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# Monument Surveying Company

1005 North 12th Street, #206 • Grand Junction, Colorado 81501 • (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 jurisdiction of the Grand Junction Planning Department. What is being referred 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 interpret 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 an engineer may do especially regarding a plat.

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

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

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Do NOT Remove  
From Office

#24 88

Sincerely Yours

Cecil D. Caster

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  
H: 241-9367

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

FRED A. WEBER, SEC'Y-TREAS.  
632 31 1/2 ROAD  
GRAND JUNCTION, CO 81504  
O: 244-1822



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PH: 835-3953

July 1, 1988

City Planning Dept.  
Grand Junction

RE: Subdivision Platting Requirements

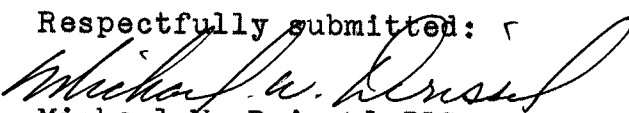
Dear Sir,

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

FILE NO. 24-88 TITLE HEADING Text Amendment Section 6-8-2A:1b DUE DATE 7/20/88

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Activity: To amend section 6-8-2A:1b regarding certification of the technical requirements of a plat. Petitioner: Cecil Caster

PETITIONER ADDRESS 1005 North 12th Street, #206 Grand Junction, CO 81501

ENGINEER n/a

DATE REC.            AGENCY                            COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

7/11/88	City Attorney	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."
7/20/88	City Engineer	I agree.
7/20/88	Planning Dept.	The proposed amendment would apply to certification of the technical requirements of the plat. Additional reports, studies and special plans that may be required, as outlined in section 5-6 of the Zoning and Development Code, may require certification by a professional engineer or other appropriate professional.

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

*sent 7/25/88*

# development summary



File # 24-88 Name Text Amendment Date 8/3/88

**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		NO*		TECHNICAL REQUIREMENTS	SATISFIED		NOT SATISFIED*	
Complies with adopted policies					Streets/Rights Of Way				
Complies with adopted criteria					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.

