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e	a	retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development						
S	n	file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will						
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n t	e d	Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.						
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		DOCUMENT DESC	RI	PT	ION:			
v	• • ·	A .: (1)	_					
	^	Action Sheet - no outcome listed	4					
X	X	Re-subdivision Process Checklist	-					
X	$\frac{\Delta}{ }$	Correspondence  Quit Claim Deed - Bk 1142/Pg 224 - not conveyed to the City		_				
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X	-	Deed - Bk 1562/Pg 596 - not conveyed to the City  Warranty Deed - Bk 1854/Pg 72 - not conveyed to the City	-					
X		Sheriffs Deed - Bk 1834/Pg 72 - not conveyed to the City	$\dashv$	-				
X		Treasurer's Certificate of Taxes Due - 4/12/93	+					
X	Y	Impact Statement - 3/1/93	$\dashv$					
X	-12	Certification of Plat - 5/21/93	$\dashv$					
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January 8, 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

Mr. Joe Pace Century 21 Old Homestead Realty 737 Horizon Drive Grand Junction, CO 81506

RE: Subdivision requirements for the Addition to Orchard Mesa Heights

Dear Mr. Pace:

After reviewing your request to straighten out several property line conflicts in the Addition to Orchard Mesa Heights Subdivision we have determined that a resubdivision (commonly referred to as a replat) of the lots in the boundary line conflict will be required. A resubdivision process is required rather than a boundary line adjustment process because as spelled out in Chapter six of the Zoning and Development Code the purpose of subdivisions includes the following: 1) to improve land survey monuments and records by establishing minimal standards for survey and plots; 2) to safeguard the interests of the public, the homeowner, and the subdivider; and 3) to secure equitable handling of all subdivision plans by providing uniform procedures and standards. Similar subdivisions in the past that have also made boundary changes have been required to accomplish those changes through a resubdivision.

A resubdivision of all parcels concerned will reap benefit to all property owners involved. The improvement to land records and monuments that will be accomplished through the resubdivision will clarify property lines for current and future property owners and will help future buyers know exactly what they are buying. The resubdivision will be recorded with the Mesa County Clerk and Recorders Office and therefore will have a greater chance of being included in any future title work done on the concerned parcels.

If you have any questions as to the resubdivision application process, please contact me at your earliest convenience. Thank You.

Respectfully,

Dave Thornton

Planner

2487 Industrial Blvd.,Suite 2 Grand Junction, CO 81505 303/242-0201 FAX: 1-242-8343



# **Daggett Surveying, Inc.**

dammary 27, 1903

Dave Thernton Grand Junction Community Development Department 250 North Fifth Street Grand Junction, CO 91501

Vear Mr. thorutous

After discussions with Joe Pace relating to your letter dated January 8, 1993 requiring a replat to resolve property line deed inconsistencies, we have contacted adjoining landowners.

We have attempted to resolve these issues by use of the replat procedure you requested. However, agreement with only four of five landowners has been possible. The failure to agree with the final landowner has repeted the possibility of replatting, since there will still be a disputed boundary which is unacceptable on a replat. However, a boundary line adjustment would still be possible between the remaining landowners and would still accomplish the same benefits as the replat procedure reasons listed below from thapter Six of the Zoning and Development Code...

by to improve land survey monuments and records by establishing minimal standards for survey and plots; 2) to safeguard the interests of the public, the homeowner, and the subdivider; and 3) to secure equitable handling of all subdivision plans by providing uniform procedures and standards."

Colorado Revised Statue 58-44-112 provides "any line or disputed corner or boundary may be determined and permanently established by written agreement of all parties thereby affected, signed and acknowledged by each as required for conveyances of real estate, clearly designating the same, and accompanied by a map or plat thereof which shall be recorded as an instrument affecting real estate, and shall be hinding upon their heirs, successors, and assigns."

The survey will still be governed by Colorado Revised Statutes 38-51-101 and t02 for monumentation as well as " plat" requirements for land survey deposits. Discussion with personnel of several title companies, Ken Swearingen and Fred Webber of the County Survey office, have shown a general agreement that a boundary line adjustment is the most logical solution under existing conditions and statutes.

Local title companies have experience with boundary line adjustments throughout Mesa County and will be asked to complete

#### Page 2

the necessary Litle vork. A boundary line adjustment can still benefit four owners who are in general agreement with the lines of occupation. It is unfortunate that one dissenting landowner has been able to negate the replat solution but we would hope an and more inexpensive solution for all remaining amicable landowners may still be undertaken. A boundary line adjustment substantially change the existing lines of occupation twill not legally eliminate the deed inconsistencies and perpetuate the boundary locations by reference to the accepted city monuments at the centerline of Grand Mesa Ave. I would ask that you might reconsider our request in light of the current situation and the desire to benefit to all those concerned.

Please feel free to contact myself or the Mesa County Surveying Office concerning this matter.

Respectfully,

Lee J. McCutchen Division Manager

LJM/rtb

cc: Joe Face





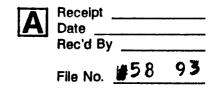
File No. 458

**#**58 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		540 GRAND MESA AVE	PMH	
[] Rezone		NIA	NA	From: To:	
[ ] Planned Development	[ ] ODP [ ] Prelim [ ] Final	NA	N/A	NA	NA
[] Conditional Use		"	4	"	4
] Zone of Annex		41	4	ч	4
] Text Amendment					
] Special Use		N/A	N/t	NA	N/A
] Vacation			NA	11	[] Right-of-Way
lame		Name		Name	***************************************
ddress		Address		Address	
Sty/State/Zip		City/State/Zip		City/State/Zip	
usiness Phone No.		Business Phone		Business Phone No.	Original Do NOT Remove From Office*
OTE: Legal property own	ner is owner of record (	on date of subm	illai.		
pregoing information is truind the review comments.	hat we have familiarized the and complete to the . We recognize that w	d ourselves with best of our know re or our represo	the rules and regulations ledge, and that we assumentative(s) must be prese	ne the responsibility to monitorint at all hearings. In the e	or the status of the application vent that the petitioner is no
/e hereby acknowledge the pregoing information is true and the review comments. presented, the item will be acknown.	hat we have familiarized the and complete to the the discounties. We recognize that we the dropped from the ag	d ourselves with best of our know re or our repress genda, and an ac	the rules and regulations ledge, and that we assumentative(s) must be prese	the the responsibility to monitor at all hearings. In the erover rescheduling expenses	tion of this submittal, that the or the status of the application went that the petitioner is no before it can again be placed Date $2-4-23$



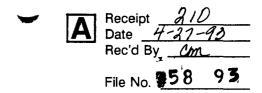


We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE	
Subdivision Plat/Plan	[] Minor [] Major [] Resub(REPLAT)		540,538 GRAND MESA AVE	PMH C-1 RSF-B		
[ ] Rezone		NIA	NA	From: To:		
[ ] Planned Development	[ ] ODP [ ] Prelim [ ] Final	NA	N/A	NA	NA	
[] Conditional Use		l (	4	11	U	
[] Zone of Annex		u	4	ч	4	
[] Text Amendment						
[] Special Use		NA	N/A	NA	N/4	
[] Vacation			AA	11	[] Right-of-Way [] Easement	
Name		Name		Name		
Address		Address	-	Address		
City/State/Zip		City/State/Zip		City/State/Zip	City/State/Zip	
Business Phone No.	ner is owner of record o	Business Phone		D.	riginal NOT Remove	
We hereby acknowledge the foregoing information is true and the review comments.	nat we have familiarize e and complete to the . We recognize that w	d ourselves with best of our know re or our repres	the rules and regulations rledge, and that we assumentative(s) must be prese	s with respect to the prepar ne the responsibility to mon ent at all hearings. In the	om Office * ration of this submittal, that the itor the status of the application event that the petitioner is not s before it can again be placed	
Signature of Person C	ompleting Applicat	ion		3	Date / / / / / / / / / / / / / / / / / / /	

Signature of Property Owner(s) - Attach Additional Sheets if Necessary

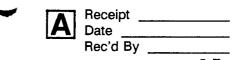




We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
Subdivision Plat/Plan	[]Minor []Major 揭 Resub		540 GRAND MESA AVE	PMH	
[] Rezone				From: To:	
[ ] Planned Development	[ ] ODP [ ] Prelim [ ] Final				
[] Conditional Use					
[] Zone of Annex					
[] Text Amendment					
[] Special Use			******************		
[] Vacation					[ ] Right-of-Way [ ] Easement
Name		Name		Name	e PACC
Address		Address		Address	
City/State/Zip		City/State/Zip		City/State/Zip	
Business Phone No.		Business Phone	e No.	Business Phone No	).
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foregoing information is tru and the review comments	ue and complete to the . We recognize that v	best of our knov ve or our repres	vledge, and that we assur entative(s) must be pres	ne the responsibility to mo ent at all hearings. In th	paration of this submittal, that the politor the status of the application e event that the petitioner is not see before it can again be placed
Signature of Person C	Completing Applica	tion _			Date
Liginia	Kino	echi	3	w	<b>\$58</b> 93
Signature of Property	Owner(s) - Attach	Additional Sh	eets if Necessary	Orig Do Fron	inal NOT Remove





File No. #58 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		540 CRAND MESA AVE	PMH C-1 RSF-8	
[] Rezone				From: To:	
[] Planned Development	[ ] ODP [ ] Prelim [ ] Final				
[] Conditional Use		·			
[] Zone of Annex					
[] Text Amendment					
[] Special Use				***************************************	
[] Vacation					[ ] Right-of-Way [ ] Easement
PROPERTY OWN	IER	<b>∄</b> Di	EVELOPER	[] F	REPRESENTATIVE
Name		Name		Name	
Address		Address		Address	
City/State/Zip		City/State/Zip		City/State/Zip	
Business Phone No.  NOTE: Legal property ow	ner is owner of record (	Business Phonon date of subn		Business Phone N	Original Do NOT Remove From Office
foregoing information is tru and the review comments	ue and complete to the c. We recognize that w	best of our know ve or our repres	wledge, and that we assur sentative(s) must be pres	me the responsibility to ment at all hearings. In the	paration of this submittal, that the onitor the status of the application ne event that the petitioner is not see before it can again be placed
Signature of Person C	K. Moy	nelyle	13/5/93		Date
Signature of Property	Owner(s) - Attach	Additional St	neets if Necessary		

2945-233-14-016 2945-233-14-016 2945-233-14-012 Kathleen Grandy Ivan Dodson T&B Inc. 560 Grand Ave 2746 1/2 Laguna Dr. 2405 Broadway Grand Jct. Co. Grand Jct Co. Grand Jct. Co. 81503-1888 81503-1513 81503-2837 2945-233-14-013 2945-233-24-011 2945=233-09-002 Mary Ann Stevens W.R. Bray Anthony Ippolito 1609 Dolores Ave 360 Grand Ave 702 Gulfmore Grand Jct Co. Grand Jct. Co. Grand Jct. Co. 81503-1828 81506 81503 2945-233-07-001 2945-233-09-003 2945-233-09-022 Ronald Elliot Munequita Allen Noel Crim 1619 Dolores 560 Sol Lane 1602 Dolores Grand Jct. Co. Grand Jct. Co. Grand Jct. Co. 81503 81504-4411 81503 2945-233-07-005 2945-233-07-003 2945-233-07-004 Noel Crim Noel Crim Douglas Tuff 1620 Dolores 1602 Dolores 1602 Dolores Grand Jct. Co. Grand Jct. Co. Grand Jct. Co. 81503 81503 81503 2945-233-07-005 2945-233-07-006 2945-233-07-018 Paul Leo Gaenlein Ronald Foxall Glen Heutel 1661 Dolores 1638 Dolores 1631 LaVeta Grand Jct. Co. Grand Jct. Co. Grand Jct. Co. 81503 81503 81503 2945-233-07-019 2945-233-07-023 2945-233-07-024 Joseph Lumbardy% Ronald Ashley Roger Martin Omar Neil 1615 LaVeta 545 Grand Mesa 1625 LaVeta Grand Jct. Co. Grand Jct. Co. Grand Jct. Co. 81503 81503 81503

2945-233-07-025 Clyde Theobold\* Ronald & Angela Ashley 1625 LaVeta Grand Jct Co. 81503

2945-233-06-024
Richard Weisberger
2200 1/2 Gates Ave.
Redundo Beach Ca.
90278-2026

2,945-233-07-026 Verna Loyd 515 Santa Clara Grand Jct. Co. 81503

2945-233-06-025 Gregory McGlothlin 625 Grand Mesa Grand Jct. Co. 81503 2945-233-06-008 Bennie Hatch 1640 LaVeta Grand Jct. Co 81503

¥58 93

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From Office\*



## Daggett Surveying, Inc.

HENRY P. BROADHURST, JR. Registered Land Surveyor Colorado License No. 18974

**CORPORATE OFFICE:** P.O. Box 2789 Farmington, New Mexico 87499-2789 Phone: 505-326-1772 Fax: 505-326-6019

IMPACT STATEMENT

REPLAT OF LOTS 12, 13, 14, 15, 16, BLOCK 35, LOTS 10 & 11, BLOCK 34 AND A VACATED PORTION OF PARK AVENUE OF THE 1908 PLAT OF MOON & DAY'S ADDITION TO ORCHARD MESA

March 1, 1993

A replatting within the boundaries of the Moon and Day's Subdivision of Orchard Mesa Heights (1908) is proposed to clear several ambiquities in metes and bounds descriptions previously established within the old subdivision.

In the course of trying to located the boundary lines along the properties owned by the Thorson's, Finocchio's, Mather's and Mr. Waymeyer, errors have been discovered in the written deeds which make the boundary lines overlap mathematically. Even a complete boundary survey of found monumentation could not correct In other words, if the mathematical problems in the deeds. corners for all deeds involved were placed on the ground, lines would not The sale of any or match. all properties, in the future, will be hindered because of title problems. Discussions with the involved title companies, have showed the desire to clear these overlaps. The purpose of this proposed replat is to legally establish the boundaries to The new legal lines will clear title overlaps. very closely represent the lines of actual occupation in most instances there will not be any case where major changes in the lines of occupation will be established by the replat. The area has been developed for an excess of 20 to 30 years and replatting changes should have no effect upon the course of future development in properties or the compatibility of this replatted area with the surrounding neighborhoods.

No re-zoning changes or changes in services are planned relating to this replat since services are already in usage. some easements were established on the replat to perpetuate legal rights where visible existing services are already in existence.

In summary, the replat is only to clarify boundary lines and will have little impact upon the remainder of the neighborhood.

DAGGETT SURVEYING, INC.

Lee J. McCutchen, Division Manager

Do NOT Remay From Office

EE J. McCUTCHEN Registered Land Surveyor Colorado License No. 24321

**ROCKY MOUNTAIN OFFICE:** 2487 Industrial Blvd. Suite #2 Grand Junction, Colorado 81505 Phone: 303-242-0201 Fax: 303-242-8343

## **REVIEW COMMENTS**

Page 1 of 2

FILE NO. #58-93

TITLE HEADING: Resubdivision

LOCATION:

540 Grand Mesa Avenue

PETITIONER:

Walter K. Waymeyer

PETITIONER'S ADDRESS/TELEPHONE:

P.O. Box 7997

Laverne, CA 91750

(909) 868-4164

PETITIONER'S REPRESENTATIVE:

STAFF REPRESENTATIVE:

**David Thornton** 

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., MAY 24, 1993.

ORCHARD MESA IRRIGATION

5/3/93

Paul Calder

No objections.

PUBLIC SERVICE COMPANY

5/3/93

Dale Clawson

244-2695

Electric and Gas: No objections.

**U.S. WEST** 

5/5/93

Leon Peach

244-4964

No comments at this time.

CITY ENGINEER

5/7/93

Gerald Williams

244-1591

No comment.

CITY POLICE DEPARTMENT

5/10/93

Mark Angelo

244-3587

No comment.

### FILE #58-93 / REVIEW COMMENTS / page 2 of 2

CITY UTILITIES ENGINEER
Bill Cheney

5/13/93

244-1590

There are no known City utilities within the proposed replatted boundaries. No other comments.

**GRAND JUNCTION FIRE DEPARTMENT** 

5/6/93

**George Bennett** 

244-1400

No problems - emergency access must remain.

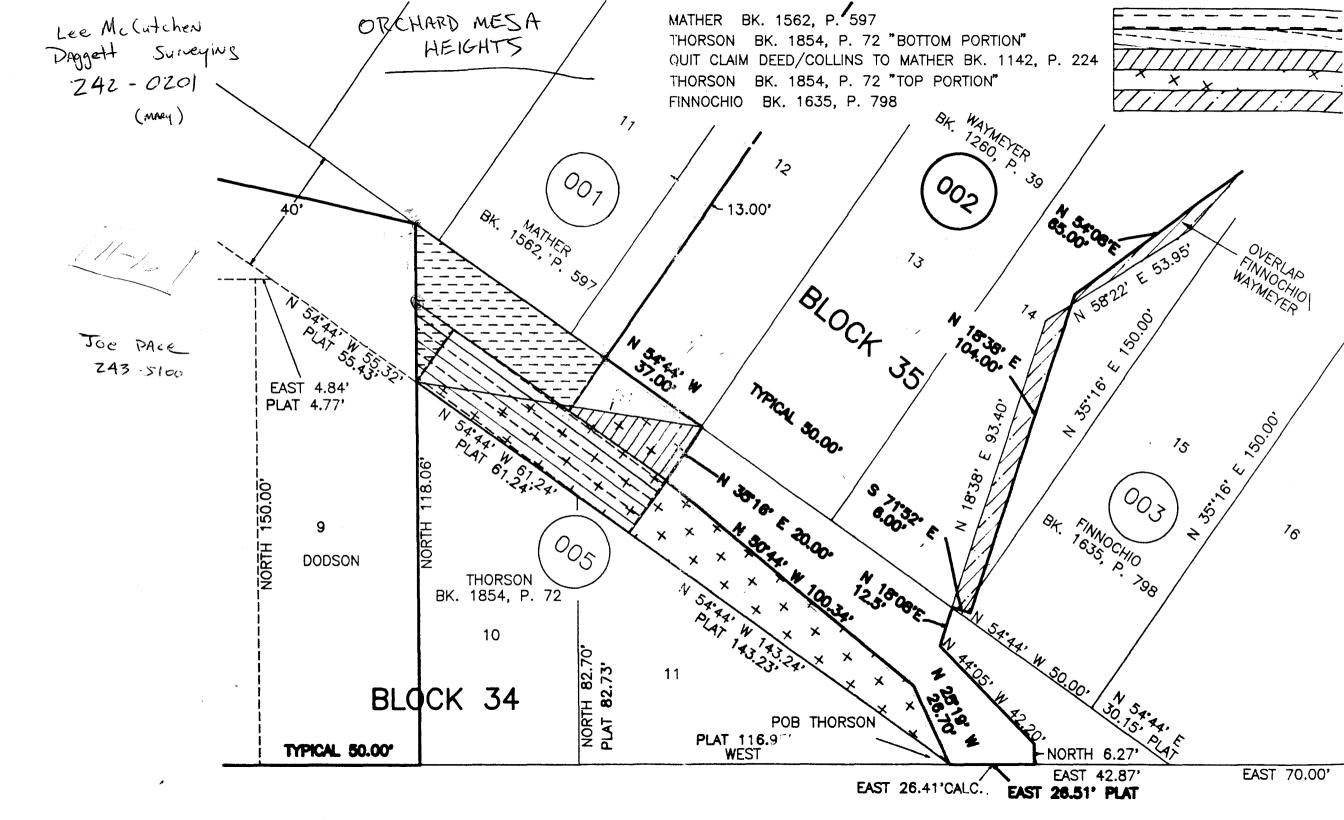
COMMUNITY DEVELOPMENT DEPT.

5/13/93

**David Thornton** 

244-1447

Already submitted to petitioner's representative under separate cover.





ACDEC		
ACRES	FILE NUMBE	R
UNITS	ESUBDIVISION 2945-233-14-	THE YMH
DENSITY	- 003 TAX SCHEDU	R R R R R SF-8
ACTIVITY Replat PHASE FINAL	-001	*
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Transportation Engineer		
City Parks/Recreation		
City Fire Department		
City Police Department		
City Police Department		
County Planning		
County Engineer County Health		
County Health		
Floodplain Administration		
) G.J. Dept. of Energy		
Walker Field		
School District 51 '		
Irrigation OM		
Drainage		
Water (Ute, Clifton)		
Sewer Dist. (FV, CGV, OM)		
🕖 U.S. West		
Public Service (2 sets)		
State Dept. of Transportation		
State Geological Survey		
State Health Department		
City Property Agent		
City Utilities Engineer		
City Attorney		
Building Department		
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