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File 1994-0083

Name: Trolley Park – Minor Subdivision – 552 25 Road

P r e s e n t	S c a n n e d	<p>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 file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</p> <p>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.</p>
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X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
X		Review Sheets
		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
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		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		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
X	X	*Petitioner's response to comments
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Final Plat – GIS Historic Maps - **		
X		Declaration of covenants, Conditions, and Restrictions – not the recorded version		
X	X	Planning Commission Minutes – 6/7/94 - **		
X		Tax Notice – 6/5/94		
X	X	Correspondence		
X		E-mails		
X		Certification of Plat – 9/29/94		
X		Easement Deed – Bk 2101 / Pg 892 – not conveyed to City		
X		Posting of Public Notice Signs – 5/27/94		
X		Planning Commission Notice of Public Hearing mail-out-6/7/94		
X		Utility Coordinating Committee approval – 9/29/94		
X		Utility Composite and Landscaping Plans		

SUBMITTAL CHECKLIST

MINOR SUBDIVISION

Location: 552 25 Road

Project Name: Trolley Park

ITEMS	SSID REFERENCE	DISTRIBUTION																	TOTAL REQD.											
DESCRIPTION		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 S.V.	Drainage District S.V.	Water District WTE	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Persigo WWTF		
● Application Fee \$150.00	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
● 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	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	1
● Evidence of Title <i>in file</i>	VII-2	1		1			1																							
● Appraisal of Raw Land	VII-1	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								
● Covenants, Conditions, & Restrictions	VII-1	1	1				1																							
● Common Space Agreements	VII-1	1	1				1																							
● County Treasurer's Tax Cert.	VII-1	1																												
○ Improvements Agreement/Guarantee*	VII-2	1	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	1
● Location Map	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	
● 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			
○ 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								
● Water and Sewer Plan and Profile	IX-34	1	2	1														1	1	1	1	1						1		
● Roadway Plan and Profile	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																						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.

PRE-APPLICATION CONFERENCE

Date: _____

Conference Attendance: _____

Proposal: _____

Location: _____

Tax Parcel Number: _____

Review Fee: _____

(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
- 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.

[Handwritten signature]

X Signature(s) of Petitioner(s)

[Handwritten signature]

X Signature(s) of Representative(s)



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

Receipt 1185
~~5-3-94~~
 Date 5-3-94
 Rec'd By MD
 File No. #83 94

2945-103-00-108

Original
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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 checked="" type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub	3 acres	557 25 Rd	C-2	Commercial
<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 REPRESENTATIVE

Steve & Bobette McCallum	Steve & Bobette McCallum	Robert Engelke
Name	Name	Name
379 South Camp Road	379 South Camp Road	755 Rood Avenue
Address	Address	Address
Grand Junction, CO 81503	Grand Junction, CO 81503	Grand Junction, CO 81501
City/State/Zip	City/State/Zip	City/State/Zip
243-4642	243-4642	243-7231
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 Stephen McCallum 4-4-94
 Signature of Person Completing Application Date

X Bobette W. McCallum

Signature of Property Owner(s) - Attach Additional Sheets if Necessary

Ute Water Conservancy District
P O Box 460
Grand Junction, CO 81502

Harry L & Shirley McCrary
1946 N 20th St
Grand Junction, CO 81501

Gary C Binkley etal
dba Binkley & Sons Painting
2957 North Ave.
Grand Junction, CO 81504

Bob's Mobile Homes, Inc
DBA Bob's Quality Housing Inc
900 N. Townsend
Montrose, CO 81401

W R Hall
2522 B Hwy 6 & 50
Grand Junction, CO 81505

Dwight D Guthrie
632 Americana Dr
Grand Junction, CO 81504

Sorgen Partners
326 Main St Suite 205
Grand Junction, CO 81501

Louis & Josephine C Pavetti DVM
2480 Hwy 6 & 50
Grand Junction, CO 81505

Stephen D & Bobette D McCallum
1885 Broadway
Grand Junction, CO 81503

Wayne H Lizer
W H Lizer & Associates
576 25 Road, Unit #8
Grand Junction, CO 81505

83 94

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

A tract of land in the SW 1/4 NW 1/4 SW 1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, in Mesa County, Colorado, being described as follows, to-wit:

Beginning at the West One-quarter (W 1/4) Corner of said Section 10, thence North 100.00 feet; thence South 89°56' East 660.0 feet; thence South 200.0 feet; thence North 89°56' West 660.0 feet; thence North 100.0 feet to the West One-quarter (W 1/4) Corner of said Section 10, and the Point of Beginning, EXCEPT the West 30.0 feet for County Road right-of-way, Mesa County, Colorado.

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83 04

TROLLEY PARK

PROJECT REPORT
TROLLEY PARK MINOR SUBDIVISION

Project location is 552 25 Road, north of U.S. Highway 6 & 50 and the 25 Road intersection. Total area affected is three acres and would create four separate legally described lots in compliance with the City of Grand Junction requirements.

The existing tenants have expressed a desire to own their respective properties, so creating a minor subdivision will accomplish this.

The use of the existing structure would not change as the occupants will remain the same. The existing structures were all built to current code requirements and are compatible with surrounding zoning and properties in the area.

This subdivision has been approved by the City Council, however, since the length of time is excessive in regard to approval and the submission of the final plat, we have created the need for the re-submittal process.

We apologize for the additional effort required by the City Staff and the members of the Council.

Respectfully submitted,


Steve McCallum

Original
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From Office

#83 94

That said owners do hereby dedicate and assign to the City of Grand Junction on behalf of the public forever and said owners do hereby dedicate to the City of Grand Junction on behalf of the PUBLIC UTILITIES 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, telephone lines; 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. The area labeled as common tract is dedicated to the owners of the property within TROLLEY PARK for perpetual ingress and egress, drainage, parking and landscaping for themselves and their invitees, including postal service, trash, fire, police, and emergency vehicles, and to the City of Grand Junction on behalf of the PUBLIC UTILITIES for utility installation and maintenance.

Slope Maintenance & Drainage easement

All GJDD Easements to the City of Grand Junction for the use of the public and to the Grand Junction Drainage District, its successors and assigns, for the installation, operation, maintenance and repair of GJDD facilities.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street paving or improvements, shall be financed 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., 19 _____.

- all drainage easements to the owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or updrift areas, through natural or manmade facilities, above or below ground.

Stephen D. McCallum

Bobette D. McCallum

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this _____ day of _____, A.D., 19 _____ by Stephen D. McCallum and Bobette D. McCallum.

My commission expires _____
Notary Public

Witness my hand and official seal.

CITY APPROVAL

This plat of TROLLEY PARK, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this _____ day of _____, A.D., 19 _____.

FAX
242-5330

REVIEW COMMENTS

Page 1 of 2

FILE #83-94

TITLE HEADING: Trolley Park Minor Subdivision

LOCATION: 552 25 Road

PETITIONER: Steve & Bobette McCallum

PETITIONER'S ADDRESS/TELEPHONE: 379 South Camp Road
Grand Junction, CO 81503
243-4642

PETITIONER'S REPRESENTATIVE: Robert Engelke

STAFF REPRESENTATIVE: Kathy Portner

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS
REQUIRED ON OR BEFORE 5:00 P.M., MAY 27, 1994.

U.S. WEST
Leon Peach

5/4/94
244-4964

No comments at this time.

CITY UTILITY ENGINEER
Bill Cheney

5/10/94
244-1590

WATER - UTE WATER

1. A 4" line is not acceptable for fire protection purposes. Contact Fire Department to determine adequate line size.
2. Additional hydrants may be required since hydrants have to be located within a certain distance of the structure.

SEWER

1. Show detail for installation of manhole in 25 Road.
2. Provide "As Built" and inspection data for sewer lines if lines will be taken over and maintained by City.
3. Construct manholes at ends of all 6" lines.
4. Provide access to all new manholes.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

5/6/94
244-1400

The fire line in this subdivision is only a 4 inch line which does not meet the standard for commercial developments which requires a minimum of an 8 inch line.

GRAND JUNCTION DRAINAGE DISTRICT
John L. Ballagh

5/12/94
242-4343

The necessary easements to the Grand Junction Drainage District for the Buthorn Drain are shown on the plat sent for review. The slope maintenance easement to the drainage easement should not be considered a site for dumping or fill. The stability of the slope can be degraded by encroachment at the top of the slope. The owner/occupant on Parcel 4 does not have a right to push out into the slope easement and steepen the slope.

CITY DEVELOPMENT ENGINEER
Jody Kliska

5/19/94
244-1591

1. There is no dedication for the slope maintenance, and there needs to be. The plat dedications should follow the attached guidelines for clarity and simplicity.
2. I'm not sure the last sentence in the dedication stating the owners are responsible for street improvements is necessary or desirable by the property owners.

COMMUNITY DEVELOPMENT DEPARTMENT
Kathy Portner

5/19/94
244-1446

1. As noted previously (file #54-92), the existing landscaping along 25 Road would be allowed as a substitute to further landscaping on the lot frontages on the private drive. However, the landscaped area along 25 Road must be shown as common open space or an easement on the plat to assure that the area continues to be in landscaping. The covenants should require the participation of all lot owners in the maintenance and irrigation of the entry landscaping.
2. A Book and Page reference for the Slope Maintenance and Drainage Easement must be indicated for the portion of the easement that is not included on the plat.

PUBLIC SERVICE COMPANY
Dale Clawson

5/19/94
244-2695

Electric & Gas: No objections.

Need

Copy of covenants
 Drainage easement dedication on plat
 Slope maintenance easement dedication on plat
 Book & page reference on plat for rest of the slope maintenance & drainage easement.
 City approval block ~~only~~ needs signature lines for City Manager & President of Council. Others can be deleted.
 1100 address

MAY 27 1994

RESPONSE TO REVIEW COMMENTS

Location: 552 25 Road
Petitioner: Steve & Bobette McCallum
Petitioner's Address/Telephone: 379 South Camp Road
Grand Junction, CO
243-4642

Petitioner's Representative: Robert Engelke
Staff Representative: Kathy Portner
Date Response Submitted: May 27, 1994

City Utility Engineer, Bill Cheney

Water-Ute Water

1. & 2. We have contacted Ken Johnson with the Grand Junction Fire Department regarding fire line flow. If the existing line will not flow an adequate supply of water, the existing line size and location of hydrants will be changed to meet their requirements.

Sewer

1. Details for installation of manholes will be shown on revised plat.
2. 3. 4. Maintenance of sewer will be the responsibility of the property owners association, as well as all grounds and street maintenance. Maintenance and repairs are outlined in Article I, Section 8 of the submitted Declaration of Covenants, Conditions and Restrictions.

City Development Engineer, Jody Kliska

1. The necessary dedication for slope maintenance will be shown on the revised plat.

2. So there would be no question about maintenance in the future, the street maintenance, as well as all maintenance within the subdivision, has been addressed in the Declaration of Covenants.

Community Development Department, Kathy Portner

1. The landscaped area along 25 Road will be shown as common area, so the continued maintenance of the area will be assured.

2. A recorded Book and Page number for slope maintenance and drainage easement will be provided with the revised final plat.

STAFF REVIEW

FILE: #83-94
DATE: June 1, 1994
STAFF: Kathy Portner
REQUEST: Minor Subdivision
LOCATION: 552 25 Road
APPLICANT: Steve and Bobette McCallum

EXISTING LAND USE: Commercial

PROPOSED LAND USE: Commercial

SURROUNDING LAND USE:

NORTH: Commercial
SOUTH: Commercial
EAST: Commercial
WEST: Commercial

EXISTING ZONING: C-2

PROPOSED ZONING: C-2

SURROUNDING ZONING:

NORTH: C-2
SOUTH: C-2
EAST: C-2
WEST: C-2

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area. The proposed subdivision and existing uses are in conformance with the 25 Road Corridor Guideline.

STAFF ANALYSIS:

The proposal is to subdivide a three acre commercially zoned parcel into 4 lots and 3 common tracts. The 4 lots are developed; two are automobile repair shops, one is an office in a trolley

car and one is an assembly plant and repair shop for snow transportation equipment. The proposal received preliminary approval from Planning commission on 8/4/92 (file #41-92).

The same subdivision was proposed in 1989 (File #19-89) prior to any improvements being completed on the property. At that time the City was going to require the roadway be a public road built to City standards and that all utilities also meet City standards. The owner chose not to pursue the subdivision and, instead, developed the parcel with all buildings to be leased and accessing off of a private driveway. Through the preliminary review the petitioner received approval to designate the roadway as a private drive because it was already built and did not meet City standards.

The preliminary approval noted that the existing landscaping along 25 Road exceeds the square footage required and would be allowed as a substitute to further landscaping on the lot frontages on the private drive. The landscaped area must be shown as common open space or an easement on the plat to assure that area continues to be in landscaping. The covenants must require the participation of all lot owners in the maintenance and irrigation of the entry landscaping.

Driveway access onto 25 Road will not be allowed and must be so noted on the plat. Sufficient parking area for each lot is provided on site with the common tract at the end of the private drive being used for overflow parking.

The petitioner has agreed to all technical comments made by the review agencies. The Fire Department is working on determining whether the water line size and hydrant spacing will meet fire flow requirements. If not, the petitioner has agreed to make changes as needed.

STAFF RECOMMENDATION:

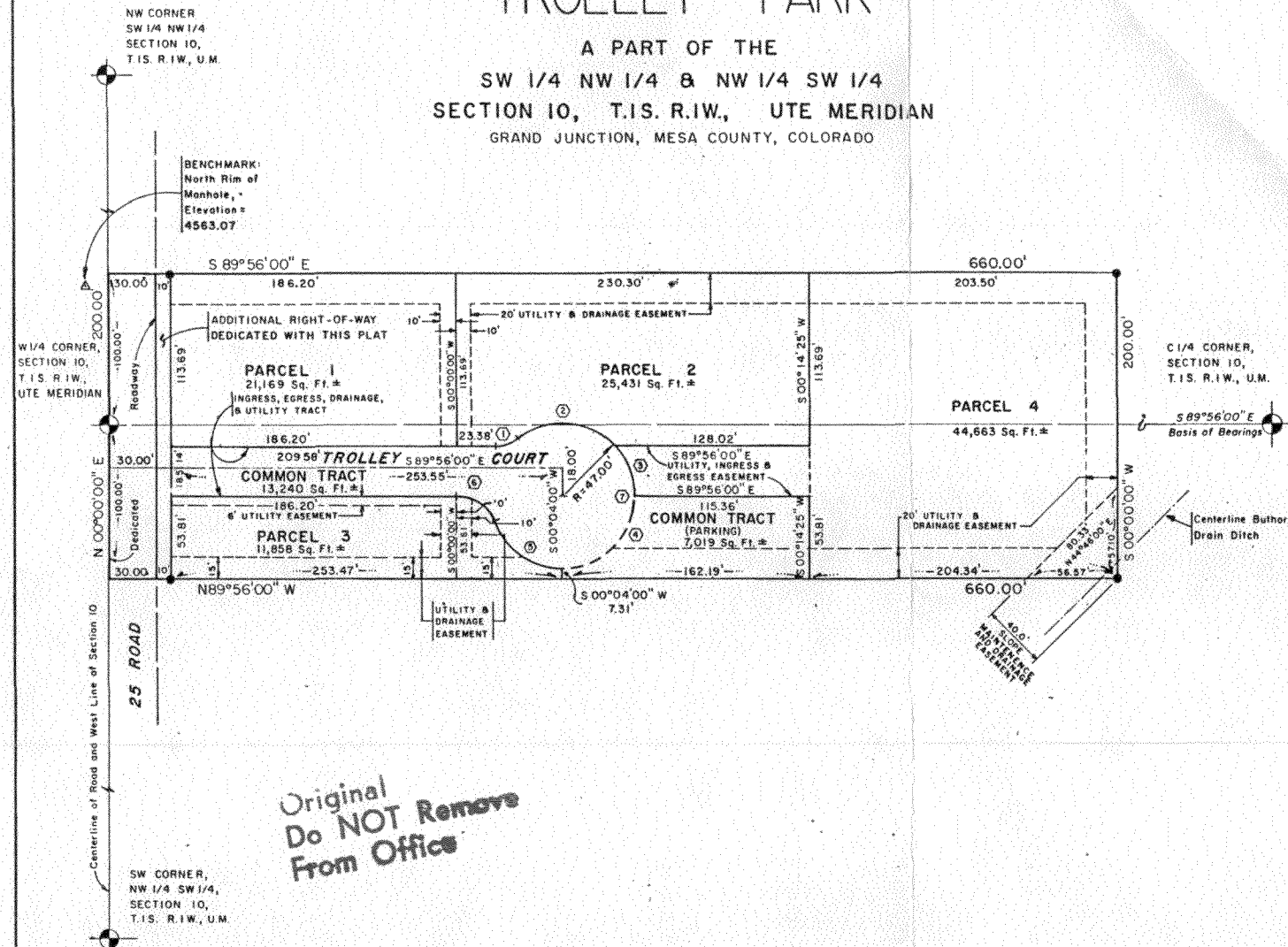
Staff recommends approval of the minor subdivision with the following conditions:

1. The landscaped area along 25 Road be dedicated as a common tract to be maintained by all lot owners.
2. The fire flow issue be resolved with the Fire Department and all required improvements be built or guaranteed prior to recording the plat.
3. All other required changes on the plat be made prior to recordation.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #83-94, Trolley Park Minor Subdivision, I move we approve this subject to the staff recommendation.

FINAL PLAT
OF
TROLLEY PARK
A PART OF THE
SW 1/4 NW 1/4 & NW 1/4 SW 1/4
SECTION 10, T.I.S. R.I.W., UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO



**Original
Do NOT Remove
From Office**

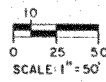
NUMBER	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
1	25.00'	37°39'30"	16.43'	8.52'	N71°14'15" E	16.14'
2	47.00'	84°44'54"	69.52'	42.88'	S85°13'03" E	63.35'
3	47.00'	43°31'11"	35.70'	18.76'	S21°05'00" E	34.85'
4	47.00'	89°23'25"	73.33'	46.50'	S45°22'17" W	66.11'
5	47.00'	69°15'27"	56.81'	32.46'	N55°18'17" W	53.42'
6	25.00'	69°15'27"	30.22'	17.26'	N55°18'17" W	28.41'
7	47.00'	286°54'57"	235.36'	34.83'	N15°51'59" E	55.97'

LEGEND
 MESA COUNTY SURVEY MARKER (Bross Cap)
 PIN WITH CAP (PE PLS No. 14113) SET IN CONCRETE

LAND USE SUMMARY

Category	Area (Ac.)	Percentage
Parcels	2.37	78.2%
Dedicated Roadway	0.19	6.3%
Common Tract	0.47	15.5%
TOTAL	3.03	100.0%

EXISTING 0.14 Ac. 4.6%
ADDITIONAL 0.05 1.7%



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property located in the SW 1/4 NW 1/4 and NW 1/4 SW 1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, in Mesa County, Colorado, as described in Book _____ Page _____ of the Records of Mesa County, Colorado, and being more specifically described as follows:

Beginning at the West One-Quarter (1/4) Corner of said Section 10, thence N00°00'00"E 100.00 feet; thence S89°56'00"E 660.00 feet; thence S00°00'00"W 200.00 feet; thence N89°56'00"W 660.00 feet; thence N00°00'00"E 100.00 feet to the West One-Quarter (1/4) Corner of said Section 10, and the Point of Beginning, containing 3.030 acres, more or less.

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

That said owners do hereby dedicate and set apart 25 Road as shown on the accompanying plat to the City of Grand Junction on behalf of the public forever and said owners do hereby dedicate to the City of Grand Junction on behalf of the PUBLIC UTILITIES 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, telephone lines; 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. The area labeled as common tract is dedicated to the owners of the property within TROLLEY PARK for perpetual ingress and egress, drainage and parking for themselves and their invitees, including postal service, trash, fire, police, and emergency vehicles; and to the City of Grand Junction on behalf of the PUBLIC UTILITIES for utility installation and maintenance.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street paving or improvements, shall be financed 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., 19 _____.

Stephen D. McCallum

Bobette D. McCallum

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this _____ day of _____, A.D., 19 _____ by Stephen D. McCallum and Bobette D. McCallum.

My commission expires _____
 Witness my hand and official seal. _____
 Notary Public

CITY APPROVAL

This plat of TROLLEY PARK, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this _____ day of _____, A.D., 19 _____.

City Manager

President of Council

Director of Development

Chairman, Grand Junction Planning Commission

Grand Junction City Engineer

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M. this _____ day of _____, A.D., 19 _____, and is duly recorded in Plat Book _____, Page _____.

Reception No. _____
 _____ Clerk and Recorder
 _____ Deputy
 Fees: \$ _____

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a Registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat was prepared from notes taken in the field by me or under my direction during January, 1989, and during 1991 and 1992, and that this plat represents said survey, and 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.

Wayne H. Lizer, P.E., P.L.S. No. 14113

NOTE: Access to and from TROLLEY PARK is prohibited except at Trolley Court (Common Tract).

FINAL PLAT
OF
TROLLEY PARK
A PART OF THE
SW 1/4 NW 1/4 & NW 1/4 SW 1/4
SECTION 10, T.I.S. R.I.W., UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO

W.H. LIZER & ASSOCIATES
ENGINEERING & SURVEYING
576 25 ROAD - UNIT 8 - 241-1129
GRAND JUNCTION, COLORADO 81505

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