



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

A Receipt _____
 Date _____
 Rec'd By _____
 File No. 44-92

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 type="checkbox"/> Minor <input type="checkbox"/> Major <input checked="" type="checkbox"/> Resub		WILSON RANCH	PLANNED RES. 4.4	RESIDENTIAL
<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 OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input type="checkbox"/> REPRESENTATIVE
CONT DEVELOPMENT	CONT DEVELOP CORP	
Name	Name	Name
Box 4542	Box 4542	
Address	Address	Address
GR Jct CO 81502	GR Jct CO 81502	
City/State/Zip	City/State/Zip	City/State/Zip
245-1434	245-1434	
Business Phone No.	Business Phone No.	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.

ASAC Justin Pres CNT + 7-20-92
 Signature of Person Completing Application Date

ASAC Justin Pres CNT + 7-20-92
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

NARRATIVE DESCRIPTION FOR RESUBDIVISION
Lot line adjustment for Lots 14 and 15 of Block One

Lot 15 Block 1 Wilson Ranch Filing Number One
Section 34 1N 1W

The purpose of this resubdivision is to increase the size of Lot 15 by five feet to accommodate the building plan selected by the potential purchaser. This will result in Lot 15 being approximately 85.8 feet in width and Lot 14, the adjoining lot, being 75.8 feet in width.

Covenants existing for all Wilson Ranch lots will apply.

#44 68
Original
Do Not Remove
From Office

CITY OF GRAND JUNCTION DEVELOPMENT FILE 44-92, WILSON RANCH
REPLAT OF LOTS 14 AND 15, BLOCK 1 FILING 1 LOCATED AT 747 AND 749
WILSON DRIVE IN THE CITY OF GRAND JUNCTION HAS BEEN REVIEWED
AND APPROVED BY THE UTILITY COORDINATING COMMITTEE.

CHAIRMAN

John L. Ballagh

Aug 14, 1992
DATE

(Form for approval of filing & recording of SUBDIVISION PLATS)

SB-54-92

MESA COUNTY LAND RECORDS
544 ROOD AVE.
GRAND JUNCTION, CO 81501
(303) 244-1823

1691809 03:36 PM 08/11/94
MONIKA TODD CLK&REC MESA COUNTY CO

To: Monika Todd, Mesa County Clerk & Recorder

This is to certify that the SUBDIVISION PLAT described below

**WILSON RANCH REPLAT OF LOTS 14 AND 15,
BLOCK 1 WILSON RANCH FILING NO. ONE**

has been reviewed under my direction and to the best of my knowledge it conforms with the neccessary 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's Office. This approval does not certify as to the possibility of omissions of easements and other Rights-of-Way or Legal Ownerships.

Dated this 4th day of August, 1994.

Signed: _____

Ken Swearengin
KEN SWEARENGIN

RECORDED IN MESA COUNTY RECORDS
DATE: 8/11/94
TIME: 3:36 PM
BOOK: 14 PAGE: 271
RECEPTION NO.: 1691809

NOTE:

The recording of this plat is subject to all approved signatures & dates.

AA125

WILSON RANCH REPLAT OF LOTS 14 AND 15,
BLOCK 1 WILSON RANCH FILING NO. ONE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, GNT DEVELOPMENT CORP., is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, which is depicted on the official plat of WILSON RANCH FILING NO. ONE, recorded at Plat Book 13, at Page 282, on October 4, 1984, of the Mesa County Clerk and Recorders Office, and being situated in the NW1/4 SE1/4 Section 34, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

LOTS 14 AND 15, BLOCK ONE, WILSON RANCH SUBDIVISION FILING NO. ONE in the County of MESA, COLORADO.

That said owner has caused the said real property to laid out and surveyed as WILSON RANCH REPLAT OF LOTS 14 AND 15, WILSON RANCH FILING NO. ONE, a subdivision of a part of the city of Grand Junction, County of Mesa, State of Colorado.

That said owner does 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, for the use of the public those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation, and drainage facilities, including but not limited to electric lines, gas lines, sewer lines, telephone lines, and appurtenances; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines, and said owners hereby dedicate all common areas to the use and benefit of the owners of the lots hereby platted. Such easements and rights shall be utilized in a reasonable and prudent manner. The areas shown as ingress and egress and utility easements are dedicated to the owners of the property within said WILSON RANCH REPLAT OF LOTS 14 AND 15, WILSON RANCH FILING NO. ONE, for perpetual ingress and egress for themselves and the general public, including the postal service, trash, fire, police, emergency vehicles, and the City of Grand Junction. That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction, Colorado.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this _____ day of _____ A.D., 199__

GNT DEVELOPMENT CORP

By W.D. GARRISON
Its PRESIDENT

STATE OF COLORADO }
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 199__, by GNT DEVELOPMENT CORP, by _____

Its _____

My commission expires: _____

Notary Public

Address _____

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } S.S.

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M. this _____ day of _____ A.D., 199__, and is duly recorded in Plat Book No. _____, Page _____

CITY APPROVAL

This plat of WILSON RANCH REPLAT OF LOTS 14 AND 15, WILSON RANCH FILING NO. ONE, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado, was approved and accepted this _____ day of _____ A.D. 199__.

City Manager _____

President of Council _____

Director of Development _____

Chairman, Grand Junction Planning Commission _____

Grand Junction City Engineer _____

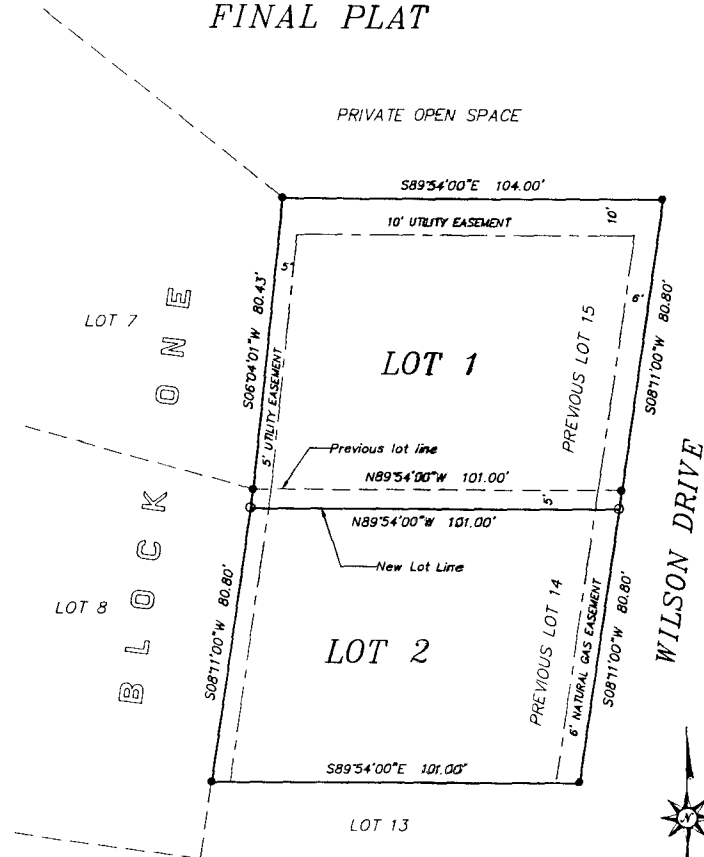
SURVEYOR'S CERTIFICATE

I, Daniel K. Brown, certify that the accompanying plat of WILSON RANCH REPLAT OF LOTS 14 AND 15, WILSON RANCH FILING NO. ONE, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direct supervision and accurately represents a survey of same. I further certify that this 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.

Daniel K. Brown, G.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 23077

Date _____

FINAL PLAT



LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY LS 186463 SET IN CONCRETE
- SET #5 REBAR W/CAP LS23877
- 1. SURVEY ORIENTED WITH FOUND MONUMENTS
- 2. BEARINGS BASED ON S89°54'00"E ALONG THE NORTH LINE OF LOT 15, BLOCK 1
- 3. ACCURACY OF HORIZONTAL CLOSURE MEETS OR EXCEEDS 1 PART IN 10,000

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 HEREON FURNISHED.

WILSON RANCH REPLAT OF LOTS 14 AND 15,
WILSON RANCH FILING NO. ONE

FINAL PLAT		
SITUATED IN THE NW1/4 SE1/4 SECTION 34, T1N, R1W, U1M.		
FOR: GNT DEVELOPMENT CORP		SURVEYED BY: DMH MF
SCALE: 1" = 20'		DRAWN BY: DKB
DATE: 7/20/92	1018 COLD AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	ACAD ID: WLRP
		SHEET NO. 1 OF 1
		FILE: 91014

Remove from Office

44 92