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File 1994-0165

Name: Grisier-Ritter Minor Subdivision – SE Corner G & 25 ½ 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. 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	X	X	E-mails
X		Planning Commission Notice of public Hearing	X	X	Planning Commission Minutes – 11/1/94 - **
X		Ute Water Conservancy District – 12/20/94	X		Certification of Plat – 1/13/95
X		Planning Commission Notice of Public Hearing mail-out – 11/1/94	X	X	Grisier – Ritter Minor Subdivision Plat – scanned with file and also scanned with Historical GIS Maps - **
X	X	Commitment for Title Ins. - Chicago Title Ins. Co			
X	X	DIA – Bk 2122 / Pg 443– delivered to City Clerk for scanning/retention			
X	X	Release of DIA – Bk 2173 / Pg 972 – delivered to City Clerk for scanning/retention			
X		Treasurer's Certificate fo Taxes Due – 10/4/94			
X		Western Colorado Title Co. Commitment for Title Ins.			
X		Posting of Public Notice Signs – 10/19/94			
X	X	POA for Annexation – not recorded – will be scanned w/file			



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

Receipt 1038
 Date 10/14
 Rec'd By [Signature]
 File No. 165 94

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

Original NOT REMOVE from office

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				
<input checked="" 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 type="checkbox"/> DEVELOPER	<input type="checkbox"/> REPRESENTATIVE
<u>J Raymond Hiatt</u> <u>DONNA M. HIATT</u>		<u>Lyle Chamberlain</u> <u>Thomas A. Foster</u>
Name	Name	Name
<u>698 25.5 Road</u>		<u>518 28 Rd Row A100</u>
Address	Address	Address
<u>SP, Co 81505</u>		<u>SP, Co. 81501</u>
City/State/Zip	City/State/Zip	City/State/Zip

Business Phone No. <u>242-5659</u>	Business Phone No.	Business Phone No. <u>242-5659</u> <u>2458966 - 5454</u> <u>2423667 - Lyle</u>
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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] Signature of Person Completing Application 10/3/94 Date

J Raymond Hiatt Donna M. Hiatt
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

Robert Hackett
653 G. Road
Grand Junction, Co. 81505

Mark Roberts
670 26 Road
Grand Junction, Co. 81505

Jerald Sutton
689 25.5 Road
Grand Junction, Co. 81505

Marc Laird
686 25.5 Road
Grand Junction, Co. 81505

Anna M. Smith
702 25 1/2 Road
Grand Junction, Co. 81505

Stephen & Marjorie Blair
2868 C Road
Grand Junction, CO 81503

Carroll & Mary Oman
2625 Birch Ct
Grand Junction, CO 81505

~~Marc Roberts
670 26 Road
Grand Junction, Co. 81505~~

Terry & Deborah Newton
3321 Northridge Dr.
Grand Junction, CO 81506

Kenneth & Renee Christensen
147 Vista Grande
Grand Junction, CO 81503

George Jachim
2575 G. Road
Grand Junction, Co. 81505

Walid & Teresa Bou-Matar
677 25 1/2 Road
Grand Junction, CO 81505

W & H LLC
518 28 Road, Suite A100
Grand Junction, CO 81501

Brian P. Mahoney
2567 G. Road
Grand Junction, Co. 81505

J. Raymond & Donna Hiatt
698 25 1/2 Road
Grand Junction, CO 81505

Blake Richerd
2543 G. Road
Grand Junction, Co. 81505

Thomas Foster
Lyle Chamberlain
518 28 Road, #A100
Grand Junction, CO 81501

Robert & Louis Smith
2556 G. Road
Grand Junction, Co. 81505

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

LDS Church
2542 G. Road
Grand Junction, Co. 81505

19
165 24
Original
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Project Narrative
25 1/2 & G Road Minor Subdivision

165 94

To whom it may concern:

This proposal is for a 3 lot minor subdivision located on the Southeast corner of G Road and 25 1/2 Road. The entire property is 12 acres more or less. Currently one residence is located near the intersection corner of the property while the rest of the ground lay in a relatively flat configuration irrigated in hay production. The current owner Mr. Raymond Hiatt has attempted to sell the entire piece intact for some time now without success. It seems that the parcel is to small for farming but to big for most "regular" homeowners. The current proposal solves this problem by splitting the existing home off with approximately 2 acres of ground which is consistent with other parcels of ground in the area while allowing for two more residences on approximately 5 acres apiece. Both new pieces of property have more than ample frontage on either G Road or 25 1/2 Road both of which carry all necessary utility services.

We have polled most of the surrounding neighbors and found that the proposed use of this acreage is preferred over the alternative of a "Moonridge" type subdivision which most of the surrounding zoning allows. We have believe that the access to each of the properties can be achieved without any danger with regards to traffic, sight, or other potential problems. We further anticipate that the placement of the new homes on the new parcels will be such to discourage any further subdivision of these parcels.

In short, we see this minor subdivision as a "win-win" situation for all concerned; The existing owner, The purchasers of the new parcels, The neighbors, The City as this piece will act as a buffer between existing executive type large lots and the more highly densely zoned ground across the street from this property. We sincerely appreciate your consideration of this proposal.

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Do NOT Remove
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PS. Concurrent with this proposal, we are petitioning for annexation of this property to the City as it is already in an area targeted by the City for this process.

REVIEW COMMENTS

*Dedicate
entire triangle
to City*

Page 1 of 2

FILE # 165-94

TITLE HEADING: Final Plat of Grisier-Ritter
Minor Subdivision

LOCATION: SE corner of 25 1/2 and G Roads

PETITIONER: Raymond Hiatt

PETITIONER'S ADDRESS/TELEPHONE: 698 25 1/2 Road
Grand Junction, CO 81506
242-5659

PETITIONER'S REPRESENTATIVE: Tom Foster

STAFF REPRESENTATIVE: Kristen Ashbeck

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., OCTOBER 24, 1994.

CITY PROPERTY AGENT 10/10/94
Tim Woodmansee 244-1565

Please check distance along the eastern subdivision boundary and consequently for the east line of Lot 2.

CITY PARKS AND RECREATION DEPARTMENT 10/10/94
Don Hobbs 244-1542

As near as I can tell, two new residences will be created. Open space fees based upon two at \$225 = \$450.00 due in fees.

CITY UTILITY ENGINEER 10/06/94
Bill Cheney 244-1590

No comments.

U.S. WEST 10/07/94
Leon Peach 244-4964

No comments at this time.

GRAND VALLEY RURAL POWER 10/10/94
Perry Rupp 242-0040

Public Service Company service area.

CITY FIRE DEPARTMENT
Hank Masterson

10/05/94
244-1414

Since this is a single family subdivision located within the 201 Persigo Planning Area, hydrants must be provided so that property frontages are within 250' of a fire hydrant. Maximum hydrant spacing is 500' between hydrants. Minimum looped line size is 6" with 8" lines required for dead endlines over 250' long.

CITY DEVELOPMENT ENGINEER
Jody Kliska

10/17/94
244-1591

Dedication of 25' of Right-of-Way for a future 25 1/2 Road North is required.

Dedication of an additional 10' of Right-of-Way on G Road is required.

Access will be limited to a single-family driveway for each parcel.

PUBLIC SERVICE COMPANY
Dale Clawson

10/17/94
244-2695

Electric and gas: No objections. (NOTE: There are numerous "typo" errors in the Dedication.

GRAND JUNCTION DRAINAGE DISTRICT
John Ballagh

10/12/94
242-4343

The Drainage District does not have any known existing or planned facilities on this site. The closest facility is a portion of the click drain north of G Road. Leach creek is not a Grand Junction Drainage District facility.

MESA COUNTY PLANNING DEPARTMENT
Verna Cox

10/14/94
244-1637

The County Planning staff reviewed this application at its Development Review meeting yesterday. It was suggested that possible future development of the sites be considered.

- a) The triangle portion should be considered for future ROW.
- b) An interior road may be preferred to direct access to G Road.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

10/17/94
244-1437

See attached comments.

POWER OF ATTORNEY

OWNER(S) J. Raymond Hiatt and Donna M. Hiatt

ADDRESS OF PROPERTY 698 25 5 Road

TAX PARCEL # 2945-031-00-111

LEGAL DESCRIPTION OF PROPERTY The North 688.5 feet of the West 786 feet of the NW 1/4 NE 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, Except road right of way granted to County of Mesa by instrument recorded June 16, 1969 in Book 936 at page 142, Mesa

County, Colorado.

BE IT KNOWN THAT:

I, (We), do hereby designate and appoint the City Clerk of the City of Grand Junction as my (our) Attorney in Fact granting said City Clerk full power and authority for me (us) and in my (our) stead to: sign such documents and instruments as are necessary to cause the above described land(s) to be annexed to the City of Grand Junction; and to sign any petition(s) for annexation of the described land(s) to the City, when eligible; and to do and perform any and all acts which the said City Clerk shall deem necessary, convenient, or expedient to accomplish said annexation, as fully as I (we) might do if personally present.

The property described herein may be annexed to the City of Grand Junction in part or parts, at any time. Consent is hereby given to annex portions of tracts and parcels even if the annexation has the effect of dividing tracts or parcels into separate parts or parcels.

The authority granted by this instrument shall be a covenant running with the land(s), shall be binding upon successors in interest and shall not cease upon my (our) death(s) or the dissolution of marriage, partnership, corporation or other form of association which may hold title or claim an interest to the property described herein.

As a further covenant to run with the land, I (we) agree that in the event a counter-petition to a proposed annexation of the land is prepared, any signature on such petition purporting to affect the land herein described may be ignored as of no force and effect by the City under annexation requirements.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this 19 day of October, 1994.

J. Raymond Hiatt
Donna M. Hiatt

STATE OF COLORADO)
) ss:
COUNTY OF MESA)

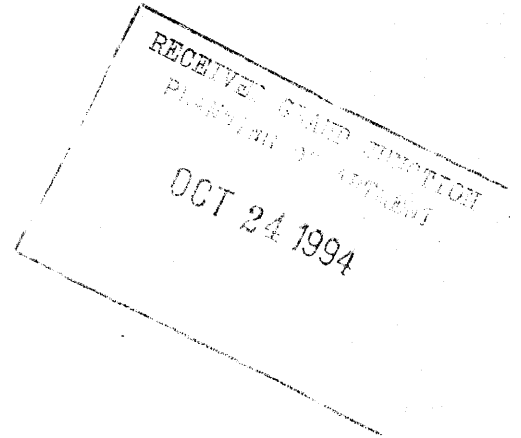
The foregoing instrument was acknowledged before me this 19 day of October, 1994 by J. Raymond & Donna M. Hiatt

WITNESS my hand and official seal:

Lois K. Gardner
Notary Public

2-7-95
My Commission expires:

#165-94



October 19, 1994

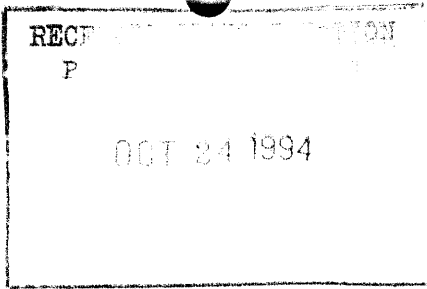
Grand Junction Planning Department
Grand Junction, Colorado

**RE: MINOR SUBDIVISION APPLICATION AT 698 - 25.5 ROAD
SELLER: HIATT**

1. The subject property is located in a rural area and therefore fireplugs are sparsely scattered throughout the area. There are two plugs at the LDS Church site which would be about 250 feet from existing home. There are also plugs in the Moonridge Falls Subdivision; that is within 250 feet of the south edge of Lot 3.
2. The Seller hesitates to give up the 25 foot right of way at the north west corner of property. In 1969, there was a voluntary gift of the right of way for 25.5 Road. This gift accommodated the county to a great extent and made it possible to avoid the tremendous fill problem over Leach Creek. Seller requires an agreement with the City that in the event the right of way is ever used for road extension that present right of way will be given back to Lot 1 of the Minor Subdivision. Therefore, the property west of the present road way should remain a part of Lot 1. Further discussion of this situation needs to take place.

Respectfully Submitted,

J. Raymond Hiatt



October 24, 1994

Ms. Kristen Ashbeck
Grand Junction, Planning Department
City of Grand Junction
225 N. 5th St.
Grand Junction, Co 81501

RE: RESPONSE TO REVIEW COMMENTS - FILE # 165-94
SE CORNER OF 25 1/2 & G ROADS
PETITIONER: RAYMOND HIATT
PETITIONER'S ADDRESS: 698 25 1/2 ROAD
GRAND JUNCTION, CO 81506
242-5659

Previously you have received comments from Mr. Tom Foster dated October 19, 1994. Please accept these additional remarks.

CITY PROPERTY AGENT

The survey has been modified to address this issue. New surveys were submitted on Thursday, October 20, 1994 to the City Planning Dept.

CITY PARKS AND RECREATION DEPT

Open space fees are agreeable in the amounts indicated.

CITY FIRE DEPARTMENT

Comment submitted by Mr. Foster

CITY DEVELOPMENT ENGINEER

25' right of way on 25 1/2 Road
Comment submitted by Mr. Foster.

10' right of way on G Road
Agreeable in the amount indicated.

Access limited to a single driveway for each parcel
Agreeable as indicated.

MESA COUNTY PLANNING DEPARTMENT

Triangle parcel
Comment submitted by Mr. Foster.

Interior road
Not agreeable.

continued

Ms. Kristen Ashbeck
Grand Junction, Planning Department
City of Grand Junction
October 24, 1994
Page 2

COMMUNITY DEVELOPMENT DEPARTMENT
Corrected Power of Attorney
This has been submitted.

Site survey
The survey has been modified to address this
issue. New surveys were submitted on Thursday,
October 20, 1994 to the City Planning Dept.

Spelling
Corrected

25' right of way on 25 1/2 Road
Comment submitted by Mr. Foster.

Single access from each lot # 2 and 3.
Agreeable as indicated.

Sincerely,



James R. Grisier

cc: Mr. Raymond Hiatt
Mr. Tom Foster
Mr. Lyle Chamberlain
Mr. Earl Ritter

STAFF REVIEW

FILE: 165-94

DATE: October 26, 1994

REQUEST: Final Plat - Grisier-Ritter Minor Subdivision

LOCATION: Southeast corner of 25-1/2 and G Roads

APPLICANT: Raymond Hiatt

EXISTING LAND USE: Single Family Residence on 11-acre parcel

PROPOSED LAND USE: 3 Single Family Residential Lots

SURROUNDING LAND USE: All Low density Single Family Residential

EXISTING ZONING: Agricultural/Forestry Transition (AFT - Mesa County Zoning)

SURROUNDING ZONING: (all Mesa County zoning)

NORTH: AFT

SOUTH: AFT

EAST: Residential 1 acre minimum lot area (R1A)

WEST: AFT and Planned Unit Development

Handwritten notes:
11-acre parcel
existing residence

STAFF ANALYSIS: *all 11-acre parcel to be subdivided* The current property owner is proposing to subdivide an 11-acre parcel into 3, single family residential lots. Concurrently, this property is being annexed to the City of Grand Junction. A Power of Attorney for annexation has been executed for the parcel. The existing single family residence would remain on a parcel of land approximately 1 acre in size and two lots of 5 and 4.6 acres would be created. As shown on the plat, the northwestern corner triangle would include 25 feet of dedicated right-of-way for the future straightening of 25-1/2 Road and a tract to be attached to Lot 1. This parcel is not likely to be developed due to existing Leach Creek and topography. In order to ensure that it will not be developed, Staff is recommending that the entire northwest triangle be dedicated to the City as right-of-way rather than included as a part of Lot 1.

An initial Staff comment on the proposal was that Lots 2 and 3 be restricted to only 1 access each on G Road and 25-1/2 Road respectively. This is to preclude the situation of a number of driveways accessing these roads in the event that Lots 2 and/or 3 were further subdivided. The response to comments indicated that the developer agreed to this limitation; however, this must be noted on the plat.

The Fire Department will require adequate hydrants and fire lines for construction of homes on Lots 2 and 3. These improvements must be guaranteed prior to recording the plat. There are no other outstanding issues.

Handwritten notes:
Fire Department
adequate hydrants and fire lines
prior to recording the plat

STAFF RECOMMENDATION: Approval subject to the following conditions: 1) dedication of the northwest triangle to the City of Grand Junction as right-of-way; 2) notation on the plat that access to Lots 2 and 3 is limited to one access each; 3) an Improvements Agreement and

4)

Handwritten notes:
+ Leach Creek + A# 23811

Vertical handwritten notes on the right margin:
11-acre parcel
existing residence
Fire Department
adequate hydrants and fire lines
prior to recording the plat

or placement of the fire hydrant prior to recording the plot

Guarantee for fire hydrants and lines as required by the Fire Department; and ⁵⁾ final approval by the Utility Coordinating Committee.

6) payment of open space fees - \$450 @ recording.

Ritter

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, on item 165-94, the ~~Plot~~ Minor Subdivision, I move that we approve the request with the conditions as outlined in the staff recommendation above.



November 7, 1994

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

Mr. Tom Foster
Hometown Realty
1131 North 21st Street
Grand Junction, Colorado 81501

RE: Grisier-Ritter Minor Subdivision

Dear Tom,

As you are aware, the Grand Junction Planning Commission approved of the final plat referenced above at its November 1, 1994 meeting. This approval was subject to the following conditions being met prior to recording the plat: 1) the City exercising land use control of this parcel (tentatively scheduled for December 21, 1994); 2) dedication of the northwest triangle to the City of Grand Junction as right-of-way (include a note on the plat); 3) notation on the plat that access to Lots 2 and 3 is limited to one access each; 4) an Improvements Agreement and Guarantee or placement of a fire hydrant as required by the Fire Department; and 5) final approval by the Utility Coordinating Committee (earliest meeting November 9, 1994).

In addition to these conditions, payment of the open space fees in the amount of \$450.00 is required prior to recording the plat. There are also numerous typographical errors on the plat in the lot dimensions and the dedication statement that must be corrected.

Please call if you have questions regarding this approval.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen", followed by a horizontal line.

Kristen Ashbeck
Planner



RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
MAR 16 1995

March 8, 1995

Mr. Larry Timm
Planning Director
City of Grand Junction

Dear Larry:

In December 1994 we accomplished a land split at 25 1/2 and G road. At this time we also accepted annexation to the city. The case number was 165-94

Because of the configuration of the road way on 25 1/2 road we owned a small triangle in the corner West of the road right of way. This parcel was lost in the process since when the plat was filed, the dedications included it.

We had deeded the extra land for 25 1/2 road over to the County in 1969 at no cost to them. Now we're giving the rest of the land to the quarter section line. We submitted a letter concerning this matter during the planning process. It was apparently overlooked. What do you suggest we do?

Thanks for your concern.

Sincerely,
Ray Hiatt
Donna Hiatt

Ray & Donna Hiatt

N1/4 Sec 3

N89°59'37"E

1317.35

786.00

G ROAD R

282.31

To be dedicated hereon

510.52

490.03

40'
25'

176.12

37.18

37.18

20.49

TRACT A
Dedicated to City of
Grand Junction

160.05

237.99

381.49

N47°44'E

25 1/2 Rd

R.O.W. Book 936 Page 142

338.46

15' Utility and Irrigation Easement

LOT 1
1.05 Acres
more or less

N01°54'16"E 281.55

10' Drainage Easement

5'
5'

50.65

20' Utility and Drainage Easement

261.63

72.40

N89°19'21"W 334.03

(d Basis of Bearing)

October 19, 1994

Grand Junction Planning Department
Grand Junction, Colorado

**RE: MINOR SUBDIVISION APPLICATION AT 698 - 25.5 ROAD
SELLER: HIATT**

1. The subject property is located in a rural area and therefore fireplugs are sparsely scattered throughout the area. There are two plugs at the LDS Church site which would be about 250 feet from existing home. There are also plugs in the Moonridge Falls Subdivision; that is within 250 feet of the south edge of Lot 3.
2. The Seller hesitates to give up the 25 foot right of way at the north west corner of property. In 1969, there was a voluntary gift of the right of way for 25.5 Road. This gift accommodated the county to a great extent and made it possible to avoid the tremendous fill problem over Leach Creek. Seller requires an agreement with the City that in the event the right of way is ever used for road extension that present right of way will be given back to Lot 1 of the Minor Subdivision. Therefore, the property west of the present road way should remain a part of Lot 1. Further discussion of this situation needs to take place.

Respectfully Submitted,

Raymond Hiatt

March 30, 1995



Ray and Donna Hiatt
698 25-1/2 Road
Grand Junction, Colorado 81505

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

Dear Mr. and Mrs. Hiatt,

This letter is in response to your letter of March 8, 1995 regarding the recent subdivision of your property known as the Grisier-Ritter Minor Subdivision. The previous letter you referenced (dated October 19, 1994) was received and the matter regarding right-of-way was discussed at a staff level during the subdivision review process. City staff acknowledged the fact that, should 25-1/2 Road ever be realigned to continue straight north instead of angling to the east as it presently does, it would be a reasonable request at that time to vacate the angled portion of the right-of-way, returning it to the owner of Lot 1 of the minor subdivision.

To the best of our recollection, your letter of October 19, 1994 was hand delivered to the City by your representative, Mr. Tom Foster. At that time, Kristen Ashbeck, the planner assigned to this subdivision review, suggested to Mr. Foster that the issue be brought up by the petitioner or representative at the Planning Commission meeting on November 1, 1994. Mr. Foster and Mr. Lyle Chamberlain were present at the November 1 Planning Commission meeting but did not raise the issue mentioned in your October 19 letter for discussion with the Commission. Therefore, the Planning Commission approved the plat which was subsequently signed and recorded as was proposed prior to your October 19 letter and with the conditions proposed by Staff.

According to Mark Relph, Public Works Manager, the 25-1/2 Road/G Road intersection improvement and realignment is not scheduled in the City's 10-year plan, but is anticipated in the long range. The vacation process could be initiated by the property owner of Lot 1 when 25-1/2 Road is realigned. When realignment does occur, a vacation of the angled portion of the right-of-way appears to be a reasonable step.

Please call if you have further questions regarding this issue. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Larry Timm".

Larry Timm
Community Development Department Director





Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

September 15, 1995

Jim Grisier
2135 N. 7th Street
Grand Junction, CO 81505

Dear Jim:

After talking with you on Friday I was informed that the city must keep the original document for our files. Please send us a check for \$6.00 made payable to the Mesa County Recorder, for recording purposes. Upon receipt of the check I will take the release over to the county and get it recorded. Then I'll send you a copy of the recorded release form.

Please send the check to: Bill Nebeker
Community Development Department
250 North 5th Street
Grand Junction, CO 81501

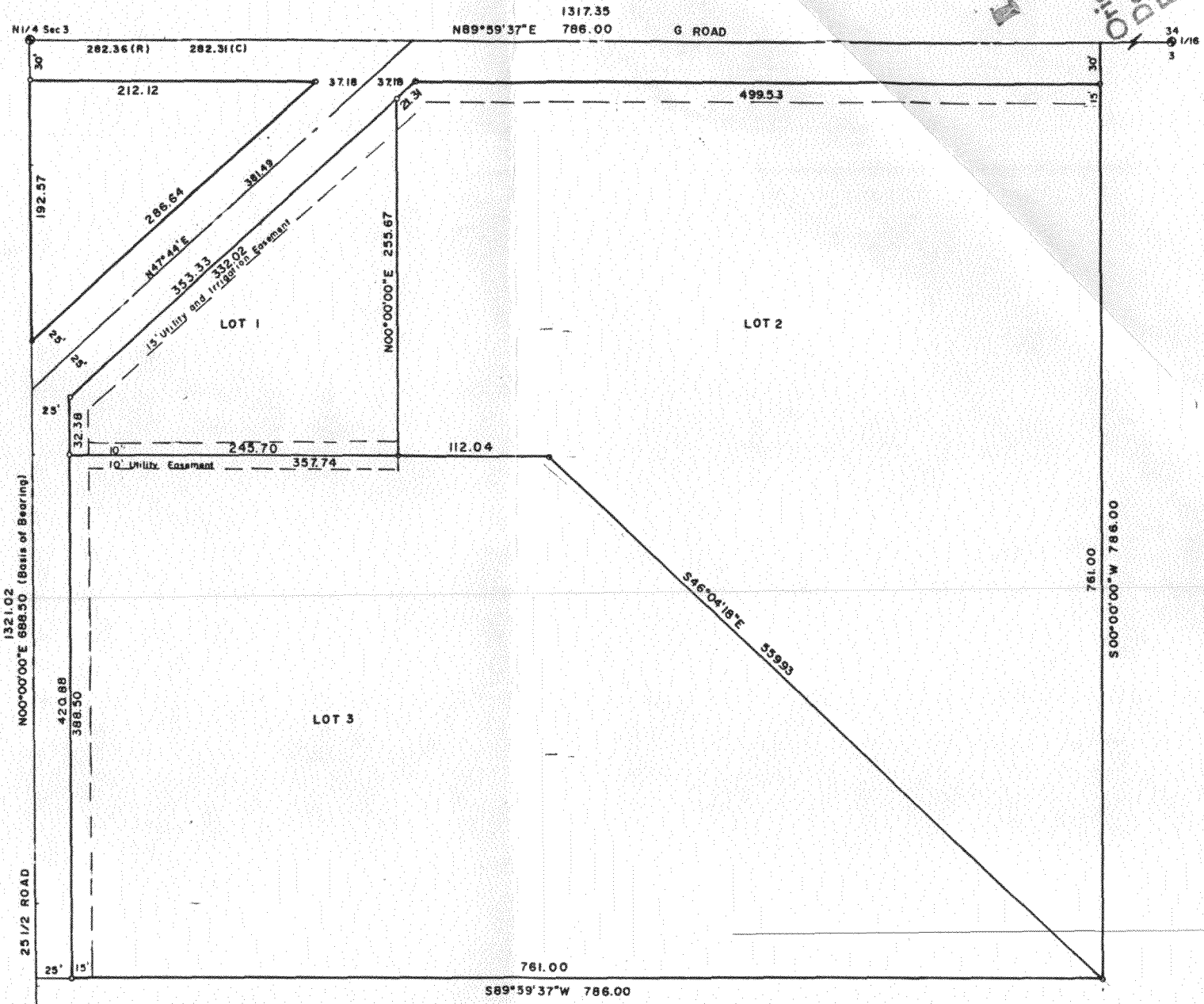
If you have any questions feel free to call me at 244-1447.

Sincerely,

Bill Nebeker
Senior Planner

GRISER-RITTER MINOR SUBDIVISION

Original Return
From Office
11/16/94

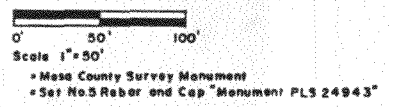


DEDICATION:
KNOW ALL MEN THESE PRESENTS:
That J. Raymond Hiatt and Donna M. Hiatt are the Owners of that real property as described in Book 933 at Page 468 in the Mesa County Clerk and Recorder's Office, said real property being described as:
The North 688.5 feet of the West 786 feet of the NW NEK of Section 3, Township 1 South, Range 1 West of the Ute Meridian, Except road right of way granted to County of Mesa by Instrument recorded June 16, 1969 in Book 936 at Page 142 Mesa County, Colorado.
That said Owner's have caused that real property to be laid out and surveyed as GRISER-RITTER MINOR SUBDIVISION.
That said Owner's do hereby dedicate and set apart all streets and roads to the City of Grand Junction and to the use of the public forever and hereby dedicate all utility easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines. All ingress/egress easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests and invitees, and also for use by public services, including but not limited to, postal service, trash collection, fire, police, emergency vehicles, and the City of Grand Junction.
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 Drainage and Detention/Retention easements, the right to dredge, provided however, that the beneficiaries of said easements shall utilize the same in reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS said OWNER'S have caused their names to be hereunto subscribed this day of _____ AD 1994
STATE OF COLORADO)
COUNTY OF MESA)
J. Raymond Hiatt Donna M. Hiatt
STATE OF COLORADO)
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this _____ day of _____ AD 1994.
My commission expires _____
Notary Public

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA)
I here by certify that this instrument was filed in my office at _____ O'clock _____ M this _____ day of _____ AD 1994 and is duly recorded as Reception Number _____ in Plat Book _____ at Page _____.
City Manager _____ President City Council _____
UTILITIES COORDINATING COMMITTEE
Chairperson _____

SURVEYOR'S CERTIFICATE
I, Cecil D. Caster, do hereby certify that the accompanying plat of GRISER-RITTER MINOR SUBDIVISION, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same.
Date Cecil D. Caster
Registered Professional Land Surveyor
PLS Number 24943



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 herein.

Monument Surveying Co.
755 Road Avenue
Grand Junction, CO 81501
(303) 245-4189 FAX (303) 245-4674

GRISER-RITTER MINOR SUBDIVISION
Located in the NE 1/4, Sec 3, T1S, R1W, U1M

DESIGNED	FIELD APPROVAL
DRAWN	TECHNICAL APPROVAL
CHECKED	APPROVED
PREPARED FOR: JIM GRISER and EARL RITTER	JOB NO: 94-03

