







# DEVELOPMENT APPLICATION

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

Receipt 4102

Date 6-3-96

Rec'd By \_\_\_\_\_

File No. MS-96-131

*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 checked="" type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<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

Lynette Richardson  
Name

Lynette Richardson  
Name

Cecil Caster  
Name

1063 25 Road  
Address

1063 25 Road  
Address

755 Rood Avenue  
Address

Grand Junction Co. 81505  
City/State/Zip

Grand Junction Co.  
City/State/Zip

Grand Junction Co.  
City/State/Zip

245-8805  
Business Phone No.

245-8805  
Business Phone No.

245-4189  
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.*

Lynette Richardson  
Signature of Person Completing Application

5/30/96  
Date

Lynette Richardson  
Signature of Property Owner(s) - attach additional sheets if necessary

5/30/96  
Date

Willam Michael Deonier  
684 Glen Caro Drive  
Grand Junction Co. 81506

Lynette G. Richardson  
1063 25 Road  
Grand Junction Co. 81505

W B Swisher  
1640 O Road  
Loma Co. 81524

Douglas Heagley  
1815 David Street  
Grand Junction Co. 81503

Binkley and Sons Painting  
2957 North Ave.  
Grand Junation Co. 81504

John and Lura Trumbo  
2677 UnawEEP ave.  
Grand Junction Co. 81503

Roger and Anita Finkel  
1834 Linden Avenue  
Grand Junction Co. 81503

Debra and Michael Deonier  
684 Glen Cairo dr.  
Grand Junction Co. 81506

Dixon Incorporated  
C/O City of Grand Junction  
Grand Junction co. 81501

Margaret Hammond  
276 Linden Dr.  
Grand Junction Co. 81503

Rifle Land and Cattle  
3383 N 675 E  
Ogden Utah 84414

Gregory and Vicki Robles  
1851 Linde St.  
Grand Junction Co. 81503

Donal and Thelma Strumbaugh  
1849 Linden Ave.  
Grand Junction Co. 81503

Vernie and Robert Rathbone  
1833 Linden Ave.  
Grand Junction Co. 81503

Robert and Barbara Yurick  
120 Willam Drive  
Grand Junction Co. 81503

Cecil Caster  
755 Rood Ave.  
Grand Junction, CO 81501

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

GENERAL PROJECT REPORT  
RICHARDSON MINOR SUBDIVISION

The project is located at 1831 and 1835 David Street. Access is gained from the North by C Road and ending in a cul-de-sac at approximately 130 South of the site. The property presently is one lot being 120' by 116.7 feet for a total of 14,000 square feet more or less. It is the intention of the petitioner to divide the Lot into 2 Lots being 120 by 58.35 for a total of 7,000 square feet more or less. The petitioner is not proposing any change of use of the site.

The property is occupied by two duplex's and is being utilized as rental property by the petitioner. The proposed lot configuration will allow each duplex to have their own lot. Presently there is a storage facility on the Southwest corner of the North duplex and faces another storage facility on the Northwest corner of the South duplex. This is incompatible with the side yard set back and consequently they will be removed and new storage facilities will be constructed on the rear of each building. It should be mentioned that there is sufficient front rear and side yard set backs on each side of the proposed lot configuration for each building to satisfy the RMF 16 zoning requirement. There is 4 parking spots for each unit, consequently no on street parking will be needed.

The surrounding property is zoned RMF 16 which also contains duplex's and single family units. The City of Grand Junction leases the property to the East and is being used as a soccer field.

All necessary utilities are presently in place and no additional street or drainage improvements are being proposed. It should be noted that the project has previously meet all zoning requirements prior to construction and was approved by the City of Grand Junction. No physical changes or additions to the property is being proposed and consequently the approval of this project will not effect any public facilities.

# SUBMITTAL CHECKLIST

## MINOR SUBDIVISION

Location: 831 David Street

Project Name: \_\_\_\_\_

ITEMS		DISTRIBUTION																			TOTAL REQ'D.				
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. (8 sets)	City Downtown Dev. Auth.	City Police	County Planning Department	County Building Department	Walker Field	School Dist. #51	Drainage District - Orchard Mesa	U.S. West	Public Service	GVRP	CDOT		Corps of Engineers	Colorado Geologic Survey	U.S. Postal Service	TCI Cable
● Application Fee	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
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Reduction of Assessor's Map*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1		1				1																	
○ Appraisal of Raw Land	VII-1	1		1	1																				
● Names and Addresses*	VII-2	1																							
● Legal Description*	VII-2	1		1																					
○ Deeds	VII-1	1		1				1																	
○ Easements	VII-2	1	1	1	1			1										1	1	1					
○ Avigation Easement	VII-1	1		1				1						1											
○ ROW	VII-3	1	1	1	1			1										1	1	1					
○ Covenants, Conditions & Restrictions	VII-1	1	1					1																	
○ Common Space Agreements	VII-1	1	1					1																	
● County Treasurer's Tax Cert.	VII-1	1																							
○ Improvements Agreement/Guarantee*	VII-2	1	1	1				1																	
○ CDOT, 404, or Floodplain Permit	VII-3,4	1	1																						
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Location Map	IX-21	1																							
○ Composite Plan	IX-10	1	2	1	1																				
○ 11"x17" Reduction Composite Plan	IX-10	1			1	1	1	8	1	1	1	1			1	1	1	1	1	1	1	1	1	1	1
● Final Plat	IX-15	1	2	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ 11"x17" Reduction of Final Plat	IX-15	1						8	1	1	1			1	1	1	1	1	1			1		1	1
○ Cover Sheet	IX-11	1	2																						
○ Grading & Stormwater Mgmt Plan	IX-17	1	2												1						1	1			
○ Storm Drainage Plan and Profile	IX-30	1	2												1		1	1	1						
○ Water and Sewer Plan and Profile	IX-34	1	2	1												1	1	1	1	1			1	1	
○ Roadway Plan and Profile	IX-28	1	2												1										
○ Road Cross-sections	IX-27	1	2																						
○ Detail Sheet	IX-12	1	2																						
○ Landscape Plan	IX-20	2	1	1																					
○ Geotechnical Report	X-8	1	1									1										1			
○ Phase I & II Environmental Report	X-10,11	1	1																						
○ Final Drainage Report	X-5,6	1	2												1										
○ Stormwater Management Plan	X-14	1	2												1						1				
○ Sewer System Design Report	X-13	1	2	1													1								
○ Water System Design Report	X-16	1	2	1												1									
○ Traffic Impact Study	X-15	1	2																		1				
● Site Plan	IX-29	1	2	1	1		1	8																	

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

PRE-APPLICATION CONFERENCE

Date: April 24 1996
Conference Attendance: M. Drollinger; Lynette Richardson; Dan Griffen; Cecil Caster
Proposal: Minor Sub.
Location: 1831 David Street

Tax Parcel Number: 2945-261-02-005

Review Fee: \$400

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? -

Adjacent road improvements required? As per Eng

Area identified as a need in the Master Plan of Parks and Recreation? -

Parks and Open Space fees required? Estimated Amount:

Recording fees required? YES 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 Devol. Code

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.

- Access/Parking, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

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.

X Signature(s) of Petitioner(s)

X Signature(s) of Representative(s)

# REVIEW COMMENTS

Page 1 of 2

FILE #MS-96-131

TITLE HEADING: Richardson Minor Subdivision

LOCATION: 1831 & 1835 David Street

PETITIONER: Lynette Richardson

PETITIONER'S ADDRESS/TELEPHONE: 1063 25 Road  
Grand Junction, CO 81505  
245-8805

PETITIONER'S REPRESENTATIVE: Cecil Caster

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., JUNE 21, 1996.**

---

**CITY COMMUNITY DEVELOPMENT**

6/14/96

**Kristen Ashbeck**

244-1437

1. In order for existing buildings to meet the side yard setback of the RMF-16 zone (10 feet), attached sheds must be removed prior to recording the subdivision plat.
2. UCC approval required. Earliest meeting July 10, 1996.

**CITY DEVELOPMENT ENGINEER**

6/14/96

**Jody Kliska**

244-1591

1. If the utility easement on the west side of the property is existing, please note book and page.
2. The street dedication on the plat is not necessary unless additional right of way is being dedicated.
3. An ingress/egress easement is in the dedication, but not shown on the plat. Is there a common driveway? If so, show the location of the easement.

**CITY UTILITY ENGINEER**

6/14/96

**Trent Prall**

244-1590

1. 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. This plat will not be allowed to record until a separate sewer service line has been extended to each property. These lines shall be identified on the site plan for the project.
2. No further objections.

**CITY FIRE DEPARTMENT**

6/13/96

**Hank Masterson**

244-1414

The Fire Department has no problems with this proposal.



**CITY POLICE DEPARTMENT**

6/13/96

**Dave Stassen**

244-3587

---

No comments.

**ORCHARD MESA IRRIGATION DISTRICT**

6/6/96

**James D. Rooks**

464-7885

---

Orchard Mesa Irrigation District has no comments on the Richardson Minor Subdivision.

**PUBLIC SERVICE COMPANY**

6/12/96

**Jon Price**

244-2693

---

Public Service Company has no objections or requirements.

**CITY PROPERTY AGENT**

6/14/96

**Steve Pace**

256-4003

---

See attached red-lined plat for comments.

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

City Attorney

U.S. West

TCI Cablevision

RESPONSE TO REVIEW COMMENTS FOR RICHARDSON MINOR SUBDIVISION.

CITY COMMUNITY DEVELOPMENT

Item 1. It has all ready been agreed by the petitioner as pointed out in the General Project Report to move the storage structures to fit City code.

Item 2. The petitioner or their representative will meet with UCC upon approval.

CITY DEVELOPMENT ENGINEER

Item 1. All utilities show are as recorded on the original plat.

Item 2. The street dedication has been removed from the plat.

Item 3. There is no common driveway and the ingress/egress statement has also been removed from the dedication.

CITY UTILITY ENGINEER

Item 1. As built notes obtained from the City Engineering department indicates there is a 4" sanitary sewer service to each structure. No physical evidence was observed on the site and as a result we're unable to locate their location on the Site Plan. Please see enclosed copy.

CITY PROPERTY AGENT

A meeting with Steve Pace was arraigned in which his comments were discussed and reviewed. All changes have been made on the plat as discussed.

For any further questions please call or contact Cecil Caster at Monument Surveying Company at 245-4189 or at 755 Rood Avenue, Grand Junction Co. 81501.

Planning Commission  
7/2/96 Approved  
5-0

## STAFF REVIEW

---

FILE: MS 96-131

DATE: June 26, 1996

REQUEST: Richardson Minor Subdivision  
LOCATION: 1831 and 1835 David Street  
APPLICANT: Lynette Richardson

STAFF: Kristen Ashbeck

---

EXISTING LAND USE: 2 Duplexes (4 units) on single parcel

PROPOSED LAND USE: 2 parcels each with 1 duplex

### SURROUNDING LAND USE:

NORTH: Multifamily Residential (duplex)  
SOUTH: Multifamily Residential (duplex)  
EAST: Dixson Park  
WEST: Multifamily Residential (duplex)

EXISTING ZONING: Residential Multifamily 16 units per acre (RMF-16)

### SURROUNDING ZONING:

NORTH: RMF-16  
SOUTH: RMF-16  
EAST: Planned Business (PB)  
WEST: RMF-16

---

## RELATIONSHIP TO COMPREHENSIVE PLAN

This project is consistent with the *Orchard Mesa Neighborhood Plan* which indicates future land use of this area to be a mix of single and multifamily housing. However, the existing density of approximately 12 units per acre is greater than the 8 units per acre indicated in the *Plan*. The existing density is within the existing zoning of this parcel and no additional units are proposed.

## STAFF ANALYSIS

The applicant is proposing to subdivide a single parcel of land which currently has two duplex structures on it (4 units total) into two parcels, each with a duplex structure. No new units are proposed. The two parcels will be approximately 7,000 square feet each; minimum lot size in the RMF-16 zoning is 4,000 square feet. Except for the side yard setbacks from the proposed common property line, the existing structures will meet the required bulk requirements for the RMF-16 zone (Front-20'; Rear-20'; Side-10'). In order for the existing buildings to meet the side yard setback

at the common property line, the attached storage sheds must be removed. The applicant agrees to remove the sheds and relocate them on the parcels such that setbacks can be met. This will be done prior to recording the plat.

There are no other outstanding issues with this proposal. All other review agency comments have been addressed.

---

STAFF RECOMMENDATION: Approval of the Richardson Minor Subdivision

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, on item MS 96-131, I move that we approve the Richardson Minor Subdivision.

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

TO THE MESA COUNTY CLERK & RECORDER:

THIS IS TO CERTIFY that the herein named Subdivision Plat,

RICHARDSON MINOR SUBDIVISION

Situated in the NE 1/4 of Section 26,

Township 1 SOUTH, Range 1 EAST,

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 15 day of July, 1996.

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: \_\_\_\_\_

Plat Book: 15 Page: 178

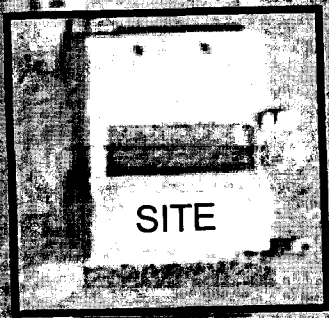
Drawer: 1084

1774146 0323PM 10/14/96  
MONIKA TODD CLK&REC MESA COUNTY CO

UNAWEEP AVE

LINDEN AVE.

DAVID ST.



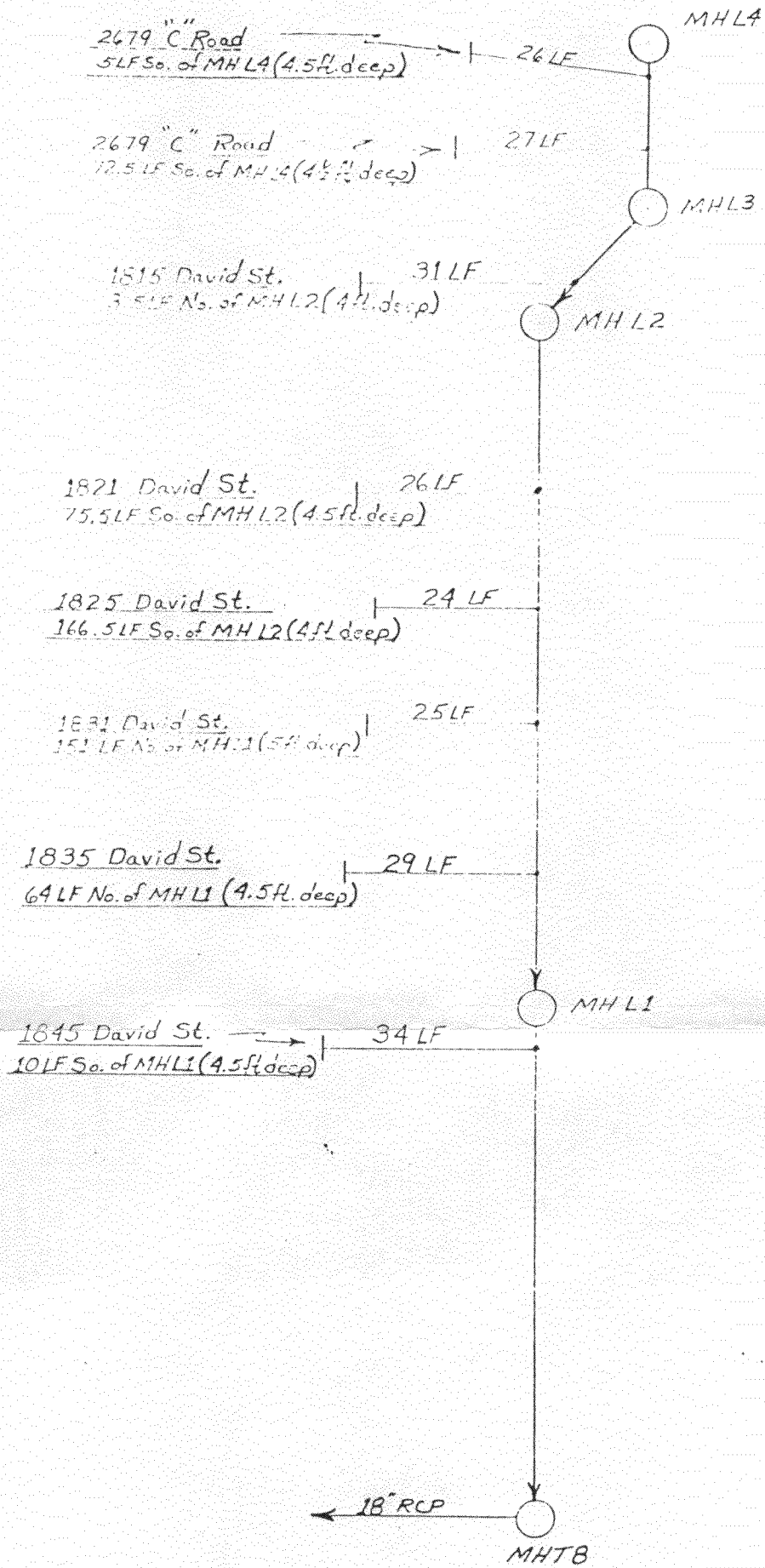
SITE



MS 96-131  
RICHARDSON MINOR SUBDIVISION  
1831 & 1835 DAVID STREET

4" Service Taps  
1" Line, 8" VCP

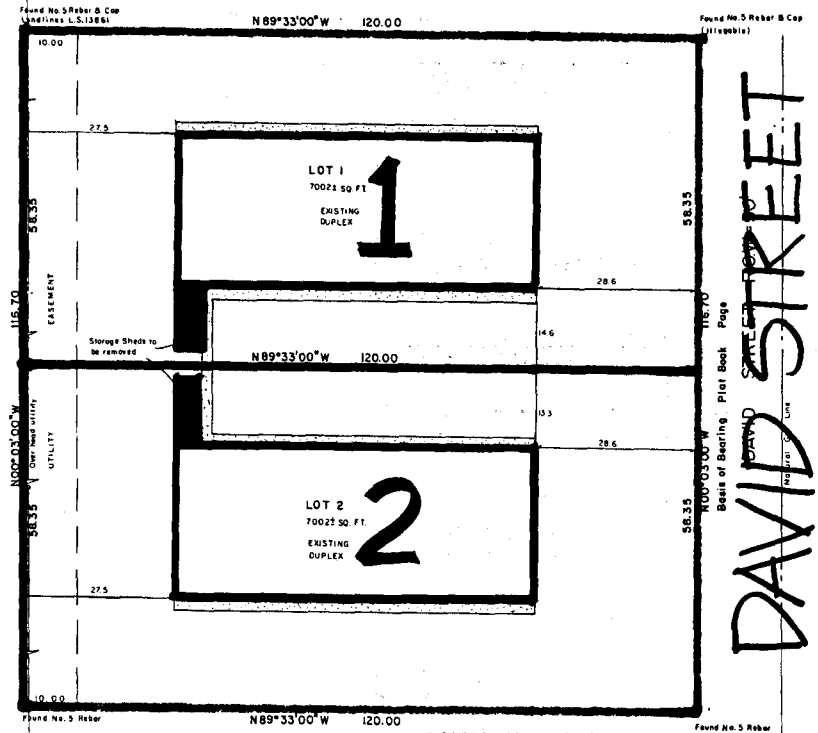
N



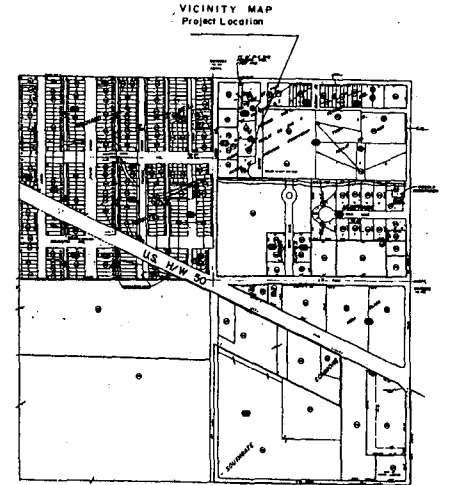
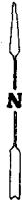
MS

96-131

**RICHARDSON MINOR SUBDIVISION**  
 A Replat of Lot 4 in Block 2 Replat of Part of Blocks 2, 3 and 4 of  
 PERKINS SUBDIVISION, FIRST ADDITION REPLAT NO. 1 AND REPLAT  
 OF PERKINS SUBDIVISION.



- Scale 1"=10'
- Found Monument as noted
  - Set No. 5 Rebar and Cap Monument PLS 24943
  - Set Concrete ground Monument



**SITE PLAN**

**RICHARDSON MINOR SUBDIVISION**  
 Located in the NE 1/4 of Section 26, Township 1 South,  
 Range 1 East, Ute Meridian.

NOTICE: Responsibility in Colorado for plat accuracy rests with the Surveyor. Based upon any errors in the survey which may occur after this plat is recorded and shown on the ground, any error shall be corrected by the Surveyor. Any error shall be corrected by the Surveyor. Any error shall be corrected by the Surveyor.

**Monument Surveying Co.**  
 755 Pond Avenue  
 Grand Junction, CO 81501  
 343-4199 FAX 246-6874

DESIGNED _____	FIELD APPROVAL _____
DRAWN - CJC _____	TECHNICAL APPROVAL _____
CHECKED _____	APPROVED _____
PREPARED FOR _____	ASR NO _____

12 4/2004 4/25/00

Manhole

MS-1996-131