

Table of Contents

File MS-1996-075

Name: Henderson Minor Subdivision – Minor Site Plan – 785 22 Road

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
		Review Sheets
X		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X	X	Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
X	X	*Review Comments
X	X	*Petitioner's response to comments
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Planning Commission Minutes – 5/7/96 - **	X	X	Decision letter
X	X	Correspondence	X		Accounts Receivable Transaction Entry – Mesa Co. Treasurer – 1/1/96
X		E-mails	X	X	Henderson Minor Sub. Plat-GIS Historical Maps- and Site/Composite Plan** - also scanned with file
X	X	Utility Coordinating Committee approval – 6/12/96	X		Planning Commission Notice of Public Hearing mail-out- sent 4/26/96
		City Council Minutes – 6/19/96	X		Certified mail receipts
X		Covenants, Condition/Restrictions – Bk 2245 / Pg 341	X	X	Grayscale of site
X		Warranty Deed – Bk 2205 / Pg 148			
X	X	Pre-Application – 3/4/96			
X	X	Survey – 3/30/96			
X	X	Posting of Public Notice Signs – 4/22/96			
X	X	Certification of Plat – 7/1/96			
X	X	Resolution No. 67-96 - with revocable permit/agreement-Bk 2248 / Pg 894.**			

SUBMITTAL CHECKLIST

MINOR SUBDIVISION

Location: 785 22 Road

Project Name: HENDERSON MINOR 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 Building Department	County Surveyor	Walker Field	School Dist. #51	Irrigation District <u>GVIC</u>	Drainage District <u>GVDD</u>	Water District <u>WTR</u>	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geologic Survey	U.S. Postal Service	Persigo WWTF	TCI Cable	TOTAL REQ'D. <u>24</u>
● Application Fee	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	
● 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	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	1				1	1		
○ Cover Sheet	IX-11	1	2																											
○ Grading & Stormwater Mgmt Plan	IX-17	1	2															1								1	1			
○ Storm Drainage Plan and Profile	IX-30	1	2															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.

PRE-APPLICATION CONFERENCE

Date: 3-4-96
Conference Attendance:
Proposal: 2 lot Minor Sub in F-1 Zone
Location: 785 22 Road 11 ACRES

Tax Parcel Number: 2697-361-00-049
Review Fee: 400 + 165 + 565
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

MS-96-75

Additional ROW required?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees/TCP required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?
On-site detention/retention or Drainage fee required?
Applicable Plans, Policies and Guidelines
Located in identified floodplain? FIRM panel #
Located in other geohazard area?
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)



DEVELOPMENT APPLICATION

Community Development Department
250 North 5th Street, Grand Junction, CO 81501
(303) 244-1430

Receipt _____
Date _____
Rec'd By _____
File No. MS-96-25

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 checked="" type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub	11± AC.	785 22 ROAD	I-1	INDUSTRIAL
<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

ENGINEER / SURVEYOR
 DEVELOPER

REPRESENTATIVE

CLIFFORD HENDERSON

WESTERN ENGINEERS INC

LEWIS HOFFMAN

Name

Name

Name

785 22 ROAD

2150 Hwy 6 S

815 GLENWOOD AVE

Address

Address

Address

GRAND JCT, CO 81505

GRAND JCT CO 81503

GRAND JCT, CO 81501

City/State/Zip

City/State/Zip

City/State/Zip

(970) 241-3321

242-5202

(970) 241-1105

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.

Lewis Hoffman
Signature of Person Completing Application

3-12-96

Date

Clifford T. Henderson
Signature of Property Owner(s) - attach additional sheets if necessary

3-18-96

Date

PROJECT REPORT

HENDERSON MINOR SUBDIVISION

785 22 Road
Grand Junction, CO 81505
March 27, 1996

This property is located at 785 22 Road, City of Grand Junction, in Mesa County. It is approximately 11 acres. We propose dividing the 11 acre parcel into two lots consisting of 0.58 acres and 10.48 acres. The current zoning is I-1 industrial. The current use is a trucking yard with an office and maintenance shop. No change of use or zoning is being proposed and no additional construction is being proposed. The surrounding zoning is also industrial except for the parcel to the north which is zoned C-2 commercial. Most of the surrounding land is vacant at this time with some I-1 industrial zoned platted lots to the west.

Access to the lots is 22 Road which both lots front on. No additional R.O.W. will need to be dedicated due to the prior dedication of 30' of R.O.W. along the entire eastern boundary of the parcel.

The parcel is served by Ute Water from a new 8" main in 22 Road. A fire hydrant is located in front of the parcel. The City of Grand Junction provides sewer via a main located Valley Court, accessed out the west side of the parcel through existing easements. All gas and electric is existing. There are no unusual or special demands on these utilities.

This minor subdivision will have no new impact on fire, police, roads, parks, schools, irrigation, etc. We are merely dividing one large parcel, on which all improvements exist, into two parcels.

MS-96-75

Program: SURVEY 3.03
Filename: A:\3861CTRL

03-30-1996

7:31 AM

Page 1

Job: HENDERSON MINOR SUB
S 36 TIN R2W

By: MJH

Point	Quad	Direction	Distance	Northing	Easting	Elevation
Start						
112		30' ROW		8822.04674	4970.91368	0.00
IN	SW	84 20 20	124.46			0.00
164		ADJ BDRY		8809.76994	4847.06546	0.00
IN	SW	63 57 20	316.20			0.00
165		ADJ BDRY		8670.93657	4562.97439	0.00
IN	SW	80 26 20	100.00			0.00
163		ADJ BDRY		8654.32662	4464.36349	0.00
IN	NW	64 03 19	99.38			0.00
160		ADJ BDRY		8697.80623	4374.99858	0.00
IN	NW	37 14 40	100.00			0.00
158		ADJ BDRY		8777.41230	4314.47690	0.00
IN	NW	18 46 40	302.90			0.00
157		ADJ BDRY		9064.19020	4216.97384	0.00
IN	NW	36 38 40	100.00			0.00
156		ADJ BDRY		9144.42567	4157.28910	0.00
IN	NW	50 42 40	103.45			0.00
149		LOT INT		9209.93042	4077.22626	0.00
IN	NE	0 06 20	148.77			0.00
154		LOT COR		9358.70063	4077.50034	0.00
IN	SE	89 53 40	893.00			0.00
153		30' ROW		9357.05546	4970.49867	0.00
IN	SE	0 02 40	535.01			0.00
112		30' ROW		8822.04674	4970.91368	0.00
Area =		481670.31 Sq. Feet or		11.06 Acres		

File: A:\3861CTRL.

Session terminated at 7:31 AM on 03-30-1996

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

APR 3 1996

REVIEW COMMENTS

Page 1 of 3

FILE #MS-96-75

TITLE HEADING: Henderson Minor Subdivision

LOCATION: 785 22 Road

PETITIONER: Cliff Henderson

PETITIONER'S ADDRESS/TELEPHONE: 785 22 Road
Grand Junction, CO 81505
241-3321

PETITIONER'S REPRESENTATIVE: Lewis Hoffman

STAFF REPRESENTATIVE: Bill Nebeker

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., APRIL 25, 1996.

PUBLIC SERVICE COMPANY 4/4/96
Tom Boughton 244-2675

Electric: This is Grand Valley Rural Power line service territory.
Gas: No Objection.

MESA COUNTY SURVEYOR 4/3/96
Bob Lee 244-1656

Assuming existing building has unprotected exterior walls, the property lines should be no closer than 20 feet to the building.

MESA COUNTY BUILDING DEPARTMENT 4/8/96
Bob Lee 244-1656

Due to the property line adjustment, the south wall of the building, which is less than 20 feet from property line, may be out of compliance with the requirements of the Building Code. The wall would need to be one-hour fire-resistive. (Lot 2) Wall construction should be verified. No other comments.

GRAND VALLEY RURAL POWER 4/3/96
Perry Rupp 242-0040

None at this time.

COMMUNITY DEVELOPMENT DEPARTMENT 4/9/96
Bill Nebeker 244-1447

22 Road is a minor arterial requiring a 40 foot half-street. Change plat to show a 40' half-street and make appropriate changes in the dedication statement.

CITY FIRE DEPARTMENT

4/10/96

Hank Masterson

244-1414

The Fire Department has no problems with this proposal.

UTE WATER

4/9/96

Gary R. Mathews

242-7491

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

GRAND JUNCTION DRAINAGE DISTRICT

4/9/96

John L. Ballagh

242-4343

1. The site is wholly within the Drainage District. The COPECO Drain and the Loman Drain are nearby Grand Junction Drainage District facilities. Persigo Wash is also nearby.
2. No know or planned Grand Junction Drainage District facilities cross or adjoin directly the site.
3. No drainage/grading plans were sent for review. It is not known if the drainage from the small lot flows in 22 Road right-of-way or if drainage easements should be shown and granted across one or both lots.

CITY DEVELOPMENT ENGINEER

4/16/96

Jody Kliska

244-1591

22 Road is classified as a Minor Arterial which requires a full right-of-way width of 80'. Additional right-of-way is required to be dedicated.

CITY PROPERTY AGENT

4/15/96

Steve Pace

256-4003

1. Should there be a 14' multi-purpose easement along 22 Road?
2. The Surveyor's certificate must also state this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction.
3. The outer monumentation needs to be set or re-set in concrete.
4. It appears from the site plat, that there needs to be utility easements along the southerly, westerly and north boundaries of this Minor Subdivision.
5. NOTE: All easements need to be addressed in the dedication pursuant to the City Guide for Plat Dedications.

CITY POLICE DEPARTMENT

4/16/96

Dave Stassen

244-3587

No comments.

CITY UTILITY ENGINEER

4/11/96

Trent Prall

244-1590

WATER: Ute

SEWER: City

1. If not already connected to sewer, how is the northern lot to be sewerred?

Pursuant to City of Grand Junction Municipal Code 38-39, a separate sewer service line is required for each lot. Section 38-39 was written to alleviate disputes between property owners over maintenance of common service lines.

If BOTH existing buildings are already sewerred, two alternatives exist for this minor sub:

- A. A recordable maintenance agreement addressing the responsibilities for maintenance of the joint service line. Said agreement shall be reviewed by the City of Grand Junction Utility staff prior to plat being approved.
- B. Construct separate service line per Municipal Code 38-39. This has the added advantage of explicit ownership of the service line as well as the maintenance responsibilities for the service line.

It should be understood that regardless of which alternative is chosen, the City of Grand Junction will NOT accept any responsibility for the maintenance of the line.

If the northern building is NOT sewerred then provisions for extension of a sewer service line across the 10.58 acre lot, including easement, shall be required prior to plat approval.

- 2. Any further subdividing of this property will require that a publicly maintained sewer be extended to serve the properties.
- 3. Please submit a copy of the sewer easement and easement agreement across Lot 18, Valley West Filing #3 owned by Piute Contractors, Inc.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Attorney
Persigo Wastewater Treatment Facility
Grand Valley Irrigation
U.S. West
TCI Cablevision

RESPONSES TO REVIEW COMMENTS

FILE: #MS-96-75

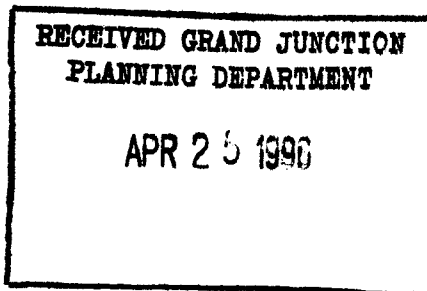
April 25, 1996

Henderson Minor Subdivision

Location: 785 22 Road, Grand Junction

Petitioner: Cliff Henderson

Representative: Lewis Hoffman



PUBLIC SERVICE COMPANY

- Statement of facts--no response needed.

MESA COUNTY SURVEYOR

- ???--see response to building department.

MESA COUNTY BUILDING DEPARTMENT

- The south boundary line of Lot 2 will be moved south 7' to allow for the 20' distance required by the building code. The building on Lot 2 is metal with a brick veneer and may or may not have one hour fire wall construction. Moving the boundary line insures compliance.

GRAND VALLEY RURAL POWER

- No response needed.

COMMUNITY DEVELOPMENT DEPARTMENT

- The additional 10' of ROW will be shown on the plat to total 40' of dedicated ROW.

CITY FIRE DEPARTMENT

- No response needed.

UTE WATER

- Statement of facts--no response needed.

GRAND JUNCTION DRAINAGE DISTRICT

1. Statement of facts--no response needed.
2. Statement of facts--no response needed.
3. Drainage/grading plans are not required for a minor subdivision. All surface drainage is retained on the site.

CITY DEVELOPMENT ENGINEER

- As stated earlier, the additional 10' of ROW will be dedicated.

CITY PROPERTY AGENT

1. The 14' multi-purpose easement will be shown on the plat.
2. This statement will be added to the surveyor's certification.
3. Statement of fact--no response needed.
4. Easements are not required as the power wires and lights shown on the site plan are privately owned area lighting for the yard.
5. All dedication language will comply with the City Guide for Plat Dedications.

CITY POLICE DEPARTMENT

- No response needed.

CITY UTILITY ENGINEER

- I met with Trent Prall on 4-22-96 to resolve the sewer service situation. I agreed to show an easement across Lot 1 to accommodate a future sewer service connection for Lot 2 to the existing sewer service. Since this will create a jointly used sewer service line, I further agreed to do a recordable maintenance agreement addressing the responsibilities for the joint maintenance of the service line. I will submit the agreement for review to the Grand Junction Utility Department prior to the plat's approval.

If there are any questions regarding these responses, please contact me at 241-1105.

Lewis E. Hoffman III

POSTING OF PUBLIC NOTICE SIGNS

The posting of the Public Notice Sign is to make the public aware of development proposals. The requirement and procedure for public notice sign posting are required by the City of Grand Junction Zoning and Development Code.

To expedite the posting of public notice signs the following procedure list has been prepared to help the petitioner in posting the required signs on their properties.

- All petitioners/representatives will receive a copy of the Development Review Schedule for the month advising them of the date by which the sign needs to be posted. **IF THE SIGN HAS NOT BEEN PICKED UP AND POSTED BY THE REQUIRED DATE, THE PROJECT WILL NOT BE SCHEDULED FOR THE PUBLIC HEARING.**
- A deposit of \$50.00 per sign is required at the time the sign is picked up.
- You must call for utility locates before posting the sign. Mark the location where you wish to place the sign and call 1-800-922-1987. You must allow two (2) full working days after the call is placed for the locates to be performed.
- Sign(s) shall be posted in a location, position and direction so that:
 - It is accessible and readable, and
 - It may be easily seen by passing motorists and pedestrians.
- Sign(s) MUST be posted at least **10 days** before the Planning Commission hearing date and, if applicable, shall stay posted until after the City Council Hearing(s).
- After the Public Hearing(s) the sign(s) must be taken down and returned to the Community Development Department within FIVE (5) working days to receive a full refund of the sign deposit.** For each working day thereafter the petitioner will be charged a \$5.00 late fee. After eight working days Community Development Department staff will retrieve the sign and the sign deposit will be forfeited in its' entirety.

The Community Development Department staff will field check the property to ensure proper posting of the sign. If the sign is not posted, or is not in an appropriate place, the item will be pulled from the public hearing agenda.

I have read the above information and agree to its terms and conditions.

Lewis E. Hoffman III
SIGNATURE

4/26/96
DATE

FILE #/NAME MS-96-75 Henderson M.S.

RECEIPT # _____

PETITIONER/REPRESENTATIVE: Lewis E. Hoffman III

PHONE # 241-1105

DATE OF HEARING: 5-7-96

POST SIGN(S) BY: 4-26-96

DATE SIGN(S) PICKED-UP 4-26-96

RETURN SIGN(S) BY: 5-15-96

DATE SIGN(S) RETURNED 5-8-96

RECEIVED BY: MR

✓ #40004072

MS-76-75

Gary Brown
787 22 Road
Grand Junction, CO 81505

Paul Peterson
793 22 Road
Grand Junction, CO 81505

IBX, Inc.
640 So. 12th St.
Grand Junction, CO 81501

Piute Contractors Inc.
772 Valley Ct.
Grand Junction, CO 81505

Silco Inc.
1871 East 3780 South St.
Salt Lake City, Ut 84106

Scores, Inc.
P.O. Box 3209
Carson City, NV 89702

W. T. Hall
748 22 Road
Grand Junction, CO 81505

Lewis Hoffman
815 Glenwood Ave.
Grand Junction, CO 81501

Clifford Henderson
785 22 Road
Grand Junction, CO 81505

J. M. Gorrino
424 32 Road
Clifton, CO 81520

STAFF REVIEW - PLANNING COMMISSION REPORT

FILE: MS-96-75
DATE: May 7, 1996
STAFF: Bill Nebeker
REQUEST: Henderson Minor Subdivision - Two Lot Subdivision in an I-1 Zone
LOCATION: 785 22 Road; West side of 22 Road, South of H Road
APPLICANT: Lewis Hoffman

EXECUTIVE SUMMARY: Staff recommends approval of this two lot industrial minor subdivision. The applicant is dividing an existing industrial facility into two lots. Easements are being dedicated for joint use of private sewer and electrical facilities. A revocable permit is also required for an encroachment that will be in the right-of-way following a 10 foot dedication for 22 Road.

EXISTING LAND USE: Trucking yard with office and maintenance shop

PROPOSED LAND USE: no change proposed at this time

SURROUNDING LAND USE: -

NORTH: Residential & Industrial
SOUTH: Vacant
EAST: Industrial & Vacant
WEST: Vacant

EXISTING ZONING: I-1 (Industrial)

SURROUNDING ZONING:

NORTH: C-2
SOUTH: I-1
EAST: County (Zoning unknown)
WEST: I-1

RELATIONSHIP TO COMPREHENSIVE PLAN: The preferred alternative for the Growth Plan (Concentrated Urban Growth) shows Industrial for these parcels.

STAFF ANALYSIS: The applicant proposes to divide a 10.94 acre parcel into two lots of 10.38 acres and 0.56 acres. Lot 2 has a one story maintenance shop located on it. It will be divided from the larger parcel that has an office and trucking yard. It is unknown if the smaller parcel will be sold in the near future.

The lot line on the smaller lot has been moved south seven feet to assure an adequate building code separation. Lot 1 receives sewer from a line to the southwest. A private sewer line easement will be provided between lot 1 and 2 as well as over the service line to the public main over the southwest corner of the site. The applicant has submitted a draft joint sewer agreement for maintenance of this line. The building on lot 2 has a septic tank. Further divisions or development on these properties will require hook up to sewer.

Lot 2 will grant a private utility easement to lot 1 since electric service is from 22 Road over lot 2. The composite plan shows that the line is not in the proposed easement. The easement must be redrawn to include the location of the existing electric facilities unless they are to be relocated. The applicant is dedicating an additional 10 feet of right-of-way for 22 Road, a minor arterial. After doing so the planter for the parking lot will be in the public right-of-way. The planter may remain with a revocable permit.

Drainage for both parcels is accommodated on the site. No additional fees other than standard recording fees apply.

STAFF RECOMMENDATION: Approval of the Minor Subdivision with the following conditions:

1. The sanitary sewer easement dedicated to the owner of lot 2 shall be extended over the sewer line to the southwest corner of lot 1. The dedication may be to lot 1 and 2 to the intersection of the lines.
2. A maintenance agreement addressing the responsibilities for maintenance of the joint service line, reviewed and approved by the City of Grand Junction Utility staff, shall be recorded prior to or concurrent with the recording of this plat.
3. The 15 foot dedicated utility easement shall be redrawn to include the existing electric line from the power pole on 22 Road.
4. A revocable permit will be required for the planter that will be in the right-of-way after dedication of 22 Road.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item 96-75 I move that we approve the Henderson Minor Subdivision based upon staff's recommendation.

May 8, 1996

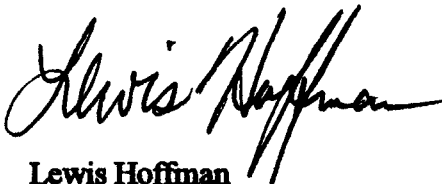
Mr. Bill Nebeker
Community Development Department
City of Grand Junction
520 Rood Ave.
Grand Junction, CO 81501

Re: Henderson Minor Subdivision--Revocable Permit

Dear Bill:

Pursuant to one of the conditions of the approval of our minor subdivision, we request a revocable permit to allow the existing landscaped planters to remain in the additional 10 ft. of ROW for 22 Road that will be dedicated on the minor subdivision plat. We understand that the planters may remain until 22 Road is widened in the future.

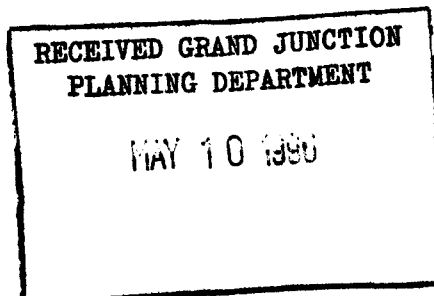
Sincerely,



Lewis Hoffman
Representative
815 Glenwood Ave.
Grand Junction, CO 81501
(970)241-1105



Cliff Henderson
Property owner
785 22 Road
Grand Junction, CO 81505
(970)241-3321



**CITY OF GRAND JUNCTION PLANNING COMMISSION
GRAND JUNCTION, COLORADO**

)	
FOR)	FINAL DECISION
)	
Clifford Henderson)	MS-96-75
785 22 Road)	
Grand Junction, CO 81505)	

An application by Clifford Henderson, requesting a minor subdivision for a 2 lot industrial subdivision in a I-1 zone, located at 785 22 Road, was considered by the Planning Commission of the City of Grand Junction on May 7, 1996.

After considering all the pertinent testimony and reviewing various data, the Planning Commission approved the minor subdivision with the following conditions:

1. The sanitary sewer easement dedicated to the owner of lot 2 shall be extended over the sewer line to the southwest corner of lot 1. The dedication may be to lot 1 and 2 to the intersection of the lines.
2. A maintenance agreement addressing the responsibilities for maintenance of the joint service line, reviewed and approved by the City of Grand Junction Utility staff, shall be recorded prior to or concurrent with the recording of this plat.
3. A revocable permit will be required for the planter that will be in the right-of-way after dedication of 22 Road.

Please note the following:

- * The revocable permit request will be scheduled for the June 5, 1996 hearing. I'll contact Lewis Hoffman directly if a legal description is required for this permit.
- * Please make the above corrections and any other required corrections and submit four copies of the blueline plat for final review. After final review you will be notified to submit the final mylar with required signatures. The Community Development Department will obtain signatures from the City Manager and Mayor. Prior to final plat recording you will be notified to pick it up for additional copies. The City requires two full sized mylar copies and one 11" X 17" mylar copy. A computer disk with the plat information is also required. The final copies of the plats shall be submitted with a \$11 recording fee payable to Mesa County Clerk and Recorder. The plat will be recorded shortly thereafter. If you have any questions please call Bill Nebeker at 244-1447.

The undersigned does hereby declare that the said Planning Commission reached its decision as heretofore noted.

Bill Nebeker

Bill Nebeker
Senior Planner

c: Lewis Hoffman
Western Engineers

STAFF REVIEW - CITY COUNCIL REPORT

FILE: REV-96-75
DATE: June 5, 1996
STAFF: Bill Nebeker
REQUEST: Revocable Permit for Landscape Planters in the right-of-way in conjunction with Henderson Minor Subdivision approval
LOCATION: 785 22 Road; West side of 22 Road, South of H Road
APPLICANT: Lewis Hoffman for Clifford T. Henderson

EXECUTIVE SUMMARY: At their May 7, 1996 hearing the Planning Commission approved the Henderson Minor Subdivision. As a condition of approval the applicant is required to obtain a revocable permit for two landscape planters that will encroach in the right-of-way as a result of a required right-of-way dedication of 22 Road. Staff recommends approval of the revocable permit because 22 Road is not scheduled to be widened in the current City 10 year Capital Improvement Program.

EXISTING LAND USE: Trucking yard with office and maintenance shop

PROPOSED LAND USE: no change proposed at this time

SURROUNDING LAND USE:

NORTH: Residential & Industrial
SOUTH: Vacant
EAST: Industrial & Vacant
WEST: Vacant

EXISTING ZONING: I-1 (Industrial)

SURROUNDING ZONING:

NORTH: C-2
SOUTH: I-1
EAST: County (Zoning unknown)
WEST: I-1

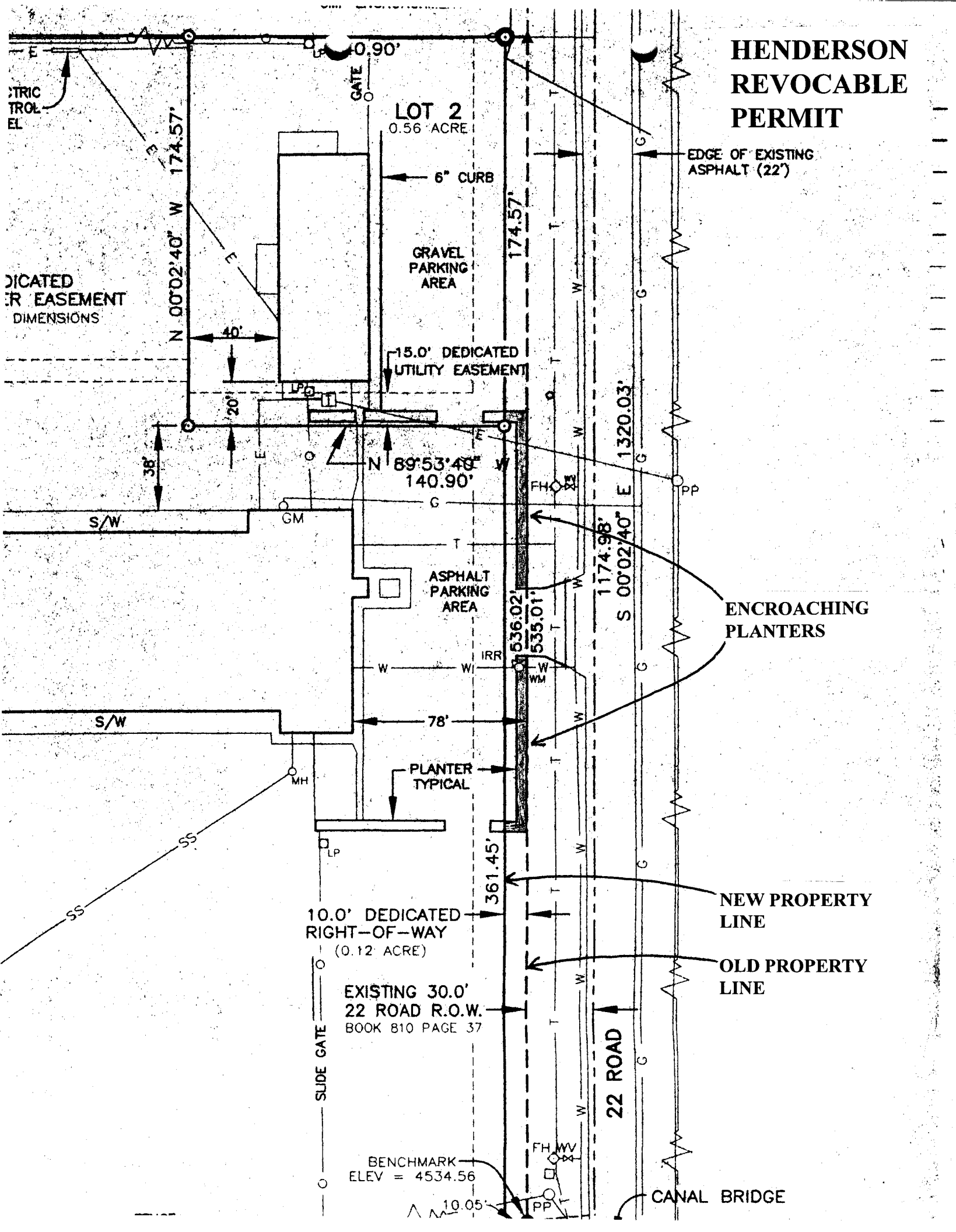
RELATIONSHIP TO COMPREHENSIVE PLAN: The preferred alternative for the Growth Plan (Concentrated Urban Growth) shows Industrial for these parcels.

STAFF ANALYSIS: The applicant has received approval for Henderson Minor Subdivision, a two lot industrial subdivision located on the west side of 22 Road, south of H Road. As a condition of

approval of the subdivision the owner is required to dedicate an additional 10 feet for 22 Road. The City's proposed Street Classification Map shows 22 Road as a Minor Arterial street, requiring a 40 foot half street. There is currently only 30 feet of right of way for the half street. With the additional 10 foot dedication, a portion of two landscape planters that were originally built on the property line, will encroach into the right. The planters were installed when the building was constructed, before being annexed into the City in 1992. A revocable permit is required for encroachments in the right of way to assure access to this area for public utility use and future street widening.

STAFF RECOMMENDATION: That Council adopt the attached resolution approving the revocable permit for Clifford T. Henderson.

HENDERSON REVOCABLE PERMIT



EDGE OF EXISTING ASPHALT (22')

ENCROACHING PLANTERS

NEW PROPERTY LINE

OLD PROPERTY LINE

CANAL BRIDGE

10.0' DEDICATED RIGHT-OF-WAY (0.12 ACRE)

EXISTING 30.0' 22 ROAD R.O.W. BOOK 810 PAGE 37

BENCHMARK ELEV = 4534.56

22 ROAD

LOT 2 0.56 ACRE

GRAVEL PARKING AREA

ASPHALT PARKING AREA

15.0' DEDICATED UTILITY EASEMENT

6" CURB

PLANTER TYPICAL

SLIDE GATE

GATE

CANAL BRIDGE

ELECTRIC TROL ELEV

INDICATED FOR EASEMENT DIMENSIONS

N 00°02'40" W 174.57'

N 89°53'40" W 140.90'

S 00°02'40" E 1320.03'

1174.98'

174.57'

536.02'

535.01'

361.45'

78'

38'

20'

N 00°02'40" W 174.57'

N 89°53'40" W 140.90'

S 00°02'40" E 1320.03'

1174.98'

174.57'

536.02'

535.01'

361.45'

78'

38'

20'

10.05'

ELECTRIC TROL ELEV

INDICATED FOR EASEMENT DIMENSIONS

N 00°02'40" W 174.57'

N 89°53'40" W 140.90'

S 00°02'40" E 1320.03'

1174.98'

174.57'

536.02'

535.01'

361.45'

78'

38'

20'

N 00°02'40" W 174.57'

N 89°53'40" W 140.90'

S 00°02'40" E 1320.03'

1174.98'

174.57'

536.02'

535.01'

361.45'

78'

38'

20'

10.05'

RESOLUTION NO. _____

CONCERNING THE ISSUANCE OF A REVOCABLE PERMIT TO
CLIFFORD T. HENDERSON

Recitals

1. Clifford T. Henderson, hereinafter referred to as "the Petitioner", represents that he is the owner of that certain real property located at 785 22 Road in the City of Grand Junction, known Lot 1 and Lot 2, Henderson Minor Subdivision, situate in the NE 1/4 of Section 36, Township 1 North, Range 2 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and has requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow the encroachment of two (2) landscape planters within the following described public right-of-way for 22 Road:

Planter No. 1: Commencing at the Southeast Corner of Lot 1, Henderson Minor Subdivision, thence N 00°02'40" W along the East boundary line of said Lot 1 a distance of 177.0 feet to the True Point of Beginning; thence N 00°02'40" W along the East boundary line of said Lot 1 a distance of 81.0 feet; thence leaving said boundary line, East a distance of 11.0 feet; thence S 00°02'40" E a distance of 81.0 feet; thence West a distance of 11.0 feet to the Point of Beginning;

Planter No. 2: Beginning at the Southeast Corner of Lot 2, Henderson Minor Subdivision; thence N 00°02'40" W along the East boundary line of said Lot 2 a distance of 8.0 feet; thence leaving said boundary line, East a distance of 11.0 feet; thence S 00°02'40" E a distance of 81.0 feet; thence West a distance of 11.0 to a point on the East boundary line of said Lot 2; thence N 00°02'40" W along the East boundary line of said Lot 2 a distance of 73.0 feet to the Point of Beginning.

2. Based on the foregoing, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the City Manager, on behalf of the City and as the act of the City, is hereby authorized and directed to issue the attached Revocable Permit to Clifford T. Henderson, for the purposes aforescribed and within the public right-of-way aforescribed, subject to each and every term and condition contained in the attached Revocable Permit.

PASSED and ADOPTED this _____ day of _____, 1996.

Attest:

City Clerk

President of the City Council

REVOCABLE PERMIT

Recitals

1. Clifford T. Henderson, hereinafter referred to as "the Petitioner", represents that he is the owner of that certain real property located at 785 22 Road in the City of Grand Junction, known Lot 1 and Lot 2, Henderson Minor Subdivision, situate in the NE 1/4 of Section 36, Township 1 North, Range 2 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and has requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow the encroachment of two (2) landscape planters within the following described public right-of-way for 22 Road:

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Planter No. 2: Beginning at the Southeast Corner of Lot 2, Henderson Minor Subdivision; thence N 00°02'40" W along the East boundary line of said Lot 2 a distance of 8.0 feet; thence leaving said boundary line, East a distance of 11.0 feet; thence S 00°02'40" E a distance of 81.0 feet; thence West a distance of 11.0 to a point on the East boundary line of said Lot 2; thence N 00°02'40" W along the East boundary line of said Lot 2 a distance of 73.0 feet to the Point of Beginning.

2. Based on the representations of the Petitioner, the City Council of the City of Grand Junction has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

NOW, THEREFORE, IN ACCORDANCE WITH THE ACTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

There is hereby issued to the above-named Petitioner a Revocable Permit for the purposes aforescribed and within the public right-of-way aforescribed; provided, however, that the issuance of this Revocable Permit shall be conditioned upon the following terms and conditions:

1. The City, on behalf of itself, the State of Colorado, the County of Mesa and all other public utilities, hereby reserves and retains a perpetual right to utilize all of the aforescribed public right-of-way for any City or public utility purposes, including, but not limited to, the installation, operation, maintenance and repair of existing and future street improvements and utilities, including the right of ingress and egress on, along, over, under, through and across said right-of-way.

2. The Petitioner, for himself and for his heirs, successors and assigns, agrees that he shall not hold, nor attempt to hold, the City of Grand Junction, its officers, employees and agents, the State of Colorado, the County of Mesa or any public utility liable for damages caused to the improvements situated within said public right-of-way (including the removal thereof), or any other property of the Permittee or any other party, as a result of the Permittee's occupancy, possession or use of said public right-of-way or as a result of any City activity or use thereof or as a result of the installation, operation, maintenance or repair of public improvements, including, but not limited to, street improvements and utilities.

3. This Revocable Permit shall be issued only upon the concurrent execution by the Permittee of an agreement that the Permittee, and the Permittee's heirs, successors and assigns, shall save and hold the City of Grand Junction, its officers, employees and agents harmless from, and indemnify the City, its officers, employees and agents, with respect to any claim or cause of action however stated arising out of, or in any way related to, the encroachment or use permitted, and that upon revocation of this Permit by the City the Permittee shall, at the sole expense and cost of the Permittee, within thirty (30) days of notice of revocation (which may occur by mailing a first class letter to the last known address), peaceably surrender said public right-of-way and, at his own expense, remove any encroachment so as to make the public right-of-way available for use by the City of Grand Junction, the State of Colorado, the County of Mesa or any other public utility. The provisions concerning holding harmless and indemnity shall survive the expiration, termination or other ending of this Permit.

4. The Permittee, for himself and for his heirs, successors and assigns, agrees that he shall be solely responsible for maintaining and repairing the condition of the existing and all other future improvements installed by the Permittee.

5. This Revocable Permit, the related Resolution and the following Agreement shall be recorded by the Permittee, at the Permittee's expense, in the office of the Mesa County Clerk and Recorder.

Dated this _____ day of _____, 1996.

Attest:

The City of Grand Junction, a
Colorado home rule municipality

City Clerk

City Manager

Acceptance by the Permittee:

Clifford T. Henderson

AGREEMENT

Clifford T. Henderson, for himself and for his heirs, successors and assigns, does hereby agree to: Abide by each and every term and condition contained in the foregoing Revocable Permit; As set forth, indemnify the City of Grand Junction, its officers, employees and agents and hold the City of Grand Junction, its officers, employees and agents harmless from all claims and causes of action as recited in said Permit; Within thirty (30) days of revocation of said Permit, peaceably surrender said public right-of-way to the City of Grand Junction and, at his own expense, remove any encroachment so as to make the public right-of-way fully available for use by the City of Grand Junction, the State of Colorado, the County of Mesa, or any public utility.

Dated this _____ day of _____, 1996.

Clifford T. Henderson

State of Colorado)
)ss.
County of Mesa)

The foregoing Agreement was acknowledged before me this _____ day of _____, 1996, by Clifford T. Henderson.

Witness my hand and official seal.

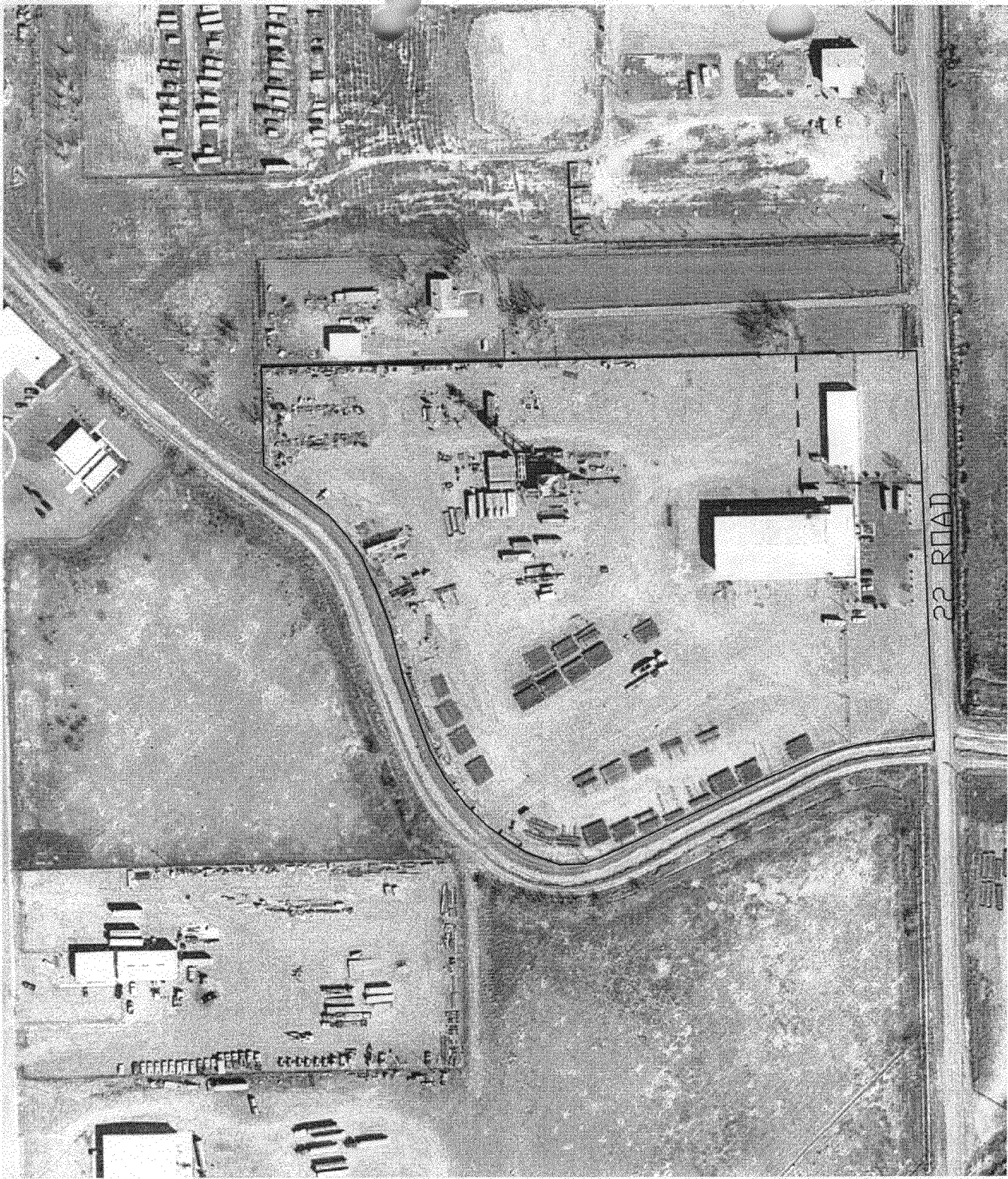
My commission expires: _____

Notary Public

CITY OF GRAND JUNCTION FILE #MS-96-75 FINAL PLAT - HENDERSON
MINOR SUBDIVISION, LOCATED AT 785 22 ROAD IN THE CITY OF
GRAND JUNCTION HAS BEEN REVIEWED AND APPROVED BY THE
UTILITY COORDINATING COMMITTEE.

Phil Beutland
CHAIRMAN

6-12-96
DATE



MS-96-75
HENDERSON MINOR SUBDIVISION
2 LOT INDUSTRIAL SUBDIVISION
785 22 ROAD

TYPE LEGAL DESCRIPTION OF ALLEY TO BE VACATED BELOW, USING ADDITIONAL SHEETS AS NECESSARY, USE SINGLE SPACING WITH ONE INCH MARGIN ON EACH SIDE.

PROPERTY DESCRIPTION
HENDERSON MINOR SUBDIVISION

That real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being that part of the East 1/2 of the Northeast 1/4 of Section 36, Township 1 North, Range 2 West of the Ute Meridian, as described in Book 2205, Pages 148-149 of the Mesa County Records, said real property being described as follows:

Commencing from a Mesa County survey monument for the North 1/16th Corner for said Section 36 and Section 31, Township 1 North, Range 1 West of the Ute Meridian, from whence a Mesa County survey monument for the Northeast Corner of said Section 36 bears N00°02'40"W, with all bearings contained herein relative thereto; thence N00°02'40"W 145.05 feet to a point on the North right-of-way line for the Independent Ranchmen's Ditch; thence along said North right-of-way line S84°20'20"W 30.14 feet to the Point of Beginning; thence along the North line of Valley West Subdivision Filing #2, the following four (4) course's, 1) S84°20'20"W 124.46 feet; 2) S63°57'20"W 316.20 feet; 3) S80°26'20"W 100.00 feet; 4) N64°03'19"W 99.38 feet to the Northeasterly Corner of Valley West Subdivision Filing #3; thence along the Northerly line of said Filing #3 the following four (4) course's 1) N37°14'40"W 100.00 feet; 2) N18°46'40"W 302.90 feet; 3) N36°38'40"W 100.00 feet; 4) N50°42'40"W 103.45 feet; thence leaving said North line N00°06'20"E 148.77 feet; thence S89°53'40"E 893.00 feet to a point on the West right-of-way line for 22 Road; thence along said West right-of-way line S00°02'40"E 535.01 feet to the Point of Beginning.

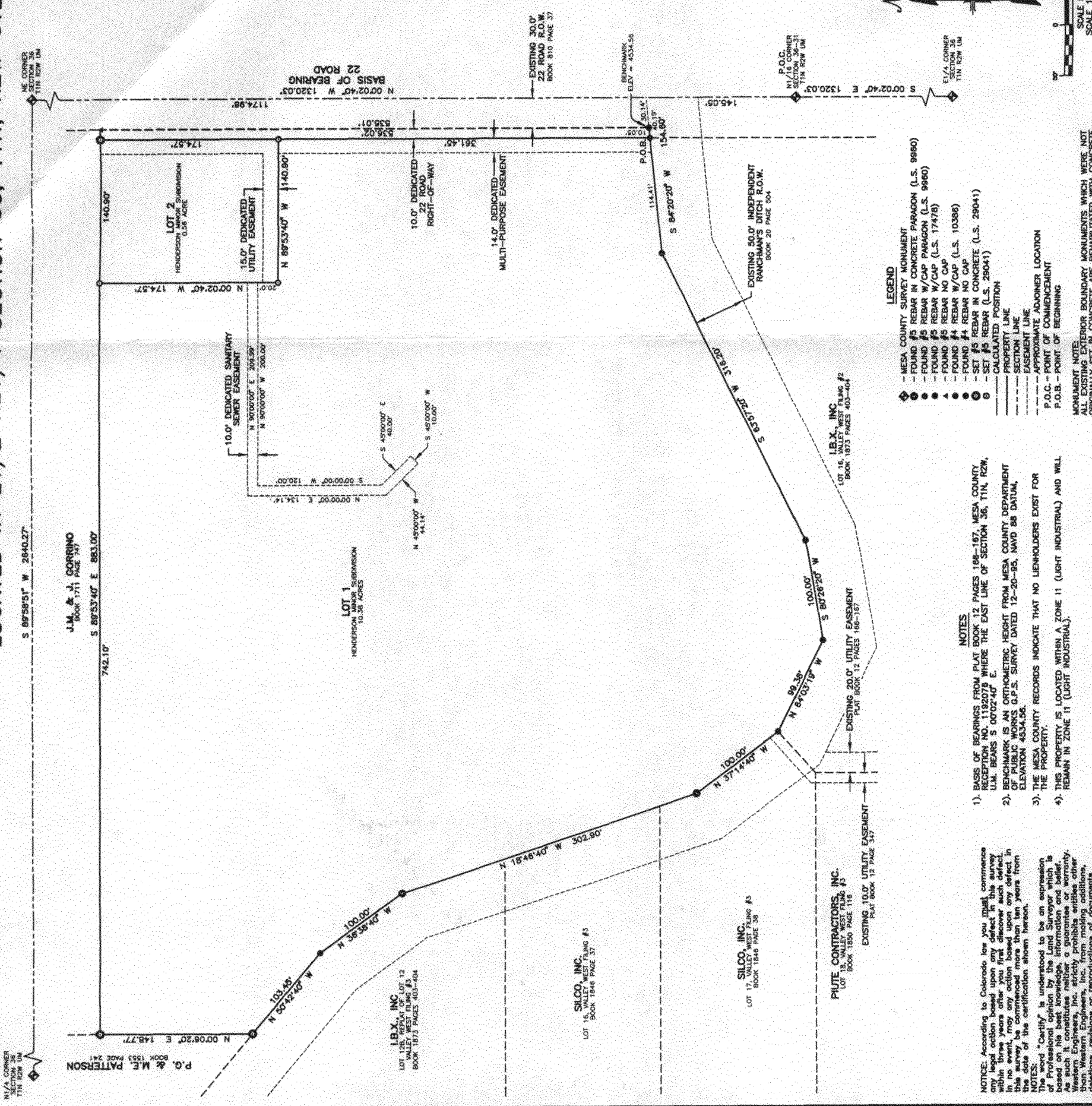
Said description contains 11.06 acres more or less.

MS-96-25

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
APR 3 1996

HENDERSON MINOR SUBDIVISION

LOCATED IN E1/2 NE1/4 SECTION 36, T1N, R2W UTE MERIDIAN



KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, Clifford T. Henderson is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being that part of the East 1/2 of the Northwest 1/4 of Section 36, Township 1 North, Range 2 West of the Ute Meridian as described in Book 2200, Page 146-149 of the Mesa County Records, said real property being described as follows:

Connecting from a Mesa County survey monument for the North 1/16th Corner for said Section 36 and Section 31, Township 1 North, Range 2 West of the Ute Meridian, from whence a Mesa County survey monument for the Northeast Corner of said Section 36 bears N00°02'40"W, with all bearings contained herein relative thereto; thence N00°02'40"W 145.05 feet to a point on the North right-of-way line for the Independent Ranchmen's ditch; thence along said North right-of-way line S02°07'19"W 40.19 feet to the Point of Beginning; thence S02°07'19"W 114.41 feet to the Northeast corner of Lot 2; thence following four (4) courses: (1) S84°20'20"W 114.41 feet; (2) S84°20'20"W 114.41 feet; (3) S89°53'40"W 100.00 feet; (4) N64°03'19"W 99.38 feet to the Northeast corner of Valley West Subdivision Filing #3; thence along the Northern line of said Filing #3 the following four (4) courses: (1) N37°14'40"W 100.00 feet; (2) N19°48'40"W 302.50 feet; (3) N38°58'40"W 100.00 feet; (4) N50°42'40"W 103.45 feet; thence leaving said Northern line N00°02'40"E 183.75 feet to the Point of Beginning; thence S89°53'40"E 183.00 feet to the West line of Lot 2; thence following said West right-of-way line S00°02'40"E 538.02 feet to the Point of Beginning.

Said description contains 10.94 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as the Henderson Minor Subdivision, a subdivision of a part of the County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart that real property shown and labeled as the Henderson Minor Subdivision, a subdivision of a part of the County of Mesa, State of Colorado, to the public forever; that said owner does hereby dedicate and set apart that real property shown and labeled as the Henderson Minor Subdivision, a subdivision of a part of the County of Mesa, State of Colorado, 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; that said owner does hereby dedicate and set apart that real property shown and labeled as the Henderson Minor Subdivision, a subdivision of a part of the County of Mesa, State of Colorado, to the City of Grand Junction for the purpose of placement and maintenance of electric facilities serving Lot 1 and Lot 2; that said owner does hereby dedicate and set apart that real property shown and labeled as the Henderson Minor Subdivision, a subdivision of a part of the County of Mesa, State of Colorado, to the City of Grand Junction for the purpose of placement and maintenance of sanitary sewer easement on the accompanying plat to Lot 2 for the purpose of placement and maintenance of, 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; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots 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 owner, Clifford T. Henderson have caused their names to be hereunto subscribed this ___ day of ___ A.D., 1996.

(STATE OF COLORADO) }
(COUNTY OF MESA) }
The foregoing instrument was acknowledged before me this ___ day of ___ A.D., 1996, by Cliff Henderson.

My Commission expires: _____
Witness by hand and official Seal: _____
Notary Public

CITY OF GRAND JUNCTION APPROVAL
This plat of Henderson Minor Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this ___ day of ___ A.D., 1996.

By _____
City Manager President of Council

CLERK AND RECORDERS CERTIFICATE

(STATE OF COLORADO) }
(COUNTY OF MESA) }
I hereby certify that this instrument was filed in my office at _____ M., this ___ day of _____ A.D., 1996, and is duly recorded in Plat Book No. _____ Page _____, Reception No. _____

Fee \$ _____
Deputy _____
Clerk and Recorder

SURVEYOR'S CERTIFICATE
I, Michael J. Helmer, a registered professional land surveyor in the state of Colorado, do hereby certify that the above and foregoing plat and map were prepared by me or under my direct supervision and responsibility and that I am a duly licensed and qualified surveyor in the state of Colorado. I have read the above and foregoing plat and map and the accompanying plat and map and find that they conform to the standards for land surveys and plats as adopted July 1, 1988. Except as otherwise approved, accepted or directed by City of Grand Junction Representatives, to the best of my knowledge, this map conforms to applicable plating requirements as listed in the Zoning and Development Code of the City of Grand Junction as adopted on May 3, 1995.

Michael J. Helmer
Colorado Registration No. 29041
Date _____

ACREAGE SUMMARY

LOT 1	10.38 ACRES
LOT 2	0.26 ACRES
TOTAL	11.06 ACRES

HENDERSON MINOR SUBDIVISION
LOCATED IN THE E1/2 NE1/4
SECTION 36, T1N, R2W, U.M.
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO
SURVEYED M.J.H. DRAWN G.B.G. CHECKED M.J.H.
DATE 4-25-96 REG. NO. 35811-1242-1

- LEGEND**
- MESA COUNTY SURVEY MONUMENT
 - FOUND #5 REBAR IN CONCRETE PARAGON (L.S. 9980)
 - FOUND #5 REBAR W/CAP PARAGON (L.S. 9960)
 - FOUND #5 REBAR W/CAP (L.S. 17478)
 - FOUND #5 REBAR NO CAP (L.S. 10388)
 - FOUND #4 REBAR W/CAP (L.S. 10388)
 - FOUND #4 REBAR NO CAP (L.S. 10388)
 - SET #5 REBAR IN CONCRETE (L.S. 29041)
 - SET #5 REBAR (L.S. 29041)
 - CALCULATED POSITION
 - SECTION LINE
 - EASEMENT LINE
 - APPROXIMATE ADJOINER LOCATION
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
- MONUMENT NOTE:**
ALL EXISTING EXTERIOR BOUNDARY MONUMENTS WHICH WERE NOT ORIGINALLY SET IN CONCRETE ARE REHABILITATED WITH CONCRETE.

- NOTES**
- BASES OF BEARINGS FROM PLAT BOOK 12, PAGES 188-187, MESA COUNTY U.M. BEARS S 07°02'47" E.
 - BENCHMARK IS AN ORTHOMETRIC HEIGHT FROM MESA COUNTY DEPARTMENT OF PUBLIC WORKS C.P.S. SURVEY DATED 12-20-85, NAVD 88 DATUM, ELEVATION 4334.56.
 - THE MESA COUNTY RECORDS INDICATE THAT NO LIENHOLDERS EXIST FOR THIS PROPERTY.
 - THIS PROPERTY IS LOCATED WITHIN A ZONE 11 (LIGHT INDUSTRIAL) AND WILL REMAIN IN ZONE 11 (LIGHT INDUSTRIAL).

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.

NOTES: The word "Certify" is understood to be an expression of Professional opinion by the Land Surveyor which is based on his best knowledge, information and belief. As such it constitutes neither a guarantee or warranty. Western Engineers, Inc. from making additions, deletions, revisions or reproductions of documents prepared by Western Engineers, Inc. which have been signed and sealed.

P.G. & M.E. PATTERSON
LOT 1, 12B, REPLAT OF LOT 12
BOOK 1553 PAGE 241

L.B.X., INC.
LOT 16, VALLEY WEST FILING #3
BOOK 1873 PAGES 403-404

SILCO, INC.
LOT 16, VALLEY WEST FILING #3
BOOK 1846 PAGE 37

SILCO, INC.
LOT 17, VALLEY WEST FILING #3
BOOK 1846 PAGE 38

PLUTE CONTRACTORS, INC.
LOT 18, VALLEY WEST FILING #3
BOOK 1850 PAGE 118

EXISTING 10.0' UTILITY EASEMENT
PLAT BOOK 12 PAGE 347

EXISTING 20.0' UTILITY EASEMENT
PLAT BOOK 12 PAGES 166-167

EXISTING 50.0' INDEPENDENT RANCHMAN'S DITCH R.O.W.
BOOK 20 PAGE 504

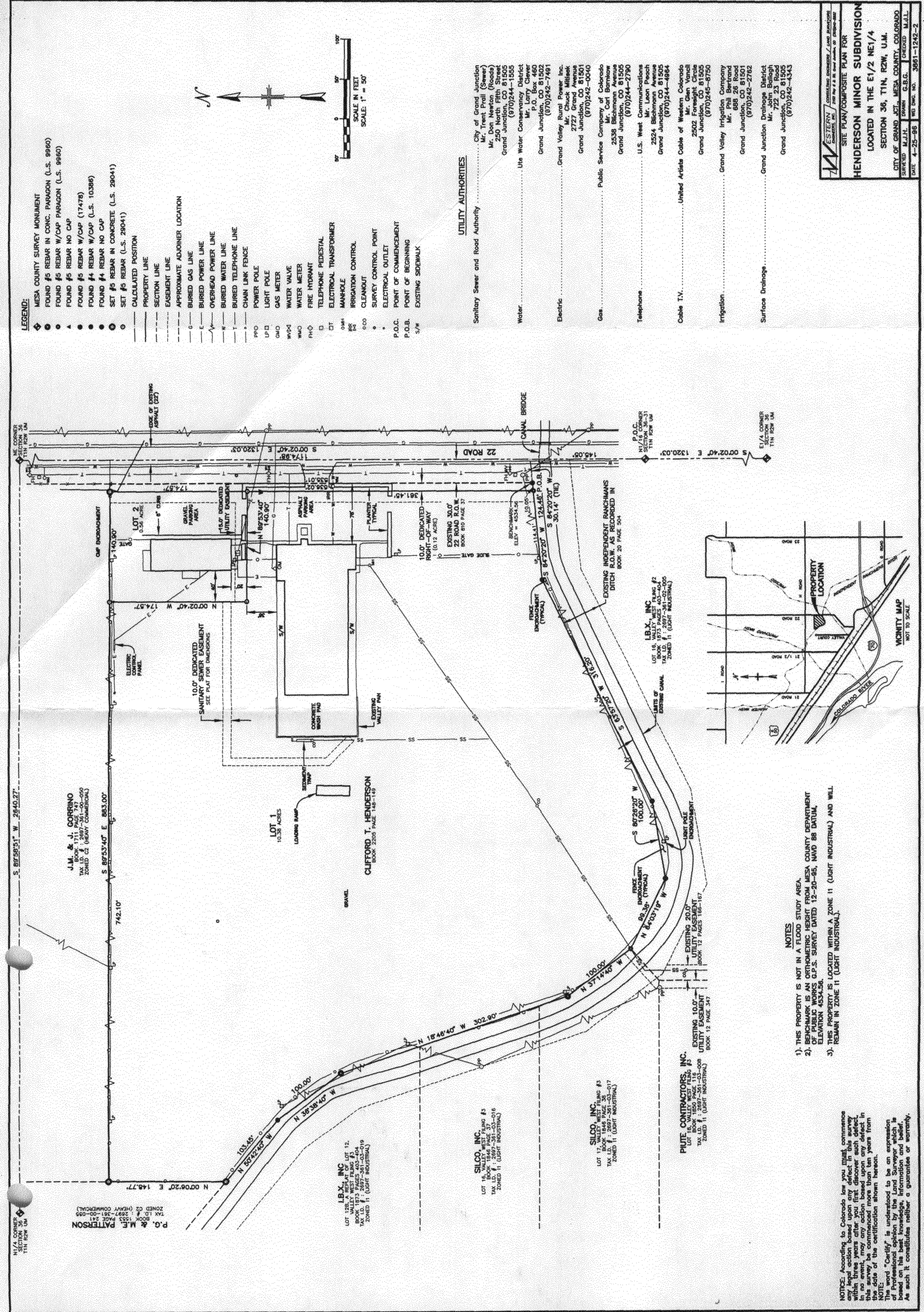
EXISTING 30.0' 22 ROAD R.O.W.
BOOK 810 PAGE 37

BENCHMARK
ELEV = 4334.56

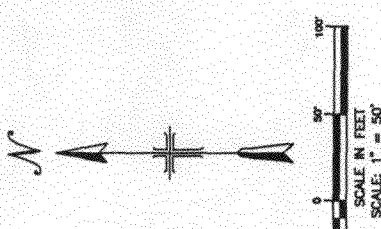
P.O.C.
N1/4 CORNER SECTION 36 T1N R2W U.M.

E1/4 CORNER
SECTION 36 T1N R2W U.M.

SCALE 1" = 50'

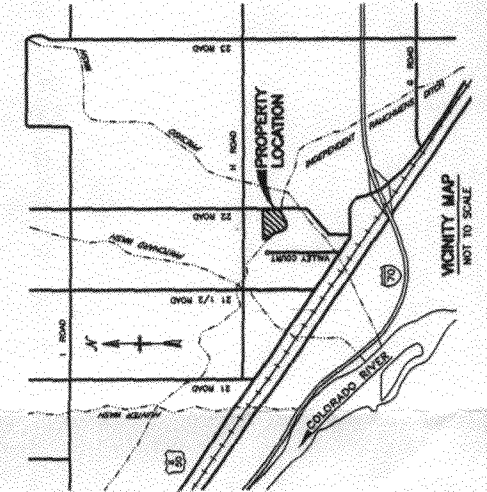


- LEGEND:**
- MESA COUNTY SURVEY MONUMENT
 - FOUND #5 REBAR IN CONC. PARAGON (L.S. 9960)
 - FOUND #5 REBAR W/CAP PARAGON (L.S. 9960)
 - FOUND #5 REBAR W/CAP (17478)
 - FOUND #4 REBAR W/CAP (L.S. 10386)
 - FOUND #4 REBAR NO CAP
 - SET #5 REBAR IN CONCRETE (L.S. 28041)
 - SET #5 REBAR (L.S. 28041)
 - CALCULATED POSITION
 - PROPERTY LINE
 - SECTION LINE
 - EASEMENT LINE
 - APPROXIMATE ADJOINER LOCATION
 - BURIED GAS LINE
 - BURIED POWER LINE
 - OVERHEAD POWER LINE
 - BURIED WATER LINE
 - BURIED TELEPHONE LINE
 - CHAIN LINK FENCE
 - PP0 POWER POLE
 - LP0 LIGHT POLE
 - GM0 GAS METER
 - WM0 WATER VALVE
 - WY0 WATER METER
 - PH0 FIRE HYDRANT
 - DT TELEPHONE PEDESTAL
 - ET ELECTRICAL TRANSFORMER
 - MANHOLE
 - IRRIGATION CONTROL
 - CLEANOUT
 - SURVEY CONTROL POINT
 - ELECTRICAL OUTLET
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - S/W EXISTING SIDEWALK



- UTILITY AUTHORITIES**
- Sanitary Sewer and Road Authority: City of Grand Junction, Mr. Trent Prall (Sewer), Mr. Don Newton (Roads), 250 North Fifth Street, Grand Junction, CO 81505, (970)244-1555
 - Water: Ute Water Conservancy District, Mr. Larry Cleaver, P.O. Box 460, Grand Junction, CO 81502, (970)242-7491
 - Electric: Grand Valley Rural Power Inc., Mr. Chuck Mittek, 2727 Grand Avenue, Grand Junction, CO 81501, (970)242-0040
 - Gas: Public Service Company of Colorado, Mr. Carl B. ... 2538 Bickman Avenue, Grand Junction, CO 81505, (970)244-2790
 - Telephones: U.S. West Communications, Mr. Leon Peach, 2524 Bickman Avenue, Grand Junction, CO 81505, (970)244-4864
 - Cable T.V.: United Artists Cable of Western Colorado, Mr. Glen Vancil, 2502 Foreright Circle, Grand Junction, CO 81505, (970)245-8750
 - Irrigation: Grand Valley Irrigation Company, Mr. Phil Bertozzi, 688 26 Road, Grand Junction, CO 81501, (970)242-2762
 - Surface Drainage: Grand Junction Drainage District, Mr. Tom ... 720 ... Grand Junction, CO 81505, (970)242-4343

ESTERN ENGINEERS & LAND SURVEYORS, INC.
 2500 P.O. Box # 88, Grand Junction, CO 81502
SITE PLAN/COMPOSITE PLAN FOR
HENDERSON MINOR SUBDIVISION
 LOCATED IN THE E1/2 NE1/4
 SECTION 36, T1N, R2W, U.M.
 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO
 SURVEYED BY M.J.H. DRAWN BY G.B.G. CHECKED BY M.J.H.
 DATE 4-25-96 REG. ENG. NO. 3661-1242-2



- NOTES**
- 1) THIS PROPERTY IS NOT IN A FLOOD STUDY AREA.
 - 2) BENCHMARK IS AN ORTHOMETRIC HEIGHT FROM MESA COUNTY DEPARTMENT OF PUBLIC WORKS C.P.S. SURVEY DATED 12-20-95, NAVD 88 DATUM, ELEVATION 4534.56.
 - 3) THIS PROPERTY IS LOCATED WITHIN A ZONE I1 (LIGHT INDUSTRIAL) AND WILL REMAIN IN ZONE I1 (LIGHT INDUSTRIAL).

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 three years from the date of the certification shown herein.

The word "Certify" is understood to be an expression of Professional opinion by the Land Surveyor which is based on his best knowledge, information and belief. As such it constitutes neither a guarantee or warranty.

HENDERSON MINOR SUBDIVISION

LOCATED IN E1/2 NE1/4 SECTION 36, T1N, R2W UTE MERIDIAN

NE CORNER SECTION 36 T1N R2W UM

S 89°58'51" W 2640.27'

J.M. & J. CORRINO
BOOK 1771 PAGE 797
S 89°53'40" E 893.00'

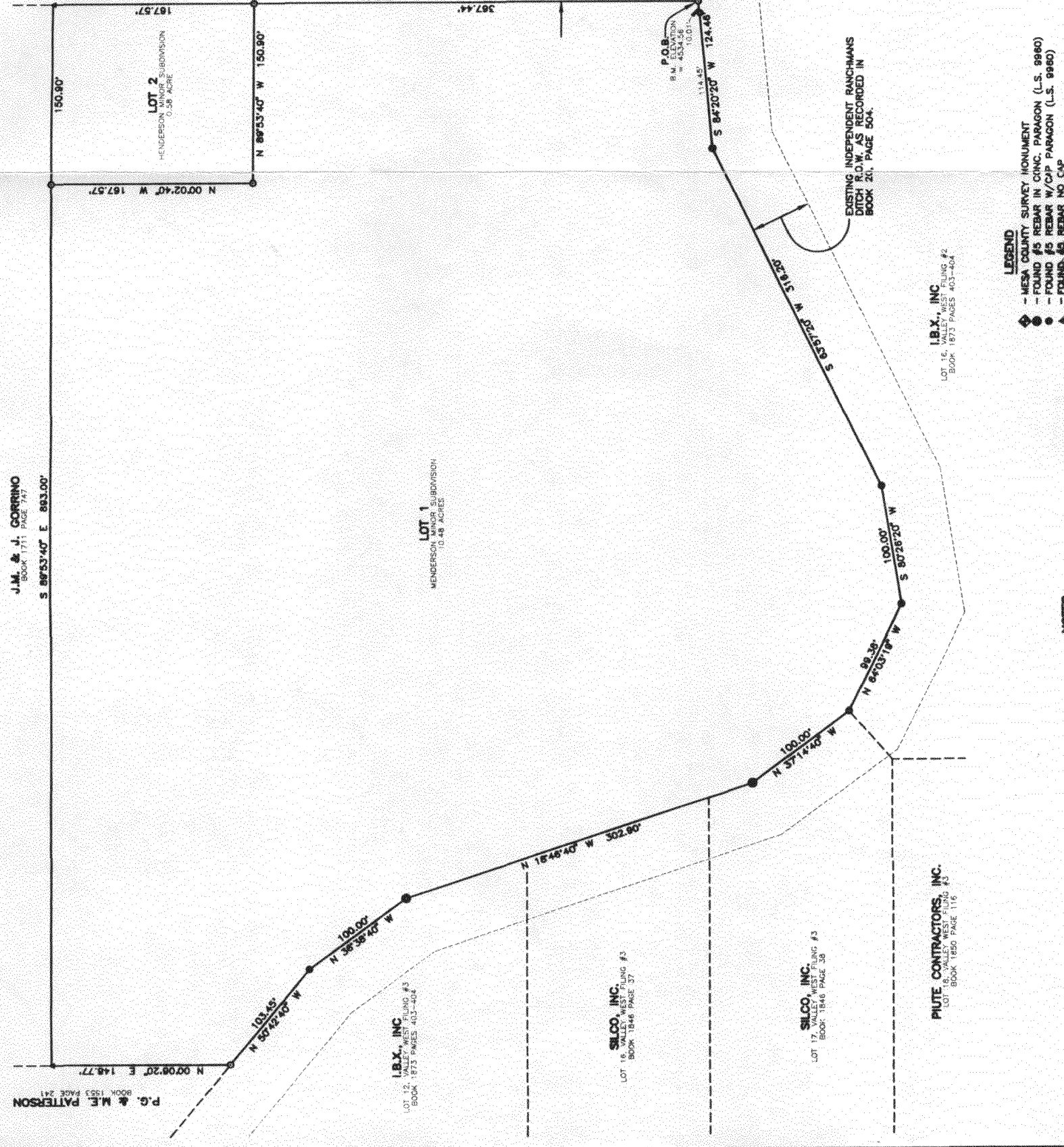
P.G. & M.F. PATTERSON
BOOK 1553 PAGE 241
N 00°08'20" E 148.77'

L.B.X., INC.
LOT 12, VALLEY WEST FILING #3
BOOK 1873 PAGES 403-404

SILCO, INC.
LOT 16, VALLEY WEST FILING #3
BOOK 1846 PAGE 37

SILCO, INC.
LOT 17, VALLEY WEST FILING #3
BOOK 1846 PAGE 38

PLUTE CONTRACTORS, INC.
LOT 18, VALLEY WEST FILING #3
BOOK 1856 PAGE 116



KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, Clifford T. Henderson is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being that part of the East 1/2 of the Northeast 1/4 of Section 36, Township 1 North, Range 2 West of the Ute Meridian as described in Book 2205, Page 148-149 of the Mesa County Records, said real property being described as follows:

Commencing from a Mesa County survey monument for the North 1/4 Corner for said Section 36, Township 1 North, Range 2 West of the Ute Meridian, from the Southeast corner of said Section 36, bearing N00°02'40\"/>

Said description contains 11.06 acres more or less.
That said owner has caused the said real property to be laid out and surveyed as the Henderson Minor Subdivision, a subdivision of a part of the County of Mesa, State of Colorado.

IN WITNESS WHEREOF said owner, Clifford T. Henderson have caused their names to be hereunto subscribed this ___ day of ___ A.D., 1996.

Clifford T. Henderson

(STATE OF COLORADO)
(COUNTY OF MESA)

The foregoing instrument was acknowledged before me this ___ day of ___ A.D., 1996, by Cliff Henderson.

My Commission expires ___
Witness by hand and official Seal.

Notary Public

CITY OF GRAND JUNCTION APPROVAL

This plat of Henderson Minor Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this ___ day of ___ A.D., 1996.

City Manager By President of Council

CLERK AND RECORDERS 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., 1996, and is duly recorded in Plat Book No. ___ Page ___ , Reception No. ___

Clerk and Recorder

Deputy

SURVEYOR'S CERTIFICATE

I, Michael J. Heimer, a registered professional land surveyor in the state of Colorado, do hereby certify that the Henderson Minor Subdivision, was actually made upon the ground using normal standards of care under the responsibility of the surveyor. I further certify that this land subdivision was prepared and recorded in accordance with the Colorado Revised Statutes for minimum standards for land surveys and plats as adopted July 1, 1988.

Michael J. Heimer
Colorado Registration No. 29041

Date

ACREAGE SUMMARY

PARCEL 1	10.48 ACRES
PARCEL 2	0.56 ACRES
TOTAL	11.06 ACRES

PLAT FOR THE
HENDERSON MINOR SUBDIVISION
LOCATED IN THE E1/2 NE1/4
SECTION 36, T1N, R2W, U.M.
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO
SURVEYED M.J.H. DRAWN C.B.C. CHECKED M.J.L.
DATE 4-1-96 WEI DWS, INC. 3981-1242-1

- LEGEND**
- MESA COUNTY SURVEY MONUMENT
 - FOUND #5 REBAR IN CRNC. PARAGON (L.S. 9980)
 - FOUND #5 REBAR W/CIP PARAGON (L.S. 9980)
 - FOUND #5 REBAR NO CAP
 - FOUND #4 REBAR W/CIP (L.S. 10396)
 - FOUND #4 REBAR NO CAP
 - SET #4 REBAR (L.S. 28241)
 - CALCULATED POSITION
 - PROPERTY LINE
 - SECTION LINE
 - BASEMENT LINE
 - APPROXIMATE ADJACENT LOCATION
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - B.M. - SITE BENCH MARK

- NOTES**
- BASIS OF BEARINGS FROM PLAT BOOK 12 PAGES 166-167, MESA COUNTY RECEPTION NO. 1192078 WHERE THE EAST LINE OF SECTION 36, T1N, R2W, U.M. BEARS S 00°02'40\"/>

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. No warranty is made by the surveyor as to the accuracy of the plat, and no warranty is made as to the correctness of the data of the certification shown hereon.
NOTE: The word "Certify" is understood to be an expression of professional opinion by the Land Surveyor which is based on his best knowledge, information and belief. No such certification constitutes neither a guarantee or warranty.

