

Table of Contents

ANX-1995-051

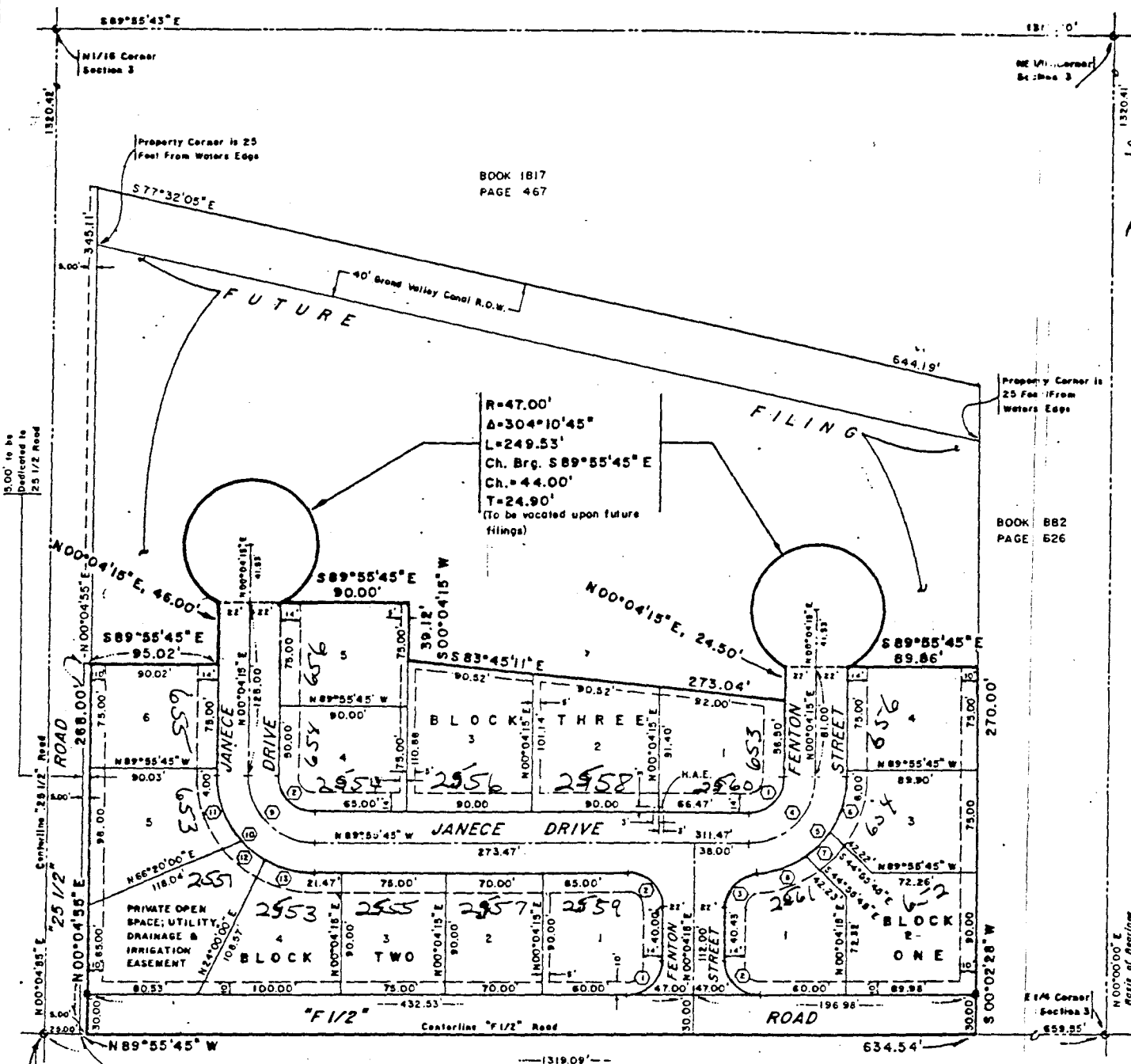
Date 7/28/99

P r e s e n t	S c a n n e d	<p>A few items are denoted with a (*) are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>			
X	X	*Summary Sheet – Table of Contents			
		Application form			
		Receipts for fees paid for anything			
		*Submittal checklist – Change of Use Review			
		*General project report			
		Reduced copy of final plans or drawings			
		Reduction of assessor's map			
		Evidence of title, deeds			
		*Mailing list to adjacent property owners			
		Public notice cards			
		Record of certified mail			
		Legal description			
		Appraisal of raw land			
		Reduction of any maps – final copy			
		*Final reports for drainage and soils (geotechnical reports)			
		Other bound or nonbound reports			
		Traffic studies			
		Individual review comments from agencies			
		*Consolidated review comments list			
		*Petitioner's response to comments			
X	X	*Staff Reports – Board of Appeals			
		*Planning Commission staff report and exhibits			
		*City Council staff report and exhibits			
		*Summary sheet of final conditions			
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)			
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:					
X	X	Development Improvements Agreements - **	X	X	Letter to Kathy Portner from Tony Perry – 5/12/95
X		Disbursement Agreement	X	X	Letter to John Davis to Beverly Campbell – 5/11/95
X		Letter to John Davis from Alan Parkerson – 4/11/95-bid	X		City Council Minutes – 5/19/95 - **
			X		Ordinance No. 2841 - **
X	X	Letter to Tony Perry from Katherine Portner-8/31/95	X		Inspection Card – 660 Fenton
X		Release of Improvements Agreement memo to be signed by Jody Kliska. Greg Trainor, Hank Masterson, Ute Water Representative from Kathy Portner-6/23/95	X		Mesa Co. Bldg Dept. re-inspection sticker-660 Fenton
X	X	City Council Minutes – 5/3/95 - **	X	X	Planning Commission Minutes – 4/4/95 - **
X	X	Letter to John Davis from Jody Kliska – 6/30/95	X	X	MAP OF KAY SUBDIVISION - FILING NO. 2
X	X	Certified letter to John Davis from Kathy Portner-5/19/95	X	X	ANNEXATION MAP 001 CD ROM
X		3 letters from Wayne H. Lizer Engineering Consulting and Land Surveying, to Comm. Dev.-5/12/95 & 5/31/95 re: Kay Sub. Detention Pond and Irrigation System			

KAY SUBDIVISION

A PART OF THE SW 1/4 NE 1/4,
SECTION 3, T.1S., R.1W., UTE MERIDIAN

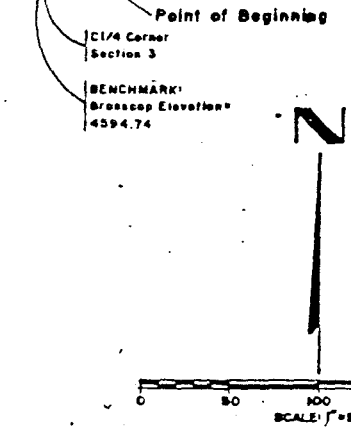
PUD
C61-93 30' Hig



Reared
Fy₂
30'
Side 20
Between
Rear 20
int Lots
Front.

BOOK 1817
PAGE 467

BOOK 882
PAGE 626



NOTE:
Unless otherwise specified
easements are for utility,
drainage, and irrigation
purposes.

- LEGEND**
- ◆ MESA COUNTY, COLORADO
SURVEY MARKER (BRASS
CAP)
 - 5/8" REBAR SET IN CONCRETE
WITH CAP MARKED "PE PLS
#4113"
 - ==== LOT LINE WITH EASEMENT LINES
 - H.A.E. DENOTES "HANDICAP ACCESS EASEMENT"

LAND USE SUMMARY

AREA IN LOTS	2.55 Ac.	60.1%
OPEN SPACE	0.21 Ac.	5.1%
STREETS	1.51 Ac.	34.9%
TOTAL	4.27 Ac.	100.0%

DENSITY: 16 LOTS @ 4.24 Ac. = 3.5 UNITS/AC.

CURVE DATA

CURVE	RADIUS	DELTA	CHORD	CHORD LENGTH	LENGTH	TANGENT
1	25.00'	90°00'00"	S45°04'15"W	35.36'	39.27'	25.00'
2	25.00'	90°00'00"	S44°55'45"W	35.36'	39.27'	25.00'
3	25.00'	84°30'11"	S42°19'11"E	33.62'	36.87'	22.71'
4	47.00'	90°00'00"	S45°04'15"E	66.47'	73.83'	47.00'
5	69.00'	84°30'11"	S42°19'21"E	92.79'	101.77'	62.68'
6	61.00'	34°33'46"	N12°21'08"E	40.99'	41.62'	21.47'
7	69.00'	20°52'58"	S45°04'15"E	25.00'	25.15'	12.72'
8	69.00'	29°03'57"	N70°02'28"E	34.63'	35.00'	17.89'
9	47.00'	90°00'00"	S44°55'45"E	66.47'	73.83'	47.00'
10	69.00'	90°00'00"	S44°55'45"E	97.58'	108.36'	69.00'
11	69.00'	47°20'58"	S21°06'18"W	48.85'	51.00'	26.73'
12	69.00'	17°39'28"	S51°06'27"W	21.18'	21.26'	16.72'
13	69.00'	29°59'34"	S74°55'68"W	35.71'	36.17'	18.48'



STAFF REVIEW

FILE: #ANX-95-51

DATE: March 24, 1995

STAFF: Kathy Portner

REQUEST: Zoning of Kay Subdivision to PR 3.8

LOCATION: NE corner of F 1/2 Road and 25 1/2 Road

APPLICANT: City of Grand Junction

EXISTING LAND USE: Single Family Residential and Undeveloped

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Grand Valley Canal, Single Family and Agriculture
SOUTH: Single Family (approx. 1 unit per 2 acres)
EAST: Undeveloped
WEST: Single Family and Agriculture

EXISTING ZONING: County PUD

PROPOSED ZONING: Planned Residential (PR), 3.8 units per acre

SURROUNDING ZONING:

NORTH: County AFT
SOUTH: RSF-R (Proposed with the annexation)
EAST: County AFT
WEST: PR 3.7 (Proposed with the annexation)

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

Kay Subdivision, located at the northeast corner of F 1/2 Road and 25 1/2 Road, consists of 30 lots on approximately 7.9 acres for an overall density of 3.8 units per acre. Both filings of this subdivision have been recorded.

Kay Subdivision was zoned PUD and received final approval by the County Commissioners on August 17, 1993 (Resolution No. MCM 93-114). The City is proposing a zone of Planned Residential (PR) with a density not to exceed 3.8 units per acre. All conditions of the County approval shall apply.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed zoning.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #ANX-95-51, I move we forward this onto City Council with a recommendation of approval for a zoning of PR with a density not to exceed 3.8 units per acre.

STAFF REVIEW

FILE: #ANX-95-51

DATE: March 29, 1995

STAFF: Kathy Portner

REQUEST: Zoning of Kay Subdivision to PR 3.8

LOCATION: NE corner of F 1/2 Road and 25 1/2 Road

APPLICANT: City of Grand Junction

EXISTING LAND USE: Single Family Residential and Undeveloped

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Grand Valley Canal, Single Family and Agriculture
SOUTH: Single Family (approx. 1 unit per 2 acres)
EAST: Undeveloped
WEST: Single Family and Agriculture

EXISTING ZONING: County PUD

PROPOSED ZONING: Planned Residential (PR), 3.8 units per acre

SURROUNDING ZONING:

NORTH: County AFT
SOUTH: RSF-R (Proposed with the annexation)
EAST: County AFT
WEST: PR 3.7 (Proposed with the annexation)

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

Kay Subdivision, located at the northeast corner of F 1/2 Road and 25 1/2 Road, consists of 30 lots on approximately 7.9 acres for an overall density of 3.8 units per acre. Both filings of this subdivision have been recorded.

Kay Subdivision was zoned PUD and received final approval by the County Commissioners on August 17, 1993 (Resolution No. MCM 93-114). The City is proposing a zone of Planned Residential (PR) with a density not to exceed 3.8 units per acre. All conditions of the County approval shall apply.

The setbacks as approved by the County are as follows:

Rear Yard along 25 1/2 Rd. and F 1/2 Rd.--30'
Front Yard --20'
Rear Yard--20'
Side Yard--20' between units

STAFF RECOMMENDATION:

Staff recommends approval of the proposed zoning.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #ANX-95-51, I move we forward this onto City Council with a recommendation of approval for a zoning of PR with a density not to exceed 3.8 units per acre.

STAFF REVIEW

FILE: #ANX-95-51
DATE: April 11, 1995
STAFF: Kathy Portner
REQUEST: Zoning of Kay Subdivision to PR 3.8
LOCATION: NE corner of F 1/2 Road and 25 1/2 Road
APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: Zoning property recently annexed to the City of Grand Junction, Kay Subdivision, Planned Residential (PR) with a density not to exceed 3.8 units per acre.

EXISTING LAND USE: Single Family Residential and Undeveloped

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Grand Valley Canal, Single Family and Agriculture
SOUTH: Single Family (approx. 1 unit per 2 acres)
EAST: Undeveloped
WEST: Single Family and Agriculture

EXISTING ZONING: County PUD

PROPOSED ZONING: Planned Residential (PR), 3.8 units per acre

SURROUNDING ZONING:

NORTH: County AFT
SOUTH: RSF-R (Proposed with the annexation)
EAST: County AFT
WEST: PR 3.7 (Proposed with the annexation)

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

Kay Subdivision, located at the northeast corner of F 1/2 Road and 25 1/2 Road, consists of 30 lots on approximately 7.9 acres for an overall density of 3.8 units per acre. Both filings of this subdivision have been recorded.

Kay Subdivision was zoned PUD and received final approval by the County Commissioners on August 17, 1993 (Resolution No. MCM 93-114). The City is proposing a zone of Planned Residential (PR) with a density not to exceed 3.8 units per acre. All conditions of the County approval shall apply.

The setbacks as approved by the County are as follows:

Rear Yard along 25 1/2 Rd. and F 1/2 Rd.--30'
Front Yard --20'
Rear Yard--20'
Side Yard--20' between units

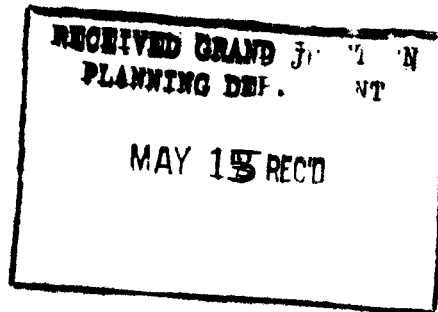
The owner of Kay Subdivision, Filing 2 has requested that the front yard setback for lot 2, block 2, along Brenna Way be reduced to 14' since the lot is constrained with 2 front yard setbacks and a 30' setback along 25 1/2 Road. The garage will access off of Janece Drive at the south side of the proposed house. Staff concurs with that proposal.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed zoning.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission, at their April 4, 1995 hearing, recommended approval of the zoning to PR-3.8.



May 11, 1995

Mr. John Davis
1023 24 Road
Grand Junction, CO 81505

Dear Mr. Davis:

We, the elected representatives of the homeowners of Kay Subdivision, are prepared to accept the Kay Subdivision Homeowner's Association with the following stipulations:

1. The irrigation system in Phase I is fully operational
 - a. is approved by the city and county
 - b. turn on the system and repair any leaks
 - c. to substantiate adequate pressure for Phase I
2. All building inspections for the pump house and irrigation system have been approved by the city/county
 - a. regarding red tag violation for the electrical system has been repaired as required
3. Provide:
 - Articles of Incorporation
 - Stock Book
 - Corporate Seal
 - Certificate of Incorporation
 - Water Stocks
 - Deed
4. No other agreements exist affecting Kay Subdivision
5. Any items requested by the city in the letter from Kathy Portner

Please provide a written response to the stated items by May 15, 1995, so that we can accept the Homeowner's Association as quickly as possible.

Sincerely,

Beverly Campbell

Beverly Campbell
Kay Subdivision Spokesperson

May 12, 1995

Kathy Portner
Community Development Director
City of Grand Junction
Grand Junction, Colo. 81501

RE: Kay Subdivision Filing # 2
Transportation Capacity Payment

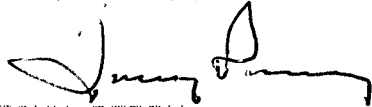
Dear Ms. Portner:

As we have discussed I am requesting a wavier of the Transportation Capacity Payment charge for lots that will be developed in Kay Subdivision Filing #2 due to the fact I have spent approximately \$20,000.00 for the expansion of 25 1/2 Rd.

Please include this waiver for any building permits that will be obtained in the future for Kay Sub Filing #2.

Thanking you in advance,

Very truly,



TONY PERRY

*OK = [unclear]
7-15-95*

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
MAY 12 RECD

W.H. LIZER & ASSOCIATES
Engineering Consulting and Land Surveying
576 25 Road, Unit #8
Grand Junction, Colorado 81505
241-1129

May 12, 1995

Kathy Portner
City of Grand Junction Development Dept.
250 Main Street
Grand Junction, Colorado 81505

RE: Kay Subdivision, Filing No. 1

Dear Ms. Portner,

This is to certify that the streets and utilities in Kay Subdivision Filing No. 1 were constructed according to the plans approved by Mesa County Current Planning and Zoning, and all compaction requirements were met as tested by Colorado West Testing Laboratory.

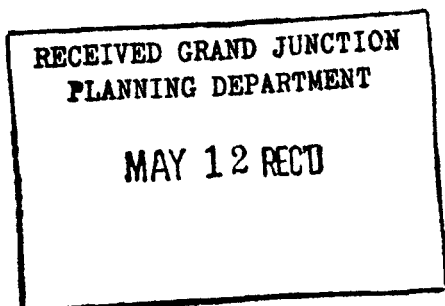
As-Builts of the street and sewer construction were submitted to you previously and should be in your files. Joe Beilman required approval of all of the above prior to recording Filing No. 2 and I am attempting to get documentation from Joe for your records.

Sincerely yours,



Wayne H. Lizer P.E., P.L.S.

cc John Davis
Tony Perry



Sent Certified
7 006 - 054 - 740



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

May 19, 1995

John Davis
P.O. Box 2867
Grand Junction, CO 81502

RE: Kay Subdivision

Dear Mr. Davis:

We have reviewed Mesa County Development File #C61-93 for Kay Subdivision to determine the outstanding items for the completion of Filing #1. The deficiencies as listed in the file and noted by City inspections are as follows:

1. A letter from the developer's engineer must be submitted stating that the irrigation system is adequate to serve the subdivision and that the system is functional. The completion of the pump house must meet all requirements of the Building Code.
2. Completion of landscaping of the detention facility and surrounding area in accordance with a landscaping plan to be reviewed and approved by the City.
3. *Stamped
Autocadd?* Submittal of as-built drawings, one mylar set and two blue-line sets stamped by the engineer and a computer disk with Autocadd compatible drawing files (SSID, Zoning and Development Code, Section 5-6).
4. Submittal of all test results for concrete, asphalt, base course and subgrade on the streets, utility work and sidewalk subgrade (SSID, Zoning and Development Code, Section 5-6).
5. The City Development Engineer has noted that the detention pond does not appear to be functioning properly. In addition to the required as-built drawings, a statement from the developer's engineer must be submitted attesting to the design, construction and functionality of the detention facility.

All of the above requirements must be complied with by June 15, 1995 for the City to release the Improvements Agreement and accept the streets for maintenance. If you fail to complete the required improvements this matter will be referred to the City Attorney for the initiation of legal action.

Thank you in advance for your cooperation.

Sincerely,



Katherine M. Portner
Planning Supervisor

xc: Jody Kliska, City Development Engineer
John Shaver, Assistant City Attorney
Joe Beilman, Mesa County Development Engineer
Kathleen Sellman, Mesa County Planning Manager

Need blue lined as-built stamped

W.H. LIZER & ASSOCIATES
Engineering Consulting and Land Surveying
576 25 Road, Unit #8
Grand Junction, Colorado 81505
241-1129

May 31, 1995

To Whom It May Concern:

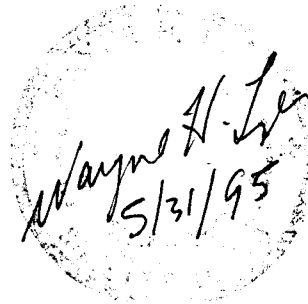
RE: Kay Subdivision, Filings No. 1 and 2 - Detention Pond

The detention pond at Kay Subdivision, Filing No. 1 and Filing No. 2,
was built according to design and is working properly.

Sincerely yours,



Wayne H. Lizer, P.E., P.L.S.



W.H. LIZER & ASSOCIATES
Engineering Consulting and Land Surveying
576 25 Road, Unit #8
Grand Junction, Colorado 81505
241-1129

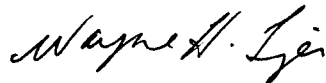
May 31, 1995

To Whom It May Concern:

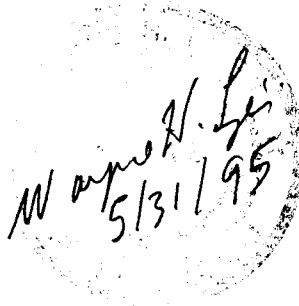
RE: Kay Subdivision, Filing No. 1 - Irrigation System

I have inspected the irrigation system at Kay Subdivision, Filing No. 1 which has 10 shares of Grand Valley Water Stock. It is pumped out of a storage tank with a 5 HP pump. The system is adequate, and is in working condition.

Sincerely yours,



Wayne H. Lizer, P.E., P.L.S.





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

August 31, 1995

Tony Perry

RE: Kay Subdivision, Lot 9, Block 1

Dear Tony:

As we discussed the request to change the required setback along 25 1/2 Road for lot 9, block 1, Kay Subdivision #2 from 30' to 20' can be reviewed and approved administratively as a Minor Change. We find the request meets the requirements of section 7-5-6.A of the Zoning and Development Code and approve the request. The 20' setback is in conformance with the setback that would be required in the most similar straight zone designation. All other setbacks for the above mentioned lot shall remain as originally approved.

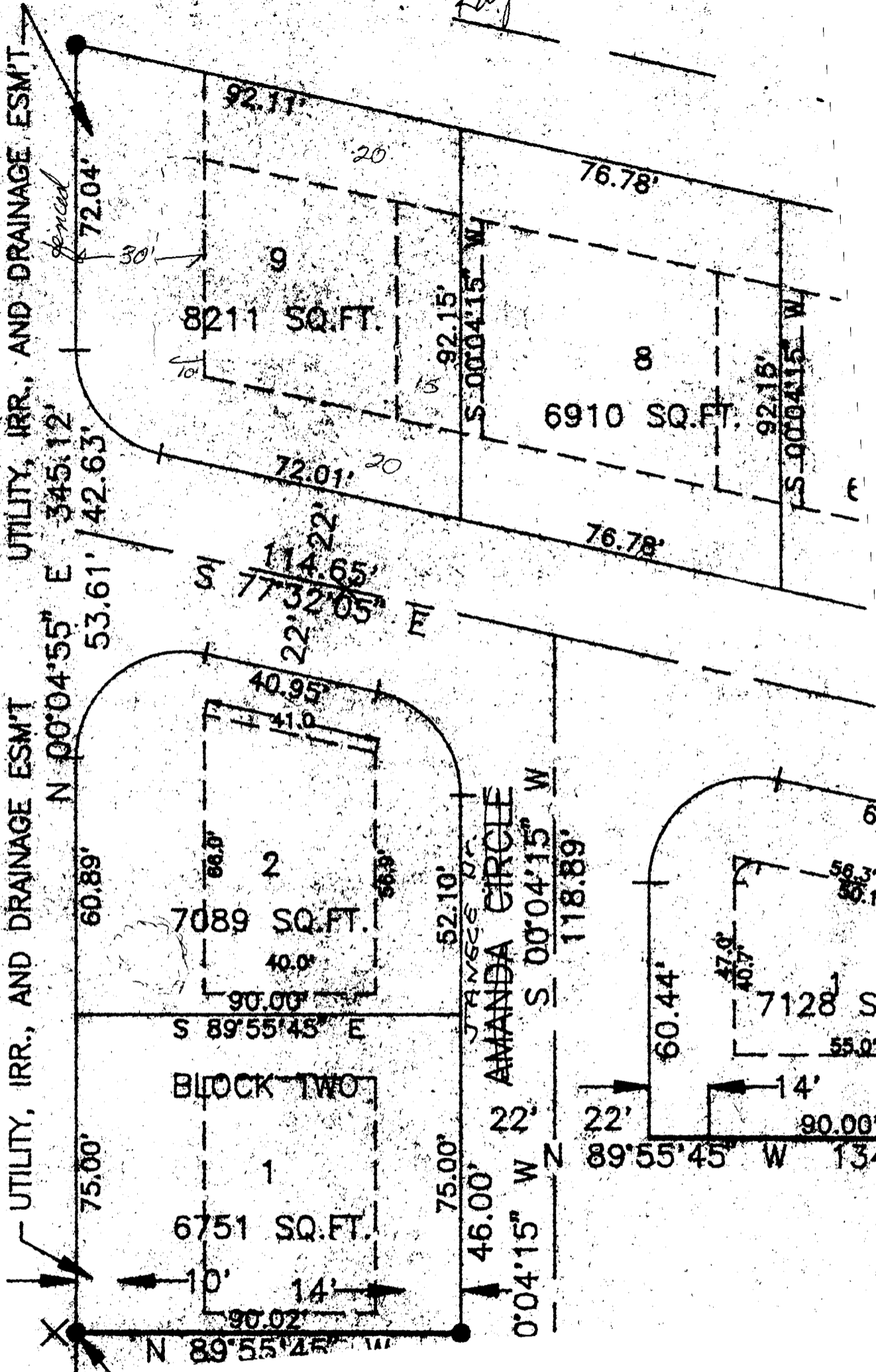
Sincerely,

Katherine M. Portner
Planning Supervisor

30' ϕ
 1600' ϕ
 43-4383
 agreed to
 20' setback
 on 25 1/2' Rd

Key # 2

N 00°04'55" E 1320.42'



*Kay Sub. filing #1 file -
put in City file - Annex.
& zoning*



June 30, 1995

Mr. John Davis
P.O. Box 2867
Grand Junction, Colorado 81502

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

Subject: Kay Filing 1 Subdivision

Dear Mr. Davis:

"As Built" record drawings and required test results for the streets and drainage facilities were received on June 15, 1995. These have been reviewed and found to be acceptable.

In light of the above, the streets and drainage improvements are eligible to be accepted for future maintenance by the City of Grand Junction one year after the date of substantial completion. The date of substantial completion is June 15, 1995.

Your warranty obligation for all materials and workmanship for a period of one year beginning with the date of substantial completion will expire upon acceptance by the City. If you are required to replace or correct any defects which are apparent during the period of the warranty, a new acceptance date and extended warranty period will be established by the City.

Thank you for your cooperation in the completion of the work on this project.

Sincerely,

A handwritten signature in cursive script that reads "Jody Kliska".

Jody Kliska
City Development Engineer

cc: Don Newton
Doug Cline
Walt Hoyt
Kathy Portner