



DEVELOPMENT APPLICATION

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

Receipt _____
Date _____
Rec'd By _____
File No. PP-96-19

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

| PETITION | PHASE | SIZE | LOCATION | ZONE | LAND USE |
|---|---|------|--------------|-----------|--|
| <input checked="" type="checkbox"/> Subdivision Plat/Plan | <input type="checkbox"/> Minor <input checked="" type="checkbox"/> Major <input type="checkbox"/> Resub | | Scarlett St. | I-1 | |
| <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 | | | | | |

| | | |
|--|---|--|
| <input checked="" type="checkbox"/> PROPERTY OWNER | <input checked="" type="checkbox"/> DEVELOPER | <input checked="" type="checkbox"/> REPRESENTATIVE |
| <u>Richard Sparkman</u> | <u>Same as Property Owner</u> | <u>Harry Mavrakis</u> |
| Name | Name | Name |
| <u>P.O. Box 1789</u> | <u>" "</u> | <u>518 28 Road, Suite A100</u> |
| Address | Address | Address |
| <u>Grand Junction, CO 81502</u> | <u>" "</u> | <u>Grand Junction, CO 81501</u> |
| City/State/Zip | City/State/Zip | City/State/Zip |
| <u>(970) 245-4796</u> | <u>" "</u> | <u>(970) 242-3667</u> |
| 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.

X E. Sue Johnson _____ 2/1/96
Signature of Person Completing Application Date

X Richard L Sparkman _____ 1/31/96
Signature of Property Owner(s) - attach additional sheets if necessary Date

PP-92-19

Richard Sparkman
P.O. Box 1789
Grand Junction, CO 81502
2701-313-06-002

IBX, Inc.
6405 12th St.
Grand Junction, CO 81501
2701-314-02-005

Jim Davis
2650 Sperber Ln
Grand Junction, CO 81506
2701-313-09-006

Richard Sparkman
P.O. Box 1789
Grand Junction, CO 81502
2701-313-09-007

Michael Ferris
2264 Hwy 6 & 50
Grand Junction, CO 81505
2701-314-00-390

Reeg and Co.
2040 N Skyline Dr
Fullerton, CA 92631
2701-314-00-388

Evelyn Bowers
P.O. Box 364
Glenwood Spngs, CO 81602
2701-314-00-209

Richard Sparkman
P.O. Box 1789
Grand Junction, CO 81502
2701-313-06-001

Richard Sparkman
P.O. Box 1789
Grand Junction, CO 81502
2701-313-08-001

Amir Seghatoleslami
P.O. Box 10532
Aspen, CO 81612
2701-313-00-007

Richard Sparkman
P.O. Box 1789
Grand Junction, CO 81502
2701-31-07-002

Richard Sparkman
P.O. Box 1789
Grand Junction, CO 81502
3701-313-07-001

Harry Mavrakis
MAVCO
518 28 Road, Suite A100
Grand Junction, CO 81501

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

SUBMITTAL CHECKLIST

MAJOR SUBDIVISION: PRELIMINARY

Location: Scarlett Street

Project Name: Sparkman Sub

ITEMS

DISTRIBUTION

DUE 1st Working day
of month for PC hearing
Date Received 1st 2-1-96
Receipt # Tues following
3/1/98
month
File # PP-96-19

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
- Walker Field
- School District #51
- Irrigation District
- Drainage District GDJ
- Water District LTE
- Sewer District
- U.S. West
- Public Service
- GVRP
- CDOT
- Corps of Engineers
- Colorado Geological Survey
- U.S. Postal Service
- Persigo WWTF
- TCI Cable

TOTAL REQ'D. 24

DESCRIPTION

| 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 | Walker Field | School District #51 | Irrigation District | Drainage District | Water District | Sewer District | U.S. West | Public Service | GVRP | CDOT | Corps of Engineers | Colorado Geological Survey | U.S. Postal Service | Persigo WWTF | TCI Cable |
|-------------------------------------|----------------|----------------------------|----------------|-------------------|---------------------|-----------------------|----------------------|---------------|------------------------|--------------------------|-------------|-----------------|--------------|---------------------|---------------------|-------------------|----------------|----------------|-----------|----------------|------|------|--------------------|----------------------------|---------------------|--------------|-----------|
| ● Application Fee \$630+ \$15/ac | 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 |
| ● 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 |
| ● 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 |
| ● Evidence of Title | VII-2 | 1 | | | 1 | | | 1 | | | | | | | | | | | | | | | | | | | |
| ● Names and Addresses | VII-2 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | |
| ● Legal Description | VII-2 | 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 |
| ● Location Map | IX-21 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | |
| ● Preliminary Plan | IX-26 | 1 | 2 | 1 | 1 | 1 | 1 | 1 | 8 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| ● 11"x17" Reduction of Prelim. Plan | IX-26 | 1 | | | | 1 | 1 | 1 | 8 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| ● Preliminary Drainage Report | X-12 | 1 | 2 | | | | | | | | | | | | | | | | | | | | | | | | |

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

**Major Subdivision
General Project Report**

Sparkman Subdivision

February 1996

Prepared for:

**Richard Sparkman
P.O. Box 1789
Grand Junction, CO 81502
Ph. 245-4796**

Prepared by:

**THOMPSON-LANGFORD CORPORATION
529 251/2 RD., SUITE B-210
Grand Junction, CO 81505
PH. 243-6067**

Job. No. 0281-001

Sparkman Subdivision

A. Project Description:

1. Location: Sparkman Subdivision is located in the Southwest 1/4, Section 31, Township 1 North, Range 1 West of the Ute Meridian. The site is further described as being located in Lots 1 and 2 of Block 2 of SWD Subdivision as recorded in Book 12 at Page 375, Reception No. 1256271 of the records of the Mesa County Clerk and Recorder. In more local terms, it is located southeast of the juncture of Interstate 70 and Highway 6 & 50.

2. Acreage: = 14.69 Acres

3. Proposed Use: The applicant is proposing to further subdivide the existing two lots into seven lots.

B. Public Benefit:

The existing two lots, having been platted in 1981, have remained undeveloped since the original platting 14 years ago. Even during the "boom" years of oil shale development, these sites did not sell. Because there is apparently no market for lots of this size in this location, the owner feels that parcels that better fit the market need to be created.

The public benefit in seeing this proposal approved would be that otherwise vacant land in the middle of established commercial development would fill. Public facilities such as existing roads, water and sewer systems would be more fully utilized.

C. Project Compliance, Compatibility, and Impact:

1. Adopted plans and/or policies: Sparkman Subdivision is a replat of two lots within an existing approved commercial subdivision. "In-fill" as an oft stated priority in the developed areas in and around Grand Junction can be furthered by approval of this resubdivision.

2. Land use in the surrounding area: The area to the east of SWD Commercial Park is undeveloped agricultural land. Within SWD Commercial Park, the lot to the north of this parcel is occupied by Transwest Trucks Inc. and the lot to the south is

occupied by D & M Wire Rope. The lots to the west across Scarlet Street are as yet undeveloped.

3. Site access and traffic patterns: All lots within the development will front on existing paved roadways. The section measures 41' edge to edge and has 5' drainage pans along each side of the pavement. All traffic from the site will have to travel west to Highway 6 & 50. This must be done by route of either Scarlet Street or Sanford Drive.

4. Availability of utilities:

a) Water: 10-inch potable water lines presently exist on the west in Scarlet Street and on the south in Colex Drive. An 8-inch line runs along the north side in Sanford Drive. Fire hydrants are spaced at roughly 300' intervals along the street frontage as shown on the Preliminary Plat.

b) Sewer: An 8-inch sewer lines exist in all adjacent streets as noted on the Preliminary Plat.

c) Power: Electrical service to the site is presently being provided by Public Service Company.

d) Gas: Gas service to the site is presently being provided by Public Service Company.

e) Telephone: Telephone service is presently being provided to the site by U.S. West.

f) Drainage: The owner would prefer to make payment of the drainage fee in lieu of providing on-site detention or retention, but understands from conversations with the Public Works Department that this is not an option. Since there is no convenient drainage channel in which to discharge stormwater, detention does not appear to be an option. Total retention appears to be the only viable solution to the stormwater drainage problem. Since retention seems to be the only viable option, and this can be accomplished without need for coordination between lots, the owner would like to have each lot developer address his site drainage when he prepare his site plan. At the time of submittal of a site application, a drainage report and plan, prepared in accordance with the SIDD Manual,

would need to be included as part of the submittal package.

5. Special or unusual demands on utilities: Each of the respective utilities were contacted and made aware of our plans. None expressed any concern about the increase in lots on the same acreage.

6. Effects on public facilities: Being an infill parcel within a recognized commercial developing area, public facilities will be more efficiently utilized by completing the development of this area.

7. Site Soils and geology: See attached Geologic Report prepared by Dr Jack E. Roadifer, dated November 6, 1980 and the report entitled "Subsurface Soils Review for Commercial Planning" as prepared by Raymond Hansen, PE, of Armstrong Engineers, dated November 1980.

8. Impact of project on site geology and geological hazards: No geological hazards have been identified on this site.

9. Hours of operation: The commercial enterprises planned for this area are anticipated to be similar in nature to the surrounding businesses with hours of operation between 7:00 and 6:00 in the evening.

10. Signage plans: Since it is unknown at this time what commercial enterprises will locate here, we cannot give you signage plans. Signage will conform to the current standards of the City of Grand Junction.

D. Development Schedule and Phasing:

Scheduling and phasing are not applicable to this site as all utility and street improvements are in place. Drainage facilities will be provided at the same time as other site improvements, on a lot by lot basis.

Preliminary Drainage Report

Sparkman Subdivision

February 1996

Prepared for:

**Richard Sparkman
P.O. Box 1789
Grand Junction, CO 81502
Ph. 245-4796**

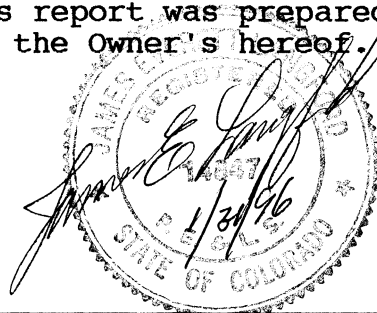
Prepared by:

**THOMPSON-LANGFORD CORPORATION
529 251/2 RD., SUITE B-210
Grand Junction, CO 81505
PH. 243-6067**

Job No. 0281-001

Engineer's Certification

I hereby certify that this report was prepared by me or under my direct supervision for the Owner's hereof.



James E. Langford, PE & LS
Reg. No. 14847

Introduction

I. GENERAL LOCATION AND DESCRIPTION:

A. Site and Major Basin Location:

Sparkman Subdivision is located southeast of the intersection of Interstate 70 and State Highway 6 & 50, immediately west of Ranchman's Independent Ditch. More specifically, the site is located in the Southwest 1/4 of Section 31, Township 1 North, Range 1 West of the Ute Meridian..

B. Site and Major Basin Description:

Due to the hydrolic issolation of this site, the site and major basin for this project are essentially the same. The site site is bounded both legally and hydraulically by the Independent Ranchman's Ditch and Sanford Drive on the north. the site drains from these physical and legal features towards the southwest corner of the site or the northeast corner of the intersection of Scarlet Street and Colex Drive.

At least for the past 15 years, the site has remained essentially undisturbed. The site was cleared for construction following approval of the original platting effort in 1980. According to the Soil Conservation Service, "Soil Survey - Grand Junction Area", as published in 1955, the surface soils are moderately fine-textured soils with low permeability. The area carries the soil grouping "Bc" for Billings silty clay loam having slopes between 0 and 2 percent. The local term for this type of soil is adobe.

II. EXISTING DRAINAGE CONDITIONS:

A. Major Basin:

The major basin drains to the southwest over terrain sloping at less than 2 percent. As mentioned above, the site was graded following plat approval in 1980 and has remained essentially featureless with no visible signs of ponding sence that time.

B. Site:

The site presently drains to the southwest corner and into the 5-foot drainage pan running along the side of Scarlet Street. Drainage is carried across Colex in a cross pan and carried south to a point near the intersection of

Scarlet Street with Highway 6 & 50 where it enters an inlet. This inlet as well as one on the opposite side of the street are the only inlets serving this drainage basin. Drainage from these inlets is carried in what appears to be a 12-inch pipe a short way to the roadside swale running north along the north side of Highway 6 & 50.

III PROPOSED DRAINAGE CONDITIONS:

The applicant understands that though the system of drainage pans serving this site appears to be functioning, this does not satisfy the current drainage management policy of the City of Grand Junction. All developing sites must either intercept their drainage in a detention facility and release at historic rates, pay a fee to the City of Grand Junction to accept their site drainage without detention or retention, or construct a stormwater retention facility where all runoff from the site is collected in a basin but no release is permitted.

The owner would prefer to make payment of the drainage fee in lieu of providing on-site detention or retention, but understands from conversations with the Public Works Department that this is not an option. Since there is no convenient drainage outlet other than the existing pans beside the paved streets in which to discharge stormwater, detention does not appear to be possible. This leaves total retention as the only remaining option.

Since retention seems to be the only viable option, and this can be accomplished without need for coordination between lots, the applicant would like to have each lot developer address his own site drainage at the time he prepare his specific site plan. At the time of submittal of a site application, a drainage report and plan, prepared in accordance with the SIDD Manual, would need to be included as part of the submittal package.

REVIEW COMMENTS

Page 1 of 3

FILE #PP-96-19

TITLE HEADING: Sparkman Subdivision

LOCATION: 726 & 740 Scarlett Street

PETITIONER: Richard Sparkman

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 1789
Grand Junction, CO 81502
245-4796

PETITIONER'S REPRESENTATIVE: Harry Mavrakis

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., FEBRUARY 23, 1996.

PUBLIC SERVICE COMPANY 2/6/96
Tom Boughton 244-2675

ELECTRIC: This is Grand Valley Rural Power service territory.
GAS: No objection.

GRAND JUNCTION FIRE DEPARTMENT 2/7/96
Hank Masterson 244-1414

The Fire Department has no problems with this proposal.

CITY UTILITY ENGINEER 2/8/96
Trent Prall 244-1590

No comment.

MESA COUNTY SCHOOL DISTRICT #51 2/7/96
Lou Grasso 242-8500

SCHOOL - ENROLLMENT / CAPACITY - IMPACT
Appleton Elementary School - 269 / 250 - 42
West Middle School - 531 / 500 - 21
Grand Junction High School - 1674 / 1630 - 29

GRAND VALLEY RURAL POWER 2/7/96
Perry Rupp 242-0040

No comment at this time.

UTE WATER DISTRICT

2/8/96

Gary R. Mathews

242-7491

1. The 8" main lines in Sanford Drive and Colex Drive needs extended to the far east property lines.
2. Policies and fees in effect at the time of application will apply.

CITY POLICE DEPARTMENT

2/8/96

Dave Stassen

244-3587

No comments.

MESA COUNTY PLANNING

2/12/96

Mike Joyce

244-1642

No concerns.

COMMUNITY DEVELOPMENT DEPARTMENT

2/13/96

Kristen Ashbeck

244-1437

1. Show existing parcel line in dashed/light line.
2. Final must address drainage concerns. Refer to Development Engineer comments.

U.S. WEST

2/9/96

Max Ward

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:
Developer Contact Group
1-800-526-3557

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

CITY DEVELOPMENT ENGINEER

2/14/96

Jody Kliska

244-1591

As noted in the drainage report, the drainage fee is not an option. Because part of the original subdivision drains into an undersized retention pond, total retention has been a requirements of other sites. The topography of the proposed resubdivision is such that it appears all required retention areas will need to be at the front of the properties without substantial regrading and may present design difficulties for future development. This subdivision needs to provide a common drainage area for the new lots and plat appropriate easements for conveyance and collection.

CITY PARKS & RECREATION

2/12/96

Shawn Cooper

244-3869

No comment.

CITY PROPERTY AGENT

2/15/96

Steve Pace

256-4003

1. Need to dimension the utility and irrigation easement and said easement needs to be addressed in the dedication.
2. The outer boundary monuments set in concrete?
3. The legend needs to show monuments set for interior lot corners.
4. Lien Holders Approval Certificate, if needed.
5. The book and page needs to be filled in, in the dedication.
6. Need a Basis of Bearings statement.

GRAND JUNCTION DRAINAGE DISTRICT

2/15/96

Donna Garlitz

242-4343

As indicated on the survey replat, there is an existing open drain on the northerly side of the Independent Ranchmen's Ditch operated by Grand Valley Irrigation Company. That drain is known as the Arrowest Drain. It is located within an area indicated as "Utility and Irrigation Easement". The District will need the property owner to grant an easement for this existing drain by a separate document and identified by Book and Page on the plans. The document can be prepared by the District and signed by the property owner before this replat is recorded.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Attorney
TCI Cablevision

ADDITIONAL COMMENTS

GRAND VALLEY IRRIGATION

2/20/96

Phil Bertrand

242-2762

1. This Sparkman Subdivision abutts our Independent Ranchman ditch. We have a deeded right-of-way at this location and we are also exercising our 25 feet from water's edge prescriptive right-of-use ownership. No encroachment of our canal right-of-way will be allowed. The final plat must show our 25 feet from water's edge right-of-way.
2. "Question about drainage" - Why can't it be taken in pipe northeast under the canal and into the drainage ditch?

Petitioner's Response to Review Comments

File #PP-96-19, Preliminary Plan - Sparkman Subdivision

Petitioner:

Richard Sparkman
P.O.Box 1789
Grand Junction, CO 81502
(970) 245-4796

Petitioner's Representative:

Scott Thompson
Thompson-Langford Corporation
529 25 1/2 Road - B210
Grand Junction, CO 81505
(970) 243-6067

Staff Representative:

Kristen Ashbeck

Following are the petitioner's response to review comments.

Public Service Company: No response solicited.

Grand Junction Fire Department: No response solicited.

City Utility Engineer: No response solicited.

Mesa County School District #51: This is a commercial subdivision and we believe there will be no impact on the schools.

Grand Valley Rural Power: No response solicited.

Ute Water District: 1) The 8" line in Colex is existing to the east property line, the 8" line in Sanford is believed to be stubbed at the edge of existing asphalt which we understand to be acceptable.

2) Acknowledged and understood.

City Police Department: No response solicited.

Mesa County Planning: No response solicited.

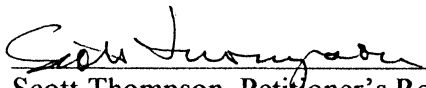
Community Development Department: 1) Acknowledged and corrected. This line is less than one foot from present line and graphically does not show up very well.
2) Drainage is yet to be resolved, due in part to the petitioner being unavailable until March 1. It is acknowledged that the drainage concerns must be resolved prior to recording of the final plat. We request that the preliminary plat be approved conditionally upon resolution of the drainage concerns.

U.S. West: No response solicited.

City Development Engineer: Drainage is yet to be resolved, due in part to the petitioner being unavailable until March 1. It is acknowledged that the drainage concerns must be resolved prior to recording of the final plat. We request that the preliminary plat be approved conditionally upon resolution of the drainage concerns.

City Parks & Recreation: No response solicited.

City Property Agent: 1) This easement is existing and the dimension is labeled.
2) Acknowledged and corrected.
3) Acknowledged and corrected.
4) There is no Lien Holder
5) Acknowledged and will be available by final plat.
6) This issue will be resolved when the petitioner becomes available.



Scott Thompson, Petitioner's Representative
for Sparkman Subdivision

PC 3/12/96
Approved per staff
recommendation

5-1

STAFF REVIEW

FILE: PP 96-19

DATE: February 28, 1996

REQUEST: Preliminary Plan - Sparkman Subdivision

LOCATION: 726 & 740 Scarlett Street

APPLICANT: Richard Sparkman

STAFF: Kristen Ashbeck

EXISTING LAND USE: Two Undeveloped Parcels

PROPOSED LAND USE: Seven Parcels for Light Industrial Development

SURROUNDING LAND USE:

NORTH: Outdoor Storage - Transwest & Freightliner Trucks

SOUTH: Light Industrial - D&M Wire Rope

EAST: Undeveloped

WEST: Undeveloped

EXISTING ZONING: Light Industrial (I-1)

SURROUNDING ZONING: All I-1

RELATIONSHIP TO COMPREHENSIVE PLAN

No comprehensive plan exists for this area of the city.

STAFF ANALYSIS

Project Summary. The applicant is proposing to resubdivide Lots 1 and 2, Block 2 of the SWD Subdivision into seven parcels. The new parcels would range in size from 1.8 acres to 2.5 acres. This resubdivision is acceptable as there is no minimum parcel size within the I-1 zone, nor were there restrictions on the SWD Subdivision that would prohibit further subdivision.

Drainage. The major outstanding issue with this proposal is drainage. The applicant originally proposed to handle drainage on a site-by-site basis as each parcel developed. This solution is unacceptable to the City Development Engineer. This is because part of the original subdivision drains into an undersized retention pond; total retention has been a requirement of other sites within the SWD Subdivision. The topography of the proposed replat area is such that it appears all required retention areas will need to be at the front of the properties without substantial

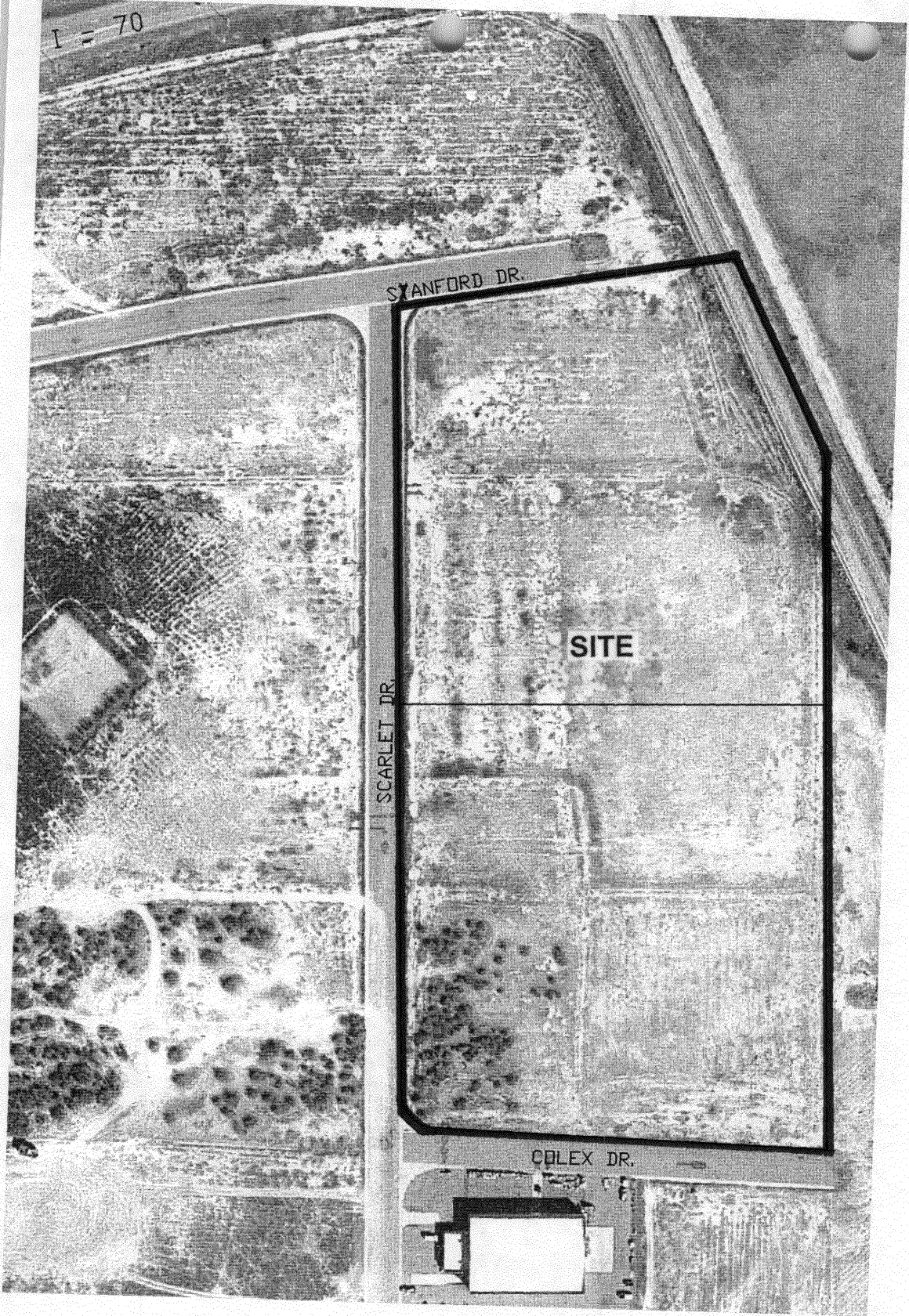
regrading and may present design difficulties for future development on the smaller lots. Thus, the Development Engineer will require that the Sparkman Subdivision provide a common drainage area for all of the lots. Provision of this common drainage area will require some reconfiguration of the lots for the Final Plat.

Other Concerns. Comments from other review agencies can be addressed at the Final Plat phase of the development process. These include the comments regarding the Arrowest Drain easement, possible need to extend water lines to the eastern edge of the property in Colex and Sanford Drives, and details of the language on the final plat.

STAFF RECOMMENDATION: Approval of the Sparkman Subdivision with the condition that the final drainage plan and study submitted with the final plat address a common drainage area for the entire Sparkman Subdivision.

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, on item PP 96-19, I move that we approve the Sparkman Subdivision with the condition stated in the staff recommendation.

I = 70



STANFORD DR.

SITE

SCARLET DR.

COLEX DR.



PP 96-19 PRELIMINARY PLAN
SPARKMAN SUBDIVISION

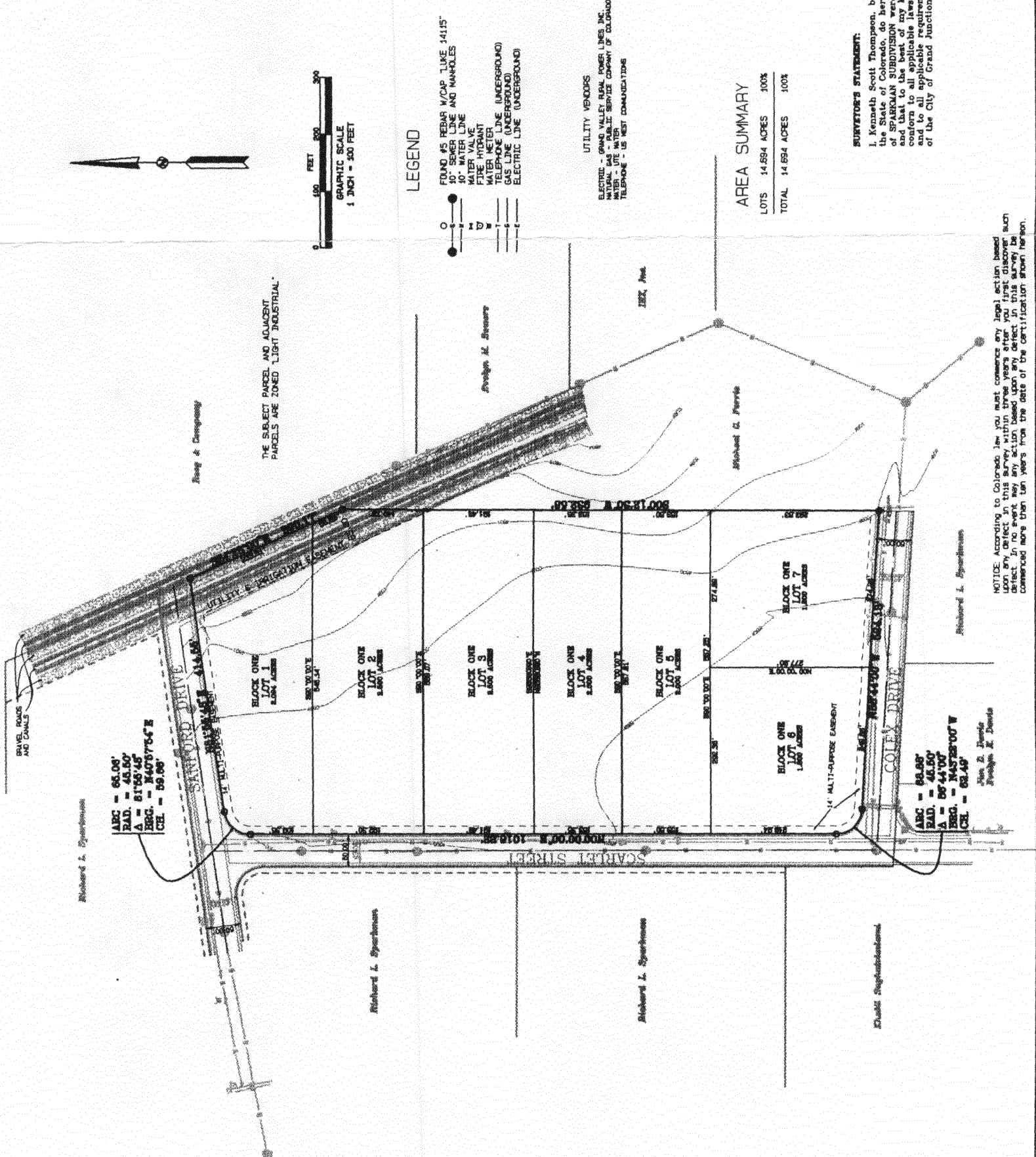
TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

Lot 1 and Lot 2, Block Two of SWD Subdivision, a plat on file in the office of the Mesa County Clerk and Recorder in Plat Book 12 at Page 375 bearing Reception No. 1256271.

SPARKMAN SUBDIVISION

REPLAT LOT 1 AND LOT 2, BLOCK 2, SWD SUBDIVISION

CITY OF GRAND JUNCTION, STATE OF COLORADO



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
 That the undersigned, Richard L. Sparkman is the owner of that real property in the City of Grand Junction, County of Mesa, State of Colorado, being situated in the southwest quarter of Section 31, Township 1 North, Range 1 West of the Sixth Principal Meridian, County of Mesa, State of Colorado, described in Book xxx Page xxx of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:

Lot 1 and Lot 2, Block Two of SWD Subdivision, a plat on file in the office of the Mesa County Clerk and Recorder in Plat Book 12 at Page 576 bearing Reception No. 1246671.

That said owner has caused the said real property to be laid out and surveyed as SPARKMAN SUBDIVISION, a subdivision of a part of the City of Grand Junction, Mesa County, Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever;

All Multi-Purpose Easements to the City of Grand Junction for the use of public utilities as perpetual easements for electric, gas, water, sewer, telephone, and other utility lines and appurtenances thereto including but not limited to electric, gas, water, sewer, telephone, and other utility lines and appurtenances thereto including water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;

All easements include the right of ingress and egress on, along, over, under, and through, and across by the beneficiaries, their successors, or assigns together with the right to trim or remove interfering trees and brush, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable manner.

Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this _____ day of _____, A.D., 1996.

Richard L. Sparkman

State of Colorado }
 County of Mesa }

This plat was acknowledged before me by Richard L. Sparkman on this _____ day of _____, A.D., 1996, for the aforementioned purposes.

My Commission expires: _____ Notary Public

CITY APPROVAL

This plat of SPARKMAN SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this _____ day of _____, 1996.

City Manager

Mayor

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at _____ o'clock _____ M., this _____ day of _____, 1996, and is duly recorded in Plat Book No. _____, Page _____ as Reception No. _____.

Clerk and Recorder of Mesa County

AREA SUMMARY

| | | |
|-------|--------------|------|
| LOTS | 14,594 ACRES | 100% |
| TOTAL | 14,594 ACRES | 100% |

SURVEYOR'S STATEMENT:

I, Kenneth Scott Thompson, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of SPARKMAN SUBDIVISION were made by me and/or under my direct supervision and that to the best of my knowledge and belief the same conform to the laws and to all applicable requirements of the zoning and development code of the City of Grand Junction.

Kenneth Scott Thompson, PLS 19440

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

PRELIMINARY PLAN

**REPLAT LOT 1 AND LOT 2
 BLOCK 2 SWD SUBDIVISION
 GRAND JUNCTION, COLORADO**

THOMPSON-LANGFORD CORPORATION
 629 26 1/2 ROAD - # B-210
 Grand Junction CO 81505 (970) 243-6087

SECTION: SW/4 S31 TOWNSHIP: 1N RANGE: 1W MERIDIAN: 10E
 Designed By: EST Checked By: DRS Job No.: 0281-001
 Drawn By: TERAMOOD Date: January 2, 1996 Sheet: 1 of 1