



DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

File No. MS-96-239

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	23 ac	2173 River Rd	I-1	Vacant
<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

SCOTT MURDOCK

N/A

LEWIS HOFFMAN

Name

Name

Name

3550 SCR 5

815 GLENWOOD AVE

Address

Address

Address

LOVELAND, CO 80537

GRAND JCT, CO 81501

City/State/Zip

City/State/Zip

City/State/Zip

(970) 663-1100

241-1105

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.

Lewis E. Hoffman III
Signature of Person Completing Application

10-30-96
Date

Scott Murdock
Signature of Property Owner(s) - attach additional sheets if necessary

10-30-96
Date

SUBMITTAL CHECKLIST

MINOR SUBDIVISION

Location: 2173 River Road

Project Name: MURDOCK

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. (8 sets)	City Downtown Dev. Auth.	City Police	County Planning	County Building Department	County Surveyor	Walker Field	School Dist. #51	Irrigation District <u>GVIC</u>	Drainage District <u>GJDD</u>	Water District <u>UIC</u>	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geologic Survey	U.S. Postal Service	Persigo WWTF	TCI Cable	TOTAL REQ'D.	
● Application Fee <u>\$400+\$15/ac</u>	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	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	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	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	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	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	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	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																			
○ 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 / Composite Plan	IX-29	1	2	1	1		1	8																							1

19
24

3 28

3 17

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

PRE-APPLICATION CONFERENCE

Date: 8/26/96
Conference Attendance: Lewis Hoffman, Kristen Ashbeck
Proposal: MAJOR SUB - 2 lots
Location: 2173 River Rd

Tax Parcel Number: 2697-364-00-061
Review Fee: \$400 + \$15/ac
(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.

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

MS-96-239

Robert L. Beeman
P.O. Box 788
Moab, UT 84532-0788

O. L. Lee
162 S. San Jose Dr.
Glendora, CA 91741-3730

City of Grand Junction
Property Agent
250 North 5th Street
Grand Junction, CO 81501

Mesa County
750 Main St.
Grand Junction, O 81501

Hasty Trust-Mirrow Joint Venture
532 E. Valley Dr.
Grand Junction, CO 81504-5753

Division of Wildlife
C/O Colo. Dept. of Nat. Resources
6060 Broadway
Denver, CO 80216-1029

Parish Ventures, ETAL
1776 Lincoln St. Ste. 1100
Denver, CO 80203-1028

Ralph Seely
1560 River Rd.
Fruita, CO 81521

Scott Murdock
3550 SCR 5
Loveland, CO 80537

Lewis Hoffman
815 Glenwood Ave.
Grand Junction, CO 81501

S P Transportation CO.
P.O. Box 1319
Houston, TX 77251

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

GENERAL PROJECT REPORT

October 31, 1996

This is an application for a 2 Lot Minor Subdivision of a 23.6 acre parcel located at 2173 River Road. The zoning is I-1. We will be doing a Site Plan Review concurrently with this minor subdivision which will allow us to get a quicker start on construction on one of the lots.

The surrounding land uses are vacant land to the east, Persigo Wash to the west, I 70 on the southern boundary, and the railroad across the street to the north of River Road. The area is still very rural in nature and the use we are proposing is a perfect use to maintain the rural nature.

The site will be accessed from River Road and all traffic circulation will be on site. Water is available from a Ute Water main in River Road. Sewer is available in River Road. Gas, electric and telephone are also available in River Road easements. We are proposing to install a fire hydrant on the River Road frontage to provide fire protection with our Site Plan Review. Our impact on all of these utilities will be minimal as our proposed use is a low customer volume use. We will of course have no impact on schools or parks.

The soils and geology of the site have no impact. The site is typical desert with gradual to no slope. There is an existing pond which will be incorporated in our drainage improvements. Drainage improvements will be constructed upon completion of our Site Plan Review.

Job: Murdock Trailer Sales
 Minor Subdivision

By: M.J.L.

 Point Quad Direction Distance Northing Easting Elevation

 Point Quad Direction Distance Northing Easting Elevation

Point	Quad	Direction	Distance	Northing	Easting	Elevation
Start						
170	CALC	NECOR SEC 36		13961.65881	9996.92693	0.00
IN	SE	0 02 40	2640.98			0.00
51	E 1/4	36		11320.67960	9998.97555	0.00
IN	SW	89 58 36	1322.83			0.00
172	CALC	E 1/16 SEC 36		11320.14089	8676.14566	0.00
IN	SE	0 02 09	640.10			0.00
201	NE	PROP COR		10680.04474	8676.54598	0.00
IN	SE	0 02 09	470.46			0.00
204	SE	PROP COR		10209.58199	8676.84021	0.00
IN	SW	53 01 49	173.78			0.00
203	PROP	COR @PC		10105.07108	8537.99694	0.00
IC						
177	Center point of arc			12703.43969	7593.22206	0.00
	Central	Angle	36 01 10			
	Radius		2764.80			
	Arc		1738.12			
	Tangent		898.86			
	Chord		1709.64			0.00
	Bearing	SW	88 01 42			
202	SW	PROP COR @PT		10046.25038	6829.37392	0.00
IN	NE	62 44 53	1773.14			0.00
200	NW	PROP COR		10858.17679	8405.69505	0.00
IN	SE	56 40 05	324.18			0.00
201	NE	PROP COR		10680.04474	8676.54598	0.00

REVIEW COMMENTS

Page 1 of 2

FILE #MS-96-239

TITLE HEADING: Murdock Minor Subdivision

LOCATION: 2173 River Road

PETITIONER: Scott Murdock

PETITIONER'S ADDRESS/TELEPHONE: 3550 SCR 5
Loveland, CO 80537
970-663-1100

PETITIONER'S REPRESENTATIVE: Lewis Hoffman

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., NOVEMBER 22, 1996.

CITY COMMUNITY DEVELOPMENT

11/15/96

Kristen Ashbeck

244-1437

1. Clarify Note 4: "minimum front yard setback is 45 feet from centerline of right-of-way.
2. A site plan depicting the floodplain must be recorded with the plat as part of the plat set. Thus, plat should be labeled sheet 1 of 2 and a site plan sheet 2 of 2. Reference in Note 2 to drawing should be revised to reflect this.

CITY DEVELOPMENT ENGINEER

11/14/96

Jody Kliska

244-1591

No comment.

CITY UTILITY ENGINEER

11/15/96

Trent Prall

244-1590

No objections to this replat. Please also see comments for SPR-96-238.

CITY PROPERTY AGENT

11/11/96

Steve Pace

256-4003

1. Are the outer monuments set in concrete?
2. Lien holders approval certificate?

CITY FIRE DEPARTMENT

11/14/96

Hank Masterson

244-1414

No comment.

CITY ATTORNEY

11/12/96

Dan Wilson

244-1505

1. Flood plain issues, identified in Note 2, but not addressed need resolution before platting process proceeds.
2. Surveyors certificate, last sentence is incorrect - see plat (the language suggests City staff are diverting the surveyor to violate the Zoning Code).
3. See red-lined plat notes.

MESA COUNTY PLANNING

11/7/96

Mike Joyce

244-1642

No problem.

GRAND JUNCTION DRAINAGE DISTRICT

11/11/96

John Ballagh

242-4343

The site is wholly within the Drainage District. The granted easement to the Grand Junction Drainage District is correctly shown. The District does not regularly maintain Persigo Wash as it is one of none washes excluded in the District's contract with the Bureau of Reclamation concerning O & M responsibility. Upon written request, and only after the property owner has secured the necessary permits, will the District consider remedial work on such washes.

None the less the easement area should be kept free of permanent improvements which would preclude maintenance.

UTE WATER

11/11/96

Gary Mathews

242-7491

1. Ute Water has a 12" main line in River Road.
2. Policies and fees in effect at the time of application will apply.

PUBLIC SERVICE COMPANY

11/6/96

Tom Boughton

244-2675

GAS & ELECTRIC: no objections.

RESPONSES TO REVIEW COMMENTS

FILE: #MS-96-239—Murdock Minor Subdivision

LOCATION: 2173 River Road

PETITIONER: Scott Murdock

REPRESENTATIVE: Lewis Hoffman

November 22, 1996

CITY COMMUNITY DEVELOPMENT

1. The note will be changed.
2. We will be submitting an additional sheet labeled floodplain exhibit that will be recorded with plat.

CITY UTILITY ENGINEER

1. We are addressing the comments on SPR-96-238.

CITY PROPERTY AGENT

1. Any monuments needing to be set in addition to the existing will be set in accordance with State and County laws.
2. The plat will be revised as needed.

CITY ATTORNEY

1. Refer to floodplain exhibit.
2. Western Engineers prefers to leave the statement as is at the direction of their attorney and their insurance company.
3. The other red-lined notes will be revised.

OK

NOT AN OPTION

GRAND JUNCTION DRAINAGE DISTRICT

1. These statements of facts require no response.

UTE WATER

1. The 12 inch main is the line we intend to tap for the fire hydrant proposed on the site plan.
2. No response required.

CITY OF GRAND JUNCTION FILE #MS-96-239 MINOR SUBDIVISION - MURDOCK
LOCATED AT 2173 RIVER ROAD HAS BEEN REVIEWED AND APPROVED BY THE
UTILITY COORDINATING COMMITTEE.

Phil Bertrand
CHAIRMAN

12-11-96
DATE

MEMORANDUM

MA 12/17

DATE: December 16, 1996

TO: Mark Achen
Linda Afman

SA 12/12/96

FROM: Kristen Ashbeck

KAA

RE: Request your signature on Murdock Minor Subdivision Plat

Attached for your signatures is the Final Plat for the Murdock Minor Subdivision located on River Road just west of the I-70 overpass. The subdivision is to create two lots out of a single 21-acre parcel that is currently zoned I-1. Lot 1 is proposed to be used for farm implement sales. Future development on Lot 2 is undetermined. The plat has been approved by the Planning Commission, Utility Coordinating Committee and the City Property Agent. Please call me at x1437 if you have questions about this project.

1782384 1209PM 12/19/96
MONIKA TODD CLK® MESA COUNTY CO

LIENHOLDER APPROVAL CERTIFICATE
FOR MURDOCK MINOR SUBDIVISION

As representative for Colorado Kendal Ltd., a limited partnership, the lienholder for property currently being platted as Murdock Minor Subdivision in the City of Grand Junction, County of Mesa, State of Colorado, I have reviewed a preliminary blueline copy of the plat for Murdock Minor Subdivision and have no objections to the platting of said property.

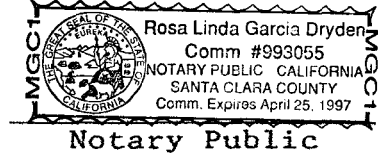
In witness whereof, said lienholder, a representative for Colorado Kendal Ltd., a limited partnership, has caused his/her name to be hereunto subscribed this the 2nd day of December A.D., 1996.

Richard L. Gush
Representative for
Colorado Kendal Ltd.,
a Limited Partnership

(STATE OF CALIFORNIA)
() ss.
(COUNTY OF SANTA CLARA)

The foregoing instrument was acknowledged before me this the 2nd day of December A.D., 1996, by a representative for Colorado Kendal Ltd., a Limited Partnership.

My Commission expires April 25, 1997
Witness my hand and official Seal.



Rosa Linda Garcia Dryden

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,

MURDOCK MINOR SUBDIVISION

Situated in the S 1/2 of Section 36,

Township 1 NORTH, Range 2 WEST,

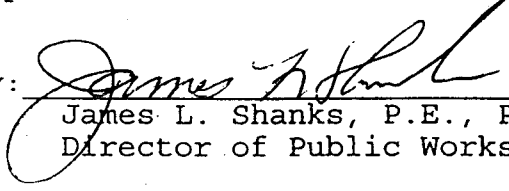
of the UTE Meridian in the City of Grand Junction, County of Mesa, State of Colorado, has been reviewed under my direction and, to the best of my knowledge, satisfies the requirements pursuant to C.R.S. 38-51-106 and the Zoning and Development Code of the City of Grand Junction for the recording of subdivision 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 9 day of December, 1996.

City of Grand Junction,
Department of Public Works & Utilities

By:


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

Recorded in Mesa County

Date: _____

Plat Book: 15 Page: 224 + 225

Drawer: CIC 121 Fee \$10.00 /⁰⁰

1782383 1209PM 12/19/96
MONIKA TODD CLK&REC MESA COUNTY CO

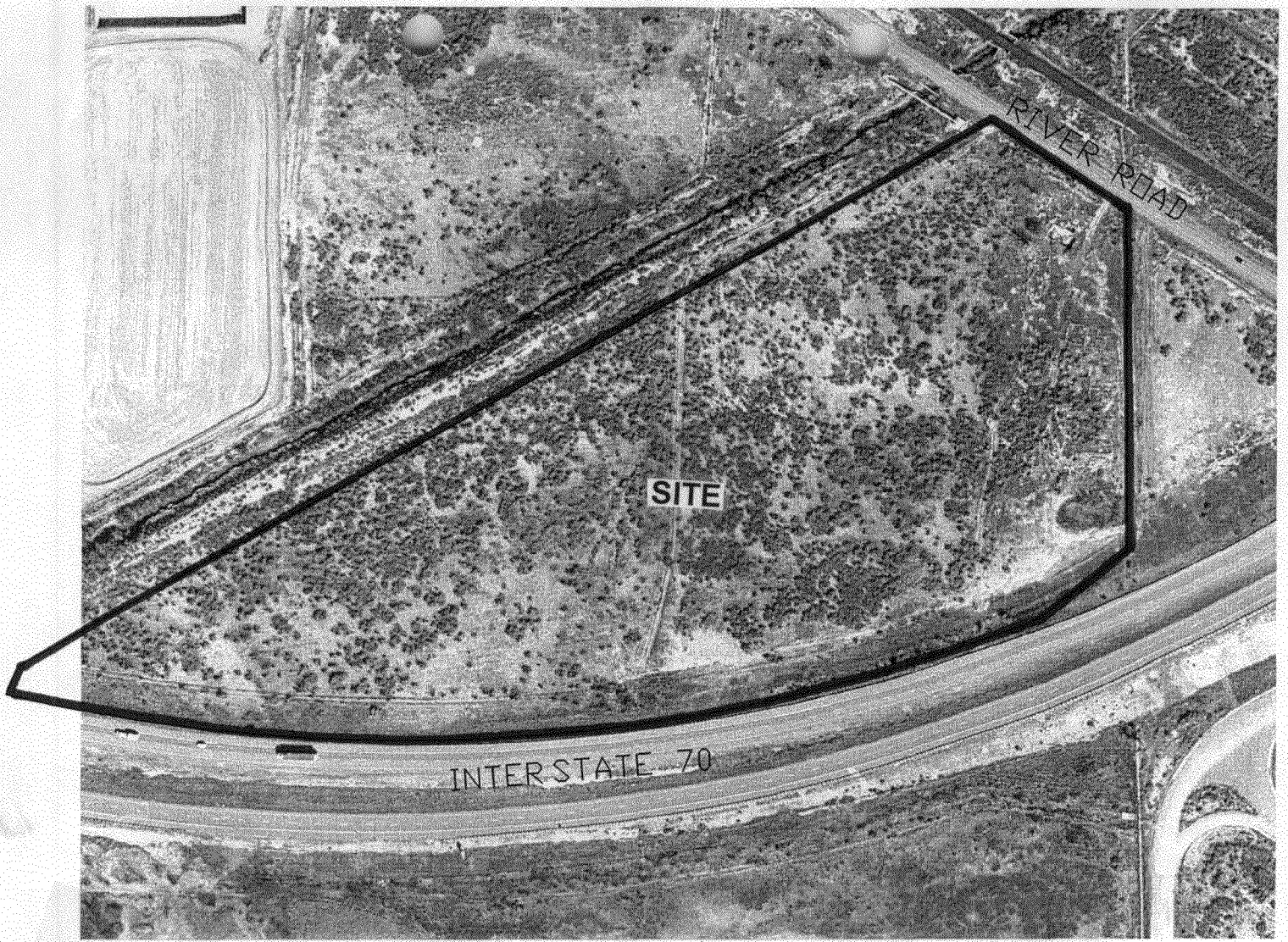
TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS IF NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

MURDOCK MINOR SUBDIVISION
LEGAL DESCRIPTION

That part of the South 1/2 of Section 36, Township 1 North, Range 2 West of the Ute Meridian, in the County of Mesa, State of Colorado, as described in Book 2263, Page 50 at the office of the County Recorder of said Mesa County, being described as follows:

Commencing at a Mesa County survey marker for the East 1/4 Corner of said Section 36 from whence a Mesa County survey marker for the Northeast Corner of said Section 36 bears N00°02'40"W, with all bearings contained herein being relative thereto; thence S89°58'36"W 1322.83 feet to the East 1/16 Corner of said Section 36; thence along the East line of the West 1/2 of the Southeast 1/4 of said Section 36, S00°02'09"E 640.10 feet to the southerly right-of-way line of River Road and the POINT OF BEGINNING; thence continuing along the East line of the West 1/2 of the Southeast 1/4 of said Section 36, S00°02'09"E 470.46 feet to the northerly right-of-way line of Interstate Highway 70; thence along said northerly right-of-way line S53°01'49"W 173.78 feet to the beginning of a curve to the right, having a radius of 2764.81 feet and a chord which bears S88°01'42"W 1709.64 feet; thence continuing along said northerly right-of-way, 1738.12 feet along the arc of said curve, through a central angle of 36°01'10" to the easterly right-of-way line of a drainage ditch known as Persigo Wash, said point being 50 feet perpendicular to the centerline of said Wash; thence leaving the northerly right-of-way of said Interstate Highway 70, along a line parallel with and 50 feet perpendicular to the existing centerline of said Persigo Wash, N62°44'53"E 1773.14 feet to the southerly right-of-way line of said River Road; thence leaving the easterly line of said Persigo Wash, along the southerly right-of-way line of said River Road, S56°40'05"E 324.18 feet to the East line of the West 1/2 of the Southeast 1/4 of said Section 36 and the POINT OF BEGINNING.

Said description contains 21.24 acres more or less.



MS-96-239 MURDOCK MINOR SUBDIVISION
2173 RIVER ROAD
PETITIONER: SCOTT MURDOCK

