



Receipt # 4281
 Date Rec. 6-11-91
 Received By DLA

DEVELOPMENT APPLICATION

We, the undersigned, Being the owners of property situated in Mesa County, State of Colorado, as described on the attached legal description form do hereby petition this:

Original
 Do NOT Remove
 From Office
 #4

Type of Petition	Sq.Ft.	Phase	Common Location	Zone	Type of Usage
<input checked="" type="radio"/> RESUBDIVISION Subdivision Plat/Plan	11,892.4	<input checked="" type="radio"/> RESUB <input type="radio"/> Minor <input type="radio"/> Major	2220 ORCHARD	RSF-8	
<input type="radio"/> Rezone				Frm To	
<input type="radio"/> Planned Development		<input type="radio"/> ODP <input type="radio"/> Prelim <input type="radio"/> Final			
<input type="radio"/> Conditional Use					
<input type="radio"/> Hwy-Oriented Development				H.O.	
<input type="radio"/> Text Amendment					
<input type="radio"/> Special Use					
<input type="radio"/> Vacation					<input type="radio"/> Right-of-way <input type="radio"/> Easement

PROPERTY OWNER DEVELOPER REPRESENTATIVE

ROBERT E FARRELL Name
2220 ORCHARD AVE Address
GRAND JUNCTION COLO 81501 City/State
245-9787 Business Phone #

Name Address City/State Business Phone #

SAME

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 & COMPLETE TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME THE RESPONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION AND THE REVIEW SHEET COMMENTS. WE RECOGNIZE THAT WE OURSELVES, OR OUR REPRESENTATIVE(S) MUST BE PRESENT AT ALL HEARINGS. IN THE EVENT THAT THE PETITIONER IS NOT REPRESENTED, THE ITEM WILL BE DROPPED FROM THE AGENDA, AND AN ADDITIONAL FEE CHARGED TO COVER RE-SCHEDULING EXPENSES BEFORE IT CAN AGAIN BE PLACED ON THE AGENDA



Robert E Farrell Signature of person completing application
6-11-91 Date
Robert E Farrell Signature of property owner(s) - attach additional sheets if necessary

REVIEW SHEET SUMMARY

(Page 1 of 2)

FILE NO. 43-91

TITLE HEADING: RESUBDIVISION

ACTIVITY: Request for a Resubdivision at 2220 Orchard Avenue

PETITIONER: Robert E. Farrell

LOCATION: 2220 Orchard Avenue

ENGINEER: Century Surveying

STAFF REPRESENTATIVE: David Thornton 303-244-1447

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED.

Fire Department 6/14/91
George Bennett 244-1400

No comments.

Assistant City Attorney 6/14/91
John Shaver 244-1506

No comments.

Public Service 7/8-9/91
Carl Barknow

Gas: No objection to split.
Electric: No objection to split.

City Utilities 7/2/91
Bill Cheney

Lot 2 will require its own sewer and water service off Linda Lane. The services cannot be provided from Lot 1. No other comments.

Grand Junction Drainage 7/10/91
John L. Ballagh

1. The nearest GLDD Drain is the Logan drain which is just to the east along the east line of Linda Ln. subdivision amended. The combined seep, waste water drain has been tied into the north side of Orchard.
2. The drain system is at 80% capacity 100% of the irrigating season. The system cannot handle the flow of a storm event over two year interval without ponding around street inlets.
3. There are no plans to extend the existing system to the area of the proposed resubdivision of 2220 Orchard. No additional easement are necessary.

No comments made from the following Review Agency:

Grand Valley Irrigation

* OPEN SPACE Fee of 225⁰⁰ due prior to recording

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(Page 1 of 2)

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I understand that these services will have to be applied for at time of conversion of garage to home Robert Farrell

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Grand Valley Irrigation

Community Dev. Dept

\$ 2250⁰⁰ open space fee is due prior to recording the Final Plat. Fee to be paid at the Park & Recreation Department at Lincoln Park. A copy of the receipt is required for our records

Resubdivision - 2220 ORCHARD AVE.
File # 43-91

This is a request to subdivide a lot into two lots, All street improvement are existing

The GARAGE on Lot 2 will be converted to a dwelling unit.

The plat will go before UCC on July 10th. Please respond to the City's Community Dev. Dept. if you have ANY concerns.

SUB NO. SB-36-91

FRED A. WEBER
MESA COUNTY SURVEYOR
531 WHITE AVE
GRAND JUNCTION, COLO. 81501

RESIDENCE
(303) 434-7772

OFFICE
COUNTY COURT HOUSE
(303) 244-1821

To: Monika Todd, Mesa County Clerk & Recorder.

This is to certify that the SUBDIVISION PLAT described below

FARRELL MINOR SUBDIVISION

has been reviewed under my direction as Mesa County Surveyor and that to the best of my knowledge it conforms with the necessary requirements pursuant to the Colorado Revised Statute 1973 38-51-102 for the recording of Land Survey Plats in the records of the County Clerk Office.

This approval does not certify as to the accuracy of Surveys, Drafting, Calculations, nor to the possibility of omissions of easements and other Rights of Way or Legal Ownerships.

Dated this 12TH DAY OF JULY 1991.

Signed: Fred A. Weber
Fred A. Weber, Mesa County Surveyor.

NOTE

The recording of this plat is subject to all Approved Signatures & Dates.
F.W.

RECORDED IN MESA COUNTY RECORDS

DATE: _____

TIME: _____

BOOK: 14 PAGE 3

RECEPTION NO: _____

24

1579394 11:58 AM 08/27/91
MONIKA TODD CLK&REC MESA COUNTY CO

SB-36-91

