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File 1994-0201

Name: Cody Subdivision – Zoning of Anx to PR/Final Plan/Plat for Fil.3&4-S Of F Road, E Of 29.5 Rd

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
		*Application form
		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		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
		*Review Comments
		*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	Correspondence			
X	X	Planning Commission Minutes – 12/6/94, 2/7/95 - **			
X	X	City Council Minutes - 12/21/94 - **			
X	X	Resolution No. 124-94 - **			
X	X	Agreement – 5/12/95			
X	X	Cody Subdivision – Filing – certification of plat			
X	X	Release of Improvements Agreement - - not recorded			
X	X	Ordinance No. 2797 - **			
X	X	Plat – GIS Historical Maps-**- (also scanned in file)			
X	X	Darla Jean Subdivision			
X		Planning Commission Notice of Public Hearing mail-out- 11/25/94			

STAFF REVIEW

FILE: C71-93
DATE: November 10, 1994
STAFF: Kathy Portner
REQUEST: Street name change
LOCATION: Cody Drive--Cody Subdivision
APPLICANT: John Davis

EXECUTIVE SUMMARY:

Resolution changing the street name of Cody Drive to Darby Drive.

STAFF ANALYSIS:

Cody Subdivision, Filing #2 was recently recorded and subsequently annexed into the City of Grand Junction. After the plat was recorded it was discovered that the street name "Cody Drive" had been used elsewhere in the County. Therefore, the developer of Filing #2 is proposing to change the name to Darby Drive.

STAFF RECOMMENDATION:

Staff recommends approval of the Resolution.

STAFF REVIEW

FILE: #201-94
DATE: November 30, 1994
STAFF: Kathy Portner
REQUEST: Zone of Annexation to PR, not to exceed 4.4 units per acre, Final Plan and Plat for Cody Subdivision, Filings #3 and #4.
LOCATION: South of F Road, East of 29 1/2 Road
APPLICANT: John Davis

EXISTING LAND USE: Single Family Residential and undeveloped

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Single Family Residential (approx. 5-6 units per acre)
SOUTH: Mobile home park (approx. 8 units per acre)
EAST: Single Family Residential (approx. 6 units per acre)
WEST: Single Family Residential (approx. 6-7 units per acre)

EXISTING ZONING: PUD (Planned Unit Development)--County zoning

PROPOSED ZONING: PR (Planned Residential, 4.4 units per acre)

SURROUNDING ZONING:

NORTH: R-1 (County)
SOUTH: PMH (Planned Mobile Home-County)
EAST: R-1 (County)
WEST: R-2 (County)

RELATIONSHIP TO COMPREHENSIVE PLAN:

No City Comprehensive Plan exists for this area.

STAFF ANALYSIS:

Cody Subdivision, Filings 1 and 2 were approved and recorded by Mesa County. Filings 3 and 4 were given final approval by Mesa County in 1994. Subsequent to approval the subdivision

was annexed to the City as a part of the Darla Jean Annexation which was effective October 23, 1994. Within 90 days of annexation the City is required to apply a City zoning to properties.

Filings 1 and 2 consist of a total of 51 lots on 12.02 acres. Filings 3 and 4 were approved for 55 lots on 12.02 acres for an overall density of 4.4 units per acre. The development was zoned PUD (Planned Unit Development) by Mesa County at the time of approval. For the zone of annexation, staff is recommending a Planned Residential (PR) zone with a density not to exceed 4.4 units per acre to accommodate the approved lot sizes and setbacks. The proposed setbacks are as follows:

Setbacks

F Road	50'
Front yard	20'
Sideyard	5'
Rearyard	10'

Maximum height of structures--25'

Filings 1 and 2 have already been recorded. Filings 3 and 4 received final approval by Mesa County, but have not yet been recorded. The following conditions of approval, as stated in Mesa County Resolution #94-83, shall apply:

1. Follow the recommendations of the Geologic Report.
2. No driveway access will be allowed off of F Road.
3. A landscaping plan is required for frontage along F Road.
4. A revised drainage and irrigation plan must be reviewed and approved.
5. Plans for the common-detention area shall be submitted and shall include provisions for maintenance.
6. Construct sidewalk improvements along F Road.
7. Redesign of lots 10-13 of Block 2 to assure adequate buildable areas.
8. Pedestrian access to F Road from the end of Pioneer Road (City requirements are that the access be 12' wide with an 8' concrete path).
9. Provision of an improvements agreement/guarantee.
10. As requested by Palisade Irrigation District, construct an irrigation storage reservoir.

STAFF RECOMMENDATION:

Staff recommends approval of the PR zone with a density not to exceed 4.4 units per acre for the entire Cody Subdivision and that the City accept Mesa County's final approval for the subdivision and allow future filings to be reviewed and approved Administratively provided all the above listed conditions of the County approval are met and provided all City infrastructure and development standards are met, including the following:

1. The pedestrian access to F Road shall be 12' wide and include a 8' wide concrete path.
2. All infrastructure, including drainage facilities must meet City standards.
3. All City fees shall apply.
4. Filing 3 shall be reviewed and recorded within one year of this approval, and filing 4 shall be recorded within 2 years of this approval. Failure to meet any of these deadlines will result in the plat having to be reviewed through a hearing process again, or in accordance with the then current Zoning and Development Code.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, I move we forward the rezoning to PR, with a density not to exceed 4.4 units per acre, onto City Council with a recommendation of approval. I further move to approve the final plan/plat for Filings 3 and 4 of Cody Subdivision subject to the Staff Recommendation.

CODY SUBDIVISION

FILING 3 & 4

CODY SUBDIVISION FILING 2

NE 1/16 COR.
SECTION 8

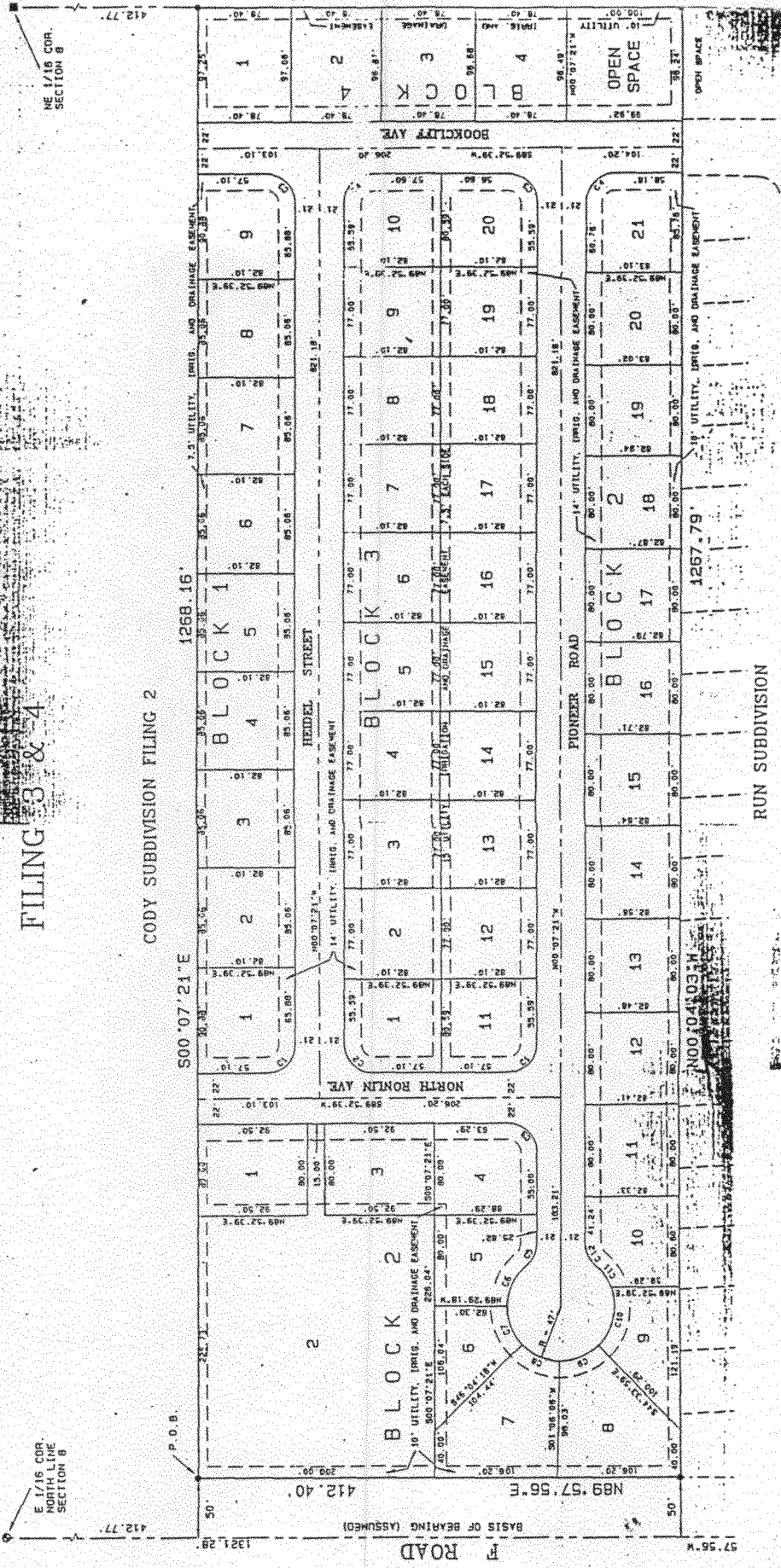
E 1/16 COR.
NORTH LINE
SECTION 8



- MARKER
- 1" 30" PIPE
- 1/2" MARKED
- SET IN CONC.
- ALUM. CAP STAMPED
- LS 24306 IN CONC.

IBACKS

JANADY



412.40' 1321.29'

BASES OF BEARING (ASSUMED)

106.20' 196.57' 56.1° E

S00°07'21"E

1268.16'

412.77'

N00°04'03"W

N00°07'21"E

RUN SUBDIVISION

STAFF REVIEW

FILE: #201-94

DATE: December 5, 1994

STAFF: Kathy Portner

REQUEST: Zone of Annexation to PR, not to exceed 4.4 units per acre, Final Plan and Plat for Cody Subdivision, Filings #3 and #4.

LOCATION: South of F Road, East of 29 1/2 Road

APPLICANT: John Davis

EXISTING LAND USE: Single Family Residential and undeveloped

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Single Family Residential (approx. 5-6 units per acre)

SOUTH: Mobile home park (approx. 8 units per acre)

EAST: Single Family Residential (approx. 6 units per acre)

WEST: Single Family Residential (approx. 6-7 units per acre)

EXISTING ZONING: PUD (Planned Unit Development)--County zoning

PROPOSED ZONING: PR (Planned Residential, 4.4 units per acre)

SURROUNDING ZONING:

NORTH: R-1 (County)

SOUTH: PMH (Planned Mobile Home-County)

EAST: R-1 (County)

WEST: R-2 (County)

RELATIONSHIP TO COMPREHENSIVE PLAN:

No City Comprehensive Plan exists for this area.

STAFF ANALYSIS:

Cody Subdivision, Filings 1 and 2 were approved and recorded by Mesa County. Filings 3 and 4 were given final approval by Mesa County in 1994. Subsequent to approval the subdivision

was annexed to the City as a part of the Darla Jean Annexation which was effective October 23, 1994. Within 90 days of annexation the City is required to apply a City zoning to properties.

Filings 1 and 2 consist of a total of 51 lots on 12.02 acres. Filings 3 and 4 were approved for 55 lots on 12.02 acres for an overall density of 4.4 units per acre. The development was zoned PUD (Planned Unit Development) by Mesa County at the time of approval. For the zone of annexation, staff is recommending a Planned Residential (PR) zone with a density not to exceed 4.4 units per acre to accommodate the approved lot sizes and setbacks.

Filings 1 and 2 have already been recorded. Filings 3 and 4 received final approval by Mesa County, but have not yet been recorded. The petitioner has requested that the City approval of the final plan/plat for filings 3 and 4 be pulled from the agenda for one month to allow him time to redraw the plat incorporating City standards.

STAFF RECOMMENDATION:

Staff recommends approval of the PR zone with a density not to exceed 4.4 units per acre for Cody Subdivision.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, I move we forward the rezoning to PR, with a density not to exceed 4.4 units per acre, onto City Council with a recommendation of approval.

12/6/94 PC recommend approval

STAFF REVIEW

FILE: #201-94
DATE: December 12, 1994
STAFF: Kathy Portner
REQUEST: Zone of Annexation to PR, not to exceed 4.4 units per acre
LOCATION: South of F Road, East of 29 1/2 Road
APPLICANT: John Davis

EXECUTIVE SUMMARY:

Zoning Cody Subdivision, which was recently annexed to the City, Planned Residential (PR) with a density not to exceed 4.4 units per acre.

EXISTING LAND USE: Single Family Residential and undeveloped

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Single Family Residential (approx. 5-6 units per acre)
SOUTH: Mobile home park (approx. 8 units per acre)
EAST: Single Family Residential (approx. 6 units per acre)
WEST: Single Family Residential (approx. 6-7 units per acre)

EXISTING ZONING: PUD (Planned Unit Development)--County zoning

PROPOSED ZONING: PR (Planned Residential, 4.4 units per acre)

SURROUNDING ZONING:

NORTH: R-1 (County)
SOUTH: PMH (Planned Mobile Home-County)
EAST: R-1 (County)
WEST: R-2 (County)

RELATIONSHIP TO COMPREHENSIVE PLAN:

No City Comprehensive Plan exists for this area.

STAFF ANALYSIS:

Cody Subdivision, Filings 1 and 2 were approved and recorded by Mesa County. Filings 3 and 4 were given final approval by Mesa County in 1994. Subsequent to approval the subdivision was annexed to the City as a part of the Darla Jean Annexation which was effective October 23, 1994. Within 90 days of annexation the City is required to apply a City zoning to properties.

Filings 1 and 2 consist of a total of 51 lots on 12.02 acres. Filings 3 and 4 were approved for 55 lots on 12.02 acres for an overall density of 4.4 units per acre. The development was zoned PUD (Planned Unit Development) by Mesa County at the time of approval. For the zone of annexation, staff is recommending a Planned Residential (PR) zone with a density not to exceed 4.4 units per acre to accommodate the approved lot sizes and setbacks.

Filings 1 and 2 have already been recorded. Filings 3 and 4 received final approval by Mesa County, but have not yet been recorded. The petitioner has requested that the City approval of the final plan/plat for filings 3 and 4 be pulled from the agenda for one month to allow him time to redraw the plat incorporating City standards.

STAFF RECOMMENDATION:

Staff recommends approval of the PR zone with a density not to exceed 4.4 units per acre for Cody Subdivision. The setbacks for filings 1 and 2 shall be as follows:

Front	20'
Side	5'
Rear	10'

Setbacks for future filings shall be as approved with the final plans/plats.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommended approval at their December 6, 1994 hearing.

STAFF REVIEW

FILE: #201-94
DATE: January 31, 1995
STAFF: Kathy Portner
REQUEST: Final Plan and Plat for Cody Subdivision, Filings #3 and #4.
LOCATION: South of F Road, East of 29 1/2 Road
APPLICANT: John Davis

EXISTING LAND USE: Single Family Residential and undeveloped

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Single Family Residential (approx. 5-6 units per acre)
SOUTH: Mobile home park (approx. 8 units per acre)
EAST: Single Family Residential (approx. 6 units per acre)
WEST: Single Family Residential (approx. 6-7 units per acre)

EXISTING ZONING: PR (Planned Residential, 4.4 units per acre)

PROPOSED ZONING: Same

SURROUNDING ZONING:

NORTH: R-1 (County)
SOUTH: PMH (Planned Mobile Home-County)
EAST: R-1 (County)
WEST: R-2 (County)

RELATIONSHIP TO COMPREHENSIVE PLAN:

No City Comprehensive Plan exists for this area.

STAFF ANALYSIS:

Cody Subdivision, Filings 1 and 2 were approved and recorded by Mesa County. Filings 3 and 4 were given final approval by Mesa County in 1994. Subsequent to approval the subdivision

was annexed to the City as a part of the Darla Jean Annexation which was effective October 23, 1994. Within 90 days of annexation the City is required to apply a City zoning to properties.

Filings 1 and 2 consist of a total of 51 lots on 12.02 acres. Filings 3 and 4 were approved for 55 lots on 12.02 acres for an overall density of 4.4 units per acre. The development was zoned PUD (Planned Unit Development) by Mesa County at the time of approval. The City approved a Planned Residential (PR) zone with a density not to exceed 4.4 units per acre to accommodate the approved lot sizes and setbacks. The proposed setbacks are as follows:

Setbacks

F Road	40'
Front yard	20' (except lots 5, 6, 7, 8, 9 and 10; block 2 where the setback will be 20' for garages and 18' for remainder of the house)
Sidyard	5'
Rearyard	10'

Maximum height of structures--25'

Filings 1 and 2 have already been recorded. Filings 3 and 4 received final approval by Mesa County, but have not yet been recorded. The following conditions of approval, as stated in Mesa County Resolution #94-83, shall apply:

1. Follow the recommendations of the Geologic Report.
2. No driveway access will be allowed off of F Road.
3. A landscaped berm is required for frontage along F Road.
4. A revised drainage and irrigation plan must be reviewed and approved.
5. Plans for the common-detention area shall be submitted and shall include provisions for maintenance.
6. Construct sidewalk improvements along F Road.
7. Assure adequate buildable areas for all lots.
8. Pedestrian access to F Road from the end of Pioneer Road, consisting of a 4.5' concrete sidewalk within an easement at least 6.5' wide.
9. Provision of an improvements agreement/guarantee.
10. As requested by Palisade Irrigation District, construct an irrigation storage reservoir.

STAFF RECOMMENDATION:

Staff recommends the City accept Mesa County's final approval for the subdivision and allow future filings to be reviewed and approved Administratively provided all the above listed conditions of the County approval are met and provided all City infrastructure and development standards are met, including the following:

1. The pedestrian access to F Road shall be at least 6.5' wide and include a 4.5' wide

concrete sidewalk.

2. All infrastructure, including drainage facilities must meet City standards.
3. All City fees shall apply.
4. Filing 3 shall be reviewed and recorded within 18 months of this approval, and filing 4 shall be recorded within 3 years of this approval. Failure to meet any of these deadlines will result in the plat having to be reviewed through a hearing process again, or in accordance with the then current Zoning and Development Code.

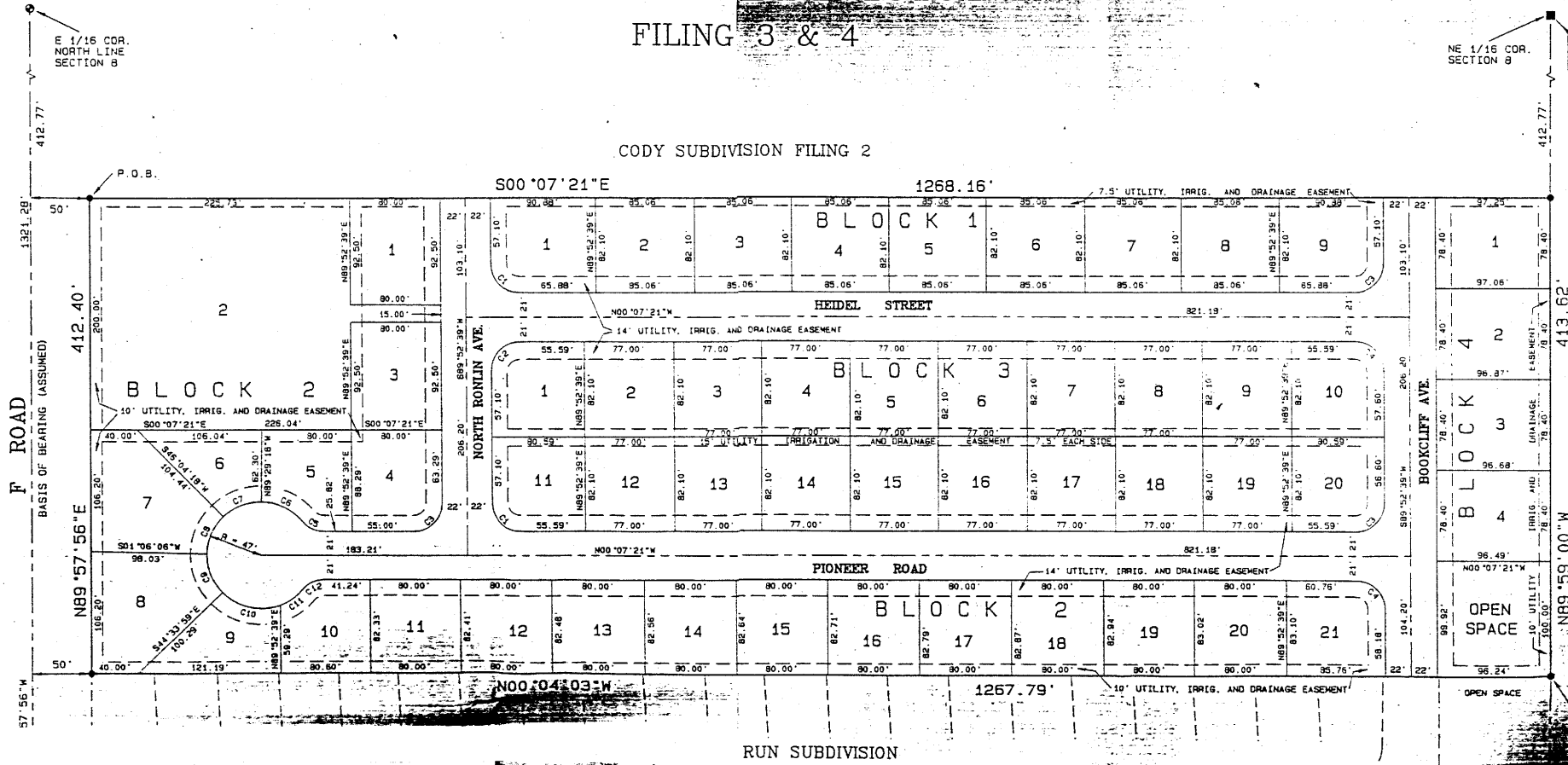
RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, I move we approve the final plan/plat for Filings 3 and 4 of Cody Subdivision subject to the Staff Recommendation.

CODY SUBDIVISION

FILING 3 & 4

CODY SUBDIVISION FILING 2



END
KEY MARKER
P ON 30" PIPE
14113
D CAP MARKED
36 (SET IN CONC.)
2" ALUM. CAP STAMPED
LS 24306 IN CONC.

SETBACKS

SUMMARY

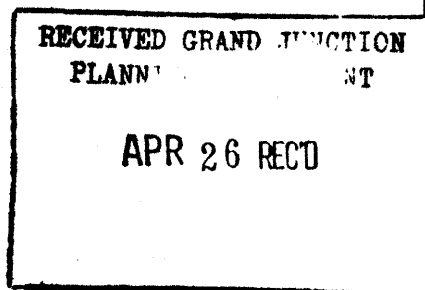
RUN SUBDIVISION

Kathy Portner



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

April 21, 1995



Mac McGuinness
590 Eastwood
Grand Junction, CO 81504

Dear Mr. McGuinness:

Following our conversation earlier this week I spoke with Jody Kliska, one of the City's engineers, who was familiar with the Cody Subdivision circumstances. She explained that the County approval of Filing 1 authorized the developer to use the existing open barrow ditch to dispose of drainage.

From Jody's perspective the "problem" lies with the existing Sunny Meadow Subdivision, which discharges its surface water into the ditch which runs westerly from the southeast corner of Cody Filing 1.

Jody is unaware of safety concerns and indicates that this "solution" is common in the Grand Valley. From her engineering perspective, she sees no reason to pipe the ditch or to make other changes.

Concerning the irrigation system problems, as I mentioned, the news will be even less satisfying to you. The City does not review irrigation systems, but relies on the purchasers of the lots and the developers to address these facilities as a contract matter. Normally, the developer's engineer provides a certificate concerning the irrigation system. I understand your wife was in and has received a copy of the developer's engineers certificate concerning the Cody #1 system. While the City Council has discussed adding this responsibility to City staff involved in the development review process, at this point, it has been decided it is best to leave this issue to the parties and limit government involvement.

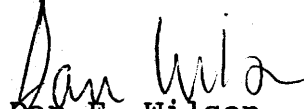
As we discussed, I do recommend that you contact an attorney on behalf of the homeowners to see what remedies you may have to force the developer to fix the defective work.

If you would like me to check on the contractors licensing issue that we discussed, please let me know the address of the building in question.

Incidentally, the County Commissioners are scheduled to discuss (I believe next week) whether the County development process should review irrigation systems. If the Commissioners authorize such review, the City Council might then re-examine the City's role.

I wish I had better news for you, but feel free to call.

Very truly,


Dan E. Wilson
City Attorney

c: R.T. Mantlo
Jody Kliska
Kathy Portner

P.S. - Since this letter was in process, I decided to send it even though we met yesterday. Please feel free to call as you develop your solutions.



To: Larry Simon

Jody K
Larry T } letter only
John S }
Jim S } file copy
5/24/95 } sub
CR }

May 12, 1995

Mr. John Davis
1023 - 24 Road
Grand Junction, CO 81505

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
MAY 24 RECD
Filings No. 1 and No. 2

RE: Cody Subdivision. Filings No. 1 and No. 2

Dear Mr. Davis,

The Cody Subdivision lot owners believe a Homeowners' Association would be of mutual benefit. It would free you of continuing maintenance performance and cost related to the common areas and irrigation distribution facilities related to Filings No. 1 and 2, and it would provide us with a unified and efficient method of dealing with maintenance, political, and economic issues that affect our area of the subdivision.

However, we believe that such a Homeowners' Association should be free from certain obligations which you, as the developer, have under the Resolution of the Mesa County Commissioners approving the final plan for Cody Subdivision, Filings No. 1 and No. 2 and other obligations which may pass to the Homeowners' Association with the transfer of common areas and the irrigation distribution facilities.

Therefore, we would consent to become members of a Homeowners' Association provided the responsibility for compliance and completion of all requirements are defined and accepted. The attached agreement includes those items which we believe you should address and provide written acceptance for timely completion and compliance.

We will expect your response to this Agreement within thirty (30) days after your receipt of this Agreement.

You may address any questions on the agreement to Harry R. or Shirley McGuiness at the address set forth below.

Sincerely on behalf of the lot owners,

Harry R. McGuiness
Harry R. McGuiness

Shirley McGuiness
Shirley McGuiness
590 Eastwood Street
Grand Junction, Colorado 81504

Enclosure

Certified Mail
Return Receipt Requested

Send certified
Z 006-054-740



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

May 19, 1995

John Davis
P.O. Box 2867
Grand Junction, CO 81502

RE: Cody Subdivision, Filing #2

Dear Mr. Davis:

We have reviewed Mesa County Development File #C71-93 for Cody Subdivision to determine what outstanding items there were for Filing #2. (Filing #1 did receive final acceptance by the Mesa County Commissioners with Resolution #MCM 94-150). The following requirements for Filing #2 must be complied with prior to the City releasing the Improvements Agreement and accepting the streets:

1. Submittal of as-built drawings, one mylar set and two blue-line sets stamped by the engineer and a computer disk with Autocadd compatible drawing files (SSID, Zoning and Development Code, Section 5-6).
2. Submittal of test results, acceptable to the City of Grand Junction, for concrete, asphalt and base course on the streets SSID, Zoning and Development Code, Section 5-6). Test results have been received for utility work, sidewalk subgrade and street subgrade.
3. Construction of a temporary drainage facility. The original punch list given to you indicated the construction of the on-site detention facility would be a requirement of the next filing; however, since that time the Development Engineer has found that there is an easement recorded for a temporary facility and has received a copy of the utility composite showing a temporary facility. It appears the temporary facility was a requirement made by Mesa County and therefore must be constructed now. The permanent facility will be required with the next filing.
4. Backfill is required behind sidewalks.
5. A copy of the landscaping plan for the F Road frontage, as approved by Mesa County, must be submitted and the landscaping completed as per the plan.

MAY 19, 1995

JOHN DAVIS

PAGE 2

All of the above requirements must be complied with by June 15, 1995, or a new Improvements Agreement and Guarantee in favor of and payable to the City must be completed extending the deadline. If you fail to provide an Improvements Agreement or complete the required improvements, this matter will be referred to the City Attorney for the initiation of legal action.

Thank you in advance for your cooperation in completing Cody, Filing #2.

Sincerely,



Katherine M. Portner
Planning Supervisor

xc: Jody Kliska, City Development Engineer
John Shaver, Assistant City Attorney
Joe Beilman, Mesa County Development Engineer
Kathleen Sellman, Mesa County Planning Manager

W.H. LIZER & ASSOCIATES
Engineering Consulting and Land Surveying
576 25 Road, Unit #8
Grand Junction, Colorado 81505
241-1129

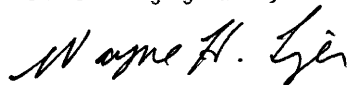
May 31, 1995

To Whom It May Concern:

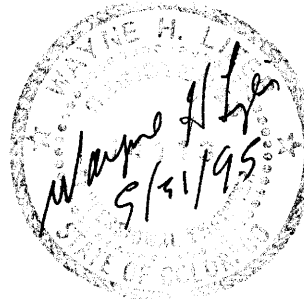
RE: Cody Subdivision, Filings No. 1 and 2 - Irrigation System

I have inspected the irrigation system at Cody Subdivision, Filing No. 1 and Filing No. 2. It is pumped out of a storage tank with a 5 HP pump. The system is adequate, and is in working condition.

Sincerely yours,



Wayne H. Lizer, P.E., P.L.S.



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

SB-149-95

MESA COUNTY SURVEYOR
544 ROOD AVE.
GRAND JUNCTION, CO 81502
(970) 244-1821

This is to certify that the SUBDIVISION PLAT described below

CODY SUBDIVISION FILING 4

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, 38-51-106 and the Mesa County Land Development Code for the recording of subdivision plats in the office of the Mesa County Clerk and Recorder. This approval does not certify as to the possibility of omissions of easements and other rights-of-way or legal ownerships.

Dated this 2nd day of February, 1996.

Signed: Udell S. Williams by Ken Swearingin
UDELL S. WILLIAMS

RECORDED IN MESA COUNTY RECORDS

DATE: _____

BOOK: 15 PAGE: 33

DRAWER: BB95

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

Jan 10th 1996

1746276 1028AM 02/12/96
MONIKA TODD CLK&REC MESA COUNTY CO

July 7, 1997



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (970)244-1599

John Davis
P.O. Box 2867
Grand Junction, CO 81502

Subject: Cody Filing 2 Subdivision

Dear Mr. Davis:

A final inspection of the streets and drainage facilities in Cody Filing 2 Subdivision was conducted. As a result of this inspection, a list of remaining items was given to you for completion. These items were reinspected and found to be satisfactorily completed.

"As Built" record drawings and required test results for the streets and drainage facilities were received. These have been reviewed and found to be acceptable.

In light of the above, the streets and drainage improvements are accepted for future maintenance by the City of Grand Junction.

Thank you for your cooperation in the completion of the work on this project.










Sincerely,

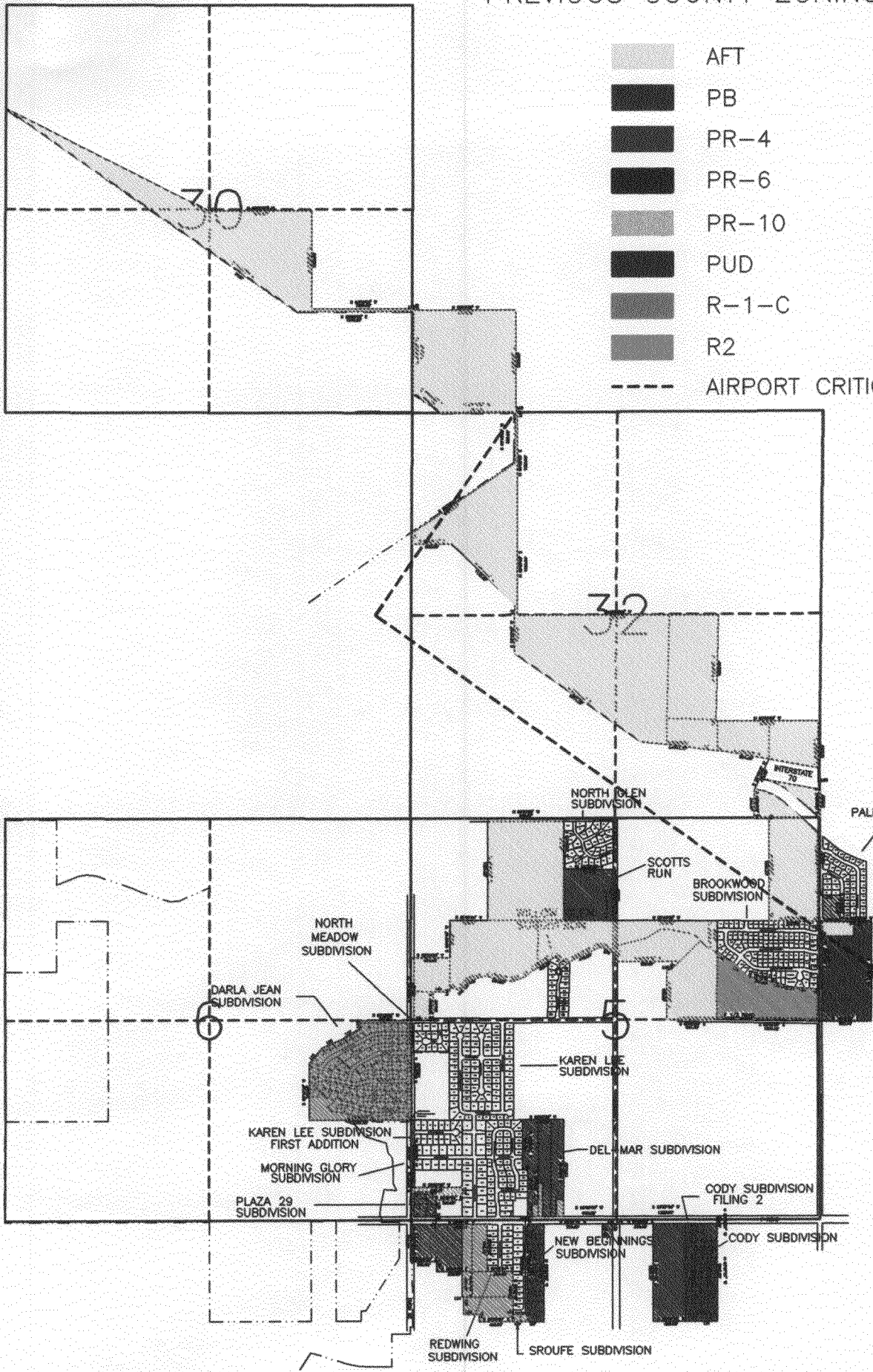
A handwritten signature in cursive script, appearing to read "Jody Kliska".

Jody Kliska
City Development Engineer

cc: Doug Cline
Kathy Portner
Walt Hoyt

PREVIOUS COUNTY ZONING

-  AFT
-  PB
-  PR-4
-  PR-6
-  PR-10
-  PUD
-  R-1-C
-  R2
-  AIRPORT CRITICAL ZONE



DESIGNATION _____ DATE _____
 CHECKED BY: JLS. DATE: 8/25/24
 APPROVED BY: JLS. DATE: 10/16/24
 FIELD BOOK NO. _____ PAGE _____
 SCALE: _____
 SHEET NO. _____
 OF _____
 SHEET NO. _____
 OF _____
 SHEET NO. _____
 OF _____

DEPARTMENT OF PUBLIC WORKS AND UTILITIES
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION, COLORADO

DARLA JEAN ANNEXATION
 COUNTY ZONING

SHEET NO. 3
 OF 3
 SHEET NO. _____
 OF _____

CODY SUBDIVISION FILING 2

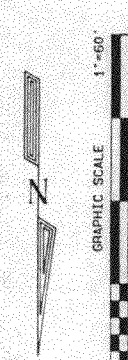
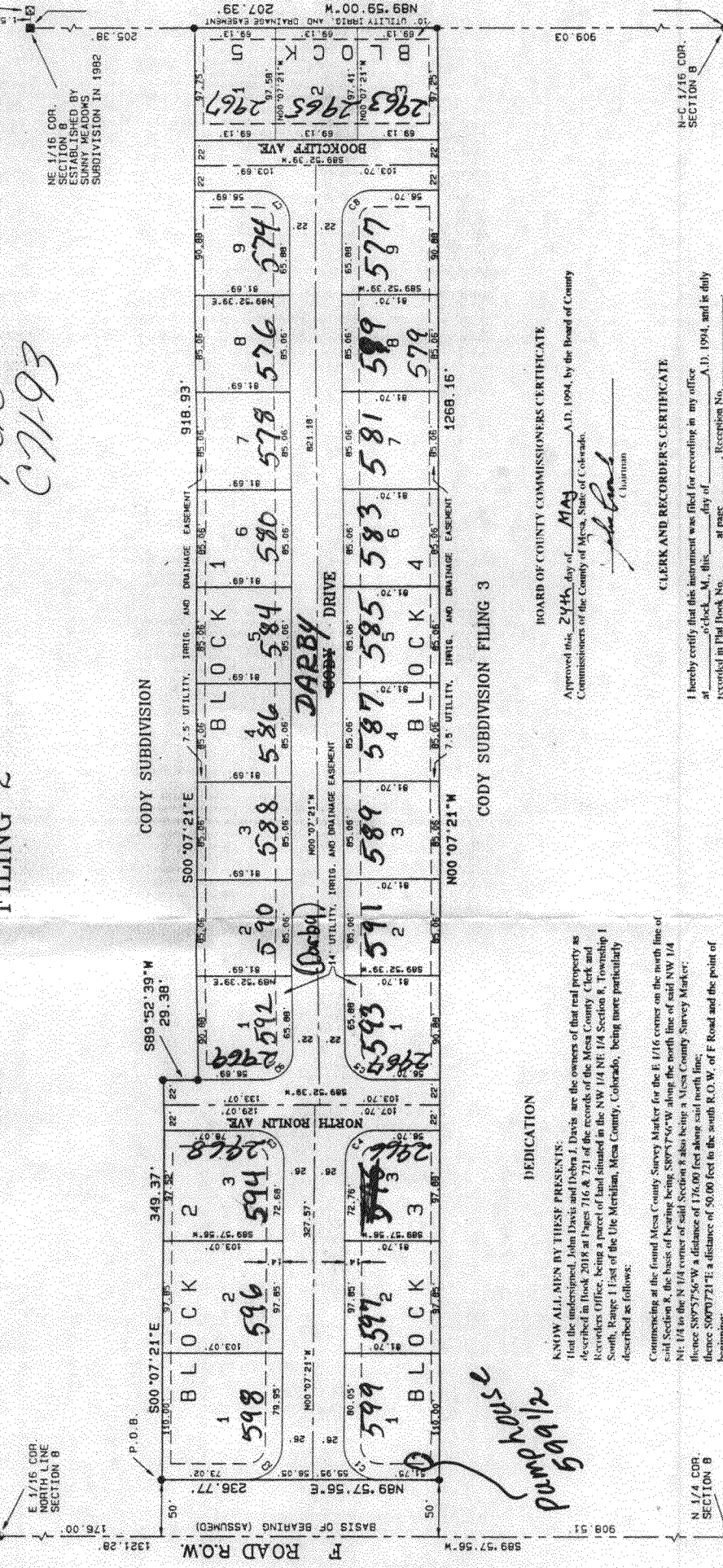
REPLAT OF TRACT C FILING 1 EASTWOOD SUBDIVISION

TOP-#322H
ACC. APPROVED BY J. DAVIS
CONTACT 7-711
2423
O.V. to
NEW PUMPERS

USED AS BENCH MARK
NOT ACCEPTED AS 1/16 COR.
BY ALUM. MON. STAMPED
ARMSTRONG NE 1716
SEC. 8 1983 L59175
ELEV. 4675.93

NE 1/16 COR.
ESTABLISHED BY
SUNNY MEADOWS
SUBDIVISION IN 1982

P.P.D.
C71-93



- LEGEND**
- MESA COUNTY SURVEY MARKER
 - 3" BRASS CAP ON 30" PIPE STAMPED PE PLS 14113
 - 45 REBAR AND CAP MARKED PE PLS 14113 (IN CONC)
 - SET #5 REBAR #2" ALUM. CAP STAMPED D.H. SURVEYS INC. LS 20677 IN CONC.

BUILDING SETBACKS

FRONT 20'
SIDE 5'
REAR 10' EXCEPT ON EASEMENTS

AREA SUMMARY

NUMBER OF LOTS	= 27
AREA OF LOTS	= 4.64 AC. 74%
AREA OF STREETS	= 3.63 AC. 26%
TOTAL	= 6.27 AC. 100%
DENSITY	= 4.31 UNITS/AC.

PEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, John Davis and Debra J. Davis are the owners of that real property as described in Book 2018 at Pages 716 & 721 of the records of the Mesa County Clerk and Recorder's Office, being a parcel of land situated in the NW 1/4 NE 1/4 Section 8, Township 1 South, Range 1 East of the 10th Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the found Mesa County Survey Marker for the E 1/16 corner on the north line of said Section 8, the basis of bearing being S89°52'39"W along the north line of said NW 1/4 NE 1/4 corner of said Section 8 also being a Mesa County Survey Marker; thence S89°52'39"W a distance of 176.00 feet along said north line; thence S00°07'21"E a distance of 50.00 feet to the south R.O.W. of F Road and the point of beginning;

thence S00°07'21"E a distance of 149.37 feet; thence S89°52'39"W a distance of 20.38 feet; thence S00°07'21"E a distance of 918.91 feet to the south line of said NW 1/4 NE 1/4; thence N89°52'39"W a distance of 207.30 feet along said north line; thence S00°07'21"E a distance of 1368.16 feet to a point being 50.00 feet south of the north line of said NW 1/4 NE 1/4;

thence S89°52'39"W a distance of 236.77 feet being parallel with said north line to the point of beginning. Said parcel contains 6.27 acres more or less.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the public, utilities and sewer easements on said real property which are labeled as utility, irrigation, drainage and sewer 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 shrubs, with exceptional right of ingress and egress for installation, maintenance and replacement of such lines. Also a perpetual easement and right of ingress and egress being five feet on each side of all constructed wheel chair ramps. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for the installation of utilities or ditches referred to above, for grading or landscaping, and for street improvements, shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 13th day of April, A.D. 1994

John Davis
Debra J. Davis

STATE OF COLORADO)
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 11th day of April, A.D. 1994 by John Davis and Debra J. Davis, whose names and addresses are as follows:

John Davis
Debra J. Davis

My commission expires: 11/3/97

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 24th day of May, A.D. 1994, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Chairman

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at _____ o'clock, M., this _____ day of _____, A.D. 1994, and is duly recorded in that Book No. _____ at page _____, Reception No. _____

Twp. _____ Clerk and Recorder

UTILITIES COORDINATING COMMITTEE

Approved this 13th day of April, A.D. 1994 by the Utilities Coordinating Committee of the County of Mesa, State of Colorado.

Chairman

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 13th day of April, A.D. 1994 by the County Planning Commission of the County of Mesa, State of Colorado.

Chairman

C	DELTA	RADIUS	ARC	CH. BRG.	CHORD
C1	89°54'43"	30.00'	47.08'	N45°04'43"W	42.39'
C2	90°05'17"	30.00'	47.17'	S44°55'17"W	42.46'
C3	90°00'00"	25.00'	39.27'	S45°07'21"E	35.36'
C4	90°00'00"	25.00'	39.27'	N44°52'39"E	35.36'
C5	90°00'00"	25.00'	39.27'	N45°07'21"E	35.36'
C6	90°00'00"	25.00'	39.27'	S44°52'39"W	35.36'
C7	90°00'00"	25.00'	39.27'	S45°07'21"E	35.36'
C8	90°00'00"	25.00'	39.27'	N44°52'39"E	35.36'

SURVEYOR'S STATEMENT

I, Michael W. Driscoll, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision plat and survey of CODY SUBDIVISION FILING 2 were made by me and/or under my direct supervision, and that both are accurate to the best of my knowledge and belief.

Michael W. Driscoll
Surveyor
5-11-94
TAC

**CODY SUBDIVISION
FILING 2**
NE 1/4, SEC. 8, T.1S., R.1E., U.M.
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(303) 245-8749

Designed By: M. M. D. Date: _____
Checked By: S. L. H. Date: _____
Planned By: P. M. D. Date: MARCH 1994
Job No. 198-94-04
Sheet 1 of 1

NOTE: 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.

This subdivision is located in an agricultural area. It is hereby recognized that agricultural operations may continue in the area and shall not be considered a nuisance unless proven otherwise is proven pursuant to C.R.S. 35-3-101.