

SUBMITTAL CHECKLIST

RESUBDIVISION

 Location: lots 9&10, Valley View # 3

 Project Name: Replat

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 <u>G.O.</u>	● Drainage District <u>G.J.</u>	● Water District <u>UHP</u>	○ 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.	
Date Received <u>12-1-95</u>																															
Receipt # <u>3228</u>																															
File # <u>RP-95-216</u>																															
● 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	
● 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	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	8	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				
○ 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	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 <u>if any structures exist</u>	IX-29	1	2	1	1		1	8																							

No improvements on property

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-95-214

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	5.36 ACRES	779-783 VALLEY COURT	I-1	
<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

<u>IBX, INC.</u>	<u>SAME</u>	<u>HARRY MAVRAKIS</u>
Name	Name	Name
<u>640 SO. 12TH STREET</u>	<u>518 28 ROAD, SUITE A100</u>	
Address	Address	Address
<u>GRAND JUNCTION, COLORADO 81501</u>	<u>GRAND JUNCTION, COLORADO 81501</u>	
City/State/Zip	City/State/Zip	City/State/Zip
<u>(970) 241-0604</u>	<u>(970) 242-3667</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.

HARRY MAVRAKIS *[Signature]* NOVEMBER 30, 1995
 Signature of Person Completing Application Date

IBX, INC., BY PAT TUCKER, PRESIDENT
[Signature] NOVEMBER 30, 1995
 Signature of Property Owner(s) - attach additional sheets if necessary Date

GENERAL PROJECT REPORT

THIS PROPOSAL REQUESTS A LOT LINE ADJUSTMENT BETWEEN THAT PART OF LOT 9 AND LOT 10, VALLEY WEST, FILING NO. THREE, MESA COUNTY, COLORADO, WHICH IS CURRENTLY OWNED BY IBX, INC. THE EXISTING LEGAL DESCRIPTION INCLUDES THE NORTH 90.29 FEET OF LOT 9 AND ALL OF LOT 10 WHICH IS 370.58 FEET WIDE.

IF THE LOT LINE ADJUSTMENT IS ACCEPTED, THE RESULT WOULD BE TWO PARCELS WHICH WILL BE OF EQUAL WIDTH OF 185.29 FEET EACH.

THIS REQUEST IS BEING MADE TO MAKE THE NEW PARCELS MORE SALEABLE AND/OR DEVELOPABLE.

RF-95-214

GTE SPACENET CORPORATION
1700 OLD MEADOW ROAD
MCLEAN, VIRGINIA 22102-4304

IBX, Inc.
640 S 12th Street
Grand Junction, CO 81501

MOTOR CARGO, INC.
845 CENTER
NORTH SALT LAKE CITY, UTAH
84054

Harry Mavrakis
518 28 Road, Suite A100
Grand Junction, CO 81501

PIUTE CONTRACTORS INC.
772 VALLEY COURT
GRAND JUNCTION, COLORADO
81505-9714

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

DOUGLAS REED
P.O. BOX 2641
GRAND JUNCTION, COLORADO
81502-2641

STAN MUHR
773 VALLEY COURT
GRAND JUNCTION, COLORADO
81505-9714

E & H INDUSTRIAL SUPPLIES
7072 SALT CREEK ROUTE #7
CASPER, WYOMING 82601

GTE SATELLITE CORPORATION
1700 OLD MEADOW ROAD
MCLEAN, VIRGINIA 22102-4304

SILCO, INC.
1871 EAST 3780 SOUTH
SALT LAKE CITY, UTAH 84106

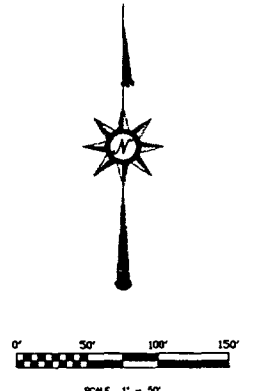
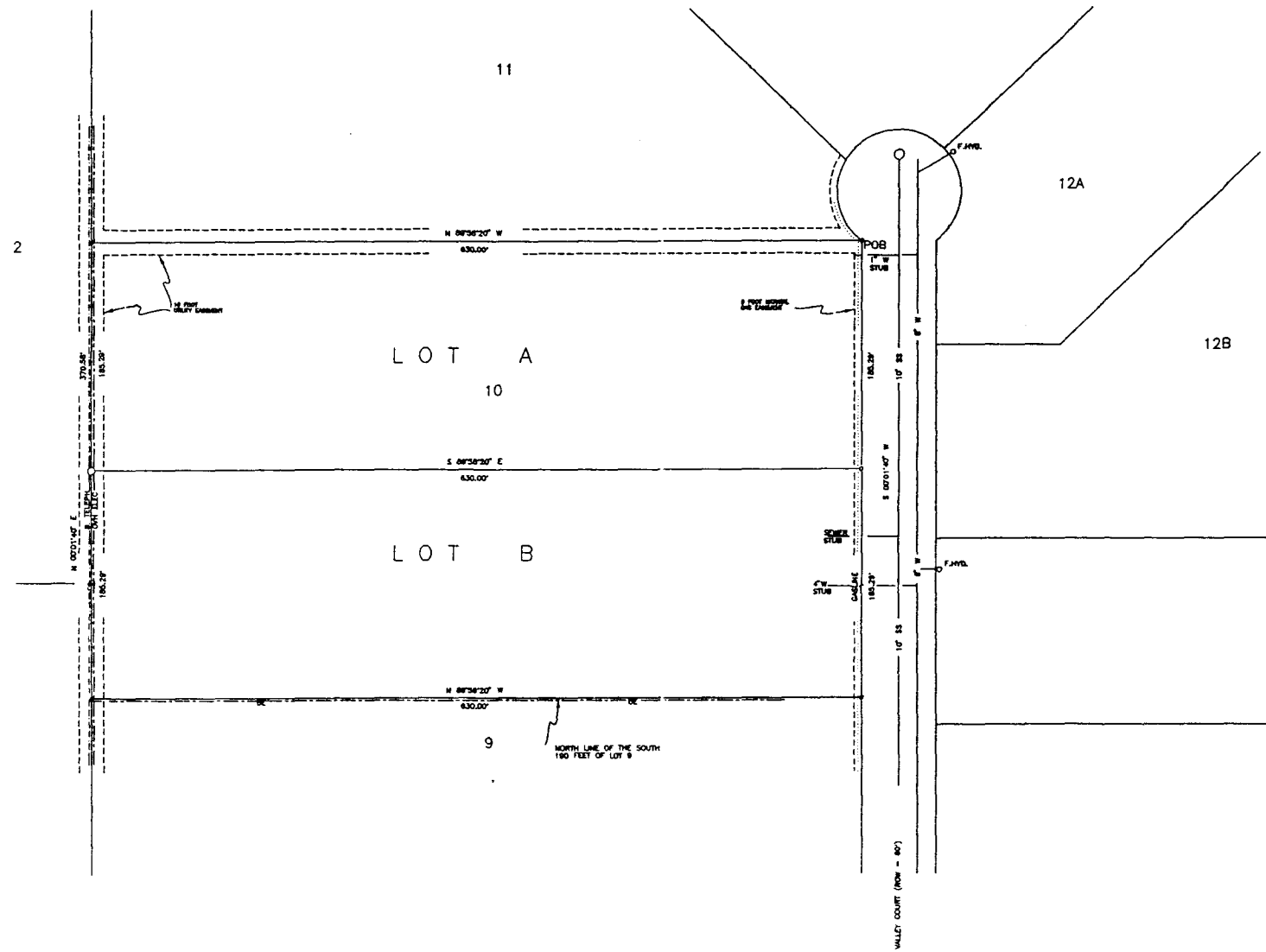
5770 PARTNERS LLC
8101 EAST DARTMOUTH #108
DENVER, COLORADO 80231

RICHARD MOOLICK
5109 COUNTY ROAD 154
GLENWOOD SPRINGS, COLORADO
81601

TUCKER SUBDIVISION


(A REPLAT OF LOT 10 AND THE NORTH 90.29 FEET OF LOT 9, VALLEY WEST SUBDIVISION, FILING NO. 3)

UTILITY COMPOSITE



- MATURY GASLINE
- BURIED TELEPHONE
- O-W- OVERHEAD ELECTRIC OVP
- B-E- BURIED ELECTRIC OVP
- SS- SANITARY SEWER
- W- FIRE WATER

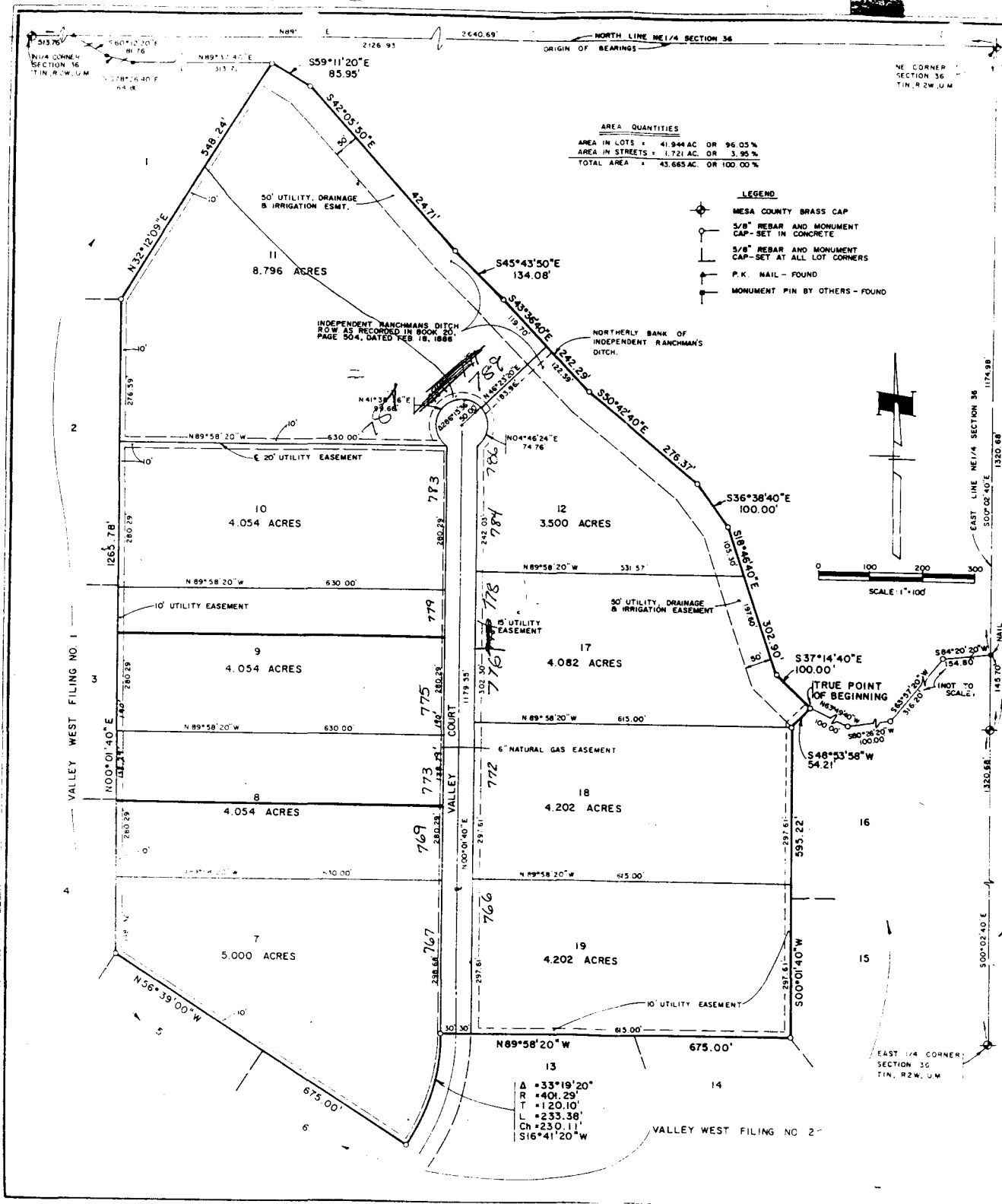
MANCINI, J. L. P. 11/19/01 11:00 AM 11/19/01 11:00 AM ROLLAND ENGINEERING

	TUCKER SUBDIVISION		
	UTILITY COMPOSITE		
ROLLAND ENGINEERING 405 Ridge Blvd. 1/20/01			

CTG 17 16 90

VALLEY WEST FILING NO. 3

ZONE: C



That the undersigned C.B.W. Builders, Inc., William E. Foster, President and Warren E. Gardner, Secretary, and James E. Fry are the owners of that real property situated in the County of Mesa, State of Colorado, to-wit: a portion of the NE 1/4 of Section 36, T1N, R2W, U1M, 1/2 of the NE 1/4 of said Section 36, and the northerly bank of the Independent Ranchman's Ditch, and all real property therein more particularly described as follows: Commencing at the NE Corner of said Section 36; thence S 00°00'40" E along the east line of the NE 1/4 of said Section 36 a distance of 1174.98 feet to a point on the northerly bank of the Independent Ranchman's Ditch; thence along said northerly bank of the Independent Ranchman's Ditch by the following four (4) courses and distances: (1) S 00°20'20" W 154.00 feet; (2) S 03°57'20" W 314.00 feet; (3) S 40°26'20" W 100.00 feet; (4) S 03°20'40" W 100.00 feet to the TRUE POINT OF BEGINNING; thence S 37°14'40" E 100.00 feet; thence S 00°01'40" E 95.22 feet; thence S 36°38'40" E 100.00 feet; thence S 37°14'40" E 100.00 feet to a point on the northerly bank of the Independent Ranchman's Ditch; thence along said northerly bank of the Independent Ranchman's Ditch by the following eight (8) courses and distances: (1) S 00°11'20" E 212.20 feet; (2) S 42°04'50" W 122.71 feet; (3) S 45°43'50" W 132.08 feet; (4) S 00°11'20" E 212.20 feet; (5) S 00°22'40" E 276.37 feet; (6) S 36°38'40" E 100.00 feet; (7) S 18°46'40" E 302.60 feet; (8) S 77°12'40" E 100.00 feet to the TRUE POINT OF BEGINNING, containing 43.665 acres.

That said owner has caused the said real property to be laid out and surveyed as Valley West Filing No. 3, a subdivision of a part of Mesa County, Colorado, and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates those portions of said real property which are labeled as utility, irrigation and drainage easements on the accompanying plat to the public utilities as personal 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, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street laying or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 12th day of November, 1980.

William E. Foster, President
Warren E. Gardner, Secretary
James E. Fry

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 12th day of November A.D., 1980 by William E. Foster, President and Warren E. Gardner, Secretary of C.B.W. Builders, Inc., and James E. Fry. Witness my hand and official seal. My commission expires: 6-21-82

STATE OF COLORADO
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 9:25 o'clock A.M. this 12th day of January, A.D., 1981, and is duly recorded in Plat Book No. 1246286.

APPROVED this 12th day of January, A.D., 1981, County Planning Commission of the County of Mesa, Colorado.

APPROVED this 12 day of January, A.D., 1981, Board of County Commissioners of the County of Mesa, Colorado.

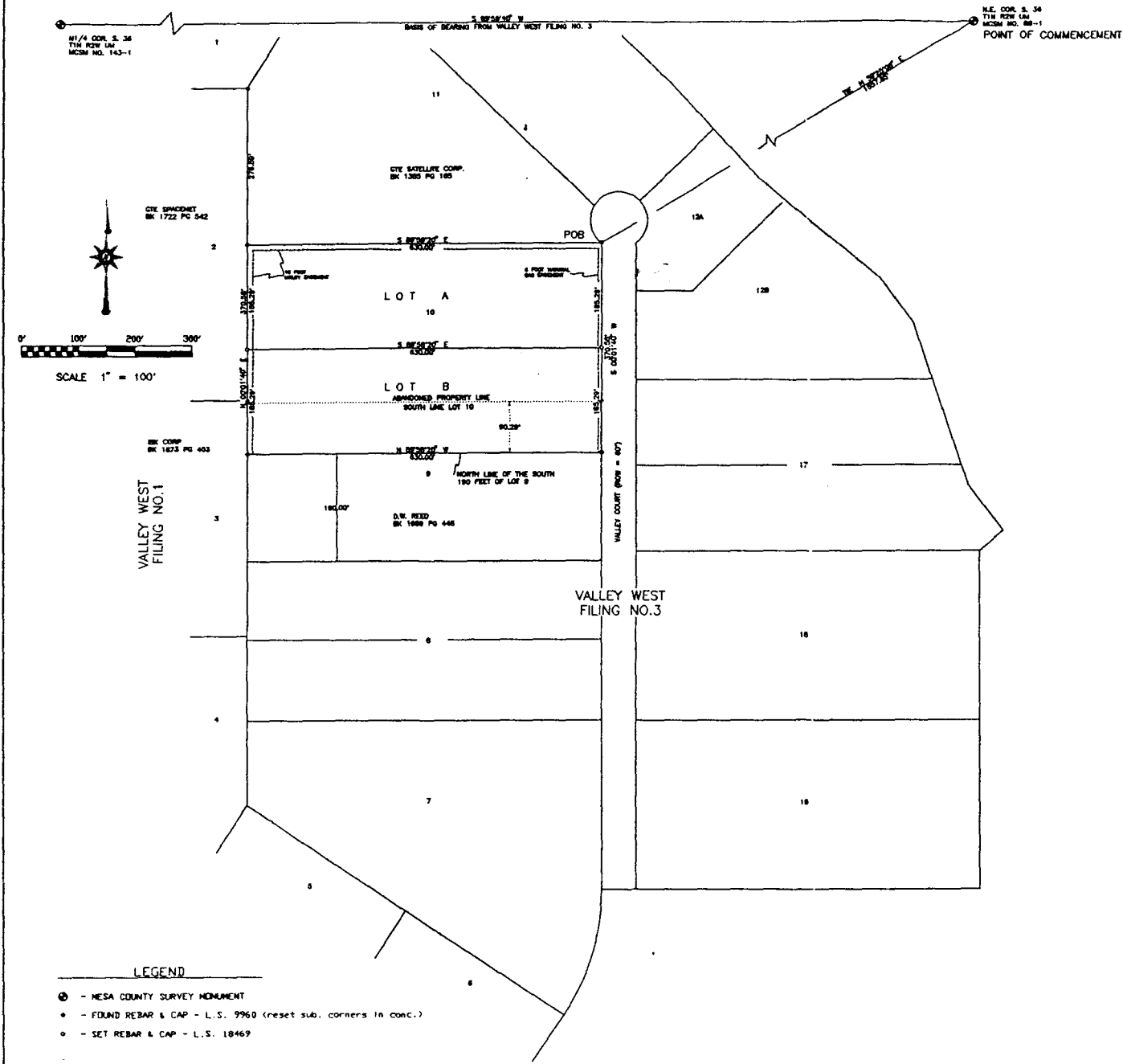
I, James T. Petty Jr., do hereby certify that the accompanying plat of Valley West Filing No. 3, a subdivision of a part of the County of Mesa, has been laid out under my direction and accurately represents a field survey of same.

Utilities Coordinating Committee: Thomas C. Caldwell, Chairman, 12 Jan 1981



TUCKER SUBDIVISION

(A REPLAT OF LOT 10 AND THE NORTH 90.29 FEET OF LOT 9, VALLEY WEST SUBDIVISION, FILING NO. 3)



- LEGEND**
- ⊙ - MESA COUNTY SURVEY MONUMENT
 - - - FOUND REBAR & CAP - L.S. 9960 (reset sub. corners in conc.)
 - - SET REBAR & CAP - L.S. 18469

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 four years from the date of the certification shown herein.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
 IBX, Inc. is the owner of a parcel of land being that tract of land described at Book 1873, Pages 403-404, Mesa County Real Property Records, and being more particularly described, as a result of survey, by the following:
 Lot Ten and Lot Nine, except the South 180 of Lot Nine of in Valley West Subdivision, Filing No. Three, being more particularly described by the following particular description:
 Commencing at a Mesa County Survey Marker for the N.E. Corner of Section 36, Township One North, Range Two West of the 1st Meridian from whence a Mesa County Survey Marker for the N1/4 Corner of said Section 36 bears S89°59'40"W, according to the record plat of said Valley West Subdivision, thence S58°25'00"W 1537.00 feet to a 5/8-inch rebar (L.S. 9960) for the N1/4 Corner of said Lot Ten and the point of beginning; thence S00°01'40"W on the west line of Valley Court 370.58 feet to a 5/8-inch rebar (L.S. 9960); thence N89°58'20"W 630.00 feet to a 5/8-inch rebar (L.S. 9960) on the west line of said Lot Nine, thence N00°01'40"E 370.58 feet to a 5/8-inch rebar (L.S. 9960) for the N.W. Corner of said Lot Ten; thence S89°58'20"E 630.00 feet to the N.E. Corner of said Lot Ten.

That said owners have caused the said real property to be laid out and surveyed as TUCKER SUBDIVISION, a Subdivision of a part of the County of Mesa.

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

All Utility 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 appurtenant easements including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, and telephone lines.

All easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors or assigns, together with the right to trim or remove interfering trees and brush 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 shall 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., 19____.

IBX, Inc. President Pat Tucker
 STATE OF COLORADO)
 COUNTY OF MESA) ss
 The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 19____,
 by IBX, INC.

My commission expires: _____
 WITNESS MY HAND AND OFFICIAL SEAL.

 Notary Public


CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO)
 COUNTY OF MESA) ss
 I hereby certify that this instrument was filed in my office at _____ o'clock _____ M.,
 this _____ day of _____ A.D., 19____ and is duly recorded as Reception
 Number _____ in Plat Book _____ Page _____ through _____
 inclusive.

Clerk and Recorder _____ Deputy _____ Fees _____
 Covenants, Conditions and Restrictions recorded in Book _____ Page _____

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL
 Approved this _____ day of _____ A.D. 1995.
 Mayor _____ City Manager _____

SURVEYOR'S CERTIFICATE
 I, Richard A. Mason, do hereby certify that the accompanying Plat of TUCKER SUBDIVISION,
 a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared
 under my direct supervision and accurately represents a field survey of the same. Also
 said plat conforms to all applicable survey requirements of the Zoning and Development
 Code of the City of Grand Junction and all applicable state laws and regulations.

Richard A. Mason
 Registered Professional Land Surveyor
 P.L.S. No. 18469
 Date _____

	TUCKER SUBDIVISION FOR IBX, INC. IN VALLEY WEST SUB., FILING 3 NE1/4 SEC.36, T1N, R2W U.M. MESA COUNTY, CO.			
	ROLLAND ENGINEERING 405 Ridges Blvd Grand Jct., CO 81503 970-242-9222	Designed _____ Checked _____ Date _____	Title _____ Scale _____ Date _____	Sheet _____ of _____

ROLLAND ENGINEERING
 608 4110 1995
 NOV 6 08:41:10 1995
 ROLLAND ENGINEERING

REVIEW COMMENTS

Page 1 of 2

FILE #RP-95-216

TITLE HEADING: Replat - Lots 9 & 10, Valley West
Subdivision, Filing #3

LOCATION: 779-783 Valley Court

PETITIONER: IBX, Inc.

PETITIONER'S ADDRESS/TELEPHONE: 640 S 12th Street
Grand Junction, CO 81501
241-0604

PETITIONER'S REPRESENTATIVE: Harry Mavrakis

STAFF REPRESENTATIVE: Kristen Ashbeck

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

PUBLIC SERVICE COMPANY 12/6/95
Tom Boughton 244-2675

ELECTRIC - This is Grand Valley Rural Power service territory
GAS - No objection

GRAND VALLEY RURAL POWER 12/6/95
Perry Rupp 242-0040

None at this time.

GRAND JUNCTION FIRE DEPARTMENT 12/12/95
Hank Masterson 244-1414

The Fire Department has no problems with this proposal.

UTE WATER 12/15/95
Gary R. Mathews 242-7491

No objections. Policies and fees in effect at the time of application will apply.

GRAND JUNCTION DRAINAGE DISTRICT 12/15/95
John L. Ballagh 242-4343

No objection. The closest Grand Junction Drainage District facility is the Valley West tile through the norther portion of Lot 11, Filing #3 and Lot 1, Filing #1.

CITY PROPERTY AGENT 12/17/95
Steve Pace 256-4003

No final plat to review.

CITY UTILITY ENGINEER

12/18/95

Trent Prall

244-1590

WATER - Ute Water

SEWER - City of Grand Junction - No comment.

COMMUNITY DEVELOPMENT DEPARTMENT

12/18/95

Kristen Ashbeck

244-1437

Please provide evidence of the original split of Lot 9 (Book 1989, Page 448?). If there is not a stamped deed for the split, all of Lot 9 needs to be included in this plat.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Development Engineer

City Attorney

Mesa County Surveyor

Grand Valley Irrigation

U.S. West

TCI Cablevision