

SUBMITTAL CHECKLIST

MINOR SUBDIVISION

Location: SE corner of 25th & Buchanan

Project Name: Minor Sub - 2 lot

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>G.I.</i>	● Drainage District <i>G.J.</i>	● Water District <i>W.D.</i>	○ Sewer District	● U.S. West	● Public Service	○ GVRP	○ CDOT	○ Corps of Engineers	○ Colorado Geologic Survey	○ U.S. Postal Service	● Parigo WAATF	● TCI Cable	TOTAL REQ'D.
● SPR #0-94																														
Date Received																														
Receipt #	<u>2981</u>																													
File #	<u>MS-95-177</u>																													
● Application Fee <u>\$475 plus \$15/acre</u>	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? <u>-omit/research</u>	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 <u>full size overhead map</u>	X-21	1																												
● Composite 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	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	
○ 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-95-177

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	2.13 acres	25 Rd & Blichman	PI	Commercial/Industrial
<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					

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
<u>TOM GILMOR</u>	<u>SAME AS OWNER</u>	<u>HARRY MAVRAKIS</u>
Name	Name	Name
<u>2501 BLICHMAN AVENUE</u>	<u>518 28 ROAD, SUITE A100</u>	
Address	Address	Address
<u>GRAND JUNCTION, COLORADO 81505</u>	<u>GRAND JUNCTION, COLORADO 81501</u>	
City/State/Zip	City/State/Zip	City/State/Zip
<u>241-1828</u>	<u>242-3667</u>	
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.

<u>[Signature]</u>	SEPTEMBER 29, 1995
Signature of Person Completing Application HARRY MAVRAKIS	Date
<u>[Signature]</u>	SEPTEMBER 29, 1995
Signature of Property Owner(s) - attach additional sheets if necessary TOM GILMOR	Date

GENERAL PROJECT REPORT

LOT 1, BLOCK 6, FORESIGHT PARK FOR INDUSTRY, FILING NO. THREE, MESA COUNTY, COLORADO CONTAINS 2.13 ACRES OF LAND. AN 8,000 SQUARE FOOT, SINGLE LEVEL BUILDING WAS CONSTRUCTED IN 1994 ON THE NORTHERLY PART OF THIS LOT.

THIS REQUEST IS TO DIVIDE THIS LOT INTO PARCELS OF LAND. THE NORTHERLY PARCEL WILL CONTAIN 45,264 SQUARE FEET AND THE SOUTHERLY PARCEL WILL CONTAIN 47,230 SQUARE FEET. THIS SPLIT IS BEING REQUESTED TO FACILITATE THE DEVELOPMENT OF THE VACANT PORTION OF THE SUBJECT LOT.

TRUSTEES FOR STATE COLLEGES
ATTN: MESA STATE COLLEGE
PRESIDENT
1175 TEXAS AVENUE
GRAND JUNCTION, COLORADO 81501

COLORADO WEST IMPROVEMENTS, INC.
360 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501

POMA OF AMERICA, INC.
2510 FORESIGHT CIRCLE
GRAND JUNCTION, COLORADO
81505

TCI CABLEVISION OF WESTERN
COLORADO
2502 FORESIGHT CIRCLE
GRAND JUNCTION, COLORADO 81505

RICHARD KIRBY
P.O. BOX 4893
GRAND JUNCTION, COLORADO 81502

BRIAN AND BENARDINA CHAVEZ
625 25 ROAD
GRAND JUNCTION, COLORADO
81505-1221

PAUL AND FRANCES KERN TRUST
2479 F $\frac{1}{4}$ ROAD
GRAND JUNCTION, COLORADO 81505

PHYLLIS MCCLELLAND
2526 G ROAD
GRAND JUNCTION, COLORADO
81505-9522

PAT AND JACKIE MORAN
515 RADO DRIVE
GRAND JUNCTION, COLORADO 81503

KENNETH AND CLARENCE OKEY
2109 LAKESHORE DRIVE #A6
ZAPATA, TEXAS 78076-4416

Tom Gilmor
2501 Blichmann Ave.
Grand Junction, CO 81505

Harry Mavrakis
518 28 Road, Suite A100
Grand Junction, CO 81501

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

GILMOR SUBDIVISION SITE PLAN

COMPOSITE PLAN

WEST 1/4 CORNER
SECTION 3, T15, R1W, U1M.
M.C.S.M. BRASS CAP
Benchmark: NAVD Elev. = 4586.39

$D=89^{\circ}57'01''$
 $R=25.00'$
 $A=39.25'$
 $C=35.34'$
 $B=N 44^{\circ}58'30'' E$

25 ROAD R.O.W.

Basis of Bearings
 $N 00^{\circ}00'00'' E 1302.47'$

$N 00^{\circ}00'00'' E 439.05'$

$S 89^{\circ}57'10'' W 200.00'$

BLICHMAN AVENUE R.O.W.

$N 89^{\circ}57'00'' E 175.02'$

$N 90^{\circ}00'00'' E 200.00'$

$S 00^{\circ}00'00'' E 464.04'$

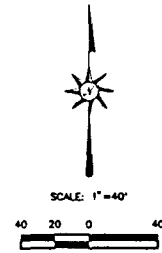
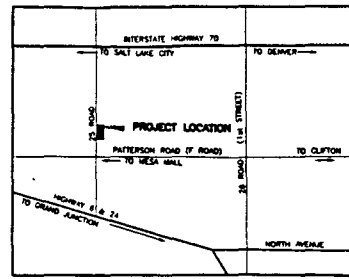
FORESIGHT PARK FOR INDUSTRY
FILING NO. THREE

2
BLOCK SIX

BLOCK FIVE

SW CORNER NW1/4, SW1/4,
SECTION 3, T15, R1W, U1M.
M.C.S.M. BRASS CAP
 $S 00^{\circ}00'00'' E 721'$
 $N 89^{\circ}57'10'' E 50.00'$

NE CORNER TRANS. PAD
784 Elev. = 4578.04



- LEGEND
- ⊕ MESA COUNTY OR BLM SURVEY MARKER
 - CALCULATED POSITION (NOT SET)
 - SET ALUMINUM CAP ON NO. 5 REBAR, PLS 16635 IN CONCRETE
 - (R) RECORD MEASUREMENT
 - FOUND REBAR, AS NOTED

NOT TO SCALE UNLESS OTHERWISE NOTED
ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF
ALL ANGLES ARE IN DEGREES, MINUTES AND SECONDS
ALL DISTANCES ARE TO CENTER OF LINE UNLESS OTHERWISE NOTED
ALL DISTANCES ARE TO CENTER OF LINE UNLESS OTHERWISE NOTED

SURVEYOR'S CERTIFICATION
I, DENNIS E. JOHNSON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF GILMOR SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD SURVEY OF SAID PLAT. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLATS SPECIFIED IN THE CITY OF GRAND JUNCTION DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLORADO.
Date certified _____

DENNIS E. JOHNSON, PLS
COLORADO PROFESSIONAL LAND SURVEYOR
PLS NO. 10635

GILMOR SUBDIVISION
A REPLAT OF LOT 1, BLOCK SIX
FORESIGHT PARK FOR INDUSTRY,
FILING NO. THREE
GRAND JUNCTION, MESA COUNTY, COLORADO

Professional Surveying Services
P.O. BOX 4506, Grand Jct., CO 81502
970-241-3841

SUR. BY: <i>me/df</i>	DRAWN BY: <i>RSK</i>
JOB NO. 95136517	SHEET 1 OF 1

REVIEW COMMENTS

Page 1 of 2

FILE #MS-95-177

TITLE HEADING: Gilmor Minor Subdivision

LOCATION: SE corner of 25 Road & Blichmann Avenue

PETITIONER: Tom Gilmor

PETITIONER'S ADDRESS/TELEPHONE: 2501 Blichmann
Grand Junction, CO 81505
241-1828

PETITIONER'S REPRESENTATIVE: Harry Mavrakis

STAFF REPRESENTATIVE: Kristen Ashbeck

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., OCTOBER 26, 1995.

GRAND JUNCTION FIRE DEPARTMENT

10/10/95

Hank Masterson

244-1414

Fire Department access is required to all structures built on south lot. Also, additional fire hydrants may be required to protect any structures built on the south lot.

CITY PROPERTY AGENT

10/11/95

Steve Pace

244-1452

1. Should the 25' utility and irrigation easements as shown on the plat, be now dedicated as multi-purpose & irrigation easements with multi-purpose and irrigation easements being addressed in the dedication.
2. There is no monumentation shown for interior lot corners.
3. There is a Public Service Company utility easement listed in the title commitment but not shown on the plat.
4. Mesa County survey monument numbers are missing.

COMMUNITY DEVELOPMENT DEPARTMENT

10/13/95

Kristen Ashbeck

244-1437

1. Payment of open space fees is required based on 5% of the fair market value of the unimproved land (Lot 2 only) determined by an accredited real estate appraiser. Please provide 3 copies of the appraisal once completed. Payment shall be due prior to recordation of the plat.
2. Access onto 25 Road from Lot 2 shall be limited to one access. Location (to be determined by Development Engineer) may need to be noted on the plat.
3. Delete Planning Commission signature block from plat. Correct City of Grand Junction block to read "Mayor" instead of "President of City Council".

GRAND JUNCTION DRAINAGE DISTRICT

10/12/95

John Ballagh

242-4343

No additional easements required.

CITY DEVELOPMENT ENGINEER

10/17/95

Jody Kliska

244-1591

1. One access to 25 Road will be allowed, location to be determined at site plan review.
2. A dedication statement for irrigation easements is required.
3. The dedication for streets and right-of-way is unnecessary as no right-of-way is being dedicated with this plat.

UTE WATER

10/16/95

Gary R. Mathews

242-7491

No objections.

CITY UTILITY ENGINEER

10/18/95

Trent Prall

244-1590

SEWER - CITY OF GRAND JUNCTION

1. How is Lot 2 to be served by sewer?

WATER - UTE

TO DATE, COMMENTS NOT RECEIVED FROM:

City Attorney

Mesa County Surveyor

Grand Valley Irrigation

U.S. West

Public Service Company

TCI Cablevision

... Simply The Best

MAVCO INVESTMENTS



518 28 Road • Suite A100 • Grand Junction, Colorado 81501 • (303) 242-3667 • FAX (303) 245-6073

October 27, 1995

Kristen Ashbeck
Community Development Department
250 North 5th Street
Grand Junction, Colorado 81501

RE: FILE # MS-95-177

This letter is to respond to the review comments for the above referenced file:

Grand Junction Fire Department

The need for any additional fire hydrants will be determined at the time a request for a building permit is made.

City Property Agent

1. The 25' utility and irrigation easements are already a part of the existing recorded plat for Foresight Industrial Park and we do not feel these easements should be redesignated or rededicated.

2. The plat map will be revised to show monumentation for the interior lot corners.

3. The Public Service Company easement will be shown on the plat map.

4. The Mesa County survey monument numbers will be added to the plat.

Community Development Department

1. We are requesting the waiver of the open space fees for this land split. It is my understanding that Mr. Gilmore constructed the building on the north end of Lot 1, Block 6 at a period in time that the street improvement requirements were being revised. As a result a payment was made in excess of \$27,000.00 for one half street improvements for the entire 25 Road frontage. Mr. Gilmore was told that this fee would have been approximately \$3,500.00 under the new regulations. Therefore we are requesting that this waiver be granted.

2. We have agreed to a single access for the new lot but would prefer the location be determined on site plan review as recommended by the City Development Engineer.

3. The signature block changes will be made.

City Development Engineer

1. A note will be added to the plat regarding the allowance of only one access to the lot, the location of which will be determined at site plan review.

2. We do not understand why a dedication statement for irrigation easements is required when the existing easements are currently dedicated on the recorded plat.

3. The appropriate revision will be made.

City Utility Engineer

1. There is an existing 12" sewer line along the east side of 25 Road along the entire frontage of Lot 1, Block 6, Foresight Park for industry, Filing No. Three.

Very truly yours,

MAVCO INVESTMENTS



H. P. Mavrakis

STAFF REVIEW

FILE: MS-95-177

DATE: November 1, 1995

REQUEST: Minor Subdivision and Waiver of Open Space Fees

LOCATION: Southeast Corner of 25 Road and Blichman Avenue

APPLICANT: Tom Gilmor

STAFF: Kristen Ashbeck

EXISTING LAND USE: Office

PROPOSED LAND USE: Office with an Undeveloped Parcel

SURROUNDING LAND USE:

NORTH: Unified Technical Education Campus (UTEC)

SOUTH: Undeveloped & Parking for TCI Cablevision

EAST: Light Industry - Outdoor Storage (POMA of America)

WEST: Undeveloped

EXISTING ZONING: Planned Industrial (PI)

SURROUNDING ZONING:

NORTH: PI

SOUTH: PI

EAST: Residential Single Family- Not to Exceed One Dwelling
Unit per 5 Acres (RSF-R)

WEST: PI

STAFF ANALYSIS: The applicant, Mr. Tom Gilmor, constructed a two-story office building on the northern portion of the site at 25 and Blichman in 1994. The project was processed administratively as a site plan review as the use was allowed within the existing Planned Industrial (PI) zone. The applicant is now proposing to subdivide the approximately 2.13 acre parcel into two parcels of approximately the same size. A review of the covenants for Foresight Park did not reveal a minimum lot size requirement for parcels within the park.

There are no major outstanding items of concern for the subdivision plat. During the Site Plan Review for the existing building, staff suggested that there be only one access onto 25 Road from the parcel. Even with the proposal of a second lot, staff is still requiring that access be limited to one ingress-egress point on 25 Road. A note on the plat will indicate such but exact location of the access shall be determined during the review of development for the southern parcel. Other minor revisions to the plat per the

Development Engineer and City Property Agent comments shall be made prior to approval by the Utility Coordinating Committee and prior to recordation.

The primary outstanding issue is the requirement for payment of open space fees. The applicant is requesting consideration of a waiver of the open space fees due to the amount of other fees already paid for this parcel when the existing office building was constructed. During the site plan review for construction of the office building, the applicant was required to pay \$27,840 in half-street improvements for 25 Road. The Transportation Capacity Payment (TCP) option was not in effect at the time the building permit was issued. The applicant also paid a drainage fee for the new development in the amount of \$3,866.17.

The requirement of open space fees is not triggered by the administrative site plan review process but it is triggered by the subdivision process. Staff did research the file for the original Foresight Park Filing 3 and did not find evidence that open space fees were paid at that time. Section 5-4-6 A. of the Zoning and Development Code states ". . . For minor and major subdivisions, the fee is required and payable at the time of platting . . .". Section 5-4-6 B.2. further defines how the fee is to be determined: "All business/commercial/industrial uses: five (5%) of the fair market value of the unimproved land. The fair market value shall be determined, at the developer's expense, by an accredited real estate appraiser not otherwise involved in the development." Given the specific requirement in the Code, staff recommends that the Code be upheld and the waiver of open space fees denied.

STAFF RECOMMENDATION: Approval of Gilmore Minor Subdivision subject to review agency comments regarding revisions to the plat and final approval by the Utility Coordinating Committee. Denial of the Open Space Fee request for waiver.

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, on item MS-95-177, I move that we approve the Gilmore Minor Subdivision subject to staff recommendations.

Mr. Chairman, on item MS-95-177, I move that we forward the request for waiver of open space fees to City Council with the recommendation of denial.

#E/SA
11772

STAFF REVIEW

FILE: MS-95-177

DATE: November 8, 1995

REQUEST: Variance of Section 5-4-6 of the Zoning and Development Code:
Requirement of Open Space Fees for a Minor Subdivision

LOCATION: Southeast Corner of 25 Road and Blichman Avenue

APPLICANT: Tom Gilmor

STAFF: Kristen Ashbeck

EXISTING LAND USE: Office

PROPOSED LAND USE: Office with an Undeveloped Parcel

SURROUNDING LAND USE:

NORTH: Unified Technical Education Campus (UTEC)

SOUTH: Undeveloped and Parking for TCI Cablevision

EAST: Light Industry - Outdoor Storage (POMA of America)

WEST: Undeveloped

EXISTING ZONING: Planned Industrial (PI)

SURROUNDING ZONING:

NORTH: PI

SOUTH: PI

EAST: Residential Single Family- Not to Exceed One Dwelling
Unit per 5 Acres (RSF-R)

WEST: PI

EXECUTIVE SUMMARY: The applicant, Mr. Tom Gilmor, is requesting a variance to section 5-4-6 of the Zoning and Development Code which requires payment of open space fees for minor subdivisions. The Grand Junction Planning Commission approved the Gilmor Minor Subdivision located on the southeast corner of 25 Road and Blichman Avenue at its November 7, 1995 meeting. The Code requires that open space fees be paid for the undeveloped lot in the amount of five percent of the fair market value of the land.

STAFF ANALYSIS: The Gilmore Minor Subdivision is in the final steps of the approval process to subdivide an approximately 2.13 acre parcel within Foresight Park into two parcels of approximately the same size. There is an existing office building on Lot 1 that was constructed last year. Lot 2 would be a vacant parcel for potential development. The Grand Junction Planning Commission approved the Gilmor Minor Subdivision at its November 7, 1995 meeting.

The primary outstanding issue is the requirement for payment of open space fees. The applicant is requesting consideration of a variance of the open space fees due to the amount of other fees already paid for this parcel when the existing office building was constructed. During the administrative site plan review for construction of the existing office building, the applicant was required to pay \$27,840 in half-street improvements for 25 Road. The Transportation Capacity Payment (TCP) option was not in effect at the time the building permit was issued. The applicant also paid a drainage fee for the new development in the amount of \$3,866.17.

The requirement of open space fees is not triggered by the administrative site plan review process but it is triggered by the subdivision process. Staff researched the file for the original Foresight Park Filing 3 and did not find evidence that open space fees were paid at that time. Section 5-4-6 A. of the Zoning and Development Code states ". . . For minor and major subdivisions, the fee is required and payable at the time of platting . . .". Section 5-4-6 B.2. further defines how the fee is to be determined: "All business/commercial/industrial uses: five (5%) of the fair market value of the unimproved land. The fair market value shall be determined, at the developer's expense, by an accredited real estate appraiser not otherwise involved in the development." Given this specific requirement in the Code, staff recommended that the Code be upheld and the variance of open space fees denied.

PLANNING COMMISSION RECOMMENDATION: Denial (5-1) of the variance request because, if credit were given due to fees already paid, none of it would be in the parks and open space fund.