

# RECEIPT OF APPLICATION

DATE BROUGHT IN: 2-28-01  
CHECK #: 3597 AMOUNT: 210.00  
DATE TO BE CHECKED IN BY: 3-2-01  
PROJECT/LOCATION: 2836 1/2 Pitchblind Ct

If application is found to be complete, the Community Development Department guarantees that the review comments for this application will be available for pick up at our office by the end of the day on 3-23-01 or we'll refund up to \$100 of your application fee.

This guarantee does not include late comments from outside review agencies. The date that the comments will be ready only applies if the application is accepted as complete. It is possible that additional items and/or fees may be required.

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**Items to be checked for on application form at time of submittal:**

- Application type(s)
- Acreage
- Zoning
- Location
- Tax #(s)
- Project description
- Property owner w/ contact person, address & phone #
- Developer w/ contact person, address & phone #
- Representative w/ contact person, address & phone #
- Signatures of property owner(s) & person completing application



# DEVELOPMENT APPLICATION

Community Development Dept  
250 North 5th Street  
Grand Junction CO 81501  
(970) 244-1430

*Org*

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do hereby petition this:

**Petition for (check all appropriate boxes):**

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Subdivision Plat/Plan - Simple | <input type="checkbox"/> Site Plan Review - Major | <input type="checkbox"/> Concept Plan          |
| <input type="checkbox"/> Subdivision Plat/Plan - Major Preliminary | <input type="checkbox"/> Site Plan Review - Minor | <input type="checkbox"/> Minor Change          |
| <input type="checkbox"/> Subdivision Plat/Plan - Major Final       | <input type="checkbox"/> Conditional Use Permit   | <input type="checkbox"/> Change of Use         |
| <input type="checkbox"/> Planned Development - ODP                 | <input type="checkbox"/> Vacation, Right-of-Way   | <input type="checkbox"/> Revocable Permit      |
| <input type="checkbox"/> Planned Development - Preliminary         | <input type="checkbox"/> Vacation, Easement       | <input type="checkbox"/> Variance              |
| <input type="checkbox"/> Planned Development - Final               | <input type="checkbox"/> Extension of Time        |  |
| <input type="checkbox"/> Annexation/Zone of Annexation             | <input type="checkbox"/> Rezone                   | <input type="checkbox"/> Growth Plan Amendment |

From: \_\_\_\_\_ From: \_\_\_\_\_ From: \_\_\_\_\_  
 To: \_\_\_\_\_ To: \_\_\_\_\_ To: \_\_\_\_\_

Site Location: (2836 Pitchblend Court - G.J.) (2836 1/2 Pitchblend Ct - G.J.)  
 Lot 8 - BIR 2, Arrowhead Acres v Lot 9, BIR 2 of Arrowhead Acres?  
 Site Tax No.(s): Lot 9 - 2943-303-61-009 Site Acreage/Square footage: *of two*  
 Lot 8 - 2943-303-61-008 13,893 sq. feet

Project Description:  
 Simple Subdivision - Property line adjustment between Lot 8 v Lot 9

Property Owner Name <i>Opportunity Homes, Inc.</i>	← SAME Developer Name	Representative Name
Address <i>2485 "H" Road</i>	← SAME Address	Address
City/State/Zip <i>Grand Junction, CO 81505-9672</i>	← SAME City/State/Zip	City/State/Zip
Business Phone No. <i>970-241-9569</i>	← SAME Business Phone No.	Business Phone No.
E-Mail <i>970-241-2326</i>	← SAME E-Mail	E-Mail
Fax Number <i>970-241-2326</i>	← SAME Fax Number	Fax Number
Contact Person <i>Damon L. Lane</i>	← SAME Contact Person	Contact Person
Contact Phone No. <i>970-260-9900</i>	← SAME Contact Phone No.	Contact 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 may be dropped from the agenda and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

*Damon L. Lane* Signature of Person Completing Application Date *Feb 27, 2001*  
*Damon L. Lane* Required Signature of Legal Property Owner(s) - attach additional sheets if necessary Date *Feb 27, 2001*



# SUBMITTAL CHECKLIST

## SIMPLE SUBDIVISION

Location: 2836 1/2 RICH BLVD CT

Type of Use: RESIDENTIAL

ITEMS	DISTRIBUTION																															
DESCRIPTION	SSID REFERENCE	City Community Development	City Development Engineer	City Utility Engineer	City Property Agent	City Parks/Recreation	City Fire Dept	City Attorney	City GJPC	City Downtown Dev Authority	City Planning Dept	County Planning	County Building Dept	Walker Field	School District #51	Irrigation District	Drainage District OM	Water District UTE	Sewer District OM	Qwest	Xcel	GVRP	CDOT	Corp of Engineers	Colorado Geological Survey	U.S. Postal Service	Persig/Industrial	Cable	City Addressing	Other	Total required	
		Date Received: <u>3/1/01</u>																														
Receipt #: <u>130231</u>																																
File #: <u>SS-2001-053</u>																																
Application Fee <u>160 + 50</u>	VII-1	1	X	X	X	X	X	X																								
Submittal Checklist*	VII-3	1	X	X	X	X	X	X																								
Review Agency Cover Sheet*	VII-3	1	1	1	1	2	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	2	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	
Reduction of Assessor's Map*	VII-1	1	1	1	1	2	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	
Evidence of Title/Lease Agreement	VII-2	1	X	X	1	X	X	1																								
Appraisal of Raw Land	VII-1	1	X	X	2	X	X																									
Names & Addresses* <u>5000</u>	VII-2	1	X	X	X	X	X	X																								
Legal Description*	VII-2	1	X	X	1	X	X	X																								
Deeds	VII-1	1	X	X	1	X	X	1																								
Easements	VII-2	1	1	1	1	X	X	1														1	1	1								
Avigation Easement	VII-1	1	X	X	1	X	X	1							1																	
ROW	VII-3	1	1	1	1	X	X	1														1	1	1								
Covenants, Conditions, & Restrictions	VII-1	1	1	X	X	X	X	1																								
Common Space Agreement	VII-1	1	1	X	X	X	X	1																								
<del>County Improvement &amp; Maintenance</del>	VII-1	1	X	X	X	X	X	X																								
DIA/Guarantee*	VII-2	1	1	1	X	X	X	1																								
CDOT, 404, or Floodplain Permit	VII-3,4	1	1	X	X	X	X																									
General Project Report	X-7	1	1	1	1	2	1	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	X	X	X	X	X																									
Composite Plan / <u>SITE SURVEY</u>	IX-10	1	2	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		
11"x17" Reduction Composite Plan	IX-10	1	X	X	2	X	1	1	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	2	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	X	X	X	X	1	1	1	1	1	1	1	1	1	1	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								
Storm Drainage Plan & Profile	IX-30	1	2														1				1	1	1							1		
Water & Sewer Plan & Profile	IX-34	1	2	1													1	1	1	1	1	1					1	1				
Roadway Plan & 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													
Water System Design Report	X-16	1	2															1														
Traffic Impact Study	X-15	1	2																				1									
Site Plan	IX-29	1	2	1	1	1	1	1																						1		

Notes: \* An asterisk in the item description column indicates that a form is supplied by the City.  
September-00

## GENERAL PROJECT REPORT

Location of project is: Lot 8, Block 2, Arrowhead Acres, also known as 2836 Pitchblend Court and Lot 9, Block 2, Arrowhead Acres also known as 2836 1/2 Pitchblend Court, Grand Junction, CO

Lot 8, Block 2, Arrowhead Acres aka 2836 Pitchblend Court is currently 7132 square feet, Lot 9, Block 2, Arrowhead Acres aka 2836 1/2 Pitchblend Court is currently 6761 square feet.

Proposed usage of properties is for single family houses.

Land use around lots is residential.

The proposal for consideration is to have the property lines between lots 8 and 9 adjusted to accomodate the current home under construction on lot 9. The proposal will change the current sqaure footages from 7132 on lot 8 to 6512. Lot 9 will go from its current square footage of 6761 to 7381 according to Sketch Plan by D H Surveys, Inc. (enclosed)



**ADJACENT PROPERTY OWNER  
LABEL ORDER FORM**

TAX PARCEL #: 2943-303-61-008 AND 009

PROPERTY ADDRESS: 2836 & 2836 1/2

PROPERTY OWNER: OPPORTUNITY HOMES INC

CONTACT PERSON: Damon L. Lane

MAILING ADDRESS: 2485 H Rd  
Grand Junction Colorado 81505

APPLICANT: Damon L. Lane

CONTACT PERSON: Damon L. Lane

MAILING ADDRESS: 2485 H Rd  
Grand Junction Colorado

PROJECT REPRESENTATIVE: Same as above

CONTACT PERSON: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

PHONE NUMBER: 241-9569 260-9900

**\*REQUEST FOR LABELS MUST BE SUBMITTED A MINIMUM OF 2 WEEKS  
PRIOR TO SUBMITTAL OF PROJECT.**

FEE: \$50.00

DATE PAID: 3/1/01 RECEIPT #: \_\_\_\_\_

The adjacent property mailing list is created by pulling all property owners within 500 feet and all Homeowners Associations or citizen groups within 1000 feet of all properties involved in the project. The property owner information is put together using the information in the Mesa County Assessor's records and the HOA's and citizens groups are on record with the City of Grand Junction Community Development Department.

COMMUNITY DEVELOPMENT  
CITY OF GRAND JCT  
250 N 5TH ST  
GRAND JUNCTION, CO 81501

SHIRLEY CALLAWAY  
158 29 RD  
GRAND JUNCTION, CO 81503-2405

TRAVIS J MCCORKLE  
LUANN E MCCORKLE  
2825 QUINCY LN UNIT 17  
GRAND JUNCTION, CO 81503-2108

CYNTHIA J LESTER  
CATHY D  
2833 QUINCY LN UNIT 13  
GRAND JUNCTION, CO 81503-2170

G & B FAMILY TRUST  
5863 WEDGEWOOD DR  
GRANITE BAY, CA 95746-6706

SUENOS CORPORATION  
PO BOX 4216  
GRAND JUNCTION, CO 81502-4216

MANGUS P HAGBERG  
VIRGINIA M  
2847 B 4/10 RD  
GRAND JUNCTION, CO 81503-3218

LONNIE BROWNLOW NAVE  
EDDY DIANE NAVE  
243 BEAVER ST  
GRAND JUNCTION, CO 81503-2286

WAYNE L SCHLOSSER  
239 BEAVER ST  
GRAND JUNCTION, CO 81503-3213

KENNETH L LAUTENSCHLAGER  
235 BEAVER ST  
GRAND JUNCTION, CO 81503-2264

COLUMBUS EVANGELICAL FREE  
CHUR  
2840 B 1/2 RD  
GRAND JUNCTION, CO 81503-2109

THOMAS E HITT  
FLORENCE N  
2825 QUINCY LN UNIT 13  
GRAND JUNCTION, CO 81503-2108

RICHARD CERISE  
TERRY LYNN CERISE  
17072 HIGHWAY 82  
CARBONDALE, CO 81623-9546

DOLORES J BAXTER  
2834 MORNINGSIDE CT  
GRAND JUNCTION, CO 81503-2125

FERNANDO BALEZTENA  
MARGI  
2115 J RD  
GRAND JUNCTION, CO 81505-9325

DONALD J RICHARDSON  
234 1/2 BEAVER ST  
GRAND JUNCTION, CO 81503-2265

ANDREW W BUSCH  
JANETTE  
240 BEAVER ST  
GRAND JUNCTION, CO 81503-3212

CHRISTOPHER DENNIS  
241 1/2 BEAVER ST  
GRAND JUNCTION, CO 81503-2286

K K SUMMERS  
CLARISSA E  
585 20 RD  
GRAND JUNCTION, CO 81503-9504

JESSE G CAMPBELL  
233 1/2 BEAVER ST  
GRAND JUNCTION, CO 81503-2264

CLEO M WIERENGA  
2825 QUINCY LN UNIT 9  
GRAND JUNCTION, CO 81503-2108

TIERNEY L SACKETT  
TARA M SACKETT  
2825 QUINCY LN UNIT 15  
GRAND JUNCTION, CO 81503-2108

BETTY M CORDER  
2833 QUINCY LN UNIT 15  
GRAND JUNCTION, CO 81503-2170

STEVEN D GONZALES  
JAQUELINE GONZALES  
249 28 1/2 RD  
GRAND JUNCTION, CO 81503-2275

FRANCISCO BECERRA  
241 28 1/2 RD  
GRAND JUNCTION, CO 81503-2275

NANCY E MULVEY  
% NANCY E & JEFFREY  
236 BEAVER ST  
GRAND JUNCTION, CO 81503-2265

CHERYL A BAMBINO  
242 BEAVER ST  
GRAND JUNCTION, CO 81503-2279

WILLIAM K FOLKMAN  
FLORENCE A FOLKMAN  
241 BEAVER ST  
GRAND JUNCTION, CO 81503-2284

SCMI LTD  
12302 AMADO  
HOUSTON, TX 77065

LONNIE NAVE BUCHANAN  
EDDY DIANE BUCHANAN  
243 BEAVER ST  
GRAND JUNCTION, CO 81503-2286

BUD HOLTON  
BETTY R HOLTON  
245 BEAVER ST  
GRAND JUNCTION, CO 81503-2286

FRANCES L KLODT  
245 1/2 BEAVER ST  
GRAND JUNCTION, CO 81503-2286

SAVANNA MOORES  
247 BEAVER ST  
GRAND JUNCTION, CO 81503-2286

PHILLIP L VALDEZ  
BONNIE L VALDEZ  
247 1/2 BEAVER ST  
GRAND JUNCTION, CO 81503-2286

KAREN L COURSEY  
249 BEAVER ST  
GRAND JUNCTION, CO 81503

JEROMY KAUS  
MEGAN L  
248 BEAVER ST  
GRAND JUNCTION, CO 81503-2279

PHILIP R NEUBERGER  
ANITA R NEUBERGER  
246 1/2 BEAVER ST  
GRAND JUNCTION, CO 81503-2279

BLAKE A MCCLELLAN  
JEWEL A MCCLELLAN  
246 BEAVER ST  
GRAND JUNCTION, CO 81503-2279

MICKEY BURKE  
SUNSET DIANE BURKE  
244 BEAVER ST  
GRAND JUNCTION, CO 81503-2279

RICHARD J COLEMAN  
LOUISE R COLEMAN  
242 1/2 BEAVER ST  
GRAND JUNCTION, CO 81503-2279

WILLIAM DWANE REED  
DEAN E MADRID  
837 N 5TH ST  
GRAND JUNCTION, CO 81501

LOREN J MARTIN  
AMBER D MARTIN  
610 DEVIN DR  
GRAND JUNCTION, CO 81504

RAYMOND EARL STEVENSON  
2156 MCKINLEY CT  
GRAND JUNCTION, CO 81503

H W GRACE BUILDERS &  
DEVELOPME  
3111 F RD  
GRAND JUNCTION, CO 81504

OPPORTUNITY HOMES INC  
DAMON LANE  
2485 H RD  
GRAND JUNCTION, CO 81505

A C RINDERLE  
TRUST  
2729 SIERRA VISTA RD  
GRAND JUNCTION, CO 81503-2262

WILLIAM L BUSKIRK  
ROSE M BUSKIRK  
2839 PITCHBLEND CT  
GRAND JUNCTION, CO 81503

CHARLES D HOLMES LLC  
2549 WESTWOOD DR  
GRAND JUNCTION, CO 81505

HENRY A CASTLE  
CLEO L CASTLE  
0861 ODIN DR  
SILT, CO 81652

WOODSCAPE BUILDERS INC  
3888 G 7/10 RD  
PALISADE, CO 81526

MICHAEL J OSBORN  
JENNIFER E OSBORN  
2827 PITCHBLEND CT  
GRAND JUNCTION, CO 81503



# APPLICATION COMPLETENESS REVIEW

Use "N/A" for items which are not applicable.

Date: 3/01/01

Project Name: \_\_\_\_\_ (if applicable)

Project Location: 2836 1/2 Pitchblend Ct. (address or cross-streets)

Check-In Staff Community Development: PC initials of check-in  
Development Engineer: \_\_\_\_\_ staff members

APPLICATION TYPE(S): Simple Sub.  
(e.g. Site Plan Review)

FEE PAID: Application: \$1600<sup>00</sup> BALANCE DUE:  
Acreage: \_\_\_\_\_ o yes, amount \$ \_\_\_\_\_  
Public Works: \_\_\_\_\_ e no  
TOTAL: \$1600<sup>00</sup> \$50 names & addresses

## COMPLETENESS REVIEW:

Originals of all forms received w/signatures?  yes  no, list missing items below

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Missing drawings, reports, other materials?  no  yes, list missing items below  
Note: use SSID checklist

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Incomplete drawings, reports, other materials?  no  yes, list missing items below  
Note: Attach SSID checklist(s) w/incomplete information identified

- \_\_\_\_\_



# REVIEW AGENCY COVER SHEET

Community Development Department  
250 North 5th Street, Grand Junction, CO 81501  
(970)244-1430

FILE NO. SS-2001-052

Petitioner Please Fill In:

<b>Review Agency</b> <u>Sewer District of Grand Mesa</u>
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Petitioner Please Fill In:

<b>PROPOSAL</b> <u>Simple Sub Division</u>
<b>LOCATION</b> <u>2836 + 2836 1/2 Pitch Blend CT Arrow Head Acres</u>
<b>ENGINEER/REPRESENTATIVE</b> _____
<b>PETITIONER</b> <u>Damon S. Lane</u>
<b>ADDRESS</b> <u>2485 H Road - G.J. CO</u>
<b>PHONE NO</b> <u>241-9569 260-9900</u>

Return to Community Development Dept By 3/15/01

Staff Planner Joe

COMMENTS - For Review Agency Use Only

District has no objection to the proposed adjustment

**RECEIVED**

MAR 9 2001

COMMUNITY DEVELOPMENT  
DEPT.

AP

Use Additional Sheets If Necessary And Refer To File Number

REVIEWED BY Debra AD Davis

PHONE 245-0083

DATE 3/7/01



# REVIEW AGENCY COVER SHEET

Community Development Department  
250 North 5th Street, Grand Junction, CO 81501  
(970)244-1430

FILE NO. SS-2001-05

Petitioner Please Fill In:

<p><b>Review Agency</b></p> <p><u>Xcel</u></p>
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Petitioner Please Fill In:

<p>PROPOSAL <u>Simple Sub Division</u></p> <p>LOCATION <u>2836 + 2836 1/2 Pitch Blend<sup>c</sup></u> <u>Arrow Head Access</u></p> <p>ENGINEER/REPRESENTATIVE _____</p> <hr/> <p>PETITIONER <u>Damon S. Lane</u></p> <p>ADDRESS <u>2485 H Road - G.J. CO</u></p> <p>PHONE NO <u>241-9569</u> <u>260-9900</u></p>
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Return to Community Development Dept By 3/15/01

Staff Planner Joe

COMMENTS - For Review Agency Use Only

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GAS & ELECTRIC: No objections.

**RECEIVED**

MAR 14 2001

COMMUNITY DEVELOPMENT  
DEPT.

Use Additional Sheets If Necessary And Refer To File Number

REVIEWED BY John Salazar

PHONE 244-2781

DATE 3-13-01



029



# REVIEW AGENCY COVER SHEET

Community Development Department  
250 North 5th Street, Grand Junction, CO 81501  
(970)244-1430

FILE NO. SS-2001-053

Petitioner Please Fill In:

<b>Review Agency</b> <u>City Community Development</u>
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Petitioner Please Fill In:

<b>PROPOSAL</b> <u>Simple Sub Division</u>
<b>LOCATION</b> <u>2836 + 2836 1/2 Pitch Blend CT Arrow Head Acres</u>
<b>ENGINEER/REPRESENTATIVE</b> _____
<b>PETITIONER</b> <u>Damon S. Lane</u>
<b>ADDRESS</b> <u>2485 H Road - G.J. CO</u>
<b>PHONE NO</b> <u>241-9569 260-9900</u>

Return to Community Development Dept By 3/15/01

Staff Planner Joe

COMMENTS - For Review Agency Use Only

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Use Additional Sheets If Necessary And Refer To File Number

REVIEWED BY \_\_\_\_\_ PHONE \_\_\_\_\_ DATE \_\_\_\_\_

# REVIEW COMMENTS

Page 1 of 2

FILE # SS-2001-053

TITLE HEADING: Arrowhead Boundary Line Adjustment

LOCATION: 2836 & 2836 1/2 Pitchblend Ct.

PETITIONER: Opportunity Homes Inc. – Damon Lane

PETITIONER'S ADDRESS/TELEPHONE: 2485 H Rd  
Grand Junction, CO 81505  
241-9569

STAFF REPRESENTATIVE: Joe Carter

**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 PM, APRIL 16, 2001.**

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**CITY COMMUNITY DEVELOPMENT**

3/14/01

Joe Carter

244-1442

1. Applicant needs to provide an accurate building footprint on Site Plan. As per a site visit on 03/12/01, the structure does not resemble the approximately 725 square foot rectangle as shown on Site Plan. Please revise and resubmit Site Plan.
2. Applicant shall provide dimensions from the NW corner of the building perpendicular to the lot line bearing N 01d52'32"E and perpendicular to the lot line bearing N 12d28'27"E. Please revise and resubmit the Site Plan.
3. After all comments have been addressed, please submit a final signed mylar and 2 checks. A check for \$22.50 made out to the City of Grand Junction for copying the final signed mylar, and one check for \$10.00 made out to Mesa County Clerk and Recorder for recording fees. The City of Grand Junction will record the plat.

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**CITY DEVELOPMENT ENGINEER**

3/5/01

Rick Dorris

256-4034

none

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**CITY FIRE DEPARTMENT**

3/5/01

Hank Masterson

244-1414

No objections.

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**CITY ADDRESSING**

3/12/01

Ronnie Edwards

256-4003

These lots will retain their existing assigned addresses.

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**CITY ATTORNEY**

3/15/01

Stephanie Rubinstein

244-1501

No comments.

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**CITY UTILITY ENGINEER**

3/14/01

Trent Prall

244-1590

No comment.

**MESA COUNTY BUILDING DEPT**

3/6/01

**Bob Lee**

244-1656

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No comments

**ORCHARD MESA SANITATION**

3/14/01

**Deborah Davis**

245-0033

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District has no objection to the proposed adjustment.

**PUBLIC SERVICE COMPANY**

3/15/01

**John Salazar**

244-2781

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No objections

**UTE WATER DISTRICT**

3/12/01

**Jim Daugherty**

244-1590

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1. No objections.
2. ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY  
If you have any questions concerning any of this, please feel free to contact Ute Water.

Comments not received as of 3/15/01:

AT&T Cable, City Property Agent, Orchard Mesa Irrigation, U.S. West



SS-2001-053  
Response To Comments

RECEIVED

MAR 19 2001

COMMUNITY DEVELOPMENT  
DEPT.

Joe CARTER

- ① See revised Site Plan
- ② See revised Site Plan
- ③ Take Care when required

Damon G. Long

963249

Reception No. \_\_\_\_\_ Recorder  
Recorded at \_\_\_\_\_ o'clock \_\_\_\_\_ M., \_\_\_\_\_

**WARRANTY DEED**

Book 2689 Page 541

Grantor(s), A.C. Rinderle Trust whose address is 2825 B 1/2 Road, Grand Junction CO 81503, County of Mesa, State of Colorado, for the consideration of Twenty-Five Thousand Five Hundred And 00/100 in hand paid, hereby sell(s) and convey(s) to Opportunity Homes Inc., A Colorado Corporation

1942688 03/16/00 0326PM  
MONIKA TODD CLK REC MESA COUNTY CO  
REC FEE \$5.00  
ORDINARY FEE \$2.55

whose legal address is 2425 H Road, Grand Junction, CO 81505, County of Mesa, and State of Colorado, the following real property in the \_\_\_\_\_ County of Mesa, and State of Colorado, to wit:

Lot 9 in  
Block 2 of  
**ARROWHEAD ACRES II.**

also known as street and number: 2836 1/2 Pitchblend Court, Grand Junction, CO 81503

with all its appurtenances, and warrant(s) the title to the same, subject to taxes for 2000, payable in 2001 and all subsequent years, easements, rights of way, reservations and restrictions of record.

Signed this 15th day of March, 2000

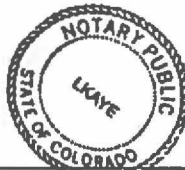
A.C. Rinderle Trust  
*Leo Charles Rinderle*  
By: Leo Charles Rinderle, Trustee  
A.C. Rinderle Trust  
*Erma Lucille Boothe*  
By: Erma Lucille Boothe, Trustee

STATE OF COLORADO, } ss.  
County of Mesa

The foregoing instrument was acknowledged before me this 15th day of March, 2000 by Erma Lucille Boothe as Trustee of A.C. Rinderle Trust and Leo Charles Rinderle as Trustee of the A.C. Rinderle Trust.

My commission expires: 12-23-01

Witness my hand and official seal.



*[Signature]*  
\_\_\_\_\_  
Notary Public

\*If in Denver, insert "City and"

Name and Address of Person Creating Newly Created Legal Description (97-15-106.J, C.R.S.)

WARRANTY DEED

BOOK 2802 PAGE 130

Grantor(s), H.W. Grace Builders & Development, Inc., a Colorado corporation whose address is Post Office Box 40477, Grand Junction, CO 81504 County of Mesa, State of Colorado, for the consideration of THIRTY-NINE THOUSAND AND 00/100 Dollars in hand paid, hereby sell(s) and convey(s) to Opportunity Homes, Inc., a Colorado corporation whose legal address is 2485 H Road, Grand Junction, CO 81505 County of Mesa, and State of Colorado, the following real property in the County of Mesa, and State of Colorado, to wit:

Lot 8 in Block 2 of Arrowhead Acres II

1983341 02/12/01 1042AM  
MONIKA TODD CLK&REG MESA COUNTY CO  
REC FEE \$5.00  
DOCUMENTARY FEE \$3.90

also known by street and number as 2836 Pitchbleed Court, Grand Junction, CO 81503  
Tax Parcel Number: 2943-303-61-008

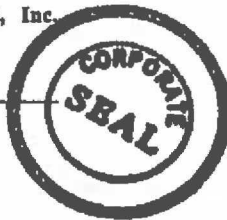
140011

with all its appurtenances, and warrant(s) the title to the same, subject to general taxes for 2001, due and payable in 2002, and all subsequent taxes and special assessments; easements, covenants, conditions, restrictions, agreements and reservations of record; building and zoning regulations.

Signed this 9th day of February, 2001.

H.W. Grace Builders & Development, Inc.  
Colorado corporation

*H.W. Grace II*  
By: H.W. Grace, II, Vice President



State of Colorado )  
 ) ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 9th day of February, 2001, by H.W. Grace, II, Vice President of H.W. Grace Builders & Development, Inc., a Colorado corporation.

Witness my hand and official seal.



*Nancy A. Flint*

Notary Public  
My Commission Expires: 4/23/2003



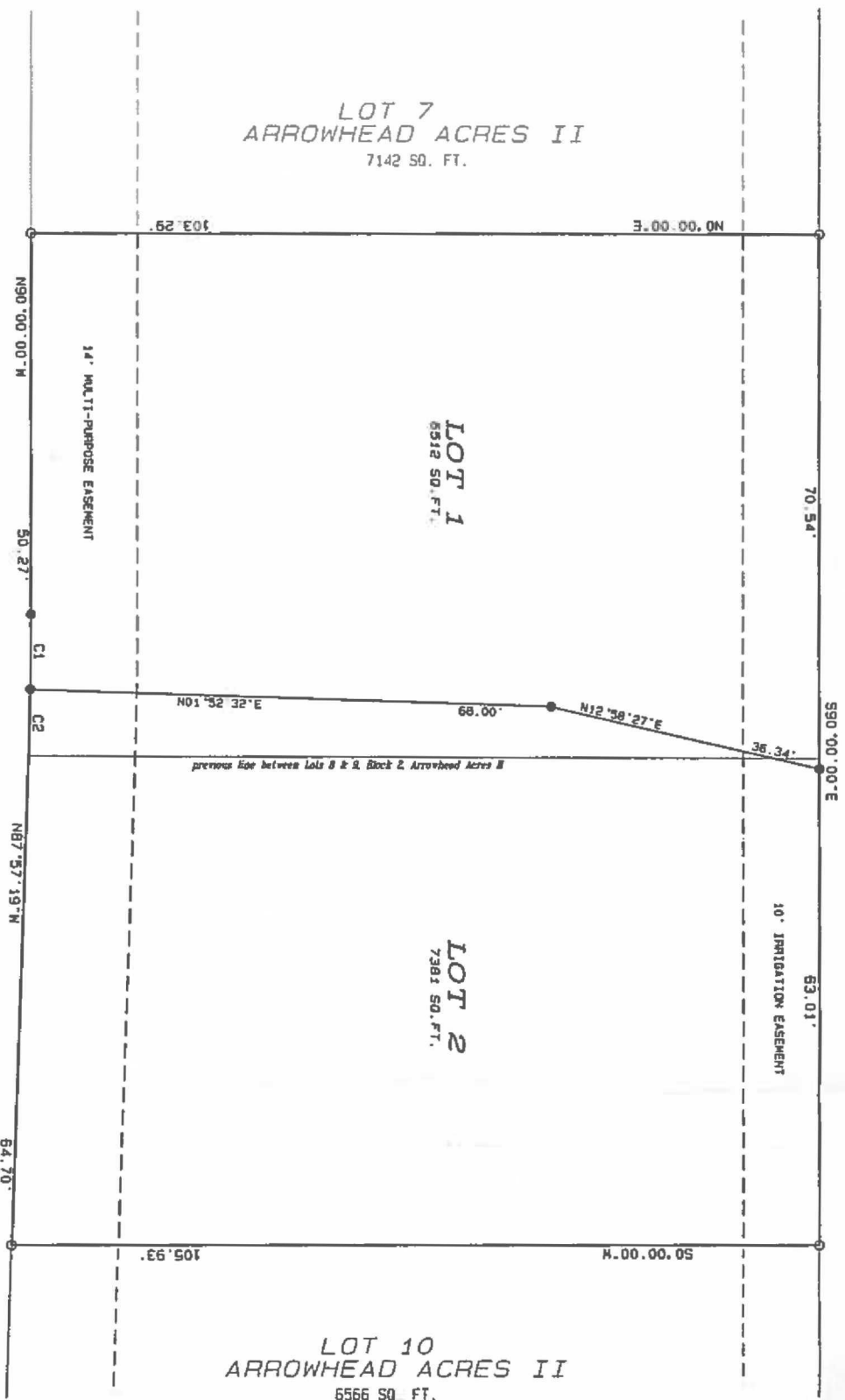
My Commission Expires 04/23/2003

\*If in Denver, insert "City and"  
No. 897 Rev. 12-85.



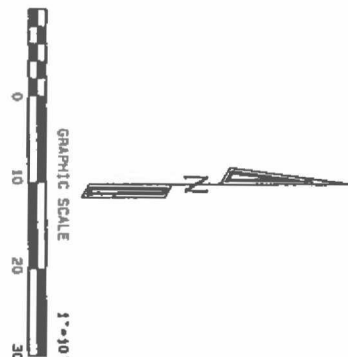
# LANE SIMPLE SUBDIVISION

## A REPLAT OF LOTS 8 & 9, BLK. 2, ARROWHEAD ACRES II



C	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	1.03.05	9.98	522.00	9.88	S89°21'27"E
C2	0.57.36	8.75	522.00	8.75	S88°28'08"E

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years from the date of the survey. This survey has been prepared for action based upon and directed in this survey be commenced more than ten years from the date of the certification / statement shown hereon.



- LEGEND**
- SET 3/4" ALUMINUM CAP
  - OH SURVEYS INC LS 26877
  - FOUND 3/4" ALUMINUM CAP
  - OH SURVEYS INC LS 26877

**SURVEYOR'S CERTIFICATE**

I, Michael M. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision was made by me and I am under no obligation to certify that this plat conforms to all applicable requirements of the zoning and development code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.

Michael M. Drissel PLS 26877

**FOR REVIEW**

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Opportunity Homes, Inc., a Colorado Corporation, is the owner of the land described in Book 549 and Book 2802 of Page 130 in the records of the Mesa County Clerk and Recorder's Office, being more particularly described as follows: Lots 8 and 9, Block 2 of Arrowhead Acres II, Mesa County, Colorado. That said owner has caused the said real property to be laid out and surveyed as LANE SIMPLE SUBDIVISION, a replat of Lots 8 and 9, Block 2 of Arrowhead Acres II, State of Colorado. IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this \_\_\_\_ day of \_\_\_\_\_ A.D., 2001.

Opportunity Homes, Inc.  
Vice President - Damon L. Lane

STATE OF COLORADO  
COUNTY OF MESA  
The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ A.D., 2001 by Opportunity Homes, Inc., Vice-President, Damon L. Lane  
Witness my hand and official seal:  
Notary Public  
My commission expires: \_\_\_\_\_

**CITY APPROVAL**

This plat of LANE SIMPLE SUBDIVISION, a replat of Lots 7 and 8, Block 2 of Arrowhead Acres II, Grand Junction, Colorado, is approved and accepted on the \_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
City Manager  
\_\_\_\_\_  
City Mayor

**CLERK AND RECORDER'S CERTIFICATE**

I hereby certify that this instrument was filed for recording in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_ A.D., 2001, and is duly recorded in Plat Book No. \_\_\_\_\_ at page \_\_\_\_\_  
Registration No. \_\_\_\_\_ Fees \_\_\_\_\_ Order No. \_\_\_\_\_

\_\_\_\_\_  
Deputy Clerk and Recorder

**LANE SIMPLE SUBDIVISION**

located in the  
N 1/2 SW 1/4, SEC. 30, T15, R1E, U.M.  
D H SURVEYS INC.  
116 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8748

Designed by: S.L.H.	Checked by: K.M.D.	Job No. 595-01-01
Drawn by: IMODEL	Date: FEBRUARY 2001	Sheet 1 of 1

# City of Grand Junction

Community Development Department  
Planning • Zoning • Code Enforcement  
250 North 5th Street  
Grand Junction, CO 81501-2668

Phone: (970) 244-1430  
FAX: (970) 256-4031



## RECORD OF DECISION / FINDINGS OF FACT

DATE: March 27, 2001  
FILE: SS-2000-035  
LOCATION: 2836 & 2836 ½ Pitchblend Court

PETITIONER: Opportunity Homes, Inc  
Damon Lane  
2485 H Road  
Grand Junction, CO 81505

REPRESENTATIVE: Same

PLANNER: Joe Carter

PROJECT IS: **APPROVAL**

---

The Grand Junction Community Development Department, in accordance with Section 2.2 E 4 of the Zoning and Development Code, hereby approves this request for a Simple Subdivision. The project is located at 2836 & 2836 ½ Pitchblend Court. The tax schedule numbers for these properties are 2943-303-61-008 and 009.

Your approval was granted on March 27, 2001. No further response is necessary from the petitioner or his representative.



13833

# City of Grand Junction

Department of Community Development



Your Bridge to a Better Community

Date 3/27/01

Payee Name Opportunity Homes, Inc.

Address 2485 H Rd

Telephone 241-9569

Project Address/File/Name Lane Simple Sub.

\* PLEASE CIRCLE ALL THAT APPLY

DESCRIPTION *	AMT	DESCRIPTION *	AMT
<b>DEVELOPMENT PROJECTS</b> 100-321-43195-13-109465		<b>PERMITS</b> 100-321-43195-13-124415	
Rezone		Temporary Use Permit	
Conditional Use		Floodplain Permit	
Special Use		Sign Permit (# )	
Major Sub-ODP, Prelim, Final		Special Events Permit (# )	
Minor Subdivision		Fence Permit (# )	
PDR - ODP, Prelim, Final		Home Occupation Permit	
ROW / Easement Vacation			
Replat / Property Line Adj		<b>OTHER</b>	
Variance		School Impact 701-905-43994	
Site Plan Review		Drainage 202-61314-43995-30	
Minor Change		TCP 2071-61314-43993-30	
Change of Use		Sign Deposit 100-21090-131840	
Planning Clearance (# ) 100-321-43195-13-124450		Manuals, Copies, etc. <u>Mylar</u> 100-321-43195-13-120515	<u>2250</u>

Treasurer Receipt No. 9997 100-61120-43365-30 TOTAL \$ 2250

(White: Customer) (Canary: Finance) (Pink: Planning) (Goldenrod: File)

16.



MONIKA TODD

Yuma County Clerk & Recorder

Grand Junction Co

Reception No. 1988987

\*\*\*\*\* Fees \*\*\*\*\*

<<Reception No. 1988987>>

RECORDING FEE	10.00
DOCUMENT FEE	0.00

\*\*\* Tendered Amounts \*\*\*

CK 3622 opportunity homes	10.00
---------------------------	-------

Total Tendered .....	10.00
Transactions .....	10.00

---

Change .....	0.00
--------------	------

0222Ph.

03/27/01

Trans.No. 00053171 Cashier: el

Rec'd of opportunity homes/gj

\*\*\* THANK YOU \*\*\*

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

1988987 03/27/01 0222PM  
MONIKA TOBB CLK&REC MESA COUNTY CO  
REC FEE \$10.00

TO THE MESA COUNTY CLERK & RECORDER:

THIS IS TO CERTIFY that the herein named Subdivision Plat,

LANE SIMPLE SUBDIVISION

Situated in the SW 1/4 of Section 30,  
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 26 day of MARCH, 2001.

City of Grand Junction,  
Department of Public Works & Utilities

By: [Signature]

Mark Relph  
Director of Public Works & Utilities

Recorded in Mesa County

Date: 3/27/01

Plat Book: 18 Page: 126

Drawer: 22-99

019  
TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

\*\*\*\*\*

*Legal of 819*

Lot 8 in Block 2 of  
Arrowhead Acres II

Lot 9 in Block 2 of  
Arrowhead Acres II



THIS MAP WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 173, ARTICLES 1 AND 2, AND CHAPTER 173, ARTICLE 3, OF THE CONSTITUTION OF THE STATE OF ARIZONA, AND THE PROVISIONS OF CHAPTER 173, ARTICLE 1, OF THE CONSTITUTION OF THE STATE OF ARIZONA, AND THE PROVISIONS OF CHAPTER 173, ARTICLE 1, OF THE CONSTITUTION OF THE STATE OF ARIZONA.

NOTE: THIS MAP WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 173, ARTICLES 1 AND 2, AND CHAPTER 173, ARTICLE 3, OF THE CONSTITUTION OF THE STATE OF ARIZONA, AND THE PROVISIONS OF CHAPTER 173, ARTICLE 1, OF THE CONSTITUTION OF THE STATE OF ARIZONA, AND THE PROVISIONS OF CHAPTER 173, ARTICLE 1, OF THE CONSTITUTION OF THE STATE OF ARIZONA.

VILLAGE NINE SUB. FILING 3

STAR BRIGHT TOWNHOMES

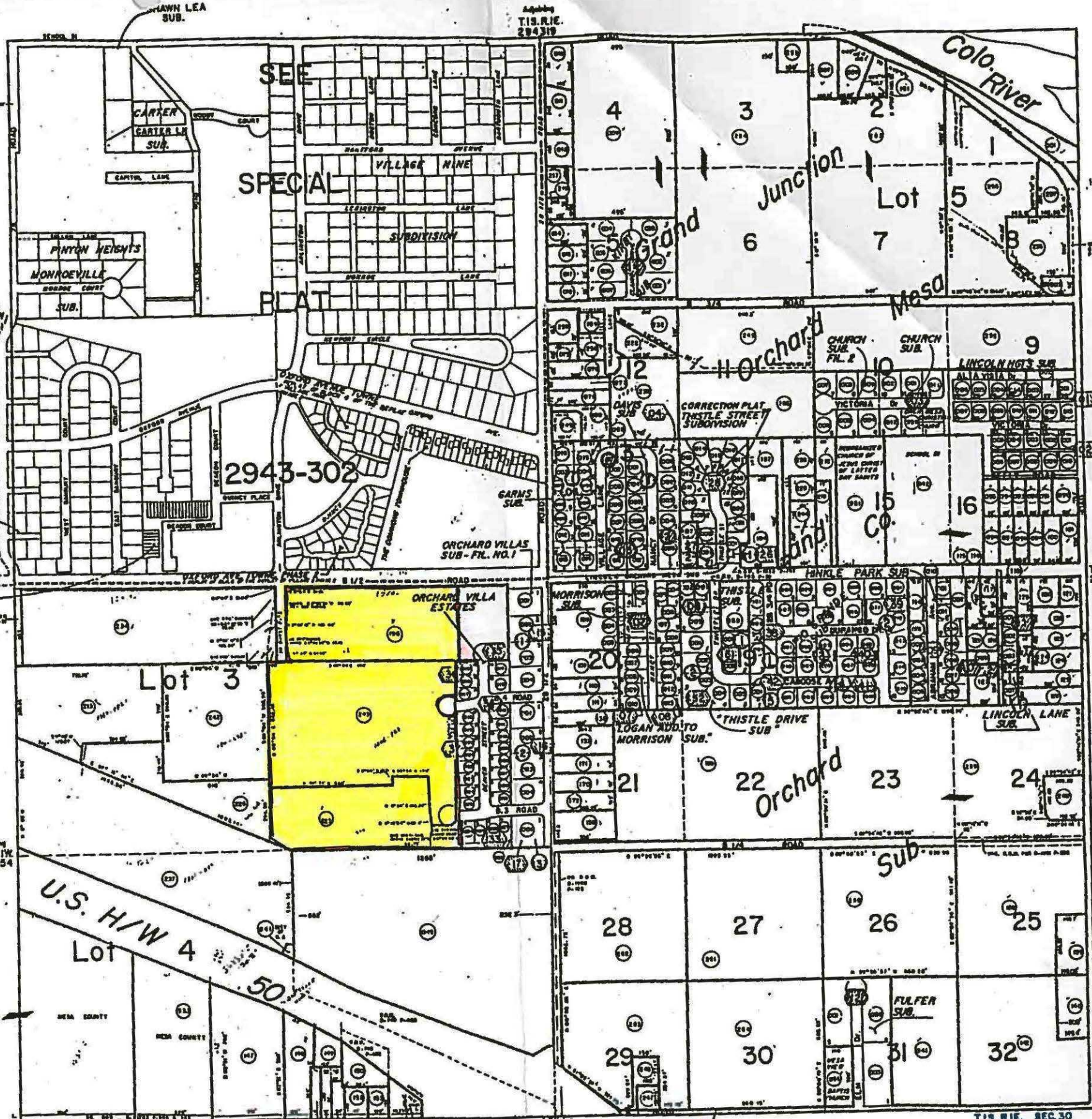
Adjoining T.13. R.1W. 2945254

Adjoining T.13. R.1E. 294319

Adjoining T.13. R.1E. 294328

Adjoining T.13. R.1E. 294131

T.13. R.1E. SEC. 30  
294330



SEE SPECIAL PLAT

2943-302

U.S. H/W 4 50

Junction

Orchard

Orchard

Colo. River

Sub

FILFER SUB.

C-C

C-C



# LANE SIMPLE SUBDIVISION

A REPLAT OF LOTS 8 & 9, BLK. 2, ARROWHEAD ACRES II

*N 1/2 of the  
Situating in the SW 1/4 of Section 30, Township 1 South,  
Range 1 East of the 11th Meridian, County of Mesa,  
State of Colorado,*

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Opportunity Homes Inc., a Colorado Corporation is the owner of that real property as described in Book 2689 at Page 541 and Book 2802 at Page 130 in the records of the Mesa County Clerk and Recorder's Office, being more particularly described as follows:

Lots 8 and 9, Block 2 of Arrowhead Acres II, Mesa County, Colorado, as recorded in Plat Book 17 at Pages 192 and 193 in the records of the Mesa County Clerk and Recorder.

That said owner has caused the said real property to be laid out and surveyed as LANE SIMPLE SUBDIVISION, a replat of Lots 8 and 9, Block 2 of Arrowhead Acres II, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2001.

Opportunity Homes, Inc.  
Vice President - Damon L. Lane

STATE OF COLORADO }  
COUNTY OF MESA } SS

The forgoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2001 by Opportunity Homes, Inc., Vice-President, Damon L. Lane

Witness my hand and official seal: \_\_\_\_\_  
Notary Public

Address \_\_\_\_\_

My commission expires: \_\_\_\_\_

### CITY APPROVAL

This plat of LANE SIMPLE SUBDIVISION, a replat of Lots 7 and 8, Block 2 of Arrowhead Estates II, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the \_\_\_\_\_ day of \_\_\_\_\_ 2001.

\_\_\_\_\_  
City Manager

\_\_\_\_\_  
City Mayor

### CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2001, and is duly recorded in Plat Book No. \_\_\_\_\_ at page \_\_\_\_\_  
Reception No. \_\_\_\_\_ Fees \_\_\_\_\_ Drawer No. \_\_\_\_\_

\_\_\_\_\_  
Deputy

\_\_\_\_\_  
Clerk and Recorder

*Lienholder Approval ?*

*JOE Cooper  
244-1442*

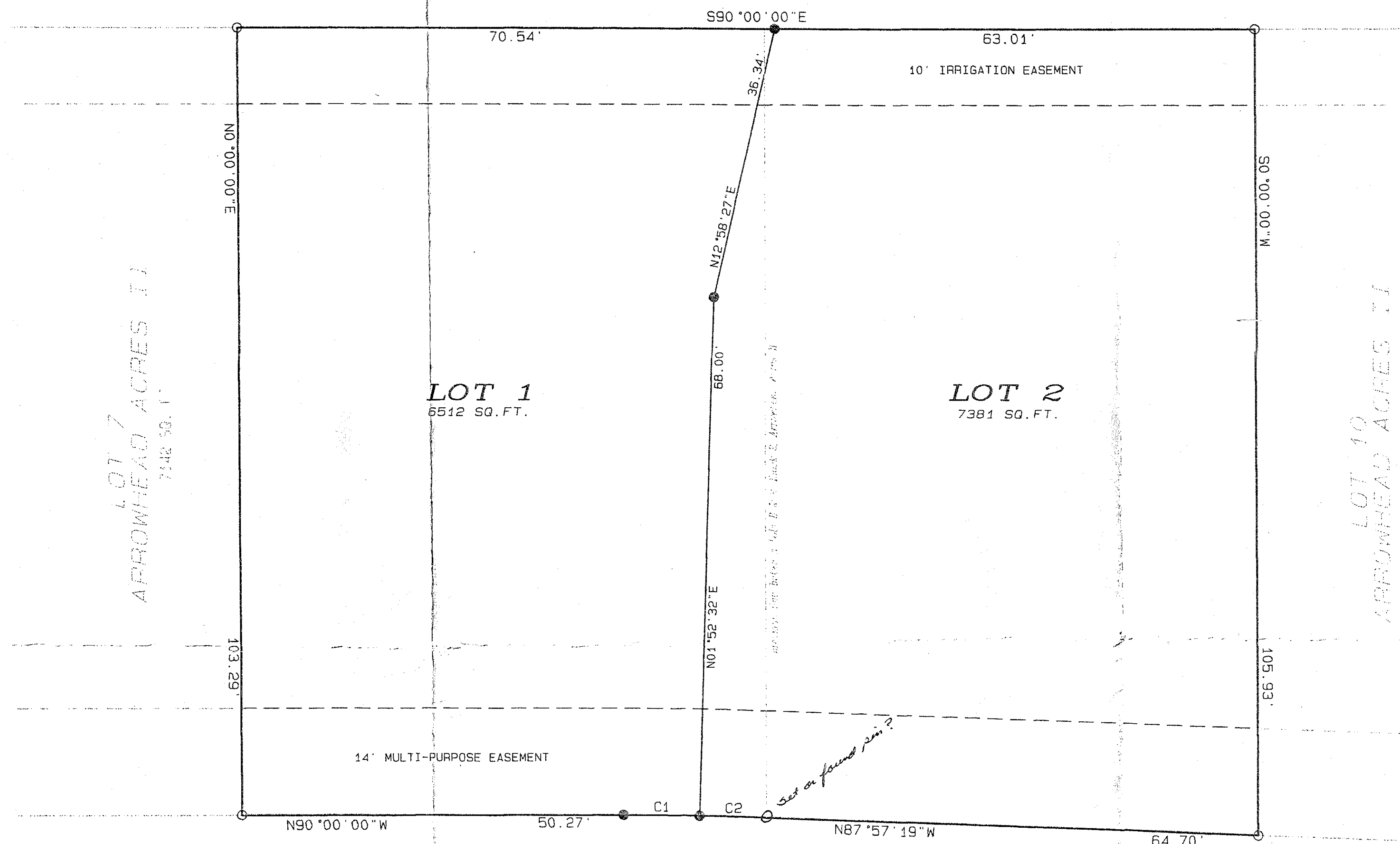
### SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief; I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.

**FOR REVIEW**

Michael W. Drissel PLS 20677

Date \_\_\_\_\_

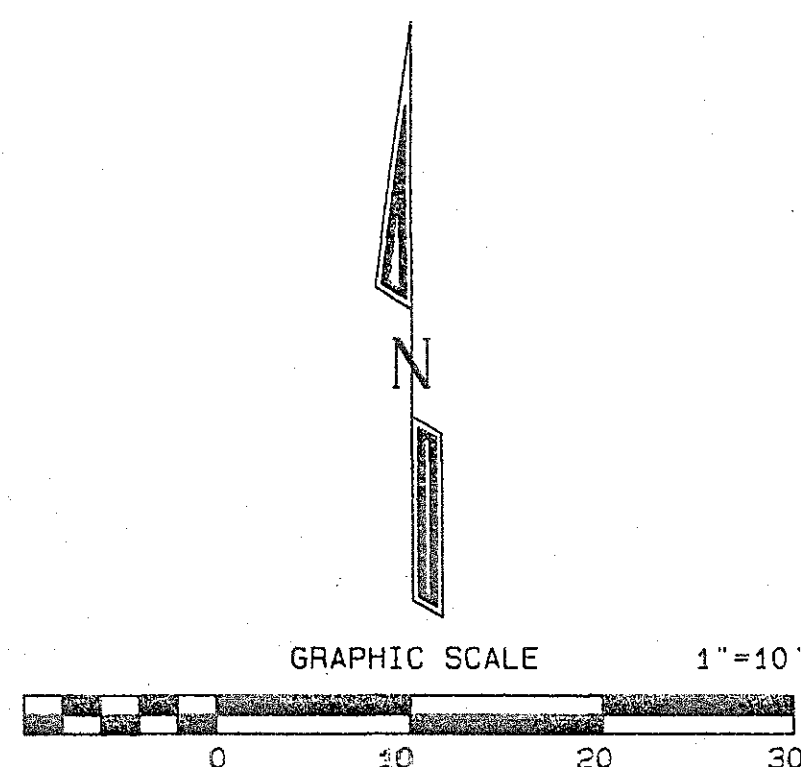


PITCHBLEND COURT

C	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	1°05'05"	9.88'	522.00'	9.88'	S89°27'27"E
C2	0°57'36"	8.75'	522.00'	8.75'	S88°26'06"E

*C23 02°02'41" 18.63' " 18.63' S88°58'40"E*

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



### LEGEND

- SET 2 1/4" ALUMINUM CAP  
DH SURVEYS INC LS 20677
- FOUND 2 1/4" ALUMINUM CAP  
DH SURVEYS INC LS 20677

### LANE SIMPLE SUBDIVISION

Located in the  
N 1/2 SW 1/4, SEC. 30, T1S,R1E,U.M.

**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

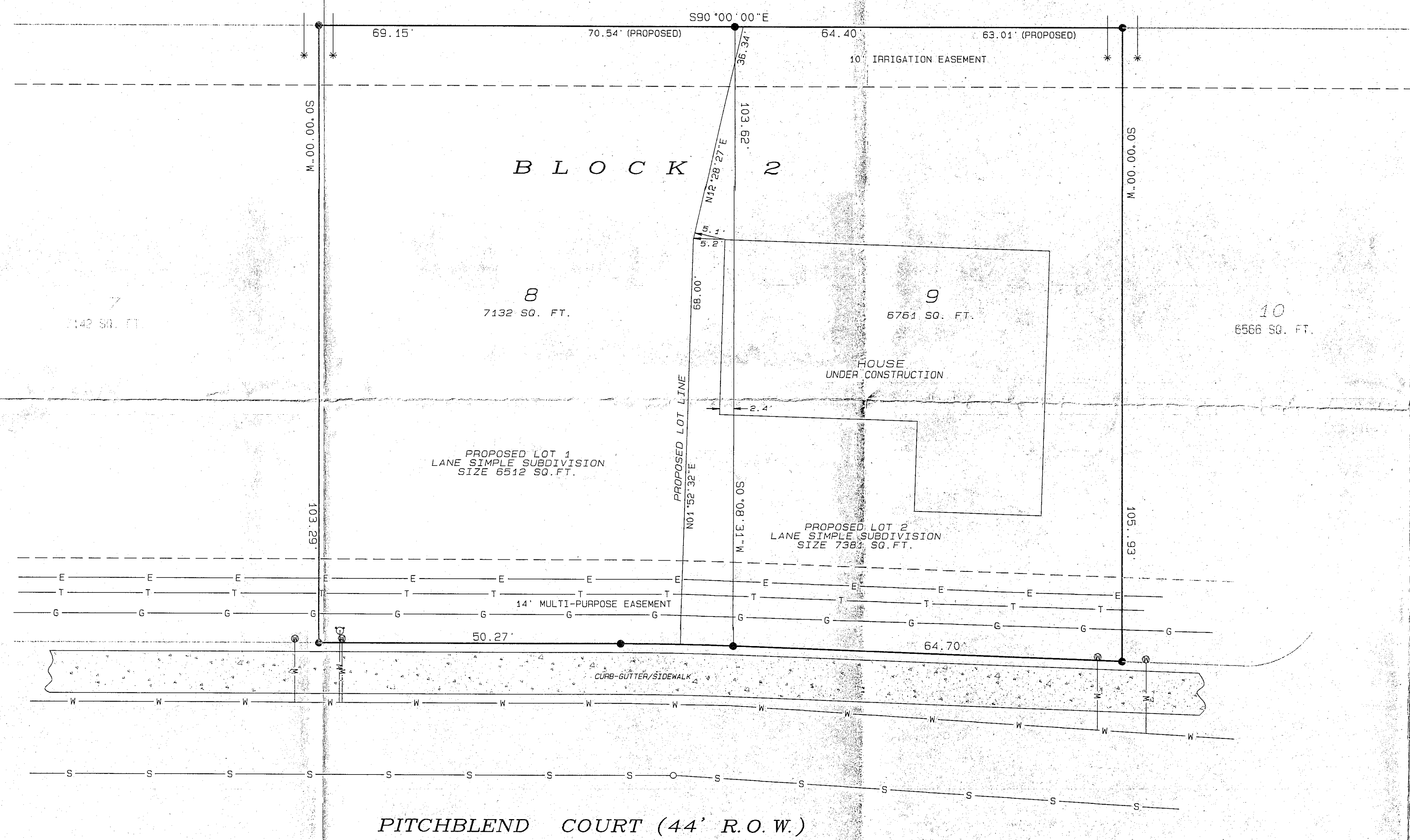
Designed By S.L.H.	Checked By M.W.D.	Job No. 595-01-01
Drawn By TMODEL	Date FEBRUARY, 2001	Sheet 1 OF 1

*RETURN TO JOE*

55-2001-053

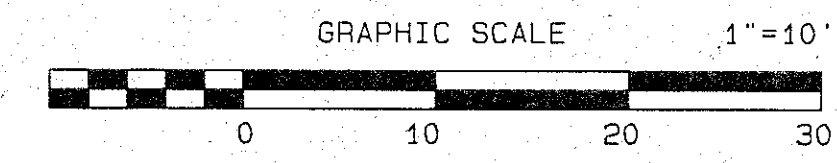
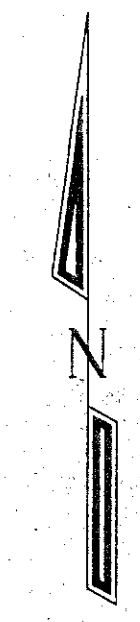
# LANE SIMPLE SUBDIVISION

## SITE / UTILITY COMPOSITE



### LEGEND & ABBREVIATIONS

- W — WATER LINE
- S — SANITARY SEWER
- T — UNDERGROUND TELEPHONE
- E — UNDERGROUND ELECTRIC
- \* IRRIGATION RIZER
- ⊙ WATER METER
- ⊕ FIRE HYDRANT
- 2 1/4" ALUM. CAP  
DH SURVEYS INC  
LS 20677
- ▨ CONCRETE



**LANE SIMPLE SUBDIVISION**  
**SITE/UTILITY COMPOSITE**

**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By S.L.H.	Checked By M.W.D.	Job No. 595-01-01
Drawn By TMODEL	Date FEBRUARY, 2001	Sheet 1 OF 1

FINAL SITE PLAN

RECEIVED  
 MAR 2 0 2001  
 COMMUNITY DEVELOPMENT DEPT.  
 550-100-55