

SUBMITTAL CHECKLIST

RESUBDIVISION / BOUNDARY LINE ADJUSTMENT

Location: MESA MALL, GRAND JUNCTION

Project Name: SUTHERLANDS

ITEMS		DISTRIBUTION																				TOTAL REQD.										
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation Mesa Mall	City Fire Department	City Attorney	City G.I.P.C. (8 sets)	City Downtown Dev. Auth.	City Police	County Planning	County Bldg. Dept.	County Surveyor	Walker Field	School Dist. #51	Ingoton District	Drainage District G.J.	Water District Ute	Sewer District	U.S. West		Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Persig WWTF			
● Application Fee \$16000	VII-1	1																														
● Submittal Checklist*	VII-3	1																														
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Evidence of Title	VII-2	1		1			1																									
○ Appraisal of Raw Land	VII-1	1		1	1																											
● Names and Addresses	VII-2	1																			1	1	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	VII-3	1	1	1	1																1	1	1									
○ Covenants, Conditions, & Restrictions	VII-1	1	1				1																									
○ Common Space Agreements	VII-1	1	1				1																									
● County Treasurer's Tax Cert.	VII-1	1																														
○ Improvements Agreement/Guarantee*	VII-2	1	1	1			1																									
○ CDOT, 404, or Floodplain Permit	VII-3,4	1	1																													
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
○ Location Map	IX-21	1																														
● Composite Plan	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	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			
○ Cover Sheet	IX-11	1	2																													
○ Grading & Stormwater Mgmt Plan	IX-17	1	2																1								1					
○ Storm Drainage Plan and Profile	IX-30	1	2																1		1	1	1									
○ Water and Sewer Plan and Profile	IX-34	1	2	1																1	1	1	1	1						1		
○ Roadway Plan and Profile	IX-28	1	2																	1												
○ Road Cross-sections	IX-27	1	2																													
○ Detail Sheet	IX-12	1	2																													
○ Landscape Plan	IX-20	2	1	1																												
○ Geotechnical Report	X-8	1	1										1																		1	
○ Phase I & II Environmental Report	X-10,11	1	1																													
○ Final Drainage Report	X-5,6	1	2																	1												
○ Stormwater Management Plan	X-14	1	2																	1							1					
○ Sewer System Design Report	X-13	1	2	1																	1											
○ Water System Design Report	X-16	1	2	1																	1											
○ Traffic Impact Study	X-15	1	2																												1	
○ Site Plan	IX-29	1	2	1	1		1		8																							

14 TOTAL REQD.

- 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 2165
 Date 3-28-95
 Rec'd By KA
 File No. LLA-95-59

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

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input checked="" type="checkbox"/> Resub		Mesa Mall	HO	Commercial
<input checked="" type="checkbox"/> Rezone	Boundary Line Adjustment			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 checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
General Growth Companies, Inc.	General Growth Companies, Inc.	Western Engineers, Inc.
Name	Name	Name
2424 Hwy. 6 & 50	2424 Hwy. 6 & 50	2150 Hwy. 6 & 50
Address	Address	Address
Grand Junction, CO 81505	Grand Junction, CO 81505	Grand Junction, CO 8150
City/State/Zip	City/State/Zip	City/State/Zip
(303)242-0008	(303)242-0008	(303)242-5202
Business Phone No.	Business Phone No.	Business Phone No.

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

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that 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 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.

Laura Payton 3-17-95
 Signature of Person Completing Application Date

Attach Additional Sheets if Necessary

**GENERAL PROJECT REPORT FOR
GENERAL GROWTH CENTER COMPANIES, INC. FOR
BOUNDARY LINE ADJUSTMENT BETWEEN
TRACT 1 AND TRACT 4 OF THE MESA MALL PROPERTIES**

This boundary line adjustment is located in the Southwest 1/4 of the Southwest 1/4 of Section Four, Township 1 South, Range 1 West of the Ute Meridian. The property to be adjusted out of Tract One lies South of existing Tract Four, West of the existing Mesa Mall ring road, North of the South line of said Section Four and East of the Mesa County right-of-way as described in Book 1405 Page 686 of the Mesa County Records (the Redlands Parkway overpass).

The intent of this boundary line adjustment is to add approximately 1.72 acres of undeveloped Tract One property to Tract Four of the Mesa Mall Properties. Tract Four, also known as the LaBelles property and described in Book 1321 Page 928 of the Mesa County records, is currently 6.20 acres and will be expanded to 7.92 acres. Tract One, as described in Book 1519 Pages 197 and 198 of the Mesa County records, will reflect both the loss of the 1.72 acres to Tract Four and an adjustment of the South line of Tract One to the north line of the Mesa Mall Minor Subdivision as recorded in Plat Book 14 Page 64. Currently, the Tract One description overlaps the Mesa Mall Minor Subdivision and includes a large portion of Lot Two of said Minor Subdivision. Tract One will be 39.34 acres when the boundary line adjustment is recorded.

The Tract Four site is to be used as a retail outlet for Sutherlands home improvement centers. Public benefit, compliance, compatibility, impact, zoning, land use, traffic and all other development issues should be addressed by Sutherlands.



REVIEW COMMENTS

Page 1 of 2

FILE #RP-95-59

TITLE HEADING: Replat - Mesa Mall - Sutherlands
(LaBelle's) Site

LOCATION: Mesa Mall

PETITIONER: General Growth Companies, Inc.

PETITIONER'S ADDRESS/TELEPHONE: 2424 U.S. Highway 6 & 50
Grand Junction, CO 81505
242-0008

PETITIONER'S REPRESENTATIVE: Western Engineers, Inc.

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS .

GRAND JUNCTION DRAINAGE DISTRICT 3/30/95
John L. Ballagh 242-4343

The Grand Junction Drainage District does not have any facilities in the area of this replat. The Drainage District does not presently maintain any facilities which receive surface runoff from the site. The Drainage District does not presently maintain any facilities which receive surface runoff from the site. The Drainage District does not have authority to control, or responsibility for, surface drainage on the Mesa Mall site.

CITY POLICE DEPARTMENT 3/30/95
Dave Stassen 244-3587

This boundary line adjustment poses no concerns for the Police Department.

MESA COUNTY PLANNING DEPARTMENT 3/30/95
Kathleen Sellman 244-1866

No comment.

CITY UTILITY ENGINEER 3/31/95
Bill Cheney 244-1590

1. Provide easement for sewer line north of existing building.
2. Provide easement for water line south of existing building or easement for relocated line.

UTE WATER **4/4/95**
Gary R. Mathews **242-7491**

No objections to the boundary line adjustment.

COMMUNITY DEVELOPMENT DEPARTMENT **4/10/95**
Kristen Ashbeck **244-1437**

See attached comments.

PUBLIC SERVICE CO. **4/10/95**
Dale Clawson **244-2695**

Due to the utility easement encroachment at the northwest corner of the building, a new easement needs to be dedicated.

1. Provide a Final Plat (14 copies) for review. Refer to SSID Manual for drawing requirements. The plat should dedicate easements as requested (see Utility Engineer and Public Service comments). The County Surveyor's office concurs that, due to the properties involved being both platted and unplatted, a plat is required. This cannot be accomplished through a boundary line adjustment.
2. Plat will require approval by the Utility Coordinating Committee (UCC)--earliest meeting is May 10, 1995.



April 27, 1995

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

Atten: Mr. Michael T. Drollinger, AICP

Re: Review Comments for Mesa Mall's Second Minor Subdivision,
Community Development File #RP-95-59.

Mr. Drollinger,

Following is the written response to review comments for the
above project:

Grand Junction Drainage District, No comment.

City Police Department, No comment.

Mesa County Planning Department, No comment.

City Utility Engineer, 1). A twenty foot sanitary sewer easement has been provided north of the existing building from the existing easement recorded at book 1524, page 844 to a point ten feet west of the western most manhole. Said sanitary sewer easement is south and adjacent to the ten foot utility easement adjacent to the north property line of Lot 2 of Mesa Mall's Second Minor Subdivision. The existing sanitary sewer line runs through the center of the easement plus or minus one foot. New sanitary Sewer easement is shown on the plat and is dedicated as per the dedication.

2). As per a telephone call on April 25, 1995 it was decided that no easement would be required for the relocated water line south of the building due to agreements between the Ute Water Conservancy District and the property owners. See General note 5 on sheet 1 of 2.

Ute Water Conservancy District, No comment.

City Community Development Department, 1). Survey has been changed from the boundary line adjustment format to the Minor Subdivision format. Public Service easement and sanitary sewer easement have been addressed on the plat and in the dedication. 14 copies of the revised plat will be provided.

2). The final Plat will require approval by the Utility Coordinating Committee and this approval can be acquired no earlier than May 10, 1995 does not fit with the immediate needs of our client, General Growth Center Companies. Western Engineers questions if the changes to the plat necessitate review by all 14 review agencies. Western will hand deliver revised copies of the plat to the 4 agencies which commented on the plat for their final approval (City Utility Engineer, Public Service Company, The City Community Development Department and the County Surveyors office).

2452 LTD. LIABILITY CO.
P.O. BOX 55245
GRAND JCT CO 81505-5245

MUSTANG BROADCASTING CO.
715 HORIZON DR
GRAND JCT CO 81506-8724

D.G. SHERRY C/O M. BUSSEY
2150 SHENANDOAH DR
GRAND JCT CO 81503-1065

WAYNE A. FISHER
1041 24 ROAD
GRAND JCT CO 81505-9637

THE EQ. LIFE ASS. SOC. OF USA
P.O. BOX 1536
DES MOINES IA 50306-1536

WAYNE A. FISHER
2448 F ROAD
GRAND JCT CO 81502-1210

C.T. INVESTORS C/O M.F. POER
1200 17TH ST. SUITE 960
DENVER CO 80202-5809

C & A ENT. C/O LEISURETIME
555 ZANG ST. SUITE 300
LAKEWOOD CO 80228-1013

MARJEAN MOSES
722 HEMLOCK DRIVE
GRAND JCT CO 81506-8335

GERTRUDE FISHER
667 25 ROAD
GRAND JCT CO 81505-1221

JACK & BARBARA ELLIOTT
3730 ELDERBERRY CIRCLE
GRAND JCT CO 81506-8475

GRAND JCT COMM. PARTNERS LTD.
P.O. BOX 40
GRAND JCT CO 81502-0040

HARRY S. CALDWELL
630 S. TERRACE DRIVE
GRAND JCT CO 81503-9745

D&RGW RAILWAY CORP. TAX DEPT.
P.O. BOX 1319
HOUSTON TX 77251-1319

MERVYN'S C/O DHC PROP. TAX
777 NICOLLET MALL
MINNEAPOLIS MN 55402-2004

J.C. PENNEY PROP. TAX 4004
P.O. BOX 10001
DALLAS TX 75301-1217

WENDY'S C/O WOH TWO INC.
1555 S. NEVADA AVE
COLO. SPGS CO 80906-2219

JOHN MOSS ASSOC.
715 HORIZON DR SUITE 380
GRAND JCT CO 81506-8727

TOY'S R US C/O REAL EST. TAX
6312 S FIDDL'S GREEN CIR #335
ENGLEWOOD CO 80111-4943

GENERAL MILLS REST. INC.
P.O. BOX 593330
ORLANDO FL 32859-3330

RED LOBSTER PROP. TAX ADMIN.
P.O. BOX 1536
DES MOINES IA 50306-1536



CONSULTING ENGINEERS / LAND SURVEYORS

2150 Hwy. 6 & 50, Grand Junction, CO 81505 9422 • 303.242-5202 • FAX 242-1672

January 23, 1994

Community Development Department
250 North 5th Street
Grand Junction, CO 81501

Atten: Michael T. Drollinger, AICP

Re: General Growth Properties at Mesa Mall Boundary Line Adjustment

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JAN 27 1994

Mr. Drollinger,

This letter is intended to confirm topics discussed during telephone conversations early in January, 1995. During a pre-application meeting on January 4, 1995 Kristen Ashbeck of the Community Development Department had indicated to a representative from Western Engineers, Inc. that the City of Grand Junction would require General Growth Companies to complete the City's requirements for re-subdivision because proposed boundary line changes would affect two or three lots in the existing Mesa Mall Subdivision. After review of the current title commitment for the properties in question, it was determined that the descriptions are metes and bounds descriptions, not lot and block descriptions. It was then decided that General Growth Companies would have to complete the City of Grand Junction's requirements for a minor subdivision. The only difference being that the re-subdivision had an application fee of \$180.00 and the application fee for minor subdivision is \$400.00.

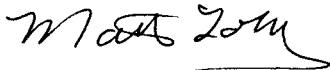
At the time of the pre-application meeting, the Community Development Department had indicated that the minor subdivision could be done "administratively" rather than going to public meeting. The next week a representative from Western Engineers called the Community Development Department to confirm whether or not the project had to go to public meeting. The project did not have to go to public meeting and Western Engineers was informed that a boundary line adjustment would be required instead of the minor subdivision if both parcels are described in the current title commitment by metes and bounds and that all requirements discussed during the pre-application meeting would still have to be adhered to. This would include all items in the drawing standards checklist for a composite plan set forth in the City of Grand Junction's "Submittal Standards for Improvements and Development", page IX-10.

Since Tract 1 and Tract 4 of the Mesa Mall Property together contain approximately 55 acres and it would be very costly to provide topography for the entire site, the Community Development Department subsequently indicated to Western Engineers that the composite map could be provided for Tract 4 plus only that part of Tract 1 that is affected by the boundary line adjustment. The Community Development Department had also determined the required application fee for the boundary line adjustment to be \$160.00. It was also decided that Western Engineers would provide all 14 review agencies except the County Surveyor a copy of the General Project Report as outlined in the "Submittal Standards for Improvements and Development", page X-7.

Western Engineers, Inc. will provide the boundary line adjustment plat as outlined in the "Submittal Standards for Improvements and Development", page IX-15, except for feature items 12, 15 and 16. These items refer to signature blocks required on subdivision final plats. Historically, only the surveyor of record should sign the boundary line adjustment.

If any items in this letter are unacceptable or not as you remember please give Westerns office a call as soon as possible at (303)242-5202. Otherwise Western will be proceeding as discussed herein. Thank you again for your time and effort.

Submitted By:
WESTERN ENGINEERS, INC.



Matthew J. Lohof
Staff Engineer

xc: Laurie Paquette, General Manager, General Growth Management Corporation.