

Table of Contents

File 1981-0065

Project Name: West Lake Park² - Lot 7 - Final Plat (replat)

Date 2/19/02

P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
		Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.
		Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.
X		*Summary Sheet – Table of Contents
X	X	Review Sheet Summary
X		Application form
X		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map
		Evidence of title, deeds
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
X	X	*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet	X	X	Boundary Survey & Split Map
X	X	Review Sheet Summary			
X		Review Sheets			
X	X	Letter from S. Lee Shehee, Jr. Pres. of Stewart Title to Edward Cary, State Liquor re: response to comments - 11/14/80			
X		Abstract of Title			
X	X	Signed Ballot for amendment to Covenants – 1/24/83			
X		Record of final plat			
X	X	Power of Attorney - ** - 7/23/81			
X	X	Planning Commission Minutes - ** - 7/28/81			
X		Development Application			
X	X	Letter from Ed Cary to Planning Dept. re: response to review comments – 7/23/81			
X		Deed			

June 23, 1981

Planning Department
559 White Avenue, Room 60
Grand Junction, CO 81501

Subject: Property Split of Lot 7 in Block 4 West Lake Park,
Mesa County, Colorado. Property address 715 West Mesa,
Grand Junction, Colorado, 81501.

~~Beak~~ into three parcels.
Split

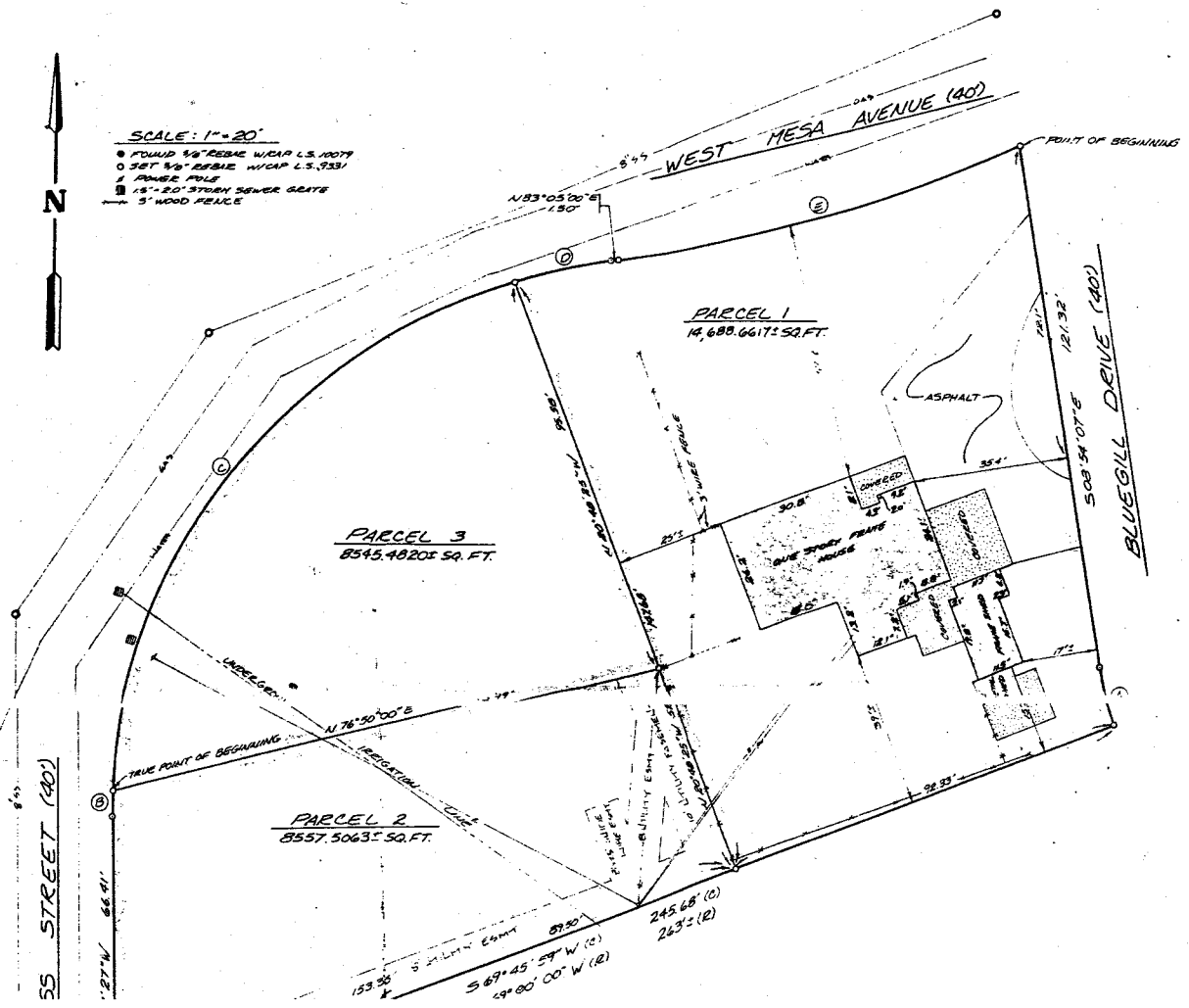
Parcel 1--Present home dwelling.
Parcel 2--for resale or site for one family dwelling.
Parcel 3--for resale or site for one family dwelling.

Respectfully Submitted,

Ed Cary
715 W. Mesa

James

SCALE: 1" = 20'
 0 FOUND 1/2" REBAR W/CAP L.S. 10079
 0 SET 1/2" REBAR W/CAP L.S. 3331
 1 POWER POLE
 1 15" 20' STORM SEWER GENTS
 1 3" WOOD FENCE



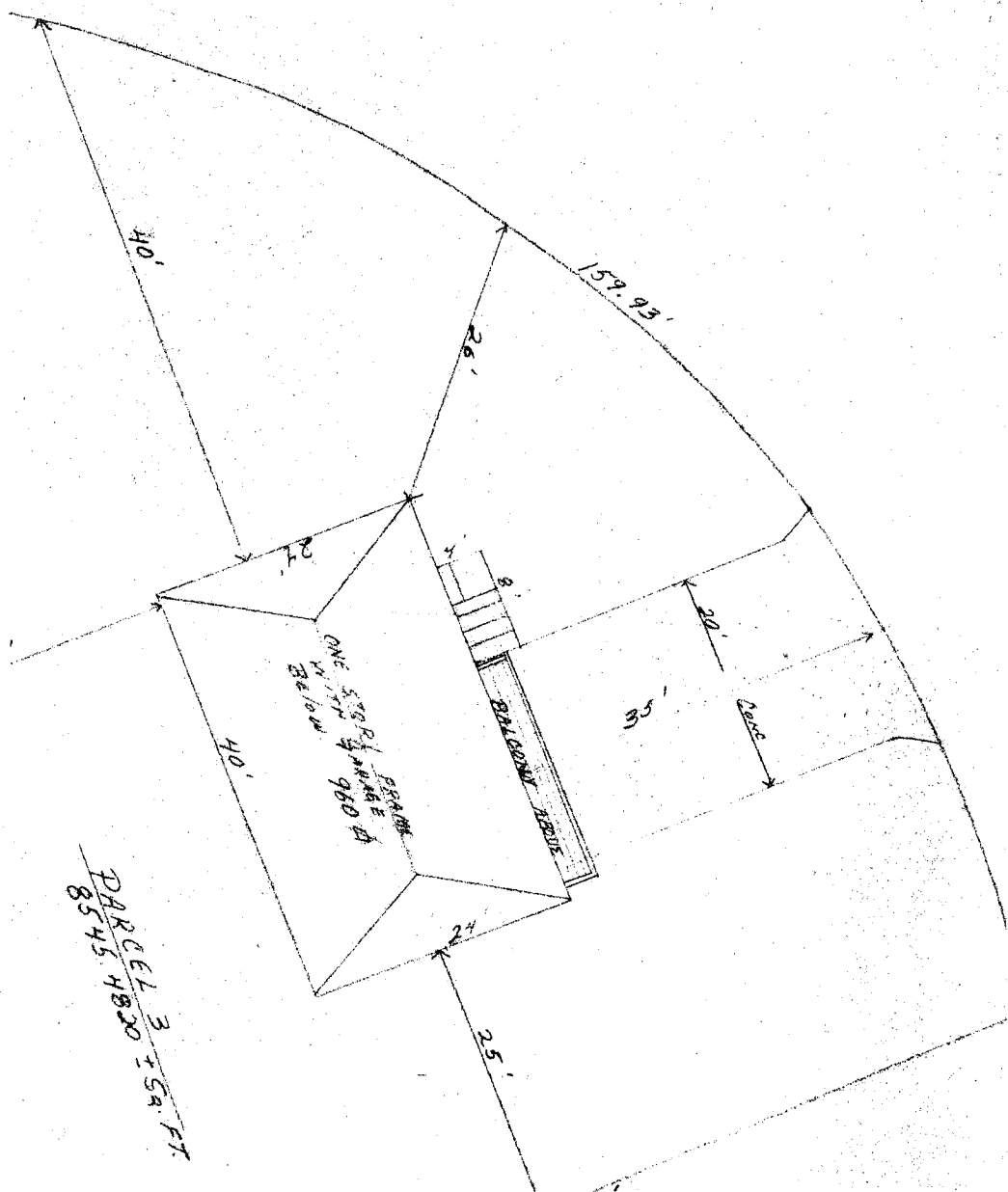
DESCRIPTIONS:

Parcel 1: A tract or part of Lake Park Subdivision being more particularly beginning at whose East line contained herein 121.32 feet, thence along said East line 54", thence along a (recorded) curve of 120° 40' 25" thence along a long chord bearing N 129.68 feet long chord bearing 00° E 1.50 feet, thence 96.10 feet, whence 17° 56' 32" to

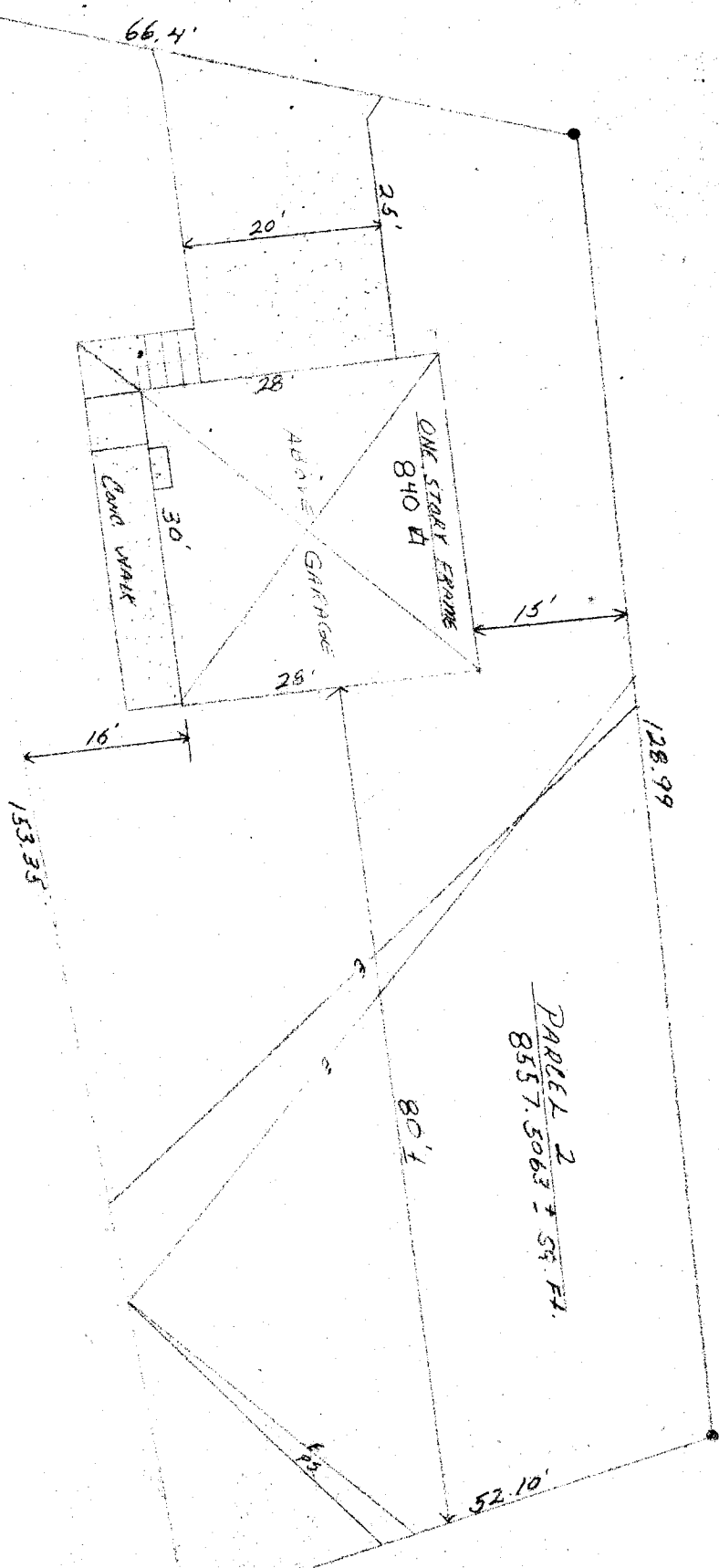
Parcel 2: A tract or part of Lake Park Subdivision being more particularly beginning at the South line of the 45' 59" wide and thence along a curve of a curve to the right and whose delta angle is 128.99 feet, thence along said South line to be S 63° 41'

Lake Park Subdivision being more particularly beginning at the West line of the portion to be thence along a curve to the right whose radius is 129 feet, thence along the true point to the right, thence 576' 4" to the beginning.

This is to certify that on the above plat is shown under my direct supervision and the information is pertinent to said above plat.



PARCEL 3
 8545.4820 ± 54. FT



Mesa County Planning
Department
559 White Avenue,
Room 60
Grand Junction, CO 81501

Subject: Names and addresses of adjacent property owners.

1. Carl South
2952 D $\frac{1}{2}$ Road
Grand Junction, CO 81501
#65-81
Owner of trailer park
on west side of street.
2. Albert Rodgers
645 Bluegill Drive
Grand Junction, CO 81501
#65-81
Owner on south side.
3. Kenneth Bairdi
722 West Mesa
Grand Junction, CO 81501
#65-81
Owner north side across
street.
4. J. P. Williams
1608 Bass
Grand Junction, CO 81501
#65-81
Owner south side.

Bob Gallin
9. Wash.

BALLOT

BOOK 1411 PAGE 868

As owner(s) of a tract or lot in West Lake Park Sub-division, Mesa County, Colorado, I (we) agree and elect that the Covenants and Building Restrictions for West Lake Park Subdivision recorded in Book 590, Page 391 of the records of the Mesa County Clerk and Recorder shall be amended by the addition of the following paragraph:

11. Lot Seven (7) in Block Four (4) West Lake Park Subdivision shall be divided into three separate lots described as follows:

Lot 7a:

A tract or parcel of land situated in Lot 7, Block 4 of West Lake Park Subdivision, County of Mesa, State of Colorado and being more particularly described as follows:
Beginning at the Northeast corner of said Lot 7, Block 4, whose East line bears S 08° 54' 07" E and all bearings contained herein to be relative thereto; thence S 08° 54' 07" E 121.32 feet, thence along the arc of a curve to the left 17.80 feet, whose radius is 90.0 feet, and a delta angle of 11° 19' 54", thence along the South line of said Lot 7 S 69° 00' 00" W (recorded) calculated to be S 69° 45' 59" W 92.33 feet, thence N 20° 48' 25" W 147.68 feet to a point on a curve to the right, thence along said curve to the right 22.83 feet, whose radius is 129.68 feet, with a delta angle of 10° 05' 12" and whose long chord bears N 78° 02' 24" E 22.80 feet, thence N 83° 05' 00" E 1.50 feet, thence along the arc of a curve to the left 96.10 feet, whose radius is 306.32 feet with a delta angle of 17° 58' 32" to the point of beginning.

Lot 7b:

A tract or parcel of land situated in Lot 7, Block 4 of West Lake Park Subdivision, County of Mesa, State of Colorado and being more particularly described as follows:
Beginning at the Southwest corner of said Lot 7, Block 4, whose South line is S 69° 00' 00" W (recorded) calculated to be S 69° 45' 59" W and all bearings contained herein to be relative thereto; thence N 00° 17' 27" W 66.41 feet, thence along the arc of a curve to the right 5.95 feet, whose radius is 129.68 feet and whose delta angle is 02° 37' 39", thence N 76° 50' 00" E 128.99 feet, thence S 20° 48' 25" E 52.10 feet, thence along said South line of Lot 7 S 69° 00' 00" W (recorded) calculated to be S 69° 45' 59" West 153.35 feet to the point of beginning.

Lot 7c:

A tract or parcel of land situated in Lot 7, Block 4 of West Lake Park Subdivision, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 7, Block 4, whose West line bears N 00° 17' 27" W and all bearings contained herein to be relative thereto; thence N 00° 17' 27" W 66.41 feet, thence along the arc of a curve to the left 5.95 feet, whose radius is 129.68 feet and whose delta angle is 02° 37' 39" to the true point of beginning, thence continuing along said curve to the right 159.93 feet, whose radius is 129.68 feet, whose delta angle is 70° 39' 41", thence S 20° 48' 25" E 95.58 feet, thence S 76° 50' 00" W 128.99 feet to the true point of beginning.

DATE	SIGNATURE OF OWNER OR OWNERS	ADDRESS
2 4/24/81	Jane R. Goodwin	635 Bluejill Dr.
3 4/24/81	Jean Rogers	645 Bluejill Dr.
4 4/24/81	Paul Condon	619 Bluejill Dr.
5 4/24/81	Mrs. R. H. Ross	615 Bluejill Dr.
6 4/24/81	Jan Cleveland	611 Bluejill Dr.
7 4/24/81	Arthur Baird	722 West Mesa
8 4/25/81	H. A. Hudson	603 Bluejill Tr. City
9 4/25/81	Manuel Enyes	1620 Kenner St
10 4/25/81	Mary Lou Terry	1630 Bluejill Dr.
11 4/25/81	Mrs. Helma Phillips	1640 Bluejill Dr.
12 4/25/81	Dessie Darden	1645 Bluejill Dr.
4/25/81	Francis F. Dumbley	604 Bluejill Dr.
13 4/25/81	Mrs. Warren Eckles	611 W. Mesa
14 7/25/81	Wanda Rock	612 W. Mesa
15 4/25/81	Scott Wood	620 W. MESA
16 4/25/81	V. J. Jankaus	619 W. Mesa
4/25/81	David J. Veng	630 W. Mesa
17 4/25/81	Ruth Atherton	606 W. Mesa Ave

DATE	SIGNATURE OF OWNER OR OWNERS	ADDRESS
4/25/81	Aled Peterson	501 W. MESA AVE
18 4/25/81	Dwight Dunlap	1625 Poplar
19 4/25/81	Samuel W. Schaffer	1615 Poplar
20 4-25-81	Raym. Lane	1605 Poplar Dr.
21 4-25-81	Theresa L. Grede	1705 Poplar Dr.
22 4-25-81	Charles Teed	516 W. Mesa Ave
23 4/26/81	G. H. Nelson	710 W. Mesa, Ave
24 4/26/81	James B. Carr	630 Bluegill Dr
25 4/26/81	John H. Frick	620 Bluegill
26 4/26/81	Judith A. Coombe	11610 Bluegill Dr
27 4/26/81	Ralph Schul	520 W. Mesa Ave
28 4/26/81	Theresa Cairns	530 W. Mesa Ave.
29 4/26/81	K. Sammons/W. Welch	1715 Poplar Ave
30 4-26-81	Kenneth S. Jones	725 W. Orchard av.
31 4-26-81	Linda Ludwig	1825 Pass
4-26-81	Laura H. H.	1815 Soss St.
32 4-28-81	Yang Bero	635 W. MESA
33 4-28-81	E. H. Almond	700 W. Mesa Ave
34 5/4/81	Ann Hansen	967 W. Orchard Ave
5/4/81	Ann Hansen	971 W. Orchard Ave
35 5/4/81	R. H. String	1801 Bass St
36 5/4/81	John T. Munro	710 Lakeshore Dr
37 5/4/81	Mr & Mrs Jerry Pollock	650 Lake Shore Dr

DATE SIGNATURE OF OWNER OR OWNERS

ADDRESS

5-4-91 Ray E. Lantz

742 Lehigh Dr



Westlake Park
Subdivision

Sanctity of Contract

STEWART TITLE
OF GRAND JUNCTION, INC.

S. LEE SHEHEE, JR.
President

660 Rood Avenue
Grand Junction, Colorado 81501
(303) 245-6950

November 14, 1980

Nels Cary 242-3251 (State Liquor)
Mr. Edward S. Cary - 242-4743
715 W. Mesa Street
Grand Junction, Colorado 81501

Dear Mr. Cary;

In response to your question concerning the insurability of Lot 7 of Block 4 in WEST LAKE PARK SUBDIVISION with respect to a split of said Lot 4, the following would have to be satisfied:

- 1) The Covenants and Building Restrictions as recorded on October 13, 1953 in Book 590 at Page 391, Mesa County records would have to be amended in accordance with the provisions contained therein to allow for your proposed split of said Lot 4.
- 2) The Amended Covenants and Building Restrictions would then have to be duly filed and recorded in the records of the Mesa County Clerk and Recorder.
- 3) Pending approval of the split by the Mesa County Planning Commission or other governmental body having jurisdiction, and an examination of the title to the property, a Title Insurance commitment could be issued.

Thank you for your request and patience. I hope this answers your needs. Should you wish further information or assistance Stewart Title of Grand Junction is at your disposal.

Sincerely Yours,

S. Lee Shehee, Jr.
President

existing deed

REVIEW SHEET SUMMARY

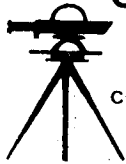
FILE NO. 65-81 DUE DATE 7/13/81
 ACTIVITY Final Plat (Replat)
 PHASE _____ ACRES _____
 LOCATION Lot 7 Blk. 4 West Lake Park
 PETITIONER Edward S. & Virginia, G. Cary
 PETITIONER ADDRESS 715 W. Mesa, Grand Junction, CO 81501
 ENGINEER _____

OVERALL CONSIDERATIONS

- OVERALL COMPATABILITY
No problem
- CONSISTENCY
Could create a geohazard because of slope involved
- ADJACENT PROPERTY
Need further examination of the lots in question
- CHANGE IN THE AREA
see consistency problem
- TRAFFIC IMPACT
because of slope, a traffic hazard could be created

HAS NOT BEEN ADDRESSED
 HAS NOT BEEN ADDRESSED
 HAS NOT BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7/8/81	Transportation Engineer	No Comment.
7/10/81	City Engineer	Power of attorney should be granted for full-half street improvements on Bass Street, West Mesa Avenue and Bluegill Drive. Utilities in the street should be shown on the plan. I assume they exist but am not sure about their location since the submittal does not show them as required.
7/13/81	City Utilities	What will happen to the existing underground irrigation line?
7/15/81	Staff Comments	1) Are these lots buildable due to the grade involved along Mesa and Bass St.? 2) Where are proposed structures to be situated on the 2 vacant lots. Possible a sketch plan could be provided to indicate potential building site. 3) POA or Improvement Agreements for Bass & Mesa needed.
7/15/81	Mt. Bell LATE	We request easements as shown on plat.
7/21/81	Public Service LATE	Gas: No objections to this project. HT 7-7-81 Electric: Request an 8' x 25' pocket easement for existing guy wires as shown on sketch, an 8' easement the centerline of which goes from the existing pole on the South side of parcel 2 to the common point between parcels 1, 2, & 3, and an 8' easement adjacent to the south side of parcel 2. THI 7-9-81.



**COLORADO WEST
SURVEYING COMPANY**

comprehensive land planning
complete surveying service

835 COLORADO AVENUE • 303 245-2767 • GRAND JUNCTION, COLORADO 81501

July 23, 1981

City Planning Department
Grand Junction, Colorado 81501

Dear Planning Staff:

This letter is in response to the review comments dated July, 13, 1981, our job order # UM 8-9C-1.

The overall considerations will be addressed in the agency comments.

A power of attorney for the adjacent streets accompanies this letter.

The existing utilities, sewer, water and gas are now shown on revised drawings, also accompanying this letter.

The existing underground irrigation line can and will be re-located at the time of construction.

The new lots are buildable, utilizing the accompanying plans.

Mountain Bell and Public Service will be granted the appropriate easements (see accompanying drawings).

Thank you for your time and attention.

Yours very truly,

Edward S. Cary

ESC/lr

REVIEW SHEET SUMMARY

FILE NO. 65-81 DUE DATE 8/16/81
 ACTIVITY Final Plat (Replat)
 PHASE _____ ACRES _____
 LOCATION Lot 7 Blk 4 West Lake Park
 PETITIONER Edward S. & Virginia G. Cary
 PETITIONER ADDRESS 715 West Mesa, Grand Junction, CO 81501
 ENGINEER _____

OVERALL CONSIDERATIONS

- OVERALL COMPATABILITY**
- CONSISTENCY**
- ADJACENT PROPERTY**
- CHANGE IN THE AREA**
- TRAFFIC IMPACT**

NONE OF THESE
 CONSIDERATIONS
 HAVE BEEN
 ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>REREVIEW</u> <u>COMMENTS</u>
8/11/81	City Engineer	Powers of Attorney should be granted for full street improvements to Bass Street, West Mesa Ave. and Bluegill Drive.
8/17/81	City Utility	None.
7/28/81	RINKER/LITTE PASSED 6-0 A MOTION TO SUBMIT TO CITY COUNCIL FOR CONSIDERATION #65-81, REPLAT OF LOT 7, BLOCK 4 OF WEST LAKE SUBDIVISION, BY EDWARD S. CARY, LOCATED AT THE SOUTHWEST CORNER OF WEST MESA AND BLUEGILL STREETS; WE HEREBY RECOMMEND TO CITY COUNCIL #65-81, REPLAT OF LOT 7, BLOCK 4 OF WEST LAKE SUBDIVISION, BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS: THAT STAFF COMMENTS BE RESOLVED AND THAT THE COVENANTS BE RELEASED AND RECORDED.	

