

SUBMITTAL CHECKLIST

RESUBDIVISION

Location: 796 26 Rd

Project Name: Spunks Sub.

ITEMS		DISTRIBUTION																															
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 <i>6.0</i>	Drainage District <i>Water Users</i>	Water District	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Persigo WWTF	TCI Cable	TOTAL REQ'D.			
● Application Fee <u>\$160</u>	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		
● 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																									
○ 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	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	1	8	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	IX-10	1	2	1	1																												
○ 11"x17" Reduction Composite Plan	IX-10	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	
● Final Plat	IX-15	1	2	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	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							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																				
○ 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																								

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 3060
Date 10-23-95
Rec'd By mk
File No. RP 45-188

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		796 26 Rd	RSF-R	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"/> 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 type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
<u>M. STELLA SHANKS</u>		<u>TWILA UHRLAUB</u>
Name	Name	Name
<u>2606 KELLEY DRIVE</u>		<u>1015 N. 7th STREET</u>
Address	Address	Address
<u>GRAND JUNCTION, CO 81506</u>		<u>GRAND JUNCTION, CO 81501</u>
City/State/Zip	City/State/Zip	City/State/Zip
<u>243-8656</u>		<u>242-3647</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.

Twila Uhrlaub
Signature of Person Completing Application Date

M. Stella Shanks
Signature of Property Owner(s) - attach additional sheets if necessary Date Oct 16, 1995

October 16, 1995

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

This application for the replat of two parcels is respectfully submitted to the administrative staff of the City of Grand Junction Community Development Department for approval. There are presently two parcels, one conforming and one nonconforming, at this location which has been annexed to the City of Grand Junction under RSF5 zoning. There is one single family residence on each parcel and no additional residences will be added.

The reason for this application is to change the location of the boundary line between the two parcels by simply adding acreage to one parcel and deducting acreage from the other parcel. Thus, there will remain one conforming and one nonconforming parcel. There will be no new construction, no new density or impact and no change of the neighborhood. Both parcels are deeded to the same owner. The survey has been completed with Lot 1 and Lot 2 of SKUNK HOLLOW being the new legal descriptions as requested by the Community Development Department in lieu of lengthy metes and bounds descriptions.

Respectfully submitted

Twila Uhrlaub
Twila Uhrlaub, Representative
1015 N. 7th Street
Grand Junction, CO 81501

242-3647 or 243-9367

~~M.A. CORNELISON
KARIN G.
P. O. BOX 2492
GRAND JUNCTION, CO 81502~~

M. Stella Shanks

M.A. CORNELISON
KARIN G.
P. O. BOX 2492
GRAND JUNCTION, C) 81502

M. Stella Shanks
2606 Kelley Drive
Grand Junction, CO 81506

JOHN W. JEFFERSON
M.K.
2599 H ROAD
GRAND JUNCTION, CO 81505

Twila Uhrlaub
1015 N 7th Street
Grand Junction, CO 81501

STEVE ECKLUND
ALICE ECKLUND
781 26 ROAD
GRAND JUNCTION, CO 81506

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

~~LARRY D. TICE
775~~

LARRY D. TICE
775 26 ROAD
GRAND JUNCTION, CO 81506

MURRAY E. KAY
MARIE E.
2615 H ROAD
GRAND JUNCTION, CO 81506

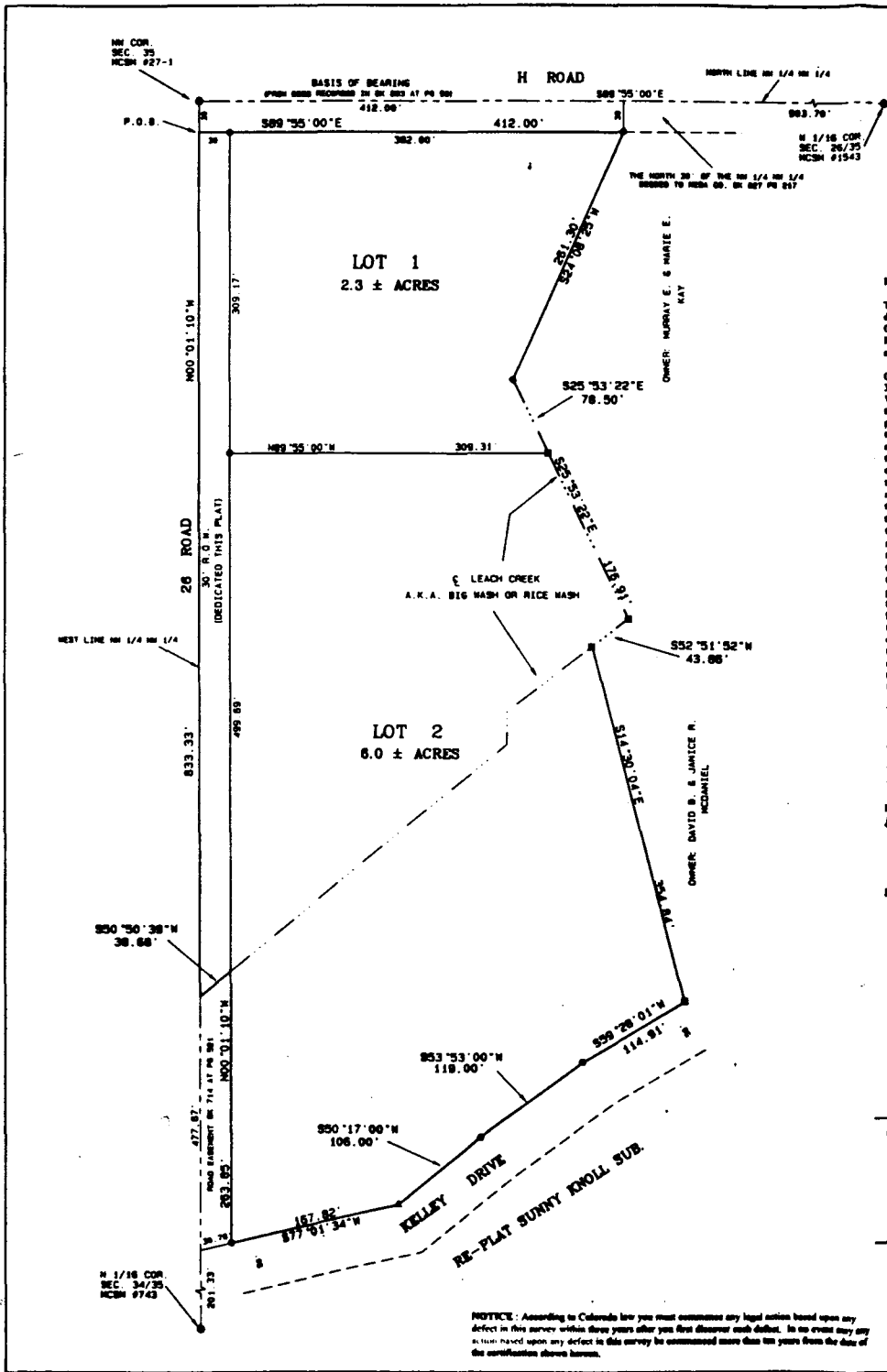
DAVID B. MCDANIEL
JANICE R.
2601 KELLEY DR.
GRAND JUNCTION, CO 81506

WILLIAM NESBITT
SANDRA L. NESBITT
2616 H ROAD
GRAND JUNCTION, CO 81506

CAROL T. BARBERO
806 26 ROAD
GRAND JUNCTION, CO 81506

SKUNK HOLLOW MINOR SUBDIVISION

LOCATED IN THE
NW 1/4 NW 1/4, SEC. 35, T1N, R1W, U.M.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, W. George and M. Stella Shanks, are the owners of that real property as described in Book 1876 at Page 615 and Book 2175 at Page 100, of the records of the Mesa County Clerk and Recorder, located in the NW 1/4 NW 1/4 of Section 35, Township 1 North, Range 1 West of the One Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the found Mesa County survey marker for the northwest corner of said Section 35, the basis of bearing being S89°55'00"E along the north line of said NW 1/4 NW 1/4 to the W 1/4 corner also being a found Mesa County survey marker;
 thence S00°01'10"E a distance of 30.00 feet along the west line of said NW 1/4 NW 1/4 to the point of beginning;
 thence S89°55'00"E a distance of 412.00 feet being a set #5 rebar with a 2" aluminum cap stamped LS 24306;
 thence S24°00'15"W a distance of 261.30 feet to the center line of Leach Creek A.K.A. Big Wash or Rice Wash to said set #5 rebar;
 thence S25°53'22"E a distance of 78.50 feet along said center line to a found #5 rebar with a 2" aluminum cap stamped LS 18480;
 thence S25°53'22"E a distance of 176.91 feet along said center line to said found #5 rebar;
 thence S52°51'52"W a distance of 43.88 feet along said center line to said found #5 rebar;
 thence S14°50'04"E a distance of 354.84 feet to the northerly right-of-way of Kelley Drive to said found #5 rebar;
 thence S59°28'01"W a distance of 116.91 feet along said right-of-way to said set #5 rebar;
 thence S53°53'00"W a distance of 119.00 feet along said right-of-way to said set #5 rebar;
 thence S30°17'00"W a distance of 106.00 feet along said right-of-way to a found #5 rebar with a plastic cap marked Western Edge;
 thence S77°01'34"W a distance of 167.82 feet along said right-of-way to the east right-of-way line of 26 Road also being a set #5 rebar;
 thence N00°01'10"W a distance of 263.85 feet along said east right-of-way line to the center line of said Leach Creek A.K.A. Big Wash or Rice Wash;
 thence S30°30'39"W a distance of 38.66 feet along said center line to a point on the west line of said NW 1/4 NW 1/4;
 thence N00°01'10"W a distance of 833.33 feet to the point of beginning. Said parcel contains 8.9 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as SKUNK HOLLOW Minor Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado. That said owners do hereby dedicate and set apart all of the streets and roads, as shown on the accompanying plat on behalf of the City of Grand Junction forever.

THAT all expenses for street paving or improvements shall be furnished by the seller or purchaser, not by the City of Grand Junction.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 1st day of December, 1995.

W. George Shanks
W. George Shanks
M. Stella Shanks
M. Stella Shanks
David B. & Janice R. McDaniel
David B. & Janice R. McDaniel
Henry Public
Henry Public

AREA SUMMARY

LOTS	8.3 AC.
ROADS	0.8 AC.
TOTAL	9.1 AC.

LEGEND

- MESA COUNTY SURVEY MARKER
- ⊠ FD #5 REBAR N/ALUM. CAP STAMPED LS 18480
- ▲ FD #5 REBAR N/PLASTIC CAP MARKED WESTERN EDGE
- SET #5 REBAR N/2" ALUM. CAP STAMPED D H SURVEYS LS 24306
- LEACH CREEK

NOTE: ALL EXTERIOR BOUNDARY CORNERS SET IN CONCRETE

CITY APPROVAL

This plat of SKUNK HOLLOW Minor Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 2nd day of December, 1995.

David A. Volney City Manager
Lois Muspin President of Council

CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO)
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 Deputy

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 1st day of December, 1995, by W. George Shanks and M. Stella Shanks.

My commission expires 10-21-98. Witness my hand and official seal this _____ day of December, 1995.
Address 1014 N. Hill Street
Grand Junction, CO 81501



SURVEYOR'S CERTIFICATE

I, Steven L. Hegedorn, a registered Professional Land Surveyor in the state of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.



**SKUNK HOLLOW
MINOR SUBDIVISION**

LOCATED IN THE
NW 1/4 NW 1/4, SEC. 35, T1N, R1W, U.M.

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8748

PREPARED BY: H. H. D. SURVEYOR: S. L. H. DATE: 078-95-01
DRAWN BY: THOSEL DATE: OCT 1995 SHEET: 1 OF 1



NOTICE: 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 herein.

REVIEW COMMENTS

Page 1 of

FILE #RP-95-188

TITLE HEADING: Replat - Skunk Hollow Minor
Subdivision

LOCATION: 796 26 Road

PETITIONER: M. Stella Shanks

PETITIONER'S ADDRESS/TELEPHONE: 2606 Kelley Drive
Grand Junction, CO 81506
243-8656

PETITIONER'S REPRESENTATIVE: Twila Uhrlaub - 242-3647

STAFF REPRESENTATIVE: Bill Nebeker

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

FIRE DEPARTMENT 10/24/95
Hank Masterson 244-1414

This area is located outside of the Persigo 201 area and is exempt from fire protection requirements.

GRAND VALLEY WATER USERS 10/24/95
Richard Proctor

No comment.

GRAND VALLEY RURAL POWER 10/24/95
Perry Rupp 242-0040

No comment.

CITY DEVELOPMENT ENGINEER 10/30/95
Jody Kliska 244-1591

Use the City's guide to Plat Dedications for the dedication language.

PUBLIC SERVICE COMPANY 10/31/95
J. Price 244-2693

Public Service Company has no easement requirements.

CITY UTILITY ENGINEER 11/2/95
Trent Prall 244-1590

No comment.

CITY PROPERTY AGENT

10/27/95

Steve Pace

256-4003

Utility easements are addressed in the dedication, but none are shown on the plat.

~~FILE~~ ~~RP-95-188~~

DATE: October 25, 1995
STAFF: Bill Nebeker
REQUEST: Minor subdivision for two residential lots
LOCATION: 796 26 Road & 2606 Kelley Drive
Tax Parcel #2701-352-00-085
APPLICANT: Twila Uhrlaub

Staff Comments:

1. Submit a site plan showing the existing structures and distances to the new property lines.
2. Remove language from dedication statement regarding utility easement if no utility easements are shown or will be dedicated on plat.
3. Has 26 Road between Kelley Drive and a point 477 feet north of Kelley Drive already been dedicated? If not include it in the dedication for this plat. Is so please reference book and page of dedication.

NOTE TO FILE: RSF-R zoning requires 5 acre minimum lot size. Currently the southern lot is nonconforming. This plat makes the southern lot conforming and the northern lot nonconforming.