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File 1988-0041

Project Name: Ely Minor Subdivision – 1639 F 1/16 Rd (Lowell Lane) Dale Ely and Altha Ely

P r e s e n t	S c a n n e d	<p>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.</p> <p>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.</p> <p>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.</p>
X	X	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, easements
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		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
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		Other bound or non-bound reports
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		*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)
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>		
X	X	Action Sheet
X		Review Summary
X	X	Review Sheet Summary
X		Development Application – 10/4/88
X	X	Planning Commission Minutes - ** - 11/1/88
X		Public Notice Posting – 10/21/88
X		Ely Minor Subdivision Plat
X		Request for Treasurer's Certificate of Taxes Due – 9/26/88
X	X	Site Plan
X		Warranty Deed between Lowell Mason Clear and Charlotte Jackson Clear and Lawrence Ely and Marjorie Ely – 7/16/70
X		Warranty Deed between Minnie Wells Cheney and Virginia R. Cheney and Dale I. Ely and Altha A. Ely – 3/23/63
X		Development Summary – 10/14/88
X	X	Avigation Easement - 9/88 – Copy to City Clerk

IMPACT STATEMENT /PROJECT NARRATIVE

We purpose to divide lot 022 on Lowell Lane for the purpose of building a home in a few years. The building will be a one family dwelling that will fit in with the style of existing homes.

Original
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From Office

#41 88

Patricia G Moore
612 27 $\frac{1}{4}$ Road
Grand Junction, Co 81506

John Malan
1531 Lowell Lane
Grand Junction, Co 81506

Patricia G Moore
R. R. 7 Box 694
New Braunfels, Texas 78130

L. A. Brodak
2741 F Rd
Grand Junction, Co 81506

Green Valley Estates
2957 N. Ave.
Grand Junction, Co 81504

Gerald L. Kelley
2737 F Road
Grand Junction, Co 81506

Leslie R. Williams
607 $\frac{1}{2}$ Broken Spoke
Grand Junction, Co 81504

Peterson House
111TD 102 S. Tejon St.
Suite 1100
Colorado Springs, Co 80903

Jack Himelwright
P.O, Box 1538
Place D-ARMS
Montreal, PQ Canada
H2y3k8 FC00046

Richard E. Fulton
1556 Wellington
Grand Junction, Co 81506

James G. Ensley
2734 F Road
Grand Junction, Co 81506

Dale Ely
2736 F Road
Grand Junction, Co 81506

Robert R. & Leona Sisac
2742 F Rd
Grand Junction, Co 81506

Marion L. Howard
601 27 $\frac{1}{2}$ Rd
Grand Junction, Co 81506

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EXHIBIT A

THIS EASEMENT is made and entered into by and between the WALKER FIELD, COLORADO, PUBLIC AIRPORT AUTHORITY, a body corporate and politic and constituting a political subdivision of the State of Colorado, hereinafter called GRANTEE, and Dale L. & Altha A. Ely

hereinafter, GRANTOR;

WHEREAS, Grantee is the owner and operator of Walker Field Airport situated in the County of Mesa, State of Colorado, and in close proximity to the land of Grantor, and Grantee desires to obtain and preserve for the use and benefit of the public a right of free and unobstructed flight for aircraft landing upon, taking off from, or maneuvering about said airport; and

WHEREAS, Grantor is the owner in fee simple of that certain parcel of land situated in the County of Mesa, State of Colorado, to wit:

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor, for himself, his heirs, administrators, executors, successors and assigns, does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns, for the use and benefit of the public, an easement and right of way appurtenant to Walker Field Airport, for the passage of all aircraft ("aircraft" being defined for the purposes of this instrument as any device known or hereafter invented, used or designed for navigation or flight in the air) by whomsoever owned and operated, in the navigable airspace above the surface of Grantor's Property to an infinite height above said Grantor's property, together with the right to cause in said airspace such noise and vibrations, smoke, fumes, glare, dust, fuel particles and all other effects that may be caused by the normal operation of aircraft landing at or taking off from or operating at or on said Walker Field Airport, and Grantor hereby waives, remises and releases any right or cause of action which Grantor now has or which Grantor may have in the future against Grantee, its successors and assigns, due to such noise, vibrations, smoke, fumes, glare, dust, fuel particles caused by the normal operation of such aircraft.

FURTHER, Grantor hereby covenants, for and during the life of this easement, that Grantor:

(a) shall not hereafter construct, permit or suffer to maintain upon said land any obstruction that extends into navigable airspace required for use of said airport runway surfaces; (Navigable airspace is defined for the purpose of this instrument as airspace at and above the minimum flight altitudes, including take off and landing, as prescribed in Federal Aviation Administration Federal Air Regulations Part 91, and as such regulations are amended.)

(b) shall not hereafter use or permit or suffer use of said land in such a manner as to create electrical or electronic interference with radio communication or radar operation between the installation upon Walker Field Airport and aircraft, or to make it difficult for flyers to distinguish between airport lights and others or to result in glare in the eyes of flyers using the said airport, or to impair visibility in the vicinity of the airport, or otherwise to endanger the landing, taking off or maneuvering of aircraft.

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Grantor agrees the aforesaid covenants and agreements shall run with the land for the benefit of Grantee, its successors and assigns, until said airport shall be abandoned and shall cease to be used for public airport purposes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this 26th day of September, A.D. 1988.

Dale L. Ely

Altha A. Ely

STATE OF COLORADO)
) ss:
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 26 day of September, A.D. 1988, by DALE L. ELY AND ALTHA A. ELY.

My Commission expires: 3-5-90.

[Signature]
Notary Public
 P.O. Box 400
 GRAND JOT, CO 81502

City water lines
City Sewer Lines

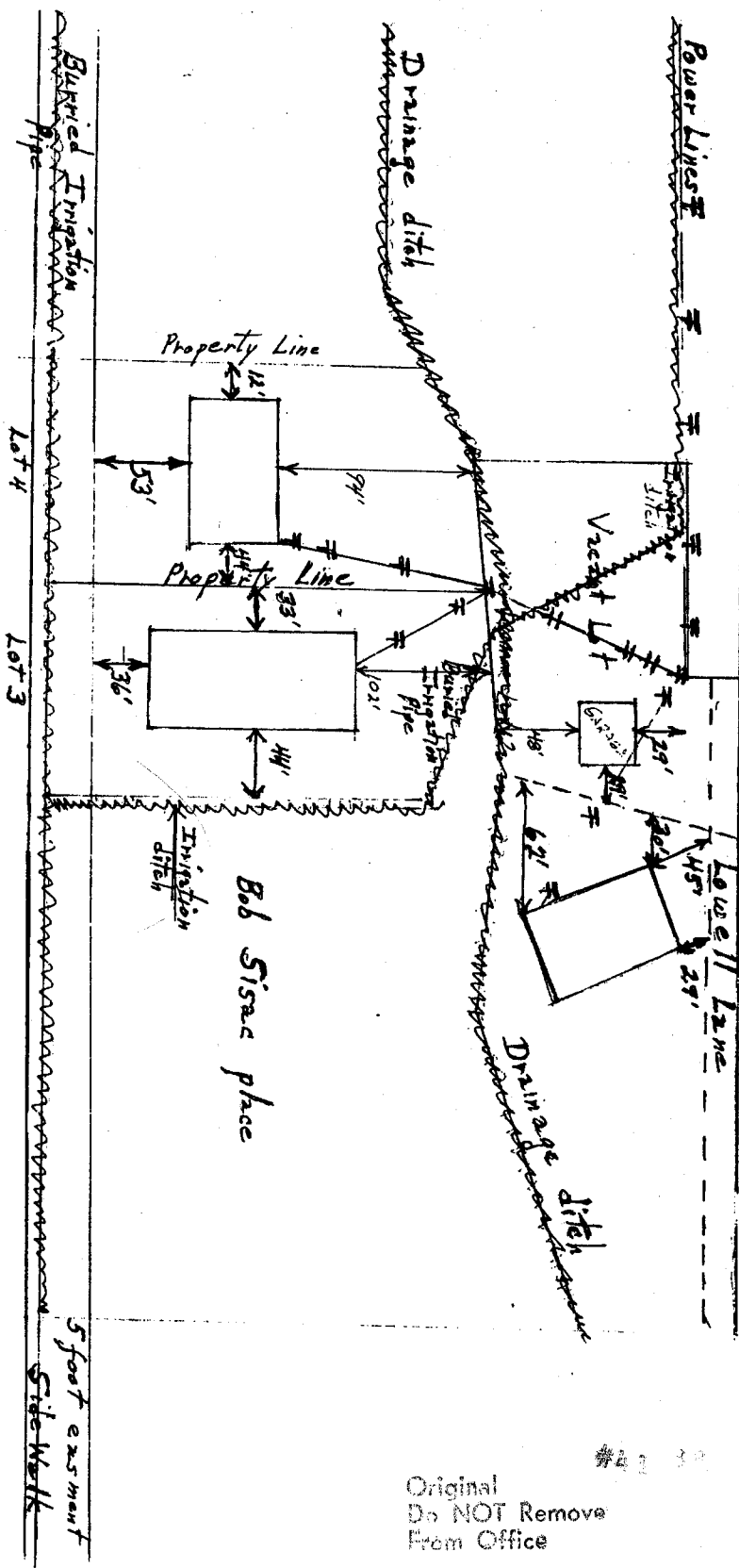
Lot 2

Power Lines

Lot 1

City water lines
City Sewer Lines

Site Plan



ELY MINOR Subdivision

Zoned single family dwellings

PATTERSON Rd.

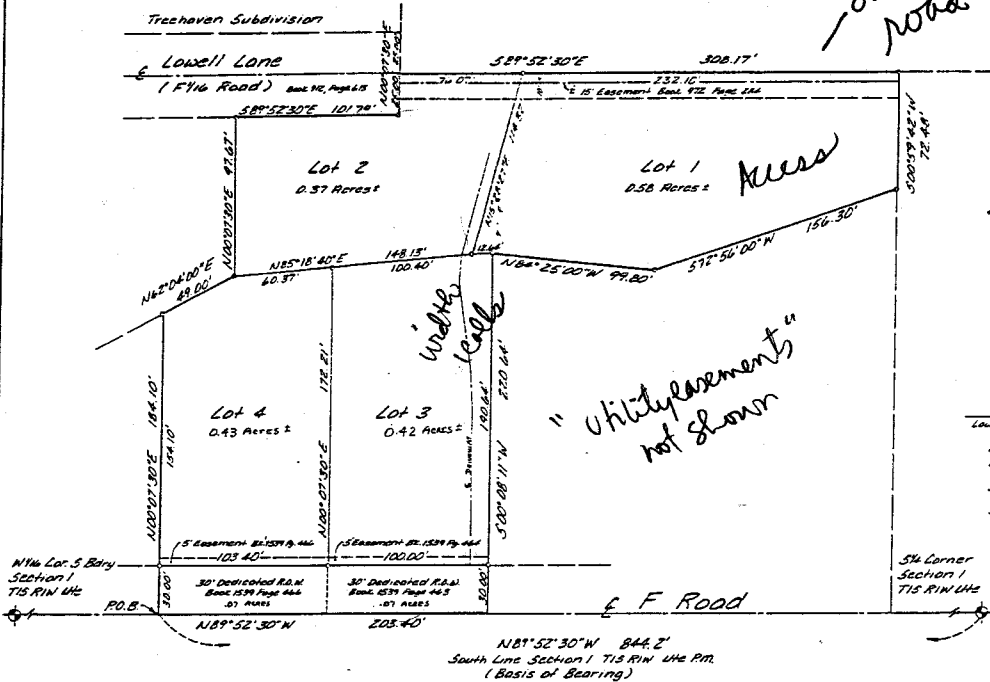
Lot 4

Lot 3

5 foot easement Side Walk

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ELY MINOR SUBDIVISION

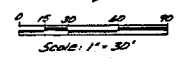


dedicate road

"Whitty easements" not shown

Legend
 * Mesa County Survey Marker
 • Set 318' Rebar w/ Cap LS 23877

Area Summary
 Total Area in Lots = 1.80 Acres
 Total Area in R.O.M. = .14 Acres
 Total Area = 1.94 Ac. = 100%



NOTICE: ACCORDING TO COLORADO LAW YOU MUST OBTAIN AN "E.L.S." (ELECTRONIC LOCATION STATEMENT) FROM A LICENSED SURVEYOR BEFORE YOU PLACE ANY SURVEY MARKERS ON THE GROUND. THIS STATEMENT MUST BE COMPLETED AND FILED WITH THE STATE OF COLORADO AT THE TIME OF THE CERTIFICATION OF THIS MAP.

Surveyor's Certificate
 I, Daniel L. Brown, certify that the accompanying Plat of Ely Minor Subdivision has been prepared under my direct supervision and accurately represents a field survey of the same.
 Daniel L. Brown, D.E.D. Surveying Systems Inc.
 P.L.S. No. 23877

+Complied w/ zoning code + cas 38-51-107 et seq.

DEDICATION

Known all men by these presents:
 That we undersigned, Lawrence Ely, Dale L. Ely and Rhina R. Ely, are the real owners of land real property situated in the S1/4 of the SE1/4 of the S1/4 of Section One, Township 1 South, Range 1 West of the 1st Meridian, T1S of Grand Junction, County of Mesa, State of Colorado, as shown on the accompanying plan, said plat being additionally described as follows:
 Beginning at a point which is 844.2 feet west of South Quarter Corner of Section One, and considering the South line of said Section to bear N 89° 52' 30" W with 611 bearings contained therein to be read in the north, said point being the point of beginning, thence N 89° 52' 30" E, 101.78 feet, thence N 89° 52' 30" E, 89.00 feet, thence N 89° 52' 30" E, 97.67 feet to a point on the southerly right-of-way of Lowell Lane, thence along said right-of-way of Lowell Lane, thence along said southerly right-of-way of Lowell Lane, N 89° 52' 30" E, 25.00 feet, thence (bearing said right-of-way) S 89° 52' 30" E, 308.17 feet, thence S 89° 52' 30" E, 75.28 feet, thence S 89° 52' 30" E, 136.40 feet, thence N 89° 52' 30" W, 97.67 feet, thence S 89° 52' 30" W, 122.64 feet to a point on said South line of Section One, thence N 89° 52' 30" W, 85.40 feet to the Point of Beginning, also being described in Block 348, Page 447, Block 41, Page 937 and Block 466, Page 806 of the Mesa County Clerk and Recorder's Office, containing 1.94 Acres more or less.
 Subject to existing rights-of-way and easements.
 That said owners have caused the said real property to be laid out and surveyed as Ely Minor Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.
 That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public, forever, and hereby agrees to the City of Grand Junction, County of Mesa, State of Colorado, all of the said real property shown on the accompanying plat, together with the responsibility of maintaining, improving and providing facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to install, maintain and repair, with perpetual right of ingress and egress for installation and maintenance of such lines, such easements and rights shall be utilized in a permanent and permanent manner.
 In Witness Whereof said owners have caused their names to be hereunto subscribed this _____ day of _____ A.D.

Lawrence Ely _____ Dale L. Ely _____ Rhina R. Ely _____
 State of Colorado)
 County of Mesa) S.S.
 The foregoing instrument was acknowledged before me this _____ day of _____ A.D. by _____
 My Commission Expires _____ Notary Public
 Address _____

Clerk & Recorder's Certificate
 State of Colorado)
 County of Mesa) S.S.
 I hereby certify that this instrument was filed in my office of _____ Block _____ in this _____ day of _____ A.D. and is duly recorded in Plat Book No. _____ Page _____ Fees \$ _____

Clerk and Recorder _____ Deputy
 City Approval _____
 This plat of Ely Minor Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado is approved and accepted on this _____ day of _____ A.D.
 City Manager _____ President of Council
 Director of Development _____ Grand Junction City Engineer
 Chairman, Grand Junction City Planning Commission _____

ELY MINOR SUBDIVISION	
Situated in the S1/4 S1/4 S1/4 Section One T1S R1W 4E PM	
Drawn by: Dale Ely	Surveyed by: D.L.B.
Scale: 1" = 30'	Drawn by: A.H.
Date: Sept 27, 1988	Checked by: _____
	Approved by: _____
	File No: E-8084

define these

city of gjt

Title information

- I'd like to see this

Sewer water easements along lot lines

Original Survey Removal

REVIEW SHEET SUMMARY

FILE NO. 41-88 TITLE/HEADING Ely Minor Subdivision DUE DATE 10/14/88
 ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Dale Ely Location: 1639 F 1/16
Road Acres: 1.94

PETITIONER ADDRESS 2736 F Road Grand Junction, CO 81506

ENGINEER _____

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.

10/14/88	Development Dept.	The 25' ROW dedication for Lowell Lane should be extended to Lot 1 to provide legal access and the required minimum street frontage of 15' for any lot in RSF-8 (Section 4-2-4B). As per the amended Section 6-8-2A.1.b. of the Zoning and Development Code, the plat should include a statement certifying that it conforms to all applicable requirements of the Development Code of the City of Grand Junction and all applicable state laws and regulations. As per Section 6-8-2A.1.n., types of easements should be indicated. There is a type of the signature block "President of Council". A title/abstract company certificate (provided by this department) will be required and must be filled out and recorded with the final plat. The \$225 parks and open space fee must be paid before the plat is recorded.
10/05/88	Parks/Rec.	One lot at \$225 open space fees due.
10/07/88	Mtn. Bell	No comments or objections.
10/07/88	Public Service gas: electric:	No objections. Will need easements to serve present customers. Easements being the west 10 feet and south 10 feet of lot 2.
10/06/88	Public Works	A 15' easement across north line of lots 2 and 3 is for sewer purposes and should be labeled as such. Lot 1 lacks sufficient legal ingress and egress. This could be arranged by an ingress/egress easement adjacent to the north line of lot 2.
10/06/88	City Attorney	See attached.
10/11/88	Walker Field	Looks good. Thanks for including avigation easement.
10/05/88	Police Dept.	No police concerns noted.
10/17/88	Fire Dept.	We don't have any problem with this minor subdivision as long as there is only one single family dwelling built on the property.

LATE

SENT 10/19/88

development summary



File # 41-88 Name Ely Minor Subdivision Date 11/3/88

PROJECT LOCATION: 1639 F 1/16 Road (Lowell Lane)

PROJECT DESCRIPTION: Request for a four-lot minor subdivision on 1.94 acres in an RSF-8 zone.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES		NO *		TECHNICAL REQUIREMENTS	SATISFIED		NOT SATISFIED *	
Complies with adopted policies	X				Streets/Rights Of Way	X			
Complies with adopted criteria	X				Water/Sewer	X			
Meets guidelines of Comprehensive Plan	n/a				Irrigation/Drainage	X			
					Landscaping/Screening	n/a			
					Other: _____				

* See explanation below

STATUS & RECOMMENDATIONS:

With this minor subdivision, four lots will be created from three metes and bounds parcels. All technical requirements have been addressed. The petitioner will be paying \$225 in open space fees for the one undeveloped lot.

Planning Commission Action

11/1/88 Planning Commission approved the request. This does not require any action by City Council.