



PRE-APPLICATION CONFERENCE

Date: 11/8/93

Conference Attendance: Stail Wood, Kathy Parker

Proposal: Resub

Location: lots 344, block 7 O'Han Sub.

Tax Parcel Number: 2945-012-07-003, 004

Review Fee: \$160.00

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

Additional ROW required? NO

Adjacent road improvements required? —

Area identified as a need in the Master Plan of Parks and Recreation? —

Parks and Open Space fees required? — Estimated Amount: —

Recording fees required? 400 Estimated Amount: 410

Half street improvement fees required? — Estimated Amount: —

Revocable Permit required? —

State Highway Access Permit required? —

Applicable Plans, Policies and Guidelines —

Located in identified floodplain? FIRM panel # —

Located in other geohazard area? —

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence

Avigation Easement required? —

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with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.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.

X Paul West, James E. Albert  
Signature(s) of Petitioner(s)

James E. Albert, Paul West  
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		lots 344, blk 7 O'NAM		Residential
<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

PROPERTY OWNER       DEVELOPER *Property owner*       REPRESENTATIVE

James E. West & Gail West	same	same
Name	Name	Name
2709 Midway	same	same
Address	Address	Address
Grand Junction, CO 81506	same	same
City/State/Zip	City/State/Zip	City/State/Zip
(303) 243-9650	same	same
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.

X *Paul West* Signature of Person Completing Application      12/7/93 Date

X *Paul West James E. West* Signature of Property Owner(s) Attach Additional Sheets if Necessary

Gale & Julie McEndree  
662 Budlong  
Grand Junction, CO 81506

Tony & Michelle Hughes  
2711 Midway Avenue  
Grand Junction, CO 81506

Helen & Phil Taylor  
2712 Midway Avenue  
Grand Junction, CO 81506

W.D. Merkel  
2136 Baniff Court  
Grand Junction, CO 81503

Light House Christian Center  
3506 N. 12th  
Grand Junction, CO 81506

Gail West  
2707 Midway Avenue  
Grand Junction, CO 81506

James & Gail West  
2709 Midway Avenue  
Grand Junction, CO 81506

# SUBMITTAL CHECKLIST

## RESUBDIVISION

Location: 2709 Midway

Project Name: Hail West - Resub.

ITEMS	DISTRIBUTION <i>blks 394, blk 7, non</i>																TOTAL REQD.	
DESCRIPTION <b>147 93</b> <i>Receipt # 832</i> <i>\$160.00</i>	SSID REFERENCE	<input type="checkbox"/> City Community Development <input type="checkbox"/> City Dev. Eng. <input type="checkbox"/> City Utility Eng. <input checked="" type="checkbox"/> City Property Agent <input checked="" type="checkbox"/> City Public Health <input checked="" type="checkbox"/> City Fire Department <input checked="" type="checkbox"/> City Attorney <input checked="" type="checkbox"/> City Clerk <input type="checkbox"/> City Downtown Dev. Auth. <input type="checkbox"/> City Police <input type="checkbox"/> County Planning <input type="checkbox"/> County Bldg. Dept. <input checked="" type="checkbox"/> County Surveyor <input type="checkbox"/> Walker Field <input type="checkbox"/> School Dist. #51 <input type="checkbox"/> Irrigation District <input type="checkbox"/> Drainage District <input type="checkbox"/> Water District <input type="checkbox"/> Sewer District <input type="checkbox"/> U.S. West <input type="checkbox"/> Public Service <input type="checkbox"/> GVRP <input type="checkbox"/> CDOT <input type="checkbox"/> Corps of Engineers <input type="checkbox"/> Colorado Geological Survey <input type="checkbox"/> U.S. Postal Service <input type="checkbox"/> Persigo WWTF																
		<input checked="" type="checkbox"/> Application Fee <i>\$160.00</i>	VII-1	1														
<input checked="" type="checkbox"/> Submittal Checklist*	VII-3	1																
<input checked="" type="checkbox"/> Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
<input checked="" type="checkbox"/> Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
<input checked="" type="checkbox"/> 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	
<input checked="" type="checkbox"/> Evidence of Title	VII-2	1		1		1												
<del><input checked="" type="checkbox"/> Appraisal of Raw Land</del>	VII-1	1		1	1													
<input checked="" type="checkbox"/> Names and Addresses	VII-3	1																
<input checked="" type="checkbox"/> Legal Description	VII-2	1		1														
<input type="checkbox"/> Deeds	VII-1	1		1		1												
<input type="checkbox"/> Easements	VII-2	1	1	1	1		1						1	1	1			
<input type="checkbox"/> Avigation Easement	VII-1	1		1		1												
<input type="checkbox"/> ROW	VII-3	1	1	1	1		1						1	1	1			
<del><input checked="" type="checkbox"/> Covenants, Conditions, &amp; Restrictions</del>	VII-1	1	1	1			1											
<input type="checkbox"/> Common Space Agreements	VII-1	1	1	1		1												
<del><input checked="" type="checkbox"/> County Treasurer's Tax Cert.</del>	VII-1	1																
<input type="checkbox"/> Improvements Agreement/Guarantee*	VII-2	1	1	1		1												
<input type="checkbox"/> CDOT, 404, or Floodplain Permit	VII-3,4	1	1	1														
<input checked="" type="checkbox"/> General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
<del><input checked="" type="checkbox"/> Location Map</del>	IX-21	1																
<del><input checked="" type="checkbox"/> Composite Plan</del>	IX-10	1	2	1	1													
<del><input checked="" type="checkbox"/> 11"x17" Reduction Composite Plan</del>	IX-10	1			1	1	1	1	1	1	1	1	1	1	1	1	1	
<input checked="" type="checkbox"/> Final Plat	IX-15	1	2	1	1		1			1								
<del><input checked="" type="checkbox"/> 11"x17" Reduction of Final Plat</del>	IX-15	1					1	1	1	1	1	1	1	1	1	1	1	
<input type="checkbox"/> Cover Sheet	IX-11	1	2															
<input type="checkbox"/> Grading & Stormwater Mgmt Plan	IX-17	1	2									1				1		
<input type="checkbox"/> Storm Drainage Plan and Profile	IX-30	1	2									1		1	1	1		
<del><input checked="" type="checkbox"/> Water and Sewer Plan and Profile</del>	IX-34	1	2	1								1	1	1	1	1	1	
<del><input checked="" type="checkbox"/> Roadway Plan and Profile</del>	IX-28	1	2									1						
<input type="checkbox"/> Road Cross-sections	IX-27	1	2															
<input type="checkbox"/> Detail Sheet	IX-12	1	2															
<input type="checkbox"/> Landscape Plan	IX-20	2	1	1														
<input type="checkbox"/> Geotechnical Report	X-8	1	1							1							1	
<input type="checkbox"/> Phase I & II Environmental Report	X-10,11	1	1															
<input type="checkbox"/> Final Drainage Report	X-5,6	1	2									1						
<input type="checkbox"/> Stormwater Management Plan	X-14	1	2									1				1		
<input type="checkbox"/> Sewer System Design Report	X-13	1	2	1									1					
<input type="checkbox"/> Water System Design Report	X-16	1	2	1									1					
<input type="checkbox"/> Traffic Impact Study	X-15	1	2													1		
<input checked="" type="checkbox"/> <i>Site-bldng locations</i>		1	1															

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.

# DRAWING STANDARDS CHECKLIST

## FINAL PLAT

SECTION VIII	ITEM	GRAPHIC STANDARDS	OK	NA
	A	Scale: 1" = 20', 30', 40', 50', or 100'		✓
B	Drawing size: 24" x 36"		✓	
D	Notation: All non-construction text, and also construction notation for all primary features			
G	Horizontal control: Subdivisions and all public utilities (final drawings) tied to Section aliquot corners			
I	Orientation and north arrow		✓	
J	Stamped and sealed drawings by registered professional competent in the work		✓	
K	Title block with names, titles, preparation and revision dates		✓	
M	Legend of symbols used		✓	
N	List of abbreviations used			
P	Multiple sheets provided with overall graphical key and match lines			✓
R	Neatness and legibility		✓	

PLATING ITEMS	ITEM	FEATURES	OK	NA
	1	Plat conforms to City Code and State Law		
2	Complete monumentation shown			
3	Identify all parcels, tracts, ROWs, and easements		✓	
4	Dedicate all common tracts; identify purpose, use and owners			✓
5	Dedicate and identify use of all ROWs, easements, and public tracts		✓	
6	All blocks and lots numbered consecutively		✓	
7	Public streets named		✓	
8	Complete horizontal control for all boundaries			
9	Lengths shown to 0.01 foot, angles and bearings to seconds of an arc		✓	
10	Legal description			
11	Lot building setbacks			
12	Space for notarized signatures		✓	
13	Provide acreages of all individual lots, tracts, ROW, and also total area to 0.01 acres		✓	
14	Provide with the plat a computerized printout of external property boundaries and closure			
15	Space for approval signatures by City Manager and Mayor		✓	
16	Space for approval signatures by County Clerk and Recorder		✓	

### COMMENTS

*[This area is heavily obscured by noise and artifacts in the scan.]*

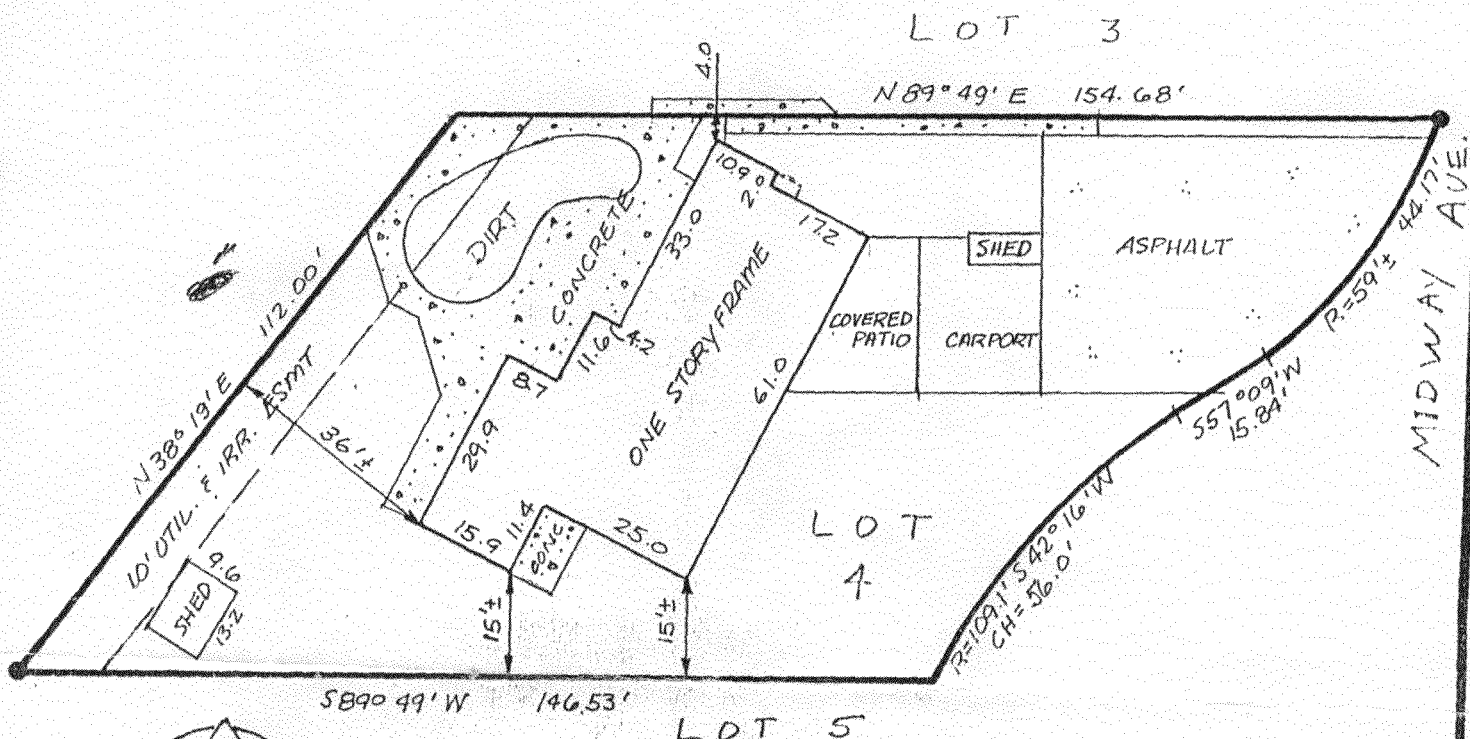
IMPROVEMENT LOCATION CERTIFICATE

2709 MIDWAY AVENUE, GRAND JUNCTION,

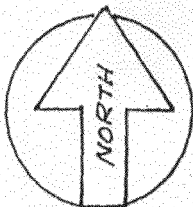
LOT 4 IN BLOCK 7 OF BLOCKS 4 AND 7 AND PART OF BLOCK 3, O'NANS SUBDIVISION,  
MESA COUNTY, COLORADO.

Western Colorado title #92-2-140K

West Acct.



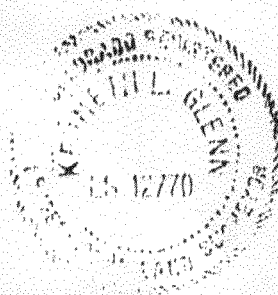
SCALE: 1"=30'



NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.  
I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR  
Directors Mortgage, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY  
PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER  
FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED  
PARCEL ON THIS DATE, 3/12/92 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE  
BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE  
DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND  
THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART  
OF SAID PARCEL, EXCEPT AS NOTED.

● = FOUND PIN

*Kenneth L. Glenn*  
KENNETH L. GLENN R.L.S. 12770



<b>SURVEYIT</b>		MAILING: 2004 NORTH 12th, SUITE 7 GRAND JUNCTION, CO. 81501
PHONE: 303-245-3777	FAX: 241-4847	by GLENN
SURVEYED BY: B.H.	DATE SURVEYED: 3-11-92	
DRAWN BY: L.T.	DATE DRAWN: 3-12-92	
REVISION:	SCALE: 1" = 30'	

GENERAL PROJECT REPORT

As the present owners of Lots 3 and 4, it is our desire to adjust the property line between the two lots. There are several reasons for this request. We want to sell lot 3. As the home on lot 4 is presently situated, there is only four feet between the house and the present boundary line. If future owners were to decide to erect a fence between the adjoining properties, it would prohibit side access to the rear of lot 4. In addition, the landscaping on lot 4 consists of a cement walk, patio, and rock garden, which encroaches on lot 3. We feel this would adversely affect the future sale of the house on lot 4.



# REVIEW COMMENTS

Page 1 of 1

FILE #147-93

TITLE HEADING: Resubdivision - Adjust portion of south boundary line

LOCATION: Lots 3 & 4, Block 7, O'Nan Subdivision; 2709 Midway Avenue

PETITIONER: James & Gail West

PETITIONER'S ADDRESS/TELEPHONE: 2709 Midway Avenue  
Grand Junction, CO 81506  
243-9650

PETITIONER'S REPRESENTATIVE: Gail West

STAFF REPRESENTATIVE: Kathy Portner

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NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., DECEMBER 29, 1993.

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CITY DEVELOPMENT ENGINEER 12/10/93  
Jody Kliska 244-1591

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Items circled on the attached checklist need to be addressed on final plat.

CITY UTILITY ENGINEER 12/14/93  
Bill Cheney 244-1590

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WATER - Ute Water

SEWER - Both lots were included in the district assessment for sewer. Utility easements will be required to service lots 1 & 2 from Midway Avenue.

## GENERAL

1. Why change lot numbers and create a new subdivision when the only thing involved is a lot line adjustment. The existing lot lines should be shown on the plat.
2. Are the easements existing or being created? If existing, show as such.

GRAND JUNCTION FIRE DEPARTMENT 12/20/93  
George Bennett 244-1400

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No requirements at this time.

COMMUNITY DEVELOPMENT DEPARTMENT 12/22/93  
Kathy Portner 244-1446

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The area of each of the lots must be noted on the plat.

245-4174

12/28/93

Grand Junction Planning Department  
250 Nth 5th Street  
Grand Junction Co. 81501

RE: Horizon View review comments.

This letter is in response to Grand Junction Planning Department review comments concerning Horizon View, File No. 147-93.

CITY DEVELOPMENT ENGINEER  
Jody Kliska: Drawing Standards Checklist

Item G: Subdivision will be tied to Section aliquot corners but it must be kept on mind that the controlling Monuments for the subdivision will be the found lot corners.

Item J: Stamped and sealed drawings will be submitted once all review agencies comments have been recieved.

Features

- Item 10: Legal Description is shown in the Dedication. *sufficient*
- Item's 11 and 13 will be shown on the final plat as requested.
- Item 14: Since a computer is not used by this company a blue print with the hand written information will be submitted.

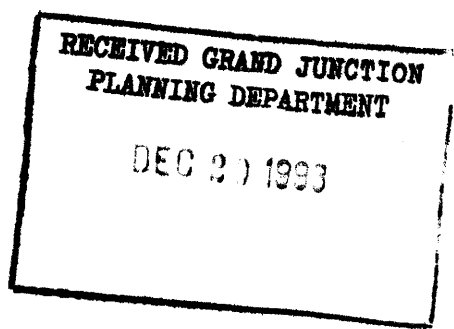
CITY UTILITY ENGINEER  
Bill Cheney

Sewer: Lot 1 will be serviced from an existion sanitary sewer line from Midway Avenue, Lot 2 is presently being serviced by the same line. No new easements should be nessasary.

*7 1/2' on each side of new line*

GENERAL

1. Mr Cheney and I are in agreement on this comment. This property should be handled as a lot line adjustment. The replat system is much more complex than the simple lot line adjustment system and probaly not as efficcant when trying to conduct a chain of title. It also proves to be more expensive and time consuming.
2. All easements shown are existing.



Sincerley Yours

*Cecil D. Caster*

Cecil D. Caster  
Monument Surveying Company  
755 Rood Avenue  
Grand Junction Co. 81501

v w/ Tim -

legal des. - o.k. as per Tim

dedications - rededicate easements - yep

sq. ft. / acreage - o.k. as per Tim

- need blue line w/ boundary closure info. - Tim will check closure

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
JUN 11 2008

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

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Lot 3 in Block 7 of Blocks 4 and 7 and a part of Block 3 O'Nan Subdivision

Lot 4 in Block 7 of Blocks 4 and 7 and a part of Block 3 O'Nan Subdivision