

A



Receipt # paid - file
Date Rec. # 22-90
Received By _____

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:

Type of Petition	Phase	Common Location	Zone	Type of Usage
<input checked="" type="radio"/> Subdivision Plat/Plan	Sq. Ft. <input type="radio"/> Minor <input type="radio"/> Major	542 28.5 Rd 2850.5 Mesa Ave	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

Name: Donald Gene Turley Patricia Ann Turley WELLS S. WILLIAMS, PLS

Address: 535 Willow Rd 535 Willow Rd 751 ROOD AVE.

City/State: GRAND JCT. CO. GRAND JCT. CO. GRAND JUNCTION, CO 81501

Business Phone #: 303-242-5868 303-242-5868 243-4594

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



Donald Gene Turley 5-2-91
Signature of person completing application Date signed

Patricia Ann Turley
Signature of property owner(s) - attach additional sheets if necessary

Do NOT Remove From Office

#52 91

REVIEW SHEET SUMMARY

(Page 1 of 1)

FILE NO. 52-91

TITLE HEADING: RESUBDIVISION

ACTIVITY: Request for a Resubdivision of Lots 17 and 18, Cottonwood Meadows Mobile Home Estates

PETITIONER: Donald and Patricia Turley

LOCATION: 542 28-1/2 Road & 2850-1/2 Mesa Avenue

ENGINEER: Donald Turley

STAFF REPRESENTATIVE: Kathy Portner 303-244-1446

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

City Attorney 7/10/91
Dan Wilson _____

1. Dedicatory language does not comport with the ordinance.
2. Is this the same area where we see consistent problems with the lots already being too small?
3. Plat shows a jog outside the lot line??
4. Surveyors certificate does not conform with ordinance.

City Fire Department 7/15/91
Bennett _____

No problems with replat.

No comments received from City Engineer.

Community Development Department
Kathy Portner

1. The 10' utility easement along the east property line (excluding the north 10') was vacated by Planning Commission and City Council. It can be deleted from the plat.
2. The final plat for signatures should not include the improvements on the property.
3. The new lot line is as approved by the Board of Appeals on April 10, 1991.
4. As per section 6-8-2.A.b the Surveyor's Certificate must include a statement that the plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.
5. As per section 6-8-2.A.1.j sufficient data shall be given to enable the reestablishment of the curved boundaries on the ground. Additional information is needed for the curved corner.
6. As per section 6-8-2.A.1.l areas must be shown for each lot.
7. The dedication of streets and easements should be to the City on behalf of the public and public utilities (see attached example).



ACRES _____

UNITS _____

DENSITY _____

ACTIVITY Replat

PHASE Final

COMMON LOCATION 542 28.5 Rd # 2850.5 Mesa Ave.

DATE SUBMITTED _____ DATE MAILED OUT _____ DATE POSTED _____

_____ DAY REVIEW PERIOD RETURN BY _____

OPEN SPACE DEDICATION (acreage) _____ OPEN SPACE FEE REQUIRED \$ _____ PAID RECEIPT # _____

RECORDING FEE REQUIRED \$ _____ PAID (Date) _____ DATE RECORDED _____

FILE NUMBER _____
ZONE R5F-8
TAX SCHEDULE # 2943-074-17-017
018

FINAL

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	FF	GG		
<input checked="" type="checkbox"/> Planning Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
<input checked="" type="checkbox"/> City Engineer	●	●	●					●		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
<input type="checkbox"/> Transportation Engineer	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
<input type="checkbox"/> City Parks/Recreation	●	●	●	●									●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
<input checked="" type="checkbox"/> City Fire Department	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
<input type="checkbox"/> City Police Department	●	●	●												●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
<input type="checkbox"/> County Planning	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
<input type="checkbox"/> County Engineer	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
<input type="checkbox"/> County Health	●	●	●						●	●			●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> Floodplain Administration	●	●	●					●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> G.J. Dept. of Energy	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> Walker Field	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> School District	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> Irrigation	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> Drainage	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> Water (Ute, Clifton)	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> Sewer Dist. (FV, CGV, OM)	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> U.S. West	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> Public Service (2 sets)	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> State Highway Department	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input type="checkbox"/> State Geological	●	●	●						●	●			●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> State Health Department	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> City Property Agent	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> City Utilities Engineer	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> City Attorney	●	●	●	●	●								●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> Building Department	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> DDA	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> GJPC (7 packets)	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> CIC (11 packets)	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> Other <u>County Surveyor</u>	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

TOTALS

BOARDS

DATE

Original
Do NOT Remove
From Office

STAFF

#52 91

APPLICATION FEE REQUIREMENTS

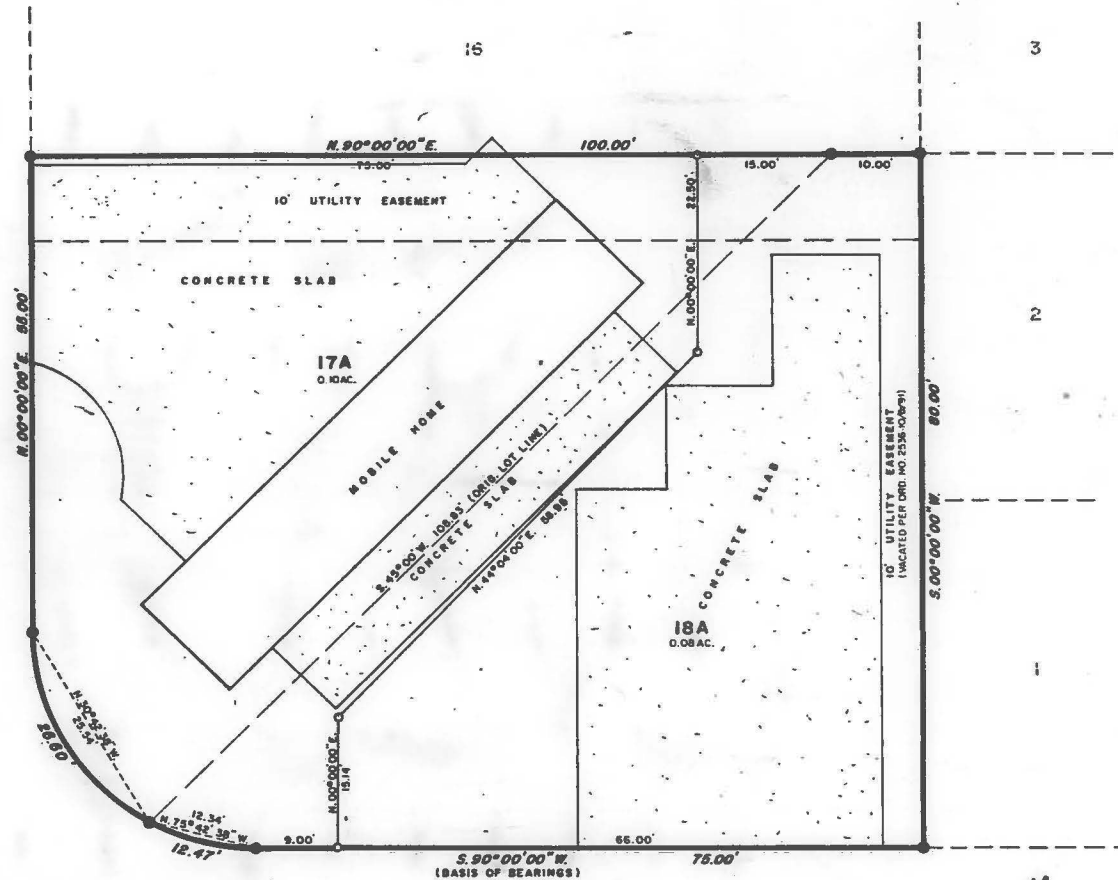
\$50 payable to City of G.J. at time of submittal



REPLAT OF LOTS 17 & 18 IN BLOCK 7 OF COTTONWOOD MEADOWS MOBILE HOME ESTATES FIRST ADDITION

"C"

28 1/2 ROAD



MESA AVENUE



- LEGEND**
- FOUND REBAR IN PLACE
 - SET NO. 5 REBAR & MOB. CAP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Donald G. Turley and Patricia A. Turley, are the owners of that real property situated in the County of Mesa, State of Colorado, and being described as follows:

Lots 17 and 18 in Block 7 of Cottonwood Meadows Mobile Home Estates First Addition, Section 7, Township 1 South, Range 1 East of the Ute Meridian.

That said owners have caused the said real property to be laid out and surveyed as REPLAT OF LOTS 17 & 18 IN BLOCK 7 OF COTTONWOOD MEADOWS MOBILE HOME ESTATES FIRST ADDITION, a subdivision of a part of Mesa County, Colorado.

That said owners do hereby dedicate and set apart all of the streets and rights-of-way as shown on the accompanying plat to the CITY OF GRAND JUNCTION for the use of the public forever and dedicate to the CITY OF GRAND JUNCTION those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables; storm and sanitary sewer mains; gas pipe lines; and those portions of said real property which are labeled as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes and conduits, with further right of ingress and egress to and from the above described utility easements.

IN WITNESS WHEREOF, Donald G. Turley and Patricia A. Turley have caused their names to be hereunto subscribed this 21 day of Oct., A.D., 1991.

Donald G. Turley
Donald G. Turley

Patricia A. Turley
Patricia A. Turley

STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this 21 day of Oct., A.D., 1991, by Donald G. Turley and Patricia A. Turley.

My Commission Expires June 12, 1995

Witness my hand and official seal

James A. Marling
Notary Public

CITY OF GRAND JUNCTION APPROVAL

This REPLAT OF LOTS 17 & 18 IN BLOCK 7 OF COTTONWOOD MEADOWS MOBILE HOME ESTATES FIRST ADDITION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved and accepted on this _____ day of _____, A.D., 19__.

Mark Achen
City Manager

C. J. Sullivan
President of Council

OR
Chairman, Grand Junction City Planning Commission

James J. Shank
Grand Junction City Engineer

Bennett Baulter
Director of Development

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M., this 21st day of Oct., A.D., 1991, and is duly recorded in Plat Book 14, Page 215, Reception No. 158457.

Fees \$ _____

SURVEYOR'S CERTIFICATE

I, Udell S. Williams, do hereby certify that the accompanying REPLAT OF LOTS 17 & 18 IN BLOCK 7 OF COTTONWOOD MEADOWS MOBILE HOME ESTATES FIRST ADDITION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same, and conforms to all applicable requirements of the zoning and development code of the City of Grand Junction and all applicable state laws and regulations.

Dated this 21st day of JULY, 1991.



**REPLAT OF LOTS 17 & 18
IN BLOCK 7 OF
COTTONWOOD MEADOWS
MOBILE HOME ESTATES
FIRST ADDITION
SEC. 7, T1S, R1E, U.M.**

UDELL S. WILLIAMS
Professional Land Surveyor
701 Road Avenue (303) 243-8884 Colorado
Grand Junction, Colorado 81501 Utah
Surveying Western Colorado & Eastern Utah Since 1957

NOTICE: ACCORDING TO COLORADO LAW YOU MUST CHOOSE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. DO NOT SUE, BUT ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY IS CONSIDERED WAIVED FROM THE TIME OF THE DATE OF YOUR COOPERATION WITH THIS SURVEY.