



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

A Receipt # 117
 Date 3-24-93
 Rec'd By KM
 File No. #37 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
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input checked="" type="checkbox"/> Resub		2386 & 2387 WEST PLATEAU COURT	PR	Single-Family 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

PROPERTY OWNER DEVELOPER REPRESENTATIVE

<i>Triche & Deborah Richards</i>	<i>G.H. Garrett</i>	<i>G.H. Garrett</i>
Name	Name	Name
<i>2387 West Plateau Ct.</i>	<i>383 West Valley Circle</i>	<i>383 West Valley Circle</i>
Address	Address	Address
<i>Grand Junction CO 81502</i>	<i>Grand Junction CO 81502</i>	<i>Grand Junction 81502</i>
City/State/Zip	City/State/Zip	City/State/Zip
	<i>243-2572</i>	<i>243-2572</i>
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.

G.H. Garrett
 Signature of Person Completing Application Date *March 8 1993*

Triche & Deborah Richards
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

City Office *Mar 15, 1993*

4 signature

NAMES AND ADDRESSES OF PROPERTY OWNERS WITHIN 200 FEET

2945-201-10-001	Dynamic Investments Inc. 405 Ridges Blvd Grand Junction, CO 81503
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 Haggood 2389 West Plateau Ct. Grand Junction, CO 81503
2945-201-10-016	Kenneth and Nancy Glover 2391 West Plateau Ct. Grand Junction, CO 81503
2945-201-10-017	Alvin and Patricia Micek 2390 Mariposa Drive Grand Junction, CO 81503
2945-201-10-018	James L. 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

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BUILDING COVERAGE

Lot 14C

The building covers 8% of the total lot.

1-11
ST. CLAIR
CITY OFFICE

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
REQUIRED ON OR BEFORE 5:00 P.M., , 1993.**

MESA COUNTY PLANNING
Matt Osburn

4/9/93
244-1724

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

CITY UTILITY ENGINEER
Bill Cheney

4/9/93
244-1590

No comment.

CITY DEVELOPMENT ENGINEER
Gerald Williams

4/12/93
244-1591

No comment.

U.S. WEST
Leon Peach

5/6/93
244-4964

No comments at this time.

PUBLIC SERVICE COMPANY
Dale Clawson

5/7/93
244-2695

Electric & Gas: No objections.

FIRE DEPARTMENT
George Bennett

5/6/93
244-1400

No requirements at this time.

UTE WATER
Gary Mathews

5/13/93
242-7491

No objections.

CITY UTILITIES ENGINEER
Bill Cheney

5/13/93
244-1590

No comment.

CITY DEVELOPMENT ENGINEER
Gerald Williams

5/17/93
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.

