





# DEVELOPMENT APPLICATION

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

Receipt \_\_\_\_\_

Date \_\_\_\_\_

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

File No. RP-96-141

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 type="checkbox"/> Major <input checked="" type="checkbox"/> Resub		2455 & 2465 E. Piazza Ct.	PR-2	SFR Attached
<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>WESTERN IMPLEMENT CO, INC</u>	<u>ALCO BUILDING CO, INC</u>	
Name	Name	Name
<u>2919 NORTH AVE</u>	<u>529 25 1/2 RD B-109</u>	
Address	Address	Address
<u>GRAND JUNCTION, CO 81504</u>	<u>GRAND JUNCTION, CO 81505</u>	
City/State/Zip	City/State/Zip	City/State/Zip
<u>970-242-7960</u>	<u>970-242-1423</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 [Signature] 6-7-96  
 Signature of Person Completing Application Date

X [Signature] 6/11/96  
 Signature of Property Owner(s) - attach additional sheets if necessary Date

RP-96-141

2945-011-77-005  
DALE G COLE  
235 N 7TH ST  
GRAND JUNCTION, CO 81501-3401

2945-011-76-011  
DANIEL F PAPE  
DIANE L PAPE  
PO BOX 4166  
GRAND JUNCTION, CO 81502

2945-011-76-014  
~~BARBARA ANN G SMITH  
346 QUAIL DR  
GRAND JUNCTION, CO 81503-2527~~

2945-011-77-001  
BARBARA ANN SMITH  
346 QUAIL DR  
GRAND JUNCTION, CO 81503-2527

2945-011-76-010  
UNITED COMPANIES OF MESA  
COUNTY INC  
618 DIKE RD  
GRAND JUNCTION, CO 81503-2706

2945-011-76-012  
~~UNITED COMPANIES OF MESA  
COUNTY INC  
618 DIKE RD  
GRAND JUNCTION, CO 81503-2706~~

2945-011-76-013  
~~UNITED COMPANIES OF MESA  
COUNTY INC  
618 DIKE RD  
GRAND JUNCTION, CO 81503-2706~~

2945-011-77-008  
~~UNITED COMPANIES OF MESA  
COUNTY INC  
618 DIKE RD  
GRAND JUNCTION, CO 81503-2706~~

2945-011-77-009  
~~UNITED COMPANIES OF MESA  
COUNTY INC  
618 DIKE RD  
GRAND JUNCTION, CO 81503-2706~~

2945-011-77-002  
JOHN WATSON  
2107 WILDWOOD CT  
GRAND JUNCTION, CO 81503-9519

2945-011-77-003  
~~JOHN WATSON  
2107 WILDWOOD CT  
GRAND JUNCTION, CO 81503-9519~~

2945-011-76-008  
WANDA FERGUSON  
588 RONLIN ST  
GRAND JUNCTION, CO 81504

2945-011-77-006  
WESTERN IMPLEMENT COMPANY  
INC  
2919 NORTH AVE  
GRAND JUNCTION, CO 81504-5328

2945-011-77-007  
~~WESTERN IMPLEMENT COMPANY  
INC  
2919 NORTH AVE  
GRAND JUNCTION, CO 81504-5328~~

2945-011-77-010  
T L BENSON  
MARION BENSON  
785 JORDANNA RD  
GRAND JUNCTION, CO 81506-3811

2945-011-76-009  
JAMES R GEBHARDT  
RITA L GEBHARDT  
503 33 RD  
CLIFTON, CO 81520

2945-011-77-004  
CONSTANCE HARVEY  
421 D AABC  
ASPEN, CO 81611-3548

2945-011-27-002  
SCOTT A HOOD  
CYNTHIA G HOOD  
2412 APPLEWOOD CIR  
GRAND JUNCTION, CO 81506-8433

2945-011-27-003  
JOHN A HESSLINK  
CORINE R  
2420 APPLEWOOD CIR  
GRAND JUNCTION, CO 81506-8433

2945-011-27-004  
DON J SANDUSKY  
NADINE L  
2430 APPLEWOOD CIR  
GRAND JUNCTION, CO 81506-8433

2945-011-28-002  
KEITH M ESTRIDGE  
CONNIE S  
4020 APPLEWOOD ST  
GRAND JUNCTION, CO 81506-8406

2945-011-28-003  
NEVA W JENKINS  
2421 APPLEWOOD CIR  
GRAND JUNCTION, CO 81506-8431

2945-011-44-002  
HERSHL B PILCHER  
MAXINE G PILCHER  
4061 MAUREEN ST  
GRAND JUNCTION, CO 81506-8400

2945-011-44-005  
ROMA L MACGLASHAN  
4071 MAUREEN ST  
GRAND JUNCTION, CO 81506-8400

2945-011-71-002  
LEO H WARREN  
HELEN WARREN  
2792 CORTLAND AVE  
GRAND JUNCTION, CO 81506-8435

2945-011-77-918  
UNITED STATES OF AMERICA  
  
BUREAU OF RECLAMATION  
125 STATE ST  
SALT LAKE CITY, UT 84138

2943-062-00-001  
B K HAMILTON  
D M  
5757 LAKE MURRAY BLVD #77  
LA MESA, CA 91942

2943-062-00-064  
CLINTON A BIGGS  
702 GOLFMORE DR APT B  
GRAND JUNCTION, CO 81506-1883

2943-062-00-065  
LAIRD K SMITH  
1702 N 18TH ST  
GRAND JUNCTION, CO 81501-6606

2943-062-00-066  
LAIRD K SMITH  
13129 ROUNDING RUN CIR  
HERNDON, VA 22071-3909

2943-062-00-067  
SILMON BIGGS  
333 N 18TH AVE STE A-2  
POCATELLO, ID 83201-3358

2943-062-00-068  
CLYDE MACLAIN BIGGS  
10614 MOSSBANK LN  
SAN ANTONIO, TX 78230-3422

2943-062-00-069  
C A BIGGS  
5475 S LOWELL BLVD  
LITTLETON, CO 80123-2933

2943-062-00-070  
KAY MARGARET WILLER  
  
896 JULIE CT  
SAN MARCOS, CA 92069-2034

2943-062-00-941  
CITY OF GRAND JUNCTION  
Property Agent  
250 N 5TH ST  
GRAND JUNCTION, CO 81501-2628

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

Western Implement Co., Inc.  
2919 North Avenue  
Grand Junction, CO 81504

Alco Building Co., Inc.  
529 25 1/2 Road, B-109  
Grand Junction, CO 81505

# SUBMITTAL CHECKLIST

## RESUBDIVISION

Location: 2455 & 2465 E. Piazza Ct.

Project Name: VISTA DEL NORTE

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 Bldg. Dept.	County Surveyor	Walker Field	School Dist. #51	Irrigation District /AVMVA	Drainage District	Water District /UTE	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Persigo WWTF	TCL Cable	TOTAL REQ'D.						
● Application Fee \$160	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	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	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	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																													
○ 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	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	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	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								
○ 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	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	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.

# REVIEW COMMENTS

Page 1 of 2

FILE #RP-96-141

TITLE HEADING: Alco Subdivision - Replat of Lots 6 &  
7, Block 3, Vista Del Norte

LOCATION: 2455 & 2465 E Piazza Court

\* PETITIONER: Alco Building Company

PETITIONER'S ADDRESS/TELEPHONE: 529 25 1/2 Road, #B-109  
Grand Junction, CO 81505  
242-1423

STAFF REPRESENTATIVE: Kristen Ashbeck

**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.**

**CITY COMMUNITY DEVELOPMENT**

6/26/96

**Kristen Ashbeck**

244-1437

1. Show alignment of previous lot line.
2. In order to more easily determine building envelope, show dimension of utility easement along common lot line and perpendicular to rear lot line on lot B (in addition to L3 already given).
3. May need to change owner on plat if properties are sold prior to recording.

**CITY DEVELOPMENT ENGINEER**

6/18/96

**Jody Kliska**

244-1591

No comments.

**CITY UTILITY ENGINEER**

6/18/96

**Trent Prall**

244-1590

No comment.

**CITY FIRE DEPARTMENT**

6/24/96

**Hank Masterson**

244-1414

No comments.

**CITY POLICE DEPARTMENT**

6/18/96

**Dave Stassen**

244-3587

No comments.

**UTE WATER**

6/18/96

**Gary Mathews**

242-7491

No objections.

FAA-  
242  
6/18

**GRAND VALLEY RURAL POWER**

6/17/96

**Perry Rupp**

242-0040

---

No comments at this time.

**PUBLIC SERVICE COMPANY**

6/18/96

**Jon Price**

244-2693

---

Public Service Company has no requirements. If existing transformer or pedestal relocation is required, Public Service Company will charge a fee.

**CITY PROPERTY AGENT**

6/27/96

**Steve Pace**

256-4003

---

1. Lien holder certificate?
1. Area summary?
3. There is some confusion as to what lines represent what easement. See attached blue-line.

**BUREAU OF RECLAMATION**

6/27/96

**Alan Schroeder**

970-248-0673

---

The Bureau of Reclamation has no objections to the replat of Lots 6 and 7, Block 3 of Vista Del Norte Subdivision as long as there is no interference with Reclamation's right-of-way of the Government Highline Canal.

If there are any questions or comments, please contact Kendal Leatham at 970-248-0673.

**TO DATE, NO COMMENTS RECEIVED FROM:**

- City Attorney
- Grand Valley Water Users
- U S West



United States Department of the Interior

BUREAU OF RECLAMATION

Upper Colorado Region  
Western Colorado Area Office

Northern Division  
2764 Compass Drive  
PO Box 60340  
Grand Junction CO 81506-8785

Southern Division  
835 E 2nd Avenue  
PO Box 640  
Durango CO 81302-0640

JUN 27 1996

WCN-DBowersock  
LND-1.10

Grand Junction Community  
Development Department  
250 North 5th Street  
Grand Junction CO 81501

Subject: Notice of Land Use Application - RP-96-141 Alco  
Subdivision 2455 and 2465 E. Piazza Court

The Bureau of Reclamation has no objections to the replat of Lots 6 and 7, Block 3 of Vista Del Norte Subdivision as long as there is no interference with Reclamation's right-of-way of the Government Highline Canal.

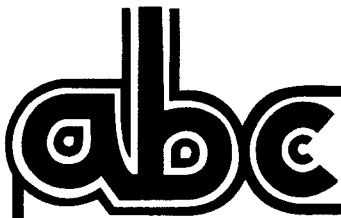
Thank you for the opportunity to review this application. If there are any questions or comments, please contact Kendal Leatham of this office at (970) 248-0673.

Sincerely,

Alan M. Schroeder  
Land and Recreation  
Resources Group Chief

*Rec'd @  
Comm. Devel  
6-28-96*





# Alco Building Company, Inc.

June 7, 1996

TO WHOM IT MAY CONCERN

RE: Replat Lots 6 & 7 Vista Del Norte Subdivision

Construction of a duplex is planned for ref. lots, with a total of approximately 3,000 square feet. Exterior will be stucco with a tile roof.

Sincerely,

Robert V. Turner, President  
Alco Building Company, Inc.

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,

ALCO SUBDIVISION

Situated in the NE 1/4 of Section 1,

Township 1 SOUTH, Range 1 WEST,

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

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

Dated this 19 day of November, 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 210

Drawer: CC108

1780305 0306PM 12/04/96  
MONIKA TODD CLK&REC MESA COUNTY CO

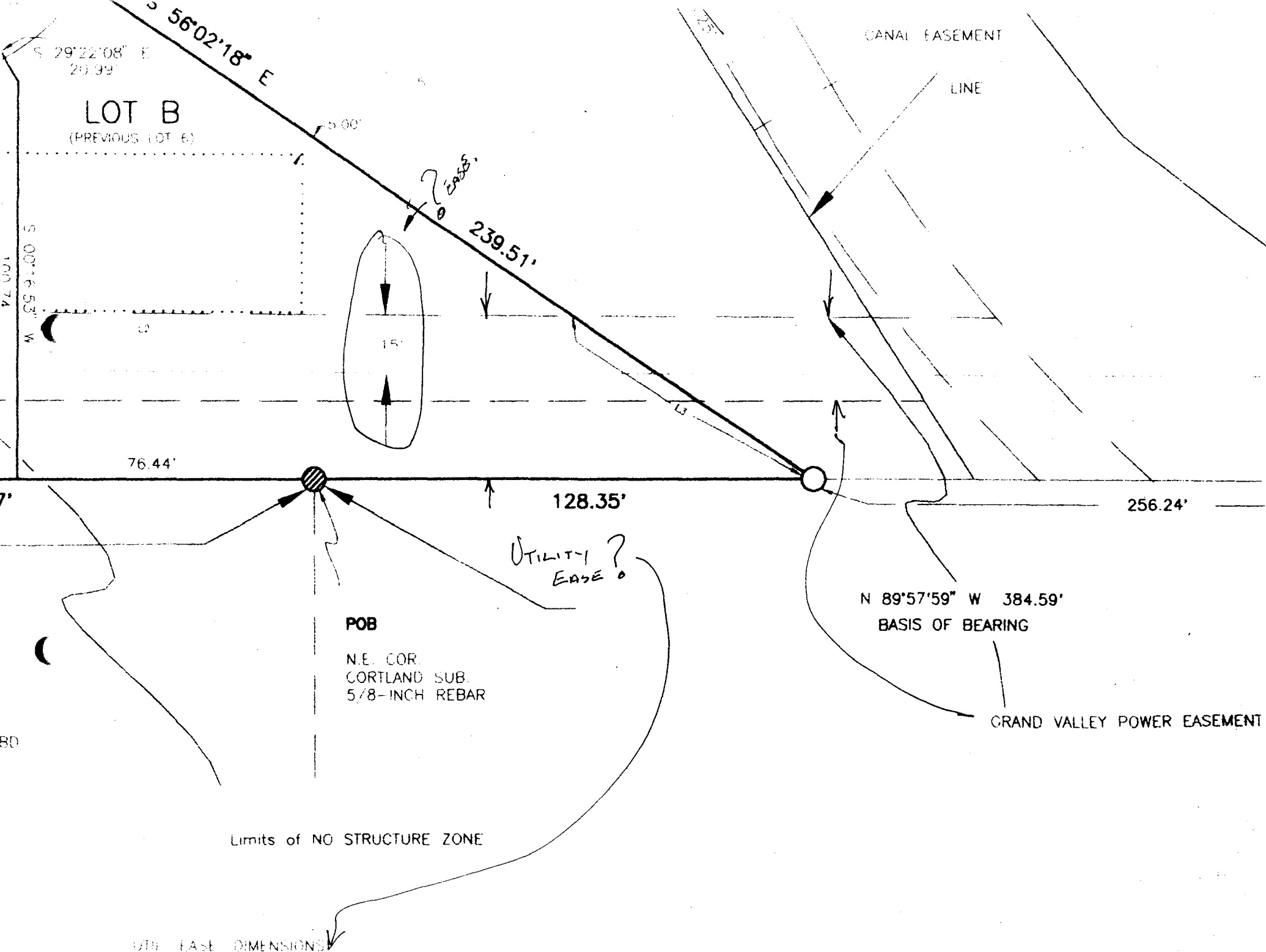
TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE  
SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

---

\*\*\*\*\*

Lots Six and Seven in Block Three of Vista Del Norte, a subdivision  
of Mesa County, Colorado.

Deed Recorded in Book 2134, Page 448.



S 29°22'08" E  
20.99'

**LOT B**  
(PREVIOUS LOT 6)

S 09°16'53" W  
100.74'

76.44'

128.35'

256.24'

S 56°02'18" E

239.51'

CANAL EASEMENT

LINE

**POB**  
N.E. COR.  
CORTLAND SUB.  
5/8-INCH REBAR

UTILITY ?  
EASE 0

N 89°57'59" W 384.59'  
BASIS OF BEARING

GRAND VALLEY POWER EASEMENT

Limits of NO STRUCTURE ZONE

UTILITY EASE DIMENSIONS

N 00°04'11" W

42.53'

80

SCHOOL 51

CITY OF GRAND JCT.

941

940

MESA CO. & GRAND JCT.

INTERST

LOT 4

GR. JCT. CITY LIMITS

001

064  
35%

065  
35%

066  
6%

067  
6%

068  
6%

069  
6%

070  
6%

GR.

003

004

S 89°-45' E 624.36'

168'

046

S 0°-05' E 168'

GRAND JCT. CITY LIMITS

N 89°-45' W 624.61'

246.60'

047

S 0°-05' E 246.33'

CITY LIMITS

N 89°-47' W 624.96'

006

LIMITS

246.80'

048

S 0°-05' E 246.33'

CITY LIMITS

N 89°-48' W 625.32'

LOT 5

GRAND JUNCTION

012

100'