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File 1994-0116

Name: Tidewater Compression- 1492 Industrial – 2491 Commerce-Resubdivision-Lot Line Adj.

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. 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
X		Receipts for fees paid for anything
X	X	*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
X		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	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
		*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		Policy of Title Insurance – Transamerica Title Ins. Co.		
X		Adjacent Property Notification		
X		Certification of Plat – 7/20/94		
X		Commitment to Insure - Abstract & Title Co. of Mesa County, Inc. – 2/9/94		
X		Warranty Deeds – Bk 1411 / Pg 766 – Bk 1411 / Pg 760 – not conveyed to City		
X	X	TWC Minor Subdivision – GIS Historical Maps - ** - also scanned with this file		
X	X	Utility Composite		

SUBMITTAL CHECKLIST

2491 Commerce Blvd **RESUBDIVISION**

8.16 94

Location: 2492 Industrial Blvd.

Project Name: TWC Subdivision

ITEMS		DISTRIBUTION																														
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.P.C. (8 sets)	City Downtown Dev. Auth.	City Police	County Planning	County Bldg. Dept.	County Surveyor	Walker Field	School Dist. #51	Irrigation District Grand Valley	Drainage District Grand Jct.	Water District	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Persigo WMTF				
● Application Fee \$160	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	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	VII-2	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>																											
○ Appraisal of Raw Land	VII-1	1			1	1																										
● Names and Addresses	VII-2	1																														
● Legal Description <u>Deed of TRUST</u>	VII-2	1			1																											
○ Deeds	VII-1	1			1																											
○ Easements	VII-2	1	1	1	1		1													1	1	1										
○ Avigation Easement	VII-1	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												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	8	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					
○ Cover Sheet	IX-11	1	2																													
○ Grading & Stormwater Mgmt Plan	IX-17	1	2															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						
● Site Plan	IX-29	1	2	1	1		1		8																							

TOTAL REQD. 12

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: 6-19-94

Conference Attendance: Steve Scalla Michael Drollinger, Tody Kliska

Proposal: Subdivision / Boundary Line Adjustment

Location: 2492 Commerce Blvd. & 2492^{1/2} Industrial Blvd.

Tax Parcel Number: 2945-091-00-082 & 2945-091-01-011

Review Fee: \$160

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

Related Files: _____

Additional ROW required? N/A

Area identified as a need in the Master Plan of Parks and Recreation? N/A

Parks and Open Space fees required? _____ Estimated Amount: _____

Recording fees required? YES Estimated Amount: _____

Adjacent Half street improvements/fees required? _____

Revocable Permit required? _____

State Highway Access Permit required? N/A

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? N/A

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

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]

Signature(s) of Petitioner(s)

[Handwritten Signature]

Signature(s) of Representative(s)



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

Receipt 1352
 Date 6/29/94
 Rec'd By Res
 File No. 116 94

Original
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 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		2491 Commerce & Blvd 2492 Industrial Blvd	C-2	
<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

TIDEWATER Compression Steven A. Skalla
 Name Name Name
2491 Commerce Blvd Same
 Address Address Address
Grand Junction, Co 81505
 City/State/Zip City/State/Zip City/State/Zip
303-245-5202
 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] 6-10-94
 Signature of Person Completing Application Date

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

Original
Do Not Remove

116 94

ROBERT RAMIREZ
2488 COMMERCE BLVD
GRAND JUNCTION CO 81505-1214

WELLS ENTERPRISES
2156 BUFFALO DRIVE
GRAND JUNCTION CO 81503-2512

ENERGY AIR DRILLING SERVICE
P O BOX 1866
GRAND JUNCTION CO 81502-1866

RANDALL CAPP
JOY DELIGHT
835 26 ROAD
GRAND JUNCTION CO 81506-8609

EARL H DAVIS
ALICE C
P O BOX 553
GRAND JUNCTION CO 81502-0553

JAMES T PARIS
P O BOX 481708
DENVER CO 80248-1708

GARRETT L WALKER
879 24 ROAD
GRAND JUNCTION CO 81505-9633

RUSSELL R BEECHAM
E J
330 RIDGEWOOD LANE
GRAND JUNCTION CO 81505-7048

OIL WELL PERFORATORS
P O BOX 4144
ENGLEWOOD CO 80155-4144

JOHN DURMAS
LORI DURMAS & GREG KNIGHT
587 25 ROAD
GRAND JUNCTION CO 81505-1231

RICHARD L SPARKMAN
P O BOX 1789
GRAND JUNCTION CO 81502-1789

FARSTER W BELGARD
718 IVANHOE
GRAND JUNCTION CO 81506

RODNEY HUSKEY
LINDA % AVTAX
P O BOX 2798
LITTLETON CO 80161-2798

JIMMIE D LUNSFORD
2481 COMMERCE BLVD
GRAND JUNCTION CO 81505-1207

VECO DRILLING INC.
P O BOX 1705
GRAND JUNCTION CO 81502-1705

FRANK L WAGNER
400 KIOWA PLACE
BOULDER CO 80303-3633

LEON MOORE
2488 W MESA COURT
GRAND JUNCTION CO 81505-1325

SCHAACK FAMILY TRUST
C/O KATHERINE VAGGALIS
3773 CHERRY CRK NRTH DR STE 1001
DENVER CO 80209-3830

HOEFNER FAMILY TRUST
636 S SURREY CT
GRAND JUNCTION CO 81503-9751

PHILLIPP R CAPP
JOY D
835 26 ROAD
GRAND JUNCTION CO 81506-8609

ALCO BUILDING COMPANY INC.
599 25 ROAD
GRAND JUNCTION CO 81505-1232

GAMBLE ENTERPRISES INC.
P O BOX 2906
GRAND JUNCTION CO 81502-2906

WILLIAM R JARVIS JR
JUDITH A
236 ARROYO DR
GRAND JUNCTION CO 81503-1706

MARK L GAMBLE
ROBERT RAS
P O BOX 2906
GRAND JUNCTION CO 81502

REVIEW COMMENTS

Page 1 of 2

FILE #116-94

TITLE HEADING: Site Plan Review
Lot Line Adjustment

LOCATION: 2492 Industrial Blvd/2491 Commerce Blvd.

PETITIONER: Tidewater Compression

PETITIONER'S ADDRESS/TELEPHONE: 2491 Commerce Blvd.
Grand Junction, CO
245-5202

PETITIONER'S REPRESENTATIVE: Steven A. Skalla

STAFF REPRESENTATIVE: Michael Drollinger

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

PUBLIC SERVICE
Dale Clawson

7/01/94
244-2695

Gas: No Objection.

Electric: Public Service Company requires an easement be dedicated covering the existing electrical facilities serving 2492 Industrial Blvd. from the north, as shown on the Utility Composite.

CITY UTILITY ENGINEER
Bill Cheney

7/05/94
244-1590

No Comment.

CITY FIRE DEPARTMENT
George Bennett

6/30/94
244-1400

No requirements at this time.

CITY POLICE DEPARTMENT
Dave Stassen

7/05/94
244-3587

No Comment.

CITY DEVELOPMENT ENGINEER

7/05/94

Jody Kliska

244-1591

Dedication should be for any new easements. If none, then statement is unnecessary.

COMMUNITY DEVELOPMENT DEPARTMENT

7/08/94

Michael Drollinger

244-1439

No Comment.

GRAND JUNCTION DRAINAGE DISTRICT

7/07/94

John Ballagh

242-4343

There are no known existing or planned facilities on the site.

Assayer

ADJACENT PROPERTY NOTIFICATION

PLEASE TYPE THE NAMES AND ADDRESSES OF ALL THE PROPERTY OWNERS WITHIN A 200' RADIUS OF YOUR PROPOSAL IN THE BLOCKS PROVIDED ON THE ENCLOSED FORM. (SEE EXAMPLE BELOW) INCLUDE THE PETITIONERS AND REPRESENTATIVES NAMES AND ADDRESSES. THIS IS USED TO NOTIFY THESE PERSONS BY MAIL. INCOMPLETE LISTING COULD INVALIDATE YOUR APPLICATION.

EXAMPLE:

16 9 4

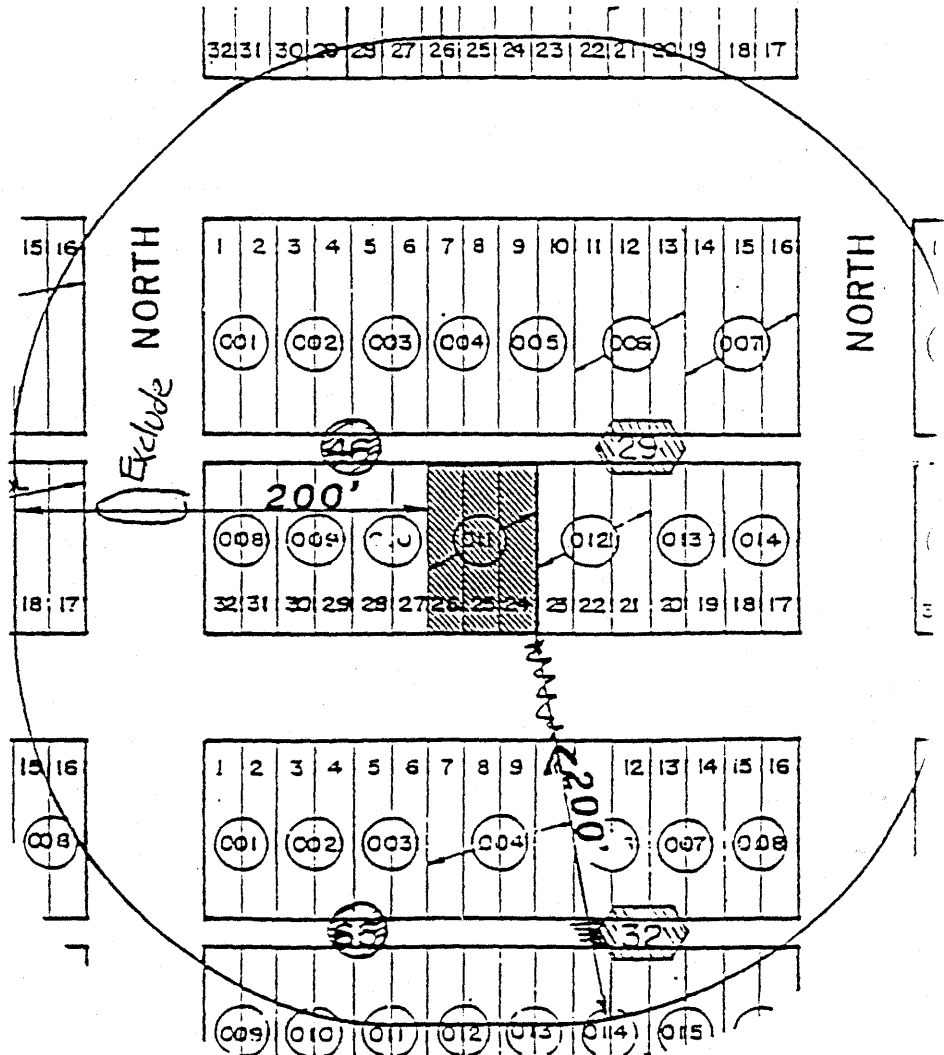
John Doe
432 Park Avenue
Grand Junction, CO 81501

Mary Wilson
102 Apple Road
Denver, CO 80202

Bill Smith
890 Bell Street
Grand Junction, CO 81501

Original
Do Not Remove

Sample



NOTE: The width of public right-of-way, easements, canals or waste ditches shall not be counted when determining distance for adjacent

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

116 94

Original
Do NOT Remove
From Office

T.W.C. MINOR SUBDIVISION

A PART OF THE NE1/4 OF THE NE1/4 SECTION 9 T1S R1W UTE MERIDIAN
AND A REPLAT OF LOT 11 BLOCK 1 INDUSTRIAL ACRES SUBDIVISION
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

F ROAD (PATTERSON ROAD)
(R.O.W. WIDTH VARIES)
N 89°27'24" E 2639.14'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Tidewater Compression, Inc. is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, being part of the NE1/4NE1/4 Section 9 T1S, R1W Ute Meridian and Lot 11 Block One Industrial Acres Subdivision which is described in Book 1411 Page 760 and Book 1411 Page 766 of the Mesa County Records as shown on the accompanying plot, said property being more particularly described by survey as:

Commencing at the NE Corner of Section 9, T1S, R1W Ute Meridian; thence S00°09'00"E 397.90 feet along the East line of the NE1/4NE1/4 of said Section 9; thence S89°57'51"W 306.89 feet along the South right-of-way line of Commerce Boulevard to the Point of Beginning; thence S00°00'00"W 270.00 feet along the West line of the tract now or formerly owned by Wells Enterprises to the North line of Industrial Acres Subdivision; thence S89°57'51"W 138.78 feet along said North line to the NW Corner of Lot 12, Block One of Industrial Acres Subdivision; thence S00°00'59"W 299.24 feet along the West line of said Lot 12 to the North right-of-way line of Industrial Boulevard; thence S89°57'35"W 138.79 feet along said North right-of-way line to the SE Corner of Lot 10, Block One of Industrial Acres Subdivision; thence N00°00'53"E 299.25 feet to the NE Corner of said Lot 10; thence S89°57'51"W 138.80 feet along the North line of said Lot 10 to the SE Corner of Benson Commercial Subdivision; thence N00°00'00"W 270.00 feet along the East line of said Benson Commercial Subdivision to the South right-of-way line of said Commerce Boulevard; thence N89°57'51"E 416.38 feet along said South right-of-way line to the Point of Beginning. This tract contains 3.53 Acres more or less.

That said owner has caused the said real property to be laid out and surveyed as T.W.C. Minor Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate to the City of Grand Junction those portions of real property which are labeled as utility easements on the accompanying plot, as easements for the installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines, and telephone lines; together with the right to trim interfering trees and brush; together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

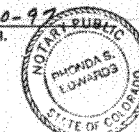
IN WITNESS WHEREOF said agent for Tidewater Compression Inc. has caused his name to be hereunto subscribed this 20th day of July A.D., 1994.

John A. Palla
Agent for Tidewater Compression Inc.

(STATE OF COLORADO)
(COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 20th day of July A.D., 1994, by an Agent for Tidewater Compression Inc.

My Commission expires 9-20-97
Witness by hand and official Seal.



Rhonda S. Edwards
Notary Public

CITY OF GRAND JUNCTION APPROVAL

This plot of T.W.C. Minor Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this 20th day of July A.D., 1994.

David A. Valley
City Manager

R. Mantle
President of Council

CLERK AND RECORDERS 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., 1994, and is duly recorded in plat Book No. _____ Page _____, Reception No. _____.

Fee \$ _____ Deputy _____ Clerk and Recorder _____

SURVEYOR'S CERTIFICATE

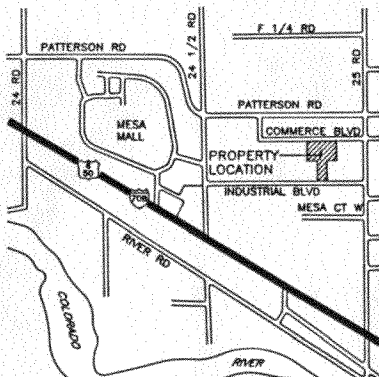
I, Richard A. Mason, do hereby certify that the accompanying plot of T.W.C. Minor Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direction and accurately represents a field survey of same. Also said plot conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws.

Richard A. Mason
Richard A. Mason
Surveyor
STATE OF COLORADO
1-11-94
Date

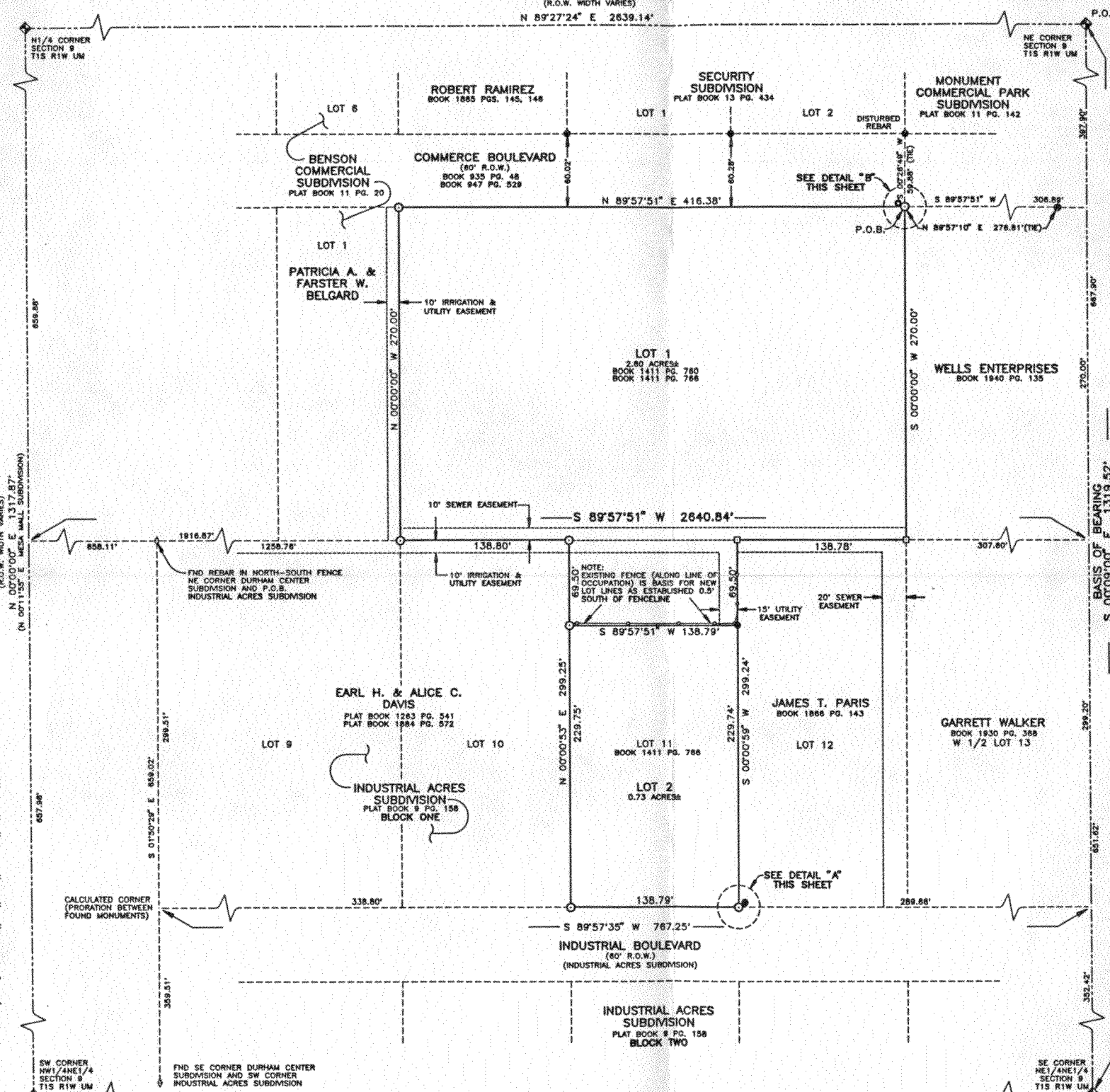
AREA SUMMARY	
LOT 1	2.80 ACRES
LOT 2	0.73 ACRE
TOTAL	3.53 ACRES



SCALE IN FEET
SCALE: 1" = 50'



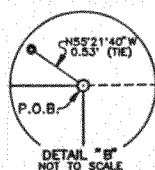
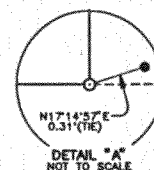
VICINITY MAP
NOT TO SCALE



NOTES:

- MONUMENTS FOUND WITHIN 0.2' OF CALCULATED POSITIONS WERE ACCEPTED AS "GOOD POSITIONAL TOLERANCE" AND CONCRETE COLLARS WERE PLACED AROUND MONUMENTS.
- TITLE INFORMATION FROM WESTERN COLORADO TITLE, FILE NO. 6806970, EFFECTIVE DATE NOV. 8, 1979, ABSTRACT AND TITLE COMPANY OF MESA COUNTY, INC., POLICY NUMBER 894707, EFFECTIVE DATE OF FEB. 9, 1994, AND FROM THE MESA COUNTY RECORDS.
- BASIS OF BEARING IS FROM INDUSTRIAL ACRES SUBDIVISION WHICH GIVES A BEARING OF S00°09'00"E ON AND WITH THE EAST LINE OF THE NE1/4NE1/4 OF SECTION 9, T1S, R1W OF THE UTE MERIDIAN.
- MONUMENTS SET IN THAT PART OF THE PROPERTY LYING IN INDUSTRIAL ACRES WERE ESTABLISHED BY PROPORTIONATE METHOD.
- ORIGINAL INDUSTRIAL ACRES DOES NOT CLOSE MATHEMATICALLY BY 2.6 FEET ALONG THE SOUTH LINE OF BLOCK TWO.

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 ten years from the date of the certification shown hereon.
NOTE:
The word "Certify" is understood to be an expression of Professional opinion by the Land Surveyor which is based on his best knowledge, information and belief. As such it constitutes neither a guarantee or warranty.



LEGEND:

- ⊙ - MESA COUNTY SURVEY MONUMENT (BRASS CAP)
- - SET #5 REBAR & AL. CAP IN CONC. (L.S. 18469)
- - FOUND #5 REBAR & PL. CAP (L.S. 9960)
- - FOUND #5 REBAR (NO CAP)
- - FOUND #5 REBAR LUKE (L.S. 14115)
- ◇ - FOUND #4 REBAR (NO CAP)
- - FOUND #5 REBAR & CORRODED AL. CAP
- | — CALCULATED POSITION
- - - - - EXISTING FENCE LINE

WESTERN CONSULTING ENGINEERS / LAND SURVEYORS ENGINEERS, INC. 2100 Hwy. 9 & 20, Grand Junction, CO (970)402-5200		
PLAT FOR T.W.C. MINOR SUBDIVISION A PART OF THE NE1/4 OF THE NE1/4 OF SECTION 9, T1S, R1W, U.M. CITY OF GRAND JCT., MESA COUNTY, COLORADO		
SURVEYED R.A.M.	DRAWN G.B.G.	CHECKED M.J.L.
DATE 1-11-94	WEI DWG. NO. 3599-1216-1	

T.W.C. MINOR SUBDIVISION

UTILITY COMPOSITE

116 94
 Original Do NOT Remove From Office

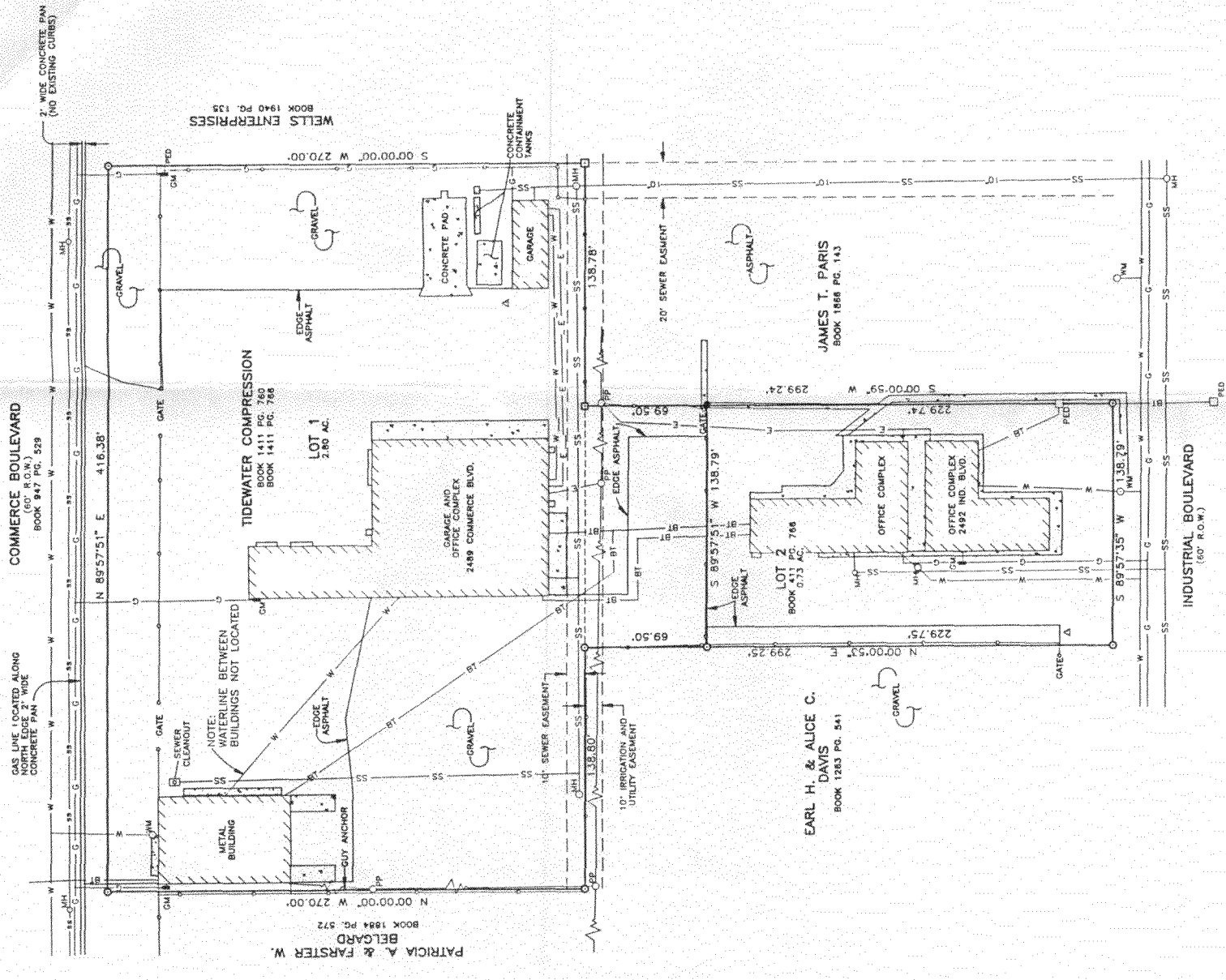


- LEGEND:**
- SET #5 REBAR & AL CAP IN CONCRETE (L.S. 18489)
 - FOUND #5 REBAR & PL CAP (L.S. 9960)
 - FOUND #5 REBAR (NO CAP)
 - FOUND #3 REBAR (NO CAP)
 - △ SURVEY CONTROL POINT
 - EXISTING OVERHEAD UTILITY LINE
 - EXISTING UTILITY POLE
 - EXISTING BURIED ELECTRIC
 - EXISTING WATER METER
 - EXISTING WATER LINE
 - EXISTING GAS PIPELINE
 - EXISTING GAS METER
 - EXISTING BURIED TELEPHONE
 - EXISTING SANITARY SEWER
 - EXISTING MANHOLE
 - CHAIN LINK OR WIRE FENCE



AREA SUMMARY

LOT 1	2.80 ACRES
LOT 2	0.73 ACRES
TOTAL	3.53 ACRES



UTILITY AUTHORITIES

Sanitary Sewer	City of Grand Junction Mr. Bill Cheney Mr. Greg Trainer 250 N. Fifth St. Grand Junction, CO 81505 (303)244-1555
Road Authority	City of Grand Junction Mr. Don Newton 250 N. Fifth St. Grand Junction, CO 81505 (303)244-1555
Culinary Water, Irrigation	City of Grand Junction Mr. Greg Trainer 250 N. Fifth St. Grand Junction, CO 81505 (303)244-1555
Water	Ute Water Conservancy District Mr. Charlie Stockton 560 25 Road Grand Junction, CO 81505 (303)242-7491
Surface Drainage	Grand Junction Drainage District Mr. John Ballough 722 23 Road Grand Junction, CO 81505 (303)242-4343
Electric and Gas	Public Service Company of Colorado Mr. Dick Miller, Super. of Eng. (Elec.) Mr. Carl Barnkow, Super. of Eng. (Gas) 2538 Blichmann Ave. Grand Junction, CO 81505 (303)244-2790
Telephone	U.S. West Communications Engineering Manager 303-244-4964
Cable T.V.	United Artists Cable of Western Colorado Mr. Glen Vancil, Director of Engineering 2502 Foresight Circle Grand Junction, CO 81505 (303)245-8750
Road Authority	Colorado Department of Transportation Mr. Weldon Allen 606 South 9th Street Grand Junction, CO 81501 (303)248-7360

NOTES:

- THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 0801700003-E, WHICH BEARS AN EFFECTIVE (MAP REVISED) DATE OF JULY 15, 1992 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY TELEPHONE CALL DATED FEBRUARY 4, 1994 TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) (303)244-1555 WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM.
- UTILITY LOCATIONS ARE APPROXIMATE ONLY. VERIFY AND FIELD LOCATE PRIOR TO ANY EXCAVATION, DRILLING OR GRADING. UTILITY NOTIFICATION CENTER MUST BE CALLED TWO BUSINESS DAYS IN ADVANCE, 1-800-322-1987.

WESTERN ENGINEERS & LAND SURVEYORS
 CONSULTING ENGINEERS / LAND SURVEYORS
 219 West 1st St. Suite 2000 Denver, CO 80202-1001

T.W.C. MINOR SUBDIVISION
 A PART OF THE NE 1/4 OF THE NE 1/4
 OF SECTION 9, T1S, R1W, U.M.
 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

SURVEYED R.A.M. | DRAWN G.B.C. | CHECKED M.J.L.L.
 DATE 1-11-94 | WED. DWG. NO. 3599-1216-2