

# Table of Contents

File MS-1995-196

Date 11/18/99

P r e s e n t	S c a n n e d	<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, 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	<b>*Summary Sheet – Table of Contents</b>
X	X	Application form
X		Receipts for fees paid for anything
X	X	<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
X		Reduction of assessor's map
		Evidence of title, deeds
X	X	<b>*Mailing list</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 nonbound reports
		Traffic studies
		Individual review comments from agencies
X	X	<b>*Consolidated review comments list</b>
X	X	<b>*Petitioner's response to comments</b>
X	X	<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>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>		
X	X	Utility Locations
X	X	Aerial Photo
X		Memo to Steve Pace from Bill Nebeker re: delay in review – 1/30/96
X	X	Board of Appeals – Notice of Appeals
X		Agreement
X		UCC Sign-off
X		Form for approval of filing & recording of plat
X		Planning Commission Hearing - ** - 2/6/96
X	X	Map of Galley Minor Subdivision
X		Deed
X		Treasurer's Certificate of Taxes Due – 10/10/95







Lawrence Ball  
2577 Galley Ln.  
Grand Junction CO 81505-1411

Robert W. Benson  
674 26 Road  
Grand Junction CO 81506-1405

Jay W. Bliss  
2593 1/2 Galley Ln  
Grand Junction CO 81505-1407

Thomas R. Brach  
663 26 Road  
Grand Junction CO 81506-1418

Kenneth F. Carothers  
677 26 Road  
Grand Junction CO 81506-1409

Dennis L. Crawford  
2579 Galley Lane  
Grand Junction CO 81505-1407

C R Fleming  
936 Bader  
Grand Junction CO 81501

Timothy Justin Gossage  
2595 Galley Ln.  
Grand Junction CO 81505-1407

Evelyn B. Hall  
2593 Galley Lane - Rt. 3  
Grand Junction CO 81505

Milton Brent Jensen  
676 26 Road  
Grand Junction CO 81506-1405

Tom Moore  
500 Riverview Drive  
Grand Junction CO 81503

William R. Patterson  
662 26 Road  
Grand Junction CO 81506-1405

Gerald Roberts  
670 26 Road  
Grand Junction CO 81506-1405

Robert J. Royce  
662 Young St.  
Grand Junction CO 81505-1416

John M. Sholes  
2580 Galley Ln.  
Grand Junction CO 81505-1412

John M. Sholes  
2580 Galley Ln.  
Grand Junction CO 81505-1412

Richard S. Sims  
2582 Galley Ln.  
Grand Junction CO 81505-1412

Thomas G. Watkinson  
675 26 Road  
Grand Junction CO 81506-1409

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

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Grand Junction CO 81506-1409



2945-031-00-036

BARN ON  
LOT 3

HOME ON  
LOT 3

2941-031-00-007

ALFALFA FIELD  
LOT 1

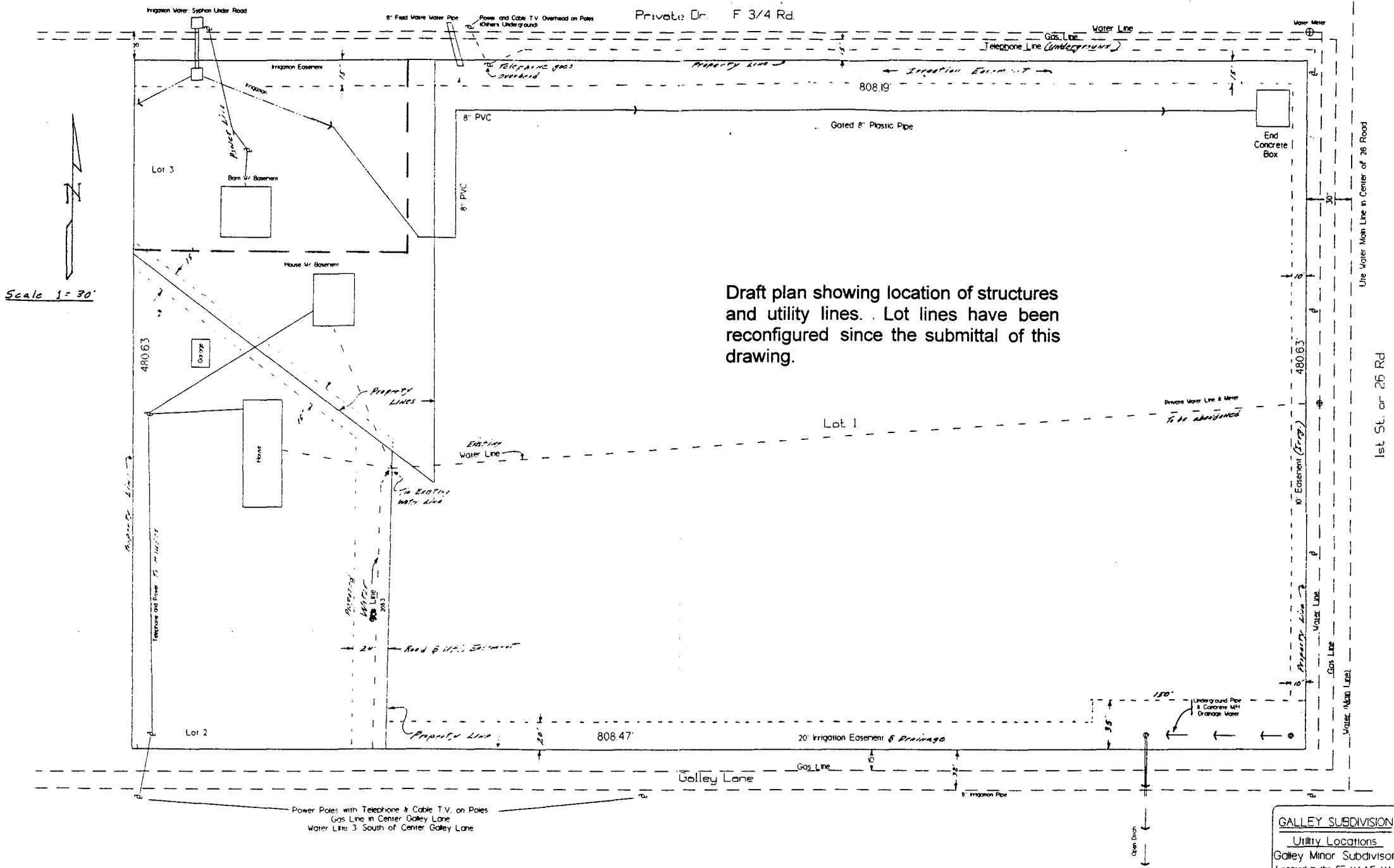
0-03

HOME ON  
LOT 2

26 ROAD

GALLEY LANE

# GALLEY SUBDIVISION



Draft plan showing location of structures and utility lines. Lot lines have been reconfigured since the submittal of this drawing.

Scale 1" = 30'

Power Poles with Telephone & Cable T.V. on Poles  
Gas Line in Center Galley Lane  
Water Line: 3' South of Center Galley Lane

**GALLEY SUBDIVISION**  
Utility Locations  
Galley Minor Subdivision  
Located in the SE 1/4 NE 1/4  
Sec. 3 T15 R14 UM  
Mesa Co. CO

Notes: EQUIPMENT SHOWN ARE PERMITTED

# REVIEW COMMENTS

Page 1 of 3

FILE #MS-95-196

TITLE HEADING: Galley Minor Subdivision

LOCATION: 2586 & 2588 Galley Lane

PETITIONER: William Patterson

PETITIONER'S ADDRESS/TELEPHONE: 662 26 Road  
Grand Junction, CO 81506  
243-8613

PETITIONER'S REPRESENTATIVE: Tom Moore

STAFF REPRESENTATIVE: Bill Nebeker

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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., NOVEMBER 27, 1995.**

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**CITY POLICE DEPARTMENT** 11/2/95  
**Dave Stassen** 244-3587

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This proposal causes no concerns for the Police Department.

**U.S. WEST** 11/7/95  
**Max Ward** 244-4721

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Okay.

**PUBLIC SERVICE COMPANY** 11/8/95  
**Jon Price** 244-2693

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A 5' wide easement must be platted for the existing OH electric line along the west property line of Lot 2, thence cover the line that continues to Lot 3.

**GRAND JUNCTION DRAINAGE DISTRICT** 11/9/95  
**John L. Ballagh** 242-4343

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The Grand Junction Drainage District has an existing subsurface drain along a portion of the east side and south side of the parcel. The drain originates off-site and flows through the site as well as collecting subsurface and surface water. The surface water enters at the southern line of the subdivision as shown on the utility locations sheet. The tile line is covered by a vague easement recorded in Book 1085 at Page 629-630. A revised, corrected easement is desired by Grand Junction Drainage District. The District's L.S. will prepare an updated legal for the existing tile line. The District would like to get the revised easement recorded prior to the subdivision filing plat.

**UTE WATER** 11/13/95  
**Gary R. Mathews** 242-7491

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No objections.

**CITY PROPERTY AGENT**

**11/13/95**

**Steve Pace**

**256-4003**

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1. The description appears to have several discrepancies, please reconcile with the plat.
2. The outer boundary distances should be labeled.
3. The bearing for the south line of Lot 2 reads N90°00'00"N.
4. The bearing for the east line of Lot 1 reads S00°06'00"W, should it read N00°08'00"W?
5. Multi-purpose easements are addressed in the dedication but none are shown on the plat.
6. All easements that are shown on the plat need to be addressed individually in the dedication.
7. There needs to be a City Approval Certificate.
8. The Clerk & Records Certificate needs to be re-done.

**CITY UTILITY ENGINEER**

**11/13/95**

**Trent Prall**

**244-1590**

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1. GENERAL - 14' multi-purpose easements required along F 3/4 Road, Galley Lane and 26 Road right-of-ways.
2. SEWER - CITY - Power of Attorney for inclusion in a future sewer improvement district required for the development.
3. WATER - CITY - Plan very unclear. Line to be abandoned is adequately identified. Other lines are unclear as to which are existing and which are proposed. Written permission from the Ute Water District will be required prior to the City of Grand Junction agreeing to be the water purveyor for Lot 2.

**CITY FIRE DEPARTMENT**

**11/8/95**

**Hank Masterson**

**244-1414**

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The Fire Department has no problems with this proposal.

**CITY DEVELOPMENT ENGINEER**

**11/16/95**

**Jody Kliska**

**244-1591**

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1. 26 Road is classified as a future minor arterial, which requires a 40' half right-of-way. An additional 10' of right-of-way is required and should be dedicated with this plat. Also, a 14' multi-purpose easement adjacent to the right-of-way is part of our standard street cross section and should also be dedicated.
2. Galley lane currently does not meet the local street standard which requires a 44' right-of-way and a 14' multi-purpose easement. These should be dedicated with this plat.
3. Plat dedications need to follow the City's Guide to Plat Dedications (copy attached). For each specific easement shown on the plat, there needs to be a specific dedication clearly stating the purpose and to whom the easement is dedicated. What is shown on the plat as a road easement should be labelled an ingress/egress easement and dedicated as shown in our guide.
4. There are some technical errors on the plat which are more clearly addressed in the City Property Agent's comments.

**COMMUNITY DEVELOPMENT DEPARTMENT**

**11/16/95**

**Bill Nebeker**

**244-1447**

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See attached comments.

CITY PARKS & RECREATION DEPARTMENT

11/20/95

**Shawn Cooper**

244-3869

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No comments.

**TO DATE, COMMENTS NOT RECEIVED FROM:**

City Attorney

Mesa County Planning

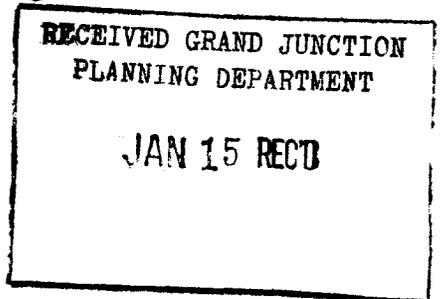
Mesa County Surveyor

Mesa County School District #51

Grand Valley Irrigation

TCI Cablevision

RESPONSE TO REVIEW COMMENTS  
FOR  
GALLEY MINOR SUBDIVISION



FILE #MS-95-196, TAX PARCEL #2945-03-00-036 & 37

LOCATION 2586 & 2588 GALLEY LANE

PETITIONER: WILLIAM PATTERSON

REPRESENTATIVE: TOM MOORE

TO STAFF REPRESENTATIVE: BILL NEBEKER

1) Grand Junction Drainage District

Meet with John L. Ballagh and Jim Patty, they have not been able to re-survey their drainage line along the South and East line of Plat, but said if the drainage lines are inside the easements at least 13 ft. & that a Drainage Easement dedication is in place on the drawing they would be satisfied.

2) Ute Water

Talked to Ralph Ohm about changing the water tap from Ute to City of Grand Junction, and He said talks are underway with City Officials to Trade service areas, and would know more on February 6th, after the next meeting.

3) City Property Agent

The Drawing has been revised, with changes to all 8 items as requested.

4) City Utility Engineer

A: Easement widths have been revised as requested.

B: I believe that Mr. Patterson has signed a power of attorney for inclusion in a future sewer improvement district?

C: Written permission from Ute Water will be given to allow Mr. Patterson to receive City water, as soon as an agreement between the City and Ute on service areas is defined.

5) City Development Engineer

Additional road widths for dedication have been added to the plat on 26 Road (10') and on Galley Lane (7') as requested. Also required easements widths as addressed by the City Property agent.

6) Community Development Department

A: additional dedication and easement have been provided as requested.

B: reference to a private drive on F 3/4 road has been removed.

C: lot lines between lot 2 & 3 have been adjusted to meet setback as required.

D: lot 3 has been changed to include 24 Feet of frontage on Galley Lane as was approved by Variance-95-221 on Jan. 10, 1996.

E: additional fees will be paid when requested.

F: a revised drawing will be submitted to County Surveyors Office.

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FILE: MS-95-196  
DATE: November 16, 1995  
STAFF: Bill Nebeker  
REQUEST: Minor subdivision for three residential lots  
LOCATION: 2586 & 2588 Galley Lane  
Tax Parcel #2945-03-00-036 & 037  
ZONING: RSF-1

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Community Development Department  
Review Comments:

1. An additional dedication is needed for Galley Lane. City Development Engineer will determine the amount required.
2. A 40' half street is needed for 26 Road. Provide an additional 10' dedication.
3. Does lot 3 have any legal access rights to F 3/4 private road? If not remove reference to this private easement from the plat.
4. Readjust the new line between lots 2 & 3 to provide a 30' rear yard setback from the house on lot 2 to the rear property line - while also providing at least a 20' front yard setback for the house on lot 3 and at least one acre in lot 3.
5. Lot 3 has no legal street frontage per Section 4-2-2C.1. Either reconfigure lot to have at least 50' of frontage on Galley Lane or apply for a variance for a lot with no public street frontage. If a variance is approved the lot must have a dedicated, irrevocable easement to Galley Lane.
6. Provide 14' multi-purpose easements along 26 Road and Galley Lane.
7. Eliminate easements from dedication portion of plat if they're not shown on the plat.
8. Additional fees include:  
  
TCP for Lot 1 when it develops  
Open Space Fee \$225 (for one new lot) at time of platting

STAFF REVIEW

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FILE: MS-95-196  
DATE: February 6, 1996  
STAFF: Bill Nebeker  
REQUEST: Minor subdivision for three residential lots on 8.68 acres  
LOCATION: 2586 & 2588 Galley Lane  
Northwest corner of 26 Road and Galley Lane  
Tax Parcel #2945-031-00-036, 037  
APPLICANT: Tom Moore for William R. Patterson

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EXECUTIVE SUMMARY: Staff recommends approval of this three lot minor subdivision request. Two existing rental homes are being divided to be sold to their occupants. The Board of Appeals has approved a variance to reduce the street frontage on the rear lot. All other technical issues have been resolved.

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EXISTING LAND USE: Two single family homes and agricultural use on one lot; barn on another lot.

PROPOSED LAND USE: No land use change proposed

SURROUNDING LAND USE:

NORTH: Single Family Residential  
SOUTH: Single Family Residential  
EAST: Single Family Residential  
WEST: Single Family Residential

EXISTING ZONING: RSF-1

SURROUNDING ZONING:

NORTH: County R1A  
SOUTH: County R1A  
EAST: County R1A  
WEST: County R1A

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RELATIONSHIP TO COMPREHENSIVE PLAN: The preferred alternative for the Growth Plan (Concentrated Urban Growth) recommends that this area develop at 2-3.9 dwelling units per acre. The density of the developed portion of this subdivision is currently one dwelling per acre.

STAFF ANALYSIS: The applicant requests a three lot minor subdivision from two parcels located at the northwest corner of 26 Road and Galley Lane. One of the parcels, about 8 acres in size, is owned by Bill Patterson and has two rental homes on it. The other parcel, owned by John Sholes, is approximately 25,000 square feet in size and has a barn on it.

Bill Patterson proposes to sell both homes to the current occupants. The home on proposed lot 3, originally a fruit sorting building that was converted to a single family home many years ago, will be added to the 25,000 square foot parcel with the barn. The original home will be located on lot 2. Lot 1 will be retained by Bill Patterson for continued use as an alfalfa field.

A variance was approved by the Grand Junction Board of Appeals on January 10, 1996 to allow lot 3 as a flag lot with only 24 feet of frontage on Galley Lane. The standard street frontage for RSF-1 is 50 feet. The 24 foot flagpole will be used in conjunction with an additional 10 feet of lot 2 for a shared driveway for the two homes. A 34 foot ingress/egress easement is being dedicated for this purpose.

The applicant withdrew a request to reduce the rear yard setback for the home on lot 2, to 22 feet. Instead the applicant revised the lot line between lots 2 and 3 to provide a minimum 30 foot rear yard setback, while also providing a 20 foot front yard setback for lot 3. The small bend in the lot line between lots 2 and 3 is for this purpose.

Galley Lane and 26 Road are paved with no curb, gutter or sidewalk. The applicant is providing a dedication of 7 feet on Galley Lane, to complete a 22 foot half street required by code. No street widening or other improvements are required at this time because no new development is proposed. Improvements may be required if lot 1 is subdivided further in the future. An additional 10 feet of right-of-way is also being dedicated for 26 Road to complete a 40 foot half street. 26 Road is a designated collector street. A rail fence that surrounds the property may be in the right-of-way as a result of these dedications. A revocable permit will be required for the fence to remain in its present location.

Easements have been provided as required by utility providers. This water service area is currently served by Ute Water but is changing to city water. The homes are on septic tanks. A power of attorney will not be required for a future sewer service district. Some minor changes in easement location and widths may be required prior to plat recordation.

All lots meet the required bulk standards of the RSF-1 zoning district. A Transportation Capacity Payment will be required in the future when lot 1 develops. A \$225 open space fee is required before platting for lot 1.

These parcels were annexed January 7, 1996 by request of the property owners.

STAFF RECOMMENDATION: Approval with the following conditions:

1. A revocable permit for the existing fence will be required if it is determined that it will be in the right-of-way after dedications are made.
2. A \$225 Open Space fee is required prior to recording the plat.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item 95-196, I move that we approve the Galley Minor Subdivision at the northwest corner of 26 Road and Galley Lane with the conditions in the staff recommendation.

CITY OF GRAND JUNCTION BOARD OF APPEALS



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

\_\_\_\_\_  
)  
)  
Bill Patterson )  
662 26 Road )  
Grand Junction, CO 81505 )

**NOTICE OF FINAL DECISION  
VAR-95-221**

An application by Bill Patterson, requesting (1) a variance to reduce the rear yard setback from 30' to 22' for an existing home on lot 2, and (2) to reduce the minimum street frontage to zero (0) for lot 3, affecting the real property described below, was considered by the Board of Appeals of the City of Grand Junction on January 10, 1996.

The real property affected by said application is described as lots 2 and 3, Galley Minor Subdivision (as proposed) (MS-95-196); tax parcel number 2945-031-00-037 & 036. The address is 2586 & 2588 Galley Lane.

At the hearing the applicant withdrew the request to reduce the rear yard setback and modified the request for street frontage from zero to 24 feet. After considering all the pertinent testimony and reviewing various data, the Board of Appeals approved the request to reduce the street frontage to 24 feet for proposed lot 3, based on the condition listed below, with the finding that this variance would harm no one and would be a general benefit to the neighborhood.

**CONDITIONS**

1. All lots shall be reconfigured as necessary to maintain required setbacks to existing structures and meet other bulk requirements of the RSF-1 zoning district.

The undersigned does hereby declare that the said Board of Appeals reached its decision as heretofore noted.

\_\_\_\_\_  
Bill Nebeker  
Senior Planner

c: Tom Moore  
John Sholes