



# SUBMITTAL CHECKLIST

## RESUBDIVISION

 Location: 2347 Pleasant Ridge Ct

 Project Name: Replat

ITEMS		DISTRIBUTION																												
Date Received _____	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 Districts <i>Wadsworth</i>	● Drainage Districts <i>Wadsworth</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.
DESCRIPTION																														
● 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
● 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
● 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
○ 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	
● 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
○ 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 \_\_\_\_\_  
 Date \_\_\_\_\_  
 Rec'd By \_\_\_\_\_  
 File No. RP-95-201

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		<u>2397 Pleasant Ridge Ct.</u>	<u>RR</u>	<u>Residential</u>
<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					

PROPERTY OWNER

DEVELOPER <sup>Property Owner</sup>

REPRESENTATIVE

Paul + Matsuyo Trinklein

Randy Cook

Name Name Name

2397 Pleasant Ridge Ct.

316 Cedar St.

Address Address Address

Grand Jct, Co 81503

Grand Jct, Co 81503

City/State/Zip City/State/Zip City/State/Zip

245-2292

970-242-2717

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.

[Signature]  
 Signature of Person Completing Application

15-19-95  
 Date

Signature of Property Owner(s) - attach additional sheets if necessary

Date

# General Project Report

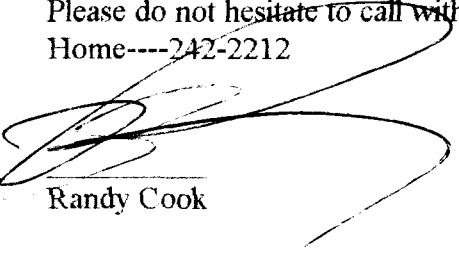
October 19, 1995

To: City of Grand Junction

Property Owner: Paul & Matsuyo Trinklein  
Property Address: 2397 Pleasant Ridge Ct.  
Grand Junction, CO 81503  
Parcel Number 2945-174-33-051

I would like to bring this parcel into conformance with the subdivision regulations, of the City of Grand Junction.

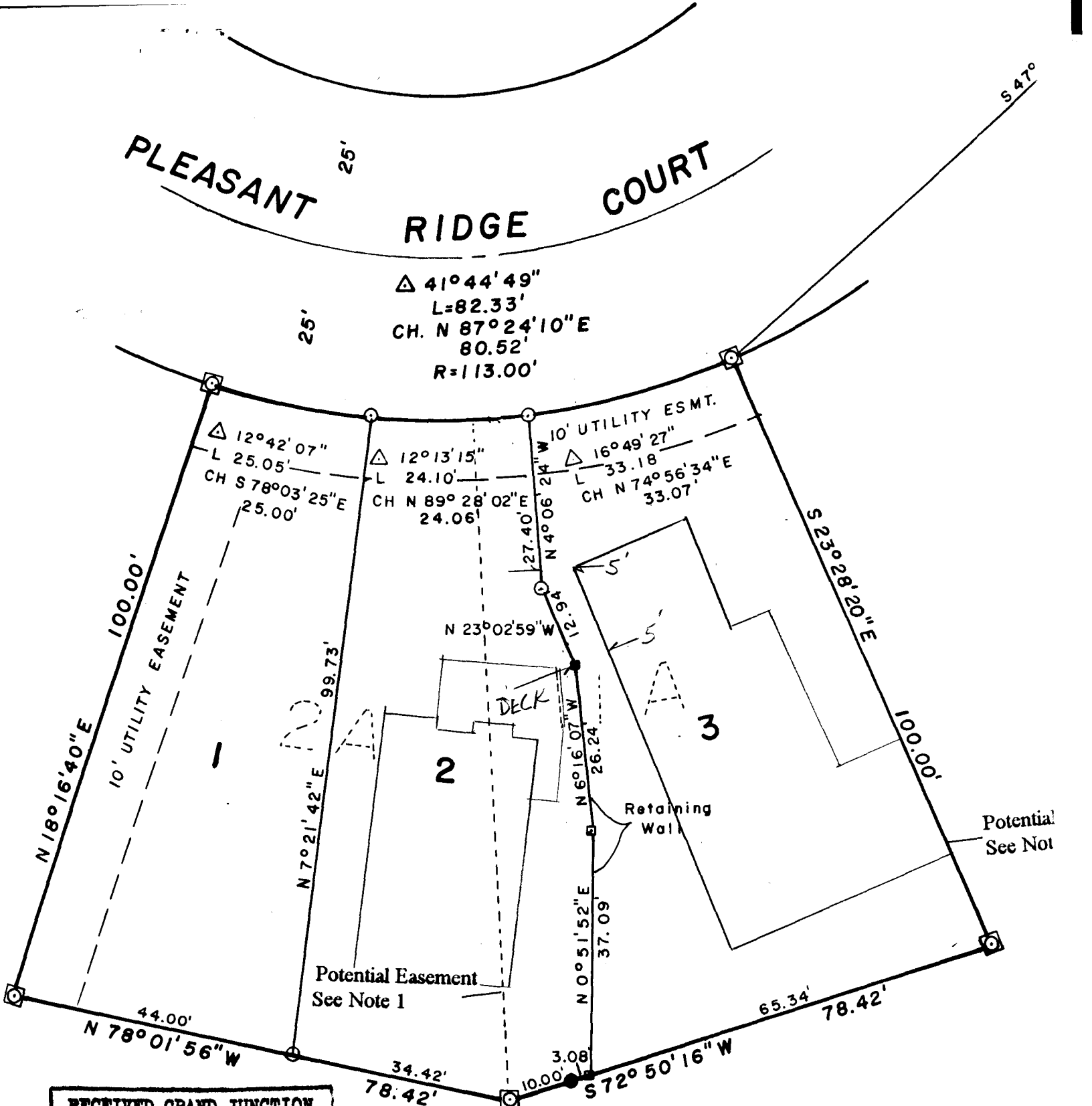
Please do not hesitate to call with any questions  
Home----242-2212



Randy Cook



# PLEASANT RIDGE COURT



$\Delta 41^{\circ}44'49''$   
 $L=82.33'$   
 $CH. N 87^{\circ}24'10''E$   
 $80.52'$   
 $R=113.00'$

$\Delta 12^{\circ}42'07''$   
 $L 25.05'$   
 $CH S 78^{\circ}03'25''E$   
 $25.00'$

$\Delta 12^{\circ}13'15''$   
 $L 24.10'$   
 $CH N 89^{\circ}28'02''E$   
 $24.06'$

$\Delta 16^{\circ}49'27''$   
 $L 33.18'$   
 $CH N 74^{\circ}56'34''E$   
 $33.07'$

RECEIVED GRAND JUNCTION  
 PLANNING DEPARTMENT  
  
 NOV 27 REC'D

*11/28/95*  
*Revised plat*  
*acceptable to city -*  
*called Ken at Surveyor's*  
*office - the plat is #25*  
*on list - won't get to*  
*it for 1 month.*  
*KP*

## SRVEYORS CERTIFICATE

I, **Jerritt P. Dismant**, certify that the accompanying plat of REPLAT OF LOTS 1A  
 A BLOCK 29 THE RIDGES FILING NO. SIX, A subdivision of a part of the  
 of Grand Junction, County of Mesa, State of Colorado has been prepared under  
 direct supervision and accurately represents a field survey of same. I further  
 ify that this plat conforms to all applicable requirements of the Zoning and  
 elopment Code of the City of Grand Junction and all applicable state laws and  
 ations.

*Jerritt P. Dismant*  
 Jerritt P. Dismant, Colo. PLS 10097

*11/27/95*  
 Date

# REVIEW COMMENTS

Page 1 of 2

FILE #RP-95-201

TITLE HEADING: Replat - The Ridges Filing #6

LOCATION: 2397 Pleasant Ridge Court

PETITIONER: Paul & Matsuyo Trinklein

PETITIONER'S ADDRESS/TELEPHONE: 2397 Pleasant Ridge Court  
Grand Junction, CO 81503  
245-2292

PETITIONER'S REPRESENTATIVE: Randy Cook

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 PROPERTY AGENT** 11/13/95  
**Steve Pace** 256-4003

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1. All existing and/or new easements need to be depicted on the plat.
2. Existing easements could be labeled existing and new easements should be addressed in the dedication using the City Standard for Dedications.
3. No monument is shown for SE Cor Lot1/SW Cor Lot 2.
4. The course bearing in the description reads N87°24'18"E and the plat reads N87°24'10"E.

**CITY UTILITY ENGINEER** 11/13/95  
**Trent Prall** 244-1590

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No comment.

**REDLANDS WATER & POWER** 11/13/95  
**Gregg Strong** 243-2173

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1. This is in the Ridges and Redlands does not deliver irrigation water to the Ridges.
2. There will be no ENCROACHMENT of any kind on Redlands canal right-of-way.
3. No dumping of trash, debris or construction materials into Redlands Canal, either before, during or after plans are approved.
4. No pedestrian traffic or recreational use of Redlands canal right-of-way will be allowed.

**PUBLIC SERVICE COMPANY** 11/13/95  
**Gary Lewis** 244-2698

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No objections. Gas facilities to 2395 3/4 Pleasant Ridge Court (Lot 2) were relocated in 1984 to accommodate lot boundary change and retaining wall construction.

**CITY FIRE DEPARTMENT**

**11/16/95**

**Hank Masterson**

**244-1414**

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The Fire Department has no problems with this replat.

**CITY DEVELOPMENT ENGINEER**

**11/17/95**

**Jody Kliska**

**244-1591**

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1. The plat is missing easements from previously recorded plats.
2. Please use the City's Guide to Plat Dedications for the dedication language on the plat.

**COMMUNITY DEVELOPMENT DEPARTMENT**

**11/16/95**

**Kathy Portner**

**244-1446**

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1. The original plat for this filing of the Ridges refers to the notes on sheet 2 of 6. Those notes include:
  - "5. A ten foot wide utility easement is provided across all 'A' lots, adjacent and parallel to all roads and cul-de-sacs."
  - "2. A 5' irrigation and/or water easement is hereby granted to the Ridges Metro District on all lot lines."A request has been made to release those easements with structure encroachment. The plat should show those 5' easements and not that those with encroachments will be released by the City.
2. The Surveyor's Certificate must include a statement that the plat conforms to all applicable sections of the City of Grand Junction Zoning and Development Code.
3. The dedication statement must conform with the City's standard dedication language (see attached).
4. The deck on the proposed lot 1 is encroaching into the public open space. This is an existing condition that is not impacted by this replat and will not hold up this replat. However, it should be resolved.
5. The home on lot 3 must have a minimum setback of 5' along the west property line at all points. It appears to be too close toward the front. Please confirm.
6. The deck on lot 2 must have a minimum setback of 3' along the east property line.

**TO DATE, COMMENTS NOT RECEIVED FROM:**

City Attorney  
City Police Department  
Mesa County Surveyor  
Ridges ACCO  
U.S. West  
TCI Cablevision





Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(970) 244-1430 FAX (970) 244-1599

October 17, 1995

Mr. Paul Trinklein  
2397 Pleasant Ridge Court  
Grand Junction, CO 81503

Dear Mr. Trinklein:

This is in follow-up to the inquiries we've had on 2397 Pleasant Ridge Court. In researching the information available we made the following findings:

1. The Warranty Deed transferring ownership of lot 1A from Dynamic Investments to Bookcliff Builders Ltd. (Bk 2050, Pg 623) included all of lot 1A and did not indicate an exception for the west 10' that had been attached to lot 2A by deed in 1983 (Bk 1456, Pg 104). There was a subsequent Quit Claim Deed recorded in 1994 (Bk 2088, Pg 998) to the owner of lot 2A for the west 10' of lot 1A and a 2.5' easement for a deck encroachment. The transfer of property by deed was not in accordance with the subdivision regulations of the City of Grand Junction and the conveyance of an easement for a deck encroachment leaves the structure on lot 2A remaining in violation of the required setbacks.

To bring the two lots into conformance with the subdivision regulations and assure consistency in descriptions, lots 1A and 2A as originally platted must be replatted in accordance with the subdivision regulations of the City of Grand Junction. I have attached a submittal packet for the replat (resubdivision) review. There is a \$160 fee for a replat review.

2. The house at 2397 Pleasant Ridge Court was not built in accordance with the approved site plan dated 4/1/94. The lot dimensions that were shown on the site plan appear to be incorrect and the house does not meet approved setbacks.

A new site plan must be submitted for review showing all dimensions accurately and all setbacks as they exist.

3. All lot lines in the Ridges are encumbered by a 5' irrigation and water easement. If any of the structures on the two lots are within 5' of the original lot lines a release of those easements being encroached upon must be requested. I have attached a release form that must be filled out and returned to Community Development. The applicant should get the approval of the Ridges ACCO before returning the form for the

Utility Manager's signature. There is a \$50 fee for the release review.

4. If there are any encroachments in the City owned open space the property owner will have to remove the improvements or request an easement or transfer of ownership of that portion of the City property with the encroachment. That request would require approval by the City Council.

It will be to everyone's benefit to get all of the above concerns cleared up on these properties. If you have questions please call me at 244-1446.

Sincerely,



Katherine M. Portner  
Planning Supervisor

xc: Randy Cook  
Bryce Palo

Thank you for  
sending this  
to us - there  
was no problem.  
Ted



Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(970) 244-1430 FAX (970) 244-1599

MEMORANDUM

FROM: Kathy Portner *KP*  
DATE: February 21, 1996  
RE: Ridges Easements

Attached is another request to release some of those 5' irrigation easements in the Ridges. This one is a bit confusing because the original plat had only 2 lots and 3 lots were later created by deed transfers. So, one of the easements to be released goes right through an existing house. The first 10' of the easements from the street would be maintained. A replat of the lots has been recorded showing them as they currently exist.

Please sign and return to Community Development as soon as possible. If you have questions you can call me at 244-1446. Thank you.



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