



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

A Receipt _____
 Date _____
 Rec'd By _____
 File No. 78 93

Original
 to Not Remove
 from Office


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

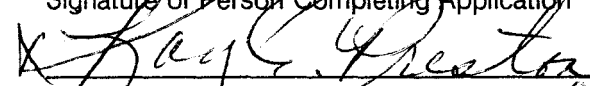
PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input checked="" type="checkbox"/> Resub	.96 Acres	2725 F 1/2 Rd	RSF-4	Single Family
<input type="checkbox"/> Rezone				From: To:	
<input 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

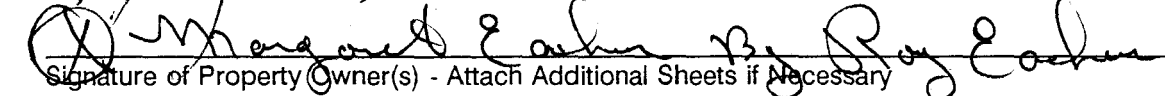
<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
DAVID S. PRESTON	Margaret Eachus	PAT EDWARDS
KAY E. PRESTON		
Name	Name	Name
2828 ORCHARD AVE #73	652 27 1/4 Rd	2499 Hwy 6450
Address	Address	Address
GRAND Jct, Co. 81501	Grand Jct, Colo. 81506	Grand Jct, Colo. 81501
City/State/Zip	City/State/Zip	City/State/Zip
303-245-8349	242-9493	243-0456
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.


 Signature of Person Completing Application 6/10/93
 Date


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


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

RUFUS JONES
3612 N BELLRIDGE CT
GRAND JUNCTION, CO
81506-4077

IRVING STARKER
PO BOX 9088
GRAND JUNCTION, CO
81302-0292

517 - 28 1/2 RD #2D
GRAND JUNCTION, CO
81501-1914

ROAD G
814 25 RD
GRAND JUNCTION, CO
81505

WILLIAM BRAY
1015 N 7TH
GRAND JUNCTION, CO
81501-3102

JOHN MOSS
715 HORIZON DR #380
GRAND JUNCTION, CO
81506-8727

GUY THOMAS
723 - 35 8/10 ROAD
PALISADE, CO
81302-0292

ROBERT SMITH
1450 RIDGE DRIVE
GRAND JUNCTION, CO
81506

JOHN HALEY
3555 N 15TH ST
GRAND JUNCTION, CO
81506

THOMAS BRYNER
3601 N 15TH ST
GRAND JUNCTION, CO
81506

DYKE VAN
3625 NORTH 15TH ST
GRAND JUNCTION, CO
81506

JERALD DUKE
3655 NORTH 15TH ST
GRAND JUNCTION, CO
81506

JACK LUDWIG
667 ROUND HILL DR
GRAND JUNCTION, CO
81506

RICHARD WITT
P O BOX 628
PARACHUTE, CO
81635-0628

MARILYN WALTER
59 ADAMS PL
GLEN RIDGE, NJ
07028-2041

MARK BEBEE
3040 N 13TH STREET
GRAND JUNCTION, CO
81302-0292

DENNIS KIRKHART
1514 N PTARMIGAN CT
GRAND JUNCTION, CO
81506

PAUL BEEN
3656 N 15TH ST
GRAND JUNCTION, CO
81506-5205

NORMAN MCCLELLAND
2786 WEBSTER ROAD
GRAND JUNCTION, CO
81503

MICHAEL VOLPE
2391 MARIPOSA
GRAND JUNCTION, CO
81503

ELIZABETH CLONINGER
410 STONERIDGE CT
GRAND JUNCTION, CO
81503

PATRICIA HIGGINSON
2786 WEBSTER ROAD
GRAND JUNCTION, CO
81503

DWAIN MCCLELLAND
3321 C ROAD
PALISADE, CO
81526

FRED BURMEISTER
2882 F 1/4 ROAD
GRAND JUNCTION, CO
81506

HIGH MOUNTAIN
925 N 5TH ST
GRAND JUNCTION, CO
81501

CONSTRUC SPOMER
676 29 1/2 ROAD
GRAND JUNCTION, CO
81504

JOHN JASPER
3090 PRICE DITCH CT
GRAND JUNCTION, CO
81504

#789

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

ROBERT SMITH
1450 RIDGE DRIVE
GRAND JUNCTION, CO
81506

MARY GRAHAM
P O BOX 1273
GRAND JUNCTION, CO
81502-1273

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

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

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

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

STEVEN LOPEZ
1716 BELLRIDGE CT
GRAND JUNCTION, CO
81506

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

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

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

ROBERT JOHNSON
1611 CRESTVIEW CT
GRAND JUNCTION, CO
81506

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

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

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

~~OCCUPANT
646 N. 15th ST.
GRAND JUNCTION, CO
81501~~

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

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

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

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

HARRY PETERSON
646 27 1/4 ROAD
GRAND JUNCTION, CO.
81506

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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
1828 BELL RIDGE CT
GRAND JUNCTION, CO
81506-4011

CURTIS TOLLIN
1830 BELLRIDGE CT
GRAND JUNCTION, CO
81506

RICHARD HOLLINGER
1831 BELLRIDGE CT
GRAND JUNCTION, CO
81506

ELIZABETH WILLIS
1825 BELL RIDGE CT
GRAND JUNCTION, CO
81506-4069

LAUREECE TURNER
1739 BELL RIDGE CT
GRAND JUNCTION, CO
81506-4068

DOUGLAS ALEXANDER
1729 BELL RIDGE
GRAND JUNCTION, CO
81506

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

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

CHARLES STOCKTON
3605 RIDGE CT
GRAND JUNCTION, CO
81506-8477

MARVIN HIGGINSON
3609 RIDGE CT
GRAND JUNCTION, CO
81506-8477

CARMEN ALLEN
263 W PARKVIEW
GRAND JUNCTION, CO
81503-2036

DONNA HAFNER
3612 RIDGE CT
GRAND JUNCTION, CO
81506-8497

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

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

LAWRENCE HENSLEY
592 CLEVELAND ST
GRAND JUNCTION, CO
81504-4815

ROBERT SHALES
3635 N BELLRIDGE CT
GRAND JUNCTION, CO
81506

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

FRANK O'BRIEN
3630 BELLRIDGE CT
GRAND JUNCTION, CO
81506

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 City 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

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From Office

78 93

IMPACT STATEMENT/PROJECT NARRIATIVE

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

652 27 $\frac{1}{4}$ 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 compatible with existing Ptarmigan Ridge Sub. Filings No. 1 & 3, contiguous to the subject property.

SEWER: City of Grand Junction

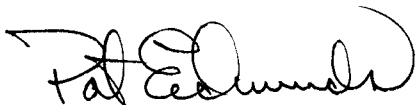
DOMESTIC WATER: Ute

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.

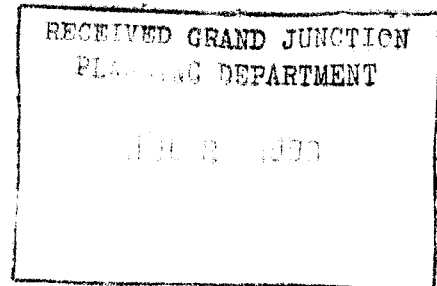
This is a new area and many of the homes have been built in the last few years. We bought our house just 10 months ago and would not presume to put down this resubdivision and we have no objection, only offer the following comments:

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 multi-family. 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

Tommy A. Vaughn
Susan A. Vaughn



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.

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, Drafting, Calculations, nor to the possibility of omissions of easements and other Rights-of-Way or Legal Ownerships.

Dated this 21st day of July, 1993.

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

NOTE "

The recording of this plat is subject to all Approved Signatures & Dates.
F.W.

RECORDED IN MESA COUNTY RECORDS

DATE: July 21, 1993

TIME: 2:26 p.m.

BOOK: 14 PAGE 134

RECEPTION NO: 1696455

DRAWER # AA14

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 regulations 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 should be shown.

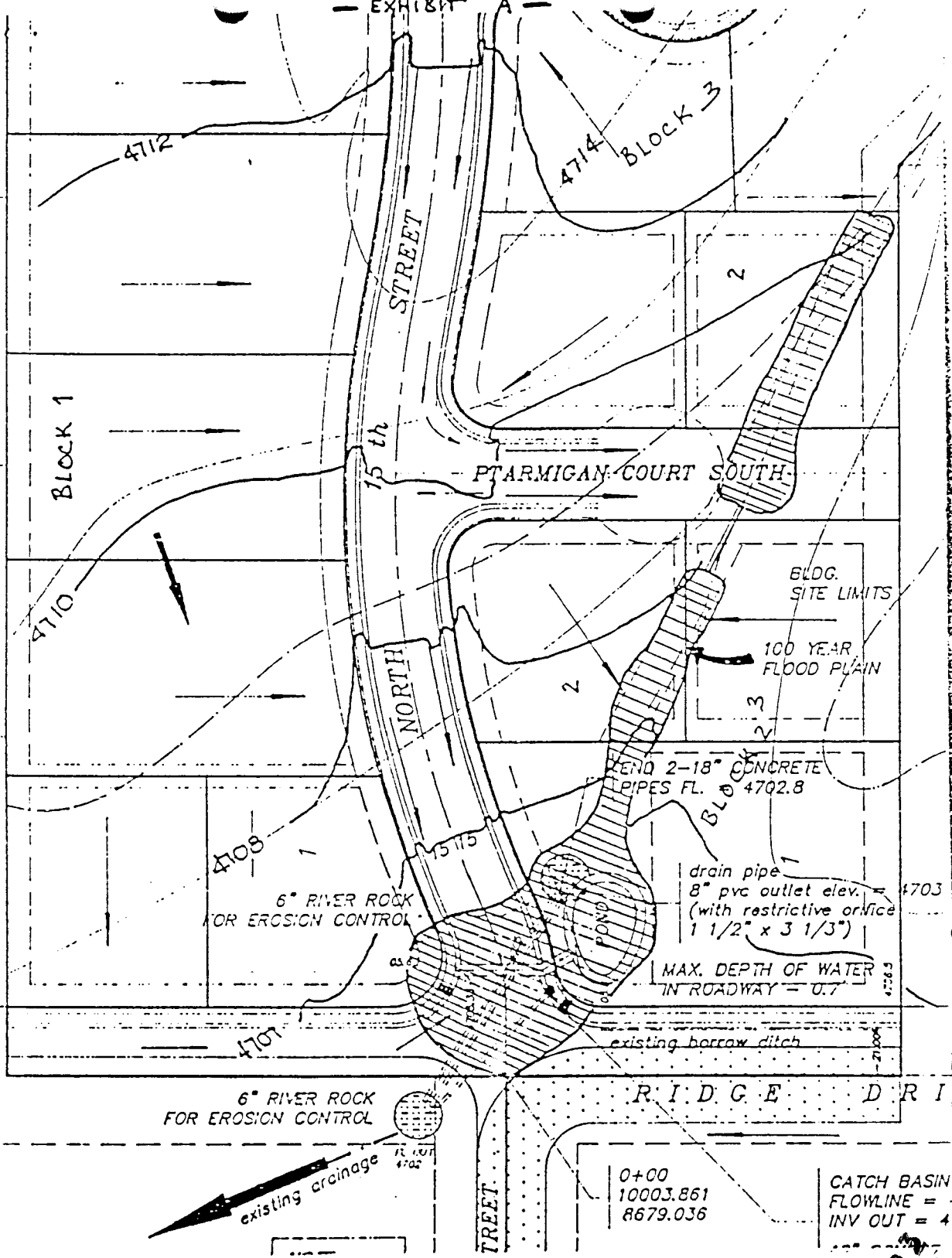
PLEASE, CONTACT THIS OFFICE IF I CAN BE OF FURTHER ASSISTANCE.

SINCERELY,
FRED WEBER *K.S.*
COUNTY SURVEYOR

cc: CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT
PAT EDWARDS

existing irrigation ditch

BOOK 1898 PAGE 281



100 year Flood

Original Do NOT Remove From Office

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H