



# SUBMITTAL CHECKLIST

## MINOR SUBDIVISION

MS-95-132

Location: 2813, 2815 Jefferson Rd

Project Name: Wicken Manor Sub

ITEMS		DISTRIBUTION																												
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 Building Department	● County Surveyor	○ Walker Field	○ School Dist. #51	● Irrigation District <i>Sanitator</i>	○ Drainage District <i>4445</i>	● Water District <i>111</i>	○ Sewer District	● U.S. West	● Public Service	○ GVRP	○ CDOT	○ Corps of Engineers	○ Colorado Geologic Survey	○ U.S. Postal Service	● Perigo WWTF	● TCI Cable	TOTAL REQ'D.
<i>Submittal Deadline - 1st working day of month</i>																														
Date Received	<u>8/1/95</u>																													
Receipt #	<u>2704</u>																													
File #	<u>MS-95-132</u>																													
● Application Fee <i>\$400 plus 1/5% fee</i>	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	1
● 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
● 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
● Evidence of Title	VII-2	1		1			1																							
○ Appraisal of Raw Land	VII-1	1			1	1																								
● Names and Addresses*	VII-2	1																												
● Legal Description*	VII-2	1		1																										
○ Deeds	VII-1	1		1			1																							
○ Easements	VII-2	1	1	1	1		1														1	1	1							
○ Avigation Easement	VII-1	1			1		1								1															
○ ROW	VII-3	1	1	1	1		1														1	1	1							
○ Covenants, Conditions & Restrictions	VII-1	1	1				1																							
○ Common Space Agreements	VII-1	1	1				1																							
● County Treasurer's Tax Cert.	VII-1	1																												
○ Improvements Agreement/Guarantee*	VII-2	1	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 <i>2943-072</i>	IX-21	1																												
○ Composite Plan	IX-10	1	2	1	1																									
○ 11"x17" Reduction Composite Plan	IX-10	1			1	1	1	1	8	1	1	1	1				1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Final Plat	IX-15	1	2	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
● 11"x17" Reduction of Final Plat	IX-15	1							8	1	1	1			1	1	1	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							1	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	1					1	1	
○ Roadway Plan and Profile	IX-28	1	2															1												
○ 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									1															1			
○ Phase I & II Environmental Report	X-10,11	1	1																											
○ Final Drainage Report	X-5,6	1	2																1											
○ Stormwater Management Plan	X-14	1	2																1						1					
○ Sewer System Design Report	X-13	1	2	1																1										
○ Water System Design Report	X-16	1	2	1															1											
○ Traffic Impact Study	X-15	1	2																							1				
● Site Plan	IX-29	1	2	1	1		1		8																					

NOTES: \* An asterisk in the item description column indicates that a form is supplied by the City.



# DEVELOPMENT APPLICATION

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

Receipt \_\_\_\_\_

Date \_\_\_\_\_

Rec'd By \_\_\_\_\_

File No. MS-95-132

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	1.518 ac	2813 2815 Patterson Rd	PR-8	Residential + School
<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"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Leo H & Helen M Warren

Same

Wayne H Lizer/W H Lizer & Associates

Name

Name

Name

2792 Cortland Ave

576 25 Road Unit #8

Address

Address

Address

Grand Junction, CO 81506

Grand Junction, CO 81505

City/State/Zip

City/State/Zip

City/State/Zip

243-0867

241-1129

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 required 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 Leo H Lizer  
 Signature of Person Completing Application *owner*

7/31/95  
 Date

X Helen Warren

7/31/95

X Wayne H Lizer  
 Signature of Property Owner(s) - attach additional sheets if necessary  
 Person Completing Application

7/31/95  
 Date

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

July 31, 1995

GENERAL PROJECT REPORT  
FOR  
WARREN MINOR SUBDIVISION  
LOCATED IN THE NW 1/4 OF SECTION 7, T1S, R1E, U.M.,  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

A. PROJECT DESCRIPTION

The site is located at 2813 and 2815 Patterson Road and on the South side of Patterson Road approximately 250 feet West of 28 1/4 Road.

The site contains 1.518 acres and contains both an established children's learning center (Mesa Montessori) on proposed Lot 1, and a single-family residence on proposed Lot 2.

There is no further development planned.

B. PUBLIC BENEFIT

When Mesa Montessori was completed, landscaping was provided along Patterson Road which added to the aesthetic features of Patterson Road.

C. PROJECT COMPLIANCE

1. The petitioner has a buyer for the single-family residence, however, the single-family residence cannot be sold by itself without having the property divided.
2. The surrounding land including the subject parcel, is zoned PR 8. To the East is a nursing home and to the South and West are single-family housing. To the North is vacant land.
3. The existing access is from Patterson Road and will not be changed.
4. All utilities are existing. A fire hydrant was installed on the North side of the proposed Lot 1 when Mesa Montessori was constructed.
5. There are no special or high demands on utilities.
6. There will be no additional effects on public services.
7. The entire site is "Persayo-Chipeta Silty Clay Loams, 2 to 5 percent slopes, Class IVs (Pb)" - SCS Soils Mapping.

8. There are no geological hazards related to the site.
9. The hours of operation of Mesa Montessori Children's School & Daycare Center is from 7:00 AM to 6:00 PM.  
The residential hours will be normal.
10. There are no signage plans.

D. DEVELOPMENT SCHEDULE

The property is already developed. No further development is planned.

Respectfully submitted,



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

WHL/s1

MS-95-12

2943-072-01-018  
Ronald J Bockleman  
2811 F Road  
Grand Junction, CO 81506-6064

2943-072-01-020 & -26-002  
Bethesda Foundation of Nebraska  
2825 Patterson Road  
Grand Junction, CO 81506-6065

2943-072-02-002 & -014  
Ronald Bockleman  
2811 F Road  
Grand Junction, CO 81506-6064

2943-072-12-008  
Health & Rehabilitation  
Properties Trust  
400 Centre St  
Newton, MA 01258

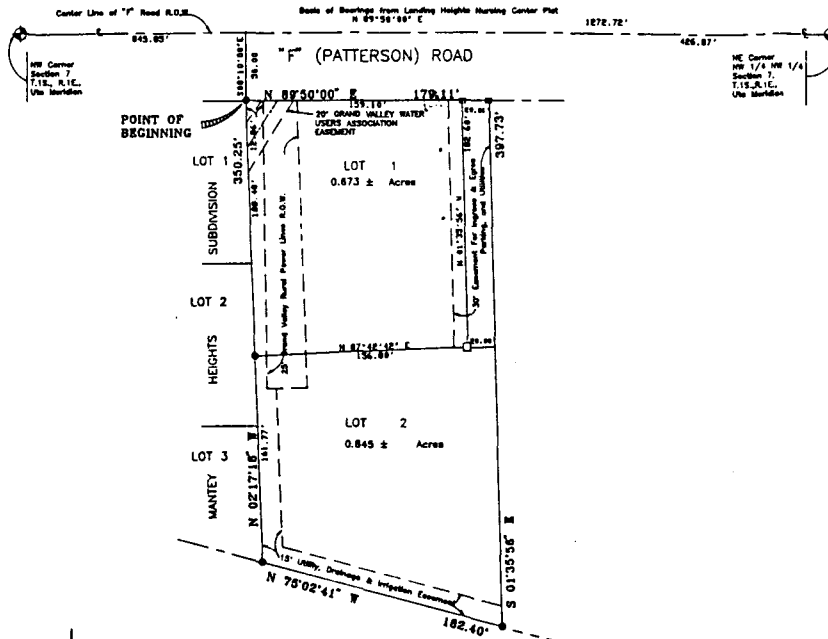
2943-063-00-037  
B & G Investments Etal  
P O Box 9088  
Grand Junction, CO 81501-9020

2943-063-00-086  
First Church of Nazarene of GJ  
1000 N 9th St Ste 8  
Grand Junction, CO 81501-3107

Leo H & Helen M Warren  
2792 Cortland Ave  
Grand Junction, CO 81506

Wayne H Lizer, P.E., P.L.S.  
W H Lizer & Associates  
576 25 Road, Unit #8  
Grand Junction, CO 81505

**WARREN MINOR SUBDIVISION**  
 A REPLAT OF PART OF LOT ONE, BLOCK ONE  
 OF LANDING HEIGHTS NURSING CARE CENTER  
 A PARCEL OF LAND LOCATED IN THE NW 1/4, SECTION 7, T.1S., R.1E.  
 UTE MERIDIAN  
 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

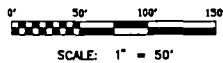


AREA SUMMARY

LOTS	2
TOTAL	1,318 Sq. 100%
DENSITY	= 1 Utr./0.758 Acre

LEGEND

- ◆ MESA COUNTY SURVEY MARKERS (Green Cast)
- 3/8" REBAR SET IN CONCRETE WITH CAP MARKED "P.C. PLS 14113"
- 3/8" REBAR WITH CAP MARKED "P.C. PLS 14117"
- P.C. MARK SET IN ASPHALT
- FOUND 3/8" INCH REBAR WITH 1/2" INCH ALUMINUM CAP MARKED UNLONEX, L.S. 13661



SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a Registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat of WARREN MINOR SUBDIVISION was prepared from notes taken in the field under my direction during March, 1993, and from notes taken in the field by me during June, 1993, and that this plat of WARREN MINOR SUBDIVISION accurately represents said survey and that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Wayne H. Lizer  
 Registered Professional Land Surveyor  
 P.L.S. 14113

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property located in the Northwest Quarter of Section 7 Township 1 South, Range 1 East of the Ute Meridian in Mesa County, Colorado, being part of Lot One, Block One of Landing Heights Nursing Care Center, City of Grand Junction, Mesa County, Colorado, and being more specifically described as follows:

Beginning of a point which bears N89°50'00"E 845.85 feet and S00°10'00"E 50.00 feet from the Northwest Corner of Section 7, T.1S., R.1E., Ute Meridian, Mesa County, Colorado; thence N89°50'00"E 178.11 feet along the South line of F Road; thence leaving said line S01°33'56"E 387.73 feet to a point on the South line of Landing Heights Nursing Care Center; thence N75°02'41"W 182.40 feet along said line to the West line of said Landing Heights Nursing Care Center; thence along said line N02°17'16"E 350.25 feet to the point of beginning, containing 1,318 acres, more or less; said parcel described in Book 1847, Page 773 of the Deed Records of Mesa County, Colorado.

That said owners have caused the said real property to be laid out and surveyed as WARREN MINOR SUBDIVISION, a replat of Part of Lot One, Block One of Landing Heights Nursing Care Center, a subdivision of a part of the City of Grand Junction, Mesa County, Colorado.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever;
- All Private Open Space (POS) to the owners (Homeowners Association) of lots and tracts hereby platted for the purpose of aesthetics and recreational purposes and, for storm detention areas as determined appropriate by said owner (Homeowners Association).
- All Multi-Purpose Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures, and wheel chair ramps, and for irrigation lines.
- All Utility Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines, and irrigation lines.
- All Irrigation Easements to the owners (Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems.
- All Grand Valley Water User's Association Irrigation Easements to the City of Grand Junction and to the Grand Valley Water User's Association, its successors and assigns, for the installation and maintenance of Grand Valley Water User's irrigation facilities.
- All Drainage Easements to the owners (Homeowners Association) of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to form or remove interfering trees and brush, and in Drainage and Retention easements, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owners have caused their names to be hereto subscribed this \_\_\_\_ day of \_\_\_\_\_ A.D., 19\_\_

Leo H. Warren      Helen M. Warren

STATE OF COLORADO      )  
 )      so  
 COUNTY OF MESA      )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ A.D., 19\_\_ by Leo H. Warren and Helen M. Warren.

My commission expires \_\_\_\_\_  
 Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO      )  
 )      so  
 COUNTY OF MESA      )

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M. this \_\_\_\_ day of \_\_\_\_\_ A.D., 19\_\_, and is duly recorded in Plat Book No. \_\_\_\_\_ Page \_\_\_\_\_ Reception No. \_\_\_\_\_

\_\_\_\_\_  
 Clerk and Recorder      Deputy      Fees: \$ \_\_\_\_\_

CITY APPROVAL

This plat of Warren Minor Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, and State of Colorado, was approved and accepted this \_\_\_\_ day of \_\_\_\_\_ A.D., 19\_\_

\_\_\_\_\_  
 City Manager      President of Council

NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey after you first detect such defect. In no event may any action based upon any defect in this survey be commenced more than 10 years from the certification shown hereon.

**WARREN MINOR SUBDIVISION**  
 A REPLAT OF PART OF LOT ONE, BLOCK ONE  
 OF LANDING HEIGHTS NURSING CARE CENTER  
 A PARCEL OF LAND LOCATED IN THE NW 1/4, SECTION 7, T.1S., R.1E.  
 UTE MERIDIAN  
 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

**W.H. LIZER AND ASSOCIATES**  
 ENGINEERING CONSULTING AND LAND SURVEYING  
 576 25 ROAD—UNIT 6  
 GRAND JUNCTION, COLORADO

DATE	PROJ. NO.	SCALE	FILE NAME	CHECKED BY
JULY, 1993	932580-3	1" = 50'	WARREN	BRAUN BY: WHL

# REVIEW COMMENTS

Page 1 of 3

FILE #MS-95-132

TITLE HEADING: Minor Subdivision - Warren Minor Subdivision

LOCATION: 2813/2815 Patterson Road

PETITIONER: Leo & Helen Warren

PETITIONER'S ADDRESS/TELEPHONE: 2792 Cortland Avenue  
Grand Junction, CO 81506  
243-0867

PETITIONER'S REPRESENTATIVE: Wayne Lizer

STAFF REPRESENTATIVE: Mike Pelletier

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**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, 1995.**

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**CITY FIRE DEPARTMENT** 8/4/95  
**Hank Masterson** 244-1414

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The Fire Department has no problems with this Minor Subdivision.

**UTE WATER DISTRICT** 8/7/95  
**Gary Mathews** 242-7491

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Ute Water has no objections to the land split. Both 2813 and 2815 Patterson Road has domestic water meters in place and water supplied by the District.

**CITY DEVELOPMENT ENGINEER** 8/16/95  
**Jody Kliska** 244-1591

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Plat does not show existing utility easement along the eastern boundary.

Plat dedications are only needed for new easements - ingress, egress.

Why is parking included in the easement? I don't think we want to allow parking in the driveway.

**CITY POLICE DEPARTMENT** 8/16/95  
**Dave Stassen** 244-3587

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I have no concerns with this proposal.



**CITY PROPERTY AGENT**  
**Steve Pace**

**8/16/95**  
**244-1452**

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1. The private open space and multi-purpose easements could be removed from the dedication, since none are shown on the plat.
2. The 30' easement for ingress-egress, parking & utilities should be addressed in the dedication. Who benefits? (Lot 1, Lot 2, Parcel to the East?)
3. The 25' Grand Valley Rural Power Lines R.O.W. should be labeled existing and or addressed in the dedication.
4. Dimension the centerline of the 20' Grand Valley Water Users Association easement and dimension the 25' Grand Valley Rural Power Lines R.O.W.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Mike Pelletier**

**8/16/95**  
**244-1447**

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1. Provide evidence of the subdivision of the Lot 1, Block 1 Landing Heights Nursing Care Center. In other words, show how the eastern edge of the proposed minor subdivision originated from the original parcel (Landing Heights Care Center). If no evidence can be found, then the eastern lot line will have to be included as part of the replat.
2. Clarify the labelling of the easement on the east side of Lot 1. The dashed line is shown as a 30' easement for ingress/egress, utilities & parking; what then is the solid line at 20' indicate?

**CITY UTILITY ENGINEER**  
**Trent Prall**

**8/16/95**  
**244-1590**

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Sewer: City

As the existing house on proposed lot 2 is within 400' of sewer, a separate **sewer** connection will be required **when the septic system fails**.

For the existing building, the plans note an existing 4" sanitary sewer as well as a 4" extension. Please clarify which unit currently utilizes the existing line.

Water: City

From the site plan, it appears as if there is both a City and Ute tap to the property. Please clarify which unit is served by which line.

**U.S. WEST**  
**Max Ward**

**8/18/95**  
**244-4721**

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Okay

GRAND VALLEY WATER USERS' ASSOC.  
Richard Proctor, Manager

8/16/95  
242-5065

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Grand Valley Water User's Association has no comments to make or offer on this proposal.

### LATE COMMENTS

PUBLIC SERVICE  
John Salazar

8/23/95  
244-2781

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Gas meters for 2813 (Lot 1) & 2815 (Lot 2) Patterson Road are side by side adjacent to west wall of 2813 Patterson. Gas line (customer-owned) serving 2815 Patterson (Lot 2) crosses/infringes upon Lot 1 on its way to single-family residence occupying Lot 2.

Recommend potential buyer of residence (Lot 2) secure easement (from owner of Lot 1) for gas service line crossing lot 1 or call Public Service Co. to install separate PSC gas line to residence in 30' easement. Call John Salazar at 244-2781.

TO DATE, NO COMMENTS RECEIVED FROM:

City Attorney  
Grand Valley Water Users  
Mesa County Surveyor

revised 8/28/95

9/1/95

Mr. Leo Warren has agreed to provide a 6' wide utility easement for the Public Service Co. gas line from Patterson Road (north PL of lot 1) to the south property line of lot 1 -- 2813 Patterson Rd (see attached copy of amended plat). The existing PSC gas line is in the center of the new easement.

Mr. Warren has paid in advance (copy of check attached) for a new gas line to be installed to lot 2 (2815 Patterson Rd). The new line will also be in the center of the new easement. Mr. Warren indicated the amended plat with the 6' easement should be recorded by September 11, 1995 approximately (or ASAP). *John Salazar*, Public Service Co.

REVIEW COMMENT RESPONSES  
WARREN MINOR SUBDIVISION  
August 25, 1995

City Development Engineer

Jody Kliska

There is an existing ingress, egress easement along the East side of Warren Minor Subdivision.

The plat has additional ingress and egress easements.

City Property Agent

1. Private open space and multi-purpose easements have been removed from the plat.
2. The 30' easement has been corrected on the plat and shows an existing easement to the nursing home to the East.
3. The 25' Grand Valley Rural Power Line R.O.W. has been labeled as existing.
4. The centerline of the Grand Valley Water Users Association Easement has been labeled together with dimensioning the 25' Grand Valley Rural Power Line Easement.

Community Development Department

Mike Pelletier

1. The Location of Warren Minor Subdivision has been added to the plat where it is located in Lot 1 Block 1 of the original Landing Heights Subdivision. Also, attached are the current Warranty Deeds for both existing parcels in Landing Heights Subdivision.
2. The easements have been clarified on the plat. The solid line at the 20.00' dimension should have been dashed.

City Utility Engineer

Trent Prall

OK

Sewer: The existing house on lot 2 is currently on a septic system.

There was an existing building which was torn down previous to the existing building on Lot 1. The sewer service line was extended to serve the building on Lot 1.

Water: All water lines are Ute Water. The service to the residence has been added to the site plan.

Respectfully submitted,

*Wayne H. Lizer*

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

WHL:dp

STAFF REVIEW

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FILE: MS-95-132  
DATE: August 11, 1995  
STAFF: Mike Pelletier  
REQUEST: Subdivide one lot into two lots  
LOCATION: 2813 and 2815 Patterson Road  
APPLICANT: Wayne Lizer, Representative

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EXISTING LAND USE: School/Day Care & Single Family Residential

PROPOSED LAND USE: Same

SURROUNDING LAND USE:

NORTH: Patterson Road & Vacant Land  
SOUTH: Single Family Residential  
EAST: Nursing Home  
WEST: Single Family Residential

EXISTING ZONING: PR-8

SURROUNDING ZONING:

NORTH: PB (County)  
SOUTH: PB  
EAST: PB  
WEST: RSF-5

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• Take the 8 off  
PR-8 on agenda  
• PC will pull off agenda  
unless plat is complete  
w/ lot to East included

STAFF ANALYSIS:

The applicant proposes to split lot 1, block 1 of the Landing Heights Nursing Care Center. The lot contains both the Montessori Children's House Day Care Center and a single family residence. The lot split will allow the sale of the home to the existing tenant. There are several technical corrections listed below that need to be made prior to platting.

1) The Assistant City Attorney advises that the lot to the east containing the Community Care of Grand Junction be platted along with this minor subdivision. This will clear up the current confusion regarding how the original Landing Heights subdivision was split.

2) The plat dedication language needs to address the water line easement and the 30' ingress-egress easement, using standard City of Grand Junction dedication language. Also, the 4th bullet in the dedication language has line 2 and 3 switched.

3) The late comment from Public Service regarding the need for a gas line easement across Lot 1 or installation of a new line should be addressed.

**STAFF RECOMMENDATION:**

Approval with the conditions that items 1, 2, and 3 are corrected before platting.

**RECOMMENDED BOARD MOTIONS:**

Mr. Chairman, on item 95-132, I move that we approve a minor subdivision of lot 1, block 1 of Landing Heights Nursing Care Center.



STAFF REVIEW

---

FILE: MS-95-132  
DATE: August 11, 1995  
STAFF: Mike Pelletier  
REQUEST: Subdivide one lot into two lots  
LOCATION: 2813 and 2815 Patterson Road  
APPLICANT: Wayne Lizer, Representative

---

EXISTING LAND USE: School/Day Care & Single Family Residential

PROPOSED LAND USE: Same

SURROUNDING LAND USE:

NORTH: Patterson Road & Vacant Land  
SOUTH: Single Family Residential  
EAST: Nursing Home  
WEST: Single Family Residential

EXISTING ZONING: PR-8

SURROUNDING ZONING:

NORTH: PB (County)  
SOUTH: PB  
EAST: PB  
WEST: RSF-5

---

STAFF ANALYSIS:

The applicant proposes to split lot 1, block 1 of the Landing Heights Nursing Care Center. The lot contains both the Montessori Children's House Day Care Center and a single family residence. The lot split will allow the sale of the home to the existing tenant. All technical corrections have been made on the plat.

STAFF RECOMMENDATION:

Approval

RECOMMENDED BOARD MOTIONS:

Mr. Chairman, on item 95-132, I move that we approve a minor subdivision of lot 1, block 1 of Landing Heights Nursing Care Center.



MEMORANDUM

TO: Wayne Lizer  
FROM: Mike Pelletier  
DATE: August 29, 1995  
SUBJECT: Warren Minor Sub

*Mailed* 8/29/95  
*Called* 8/31/95  
2:00

Wayne,

There are some technical corrections on the Warren Minor Sub plat that should be addressed before the September 12th Planning Commission meeting. They definitely must be corrected before the UCC meeting on September 13th. The problems are as follows:

- 1) The Assistant City Attorney advises that the lot to the east containing the Community Care of Grand Junction be platted along with this minor subdivision. This will clear up the current confusion regarding how the original Landing Heights subdivision was split.
- 2) The plat dedication language needs to address the water line easement and the 30' ingress-egress easement, using standard City of Grand Junction dedication language. Also, the 4th bullet in the dedication language has line 2 and 3 switched.
- 3) The late comment from Public Service regarding the need for a gas line easement across Lot 1 or installation of a new line should be addressed.

Call me at 244-1447 if you have any questions.