Table of Contents

File_1988-0024

Project Name: Text Amendment - Section 6-8-2A1.b deleting engineers certificate Castor

P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some								
r	c	instances, not all entries designated to be scanned by the department are present in the file. There are also documents								
e s	a	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.								
e	n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick								
n	e	guide for the contents of each file.								
t	d	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	Table of Contents								
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								
		Reduction of assessor's map								
	Г	Evidence of title, deeds, easements								
	Г	*Mailing list to adjacent property owners								
		Public notice cards								
		Record of certified mail								
		Legal description								
		Appraisal of raw land								
	Γ	Reduction of any maps – final copy								
		*Final reports for drainage and soils (geotechnical reports)								
		Other bound or non-bound reports								
		Traffic studies								
		*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	Review Sheet Summary								
X	1	Review Sheets								
X		Development Summary								
X		Development Application – 7/5/88 City Council Minutes - ** - 8/17/88								
X										
X										
		7/5/88								
X	X	Letter from Michael Drissel to Planning Dept. re: plattin requirements are extreme-7/1/88								
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Monument Surveying Company

1005 North 12th Street, #206 • Grand Junction, Colorado 8,1501 • (303) 241-1273

July 5,1988

Grand Junction Planning Department 205 Nth 5th Street Grand Junction Co. 81501

Re: City Section 6-8-2A 1.b Submittal Requirements

To Whom it May Concern,

This letter is to request a change in the text concerning submittal requirements of subdivisions within the juristiction of the Grand Junction Planning Department. What is being refered to is City Section 6-8-2A 1.b concerning the certification of both a Professional Land Surveyor and Professional Engineer upon a Subdivision Plat.

Section 6-8-2A 1.b reads "The plat shall be prepared and certification made as to its accuracy and placement of monuments as described by a registered land surveyor licensed to do such work in the State of Colorado." Please note this falls within the definitions of what a land surveyor may do in accordance with Colorado State law. The next sentence reads "A licensed engineer's certification shall also be required on the plat indicating that it conforms to this Code and all applicable State laws. Herein lies the problem, as I and other Professional Land Surveyor's intreprut the law governing our professions.

If you will examine the enclosed copies of the laws that define the Practice of Engineering of Professional land Surveying you will note there is a definite distinction as to what a land surveyor may do and what a engineer may do especially reguarding a plat.

There is no question as to an engineer certifying a set of construction drawings but what the you are requiring is that they certify a palt that concerns the establishment and interpretation property lines which definetly does not fall with the scope as defined.

So it is here by requested that the portion of City Section 6-8-2A 1.b that reads " A licensed engineer's certificatin shall be required on the plat indicationg that it conforms to this Code and all applicable State laws", to be stricken.

Original Do NOT Remove From Office #24 88

Sincely Yours

Cecil D. Caster

Cenil al. Gart

Registered Professional Land Surveyor

Western Colorado Surveyors

CHAPTER-PROFESSIONAL LAND SURVEYORS OF COLORADO, INC.

SCOTT K. THOMPSON, PRES. 2932 KATHY JO LANE GRAND JUNCTION, CO 81503 O: 243-6067

MICHAEL DRISSEL, VICE PRES. 490 MEADOW ROAD GRAND JUNCTION, CO 81501 O: 245-8749

FRED A. WEBER, SEC'Y-TREAS. 632 31½ ROAD GRAND JUNCTION, CO 81504 O: 244-1822



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JESSE MESSENGER

P.O. BOX 104, 2213 HWY 92 **AUSTIN, CO 81401** PH: 835-3953

July 1, 1988

City Planning Dept. Grand Junction

RE: Subdivision Platting Requirements

Dear Sir,

It has come to my attention, through some of the surveyors in the valley, that a part of your subdivision plat requirements are extreme for platting requirements. The last sentence in Item B that states, "A licensed engineer's certification shall also be required on the plat indicating that it conforms to this code and all applicable State laws." We are not sure what the city is looking for here. Licensed surveyors are already dictated by state law that their plats conform to and meet all applicable codes.

Having an engineer verify their compliance with these laws is unnecessary, and not serving the general public adequately. All engineers are not licensed surveyors and are not qualified to know if all applicable state laws have been followed.

The professional surveyor in Colorado is well educated and able to certify to his own work without the verification of an engineer. Requiring a double certification on subdivision plats, does not insure a better quality plat, it only insures a higher cost to the owner.

We would like you to take a closer look at this requirement to see if this item might be better worded. Hopefully we can help make your requirements more practical for you, engineers, surveyors, and the public. Thank-you for your time.

Respectfully submitted:

Michael W. Drissel PLS

President W.C.L.S.

REVIEW SHEET SUMMARY

	24-88 TITLE HEAD	IEXT Amendment DING Section 6-8-2A:1b DUE DATE 7/20/88
ACTIVITY -	PETITIONER - LOCATI	ON - PHASE - ACRES Activity: To amend section 6-8-2A:1b
regarding	certification of t	he technical requirements of a plat. Petitioner: Cecil
Caster		
PETITIONER	ADDRESS 1005 Nor	th 12th Street, #206 Grand Junction, CO 81501
ENGINEER	n/a	
DATE REC.	AGENCY	<u>COMMENTS</u>
NOTE: WR	ITTEN RESPONSE B	Y THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
A I	MINIMUM OF 48 HO	URS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.
7/11/88	MINIMUM OF 48 HO	Suggest instead of striking the second sentence, that said sentence read: "Such registered land surveyor shall also certify that such plat conforms to all applicable requirements of the Development Code of the City of Grand Junction and all applicable state laws and regulations."
	MINIMUM OF 48 HO	Suggest instead of striking the second sentence, that said sentence read: "Such registered land surveyor shall also certify that such plat conforms to all applicable requirements of the Development Code of the City of Grand Junction
7/11/88	MINIMUM OF 48 HO	Suggest instead of striking the second sentence, that said sentence read: "Such registered land surveyor shall also certify that such plat conforms to all applicable requirements of the Development Code of the City of Grand Junction and all applicable state laws and regulations."

MOTION: (MADSEN/CAMPBELL) 6-0 TO APPROVE SUBJECT TO STAFF COMMENTS.

on 1/25/88

development summary



File		24-88	N. I	Text Amendment	Date	8/3/88	
FILE	#	24-00	Name	TEXT AMENUMENT	Date	0/ 3/ 00	
	77		1 Tallic		 2,440		

PROJECT LOCATION:

PROJECT DESCRIPTION: A request to amend section 6-8-2A.1.b to delete the portion that reads, "A licensed engineer's certificate shall also be required on the plat indicating that it conforms to this Code and all applicable State laws."

REVIEW SUMMARY (Major Concerns)							
POLICIES COMPLIANCE	YES	№ *	TECHNICAL REQUIREMENTS	SATISFIED	NOT : SATISFIED		
Complies with adopted policies			Streets/Rights Of Way				
Complies with adopted criteria		t. Sp	Water/Sewer				
Meets guidelines of Comprehensive Plan			Irrigation/Drainage				
			Landscaping/Screening				
			Other:				

^{*} See explanation below

The requirement in the Code for an engineer's certificate on all plats is not consistent with the State's distinction between a professional land surveyor and a professional engineer. Additional reports, studies and special plans that may be required with a plat, as outlined in section 5-6 of the Zoning and Development Code, still require certification by a professional engineer or other appropriate professional.

STATUS & RECOMMENDATIONS:

The City Attorney suggested instead of striking the second sentence, that said sentence read: "Such registered land surveyor shall also certify that such plat conform to all applicable requirements of the Development Code of the City of Grand Junction and all applicable state laws and regulations."

Planning Commission Action

8/2/88 Recommended approval with the City Attorney's suggested verbiage.

	Text Amendment zone	
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review agencies —	A B C D E F G H I J K L M N O P Q R S T U V W X Y Z AA BB CC DD	EE
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City Engineer Transportation Engineer		-
City Parks/Recreation		
City Fire Dept. City Police Dept.		
County Planning	DO BEE BEE BEE BEE BEE BEE BEE BEE BEE BE	
County Engineer County Health		
County Parks/Recreation		
Comprehensive Planning		-
Floodplain Administration G.J. Dept. of Energy		
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Drainage		
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