

SUBMITTAL CHECKLIST

RESUBDIVISION

Location: 380 Explorer

Project Name: _____

ITEMS		DISTRIBUTION																TOTAL REQD.														
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City Planning	City Downtown Dev. Auth.	City Police	County Planning	County Bldg. Dept.	County Surveyor	Walker Field	School Dist. #51	Irrigation District		Drainage District	Water District	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Persigo MWTF	ACCO - Ridges		
● Application Fee <u>160⁰⁰</u>	VII-1	1																													1	
● Submittal Checklist*	VII-3	1																													1	
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	12	
● Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	12	
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	12	
● Evidence of Title	VII-2	1			1																										3	
● Appraisal of Raw Land	VII-1	1			1																										1	
● Names and Addresses	VII-3	1																													1	
● Legal Description	VII-2	1			1																										2	
○ Deeds	VII-1	1			1																											
○ Easements	VII-2	1	1	1	1			1														1	1	1								
○ Avigation Easement	VII-1	1			1			1																								
○ ROW	VII-3	1	1	1	1			1														1	1	1								
● Covenants, Conditions, & Restrictions	VII-1	1	1					1																								
○ Common Space Agreements	VII-1	1	1					1																								
● County Treasurer's Tax Cert.	VII-1	1																													1	
○ Improvements Agreement/Guarantee*	VII-2	1	1	1				1																								
○ CDOT, 404, or Floodplain Permit	VII-3,4	1	1																													
● General Project Report <u>NARRATIVE</u>	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	11	
● Location Map	IX-21	1																														
● Composite Plan	IX-10	1	2	1	1																											
● 11"x17" Reduction Composite Plan	IX-10	1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● Final Plat	IX-15	1	2	1	1			1				1																			8	
● 11"x17" Reduction of Final Plat	IX-15	1						1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
○ Cover Sheet	IX-11	1	2																													
○ Grading & Stormwater Mgmt Plan	IX-17	1	2																													
○ Storm Drainage Plan and Profile	IX-30	1	2																													
● Water and Sewer Plan and Profile	IX-34	1	2	1																		1	1	1	1	1						
● Roadway Plan and Profile	IX-28	1	2																													
○ Road Cross-sections	IX-27	1	2																													
○ Detail Sheet	IX-12	1	2																													
○ Landscape Plan	IX-20	2	1	1																												
○ Geotechnical Report	X-8	1	1																													
○ Phase I & II Environmental Report	X-10,11	1	1																													
○ Final Drainage Report	X-5,6	1	2																													
○ Stormwater Management Plan	X-14	1	2																													
○ Sewer System Design Report	X-13	1	2	1																												
○ Water System Design Report	X-16	1	2	1																												
○ Traffic Impact Study	X-15	1	2																													

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles., some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: 10-21-93
Conference Attendance: Lee GARRETT
Proposal: Lot split into two
Location: 380 Explorer Ct

Tax Parcel Number: 2945-201-01-031
Review Fee: \$160.00

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? N/A
Adjacent road improvements required? N/A
Area identified as a need in the Master Plan of Parks and Recreation? N/A
Parks and Open Space fees required? ? Estimated Amount: AT MOST \$225.00
Recording fees required? yes Estimated Amount: \$10.00
Half street improvement fees required? N/A Estimated Amount:
Revocable Permit required? N/A
State Highway Access Permit required? N/A

Applicable Plans, Policies and Guidelines N/A

Located in identified floodplain? FIRM panel #
Located in other geohazard area?

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? N/A
Avigation Easement required? N/A

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 consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

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 the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)



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

Receipt _____
 Date _____
 Rec'd By _____
 File No. _____

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		380 Explored ct	FR	Single Family ATTACHED
<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
<i>G.H. Garrett</i>	<i>G.H. Garrett</i>	<i>G.H. Garrett</i>
Name	Name	Name
<i>2386 West Plateau Ct.</i>		
Address	Address	Address
<i>Grand Junction, CO 81503</i>		
City/State/Zip	City/State/Zip	City/State/Zip
<i>(303) 243-0572</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 *October 25, 1983*

G.H. Garrett
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

General Project Report

- A. Project Description - Resubdivision of Lot 19A, a newly constructed duplex, into two units, A and B respectively. (See Attached plats)
1. Location - 380 Explorer Court
Grand Junction, CO 81503
 2. Acreage - Appx. .2 acre
 3. Proposed use - two single family residence
- B. Public Benefit - create additional residential housing
- C. Project Compliance, Compatibility, and Impact
1. This is a newly built existing structures. It is a duplex located adjacent to and partially surrounded by multi-family residences, mostly other duplexes. It complies with all codes and ordinances, is compatible with the surrounding neighborhood and impacts the neighborhood by cleaning up and making useful a vacant lot.
 2. Land use in surrounding area - residential
 3. Site access and traffic pattern - Built among other multi-family residences with easy unobstructed entrance to traffic
 4. Availability of utilities - All utilities are available and connected. A fire hydrant is approximately 100 feet from the structure.
 5. Special or unusual demands on utilities - None
 6. Effects on public facilities - Two single family residences in the Ridges development will utilize city facilities.
 7. Site soils and geology - Engineering soil samples were made. The structure was built on an engineered foundation.
 8. Impact on site geology - None
 9. Hours of operation - N-A
 10. Signage plans - customary Real Estate "For Sale" sign
- D. Development Schedule - Building complete

Michael A. Henderson
377 1/2 Explorer Court
Grand Junction, CO 81503

Frances Johnson
382 Explorer Court #1
Grand Junction, CO 81503

David Smith
377 1/2 B Explorer
Grand Junction, CO 81503

Stanley W. Nelson
211 13th Street
Seal Beach, CA 90740

Arthur Bennett
379 A Explorer Court
Grand Junction, CO 81503

Edward Revocable Family Trust
2151 Brooke Road
Fall Brook, CA
92028

Bernadine J. Tosterud
379 B Explorer Court
Grand Junction, CO 81503

Edward J. Baxter
7077 Lafayette Way
Littleton, CO 80122

Sophie M. Laczy
377 A. Explorer Court
Grand Junction, CO 81503

Richard Snider
381 1/2 A Explorer Court
Grand Junction, CO 81503

Norman W. Seay
5962 Maplewood Dr.
Littleton, CO 80123

Edward A Lipton
381 1/2 B Explorer Court
Grand Junction, CO 81503

Mary Simpson
381 A Explorer Court
Grand Junction, CO 81503

John H. Reed
252 Southdown Road
Huntington, NY 11743-1719

Wayne Flick
381 B Explorer Court
Grand Junction, CO 81503

Richard G. Goucher
383 B Explorer Court
Grand Junction, CO 81503

David Mattson
360 Plateau Dr.
Grand Junction, CO 81503

Bruce Walker
378 Ridgeway
Grand Junction, CO 81503

Jon W. Schler
2392 Ridgeway Court
Grand Junction, CO 81503

G. H. Garrett
2386 West Plateau Ct
Grand Junction, CO 81503

SUB NO. SB-98-93

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

GARRETT TOWNHOMES

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 3rd day of December, 1993.

Signed: Fred A. Weber by Ken Streanogen
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: 12/7/93

TIME: 10:12 a.m.

BOOK: 14 PAGE 176

RECEPTION NO: 1663358

DEED OF TRUST

PARTIES: This Deed of Trust is made on AUGUST 26, 1993, among the Grantor, G. H. GARRETT

(Borrower), the Public Trustee of MESA County, in the State of Colorado (Trustee), and the Beneficiary, GRAND VALLEY NATIONAL BANK whose address is 925 N. 7TH ST. GRAND JUNCTION, CO 81501 (Lender).

CONVEYANCE: For value received, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the real estate described below and all rights, easements, appurtenances, rents, leases and existing and future improvements and fixtures (all called the "property").

BORROWER'S MAILING ADDRESS: 2386 WEST PLATEAU COURT, GRAND JUNCTION, CO 81503

PROPERTY ADDRESS: 380 EXPLORER COURT, GRAND JUNCTION, Colorado 81503

LEGAL DESCRIPTION:

LOT 19A IN BLOCK 7 OF REPLAT OF BLOCK SEVEN AND A PART OF BLOCK SEVENTEEN, THE RIDGES FILING NO. THREE, MESA COUNTY, COLORADO.

COPY

located in MESA County, Colorado.

TITLE: Borrower covenants and warrants title to the property, except for encumbrances of record, municipal and zoning ordinances, current taxes and assessments not yet due and

SECURED DEBT: This deed of trust secures to Lender repayment of the secured debt and the performance of the covenants and agreements contained in this deed of trust and in any other document incorporated herein. Secured debt, as used in this deed of trust, includes any amounts Borrower owes to Lender under this deed of trust or under any instrument secured by this deed of trust and all modifications, extensions and renewals thereof. The secured debt is evidenced by (List all instruments and agreements secured by this deed of trust and dates thereof.): PROMISSORY NOTE DATED AUGUST 26, 1993, IN THE AMOUNT OF \$96,190.00.

The above obligation is due and payable on FEBRUARY 26, 1994 if not paid earlier. The total unpaid balance secured by this deed of trust at any one time shall not exceed a maximum principal amount of NINETY SIX THOUSAND ONE HUNDRED NINETY AND NO/100* * * * * Dollars (\$ 96,190.00), plus interest, plus any amounts disbursed under the terms of this deed of trust to protect the security of this deed of trust or to perform any of the covenants contained in this deed of trust, with interest on such disbursement.

Future Advances: The above debt is secured even though all or part of it may not yet be advanced. Future advances are contemplated and will be secured to the same extent as if made on the date this deed of trust is executed.

Variable Rate: The interest rate on the obligation secured by this deed of trust may vary according to the terms of that obligation. A copy of the loan agreement containing the terms under which the interest rate may vary is attached to this deed of trust and made a part hereof.

RIDERS: Commercial

SIGNATURES: By signing below, Borrower agrees to the terms and covenants contained in this deed of trust, including those on page 2 and in any riders signed by Borrower described above. Borrower also acknowledges receipt of a copy of this deed of trust.

X G. H. GARRETT

ACKNOWLEDGMENT: STATE OF COLORADO, MESA County ss: This instrument was acknowledged before me this day of by G. H. GARRETT

Corporate or Partnership Acknowledgment of a on behalf of the corporation or partnership.

Witness my hand and official seal.

My commission expires: X KATHY R. FINDLEY (Notary Public)