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File RP-1995-213

Date 12/9/99

P	S	<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	*Summary Sheet – Table of Contents		
X	X	Application form		
X		Receipts for fees paid for anything		
X	X	*Submittal checklist		
X	X	*General project report		
		Reduced copy of final plans or drawings		
X	X	Reduction of assessor's map		
		Evidence of title, deeds		
X	X	*Mailing list		
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		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		
		*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)		
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>				
X		UCC Sign-off		
X	X	Final Plat		
X		Posting of Public Signs – 12/21/95		
X		Form for recording plat		
X	X	Planning Commission Minutes - ** - 1/9/96		
X	X	Aerial Photo		
X		Warranty Deed		
X		Deed of Trust		
X	X	Minutes of Falls Homeowners Association 8/28/95		
X		Motion to transfer a plot of common ground 20 feet wide and 70 feet long that abuts the north side of Lot No. 17, Block one of the Falls Filing No. 1 – signed by lot owners – 8/28/95		
X		Treasurer's Certificate of Taxes Due		



DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

File No. RP-95-213

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 type="checkbox"/> Major <input checked="" type="checkbox"/> Resub		<u>28 1/2 Rd S. of F Rd</u>	<u>PR</u>	<u>Residential</u>
<input type="checkbox"/> Rezone				From: _____ To: _____	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER Property Owner

REPRESENTATIVE

HARRY & DOBOTHY JONES
Name

Name

Dan Brown
Name

597 1/2 28 1/2 Rd.
Address

Address

1018 COLO. AVE.
Address

Grand Jct. CO 81501
City/State/Zip

City/State/Zip

GRAND Jct. CO.
City/State/Zip

256-9042
Business Phone No.

Business Phone No.

241-2370
Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

X Daniel K. Brown
Signature of Person Completing Application

10/6/95
Date

X Harry & Dobothy Jones
Signature of Property Owner(s) - attach additional sheets if necessary

10-6-95
Date

PATTERSON ROAD

28 1/2 ROAD

2943-072-16-041

2943-072-16-041



NORTH GRANDEUR COURT SUBDIVISION

GENERAL PROJECT REPORT

The petitioner is requesting a replat of Lots 17 & 18, Block One, THE FALLS-FILING NO. ONE AS AMENDED and a part of Tract "A" of THE FALLS-FILING NO. ONE AS AMENDED.

The request is precipitated by the need to move the north line of Lot 18 an additional 10' North, also to expand the remainder of Lot 17 by moving the north line of Lot 17, 20 feet to the North. The 20 feet will be taken out of the common area designated as Tract "A", which has been agreed upon by the majority of the homeowners. An addendum to this report is submitted showing that the owners of 44 lots have approved the adjustment.

Minutes of Falls Homeowners Assn. Meeting 8/28/95

The meeting was called to order at 7:00 pm by President Alvin Myers.

In attendance and present were:

Alvin Myers	Cindy Ferree
Ebe Eslami	Alan Sisac
Robert Salazar	Harry & Dorothy Jones
Janet Fiscus	Ann Conaway

The Minutes from the 7/24/95 meeting were amended as follows (last paragraph, first page):

A motion was made and 2nd'd that we approve the usage of adjacent common ground by homeowners. Each new usage request would be reviewed by the Association as applicable. The motion was relative to Falls Filing #1 as amended, Blocks 3 and 5, south of Grand Falls Drive as shown in the furnished plat Exhibit A. Ebe - Marshall Harris.
Approved.

Alvin Myers gave the financial report. Currently the Association has a balance of \$237.83 in the Colorado National Bank. \$230.00 in dues have been received and deposited. An additional \$50.00 in dues have been received and will be deposited after 9/1/95 to avoid bank fees.

OLD BUSINESS

Alvin Myers reported that rates on purchasing liability insurance for the Association are still be checked into.

A letter from Marshall Harris to Stanley McFarland regarding the waste refuse and dumping on the land across 28 1/2 Road was read. No answer has been received.

NEW BUSINESS

A written request submitted by Mr. Curtis to fence adjacent common ground was tabled due to Mr. Curtis not being in attendance and unable to respond to needed changes in the proposal.

A motion was made and 2nd'd that we approve the fencing of common ground behind Lots 9 & 10 (Hunt and Conaway). The fencing shall be limited to a maximum height of 6 ft. and will consist of: That portion of Tract "A" in Block One, The Falls, Filing One, as amended, East of a straight line drawn in a Southerly direction from a point on the North line of said parcel 10' East of the Northeast corner of Lot 11 and extending to the South property line (extended to the common area) of Lot 9. Conaway - Dorothy Jones . Approved.

A motion was made and 2nd'd that we approve the transfer of a plot of common ground 20 feet wide and 70 feet long that abuts the north side of Lot 17, Block One of the Falls Filing No. One as Amended, to Lot 17 when the south 10 feet by 70 feet of Lot 17 is transferred to Lot 18

owned by Harry and Dorothy Jones. The 10 foot utility easement will continue through the land transferred to Lot 17. If the 10 feet of Lot 17 is not transferred to Lot.18, this grant is rescinded and will remain as common ground. The property transfers must be completed within one year from 8/28/95. The costs of making the transfers will be paid by Harry and Dorothy Jones. Written approval by 90% of the landowners is need. Dorothy Jones - Alan Sisac. Approved.

UNFINISHED BUSINESS

None.

Motion to adjourn.....

Adjourned.

Submitted 8/29/95

Ann Conaway, Substitute Secretary

REVIEW COMMENTS

Page 1 of 2

FILE #RP-95-213

TITLE HEADING: Replat - Lots 17 & 18, Block 1 & part of Tract A, all in The Falls, Filing #1

LOCATION: W side of 28 1/2 Road, S of F Road

PETITIONER: Harry & Dorothy Jones

PETITIONER'S ADDRESS/TELEPHONE: 597 1/2 28 1/2 Road
Grand Junction, CO 81501
256-9042

PETITIONER'S REPRESENTATIVE: Dan Brown, QED Surveying

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 12/13/95
Bill Nebeker 244-1447

1. Title of plat should include, "a replat of"
2. Are you proposing to change required building setbacks on lot 1 & 2? Building setbacks in The Falls, Filing No. 1 as Amended were 20' front, 0' side and rear. If no common walls are used, a 10' setback between units is required. Proposed subdivision has 0' side setback and 15' rear setback. Correct accordingly.

NOTE: A. Wood deck on south side of home on lot 2 may need to be moved in the future if it conflicts with utilities in the easement.
B. Scale on site plan is incorrect. It should be 1" = 20'.

GRAND VALLEY WATER USERS 12/14/95
Richard Proctor

This project, #RP-95-213, is not within our service area.

UTE WATER 12/15/95
Gary R. Mathews 242-7491

No objections. Policies and fees in effect at the time of application will apply.

CITY PROPERTY AGENT 12/18/95
Steve Pace 244-1452

1. Should the 10' utility easement along 28 1/2 Road now be a 14' multi-purpose easement? If the 10' utility easement stays, it should be labeled existing or re-addressed in the dedication.

2. That portion of Tract "A" that is being added to Lot 17 should be shown and dimensioned to reflect the description, also show old Lot 18.
3. There seems to be some Book and Page Numbers missing in the dedication.

PUBLIC SERVICE COMPANY

12/13/95

John Salazar

244-2781

1. GAS - No objections
2. ELECTRIC - Underground high voltage primary electric line presently runs from east to west adjacent to north lot line (existing) of Lot 17 - electric line is just north of north property line (existing) of Lot 17 in Tract A. Will require that northerly 20 feet of new lot 17 be designated a utility easement OR that owner pay cost to have primary line relocated back into Tract A (please provide at least 60 days advance notice). Also, existing electric pedestal at northeast corner of Lot 17 may have to be relocated at owner's expense.

CITY UTILITY ENGINEER

12/18/95

Trent Prall

244-1590

SEWER - Fruitvale Sanitation District

WATER - City of Grand Junction - No comment.

CITY DEVELOPMENT ENGINEER

12/19/95

Jody Kliska

244-1591

Previously dedicated right-of-way and utility easements do not need to be rededicated. Please remove the statement regarding street paving expenses.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Attorney

Mesa County Surveyor

Central Grand Valley Sanitation

U.S. West

TCI Cablevision

STAFF REVIEW

FILE: RP-95-213
DATE: January 9, 1995
STAFF: Bill Nebeker
REQUEST: Replat of Lots 17 & 18 and a Portion of Open Space Tract within
The Falls, Filing #1.
LOCATION: West side of 28 1/2 Road, south of F Road.
APPLICANT: Harry & Dorothy Jones

EXECUTIVE SUMMARY: Staff recommends approval of this request to reduce the open space within The Falls subdivision, by adding a 140 square foot portion of common open space to proposed lot 1 (lot 17) and deeding 10 feet of lot 1 to proposed lot 2 (lot 18). Impact to the open space in the subdivision is negligible and the lot line adjustment eliminates an encroachment.

EXISTING LAND USE: One single family home and vacant.

PROPOSED LAND USE: One additional single family home.

SURROUNDING LAND USE:

NORTH: vacant open space
SOUTH: Single Family Residential
EAST: Generally vacant
WEST: vacant open space

EXISTING ZONING: PR-8

SURROUNDING ZONING:

NORTH: County residential
SOUTH: PR-8
EAST: County residential
WEST: PR-8

RELATIONSHIP TO COMPREHENSIVE PLAN: The preferred alternative for the Growth Plan (Concentrated Urban Growth) recommends that this area develop at 8-12 dwelling units per acre. No change in density is proposed for this subdivision.

STAFF ANALYSIS: The applicant and owner of proposed lot 2, currently lot 18, has received permission from The Falls Homeowners Association to acquire a 20' X 70' foot portion of open space within Tract A lying due

north of proposed lot 1 (lot 17) in The Falls subdivision. As part of the agreement with the association, the southerly 10 feet of lot 17 will be deeded to lot 18 to the south (proposed lot 2). This ten feet will rectify an encroachment of a shed into a portion of lot 17 and provide a standard side yard setback for the home on lot 18. Side and rear setbacks in this subdivision are 10 feet unless a common wall is constructed.

A replat is required to accommodate this proposed lot line adjustment. Planning Commission approval is necessary because open space within Tract A is being reduced. A high voltage underground electric line presently runs from east to west adjacent to the existing north line of lot 17. The line is currently within an easement in Tract A. Moving the lot line north will require that that portion of Tract A deeded to lot 17 be retained in a 20 foot utility easement.

Staff recommends approval of this replat because it corrects an existing encroachment and provides a more buildable area in lot 1 and has little impact on the overall open space within the subdivision.

STAFF RECOMMENDATION: Staff recommends approval with the following conditions.

1. Minor technical revisions to plat, including the following, are required:
 - a. change note under Building Setback Requirements to read as follows: "If no common wall is used a 10' setback between units is required."
 - b. remove statements from DEDICATION for streets and rights-of-way not being dedicated and common areas not be created and dedicated with this plat
 - c. remove statement regarding expenses for street paving or improvements
 - d. check spelling on "Dorothy" Jones
2. Review comments from Steve Pace, City Property Agent, must be resolved regarding description discrepancies.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item 95-213, I move that we approve a replat of two residential lots in the North Grandeur Court Subdivision subject to the conditions outlined in staff's recommendation.