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Fil	le	1993-0040 Name: Bethesda Foundation – 1224 Santa Fe Drive - Resubdivision
P	S	A f : t
r	c	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development
e	a	
S	n	file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISVS grown system in their designated extraoring
e n	n e	be found on the ISYS query system in their designated categories.
t	d	Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for
		the contents of each file.
		the contents of each file.
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		Review Sheets
X		
X	X	Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
	_	Reduced copy of final plans or drawings
		Reduction of assessor's map.
W.F	7.	Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
X	X	*Review Comments
		*Petitioner's response to comments
	_	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		DOCUMENT DESCRIPTION:
X		Warranty Deeds – not conveyed to City – Bk 1711/Pg 979 and
		Bk 1504 / pg 541
X		Bethesda Minor Subdivision – A replat of Lot 8, Lot 4 and Part
		of Lots66 and 66, matney Heights Subdivision
X	7	Treasurer's Certificate of Taxes Due – 2/25/94 – No. 31036,
		31037
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Receipt 998

Date 3-2-9+

Rec'd By 794

File No. 440 94

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
[] Subdivision Plat/Plan	[] Minor [] Major [] Resub		124 SANTE-FE Drive	PR-8 \$ RSF-5	Residential
[] Rezone				From: To:	
[] Planned Development	[] ODP [] Prelim [] Final				
[] Conditional Use					
[] Zone of Annex					
[] Text Amendment					
[] Special Use					
[] Vacation					[] Right-of-Way [] Easement
PROPERTY OWN	IER	₽DI	EVELOPER	₽ F	REPRESENTATIVE
%				-	
Bethesda Founda	tion			William Pos	(Century Surveying)
Name	-	Name		Name	(ocuredly but vey hig)
1465 Kelley Joh	nson Blvd. #20	0		P.O. Box 35	56
Address		Address		Address	
Colorado Spring	s, CO 80918			Grand Jct.,	CO 81502
City/State/⊠p		City/State/Zip		City/State/Zip	
1-719-594-0009	· · · · · · · · · · · · · · · · · · ·	D .: Dt	. N	1-303-241-2	
Business Phone No.		Business Phon	e No.	Business Phone N	O
NOTE: Legal property ow				ne with respect to the prepart	paration of this submittal, that the
foregoing information is tr and the review comments	ue and complete to the s. We recognize that	best of our knowe best of our repre	wledge, and that we assur sentative(s) must be pres	me the responsibility to meent at all hearings. In the	onitor the status of the application be event that the petitioner is not ses before it can again be placed
	0 //			7.25	- 94
Signature of Person	Completing Applica	ation		2-25	Date
L Oams					

RESUBDIVISION

Location: 124 SANTE FE Dr					_	_	_	-	_		_		_	_	an	_	_	7	_			_				_		صة	سن	<u> </u>
ITEMS					DISTRIBUTION & 66																									
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NOTES:

An asterisk in the item description column indicates that a form is supplied by the City.

3)

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. Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: 9-27-93 Conference Attendance: Chris Raves Dave Thornton Proposal: Replat Location: 124 Cante Fe Drive Tax Parcel Number: 2943-072-61-029 Review Fee: 16000 (Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)											
	er Plan of Parks and Recreation? 1?	Estimated Amount: Estimated Amount: Estimated Amount:									
Applicable Plans, Policies and Guide	linesRM panel #										
Located in established Airport Zone? Avigation Easement required?		of Influence?									
	attention as needing special attention	paration and design, the following "checked" ion or consideration. Other items of special									
O Access/Parking O Drainage O Floodplain/Wetlands Mitigation O Other Related Files:	O Screening/Buffering O Landscaping O Availability of Utilities	O Land Use Compatibility O Traffic Generation O Geologic Hazards/Soils									
	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.										
PRI	E-APPLICATION CONFE	RENCE									

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)

Lawrence B. Dowd Trudy K. Clough-Mitchell Russell D. Brown 2660 Paradise Way P.O. Box 60152 Drawer O Grand Jct., CO 81506 Grand Jct., CO 81506-8632 Cortez, CO 81321-0680 John A. Siegfried Bethseda Foundation of Nebraska Lyle B. & Paul D. Larghe P.O. Box 60214 2825 Patterson Road P.O. Box 775444 Grand Jct., CO 81506-6065 Steamboat Springs, CO 80477 Grand Jct., CO 81506-8758 Lucille J. Crumbaker MIC West Inc. Karl R. Andersen 131 Santa Fe Drive c/o Sage Health Services 2812½ Bookcliff Avenue Grand Jct., CO 81501-8974 Grand Jct., CO 81501-4924 111 NW 4th Street Suite #100 Evansville, IN 47708 Leo H. & Helen M. Warren Michael & Sharon Adamo Richard D. & Debra A. Garcia 13469 West Auburn Avenue 2815 Patterson Road 2812 Bookckiff Avenue Grand Jct., CO 81506-6065 Lakewood, CO 80228-4720 Grand Jct., CO 81501 Garry L. & Lucretia J. De Garmo Russell D. & Marilyn N. Conner Ron Bockelman 536 Hacienda Drive 128 Santa Fe Drive 2811 F Road Grand Jct., CO 81503 Grand Jct., CO 81506-6064 Grand Jct., CO 81501-8975 First Church of The Nazarene Clinton M. Cjeka 112 East Park Avenue 1022 Grand Avenue Grand Jct., CO 81501-6806 Grand Jct., CO 81501

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

Richard K. & Christine Gibson 132 Santa Fe Drive Grand Jct., CO 81501-8975 Norman A. & Carol J. Smith 23061 Canyon Hills Road Corina, CA 91719-7637

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.

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

3/9/94

Mark Angelo

244-3587

Okay.

CITY DEVELOPMENT ENGINEER

3/14/94

Jody Kliska

244-1591

No comment.

COMMUNITY DEVELOPMENT DEPARTMENT

3/11/94

Kristen Ashbeck

244-1437

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

GRAND JUNCTION FIRE DEPARTMENT

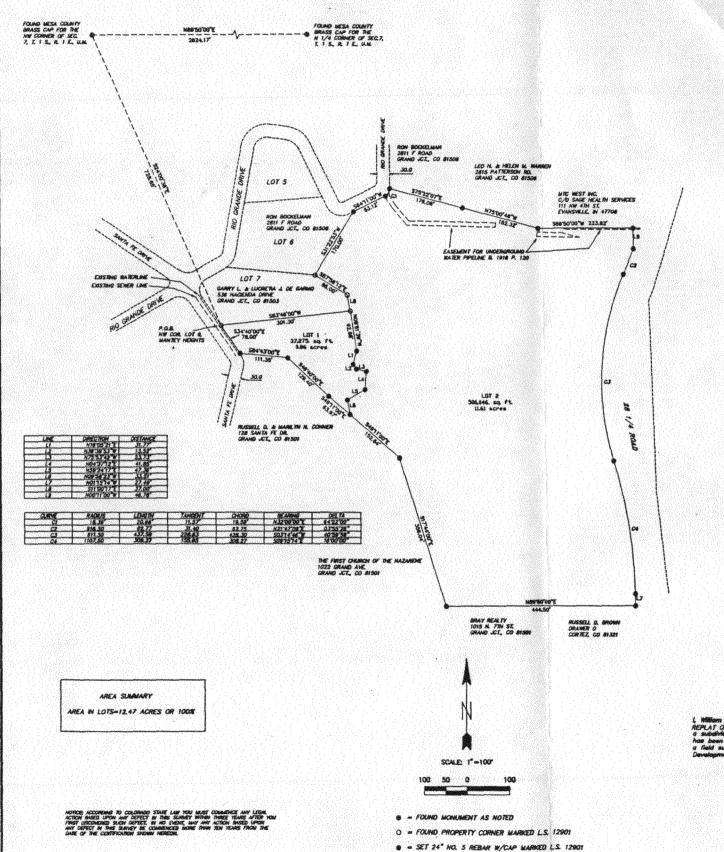
3/14/94

George Bennett

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 S. LOT & AND PART OF LOTS SS AND SS. MANTEY HEIGHTS, MESA COUNTY, COLORADO



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, BETHESDA FOUNDATION OF NEBRASIVA is the owner of that real property situated in the NW 1/4 of Socilice 7, Township 1 South, Range 1 East of the Use Meridian, City of Grand Junction, County of Mass, State of Colorada as rescribed in Book 150-4 at Page 541 and Book 1711 at Page 979 in the records of the Mess, County Clerk and Recorders Office, being more particularly described as follows:

lease County Clerk and Recorders 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 sold Section 7 Bears NG9500T 2624.17 feet and all bearings contained herein to be relative thereto: Thence S4240038T 228.65 feet to the NW corner of Lot 8, Mantey Heights and the True Point of Beginning: Thence NG9300T 201,30 feet; Thence NR10017W 37.00 feet; Thence NG9300 feet; Thence NG9300T 201,30 feet; Thence NR11700T 8.112 feet; Thence along the arc of a curve to the left with a central angle of 642200°, a radius of 18,39 feet and whose long chord bears NJ2200°CT 19,59 feet; Thence S575070°CT 19,59 feet; Thence S575070°CT 221.32 feet; Thence NG9300°CT 221.32 feet; Thence S0071°00°C 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 4039°S2", a radius of 611.50 feet and whose long chord bears S214709°C 82.75 feet; 2) along the arc of a curve to the right with a central angle of 1600°C0°C, a radius of 101.50 feet and whose long chord bears S0915744°C 302.27 feet; 4) S071574°C 74.85 feet; Thence S0950°C0°C 444.50°CW Thence N17440°CW 356.04 feet; Thence N4971°C0°W 216.81 feet; Thence N6440°C0°W 122.40 feet; Thence N17440°CW 356.04 feet; Thence N4971°C0°W 216.81 feet; Thence N6440°C0°W 122.40 feet; Thence N6440°C0°W 123.40 feet; Thence N6440°C0°W 124.60 feet to the RICLE POINT OF BEGINNING.

That said owner has caused the eaid real property to be init out and surveyed as BETHESOA MINOR SUBDIVISION, A REPLAT OF LOT 8, LOT 4 AND PART OF LOTS 65 AND 66, MANTEY 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 Aunction for the use of the public forever;

All Utility examents 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 assements include the right of ingress and agrees 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 eccements, the right to dredge provided, however, that the beneficiaries of said essements shad utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden sold essements by exciting or placing any improvements thereon which may prevent reasonable ingress and agrees to and from the assemble.

STATE OF COLORADO)

before me this 31 day of March AD. 1994 The foregoing instrument so by Denald D. Beard.

remission expires: October 7, 1997 Roberts of Academ

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO

COUNTY OF MESA Page 2010

COY APPROVAL

This plot of BETHESDA MINOR SUBDIVISION, a Replat of Lot 8, Lot 4 and part of Lots 85 & 66, Mantey Heights a subdivision of a part of the City of Grand Junction, County of Maga.

State of Colorade is approved and accepted on this 15 day of 1991 A.D. 1994.

What Coulem

Drawer: AA 75 Reception No: 1678432

1 10.00

PART OF BETHESDA MENOR SUBDINISION A I. William C. Roy, do hereby certify that the accompanying page or management of REPLAT OF LOT 8, LOT 4 AND PART OF LOTS 65 & 66, MANTEY HEIGHTS a substriction of a part of the City of Grand Junction, County of Meas, State of Calor has been prepared under my direct responsibility and supervision and accurately repre

NOTARY PUBLIC

JOB, NO. 8808

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