



# SUBMITTAL CHECKLIST

## RESUBDIVISION

Location: SW of 129th St. & Kimberly Dr.

Project Name: Redevelop Lots 384, Block 3, Bella Vista

ITEMS		DISTRIBUTION																506														
DESCRIPTION	SSID REFERENCE	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. (8 sets)	City Downtown Dev. Auth.	City Police	County Planning	County Bldg. Dept.	County Surveyor	Walker Field	School Dist. #51	Irrigation District <u>G.U.</u>	Drainage District <u>Water Users</u>	Water District <u>CD</u>	Sewer District	U.S. West	Public Service	GVRP	GDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Persege WWTF	TGI-Cable	TOTAL REQ'D.		
● Application Fee <u>\$160.00</u>	VII-1	1																													1	
● Submittal Checklist*	VII-3	1																													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	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● 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																								3	
○ Appraisal of Raw Land	VII-1	1		1	1																											
● Names and Addresses*	VII-2	1																													1	
● Legal Description*	VII-2	1		1																											2	
○ Deeds	VII-1	1		1			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	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																														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	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	8	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 Final Plat	IX-15	1						8	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							1		
○ Water and Sewer Plan and Profile	X-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						
○ 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						
○ 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																								6

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NOTES: \* An asterisk in the item description column indicates that a form is supplied by the City.



# DEVELOPMENT APPLICATION

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

Receipt 2414  
Date \_\_\_\_\_  
Rec'd By KP  
File No. RP-95-96

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	<i>~3 acres</i>	<i>SW of 12th &amp; Kimberly</i>	<i>R5F-4</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"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
<u>Joseph G. Merrill</u>	<u>Anthony J. Ferrara</u>	<u>Barry Haag</u>
Name	Name	Name
<u>2691 Kimberly Dr.</u>	<u>2668 Cambridge Dr.</u>	<u>3004 Bookcliff Ave.</u>
Address	Address	Address
<u>Grand Junction, CO. 81506</u>	<u>Grand Junction, CO. 81506</u>	<u>Grand Junction, CO. 81504</u>
City/State/Zip	City/State/Zip	City/State/Zip
<u>242-3476</u>	<u>241-3606</u>	<u>434-4679</u>
Business Phone No.	Business Phone No.	Business Phone No.

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

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required 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 [Signature]  
Signature of Person Completing Application Date 5/22/95

X Joseph G. Merrill  
Signature of Property Owner(s) - attach additional sheets if necessary Date 5/22/95

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RP-95-96

GENERAL PROJECT REPORT

SPLIT SOUTH 1/2 OF LOT 3 BLK 3 FIRST ADDITION TO BELLA  
VISTA SUBDIVISION TO MAKE LOT 4 BLK 3 LARGER.

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RP-95-96

Mr. & Mrs. Kevin Brooks  
2694 Kimberly Dr.  
Grand Junction, CO. 81506

Terry D. & Debby L. Young  
2679 Kimberly Dr.  
Grand Junction, CO. 81506

Mr. & Mrs. Paul Coe  
2690 Kimberly Dr.  
Grand Junction, CO. 81506

Michael & Cheryl Power  
716 Daniel Dr.  
Grand Junction, CO. 81506

Samuel W. Kelly  
Joyce M. Kelly  
717 Pacific Drive  
Grand Junction, CO. 81506

Barry Haag  
3004 Bookcliff Ave.  
Grand Junction, CO. 81594

M. Maxine Ellis  
710 Daniel Dr.  
Grand Junction, CO. 81506

Anthony Ferrara  
2668 Cambridge Dr.  
Grand Junction, CO. 81506

Karen Ann Rigg  
2682 G Road  
Grand Junction, CO. 81506

John D. Mitcham  
Elizabeth T. Mitcham  
2685 Kimberly Dr.  
Grand Junction, CO. 81506

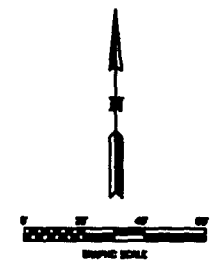
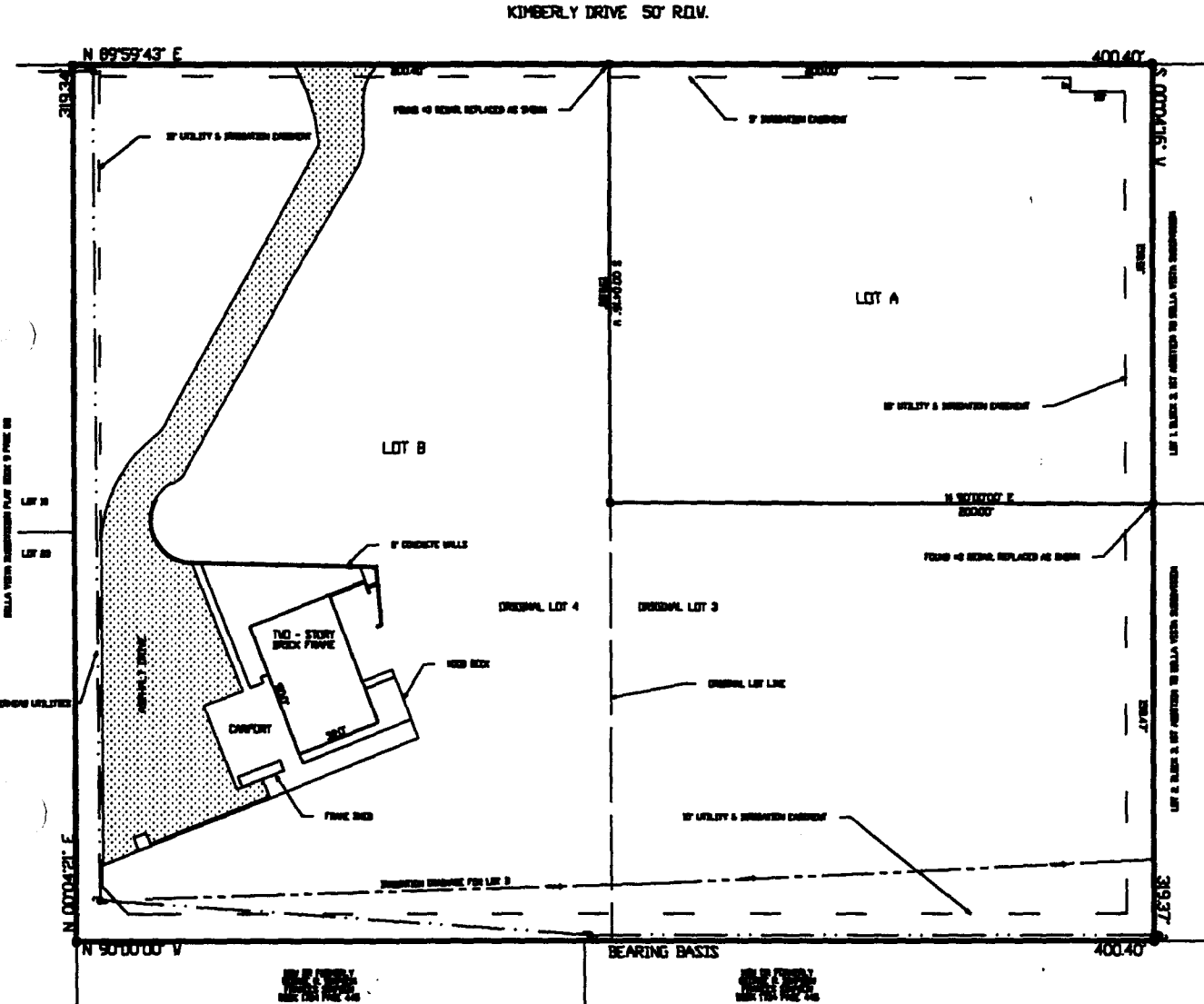
George R. Simpson  
Frances Simpson  
2688 G Road  
Grand Junction, CO. 81506

Donald G. Hickman  
2641 Chestnut Dr.  
Grand Junction, CO. 81506

Arbutus Lamouerux  
718 Pacific Dr.  
Grand Junction, CO. 81506

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**SITE PLAN FOR  
FIRST REPLAT OF  
1ST ADDITION TO BELLA VISTA SUBDIVISION**  
BEING A REPLAT OF LOTS 3 & 4, BLOCK 3 OF THE 1ST ADDITION  
TO BELLA VISTA SUBDIVISION, MESA COUNTY, COLORADO



- LEGEND**
- FOUND IN REAR AND REPLACED WITH 2" REBAR AND CHIP IN CONCRETE - L.S. STRIP
  - SET IN REAR AND CHIP IN CONCRETE - L.S. STRIP
  - SET IN REAR AND CHIP, L.S. STRIP
  - ▽ UTILITY POLE
  - UTILITY LINE

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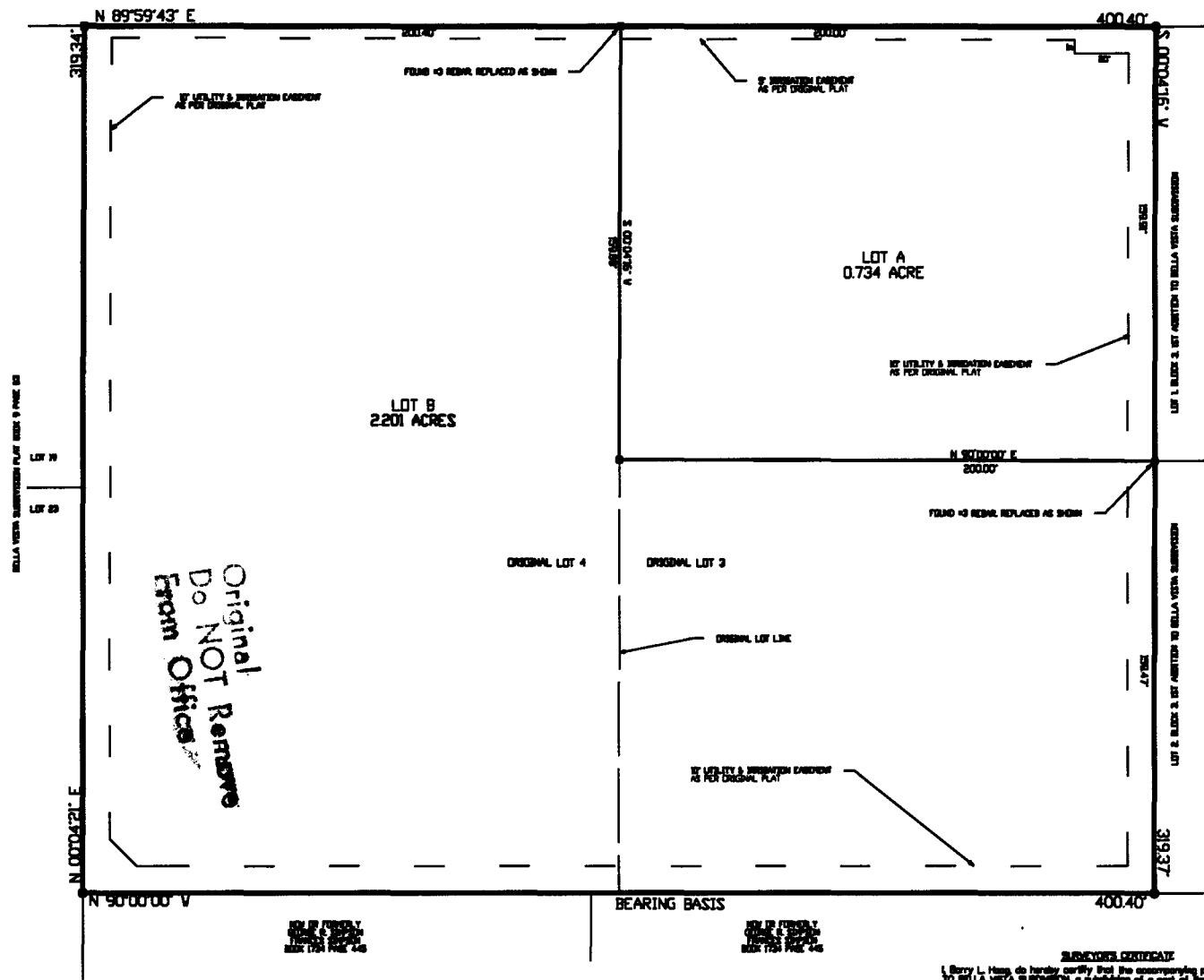
RP95-96

PREPARED BY:  
JERRY HERRARD  
MESA COUNTY ENGINEER

**SITE PLAN FOR  
FIRST REPLAT OF  
1ST ADDITION TO BELLA VISTA SUBDIVISION**  
BY  
JERRY HERRARD, ENGINEER - L.S. STRIP  
DANIEL J. HERRARD, CIVIL ENGINEER  
MESA COUNTY ENGINEER  
PREPARED FOR  
JERRY HERRARD  
MAY 11, 1996

**FIRST REPLAT OF  
1ST ADDITION TO BELLA VISTA SUBDIVISION**  
BEING A REPLAT OF LOTS 3 & 4, BLOCK 3 OF THE 1ST ADDITION  
TO BELLA VISTA SUBDIVISION, MESA COUNTY, COLORADO

KIMBERLY DRIVE 50' R.O.V.



**BEAR ALL MEN BY THESE PRESENTS**  
That the undersigned Beloved Nevil Trust, Joseph C. Nevil, Trustee, of the County of Mesa, State of Colorado, and that being Lots 3 and 4, Block 3, 1st Addition to Bella Vista Subdivision, as recorded in Book 1519 Page 241 of the Mesa County Records as shown on the accompanying plat.

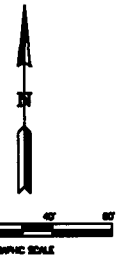
The said owners have agreed and consented to be led and surveyed by **FIRST REPLAT OF 1ST ADDITION TO BELLA VISTA SUBDIVISION**, a replat of a part of Mesa County, State of Colorado.

**Beloved Nevil Trust, Joseph C. Nevil, Trustee**  
STATE OF COLORADO }  
COUNTY OF MESA }  
The foregoing instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_ 1988 by Beloved Nevil Trust, Joseph C. Nevil, Trustee.

By Commission Expires \_\_\_\_\_  
Witness my hand and official seal \_\_\_\_\_  
Notary Public

**CLERK AND RECORDER CERTIFICATE**  
STATE OF COLORADO }  
COUNTY OF MESA }  
I hereby certify that this instrument was filed in my office at \_\_\_\_\_, Colorado, on the \_\_\_\_\_ day of \_\_\_\_\_, 1988, and is duly recorded in Plat Book \_\_\_\_\_ Page \_\_\_\_\_ Reception No. \_\_\_\_\_  
Clerk and Recorder \_\_\_\_\_ Deputy

**CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL**  
This plat of **REBE POINT - PLAT 1** a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this \_\_\_\_\_ day of \_\_\_\_\_ 1988.  
Mayor \_\_\_\_\_ City Manager \_\_\_\_\_



**NOTES**  
1. BEARING AND DISTANCE FROM THE BEARING LINE OF LOTS 3 & 4, BLOCK 3, 1ST ADDITION TO BELLA VISTA SUBDIVISION, PLAT 1 AS SHOWN IN PLAT BOOK 1519 PAGE 241 OF THE MESA COUNTY RECORDS TO THE CORNER OF LOT 3, BLOCK 3, 1ST ADDITION TO BELLA VISTA SUBDIVISION, PLAT 1 AS SHOWN IN PLAT BOOK 1519 PAGE 241 OF THE MESA COUNTY RECORDS IS AS SHOWN ON THE ACCOMPANYING PLAT.  
2. THE BEARING AND DISTANCE FROM THE BEARING LINE OF LOTS 3 & 4, BLOCK 3, 1ST ADDITION TO BELLA VISTA SUBDIVISION, PLAT 1 AS SHOWN IN PLAT BOOK 1519 PAGE 241 OF THE MESA COUNTY RECORDS TO THE CORNER OF LOT 4, BLOCK 3, 1ST ADDITION TO BELLA VISTA SUBDIVISION, PLAT 1 AS SHOWN IN PLAT BOOK 1519 PAGE 241 OF THE MESA COUNTY RECORDS IS AS SHOWN ON THE ACCOMPANYING PLAT.

- LEGEND**
- ⊙ FOUND 20 REBAR AND REPLACED WITH 20 REBAR AND CHIP IN CONCRETE - L.S. 27288
  - ⊙ SET 20 REBAR AND CHIP IN CONCRETE - L.S. 27288
  - ⊙ SET 20 REBAR AND CHIP, L.S. 27288

**SURVEYOR'S CERTIFICATE**  
I, Barry L. Hagg, do hereby certify that the accompanying plat of **FIRST REPLAT OF 1ST ADDITION TO BELLA VISTA SUBDIVISION** a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

Barry L. Hagg  
P.L.S. 27288  
3004 Boulder Avenue  
Grand Junction, Colorado 81504

**NOTED:** According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

**FIRST REPLAT OF  
1ST ADDITION TO BELLA VISTA SUBDIVISION**  
BY STATE  
IN THE 34 34 34 SECTION 34 - TOWNSHIP 1 NORTH  
**JAMES I. WINTY - CITY PRINCIPAL SURVEYOR**  
MESA COUNTY COLORADO  
PREPARED FOR  
**JOEY FERARA**  
SCALE: 1"=40'  
MAY 11, 1988

RP95-96

# REVIEW COMMENTS

Page 1 of 3

FILE #RP-95-96

TITLE HEADING: Replat - 1st Addition to Bella Vista  
Subdivision

LOCATION: SW corner of 12th Street & Kimberly Drive

PETITIONER: Anthony J. Ferrara

PETITIONER'S ADDRESS/TELEPHONE: 2668 Cambridge Drive  
Grand Junction, CO 81506  
241-3606

PETITIONER'S REPRESENTATIVE: Barry Haag

STAFF REPRESENTATIVE: Kathy Portner

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

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CITY UTILITY ENGINEER 5/26/95  
Trent Prall 244-1507

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SEWER - CITY - Widen the existing 10' sewer easement to 20'.

CITY ATTORNEY 5/26/95  
Dan Wilson 244-1505

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1. Owner should rededicate, with the standard language, all easements identified on the plat.
2. Mayor / Manager signature block says "this plat of Ridge Point" - typo?
3. Is this in the City? If so, appropriate changes in name & dedicatory needs to be made.

GRAND VALLEY RURAL POWER 5/26/95  
Perry Rupp 242-0040

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Need 14' utility easement along Kimberly Drive.

CITY PROPERTY AGENT 6/6/95  
Steve Pace 244-1452

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No Comment.

UTE WATER DISTRICT 6/1/95  
Gary Mathews 242-7491

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No Objections.



**PUBLIC SERVICE**  
**Dale Clawson**

**6/1/95**  
**244-2695**

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No objections.

**U.S. WEST**  
**Max Ward**

**5/30/95**  
**244-4721**

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New or additional telephone facilities necessitated by this project may result in a "contract" and up-front monies required from developer, prior to ordering or placing of said facilities. For more information, please call 1-800-526-3557.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Kathy Portner**

**6/8/95**  
**244-1446**

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See attached.

**CITY DEVELOPMENT ENGINEER**  
**Jody Kliska**

**6/8/95**  
**244-1591**

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An additional 5' either side of the existing sewer easement is required.

## STAFF REVIEW

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FILE: #RP-95-96  
DATE: June 8, 1995  
STAFF: Kathy Portner  
REQUEST: Replat Lots 3 & 4, Block 3, Bella Vista Subdivision  
LOCATION: SW corner of 12th Street and Kimberly Drive  
APPLICANT: Anthony Ferrara

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### STAFF ANALYSIS:

Lots 3 and 4, Block 3, Bella Vista Subdivision are zoned RSF-4. Lots 3 and 4 currently contain approximately 1.5 acres each. The proposed replat will result in two lots, one with 2.2 acres and one with .73 acres. Lot 4 has an existing single family home on it. The proposed lots conform with the requirements of the zone.

### Plat Comments

1. Dedication language must be as per the attached guide.
2. The City of Grand Junction Certificate of Approval has an incorrect subdivision name in it.
3. The Surveyor's Certificate must include the following:  
"This plat conforms with all applicable regulations of the City of Grand Junction Zoning and Development Code."

## A GUIDE TO PLAT DEDICATIONS

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

- \* All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever;
- \* All Common (or Open Space) Tracts to the owners (Property/Homeowners Association) of lots and tracts hereby platted for the purpose of \_\_\_\_\_;
- \* All Multi-Purpose 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, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;
- \* 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 Irrigation Easements to the owners (Property/Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;
- \* All GVWUA Easements to the City of Grand Junction for the use of the public and to the Grand Valley Water Users Association, its successors and assigns, for the installation and maintenances of GVWUA irrigation facilities;
- \* All GVIC Easements to the City of Grand Junction for the use of the public and to the Grand Valley Irrigation Company, its successors and assigns, for the installation, operation, maintenance and repair of GVIC irrigation water transmission facilities;
- \* All Drainage Easements to the owners (Property/Homeowners Association) of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

- \* All Detention/Retention Easements to the owners (Property/Homeowners Association) of lots and tracts hereby platted for the purpose of conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas;
- \* All GJDD Easements to the City of Grand Junction for the use of the public and to the Grand Junction Drainage District, its successors and assigns, for the installation, operation, maintenance and repair of GJDD facilities;
- \* All Pedestrian Easements to the City of Grand Junction as perpetual easements for ingress and egress use by the general public pedestrian;
- \* 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, and 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 a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

file:cip\_geralddw/plat.ded