



DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

File No. MS-96-7

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input checked="" type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub	2 Lots 39 Acres	F ¹ / ₂ Road at 24 ¹ / ₂ Road at		
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Archie & Beatrice Hall

Merritt P. Dismant

Name

Name

Name

652 24¹/₂ Road

585 Elkhart Ln.

Address

Address

Address

Grand Jct., Co. 81505

Grand Jct., Co. 81504

City/State/Zip

City/State/Zip

City/State/Zip

242 6908

434 0235

Business Phone No.

Business Phone No.

Business Phone No.

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

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

Merritt P. Dismant
Signature of Person Completing Application

Dec 4, 1995
Date

Archie & Beatrice Hall
Signature of Property Owner(s) - attach additional sheets if necessary

Date

2945-041-00-010
PATRICK G MORAN
515 RADO DR
GRAND JCT., CO 81503-9738

2945-041-00-011
PATRICK G MORAN
515 RADO DR
GRAND JCT., CO 81503-9738

2945-041-00-102
RAEDENE S BASINGER
679 25 RD
GRAND JCT., CO 81505-1221

2945-041-00-161
PATRICK G MORAN
JACQUELYN A
515 RADO DR
GRAND JCT., CO 81503-9738

2945-042-00-021
CLIFFORD T HENDERSON
665 24½ RD
GRAND JCT., CO 81505-1246

2945-042-00-070
RICH A HOWDESHELL
667 24½ RD
GRAND JCT., CO 81505-1246

2945-042-00-158
TROY D SCHNURR
PAMELA M
677 24½ RD
GRAND JCT., CO 81505-1246

2945-042-00-159
WARREN B DETTMER
TERESA M WATERHOUSE
675½ 24½ RD
GRAND JCT., CO 81505-1246

2945-042-00-022
ERNEST W HALL
B J
663 24½ RD
GRAND JCT., CO 81505-1246

2945-042-00-027
LONNIE TAYLOR
KATHI
655 24½ RD
GRAND JCT., CO 81505-1246

2945-042-00-127
VALORIE MARSCHNER
STEPHEN FOX
659 24½ RD
GRAND JCT., CO 81505-1246

2945-042-00-153
BRENT L GALE
UVONNE M GALE
661 24½ RD
GRAND JCT., CO 81505-1246

2945-042-00-154
BRENT L GALE
UVONNE M GALE
661 24½ RD
GRAND JCT., CO 81505-1246

2945-043-00-073
RICHARD L HENSLEY
WILLIAM E
647 24½ RD
GRAND JCT., CO 81505-1246

2945-044-00-116
JAMES R GRADY
SALLY T
640 24½ RD
GRAND JCT., CO 81505-1245

2945-044-00-162
PATRICK G MORAN
JACQUELYN A
515 RADO DR
GRAND JCT., CO 81503-9738

2945-044-00-165
PATRICIA L MORAN
MICHAEL D-MICHELLE C-KATIE E
655 COUNCIL CREST CT
KALAMA, WA 98625

Merritt P. Dismant
585 Elkhart Lane
Grand Junction, CO 81504

Archie J. Hall
Beatrice Hall
652 24½ Road
Grand Junction, CO 81505

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

PRE-APPLICATION CONFERENCE

Date: 9/26/95
Conference Attendance: Mike P. & Archie Hall
Proposal: _____
Location: _____

Tax Parcel Number: _____
Review Fee: \$400 + \$15/acre ≈ \$1000 ?
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? _____
Adjacent road improvements required? _____
Area identified as a need in the Master Plan of Parks and Recreation? _____
Parks and Open Space fees required? _____ Estimated Amount: _____
Recording fees required? _____ Estimated Amount: _____
Half street improvement fees/TCP required? _____ Estimated Amount: _____
Revocable Permit required? _____
State Highway Access Permit required? _____
On-site detention/retention or Drainage fee required? _____

Applicable Plans, Policies and Guidelines _____

Located in identified floodplain? FIRM panel # _____
Located in other geohazard area? _____
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? _____
Avigation Easement required? _____

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- | | | |
|---|--|---|
| <input type="checkbox"/> Access/Parking | <input type="checkbox"/> Screening/Buffering | <input type="checkbox"/> Land Use Compatibility |
| <input type="checkbox"/> Drainage | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Traffic Generation |
| <input type="checkbox"/> Floodplain/Wetlands Mitigation | <input type="checkbox"/> Availability of Utilities | <input type="checkbox"/> Geologic Hazards/Soils |
| <input type="checkbox"/> Other _____ | | |

Related Files: _____

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

GENERAL PROJECT REPORT

A & B HALL Minor Subdivision

The A & B Hall subdivision is located on 24½ Road North of F½ Road (the SW¼ of the NE¼ of Section 4, Township 1 South, Range 1 West of the Ute Meridian).

The entire parcel contains 39.95 acres of which 0.91 is right of way for 24½ Road.

Due to poor health the owner would like to separate his home from the agricultural land. This subdivision will create 2 lots, Lot 1 of 9 acres contains the home and outbuildings and Lot 2 of 30 acres is farm ground.

This project will not have any immediate impact on traffic, utilities or schools as no new homes or structures are proposed.

The current zoning would allow lots or parcels as small as 5 acres. All utilities are present in or along 24½ Road . The access to both Lots would be from 24½ Road. There are no fire hydrants within 600 feet of this property.

The property is bounded on the North and East by a Grand Junction Drainage District ditch. The land use is agricultural on the East and South and part of the North with a horticultural service business on part of the North. Small tracts of 5 to 10 acres with houses adjoin the property on the West.

REVIEW COMMENTS

Page 1 of 2

FILE #MS-96-7

TITLE HEADING: A & B Hall Minor Subdivision

LOCATION: NE corner of 24 1/2 & F 1/2 Roads

PETITIONER: Archie Hall

PETITIONER'S ADDRESS/TELEPHONE: 652 24 1/2 Road
Grand Junction, CO 81505
242-9608

PETITIONER'S REPRESENTATIVE: Merritt Dismant

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., JANUARY 26, 1996.

PUBLIC SERVICE COMPANY 1/9/96
Jon Price 244-2693

Public Service Company will require a 14' utility easement along easterly property lines of Lots #1 and #2.

CITY FIRE DEPARTMENT 1/15/96
Hank Masterson 244-1414

The Fire Department has no problems with this Minor Subdivision.

CITY POLICE DEPARTMENT 1/15/96
Dave Stassen 244-3587

This poses no problems for the Police Department.

COMMUNITY DEVELOPMENT DEPARTMENT 1/16/96
Kristen Ashbeck 244-1437

1. Need a full-size assessor's map.
2. Need site plan showing existing structures in relation to proposed new property line and easements.
3. Open space fee in the amount of \$225 for the new undeveloped lot (lot 2) is required.

CITY PROPERTY AGENT 1/17/96
Steve Pace 256-4003

1. Are the NW and SE corners for Lot 2 supposed to witness corners?
2. Can the owners of said property dedicate the Grand Junction Drainage District easements to the City of Grand Junction and Grand Junction Drainage District?

CITY DEVELOPMENT ENGINEER

1/18/96

Jody Kliska

244-1591

Give book and page of existing easements.

UTE WATER

1/17/96

Gary R. Mathews

242-7491

No objections. Ute Water has a 2" main line on the west side of 24 1/2 Road. Policies and fees in effect at the time of application will apply.

CITY UTILITY ENGINEER

1/19/96

Trent Prall

244-1590

For the record, the petitioner states that "all utilities are available". Sewer is not available adjacent to the property, however sewer will be required to be extended upon development of this property.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Attorney

Mesa County Surveyor

U.S. West

Steve Pace
Please
re-review

Written Response to Review Comments
A & B HALL Minor Subdivision
FILE #MS-96-7

The following review comments have been addressed as follows,

PUBLIC SERVICE COMPANY

A 14 foot wide utility easement was added to the East side of Lots 1 & 2

COMMUNITY DEVELOPMENT DEPARTMENT

1. An additional full sized Assessors Plat is enclosed.
2. A site plan showing existing structures is enclosed.
3. The Open Space fee of \$225 is enclosed.

CITY PROPERTY AGENT

1. The NW and SE corners of Lot 2 are witness corners and have now been labeled as such on the plat.
2. There is no recorded easement for the Grand Junction Drainage District, the intent was to dedicate, with this instrument, as suggested in the Citys GUIDE TO PLAT DEDICATIONS.

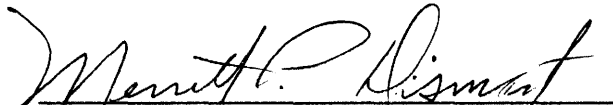
THE NEW 14' UTILITY EASE. NEEDS TO BE ADDRESSED IN THE DEDICATION

CITY DEVELOPEMENT ENGINEER

There no known recorded easements.

CITY UTILITY ENGINEER

The owner understands that any futher development of this property will require an extension of the sewer system.


Merritt P. Dismant PLS 10097

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
JAN 23 REC'D

STAFF REVIEW

FILE: MS 96-7

DATE: January 31, 1996

REQUEST: Minor Subdivision

LOCATION: 652 24-1/4 Road

APPLICANT: Archie Hall

STAFF: Kristen Ashbeck

EXISTING LAND USE: Single Family Residential & Vacant

PROPOSED LAND USE: Same

SURROUNDING LAND USE:

NORTH: Commercial-Valley Grown Nursery

SOUTH: Vacant & Single Family Residential

EAST: Single Family Residential

WEST: Single Family Residential

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

SURROUNDING ZONING: All RSF-R

RELATIONSHIP TO COMPREHENSIVE PLAN

No comprehensive plan exists for this area of the city.

STAFF ANALYSIS

The applicant is proposing to subdivide an existing 39 acre parcel into two parcels. Proposed Lot 1 will encompass the existing house and outbuildings on the parcel and include 9 acres. Proposed Lot 2 will be a vacant 30 acre parcel. The primary purpose for the subdivision is to separate the existing residential use area from the agricultural use area. This subdivision is acceptable as both proposed parcels are within the minimum lot size for the RSF-R zone (5 acre minimum). With the exception of a few minor revisions to the dedication statement and easements on the plat, all review agency comments have been addressed. An open space fee in the amount of \$225 for the new undeveloped parcel shall be required prior to recording the plat.

STAFF RECOMMENDATION: Approval of the A & B Minor Subdivision.

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, on item MS 96-7, I move that we approve the A & B Minor Subdivision.

No Review
Needs

CITY OF GRAND JUNCTION FILE #MS-96-7 A & B HALL MINOR
SUBDIVISION, LOCATED AT THE NE CORNER OF 24 1/2 ROAD & F 1/2
ROAD IN THE CITY OF GRAND JUNCTION HAS BEEN REVIEWED AND
APPROVED BY THE UTILITY COORDINATING COMMITTEE.

Phil Butland
CHAIRMAN

2-14-96
DATE

MEMORANDUM

DATE: March 19, 1996

KA 3/19 / RM 3/20

TO: Mark Achen
Ron Maupin

FROM: Kristen Ashbeck *KA*

RE: Request your signatures on A & B Hall Minor Subdivision Plat

Attached for your signatures is the Final Plat for the A & B Hall Minor Subdivision located at 652 24-1/2 Road. The property owner is proposing to subdivide his parcel into two lots in order to separate his existing residence (Lot 1) from the agricultural portion of the parcel (Lot 2). The plat has been approved by the Planning Commission, City Property Agent, County Surveyor, and Utility Coordinating Committee.

Please call me at x1437 if you have questions about this project. Thank you.

(Form for approval of filing & recording of SUBDIVISION PLATS)

SB-11-96

MESA COUNTY SURVEYOR
544 ROOD AVE.
GRAND JUNCTION, CO 81502
(970) 244-1821

This is to certify that the SUBDIVISION PLAT described below

A & B HALL
Minor Subdivision

has been reviewed under my direction and to the best of my knowledge it conforms with the necessary requirements pursuant to the Colorado Revised Statute, 38-51-106 and the Mesa County Land Development Code for the recording of subdivision plats in the office of the Mesa County Clerk and Recorder. This approval does not certify as to the possibility of omissions of easements and other rights-of-way or legal ownerships.

Dated this 19th day of March, 1996.

Signed: Udell S. Williams by Ken Sivener
UDELL S. WILLIAMS

RECORDED IN MESA COUNTY RECORDS

DATE: _____

BOOK: 15 PAGE: 54

DRAWER: BB112

Recording of this plat is subject to all approved signatures & dates.

1750884 1202PM 03/25/96
MONIKA TODD CLK&REC MESA COUNTY CO

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

Commencing at the southwest corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 1 South, Range 1 West of the Ute Meridian, whence the northwest corner of the said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ bears N 0°00'00" E; thence S 89°51'45" E 30.00 feet to the point of beginning, thence N 0°00'00" E 1317.37 feet, thence S 89°57'36" E 1290.02 feet, thence S 0°00'09" W 1319.56 feet, thence N 89°51'45" W 1289.97 feet to the point of beginning, containing 39.045 acres.

2945-041-00-011

2945-041-00-010



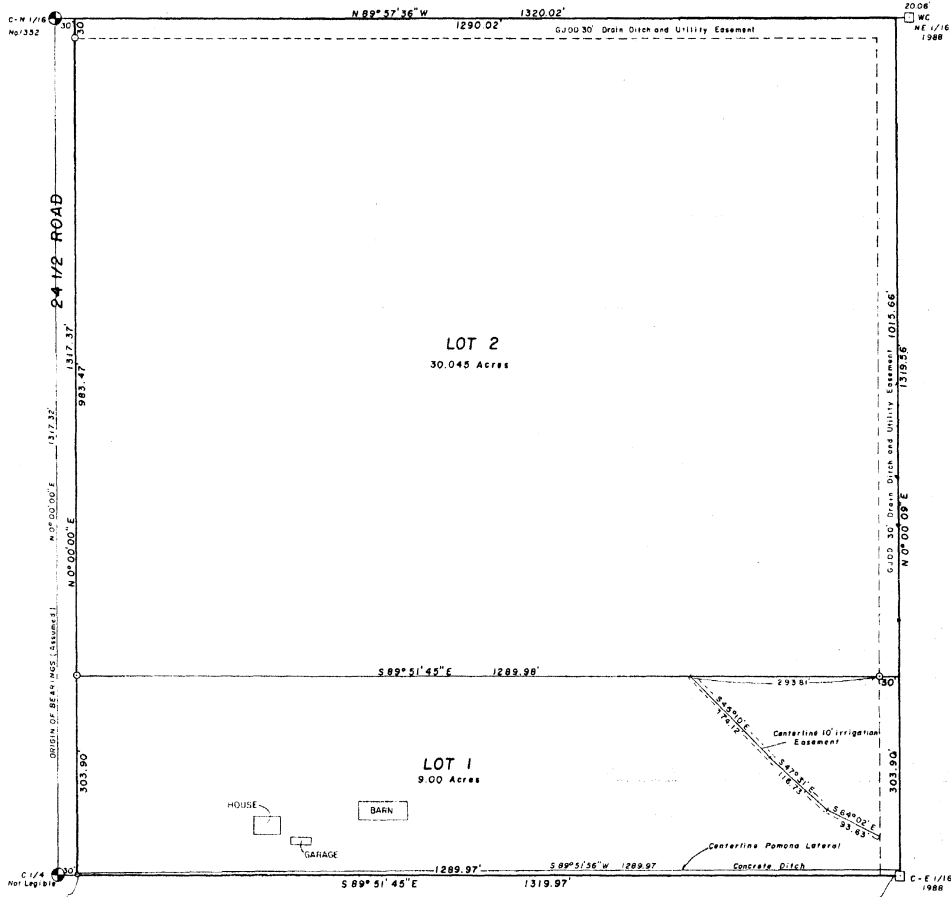
SITE

2945-041-00-029

24-1/2 Road D

Alignment of F-1/2 Road

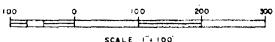
A & B HALL Minor Subdivision



- LEGEND**
- FOUND M.C.S.M.
 - FOUND BLM MONUMENT
 - FOUND PUBLIC SERVICE ROW CAP
 - SET 2" CAP ON NO. 5 REBAR

AREA SUMMARY

LOTS	39.045 ACRES
ROADS	.907
TOTAL	39.952 ACRES



SURVEYORS CERTIFICATE

I, Merritt P. Dikment, certify that the accompanying plat of A & B HALL, A subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Merritt P. Dikment, Colo. PLS 10097

Date

SITE PLAN

A & B HALL
Minor Subdivision
SW 1/4 NE 1/4 Section 4
T.1S., R.1W., Ute Meridian

MS-96-7