





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

**A**

Receipt 545  
 Date 8-17-93  
 Rec'd By me  
 File No. 10793

Original  
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 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 checked="" type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub		RIDGES #6 BLOCK 13 LOT 66A,	PR	Residential
<input type="checkbox"/> Rezone				From: To:	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input checked="" type="checkbox"/> Final			PR	Residential
<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

DYNAMIC INVESTMENTS, INC.		WILLIS E. STUBBS, SECTY.
Name	Name	Name
391 1/2 HILLVIEW DR. GRAND JCT. CO 81503		
Address	Address	Address
City/State/Zip	City/State/Zip	City/State/Zip
241-1900		241-1900
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.

*Willis E. Stubbs*  
 Signature of Person Completing Application                                      Date 8/17/93

DYNAMIC INVESTMENTS, INC. by Willis E. Stubbs, Secretary/Treasurer

*Willis E. Stubbs*  
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

2945-174-30-071  
DYNAMIC INVESTMENTS INC  
391 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503

2945-174-30-058  
JAMES N DARNELL  
EDITH R  
2361 RANA RD  
GRAND JUNCTION, CO 81503

2945-174-30-072  
LONNA JILL SPRIGGS  
404 RANA CT  
GRAND JUNCTION, CO 81503

2945-174-30-059  
DYNAMIC INVESTMENTS INC  
391 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503

2945-174-30-061  
DAVID P KOOS  
ELIZABETH J  
2365 1/2 RANA RD  
GRAND JUNCTION, CO 81503-15

2945-174-30-060  
DYNAMIC INVESTMENTS INC  
391 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503

2945-174-30-063  
ROBERT R MCKENZIE  
ADRIENNE J HAGAN  
405 RANA CT  
GRAND JUNCTION, CO 81503-15

2945-174-30-062  
DYNAMIC INVESTMENTS INC  
391 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503

2945-174-30-057  
JAMES N DARNELL  
BARBARA J  
3339 C ROAD  
PALISADE, CO 81526-9531

2945-174-30-064  
DYNAMIC INVESTMENTS INC  
391 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503

2945-201-14-004  
JAMES C PHILLIPS  
397-4 RIDGE CIRCLE DR  
GRAND JUNCTION, CO 81503

2945-174-30-065  
DYNAMIC INVESTMENTS INC  
391 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503

2945-201-14-001  
GARY MAC GRIFFITH  
397 RIDGE CIRCLE DR #1  
GRAND JUNCTION, CO 81503-16

2945-174-30-066  
DYNAMIC INVESTMENTS INC  
391 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503

2945-201-05-005  
JOSE E TREVINO  
MARY D  
396 RIDGE CER DR  
GRAND JUNCTION, CO 81503-4613

2945-174-30-067  
DYNAMIC INVESTMENTS INC  
391 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503

2945-201-14-002  
CHERYL A VANDYKE  
397 RIDGE CIRCLE DR  
GRAND JUNCTION, CO 81503-16

2945-174-30-068  
DYNAMIC INVESTMENTS INC  
391 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503

2945-201-14-002  
CHERYL A VANDYKE  
397 RIDGE CIRCLE DR  
GRAND JUNCTION, CO 81503-16

2945-174-30-069  
DYNAMIC INVESTMENTS INC  
391 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503

2945-201-14-003  
FOREST M RASSMUSSEN  
ILA M C/O BETTE SMITH  
397 RIDGE CIRCLE DR #3  
GRAND JUNCTION, CO 81503-16

2945-174-30-070  
DYNAMIC INVESTMENTS INC  
391 1/2 HILLCREST DR  
GRAND JUNCTION, CO 81503

2945-201-14-005  
MARJORIE P ZIMMERMAN  
397 RIDGE CIRCLE DR #5  
GRAND JUNCTION, CO 81503-16

2945-201-06-037  
PROFESSIONAL INVESTMENT PRO.  
383 HILL VIEW DR  
GRAND JUNCTION, CO 81503

2945-174-29-040  
FRANK J FRIGETTO  
2366 RANA RD  
GRAND JUNCTION, CO 81503-15

2945-174-29-039  
RANDY D HUGHES  
BONITA L  
2366 1/2 RANA CT  
GRAND JUNCTION, CO 81503

2945-201-05-003  
DIANA R BIRDASHAW  
2369 1/2 RIDGE CIRCLE DRIVE  
GRAND JUNCTION, CO 81503-16

2945-174-29-038  
KENNETH L DORMAN  
CAROLYN S  
2368 RANA RD  
GRAND JUNCTION, CO 81503-15

2945-201-05-004  
CAROL L SWINGLE  
TODD H SPEECE  
392 1/2 RIDGE CIRCLE DR  
GRAND JUNCTION, CO 81503-4613

103 93

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From Office

PROJECT NARRATIVE

1. WHAT IS THE PROPOSAL?

WE PROPOSE TO REPLAT THE EXISTING MULTI-FAMILY LOT INTO FOUR SINGLE FAMILY LOTS, THEREBY REDUCING POTENTIAL DENSITY FROM TWENTY OR MORE LIVING UNITS TO FOUR SINGLE FAMILY LOTS.

2. WHERE IS THE PROPOSAL?

THIS LOT IS LOCATED AMONG PRIMARILY SINGLE FAMILY/DUPLEX LOTS IN FILING #6 OF THE RIDGES.

Original  
Do NOT Remove  
From Office

3. WHEN IS PROPOSAL TO BE DEVELOPED?

WE EXPECT TO MARKET THESE LOTS UPON APPROVAL WITH NO FURTHER DEVELOPMENT REQUIRED

103 93

4. AREA OF IMPACT?

THIS IS PRESENTLY ZONED AS PR IN AN EXISTING DEVELOPMENT AND HAS NO IMPACT ON SURROUNDING PROPERTY.

5. COMPATIBILITY?

ALL PRESENT SURROUNDING HOMES ARE SINGLE FAMILY WITH THE EXCEPTION OF THE CLUSTERS, A CONDIMINIUM PROJECT WHICH IS IMMEDIATELY TO THE SOUTH OF THE SUBJECT PROPERTY AND REACHED BY ANOTHER STREET.

6. SERVICES TO BE PROVIDED?

ALL UTILITIES AND SERVICES ARE PRESENTLY AVAILABLE

7. ANY SPECIAL CONSIDERATIONS TO BE ADDRESSED?

NONE WE ARE AWARE OF.

8. HOW PROPOSAL MEETS CRITERIA FOR REZONE, USE, ETC.

A. WE ARE NOT REQUESTING ANY CHANGES OR VARIANCES FROM EXISTING CODES, COVENANTS, OR RESTRICTIONS WHICH ARE IN PLACE FOR RIDGES FILING #6

B. EACH OF THE FOUR NEW LOTS HAS ACCESS ALREADY IN PLACE WITH ALL UTILITY SERVICES AVAILABLE.

C. AS THE PLOT PLAN ILLUSTRATES, THIS IS SIMPLY A LOT LINE ADJUSTMENT IN ORDER TO CREATE FOUR INDIVIDUAL LOTS.

D. DUE TO THE INCREASED SIZE OF THE NEW LOTS TO AN ESTIMATED 1/2 ACRE EACH, WE WILL CHANGE THE DESIGNATION FROM "A" TO "C". THIS INCREASES THE MINIMUM HOME CONSTRUCTION SIZE FROM 900 SQ. FEET TO 1,600 SQ. FEET PER LIVING UNIT. FURTHER, THIS DESIGNATION CHANGE ELIMINATES THE POSSIBILITY OF BUILDING A DUPLEX LIVING UNIT. ALL OTHER CCR'S REMAIN IN EFFECT.

STAFF REVIEW

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FILE: #103-93

DATE: August 26, 1993

STAFF: David Thornton

**ACTION REQUESTED:** Approval of a resubdivision (replat) of lot 66, block 13, the Ridges Filing #6 creating 4 single family lots from 1 existing multi-family lot.

**APPLICANTS:** Dynamic Investments, Inc.  
Representative: Bill Stubbs

**EXECUTIVE SUMMARY:** Covenants in the Ridges allows designated multi-family lots to be approved by staff at a unspecified density. This proposal calls for a change of a multi-family lot by creating 4 single family lots within the existing multi-family lot 66 in block 13 of Ridges filing #6.

*Staff has determined at this time that the maximum density for multi family lots to be 4 units per acre.*

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**EXISTING LAND USE:** Vacant

**PROPOSED LAND USE:** Single Family Residential

**SURROUNDING LAND USE:**

- NORTH -- Single Family Residential
- EAST -- Single Family Residential
- SOUTH -- Single Family Residential
- WEST -- Single family Residential

**EXISTING ZONING:** Planned Residential (PR)

**PROPOSED ZONING:** N/A

**SURROUNDING ZONING:**

- NORTH -- PR
- EAST -- PR
- SOUTH -- PR
- WEST -- PR

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**RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:** No plan exists for this area.

*Pulled From Further Consideration  
12/93*

## STAFF REVIEW

FILE: #103-93

DATE: August 26, 1993

STAFF: David Thornton

### STAFF ANALYSIS:

1. We need a full size blue print copy of the replat. Please submit one original copy by September 2nd. We need four blue print copies showing all changes addressing Review Agency Summary Sheet comments by Friday, September 3rd at 4 p.m.

2. We have determined that due to the increase in the number of lots and the change from multi-family to single family requires this proposal to be review by Planning Commission at their next meeting scheduled for September 6th at 7 p.m.

3. The lots need to be relabeled as 1, 2, 3 & 4 with the letter C designation after each lot number.

4. All Review Agency Summary Sheet Comments must be addressed prior to recording the plat.

5. Open Space fees shall be paid at the rate of \$225.00 per unit prior to recording the final plat.

6. The petitioner is responsible for all recording fees.

7. Please submit 8 copies of the following for the Planning Commissioner's review of this proposal by September 2nd at 5 p.m.:

a. Application Form

b. Project Narrative

c. Location Map

d. Reduction of Plat (revised plat if completed by September 2nd)

8. Please refer to SSID Manual for plat dedication requirements.

# REVIEW COMMENTS

Page 1 of 3

FILE #103-93

TITLE HEADING: Administrative Replat

LOCATION: Lot 66, Block 13, The Ridges Filing #6

PETITIONER: Dynamic Investments, Inc.

PETITIONER'S ADDRESS/TELEPHONE: 392 1/2 Hillview Drive  
Grand Junction, CO 81503  
241-1900

PETITIONER'S REPRESENTATIVE: Willis E. Stubbs

STAFF REPRESENTATIVE: Dave Thornton

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NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS  
REQUIRED ON OR BEFORE ~~5:00 P.M., AUGUST 30, 1993.~~

*NOON, September 2, 1993.*

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CITY UTILITY ENGINEER  
Bill Cheney

8/19/93  
244-1590

## SEWER

1. Individual services are required for each lot.
2. A manhole will have to be constructed on the end of the line running westerly off Rana Court.

## WATER

1. Individual services are required for each lot.
2. Lots 66B, C and D are more than 250' from an existing hydrant. Contact Fire Department for requirements related to additional hydrants.

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U.S. WEST  
Leon Peach

8/18/93  
244-4964

No comments at this time.

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CITY PROPERTY AGENT  
Tim Woodmansee

8/19/93  
244-1565

The 10 foot wide easement along the southern boundary of Lot 66D needs to be identified as to dimension and purpose.

The present description of the property, indicated to be Lot 66A, should read Lot 66.

**CITY DEVELOPMENT ENGINEER**  
**Gerald Williams**

**8/23/93**  
**244-1591**

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See attached red-lined plat.

1. Poor copy is hard to read (SSID IX-15, R)
2. Remove paragraph regarding easements (SSID IX-15, 5 as applicable)
3. Signature block (SSID IX-15, 15)
4. Computerized printout (SSID IX-15, 14)
5. Correct property identification
6. No grading plan or detention. Are drainage fee proposed? If so, provide calculations and supporting data. See attached ordinance.
7. Acreages (SSID IX-15, 13)

USE THE SSID MANUAL!

**CITY POLICE DEPARTMENT**  
**Mark Angelo**

**8/25/93**  
**244-3587**

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Are the accesses to Lots 66B-D wide enough? Using the scale, it appears they are only 15' wide.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Dave Thornton**

**8/27/93**  
**244-1447**

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See attached comments.



Mr. Dave Thornton  
Community Planning  
City of Grand Junction

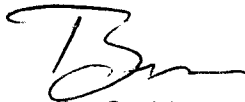
September 20, 1993

Dear Dave,

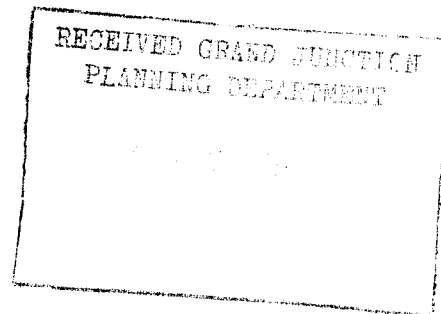
As you have requested, this is to advise you that we wish to table the replat submission for the Ridges lot 66 at this time. We expect to be able to finalize our own concepts shortly, and may request revisions at that time.

We appreciate the reminder and look forward to moving forward .

Sincerely,



Willis Stubbs  
Dynamic Investments, Inc.



STAFF REVIEW

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FILE: #103-93

DATE: October 29, 1993

STAFF: David Thornton

**ACTION REQUESTED:** Approval of a resubdivision (replat) of lot 66, block 13, the Ridges Filing #6 creating 4 single family lots from 1 existing multi-family lot.

**The petitioner has requested that this item be tabled for 30 more days.**

APPLICANTS: Dynamic Investments, Inc.  
Representative: Bill Stubbs

**EXECUTIVE SUMMARY:** Covenants in the Ridges allows designated multi-family lots to be approved by staff at a unspecified density. Staff has identified until further research of existing Ridges densities, that the maximum density at this time be 4 units per acre for all multi-family lots in the Ridges. This proposal calls for a change of a multi-family lot by creating 4 single family lots within the existing multi-family lot 66 in block 13 of Ridges filing #6.

---

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH -- Single Family Residential  
EAST -- Single Family Residential  
SOUTH -- Single Family Residential  
WEST -- Single family Residential

EXISTING ZONING: Planned Residential (PR)

PROPOSED ZONING: N/A

SURROUNDING ZONING:

NORTH -- PR  
EAST -- PR  
SOUTH -- PR  
WEST -- PR

---

*Pulled*  
*12/93*

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: No Plan exists for this area.

**STAFF ANALYSIS:**

1. We need a full size blue print copy of the replat. Please submit one original copy by September 2nd. We need four blue print copies showing all changes addressing Review Agency Summary Sheet comments by Friday, September 3rd at 4 p.m.

2. We have determined that due to the increase in the number of lots and the change from multi-family to single family requires this proposal to be review by Planning Commission at their next meeting scheduled for September 6th at 7 p.m.

3. The lots need to be relabeled as 1, 2, 3 & 4 with the letter C designation after each lot number.

4. All Review Agency Summary Sheet Comments must be addressed prior to recording the plat.

5. Open Space fees shall be paid at the rate of \$225.00 per unit prior to recording the final plat.

6. The petitioner is responsible for all recording fees.

7. Please submit 8 copies of the following for the Planning Commissioner's review of this proposal:

a. Application Form

b. Project Narrative

c. Location Map

d. Reduction of Plat (revised plat if completed by September 2nd)

8. Please refer to SSID Manual for plat dedication requirements.

**STAFF RECOMMENDATION:**

Staff recommends tabling this item until the next scheduled Planning Commission meeting.

**PLANNING COMMISSION RECOMMENDATION:**

Mr. Chairman, on item 103-93 I move that we table this item until the next scheduled Planning Commission meeting.

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**ACTION SHEET**

ACRES \_\_\_\_\_

**FINAL**

FILE NUMBER **103 93**

UNITS \_\_\_\_\_

ZONE **PR**

DENSITY \_\_\_\_\_

TAX SCHEDULE # **2945-174-30-066**

ACTIVITY ~~RAVA ROAD~~ **Re-PIAT FOR the Ridges Filing #6**

PHASE **FINAL**

COMMON LOCATION **lot 66 of Blk 13 on RAVA Road / RAVA COURT**

DATE SUBMITTED \_\_\_\_\_

DATE MAILED OUT \_\_\_\_\_

DATE POSTED \_\_\_\_\_

DAY REVIEW PERIOD \_\_\_\_\_

RETURN BY \_\_\_\_\_

OPEN SPACE DEDICATION (acreage) \_\_\_\_\_

OPEN SPACE FEE REQUIRED \$ \_\_\_\_\_

PAID RECEIPT # \_\_\_\_\_

RECORDING FEE REQUIRED \$ \_\_\_\_\_

PAID (Date) \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

**REVIEW AGENCIES**

A B ~~C~~ ~~D~~ E F G H ~~I~~ ~~J~~ ~~K~~ ~~L~~ ~~M~~ ~~N~~ ~~O~~ ~~P~~ ~~Q~~ ~~R~~ ~~S~~ ~~T~~ ~~U~~ ~~V~~ ~~W~~ ~~X~~ ~~Y~~ ~~Z~~ AA BB CC DD EE FF GG

- Community Development
- City Engineer (2 sets)
- Transportation Engineer
- City Parks/Recreation
- City Fire Department
- City Police Department
- County Planning
- County Engineer
- County Health
- Floodplain Administration
- G.J. Dept. of Energy
- Walker Field
- School District 51
- Irrigation
- 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
- PDA
- CPC (7 packets)
- CIC (1 packet)
- County Surveyor
- Other

TOTALS

BOARDS

DATE

STAFF

*Date*  
These 2 are going to hearing. Let the petitioners know. Please call Bill Stuldas & let him know what we need for PC packets. We already have PC copies for Sat 9 Sub. Kathy

*\$160.00 City + GJI*  
*\$740.00 plus Average fees \$175.00 per acre*  
APPLICATION FEE REQUIREMENTS

# SUBMITTAL LEGEND

## GENERAL REQUIREMENTS

- \*A Application Form
- B Impact Statement or Project Narrative
- ~~X~~ Summary Form
- ~~X~~ Appraisal of Application for Open Space
- E Evidence of Title/Title Commitment
- F Draft of Covenants/Restrictions
- \*G Legal Description
- \*H Names and Addresses of Adjacent Property Owners Within 200 feet
- ~~X~~ Floodplain Analysis
- ~~X~~ Geology Report/Soils Report *N/A*
- ~~X~~ Gamma Radiation Report
- ~~X~~ Subsurface Soils Investigation
- ~~X~~ Improvements Agreement
- ~~X~~ Improvements Guarantee
- ~~X~~ Development Schedule

## OTHER REQUIREMENTS

- ~~X~~ Location and Vicinity Map
- BB Assessor's Map with Subject Property Outlined in Red
- CC Xerox Portion of Assessor's Map (Not Larger Than 8 1/2" x 11")
- ~~X~~ Reduction of Plan (not larger than ~~11" x 14"~~ *11 x 17*)
- EE Reduction of Plat (not larger than ~~11" x 14"~~ *11 x 17*)
- FF Action Sheet
- GG County Treasurer Tax Certification

## SITE PLAN REQUIREMENTS

- ~~X~~ P Plat (including easements at 24" x 32")
- ~~X~~ Site Plan (24" x 32")
- ~~X~~ Adjacent Land Use and Zoning
- ~~X~~ Drainage/Grading Plan
- ~~X~~ T Utilities Composite *SHOW WHERE EXISTING*
- ~~X~~ Landscaping/Screening/Buffering
  - a) Types of Open Space (existing/proposed)
  - b) Percent and Open Space
  - c) Maintenance, Irrigation Rights
- ~~X~~ Parking
  - a) Total Number Proposed/Required
  - b) Dimensions, Striped, Handicapped
- ~~X~~ Roadway Plan/Profile
- ~~X~~ Traffic Circulation Patterns
  - a) Pedestrian/Bikeways/Crosswalks
  - b) Dimensions of Curb Cuts, Driveways
  - c) Internal Circulation Detail
- ~~X~~ Traffic Analysis
- ~~X~~ Structural Information
  - a) Heights, Elevations, Sq. Footage
  - b) Percent Building Coverage
  - c) Setbacks (centerline/property line) *on site plan*
  - ~~X~~ Lighting and Signage Detail

\* Form Provided by Community Development Dept

# PREAPPLICATION CONFERENCE

DATE 3-23-93 CONFERENCE ATTENDANCE Bill Stubb's  
DAVE THORNTON, GERALD WILLIAMS

R.O.W. REQUIRED ABUTTING PROPERTY N/A

	EXISTING	PROPOSED	
CURB CUTS	<input type="checkbox"/>	<input type="checkbox"/>	
PARKING	<input type="checkbox"/>	<input type="checkbox"/>	
LANDSCAPING	<input type="checkbox"/>	<input type="checkbox"/>	
IRRIGATION	<input type="checkbox"/>	<input type="checkbox"/>	
PEDESTRIAN ACCESS	<input type="checkbox"/>	<input type="checkbox"/>	
OPEN SPACE FEES REQUIRED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<i>\$225<sup>00</sup> per lot</i>
NEIGHBORHOOD MEETINGS/CONTACT	<input type="checkbox"/>	<input type="checkbox"/>	<i>Always Encouraged</i>
RECORDING FEES REQUIRED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or considerations. Other items of special concern may be identified during the review process.

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> ACCESS/PARKING                | <input type="checkbox"/> SCREENING/BUFFERING       | <input type="checkbox"/> COMPATIBILITY WITH SURROUNDING USES |
| <input type="checkbox"/> DRAINAGE                      | <input type="checkbox"/> LANDSCAPING               | <input type="checkbox"/> TRAFFIC GENERATION                  |
| <input type="checkbox"/> FLOODPLAIN/WETLAND MITIGATION | <input type="checkbox"/> AVAILABILITY OF UTILITIES | <input type="checkbox"/> GEOLOGIC HAZARDS/SOILS              |
| <input type="checkbox"/> OTHER _____                   | APPLICABLE POLICIES/GUIDELINES/REQUIREMENTS        |  |
|  | <input type="checkbox"/> CORRIDOR GUIDELINES _____ |  |
| RELATED FILES  | <input type="checkbox"/> AIRPORT _____             |  |
| <u>Ridges</u>  | <input type="checkbox"/> OTHER _____               |  |

WE HEREBY ACKNOWLEDGE that we have familiarized ourselves with the rules and regulations as they apply 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 of monitoring the status of this application and review sheet summary comments.

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by Community Development prior to those changes being accepted.

~~X~~ SIGNATURE(S) OF PETITIONER(S)  
~~X~~ SIGNATURE(S) OF REPRESENTATIVE(S)

944

9

### A REPLAT OF

LOTS 48A THROUGH 73A, BLOCK NINE  
 LOTS 31B THROUGH 56A, BLOCK THIRTEEN  
 LOTS 3B THROUGH 40A, BLOCK TWENTY-THREE  
 LOTS 1A THROUGH 7A, BLOCK TWENTY-EIGHT

### THE RIDGES FILING NO. SIX

(SEE 2945-20)

VACATED R.O.W.  
 B-1509  
 P-670-671

047

046

47A

46A

THE

044

043

042

041

040

039

44A

43A

42A

41A

40A

39A

RANA

057

058

57A

58A

059

060

061

062

063

59A

60A

61A

62A

63A

CT.

064

64A

07

065

65A

071

07

066

LOT 66

069

067

068

69A

67A

68A

RIDGES METROPOLITAN DIST.

945

30

13

SPACE

OPEN

DISTRICT

103 93

Original  
 to NOT Remove  
 from Office

019

# REPLAT LOT 66, BLOCK THIRTEEN THE RIDGES FILING NO SIX CITY OF GRAND JUNCTION, COLORADO

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Dynamic Investments Inc. is the owner of that real property in the City of Grand Junction, County of Mesa, State of Colorado, being situated in the Southeast one-quarter of Section 17, Township 1 South, Range 1 West of the 10th Meridian, City of Grand Junction, County of Mesa, State of Colorado, as shown on the accompanying plat, said property being more particularly described as follows:

Lot 66A, Block Thirteen of The Ridges Filing No Six, as recorded in Mesa County Plat Book 12, Pages 385 through 390.

That said owner has caused the said real property to be laid out and surveyed as REPLAT LOT 66, BLOCK THIRTEEN, THE RIDGES FILING NO SIX, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate to the City of Grand Junction for the use of the public those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, sewer lines, telephone lines and accessories, together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1993.

Willis Studds, Secretary-Treasurer  
Dynamic Investments, Inc.

State of Colorado : ss  
County of Mesa : ss

This plat was acknowledged before me by \_\_\_\_\_ on this day of \_\_\_\_\_, A.D., 1993, for the aforementioned purposes.

My Commission expires: \_\_\_\_\_  
Notary Public

My address is: \_\_\_\_\_

## CITY APPROVAL

This plat of REPLAT LOT 66, BLOCK THIRTEEN, THE RIDGES FILING NO SIX, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this \_\_\_\_\_ day of \_\_\_\_\_, 1993.

## COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_, 1993, and is duly recorded in Plat Book No. \_\_\_\_\_, Page \_\_\_\_\_ as Reception No. \_\_\_\_\_.

Clerk and Recorder of Mesa County

## SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of REPLAT LOT 66, BLOCK THIRTEEN, THE RIDGES FILING NO SIX were made by me and/or under my direct supervision and that to the best of my knowledge, belief, and information both are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development code of the City of Grand Junction.

Date: \_\_\_\_\_

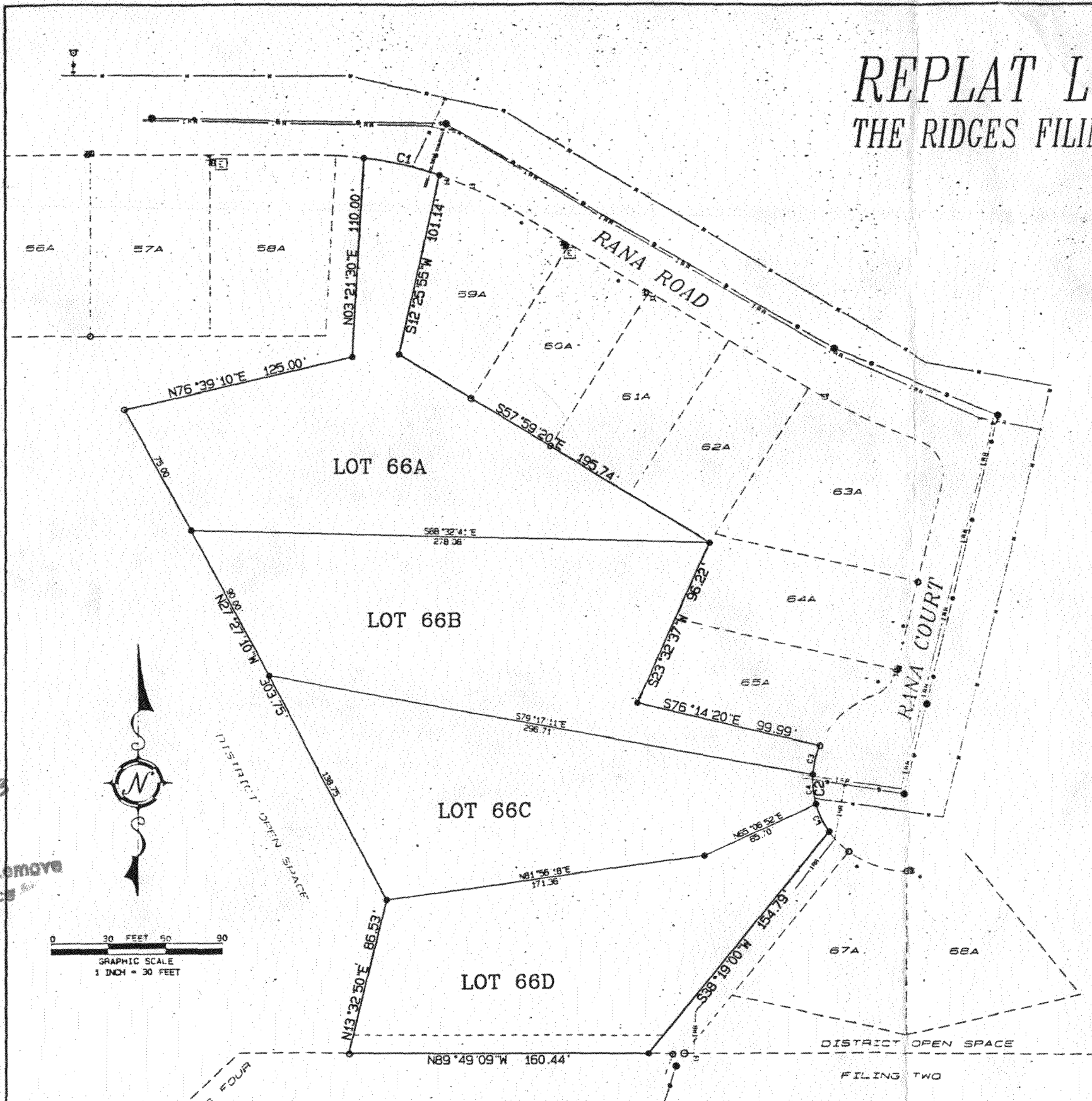
Kenneth Scott Thompson, PLS 18480

LEGEND	
●	SET #5 X 2 REBAR & CAP #1848C
○	FOUND REBAR & CAP #9660
—	SEWER LINE & MANHOLES
—	WATER LINE
—	WATER VALVE
—	FIRE HYDRANT
—	TELEPHONE PEDESTAL
—	ELECTRIC PEDESTAL
—	IRRIGATION TAP
—	SERVICE STUB-OUT
—	LIGHT POLE

REPLAT LOT 66, BLOCK THIRTEEN  
THE RIDGES FILING NO SIX  
CITY OF GRAND JUNCTION, COLORADO

THOMPSON-LANGFORD CORPORATION  
529 25 1/2 ROAD - # B-210  
Grand Junction CO 81505 (303) 243-6067

Designed By KST Checked By DRS JCD No 0060-011  
Drawn By TERRAMODEL Date AUG 11, 1993 Sheet 1 of 1



NOTE: WATER LINES, SEWER LINES AND IRRIGATION LINES SHOWN ARE FROM FIELD LOCATIONS OF VALVES AND MANHOLES AND FROM A SEWER WATER AND IRRIGATION PLAN DATED MARCH 1981 RECEIVED FROM THE CITY OF GRAND JUNCTION.

## CURVE TABLE

	APC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	41.53	200.00	11°53'56"	S76°23'19"E	41.46
C2	49.36	50.00	56°32'58"	S05°51'32"E	47.37
C3	16.45	50.00	18°51'07"	N12°53'23"E	16.38
C4	16.45	50.00	18°51'30"	S05°57'40"E	16.38
C5	16.45	50.00	18°53'51"	S24°48'36"E	16.37

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect, in no event more any action based upon any defect on this survey be commenced more than ten years from the date of the certification shown herein.

Original  
Do NOT Remove  
From Office

103 93