





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

Receipt 1044  
 Date 3-17-94  
 Rec'd By MD  
 File No. 52

Original  
 Do NOT Remove  
 From Office

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	1/2 ac ±	2669 PARADISE DR.	RSF-4	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
<input type="checkbox"/> PROPERTY OWNER		<input checked="" type="checkbox"/> DEVELOPER		<input type="checkbox"/> REPRESENTATIVE	

<input checked="" type="checkbox"/> James R. Arnott	Patricia Casey	ARROTT	HARL HEATH
Name	Name	Name	Name
<input checked="" type="checkbox"/> 2669 Paradise Drive		+	2499 Hwy 6450
Address	Address	Address	Address
<input checked="" type="checkbox"/> Grand Junction Colorado		+	S J CO
City/State/Zip	City/State/Zip	City/State/Zip	City/State/Zip
<input checked="" type="checkbox"/> 245-1000	245-7975	+	243-0456
Business Phone No.	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.

[Signature] 3/14/94  
 Signature of Person Completing Application Date

James R. Arnott  
 Patricia Casey Arnott  
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

# SUBMITTAL CHECKLIST

## RESUBDIVISION

Location: 2669 PARADISE DRIVE

Project Name: \_\_\_\_\_

ITEMS	DISTRIBUTION																															
DESCRIPTION <b>#52 94</b>																																
<b>Original Do NOT Remove From Office **</b>																																
	SSID REFERENCE																				TOTAL COUNT											
		City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Public Works	City Fire Department	City Attorney	City G. J.C. - 18 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	GWRP	CDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Persigo WWT				
• 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	1	1	
• 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	1	
• 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	1	
• Evidence of Title	VII-2	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	
• Appraisal of Raw Land	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	1	
• Names and Addresses	VII-3	1																														
• Legal Description	VII-2	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	
• Deeds	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	
• Easements	VII-2	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	
• Avigation Easement	VII-1	1																														
• ROW	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	1	
• <del>Governance, Conditions, &amp; Restrictions</del>	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	1	
• Common Space Agreements	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	1	
• County Treasurer's Tax Cert.	VII-1	1																														
• Improvements Agreement/Guarantee	VII-2	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	
• CDOT, 404, or Floodplain Permit	VII-3,4	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	
• General Project Report	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	1	
• <del>Location Map</del>	X-21	1																														
• <del>Composite Plan</del>	X-10	1	2	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"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	1	1	1	
• Final Plat	IX-15	1	2	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"x17" Reduction of Final Plat	IX-15	1																														
• Cover Sheet	IX-11	1	2																													
• Grading & Stormwater Mgmt Plan	IX-17	1	2																													
• Storm Drainage Plan and Profile	IX-30	1	2																													
• <del>Water and Sewer Plans and Profile</del>	IX-34	1	2	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	
• <del>Roadway Plan and Profile</del>	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									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: 1/12/94
Conference Attendance: PAUL HEATH KARL METZNER
Proposal: RESUB.
Location: 2669 PARADISE DR.

Tax Parcel Number:
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? NO -
Area identified as a need in the Master Plan of Parks and Recreation? NO -
Parks and Open Space fees required? NO - Estimated Amount:
Recording fees required? YES Estimated Amount: 10.00
Half street improvement fees required? NO Estimated Amount:
Revocable Permit required? NO
State Highway Access Permit required? NO

Applicable Plans, Policies and Guidelines NONE
Located in identified floodplain? FIRM panel # NO
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(s) of Representative(s)

WILLIAM OBRIEN  
2676 BAHAMAS WAY  
GRAND JUNCTION, CO  
81506-1761

JOHN KUNZ  
2674 BAHAMAS WAY  
GRAND JUNCTION, CO  
81506-1761

G HEACOCK  
820 JAMAICA  
GRAND JUNCTION, CO  
81506-1785

LESTER GUTTMANN  
2664 BAHAMAS WAY  
GRAND JUNCTION, CO  
81506-1761

RICHARD RENO  
2666 BAHAMAS WAY  
GRAND JUNCTION, CO  
81506-1761

HARVEY ALLEN  
2670 BAHAMAS WAY  
GRAND JUNCTION, CO  
81506-1761

LARRY FULLER  
2672 BAHAMAS WAY  
GRAND JUNCTION, CO  
81506-1761

LUANN SHANAHAN  
2682 BAHAMAS WAY  
GRAND JUNCTION, CO  
81506-1761

JOHN PROUTY  
2673 PARADISE DR  
GRAND JUNCTION, CO  
81506-1714

JAMES ARNOTT  
2669 PARADISE DRIVE  
GRAND JUNCTION, CO  
81506

LOWERY BROWN  
2654 BAHAMAS WAY  
GRAND JUNCTION, CO  
81506-1762

MAMIE BROWN  
2655 PARADISE DR  
GRAND JUNCTION, CO  
81506-1792

STEPHEN MCCALL  
2657 PARADISE DR  
GRAND JUNCTION, CO  
81506-1792

NICHOLAS LUPFER  
16338 GOLDENROD WAY  
PARKER, CO  
80134-9253

SUZANNE SMOCK  
2660 BAHAMAS WAY  
GRAND JUNCTION, CO  
81506-1762

HARLAN PORTER  
2658 BAHAMAS WAY  
GRAND JUNCTION, CO  
81506-1762

BLANC LE  
22928 ARMINTA STREET  
WEST HILLS, CA  
91304-4501

ELIZABETH CARDER  
2650 BAHAMAS WAY  
GRAND JUNCTION, CO  
81506-1763

RON CHOATE  
2652 PARADISE DRIVE  
GRAND JUNCTION, CO  
81506-8616

LAWRENCE WAGONER  
2654 PARADISE DR  
GRAND JUNCTION, CO  
81506-8616

RANDOLPH ADMIRE  
PO BOX 401  
GRAND LAKE, CO  
80447

JAMES ARNOTT  
2669 PARADISE DRIVE  
GRAND JUNCTION, CO  
81506-1714

MICHAEL CLAYTON  
2671 PARADISE DR  
GRAND JUNCTION, CO  
81506-1714

DONNA LACOUNT  
2656 PARADISE DR  
GRAND JUNCTION, CO  
81506-8616

#52 94  
Original  
Do NOT Remove  
From Office

JAMES ARNOTT  
2669 PARADISE DRIVE  
GRAND JUNCTION, CO  
81506-1714

MICHAEL CLAYTON  
2671 PARADISE DR  
GRAND JUNCTION, CO  
81506-1714

#52 94

Original  
Do NOT Remove  
From Office

GENERAL PROJECT REPORT

THESE TWO LOTS HAVE BEEN OWNED BY THE SAME PEOPLE, ROCKY AND PATRICIA ARNOTT. THE DRIVEWAY ENCROACHES ONTO LOT 3. IN ORDER TO SELL THE LOT 3 OFF CLEANLY THE ARNOTTS HAVE DECIDED TO MOVE THE PROPERTY LINE OVER A FEW FEET SO THE REMAINING LOT WILL BE NINETY FEET WIDE.

THERE WILL BE NO IMPACT ON UTILITIES, TRAFFIC, OR ANYTHING.

WE'RE JUST MOVING THE LOT LINE OVER A FEW FEET.

THE LOT WILL BE 10,350 SQUARE FEET

#52 94

Original  
Do NOT Remove  
From Office

# REVIEW COMMENTS

Page 1 of 2

FILE #52-94

TITLE HEADING: Resubdivision/Lot Line  
Adjustment

LOCATION: 2669 Paradise Drive

PETITIONER: James & Patricia Arnott

PETITIONER'S ADDRESS/TELEPHONE: 2669 Paradise Drive  
Grand Junction, CO 81506

PETITIONER'S REPRESENTATIVE: Hal Heath (Coldwell Banker)  
P.O. Box 3117  
243-0456

STAFF REPRESENTATIVE: Kristen Ashbeck

---

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS  
IS REQUIRED ON OR BEFORE 5:00 P.M., APRIL 11, 1994.

---

CITY DEVELOPMENT ENGINEER  
Jody Kliska

3/18/94  
244-1591

---

1. Check dedication language - comments on attached plat.
2. Guide to plat dedications attached for reference.

CITY UTILITY ENGINEER  
Bill Cheney

3/21/94  
244-1590

---

WATER - Ute Water - Fire hydrant appears to be within 250' of the property.

SEWER - Sewer services appear to have been installed to both lots. Changing the lot line a few feet should not affect the sewer services.

PUBLIC SERVICE COMPANY  
Dale Clawson

3/18/94  
244-2695

---

ELECTRIC: This is Grand Valley Rural Power service territory.  
GAS: No objection.

U.S. WEST  
Leon Peach

3/21/94  
244-4964

---

No comments at this time.



**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Kristen Ashbeck**

**3/25/94**  
**244-1437**

---

1. Need evidence of title or deed for Lot 4.
2. Need tax certificate for Lot 4.

January 18, 1994

TO: Rocky and Patricia Arnott and the  
City of Grand Junction

I understand that the lot line on the lot in Paradise Hills is being adjusted to prepare for sale. The new lot will be approximately 90 feet wide.

I hold the first mortgage on the lot, known as Lot 3 in Block 8 of Paradise Hills Filing #3, Mesa County. I hereby give my permission for the lot line to be adjusted. When the actual new legal description is finalized, I will be notified and sent a release so the sale can be consummated.

I agree to adjusting the lot line with the understanding that I will receive the entire balance owed to me ~~upon~~ closing the sale of the lot.

*Arnott*

Sincerely,

*Sandra Christensen*

Ms. Sandra Christensen  
271 S. Main St. #10-9  
Ephraim, UT 84627-1313

#52 94

Original  
Do NOT Remove  
From Office

LEGAL DESCRIPTION

REPLAT OF LOTS 3 & 4 Block EIGHT  
PARADISE HILLS FILING NO. THREE

#52 94

Original  
Do NOT Remove  
From Office

REPLAT OF LOTS 3 AND 4, BLOCK EIGHT  
PARADISE HILLS FILING NO. THREE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, James L. Arnott, James R. Arnott and Patricia Casey Arnott, 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 1943 at Page 491 & 492, and Book 1768 at Page 743 of the Mesa County Clerk and Recorders Office, and being situated in the SE1/4 Section 26, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

Lots 3 and 4 of Block Eight, Paradise Hills Filing No. 3, TOGETHER WITH a part of Lot 19, Block 8, Paradise Hills, Filing No. 3 as recorded in the records of Mesa County, Colorado, being more particularly described as follows: BEGINNING at the Southeast Corner, Lot 4, Block 8, of said Paradise Hills, Filing No. 3; thence S78°57'45"W 99.43 feet to the Northwest corner of said Lot 19, Block 8; thence N60°07'50"E 28.12 feet; thence N86°04'05"E 73.38 feet to the point of beginning.

That said owners have caused the said real property to be laid out and surveyed as REPLAT OF LOTS 3 AND 4, AND A PART OF LOT 19, BLOCK EIGHT, PARADISE HILLS, FILING NO. THREE, 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. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction.

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

James R. Arnott Patricia Casey Arnott James L. Arnott

STATE OF COLORADO }  
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 199\_\_ by James L. Arnott, James R. Arnott and Patricia Casey Arnott.

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 REPLAT OF LOTS 3 AND 4 AND A PART OF LOT 19, BLOCK EIGHT, PARADISE HILLS, FILING NO. THREE, 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\_\_

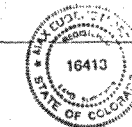
City Manager

President of Council

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of REPLAT OF LOTS 3 AND 4 AND A PART OF LOT 19, BLOCK EIGHT, PARADISE HILLS, FILING NO. THREE, 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.

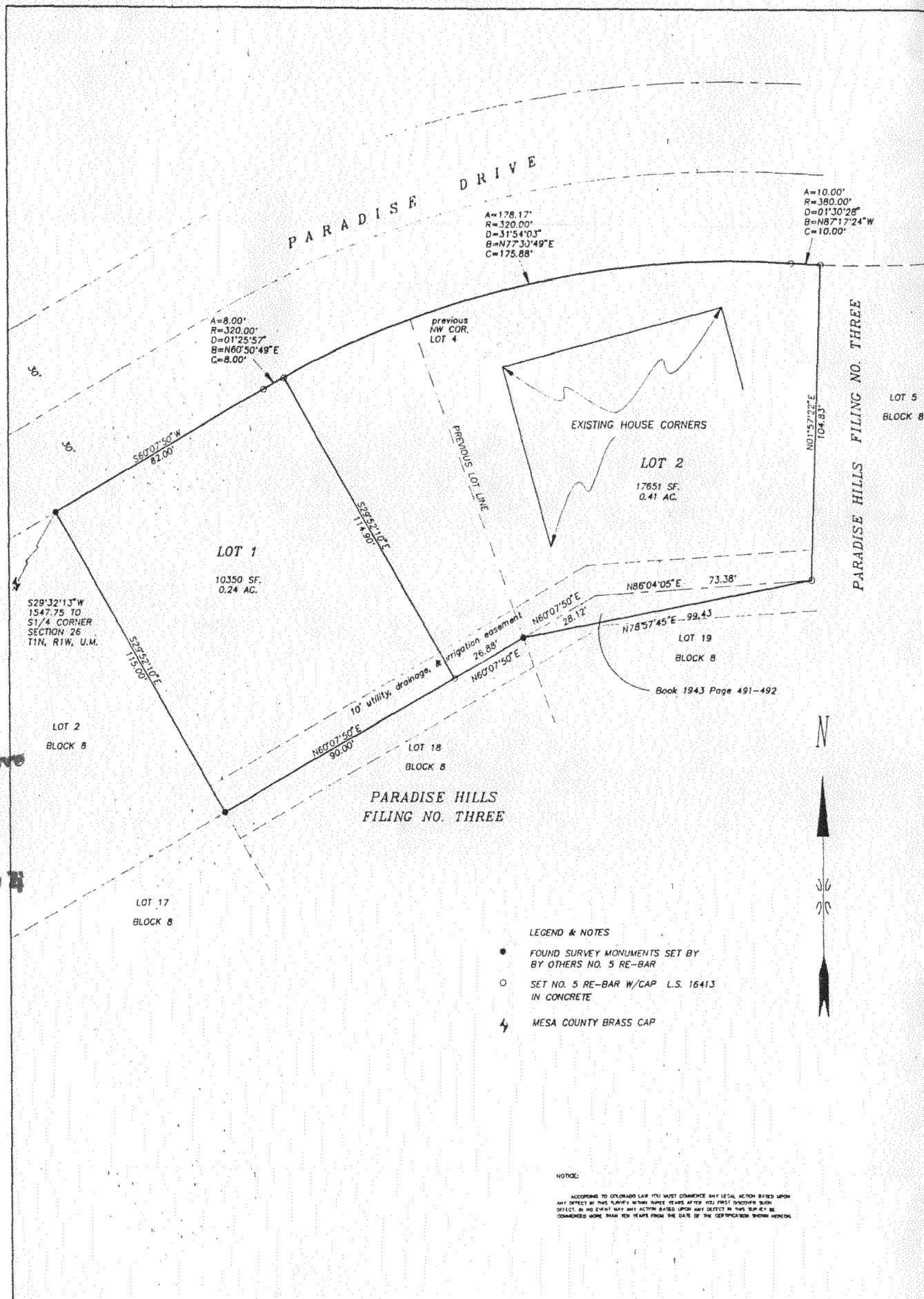
Max E. Morris, Q.E.D. Surveying Systems Inc.  
Colorado Registered Professional Land Surveyor L.S. 16413



3/11/94  
Date

REPLAT OF LOTS 3 AND 4, BLOCK EIGHT  
PARADISE HILLS FILING NO. THREE

FINAL PLAT		
SITUATED IN THE SE1/4 SECTION 26, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN		
FOR: ARNOTT		SURVEYED BY: SB RM
SCALE: 1" = 20 FT		DRAWN BY: MEM
DATE: 3/7/94	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	ACAD ID: ARNOTT
		SHEET NO.
		FILE: 94030



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

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENT ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER THE FIRST DISCOVERY THEREOF. DEFECT IN NO DEFECT NEAR ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMPLETED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION THEREON HEREIN.

Original Do NOT Remove From Office

52 94