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P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS										
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										
e	n	be found on the ISYS query system in their designated categories.										
n t	e d	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.										
		the contents of each file.										
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		Reduction of assessor's map.										
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		*City Council staff report and exhibits										
		*Summary sheet of final conditions										
		DOCUMENT DESCRIPTION:										
X		Treasurer's Certificate of Taxes Due - 5/21/93										
X	X	Certification of Plat - 7/12/93										
X	$\dashv$	Commitment for Title Ins First American Title Company										
	X	Action Sheet										
X		Notice of Resubdivision Application - sent 6/25/93										
X	X	100 Year Flood Plain Map										
X		Replat of Spomer Subdivision - GIS Historical Maps - **										
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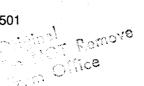
**PETITION** 

Subdivision

PHASE

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

SIZE



ZONE

A	Receipt Date		·
•	Rec'd By		
	Eile Ne	#Z8	95

LAND USE

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

LOCATION

Subdivision Plat/Plan	[] Minor [] Major [] Resub	.96 Aures	2725 F1/2 Rd	RSF-4	L Single Family
[] 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		VELOPER		REPRESENTATIVE
David S.  Name  2828 ORG  Address	PRESTOR	Name # 13	avgured Each	ERS FOW Name 4 Rod	PAT Edwards
GRAND IC	l Co.	Address 8150	1 Grand Je	Address F. Culo. 8/506	Grand Jel Colo
City/State/Zip 303 - 245	- V2119	City/State/Zip	243-94	City/State/Zip	र्हाड०। २५३-०५५७
Business Phone No.	7024/	Business Phone		Business Phone 1	40.
NOTE: Legal property ow	vner is owner of record	on date of subm	nittal.		
foregoing information is tr and the review comments	ue and complete to the s. We recognize that	best of our knov we or our repres	vledge, and that we assu sentative(s) must be pre	me the responsibility to r sent at all hearings. In	eparation of this submittal, that the monitor the status of the application the event that the petitioner is not enses before it can again be placed
on the agentia.	1/1/2000		`		6/10/93
Signature of Person	Completing Applica	ation			Date
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Signature of Property	(Gwner(s) - Attach	Additional Sh	neets it Necessary	9	

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ROAD G WILLIAM BRAY JOHN MOSS
814 25 RD 1015 N 7TH 715 HORIZON DR #380
GRAND JUNCTION, CO GRAND JUNCTION, CO
81505 81501-3102 81506-8727

81506-8727

GUY THOMAS ROBERT SMITH JOHN HALEY
723 - 35 8/10 ROAD 1450 RIDGE DRIVE 3555 N 15TH ST
PALISADE, CO GRAND JUNCTION, CO
81302-0292 81506 81506

THOMAS BRYNER

DYKE VAN

3601 N 15TH ST

GRAND JUNCTION, CO

81506

DYKE VAN

3625 NORTH 15TH ST

3655 NORTH 15TH ST

GRAND JUNCTION, CO

81506

GRAND JUNCTION, CO

81506

JACK LUDWIG RICHARD WITT MARILYN WALTER
667 ROUND HILL DR P O BOX 628 59 ADAMS PL
GRAND JUNCTION, CO PARACHUTE, CO GLEN RIDGE, NJ
81506 81635-0628 07028-2043

07028-2041

MARK BEBEE DENNIS KIRKHART PAUL BEEN
3040 N 13TH STREET 1514 N PTARMIGAN CT 3656 N 15TH ST
GRAND JUNCTION, CO GRAND JUNCTION, CO
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NORMAN MCCLLELAND MICHAEL VOLPE ELIZABETH CLONINGER 2786 WEBSTER ROAD 2391 MARIPOSA 410 STONERIDGE CT GRAND JUNCTION, CO GRAND JUNCTION, CO 81503 81503

PATRICIA HIGGINSON DWAIN MCCLELLAND FRED BURMEISTER
2786 WEBSTER ROAD 3321 C ROAD 2882 F 1/4 ROAD
GRAND JUNCTION, CO PALISADE, CO GRAND JUNCTION, CO
81503 81526 81506

HIGH MOUNTAIN CONSTRUC SPOMER JOHN JASPER
925 N 5TH ST 676 29 1/2 ROAD 3090 PRICE DITCH CT
GRAND JUNCTION, CO GRAND JUNCTION, CO
81501 81504 81504

WILBUR WARDEN 1730 RIDGE DR GRAND JUNCTION, CO 81506-4048

TOMMY VAUGHN
1650 RIDGE DRIVE
GRAND JUNCTION, CO
81501-4639

RONALD ROZGA 1741 RIDGE DR GRAND JUNCTION, CO 81506-4079

HOLDEN GOULD 3135 LAKESIDE DR #A GRAND JUNCTION, CO 81506-2801

ERNEST HUNT
2524 PINYON AVENUE
GRAND JUNCTION, CO
81501-6890

OCCUPANT
646 N. 15th ST.
GRAND JUNCTION: 60
81501

DARROW STEMPLE
1610 CRESTVIEW CT.
GRAND JUNCTION, CO.
81501

THOMAS R. FEYS, JR. 647 27 1/4 ROAD GRAND JUNCTION, CO. 81506-4076

ROBERT SMITH
1450 RIDGE DRIVE
GRAND JUNCTION, CO
81506

JUANITA HEFLEY
1720 RIDGE DR
GRAND JUNCTION, CO
. 81506-4048

STEVEN LOPEZ 1716 BELLRIDGE CT GRAND JUNCTION, CO 81506

HEMAN BULL 3150 N 12th ST. GRAND JUNCTION, CO. 81506-2863

K. TUINSTRA OCCUPANT 1510 RIDGE DR GRAND JUNCTION, CO. 81506

OCCUPANT
647 N. 15th ST.
GRAND JUNCTION. CO...
81501

NORMAN MITCHELL 1534 CRESTVIEW CT. GRAND JUNCTION, CO. 81501

HARRY PETERSON 646 27 1/4 ROAD GRAND JUNCTION, CO. 81506 MAKY GRAHAM
P O BOX 1273
GRAND JUNCTION, CO
81502-1273

ARTHUR PARKER
2733 F 1/2 RD
GRAND JUNCTION, CO
81506-5213

DOUGLAS ADEN 1523 CRESTVIEW CT GRAND JUNCTION, CO 81506-4086

ROBERT JOHNSON 1611 CRESTVIEW CT GRAND JUNCTION, CO 81506

ROBT. J. SMITH OCCUPANT 1450 RIDGE DR. GRAND JUNCTION, CO 81506



WALTER BERGMAN 1754 BELL RIDGE CT GRAND JUNCTION, CO 81506-4011

LARRY TIMM 3505 N 12TH ST APT #A-10 GRAND JUNCTION, CO 81506

MICHAEL DEBUONO CURTIS TOLLIN
1828 BELL RIDGE CT 1830 BELLRIDGE CT
GRAND JUNCTION, CO GRAND JUNCTION, CO
81506-4011 81506

RICHARD HOLLINGER

1831 BELLRIDGE CT

GRAND JUNCTION, CO

81506

ELIZABETH WILLIS

1825 BELL RIDGE CT

GRAND JUNCTION, CO

81506-406 81506-4069

DOUGLAS ALEXANDER
1739 BELL RIDGE CT 1729 BELL RIDGE
GRAND JUNCTION, CO GRAND JUNCTION, CO
81506-4068

TOMMY VAUGHN

1650 RIDGE DRIVE
GRAND JUNCTION, CO
81501-4639

KENNETH KLEINWACHTER
500 PINYON AV
GRAND JUNCTION, CO
81501-7432 81501-7432

CHARLES STOCKTON MARVIN HIGGINSON
3605 RIDGE CT 3609 RIDGE CT
GRAND JUNCTION, CO GRAND JUNCTION, CO
81506-8477 81506-847

81506-8477

CARMEN ALLEN

263 W PARKVIEW

3612 RIDGE CT

GRAND JUNCTION, CO

81503-2036

GRAND JUNCTION, CO

81506-849

81506-8497

FREDERICK PAQUETTE HARRIS HAMLIN
3604 RIDGE CT 3600 RIDGE CT
GRAND JUNCTION, CO GRAND JUNCTION, CO
81506-8497 81506-8497

LAWRENCE HENSLEY

592 CLEVELAND ST

GRAND JUNCTION, CO

81504-4815

ROBERT SHALES

3635 N BELLRIDGE CT

GRAND JUNCTION, CO

81504-4815

81506

BARBARA BRIGGS 3638 BELL RIDGE CT NORTH
GRAND JUNCTION, CO
81506-4077

SELLRIDGE CT
GRAND JUNCTION, CO
81506

FRANK O'BRIEN

#### Review Comments

#### on

## Replat of Lot 2 Spomer Subdivision 6/25/93

#### Plat

- 1. Utility easements are for utilities, not irrigation or drainage. The dedication should not indicate that they fall under the umbrella of a utility easement.
- 2. Do not discuss in the dedication that which the plat does not dedicate, such as common areas and ingress/egress easements.
- 3. Street improvements are in, so the paragraph about the County (?) not being responsible for them should be removed.
- 4. Only the City Manager and President of <u>City</u> Council need to sign the plat.
- 5. In the northwest corner of Lot 2 is shown a drainage easement. Either provide the recorded book and page if it is existing, or provide dimensions and dedicatory language therefor: that is, what it is for and who is the beneficiary.

#### Site Plan

For this simple subdivision, service of the proposed new lot (lot 2) may be installed by the future lot owner. However, through this subdivision process, utilities must be made available adjacent to all lots. A waterline is shown at Lot 2 frontage, but sewerline is not shown. How will Lot 2 be serviced by sewer?

Reviewed by Gerald Williams





### IMPACT STATEMENT/PROJECT NARRIATIVE

A request for an administrative Two Lot Replat of Lot #2 Spomer Sub.

652 271/4 Road (North 15th Street at Ridge Drive)

The Plat is to be recorded upon approval. No phasing of development or infascture proposed.

Re-plat is compatiable with existing Ptarmigan Ridge Sub. Filings No.  $1\ \&\ 3$ , contigious to the subject property.

SEWER: City of Grand Junction

DOMESTIC WATER: Ute

NATURAL GAS AND ELECTRIC: Public Service Co. of Colorado

IRRIGATION: Grand Valley Water Users/Ptarmigan Ridge Home Owners Association

The two lot replat meets all requirements of the zoning and development code; City of Grand Junction.

Pat Edwards for the Petitioner

June 29, 1993

City of Grand Junction Community Development Department 250 North 5th Street Grand Junction, Colorado 81501

This letter is in regards to RESUBDIVISION 1550 AND 1610 RIDGE DRIVE, FILE #78-93.

This is a new area and many of the homes have been built in the last few years. We bought our house just 10 months ago and would not presume to put down this resubdivision and we have no objection, only offer the following comments:

- 1. We would prefer that the houses to be built would not be two story homes and we assume the area is not zoned for multifamily. The open space helped influence our purchase of our home. The view that we do have is important.
- 2. We realize that there was an overhead power line running the length of the west fence line when we bought our home. Now, hoping to have our cake and eat it too, we would ask that the utilities be buried and out of sight.
- 3. We believe that these two lots should become members of our subdivision home owners association and participate in the irrigation water system.

The above comments are being made not to object to the resubdivision but in the interest of preserving our home and gaining an improvement.

Tommy A. and Susan A. Vaughn 1650 Ridge Drive

Grand Junction, Colorado /81506

Journey Wangler Ausan a Vauaher

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

Jacob a Jan

SUB NO. SB-59-93

# FRED A. WEBER MESA COUNTY SURVEYOR 544 ROOD AVE GRAND JUNCTION, COLO. 81501

RESIDENCE (303) 434-7772 OFFICE COUNTY COURT HOUSE (303) 244-1821

To: Monika Todd, Mesa County Clerk & Recorder.

Dated this 21st day of July, 1993.

This is to certify that the SUBDIVISION PLAT described below

#### REPLAT OF LOT 2 SPOMER SUBDIVISION

has been reviewed under my direction as Mesa County Surveyor and that to the best of my knowledge it conforms with the necessary 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 accuracy of Surveys

This approval does not certify as to the accuracy of Surveys, Drafting, Calculations, nor to the possibility of omissions of easements and other Rights-of-Way or Legal Ownerships.

Signed:	Fred A. Weber by Ken Swearengin	
•	Fred A. Weber, Mesa County Surveyor.	

The recording of this plat is subject to all

Approved Signatures & Dates.

F.W.

NOTE"

RECORDED IN MESA COUNTY RECORDS

DATE: July 21, 1993 TIME: 2026 p.m.

BOOK: 14 PAGE 134 RECEPTION NO: 1646455

DRAWER # AA14

38-59-95, WUUL

MESA COUNTY SURVEYING FRED A. WEBER P.O. BOX 20000.5026 GRAND JUNCTION, CO 81502 PH 244-1822, 244-1821

JULY 12, 1993

#### SUBDIVISION REVIEW NO: SB-59-93

PETITIONER: PAT EDWARDS

c/o COLDWELL BANKERS HOMEOWNERS REALTY INC.

2499 HWY 6 & 50

GRAND JUNCTION, CO 81505

PH 243-0456

SURVEYOR: MAX E. MORRIS Q.E.D. SURVEYING SYSTEMS INC. 1018 COLORADO AVE GRAND JCT, CO, 81501 PH 241-2370

#### REPLAT OF LOT 2 SPOMER SUBDIVISION

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

- 1. The Book and Page of current ownership is required by County reulations to be shown in the dedication.
- 2. Coordinates do not need to be shown on the plat.
- 3. The note shown in the northwesterly corner of Lot 1, "DRAINAGE EASEMENT", is not legible. ALSO, the location of this easement should be defined in relation to the boundary.
- 4. The bearing of N89 49'54"W on the southerly line of Lot 1&2 appears to more correctly be N89 49'58"W. Please, verify.
- 5. The distance from the SW corner, SE 1/4, NW 1/4 to the pin and cap set in Ridge Drive should be shown. Also, the distance and bearing from this pin and cap to the pin and cap set at the NW corner of Lot one, Spomer Sub shopuld be shown.

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

SINCERELY, FRED WEBER / /. S. COUNTY SURVEYOR

cc: CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT PAT EDWARDS



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