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File MS-1996-079

Name: Little Rock Subdivision – Minor Subdivision – 383 South Redlands Road

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, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.
r **e** Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.
s **e** Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.
n **e**
n **d**
t **d**

X	X	Table of Contents
		*Review Sheet Summary
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		Other bound or non-bound reports
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X	X	*Petitioner's response to comments
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		*City Council staff report and exhibits
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DOCUMENT DESCRIPTION:

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X		Policy of Title Ins. Issued by Stewart Title			
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X		Warranty Deed – Bk 2108 / Pg 228 – not conveyed to City			
X	X	Correspondence			
X	X	Certification of Plat – 11/12/97			
X	X	Location Map			
X	X	File Close-out Summary			

SUBMITTAL CHECKLIST

MINOR SUBDIVISION

MS-96-79

Location: _____

Project Name: _____

ITEMS	SSID REFERENCE	DISTRIBUTION																	TOTAL REQ'D.	
Date Received _____ Receipt # <u># 3782 for \$430.00</u> File # _____ DESCRIPTION		<input checked="" type="checkbox"/> City Community Development <input checked="" type="checkbox"/> City Dev. Eng. <input checked="" type="checkbox"/> City Utility Eng. <input checked="" type="checkbox"/> City Property Agent <input checked="" type="checkbox"/> City Parks/Recreation <input checked="" type="checkbox"/> City Fire Department <input checked="" type="checkbox"/> City Attorney <input checked="" type="checkbox"/> City G.J.P.C. (8 sets) <input type="checkbox"/> City Downtown Dev. Auth. <input checked="" type="checkbox"/> City Police <input checked="" type="checkbox"/> County Planning <input checked="" type="checkbox"/> County Building Department <input checked="" type="checkbox"/> County Surveyor <input type="checkbox"/> Walker Field <input type="checkbox"/> School Dist. #51 <input type="checkbox"/> Irrigation District <input checked="" type="checkbox"/> Drainage District <u>REDLANDS</u> <input checked="" type="checkbox"/> Water District <u>VTE</u> <input type="checkbox"/> Sewer District <input checked="" type="checkbox"/> U.S. West <input type="checkbox"/> Public Service <input type="checkbox"/> GVRP <input type="checkbox"/> CDOT <input type="checkbox"/> Corps of Engineers <input type="checkbox"/> Colorado Geologic Survey <input type="checkbox"/> U.S. Postal Service <input type="checkbox"/> Foreign WFFF <input checked="" type="checkbox"/> TCI Cable																		
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● PLANNING CLEARANCE																				1

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

NS-96-79

2945-222-04-007
ROBERT A BARRY D L
C/O NRWST MTG CT
SV #936578
1021 10TH AVE SE
MINNEAPOLIS MN
55141-1312

2945-22-04-004
DAVID S MCDONALD
PO BOX 2991
GRD JCT CO 81503-4700

2945-222-04-002
LAURENCE A WENGER
GAYLE T ROOKLIDGE
395 RODELL DR
GRD JCT CO 81503-4700

2945-222-04-003
DAVID A PRICE
RACHEL L
392 RODELL DR
GRD JCT CO 81503-4700

2945-222-04-005
CHARLES F BOYLE
BETTY S
389 RODELL DR
GRD JCT CO 81503-4700

2945-222-04-006
PHYLLIS K POOL
387 RODELL DR
GRD JCT CO 81503-4700

2945-222-04-008
JERRY E WHITTAKER
CANDACE K
383 RODELL DR
GRD JCT CO 81503-4700

2945-222-04-009
TODD/SHAUNA PICKFORD
381 RODELL DR
GRD JCT CO 81503-4700

2945-222-08-935
MESA COUNTY
GRD JCT CO 81501

2945-222-04-010
FRANK P USERY
ANITA J
380 MARTELLO DR
GRD JCT CO 81503-4711

2945-222-04-001
JIMMIE A PRICE
2614 F 3/4 RD
GRD JCT CO 81506-8498

2945-222-00-168
DELBERT MCCLURE
LOIS MCCLURE
2510 S BROADWAY
GRD JCT CO 81503-4712

2945-222-04-005
ROLF H HEMMERICH
URSULA E
388 RODELL DR
GRD JCT CO 81503-4712

2945-222-05-002
FREDERICK T DRURY
LYDIA M
384 RODELL DR
GRD JCT CO 81503-4712

2945-222-05-003
HUGH BURTON
MARY ANN
382 RODELL DR
GRD JCT CO 81503-4712

2945-222-05-004
WILLIAM S DAWSON
ALEASE C-REVOCABLE
LIV TRUSTS
PO BOX 3737
GRD JCT CO 81502-3737

2945-222-05-935
MESA COUNTY
PUBLIC SITE
GRD JCT CO 81501

2945-222-08-001
ELIZABETH R NOICE
TRUST
2505 S BROADWAY
GRD JCT CO 81503-2750

2945-222-08-004
WILLIAM J MALONE
FRANCES E
PO BOX 482
GRD JCT CO 81521

2945-222-08-005
LAWRENCE J SLATER
1072 MAROON CREEK RD
ASPEN CO 81611

2945-211-00-001
DONALD A MUNGER
363 S REDLANDS RD
GRD JCT CO 81503-1768

2945-211-00-019
MTN MICROWAVE CORP
C/O TELE-COMMUN., INC
PO BOX 5630
DENVER CO 80217-5630

2945-211-01-022
TERRY F MCKENZIE
109 GLADE PARK RD
GRD JCT CO 81503-2715

2945-211-01-023
MILO JOHNSON
ELIZABETH C
107 GLADE PARK RD
GRD JCT CO 81503-2715

2945-211-01-023
BERT I LIONBERGER
VIRGINIA
111 GLADE PARK RD
GRD JCT CO 81503-2715

GENERAL PROJECT REPORT

LITTLE ROCK SUBDIVISION

The proposed project is to be a minor subdivision built on what is at present two parcels of land located between Monument Road and South Redlands Road, adjacent to the Heatheridge Subdivision. The parcels consist of 1.20 acres currently in Mesa Count. Application for annexation into the city of Grand Junction has been submitted. County zoning is RSF-2 and Grand Junction city zoning is to be PR-4. There is a newly constructed duplex of 3152 square feet. on the north parcel, Lots 1 and 2, and plans include a zero lot line so that each unit can be sold separately.

Plans for the south parcel, Lots 3 and 4, include the construction of two single family residences of 1200 to 2000 square feet each at some time in the future, as yet undecided.

Site access is from South Redlands Road which is a local road and driveways would be 20 feet at the minimum with provisions so that there would be no need for backing out. The surrounding area consists mainly of the Heatheridge Subdivision, an area compatible with the construction of sing family dwellings. There are several duplexes in the area as well.

Water, sewer, electricity, and natural gas lines have all been brought across South Redlands Road and are in place on the north parcel and stubbed in for access on the south parcels.

A fire hydrant is located approximately 400 feet from the parcels.

Because of the small number of residences proposed for construction, minimal negative effect is projected on traffic, school, and public facilities in the area. Density remains unchanged due to present county zoning which allows two residences (a duplex) on the parcel.

REVIEW COMMENTS

Page 1 of 3

FILE #MS-96-79

TITLE HEADING: Little Rock Minor Subdivision

LOCATION: 383 South Redlands Road

PETITIONER: Jami & Daniel Hallett

PETITIONER'S ADDRESS/TELEPHONE: 383 South Redlands Road
Grand Junction, CO 81503
248-8072

PETITIONER'S REPRESENTATIVE: Cynthia Edwards

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., APRIL 25, 1996.

MESA COUNTY BUILDING DEPARTMENT

4/3/96

✓ Bob Lee

244-1656

No Comments.

✓ REDLANDS WATER AND POWER

4/8/96

Gregg Strong

243-2173

This Subdivision is beyond our system and does not receive any irrigation water; therefore, there is no impact to Redlands.

CITY COMMUNITY DEVELOPMENT

4/10/96

Bill Nebeker

244-1447

See attached comments.

CITY ATTORNEY

4/8/96

● John Shaver

244-1501

The proposed plat shows the lien holder as "Universal Lending" the title work shown encumbrance in favor of Grand Valley National Bank. Consent of the lien holder is required. Please reconcile the plat and title.

WILL SIGN PLAT
STONE IS IT CORRECTLY SHOWN ON PLAT?

CITY FIRE DEPARTMENT

4/11/96

● Hank Masterson

244-1414

An additional fire hydrant is required. It must be located within 250' of both Lot 3 and Lot 4. Our preferred location is near the intersection of South Redlands Road and Monument Road. Minimum fire line size is 6" and it must provide at least 500 gallons per minute flow at this hydrant.

MUST GUARANTEE INSTALLATION OF HYDRANT IN THE FUTURE (OR CAN A NOTE BE PLACED ON THE PLAT? CONFIRM W/ HANK I, KERRY

PUBLIC SERVICE COMPANY

4/11/96

Gary Lewis

244-2698

Utility easements as shown on the proposed subdivision plat should be sufficient to serve the lots with gas and electric.

UTE WATER

4/12/96

Gary R. Mathews

242-7491

1. A fire hydrant is needed for lots 3 and 4. A 6" main exist inside of Heatheridge. A line extension is needed to provide fire protection and domestic water to these lots. ?
2. Water mains shall be c-900, class 150. Installation of pipe fittings, valves and services including testing and disinfection shall be in accordance with Ute Water standard specifications and drawings.
3. Developer is responsible for installing meter pits and yokes.
4. Policies and fees in effect at the time of application will apply.

CITY DEVELOPMENT ENGINEER

4/15/96

Jody Kliska

244-1591

1. Verify Monument Road right-of-way width. What is shown does not appear consistent with the assessor's map. Monument Road is classified as a minor arterial which is 80' total right-of-way width. If needed, additional right-of-way may be required.
2. Show book and page for existing easements.
3. It appears an ingress/egress easement is required for the shared driveway for the duplex.

NEED CORRECT LANGUAGE ON PLAT DED. STATEMENT

CITY PROPERTY AGENT

4/15/96

Steve Pace

256-4003

1. What does Book 2213, Page 924 describe?
2. Should the 10' utility easement along south Redlands Road be a 14' multi-purpose easement?
3. ~~The building envelopes on lots 3 & 4 need additional dimensions.~~
4. Are interior lot corners to be set by this surveyor? If so, monument needs to be shown.
5. The existing Public Service utility easement should be shown and or labeled (Book 2103, Page 307).
6. There seems to be several missing semi-colons in the description.
7. Page 229 needs to be added to Book 2108, Page 228 in the dedication.

CITY POLICE DEPARTMENT

4/16/96

Dave Stassen

244-3587

No comments.

CITY PARKS & RECREATION

4/16/96

Shawn Cooper

244-3869

Collect Parks & Open Space Fees - 2 units @ \$225 = \$450

FEEES

*TCP AT TIME OF SUB PERMIT
ARRANGEMENT?
SCHOOLS*

U.S. WEST
Max Ward

4/10/96
244-4721

For timely telephone service, as soon as you have a plat and power drawing for your housing development, please.....

MAIL COPY TO
U.S. West Communications
Developer Contact Group
P.O. Box 1720
Denver, CO 80201

AND

CALL THE TOLL-FREE NUMBER FOR:
Developer Contact Group
1-800-526-3557

WE NEED TO HEAR FROM YOU AT LEAST 60 DAYS PRIOR TO TRENCHING.

CITY UTILITY ENGINEER

4/11/96
244-1590

Trent Prall

SEWER: City

1. When the sewer service for the first duplex was extended last fall, the owner at the time represented that the lots were not to be subdivided and that both units would remain under common ownership. The owner was notified that the lots would not be able to be subdivided unless a publicly maintained, professionally engineered, 8" sewer line was extended for each future property to tie into.
2. Pursuant to City of Grand Junction Municipal Code 38-39, a separate sewer service line is required for each lot. Section 38-39 was written to alleviate disputes between property owners over maintenance of common service lines.
3. Therefore, approval of this minor subdivision is contingent upon an engineered, 8" sewer line being extended to southern boundary of lot 4 prior to platting.

TO DATE, COMMENTS NOT RECEIVED FROM:

Mesa County Planning
TCI Cablevision
Mesa County Surveyor

FILE: MS-96-79
DATE: April 10, 1996
STAFF: Bill Nebeker
REQUEST: Little Rock Minor Subdivision/383 S. Redlands Road

Community Development Department

Review Comments:

Plat Comments:

1. Monument Road is a minor arterial, needing a 40' half street. Revise plat and dedication statement accordingly to provide a 40' half street for all of Monument Road. (40' half street is shown on site plan and drainage map and the lots size are the same on all three plans - reconcile the difference with the size of Monument Drive differing on the plat.)
2. Include a building envelope for the existing duplex on lots 1 & 2. The building envelope will govern setbacks for future additions, accessory buildings and/or if the duplex is destroyed by some means in the future. Envelopes should be dimensioned.
3. Since single family homes are proposed for lots 3 & 4 rather than a duplex, proposed zoning for these lots shall be RSF-4 rather than PR 3.5 and proposed zoning on lots 1 & 2 shall be PR 4.3. (Note: If and when the City creates a zoning district with a density lower than RMF-16 that allows duplexes, lots 1 & 2 will be rezoned to reflect that new zoning.)
4. In light of the information in #3 above, remove the building envelopes from the plat for lots 3 & 4. RSF-4 setbacks require 7' side yard setbacks and 20' front yard setbacks. These setbacks do not need to be shown on the plat.

Final Site Plan Comments:

5. Place the same building envelopes for lots 1 & 2 on the site plan. Envelopes shall be dimensioned.
6. More detail is needed on the site plan for lots 1 & 2. Include size of lots and dimensions.
7. Any required landscaping for duplex required by the county for the duplex will still be required.

**Written Response to Review Comments
Little Rock Minor Subdivision
FILE #MS-96-79**

The following review comments relating to the survey, plat or site plan have been addressed as follows;

CITY DEVELOPMENT ENGINEER

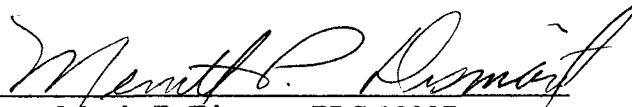
1. The plat has been changed to clearly show that Monument Road is at least 80 feet wide.
2. The Book and Page has been added for the existing easement.
3. I added an ingress and egress easement on the plat.

CITY PROPERTY AGENT

1. Book 2213 Pages 924, 925 was the conveyance to Cynthia Edwards.
2. All of the required utilities are presently installed in the 10' easement.
3. The building envelopes were removed from Lots 3 & 4 per Development Dept.
4. At the time of the original submittal the corners were not set, they are now set and shown on the plat.
5. The Book and Page is now shown for this easement.
6. The description was retyped to include the semi-colons (I goofed)
7. The page was added in the description.

COMMUNITY DEVELOPMENT DEPARTMENT

1. Monument Road is now shown the same on all drawings.
2. A building envelope is now shown with dimensions for Lots 1 & 2.
3. No action required.
4. The building envelopes have been removed from Lots 3 & 4.
5. A building envelope has been shown for Lots 1 & 2 on the plat and site plan with dimensions.
6. Acreage and dimensions have been added to the site plan.
7. The owner understands this requirement.



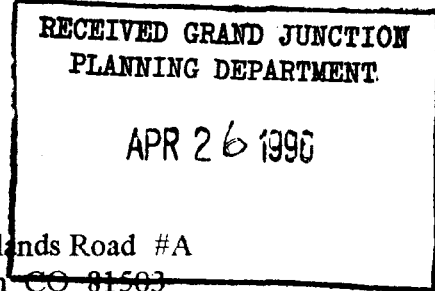
Merritt P. Dismant PLS 10097

FILE #MS-96-79

TITLE HEADING: Little Rock Minor Subdivision

LOCATION: 383 South Redlands Road

PETITIONER: Jami & Daniel Hallett
Cynthia & Dan Edwards



PETITIONER'S ADDRESS/TELEPHONE: 383 South Redlands Road #A
Grand Junction CO 81503
241-3995 or 248-8072

PETITIONER'S REPRESENTATIVE : Cynthia L. Edwards

STAFF REPRESENTATIVE: Bill Nebeker

CITY ATTORNEY

The construction loan at Grand Valley National Bank has been converted to a mortgage loan from Universal Lending Corporation in Denver CO. The mylar has been sent to Universal Lending Corporation for the required signature and petitioner is waiting for it to be returned.

The new loan was finalized in March and the current title work will be sent to the petitioner as soon as it has been processed.

CITY FIRE DEPARTMENT

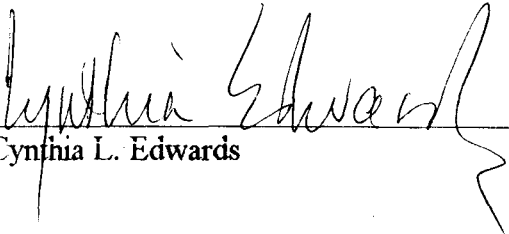
A fire hydrant will be added and a 6" water line will be installed from inside Heatheridge Subdivision (Rodell Drive) prior to construction on Lots 3 and 4. Per discussion with Hank Masterson on April 23, 1996, the hydrant may be located on the southeast corner of Lot 3, and will not be required to be located at the corner of Monument Road and South Redlands Road.

UTE WATER

The fire hydrant issue is addressed above and the petitioner will comply with the necessary specifications.

CITY UTILITY ENGINEER

Four separate 4" sewer lines were installed prior to construction of the duplex on Lots 1 and 2, with the intent to construct another duplex on Lots 3 and 4. Per discussion with Trent Prall on April 23, 1996, the existing sewer lines were deemed adequate and the 8" sewer line will not be required as a condition for approval.


Cynthia L. Edwards

City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 244-1599



September 4, 1997

Cynthia Edwards
Edwards Construction
370 Martello Drive
Grand Junction, CO 81503

Dear Cynthia:

The plat for Little Rock Minor Subdivision must be recorded prior to November 15, 1997 or it will no longer be valid. This means that the fire hydrant must be installed and inspected by this date or a development improvements agreement signed and recorded, with funds placed with the City to guarantee its installation within one year or prior to construction on lots 3 and 4.

If you have any questions please call me at 244-1447.

Sincerely,

A handwritten signature in cursive script that reads "Bill Nebeker".

Bill Nebeker
Senior Planner

POSTING OF PUBLIC NOTICE SIGNS

The posting of the Public Notice Sign is to make the public aware of development proposals. The requirement and procedure for public notice sign posting are required by the City of Grand Junction Zoning and Development Code.

To expedite the posting of public notice signs the following procedure list has been prepared to help the petitioner in posting the required signs on their properties.

1. All petitioners/representatives will receive a copy of the Development Review Schedule for the month advising them of the date by which the sign needs to be posted. **IF THE SIGN HAS NOT BEEN PICKED UP AND POSTED BY THE REQUIRED DATE, THE PROJECT WILL NOT BE SCHEDULED FOR THE PUBLIC HEARING.**
2. A deposit of \$50.00 per sign is required at the time the sign is picked up.
3. You must call for utility locates before posting the sign. Mark the location where you wish to place the sign and call 1-800-922-1987. You must allow two (2) full working days after the call is placed for the locates to be performed.
4. Sign(s) shall be posted in a location, position and direction so that:
 - a. It is accessible and readable, and
 - b. It may be easily seen by passing motorists and pedestrians.
5. Sign(s) **MUST** be posted at least **10 days** before the Planning Commission hearing date and, if applicable, shall stay posted until after the City Council Hearing(s).
6. **After the Public Hearing(s) the sign(s) must be taken down and returned to the Community Development Department within FIVE (5) working days to receive a full refund of the sign deposit.** For each working day thereafter the petitioner will be charged a \$5.00 late fee. After eight working days Community Development Department staff will retrieve the sign and the sign deposit will be forfeited in its' entirety.

The Community Development Department staff will field check the property to ensure proper posting of the sign. If the sign is not posted, or is not in an appropriate place, the item will be pulled from the public hearing agenda.

I have read the above information and agree to its terms and conditions.

Cynthia Edwards
SIGNATURE

April 18, 1996
DATE

FILE #/NAME MS-96-79 Little Rock Sub.

RECEIPT # 3868

PETITIONER/REPRESENTATIVE: Cynthia Edwards

PHONE # 241-3994

DATE OF HEARING: 5-7-96

POST SIGN(S) BY: 4-26-96

DATE SIGN(S) PICKED-UP 4-18-96

RETURN SIGN(S) BY: 5-15-96

DATE SIGN(S) RETURNED 5-21-96

RECEIVED BY: _____

*Returned & voided out by Dave for
Edwards annexation ANX-96-69
Refund #40004078*

STAFF REVIEW - PLANNING COMMISSION REPORT

FILE: MS-96-79
DATE: May 7, 1996
STAFF: Bill Nebeker
REQUEST: Little Rock Subdivision - Four Lot Minor Subdivision in a proposed RSF-4 and PR-4.3 zone.
LOCATION: 383 South Redlands Road; Southeast corner of Monument Road and South Redlands Road
APPLICANT: Cynthia Edwards

EXECUTIVE SUMMARY: Staff recommends approval of this four lot minor residential subdivision. The applicant is dividing an existing duplex into two lots and platting two additional single family lots. An annexation and zone of annexation is being processed with this plat.

EXISTING LAND USE: Duplex on lot 1 and 2; vacant on lots 3 and 4

PROPOSED LAND USE: no change proposed at this time; single family proposed for lots 3 and 4

SURROUNDING LAND USE:

NORTH: vacant
SOUTH: multi-family (4-plex)
EAST: single family residential
WEST: vacant

EXISTING ZONING:: County R-2

SURROUNDING ZONING:

NORTH: RMF-16
SOUTH: County R-2
EAST: RSF-4
WEST: County R-2

RELATIONSHIP TO COMPREHENSIVE PLAN: The preferred alternative for the Growth Plan (Concentrated Urban Growth) recommends that this area develop as Medium Density Residential, 4-7.9 dwellings per acre. This development is in conformance with the Growth Plan.

STAFF ANALYSIS: The applicant owns two parcels of property at the corner of South Redlands Road and Monument Road. A duplex was recently built on one of the lots zoned R-2 in the

County. County zoning does not allow the duplex to be divided into separate parcels. The applicant has requested annexation into the city, rezoning and this minor subdivision to accommodate this desire. The applicant is also proposing to divide the other lot into two lots for single family residential development. Proposed zoning for the duplex is PR 4.3 and RSF-4 for the single lots.

The lots are located on a hill, with a graded area for the building foundation. The applicant has placed building envelopes on lot 1 and 2 even though the duplex is existing. The building envelopes will guide the placement of accessory structures and/or redevelopment of the lot in case the duplex is destroyed. Building envelopes are not required on lots 3 and 4 because the RSF-4 zoning determines the applicable setbacks.

Access to all lots is from South Redlands Road due to the steep embankment along Monument Road. To assure no access is ever permitted to Monument Road a note shall be placed on the plat that states that access to the lots is from South Redlands Road only. An ingress/egress easement is being provided for a joint driveway for the duplex. The dedication language for this easement must be modified to reflect standard city dedication requirements.

A fire hydrant is required to serve this development. The hydrant must be installed prior to recordation unless a development improvements agreement guarantees its installation.

STAFF RECOMMENDATION: Approval of the minor subdivision and final plat for Little Rock Minor Subdivision subject to the following conditions:

1. A minimum of 10% of the gross land area for lots 1 and 2 shall be landscaped in accordance with city code.
2. A note shall be placed on the plat stating the following, "No vehicular access allowed to Monument Road from this subdivision."
3. Add the following to the dedication statement for the ingress/egress easement: "All ingress/egress easements to the owners of lots 1 and 2 as perpetual easements for ingress and egress purposes for the use by said lot owners, their guests, and invitees."
4. A water line must be extended to service lots 3 and 4. Water mains shall meet all Ute Water specifications. A fire hydrant is also required to be installed on South Redlands Road in front of lot 3. The water line and fire hydrant shall be installed prior to recordation of the plat unless a development improvement agreement is submitted guaranteeing their installation at a later date.
5. The composite plan shall be revised to show the four sewer service lines serving these parcels.
6. A \$450 Open Space Fee shall be required prior to plat recordation. Other fees may also apply.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item 96-79 I move that we approve the Little Rock Minor Subdivision and final plan based upon staff's recommendation.

5-0 FOR

Bill
For your pleasure
WP

STAFF REVIEW

FILE: #ANX-96-69

EDWARDS ANNEXATION ZONE OF ANNEXATION

DATE: May 14, 1996

STAFF: Mike Pelletier

ACTION REQUESTED: Staff requests that Planning Commission recommend to City Council the proposed zoning as shown on the proposed zoning map.

LOCATION: 381 and 383 South Redlands Road

APPLICANTS: Cynthia Lee Edwards

EXECUTIVE SUMMARY:

Staff recommends zoning the Edwards Annexation RSF-4 and PR4.3. The Planned Residential zone is necessary to accommodate an existing duplex which is not allowed in a RSF-4 zone.

EXISTING LAND USE:	Residential and Vacant
PROPOSED LAND USE:	Same
SURROUNDING LAND USE	
NORTH:	Multi-family (4 plex)
SOUTH:	Vacant
EAST:	Single Family
WEST:	Vacant
EXISTING COUNTY ZONING:	R2
PROPOSED CITY ZONING:	RSF-4 and PR4.3
SURROUNDING ZONING	
NORTH:	R2, RSF-4, and RMF-16
SOUTH:	R2 and RSF-4
EAST:	RSF-4
WEST:	R2

STAFF ANALYSIS:

This annexation contains two parcels and 1.22 acres. The petitioner is applying for a subdivision into four lots under the name of Little Rock Subdivision. The general character and density of the area is a RSF-4 (4 units per acre). The proposed Little Rock Subdivision lots 3 and 4 are proposed as having an RSF-4 zone. The proposed lots 1 and 2 are occupied by an existing duplex which is not allowed in the RSF-4 zone and therefore a planned residential zone (PR4.3) is desirable.

Below are tables showing how the zoning bulk requirements compare between County and City. This proposed zoning should not influence any future zoning issues in the area with regard to the forthcoming City/County Growth Plan or other zoning change requests. In addition, the zoning criteria in section 4-4-4 of the Zoning & Development Code are met by the proposed zones.

County/City Zoning Comparison

More restrictive

Criteria	Current County Zone - R2 (3.5 units per acre)	Proposed City Zone - RSF-4 (4.0 units per acre)
Land Use Type	Single Family & Duplex Residential,	*Residential*
Minimum Lot Size	*11,000 sq.ft. 9,900 sq.ft. with sewer *	8,500 sq.ft.
Front Setback for Local Street	*50' from centerline of ROW*	45' from centerline of ROW
Rear Setback	25' from property line	*30' from property line*
Side Setback	*15' from property line*	7' from property line

STAFF RECOMMENDATIONS:

Recommends to City Council the zoning as shown on the proposed zoning map.

PUBLIC HEARING - ORDINANCE NO. 2931 ZONING THE EDWARDS ANNEXATION (381 AND 383 SOUTH REDLANDS ROAD) TO PR-4.3 AND RSF-4

[FILE #ANX-96-69]

Staff recommends zoning the Edwards Annexation RSF-4 and PR-4.3. The Planned Residential zone is necessary to accommodate an existing duplex which is not allowed in an RSF-4 zone.

A hearing was held after proper notice. Dave Thornton, Community Development Department, reviewed this item. Two single family lots have been created as part of the recently Little Rock Subdivision which are proposed RSF-4. The existing duplex is proposed at PR-4.3 with each unit being under potential separate ownership. The rezone was requested by the property owner.

There were no public comments. The hearing was closed.

Upon motion by Councilmember Maupin, seconded by Councilmember Mantlo and carried by roll call vote, Ordinance No. 2931 was adopted on second reading and ordered published.



Countrywide®

July 23, 1997

155 North Lake Avenue
Post Office Box 7137
Pasadena, California 91109-7137
(818) 304-8400

400 Countrywide Way
Simi Valley, CA 93065
Mail Stop SV-88

Cynthia Edwards
370 Martello Drive
Grand Junction, CO 81503

RE: CHL Loan No. 1420952
SUBDIVISION

Dear Mrs. Edwards:

Enclosed herewith please find the original Mylar and Notary Page, which has been executed by Countrywide Home Loans, Inc

If I can be of further assistance, please call me at (805) 577-3035.

Very truly yours,

Tanya Curry
Real Property Administrator

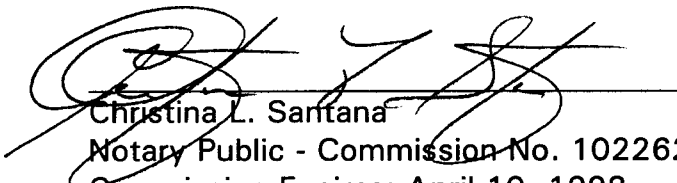
Enclosure:

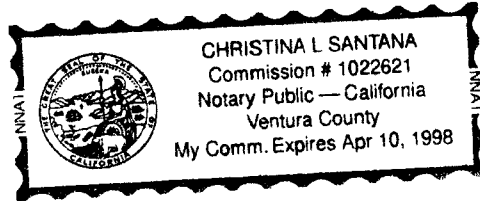
CERTIFICATE OF ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

On this 23rd of July, 1997, before me, Christina L. Santana, Notary Public, personally appeared Awilda Aponte, personally known to me to be the person whose name is signed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Christina L. Santana
Notary Public - Commission No. 1022621
Commission Expires: April 10, 1998



TYPE OF DOCUMENT: Mylar
DOCUMENT DATE: July 23, 1997
NUMBER OF PAGES: 1
SIGNER(s) OTHER THAN ABOVE: Danny S. Edwards,
Cynthia L. Edwards,
Daniel M. Hallett,
R. Jami Hallett, and
City Manager and President of
Council.
CAPACITY(IES) CLAIMED BY SIGNER: Assistant Secretary
SIGNER IS REPRESENTING: Countrywide Home Loans, Inc.

City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 244-1599



September 4, 1997

Cynthia Edwards
Edwards Construction
370 Martello Drive
Grand Junction, CO 81503

Dear Cynthia:

The plat for Little Rock Minor Subdivision must be recorded prior to November 15, 1997 or it will no longer be valid. This means that the fire hydrant must be installed and inspected by this date or a development improvements agreement signed and recorded, with funds placed with the City to guarantee its installation within one year or prior to construction on lots 3 and 4.

If you have any questions please call me at 244-1447.

Sincerely,

A handwritten signature in cursive script that reads "Bill Nebeker".

Bill Nebeker
Senior Planner

**CITY OF GRAND JUNCTION PLANNING COMMISSION
GRAND JUNCTION, COLORADO**

)	PLANNING COMMISSION
FOR)	DECISION
)	
Cynthia Edwards)	MS-96-79
Edwards Construction)	
370 Martello Drive)	
Grand Junction, CO 81503)	

An application by Edwards Construction, requesting a minor subdivision for a 4 lot residential subdivision in a proposed PR 4.3 and RSF-4 zone, located at 383 South Redlands Road, was considered by the Planning Commission of the City of Grand Junction on May 14, 1996.

After considering all the pertinent testimony and reviewing various data, the Planning Commission approved the minor subdivision with the following conditions:

1. A minimum of 10% of the gross land area for lots 1 and 2 shall be landscaped in accordance with city code.
2. A note shall be placed on the plat stating the following, "No vehicular access allowed to Monument Road from this subdivision."
3. Add the following to the dedication statement for the ingress/egress easement: "All ingress/egress easements to the owners of lots 1 and 2 as perpetual easements for ingress and egress purposes for the use by said lot owners, their guests, and invitees."
4. A water line must be extended to service lots 3 and 4. Water mains shall meet all Ute Water specifications. A fire hydrant is also required to be installed on South Redlands Road in front of lot 3. The water line and fire hydrant shall be installed prior to recordation of the plat unless a development improvement agreement is submitted guaranteeing their installation at a later date.
5. The composite plan shall be revised to show the four sewer service lines serving these parcels.
6. A \$450 Open Space Fee shall be required prior to plat recordation. Other fees may also apply.
7. A fire wall shall be constructed between the two units that meets the requirements of the current edition of the Uniform Building Code and that such firewall be constructed prior to recording of the final plat and plan.

Please note the following:

- * Engineered plans must be submitted for review and approval for the installation of the water line and fire hydrant before they are installed.
- * Staff will require a letter from the County Building Department to show that condition #7 has been satisfied.
- * Please make the above corrections and any other required corrections and submit four copies of the blueline plat for final review. After final review you will be notified to submit the final mylar with required signatures. After the City Manager and Mayor has signed the final mylar you will be notified to pick it up for additional copies. The City requires two full sized mylar copies and one 11" X 17" mylar copy. A computer disk with the plat information is also required. The final copies of the plats shall be submitted with a \$11 recording fee payable to Mesa County Clerk and Recorder. The plat may be recorded when the conditions above have been satisfied. If you have any questions please call Bill Nebeker at 244-1447.

The undersigned does hereby declare that the said Planning Commission reached its decision as heretofore noted.



Bill Nebeker
Bill Nebeker
Senior Planner

c: Merrit P. Dismant

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

Commencing at the northwest corner of Section 22, Township 1 South, Range 1 West of the Ute Meridian, thence S 0°07'00" W 841.79 feet along the west line of the NW¼NW¼ of said Section 22, with all bearings relative thereto, thence N 89°29 '00" E 239.72 feet to a point on easterly right of way of Monument Road the TRUE POINT OF BEGINNING; thence N 89°29'00" E 181.12 feet thence N 16°53'00" E 178.75 feet;thence S 89°29'00" W 13.55 feet thence N 10°45'00" E 207.22 feet, thence N 48°27'29" W 92.41 feet, thence along the arc of a curve to the right with a central angle of 8°11'08" and a radius of 1959.87 feet, for 280.00 feet, the chord bears S 18°05'45" W 279.76 feet, thence S 89°29'00" W 21.44 feet, thence along the arc of a curve to the right with a central angle of 5°35'39" and a radius of 1939.86 feet, for 189.40 feet, the chord bears S 25°12'16" W 189.33 feet to the TRUE POINT OF BEGINNING, Containing 1.17 acres.

CITY OF GRAND JUNCTION
DEPARTMENT OF PUBLIC WORKS & UTILITIES
250 NORTH 5TH STREET
GRAND JUNCTION, CO 81501
(970) 244-4003

1819881 11/12/97 0856AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00

TO THE MESA COUNTY CLERK & RECORDER:

THIS IS TO CERTIFY that the herein named Subdivision Plat,

LITTLE ROCK MINOR SUBDIVISION

Situated in the NW 1/4 of Section 22,

Township 1 SOUTH, Range 1 WEST,

of the UTE Meridian in the City of Grand Junction, County of Mesa, State of Colorado, has been reviewed under my direction and, to the best of my knowledge, satisfies the requirements pursuant to C.R.S. 38-51-106 and the Zoning and Development Code of the City of Grand Junction for the recording of subdivision plats in the office of the Mesa County Clerk and Recorder.

This certification makes no warranties to any person for any purpose. It is prepared to establish for the County Clerk and Recorder that City review has been obtained. This certification does not warrant: 1) title or legal ownership to the land hereby platted nor the title or legal ownership of adjoining; 2) errors and/or omissions, including, but not limited to, the omission(s) of rights-of-ways and/or easements, whether or not of record; 3) liens and encumbrances, whether or not of record; 4) the qualifications, licensing status and/or any statement(s) or representation(s) made by the surveyor who prepared the above-named subdivision plat.

Dated this 31 day of July, 1997.

City of Grand Junction,
Department of Public Works & Utilities

By: James L. Shanks

James L. Shanks, P.E., P.L.S.
Director of Public Works & Utilities

Recorded in Mesa County

Date: 11/12/97

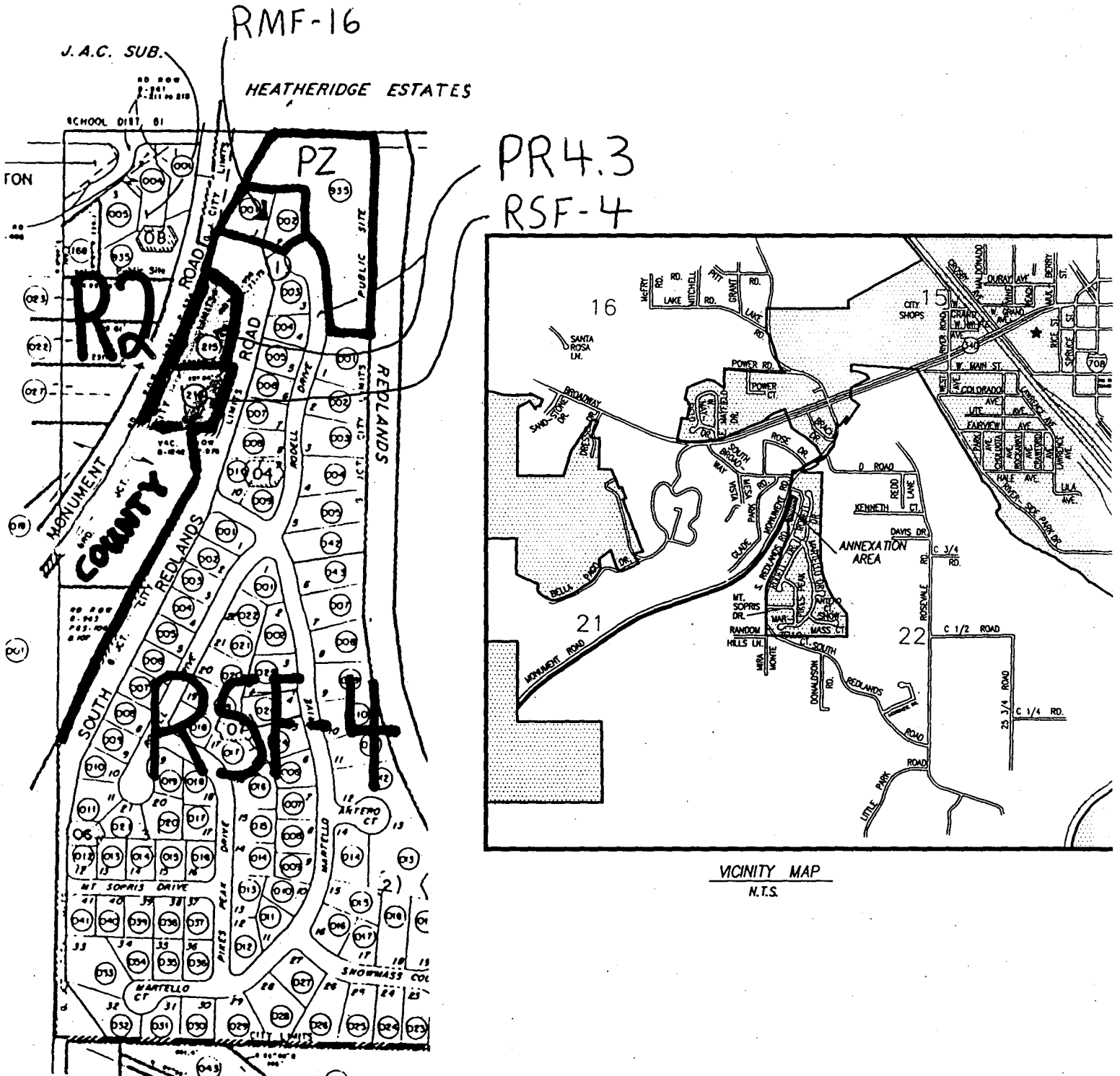
Plat Book: 16 Page: 37

Drawer: 00153

g:\special\platcert.doc

EDWARDS ANNEXATION

Location Map



2945-222

File Close-out Summary

File #: MS-1996-79

Name: Little Rock Minor Subdivision

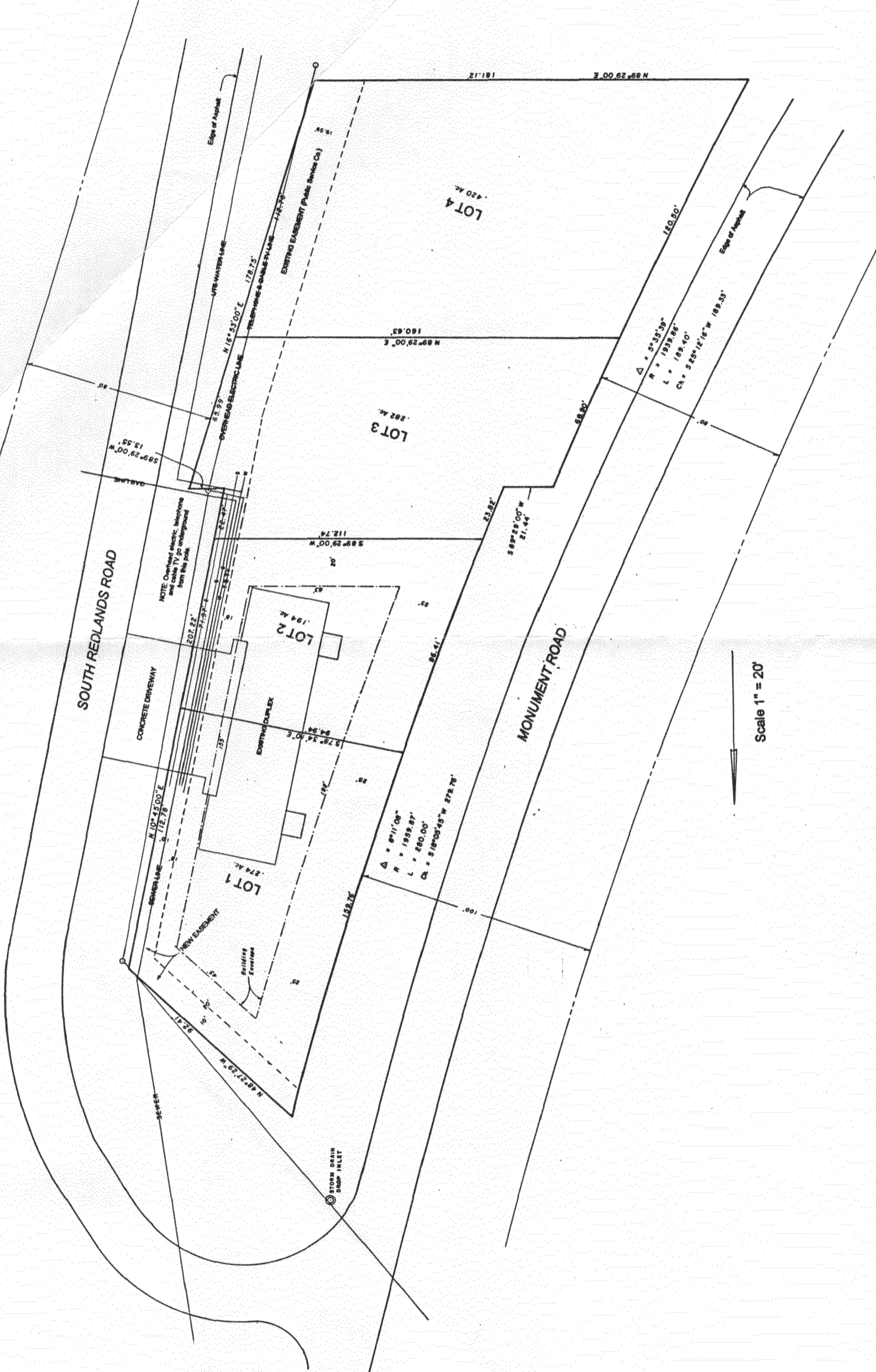
Staff: Bill Nebeker

Action: Approved

Comments: Plat recorded 12 Nov 97

File Turned In: 12 Nov 97

REC 5-1-99
 SITE PLAN
 Little Rock Subdivision
 in Section 22, T.1 S., R.1 W.
 Ute Meridian



Scale 1" = 20'