

# Table of Contents

File 1994-0170

Name: Resubdivision of 18<sup>th</sup>/Gunnison - E. Side of Gunnison Ave./ Chipeta Ave.

<b>P r e s e n t</b>	<b>S c a n n e d</b>	<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	<b>Table of Contents</b>
		*Review Sheet Summary
X	X	<b>*Application form</b>
X		Review Sheets
X		Receipts for fees paid for anything
X	X	<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or non-bound reports
		Traffic studies
X	X	<b>*Review Comments</b>
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>

**DOCUMENT DESCRIPTION:**

X		Treasurer's Certificate of Taxes Due – 9/28/94		
X	X	Correspondence		
X	X	Petition		
X	X	Sign off Sheet – Utility Coordinating Committee – 11/9/94		
X	X	Power of Attorney for Alley Improvement – 11/13/94 - **		
X		Combination form or Return to Original parcels		
X		First American Title Co. – Commitment to Insure – 10/3/94		
X	X	DIA – Bk 2114/Pg 840 - ** - original to City Clerk		
X	X	Release of Improvements - Bk 2136 / Pg 857		
X		Certification of Plat – 12/21/94		
X		Greenwood Subdivision Plat – GIS Historical Maps - **		
X	X	Drainage Plan		
X		Notice of Land Use Application – 10 28 94		



**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		18th & Gunnison	RSF-8	Single Family
<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

<i>Doris Greenwood</i>	<i>John Davis</i>	
Name	Name	Name
<i>2237 Idella Ct</i>	<i>1023 24 RD</i>	
Address	Address	Address
<i>GJ Colo</i>	<i>GJ Colo</i>	
City/State/Zip	City/State/Zip	City/State/Zip
		<i>243-7711</i>
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 of Person Completing Application \_\_\_\_\_ Date \_\_\_\_\_

*Doris B Greenwood*

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

# SUBMITTAL CHECKLIST

## RESUBDIVISION

Location: 18th & QUAMISON

Project Name: \_\_\_\_\_

ITEMS		DISTRIBUTION																										
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Fee	City Utilizing	City Property Agent	City Planning	City Fire Department	City Attorney	City G.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	West	GVRF	CDOT	Corps of Engineers	Colorado Geological Survey	Persino WMTF	10111100	
Application Fee \$ 160	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	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
8 1/2 x 11 Reduction of Assessor's Map	VII-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
Reduction of Title	VII-2	1																										
Appraisal of Raw Land	VII-1	1																										
Names and Addresses	VII-3	1																										
Legal Description	VII-2	1																										
Deeds	VII-1	1																										
Easements	VII-2	1	1	1	1																1	1	1					
Avigation Easement	VII-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																										
Improvements Agreement/Guarantee*	VII-2	1	1	1																								
CDOT, 404, or Floodplain Permit	VII-3,4	1	1	1																								
General Project Report	X-7	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
Location Map	IX-21	1																										
Composite Plan	IX-10	1	2	1	1																							
11"x17" Reduction Composite Plan	IX-10	1																										
Final Plan	IX-15	1	2	1	1																							
11"x17" Reduction of Final Plat	IX-15	1																										
Cover Sheet	IX-11	1	2																									
Grading & Stormwater Mgmt Plan	IX-17	1	2																									
Storm Drainage Plan and Profile	IX-30	1	2																									
Water and Sewer Plan and Profile	IX-34	1	2	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 & 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																									

12 TOTAL REQD.

8 1/2 x 11

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: 9/27/94
Conference Attendance: John Davis, Kristen Ashbeck
Proposal: Replat
Location: 18th & Gunnison

Tax Parcel Number: 2945-132-02-003
Review Fee: \$100

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

- Additional ROW required?
X Adjacent road improvements required? sidewalk? Handicap ramps? Alley Improvements?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Yes Estimated Amount: \$1000 plat
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
Drainage - drainage fee?
Floodplain/Wetlands Mitigation
Other
Screening/Buffering
Landscaping
Availability of Utilities
Land Use Compatibility
Traffic Generation
Geologic Hazards/Soils

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(s) of Petitioner(s)

Signature(s) of Representative(s)

2945-132-03-003  
RICHARD P PALMER  
KATHERINE D PALMER  
PO BOX 8  
YAMPA, CO 80483

2945-132-03-002  
JOHN P DELMORE  
1723 GUNNISON AVE  
GRAND JUNCTION, CO 81501-4454

2945-132-03-008  
THOMAS J DAVIS  
KAREN A DAVIS  
615 N 18TH ST  
GRAND JUNCTION, CO 81501

2945-132-03-978  
MESA DEVELOPMENTAL SERVICES  
PO BOX 1394  
GRAND JUNCTION, CO 81502-1394

2945-132-03-004  
JOHN H BARTMAN  
ARONDA L  
625 N 18TH ST  
GRAND JUNCTION, CO 81501-4412

2945-132-14-008  
JOHN C SHEPHERD  
CAROLYN M  
2160 DARTMOUTH AVE  
BOULDER, CO 80303-5206

2945-132-03-006  
WILLIAM E MCDERMOTT  
PATRICIA M  
625 N 18TH ST  
GRAND JUNCTION, CO 81501-4412

2945-132-14-003  
LOUISE M MASTIN  
1430 MAIN ST  
GRAND JUNCTION, CO 81501

2945-132-03-005  
LANNY D PAULSON  
BOBBIE J  
626 N 17TH ST  
GRAND JUNCTION, CO 81501-4434

2945-132-14-006  
ROBERT G LUCAS  
J H  
2000 N 8TH ST  
GRAND JUNCTION, CO 81501-2900

2945-132-03-007  
DEAN ALLEN HUMPHREY  
ALICE ELAINE HUMPHREY  
620 N 17TH ST  
GRAND JUNCTION, CO 81501-4434

2945-132-15-002  
ARNOLD L BROWN  
MARY L  
544 N 18TH ST  
GRAND JUNCTION, CO 81501-4409

2945-132-03-009  
FLORENCE C GRAHAM  
612 N 17TH ST  
GRAND JUNCTION, CO 81501-4434

2945-132-15-003  
DONNA E REDD  
536 N 18TH ST  
GRAND JUNCTION, CO 81501-4409

2945-132-03-010  
EDSEL SWANSON  
DONNA  
604 N 17TH ST  
GRAND JUNCTION, CO 81501-4434

2945-132-15-009  
ALFRED F URBACH  
L J  
514 N 18TH ST  
GRAND JUNCTION, CO 81501-4409

2945-132-03-001  
JOHN SORRICK  
MARCIA  
1717 GUNNISON AVE  
GRAND JUNCTION, CO 81501-4454

2945-132-15-011  
LAWRENCE R ALLISON  
RUTHMARY F  
510 N 18TH ST  
GRAND JUNCTION, CO 81501-4409

2945-132-14-002  
MARK A SHORTESS  
DEBRA J  
545 N 18TH ST  
GRAND JUNCTION, CO 81501-4410

2945-132-14-004  
EUFILIA ESPINOZA  
535 N 18TH ST  
GRAND JUNCTION, CO 81501-4410

2945-132-14-010  
E C SCROGGINS  
RUTH J  
505 N 18TH ST  
GRAND JUNCTION, CO 81501-4410

2945-132-14-005  
SUTTON J POWERS  
PAMELA K  
534 N 17TH ST  
GRAND JUNCTION, CO 81501-4432

2945-132-14-007  
JERRY J BELT  
520 N 17TH ST  
GRAND JUNCTION, CO 81501-4432

2945-132-14-009  
VIVIAN G CONE  
502 N 17TH ST  
GRAND JUNCTION, CO 81501-4432

2945-132-14-001  
KATHLEEN A RASMUSSEN  
LARRY E  
1705 CHIPETA AVE  
GRAND JUNCTION, CO 81501-4445

2945-132-15-001  
JESSE R OSBURN  
VICKIE L  
545 N 19TH ST  
GRAND JUNCTION, CO 81501-7902

2945-132-15-004  
MARC E MAURER  
KATHY A MAURER  
539 N 19TH ST  
GRAND JUNCTION, CO 81501-7902

2945-132-15-000  
RICHARD R BULLOCK  
M V  
535 N 19TH ST  
GRAND JUNCTION, CO 81501-7902

2945-132-15-008  
W E RENFROW  
D M  
521 N 19TH ST  
GRAND JUNCTION, CO 81501-7902

2945-132-15-010  
K G MCCONNELL  
M M  
513 N 19TH ST  
GRAND JUNCTION, CO 81501-7902

2945-132-15-012  
JEROME F VANCLEVE  
TAMI K  
505 N 19TH ST  
GRAND JUNCTION, CO 81501-7902

2945-132-14-942  
SCHOOL DISTRICT 51  
N 18TH ST SCHOOL  
2115 GRAND AVE  
GRAND JUNCTION, CO 81501-8007

2945-132-15-013  
THOMAS D WALCHER  
DYAN R  
3376 C ROAD  
PALISADE, CO 81526

2945-131-03-031  
HANA VANHOUTEN  
2000 GUNNISON AVE  
GRAND JUNCTION, CO 81501-7930

2945-131-03-034  
JEFF L DRISCOLL  
KATHI A  
1926 GUNNISON AVE  
GRAND JUNCTION, CO 81501-7928

2945-131-03-035  
GENEVIEVE A SECHRIST  
1914 GUNNISON AVE  
GRAND JUNCTION, CO 81501-7928

2945-131-03-036  
SHARON L ARMOUR  
ETAL  
2889 F RD  
GRAND JUNCTION, CO 81506-6069

2945-131-19-001  
ILA M MIRACLE  
TRUSTEE - ILA MAE MIRACLE TRUST  
1903 GUNNISON AVE  
GRAND JUNCTION, CO 81501-7927

2945-131-19-002  
DENNY M GRAHAM  
ETAL C/O PAMELA VOORHEES  
102 DAVIS CIR  
PALISADE, CO 81526-9729

2945-131-19-003  
SUZANNE M POTRATZ  
1925 GUNNISON AVE  
GRAND JUNCTION, CO 81501-7927

2945-131-19-006  
SALLY M IRWIN  
2005 GUNNISON AVE  
GRAND JUNCTION, CO 81501-7929

2945-132-00-945  
CITY OF GRAND JUNCTION  
LINCOLN PARK  
  
GRAND JUNCTION, CO 81501

2945-131-19-016  
KENNETH L PUHLER  
H  
632 N 19TH ST  
GRAND JUNCTION, CO 81501-7904

2945-131-19-017  
SCOTT R ANKER  
624 N 19TH ST  
GRAND JUNCTION, CO 81501-7904

2945-131-19-018  
MARIA C MANZANARES- MARTINEZ  
1924 CHIPETA AV  
GRAND JUNCTION, CO 81501-7933

2945-131-19-019  
BETTY L BROCK  
1936 CHIPETA AVE  
GRAND JUNCTION, CO 81501-7933

2945-131-19-028  
ROBERT L WATTS  
LEOLA L  
1912 CHIPETA CT  
GRAND JUNCTION, CO 81501-7933

2945-131-19-029  
MICHAEL B MAHANNAH  
MARY A  
1900 CHIPETA AVE  
GRAND JUNCTION, CO 81501-7933

2945-131-19-040  
MICHAEL P SAELENS  
2505 1/2 MT SOPRIS DR  
GRAND JUNCTION, CO 81503

2945-131-19-041  
ROBERT C CLEVINGER  
VERNA J  
995 23 RD  
GRAND JUNCTION, CO 81505-8610

2945-131-19-042  
BERNARD W JURICK  
MAXINE J NELSON  
PO BOX 3613  
GRAND JUNCTION, CO 81502-3613

2945-131-19-031  
DONALD G PINKERTON  
LINDA K  
533 N 20TH ST  
GRAND JUNCTION, CO 81501-7905

2945-131-19-033  
SANDRA RAYANN ROMANS  
523 N 20TH ST  
GRAND JUNCTION, CO 81501-7905

2945-131-19-032  
MAXINE MILLER  
1933 CHIPETA CT  
GRAND JUNCTION, CO 81501-7933

15-131-19-034  
DONALD L HOLLOWAY  
B L  
1921 CHIPETA AVE  
GRAND JUNCTION, CO 81501-7933

2945-131-19-036  
LARRY GEORGE RAINE  
1901 CHIPETA AVE  
GRAND JUNCTION, CO 81501-7933

2945-131-19-030  
ROBERT L SLAVEN  
548 TIARA DR  
GRAND JUNCTION, CO 81503-9762

2945-131-19-035  
ALFRED J GOFFREDI  
LAURA  
2366 E PIAZZA PL  
GRAND JUNCTION, CO 81506

2945-132-02-004  
JAMES P RANKIN  
BETTY R  
122 HILLCREST DR  
GRAND JUNCTION, CO 81501-7442

2945-132-02-002  
DORIS B GREENWOOD  
PO BOX 4171  
GRAND JUNCTION, CO 81502-4171

2945-132-02-003  
DORIS GREENWOOD  
2237 ODELLA CT  
GRAND JUNCTION, CO 81505

2945-132-02-001  
CARL R WAHLBERG  
BETTY Q  
1034 LAKESIDE CT  
GRAND JUNCTION, CO 81506-2818

2945-132-02-005  
CATHERINE M SCHULTZ  
ETAL  
418 SANTA CLARA  
SANTA ANA, CA 92706



# REVIEW COMMENTS

Page 1 of 2

FILE # 170-94

TITLE HEADING: Administrative Review -  
Resubdivision

LOCATION: E side of 18th between Chipeta & Gunnison

PETITIONER: Doris Greenwood

PETITIONER'S ADDRESS/TELEPHONE: 2237 Idella Ct.  
Grand Junction, CO 81501  
242-7004

PETITIONER'S REPRESENTATIVE: John Davis

STAFF REPRESENTATIVE: Kristen Ashbeck

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS  
REQUIRED ON OR BEFORE 5:00 P.M., NOVEMBER 7, 1994.**

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**CITY FIRE DEPARTMENT**  
**Hank Masterson**

**10/17/94**  
**244-1414**

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The Fire Department has no problems with this resubdivision.

**U.S. WEST**  
**Leon Peach**

**10/18/94**  
**244-4964**

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There will be need for utility easement across/along south edge of lot 2 for access to lot 1 and across/along north edge of lot 8 for access to lot 7.

**TCI CABLEVISION**  
**Glen Vancil**

**10/19/94**  
**245-8777**

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See attached comments.

**CITY UTILITY ENGINEER**  
**Bill Cheney**

**10/17/94**  
**244-1590**

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1. Provide easements for lots 1 and 7 to access sewer in alley.
2. Provide easements for lots 2 and 8 to access water in 18th street.

No other comments until these two items have been addressed.

**CITY DEVELOPMENT ENGINEER**  
**Jody Kliska**

**10/24/94**  
**244-1591**

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Drainage fee of \$2,286.00 for entire parcel.

Driveway access to 18th St. is preferred over alley access.

Power of attorney for alley improvements is required and assessment of half-alley improvements.

No sidewalk now - sidewalk is required - must be city standard with curb and gutter; handicap ramps at corners is required.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Kristen Ashbeck**

**10/27/94**  
**244-1437**

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For this size parcel and the existing RSF-8 zoning, a maximum of 7 units shall be allowed.

POA for alley improvements is required. (See enclosed form)

Final approval by UCC is required.

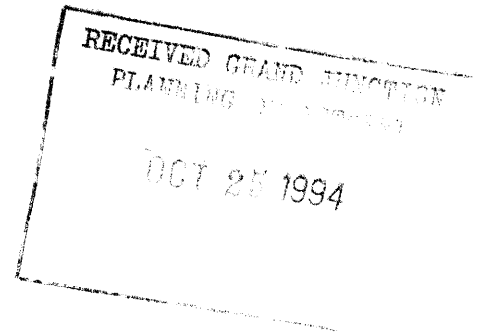
Access off alley rather than 18th is preferred.



TCI Cablevision of Western Colorado, Inc.

October 19, 1994

John Davis / Doris Greenwood  
% City of Grand Junction  
Community Planning Department  
250 North 5th Street  
Grand Junction, CO 81501



Ref. No. TCICON.043

Dear Mr. Davis and Ms. Greenwood;

We are in receipt of the plat map for your re-subdivision of area at 18th and Gunnison. We will be working with the other utilities to provide service to this subdivision in a timely manner.

I would like to take this opportunity to bring to your attention a few details that will help both of us provide the services you wish available to the new home purchasers. These items are as follows:

1. We require the developers to provide, at no charge to TCI Cablevision, an open trench for cable service where underground service is needed. This trench may be the same one used by other utilities.
2. We require developers to provide, at no charge to TCI Cablevision, fill-in of the trench once cable has been installed in the trench.
3. We require developers to provide, at no charge to TCI Cablevision, a 4" PVC conduit at all utility road crossings where cable TV will be installed. This 4" conduit will be for the sole use of cable TV.
4. TCI Cablevision will provide service to your subdivision so long as it is within the normal cable TV service area. Any subdivision that is out of the existing cable TV area may require a construction assist charge, paid by the developer, to TCI Cablevision in order to extend the cable TV service to that subdivision.
5. TCI will normally not activate cable service in a new subdivision until it is approximately 30% developed. Should you wish cable TV service to be available for the first home in your subdivision it will, in most cases, be necessary to have you provide a construction assist payment to cover the necessary electronics for that subdivision.
6. Additionally, in order for us to properly serve this area it will be necessary for you to grant us a utility easement at the following locations: (Also See Attached Map Copy) Lot 2 - across the south end of the lot a 10 foot easement and Lot 8 across the north end a 10 foot easement.

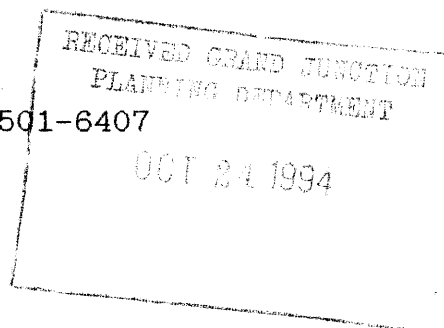
Should you have any other questions or concerns please feel free to contact me at any time. If I am out of the office when you call please leave your name and phone number with our office and I will get back in contact with you as soon as I can.

Sincerely,

Glen Vancil,  
Construction Supervisor 245-8777

514 North 18th Street  
Grand Junction, CO 81501-6407

October 21, 1994



Grand Junction Community Development  
250 North 5th Street  
Grand Junction, CO 81501

Re: #170-94 Administrative Review  
Resubdivision/East Side of 18th  
Street between Gunnison and Chipeta

Gentlemen:

We have received a notice from your department regarding the above-listed matter. I phoned your office for an explanation and learned that a developer plans to build eight single family dwellings/homes on this particular lot.

In the humble opinion of my husband and myself, that particular lot is not big enough for that many houses. I understand that parking would be available from the alley, but I believe cars will still park on 18th Street, thereby causing an overcrowded street and making it look "junky."

We hope the developer will give this more serious consideration and not overcrowd that lot. We would hope there would be restrictions put upon his plans.

Very truly yours,

*Mr. & Mrs. Alfred Urbach*

Mr. and Mrs. Alfred Urbach

October 24, 1994

Community Development Department  
City of Grand Junction  
250 N. 5th Street  
Grand Junction, CO 81501-2668

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
OCT 27 1994

To Whom It May Concern:

Reference #170-94 concerning resubdivision of 18th Street from Gunnison to Chipeta to 8 lots in lieu of 7 lots.

We the undersigned property owners in the area do NOT want to see this zoning changed. We want the zoning left as it is, so there will only be seven (7) fifty foot lots on that property.

NAME

ADDRESS

Palma Barber	2012 Gunnison Ave.
Judith K. Matthews	2112 Chipeta Ave.
Thomas W. Matthews	2112 Chipeta
Hana Van Houten	2000 Gunnison
Enoch Espinoza	535 N. 18th
Mari Smith	131 Aspinall Palisade
Frank R. Smith	1741 Quay
Charlene King	460 N 17th St.
Theresa Coze	502 N. 17th St
Helen D. Schmeider	505 N 17th St.
FRED STROHMEIER	"
Fred Strohmeyer	"
Ruth Laird	519 7th, 17th St.
Ann Bigger	576 N. 17th St.
William Kramer	1705 Chipeta Ave
Susan A. Bousier	545 N. 19th St. Grand Jct. CO 81501
Kathy Mann	539 N. 19th St. CO
Melba Beckwith	535 N. 19th Grand Jct 81501
Ken McConnell	513 N. 19th " " "
Robert A. Wondras	1909 CHIPETA Grand Jct - 81501
Donald L. Colway	1921 Chipeta " " "
Martine Miller	1933 Chipeta B Jct 81501
Genevieve Sechrist	1914 Gunnison Ave
Samuel M. Forster	2012 Gunnison 81501
Pauline Eynum	2022 Gunnison 81501

October 24, 1994

Community Development Department  
City of Grand Junction  
250 N. 5th Street  
Grand Junction, CO 81501-2668

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NAME

ADDRESS

Nancy McCallum	2121 Chipeta Ave	81501
Frances Abeyta	3111 Chipeta Ave	81501
David S Abeyta	2111 CHIPETA AVE.	81501
Mary Louise Huffer	2122 Chipeta Ave	81501
Donald S. Huffer	2131 Chipeta	81501
Elise H. Huffer	2032 Chipeta Ave	81501
Viola M. Huffer	2015 Gunnison Ave	81501
Boyd M Huffer	2015 Gunnison Ave	81501



Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430 FAX (303) 244-1599

November 7, 1994

John Davis  
1023 24 Road  
Grand Junction, CO 81504

RE: File #170-94 Resubdivision-18th and Gunnison

Dear Mr. Davis:

As indicated in the staff comments in City development file #170-94, the RSF-8 zoning on lots 1-13, block 12, Slocomb's Addition to Grand Junction allows up to 7 parcels to be created through a replat. As stated in section 4-2-6.I of the Zoning and Development Code the maximum units per gross acre are 8. This property consists of .88 acres allowing for 7 units. Previous dedications of ROW do not count toward the gross acreage.

The Mesa County Assessor's office information shows that lots 1-13 as described above have been combined under one ownership and one tax parcel number since their records began. The 25' x 118.75' lots individually do not meet the minimum lot area of 4,000 sq.ft. as required for the RSF-8 zoning. However, the replatting of the entire parcel into 7 lots as is now proposed does meet all the bulk requirements of the RSF-8 zoning.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner  
Planning Supervisor

sign off sheet for each project - as follows:

CITY OF GRAND JUNCTION FILE #170-94 REPLAT OF THE EAST SIDE OF 18TH STREET BETWEEN GUNNISON AND CHIPETA IN THE CITY OF GRAND JUNCTION HAS BEEN REVIEWED AND APPROVED BY THE UTILITY COORDINATING COMMITTEE.

*J. Dale Clawson*

CHAIRMAN

*11/9/94*

DATE



*Stephanie  
need attest  
thanks  
Kris* →

MEMORANDUM

DATE: NOVEMBER 17, 1994

TO: MARK ACHEN  
FROM: KRISTEN ASHBECK

RE: Request your signature on Greenwood Subdivision Improvements Agreement

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Mrs. Doris Greenwood is in the process of platting a parcel on the east side of 18th Street between Chipeta and Gunnison into 7 single family residential lots. A requirement of approval of the plat is construction of sidewalk around three sides of the property which presently does not exist. The attached Improvements Agreement for this construction will be guaranteed with cash in escrow.

To: Randy Booth  
From: Kristen Ashbeck  
Subject: Release Improvements Agreement  
Date: 3/31/95 Time: 11:48a

The Release for Improvements Agreement has been signed and recorded for the Greenwood Subdivision (18th and Gunnision - project number 170-94). Please release the funds being held in escrow in the amount of \$9,270.00 to the developer at this time. Thank you. kris

N89°44'22"E

343.83'

### GUNNISON AVE.

(TOTAL R.O.W. 60')

40.00'

40.00'

N89°44'22"E

118.47'

59.23'

59.24'

55.00'

**LOT 1**  
0.11 ACRES

**LOT 2**  
0.11 ACRES

80.66'  
N00°02'22"W

N00°00'00"E

59.29'

59.30'

S89°29'39"W

118.59'

**LOT 3**  
0.11 ACRES

118.64'

S89°29'39"W

**LOT 4**  
0.11 ACRES

118.70'

S89°29'39"W

**LOT 5**  
0.11 ACRES

118.75'

S89°29'39"W

**LOT 6**  
0.11 ACRES

S89°29'39"W

118.81'

59.40'

59.41'

**LOT 7**  
0.11 ACRES

**LOT 8**  
0.11 ACRES

80.66'  
N00°02'22"W

321.83'

40.00'

40.00'

40.00'

40.00'

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40.00'

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80.40'

ALLEY

320.81'

LOTS 14 - 26, BLOCK 12  
SLOCUMB'S ADDITION TO GRAND JUNCTION

382.30'  
BASIS OF BEARING (ASSUMED)

### 18th STREET

(TOTAL R.O.W. 75')

N00°00'00"E

N00°00'00"E

N00°00'00"E

S89°15'00"W

### CHIPETA AVE.

(TOTAL R.O.W. 60')

344.91'

20.00'

20.00'

### DING SET-BACKS

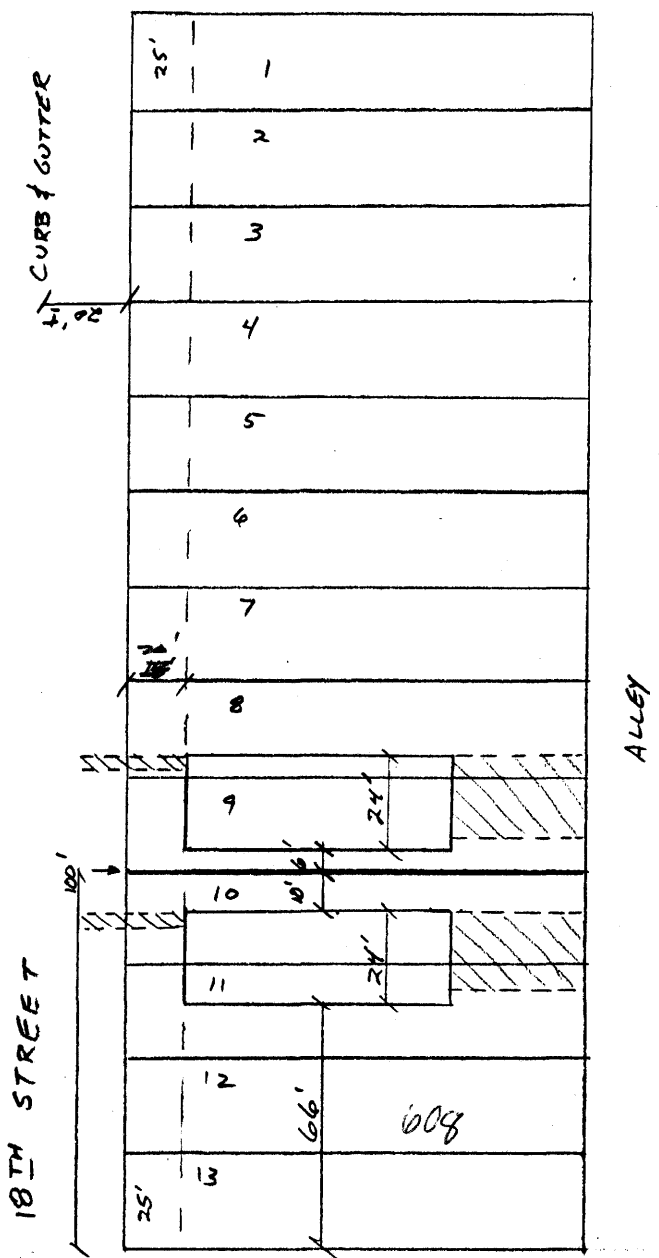
### LEGEND

### LOT SI

IN. ST. FRONTAGE 15'  
MIN. 5'

● CITY MONUMENT

GUNNISON



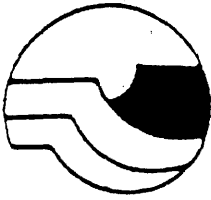
CURB & GUTTER

18TH STREET

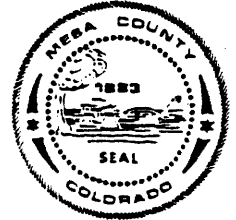
ALLEY

SLOCUMB'S ADDITION

CHIPETA



# Mesa County Assessor



Mesa County Courthouse Annex P.O. Box 20,000-5003 Grand Junction, Colorado 81502-5003 (303) 244-1610

COMBINATION FORM or RETURN TO ORIGINAL PARCELS

EXISTING PARCEL NUMBER(S): 2945-132-02-003

PROJECTED NEW PARCEL NUMBER(S):

2945-132-02-006	7-02-012
1-007	8-02-013
2-008	9-02-015
3-009	10-02-017
4-010	11-02-018
5-011	12-02-019
6-011	13-02-018

Please be advised: THAT ANY NEW NUMBER(S) LISTED ABOVE IS NOT ABSOLUTELY GUARANTEED. THE NEW NUMBERS ARE SUBJECT TO CHANGE.

FROM SEPTEMBER 1 OF EACH YEAR, THERE IS NO GUARANTEE THAT THE ABOVE REQUEST WILL BE PROCESSED IN TIME FOR THE FOLLOWING JANUARY'S TAX NOTICE.

WE DO PROMISE TO PROCESS REQUESTS IN A TIMELY MANNER, AS OUR REGULAR FLOW OF WORK ALLOWS.

OWNER  
SIGNATURE : *[Signature]*  
REPRESENTATIVE

PHONE NO: 243-3921

DATE: 10-24-94

DRAFTING TECH  
SIGNATURE : *[Signature]*

*Mary Anne*

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

SB-124-94

MESA COUNTY LAND RECORDS  
544 ROOD AVE.  
GRAND JUNCTION, CO 81501  
(303) 244-1823

To: Monika Todd, Mesa County Clerk & Recorder

This is to certify that the SUBDIVISION PLAT described below

## GREENWOOD 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 15th day of December, 1994.

Signed: \_\_\_\_\_

*Ken Swearengen*  
KEN SWEARENGIN

RECORDED IN MESA COUNTY RECORDS

DATE: \_\_\_\_\_

TIME: \_\_\_\_\_

BOOK: 14 PAGE: 311

RECEPTION NO.: \_\_\_\_\_

NOTE:

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

*Drawn AA161*

1704408 11:18 AM 12/21/94  
MONIKA TODD CLK&REC MESA COUNTY CO

18 3 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

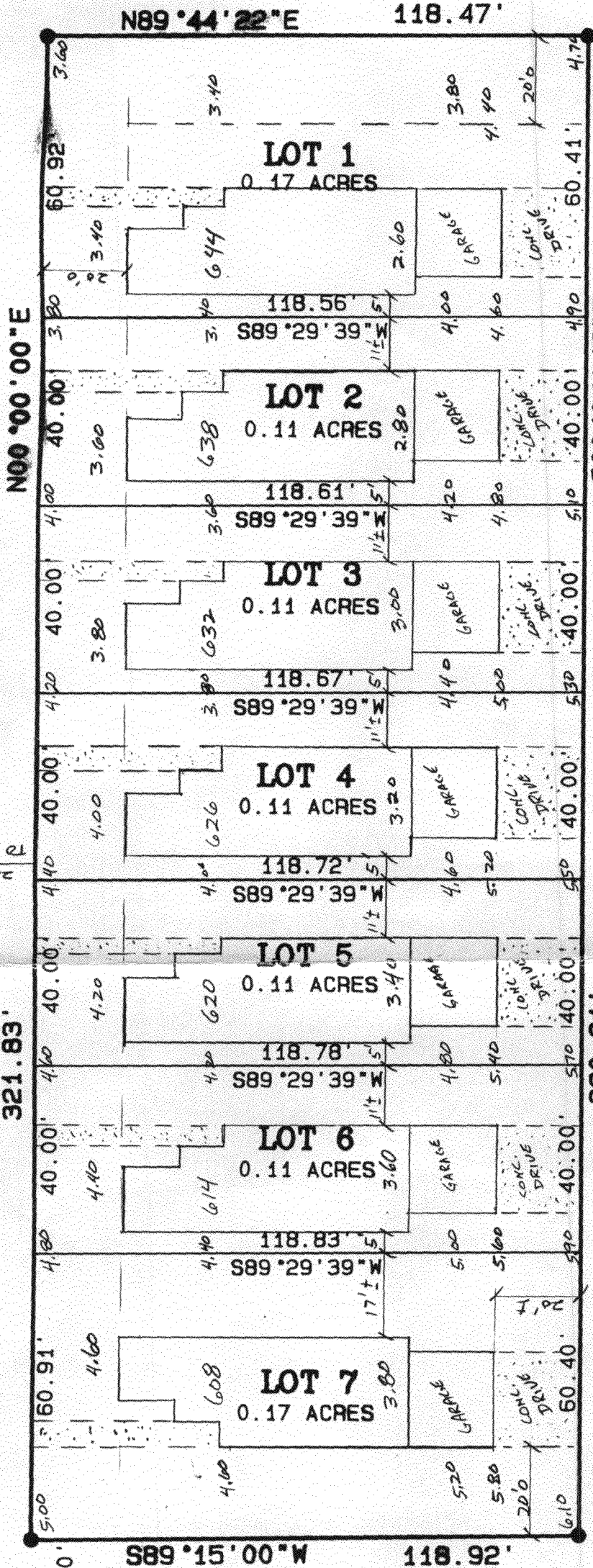
2. Legal Description: Lots 1 Through 13, Block 12 of Slocomb's Addition

# GUNNISON AVE.

(TOTAL R.O.W. 60')

40.00'

40.00'



RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
DEC 07 1994

LOTS 14 - 26, BLOCK 12  
SLOCOMB'S ADDITION TO GRAND JUNCTION

10th STREET

55.00'

55.00'

### SET-BACKS

- YARD - MIN. 20'
- FRONT - MIN. 5'
- REAR - MIN. 15'

### LEGEND

- CITY MONUMENT
- SET #5 REBAR W/2" ALUM. CAP
- STAMPED D H SURVEYS LS 20677 (IN CONC.)

### LOT

7 LOTS = 0.873

NOTICE: According to Colorado law you: