

SUBMITTAL CHECKLIST *Paid*

RESUBDIVISION

Receipt # 2731

Location: *lots 6, 7 & 8, blk 3, The Falls #1*

Project Name: *Replat of lots 6, 7 & 8, blk 3*

ITEMS	SSID REFERENCE	DISTRIBUTION																			TOTAL																
		City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.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 <i>472</i>	Sewer District		U.S. West	Public Service	CDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Persing WWTF	FCF Cable								
● Application Fee <i>\$100.00</i>	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	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	1	1	1	1	1	
● 11"x17" Reduction of Assessor's Map	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	1	1	1	1	1	
● Evidence of Title	VII-2	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	1	1	1	1	
● Appraisal of Raw Land	VII-1	1																																			
● Names and Addresses	VII-3	1																																			
● Legal Description	VII-2	1																																			
○ Deeds	VII-1	1																																			
○ Easements	VII-2	1	1	1	1	1															1	1	1														
○ Avigation Easement	VII-1	1																																			
○ ROW	VII-3	1	1	1	1	1															1	1	1														
● Covenants, Conditions, & Restrictions	VII-1	1	1																																		
○ Common Space Agreements	VII-1	1	1																																		
● County Treasurer's Tax Cert.	VII-1	1																																			
○ Improvements Agreement/Guarantee*	VII-2	1	1	1																																	
○ CDOT, 404, or Floodplain Permit	VII-3,4	1	1	1																																	
● General Project Report	X-7	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	1	1	1	1	
● Location Map	IX-21	1																																			
● Composite Plan - <i>Utility Locations</i>	IX-10	1	2	1	1																																
● 11"x17" Reduction Composite Plan	IX-10	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	1	1	1	1	1
● Final Plat	IX-15	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	1	1	1	1	1
● 11"x17" Reduction of Final Plat	IX-15	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	1	1	1	1	1
○ Cover Sheet	IX-11	1	2																																		
○ Grading & Stormwater Mgmt Plan	IX-17	1	2																																		
○ Storm Drainage Plan and Profile	IX-30	1	2																																		
● Water and Sewer Plan and Profile	IX-34	1	2	1																	1	1	1	1	1												
● Roadway Plan and Profile	IX-28	1	2																																		
○ 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																																		
○ Phase I & Environmental Report	X-10,11	1	1																																		
○ Final Drainage Report	X-5,6	1	2																																		
○ Stormwater Management Plan	X-14	1	2																																		
○ Sewer System Design Report	X-13	1	2	1																																	
○ Water System Design Report	X-16	1	2	1																																	
○ Traffic Impact Study	X-15	1	2																																		

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 _____
 Date _____
 Rec'd By _____
 File No. **RP-95-144**

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	3 lots	lots 6, 7, 8 blk 3 The Falls #1	PR	Residential
<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

PROPERTY OWNER DEVELOPER REPRESENTATIVE

DINOSAUR ENT. INC.	EBRAHIM SEGHATOLSLAMI	
Name Box 2743 585-5852-587	Name Box 2743 281 ROAD	Name Box 2743
Address GRAND JUNCTION CO, 81502	Address GRAND JUNCTION CO, 81502	Address GRAND JUNCTION CO, 81502
City/State/Zip 2412672	City/State/Zip 2412672	City/State/Zip 241-2672
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 *[Signature]*
 Signature of Person Completing Application _____ Date _____

X **THE DINOSAUR ENT. INC.** *[Signature]*
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary _____

DINOSAUR ENTERPRISE, INC.

P.O. Box 2743

Grand Junction, CO 81502

(303) 241-2672

8/4/95

GENERAL PROJECT REPORT

DINOSAUR ENT. INC. PROPOSES TO REPLAT LOTS
6, 7, 8 BLOCK 3 THE FALLS FILING # ONE IN THE CITY
of GRAND JUNCTION FROM 3 LOTS TO 2 LOTS AS
SHOWN IN PLAT DRAWN BY NICHOLS ASSOCIATES INC.
THE COMPOSITE PLAN FOR UTILITY WOULD BE SAME AS
AS BUILT SUBMITTED TO DEPARTMENT IN JAN-1995
AND HAS BEEN APPROVED ALSO DRAWN BY
NICHOLS ASSOCIATES INC.

THANK YOU
DINOSAUR ENT. INC.

FOR DINOSAUR ENT. INC.

Clarence [Signature]

241-2672

NAMES AND ADDRESSES
IN 200' RADIUS

DINOSAUR ENT. INC.
BOX 2743
GRAND JUNCTION, CO, 81502

Dinosaur Ent Inc.
P O Box 2743
Grand Junction CO 81502

Alven Myer
589 Grand Cascade Court
Grand Junction CO 81501

Bethy Harris
583 1/2 28 1/2 Road
Grand Junction CO 81501

Mr & Mrs Jones
597 1/2 28 1/2 Road
Grand Junction CO 81501

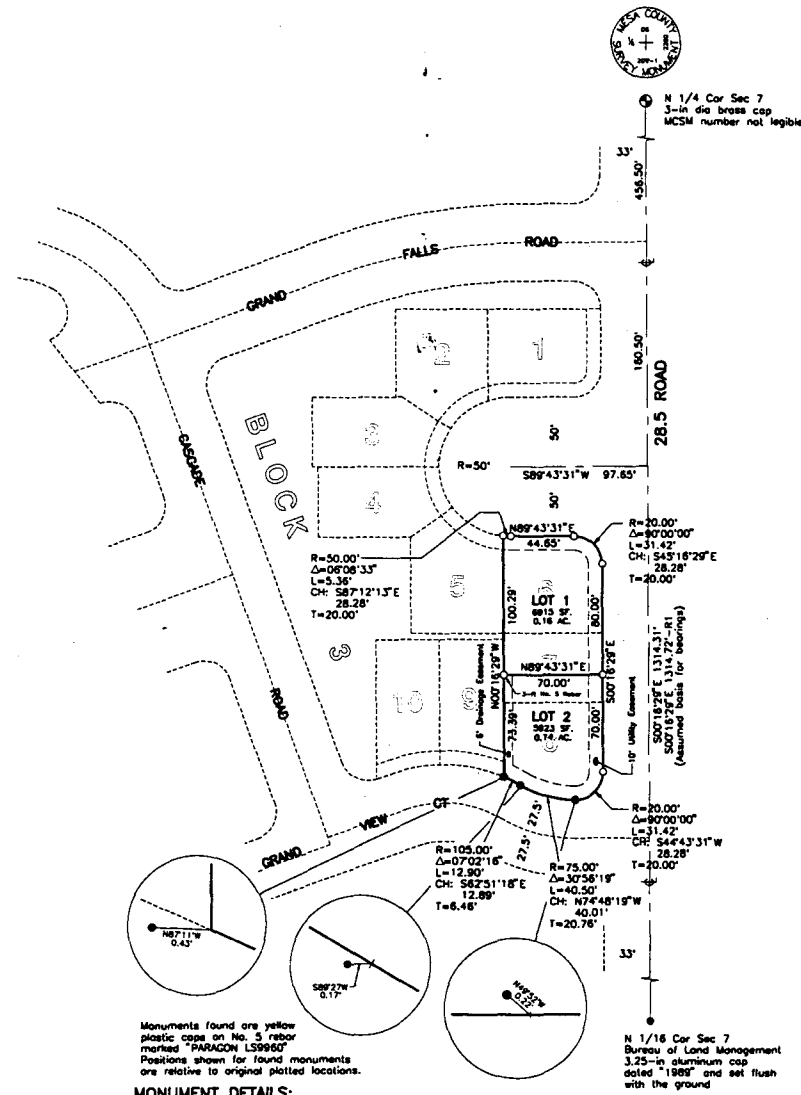
Tony Sarver
1163 E 2nd Avenue
Durango CO 81301

Stan McFarland
2221 Idella Court
Grand Junction CO 81505

SUBDIVISION PLAT

REPLAT LOTS 6, 7, & 8; THE FALLS - FILING NO. ONE AS AMENDED

Located in Sec 7, T1S, R1E, Ute Meridian
Grand Junction, Mesa County, Colorado



CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO } SS
COUNTY OF MESA }
I hereby certify that this instrument was filed in my office at _____ o'clock _____ M, this _____ day of _____ A.D., 1995, and is duly recorded in Plat Book No. _____, Page _____

Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE:

Approved this _____ day of _____ A.D., 1995, County Planning Commission of the County of Mesa, Colorado.

Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE:

Approved this _____ day of _____ A.D., 1995, Board of County Commissioners of the County of Mesa, Colorado.

Chairman

NOTARY'S CERTIFICATE:

STATE OF COLORADO } SS
COUNTY OF MESA }
The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 1995, by _____ Owner _____ Owner

My commission expires: _____ Notary Public

DECLARATION OF COVENANTS:

Covenants pertaining to this plat have been recorded in Book No. _____, Page _____

NOTES:

- Book and Page numbers refer to Mesa County, Colorado records unless noted otherwise.
- Distances shown are measured unless suffixed. Suffixes refer to documents as listed below:
R1 = Subdivision Plat: The Falls - Filing No. One As Amended

LEGEND:

- Found survey monument
- Set 2-foot No. 5 rebar with yellow plastic cap marked "LS 12093" unless noted otherwise.
- ⊕ Mesa County Survey Monument

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:
That DINOSAUR, INC. is the real owner of that real property located in THE FALLS - FILING NO. ONE AS AMENDED, Section 7, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado, which is described as follows:

Lots 6, 7, and 8, THE FALLS - FILING NO. ONE AS AMENDED.

The basis for bearings is assumed S00°16'29"E 1314.31 feet from the north quarter corner to the north sixteenth corner of Sec 7. The north quarter corner is a Mesa County Survey Monument. The north sixteenth corner is a Bureau of Land Management monument with 3.25-inch aluminum cap.

That said owners have caused the said real property to be laid out and surveyed as REPLAT LOTS 6, 7, & 8; THE FALLS - FILING NO. ONE AS AMENDED, a subdivision of a part of Mesa County, State of Colorado. That said owners dedicate and set apart all of the streets and roads as shown on this plat to the use of the public forever, and dedicate to the Public UTILITIES those portions of said real property which are labeled as utility easements on this 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 brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner. That all expenses for street paving or improvements shall be furnished by the the seller and purchaser, not the County of Mesa.

IN WITNESS WHEREOF owners have caused their names to be hereunto subscribed this _____ day of _____ A.D., 1995.

By: Ebrahim Seghatolesami
DINOSAUR, INC.

SURVEYOR'S CERTIFICATE:

I, Terry D. Nichols, certify this plat of REPLAT LOTS 6, 7, & 8; THE FALLS - FILING NO. ONE AS AMENDED, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

Terry D. Nichols Date
Colorado LS 12093

SUBDIVISION PLAT		
REPLAT LOTS 6, 7, & 8; THE FALLS - FILING NO. ONE AS AMENDED		
Located in Sec 7, T1S, R1E, Ute Meridian Grand Junction, Mesa County, Colorado		
FOR:		DINOSAUR, INC.
NICHOLS ASSOCIATES, INC. <small>Grand Junction - Colorado</small>		
DRAWN BY:	DATE DRAWN:	PROJ. No.
MLS	Aug 3, 1995	3177
DATE FIELD SURVEY COMPLETED:		
Aug 3, 1995		
		SHEET 1 OF 1

NOTICE: In Colorado, this plat must demonstrate the proper method being used and dated in the drawing within three years after the date the drawing was prepared. If an error, other than the error noted upon any plat, is discovered within three years from the date of the certification shown herein.

REVIEW COMMENTS

Page 1 of 2

FILE # RP-95-144

TITLE HEADING: Replat - Lots 6, 7 & 8, Block
3, Falls Filing #1

LOCATION: 28 1/2 Road & Grand Cascade Way

PETITIONER: Dinosaur Enterprises Inc.

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 2743
Grand Junction, CO 81502
241-2672

PETITIONER'S REPRESENTATIVE: Nichol's & Associates

STAFF REPRESENTATIVE:

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

CITY UTILITY ENGINEER 8/16/95
Trent Prall 244-1590

No Comments.

CITY PROPERTY AGENT 8/16/95
Steve Pace 244-1452

1. Remove County Planning Commission and Board of County Commissioner's certificates.
2. Add City approval certificate.
3. Use City standards for plat dedication.

UTE WATER 8/15/95
Gary Mathews 242-7491

No objections on the replat
POLICIES AND FEES IN EFFECT AT THE TIME OF APPLICATION WILL APPLY.....

PUBLIC SERVICE 8/17/95
John Salazar 244-2781

If electric pedestal in easement at northeast corner of existing lot 7 is NOT in conflict with any present, proposed or future driveway cuts on to 28 1/2 Road, then no objections to going from 3 lots to 2. Otherwise, it would have to be relocated.

COMMUNITY DEVELOPMENT DEPT.
Mike Pelletier

8/21/95
244-1447

The plat must use the current City dedication language and signature blocks. Call if you need assistance (244-1447).

CITY DEVELOPMENT ENGINEER
Jody Kliska

8/21/95
244-1591

Plat needs to be changes to reflect City of Grand Junction signature blocks, not Mesa County.

TO DATE, NO COMMENTS RECEIVED FROM:

City Attorney
U.S. West
Mesa County Surveyor