



DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

File No. RP-96-73

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 checked="" type="checkbox"/> Resub		511 29 Road		
<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

George W. Fults & Jessie W. Fults
Name

Larry B. Beckner
Name

511 29 Road
Address

P.O. Box 220
Address

Grand Jct., Co 81501
City/State/Zip

City/State/Zip

Gr. Jct., Co 81502
City/State/Zip

Business Phone No.

Business Phone No.

245-4300

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 Larry B. Beckner
Signature of Person Completing Application

9/30/96
Date

George W. Fults

9/30/96

X Jessie W. Fults
Signature of Property Owner(s) - attach additional sheets if necessary

9/30/96
Date

George W. Fults 511 29 Road Grand Junction, Colorado 81501	Paul G. Parker 509 29 Road Grand Junction, Colorado 81501	G.J. Units, LLC 3032 I-70 Business Loop Grand Junction, Colorado 81504
Joe & Mary Salazar 556 Ashley Lane Grand Junction, Colorado 81501	Veda J. Mingus 610 Rushmore Drive Grand Junction, Colorado 81503	Barry & N.J. Patten 505 ½ 29 Road Grand Junction, Colorado 81501
Emory Cantrell P. O. Box 1292 Dalton, GA 30722-1292	Todd & Pameyn Miracle 116 Epps Drive Grand Junction, Colorado 81501	Viola O'Grady 112 Epps Drive Grand Junction, Colorado 81501
David McMechen & Marilyn Hogue 517 - 29 Road Grand Junction, Colorado 81501	Clarence & Gladys Graves 110 Epps Drive Grand Junction, Colorado 81501	David & Deborah Elliott 515 - 29 Road Grand Junction, Colorado 81501
Gregory Cole 115 Epps Drive Grand Junction, Colorado 81501	Charles Williams 133 Epps Drive Grand Junction, Colorado 81501	Matthew & Laurie Boelke 516 - 29 Road Grand Junction, Colorado 81501
Homer & Alwilda Corey 2904 Bunting Avenue Grand Junction, Colorado 81504	Michelle Potter 606 W. Indian Creek Drive Grand Junction, Colorado 81506	George Tucker 2106 Graham Avenue Redondo Beach, CA 90278-2028
Travis Bunkelman, Toby White & Larry Bunkelman 508 - 29 Road Grand Junction, Colorado 81501	Doris McGill 130 Canary Lane Grand Junction, Colorado 81503	Melvin & Sharon Reed 514 - 29 Road Grand Junction, Colorado 81501

SUBMITTAL CHECKLIST

RESUBDIVISION / MINOR SUBDIVISION

Location: 29 Road & Bunting

Project Name: FULTS Replat

ITEMS	SSID REFERENCE	DISTRIBUTION																		TOTAL REQ'D.
Date Received <u>10-1-96</u> Receipt # <u>4663</u> File # <u>RP-96-73</u>		<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 Police <input checked="" type="checkbox"/> City Fire Department <input checked="" type="checkbox"/> City Attorney <input type="checkbox"/> City G.J.P.C. (8 sets) <input type="checkbox"/> City Downtown Dev. Auth. <input checked="" type="checkbox"/> City Police <input type="checkbox"/> County Planning <input type="checkbox"/> County Bldg. Dept. <input checked="" type="checkbox"/> County Surveyor <input type="checkbox"/> Walker Field <input type="checkbox"/> School Dist. #51 <input checked="" type="checkbox"/> Irrigation District Fruitvale <input checked="" type="checkbox"/> Drainage District Grand Jct <input checked="" type="checkbox"/> Water District Ute <input checked="" type="checkbox"/> Sewer District Fruitvale <input checked="" type="checkbox"/> U.S. West <input checked="" type="checkbox"/> Public Service <input type="checkbox"/> GVRP <input type="checkbox"/> CDOT <input type="checkbox"/> Corps of Engineers <input type="checkbox"/> Colorado Geological Survey <input type="checkbox"/> U.S. Postal Service <input type="checkbox"/> Persigo WWTF <input checked="" type="checkbox"/> TCI Cable																		
DESCRIPTION																				
● Application Fee <u>\$160</u>	VII-1	1																		
● Submittal Checklist*	VII-3	1																		
● Review Agency Cover Sheet* <u>15</u>	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Application Form* <u>15</u>	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	
● Reduction of Assessor's Map* <u>15</u>	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	
● Evidence of Title <u>Title Insurance</u>	VII-2	1		1		1														
○ Appraisal of Raw Land	VII-1	1		1	1															
● Names and Addresses* <u>may copy from</u>	VII-2	1																		
● Legal Description* <u>previous file</u>	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. <u>(all lots)</u>	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* <u>14</u>	X-7	1	1	1	1	1	1	1	8	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	
● Final Plat*	IX-15	1	2	1	1	1	1	8	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	
○ Cover Sheet	IX-11	1	2																	
○ Grading & Stormwater Mgmt Plan	IX-17	1	2										1				1			
○ Storm Drainage Plan and Profile	IX-30	1	2										1		1	1	1		1	
○ Water and Sewer Plan and Profile	IX-34	1	2	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 - <u>show existing improvements</u>	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.

Utilities, fencing, etc. - e.g. site survey

PRE-APPLICATION CONFERENCE

Date: 4/26/96
Conference Attendance: Larry Beckner, Kristen Ashbeck
Proposal: Replat/Minor Sub
Location: 511 29 Road

Tax Parcel Number: 2943-074-15-001
Review Fee: \$160

(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: Easements for existing utilities - see PSCO & Fruitvale lateral
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): George W. Fultz

Signature(s) of Representative(s): Larry Beckner

GENERAL PROJECT REPORT

REPLAT OF PARCEL 2943-074-00-042 & 2943-074-15-001

TO: CITY OF GRAND JUNCTION

FROM: LARRY B. BECKNER, Representative of George W. Fults and
Jessie W. Fults, Owners.

The Fults own the above two adjoining parcels. There are no liens on either parcel. The parcels are described as:

- 1) 2943-074-15-001 Lots 11 & 12, Roscoe R. Giffin Subdivision according to the plat thereof recorded in Plat Book 7 at Page 7,
- 2) 2943-074-00-042 The North 130 feet of the West 150 feet of the East one-half of the Southeast one-quarter of the Southeast one-quarter of the Southeast one-quarter of the Southeast one-quarter ($E\frac{1}{2} SE\frac{1}{4} SE\frac{1}{4} SE\frac{1}{4}$) of Section 7, Township 1 South, Range 1 East of the Ute Meridian.

The two parcels shall be combined and surveyed as the FULTS MINOR SUBDIVISION, a subdivision of the City of Grand Junction, Mesa County, Colorado.

The portion to the North of Lot 12 was originally designated as an extension of Bunting Avenue. However, the property has never been developed as a road and the road if developed would serve no properties except for parcel 042.

In addition, between the two parcels is an existing 10' wide alley. This alley leads nowhere and cannot be used by the public. There are several utilities that run generally between the existing parcels and the new plat grants access to the utilities by way of a utility easement.

Finally, an irrigation pipeline services the Patton property to the West and South of the subject property. An easement for the maintenance of that pipeline is included in the plat.

REVIEW COMMENTS

Page 1 of 2

FILE #VR-96-73

TITLE HEADING: Vacation of Right-of-Way

LOCATION: Bunting Avenue west of 29 Road

PETITIONER: George Fults

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 220
Grand Junction, CO 81502
245-4300

PETITIONER'S REPRESENTATIVE: Larry Beckner

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., OCTOBER 24, 1996.

CITY ATTORNEY 4/5/96
John Shaver 244-1501

Petitioner's general project report requests that the property proposed to be vacated be deeded to the petitioners if the vacation is favorably considered. By operation of law the property, if the vacation occurs, reverts to adjoining owners. A deed will not be issued.

UTE WATER 4/9/96
Gary R. Mathews 242-7491

No objections to the vacation.

CITY COMMUNITY DEVELOPMENT 4/11/96
Kristen Ashbeck 244-1437

1. Revise narrative to address criteria of section 8-3 (see attached) of the zoning and Development Code, specifically 8-3-1 and 8-3-2.
2. A Site Plan was not included with the submittal. Provide a site plan, drawn to scale that shows the rights-of-way to be vacated and any structures, fencing, utility lines (above and below ground) and other improvements in the rights-of-way and on the parcels on either side of the rights-of-way.
3. If vacated, the right-of-way will not be "deeded" to the property owner. By ordinance, it will be split in the middle and attached to the properties on both sides of the right-of-way.
4. Staff will not support this vacation due to landlocking the parcel behind the one that fronts 29 Road. While this property may be currently owned by the petitioner, single ownership can only be guaranteed if the property is platted into a single parcel or platted into two parcels, with each parcel having a minimum street frontage of 15 feet.

U.S. WEST 4/11/96
Max Ward 244-4721

Okay.

PUBLIC SERVICE COMPANY

4/11/96

John Salazar

244-2781

1. **GAS & ELECTRIC:** No objections to vacating a "portion" of 30' road (portion along north side of lot 12 only).
2. **CANNOT AGREE** to vacating any portion of alley along entire east property line of parcel 42 (2943-074-00-042) owned by petitioner. The overhead electric loop serving 511 29 Road crosses the alley from the west to the east. This crossing takes place toward the north end of the alley. Therefore, the entire alley right-of-way must be maintained.

CITY POLICE DEPARTMENT

4/16/96

Dave Stassen

244-3587

No comments.

CITY UTILITY ENGINEER

4/16/96

Trent Prall

244-1590

Water: City

Sewer: Fruitvale Sanitation District. Please contact FSD at 243-1494 for details regarding this proposal.

As lot 042 would be land locked if this vacation were approved, the City Utilities Division requests that this vacation be denied unless both parcels are replatted as one or access to 042 is maintained.

CITY DEVELOPMENT ENGINEER

4/16/96

Jody Kliska

244-1591

No comment.

FRUITVALE LATERAL & WASTE DITCH CO.

4/18/96

George Blanka

245-2155

Fruitvale Lateral and Waste Ditch Co. is requesting a ten foot right-of-way along 29 Road across Bunting Avenue. This right-of-way is not to be intersected or intersticed by or to any other property or ownership.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Property Agent

Fruitvale Sanitation

Grand Junction Drainage District

Grand Valley Irrigation

REVIEW COMMENTS

Page 1 of 2

FILE #RP-96-73

TITLE HEADING: Fults Minor Subdivision

LOCATION: 511 29 Road

PETITIONER: George & Jessie Fults

PETITIONER'S ADDRESS/TELEPHONE: 511 29 Road
Grand Junction, CO 81501

PETITIONER'S REPRESENTATIVE: Larry B Beckner

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., OCTOBER 24, 1996.

CITY COMMUNITY DEVELOPMENT

10/14/96

Kristen Ashbeck

244-1437

1. IN ADDITION TO THE COPIES REQUESTED ABOVE, provide 9 copies of an 11" x 17" reduction of the Site Plan, Final Plat and revised narrative. Narrative must clearly address both the vacation and plat applications.
2. Since submittal of this plat reactivates the vacation request, petitioner must now respond to any previous comments that are still applicable to the vacation proposal (see attached comments on previous submittal. e.g. see Public Service comments) in addition to responding to those relative to the plat.

CITY DEVELOPMENT ENGINEER

10/15/96

Jody Kliska

244-1591

No comment.

CITY UTILITY ENGINEER

10/16/96

Trent Prall

244-1590

No objections.

CITY PROPERTY AGENT

10/15/96

Steve Pace

256-4003

1. Lien holder approval certificate?
2. Label control corners on control diagram.
3. Outer monuments need to be set or reset in concrete.
4. The City may require a 14' multi-purpose easement along 29 Road.
5. Remove that portion of the dedication that refers to drainage and detention / retention easements.
6. Building set-back lines?

CITY FIRE DEPARTMENT

10/8/96

Hank Masterson

244-1414

The Fire Department has no problems with this proposal.

CITY ATTORNEY

10/10/96

Dan Wilson

244-1505

1. Plat refers to drainage/detention easements but no such are shown on plat.
2. Who are the beneficiaries (owners)?
3. A vacation ordinance should be contingent/conditioned on final plat recording. And conversely, the plat cannot be recorded until the vacation is accomplished.

CITY POLICE DEPARTMENT

10/7/96

Lisa Dicamillo

244-3587

No comment.

GRAND JUNCTION DRAINAGE DISTRICT

10/7/96

John Ballagh

242-4343

The Drainage District does not have any facilities on or to this site.

FRUITVALE LATERAL & WASTE DITCH

10/8/96

Marvin Barnes

242-3488

Concerning Fruitvale Lateral Irrigation ditch on 29 Road. If the ditch on 29 Road should need to be covered or driveways installed, 16 inch heavy duty plastic pipe needs to be used. The subdivision would be responsible for the upkeep of the pipe and the water flowing through.

Any ditch work would need to be completed by April 01, 1997 for irrigation water purposes, in case of delay the contractor would be responsible for paying city water fees for all Fruitvale Lateral customers that would be affected by this delay.

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

LEGAL DESCRIPTION

- 1) 2943-074-15-001 Lots 11 & 12, Roscoe R. Giffin
Subdivision according to the plat thereof recorded in Plat
Book 7 at Page 7,

- 2) 2943-074-00-042 The North 130 feet of the West 150
feet of the East one-half of the Southeast one-quarter of
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the Southeast one-quarter ($E\frac{1}{2} SE\frac{1}{4} SE\frac{1}{4} SE\frac{1}{4}$) of Section 7,
Township 1 South, Range 1 East of the Ute Meridian.