





# SUBMITTAL CHECKLIST

## MINOR SUBDIVISION

Location: 2818 ELM

Project Name: ROLLER SUBDIVISION

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 G.J.P.C. (8 sets)	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	GVRRP	CDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Persigo WWTF
● Application Fee	VII-1	1																											
● Submittal Checklist*	VII-3	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
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2			1		1																							
<del>● Appraisal of Raw Land</del>	VII-1				1	1																							
● Names and Addresses	VII-3	1																											
● Legal Description	VII-2	1		1																									
○ Deeds	VII-1	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						
<del>● Covenants, Conditions, &amp; Restrictions</del>	VII-1	1	1				1																						
○ Common Space Agreements	VII-1	1	1				1																						
● County Treasurer's Tax Cert.	VII-3	1																											
○ Improvements Agreement/Guarantee	VII-3		1	1			1																						
○ CDOT, 404, or Floodplain Permit	VII-3, 4	1	1																										
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Location Map <u>ASSESSORS MAP</u>	IX-21	1																											
● Composite Plan	IX-10	1	2	1	1																								
● 11"x17" Reduction Composite Plan	IX-10	1			1	1	1	8	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																
● 11"x17" Reduction of Final Plat	IX-15	1					8	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														1								1	1			
○ Storm Drainage Plan and Profile	IX-30	1	2														1				1	1	1						
<del>● Water and Sewer Plan and Profile</del>	IX-34	1	2	1													1	1	1	1	1	1					1		
<del>● Roadway Plan and Profile</del>	IX-28	1	2														1												
○ 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									1														1			
○ Phase I & II Environmental Report	X-10,11	1	1																										
○ Final Drainage Report	X-5,6	1	2														1												
○ Stormwater Management Plan	X-14	1	2														1								1				
○ Sewer System Design Report	X-13	1	2	1															1										
○ Water System Design Report	X-16	1	2	1														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: 1/26/94  
 Conference Attendance: \_\_\_\_\_  
 Proposal: MINOR SUB  
 Location: 2818 ERM

Tax Parcel Number: 2943-073-00-205  
 Review Fee: \$400

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

Additional ROW required? 30' from center of street  
 Adjacent road improvements required? YES  
 Area identified as a need in the Master Plan of Parks and Recreation? NO  
 Parks and Open Space fees required? YES Estimated Amount: \$ 225  
 Recording fees required? YES Estimated Amount: 10.00  
 Half street improvement fees required? YES Estimated Amount: APPROX 350.00  
 Revocable Permit required? NO  
 State Highway Access Permit required? NO

Applicable Plans, Policies and Guidelines N/A

Located in identified floodplain? FIRM panel # NO

Located in other geohazard area? \_\_\_\_\_

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? NO

Avigation Easement required? NO

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.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Access/Parking                 | <input type="checkbox"/> Screening/Buffering       | <input type="checkbox"/> Land Use Compatibility |
| <input type="checkbox"/> Drainage                       | <input type="checkbox"/> Landscaping               | <input type="checkbox"/> Traffic Generation     |
| <input type="checkbox"/> Floodplain/Wetlands Mitigation | <input type="checkbox"/> Availability of Utilities | <input type="checkbox"/> Geologic Hazards/Soils |
| <input type="checkbox"/> Other                          |  |   |

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.

Carl H. Roller  
 Signature(s) of Petitioner(s)

Laura J. Roller  
 Signature(s) of Representative(s)

2943-073-00-045  
PHYLLIS DODGE  
527 28 1/4 RD  
GRAND JUNCTION, CO 81501-5305

#33 94

2943-073-00-049  
ORREN J FENTON  
CYRILLA M  
3196 NATHAN AVE  
GRAND JUNCTION, CO 81504-4025

2943-073-00-177  
HUBERT L SKINNER  
MARY L  
2895 TEXAS AVE  
GRAND JUNCTION, CO 81501-5031

2943-073-22-002  
PETER FITZSIMMONS  
JUDI  
2780 COUNTY ROAD 113  
CARBONDALE, CO 81623-9651

2943-073-00-199  
TIMOTHY L ARNETT  
JEANNE L  
2813 1/2 TEXAS AVE  
GRAND JUNCTION, CO 81501-4919

2943-073-22-008  
BRUNO BALKE  
ANNE MARIE  
2821 1/2 ELM AVE  
GRAND JUNCTION, CO 81501-4948

2943-073-00-200  
PAMELA E TIMOTHY  
545 20 1/2 RD  
GRAND JUNCTION, CO 81503-8743

2943-073-26-004  
MARTIN P KRAKOWSKI  
ETAL  
2227 VILLAGE CT  
GRAND JUNCTION, CO 81503-1247

2943-073-09-001  
ALICE M WALLACE  
WILLIAM E  
2820 TEXAS AVE  
GRAND JUNCTION, CO 81501-4920

2943-073-09-004  
CHRIS FELCZAK  
KARI WYMAN  
PO BOX 790  
AVON, CO 81620-0790

2943-073-15-001  
MARK D BAILEY  
2822 ELM AVE  
GRAND JUNCTION, CO 81501-4908

2943-073-00-079  
LEO H WARREN  
HELEN  
2815 PATTERSON RD  
GRAND JUNCTION, CO 81506-6065

2943-073-00-080  
BILL A HOSKINS  
SHARON K  
203 N HIGHLAND DR  
WINNEMUCCA, NV 89445-3977

2943-073-00-081  
BILL HOSKINS  
SHARON  
203 N HIGHLAND DR  
WINNEMUCCA, NV 89445-3977

2943-073-00-204  
ROBERT J TAYLOR  
EDWINA K  
2812 TEXAS AVE  
GRAND JUNCTION, CO 81501-4920

2943-073-08-003  
ROBERT E CURLEY  
MAXINE K  
2819 1/2 TEXAS AVE  
GRAND JUNCTION, CO 81501-4919

2943-073-15-003  
ROBERT G LUCAS  
J H  
2000 N 8TH ST  
GRAND JUNCTION, CO 81501-2900

2943-073-22-009  
ROBERT L DORSSEY  
REBECCA- GLEN D & L L HICKEY  
2706 H RD  
GRAND JUNCTION, CO 81506-1728

2943-073-22-010  
ROBERT L DORSSEY  
REBECCA- GLEN D & L L HICKEY  
2706 H RD  
GRAND JUNCTION, CO 81506-1728

2943-073-26-001  
MARTIN P KRAKOWSKI  
ETAL  
2227 VILLAGE CT  
GRAND JUNCTION, CO 81503-1247

2943-073-08-002  
FREDERICK W LUTH  
MARGARET M  
PO BOX 100  
PALISADE, CO 81526-0100

2943-073-14-001  
ROBERT S HARMON  
2817 1/2 TEXAS AVE  
GRAND JUNCTION, CO 81501-4919

2943-073-14-002  
LLOYD E BORDEN  
2819 TEXAS AVE  
GRAND JUNCTION, CO 81501-4919

2943-073-15-002  
ROBERT G LUCAS  
JOAN H  
2000 N 8TH ST  
GRAND JUNCTION, CO 81501-2900

2943-073-16-001  
VICTOR W PERINO  
TRUSTEE  
2731 SIERRA VISTA RD  
GRAND JUNCTION, CO 81503-2262

2943-073-16-002  
VICTOR W PERINO  
TRUSTEE  
2731 SIERRA VISTA RD  
GRAND JUNCTION, CO 81503-2262

2943-073-00-025  
JOLYNN F MOORE  
2822 TEXAS AVE  
GRAND JUNCTION, CO 81501-4920

2943-073-09-002  
CORINE A WILLOUGHBY  
2818 1/2 TEXAS AVE  
GRAND JUNCTION, CO 81501-4920

2943-073-09-003  
RAY R WARNER  
ARMELLA  
2818 TEXAS AVE  
GRAND JUNCTION, CO 81501-4920

2943-073-09-005  
MISKINA E WHEELER  
2816 TEXAS AVE  
GRAND JUNCTION, CO 81501-4920

2943-073-09-006  
LLOYD W DEWELL  
FRIEDA L  
2814 1/2 TEXAS AVE  
GRAND JUNCTION, CO 81501-4920

2943-073-00-050  
JOE R KIEFER  
DONNA  
2815 1/2 TEXAS AVE  
GRAND JUNCTION, CO 81501-4919

2943-073-00-070  
CHESTER E HOWARD  
ETAL- C/O ELVIRA STECKEL  
2814 ELM AVE  
GRAND JUNCTION, CO 81501-4908

2943-073-28-001  
ALEX MACDONELL  
M J & D G MACDONELL  
523 EASTGATE CT  
GRAND JUNCTION, CO 81501-4980

2943-073-28-002  
MENDELL E SILZELL  
521 1/2 EASTGATE CT  
GRAND JUNCTION, CO 81501-4980

2943-073-22-001  
PETER FITZSIMMONS  
JUDI  
2780 COUNTY ROAD 113  
CARBONDALE, CO 81623-9651

2943-073-22-007  
FLOYD E ALLEN  
MAE C - TRUSTEES  
2821 ELM AVE  
GRAND JUNCTION, CO 81501-4948

2943-073-28-006  
HAROLD GILNA  
MAGGIE M  
521 EASTGATE CT  
GRAND JUNCTION, CO 81501-4980

2943-073-29-001  
BETTY J MAROONEY  
DOUGLAS R  
524 EASTGATE CT  
GRAND JUNCTION, CO 81501-4971

2943-073-29-002  
FREIDA I ANDERSON  
522 1/2 EASTGATE CT  
GRAND JUNCTION, CO 81501-4971

2943-073-29-003  
ERIC W MYERS  
WILMA A  
522 EASTGATE CT  
GRAND JUNCTION, CO 81501-4971

2943-073-00-084  
LARRY G BLOCK  
TERESA A  
525 28 1/4 RD  
GRAND JUNCTION, CO 81501-4959

2943-073-26-002  
MARTIN P KRAKOWSKI  
ETAL  
2227 VILLAGE CT  
GRAND JUNCTION, CO 81503-1247

2943-073-26-003  
MARTIN P KRAKOWSKI  
ETAL  
2227 VILLAGE CT  
GRAND JUNCTION, CO 81503-1247

2943-073-26-005  
MARTIN P KRAKOWSKI  
ETAL  
2227 VILLAGE CT  
GRAND JUNCTION, CO 81503-1247



## GENERAL PROJECT REPORT-ROLLER SUBDIVISION

Propose to split one RSF-8 zoned residential lot at 2818 Elm Avenue containing approximately 13,800 square feet into two lots of approximately 5,200 square feet and 8,600 square feet respectively.

The 5,200 square foot lot would then contain the existing small residence at 2818 Elm Avenue, while the 8,600 square foot flag lot would be the site for another small residence to be relocated from 1351 Colorado Avenue.

The surrounding area consists of single-family detached houses and condominium units. City water and sewer service and cable TV are available on Elm Avenue. Electrical power and telephone service are furnished at the rear of the property.

The site is level and slightly below the grade of Elm Avenue. The flag lot would access Elm Avenue via a 20-foot gravel driveway.

# REVIEW COMMENTS

Page 1 of 2

FILE #33-94

TITLE HEADING: Roller Subdivision

LOCATION: 2818 Elm Avenue

PETITIONER: Carl D. Roller

PETITIONER'S ADDRESS/TELEPHONE: 423 North 18th Street  
Grand Junction, CO 81501  
243-6689

PETITIONER'S REPRESENTATIVE: Carl Roller

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., MARCH 28, 1994.**

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**CITY UTILITY ENGINEER**  
**Bill Cheney**

**3/4/94**  
**244-1590**

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**SEWER** - Contact Fruitvale Sanitation to insure sewer in Elm Avenue is deep enough to serve a unit approximately 150' from the street. Fruitvale Sanitation tap fees are applicable.

**WATER** - Water line in Elm was replaced in 1989. A new tap will be required to serve the lot.

**CITY PARKS & RECREATION DEPARTMENT**  
**Don Hobbs**

**3/7/94**  
**244-1542**

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Open space fees are based upon 2 units at \$225.00 per unit - \$450.00 due.

**GRAND JUNCTION POLICE DEPARTMENT**  
**Mark Angelo**

**3/9/94**  
**244-3587**

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Is the rear lot going to be sold; or is it going to remain under same ownership? Concern is a safety issue with the access to the rear lot being within 7' of the front door to the front residence. In addition - potential parking problems with the front property owner and rear property owner. If the rear property does sell and he wants to keep the front property owner off of his property, this leaves no parking for front property owner - inadequate on-street parking. And what if rear property owner wanted to fence his property - having a fence within 7' of the house would make me upset if I rented or owned the front property.

**CITY DEVELOPMENT ENGINEER**  
**Jody Kliska**

**3/14/94**  
**244-1591**

Half-street improvements on Elm Avenue are required. *\$14.00 per linear foot as per Jody K.* Additional right-of-way maybe required to accommodate proposed bike route. Existing right-of-way ends to be shown on the drawing.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Kathy Portner**

**3/17/94**  
**244-1446**

See attached comments.

March 22, 1994

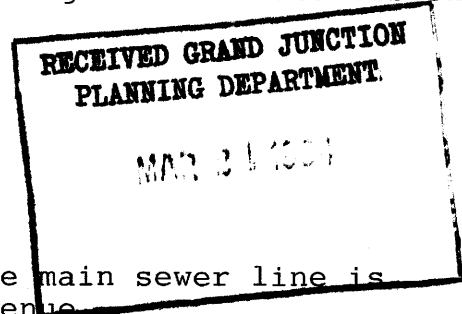
File #33-94

Title Heading: Roller Subdivision

Location: 2818 Elm Avenue

Petitioner: Carl D. Roller

Re: RESPONSE TO REVIEW COMMENTS



City Utility Engineer:

Per Fruitvale Sanitation District, the main sewer line is approximately 60" deep at 2818 Elm Avenue.

The Current Uniform Plumbing Code requires a minimum sewer line fall of one-quarter inch per foot of run. Using a 150-foot distance from the proposed structure to the main sewer line, one quarter inch fall requires a minimum main sewer line depth of 37.5 inches (150 X 0.25).

Therefore, a 150-foot sewer line on a fall of one-quarter inch per foot could be installed some twenty-two inches below ground level at the house and still function to code requirement.

I am aware that water and sewer tap fees would be required for the proposed house.

City Parks and Recreation Department:

I am aware that a fee is due should the application be approved

Grand Junction Police Department:

The present residence at 2818 Elm Avenue was purchased as an investment/rental unit some five years ago. The proposed house for the rear lot would also be a rental unit for the foreseeable future.

The present house at 2818 Elm Avenue faces the street, as does its front door. The 6.6 foot side yard set-back is on the west side of the house, next to the required 20-foot access lane for the proposed rear lot. The door on the west side exits from the laundry room. It has been blocked by belongings of the past two tenants and is seldom used. There is another door on the north side of the structure which exits from the kitchen to the patio at the rear.

There is ample room between the front of the present house and the street (some 40 feet) for parking for the present house.

The minimum side-yard setback requirement for RSF-8 zoning is five feet. The 6.6 feet on the west side of the lot exceeds the minimum setback.

City Development Engineer:

I am aware that some fee for half-street improvements is required up-front, even though there presently is no curb, gutter or side-walks in the area and no one in your department seemd to have any idea when, if ever, such improvements would be constructed.

Community Development Department:

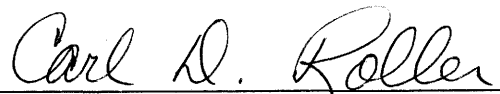
Proposed parking- see attached sheet

As noted in the comments, the proposed split results in an existing configuration which exceeds ALL the minimum requirements for RSF-8 zoning (the rear lot is over twice the minimum size allowed).

I believe the proposal is consistent with the lot size and configuration of the surrounding properties. My general observation is the immediate area (28 Road to 28 $\frac{1}{4}$  Road) consists of an equal number of rental and owner-occupied dwellings. The two houses immediately to the east are rentals, as are the two townhouses directly across the street.

The two houses at 2811 and 2811 $\frac{1}{2}$  Elm Avenue are both situated on one lot and are in a north/south arrangement similar to my proposal, so a precedent has already been established in the neighborhood.

The proposed rear lot contains some 8,600 square feet. Using the maximum of 45% coverage of lot by structures in RSF-8 zoning would allow a maximum dwelling of over 3,800 square feet! I think that would allow ample expansion from the 800 square foot house I propose to move to the lot, if subsequent owners opt to enlarge the structure. Future expansion of the existing house under RSF-8 zoning set-back is possible to the east (approximately 19 feet) and to the rear, or north (some 15 feet), assuming my composite plan is approved. However, I do not have any immediate plans to expand this unit.



Carl D. Roller  
Carl D. Roller  
423 North 18th Street  
Grand Junction, CO 81501  
(303)243-6689

STAFF REVIEW

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FILE: #33-94  
DATE: March 16, 1994  
STAFF: Kathy Portner  
REQUEST: Roller Minor Subdivision  
LOCATION: 2818 Elm Avenue  
APPLICANT: Carl and Laura Roller

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EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

NORTH: Residential  
SOUTH: Residential  
EAST: Residential  
WEST: Residential

EXISTING ZONING: RSF-8

PROPOSED ZONING: RSF-8

SURROUNDING ZONING:

NORTH: RSF-8  
SOUTH: PR-41  
EAST: RSF-8  
WEST: RSF-8

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RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

The proposal is to subdivide an existing 13,800 square foot parcel into two lots of 5,200 square feet and 8,600 square feet. The 5,200 sq. ft. lot would contain the existing small residence and the 8,600 sq.ft. flag lot would be a site for another small residence.

The RSF-8 zoning requirements are as follows:

Minimum lot area	4,000 sq.ft.
Minimum street frontage	15 feet
Maximum height of structures	32 feet
Minimum lot width	40 feet
Minimum side yard setback	5 feet
Minimum rear yard setback	15 feet
Minimum front yard setback	50 feet from center line of ROW or 20' from property line whichever is greater
Maximum coverage of lot by structures	45%

In addition, two off-street parking spaces are required per unit. Please show how those can be accommodated.

If approved, half street improvements for Elm Avenue along the property frontage will be required.

Although the proposed subdivision meets all the bulk requirements of the zone, Staff does not think it is consistent with the lot size and configuration of the surrounding properties. Approval of this subdivision creating a flag lot behind a lot could set the stage for similar subdivisions in the area. The proposal will also greatly restrict the expansion potential for either of the very small houses, which may lead to future variance requests.

**STAFF RECOMMENDATION:**

## STAFF REVIEW

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FILE: #33-94  
DATE: March 31, 1994  
STAFF: Kathy Portner  
REQUEST: Roller Minor Subdivision  
LOCATION: 2818 Elm Avenue  
APPLICANT: Carl and Laura Roller

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EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

### SURROUNDING LAND USE:

NORTH: Residential  
SOUTH: Residential  
EAST: Residential  
WEST: Residential

EXISTING ZONING: RSF-8

PROPOSED ZONING: RSF-8

### SURROUNDING ZONING:

NORTH: RSF-8  
SOUTH: PR-41  
EAST: RSF-8  
WEST: RSF-8

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### RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

### STAFF ANALYSIS:

The proposal is to subdivide an existing 13,800 square foot parcel into two lots of 5,200 square feet and 8,600 square feet. The 5,200 sq. ft. lot would contain the existing small residence and the 8,600 sq.ft. flag lot would be a site for another small residence.



The RSF-8 zoning requirements are as follows:

Minimum lot area	4,000 sq.ft.
Minimum street frontage	15 feet
Maximum height of structures	32 feet
Minimum lot width	40 feet
Minimum side yard setback	5 feet
Minimum rear yard setback	15 feet
Minimum front yard setback	50 feet from center line of ROW or 20' from property line whichever is greater

Maximum coverage of lot by structures 45%

In addition, two off-street parking spaces are required per unit and will be provided as indicated by the petitioner.

If approved, half street improvements for Elm Avenue along the property frontage will be required.

Although the proposed subdivision meets all the bulk requirements of the zone, Staff does not think it is consistent with the lot size and configuration of the surrounding properties. Approval of this subdivision creating a flag lot behind a lot could set the stage for similar subdivisions in the area. The proposal will also greatly restrict the expansion potential for either of the very small houses, which may lead to future variance requests. However, because the proposal does meet all the bulk requirements of the zone and all requirements of subdivision, Staff feels there is not a basis for denial.

**STAFF RECOMMENDATION:**

Staff recommends approval of the proposed subdivision with the following conditions:

1. Open space fee of \$225 for the one undeveloped lot will be required.
2. Additional ROW as required by the City Engineer and half street improvements to Elm Avenue will be required.
3. All technical requirements of the plat must be met.

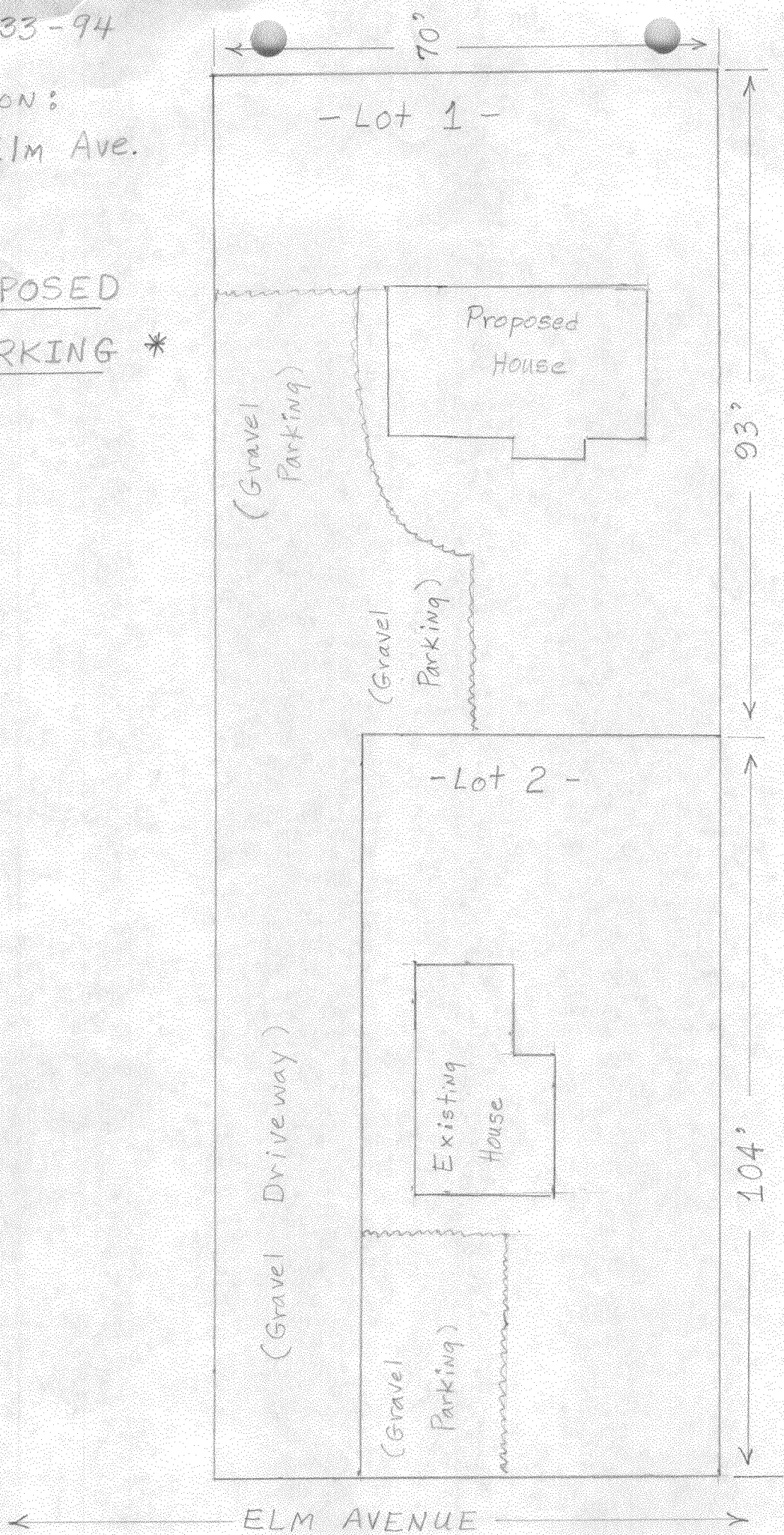
**SUGGESTED PLANNING COMMISSION MOTION:**

Mr. Chairman, on item #33-94, a request for approval of a minor subdivision at 2813 Elm Avenue, I move we approve the request.

File #33-94

Location:  
2818 Elm Ave.

\* PROPOSED  
PARKING \*



Scale:  
|-----|  
| 10' |

\*\*\*\*\*

#33 94

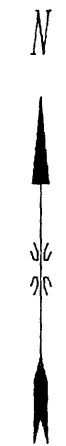
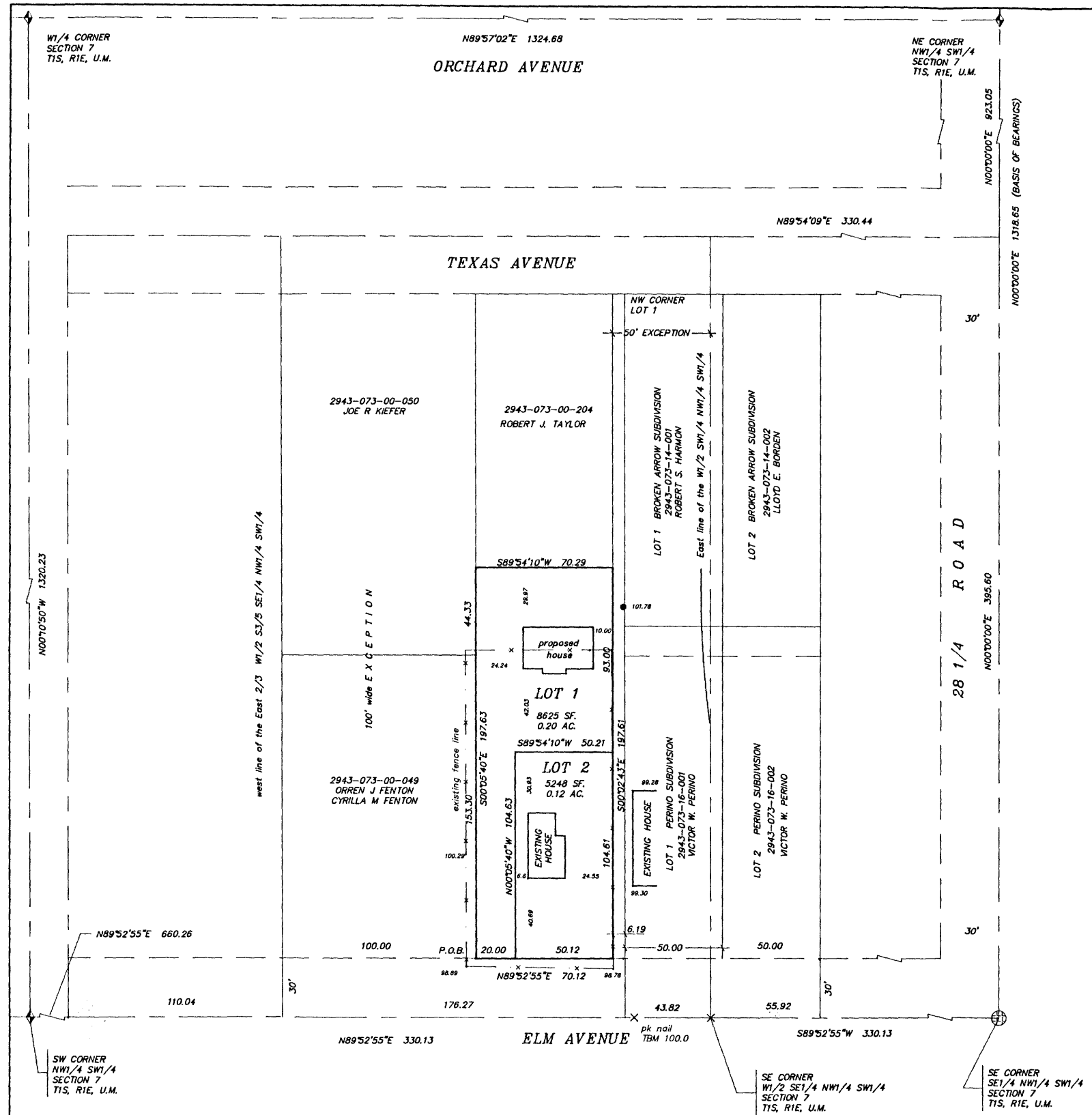
DESCRIPTION

2/22/94

East Two-Thirds of the West Half of the South Three-Fifths of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of Section 7, Township 1 South, Range 1 East, Except the East 50 feet and the West 100 feet and the North 168.12 feet; also being described as follows:

Commencing at the SE corner SE1/4 NW1/4 SW1/4 of Section 7, T1S, R1E, U.M., and considering the East line of the NW1/4 SW1/4 of Section 7, T1S, R1E, U.M. to bear N00°00'00"E and all bearings contained herein to be relative thereto; thence S89°52'55"W 330.13 feet to the SE Corner of the W1/2 SE1/4 NW1/4 SW1/4 of Section 7, T1S, R1E, U.M.; thence N00°02'43"W 30.00 feet; thence S89°52'55"W 120.12 feet to the POINT OF BEGINNING; thence N89°52'55"E 70.12 feet; thence N00°02'43"E 197.61 feet; thence S89°54'10"W 70.29 feet; thence S00°05'40"E 197.63 feet to the POINT OF BEGINNING.

# ROLLER MINOR SUBDIVISION



- LEGEND & NOTES**
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
  - SET NO. 5 RE-BAR W/CAP L.S. 16413
  - ◆ MESA COUNTY BRASS CAP
  - 101.78 SPOT ELEVATIONS
- ELEVATIONS ASSUMED WITH 100.0 ON PK NAIL AS SHOWN

**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 MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN FIVE YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

## ROLLER MINOR SUBDIVISION

COMPOSITE PLAN		
SITUATED IN THE SE 1/4 NW 1/4 SW 1/4 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN		
FOR: ROLLER	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 484-7568	SURVEYED BY: SB MF
SCALE: 0 15 30 FEET / 0 3 10 METERS		DRAWN BY: MEM
DATE: 2/21/94		ACAD ID: ROLCOPM
		SHEET NO.
		FILE: 94029

# ROLLER MINOR SUBDIVISION

DEDICATION

**KNOW ALL MEN BY THESE PRESENTS:**

That the undersigned, Laura J. Roller and Carl D. Roller, are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and is described in Book 2018 at Page 738 & 739 of the Mesa County Clerk and Recorders Office, and being situated in the NW1/4 SW1/4 Section 7, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, sold property being additionally described as follows:

East Two-Thirds of the West Half of the South Three-Fifths of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of Section 7, Township 1 South, Range 1 East, Except the East 50 feet and the West 100 feet and the North 168.12 feet; also being described as follows:

SE CORNER  
Commencing at the SE1/4 NW1/4 SW1/4 of Section 7, T1S, R1E, U.M., and considering the East line of the NW1/4 SW1/4 of Section 7, T1S, R1E, U.M. to bear N00°00'00"E and all bearings contained herein to be relative thereto; thence S89°52'55"W 330.13 feet to the SE Corner of the W1/2 SE1/4 NW1/4 SW1/4 of Section 7, T1S, R1E, U.M.; thence N00°02'43"W 30.00 feet; thence S89°52'55"W 120.12 feet to the POINT OF BEGINNING; thence N89°52'55"E 70.12 feet; thence N00°02'43"W 197.61 feet; thence S89°54'10"W 70.29 feet; thence S00°05'40"E 197.63 feet to the POINT OF BEGINNING.

That said owners have caused the said real property to be laid out and surveyed as ROLLER MINOR SUBDIVISION, a subdivision of a part of City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets and rights-of-way as shown on the accompanying plat to the City of Grand Junction, for the use of the public forever and 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 appurtenances; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines, and said owners hereby dedicate all utility easements to the use and benefit of the owners of the lots hereby platted. Such easements and rights shall be utilized in a reasonable and prudent manner. The areas shown as utility easements are dedicated to the owners of the property within said ROLLER MINOR SUBDIVISION, for perpetual ingress and egress for themselves and the general public, including the postal service, trash, fire, police, emergency vehicles, and the City of Grand Junction.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 199\_\_.

LAURA J. ROLLER

CARL D. ROLLER

STATE OF COLORADO )  
COUNTY OF MESA ) S.S.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 199\_\_, by Laura J. Roller and Carl D. Roller.

My commission expires:

Notary Public

Address \_\_\_\_\_

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) S.S.

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M. this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 199\_\_, and is duly recorded in Plat Book No. \_\_\_\_\_, Page \_\_\_\_\_.

CITY APPROVAL

This plat of ROLLER MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 199\_\_.

City Manager

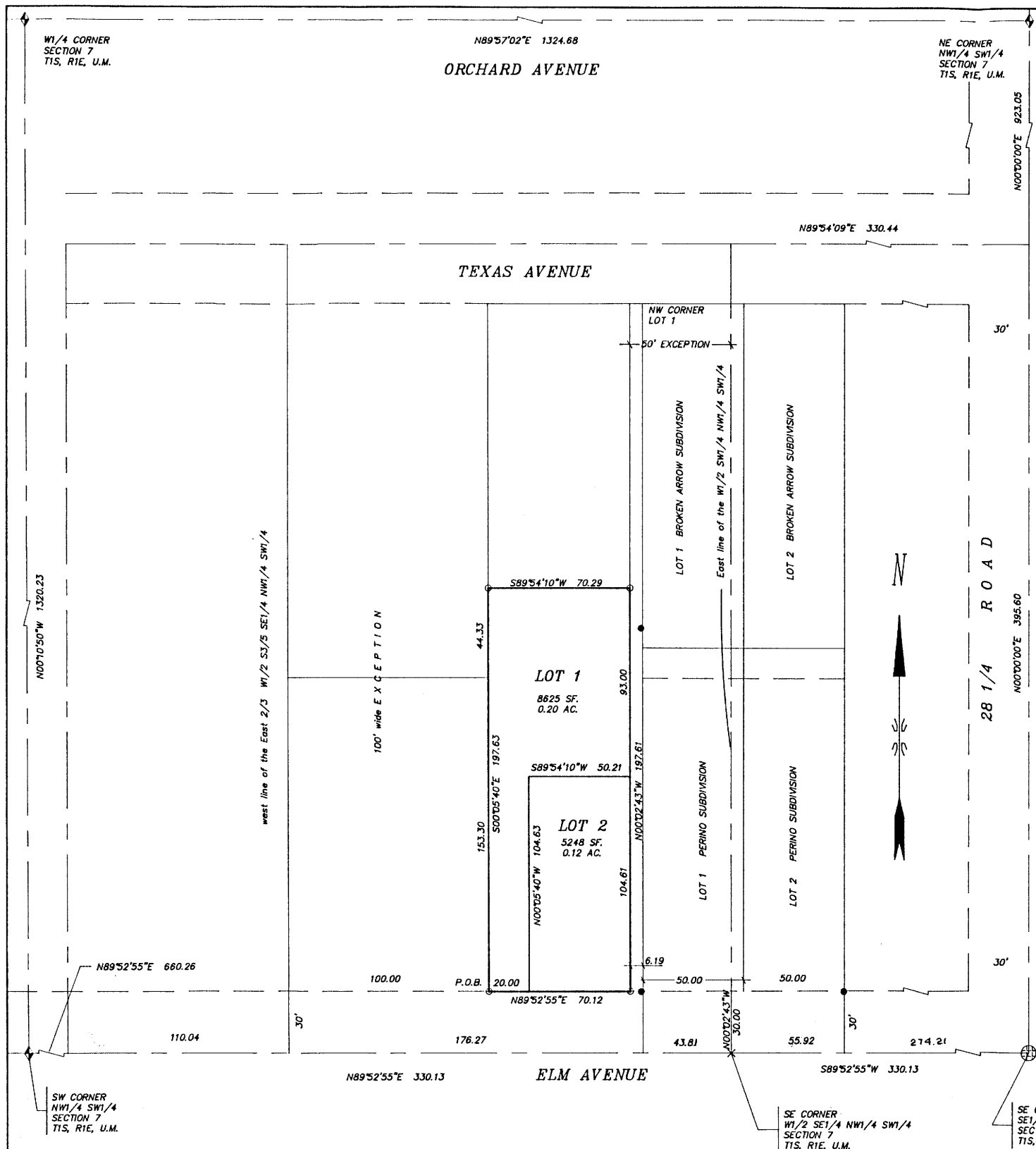
President of Council

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of ROLLER MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Max E. Morris, Q.E.D. Surveying Systems Inc.  
Colorado Registered Professional Land Surveyor L.S. 16413

Date



**NOTICE:**

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**LEGEND & NOTES**

- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
- SET NO. 5 RE-BAR W/CAP L.S. 16413 SET IN CONCRETE
- ◆ MESA COUNTY BRASS CAP

**ROLLER MINOR SUBDIVISION**

**FINAL PLAT**

SITUATED IN THE SE1/4 NW1/4 SW1/4 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

FOR: ROLLER	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 484-7588</p>	SURVEYED BY: SB MF
SCALE: 0 15 30 FEET 0 3 10 METERS		DRAWN BY: MEM
DATE: 2/21/94		ACAD ID: ROLFVN
		SHEET NO.
		FILE: 94029