

SUBMITTAL CHECKLIST

RESUBDIVISION

Location: _____

Project Name: _____

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	● Drainage District	● Water District - Ute	○ 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 \$160	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	
● 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														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	8	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	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				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														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-95-207

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				
<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

REPRESENTATIVE

LARRY FEATHER (FEATHER PETROLEUM CO)
Name

Dan Brown O.E.O.
Name

2492 INDUSTRIAL BLVD
Address

1018 COCC. AVE
Address

GRAND JUNCTION, CO 81505
City/State/Zip

JR. JCG CO. 81501
City/State/Zip

COLORADO 242 5205
Business Phone No.

(970) 241-2370
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

11/2/95
Date

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

11-2-95
Date

[Signature]
[Signature]

11-2-95
11-7-95

FEATHER SUBDIVISION is a 2 lot subdivision located at 2050 North Avenue. The Southern property is occupied by a Stop and Save Station. The Northern property is occupied by a real estate office. Both properties have previously been described by meets and bounds, being portions of a previously platted subdivision.

The mutually agreed upon adjustment is to move the North line of the Southern property an additional 8 feet to the north.

The petitioners are requesting that a lot line adjustment be allowed so that the property will conform with the existing and natural use of the property.

2945-124-00-019
ROYCE J CARVILLE
JANICE A CARVILLE
PO BOX 520
PAONIA, CO 81428-0520

2945-124-00-026
ROYCE J CARVILLE
JANICE A CARVILLE
1875 DEER PARK CIR S
GRAND JUNCTION, CO 81503-9581

2945-124-25-004
KENNETH D SMITH
SHELLI S
1935 BUNTING AVE
GRAND JUNCTION, CO 81501-6525

2945-124-25-005
MYRTLE D WYATT
JOHN F DADE
1945 BUNTING AVE
GRAND JUNCTION, CO 81501-6525

2945-124-25-006
DORIS N TOMKINS
1955 BUNTING AVE
GRAND JUNCTION, CO 81501-6525

2945-124-25-007
VIRGINIA D FLAGER
2005 BUNTING AVE
GRAND JUNCTION, CO 81501-6527

2945-124-25-008
GEORGE D OLIVER
O
2015 BUNTING AVE
GRAND JUNCTION, CO 81501-6527

2945-124-25-009
DOROTHY E PIERCE
2025 BUNTING AVE
GRAND JUNCTION, CO 81501-6527

2945-124-25-010
VETERANS ADMIN LOAN GUARANTY DIV
C/O METMOR FINANCIAL INC
DEPT 1720
LOS ANGELES, CA 90096

2945-124-25-011
CLAIR ASHING
479 30 RD
GRAND JUNCTION, CO 81504-8636

2945-124-25-019
THEODORE A VATH
C/O WENDY'S OF CO SPGS INC
1515 N ACADEMY BLVD STE 4
COLORADO SPRINGS, CO 80909-2749

2945-124-25-020
RICHARD W HOLLAND
1515 N ACADEMY BLVD STE 5
COLORADO SPRINGS, CO 80909-2749

2945-124-25-022
RON L JENS
PERRY L UNDERWOOD
1131 N 21ST ST
GRAND JUNCTION, CO 81501-6576

2945-124-25-023
RICHARD W HOLLAND
1515 N ACADEMY BLVD STE 4
COLORADO SPRINGS, CO 80909-2749

REVIEW COMMENTS

Page 1 of 2

FILE #RP-95-207

TITLE HEADING: Replat - Feather Subdivision

LOCATION: North Avenue & 21st Street

PETITIONER: Larry Feather

PETITIONER'S ADDRESS/TELEPHONE: 2492 Industrial Blvd.
Grand Junction, CO
242-5205

PETITIONER'S REPRESENTATIVE: Dan Brown, QED

STAFF REPRESENTATIVE: Bill Nebeker

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

GRAND JUNCTION FIRE DEPARTMENT 11/29/95
Hank Masterson 244-1414

The Fire Department has no problems with this proposal.

U.S. WEST 11/27/95
Max Ward 244-4721

Okay.

GRAND VALLEY RURAL POWER 11/29/95
Perry Rupp 242-0040

None at this time.

CITY PROPERTY AGENT 12/4/95
Steve Pace 244-1452

1. Since this is a subdivision, shouldn't the outer monumentation be set in concrete?

GRAND JUNCTION DRAINAGE DISTRICT 12/4/95
John L. Ballagh 242-4343

The Grand Junction Drainage District does not have a facility on or adjacent to the site at North Avenue and 21st Street.

CITY POLICE DEPARTMENT 12/4/95
Dave Stassen 244-3587

This does not create any concerns for the Police Department.

CITY UTILITY ENGINEER

12/5/95

Trent Prall

244-1590

No comment.

PUBLIC SERVICE COMPANY

12/6/95

John Salazar

244-2781

No objections.

CITY DEVELOPMENT ENGINEER

12/8/95

Jody Kliska

244-1591

It is not clear on the submitted plat where the new lot line will be located. In the dedication language, the statement regarding streets and right-of-way is not needed unless right-of-way is being dedicated with this plat. The statement regarding all expenses for street paving is not needed unless the applicant is proposed to pave streets for us.

COMMUNITY DEVELOPMENT DEPARTMENT

12/8/95

Bill Nebeker

244-1447

1. What is the distance between the new lot line and the real estate office to the north? Does it still meet the building code?
2. Remove statements from dedication pertaining to easements not being dedicated; i.e. streets & rights-of-way & ingress/egress easements.
3. Correct spelling of "Refiling" on previously dedicated right-of-way for North Avenue and 21st Street.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Attorney
Mesa County Surveyor
Ute Water
TCI Cablevision

FEATHER SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Feather Petroleum Company, Ron L. Jens and Perry L. Underwood are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and is described in Book 1172 at Page 757 and Book 1853 at Page 67 of the Mesa County Clerk and Recorders Office, and being situated in the SW1/4 SE1/4 Section 12, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

A parcel of land situated in the SW1/4 SE1/4 Section 12, T1S, R1W, Ute Meridian, being described as follows:

Beginning at the Southeast Corner of Lot 12 in Block 6 of Arcadia Village, according to the refileing plat thereof, in the City of Grand Junction, and considering the City Monument Line along North 21st Street to bear N00 04'30"W and all bearings contained herein to be relative thereto; thence N89 54'00"W 150.00 feet, thence N00 04'30"W 125.00 feet, thence S89 54'00"E 67.16 feet, thence N00 06'20"W 145.00 feet to the Northwest corner of said Lot 12, thence S89 54'00"E 82.92 feet to the Northeast corner of said Lot 12, thence S00 04'30"E 270.00 feet to the Point of Beginning, containing 0.71 acres as described.

That said owners have caused the said real property to be laid out and surveyed as FEATHER SUBDIVISION, a subdivision of a part of City of Grand Junction, County of Mesa, State of Colorado.

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

All Multi-purpose easements to the City of Grand Junction for the use of the 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, and grade structures;

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 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.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this day of _____ A.D., 199__.

Feather Petroleum Company, A Colorado Corporation
By: Larry V. Feather, President

Ron L. Jens

Perry L. Underwood

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 199__ by Larry V. Feather as President of Feather Petroleum Company, a Colorado Corporation, Ron L. Jens, and Perry L. Underwood.

My commission expires: _____

Notary Public

Address _____

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.

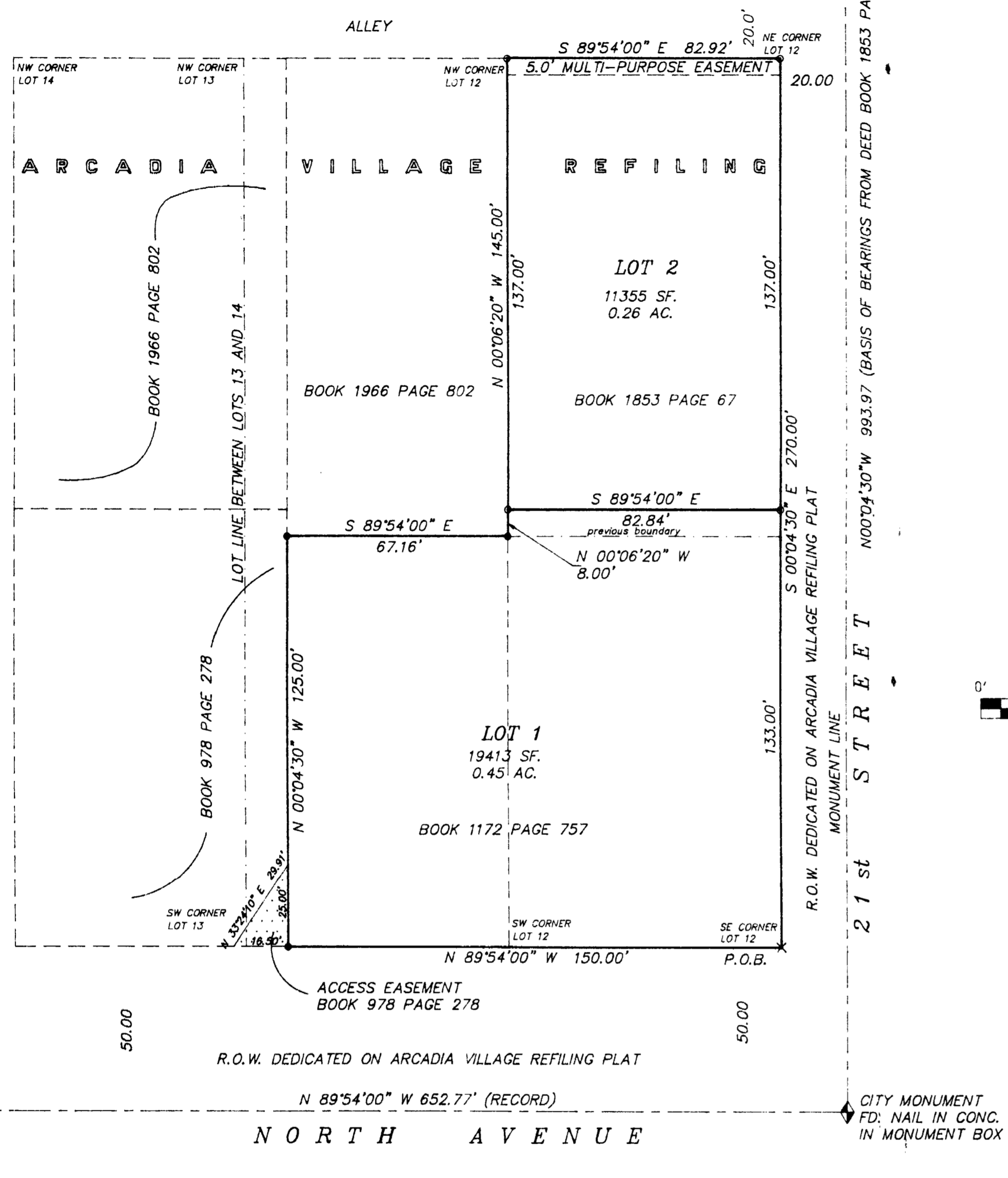
I hereby certify that this instrument was filed in my office at _____ o'clock _____ M. this _____ day of _____ A.D., 199__, and is duly recorded in Plat Book No. _____, Page _____, Drawer No. _____.

CITY APPROVAL

This plat of FEATHER SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this _____ day of _____ A.D. 199__.

City Manager

President of Council



LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
- SET NO. 5 RE-BAR W/CAP L.S. 16413 IN CONC.
- × X IN CONCRETE
- ◆ FOUND CITY MONUMENT

AREA SUMMARY			
LOTS	30768 sq. ft.	0.71 Acres	100.0%
ROADS	0.0 sq. ft.	0.00 Acres	0.0%
TOTALS	30768 sq. ft.	0.71 Acres	100.0%

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of FEATHER SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

Date _____

FEATHER SUBDIVISION

FINAL PLAT

SITUATED IN THE SE1/4 SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN		
FOR: LARRY FEATHER		SURVEYED BY: DMM DS
SCALE: 1" = 30'		DRAWN BY: MEM VAP
DATE: 12/12/95	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION, COLORADO 81501 (303) 241-2370 464-7568	ACAD ID: FEATHER1
		SHEET NO. 1 of 1
		FILE: 95117.1

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 HEREON.

RECEIVED PLAT 11/11/95 DEC