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File 1994-0144

Name: Willow Ridge Subdivision – Preliminary Plan - NW Of 25 Road And Highway 340

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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DOCUMENT DESCRIPTION:

X	X	Correspondence			
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X	X	Revised Preliminary Plan – Sheet 1			
X		Colorado Dept. of Transportation State Hwy Access Permit- #394033			
X	X	Power of Attorney – annexation – scanned with file			
X		Commitment for Title Ins. – Security Union – 12/6/93			
X	X	Subsurface Soils Exploration – 8/29//94			
X	X	Preliminary Drainage Report – 8/31/94			
X	X	Petition – 10/94			
X		Posting of Public Notice Signs Sheet – 9/19/94, 2/24/95			
X		Planning Commission Notice of Public Hearing mail-out – sent 9/23/94 - **			
X	X	Subdivision Plat – GIS Historical Maps - **			
X		Warranty Deed – Bk 1115 / Pg 629 – not conveyed			



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

Receipt 1546
 Date 9-2-94
 Rec'd By mp
 File No. 144 94

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

**Original
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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		640 Horizon Dr.	RSF-1	
<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 checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
<u>International Church of the Foursquare Gospel</u>	<u>William O. Roy/Century Surveying</u>	
Name	Name	Name
<u>641 Horizon Drive</u>	<u>P.O. Box 356</u>	
Address	Address	Address
<u>Grand Junction, CO 81506</u>	<u>Grand Jct., CO 81502</u>	
City/State/Zip	City/State/Zip	City/State/Zip
<u>303-243-2484</u>	<u>303-241-2667</u>	
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.

William O. Roy 8-25-94
 Signature of Person Completing Application Date

Mark J. Harris Pastor 8-24-94
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

2945-024-20-001
NOLA A MORRISSEY
636 HORIZON DR APT 101
GRAND JUNCTION, CO 81506-1980

2945-024-20-003
RUTH A BENNETT
636 HORIZON DR APT 103
GRAND JUNCTION, CO 81506-1980

2945-024-20-004
ARTHUR HENKE
MARGERY O
636 HORIZON DR APT 104
GRAND JUNCTION, CO 81506-1980

2945-024-20-006
EARL P JONES
MARGARET G
636 HORIZON DR APT 201
GRAND JUNCTION, CO 81506-1981

2945-024-20-007
JESSE REAGAN STONE
636 HORIZON DR APT 202
GRAND JUNCTION, CO 81506-1981

2945-024-20-008
HOWARD J NESBITT
MILDRED A-TRUSTEES
636 HORIZON DR APT 203
GRAND JUNCTION, CO 81506-1981

2945-024-20-022
LILLIAN S MOORE
636 HORIZON DR APT 301
GRAND JUNCTION, CO 81506-1982

2945-024-20-023
NANCY B HUFF
636 HORIZON DR APT 302
GRAND JUNCTION, CO 81506-1982

2945-024-20-038
MOLLY L STUCKER
TRUSTEE
636 HORIZON DR APT 401
GRAND JUNCTION, CO 81506-1983

2945-024-20-039
ROBERT L HOOVER
RHEA JEAN
636 HORIZON DR APT 402
GRAND JUNCTION, CO 81506-1983

2945-024-20-028
GARY J CUCAROLA
MARY E CUCAROLA
7783 W 62ND WAY
ARVADA, CO 80004

2945-024-20-024
COLORADO NATIONAL BANK CNDT23.1
DORA PERLMUTTER TRUST
PO BOX 5168
DENVER, CO 80217

2945-024-20-011
RONALD WILLIAM HALL
PO BOX 3949
GRAND JUNCTION, CO 81502-3949

2945-024-20-017
MARTHA J DE BRUIN
585 RONLIN ST
GRAND JUNCTION, CO 81504-4265

2945-024-20-034
DOROTHY E HOWARD
636 HORIZON DR APT 809
GRAND JUNCTION, CO 81506-0901

2945-024-20-035
PHYLLIS L SAFFORD
KAWNA L
636 HORIZON DR APT 810
GRAND JUNCTION, CO 81506-0901

2945-024-20-036
HENRIETTA W HAY
636 HORIZON DR APT 811
GRAND JUNCTION, CO 81506-0901

2945-024-20-037
JOY E EISENHauer
VIKI L SIMMONS
636 HORIZON DR APT 812
GRAND JUNCTION, CO 81506-0901

2945-024-20-025
GERALD J ASHBY
ELIZABETH
636 HORIZON DR
GRAND JUNCTION, CO 81506-1979

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2945-024-20-040
RUTH ALLINE HALL
636 HORIZON DR APT 403
GRAND JUNCTION, CO 81506-1983

2945-024-20-041
BEVERLY J KIRBY
636 HORIZON DR APT 404
GRAND JUNCTION, CO 81506-1983

2945-024-20-042
EARLE B WAGAMAN
MILDRED I
636 HORIZON DR APT 501
GRAND JUNCTION, CO 81506-1984

2945-024-20-043
A J LETEY
MARGARET
636 HORIZON DR APT 502
GRAND JUNCTION, CO 81506-1984

2945-024-20-044
ROBERT W STRAIN
MARY S
636 HORIZON DR APT 503
GRAND JUNCTION, CO 81506-1984

2945-024-20-045
JANE S QUIMBY
636 HORIZON DR APT 504
GRAND JUNCTION, CO 81506-1984

2945-024-20-046
BETTY SALATINO
SELMA E
636 HORIZON DR APT 601
GRAND JUNCTION, CO 81506-1985

2945-024-20-047
ROBERT F LINNEMEYER
CAROLYN A
636 HORIZON DR APT 602
GRAND JUNCTION, CO 81506-1985

2945-024-20-048
K B LATHAM
636 HORIZON DR APT 603
GRAND JUNCTION, CO 81506-1985

2945-024-20-049
MARILYNN J DORN
636 HORIZON DR APT 604
GRAND JUNCTION, CO 81506-1985

2945-024-20-014
GLADYS R PHILLIPS
JOHN B
636 HORIZON DR APT 705
GRAND JUNCTION, CO 81506-1987

2945-024-20-015
MARGE RICHERT
636 HORIZON DR APT 706
GRAND JUNCTION, CO 81506-1987

2945-024-20-016
LAVINA E SUMMERS
636 HORIZON DR APT 707
GRAND JUNCTION, CO 81506-1987

2945-024-20-019
JOHN C LAFFERTY
DONNA J
636 HORIZON DR APT 710
GRAND JUNCTION, CO 81506-1988

2945-024-20-020
MELVIN L SCOTT
DONNA M
636 HORIZON DR APT 711
GRAND JUNCTION, CO 81506-1988

2945-024-20-021
NORMA F HERMAN
TRUSTEE
636 HORIZON DR APT 712
GRAND JUNCTION, CO 81506-1988

2945-024-20-026
DIANA W CHOTVACS
636 HORIZON DR APT 801
GRAND JUNCTION, CO 81506-1989

2945-024-20-027
VIVIEN M GLAZE
636 HORIZON DR APT 802
GRAND JUNCTION, CO 81506-1989

2945-024-20-030
WILLIAM PAUL CASH
GERALDINE MARIE
636 HORIZON DR APT 805
GRAND JUNCTION, CO 81506-1990

2945-024-20-032
LORELL E CHAPMAN
636 HORIZON DR APT 807
GRAND JUNCTION, CO 81506-1990

2945-024-20-033
F BING JOHNSON
ROSE W
636 HORIZON DR APT 808
GRAND JUNCTION, CO 81506-1990

2945-024-20-002
EDWARD M GARDNER
LOIS K
935 LAKESIDE CT
GRAND JUNCTION, CO 81506-2815

2945-024-20-018
ROGER C HEAD
TRUST
2950 27 1/2 RD
GRAND JUNCTION, CO 81506-4110

2945-024-20-031
T L BENSON
ETAL C/O WAYNE P. HARRIS
PO BOX 6080
SNOWMASS VILLAGE, CO 81615

2945-024-20-010
JAMES D MOORE
MILDRED B
2441 W FOSTORIA PL
TUCSON, AZ 85741-9450

2945-024-20-013
RUDY A RODRIGUEZ
CHRISTINE A
1636 HASLAM TER
LOS ANGELES, CA 90069-1305

2945-024-20-029
RUDY A RODRIGUEZ
CHRISTINE A
1636 HASLAM TER
LOS ANGELES, CA 90069-1305

International Church of the
Foursquare Gospel
641 Horizon Drive
Grand Junction, CO 81506

William Roy
Century Surveying
P.O. Box 356
Grand Junction, CO 81502

City of Grand Junction
Community Development Dept.
250 N 5th Street
Grand Junction, CO 81501

~~145~~ 94
144

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2945-021-07-010
yves c gallet
651 roundhill dr
grand junction, colorado 81506-1439

2945-021-07-011
DOUGLAS S JAMES E SIMONS
653 ROUNDHILL DR
GRAND JUNCTION COLORADO 81506-1439

2945-023-00-001
SHIRLEY A HOWARD
ETAL - C/O CLARENCE L FILES
631 26 1/2 RD
GRAND JUNCTION, CO 81506-1961

2945-024-00-001
ALICE K MCCONNELL
640 ROUNDHILL DR
GRAND JUNCTION, CO 81506-8316

2945-024-00-004
JOHN C CUNNINGHAM
MARY E
642 26 1/2 RD
GRAND JUNCTION, CO 81506-1932

2945-024-00-050
CHANDLER C DUNCAN
1033 LAKESIDE DR
GRAND JUNCTION, CO 81506-2823

2945-024-00-051
HUBER FAMILY REVOCABLE LIVING TRUST
649 HORIZON DR
GRAND JUNCTION, CO 81506-1978

2945-024-00-052
HILLTOP FOUNDATION INC
2721 N 12TH ST
GRAND JUNCTION, CO 81506-8849

2945-024-00-952
ST PAUL EVANGELICAL LUTHERAN CHURCH
632 26 1/2 RD
GRAND JUNCTION, CO 81506-1932

2945-024-12-053
JAMES E VANDERVEEN
JACQUELINE J
PO BOX 508
MOAB, UT 84532-0508

2945-024-12-054
GARRY H AUSTIN
FRANCES P
PO BOX 1039
GUNNISON, CO 81230-1039

2945-024-12-055
DORTHA B SPOONER
961 LAKESIDE DR APT 109
GRAND JUNCTION, CO 81506-2878

2945-024-12-056
MARIAN A CURRIER
PO BOX 4015
GRAND JUNCTION, CO 81502

2945-024-12-057
JUDITH L HUMPHRIES
961 LAKESIDE DR APT 111
GRAND JUNCTION, CO 81506-2877

2945-024-12-058
LOURIE O FICKLIN
EUDONA
961 LAKESIDE DR APT 112
GRAND JUNCTION, CO 81506-2877

2945-024-12-065
LOUISE M HOFF
KATHERINE M COOKE
3231 LAKESIDE DR APT 107
GRAND JUNCTION, CO 81506-2883

2945-024-12-067
CHARLES D HOLMES
BERNITA E HOLMES
3231 LAKESIDE DR APT 109
GRAND JUNCTION, CO 81506-2883

2945-024-12-068
WILLIAM S REED
3231 LAKESIDE DR APT 110
GRAND JUNCTION, CO 81506-2883

2945-024-20-012
WARREN LEE MCELVAIN
CAROLE A
2123 NATAHOA CT
FALLS CHURCH, VA 22043-1948

2945-024-20-009
MICHAEL R BIEBER
MARGUERITE M
4316 23RD ST
LUBBOCK, TX 79410-1808

2945 94
144

GENERAL PROJECT REPORT

Re: Foursquare Minor Subdivision

This project is located at 641 Horizon Drive, Grand Junction, Colorado, and consists of 9.52 acres (net). The proposed use of the property will be continued operation of the existing church on Lot 1, with Lots 2 & 3 to be sold for residential building sites.

At the present time development is not planned for Lots 2 & 3. Land use in the adjacent areas presently is residential. It is not anticipated that two residences would affect the present traffic patterns appreciably. Presently water, sewer and power are available from existing lines located in Horizon Drive.

144 94

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REVIEW COMMENTS

Page 1 of 2

FILE #144-94

TITLE HEADING: Foursquare Minor Subdivision

LOCATION: 641 Horizon Drive

PETITIONER: International Church of Foursquare Gospel

PETITIONER'S ADDRESS/TELEPHONE: 641 Horizon Drive
Grand Junction, CO 81506
243-2484

PETITIONER'S REPRESENTATIVE: William Roy, Century Surveying

STAFF REPRESENTATIVE: Michael Drollinger

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., SEPTEMBER 26, 1994.

GRAND JUNCTION FIRE DEPARTMENT
Hank Masterson

9/6/94
244-1414

The Fire Department has no requirements at this time.

CITY UTILITY ENGINEER
Bill Cheney

9/7/94
244-1590

WATER - how will water service be provided to Lots 2 and 3?

SEWER

1. How will sewer service be provided? Will it be gravity or have to be pumped?
2. There has been a request for a sewer easement for sewer service across Lot 1. If approved, it would be convenient to show that easement on this plat.

GRAND JUNCTION POLICE DEPARTMENT
Dave Stassen

9/7/94
244-3587

This proposal does not pose any apparent problems for the Police Department.

CITY ATTORNEY
John Shaver

9/7/94
244-1501

No comments.

GRAND JUNCTION DRAINAGE DISTRICT
John L. Ballagh

9/8/94
242-4343

There is an existing underground tile line within the subdivision. There is an easement of record to the Grand Junction Drainage District. The book and page information on the easement should be called out on the plat. Book 2092, page 87 should be on the plat.

CITY DEVELOPMENT ENGINEER
Jody Kliska

9/9/94
244-1591

Public Works has agreed to allow a driveway to each lot for a single family residence only. Any change in use will required revisiting the access. The driveway for Lot 2 must line up with the church driveway across Horizon Drive.

Any fill material placed in the right-of-way must be clean material, placed in lifts not to exceed 8", and compacted. City reserves the right to inspect material placement in the right-of-way and require testing if needed. Drainage along Horizon Drive must be maintained - driveway pipe may be required. A permit from the City Engineer is required prior to start of work.

Plat looks good.

GRAND VALLEY IRRIGATION DISTRICT
Phil Bertrand

9/9/94
242-2762

I see no real problem! Ingress and egress to the Independent Ranchman's Ditch and our Highline Canal must be honored and respected. No encroachment on our right-of-way will be permitted.

UTE WATER
Gary R. Mathews

9/12/94
242-7491

No objections. Ute Water has an 8" main on the West side of Horizon Drive. This main ends at the fire hydrant on the West side of Horizon on church property. Water service for lot 3 would require a line extension at owners expense. Policies and fees in effect at the time of application will apply.

COMMUNITY DEVELOPMENT DEPARTMENT
Michael Drollinger

9/16/94
244-1439

1. Petitioner shall provide a plan identifying building envelopes based on required setbacks in zone (use plat as base map).
2. Driveway location shall be identified on plan.
3. Open space fees in the amount of \$225 per lot are due at time of platting.
4. A transportation capacity payment (TCP) fee of \$500 per lot is due prior to issuance of a Planning Clearance for a Building Permit.

POSTING OF PUBLIC NOTICE SIGNS

The posting of the Public Notice Sign is to make the public aware of development proposals. The requirement and procedure for public notice sign posting are required by the City of Grand Junction Zoning and Development Code.

To expedite the posting of public notice signs the following procedure list has been prepared to help the petitioner in posting the required signs on their properties.

1. All petitioners/representatives will receive a copy of the Development Review Schedule for the month advising them of the date by which the sign needs to be posted. IF THE SIGN HAS NOT BEEN PICKED UP AND POSTED BY THE REQUIRED DATE, THE PROJECT WILL NOT BE SCHEDULED FOR THE PUBLIC HEARING.
2. A deposit of \$50.00 per sign is required at the time the sign is picked up.
3. You must call for utility locates before posting the sign. Mark the location where you wish to place the sign and call 1-800-922-1987. You must allow two (2) full working days after the call is placed for the locates to be performed.
4. Sign(s) shall be posted in a location, position and direction so that:
 - a. It is accessible and readable, and
 - b. It may be easily seen by passing motorists and pedestrians.
5. Sign(s) MUST be posted at least 10 days before the Planning Commission hearing date and, if applicable, shall stay posted until after the City Council Hearing(s).
6. After the Public Hearing(s) the sign(s) must be taken down and returned to the Community Development Department within ~~three~~^{two} working days to receive full refund of the sign deposit. For each working day thereafter the petitioner will be charged a \$5.00 late fee. After eight working days Community Development Department staff will retrieve the sign and the sign deposit will be forfeited in its' entirety.

Community Development Department staff will field check the property to ensure proper posting of the sign. If the sign is not posted, or is not in an appropriate place, the item will be pulled from the hearing agenda.

I have read the above information and agree to its terms and conditions.

Rocky Wooten
SIGNATURE

9-18-94
DATE

FILE #/NAME #144-94 Foursquare Minor Sub. RECEIPT # 1592

PETITIONER/REPRESENTATIVE: Rocky Wooten PHONE # 248-4634

DATE OF HEARING: 10-4-94 ^{return by} 10-11 POST SIGN(S) BY: 9-23-94

DATE SIGN(S) PICKED-UP 9-19-94

DATE SIGN(S) RETURNED 10-10-94 RECEIVED BY: *RW*

Ref. \$50.00
✓ #4007528

RESPONSE TO REVIEW COMMENTS

SEPTEMBER 26, 1994

FILE #144-94

TITLE HEADING: FOURSQUARE MINOR SUB.

PETITIONER: INTERNATIONAL CHURCH OF FOURSQUARE GOSPEL

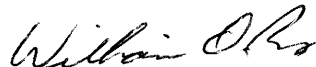
BILL CHENEY: WATER SERVICE WILL BE PROVIDED FROM EXISTING
LINE IN ENTRANCE TO WESTWOOD.

SEWER SERVICE WILL BE PROVIDED FROM EXISTING
LINE IN ENTRANCE TO WESTWOOD AND WILL BE
GRAVITY FLOW.

JOHN BALLAGH: BOOK 2092, PAGE 87 WILL BE SHOWN ON FINAL
PLAT.

MICHAEL DROLLINGER: SITE PLAN SHOWING DRIVEWAY LOCATIONS,
BUILDING ENVELOPE IS PROVIDED.

JODY KLISKA: DRIVEWAYS SHOWN ON SITE PLAN.



WILLIM O. ROY-REPRESENTATIVE

(Form for approval of filing & recording of SUBDIVISION PLATS)

SB-107-94

MESA COUNTY LAND RECORDS
544 ROOD AVE.
GRAND JUNCTION, CO 81501
(303) 244-1823

To: Monika Todd, Mesa County Clerk & Recorder

This is to certify that the SUBDIVISION PLAT described below

FOURSQUARE MINOR SUBDIVISION

has been reviewed under my direction and to the best of my knowledge it conforms with the necessary requirements pursuant to the Colorado Revised Statute 1973, 38-51-102 for the recording of Land Survey Plats in the records of the County Clerk's Office. This approval does not certify as to the possibility of omissions of easements and other Rights-of-Way or Legal Ownerships.

Dated this 10th day of October, 1994.

Signed: _____

Ken Swearingin
KEN SWEARENGIN

1699442 12:34 PM 10/28/94
MONIKA TODD CLK&REC MESA COUNTY CO

RECORDED IN MESA COUNTY RECORDS

DATE: _____

TIME: _____

BOOK: 14 PAGE: 290-291

RECEPTION NO.: _____

NOTE:

The recording of this plat is subject to all approved signatures & dates.

*AA 143
290-291*

STAFF REVIEW

FILE: 144-94

DATE: September 27, 1994

REQUEST: Minor Subdivision

LOCATION: 640 Horizon Drive

APPLICANT: International Church of the Foursquare Gospel

EXISTING LAND USE: Church (N of Horizon Dr./Vacant S of Horizon Dr.)

PROPOSED LAND USE: Single Family Residential lots (S. of Horizon Dr.)

SURROUNDING LAND USE:

NORTH: Single Family Residential

SOUTH: Multifamily Residential (Westwood Estates)

EAST: Multifamily Residential (Lakeside)

WEST: Church

EXISTING ZONING: RSF-1

PROPOSED ZONING: No change

SURROUNDING ZONING:

NORTH: RSF-1

SOUTH: PR-12

EAST: PR-12

WEST: R-1A (County zoning)

RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for the subject area. The proposal is generally consistent with the Horizon Drive Corridor guidelines.

STAFF ANALYSIS:

The subject parcel is located on Horizon Drive between 7th Street and 12th Street, and contains the International Church of the Foursquare Gospel. The parcel is presently bisected by the Horizon Drive right-of-way. The petitioner proposes to subdivide the parcel and create two single family residential building lots south of Horizon Drive. The current zoning is RSF-1 which permits single family residences with a minimum lot size of one (1) acre. The

petitioner's proposed Lots 2 & 3 contain 1.04 and 1.00 acres, respectively. As per staff's request, the petitioner has provided a Site Plan indicating required front and side yard building setbacks. The minimum rear yard setback for a principal structure is 30 feet. The building envelopes, although small, appear to be adequate to accommodate a single family residence.

Staff recommends approval of the subdivision with the following conditions:

1. The 30 ft. rear yard setback shall be identified on the plat.
2. Prior to approval and recording of the plat, the petitioner must identify the 100 year flood plain on the plat.
3. Prior to issuance of a building permit, the petitioner must supply a subsurface soils report which is acceptable to the City Engineer.
4. A driveway turnaround area must be provided for each building lot to preclude the need for vehicles to back onto Horizon Drive.
5. A 10 foot pedestrian and bicycle trail easement shall be provided on the north side of Horizon Drive to provide for future trail construction.
6. Review and approval by the Army Corps of Engineers.

Staff has requested comments from the Army Corps of Engineers which have not been received to date.

STAFF RECOMMENDATION:

Staff recommends approval of the minor subdivision with the conditions detailed above.

SUGGESTED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #144-94, I move that we approve the minor subdivision at 640 Horizon Drive with the conditions in the staff report.

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
SEP 26 1994

RESPONSE TO REVIEW COMMENTS

SEPTEMBER 26, 1994

FILE #144-94

TITLE HEADING: FOURSQUARE MINOR SUB.

PETITIONER: INTERNATIONAL CHURCH OF FOURSQUARE GOSPEL

BILL CHENEY: WATER SERVICE WILL BE PROVIDED FROM EXISTING
LINE IN ENTRANCE TO WESTWOOD.

SEWER SERVICE WILL BE PROVIDED FROM EXISTING
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GRAVITY FLOW.

JOHN BALLAGH: BOOK 2092, PAGE 87 WILL BE SHOWN ON FINAL
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MICHAEL DROLLINGER: SITE PLAN SHOWING DRIVEWAY LOCATIONS,
BUILDING ENVELOPE IS PROVIDED.

JODY KLISKA: DRIVEWAYS SHOWN ON SITE PLAN.

Willim O. Roy

WILLIM O. ROY-REPRESENTATIVE

United States
Department of
Agriculture

Soil
Conservation
Service


2754 Compass Drive, Suite 170
Grand Junction, CO 81506
Telephone (303) 242-4511

Date: Oct. 18, 1994

TO: Ron Unfred

SUBJECT: Grass seeding - Lawn

Lawn species in this area should be fairly salt tolerant and be fairly drought-resistant. The best lawn species for this area, therefore, would probably be a Fescue, or Perennial ryegrass. Ground should be free of rocks and trash. Ideally, ground should be rototilled to a depth of 4-6 inches. Twenty pounds of Total N should be applied per acre. Grass should be seeded according to supplier recommendations, but not less than 3lbs. per 1000 square feet.



E. James Currier
Supervisory Soil Cons.



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922

October 20, 1994

Regulatory Section (199475375)

Mr. Ronald Unfrad
Church of the Foursquare Gospel
614 30 Road
Grand Junction, Colorado 81504

Dear Mr. Unfrad:

I am responding to your request to retain fill material placed in a fringe wetland adjacent Ranchmen's Wash at the City of Grand Junction. The project site is located within Section 2, Township 1 South, Range 1 West, Mesa County, Colorado.

The Chief of Engineers has issued nationwide general permit number 26 which authorizes the discharge of dredged or fill material in headwaters and isolated wetlands provided the discharge will affect less than 1.0 acre of waters of the United States. Your project can be retained under this authority provided the work meets the conditions listed on the enclosed information sheets and provided the fill area is revegetated with a plant and seed mix recommended by the Grand Junction, Colorado, Soil Conservation Service Office. The fill area must be revegetated prior to April 1, 1995.

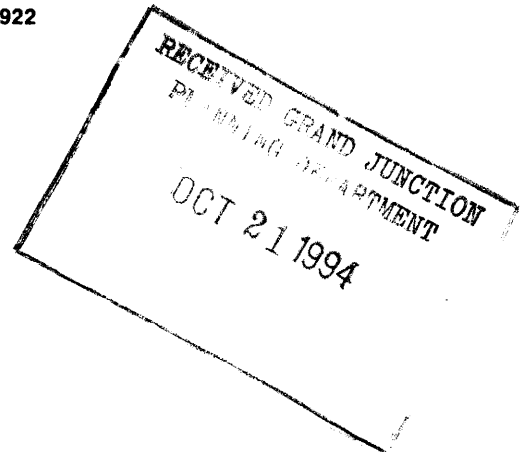
This permit verification will be valid for a period of two years from the date of this letter unless the nationwide permit is modified, reissued, or revoked.

We have assigned number 199475375 to your project. Please refer to this number in any correspondence with this office. If you have any questions, please contact Mr. Ken Jacobson of this office or telephone number (303) 243-1199.

Sincerely,

Grady L. McNure
Chief, Western Colorado Regulatory
Office
402 Rood Avenue, Room 142
Grand Junction, Colorado 81501-2563

Enclosure



Copies Furnished:

Dr. Gene Reetz, U.S. Environmental Protection Agency, 8WM-WQ,
999 18th Street, Suite 500, Denver, Colorado 80202-2466

Mr. Keith Rose, U.S. Fish and Wildlife Service, 764 Horizon
Drive, South Annex A, Grand Junction, Colorado 81506-3946

Mr. Paul von Guerard, Subdistrict Chief, U.S. Geological Survey,
402 Rood Avenue, Room 223, Grand Junction, Colorado 81501

Mr. Robert Caskey, Colorado Division of Wildlife, 711 Independent
Avenue, Grand Junction, Colorado 81501

Mesa County Commissioners, 750 Main Street, Post Office Box
20,000, Grand Junction, Colorado 81502-5013

✓ Mr. Michael T. Drollinger, City of Grand Junction, Community
Development Department, 250 North 5th Street, Grand Junction,
Colorado 81501

COMMENCING AT THE NW COR. OF THE NW 1/4 SE 1/4 OF SEC. 2, T. 1 S., R. 1 W., U.M. FROM WHENCE THE SW COR. OF SAID NW 1/4 SE 1/4 BEARS S00°00'00"W 1319.17 FEET AND ALL BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO:

THENCE S00°00'00"W 311.26 FEET; THENCE S89°45'20"E 30.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S00°00'00"W 159.52 FEET; THENCE N90°00'00"E 235.46 FEET;

THENCE S00°00'00"W 101.98 FEET; THENCE S52°23'09"E 634.12 FEET;

THENCE N50°02'51"E 60.00 FEET; THENCE N52°05'51"E 132.50 FEET;

THENCE N45°54'51"E 110.40 FEET; THENCE N51°48'51"E 150.00 FEET;

THENCE N73°44'51"E 64.60 FEET; THENCE N40°22'51"E 81.80 FEET;

THENCE N50°59'08"E 108.34 FEET; THENCE N14°06'52"E 84.39 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF THE GRAND VALLEY HIGHLINE CANAL LATERAL; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES;

1) N57°53'39"W 240.72 FEET; 2) N77°10'45"W 57.91 FEET;

3) N87°05'50"W 59.57 FEET; 4) S85°37'24"W 240.53 FEET;

5) N89°45'20"W 745.60 FEET TO THE TRUE POINT OF BEGINNING.

144 98

Original
Do NOT Remove
From Office

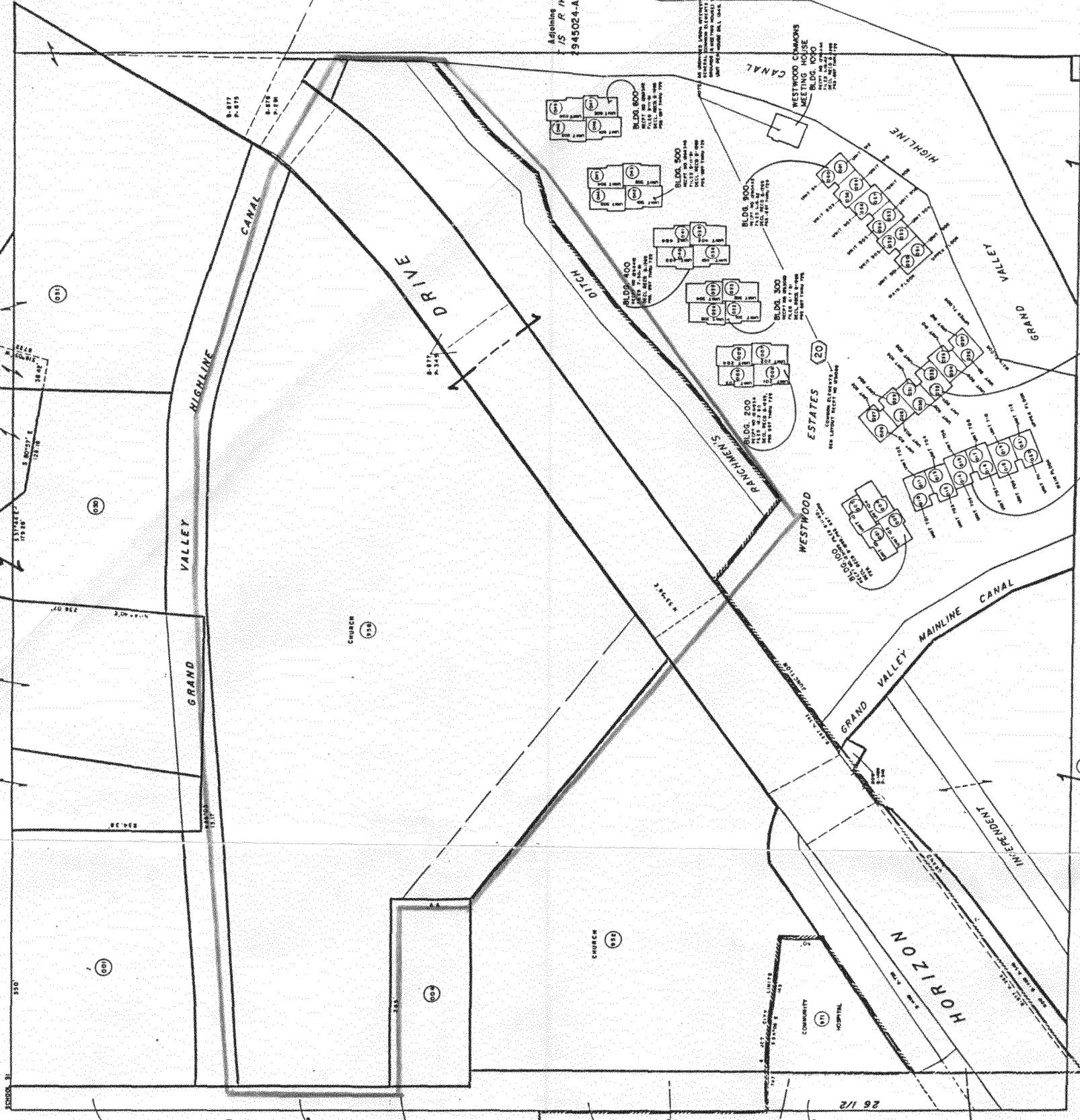
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144 94

T. 15 S. R. 17W SEC 2 NW/4SE/4
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Adjoining
T. 15 S. R. 17W
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T. 15 S. R. 17W
2945024-A



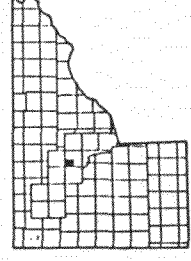
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SCALE - 1"=150'

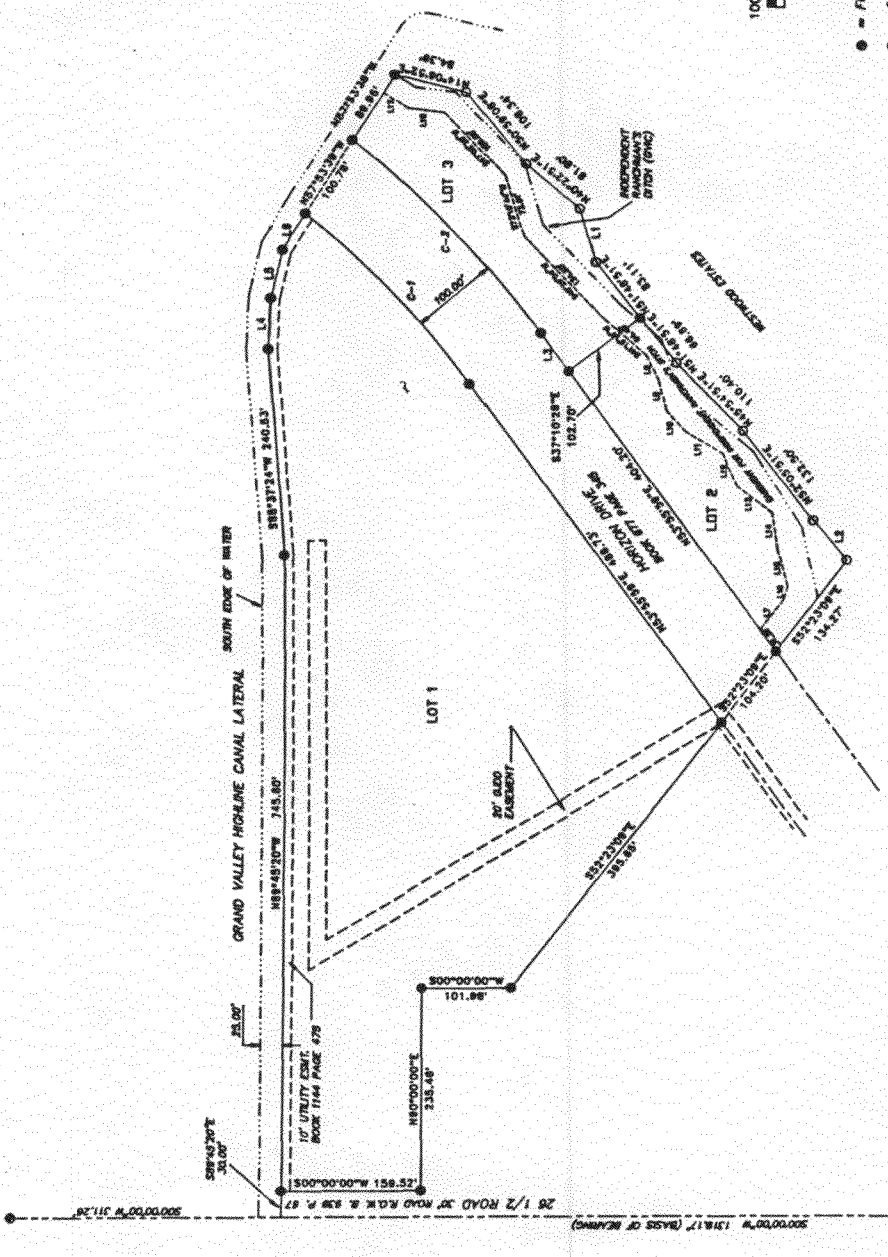
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2945-024-B T. 15 N. SEC 2 NW/4SE/4

FOURSQUARE MINOR SUBDIVISION

FOUND MESA COUNTY CAP FOR THE NW CORNER OF THE NW 1/4 SE 1/4 OF THE MESA UTE RESERVE



LINE TABLE

LINE	DESCRIPTION	BEARING	DISTANCE
1	SECTION 2	N89°45'20"W	745.60
2	SECTION 2	S85°31'24"W	240.53
3	SECTION 2	S89°45'20"W	745.60
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97	SECTION 2	N89°45'20"W	745.60
98	SECTION 2	S85°31'24"W	240.53
99	SECTION 2	S89°45'20"W	745.60
100	SECTION 2	N89°45'20"W	745.60

AREA SUMMARY

TRACT	AREA	PERCENT
LOT 1	2.48 ACRES	48.32
LOT 2	1.04 ACRES	20.82
LOT 3	1.00 ACRES	20.00
RESERVE	1.78 ACRES	35.86
TOTAL	11.30 ACRES	100.00

14494
Original
Do NOT Remove
From Office

C-1
A = 1428.29'
L = 273.08'
D = 14825.48'
274.33'

C-2
A = 1800.00'
L = 313.37'
D = 14825.48'
372.18'

EASEMENT INFORMATION PROVIDED BY FIRST AMERICAN TITLE CO. COMMITMENT NO. 118743

NOTED ACCORDING TO COLORADO STATE LAW YOU MUST EXAMINE ANY LEASE, ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU RECEIVE THIS SURVEY. ANY DEFECT IN THIS SURVEY WILL BE CORRECTED BY THE SURVEYOR WITHIN 90 DAYS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

KNOW ALL MEN BY THESE PRESENTS: CHURCH OF THE FOURSQUARE GOSPEL is the owner of the property situated in the SE 1/4 of Section 2, Township 1 South, Range 1 West of the 11th Meridian, County of Mesa, State of Colorado as recorded in Book 1115 of Page 829 in the records of the Mesa County Clerk and Recorder's Office.

COMMENCING AT THE NW COR. OF THE NW 1/4 SE 1/4 OF SEC. 2, T. 1 S., R. 1 W., U.M. FROM WHENCE THE SW COR. OF SAID NW 1/4 SE 1/4 BEARS S00°00'00"W 1318.17 FEET AND ALL BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO: THENCE S00°00'00"W 311.26 FEET; THENCE S89°45'20"E 30.00 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"W 158.52 FEET; THENCE N80°00'00"E 235.48 FEET; THENCE S00°00'00"W 101.88 FEET; THENCE S52°31'09"E 634.12 FEET; THENCE N50°02'31"E 60.00 FEET; THENCE N52°05'51"E 132.50 FEET; THENCE N45°34'31"E 110.40 FEET; THENCE N51°48'51"E 150.00 FEET; THENCE N50°59'08"E 108.34 FEET; THENCE N14°06'52"E 84.39 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF THE GRAND VALLEY HIGHLINE CANAL LATERAL; THENCE ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING; THENCE S89°45'20"W 745.60 FEET TO THE TRUE POINT OF BEGINNING.

That said owner has caused the said real property to be laid out and surveyed as FOURSQUARE MINOR SUBDIVISION, MESA COUNTY, COLORADO.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All utility easements to the City of Grand Junction for the use of public utilities or for the installation, operation, maintenance and repair of electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines;

All GMC Easements to the City of Grand Junction for the use of the public and to the Grand Valley Irrigation Company, its successors and assigns, for the installation, operation, maintenance and repair of GMC Irrigation water transmission facilities;

All Streets and Rights-of-way to the City of Grand Junction for the use of the public forever;

All GDDO 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 GDDO facilities;

All easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors or assigns, together with the right to trim or remove interfering trees and brush, and in Driveway 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 _____ day of _____ A.D., 1994

STATE OF COLORADO } S.S.
COUNTY OF MESA }
The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 1994
by _____
My Commission expires: _____ Notary Public

CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO } S.S.
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 _____.

Clerk and Recorder _____ Deputy _____ Fees \$ _____
City Approval _____

This plat of FOURSQUARE MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado is approved and accepted on this _____ day of _____ A.D., 1994.

City Manager _____ President of Council _____

FOURSQUARE MINOR SUBDIVISION
LOCATED IN THE SE 1/4 OF
SEC. 2, T. 1 S., R. 1 W., U.M.

I, William O. Roy, do hereby certify that the accompanying plat of FOURSQUARE MINOR SUBDIVISION, 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.



CERTIFICATE PREPARED BY
P.A. BOX 363
363-341-3847 CO 81002
JOB NO. 8251 SHEET 1 OF 1