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n	e	Remaining items, (not selected for scanning), will be mar	ked	l pi	resent on the checklist. This index can serve as a								
t	d	quick guide for the contents of each file.											
		Files denoted with (**) are to be located using the ISYS Q	ue	ry S	System. Planning Clearance will need to be typed								
v	v	in full, as well as other entries such as Ordinances, Resolut	ior	ıs,	Board of Appeals, and etc.								
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## RESUBDIVISION

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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 _		
Date		
Rec'd By		
Eile Ne	BP-95-20,	

We, the undersigned, being the owners of property

	situated in Me		te of Colorado, as descri		ereby petition this:	
PETITION	PHASE	SIZE	LOCATION	7	CONE	LAND USE
Subdivision Plat/Plan	☐ Minor ☐ Major ☑ Resub		2397 Pleasant	PR		Residential
Rezone				From:	То:	
☐ Planned Development	☐ ODP ☐ Prelim ☐ Final					
Conditional Use	3.7					
☐ Zone of Annex						
☐ Variance						
☐ Special Use						
☐ Vacation						☐ Right-of Way ☐ Easement
☐ Revocable Permit			, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		er de la	
Property owne			Phoperty Owns		,	PRESENTATIVE
Paul + Mal	12010	Na	me		Name	COOK
Z397 Plea	Sant R	idge Ch	dress		3/6	Ceder St.
Grand Sc	A, Co	81503	dress		Address	Cook Coder St. Oct Co 8150
City/State/Zip		Cit	y/State/Zip		City/Stat	e/Zip
245- 220	17.					42-2717
Business Phone No.		Ви	siness Phone No.		Business	Phone No.
NOTE: Legal property ov	vner is owner of	record on date o	f submittal.			
information is true and con	iplete to the best at we or our repr	of our knowledge esentative(s) mus	e, and that we assume the r t be present at all required	responsibility to m hearings. In the e	onitor the status of i vent that the petition	s submittal, that the foregoing the application and the review ner is not represented, the item n the agenda.
					14-19.	95
Signature of Person Comple	ting Application				Date	
4 14 4 14 4 14 14 14 14 14 14 14 14 14 1			The transfer of the transfer o			
Signature of Property Owne	r(s) - attach addit	ional sheets if nee	cessary		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

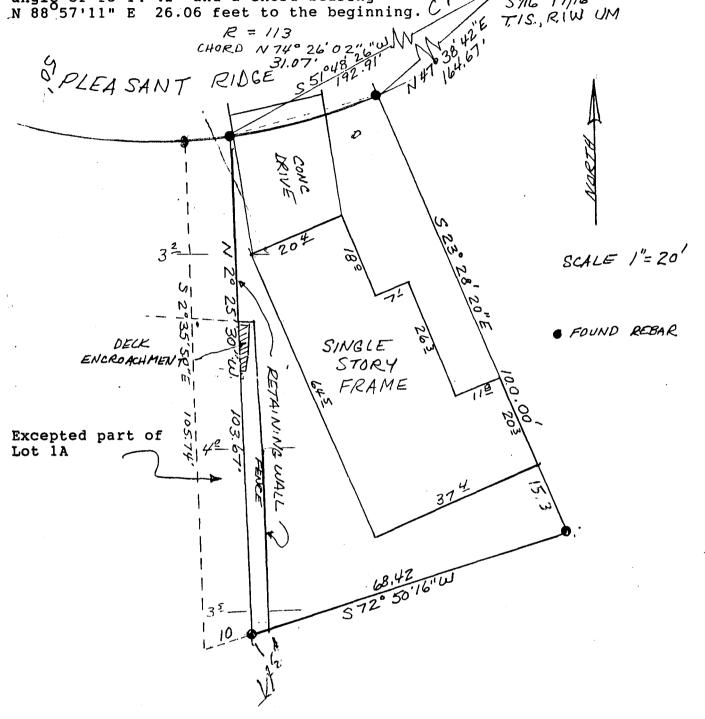
Home----242-2212

Randy Cook

# APROVEMENT LOCATION CERTIFICATE 2397 Pleasant Ridge Court

Lot 1A of Block 29 of the Ridges Filing No. Six, EXCEPT Beginning at a point which is S 51 48'26" W 192.91feet from the south sixteenth corner on the the East line of Section 17, T.1 S., R.1 W. of the Ute M. Mesa County, Colorado, thence S 2 25'30" E 103.67 feet, thence S 72 50'16" W 10.00 feet, thence N 78 01'56" W 34.42 feet, thence N 7 21'42" E 99.73 feet, thence along the arc of a nontangent curve to the left with a radius of 113.00 fee, a central MCSM angle of 13 14'42" and a chord bearing

N 88 57'11" E 26.06 feet to the beginning.



#### SURVEYOR'S STATEMENT

I hereby certify that this improvement location certificate was prepared for Bookcliff Builders, the improvement location being based either on a previous property survey that has been monumented by others or my own property survey at the time I prepared this improvement location certificate, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines.

I further certify that the improvements on the above described parcel on this date, 7-26-94, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises, except as indicated, and that there is no evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Drawn by MPD

Revised

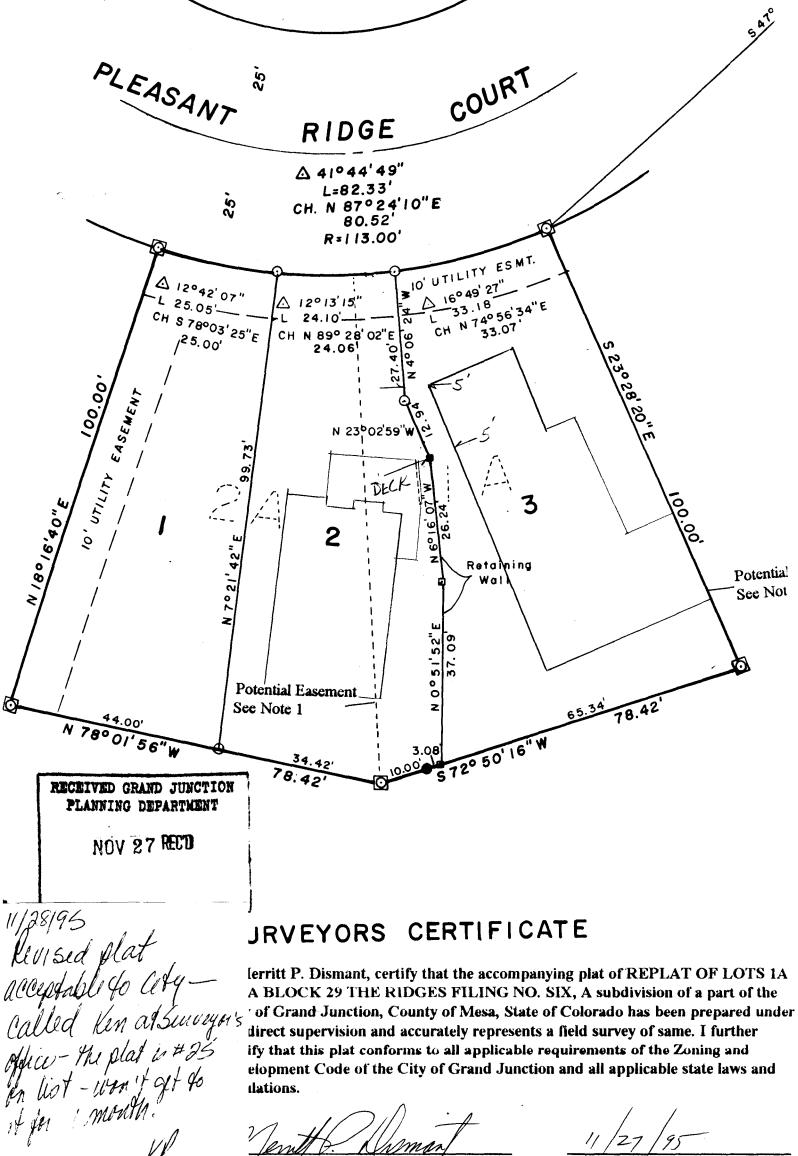
10097

A OF COL

MERRITT P DISMANT PLS 10097

enul

439 Bluebell Lane Grand Junction, Colorado 81503



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 dations.

ritt P. Dismant, Colo. PLS 10097

#### **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

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

#### **CITY PROPERTY AGENT**

#### **Steve Pace**

11/13/95

256-4003

- 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

No comment.

#### **REDLANDS WATER & POWER**

**Gregg Strong** 

11/13/95

243-2173

- 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

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.

#### RP-95-201 / REVIEW COMMENTS / page 2 of 2

CITY FIRE DEPARTMENT

Hank Masterson

The Fire Department has no problems with this replat.

### CITY DEVELOPMENT ENGINEER

11/17/95

Jody Kliska

244-1591

- 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

- 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 al 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 transfering 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 exists.

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

Printed on manufact name

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



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

DATE:

February 21, 1996

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 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.