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File PP-1995-179
 Date 1/3/99

P	S	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.
		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.
		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.
X	X	*Summary Sheet – Table of Contents
X	X	Application form
		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map
		Evidence of title, deeds
X	X	*Mailing list
		Public notice cards
		Record of certified mail
X		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
X		Individual review comments from agencies
X	X	*Consolidated review comments list
X	X	*Petitioner's response to comments
X	X	*Staff Reports
		*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	E-mail from Jody Kliska to Marcia Rabideaux – 12/19/95			
X	X	Letter from Bill Nebeker to Michael Queally – 11/1/95			
X	X	City Council Minutes - ** - 2/7/96			
X		Posting of Public Notice Signs			
X	X	Planning Commission Minutes - ** - 1/9/96			
X	X	Preliminary Plan			
X		Preferred Neighborhood Alternative			
X	X	Signed Petition			
X	X	Preliminary Road and Sewer Plan			
X		Letter from Bill Nebeker to Paul Nelson – 1/22/96			
X	X	Aerial Photo			
X	X	Letter from Paul Nelson to Bill Nebeker – 1/12/96			
X		Warranty Deeds			
X		Agreements to amend/extend contract			
X	X	Property Profiles			
X		Evidence of Title			
X		Commitment for Title Insurance			
X	X	Drainage Report			
X	X	Geologic Report			

SUBMITTAL CHECKLIST

MAJOR SUBDIVISION: PRELIMINARY

Location: 2776 Unaweep

Project Name: 16- lot sub on Unaweep

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. (B. Sols)	● City Downtown Dev. Auth.	● City Police	● County Planning	● Walker Field	● School Dist. #51	● Irrigation District - <i>DM</i>	● Drainage District	● Water District	● Sewer District	● U.S. West	● Public Service	● GVRP	● CDOJ	● Corps of Engineers	● Colorado Geological Survey	● U.S. Postal Service	● Pershing WWTF	TOTAL REQ'D
● Application Fee \$610 + 15/ac	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
● 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
● 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
● Evidence of Title	VII-2	1					1																				
● Names and Addresses	VII-3	1																									
● Legal Description	VII-2	1																									
● General Project Report (Narrative)	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
● Location Map	IX-21	1																									
● Preliminary Plan	IX-26	1	2	1	1																						
● 11"x17" Reduction of Prelim. Plan	IX-26	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Preliminary Drainage Report	X-12	1	2																								

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.

DRAWING STANDARDS CHECKLIST

PRELIMINARY PLAN

ITEM	GRAPHIC STANDARDS	OK	NA	
SECTION VIII	A	Scale: 1" = 20', 30', 40', or 50'		
	B	Sheet size: 24" x 36"		
	C	There are no primary features on this drawing		
	D	Notation: All non-construction text		
	E	Line weights of existing and proposed features per City standards		
	G	Horizontal control: Subdivisions tied to Section aliquot corners		
	H	Vertical control: Benchmarks on U.S.G.S. datum if public facilities other than SW are proposed		
	I	Orientation and north arrow		
	K	Title block with names, titles, preparation and revision dates		
	M	Legend of symbols used		
	N	List of abbreviations used		
	P	Multiple sheets provided with overall graphical key and match lines		
	Q	Contouring interval and extent		
	R	Neatness and legibility		
ITEM	FEATURES	OK	NA	
DRAINAGE INFO.	1	Name of subdivision and total site acreage		
	2	Show subdivision perimeter boundaries		
	3	Identify utility vendors to the site		
	4	Show existing and proposed lots, parcels, tracts, ROW and easements on and adjacent to site. For perimeter streets, show roadway width from curb to curb or edge of pavement to edge of pavement, ROW width and monument or section line		
	5	Show and identify proposed ownership and use of common and public tracts		
	6	Show existing and proposed drainage systems, including retention/detention basins and location of inflow to and outflow from the site, and directional flow arrows on streets and channels		
	7	Show existing contours and any major proposed changes to site grading		
	8	Show location of or reference to arterial and/or collector roads		
	9	Show 100-year floodplains per previous studies or reports		
	10	Show other existing natural or man-made drainageways, wetlands, ponds, etc.		
ADD'L INFO.	11	Indicate land use breakdown by percentage (lots, tracts, ROW), and number of lots		
	12	Show adjacent properties and identify zoning and use		
	13	Show and identify buildings and use which are on and/or immediately adjacent to the site		
	14	Number lots and blocks consecutively		
	15	Show and identify streets, and identify proposed City standard street section		
	16	Show and size existing and proposed water and sewer (not services) and irrigation facilities		
	17	Show other existing utilities, including power, telephone, gas, and cable TV		
DIM.	18	Dimension (approximate only) lot and tract boundaries and street and ROW widths		

COMMENTS

- Items 1-10 may be used as a base for the Major Basin Drainage Map.
- Items 1-17 may be used (as subsequently revised) for the Composite Plan.



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

Receipt 2985
 Date _____
 Rec'd By _____
 File No. PP-95-179

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 checked="" type="checkbox"/> Major <input type="checkbox"/> Resub			RSF - 8	
<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

MICHAEL QUEALY AND BEN HILL
 Name Name Name
1204 N. 7th STREET
 Address Address Address
GRAND JUNCTION, CO 81501
 City/State/Zip City/State/Zip City/State/Zip
970 - 241 - 7653
 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.

Will B. Zully 9-20-95
 Signature of Person Completing Application Date

Will B. Zully
 Attach Additional Sheets if Necessary

GENERAL PROJECT REPORT FOR A MAJOR SUBDIVISION:

HELENA SUBDIVISION

The proposed subdivision, located at 2776 and 2780 UnawEEP Ave. is described as: approximately 4 acres, 16 lots, 4 lots per acre (half the existing zoning of RSF8). There are 3 existing homes located on said property, one of which is a duplex, making up a total land area of approximately 5 acres. All existing homes will remain. The proposed use is a single family dwelling neighborhood.

This projects public benefit is the creation of moderately priced housing, targeted for the \$70,000-\$90,000 range. This will be compatible with the surrounding neighborhoods in price, lot size, etc. Another benefit will be that Acoma Dr. which is currently dead-ended at the back of the proposed site, will be connected up to UnawEEP Ave. along with all existing utilities currently dead-ended in Acoma Dr.

The only special request of this proposed subdivision is that the existing duplex remain in use as a duplex. Existing tenants have expressed desire to continue living in the property due to the lack of decent affordable rental property, especially where both tenants are single women and one is of retirement age and on a fixed income. The surrounding area is residential. Site access will be off of UnawEEP Ave. onto Acoma Dr. extension which will be located across from Lynwood Ave. Traffic patterns are considered to be 10 trips per house per day or 160 trips per day. These lots will have the availability of all utilities such as: Grand Junction Sanitation, Orchard Mesa Irrigation, Public Service, US West, Grand Junction Drainage, Ute Water, Grand Junction Fire, and United Cable. Fire hydrants (2) will be located at the SW corner of lots 11 and 18. There should be no special or unusual demands on utilities and effects on public facilities will be average. Site soils and geology are attached and impact of project on site geology and any such hazards are none. This subdivision will require one street sign (stop) located at the entrance onto UnawEEP Ave. Also, there will be a Helena Subdivision sign to designate the proposed area.

The development schedule is from 6 months to a year and will be in one Phase.

Robert Conway
315 Acoma Dr.
Grand Junction, CO
81503

Jerry Wolfe
2771 Cheyenne Dr.
Grand Junction, CO
81503

Warren Knight
2778.5 Grant Ct.
Grand Junction, CO
81503

Daniel O'Conner
317 Acoma Dr.
Grand Junction, CO
81503

Johnny Silver
2772.5 Grant Ct.
Grand Junction, CO
81503

David La Pan
2779.5 Grant Ct.
Grand Junction, CO
81503

David Golden
319 Acoma Dr.
Grand Junction, CO
81503

Alfonso Martinez
2773.5 Grant Ct.
Grand Junction, CO
81503

Edward Maes
2779 Grant Ct.
Grand Junction, CO
81503

Dennis Park
322 Acoma Dr.
Grand Junction, CO
81503

Mark Reed
2774 Grant Ct.
Grand Junction, CO
81503

Richard Tope
2780 Grant Ct.
Grand Junction, CO
81503

Geraldine Messall
319 Apache Dr.
Grand Junction, CO
81503

Janice Hilken
2774.5 Grant Ct.
Grand Junction, CO
81503

Mary Jo Montano
2780.5 Grant Ct.
Grand Junction, CO
81503

H.E. Kistler
322 Apache Dr.
Grand Junction, CO
81503

Mathew Wakefield
2775.5 Grant Ct.
Grand Junction, CO
81503

Dale Hunt
2781 Grant Ct.
Grand Junction, CO
81503

Ray Poarch
2767 C Rd.
Grand Junction, CO
81503

Daniel Dunn
2775 Grant Ct.
Grand Junction, CO
81503

A Reid
2782 Grant Ct.
Grand Junction, CO
81503

Paul Quam
2770 C Rd.
Grand Junction, CO
81503

Louis Rhodes
2776 Grant Ct.
Grand Junction, CO
81503

Micheal Oney
2782.5 Grant Ct.
Grand Junction, CO
81503

Dow Hough
2780 C Rd.
Grand Junction, CO
81503

Terence Mcevoy
2777 Grant Ct.
Grand Junction, CO
81503

Edward Junak
2783.5 Grant Ct.
Grand Junction, CO
81503

Rudy Herrera
2786 C Rd.
Grand Junction, CO
81503

Shirley Adams
2778 Grant Ct.
Grand Junction, CO
81503

Kevin Johnson
2783 Grant Ct
Grand Junction, CO
81503

HELENA SUBDIVISION

SE 1/4 SECTION 24, T.1S., R.1W., U.M.
MESA COUNTY, COLORADO

Attachment #24

Helena Subdivision
PP-95-179

Preferred
Neighborhood
Alternative

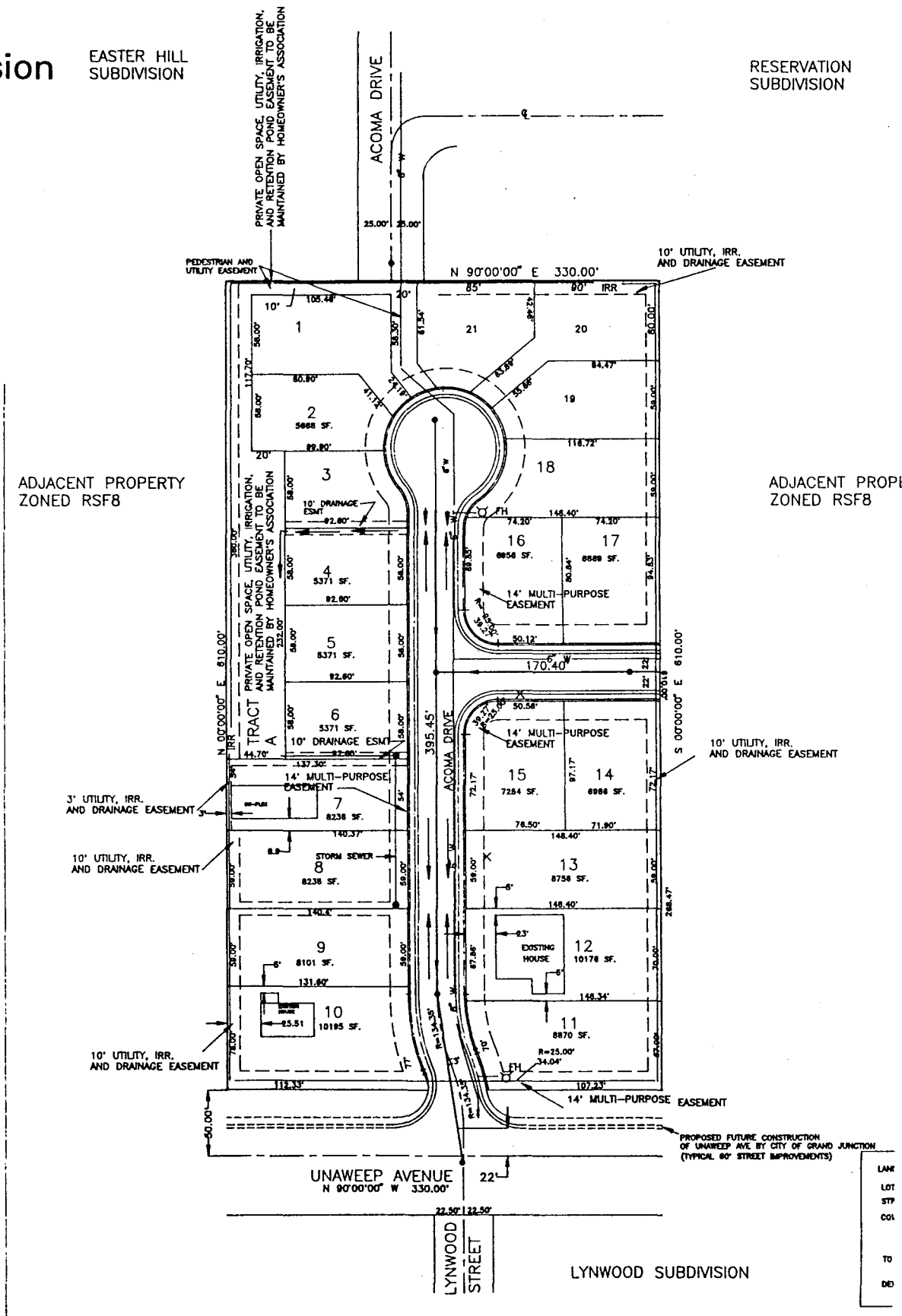
Designed by Applicant

EASTER HILL
SUBDIVISION

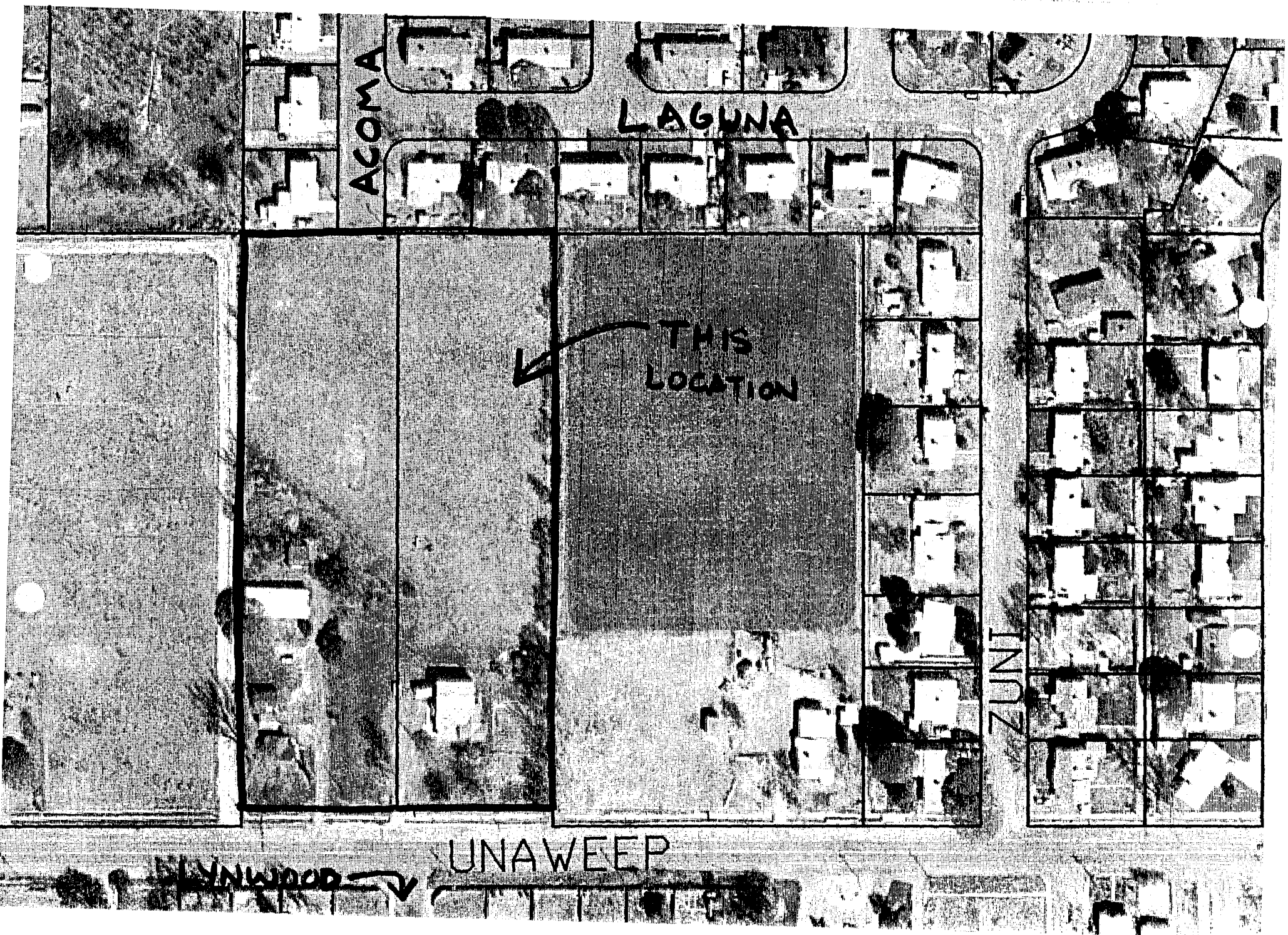
RESERVATION
SUBDIVISION

ADJACENT PROPERTY
ZONED RSF8

ADJACENT PROPI
ZONED RSF8



LAM
LOT
STP
COL
TO
DB



ACOMA

LAGUNA

THIS
LOCATION

ZUNI

UNAWEEP

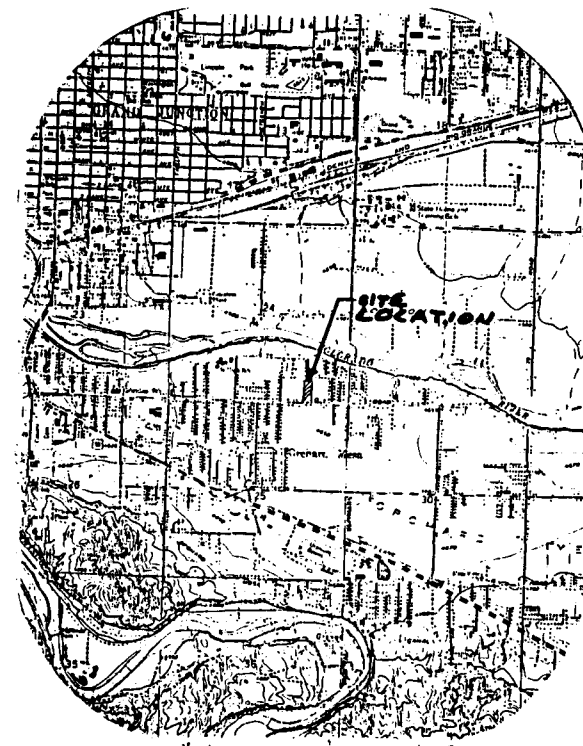
WYNWOOD

HELENA SUBDIVISION

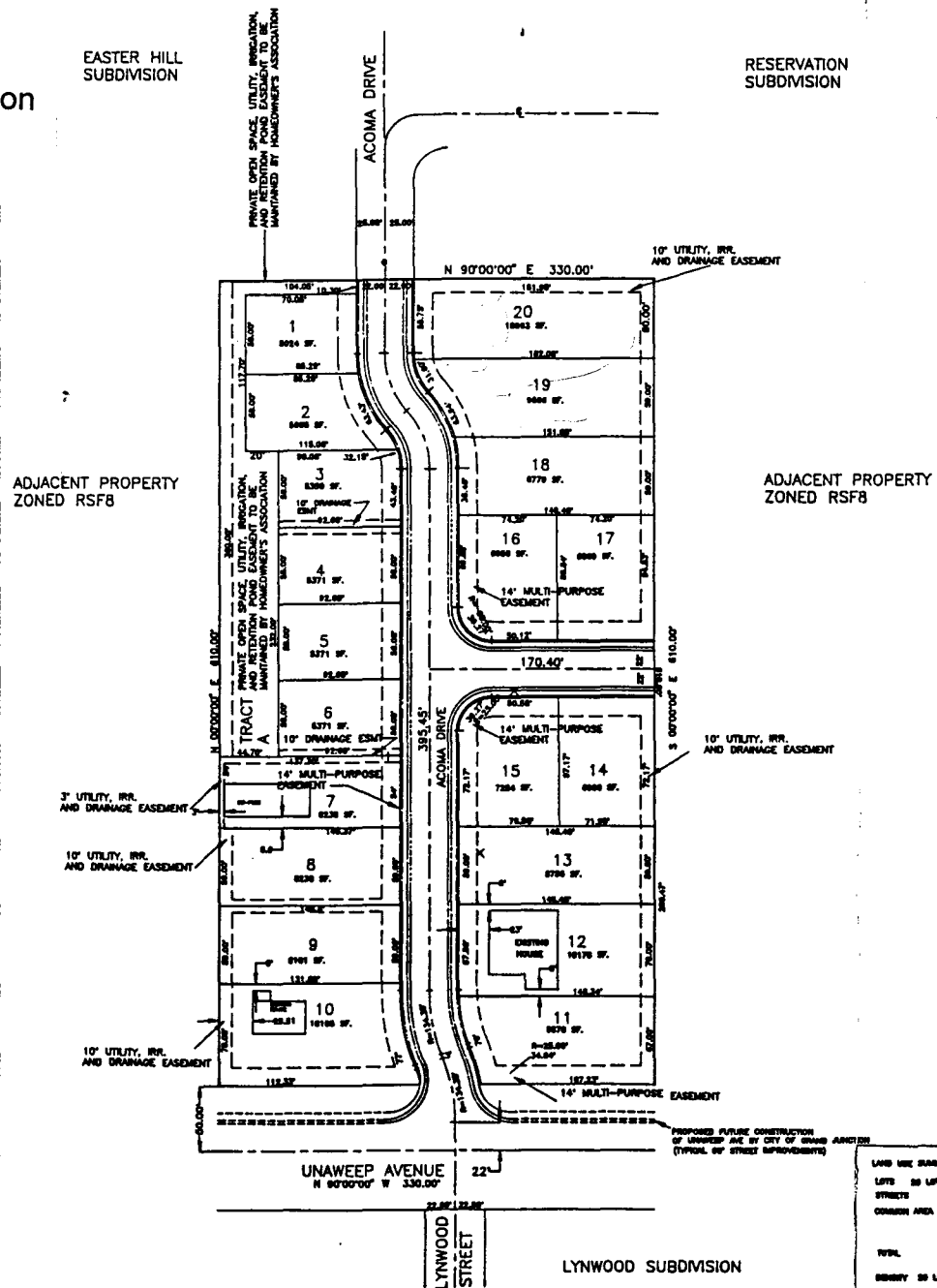
SE 1/4 SECTION 24, T.1S., R.1W., U.M.
MESA COUNTY, COLORADO

Helena Subdivision
PP-95-179

Planning Commission
Approved Design



LOCATED AND VERIFY MAP
SCALE: 1" = 200'

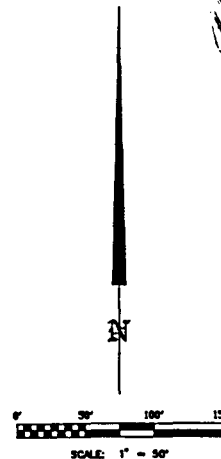


RESERVATION
SUBDIVISION

EASTER HILL
SUBDIVISION

ADJACENT PROPERTY
ZONED RSF8

ADJACENT PROPERTY
ZONED RSF8



LAND USE SUMMARY		
LOTS 20 LOTS	3.08 AC.	75.15
STREETS	0.28	14.00
COMMON AREA	0.28	7.00
	4.64 AC.	1066
TOTAL		4.69 ACRES
DENSITY 20 LOTS/4.6 AC. = 4.34 UNITS/AC.		

REVISIONS			
NUMBER	DESCRIPTION	DATE	BY
E			
D	STREET INFORMATION	1/3/06	WHL
C	STREET INFORMATION	12/3/05	WHL
B	DRAINAGE LOCATIONS	11/12/05	WHL
A	STREET LAYOUT PER CITY OF GRAND JUNCTION	10/20/05	W.H.L.

HELENA SUBDIVISION
PRELIMINARY PLAN
SE 1/4 SECTION 24, T.1S., R.1W., U.M.
MESA COUNTY, COLORADO

W.H. LIZER AND ASSOCIATES
ENGINEERING CONSULTING AND LAND SURVEYING
870 25 ROAD-NET 5
GRAND JUNCTION, COLORADO

DATE JULY 2006	PLAT NO. 062120-6	SHEET 1" = 50'	FILE NO. RELATION	DESIGN BY JP	CHECK BY W.H.L.
-------------------	----------------------	-------------------	----------------------	-----------------	--------------------

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

October 2, 1995

Drainage Report
for
Helena Subdivision
Part of the SE 1/4 of Section 24, T1S, R1W, U.M.
City of Grand Junction, Mesa County, Colorado

General

Helena Subdivision is located approximately 2000 feet East of the intersection of 27 3/8 and C Roads in the Orchard Mesa Area. The site is also located in the SE 1/4 of Section 24, T1S, R1W, Ute Meridian.

The site generally drains from East to West at approximately 0.50%. There is essentially no exterior contribution.

Method of Analysis

The site has no method of conveyance off-site, therefore, total retention is planned.

Actual percolation tests are planned, but due to the soil type, Mesa Clay Loam (MC) and from site reviews, it is felt that retention basins with percolation after storms is feasible.

The site consists of approximately 4.6 acres.

The volume required for storm retention is:

$$V = \frac{2.01}{12} \times 0.78 C_{100} \times 4.6 \times 43560$$
$$= 26179 \text{ cu. ft.}$$

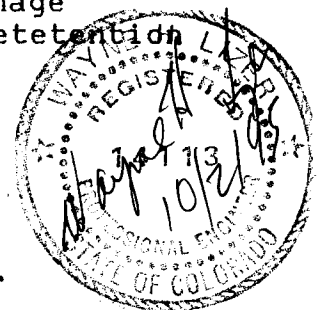
Retention basins are planned along the West side of the parcel.

The street design will carry stormwater to drainage easements which will carry the water to the storm detention basin.

Respectfully submitted,

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

WHL:dp



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

October 2, 1995

A Geologic Report for
Helena Subdivision
Located in the SE 1/4 of Section 24, T1S, R1W U.M.
City of Grand Junction, Mesa County, Colorado

LOCATION

The proposed subdivision is located in the SE 1/4 of Section 24, T1S, R1W of the Ute Meridian in the City of Grand Junction, Mesa County, Colorado, also being located approximately 2000 feet East of the intersection of 27 3/8 and C Roads in the Orchard Mesa Area.

GEOLOGIC FORMATIONS

As shown on the attached Soil Conservation Service Map, the surface formation is Mesa Clay Loam (MC).

The soils generally are well drained soils on terrace and mesa summits which formed in alluvium. The upper levels are clay loam with gravelly clay loam in the underlying strata.

A concrete lined canal runs along the South and West side of the parcel.

The site is relatively flat with approximately a foot and a half of relief from East to West.

The canal on the West side blocks any drainage away from the site.

GEOLOGIC STRUCTURES

There are no geologic structures on the site. The inactive Redlands Fault lies approximately 3 miles to the Southwest.

GEOLOGIC HAZARDS

Since the site has no way to drain off site, total storm retention is planned. Percolation rates will determine what size to make the basins. Structures will be required to have adequate drainage away from the structure.

The site drains from East to West at approximately 0.5% slope and the retention basins are planned along the West side of the proposed subdivision.

Helena Subdivision
Geologic Report
October 2, 1995
Page two

CONSTRUCTION FACTORS

As referenced above, adequate drainage away from the proposed residences is necessary. Percolation rates need to be established to design the size of the retention basins.

Respectfully submitted,

Wayne H. Lizer

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

WHL:dp

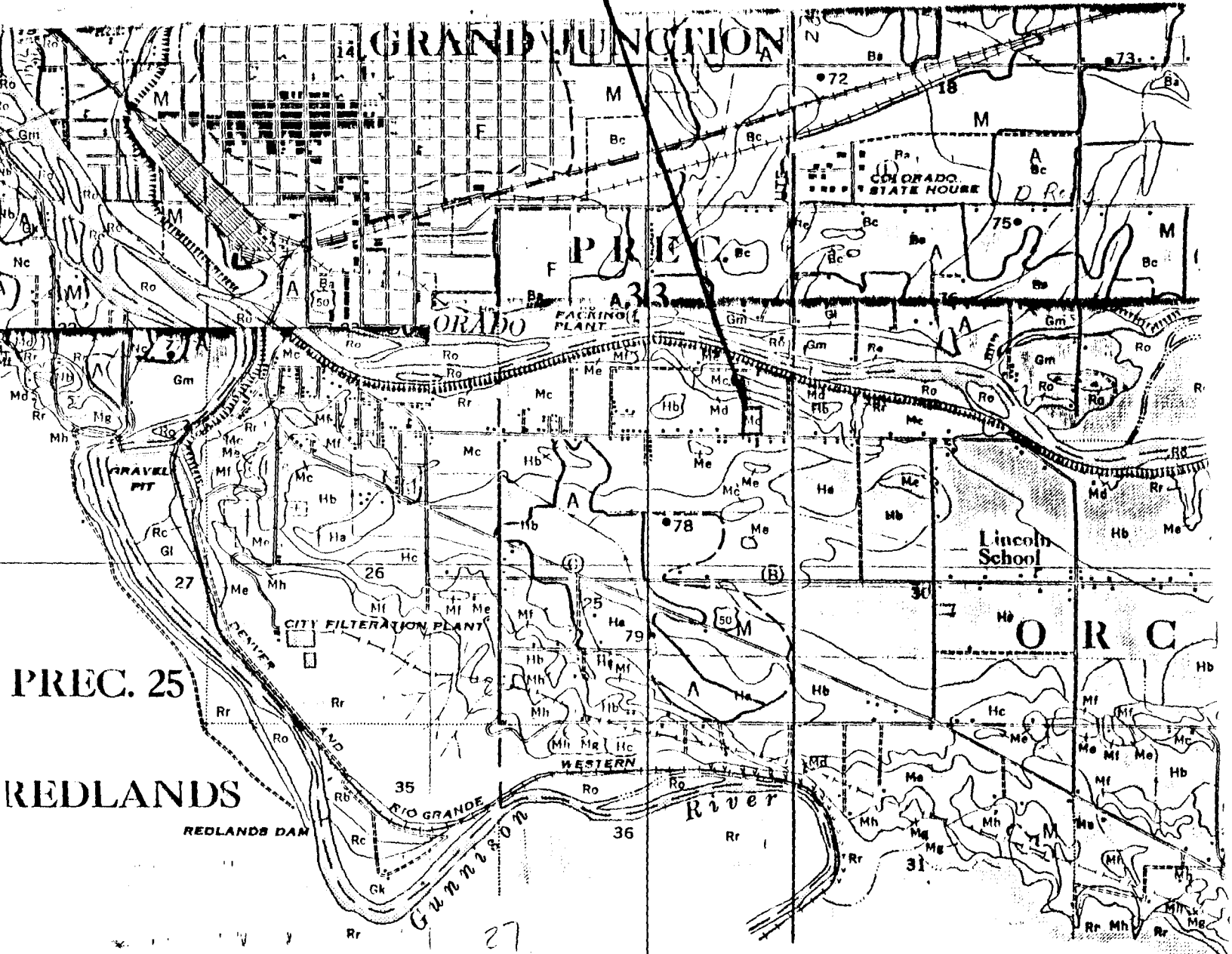


NONTECHNICAL SOILS DESCRIPTION REPORT
FOR DESCRIPTION CATEGORY - ALL

Survey Area- GRAND JUNCTION AREA, COLORADO

Map Symbol	Description
Mc	<p>MESA CLAY LOAM, 0 TO 2 PERCENT SLOPES This unit is suited for irrigated crops. It has few limitations. Furrow and sprinkler irrigation is suited to this soil. Irrigation water needs to be applied at a rate that insures optimum production without increasing deep percolation, runoff, and erosion. Use of pipe or ditch lining reduces water loss and deep percolation. Tilth and fertility can be improved by returning crop residue to the soil and using a suitable rotation. Excessive cultivation can result in the formation of a tillage pan. This pan can be broken by subsoiling when the soil is dry. Because of the undulating topography, onsite investigations may be needed before leveling.</p> <p>This unit consists of very deep, moderately well drained soils on terraces and mesa summits. These soils formed in alluvium. The surface layer is clay loam about 5 inches thick. The upper part of the subsoil is clay loam about 10 inches thick. The next subsoil layer is gravelly clay loam about 8 inches thick, and the lower part of the subsoil is very cobbly clay loam and cobbly clay loam about 21 inches thick. The substratum to a depth below 60 inches is stony clay loam. Permeability of the Mesa soil is moderately slow. Available water capacity is high. Effective rooting depth is 60 inches or more. Runoff is slow, and the hazard of water erosion is slight. A seasonal, irrigation induced, high water table fluctuates between depths of 35 to 50 inches from April through September.</p> <p>This unit is considered prime farmland, if irrigated.</p> <p>Capability Subclass: 2S irrigated; 7S nonirrigated</p> <p>Capability classification is the grouping of soils to show, in a general way, their suitability for most kinds of farming. It is a practical classification based on limitations of the soils, the risk of damage when they are used, and the way they respond to treatment. The soils are classified according to degree and kind of permanent limitation, but without consideration of major and generally expensive landforming that would change the slope, depth, or other characteristics of the soils; without consideration of possible unlikely major reclamation projects.</p> <p>Class II - Some limitations that reduce the choice of crops or require moderate conservation measures.</p> <p>Class VII - Not suited for cultivation. Very severe limitations. Suited for range, woodland or wildlife uses if carefully managed. Usually cannot apply physical practices such as pitting, furrowing, seeding, etc.</p> <p>s - Major problem is in the soil. It may be too shallow, too heavy, stony, low in fertility, salty, alkaline or have low moisture capacity.</p>

SITE LOCATION



GRAND JUNCTION

PREC. 33

ORADO PACKING PLANT

COLORADO STATE HOUSE

Lincoln School

CITY FILTRATION PLANT

PREC. 25

REDLANDS

REDLANDS DAM

GUNNISON

Rio Grande River

27

The City Of Grand Junction

250 North 5th St.

Grand Junction, CO 81501

(970) 244-1538

PROPERTY PROFILE

10/11/95

PREPARED BY: David Thornton
PREPARED FOR:
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

MICHAEL B QUEALLY
2776 1/2 UNAWEEP AVE
GRAND JUNCTION, CO 81503-2844

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2945-244-00-199
PROPERTY ADDRESS: 2776.5 C RD

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG SW COR LOT 8 SEC 24 1S 1W N 40 RODS E 10 RODS S 40 RODS W 10 RODS TO BEG EXC S 50FT FOR ROAD

YR BUILT: 1950 ROOMS: 6 BATHS: 2.00 UNITS: 1536.00 ABST: 1215 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 11/10/93

PRICE: 61600

RECORDING INFO - BOOK: 2024 PAGE: 576

TAX INFORMATION

TAC: 18100

MIL LEVY: 86.0050

MIL LEVY DATE: 01/01/95

APPRAISED VALUE:	LAND VALUE:	13,860.00	LAND ASSESS:	1,460.00
	IMP VALUE:	68,360.00	IMP ASSESS:	7,180.00
	TOTAL VALUE:	82,220.00	TOTAL ASSESS:	8,640.00

TAXES: 862.61

TAX SALE FLAG: False

DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: OM01 AMT 1: 119.54
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

The City Of Grand Junction

250 North 5th St.

Grand Junction, CO 81501

(970) 244-1538

PROPERTY PROFILE

10/11/95

PREPARED BY: David Thornton
PREPARED FOR:
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

DOW O HOUGH
2780 UNAWEEP AVE
GRAND JUNCTION, CO 81503-2844

CO OWNER: LILLIAN F

PROPERTY INFORMATION

PARCEL NUMBER: 2945-244-00-200
PROPERTY ADDRESS: 2780 C RD

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG 10 RODS E OF SW COR LOT 8 SEC 24 1S 1W N 40 RODS E 10 RODS S 40 RODS W 10 RODS TO BEG EXC S 50FT FOR ROAD

YR BUILT: 1976 ROOMS: 5 BATHS: 2.00 UNITS: 1432.00 ABST: 1212 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 00/00/00

PRICE: 0

RECORDING INFO - BOOK:

PAGE:

TAX INFORMATION

TAC: 18100

MIL LEVY: 86.0050

MIL LEVY DATE: 01/01/95

APPRAISED VALUE:	LAND VALUE:	13,860.00	LAND ASSESS:	1,460.00
	IMP VALUE:	62,220.00	IMP ASSESS:	6,530.00
	TOTAL VALUE:	76,080.00	TOTAL ASSESS:	7,990.00

TAXES: 806.73

TAX SALE FLAG: False

DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: OM01 AMT 1: 119.54
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N

We, the undersigned residents of the RESERVATION SUBDIVISION recommend to the Grand Junction Planning Commission that Acoma Drive in the proposed HELENA SUBDIVISION be a cul-de-sac instead of a through-street.

NAME _____ ADDRESS _____

PAUL NELSON	333 ACOMA CT.
William A. Clark	331 ACOMA CT.
Robert G. Linton	334 Acoma Ct.
Paul G. [unclear]	2778 Cheyenne DR
[unclear]	328 Acoma DR.
William Fletcher	326 Acoma DR.
Rich [unclear]	324 Acoma Dr.
Kelvin [unclear]	322 Acoma Dr.
Janeta Mitchell	2780 Laguna Rd.

FIELD ATTEMPTED
1-9-96

We, the undersigned residents of the RESERVATION SUBDIVISION recommend to the Grand Junction Planning Commission that Acoma Drive in the proposed HELENA SUBDIVISION be a cul-de-sac instead of a through-street.

Home owners

NAME	ADDRESS
<i>Donald H. Olson</i>	317 ACOMA DR.
<i>Roy E. Quinton</i>	2779 Laguna Dr.
<i>Sherril L. Quinton</i>	2779 Laguna Dr.
<i>Robert M. Conway</i>	315 Acoma
<i>Quita Conway</i>	315 Acoma
<i>Mapine Blaylock</i>	2781 Laguna Dr.
<i>Belona K. Holton</i>	319 Acoma
<i>Warren J. Walsh</i> (Woodly)	321 ACOMA DR.
<i>Robin L. Kosso</i>	317 Acoma Dr.
<i>Daniel A. Golden</i>	319 ACOMA DR.
<i>Linda Adencio</i>	325 Acoma Dr.

REASONS FOR CUL-DE-SAC IN PROPOSED HELENA SUBDIVISION

1. Neighbors in adjoining RESERVATION SUBDIVISION wish to keep traffic flows reduced in their neighborhood for safety of children and pedestrians and for reduced noise.
2. RESERVATION SUBDIVISION currently has 4 access points to UNAWEEP AVE. No new access needed.
3. Real estate values higher on quiet, cul-de-sac lots. A cul-de-sac in HELENA SUB. would make all the lots more valuable (and saleable) with a low traffic street.
4. Lots 1,2,19,20 would be same size as rest of the proposed subdivision with a cul-de-sac. Current proposal has lots 19 & 20 roughly twice the size of the average lot. Long narrow lots are harder to sell because there is so much more for the eventual buyer to maintain.

illy Ln

27 3/8 Rd

West

27 1/2 Rd

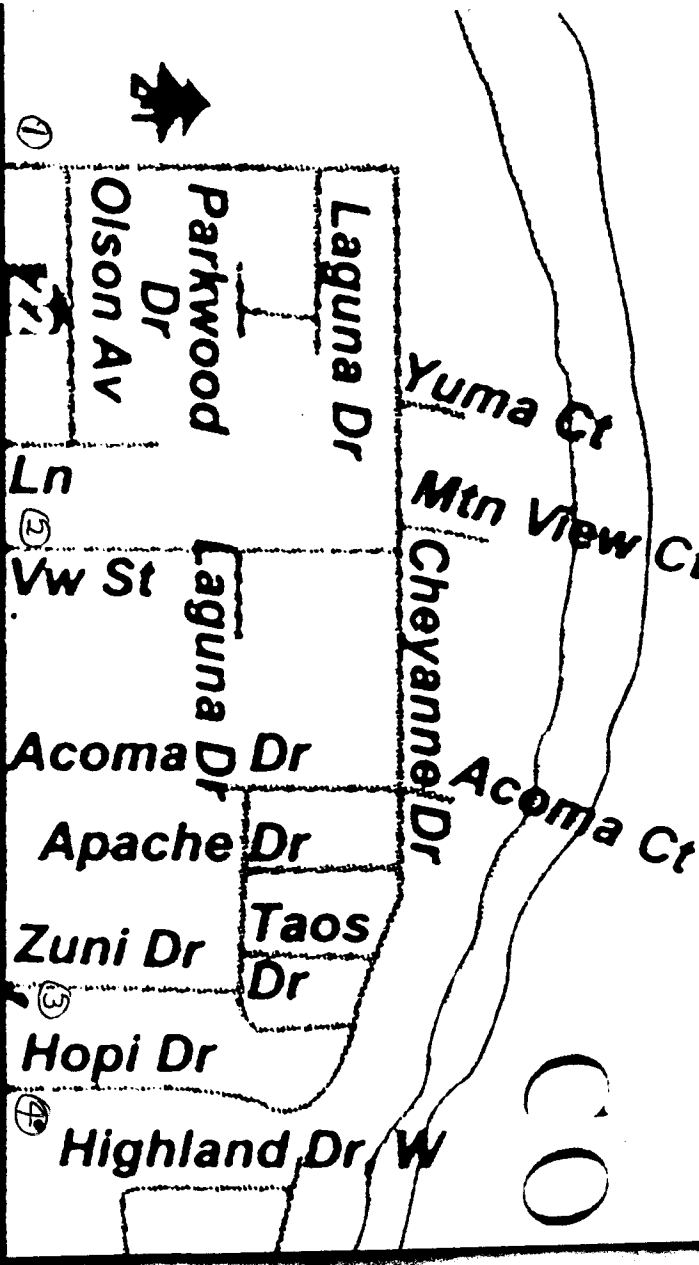
Cherry Ln

Mountain Vw St

Lexington Cr

Ln

Cap



Olson Av



Parkwood Dr

Laguna Dr

Yuma Ct

Mtn View Ct

Vw St

Laguna Dr

Cheyenne Dr

Acoma Dr

Acoma Ct

Apache Dr

Zuni Dr

Taos Dr

Hopi Dr

Highland Dr W

CO

REVIEW COMMENTS

Page 1 of 3

FILE #PP-95-179

TITLE HEADING: Preliminary Plan - Helena
Subdivision

LOCATION: 2776/2780 UnawEEP Avenue

PETITIONER: Michael Queally & Ben Hill

PETITIONER'S ADDRESS/TELEPHONE: 1204 N 7th Street
Grand Junction, CO 81501
241-7653

PETITIONER'S REPRESENTATIVE: Wayne Lizer

STAFF REPRESENTATIVE: Bill Nebeker

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.

U.S. WEST 10/4/95
Max Ward 244-4721

New or additional telephone facilities necessitated by this project may result in a "contract" and up-front monies required from developer, prior to ordering or placing of said facilities. For more information, please call 1-800-526-3557.

ORCHARD MESA IRRIGATION DISTRICT 10/5/95
James D. Rooks 464-7885

Orchard Mesa Irrigation District recommends that a piped irrigation system be used in the subdivision. A home owner's association should be formed to insure maintenance of the irrigation system. No pumps will be allowed to be placed in the existing open irrigation canal adjacent to lots 1-10. The discharge of storm water will not be allowed into the open irrigation canal. As funds become available the irrigation canal will be placed in pipe eliminating any access for storm water.

GRAND JUNCTION FIRE DEPARTMENT 10/10/95
Hank Masterson 244-1414

The Fire Department has no problems with this proposal.

CITY PROPERTY AGENT 10/11/95
Steve Pace 244-1542

No final plat to review.

PUBLIC SERVICE COMPANY 10/11/95
John Salazar 244-2781

Gas & Electric - no objections.

MESA COUNTY SCHOOL DISTRICT #51

10/16/95

Lou Grasso

242-8500

SCHOOL - ENROLLMENT / CAPACITY - IMPACT

Columbus Elementary School - 360 / 328 - 4

Orchard Mesa Middle School - 608 / 625 - 2

Grand Junction High School - 1674 / 1630 - 3

CITY DEVELOPMENT ENGINEER

10/17/95

Jody Kliska

244-1591

1. Acoma Drive needs to line up with the street across UnawEEP - Lynwood? - to avoid left-turn conflicts on UnawEEP.
2. The proposed retention basin easement as proposed is not acceptable for the following reasons:
 - a. The area proposed is too small to contain the required runoff as calculated.
 - b. We will not allow the basin to be parcelled out to nine lots. It must be in a common tract owned and maintained jointly by all property owners of the subdivision.
 - c. The location may be too close to the existing irrigation ditch and may collect seepage from the ditch.
3. The drainage report did not address any off-site runoff entering this site from the existing street to the north. From the profile, it appears this may occur.

CITY POLICE DEPARTMENT

10/16/95

Dave Stassen

244-3587

As designed, this project poses no problems for the Police Department.

CITY UTILITY ENGINEER

10/18/95

Trent Prall

244-1590

SEWER - CITY OF GRAND JUNCTION

1. 2.5' of cover is inadequate for sewer without building pad elevation restrictions (or backflow prevention) as well as special structural considerations for both the mainline pipe and sewer service lines.

WATER - CITY OF GRAND JUNCTION

1. Valve will be required at Laguna Drive on proposed 6" water line.

COMMUNITY DEVELOPMENT DEPARTMENT

10/18/95

Bill Nebeker

244-1447

NOTE: Plat does not comply with preliminary plan drawing standards checklist, page IX-26 in SSID Manual.

1. Show the centerline and right-of-way width for Lynwood Drive to the south (as well as Acoma Drive to the north). Realign Acoma to match Lynwood.
2. Show existing platted lots and make reference to subdivision to the north.
3. Submit a site plan showing the building footprint of existing structures on proposed lots, total square footage of structures per lot and distance to property lines.
4. Provide street stubs to the east and west to provide access to adjacent vacant parcels.
5. Is the duplex a legal non-conforming use? When was it built? Was it a legal conforming use when it was built?

PARKS & RECREATION DEPARTMENT

10/17/95

Shawn Cooper

244-3869

1. Is the linear configuration of the retention structure feasible - what is impact on the rear yards?
2. Total Park/Open Space Fee - \$3,600 (16 x \$225).

TO DATE, COMMENTS NOT RECEIVED FROM:

City Attorney

RESPONSE TO REVIEW COMMENTS

RE: Variance for Helena Subdivision

City Development Engineer
Jody Kliska

Copies attached with the changes agreed to in your meeting with Wayne Lizer to meet City standards.

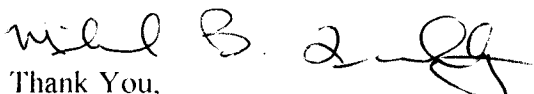
City Attorney
Dan Wilson

I have attached a copy of the Warranty Deed for 2776 UnawEEP Ave. and I have attached a rough draft drawing of the proposed Helena Sub. as it sits today, titled Exhibit "A", in hopes of clarifying the situation. 2776 UnawEEP Ave. is owned by me, 2780 UnawEEP Ave. is owned by my neighbor Dow Hough. Ben Hill is my partner on this development project. Ben Hill and myself have a contract to purchase approximately 2 acres from Dow Hough to build this project. I have highlighted this area on the attached Exhibit "A". This contract is not scheduled to close unless an approval of Helena Subdivision is attained.

Community Development Department
Bill Nebeker

The entrance has been changed to meet with City requirements and lot 12 will not need a variance.

The existing duplex was built in 1950.


Thank You,
Michael Queally

10/26/95

PETITIONERS RESPONSE TO REVIEW COMMENTS

DEPT:

U.S. WEST -- has been contacted and developer will cooperate with requirements.

ORCHARD MESA IRRIGATION DISTRICT -- we will install a piped irrigation system and form a homeowners association.

CITY DEVELOPMENT ENGINEER-- #1,2,3 have been accomadated and addressed on attached updated plans.

CITY UTILITY ENGINEER -- new sewer profile to correct situation attached.
We agree to provide a 6" valve for water line at Laguna Drive.

COMMUNITY DEVELOPMENT DEPARTMENT -- #1,2,3 have been adjusted and shown on updated plans, attached. #4 we feel is an unfair request due to the large impact on such a small subdivision. This area is zoned RSF8, our plan is for only 4 units per acre mostly due to the configuration of the parcel giving us a narrow 60' lot. If we are required to provide street stubs we would lose two lots and be forced to narrow our lot dimensions to maintain 16 lots, thus creating a more congested site and lower property values. The 10 acre parcel to the west should be large enough not to warrant a street stub at our expense and the 5 acre parcel to the east should be adequately served by a cul-de-sac. #5 the duplex is a legal nonconforming use as the duplex was built prior to the cities annexation of the area in 1974.

PARKS & RECREATION DEPARTMENT -- #1 has been addressed .

Thank you ,

Will B. Zully

RESPONSE TO 1ST SUBMITTAL
COMMENTS

PROJECT REPORT; HELENA SUBDIVISION

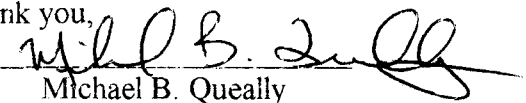
RE: Response to preliminary comments from City staff (*2ND SUBMITTAL COMMENTS*)

The City staff reviewed the initial response to comments submitted by the petitioner on the proposed Helena Subdivision and found them to be incomplete, requiring corrections and further information. These corrections have been addressed as follows:

- 1) Acoma and Lynwood Avenue street stubs have been aligned to centerlines on updated plans.
- 2) Subdivision information to the north and south has been identified on updated plans.
- 3) lot 12 front yard set-back now meets city requirements.
- 4) In regards to the street stubs to the east and west, the revised plans show a stub to the east however, we feel strongly that unless the owner of this adjacent parcel is interested in selling or developing this parcel, it is an unfair requirement due to the high impact (cost) to us. If we can acquire this property we would want the street stub, but to be asked to put in possibly two stubs plus a retention pond will negatively cut up the lots and be cost prohibitive to proceed with the project, and still be able to supply the needed low-end priced housing market. Before the preliminary meeting I will try to have a definite answer from the land owner to the east if he is interested in selling.
- 5) Correct lot sizes have been shown on lots 4-6.
- 6) The retention pond has been identified, dimensioned and easements marked as required.
- 7) All items on checklist have been addressed and shown on revised plans and submitted as required.

The inaccurate and incomplete plans along with a variance needed on lot 7 caused the preliminary hearing for the proposed Helena Subdivision to be pulled from the November 7, 1995 preliminary Planning Commission Agenda. The plans have been revised to meet the cities comments and requirements and a variance hearing on lot 7 is scheduled for December 13, 1996. Pending approval of the variance we request to be added to the January 96' preliminary agenda.

Thank you,


Michael B. Queally

REVIEW COMMENTS

Page 1 of

FILE #PP-95-179

TITLE HEADING: Preliminary Plan - Helena
Subdivision

LOCATION: 2776-2780 UnawEEP Avenue

PETITIONER: Michael Queally & Ben Hill

PETITIONER'S ADDRESS/TELEPHONE: 1204 N 7th Street
Grand Junction, CO 81501
241-7653

PETITIONER'S REPRESENTATIVE: Michael Queally

STAFF REPRESENTATIVE: Bill Nebeker

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., DECEMBER 27, 1995.

COMMUNITY DEVELOPMENT DEPARTMENT

12/18/95

Bill Nebeker

244-1447

1. Either a street stub or a 10' wide bicycle/pedestrian path shall be provided through to the west parcel at approximately the new street alignment.
2. Change 10' utility and irrigation easement on lot 7 to conform with rear setback for the duplex.

NOTE: Jody Kliska is reviewing new Acoma Drive alignment. The Board of Appeals approved the variance request for the duplex on proposed lot 7.

CITY DEVELOPMENT ENGINEER

12/19/95

Jody Kliska

244-1591

The location of the existing house and maintaining the required setback are causing the proposed street to be offset from the existing intersection of Lynwood. The latest proposal attempts to correct this. However, I am still concerned that left turning vehicles into the new street will either be driving in the designated left turn lane out or will be swerving to avoid running into the curb, gutter and sidewalk in front of Lot 11 because of the curvature. This is not acceptable.

Please look at designing the intersection by keeping a 50' tangent from the future curb line, and then a reverse curve, the center of which would fall parallel to the northernmost point of the west wall of the house for which the setback is a concern.

The other alternative is to consider a cul-de-sac rather than a connection to UnawEEP.

STAFF REVIEW

FILE: PP-95-179
DATE: January 9, 1995
STAFF: Bill Nebeker
REQUEST: Preliminary Plat to subdivide a 4.62 acre parcel into 20 residential lots in an RSF-8 zone.
LOCATION: North side of UnawEEP Avenue at Acoma Drive (extended)
2776 & 2780 UnawEEP
APPLICANT: Michael Queally & Ben Hill

EXECUTIVE SUMMARY: Staff recommends approval of this 20 lot residential subdivision north of UnawEEP Avenue. Issues regarding street alignment to the north and south and extensions to the east and west have been resolved.

EXISTING LAND USE: Two single family homes and one duplex; vacant on remainder of proposed lots

PROPOSED LAND USE: Single family homes (duplex will remain on lot 7)

SURROUNDING LAND USE:

NORTH: Single Family Residential
SOUTH: Single Family Residential
EAST: Generally vacant (Rural residential on large lot with pasture)
WEST: Vacant

EXISTING ZONING: RSF-8

SURROUNDING ZONING: RSF-8

RELATIONSHIP TO COMPREHENSIVE PLAN: The Orchard Mesa Neighborhood Plan recommends 5 dwelling units per gross acre for this area. The preferred alternative for the Growth Plan (Concentrated Urban Growth) recommends that this area develop at 4-8 dwelling units per acre. The density of this minor subdivision is 4.3 dwellings per gross acre.

STAFF ANALYSIS: The applicant proposes to develop a residential single family subdivision on two, 2.31 acre parcels on UnawEEP Avenue. 20 single family residential lots are proposed, at an average lot size of 0.175 acres or 7623 square feet. The

proposed lots comply with the bulk requirements of the RSF-8 zoning. There are three existing structures on the lots - two single family homes and a duplex. The duplex is a legal nonconforming use. It will lose its nonconforming use status if it is damaged beyond fifty percent of market value or it is changed to a single family dwelling. In December the Board of Appeals approved a variance for the rear setback on the duplex. Setbacks to the other homes meet zoning requirements.

The proposed subdivision is located between the Lynwood Subdivision to the south and the Reservation Subdivision to the north. Acoma Drive within the latter subdivision will be extended to serve the lots in this subdivision. Acoma Drive must align with Lynwood Street to the south, while also maintaining an adequate setback from the existing home on proposed lot 12. Although the street alignment is somewhat nonstandard, it does meet the requirements of City engineering.

A street stub is being provided to the east to provide access to adjacent future development. The street also allows these corner lots to be reconfigured, giving them a better buildable area, rather than long and narrow as they were previously configured. The applicant may desire to move this street stub further to the north to take advantage of lots 19 and 20 which are even longer, due to the alignment of Acoma with the subdivision to the north. The street stub may be moved on the final plan submittal.

A street stub to the west was also requested. The applicant has requested that this stub be deleted because of the expense of street construction for so small a subdivision. This extension may be deleted if a pedestrian link is provided. If redesign of the subdivision with a cul-de-sac, rather than connection to Unawep is proposed, a street extension will be required to the west also.

Tract A is being reserved as private open space for a retention pond to be maintained by a homeowner's association to be formed in the subdivision. A piped irrigation system will be installed per the request of the Orchard Mesa Irrigation District.

A \$3600 open space fee will be required.

STAFF RECOMMENDATION: Staff recommends approval with the following conditions.

1. Change the 10' utility and irrigation easement on lot 7 to conform with rear setback for the duplex.
2. A minimum 10 foot wide pedestrian access easement, dedicated for public use, shall be shown and improved on the final plat.
3. A \$3600 Open Space fee, plus other applicable fees, will be required.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item 95-179, I move that we approve a preliminary plat for 20 residential lots in Helena Subdivision subject to the conditions outlined in staff's recommendation.

STAFF REVIEW

FILE: VAR-95-202
 DATE: December 13, 1995
 STAFF: Bill Nebeker
 REQUEST: Variance requested to reduce rear yard setback from 15' to 3' for an existing duplex
 LOCATION: 2776 UnawEEP Road
 Proposed Helena Subdivision located at the north side of UnawEEP, at Lynwood Street (extended)
 Tax Parcel #2945-244-00-199
 APPLICANT: Michael B. Queally

EXECUTIVE SUMMARY: The applicant is requesting a variance to reduce the rear yard setback for an existing duplex. Staff has not determined if the setback is legal nonconforming or simply illegal. The variance is recommended for approval to legitimize the existing structure's setback and allow the subdivision to proceed. The subdivision is also recommended for approval.

EXISTING LAND USE: Duplex & single family dwelling
 PROPOSED LAND USE: same
 SURROUNDING LAND USE: vacant
 EXISTING ZONING: RSF-8
 SURROUNDING ZONING: RSF-8

ZONE AND DEVELOPMENT CODE REQUIREMENTS: Section 4-2-6 C.5 Minimum rear yard setback in an RSF-8 zone is 15 feet.

VARIANCE REQUESTED: Reduce rear yard setback to 3 feet.

APPLICANT'S REASON FOR REQUEST: The duplex was built while this area was in the county and was constructed with a side yard of approximately 3 feet. With the subdivision of this parcel, the lot is reconfigured and the side yard now becomes a rear yard. The required rear yard setback of 15' for the RSF-8 zoning is larger than the required side yard setback of 3' when the duplex was built. To not grant the variance would require that the structure be torn down or moved, which is not a financially

feasible option or that the subdivision not be platted. The subdivision is desirable to infill a large vacant lot and provide a more affordable housing option in the city.

I do not believe this variance will be of conflict to the public interest, nor be detrimental to the public health, safety or welfare and will not reduce the value of adjacent property owners. I do not believe it to be detrimental to the public displacing the existing tenants by tearing down this structure in order to build this subdivision.

STAFF ANALYSIS: The applicant is proposing a 20 lot subdivision from two 2.3 acre parcels. There are three existing structures on the two parcels. Two of the structures, single family homes on proposed lots 10 and 12, conform to required setbacks from existing and proposed property lines. A duplex which is located on proposed lot 7 does not comply with setbacks on one side. When the duplex was built in 1950, the parcel was located in the county and zoned R-3. R-3 allows multiple structures on one lot, however the duplex was built with only a three foot setback on one side. The R-3 zoning required a 12 foot side yard setback. It is unknown why this setback was not maintained.

With the replatting of this parcel, the nonconforming side yard becomes a greater nonconforming rear yard. The required rear yard setback in the RSF-8 zone is 15 feet. A variance is requested to allow the structure to remain on the lot within the new subdivision with the existing three foot setback to the property line. The setback requires a variance because it is unknown if the current setback is legal nonconforming or illegal and because the new lot lines make the side yard setback a rear setback.

FINDINGS OF REVIEW:

No Conflict with Public Interest. No known conflict with the public interest has been identified.

Exceptional Conditions/Undue Hardship not Self-Inflicted. The duplex was constructed 45 years ago by an unknown party.

Not Detrimental to Public Health, Safety or Welfare. The current setback meets the building code and required setbacks for accessory structures. No evidence has been found that granting the variance and allowing this nonconforming condition to continue will be detrimental to the public health, safety or welfare.

No reasonable use of property without a variance. The duplex must be torn down or moved if the variance is not approved. If the variance is denied the applicant could exclude proposed lot 7 from the subdivision, making this parcel an outlot, however the nonconformity still exists and the Community Development Department could pursue the setback violation through zoning enforcement. The department is not in the practice of enforcing 40 year old zoning violations and the greater good is to subdivide this parcel.

Not Injurious to or Reduce Value of Surrounding Parcels. Granting the variance will not change any of the physical surroundings. It will only legitimize an existing nonconforming use. Development of the subdivision should have a positive impact on surrounding properties.

STAFF RECOMMENDATION: Approval with the following condition:

1. The variance applies to this structure only. If the duplex is demolished or removed from the site, any new construction shall conform with current setbacks.

REVIEW COMMENTS

Page 1 of 1

FILE #VAR-95-202

TITLE HEADING: Variance

LOCATION: 2776/2780 UnawEEP Avenue

PETITIONER: Mike Queally & Ben Hill

PETITIONER'S ADDRESS/TELEPHONE: 1204 N 7th Street
Grand Junction, CO 81501
241-7653

PETITIONER'S REPRESENTATIVE: Wayne Lizer

STAFF REPRESENTATIVE: Bill Nebeker

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS .

CITY DEVELOPMENT ENGINEER

11/23/95

Jody Kliska

244-1447

1. The intersection design with UnawEEP Avenue does not appear to meet the design criteria as stated in Table 7, page 26 of the Transportation Engineering Design Standards as far as the minimum approach tangent or the minimum centerline radius. This will have an effect on the other existing house by redesigning to meet the minimum City Standards. Minimum City Standards are required.

CITY ATTORNEY

11/24/95

Dan Wilson

244-1505

1. Evidence of title is insufficient - a note from an owner isn't sufficient. Need a copy of a deed (not a deed of trust); what is Ben Hill's interest; no contract to purchase was attached.
2. Applicant's will have a difficult time, based on what was submitted to me, showing the variance isn't a classic case of self induced hardship.

COMMUNITY DEVELOPMENT DEPARTMENT

11/29/95

Bill Nebeker

244-1447

1. Acoma Drive north of UnawEEP should be realigned per City standard drawings and reviewed by Jody Kliska, to assure that a variance is not needed for the home on Lot 12 also. This should be done ASAP. City standard drawings are attached. If there is any question regarding them contact Jody Kliska at 244-1591.
2. Is there any record of when the duplex was built? According to my records the prior zoning when the parcel was in the County, was R-3. R-3 allows a duplex on the same lot as a single family dwelling but the minimum side yard setback for all principal buildings located on the front half of the lot is 12'. How was the duplex built with only a 3' setback?

General Project Report Request for Variance

Helena Subdivision (#PP-95-179)

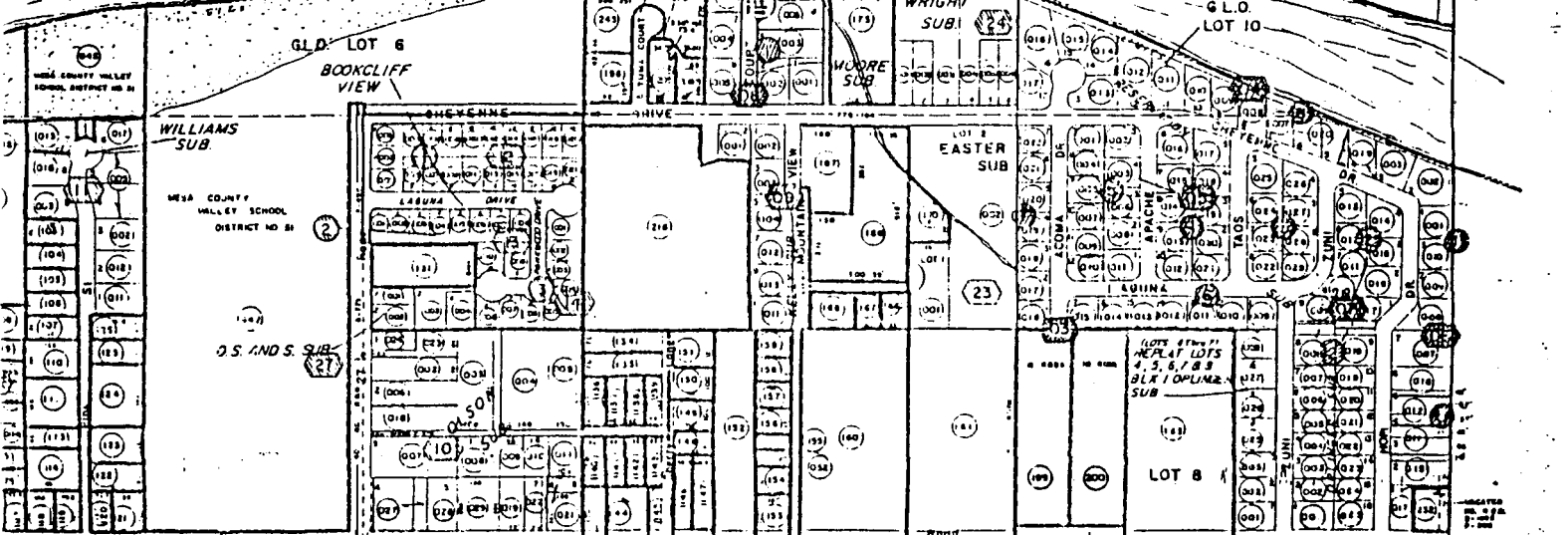
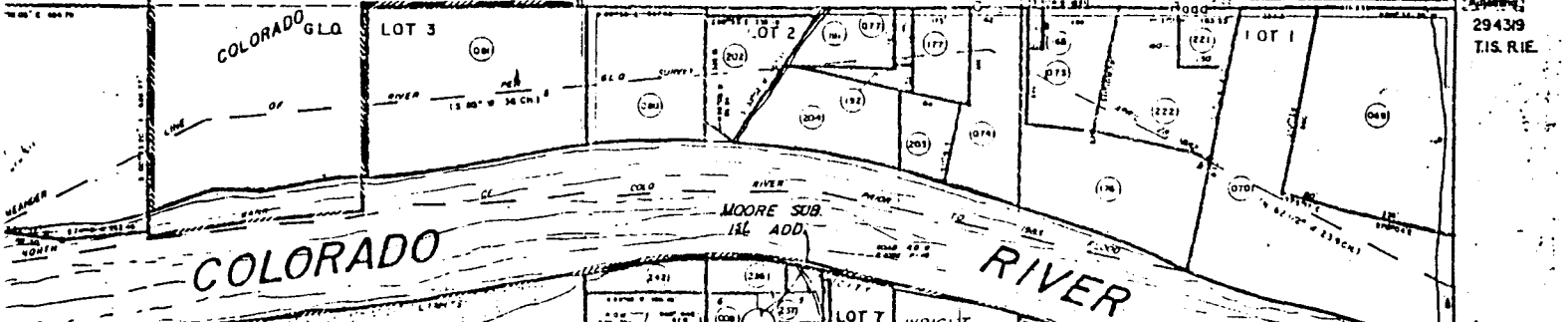
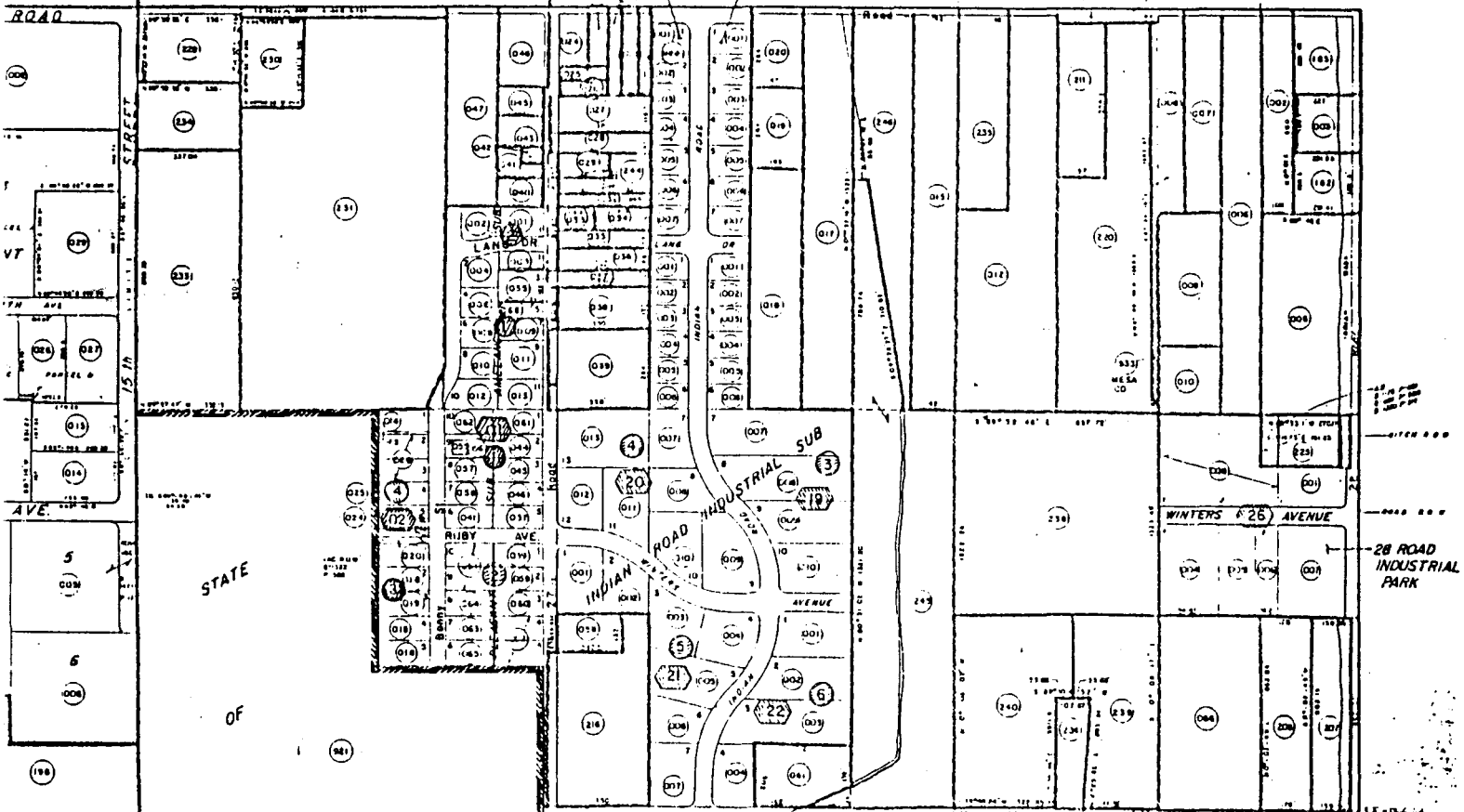
1. A variance is requested to reduce the rear yard setback for the existing duplex (a legal nonconforming use) on lot 7, proposed Helena Subdivision (city file #PP-95-179).
2. Property is located at 2776 1/2 Unawep; tax parcel #2945-244-00-199.
3. The duplex was built while this area was in the county and was constructed with a side yard of approximately 3 feet. With the subdivision of this parcel, the lot is reconfigured and the side yard now becomes a rear yard. The required rear yard setback of 15' for the RSF-8 zoning is larger than the required side yard setback of 3' when the duplex was built. To not grant the variance would require that the structure be torn down or moved, which is not a financially feasible option; or that the subdivision not be platted. The subdivision is desirable to infill a large vacant lot and provide a more affordable housing option in the city.

The hardship is the change of zoning and setback requirements due through annexation and reconfiguration of the lot from the proposed subdivision. The subdivision accomplishes a greater good by infilling a vacant lot and providing housing in the city.

4. I do not believe this variance will be of conflict to the public interest, nor be detrimental to the public health, safety or welfare and will not reduce the value of adjacent property owners. I do not believe it to be detrimental to the public displacing the existing tenants by tearing down this structure in order to build this subdivision.

294513
TIS RIW

Adjoining 178



Adjoining 1001
294525
TIS RIW

DANWILL SUB.
OR SUB.

TIS RIW
294524

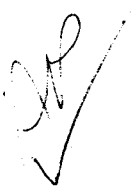
STAFF REVIEW

FILE: PP-95-179
DATE: December 18, 1995
STAFF: Bill Nebeker
REQUEST: Preliminary Plat to subdivide a 4.62 acre parcel into 20 residential lots in an RSF-8 zone.
LOCATION: North side of UnawEEP Avenue at Acoma Drive (extended)
2776 & 2780 UnawEEP
APPLICANT: Michael Queally & Ben Hill

~~Revised Staff Comments~~

1. Either a street stub or a 10' wide bicycle/pedestrian path shall be provided through to the west parcel at approximately the new street alignment.
2. Change 10' utility and irrigation easement on lot 7 to conform with rear setback for the duplex.

NOTE: Jody Kliska is reviewing new Acoma Drive alignment. The Board of Appeals approved the variance request for the duplex on proposed lot 7.



STAFF REVIEW

FILE: PP-95-179
DATE: February 7, 1996
STAFF: Bill Nebeker
REQUEST: Appeal of Planning Commission's decision to approve a preliminary plat to subdivide a 4.62 acre parcel into 20 residential lots in an RSF-8 zone.
LOCATION: North side of UnawEEP Avenue at Acoma Drive (extended)
2776 & 2780 UnawEEP
APPLICANT: Michael Queally & Ben Hill

EXECUTIVE SUMMARY: The neighborhood north of the proposed subdivision has appealed Planning Commission's recommendation of approval with Acoma Drive as a through street. This neighborhood requests that the street cul-de-sac at the north end and not be connected to Acoma Drive to the north. There is no disagreement or outstanding issues with the remainder of the subdivision. Staff recommends denial of the appeal because the connection is needed to give the Helena Subdivision an additional access.

EXISTING LAND USE: Two single family homes and one duplex; vacant on remainder of proposed lots

PROPOSED LAND USE: Single family homes (legal nonconforming duplex on lot 7 will remain)

SURROUNDING LAND USE:

NORTH: Single Family Residential
SOUTH: Single Family Residential
EAST: Generally vacant (Rural residential on large lot with pasture)
WEST: Vacant

EXISTING ZONING: RSF-8

SURROUNDING ZONING: RSF-8

RELATIONSHIP TO COMPREHENSIVE PLAN: The Orchard Mesa Neighborhood Plan recommends 5 dwelling units per gross acre for this area. The preferred alternative for the Growth Plan (Concentrated Urban Growth) recommends that this area develop at 4-8 dwelling units per acre. The density of this minor subdivision is 4.3 dwellings per gross acre.

STAFF ANALYSIS: The Helena Subdivision is a proposed 20 lot residential subdivision located between UnawEEP Avenue and the Reservation Subdivision to the north. When the Reservation Subdivision was platted, Acoma Drive was left as a stub street to provide access to a future subdivision. The street circulation pattern within the Helena Subdivision is required to connect with this street stub.

At the January 9, 1996 Planning Commission hearing, Paul Nelson of 333 Acoma Court, presented a petition signed by 20 residents, representing 16 property owners, in the Reservation Subdivision. These residents requested that Acoma Drive in the proposed Helena Subdivision be a cul-de-sac instead of a through street. The reasons stated for the cul-de-sac were as follows: to reduce traffic flows in their own neighborhood for safety and to reduce noise; the Reservation Subdivision has plenty of access points already; real estate values are higher on cul-de-sac lots; and a more equitable size for the lots located on the cul-de-sac. Without the cul-de-sac the lots are long and narrow.

The Planning Commission recommended denial of the neighborhood's request for a cul-de-sac and approved the subdivision as designed by the applicant. Staff recommends the Planning Commission decision be upheld, for the following reasons. The appellants arguments are discussed first.

1. ARGUMENT: Neighbors in adjoining Reservation Subdivision wish to keep traffic flows reduced in their neighborhood for safety of children and pedestrians and for reduced noise.

RESPONSE: There will be no significant increase in traffic in the Reservation Subdivision. The majority of trips from residents of the Helena Subdivision will be directly to UnawEEP, not north through the Reservation Subdivision. The only foreseen impact is the potential for additional traffic on Laguna Drive and Acoma Street from residents of the Reservation Subdivision as they seek the shortest distance to UnawEEP. There should also be some decrease in traffic on Zuni.

2. ARGUMENT: Reservation Subdivision currently has four access points to UnawEEP Avenue. No new access is needed.

RESPONSE: There may be sufficient access points for the Reservation Subdivision, but there are insufficient access points for the Helena Subdivision. Without the connection, Helena will have only one access - to UnawEEP. The stub street to the east will probably end in a cul-de-sac. A second access into this area is desirable for emergency vehicles, reduced travel length to adjoining neighbors, an alternate - safer route to the school and community center, and integration of this subdivision into the neighborhood. The through street is particularly needed for an alternate route during heavy traffic flows on UnawEEP or if Acoma was blocked for some reason.

Of the four access points to Unaweep identified by the neighbors, only two directly serve this neighborhood - Zuni and Hopi streets. Mountain View is a substandard street, only twenty feet wide in places, with a single lane over an irrigation ditch and at Unaweep. This street is not a safe access to Unaweep. 27 3/8 Road serves the Orchard Mesa Community Center and Swimming Pool and the Orchard Mesa Middle School. This street gets significant traffic in the morning and afternoons as parents use the one way loop system in the school grounds to drop off and pick up their kids. Residents of the Reservation Subdivision that use Cheyenne to access 27 3/8 Road to Unaweep cut through almost one half mile of other neighborhoods first. A connection at Acoma could benefit this entire area.

3. ARGUMENT: Real estate values are higher on quiet, cul-de-sac lots. A cul-de-sac in Helena Subdivision would make all the lots more valuable (and saleable) with a low traffic street.

RESPONSE: The appellants statement may be true but it doesn't mean that all streets should be designed as cul-de-sacs. They are appropriate in some areas where additional access points are limited but they are not recommended for the integration of residential neighborhoods - a very desirable goal for well planned cities. The Reservation Subdivision was designed for a through street in this location.

4. ARGUMENT: Lots 1,2,19, & 20 would be the same size as the rest of the proposed subdivision, with a cul-de-sac. Current proposal has lots 19 & 20 roughly twice the size of the average lot. Long narrow lots are harder to sell because there is so much more the eventual buyer to maintain.

RESPONSE: The cul-de-sac design would potentially affect only two of ten narrow lots. The applicant had considered moving the stub street further to the north to eliminate these long narrow lots anyway. A cul-de-sac design, although possibly allowing the addition of a lot for the developer, would create some smaller lots, out of character with the rest of the subdivision.

Additional criteria that lends support to the denial of this appeal are as follows:

5. Policy 23.8 of the draft Growth Plan states that, "The City may require vehicular, bike and pedestrian connections between adjacent projects to improve traffic flow and safety."
6. The Subdivision Ordinance within the City's Zoning and Development Code encourages orderly, efficient and integrated development (6-1-1A).
7. The Orchard Mesa Neighborhood Plan provides conflicting recommendations from public safety providers. The plan states that the City Police Department prefers cul-de-sacs for crime prevention and safer streets. The City Fire

Department prefers multiple access points to developments to ensure emergency vehicle access in case an access is blocked.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission's decision be upheld and that the Helena Subdivision be approved with Acoma Drive as a through street to the Reservation Subdivision, with the following condition.

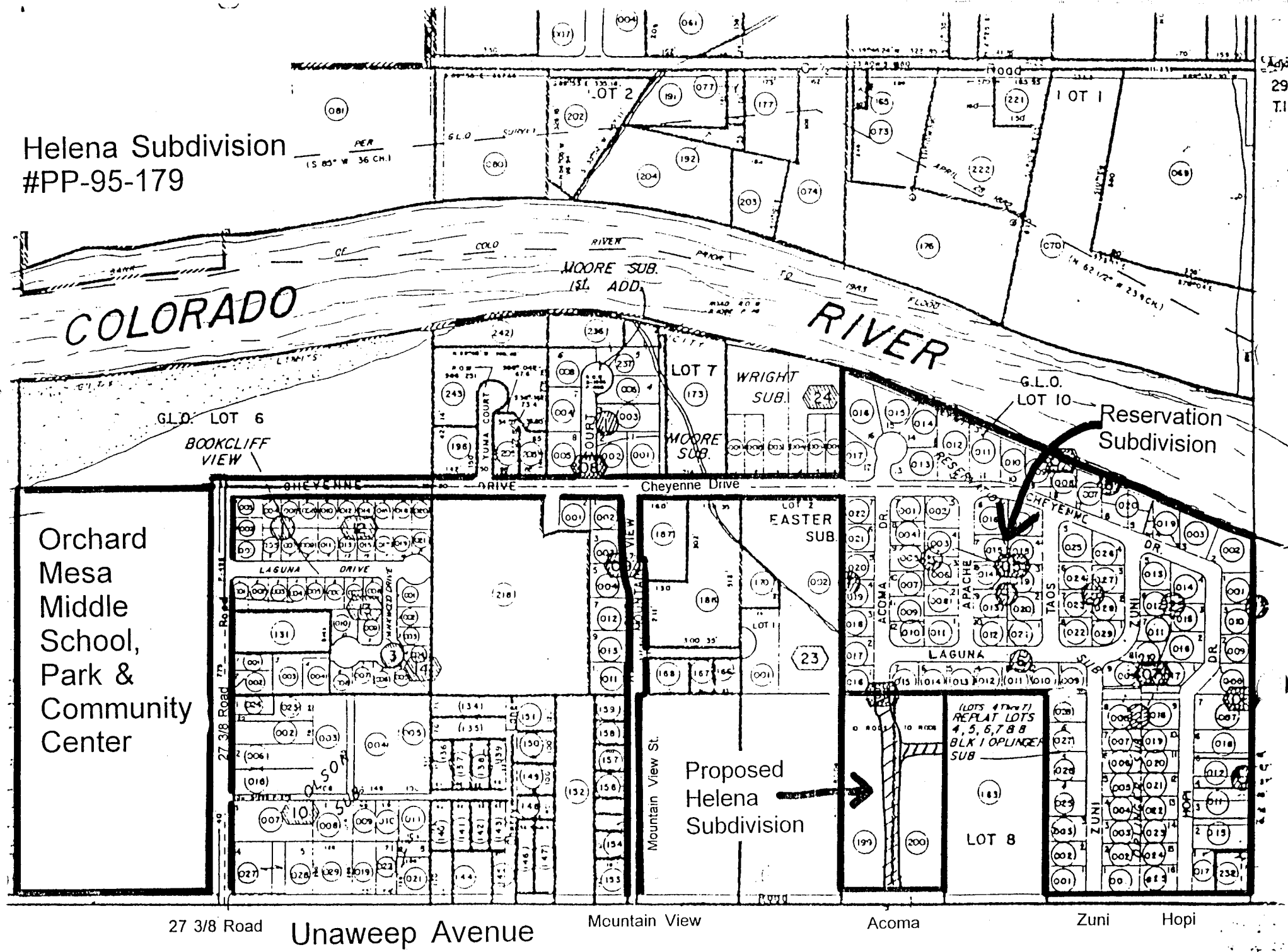
1. That a minimum 10 foot wide pedestrian access easement for the vacant lot to the west be dedicated for public use and shall be shown and improved on the final plat.

If the cul-de-sac option is preferred by Council, it is recommended that an additional bicycle/pedestrian path be provided to the Reservation Subdivision to the north per city standards.

PLANNING COMMISSION RECOMMENDATION: Approval per staff's recommendation and conditions.

Helena Subdivision
#PP-95-179

294
T.1S.



Orchard
Mesa
Middle
School,
Park &
Community
Center

Reservation
Subdivision

Proposed
Helena
Subdivision

27 3/8 Road Unaweep Avenue Mountain View Acoma Zuni Hopi

294524



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

November 1, 1995

Michael Queally
Hill & Holmes Real Estate
1204 N. 7th Street
Grand Junction, CO 81501

Re: Helena Subdivision, File #PP-95-179

Dear Michael:

City staff has reviewed the response to comments submitted for the proposed Helena Subdivision Preliminary Plan and find it to be incomplete. The following corrections and/or further information is needed.

1. As shown, Acoma doesn't align with street stub to the north and alignment to the south to match Lynwood must be revised to meet city standards. Also the centerline and right of way width for Acoma Drive in the existing subdivision to the north has also not been shown.
2. No subdivision information (name and recording information) has been provided for subdivision to the south or north. Incorrect dimensions of lots and streets are provided for subdivision to the north.
3. Scaled dimensions on existing homes show insufficient setbacks. The front yard setback for the home on lot 12 is 3' short of required 45' (from centerline of street). The rear yard setback of the duplex on lot 7 is 4' short of required 15'. (This setback was a side when the duplex was originally constructed, now it is a rear.) Variances will be needed for both lots before approval can be granted for the preliminary plan.
4. Staff feels strongly about a stub street to the east parcel, and possibly the west parcel also. I have included with this letter a potential reconfiguration of lots to allow for a street stub to the east without losing any lots.
5. Incorrect lot sizes are shown on lots 4-6.
6. Retention pond easement should be identified as Tract A and should be properly dimensioned. Easements within this tract should be clearly shown and dimensioned.



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7. Attached Drawing Standards Checklist shows other deficiencies on proposed Preliminary Plan.

The above deficiencies, especially those related to needed variances and streets not aligning properly are critical for staff and Planning Commission to evaluate the proposed subdivision. Section 6-7-4 of the Zoning and Development Code states:

A submittal with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda by the Administrator.

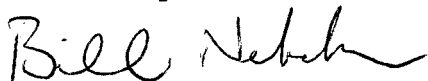
Therefore, consideration of the Helena Preliminary Plan has been pulled from the November 7, 1995 Planning Commission agenda. The first step to be taken before this item can be rescheduled for Planning Commission is to redesign the Acoma alignment to the south and north. This redesign should be reviewed and approved by Jody Kliska (244-1591) prior to filing for a variance. The deadline for submittal for the December 13, 1994 Board of Adjustment hearing is November 8, 1995. Please call me for an appointment to obtain the submittal information for the variance.

After approval of the variance, a submittal of 4 sets of revised plans and reports must be submitted in sufficient time for staff to respond and return comments before the Planning Commission hearing. The deadline for this submittal depends on the desired hearing date, following the Board of Adjustment hearing. Please call me with your proposed timeline for this subdivision and we will work out a date for resubmittal. However, failure to respond with revised plans before February 1, 1996 will invalidate the application and require a new submittal and full fees.

Because the item was already advertised for the November Planning Commission hearing, there will be a \$50.00 readvertising fee for the new Planning Commission date. This fee must be submitted with the revised plan.

Please call me at 244-1447 if you have any questions. Thank you for your cooperation.

Sincerely,



Bill Nebeker
Senior Planner

To: Marcia Rabideaux, Bill Nebeker
From: Jody Kliska
Subject: Helena Sub.
Date: 12/19/95 Time: 3:22PM

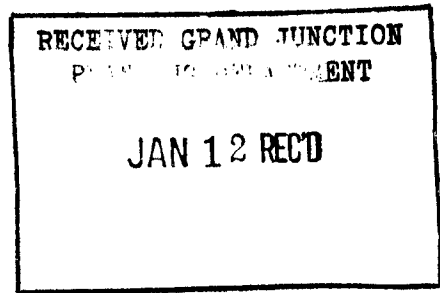
PP-95-179

The location of the existing house and maintaining the required setback are causing the proposed street to be offset from the existing intersection of Lynwood. The latest proposal attempts to correct this. However, I am still concerned that left turning vehicles into the new street will either be driving in the designated left turn lane out or will be swerving to avoid running into the curb, gutter and sidewalk in front of lot 11 because of the curvature. This is not acceptable.

Please look at designing the intersection by keeping a 50' tangent from the future curb line, and then a reverse curve, the center of which would fall parallel to the northernmost point of the west wall of the house for the which the setback is a concern.

The other alternative is to consider a cul-de-sac rather than a connection to Unawep.

January 12, 1996



City of Grand Junction
Community Development Department
c/o Bill Nebeker

Dear Bill,

This letter is written notice of our appeal of the planning commission's decision of approval on Helena Subdivision, Preliminary Plan, PP-95-179.

I represent the residents of the neighborhood to the north of the proposed subdivision.

Please let me know when the hearings/workshops are to be held on this appeal.

Sincerely,

Paul W. Nelson

Paul W. Nelson
333 Acoma Ct.
Grand Junction, CO
81503
243-0456 (w)
245-0853 (h)

copy to John Shaver.