

A



Receipt # 4847
Date Rec. 2/26/92
Received By [Signature]

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:

#8-92
[Handwritten notes]

Type of Petition	Sq.Ft	Phase	Common Location	Zone	Type of Usage
<input checked="" type="radio"/> Resubdivision Subdivision Plat/Plan		<input checked="" type="radio"/> Minor <input type="radio"/> Major	500 Gunnison 718 N. 5th St.	RM-35	
<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

American National Red Cross

Name

Name

Name

430 17th Street, N.W.

Address

Address

330 Main

Address

Washington, D.C. 20006

City/State

City/State

81501

City/State

(202) 639-3685

Business Phone #

Business Phone #

241-0745

Business Phone #

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.



[Signature] Executive Vice President

Executive Vice President

Signature of person completing application

1/17/91

Date

X Stephen H. Richards

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

Red Cross Notification List

twnshp/sectqtr/blk/lot	name	address	city	state	zip
2945 14 2 21 945	City of Grand Junction	Hawthorne Park	Grand Junction	CO	81501
2945 14 2 20 017	Mesa Co. Mental Health	1170 Colorado Avenue	Grand Junction	CO	81501
2945 14 2 20 002	George & Therese	3119 Americana Drive	Grand Junction	CO	81504
2945 14 2 20 019	Jill S. Clifton	P.O. Box 1853	Grand Junction	CO	81502
2945 14 2 20 004	Charles Lee Brown	535 Hill Avenue	Grand Junction	CO	81501
2945 14 2 20 005	Darla S. Greenshaw	541 Hill Avenue	Grand Junction	CO	81501
2945 14 2 20 006	James K. Mullin	545 Hill Avenue	Grand Junction	CO	81501
2945 14 2 20 007	Donald & Annie Richardson	559 Hill Avenue	Grand Junction	CO	81501
2945 14 2 20 008	James W. Sheeks	735 N. 6th Street	Grand Junction	CO	81501
2945 14 2 20 009	Edna L. Bell	719 N .6th Street	Grand Junction	CO	81501
2945 14 2 20 010	Sharon Wilson	709 N. 6th Street	Grand Junction	CO	81501
2945 14 2 20 011	Marjorie Montgomery	660 Highway 50, Box A	Grand Junction	CO	81501
2945 14 2 20 012	Bill R. & B.T. Dodd	546 Gunnison	Grand Junction	CO	81501
2945 14 2 20 013	Harold & Naomi Dutton	536 Gunnison	Grand Junction	CO	81501
2945 14 2 20 014	Francis J. Vessells, III	528 Gunnison	Grand Junction	CO	81501
2945 14 2 20 015	Develop S. Company	3242 Lakeside Drive	Grand Junction	CO	81506
2945 14 2 29 008	Walter & Karen Laughlin	551 Gunnison Avenue	Grand Junction	CO	81501
2945 14 2 29 007	Fern & Ronald Morford,	545 Gunnison Avenue	Grand Junction	CO	81501
2945 14 2 29 006	Alma & A.L. Lindsay	543 Gunnison Avenue	Grand Junction	CO	81501
2945 14 2 29 005	Glenn Edward Hertel	1661 Delores	Grand Junction	CO	81503
2945 14 2 29 004	Carl Strippel	518 Hill Avenue	Grand Junction	CO	81501
2945 14 2 29 003	John & M.M. Mancuso	517 Gunnison	Grand Junction	CO	81501
2945 14 2 29 022	Elizabeth G. Fulton	634 N. 5th Street	Grand Junction	CO	81501
2945 14 2 29 021	Elizabeth G. Fulton	634 N. 5th Street	Grand Junction	CO	81501
2945 14 2 29 019	Barbara A. Jones - Trust	590 Stanford Way	Grand Junction	CO	81504
2945 14 2 29 018	William & Leslie Spurlin	516 Chipeta Avenue	Grand Junction	CO	81501
2945 14 2 29 017	Elsa Ratekin	522 Chipeta Avenue	Grand Junction	CO	81501
2945 14 2 29 016	Allan & E.L. Wasson	530 Chipeta Avenue	Grand Junction	CO	81051
2945 14 2 29 015	Kenneth & Wanda Brown	59 Escanyo Drive	San Francisco	CA	94080
2945 14 2 28 007	Allan H. Templeton	152 Celia Drive	Watsonville	CA	95076
2945 14 2 28 008	J.H. Parrish	445 Gunnison	Grand Junction	CO	81501
2945 14 2 28 009	James & Shirley Matthews	455 Gunnison	Grand Junction	CO	81501
2945 14 2 28 010	Barbara & Willard Jones	590 Stanford Way	Grand Junction	CO	81504
2945 14 2 28 011	Cecil & Doris Arrance	458 Chipeta	Grand Junction	CO	81501
2945 14 2 28 012	Velva Carnes & Jean	P.O. Box	Grand Junction	CO	81502
2945 14 2 17 019	G. Neil & Dawn Karnes	591 1/2 Catskill Avenue	Grand Junction	CO	81503
2945 14 2 17 017	Mark & Berleen Brewer	514 Hill Avenue	Grand Junction	CO	81051
2945 14 2 17 015	Carl W. Strippel	518 Hill Avenue	Grand Junction	CO	81501

Original
Do NOT Remove
From Office

3 - 9 2

Red Cross Notification List

twshp/sectqtr/blk/lot	name	address	city	state	zip
2945 14 2 17 014	Winona Willoughby	503 River View Drive	Grand Junction ,	CO	81053
2945 14 2 16 010	Curtis & Susan Swift	450 Hill Avenue	Grand Junction ,	CO	81501
2945 14 2 16 009	Effie Saltgaver	8114 Pintado	Boerne,	, TX	78006

Original
Do NOT Remove
From Office

8-92

Glenn Edward Hertel
1661 Delores
Grand Junction CO 81503

Alma & A.L. Lindsay
543 Gunnison Avenue
Grand Junction CO 81501

Walter & Karen Laughlin
551 Gunnison Avenue
Grand Junction CO 81501

Kenneth & Wanda Brown
59 Escanyo Drive
San Francisco CA 94080

Allan & E.L. Wasson
530 Chipeta Avenue
Grand Junction CO 81051

Elsa Ratekin
522 Chipeta Avenue
Grand Junction CO 81501

William & Leslie Spurlin
516 Chipeta Avenue
Grand Junction CO 81501

Barbara A. Jones - Trust
590 Stanford Way
Grand Junction CO 81504

Elizabeth G. Fulton
634 N. 5th Street
Grand Junction CO 81501

ELVA

8-92

DO NOT REMOVE
FROM OFFICE

Winona Willoughby
Sheryl Ann Morris
503 River View Drive
Grand Junction CO 81053

Fern & Ronald Moford,
T. Locke & V. Benson
545 Gunnison Avenue
Grand Junction CO 81501

Effie Saltgaver
c/o Bessie Parkin
8114 Pintado
Boerne, TX 78006

Curtis & Susan Swift
450 Hill Avenue
Grand Junction CO 81501

Carl W. Strippl
Bronwen McGraw
518 Hill Avenue
Grand Junction CO 81501

ELVA

ELVA

Mark & Berleen Brewer
514 Hill Avenue
Grand Junction CO 81051

G. Neil & Dawn Karnes
591 1/2 Catskill Avenue
Grand Junction CO 81503

George & Therese Weickert
3119 Americana Drive
Grand Junction CO 81504

Charles Lee Brown
535 Hill Avenue
Grand Junction CO 81501

Darla S. Greenshaw
541 Hill Avenue
Grand Junction CO 81501

James K. Mullin
545 Hill Avenue
Grand Junction CO 81501

Donald & Annie Richardson
559 Hill Avenue
Grand Junction CO 81501

James W. Sheeks
735 N. 6th Street
Grand Junction CO 81501

Edna L. Bell
719 N. 6th Street
Grand Junction CO 81501

Sharon Wilson
709 N. 6th Street
Grand Junction CO 81501

Marjorie Montgomery
c/o Edward J. Vaisvil
660 Highway 50, Box A
Grand Junction CO 81501

Bill R. & B.T. Dodd
546 Gunnison
Grand Junction CO 81501

Harold & Naomi Dutton
536 Gunnison
Grand Junction CO 81501

Francis J. Vessells, III
528 Gunnison
Grand Junction CO 81501

Develop S. Company
3242 Lakeside Drive
Grand Junction CO 81506

Mental Health Association in Mesa
County
1170 Colorado Avenue
Grand Junction CO 81501

Jill S. Clifton
P.O. Box 1853
Grand Junction CO 81502

City of Grand Junction
Hawthorne Park
Grand Junction CO 81501

Allan H. Templeton
c/o Evelyn Templeton
152 Celia Drive
Watsonville CA 95076

J.H. Parrish
c/o Nancy Parrish Laws
445 Gunnison
Grand Junction CO 81501

James & Shirley Matthews
455 Gunnison
Grand Junction CO 81501

Barbara & Willard Jones
590 Stanford Way
Grand Junction CO 81504

Cecil & Doris Arrance
458 Chipeta
Grand Junction CO 81501

Velva Carnes & Jean Nelson
P.O. Box 3117
Grand Junction CO 81502

John & M.M. Mancuso
517 Gunnison
Grand Junction CO 81501

Original
Do NOT Remove
From Office

THE AMERICAN RED CROSS
A REQUEST FOR APPROVAL OF A REPLAT

This proposal is for a replat to consolidate five downtown lots into two lots. The two proposed lots are configured to respect the structures and site improvements that presently "straddle" the five lots. The zoning of these lots will not change from the current designation of RMF-64.

This proposal is for property owned by the American Red Cross on the NE corner of 5th Street and Gunnison Avenue. The property has two buildings, the American Red Cross Education Center at 506 Gunnison Avenue, and an unoccupied duplex at 718 N. 5th Street. The entire property is described as Lots 28-32, Block 38, City of Grand Junction. The existing lots are approximately 25 feet wide, 150 feet deep, and front on Gunnison Avenue.

Implementation of this proposal requires little development. The initial intent is to create two lots that better respect the structures and site improvements that exist today, and requires no physical changes to the properties. The establishment of a lot that isolates the existing duplex will allow the option for The American Red Cross to sell the duplex at some point in the future. As of this writing there is not a commitment on the part of the Board of Directors to sell this property, but if that commitment is made there will be a need for minor improvements to the properties. These improvements include the provision of four off-street parking spaces for the duplex property, the addition of four off-street parking spaces at the Education Center, and the addition of a privacy fence along the property line separating the two lots. Parking spaces for the duplex property will utilize existing asphalt parking presently used for parking and access by the entire Red Cross Property. Additional parking at the Education Center will not impact or reduce the established landscape areas that are presently being maintained. The implementation of these improvements would be directly tied to the sale of the duplex property, and would be completed within one year from sale of property.

This proposal creates no additional impacts to the surrounding neighborhood.

Over the last five years the American Red Cross Education Center has made provisions in their building and landscape to create an image that is compatible with the surrounding neighborhood. This proposal will further support the commitment towards neighborhood compatibility. If the duplex property is never sold, the elimination of the existing 25 foot wide lots in itself will help to preserve the larger lot character of the area. If the duplex property is sold, the separation and delineation of the the two properties will support the residential character of the neighborhood.

This proposal will require no additional services, public or private, to be provided to the properties.

This proposal requires one consideration. As noted above, the implementation of parking, fencing, and landscape improvements shown on the Site Plan submitted with this proposal would be directly tied to the sale of the duplex property, and would be completed within one year from sale of property.

This proposal is not a rezone, and requires no special or conditional uses.

TRAFFIC CIRCULATION AND PARKING

This proposal will have little effect on present traffic volumes and/or circulation. If the duplex property is sold, privacy fencing will prevent alley access to/from the Education Center. Off-street parking for the duplex will be from the alley. Parking and trash pick-up associated with the Education Center will be accessed from Gunnison Avenue.

The Site Plan for this proposal indicates 18 off-street parking spaces for the Education Center property. There are four off-street parking spaces for the duplex property, which meets the Grand Junction Residential Use requirement. The parking breakdown for the Education Center acknowledges Uniform Building Code Occupant Standards and City of Grand Junction Minimum Parking Standards:

<u>Education Center Square Footage</u>	<u>Occupancy Standards</u>	<u>Total Occupants</u>
Classroom	940 SF 1/20 SF (1/15 SF worst case)	47 (63)
Business	280 SF 1/100 SF	3
Storage	140 SF 1/300 SF	.5
Misc. (halls, restrooms)	740 SF NA	0

TOTAL OCCUPANTS: Low = 50.5; High = 66.5

Grand Junction Minimum Parking Requirements

Examples:

Theaters = 1 space/4 seats

High Schools = 1 space/4 persons

Clubs, Lodges, Churches = 1 space/3 persons

Education Center (50.5 to 66.5 occupants)

If 1 space/4 occupants is applied: 13 to 17 spaces are necessary;

If 1 space/3 occupants is applied: 17 to 22 spaces are necessary;

Parking spaces proposed for the Education Center include 18 off-street spaces and four on-street spaces for a total of 22 spaces on or adjacent to this building property. Typical employee use of parking is two spaces during the daytime office hours and evening/nighttime classroom use hours. The parking area is maintained by the American Red Cross. To date there have been no enforcement problems associated with the parking area.

CITY FIRE DEPARTMENT 03/03/92
Mike Gazdak 244-1400

The Fire Department does not have a problem with the re-subdivision.

CITY POLICE DEPARTMENT 03/04/92
J.E. Hall 244-3577

No comments.

PUBLIC SERVICE 03/05/92
Dale Clawson 244-2656

Require a utility easement for existing gas line. Said easement should be five (5) feet in width, parallel to the east wall of existing house at 718 North 5th Street and the centerline of easement ten (10) feet east of said wall.

Require a 5' wide utility easement across the east five (5) feet of the north twenty-five (25) feet of the lot at 718 North 5th Street. This will be used for electric line to serve 506 Gunnison. (SEE ATTACHMENT "A")

COMMUNITY DEVELOPMENT DEPARTMENT 03/09/92
Kathy Portner 244-1446

Proposal: The proposal is to resubdivide and consolidate five downtown lots into two lots. The two lots would accommodate the American Red Cross building on one and an existing duplex on the other. The petitioner is proposing that site improvements required for the resubdivision and separate ownership of the properties, such as privacy fencing and additional parking spaces for the Red Cross building, be completed within one year of the sale of the duplex property.

Background: In 1986 a Special Use Permit was approved for the American Red Cross facility at 506 Gunnison Avenue. At that time a proposal was not made for the duplex. This property is zoned RMF-64.

The adjacent zonings are RMF-32 to the north, RMF-64 to the east and south and PZ (Public Zone) across 5th Street to the west where Hawthorne Park is located. Adjacent land use is single family residential.

The Downtown Residential Neighborhood Guidelines encourage preserving the residential and historic character of the area. The proposal to resubdivide will not impact the neighborhood.

Issues:**o Site Plan**

As reconfigured, all existing structures would meet the setbacks as required in the RMF-64 zone and not exceed the maximum 60 percent coverage of lot by structures. Both proposed lots also far exceed the minimum of 15 percent of the gross land area required to be landscaped.

A total of 20 parking spaces was approved with the original site plan (File #14-86) for both buildings. The new site plan shows 18 spaces for the Red Cross building and four spaces for the duplex. Will the four new parking spaces proposed to the east of the Red Cross building replace any existing landscaping? If so, where will that landscaping, particularly the trees, be replaced?

o Plat

Indicate the area of each lot on the plat (Section 6-8-2.A.1).

Include a general dedication statement deeding all public lands to the City of Grand Junction, including streets and walks.

If approved an agreement would have to be signed and recorded guaranteeing all required improvements upon sale of the duplex property.

CITY ENGINEER 03/11/92

Don Newton 244-1559

Proposed parking for Lot 1 requires backing into the alley and should not be allowed. The existing parking layout is much safer and recommended.

The petitioner should be required to escrow funds or provide other acceptable guarantee for improvements to the alley adjacent to Lot 1. The cost will be the assessment rate for multifamily use (\$12 per foot) times the adjacent frontage of 125.56 ft. which is \$1,506.72.

MISSING COMMENTS FROM:

**City Property Agent
City Attorney**

PZ (HANTHORN PARK)

RMF-4 (RESIDENTIAL)

GUNNISON AVE

AUTO CIRC.

AUTO CIRC.

THIS LOT:

- \$19180 S.F. (TOTAL)
- \$1255 S.F. PARKS (18)
- \$5825 S.F. PARKING/STORAGE (122)
- \$6550 S.F. LADDER (412)

RED CROSS BUILDING

NEW

HANDICAPPED PARKING

NEW

NEW

18 PARKING SPACES

RMF-6A (RESIDENTIAL)

NORTH 1"=10'
10/24/91

THIS LOT:

- \$8185 S.F. (TOTAL)
- \$1525 S.F. HOUSE (200)
- \$745 S.F. PARKING (17)
- \$2185 S.F. LADDER (653)

THE HOUSE

RESERVED LOT

RED CROSS STORAGE (LINE)

TRASH

WHEEL

PLANT

6 FT. WOODEN FENCE

FUTURE PATIO

OFF-STREET PARKING

ALLEY

RMF-32 (RESIDENTIAL)

A

NOTICE OF RESUBDIVISION APPLICATION

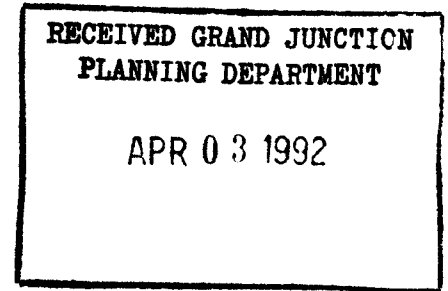
A resubdivision application to adjust lot lines
has been filed on property located at 506 Guernison / 718 N. 5th
(Red Cross Bldg)

If you have any questions about this application, please contact the
City of Grand Junction Community Development Department at 244-1430 and
refer to File # 8-92.

Objections or concerns about this application should be submitted in writing,
to the Department not later than 3/10/92.

Response to Review Comments

File No. #8-92
Title Heading: Resubdivision
Activity: Re-sub of Lots 28-32, Blk 38
Petitioner: American Red Cross
Representative: Ted Ciavonne
Location: 506 Gunnison Avenue
Phase: Final
Petitioner's Address: 506 Gunnison Ave.
Grand Junction, Colorado, 810501
Staff Representative: Kathy Portner



The Review Comments for the above noted project were not received prior to the deadline noted for our written response. The comments were sent to National American Red Cross in Washington D.C., then to the Mesa County ARC, then to the Representative. The following responses were reviewed by the Board of Directors. Please excuse the delay in our responses.

City Utility Engineer, U.S. West, Grand Jct. Downtown Development Authority, City Fire Department, City Police Department
No responses necessary.

Public Service

The requested utility easements will be provided on the Final Plat as per the Attachment "A" provided with the review comments.

Community Development Department

We would like to make a few additional comments concerning this Proposal and the Background of the project. The American Red Cross received the two buildings that straddle five 25' wide lots through a donation in 1986. Part of the donation agreement required that the entire property stay within the ownership of the American Red Cross for a minimum of five years. As of January 1992 this consideration ended, and the Board of Directors is now wanting to be in the position to sell the property if it is in the best interests of the Mesa County ARC. As a non-profit group the MCARC struggles to raise funds to provide services to the people of Mesa County. Significant reductions in funding from United Way ($\pm 50\%$) has made this struggle more intense, and the option of selling the duplex property may be considered. Even if United Way funding was fully restored the MCARC does not see itself in the financial position of improving and managing the duplex property.

The duplex structure is presently used for storage of Red Cross supplies (literature, blankets, cots, misc. emergency supplies). In order to open the duplex to residential occupancy we will need to provide storage for these items. This is the justification for the storage building noted on the site plan. An additional shed is necessary for house and lawn maintenance items.



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

April 21, 1992

Ted Ciavonne
Ciavonne & Associates
336 Main Street
Grand Junction, CO 81501

RE: American Red Cross Resubdivision

Dear Ted:

We have received the response to review comments for File #8-92, Resubdivision, lots 28-32, block 38, City of Grand Junction. The only two outstanding issues are parking layout for the duplex and alley improvements. City staff will work with you to come up with an acceptable solution to the parking issue. Staff cannot, however, waive or defer alley improvements fees. That request must go before the City Council. The request will be scheduled for the City Council hearing on May 6, 1992 at 7:30 p.m. in the City/County Auditorium. A representative for the Red Cross should be present to make the request.

If you have further questions you can contact me at 244-1446.

Sincerely,

A handwritten signature in cursive script that reads "Kathy".

Katherine M. Portner
Senior Planner

In response to your Site Plan concern about existing landscaping and the four new parking spaces, the new spaces will not eliminate any existing landscaping ... they will eliminate approximately 800 square feet of unirrigated dirt.

In response to your Plat concerns, we will provide the requested information on the Final Plat. We would request that any Agreement requiring the noted improvements would provide us a reasonable time frame (within one year) in which to implement the improvements.

City Engineer

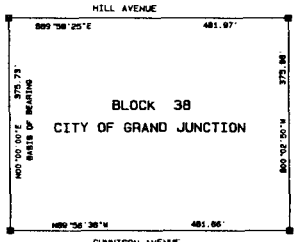
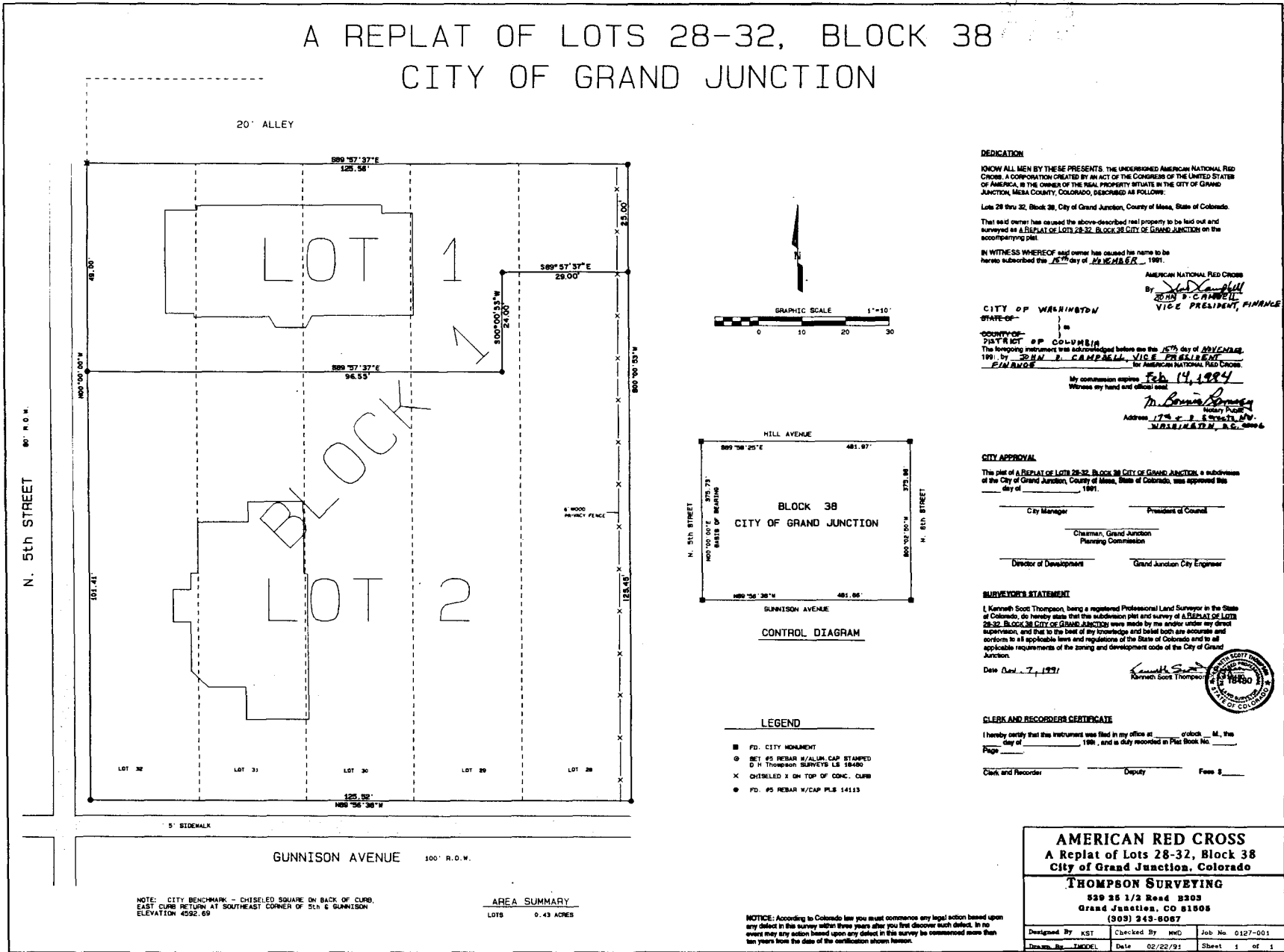
Proposed parking for Lot 1 represents what was available prior to the American Red Cross providing the paved parking area that now exists. One of the 1986 requirements for the ARC Special Use Permit, a requirement that the Mesa County American Red Cross has not met, was to build a fence that would prohibit through traffic between Gunnison and the alley to the north. We received a verbal comment from a neighbor (Mr. O.K. Clifton) about this resubdivision proposal ... it was a question about "When are we going to put the fence up that we promised to put up?" The existing parking layout, and subsequent automobile circulation, does not meet the desires of the neighbors, the conditions of the Special Use Permit, nor the intent of the resubdivision proposal to create two independent properties. The parking stalls indicated on the Site Plan are very generous in length (24') and provide ample room for safe maneuvering. We do not see an acceptable alternative.

In response to being "required to escrow funds or provide other acceptable guarantee for improvements to the alley adjacent to Lot 1": At the time that an Alley Improvement District is formed, the current owner of the duplex property will need to make the commitment to this level of funding and the means of financing this improvement. The MCARC will participate in an Alley Improvement District if we still own the property at the time an improvement district is formed.

Summery

The MCARC is not changing anything from the way it currently exists, we are not developing land or expanding structures. We are wanting to clean up Property Line problems that we inherited. The Community Development Department encourages the consolidation and/or elimination of 25' wide City lots which is what this project is doing. The Downtown Residential Neighborhood Guidelines would be further supported through this property consolidation, and the neighborhood could benefit if this property is available for occupancy. We hope that these comments and the additional background information provided above will aid in understanding our position, particularly as it relates to our responses towards the review comments from the City Engineer.

A REPLAT OF LOTS 28-32, BLOCK 38 CITY OF GRAND JUNCTION



- LEGEND**
- FD. CITY MOUNDMENT
 - SET #5 REBAR W/ALUM. CAP STAMPED
D H Thompson SURVEYS LS 18480
 - X CHISELED X ON TOP OF CONC. CURB
 - FD. #5 REBAR W/CAP PLS 14113

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THE UNDERSIGNED AMERICAN NATIONAL RED CROSS, A CORPORATION CREATED BY AN ACT OF THE CONGRESS OF THE UNITED STATES OF AMERICA, IS THE OWNER OF THE REAL PROPERTY SITUATE IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

Lots 28 thru 32, Block 38, City of Grand Junction, County of Mesa, State of Colorado.

That said owner has caused the above-described real property to be laid out and surveyed as A REPLAT OF LOTS 28-32, BLOCK 38, CITY OF GRAND JUNCTION on the accompanying plat.

IN WITNESS WHEREOF said owner has caused his name to be hereto subscribed the 16TH day of MEMBER, 1991.

AMERICAN NATIONAL RED CROSS
By John S. Campbell
JOHN S. CAMPBELL
VICE PRESIDENT, FINANCE

CITY OF WASHINGTON
STATE OF _____
COUNTY OF _____
DISTRICT OF COLUMBIA

The foregoing instrument was acknowledged before me on the 15TH day of NOVEMBER, 1991, by JOHN S. CAMPBELL, VICE PRESIDENT for AMERICAN NATIONAL RED CROSS.

My commission expires Feb. 14, 1994
Witness my hand and official seal:

M. Bonnie Ramsey
Notary Public
Address: 1744 S. 8TH ST., N.W.
WASHINGTON, D.C. 20004

CITY APPROVAL

The plat of A REPLAT OF LOTS 28-32, BLOCK 38, CITY OF GRAND JUNCTION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this day of _____, 1991.

City Manager _____ President of Council _____
Chairman, Grand Junction Planning Commission _____
Director of Development _____ Grand Junction City Engineer _____

SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of A REPLAT OF LOTS 28-32, BLOCK 38, CITY OF GRAND JUNCTION were made by me and/or under my direct supervision, and that to the best of my knowledge and belief both are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development code of the City of Grand Junction.

Date Nov. 7, 1991

Kenneth Scott Thompson
Kenneth Scott Thompson
Professional Land Surveyor
No. 18480
STATE OF COLORADO

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M., this day of _____, 1991, and is duly recorded in Plat Book No. _____ Page _____

Clerk and Recorder _____ Deputy _____ Fees \$ _____

NOTE: CITY BENCHMARK - CHISELED SQUARE ON BACK OF CURB, EAST CURB RETURN AT SOUTHEAST CORNER OF 5th & GUNNISON ELEVATION: 4592.69

AREA SUMMARY
LOTS 0.43 ACRES

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

AMERICAN RED CROSS
A Replat of Lots 28-32, Block 38
City of Grand Junction, Colorado

THOMPSON SURVEYING
529 25 1/2 Road B303
Grand Junction, CO 81505
(303) 243-6087

Designed By KST	Checked By HWD	Job No 0127-001
Drawn By TMOEEL	Date 02/22/91	Sheet 1 of 1

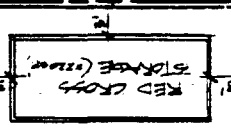
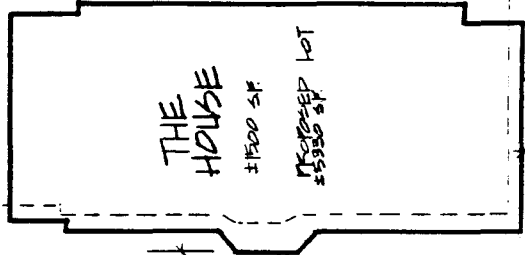
PZ (HAWTHORN PARK)

"A"

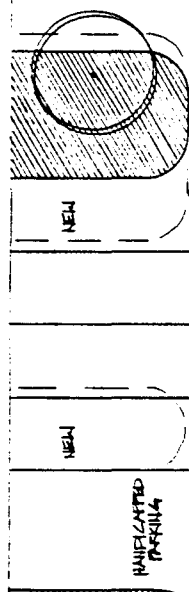
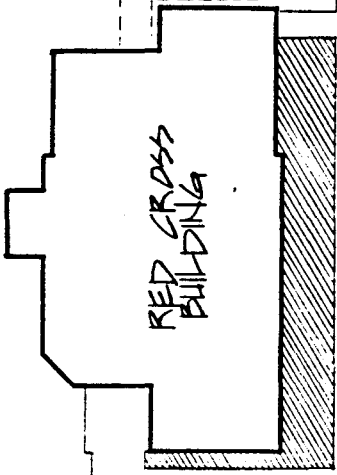
RMF-52 (RESIDENTIAL)

ALLEY

THIS LOT:
 ± 5185 SF (TOTAL)
 ± 1525 SF HOUSE (28%)
 ± 745 SF PARKING (17%)
 ± 2915 SF LAWN (55%)



THIS LOT:
 ± 18180 SF (TOTAL)
 ± 1255 SF HOUSE (1%)
 ± 5625 SF PARKING/STORAGE (12%)
 ± 6300 SF LAWN (19%)



10 PARKING SPACES



SUNNISON AVE

RMF-61 (RESIDENTIAL)

RMF-6A (RESIDENTIAL)

NORTH 1"=10'
10/24/91

