

SUBMITTAL CHECKLIST

MINOR SUBDIVISION

MS-95-66

Location: 2752 Unawep

Project Name: Washington Minor Sub

ITEMS	SSID REFERENCE	DISTRIBUTION																	TOTAL REQ'D.									
		City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.J.P.C. (B sets)	City Downtown Dev. Auth.	City Police	County Planning	County Bldg. Dept.	County Surveyor	Walker Field	School Dist. #51	Irrigation District	Drainage District		Water District	Sewer District	U.S. West	Public Service	GVRP	CIDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service
Date Received																												
Receipt #																												
File #																												
DESCRIPTION																												
● Application Fee \$400	VII-1	1																										
● Submittal Checklist*	VII-3	1																										
✓ Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
✓ Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Evidence of Title	VII-2	1		1			1														1	1	1					
○ Appraisal of Raw Land	VII-1	1			1	1																						
● Names and Addresses	VII-2	1																										
✓ Legal Description	VII-2	1			1																							
○ Deeds	VII-1	1			1		1																					
○ Easements	VII-2	1	1	1	1		1														1	1	1					
○ Avigation Easement	VII-1	1			1		1							1														
○ ROW - <i>if approved</i>	VII-3	1	1	1	1		1														1	1	1					
● Covenants, Conditions, & Restrictions	VII-1	1	1				1																					
○ Common Space Agreements	VII-1	1	1				1																					
● County Treasurer's Tax Cert.	VII-1	1																										
○ Improvements Agreement/Guarantee*	VII-2	1	1	1			1																					
○ CDOT, 404, or Floodplain Permit	VII-3.4	1	1																									
● General Project Report	X-7	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Location Map	IX-21	1																										
○ Composite Plat	IX-10	1	2	1	1																							
○ 11"x17" Reduction Composite Plan	IX-10	1			1	1	1	8	1	1	1	1			1	1	1	1	1	1	1	1	1	1	1	1		
● Final Plat	IX-15	1	2	1	1		1					1																
● 11"x17" Reduction of Final Plat	IX-15	1					8	1	1	1			1	1	1	1	1	1	1	1	1	1				1		
○ Cover Sheet	IX-11	1	2																									
○ Grading & Stormwater Mgmt Plan	IX-17	1	2														1							1	1			
○ Storm Drainage Plan and Profile	IX-30	1	2														1			1	1	1						
○ Water and Sewer Plan and Profile	IX-34	1	2	1													1	1	1	1	1	1				1		
○ Roadway Plan and Profile	IX-28	1	2														1											
○ Road Cross-sections	IX-27	1	2																									
○ Detail Sheet	IX-12	1	2																									
○ Landscape Plan	IX-20	2	1	1																								
○ Geotechnical Report	X-8	1	1									1														1		
○ Phase I & II Environmental Report	X-10,11	1	1																									
○ Final Drainage Report	X-5,6	1	2															1										
○ Stormwater Management Plan	X-14	1	2															1						1				
○ Sewer System Design Report	X-13	1	2	1																1								
○ Water System Design Report	X-16	1	2	1															1									
○ Traffic Impact Study	X-15	1	2																						1			
● Site Plan - 11"x17"	IX-29	1	2	1	1		1	8																				

TOTAL REQ'D. 23

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.



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

Receipt 2199
 Date 4-3-95
 Rec'd By RSE
 File No. MS-95-66

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

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input checked="" type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub	<i>~.4 acres</i>	<i>2750 Unawap</i>	<i>RSF 8</i>	<i>Residential</i>
<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 <i>Suenos Corporation</i>	<input type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE <i>Cindy ENOS-MARTINEZ PRESIDENT</i>
Name	Name	Name
Address	Address	Address
City/State/Zip	City/State/Zip	City/State/Zip
Business Phone No.	Business Phone No.	Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

X *Cindy Enos Martinez* *3/24/95*
 Signature of Person Completing Application Date

X *Cindy Enos Martinez - Pres. for Suenos Corporation*
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

GENERAL PROJECT REPORT

MS-95-66

Suenos Corporation, owner of property located at 2752 Unawep on Orchard Mesa, proposes to create a Minor Subdivision by splitting the existing lot into two (2) lots. Creating the new lot will enable us to build a nice single family home conforming with the rest of the neighborhood.

REVIEW COMMENTS

Page 1 of 2

FILE #MS-95-66

TITLE HEADING: Minor Subdivision

LOCATION: 2752 UnawEEP

PETITIONER: Suenos Corporation

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 1
524 30 Road
Grand Junction, CO 81504
244-1887

PETITIONER'S REPRESENTATIVE: Cindy Enos-Martinez

STAFF REPRESENTATIVE: Kathy Portner

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., APRIL 24, 1995.

MESA COUNTY SCHOOL DISTRICT #51

4/5/95

Lou Grasso

SCHOOL IMPACT

<u>SCHOOL</u>	<u>IMPACT</u>	<u>CURRENT ENROLLMENT / CAPACITY</u>
Elementary - Lincoln OM	1	435 / 475
Middle School - Orchard Mesa	0	592 / 625
High School - Grand Junction	0	1548 / 1630

UTE WATER DISTRICT

04/07/95

Gary Mathews

242-7491

No objections.

CITY UTILITY ENGINEER

04/10/95

Bill Cheney

244-1590

New water and sewer service will be required for the additional unit or units. Service for both is available in UnawEEP.

COMMUNITY DEVELOPMENT DEPARTMENT

04/12/95

Kathy Portner

244-1446

Shared ingress/egress easement must be shown on full-size plat. Surveyors certification must indicate the plat also conforms with all applicable regulations of the City of Grand Junction Zoning and Development Code.

CITY PARKS & RECREATION DEPT.
Don Hobbs

04/11/95
244-1542

Two residential units at \$225 each = \$450 due in open space fees.

CITY DEVELOPMENT ENGINEER
Jody Kliska

04/14/95
244-1591

The dedication on the plat needs to conform with the City's guide to plat dedications. The ingress-egress easement needs to be specifically dedicated.

PUBLIC SERVICE
Dale Clawson

04/15/95
244-2695

No Objections.

STAFF REVIEW

FILE: #MS-95-66
DATE: April 21, 1995
STAFF: Kathy Portner
REQUEST: Suenos Minor Subdivision
LOCATION: 2752 UnawEEP
APPLICANT: Suenos Corporation

EXISTING LAND USE: Residential, 8 units per acre

PROPOSED LAND USE: Residential, 8 units per acre

SURROUNDING LAND USE:

NORTH: Single Family Residential
SOUTH: Single Family Residential
EAST: Single Family Residential
WEST: Single Family Residential

EXISTING ZONING: RSF-8

PROPOSED ZONING: RSF-8

SURROUNDING ZONING:

NORTH: RSF-8
SOUTH: RSF-8
EAST: RSF-8
WEST: RSF-8

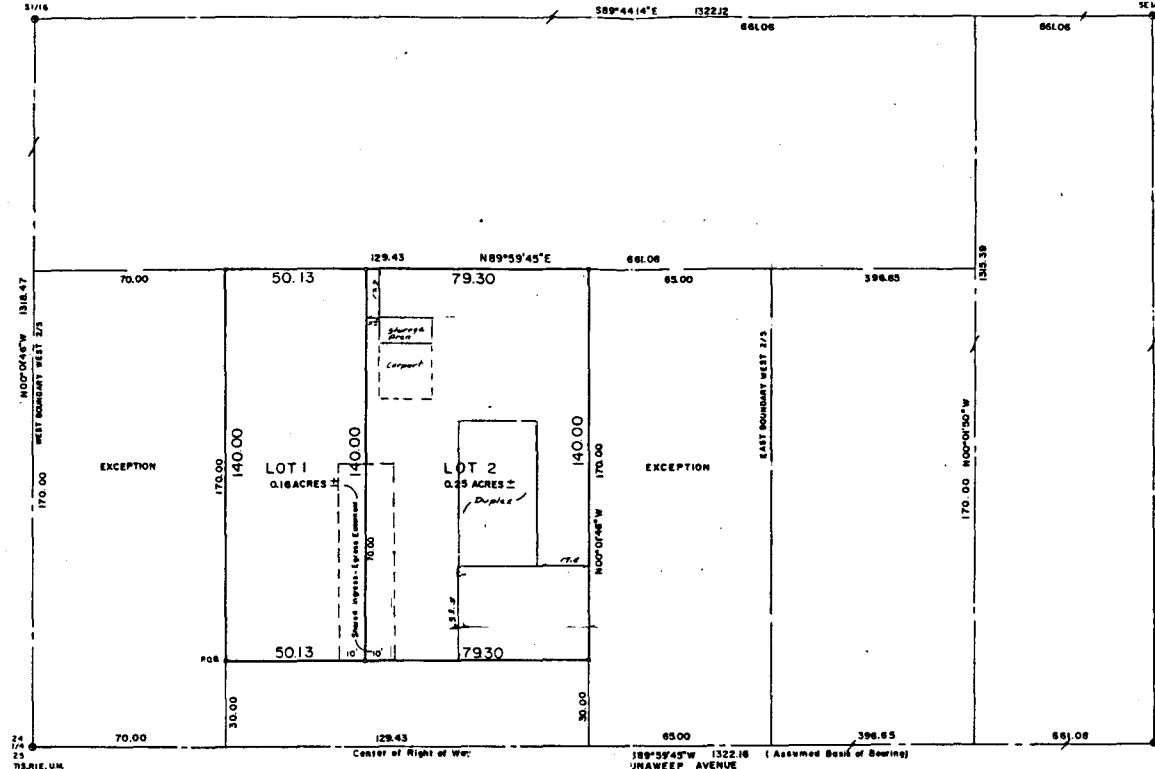
RELATIONSHIP TO COMPREHENSIVE PLAN:

The proposed subdivision is in conformance with the adopted Orchard Mesa Plan.

STAFF ANALYSIS:

The proposed minor subdivision would create two residential lots, one consisting of .25 acres (lot 2) and one consisting of .16 acres (lot 1). There is an existing duplex on the proposed lot 2. The proposed lot 1 is vacant. The owner is proposing to build a single family home on lot

2945-243-10-021 Amos Cesario Martha Ellen 2748 UnawEEP Ave Grand Junction, CO 81503-2082	2945-252-23-003 Charles S McIntyre Roberta R McIntyre 807 La Paz Ct Grand Junction, CO 81506-1777	2945-244-00-137 Robert B Swasick 2754 Olson Ave Grand Junction, CO 81503-2033
2945-243-10-030 David P. Coulson Susan 2746 UnawEEP Ave Grand Junction, CO 81503-2082	2945-244-00-139 Stella Sobel 240 Valencia Ct. Deland, FL 32724-2330	2945-244-00-138 Tamara E Stevens 2756 Olson Ave Grand Junction, CO 81503-2033
2945-244-00-051 Duane L. Thomas Alice Castro 2750 UnawEEP Ave Grand Junction, CO 81503-2082	2945-244-00-145 Christopher C Dennis P.O. Box 2891 Grand Junction, CO 81502	2945-244-00-146 Vivian Hahn 2754 1/2 UnawEEP Grand Junction, CO 81503-2083
2945-252-00-084 Phillip L. Smith Susan E. 2743 UnawEEP Ave Grand Junction, CO 81503-2089	2945-244-00-142 Sharon L. Johnson Henry L. Johnson P.O. Box 4162 Grand Junction, CO 81502-4162	2945-244-00-147 Val Rowley 2756 UnawEEP Ave Grand Junction, CO 81503-2083
2945-251-00-001 William H. Richardson Ruby A 2751 UnawEEP Ave Grand Junction, CO 81503-2091	2945-244-00-143 Nathan J Humphrey Reyna S Humphrey 307 Cherry Ln Grand Junction, CO 81503-2017	2945-244-00-144 Suenos 524 30 Rd #1 Grand Junction, CO 81504
2945-251-00-002 Melvin Speakman Cinda Speakman 2753 UnawEEP Ave Grand Junction, CO 81503-2091	2945-244-00-148 Charles W Ross Joyce L 302 Cherry Ln Grand Junction, CO 81503-2018	2945-243-10-004 Rose Marie Murphy 2746 Olson Ave Grand Junction, CO 81503-2033
2945-251-00-010 Eduardo C Guerrero 294 27 1/2 Rd Grand Junction, CO 81503-2095	2945-244-00-149 C E Pickering M L 310 Cherry Ln Grand Junction, CO 81503-2018	2945-243-10-005 Fred B Ingelhart L. A. 2748 Olson Ave Grand Junction, CO 81503-2033
2945-252-23-001 Phyllis Symionow Steve Symionow Estate 2749 UnawEEP Ave Grand Junction, CO 81503-2090	2945-244-00-140 Walter Malleis 2751 Olson Ave Grand Junction, CO 81503-2032	2945-243-10-010 Fred B Ingelhart Lavonia A 2748 Olson Ave Grand Junction, CO 81503-2033
2945-252-23-002 Jane F. Justis Quinton A 298 1/2 E. Parkview Dr. Grand Junction, CO 81503-2035	2945-244-00-141 Vera B Dale 2753 Olson Ave Grand Junction, CO 81503-2032	2945-243-10-011 Fred B Ingelhart L. I. 2749 Olson Ave Grand Junction, CO 81503-2032
2945-244-00-136 Fred B Ingelhart Lavonia A 2748 Olson Ave Grand Junction, CO 81503-2033		



DEDICATION:
 KNOW ALL MEN THESE PRESENTS:
 That SUEÑOS INCORPORATED is the owner of that real property as described in Book 1124 at Page 746 in the Mesa County Clerk and Recorder's Office, said real property being described as follows: the South 1/4 of the West 1/4 of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 24, Township 1 South, Range 1 West of the Ute Meridian, EXCEPT the East 45 feet AND ALSO EXCEPT the West 70 feet thereof, Mesa County, Colorado.

Said Tract or Parcel of Land to be described more particularly as follows: Commencing at the South Quarter corner of said Section 24 that when aligned with the East Sixteenth on the South line of the Southwest Quarter is assumed to bear S89°59'45\"/>

That said Owner's have assented that real property to be laid out and surveyed as SUEÑOS 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 thereof 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 owner's of lots or tracts specifically identified on the plat as perpetual easements for the 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 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 drop, provided however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owner's of lots or tracts hereby platted shall not burden or overburden said easements by activities or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS SAID OWNERS have caused their names to be hereunto subscribed this _____ day of _____ AD 1995.
 STATE OF COLORADO)
) SS
 COUNTY OF MESA)

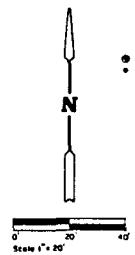
CINDY SUEÑOS-MARTINEZ PRESIDENT SUEÑOS INC.
 STATE OF COLORADO)
) SS
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me on this _____ day of _____ AD 1995.
 My commission expires _____
 Notary Public.
 CLERE ANN RECORDED'S CERTIFICATE
 STATE OF COLORADO)
) SS
 COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at _____ o'clock _____ of this _____ day of _____ AD 1995 and is duly recorded as Reception Number _____ in Plat Book _____ at Page _____
 City Manager _____ President City Council _____

Area Summary

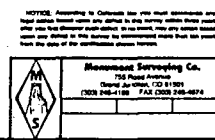
Streets	0.10 Acres	20%
Lots	0.41 Acres	80%
Total Area	0.51 Acres	100%



• Found Mesa County Survey Marker
 • Set No 2 Pole and Cap (Monument PLS 24943)

SURVEYOR'S CERTIFICATE
 I, Cecil B. Carter, do hereby certify that the accompanying plat of SUEÑOS 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.

Cecil B. Carter
 Registered Professional Land Surveyor
 P.L.S. Number 24943



SUEÑOS MINOR SUBDIVISION
 Located in the SE 1/4 of Section 24,
 Township 1 South, Range 1 West, of
 the Ute Meridian.

OF SUEÑOS, COO _____ FIELD APPROVAL _____
 OF SUEÑOS, SVP _____
 CHECKED _____ APPROVED _____
 PREPARED FOR SUEÑOS INC. JOB NO _____



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

May 18, 1995

Cindy Enos-Martinez
Suenos Corporation
P.O. Box 1
524 30 Road
Grand Junction, CO 81504

RE: Suenos Minor Subdivision, 2752 UnawEEP

Dear Cindy:

As you know, the City has determined that 40' of ROW to the center line of UnawEEP is needed rather than 30'. The dedication of the additional 10' of ROW is required with the platting of Suenos Minor Subdivision. The value of the ROW will be credited toward the \$500 Transportation Capacity Payment (TCP) required for future construction of a single family home on lot 1. Credit will be given for the full TCP as per Tim Woodmansee, City Property Agent.

Please keep this letter for your records to be presented to Community Development at the time a Planning Clearance is requested for lot 1 to assure proper credit for the TCP. Thank you for your cooperation.

Sincerely,

A handwritten signature in cursive script that reads "Kathy".

Katherine M. Portner
Planning Supervisor



Printed on recycled paper

Project Status:
7/21/95

Plat has been approved by the City.

Original plat was delivered to Ken at County Surveyor's Office for final approval. The original plat was given back to Cecil Castor by Ken for some other corrections. We are awaiting Ken's call to say the plat is back and approved for recording.

Prior to recording we need:

1. Original plat and County Surveyor's Certificates.
2. Two full-size mylar copies of plat and one 11" x 17" reduced mylar copy of plat.
3. Computer disk with plat information.
4. \$225 for Parks and Open Space fees for the undeveloped lot.
5. Recording fee payable to the Mesa County Clerk and Recorder.

*\$20.00 for
computer*

*Monument Surveying
755 Road Av
Rt. 81501
245 4189*