# **Table of Contents**

File	_	1993-0037 Name: <u>Replat of Lots 13C and 14C - 2386 /2387 West Plateau Ct.</u>
r e s e n t	S c a n e d	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.  Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.
X	X	Table of Contents
	T	*Review Sheet Summary
X	X	*Application form
X		Review Sheets
X		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
	$\Box$	Reduced copy of final plans or drawings
X	$\perp$	Reduction of assessor's map.
	_	Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
_	4	Public notice cards
	_ -	Record of certified mail
$\dashv$	$\dashv$	Legal description
	_	Appraisal of raw land
	$\dashv$	Reduction of any maps – final copy
	-	*Final reports for drainage and soils (geotechnical reports)
-+	+	Other bound or non-bound reports  Traffic studies
X	x	*Review Comments
	4	*Petitioner's response to comments
+	+	*Staff Reports
-	+	*Planning Commission staff report and exhibits
+	+	*City Council staff report and exhibits
_	+	*Summary sheet of final conditions
		DOCUMENT DESCRIPTION:
X	T	Certification of Plat - 6/18/93
X		Notice of Resubdivision Application Mail-out
X .		Treasurer's Certificate of Taxes Due - 3/12/93
X		Deed - not conveyed to City - 1/15/93
X	X	High Country Condos - GIS Historic Maps - **
X	X	Mariposa Drive Surveyor's Certificate - Bk 14 / Pg 124
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## DEVELOPMENT APPLICATION

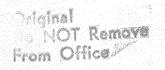
Community Development Department 250 North 5th Street Grand Junction, CO 81501 (303) 244-1430

A	Receipt <sup>c</sup>	#	24-	93
	Rec'd By	У _	KM	
	File No	f 3	7	93

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
Subdivision Plat/Plan	[ ] Minor [ ] Major [ ] Resub		2386 & 2387 WEST PlateAU COURT	PI	Single-Famil Residential
[] Rezone				From:	O:
[ ] Planned Development	[ ] ODP [ ] Prelim [ ] Final				
[] Conditional Use		12.			
[] Zone of Annex					
[] Text Amendment					
[] Special Use					
[] Vacation					[ ] Right-of-Way [ ] Easement
PROPERTY OWN	IER	<b>≱</b> DE	EVELOPER	<u>L</u>	# REPRESENTATIVE
inhe Debanh	hichardses	G. 4.	Garrett		A.H. Garrett
Name  2387 West /- Address		Name		Name Cira la	335 Nest Welly (
Address  City/State/Zip	on CC 8150:	Address	Junton Ca	Address	Grand Tractor 81
City/State/Zip	,	City/State/Zip		City/State	e/Zip
Business Phone No.		Business Phone	<u> </u>	Business	243-257 <u>2</u> Phone No.
NOTE: Legal property ow	mer is owner of record	on date of subn	nittal.		
foregoing information is treated and the review comments	ue and complete to the s. We recognize that v	best of our know we or our repres	wledge, and that we assur sentative(s) must be pres	ne the responsitent at all hearing	o the preparation of this submittal, that the bility to monitor the status of the application gs. In the event that the petitioner is not
on the agenda.	be dropped from the a	genda, and an a	additional fee charged to	cover rescheduii	ng expenses before it can again be placed  North 8 1993
Signature of Person (	Completing Applica	tion	e teleg	inst Barre	Date
Chal Mrt		<del></del>		A Office	Man 15, 1993
Signature of Property	Owner(s) - Attach	Additional St	neets if Necessary		

NAMES AND ADDRESSES OF	PROPERTY OWNERS WITHIN 200 FEET
2943-201-10-001	Dynamic Investments Inc. 405 Ridges Blvd Grand Junction, CO 31503
2945-201-10-011	James L. Voytilla 2449 H Road Grand Junction, CO 81505
2945-201-10-012	John P. Byrne III 2388 West Plateau Ct. Grand Junction, CO 81503
2945-201-10-013	G. H. Garrett 383 West Valley Circle Grand Junction, 81503
2945-201-10-014	Archie and Deborah Richardson 2387 West Plateau Ct. Grand Junction, CO 81503
2945-201-10-015	Randy Hagood 2389 West Plateau Ct. Grand Junction, CO 81503
2945-201-10-016	Kenneth and Nancy Glover 2391 West Plateau Ct. Grand Junction, CO 31503
2945-201-10-017	Alvin and Patricia Micek 2390 Mariposa Drive Grand Junction, CO 81503
2945-201-10-018	James E. Voytilla 2449 H Road Grand Junction, CO 81505
2945-201-11-001	Ronald L Antinone 901 Travis Ft. Worth; TX 76104-3137
2945-201-11-002	Ronald L Antinone 901 Travis Ft. Worth, TX 76104-3137
2945-201-11-003	Ronald L Antinone 901 Travis Ft. Worth, TX 76104-3137



BUILDING COVERAGE Lot 14 C

The building covers 8% of the total lot.

#37 83

#### Impact Statement/Project Narrative

It is proposed that a portion of Lot 13C in Block 18 of the Ridges Filing No three be sold to the owner of Lot 14C in Block 18 of the Ridges Filing No three.

A substantial encroachment already exists on Lot 13C in the form of a filled area that has since been landscaped and paved for a driveway and parking area.

This will be a simple lot boundry change as depicted by the enclosed survey. There will be no change in the nature of the use of the land.

The addresses of the two adjacent properties are 2386 West Plateau Ct.(Lot 13C) and 2387 West Plateau Ct.(Lot 14C).

There will be no area impact by this proposal since the condition has existed for many years. This resubdivision will correct a situation where one parcel of land (13C) is encroached upon by transferring the portion of land from lot 13c to 14c

The change of lot boundry will not be noticed since nothing physically will change. Any utility services will not be affected.

There will be absolutely no need for rezoning uses, etc.

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## **REVIEW COMMENTS**

Page 1 of

FILE NO. #37-93

TITLE HEADING: Resubdivision of Lot 13C & 14C, Block 18,

Filing #3. The Ridges

LOCATION:

2386 & 2387 North Plateau Court

PETITIONER:

G.H. Garrett

PETITIONER'S ADDRESS/TELEPHONE:

383 West Valley Circle

Grand Junction, CO 81503

243-0572

STAFF REPRESENTATIVE: David Thornton

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS , 1993. REQUIRED ON OR BEFORE 5:00 P.M.,

**MESA COUNTY PLANNING** 

4/9/93

Matt Osburn

244-1724

It appears that this application will correct a violation without creating any problems.

CITY UTILITY ENGINEER

4/9/93

Bill Cheney

244-1590

No comment.

CITY DEVELOPMENT ENGINEER

4/12/93

Gerald Williams \_\_\_\_

244-1591

No comment.

U.S. WEST

5/6/93

Leon Peach

244-4964

No comments at this time.

PUBLIC SERVICE COMPANY

5/7/93

Dale Clawson

244-2695

Electric & Gas: No objections.

### #37-93 / REVIEW COMMENTS / page 2 of 2

FIRE DEPARTMENT	5/6/93	
George Bennett	244-1400	
No requirements at this time.		
UTE WATER	5/13/93	
Gary Mathews	242-7491	
No objections.		
•		
CITY UTILITIES ENGINEER	5/13/93	
Bill Cheney	244-1590	
No comment.		
CITY DEVELOPMENT ENGINEER	5/17/93	
Gerald Williams	244-1591	

Why are paragraphs 4 and 5 of the dedication provided? Streets are not being dedicated by this replat, neither is the utility, irrigation, drainage, and pedestrian easement. They should be shown due to previous dedication, but not rededicated. Also, there is no right-of-way dedicated - hence no need for the note about street paving.

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