION, CO. 81505

Kathleen Tomkins
2830 C 1/2 Road
Grand Junction, CO 81501

PATRICK A. GORMLEY
2433 NO. 1ST
GRAND JUNCTION, CO. 81501

City of Grand Junction
Community Development
250 N. 5th Street
Grand Junction, CO 81501

DR. JOHN HARRIS
602 MEANDER DRIVE
GRAND JUNCTION, CO. 81505

MILDRED VANDOVER
604 MEANDER DRIVE
GRAND JUNCTION, CO. 81505

GARY D. DeRUSH
2682 CAMBRIDGE ROAD
GRAND JUNCTION, CO. 81506

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GENERAL PROJECT REPORT

REZONE OF 2584 PATTERSON ROAD FROM RSF-4 TO PC

THE SUBJECT PROPERTY CONSISTS OF 1.62 ACRES LOCATED AT 2584 PATTERSON ROAD. THE PROPERTY IS CURRENTLY ZONED RSF-4, WHICH IS RESIDENTIAL SINGLE FAMILY 4 UNITS PER ACRE. THE REQUEST TO REZONE IS IN PART TO COMPLY WITH THE CITY PLANNING DEPARTMENT'S PATTERSON ROAD CORRIDOR PLAN THAT HAS AS AN OBJECTIVE THE ESTABLISHMENT OF LOW TRAFFIC BUSINESS SITES (B-1) IN THIS AREA. THIS IS CONSISTENT WITH THE NEIGHBORING PROPERTY OF HI-FASHION FABRICS.

RESPONSES TO REVIEW AGENCY COMMENTS--TOMKINS SUBDIVISION

1. GRAND VALLEY IRRIGATION--WE UNDERSTAND THE LATERAL RIGHT-OF-WAY. ANY NEED FOR UTILITY ACCESS WILL BE APPROVED BY GRAND VALLEY IRRIGATION.
2. CITY PARKS AND RECREATION--THE OPEN SPACE FEES THE HIGH FASHION FABRICS SUBDIVISION WERE PAID AT THE TIME OF PLATTING.
3. CITY POLICE DEPT.--HAS NO REQUIREMENTS AT THIS TIME.
4. CITY FIRE DEPT.--HAS NO REQUIREMENTS AT THIS TIME.
5. CITY DEVELOPEMENT ENGINEER--EASEMENTS WILL HAVE DEDICATION LANGUAGE INCLUDED ON THE FINAL PLAT.
THE RECOMMENDATION OF A FRONTAGE ROAD R-O-W WILL BE ADDRESSED WITH THE CITY DEVELOPEMENT ENGINEER.
6. CITY UTILITY ENGINEER--WATER--SERVICE TO LOTS 1 & 2 WILL BE PROVIDED BY UTE WATER, UNLESS PERMISSION IS GRANTED FOR CITY SERVICE.
SEWER--A TRUNK EXTENTION FEE OF \$1,350.00 WILL BE PAID PRIOR TO PLATTING. AN EASEMENT TO PROVIDE ACCESS TO LOT 2 FOR FUTURE SEWER SERVICE WILL BE PROVIDED ON THE FINAL PLAT.
7. COMMUNITY DEVELOPEMENT DEPT.--A 20 FOOT ACCESS EASEMENT TO LOT 3 CAN BE INDICATED ON THE FINAL PLAT.
ACCESS TO PATTERSON FOR LOT 3 WILL BE REVIEWED AND APPROVED AT THE TIME OF A REZONE.

for commercial development. The property is presently developed with ^{one} two separate single-family residences on the back portion of the site.

Two proposed lots (Lots 1 and 2), each containing a residence, will be created with frontage on and access to Meander Drive. The lot sizes are proposed to be .86 acre and .52 acre, respectively. Proposed Lot 3, with approximately 148 feet of frontage along Patterson Road and having 275 feet of depth, will be 1.62 acres in size. Lot 3 is the parcel subject to the rezone. No development plan has been submitted with this proposal.

The petitioner has requested a rezone to PC (Planned Commercial) without committing to a specific use or type of development. Since Planned Development zones are intended to include at least a general type of use and development, the absence of such a development plan makes the rezone an problematic request. If a rezone was granted, any particular development would have to go back to the Planning Commission for approval. Thus, the rezone will not be supported at this time. Any future rezone of the site should be proposed as PB (Planned Business) and not PC. PB zoning presently occurs to the east of this site along Patterson Road and it is essential that future development of Lot 3 be similar in use (i.e., retail or office) and compatible in development.

The subdivision of this property is appropriate provided that Lot 3 only have access via an easement through Lot 2 until such time that Lot 3 is rezoned. As long as Lot 3 remains residentially zoned, this access should not cause conflict with Meander Drive. A future rezone, accompanied with a development plan, would better evaluate access onto Patterson Road.

Probable staff recommendation:

Approval of the 3-lot re-plat, subject to the following conditions:

- 1) A 20-foot wide access easement from Lot 3 to Meander Drive is required and shall be indicated on the final re-plat.
- 2) Access onto Patterson Road shall be prohibited for Lot 3 until such time as a rezone of the property is reviewed and approved.

Denial of the re-zone from RSF-4 to PC.

REVIEW COMMENTS

Page 1 of 2

FILE # 131-94

TITLE HEADING: Minor Subdivision/Rezone from
RSF-4 to PC - Tomkins Sub.

LOCATION: 605 Meander Drive

PETITIONER: Kathleen D. Tomkins

PETITIONER'S ADDRESS/TELEPHONE: 2830 C 1/2 Road
Grand Junction, CO 81501
243-9848

PETITIONER'S REPRESENTATIVE: Randy Christensen

STAFF REPRESENTATIVE: Tom Dixon

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., AUGUST 25, 1994.

GRAND VALLEY IRRIGATION
Phil Bertrand

8/08/94
242-2762

We operate and maintain a lateral on the north and east side of this property. The lateral right-of-way must be honored and respected and no encroachment of this right-of-way will be permitted.

CITY PARKS AND RECREATION
Don Hobbs

8/03/94
244-1542

We will need a property appraisal for determining open space fees.

CITY FIRE DEPARTMENT
Hank Masterson

8/02/94
244-1400

The Fire Dept. has no requirements at this time.

CITY POLICE DEPARTMENT
Dave Stassen

8/05/94
244-3587

The proposal presents no problems for the police department.

CITY DEVELOPMENT ENGINEER
Jody Kliska

8/09/94
244-1591

Easements shown on plat need to be dedicated to someone for a purpose.
Example: The ingress egress easement to -whomever benefits from it - for the use by -. See our guide to plat dedications.

Patterson Road access needs to be addressed at this time for the parcel abutting Patterson. One solution may be a temporary access with dedication of a frontage road right-of-way for future use. As other parcels along Patterson redevelop, the frontage road ROW would be dedicated and ultimately constructed.

CITY UTILITY ENGINEER
Bill Cheney

8/16/94
244-1590

Rezone: No comment.

Minor Sub.: Water - There is a question as to what water purveyor will serve these lots, especially lots 1 and 2. The City cannot serve without permission from Ute Water. If the City services the lots with fire protection and/or domestic water, the developer will be responsible for extending the water line on Meander Drive. Approval of plans will be required by this office.

- Sewer - A trunk extension fee of \$1,350 will be required for lots 1 and 2 prior to platting.
- An easement across lot 1 will be required to provide access to lot 2 for future sewer service.

U.S. WEST
Leon Peach

8/17/94
244-4964

No comments at this time.

COMMUNITY DEVELOPMENT DEPARTMENT
Tom Dixon

8/16/94
244-1590

See attached.

Utility Engineer Review Comments

Date: June 9, 1995

By: Trent Prall

**131-94 Tomkins Subdivision, A Replat of High Fashion Lot #1
(Patterson W/O Meander Drive)**

No Comment

STAFF REVIEW (Preliminary comments)

FILE: #131-94

DATE: August 16, 1994

STAFF: Tom Dixon

REQUEST: Minor Subdivision Re-plat and Rezone

LOCATION: 2584 Patterson Road

APPLICANT: Kathleen D. Tomkins

EXISTING LAND USE: Residential

SURROUNDING LAND USE:

NORTH: Residential

SOUTH: Residential

EAST: Commercial

WEST: Residential

EXISTING ZONING: RSF-4 (Single-family Residential, 4 units per acre)


PROPOSED ZONING: PC (Planned Commercial) for Lot 3

SURROUNDING ZONING:

NORTH: R-1-A (Mesa County)

SOUTH: PR-10 (Planned Residential, 10 units per acre)

EAST: RSF-4

WEST: PB (Planned Business) 

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:

The Patterson Road Guidelines apply to this site. Patterson Road is classified as a major arterial and has limited access from abutting properties. Planned development zoning is encouraged along the roadway providing that single family housing and neighborhoods are protected. When direct access onto Patterson is proposed, consolidation of entry points and safe sight clearance are important factors to consider.

STAFF ANALYSIS:

This proposal is to re-plat Lot 1 in Hi-Fashion Fabrics Subdivision. The proposed minor subdivision will create three lots from a 3-acre parcel of land and proposes to rezone a portion of the property (Lot 3) from RSF-4 to Planned Commercial. The purpose of the rezone is to make a vacant portion of property with frontage along Patterson Road available

POSTING OF PUBLIC NOTICE SIGNS

The posting of the Public Notice Sign is to make the public aware of development proposals. The requirement and procedure for public notice sign posting are required by the City of Grand Junction Zoning and Development Code.

To expedite the posting of public notice signs the following procedure list has been prepared to help the petitioner in posting the required signs on their properties.

1. All petitioners/representatives will receive a copy of the Development Review Schedule for the month advising them of the date by which the sign needs to be posted. IF THE SIGN HAS NOT BEEN PICKED UP AND POSTED BY THE REQUIRED DATE, THE PROJECT WILL NOT BE SCHEDULED FOR THE PUBLIC HEARING.
2. A deposit of \$50.00 per sign is required at the time the sign is picked up.
3. You must call for utility locates before posting the sign. Mark the location where you wish to place the sign and call 1-800-922-1987. You must allow two (2) full working days after the call is placed for the locates to be performed.
4. Sign(s) shall be posted in a location, position and direction so that:
 - a. It is accessible and readable, and
 - b. It may be easily seen by passing motorists and pedestrians.
5. Sign(s) MUST be posted at least 10 days before the Planning Commission hearing date and, if applicable, shall stay posted until after the City Council Hearing(s).
6. After the Public Hearing(s) the sign(s) must be taken down and returned to the Community Development Department within ~~three~~⁵ working days to receive full refund of the sign deposit. For each working day thereafter the petitioner will be charged a \$5.00 late fee. After eight working days Community Development Department staff will retrieve the sign and the sign deposit will be forfeited in its' entirety.

Community Development Department staff will field check the property to ensure proper posting of the sign. If the sign is not posted, or is not in an appropriate place, the item will be pulled from the hearing agenda.

I have read the above information and agree to its terms and conditions.

Randy Christensen
SIGNATURE
DATE 8-26-94
FILE #/NAME #131-94 - Minor. Sub. RECEIPT # 1524
PETITIONER/REPRESENTATIVE: RANDY CHRISTENSEN PHONE # 245-5006
DATE OF HEARING: 9/6/94 POST SIGN(S) BY: 8-26-94
DATE SIGN(S) PICKED-UP 8/26/94
DATE SIGN(S) RETURNED 9-12-94 RECEIVED BY: MP

Refunded \$50.00
✓ # 40 074348

STAFF REVIEW (Final)

FILE: #131-94

DATE: August 29, 1994

STAFF: Tom Dixon

REQUEST: Minor Subdivision Re-plat and Rezone

LOCATION: 2584 Patterson Road

APPLICANT: Kathleen D. Tomkins

EXISTING LAND USE: Residential

SURROUNDING LAND USE:

NORTH: Residential

SOUTH: Residential

EAST: Commercial

WEST: Residential

EXISTING ZONING: RSF-4 (Single-family Residential, 4 units per acre)

PROPOSED ZONING: PC (Planned Commercial) for Lot 3

SURROUNDING ZONING:

NORTH: R-1-A (Mesa County)

SOUTH: PR-10 (Planned Residential, 10 units per acre)

EAST: PB (Planned Business)

WEST: RSF-4

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:

The Patterson Road Guidelines apply to this site. Patterson Road is classified as a major arterial and has limited access from abutting properties. Planned development zoning is encouraged along the roadway providing that single family housing and neighborhoods are protected. When direct access onto Patterson is proposed, consolidation of entry points and safe sight clearance are important factors to consider.

STAFF ANALYSIS:

This proposal is to re-plat Lot 1 in Hi-Fashion Fabrics Subdivision. The proposed minor subdivision will create three lots from a 3-acre parcel of land and proposes to rezone a portion of the property (Lot 3) from RSF-4 to Planned Commercial. The purpose of the rezone is to make a vacant portion of property with frontage along Patterson Road available

for commercial development. The property is presently developed with one single-family residence on the back portion of the site on proposed Lot 1.

Two residential lots (Lots 1 and 2), one containing the existing residence, are proposed to be created with frontage on and access to Meander Drive. The lot sizes are proposed to be .86 acre and .52 acre, respectively. Proposed Lot 3, with approximately 148 feet of frontage along Patterson Road and having 275 feet of depth, will be 1.62 acres in size. Lot 3 is the parcel subject to the rezone. No development plan has been submitted with this proposal.

The petitioner has requested a rezone to PC (Planned Commercial) without committing to a specific use or type of development. Since Planned Development zones are intended to include at least a general type of use and development, the absence of such a development plan makes the rezone a problematic request. If a rezone was granted, any particular development would have to go back to the Planning Commission for approval. Thus, the rezone will not be supported at this time. Any future rezone of the site should be proposed as PB (Planned Business) and not PC. PB zoning presently occurs to the east of this site along Patterson Road and it is essential that future development of Lot 3 be complimentary in use (i.e., retail or office) and compatible in development.

The criteria for evaluating rezone requests are outlined under 4-4-4 in the Zoning and Development Code (ZDC). A copy of the criteria is included in the back of this report, Exhibit A. Staff finds that criterion F is not satisfied because the ZDC requires an Outline Development Plan when a rezone to a Planned Development zone occurs. The requested rezone cannot be evaluated in the absence of a plan indicating the use and physical development of the site.

The re-platting of this property could be appropriate provided that Lot 3 has no access onto Patterson Road. Access via an easement through Lot 2 to Meander Road could serve Lot 3 as long as Lot 3 remains residentially zoned. Such an access would not cause conflict with Meander Drive. A future rezone, accompanied with a development plan, would better evaluate access onto Patterson Road for Lot 3. This may include dedication of a frontage road right-of-way alignment to service this property and properties to the west, perhaps all the way to 25 1/2 Road. The width and location of the frontage road is undetermined at this time and will not be definitive until the area is studied, which may not be for three to four months. As long as no rezone is approved on Lot 3, the right-of-way dedication is not necessary at this time. Therefore, staff recommends that the rezone be denied and the question of access onto Patterson Road be addressed when a conceptual development plan is submitted with a future rezone request.

The petitioner's representative has responded to staff and agency comments. Indications are that the petitioner may be willing to dedicate an area to accommodate the frontage road if that right-of-way width and location is defined. Presently, the chief objective is to move ahead with the subdivision in order to make Lot 2 available as a separate buildable residential lot. Several conditions for the re-plat have been suggested by reviewing agencies. These are included as conditions of approval.

STAFF RECOMMENDATION:

Approval of the 3-lot re-plat of Lot 1 Hi-Fashion Fabrics Subdivision, subject to the following conditions:

- 1) A 20-foot wide access easement from Lot 3 to Meander Drive is required and shall be indicated on the final re-plat.
- 2) Access onto Patterson Road shall be prohibited for Lot 3 until such time as a rezone of the property is reviewed and approved.
- 3) Open space fees for two additional lots will be required and are payable at the time of final platting.
- 4) All easements shown on the plat need to be dedicated to someone for a purpose.
- 5) Water service provided by the City for fire protection and/or domestic use must be extended on Meander Drive. The developer will be responsible for the cost of extension. Approval of plans shall be done by the City Utility Engineer.
- 6) A sewer trunk extension fee of \$1,350 will be required for Lots 1 and 2 prior to platting.
- 7) An easement across Lot 1 is required in order to provide access to Lot 2 for future sewer service.

Denial of the requested re-zone from RSF-4 to PC.

SUGGESTED PLANNING COMMISSION MOTIONS:

Mr. Chairman, on item #131-94, a 3-lot re-plat and a rezone request from RSF-4 to PC, I move that we approve the re-plat and recommend to the City Council denial of the rezone.

CITY OF GRAND JUNCTION FILE #131-94 TOMKINS MINOR SUBDIVISION
LOCATED AT 605 MEANDER DRIVE IN THE CITY OF GRAND JUNCTION HAS
BEEN REVIEWED AND APPROVED BY THE UTILITY COORDINATING
COMMITTEE.

H. Dale Clawson

CHAIRMAN

9/14/94

DATE

604 Meander Dr.
Grand Jet., Co. 81505
September 1, 1994

Planning Commission
City Auditorium
520 Road Ave.
Grand Jet., Co. 81501

Re: #131-94 (Tomkins Subdivision) 605 Meander Dr
Gentlemen:

May I please say I'm concerned about your approving a planned commercial project on Meander Dr. which is basically a quiet residential neighborhood. Granted there is commercial property in the area, but at a "reasonable" distance. This land adjoins mine at a minimal number of feet & already has a lovely residential home in place. Why should surrounding property be devalued & degraded to enhance the selling price of the 605 Meander Drive property? I object. Thanks for your attention to my request to keep our "country atmosphere peaceful & quiet.

M. M. Van Dover



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

June 6, 1995

Randy Christensen
608 Meander Drive
Grand Junction, CO 81505

RE: Tomkins Subdivision Plat (Our File #131-94)

Dear Mr. Christensen,

We have reviewed the plat which you submitted to check compliance with the conditions of approval and with our plat standards and have identified the following items which need to be addressed:

1. The "City of Grand Junction Planning Commission Certificate" is not necessary and must be deleted.
2. The 15 ft. and 20 ft. access easements on the plat must be described in the dedication. The 40 ft. access easement was not required as part of the approval and should be deleted.
3. The power pole (shown as "PP") and the irrigation ditch identified on the plan are not within easements - should there be easements associated with these?
4. In the "basis of bearing" description, the word "High" should be corrected to read "Hi-".
5. The utility easement along the northern property line of Lot 3 must be dimensioned.
6. The type of monuments to be set for the internal lot corners must be indicated on the plat and in the legend.
7. What does the "dot-dash-dot" line along the northern ROW of F Road represent (see attached drawing)? Please label.
8. What is the "37.14 ft." dimension identified on the attached drawing refer to?

The above items must be corrected and a revised plat submitted for City signatures. Questions regarding the above comments should be directed to Steve Pace (244-1554) at Public Works.

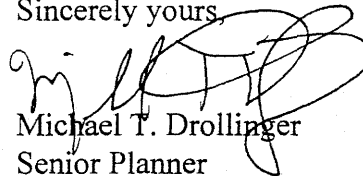
Please do not hesitate to contact me should you require additional information. I have also enclosed

Randy Christensen (RE: File #131-94)

Page 2

a copy of the Planning Commission minutes, review comments and staff report for your reference. In recognition of the time constraints associated with this platting, I trust that you will forward us the revised plat expeditiously.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Michael T. Drollinger", written over the typed name.

Michael T. Drollinger
Senior Planner

Encls.

cc: File #131-94
Dennis Johnson (w/enclosures)
Steve Pace (w/o enclosures)

h:\cityfil\1994\131-94.wpd

(Form for approval of filing & recording of SUBDIVISION PLATS)

SB-96-94

MESA COUNTY SURVEYOR
544 ROOD AVE.
GRAND JUNCTION, CO 81502
(303) 244-1821

*Five
131-94*

This is to certify that the SUBDIVISION PLAT described below

TOMKINS SUBDIVISION

has been reviewed under my direction and to the best of my knowledge it conforms with the necessary requirements pursuant to the Colorado Revised Statute 1994, 38-51-106 for the recording of Land Survey Plats in the records of the County Clerk's Office. This approval does not certify as to the possibility of omissions of easements and other Rights-of-Way or Legal Ownerships.

Dated this 1st day of June, 1995.

Signed: Udell S. Williams by Ken Swearingin
UDELL S. WILLIAMS

RECORDED IN MESA COUNTY RECORDS

DATE: _____

NOTE:
The recording of this plat is subject to all approved signatures & dates.

DRAWER: BB 34

BK 14 @ 362

FEE: \$10⁰⁰

1720302 10:33 AM 06/15/95
MONIKA TODD CLK&REC MESA COUNTY CO



November 1, 1995

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX:(970)244-1599

Ms. Kathleen D. Tomkins
605 Meander Drive
Grand Junction, CO 81505

Mr. Randy Christensen
608 Meander Drive
Grand Junction, CO 81505

Mr. Jose Guitierrez
G&G Paving
1460 North Avenue
Grand Junction, CO 81501

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Re: Curb Cut on 2584 Patterson Road

Dear Ms. Tomkins, Mr. Christensen and Mr. Guitierrez,

Please find attached a photocopy of a letter that was sent to you in June 1995. As you will recall from reading that letter, a demand was made concerning closure of an unauthorized curbcut. The curbcut was not closed as required. In case my June letter has been lost or misplaced please reread the copy attached. As well, a portion of that letter is reproduced below for your immediate reference. The June 1995 letter notified you that:

"The curb cut installed in direct violation of the Planning Commission approval. In addition to violating Planning Commission approval, the permit which was issued for the construction of curb, gutter and sidewalk does not authorize the installation of a curb cut or driveway. Specifically, the Code of Ordinances at §§32-32 and 32-33 provides that it shall be unlawful to construct a driveway in the City without obtaining a permit and furthermore that any application for a driveway permit shall show the location and other information required by the City."

Since four months have elapsed and no action has occurred, this matter has been referred to the Office of the City Attorney for prosecution.

To forestall legal action I will give you one last chance. If the driveway is removed and the street, sidewalk, curb and gutter are repaired/replaced to City specifications within 3 days of the date of this letter, I will direct that the City Attorney not begin legal proceedings. If the curbcut is not removed and the street,

Tomkins, Christensen & Guitierrez

October 30, 1995
page 2

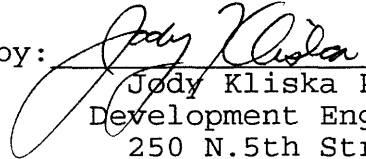
sidewalk, curb and gutter are not repaired, I will request that the legal proceedings begin. This issue can not and will not be allowed to continue beyond that time.

Should you have any questions please do not hesitate to contact me or Public Works Manager Mark Relph.

Your primary attention to this matter is required.

CITY OF GRAND JUNCTION
PUBLIC WORKS AND ENGINEERING

by:



Jody Kliska P.E.
Development Engineer
250 N.5th Street
Grand Junction, CO 81501
(970) 244-1591

pc: Mr. Mark Relph, Public Works Manager
Mr. John Shaver, Assistant City Attorney



June 21, 1995

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

Ms. Kathleen D. Tomkins
605 Meander Drive
Grand Junction, CO 81505

Mr. Randy Christensen
608 Meander Drive
Grand Junction, CO 81505

Mr. Jose Guterrez
G&G Paving
1460 North Avenue
Grand Junction, CO 81501

CERTIFIED MAIL RETURN RECEIPT REQUESTED P#

Re: Curb Cut on 2584 Patterson Road

Dear Ms. Tomkins, Mr. Christensen and Mr. Guterrez,

Permit # 3520 was issued on December 8, 1994 by the City of Grand Junction for the construction of 40 lineal feet of curb, gutter and sidewalk for the above referenced property. It has come to the attention of the Public Works and Engineering Division that a curb cut was installed.

After researching the file for the Tomkins Subdivision, I find the curb cut was installed in violation of the approval of the City of Grand Junction Planning Commission. When the Planning Commission considered and approved the minor subdivision on September 6, 1994 the subdivision was approved subject to seven conditions. Condition 2 of the Planning Commission approval reads as follows:

"Access onto Patterson Road shall be prohibited for Lot 3 until such time as a rezone of the property is reviewed and approved."

A photocopy of the Planning Commission minutes is attached for your immediate reference.

Access to lot 3 is presently provided for adjacent to Meander Drive as shown on the plat recorded following the subdivision approval.

Mr. Randy Christensen, acting as representative of Kathleen Tomkins, was present at the hearing on September 6, 1994 when the conditions of approval of the subdivision were publicly considered by the Planning Commission.

Tomkins, Christensen, Guitierrez
June 21, 1995
page 2

G&G Paving obtained the permit from the City Public Works Department acting as an agent of Mr. Randy Christensen and therefore the City imputes the knowledge of Mr. Christensen as to the conditions of the subdivision approval to the contractor.

The curb cut was installed in direct violation of the Planning Commission approval. In addition to violating Planning Commission approval, the permit which was issued for the construction of curb, gutter and sidewalk does not authorize the installation of a curb cut or driveway. Specifically, the Code of Ordinances at §§32-32 and 32-33 provides that it shall be unlawful to construct a driveway in the City without obtaining a permit and furthermore that any application for a driveway permit shall show the location and other information required by the City. Neither occurred for the construction on this property. ⁴

Violation of the Code of Ordinances may be punished by a fine of upto \$1000.00 dollars and/or a period of incarceration of upto one year or both. In addition the Court may impose remedial and/or injunctive relief such as ordering the driveway closed and/or removed at the owners expense.

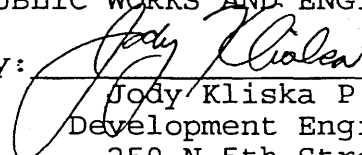
If the above referenced driveway is not removed within 7 days of the date of this letter this matter will be referred to the Office of the City Attorney for the initiation of enforcement action.

Should you have any questions please do not hesitate to contact me, Mr. Mark Relph or Mr. Michael Drollinger.

Your immediate attention to this matter is required.

CITY OF GRAND JUNCTION
PUBLIC WORKS AND ENGINEERING

by:



Jody Kliska P.E.
Development Engineer
250 N.5th Street
Grand Junction, CO 81501
(970) 244-1591

pc: Mr. Michael Drollinger, Senior Planner
Mr. Mark Relph, Public Works Manager
Mr. John Shaver, Assistant City Attorney

8. IN ADDITION: A easement shall be established for the clay pipe that runs through the property.

Commissioner Whitaker seconded the motion. The motion was passed unanimously 5-0.

Mr. Dixon said the next item involves a rezone. He said the rezone is being tabled or withdrawn, and asked Randy Christensen, the petitioner, if that was correct. Mr. Christensen said they are withdrawing their request at this time to allow more time to study the items of concern.

Commissioner Vogel asked to be excused at this time.

4. #131-94 MINOR SUBDIVISION/REZONE FROM RSF-4 TO PC (TOMKINS SUB.)

Request for recommendation of approval to subdivide 3 acres located at 605 Meander Drive into 3 parcels, consisting of .86 acre, .52 acre & 1.623 acre.

PETITIONER: Kathleen D. Tomkins

LOCATION: 605 Meander Drive

REPRESENTATIVE: Randy Christensen

CITY STAFF: Tom Dixon

STAFF PRESENTATION

Mr. Dixon gave an overview of the request. He said this is a three lot replat of a parcel along Patterson Road situated between Patterson Road and Meander Drive. The Hi-Fashion Fabric Store is located on Patterson to the East. Meander Drive winds to the North. There is an existing residence on the proposed Lot 1 zoned RSF-4. The house gets access to Meander via a driveway easement that passes across proposed Lot 2.

The petitioner's main objective is the creation of a second buildable lot for a single family residence. That would be on proposed lot 2. Proposed Lot 3 was looked at as a potential rezone parcel to take advantage of the fact that it has frontage on Patterson, and the trend along Patterson is for commercial development to occur. Mr. Dixon said that with this proposal, without the rezone three separate lots would be created under the RSF-4 zone. One will have the residence on it, the other two becoming vacant lots. The purpose of not wanting to go with the rezone at this time on that property, is that the City wants to have some time to look at the frontage access situation along this stretch of Patterson and to the west all the way to 25 1/2 Road.

The City needs time to study this site to determine how to access the site and other sites to the west before rezoning the parcel for commercial use. This may be done either by access along Patterson, a frontage road that would provide access without numerous curb cuts along Patterson, or an actual new road alignment.

The City staff needs at least three or four months before anything definitive is decided on where the right-of-way that would be. The Petitioner's representative has been very understanding of that desire, and understands the need for time to study adequately to put forward a good recommendation to the City Council. The petitioner is agreeable to holding to the 3 lot replat at this time.

Mr. Dixon stated lot 3 will require an access easement across lot 2 to hook up with the existing driveway to access Meander Drive. With any kind of rezone approval on lot 3, the access to Meander Drive would be eliminated because it would no longer be a residential lot. Staff is recommending approval of the 3 lot replat with the following seven conditions. Those conditions are as follows:

1. A 20' wide easement from Lot 3 to Meander Drive is required and shall be indicated on the final re-plat.

2. Access onto Patterson Road shall be prohibited for Lot 3 until such time as a rezone of the property is reviewed and approved.
3. Open space fees for two additional lots will be required and are payable at the time of final platting.
4. All easements shown on the plat need to be dedicated to someone for a purpose.
5. Water service provided by the City for fire protection and/or domestic use must be extended on Meander Drive. The developer will be responsible for the cost of extension. Approval of plans shall be done by the City Utility Engineer.
6. A sewer trunk extension fee of \$1,350 will be required for Lots 1 and 2 prior to platting.
7. An easement across Lot 1 is required in order to provide access to Lot 2 for future sewer service.

Commissioner Withers said, "Because we are asking them to delay the rezoning at this time to benefit our study, will the petitioner have to repay all the fees when they come in to rezone on 3 and vacate the right-of-way that goes across on lot 2?" Mr. Dixon said the petitioner will and the reason being the fees were paid for a straight rezone, not the fees for a planned development zone.

PETITIONER'S PRESENTATION

Randy Christensen spoke on behalf of the petitioner. He said a specific use is not contemplated for lot 3 at this time, but a B-1 zone type use is what is anticipated.

The 20' access easement from lot 3 connecting with Meander Drive is being drafted to ensure no land locked parcels. It is in no way to be construed as a functional access to that property in the future. At the time the petitioner requests the rezone, the access off of Patterson will be addressed. As long as it can be vacated without a lengthy, expensive process, the petitioner doesn't have a problem with it.

Mr. Christensen asked that the request for the 75' setback on the front of lot 3 be withdrawn because that issue is dealing with the potential of a frontage road that may run from 25 1/2 up to this property. Because of the location of High Fashion Fabrics to the East, it would serve nothing in that direction. He said that can be dealt with after Staff has had time to study the issue and determine whether or not that will actually have a physical impact on this property or not.

Mr. Christensen asked Tom about No. 3 referring to the open space fees. He said that the open space fees were paid at the time that this subdivision was originally platted. Mr. Dixon said that evidence as to how much was paid and for what must be provided, but new buildable lots are created the fee is \$225 per lot. Tom also clarified the 75' setback question that was under the preliminary recommendation. He said this that was eliminated last week with the restriction on the access onto Patterson Road.

Mr. Christensen said his only question would be the clarification of open space fees because, according to the information, fees had been paid at the time of platting and further open space fees would not be required. He said that beyond that he thinks that we see eye to eye, and with a little time we should be able to develop this into a clear and concise plan that will benefit the area in the future.

Mr. Christensen was asked to state that he was withdrawing the application for rezone at this time until the Staff has time to gather the necessary information. Mr. Christensen withdrew the application.

PUBLIC COMMENT

There was no comment either for or against the proposal.

MOTION: (Commissioner Withers) "Mr. Chairman, on item #131-94, I recommend that we approve the 3-lot re-plat subject to the terms 1-7 noted above.

The motion was seconded by Commissioner Whitaker. A vote was called, and the motion passed unanimously by a vote of 4-0.

Commissioner Volkmann returned.

5. #133-94 REZONE FROM RMF-32 TO PB & FINAL PLAN

Request for a recommendation of approval to rezone seven lots from RMF-32 (Residential Multi-Family, 32 units per acre) to PB (Planned Business). and approval of a Final Plan for a drive-up banking facility and parking lot.

PETITIONER: Grand Valley National Bank

LOCATION: Southeast corner of 7th St. and Teller Avenue

REPRESENTATIVE: Robert Jenkins

CITY STAFF: Michael Drollinger

STAFF PRESENTATION

Michael Drollinger gave an overview of the request. The applicant is requesting a rezone and final plan approval to construct a drive-up bank facility to be located at the southeast corner of Seventh Street and Teller Avenue. The site contains Lots 6-12, Block 27. Lots 10 and 11 are bisected by a North-South alley. Surrounding land uses are single and multi-family residential to the East, South and West and business uses to the North and Northwest. The existing Grand Valley National Bank building with drive up is located to the Northwest of the site and has two drive up lanes. The applicant proposes to close the existing drive up facility upon construction of the new drive up facility.

The existing zoning on the parcel is RMF-32 (Residential Multi-family, 32 units per acre). The applicant requests a rezone to PB (Planned Business).

The parcel is presently used as parking for Sutton's Printing. Parking is not a permitted use in the existing zone and is the subject of current Code Enforcement Department action. This development proposal includes a parking lot for 11 vehicles which would serve Sutton's Printing.

The applicant's original proposal was for the construction of the drive up facility with 5 drive-up lanes, and a 900 square foot building for operations and record storage. Also included in the proposal were 19 parking spaces. Site circulation was proposed from two driveways and from the North-side alley along Teller Avenue.

Mr. Drollinger continued; as a result of preliminary Staff review and recommendations, the applicant has modified the proposal. The proposal now calls for the initial construction of three drive-up lanes with two lanes reserved for future expansion. In addition, the East driveway on Teller Avenue was eliminated as per staff's request. The petitioner proposes to widen the alley from 15' to 20' to accommodate the additional traffic.

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

LOT 1, in HI-FASHION FABRICS SUBDIVISION, MESA COUNTY, COLORADO.

131 94

Original
Do NOT Remove
From Office

Original
Do NOT Remove
From Office

131 94

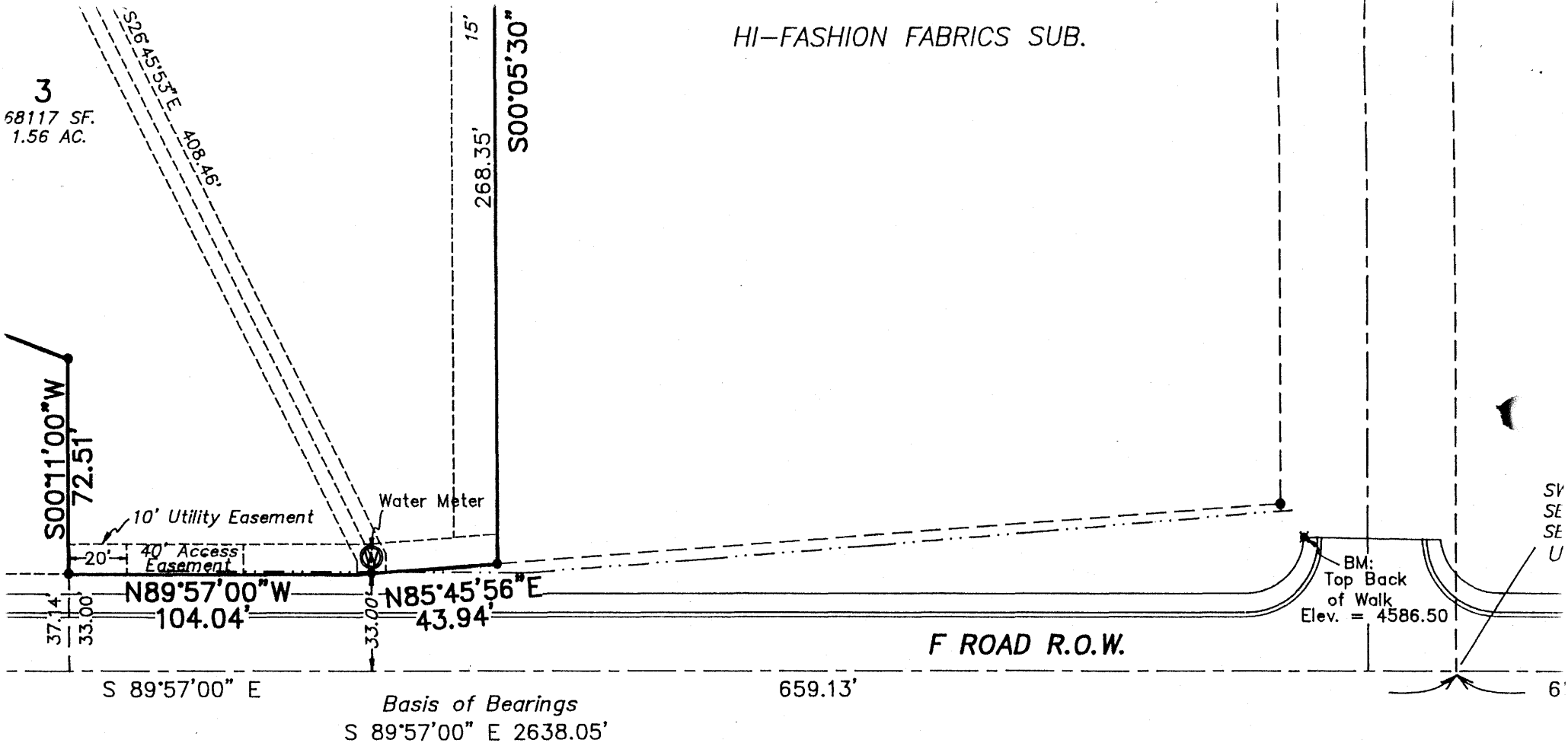
LOT 3 BOUNDARY

A parcel of land being a part of Lot 1 of Hi-Fashion Fabrics Subdivision, Mesa County, Colorado, being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 1, Hi-Fashion Fabrics Subdivision, with all bearings contained herein relative to the recorded plat thereof; thence South 85 degrees 45 minutes 56 seconds West (S 85°45'56" W), a distance of 43.94 feet along the North right of way of F Road; thence North 89 degrees 57 minutes 00 seconds West (N 89°57'00" W), a distance of 104.04 feet; thence North 00 degrees 11 minutes 00 seconds East (N 00°11'00" E), a distance of 72.51 feet; thence North 69 degrees 28 minutes 00 seconds West (N 69°28'00" W), a distance of 185.50 feet; thence South 89 degrees 48 minutes 59 seconds West (S 89°48'59" W), a distance of 7.65 feet; thence North 00 degrees 01 minutes 38 seconds East (N 00°01'38" E), a distance of 32.61 feet; thence North 90 degrees 00 minutes 00 seconds East (N 90°00'00" E), a distance of 7.50 feet; thence North 00 degrees 01 minutes 38 seconds East (N 00°01'38" E), a distance of 103.01 feet; thence South 84 degrees 17 minutes 41 seconds East (S 84°17'41" E), a distance of 50.21 feet; thence North 81 degrees 37 minutes 56 seconds East (N 81°37'56" E), a distance of 66.31 feet; thence North 89 degrees 54 minutes 30 seconds East (N 89°54'30" E), a distance of 205.44 feet to a point on the East line of Lot 1; thence South 00 degrees 05 minutes 30 seconds East (S 00°05'30" E), a distance of 275.01 feet to the POINT OF BEGINNING. Said parcel containing 1.619 acres as described.

94059-3.lgl
8/1/94

HI-FASHION FABRICS SUB.



3
68117 SF.
1.56 AC.

Basis of Bearings
S 89°57'00" E 2638.05'

Basis of bearings assume the South line of the SE1/4 of Section 3 to bear S 89°57'00" E, a distance of 2638.05 feet, as shown on the subdivision plat of High Fashion Fabrics Subdivision, as recorded in Plat Book 14, Page 67, of the Mesa County Clerk and Records Records. Both monuments on this line are Mesa County survey markers.

LEGEND

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in a property involved, DO HEREBY RATIFY AND AFFIRM Signed this 1st day of June, 1995.

by: Bank of Grand Junction

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before this 1st day of June, A.D., 1995. Witness my hand and official seal: