

PRE-APPLICATION CONFERENCE

Date: 9-27-93
Conference Attendance: CHRIS BARNES, DAVE THORNTON
Proposal: REPLAT
Location: 124 Santa Fe Drive

Tax Parcel Number: 2943-072-01-029
Review Fee: 16000

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

Additional ROW required?
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? Estimated Amount:
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, Screening/Buffering, Land Use Compatibility, Drainage, Landscaping, Traffic Generation, Floodplain/Wetlands Mitigation, Availability of Utilities, Geologic Hazards/Soils, 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with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.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.

Signature(s) of Petitioner(s) [Signature] Signature(s) of Representative(s)

Lawrence B. Dowd
2660 Paradise Way
Grand Jct., CO 81506-8632

Trudy K. Clough-Mitchell
P.O. Box 60152
Grand Jct., CO 81506

Russell D. Brown
Drawer O
Cortez, CO 81321-0680

John A. Siegfried
P.O. Box 60214
Grand Jct., CO 81506-8758

Bethseda Foundation of Nebraska
2825 Patterson Road
Grand Jct., CO 81506-6065

Lyle B. & Paul D. Larghe
P.O. Box 775444
Steamboat Springs, CO 80477

MTC West Inc.
c/o Sage Health Services
111 NW 4th Street Suite #100
Evansville, IN 47708

Lucille J. Crumbaker
131 Santa Fe Drive
Grand Jct., CO 81501-8974

Karl R. Andersen
2812½ Bookcliff Avenue
Grand Jct., CO 81501-4924

Leo H. & Helen M. Warren
2815 Patterson Road
Grand Jct., CO 81506-6065

Michael & Sharon Adamo
13469 West Auburn Avenue
Lakewood, CO 80228-4720

Richard D. & Debra A. Garcia
2812 Bookcliff Avenue
Grand Jct., CO 81501

Ron Bockelman
2811 F Road
Grand Jct., CO 81506-6064

Russell D. & Marilyn N. Conner
128 Santa Fe Drive
Grand Jct., CO 81501-8975

Garry L. & Lucretia J. De Garmo
536 Hacienda Drive
Grand Jct., CO 81503

Clinton M. Cjeka
112 East Park Avenue
Grand Jct., CO 81501-6806

First Church of The Nazarene
1022 Grand Avenue
Grand Jct., CO 81501

#40 94

Harold W. Hamel
135 Carlitas
Grand Jct., CO 81501-6803

Norman A. & Carol J. Smith
23061 Canyon Hills Road
Corina, CA 91719-7637

Richard K. & Christine Gibson
132 Santa Fe Drive
Grand Jct., CO 81501-8975

Bray Realty
1015 North 7th Street
Grand Jct., CO 81501-3102

GENERAL PROJECT REPORT FOR RESUBDIVISION
OF LOT 4, LOT 8 AND PART OF LOTS 65 & 66
MANTEY HEIGHTS, MESA COUNTY, COLORADO

LOCATION: 28 1/4 AND PATTERSON ROAD

TOTAL ACREAGE: 12.47 ACRES

PROPOSED USE: RESIDENTIAL & FUTURE DEVELOPMENT

PUBLIC BENEFIT: THIS RESUBDIVISION WILL RESULT IN ONE
BUILDING LOT (LOT 1), AND GIVE PART
OF LOT 65 ACCESS TO STREET FRONTAGE.
PRESENTLY THE PART OF LOT 65 IS LANDLOCKED.

PRESENTLY NO DEVELOPMENT ACTIVITY IS PROPOSED.

#40 94

REVIEW COMMENTS

Page 1 of 1

FILE # 40-94

TITLE HEADING: Resubdivision

LOCATION: 124 Santa Fe Drive

PETITIONER: Bethesda Foundation of Nebraska

PETITIONER'S ADDRESS/TELEPHONE: 1465 Kelley Johnson Blvd. #202
Colorado Springs, CO 80918
(719) 594-0009

PETITIONER'S REPRESENTATIVE: Century Surveying-William Roy

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., MARCH 31, 1994.

CITY UTILITY ENGINEER
Bill Cheney

3/3/94
244-1590

1. Show on "Utility Plan" how Lot 1 will be serviced with sewer and water.
2. Does Santa Fe Drive follow the west property line or is this all private property.

GRAND JUNCTION POLICE DEPARTMENT
Mark Angelo

3/9/94
244-3587

Okay.

CITY DEVELOPMENT ENGINEER
Jody Kliska

3/14/94
244-1591

No comment.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

3/11/94
244-1437

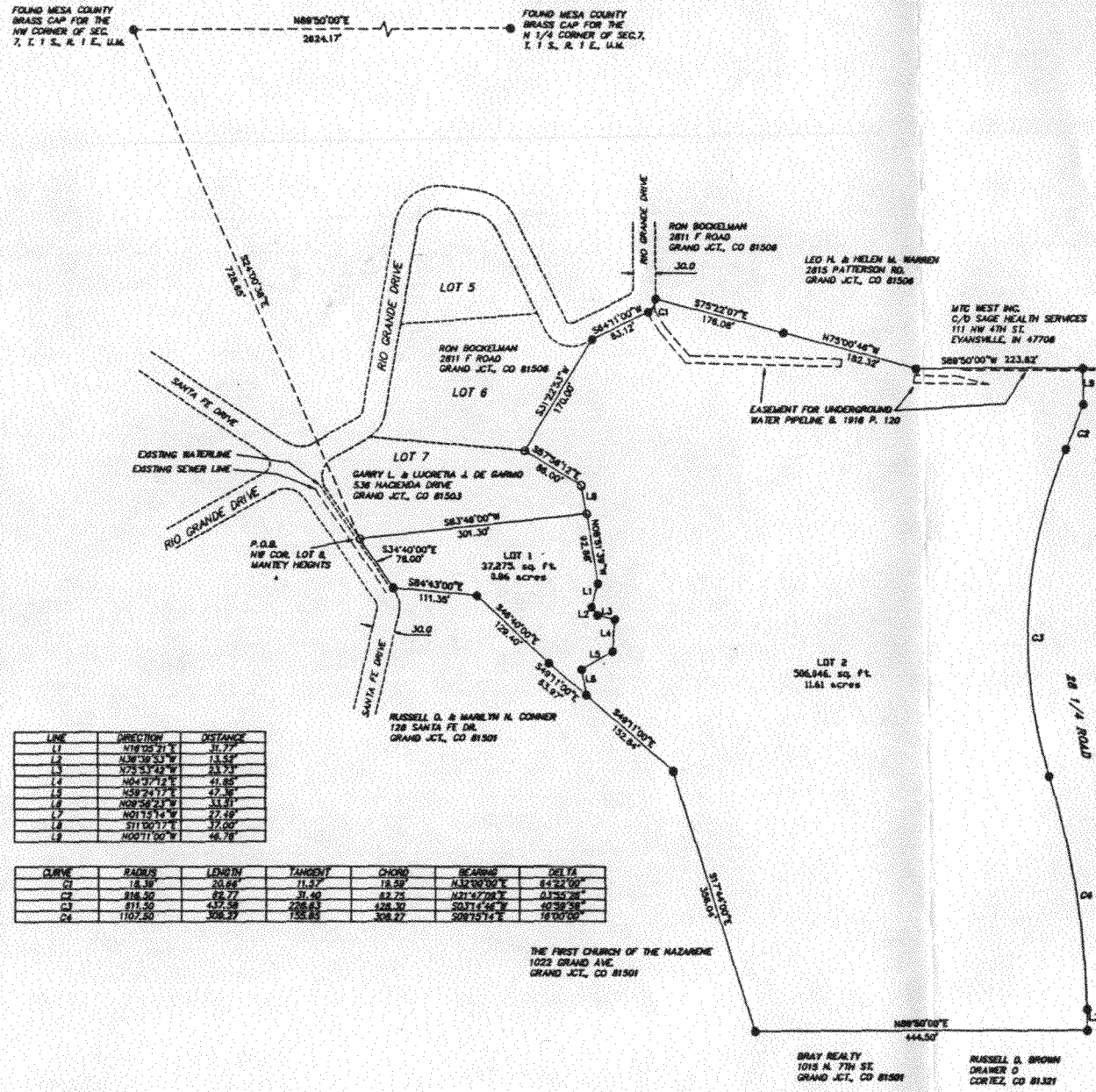
Delete Planning Commission, Director of Development and City Engineer signatures from City Approval block.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

3/14/94
244-1400

No requirements at this time. Any future development or subdivision will required a review from our office.

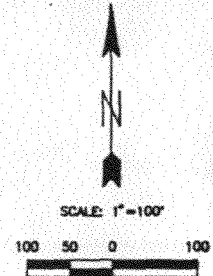
**BETHESDA MINOR SUBDIVISION, A
REPLAT OF LOT 8, LOT 4 AND PART OF LOTS 65 AND 66,
MANTHEY HEIGHTS, MESA COUNTY, COLORADO**



LINE	DIRECTION	DISTANCE
L1	N71°00'00"E	31.77
L2	N38°50'00"W	11.57
L3	S75°53'42"W	23.73
L4	N04°07'12"E	41.85
L5	N39°24'17"E	47.36
L6	N02°56'12"E	13.51
L7	N01°15'14"W	27.49
L8	S71°00'17"E	37.00
L9	N00°11'00"W	46.78

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	18.39	20.64	11.57	18.57	N32°00'00"E	84°22'00"
C2	816.50	69.77	31.50	82.74	N21°37'08"E	03°55'26"
C3	811.50	437.58	226.83	428.32	S03°14'46"W	02°59'59"
C4	1102.50	308.37	158.83	308.27	S09°15'14"E	18°00'00"

AREA SUMMARY
AREA IN LOTS=12.47 ACRES OR 100%



NOTICE: ACCORDING TO COLORADO STATE LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREIN.

- = FOUND MONUMENT AS NOTED
- = FOUND PROPERTY CORNER MARKED L.S. 12901
- = SET 24" NO. 5 REBAR W/CAP MARKED L.S. 12901

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, BETHESDA FOUNDATION OF NEBRASKA is the owner of that real property situated in the NW 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado as recorded in Book 1504 at Page 541 and Book 1711 at Page 979 in the records of the Mesa County Clerk and Records Office, being more particularly described as follows:
Commencing at the NW Corner of Section 7, Township 1 South, Range 1 East from whence the North 1/4 Corner of said Section 7 Bears N89°50'00"E 2624.17 feet and all bearings contained herein to be relative thereto:
Thence S24°00'38"E 728.65 feet to the NW corner of Lot 8, Mantey Heights and the True Point of Beginning;
Thence N83°46'00"E 301.30 feet; Thence N11°00'17"W 37.00 feet; Thence N57°58'12"W 86.00 feet;
Thence N31°22'53"E 170.00 feet; Thence N84°11'00"E 83.12 feet; Thence along the arc of a curve to the left with a central angle of 84°22'00", a radius of 18.39 feet and whose long chord bears N32°00'00"E 19.59 feet;
Thence S75°22'07"E 178.08 feet; Thence S75°00'46"E 182.32 feet; Thence N89°50'00"E 223.82 feet; Thence S00°11'00"E 46.78 feet to the West line of 28 1/4 Road; Thence along the West line of 28 1/4 Road the following four (4) courses:
1) along the arc of a curve to the right with a central angle of 03°55'26", a radius of 816.50 feet and whose long chord bears S21°47'09"E 82.75 feet; 2) along the arc of a curve to the left with a central angle of 40°59'59", a radius of 811.50 feet and whose long chord bears S03°14'46"W 428.30 feet; 3) along the arc of a curve to the right with a central angle of 18°00'00", a radius of 1107.50 feet and whose long chord bears S09°15'14"E 308.27 feet; 4) S01°15'14"E 27.49 feet; Thence S89°50'00"W 444.50 feet; Thence N17°44'00"W 356.04 feet; Thence N49°11'00"W 216.81 feet; Thence N46°40'00"W 129.40 feet; Thence N84°43'00"W 111.35 feet; Thence N34°40'00"W 78.00 feet to the TRUE POINT OF BEGINNING.
That said owner has caused the said real property to be laid out and surveyed as BETHESDA MINOR SUBDIVISION, A REPLAT OF LOT 8, LOT 4 AND PART OF LOTS 65 AND 66, MANTHEY HEIGHTS a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:
All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever;
All Utility easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines;
All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 31 day of March, A.D., 1994.
[Signature]
BETHESDA FOUNDATION OF NEBRASKA

STATE OF COLORADO }
COUNTY OF EL PASO } S.S.
The foregoing instrument was acknowledged before me this 31 day of March, A.D., 1994 by Donald D. Beard.

My Commission expires: October 7, 1997 *[Signature]*
Notary Public



CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO }
COUNTY OF MESA } S.S.
I hereby certify that this instrument was filed in my office at 9:53 o'clock A.M. this 31 day of March, A.D., 1994 and is duly recorded in Plat Book No. 14, Page 206.

Clerk and Recorder Deputy Fees \$ 10.00

CITY APPROVAL
This plat of BETHESDA MINOR SUBDIVISION, a Replat of Lot 8, Lot 4 and part of Lots 65 & 66, Mantey Heights a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado is approved and accepted on this 12 day of April, A.D., 1994.
[Signature] City Manager
[Signature] President of Council

I, William G. Roy, do hereby certify that the accompanying plat of BETHESDA MINOR SUBDIVISION, A REPLAT OF LOT 8, LOT 4 AND PART OF LOTS 65 & 66, MANTHEY HEIGHTS a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct responsibility and supervision and accurately represents a field survey of same. 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.



3-25-94

Drawer: AA 75
Reception No: 1678432

BETHESDA MINOR SUBDIVISION, A
REPLAT OF LOT 8, LOT 4 AND PART
OF LOTS 65 AND 66, MANTHEY HEIGHTS
LOCATED IN THE NW 1/4 OF SEC. 7,
T. 1 S., R. 1 E., UTE MERIDIAN