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File 1992-0022

Name: 2864 Belford Avenue - Minor Subdivision - RSF-8

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X		3 Deeds of Trust - not conveyed to City - 8/4/88			
X		Assessor's Special Asmt.			
X		Notice of Public Hearing mail-out - 6/2/92			
X		Subdivision Summary Form			
X		Certification of plat - 1/3/92			
X		Treasurer's Certificate of Taxes Due 4/21/92, 4/23/92			
X		Public Notice Posting - 5/21/92			
X	X	Suggested Motions - by Kristen Ashbeck			
X	X	Utility Coordinating Committee - 6/10/77			
X	X	Final Plat			
X	X	Site Plan			



DEVELOPMENT APPLICATION
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

A Receipt _____
 Date 4-30-92
 Rec'd By MP
 File No. #22 92

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input checked="" type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub		2860 Belford 2864 Belford	RSF-8	Residential (single family)
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input checked="" type="checkbox"/> PROPERTY OWNERS	<input checked="" type="checkbox"/> DEVELOPER Property owners	<input checked="" type="checkbox"/> REPRESENTATIVE
<u>Susan & Clay Hauser</u> Name	<u>Harold Tuxhorn Jr.</u> Name	<u>'Bob' Walter & Jissie Wilkie</u> Name
<u>2860 Belford Ave</u> Address	<u>1708 Mt Lincoln W</u> Address	<u>2864 Belford Ave</u> Address
<u>Grand Junction CO 81501</u> City/State/Zip	<u>Leadville CO 80450</u> City/State/Zip	<u>Grand Junction CO 81501</u> City/State/Zip
<u>242-8236</u> Business Phone No.		<u>245-1954</u> Business Phone No.

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 and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we 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 rescheduling expenses before it can again be placed on the agenda.

Susan A Hauser Signature of Person Completing Application 4-29-92 Date
Harold Tuxhorn Susan A Hauser Jessie E Wilkie
Charlotte & Tuxhorn Clay Hauser Walter & Wilkie
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary Carma & Wilkie

2943-181-00-003

Raymond C. Cole
3276 B 1/2 Road
Grand Junction, CO
81503

2943-181-02-018

Carol B. Branson
2852 1/2 Teller Avenue
Grand Junction, CO 81501

2943-181-01-007

Adolph & Nancy Ortega
2858 Belford Avenue
Grand Junction, CO 81501

2943-181-00-004 & 005

Carl H. Koch
4808 N 22nd St.
Phoenix, AZ 85016

2943-181-02-019

Diane Allinyer
2860 1/2 Teller Avenue
Grand Junction, CO 81501

2943-01-020

David L. & Marilyn Wood
1998 Binson Ct.
Grand Junction, CO 81503

~~Ralph A. & Michel Nordinee~~

#22 92
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2943-181-01-972

Mesa Asset Holding Corp
P. O. Box 814
Grand Junction, CO 81502

2943-181-00-006

Ralph A & Michael Nordine
3332 Star Ct.
Grand Junction, CO 81506

2943-181-02-020

Brad Hannah Reeves
2862 Teller Avenue
Grand Junction, CO 81501

~~Joel E Simpson~~

~~2857 1/2 Belford Avenue
Grand Junction, CO 81501~~

2943-181-00-009

Gary & Kathleen Roberge
2864 1/2 Belford Avenue
Grand Junction, CO 81501

2943-181-02-016

James & Ann Hunter
2858 Teller Avenue
Grand Junction, CO 81501

2943-181-02-007

Joel E. Simpson
2857 1/2 Belford Avenue
Grand Junction, CO 81501

2943-181-00-010

Jann Ertl
1600 North Avenue
Grand Junction, CO 81501

2943-181-02-017

Erasmus & Robin Chavez
2858 1/2 Teller Avenue
Grand Junction, CO 81501

2943-181-02-008

John & Louise Phillips
2859 Belford Avenue
Grand Junction, CO 81501

2943-181-00-011

Blake & Dalene Brueggeman
495 Harris Road
Grand Junction, CO 81501

2943-181-02-018

Jan Ertl
1600 North Avenue
Grand Junction, CO 81501

~~Robert
2943-181-02-009~~

~~Robert Cady
2861 1/2 Belford Avenue
Grand Junction, CO 81501~~

2943-181-00-012

Gray & Betty Kieson
493 Harris Road
Grand Junction, CO 81501

2943-181-02-013

Lester I & Linda Johnson, Jr
2854 Teller Avenue
Grand Junction, CO 81501

~~KEY~~ 2943-181-02-010

Ray B & Sharon Gehrett
2863 Belford Avenue
Grand Junction, CO 81501

2943-181-00-013

Robert & Kristen Freier
491 Harris Road
Grand Junction, CO 81501

2943-181-01-005

Thomas W Curry
2856 Belford Avenue
Grand Junction, CO 81501

2943-181-02-006

Filmon Benigno Lovato
1954 2425 Road
Cedaredge, CO 81413

2943-181-00-014

Gary & Betty Kiesow
489 1/2 Harris Road
Grand Junction, CO 81501

2943-181-01-006

F. L. Vanhouten
2856 1/2 Belford Avenue
Grand Junction, CO 81501

2943-181-02-009

Robert Cady
2861 1/2 Belford Avenue
Grand Junction, CO 81501

To Whom It May Concern

We propose to take the empty lot between 2860 Belford Ave. and 2864 Belford Ave. and divide the land in half one half will belong to 2860 Belford Ave. and the other to 2864 Belford Ave. Consequently three lots will become two lots.

The impact of the proposal is the land will be taken care of instead of standing vacant.

Thank You.

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From Office

#22 92

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From Office
#22 92

TO WHOM IT MAY CONCERN

We the undersigned Harold R. Tuxhorn Jr. and Charlotte L. Tuxhorn do hereby agree to sell the East one-half of lot 4, Block 1, of Meeks Subdivision in the City of Grand Junction to Walter and Jessie Wilkie, for the agreed purchase price of \$2000.00.

We also agree to sell the West one-half of lot 4, Block 1, of Meeks Subdivision in the City of Grand Junction to Susan and Clay Hauser for the agreed purchase price of \$2000.00. The above mentioned Lot lies in Section 18, Township 1 South, Range 1 East of the Ute Principal Meridian.

This sale is contingent upon city zoning approval to tie Lot 4, Block 1, Meeks Subdivision to the two lots adjoining the divided parcel.

SIGNED *Harold R. Tuxhorn Jr.* DATE 4-20-92
Harold R. Tuxhorn Jr.

SIGNED *Charlotte L. Tuxhorn* DATE 4-20-92
Charlotte L. Tuxhorn

CITY POLICE DEPARTMENT 05/14/92
Marty Currie 244-3563

No problems noted.

GRAND JUNCTION DRAINAGE 05/11/92
John L. Ballagh 242-4343

There are no known existing or planned Grand Junction Drainage District facilities through or adjacent to the proposed WI and HA subdivision, a replat of Lots 4 & 5 of Meeks Subdivision. Drainage appears to be to Belford Avenue then west.

CITY ATTORNEY 05/13/92
John Shaver 244-1506

No objections noted.

CITY DEVELOPMENT ENGINEER 05/14/92
Gerald Williams 244-1577

Sidewalk appears to go outside of R.O.W. Request dedication of R.O.W. to bring sidewalk within R.O.W. The City could prepare necessary documents for signature.

CITY UTILITIES ENGINEER 05/19/92
Bill Cheney 244-1590

1. Sewer: Fruitvale Sanitation - Contact them for technical data pertaining to sewer.
2. Water: City - Water usage is shown on the "Subdivision Summary Form." Where will the water be used since there appears to be no new construction taking place?

COMMUNITY DEVELOPMENT DEPARTMENT 05/19/92
Kristen Ashbeck 244-1446

All review agency summary sheet comments must be addressed. A written response from the petitioner is due by Friday, May 29th at 5 p.m. In this case, the primary outstanding issue is that of the sidewalk encroachment and required dedication. Your written response to comments should indicate whether this is to be addressed and how.

MISSING COMMENTS FROM: Grand Valley Irrigation
Fruitvale Sewer
County Surveyor

File# 22-92

5-26-92

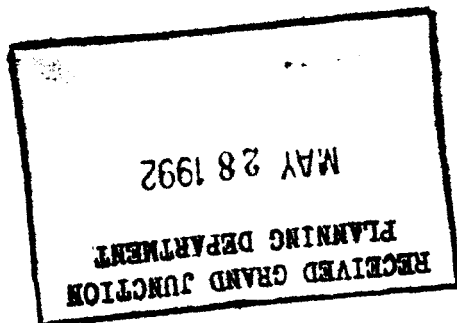
In response to the comments:
On the Minor Subdivision, 2 lots in
RSF-8 Zone

To City Property Agent and City
Development Engineer: If the city would
prepare necessary documents for signature
we would sign.

To City Utilities Engineer: There will
be no Sewer or Water use on the lot
were dividing only on the existing lots
were the homes are.

Thank You

Susan Hansen



**STAFF REPORT - COMMUNITY DEVELOPMENT DEPARTMENT
FILE 22-92 WI and HA MINOR SUBDIVISION**

PROPOSAL

The petitioner has submitted a final plat to create two residential from three existing residential lots. This proposal is considered a minor subdivision rather than a resubdivision since one of the existing lots is not a subdivided parcel--it is ametes and bounds described parcel. Zoning on all three existing lots is Residential Single Family eight units per acre (RSF-8). Lot size and bulk requirements for the proposed two lots will be well within the requirements of this zone.

ISSUES AND IMPACTS

This proposal will have minimal, if not positive, impacts on the surrounding residential neighborhood. Whereas a vacant, unkept lot currently exists between residences, subdivision of the vacant lot between the two adjoining homeowners will actually result in the lot being used, perhaps landscaped, and maintained to visually improve the neighborhood.

The only outstanding issue is that of the possible sidewalk encroachment on the south side of the existing/proposed lots. If it is determined that the sidewalk is on private property, dedication of right-of-way (approximately one foot) so that the south property line is six inches north of the edge of the sidewalk will be required.

RECOMMENDATION

Staff recommends approval of the Final Plat of the Wi and Ha Minor Subdivision provided that the right-of-way issue is resolved and correctly represented on the plat and legal description prior to recordation.

SUGGESTED MOTIONS

ITEM: #22-92
PETITIONER: Susan & Clay Hauser
PROPOSAL: WI & HA Minor Subdivision
STAFF: Kristen Ashbeck

COMMENTS: See Review Agency Summary Sheet Comments

APPROVAL: "Mr. Chairman, on item #22-92, a request for a Minor Subdivision at 2860 and 2864 Belford Avenue, I move that we approve this subject to the review agency summary sheet comments."

DENIAL: "Mr. Chairman, on item #22-92, a request for a Minor Subdivision at 2860 and 2864 Belford Avenue, I move that we deny this for the following reasons." (STATE REASONS)

CITY OF GRAND JUNCTION DEVELOPMENT FILE 22-92, WI AND HA MINOR
SUBDIVISION, LOCATED AT 2860 AND 2864 BELFORD AVENUE IN THE CITY OF
GRAND JUNCTION HAS BEEN REVIEWED AND APPROVED BY THE UTILITY
COORDINATING COMMITTEE.

John L. Ballagh

CHAIRMAN

June 10, 1992

DATE

Cope

MESA COUNTY SURVEYING
FRED A. WEBER
P.O. BOX 20000.5026
GRAND JUNCTION, CO 81502
PH 244-1822, 244-1823

JULY 21, 1992

SUBDIVISION REVIEW

SUBDIVISION NO: SB-41-92

SURVEYOR: HAROLD COPE
COPE SURVEYING COMPANY
1625 N.17th STREET
GRAND JCT, CO, 81501
Ph 242-0760

**WI AND HA SUBDIVISION, A REPLAT
OF LOTS 4 & 5 OF MEEKS SUBDIVISION**

THE FOLLOWING ISSUES NEED TO BE CLARIFIED PRIOR TO
RECORDING THE PLAT:

1. COUNTY REGULATIONS REQUIRE A 2" BORDER ON THE LEFT MARGIN.
2. PLEASE, VERIFY THAT THE 30' RIGHT-OF-WAY WIDTH SHOWN ON
NORTH AVENUE HAS NOT CHANGED TO 40'.
3. TWO SURVEYOR'S CERTIFICATES ARE SHOWN. ONLY ONE IS NEEDED.
4. TOPOGRAPHY, UTILITIES AND CONTOUR LINES ARE NOT REQUIRED
ON A PLAT BY MESA COUNTY OR THE STATE OF COLORADO.
5. TWO BENCHMARKS ARE SHOWN. ARE THEY CONSISTENT WITH EACH
OTHER? ONLY ONE IS REQUIRED BY COUNTY REGULATIONS.
6. THE CITY OF GRAND JUNCTION HAS RESEARCHED THE RIGHTS-OF-WAY
FOR BELFORD AVENUE, NORTH AVENUE AND 28 1/2 ROAD. THIS
INFORMATION, A COPY OF WHICH IS ENCLOSED WITH THIS LETTER,
SHOULD BE UTILIZED TO CONTROL BEARINGS OF THE BLOCK
BOUNDARIES.
7. BASIS OF BEARINGS STATEMENT SHOULD NOT BE PART OF THE
LEGEND. ALSO, THE BASIS OF BEARINGS SHOULD BE REFERENCED
TO CONTROL MONUMENTS, NOT SECONDARY MONUMENTS.
8. A DEDICATION STATEMENT IS REQUIRED BY COUNTY REGULATIONS.
THIS SHOULD REFERENCE THE BOOK AND PAGE OF CURRENT
OWNERSHIP AND A DESCRIPTION OF THE PERIMTER OF THE
PLATTED AREA.

9. COUNTY REGULATIONS REQUIRE ACCEPTABLE WORKMANSHIP IN THE
APPEARANCE OF THE PLAT. PLEASE MAKE EVERYTHING LEGIBLE AND
ELIMINATE SMUDGES, STRAY MARKS AND INAPPROPRIATE LETTERING.

PLEASE, CONTACT THIS OFFICE IF WE CAN BE OF FURTHER ASSISTANCE.

SINCERELY,
FRED WEBER
COUNTY SURVEYOR

cc: GORDAN GRAM, CITY OF GRAND JUNCTION
CITY OF GRAND JUNCTION, COMMUNITY DEVELOPMENT

K.S.

22 July 1992

Mr. Walter Wilkie
2864 Belford Avenue
Grand Junction, CO 81501

RE: Wi and Ha Minor Subdivision

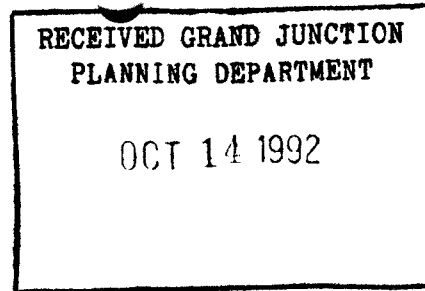
Dear Mr. Wilkie,

Enclosed please find the information from the County Surveyor's office which has been forwarded to your surveyor, Mr. Harold Cope. Since you have been so diligent about following up on your project, I thought you would be interested in having this information in case you need to review it with your surveyor. Hopefully, Mr. Cope can make the necessary revisions to the final plat for the Wi and Ha Minor Subdivision based on this information and the plat can be finalized for recordation. Please call if you have further questions and when I can assist with the recording process.

Sincerely,

Kristen Ashbeck
Planner

MESA COUNTY SURVEYING
FRED A. WEBER
P.O. BOX 20000.5026
GRAND JUNCTION, CO 81502
PH 244-1822, 244-1823



OCTOBER 13, 1992

(additional review)

SUBDIVISION NO: SB-41-92

SURVEYOR: HAROLD COPE
COPE SURVEYING COMPANY
1625 N.17th STREET
GRAND JCT, CO, 81501
Ph 242-0760

**WI AND HA SUBDIVISION, A REPLAT
OF LOTS 4 & 5 OF MEEKS SUBDIVISION**

THE FOLLOWING ISSUES NEED TO BE CLARIFIED PRIOR TO
RECORDING THE PLAT:

1. PLEASE, VERIFY THAT THE 30' RIGHT-OF-WAY WIDTH SHOWN ON NORTH AVENUE HAS NOT CHANGED TO 40'. THIS DOES NOT APPEAR TO HAVE BEEN DONE AS REQUESTED ON THE FIRST REVIEW.
2. BASIS OF BEARINGS SHOULD BE REFERENCED TO CONTROL MONUMENTS, NOT SECONDARY MONUMENTS. THE BEARING OF S 89 52 5 AS SHOWN IN THE BASIS OF BEARINGS STATEMENT IS NOT COMPLETE.
3. THE BEARING OF THE CENTERLINE OF THE BELFORD STREET RIGHT-OF-WAY IS SHOWN DIFERENTLY THAN THE BEARING OF THE PROPERTY LINE.
4. THE LEGEND INDICATES A SYMBOL, "X" ON CONC SIDEWALK, THAT DOES NOT APPEAR ANYWHERE ON THE PLAT.
5. ON THE VICINITY MAP THE LOT NUMBER AND DIMENSION ARE NOT LEGIBLE ON THE ORIGINAL LOT 4.
6. REFERENCE 35th STREET ALSO AS 28 1/2 ROAD.
7. THE VICINTIY MAP SHOULD INDICATE THE SCALE TO WHICH IT IS DRAWN.
8. THE DIMENSION ON THE EASTERLY SIDE OF LOT 1 IS NOT LEGIBLE.

9. THE EAST-WEST DIMENSIONS UTILIZED BY THE CITY OF GRAND
JUNCTION TO DEFINE THE BELFORD STREET RIGHT-OF-WAY
DOES NOT APPEAR TO BE IN AGREEMENT WITH THE DATA SHOWN
ON THE REPLAT.

PLEASE, CONTACT THIS OFFICE IF WE CAN BE OF FURTHER ASSISTANCE.

SINCERELY,
FRED WEBER
COUNTY SURVEYOR

F.S.

cc: CITY OF GRAND JUNCTION, COMMUNITY DEVELOPMENT



December 8, 1992

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

Mr. Walter Wilkie
2864 Belford Avenue
Grand Junction, CO 81501

RE: Wi and Ha Minor Subdivision

Dear Mr. Wilkie,

After recording the final plat for the Wi and Ha Minor Subdivision, I was informed by the Mesa County Assessor's office last week that it was recorded in error. The dedication statement is incorrect as recorded. It must be revised to include all seven (7) property owners' names and places for each to sign. Currently (see enclosed), the plat only includes two property owners' names and the plat was not signed by them nor notarized as required.

Please have your surveyor revise the plat and get the appropriate signatures and notarization. I will then recirculate it for City signatures and rerecord it when it is complete. Give me a call at 244-1437 if you have any questions regarding the plat or if I can help you with the process.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen".

Kristen Ashbeck
Planner

c: Harold Cope
Susan Hauser

April 5, 1993

Ms. Susan Hauser
2860 Belford Avenue
Grand Junction, Colorado 81501

Dear Susan,

I am writing to check on the status of the revised dedication statement for the Wi and Ha Subdivision. As of our last conversation, you were waiting for a signature from your new mortgage company. Please let me know if you have been able to get that signature and what the current status of the statement is. We should try to have the correction to the plat recorded no later than 1 year from the date it was approved by the Planning Commission (June 2, 1992). If you have already had the revised statement completed and recorded, I would appreciate a copy of it for our records.

I look forward to hearing from you. Let me know if there is something I can help you with from this end.

Sincerely,

Kristen Ashbeck
Planner

June 15, 1993



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

Ms. Kathy Brodzinski
FBS Mortgage
PO Box 1199
Minneapolis, Minnesota 55440

RE: Wi and Ha Minor Subdivision, Grand Junction, Colorado

Dear Ms. Brodzinski,

This letter is to verify that the Wi and Ha Minor Subdivision which is in part owned by Ms. Susan Hauser, was approved by the Grand Junction Planning Commission at the June 2, 1992 public hearing. All requirements have been met except for the need to record a supplemental dedication statement which includes all current property owners.

Please do not hesitate to contact me should you need additional information regarding this matter.

Sincerely,

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

Kristen Ashbeck
Planner

xc: Susan Hauser



August 31, 1993

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

Ms. Susan Hauser
2860 Belford Avenue
Grand Junction, Colorado 81501

Dear Susan,

I am writing again to check on the status of the revised dedication statement for the Wi and Ha Subdivision. As of our last conversation, you had requested that I write a letter to your mortgage company verifying the approval of the plat. I sent that letter to a Ms. Kathy Brodzinski on June 15, 1993. Please let me know if you have had any response to this letter. If you have already had the revised statement signed and recorded, I would appreciate a copy of it for our records.

I look forward to hearing from you and, again, if there is something I can help you with from this end, please do not hesitate to call me at 244-1437.

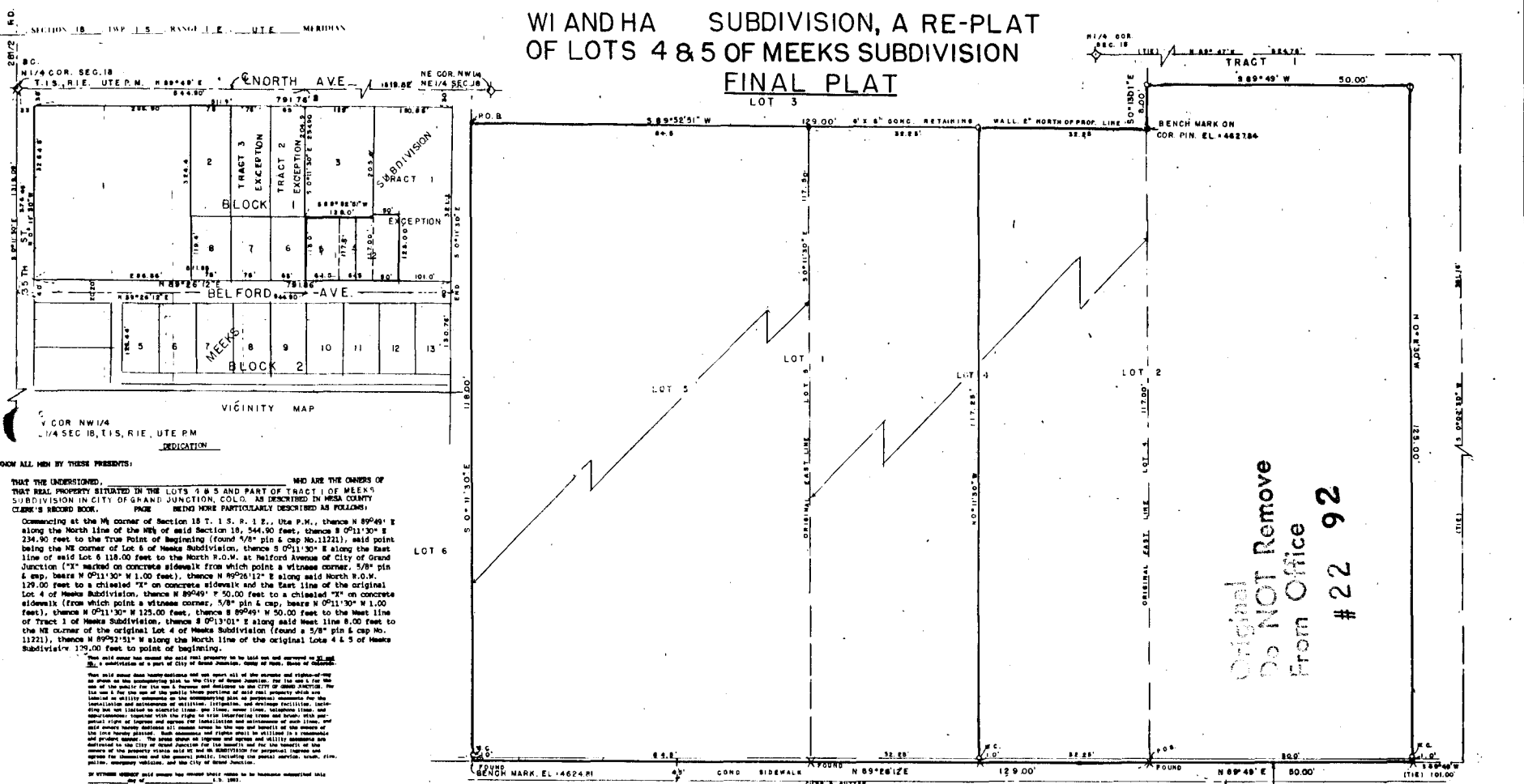
Sincerely,

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

Kristen Ashbeck
Planner

Kathy Brodzinski
1-800-328-4850
ext 16747
Del Williams - Title Company
242-8234

WI AND HA SUBDIVISION, A RE-PLAT OF LOTS 4 & 5 OF MEEKS SUBDIVISION FINAL PLAT



FROM ALL MEN BY THESE PRESENTS:
THAT THE UNDERSIGNED, _____ WHO ARE THE OWNERS OF
CERTAIN REAL PROPERTY SITUATED IN THE LOTS 4 & 5 AND PART OF TRACT 1 OF MEEKS
SUBDIVISION IN CITY OF GRAND JUNCTION, COLORADO, AS DESCRIBED IN MESA COUNTY
CLERK'S RECORD BOOK, PAGE _____ BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Commencing at the NW corner of Section 18 T. 1 S. R. 1 E., Ute P.M., thence N 89°49' E
along the North line of the W½ of said Section 18, 244.90 feet, thence S 0°11'30" W
234.90 feet to the true Point of Beginning (found 7/8" pin & cap No. 11221), said point
being the NE corner of Lot 6 of Meeks Subdivision, thence S 0°11'30" W along the East
line of said Lot 6 118.00 feet to the North P.O.M. at Belford Avenue of City of Grand
Junction ("X" marked on concrete sidewalk from which point a witness corner, 5/8" pin &
cap, bears N 0°11'30" W 1.00 feet), thence N 89°28'12" E along said North S.O.V.
129.00 feet to a chiseled "X" on concrete sidewalk and the East line of the original
Lot 4 of Meeks Subdivision, thence N 89°49' E 50.00 feet to a chiseled "X" on concrete
sidewalk (from which point a witness corner, 5/8" pin & cap, bears N 0°11'30" W 1.00
feet), thence N 0°11'30" W 123.00 feet, thence S 89°49' W 50.00 feet to the West line
of Tract 1 of Meeks Subdivision, thence S 0°11'30" E along said West line 8.00 feet to
the NE corner of the original Lot 4 of Meeks Subdivision (found a 5/8" pin & cap No.
11221), thence N 89°28'12" W along the North line of the original Lots 4 & 5 of Meeks
Subdivision 129.00 feet to point of beginning.

STATE OF COLORADO)
COUNTY OF MESA)
"RECORDING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D.
MISSION EXPIRES _____ NOTARY PUBLIC
CLERK AND EXPOSURE CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____
THIS _____ DAY OF _____ A.D. 1992.

AREA SUMMARY

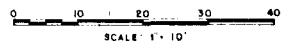
LOT NO.	AREA
1	11,380 SQ FT
2	10,027 "
TOTAL	21,407 SQ FT 4 0 49 AC.

CITY MANAGER CERTIFICATE
APPROVED THIS _____ DAY OF _____ A.D. 1992 BY THE CITY OF GRAND JUNCTION,
COLORADO.
CITY MANAGER
CITY ENGINEER CERTIFICATE
APPROVED THIS _____ DAY OF _____ A.D. 1992 BY THE CITY ENGINEER OF GRAND JUNCTION,
COLORADO.
CITY ENGINEER
GRAND JUNCTION CITY COUNCIL
APPROVED THIS _____ DAY OF _____ A.D. 1992 BY THE GRAND JUNCTION CITY COUNCIL, GRAND
JUNCTION, COLORADO.

GRAND JUNCTION CITY PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____ A.D. 1992 BY THE GRAND JUNCTION CITY PLANNING COMMISSION,
GRAND JUNCTION, COLORADO.
CHAIRPERSON
CITY COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE
APPROVED THIS _____ DAY OF _____ A.D. 1992 BY THE CITY COMMUNITY DEVELOPMENT FOR THE
CITY OF GRAND JUNCTION, COLORADO.
DIRECTOR

SURVEYOR'S CERTIFICATE
I, Harold R. Cope, do hereby certify that the accompanying plat of WI and HA, a
subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been
prepared by me 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.

Harold R. Cope
Colorado Registered Professional Land Surveyor LB 11221



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From Office
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FINAL PLAT

**WI AND HA SUBDIVISION, A RE-PLAT OF
LOTS 4 & 5 OF MEEKS SUBDIVISION**

NEL/4 SEC 18 T. 1 S. R. 1 E. UTE P.M. BY
COPE SURVEYING COMPANY

401 1/2 N. STREET
GRAND JUNCTION, COLORADO

BOOK NO. 28 DATE OF SURVEY MAR 25 1992
PLAT BY: HRC MAR 27 92

NOTICE
PRESIDENT
According to Colorado Law you must commence any legal action based upon any
defect in this survey within six months after the date of its filing. In the event,
defect in this survey which was caused after the date of its filing, this six-year
period shall be extended to the date of the survey by the date of its filing.
From the date of certification shown herein.

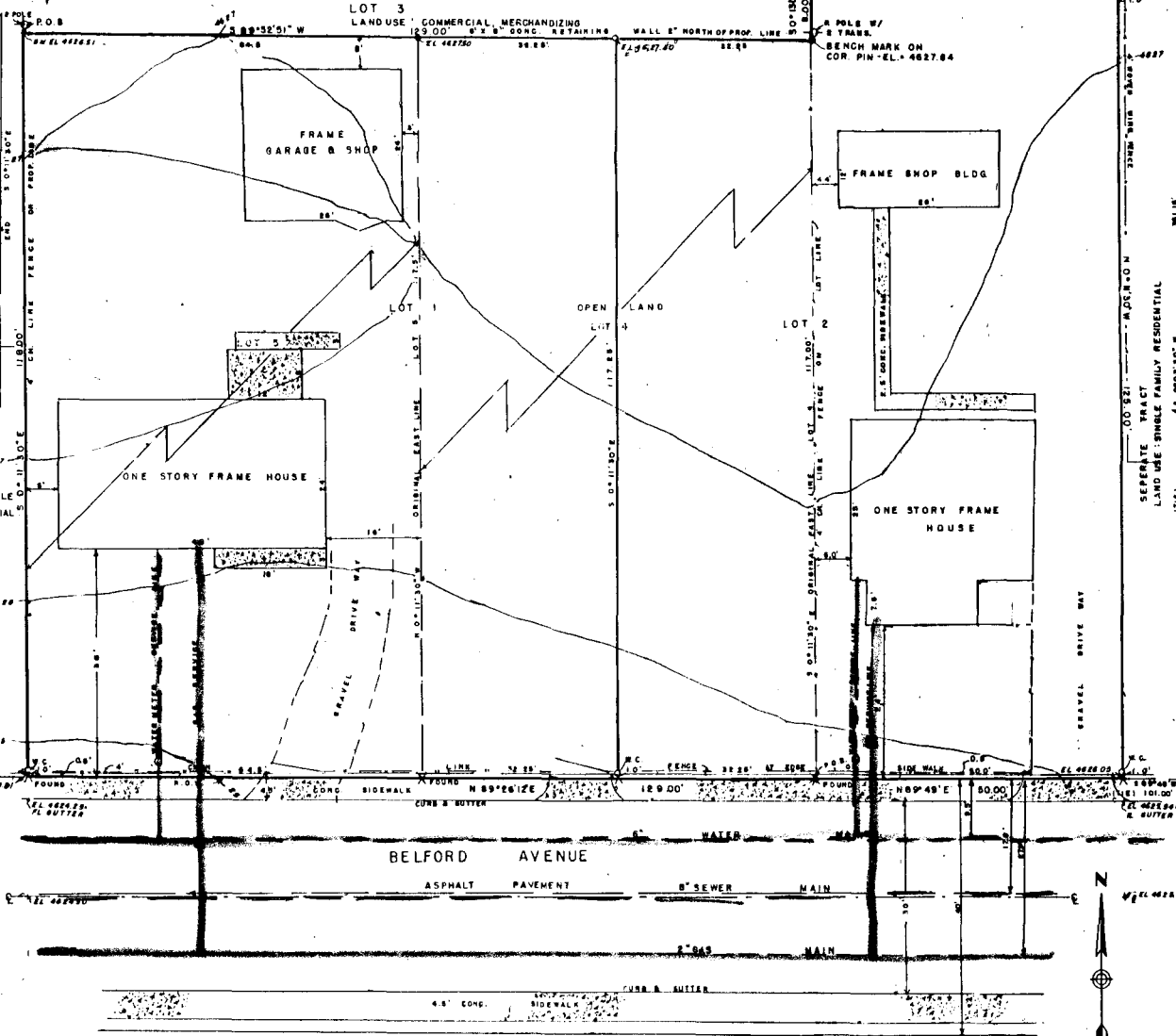
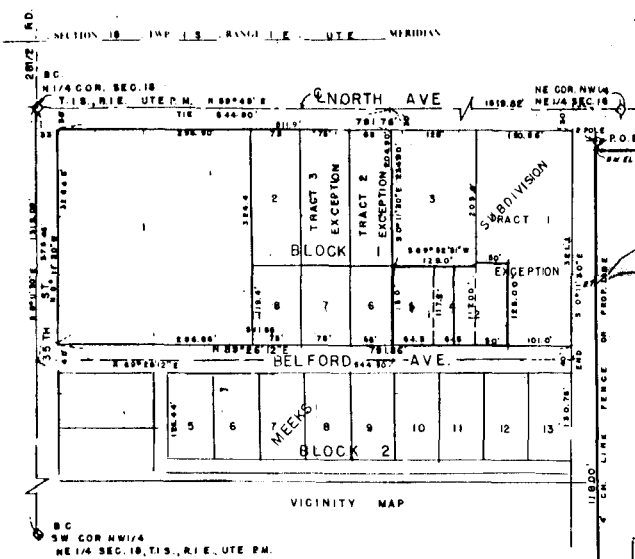
- ◆ M.C.S.M. SURVEY LAND INSTRUMENT BRASS CAP
- 5/8" X 1/2" REBAR WITH CAP SET
- 5/8" REBAR IN PLACE NO. 11221
- ALL BEARING'S HEREON BEING RELIABLE TO S. 89°52'51" W 129.00' ALONG NORTH LINE LOT 4 & 5
- * X ON CONC SIDE WALK

COPE SURVEYING COMPANY
3625 North 17th, Grand Junction, CO 81501
262-1716

HAROLD R. COPE
REGISTERED LAND SURVEYOR, NO. 11221

WI AND HA SUBDIVISION, A RE-PLAT OF LOTS 4 & 5 OF MEEKS SUBDIVISION SITE PLAN

TRACT 1 LAND USE: COMMERCIAL, MERCHANDISING
SPECIAL PURPOSE
50.00'



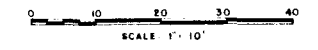
- Drainage
- gas
- water
- sewer

#22 92
 Original
 Do NOT Remove
 from Office

SURVEYOR'S CERTIFICATE

I, HAROLD R. COPE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, COMPLETE AND ACCURATE PLAT OF AS MENTIONED AS SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE PARCELS, EASEMENTS AND DEDICATED RIGHTS OF WAY OF SAID SUBDIVISION OF LAND.

ALL WORK WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THE _____ DAY OF _____ AD.



HAROLD R. COPE, PROFESSIONAL REGISTERED LAND SURVEYOR NO. 11221

I, HAROLD R. COPE, DO HEREBY CERTIFY THAT THE PROPERTY AS PLATTED AND DESCRIBED ABOVE WAS SURVEYED AS DESCRIBED AND AS TO MY KNOWLEDGE ACCURATE AND COMPLETE. ALL SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION. IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE 27TH DAY OF MARCH 1992 A.D.

COPE SURVEYING COMPANY
1625 NORTH 17TH, SUITE 101, DENVER, CO 80202
248-1216

HAROLD R. COPE
REGISTERED LAND SURVEYOR, NO. 11221

NOTES:
 1. ALL DIMENSIONS FOR THIS PLAT ARE BASED UPON THE SURVEY DATA PROVIDED TO ME BY THE CLIENT. I AM NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE DATA AND TO OBTAIN NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

- ◆ MGS.M. SURVEYED LAND MARKERS BRASS CAP
- 5/8\"/>

SITE PLAN

**WI AND HA SUBDIVISION, A RE-PLAT OF
LOTS 4 & 5 OF MEEKS SUBDIVISION**

NE 1/4 SEC. 18, T. 15, R. 1E, UTE P.M. BY
COPE SURVEYING COMPANY

1625 NORTH 17TH
 GRAND JUNCTION, COLORADO

BOOK NO. 88 DATE OF SURVEY: MAR 29, 1992
 PLAT BY: HRC, MAR 27, 92