



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

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

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		Corona Del Rey	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"/> 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

DEL REY HOMES, INC	SAME	IVAN WOOD
Name	Name	Name
960 BELFORD AVE		960 BELFORD AVE
Address	Address	Address
GRAND JUNCTION, CO. 81501		GRAND JCT, CO. 81501
City/State/Zip	City/State/Zip	City/State/Zip
245-9116		245-9116
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 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 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.

Ivan Wood _____ **9-8-94**
 Signature of Person Completing Application Date

DEL REY HOMES, INC **Ivan Wood** **PRESIDENT**
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

MARTIN MARTINSON
2650 EL CORONA DRIVE
GRAND JUNCTION CO 81501

PALMER NELSON
2646 EL CORONA DRIVE
GRAND JUNCTION CO 81501

LOUISE HALL
2636 EL CORONA DRIVE
GRAND JUNCTION CO 81501

MYRTLE CASTEEL
2636 EL CORONA DRIVE
GRAND JUNCTION CO 81501

DEBRA RUSHING
2620 EL CORONA DRIVE
GRAND JUNCTION CO 81501

ELIZABETH ARCIERI
2618 EL CORONA DRIVE
GRAND JUNCTION CO 81501

NANCY REECE
2610 EL CORONA DRIVE
GRAND JUNCTION CO 81501

JUNE CARLSON
2608 EL CORONA DRIVE
GRAND JUNCTION CO 81501

JOHN MOSS
2554 EL CORONA DRIVE
GRAND JUNCTION CO 81501

MARY REITER
2648 EL CORONA DRIVE
GRAND JUNCTION CO 81501

LOREN DAVIES
2640 EL CORONA DRIVE
GRAND JUNCTION CO 81501

ROBERT SAYLOR
2636 EL CORONA DRIVE
GRAND JUNCTION CO 81501

JAMES BENNETT
2526 EL CORONA DRIVE
GRAND JUNCTION CO 81501

VIRGINIA RODEN
2520 EL CORONA DRIVE
GRAND JUNCTION CO 81501

VOLNEY COLEMAN
2516 EL CORONA DRIVE
GRAND JUNCTION CO 81501

NELLIE SIMPSON
2510 EL CORONA DRIVE
GRAND JUNCTION CO 81501

YULA MAE ALDASORO
2502 EL CORONA DRIVE
GRAND JUNCTION CO 81501

ELMER DRAVAGE
2521 EL CORONA DRIVE
GRAND JUNCTION CO 81501

VIRGINIA KNOX
2537 EL CORONA DRIVE
GRAND JUNCTION CO 81501

ED JOHNSON
2541 EL CORONA DRIVE
GRAND JUNCTION CO 81501

VICTOR SACCO
2531 EL CORONA DRIVE
GRAND JUNCTION CO 81501

JACK ADDISON
2555 EL CORONA DRIVE
GRAND JUNCTION CO 81501

DEL REY HOMES, INC.
960 BELFORD, SUITE E
GRAND JUNCTION, CO 81501

THELMA PEASE
2777 F ROAD
GRAND JUNCTION CO 81501

PAUL BARRU, W.H. NELSON,
AND BEN CARNES
C/O P.O. BOX 40
GRAND JUNCTION CO 81502

MILDRED SHAW
2778 F ROAD
GRAND JUNCTION CO 81506

GARY LUCERO
209 MANTEY HEIGHTS
GRAND JUNCTION CO 81501

SUBMITTAL CHECKLIST

RESUBDIVISION

Location: 2647 El Corona Drive

Project Name: _____

ITEMS		DISTRIBUTION																	TOTAL REQ'D.																
Date Received	Receipt #	File #	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	GVRP	CDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Persigo WWTF			
			● Application Fee \$160	VII-1	1																												1		
			● Submittal Checklist*	VII-3	1																												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	1	1	10	
			● 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	1	1	18	
			● 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	1	1	18	
			● Evidence of Title	VII-2	1			1																									3		
			○ Appraisal of Raw Land	VII-1	1			1	1																								1		
			● Names and Addresses	VII-2	1																													1	
			● Legal Description	VII-2	1			1																										2	
			○ Deeds	VII-1	1			1																											
			○ Easements	VII-2	1	1	1	1																	1	1	1								
			○ Avigation Easement	VII-1	1			1												1															
			○ ROW	VII-3	1	1	1	1																	1	1	1								
			○ Covenants, Conditions, & Restrictions	VII-1	1	1																													
			○ Common Space Agreements	VII-1	1	1																													
			● County Treasurer's Tax Cert.	VII-1	1																													1	
			○ Improvements Agreement/Guarantee*	VII-2	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	1	1		
			○ Location Map	IX-21	1																														
			● Composite Plan / Site Plan	IX-10	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		
			● Final Plat	IX-15	1	2	1	1																										7	
			○ 11"x17" Reduction of Final Plat	IX-15	1								8	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													
			○ 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								
			○ Roadway Plan and Profile	IX-28	1	2																													
			○ 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																													
			○ Phase I & II Environmental Report	X-10,11	1	1																													
			○ Final Drainage Report	X-5,6	1	2																													
			○ Stormwater Management Plan	X-14	1	2																													
			○ Sewer System Design Report	X-13	1	2	1																												
			○ Water System Design Report	X-16	1	2	1																												
			○ Traffic Impact Study	X-15	1	2																													
			○ Site Plan	IX-29	1	2	1	1		1		8																							

Due 1st Working Day of Month for hearing 1st Tuesday of following month

Do need

18 TOTAL REQ'D.

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: 7/14/94
Conference Attendance: Ivan Wood, Kristen Ashbeck
Proposal: Replat
Location:

Tax Parcel Number:
Review Fee: \$160

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Related Files:

Additional ROW 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:

Adjacent Half street improvements/fees required?

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, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

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(s) of Petitioner(s)

Signature(s) of Representative(s)

REVIEW COMMENTS

Page 1 of 1

FILE #158-94

TITLE HEADING: Resubdivision - Corona Del Rey

LOCATION: Patterson & El Corona

PETITIONER: Del Rey Homes, Inc.

PETITIONER'S ADDRESS/TELEPHONE: 960 Belford
Grand Junction, CO 81501
245-9116

PETITIONER'S REPRESENTATIVE: Wayne Lizer
576 25 Road

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED.

GRAND JUNCTION POLICE DEPARTMENT 9/19/94
Dave Stassen 244-3587

This proposal causes no problems for the Police Department.

GRAND JUNCTION FIRE DEPARTMENT 9/20/94
Hank Masterson 244-1414

The Fire Department has no problems with this resubdivision.

CITY UTILITY ENGINEER 9/20/94
Bill Cheney 244-1590

No comment.

CITY DEVELOPMENT ENGINEER 9/21/94
Jody Kliska 244-1591

Check bearing on internal lot line.

COMMUNITY DEVELOPMENT DEPARTMENT 9/28/94
Kristen Ashbeck 244-1437

A computer diskette of the final version of the plat is required prior to recording.