





# DEVELOPMENT APPLICATION

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

Receipt \_\_\_\_\_

Date \_\_\_\_\_

Rec'd By \_\_\_\_\_

File No. \_\_\_\_\_

*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	2.82 Ac	2473 Commerce Blvd	C-2	Light 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

DEVELOPER

REPRESENTATIVE

MARK L. GAMBLE

Same

Patrick C. O'Hearn

Name

Name

Name

PO Box 2906

Same

249 Grand Ave

Address

Address

Address

GRAND JCT.

81502 Same

Grand Junction Co

City/State/Zip

City/State/Zip

City/State/Zip

970-242-5248

Same

245-4099

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.*

x Patrick C. O'Hearn

6/28/96

Signature of Person Completing Application

Date

x [Signature]

6/24/96

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

Date

# SUBMITTAL CHECKLIST

## MINOR SUBDIVISION

Location: 2473 Commerce Blvd.

Project Name: Cambie Sub.

ITEMS		DISTRIBUTION																												
Date Received	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	City Police	County Planning	County Building Department	County Engineer	Walker Field	School Dist. #51	Irrigation District - GJSC	Drainage District - GJDD	Water District - UTE	Sewer District	J.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geologic Survey	U.S. Postal Service	Permitting Agency	TCI Cable	TOTAL REQ'D.
File #	DESCRIPTION																													
<u>7-1-96</u>	Application Fee <u>\$470</u>	1																												
<u>4249</u>	Submittal Checklist*	1																												
<u>MS-96-156</u>	Review Agency Cover Sheet*	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*	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*	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	1		1			1																							
	Appraisal of Raw Land	1		1	1																									
	Names and Addresses*	1																												
	Legal Description*	1		1																										
	Deeds	1		1			1																							
	Easements	1	1	1	1		1															1	1	1						
	Avigation Easement	1		1			1								1															
	ROW	1	1	1	1		1															1	1	1						
	Covenants, Conditions & Restrictions	1	1				1																							
	Common Space Agreements	1	1				1																							
	County Treasurer's Tax Cert.	1																												
	Improvements Agreement/Guarantee*	1	1	1			1																							
	CDOT, 404, or Floodplain Permit	1	1																											
	General Project Report	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	1																												
	Composite Plan.	1	2	1	1																									
	11"x17" Reduction Composite Plan	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	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	1						8	1	1	1				1	1	1	1	1	1	1	1	1			1	1			
	Cover Sheet	1	2																											
	Grading & Stormwater Mgmt Plan	1	2														1								1	1				
	Storm Drainage Plan and Profile	1	2														1				1	1	1							
	Water and Sewer Plan and Profile	1	2	1													1	1	1	1	1						1	1		
	Roadway Plan and Profile	1	2														1													
	Road Cross-sections	1	2																											
	Detail Sheet	1	2																											
	Landscape Plan	2	1	1																										
	Geotechnical Report	1	1									1															1			
	Phase I & II Environmental Report	1	1																											
	Final Drainage Report	1	2														1													
	Stormwater Management Plan	1	2														1								1					
	Sewer System Design Report	1	2	1																	1									
	Water System Design Report	1	2	1													1													
	Traffic Impact Study	1	2																						1					
	Site Plan	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: 5-13-96

Conference Attendance: M. Gamble, M. Proffinger, D. Johnson, Theresa Glass

Proposal: Minor Sub.

Location: 2473 Commerce Blvd.

Tax Parcel Number: 2945-091-00-085

Review Fee: \$470

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

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? YES Estimated Amount: \_\_\_\_\_

Half street improvement fees/TCP required? At time of devel. Estimated Amount: \_\_\_\_\_

Revocable Permit required? -

State Highway Access Permit required? -

On-site detention/retention or Drainage fee required? As per Eng.

Applicable Plans, Policies and Guidelines Devel. Code

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)

Sterling Company  
1048 Independent Ave, #201  
Grand Junction, CO 81505

Select Properties Assoc.  
3045 Teller Avenue  
Grand Junction, CO 81504-5861

MS-96-154

G & G Services  
P.O. Box 3329  
Grand Junction, CO 81502-3329

Ima Gene Edie  
742 Belden Lane  
Grand Junction, CO 81505-9519

Sterling Company  
1048 Independent Ave., #201  
Grand Junction, CO 81505

Rodney Huskey  
P.O. Box 2798  
Littleton, CO 80161-2798

La Esperanza Limited  
P.O. Box 4150  
Grand Junction, CO 81502

Select Properties Assoc.  
3045 Teller Ave.  
Grand Junction, CO 81504

William Jarvis  
236 Arroyo Drive  
Grand Junction, CO 81503-1706

Dale Rennels  
2466 Industrial Blvd.  
Grand Junction, CO 81505-1308

Mark L. Gamble  
P.O. Box 2906  
Grand Junction, CO 81502

Darin Carei  
380 McFarland  
Grand Junction, CO 81501

Energy Air Drilling Service  
P.O. Box 1866  
Grand Junction, CO 81502-1866

Patrick O'Hearn  
Landesign LLC  
249 Grand Ave.  
Grand Junction, CO 81501

Jimmie Lunsford  
2481 Commerce Blvd.  
Grand Junction, CO 81505-1207

Veco Drilling, Inc.  
P.O. Box 1705  
Grand Junction, CO 81502-1705

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

Farster Belgard  
2487 Commerce Blvd  
Grand Junction, CO 81505

Lee Bohning  
628 Ft. Uncompahgre Drive  
Grand Junction, CO 81504

Robert Ramirez  
2488 Commerce Blvd.  
Grand Junction, CO 81505-1214

James Karp  
101 Canary Court  
Grand Junction, CO 81503-1542

Wiggy's Inc.  
248 Industrial Blvd.  
Grand Junction, CO 81505

**General Project Report**  
**Gamble Commercial Subdivision**

**July 1, 1996**

**INTRODUCTION:**

The accompanying narrative will provide sufficient data to assess the merits of the requested Preliminary Application for a Minor Subdivision. Information gained as the result of the review process will be utilized in the preparation of the Final Plat.

**PROJECT DESCRIPTION:**

Gamble Commercial Subdivision is located South of Commerce Boulevard and West of 25 Road. The subject property contains approximately 2.582 acres. The property is located within the NE 1/4, of Section 9, Township 1 South, Range 1 West of the Ute Meridian. The Tax Parcel Number is 2945-091-00-085.

**PRELIMINARY LAND USE SUMMARY**

The proposed development calls for the division of the existing property into 4 lots. This will yield a density of 1.55 units per acre for the development. This new density will be consistent with the existing densities in the adjoining subdivisions. The accompanying subdivision plat depicts the division of the existing parcel into 4 lots. The subdivision plat shows the property boundary, roadway access and neighboring subdivisions. There is no change in the existing zoning for the entire property.

**EXISTING LAND USE:**

The site is currently occupied and in use by Colorado West Outdoor Advertising. There is one existing structure which is used by CWOA in compliance with the current zoning of C-2. The topography of the site is "flat" in nature and historically drains from the North towards the South. No new structures or improvements to the property are anticipated in the near future.

**PUBLIC BENEFIT:**

The proposed Gamble Commercial Subdivision will create additional commercial/industrial sites in an existing commercial area with little impact on city infrastructure. The existing land is mostly under-utilized and can support the addition of new structures to incorporate additional business's within the city limits without the construction of additional public infrastructure.

PROJECT COMPLIANCE, COMPATIBILITY AND IMPACT:

Zoning -- Currently the land is located within the City of Grand Junction and is zoned as C-2. This zone provides for the establishment of areas of heavy commercial activity. No change in zoning is being requested.

Surrounding Land Use -- The surrounding land use consists of primarily commercial/industrial uses.

Site Access and Traffic Patterns -- Primary site access will be gained from Commerce Boulevard. No impact on traffic is foreseen at this time.

Utilities -- With recent development of new subdivisions, all major utilities are located near the subject property.

Sanitary Sewer -- There is an existing City of Grand Junction sewer line located in the Commerce Boulevard Road right-of-way which should handle the impact from this development.

Domestic Water -- Water is available from Ute Water Conservancy District, which owns and maintains the 8 inch line located in Commerce Boulevard.

All other utilities such as, electric, gas, phone and CATV are located in either Commerce Boulevard or along the rear of the subdivision.

Effects on Public Facilities -- No unusual effects are expected on public facilities such as fire, police, sanitation, roads, parks, schools, irrigation or other facilities.

Site Soils and Geology -- The site is mostly made up of "Billings silty clay loam" a predominant soil in the Grand Valley is is not expected to present any problems to future construction activities, should they occur.

Signage Plan -- No changes in existing signage are anticipated.

# REVIEW COMMENTS

Page 1 of 2

FILE #MS-96-156

TITLE HEADING: Gamble Minor Subdivision

LOCATION: 2473 Commerce Boulevard

PETITIONER: Mark Gamble

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 2906  
Grand Junction, CO 81502  
242-5248

PETITIONER'S REPRESENTATIVE: Patrick O'Hearn, LANDesign

STAFF REPRESENTATIVE: Bill Nebeker

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**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., JULY 26, 1996.**

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**CITY COMMUNITY DEVELOPMENT** 7/17/96  
**Bill Nebeker** 244-1447

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1. Does existing building meet the fire code and Uniform Building Code for a 12' setback along the east property line of lot 2?
2. Please submit a 11" X 17" copy of the final plat and composite map for the Planning Commission hearing.

**CITY DEVELOPMENT ENGINEER** 7/16/96  
**Jody Kliska** 244-1591

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1. Drainage fee option is available when lots develop.

**CITY UTILITY ENGINEER** 7/16/96  
**Trent Prall** 244-1590

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No objections as long as sewer services are to be guaranteed prior to recordation of the plat.

**CITY PROPERTY AGENT** 7/11/96  
**Steve Pace** 256-4003

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1. Lienholder approval certificate? (if needed)
2. The surveyor's certificate also needs a statement that this plat also conforms to City of Grand Junction Development Code.
3. Is the bearing the B.O.B. statement assumed or obtained from previous survey?
4. In the description, should the call (to the east line of Lot 3) Jacobs Subdivision be to the SE corner of Lot 3?
5. The found monuments at The NW and SW corners of Lot 1, Gamble Subdivision are not noted.
6. See attached blueline for additional minor comments.



**CITY POLICE DEPARTMENT**

7/17/96

**Dave Stassen**

244-3587

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No comments.

**GRAND JUNCTION DRAINAGE DISTRICT**

7/11/96

**John Ballagh**

242-4343

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The site is wholly within District boundaries. There are no known existing or planned Grand Junction Drainage District facilities to or through the site.

It is interesting that none of The documents submitted for review by this office even referenced surface drainage.

**UTE WATER**

7/15/96

**Gary Mathews**

242-7491

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Ute Water has an 8" water line in Commerce Boulevard. Policies and fees in effect at the time of application will apply.

**U S WEST COMMUNICATION**

7/11/96

**Max Ward**

244-4721

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For timely telephone service, as soon as you have a plat and power drawing for your housing development, please.....

MAIL COPY TO:

AND

CALL THE TOLL-FREE NUMBER FOR:

U S West Communications

Developer Contact Group

Developer Contact Group

1-800-526-3557

P.O. Box 1720

Denver, CO 80201

We need to hear from you at least 60 days prior to trenching.

**PUBLIC SERVICE COMPANY**

7/10/96

**Jon Price**

244-2693

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Public Service Company will require a 10' utility easement along the southern property line of each lot. Existing overhead power line.

**TO DATE, NO COMMENTS RECEIVED FROM:**

City Fire Department

City Attorney

Grand Valley Irrigation

TCI Cablevision

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

JUL 30 1996

July 29, 1996

City of Grand Junction  
Community Development Department  
250 North 5th Street  
Grand Junction, Colorado 81501

Re: GAMBLE MINOR SUBDIVISION  
Review Comments

File: #MS-96-156

Attn: Bill Nebecker

Dear Bill,

Regarding the review comments we have received which pertain to the above referenced subdivision we respond as follows:

City Community Development

- 1) We have moved the East line of Lot 2 so that the nearest corner of the existing building falls 12.6 feet from the lot line.
- 2) 11 x 17 copies of the revised plat and composite plan are enclosed herewith.

City Development Engineer

- 1) The developer agrees to the drainage fee option to be collected when the lots develop.

City Utility Engineer

- 1) The developer will guarantee sewer services prior to the plat being recorded.

City Property Agent

- 1) There is no lienholder on the property.
- 2-6) These items have all been addressed or revised on the plat.

City Police Department

No comments received.

Grand Junction Drainage District

No direct comment, however we would like to note that the General Project report noted existing surface drainage from North to South. This is found under the section titled "Existing land use".

Ute Water

The developer acknowledges that the proposed lots will be subject to current policies and fees in effect at the time of application.

U S West Communications


Maps will be provided to U S West at the appropriate time.

Public Service Company

A 10 foot wide utility easement has been added to the plat as requested.

Also included with this letter a 4 prints of the revised Final Plat and Site composite plan as well as 4 copies of 11" x 17" reductions of the Final Plat and Composite Plan. Please feel free to contact me should there are any additional questions or comments.

Sincerely

A handwritten signature in cursive script that reads "Patrick C O'Hearn".

Patrick C. O'Hearn  
Survey Manager

STAFF REVIEW - PLANNING COMMISSION REPORT - AUGUST 6, 1996 HEARING

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FILE: MS-96-156  
DATE: July 31, 1996  
STAFF: Bill Nebeker  
REQUEST: Gamble Commercial Subdivision - Four Lot Minor Subdivision in a C-2 zone.  
LOCATION: 2473 Commerce Boulevard; Tax Parcel #2945-091-00-085.  
APPLICANT: Patrick C. O'Hearn for Mark L. Gamble

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EXECUTIVE SUMMARY: Staff recommends approval of this four lot minor commercial subdivision. The site has access to a paved street and full utilities. An existing building on lot 2 can function in regards to parking and maneuvering on a smaller lot after division from the remainder of the vacant site. Building separation per the building code must be verified before plat recordation.

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EXISTING LAND USE: One commercial/industrial building on proposed lot 2; vacant on remainder of lots

PROPOSED LAND USE: no change proposed at this time

SURROUNDING LAND USE: commercial/industrial buildings/uses

EXISTING ZONING:: C-2

SURROUNDING ZONING: C-2

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RELATIONSHIP TO COMPREHENSIVE PLAN: The preferred alternative for the Growth Plan (Concentrated Urban Growth) recommends that this area develop as Commercial/Industrial. This development is in conformance with the Growth Plan.

STAFF ANALYSIS: The applicant proposes to subdivide a 2.58 acre parcel into four commercial/industrial lots. Lots range in size from 26,324 to 29,922 square. Access for all lots is off Commerce Boulevard, a 60 foot wide paved right-of-way exceeding the industrial street section required width. The street has no curb, gutter or sidewalk. No street improvements are required as a condition of plat approval. The parcel is relatively flat and historically drains from the north to the south. A drainage fee will be considered in lieu of on site detention as each lot develops in the future. Full utilities are available to the site in Commerce Boulevard or to the rear of the lots. Laterals must be extended to the lot line from the sewer line in Commerce Boulevard before construction on individual lots.

The majority of the site is vacant except for an existing building on proposed lot 2, occupied by Colorado West Outdoor Advertising. The proposed subdivision allows this use to function on a smaller lot with adequate area for parking and maneuvering. The building is approximately 12 feet from the east lot line. With windows along this side of the building there may be a need to retrofit the building to conform with the Uniform Building Code required fire separation setback. The applicant has moved the lot line 12.5 feet from the building, however verification must be received from the County Building Department prior to recordation that the building meets the setback per the building code. Other technical issues of the plat appear to be resolved.

STAFF RECOMMENDATION: Approval of this subdivision with the following conditions:

1. Evidence must be submitted from the County Building Department that shows that the existing building meets the UBC and UFC for the proposed setback. If necessary, the building must be retrofitted to adhere to the UBC or the lot line moved further from the building prior to recordation of the plat.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item 96-156 I move that we approve the Gamble Commercial Subdivision based upon staff's recommendation.

CITY OF GRAND JUNCTION  
DEPARTMENT OF PUBLIC WORKS & UTILITIES  
250 NORTH 5TH STREET  
GRAND JUNCTION, CO 81501  
(970) 244-4003

TO THE MESA COUNTY CLERK & RECORDER:

1771863 0201PM 09/20/96  
MONIKA TODD CLK&REC MESA COUNTY CO

THIS IS TO CERTIFY that the herein named Subdivision Plat,

GAMBLE COMMERCIAL SUBDIVISION

Situated in the NW 1/4 of Section 9,

Township 1 SOUTH, Range 1 WEST,

of the UTE Meridian in the City of Grand Junction, County of Mesa, State of Colorado, has been reviewed under my direction and, to the best of my knowledge, satisfies the requirements pursuant to C.R.S. 38-51-106 and the Zoning and Development Code of the City of Grand Junction for the recording of subdivision plats in the office of the Mesa County Clerk and Recorder.

This certification makes no warranties to any person for any purpose. It is prepared to establish for the County Clerk and Recorder that City review has been obtained. This certification does not warrant: 1) title or legal ownership to the land hereby platted nor the title or legal ownership of adjoining; 2) errors and/or omissions, including, but not limited to, the omission(s) of rights-of-ways and/or easements, whether or not of record; 3) liens and encumbrances, whether or not of record; 4) the qualifications, licensing status and/or any statement(s) or representation(s) made by the surveyor who prepared the above-named subdivision plat.

Dated this 12 day of September, 1996.

City of Grand Junction,  
Department of Public Works & Utilities

By: James L. Shanks  
James L. Shanks, P.E., P.L.S.  
Director of Public Works & Utilities

Recorded in Mesa County  
Date: \_\_\_\_\_  
Plat Book: 15 Page: 167  
Drawer: CC76

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

\*\*\*\*\*

LEGAL DESCRIPTION - GAMBLE SUBDIVISION

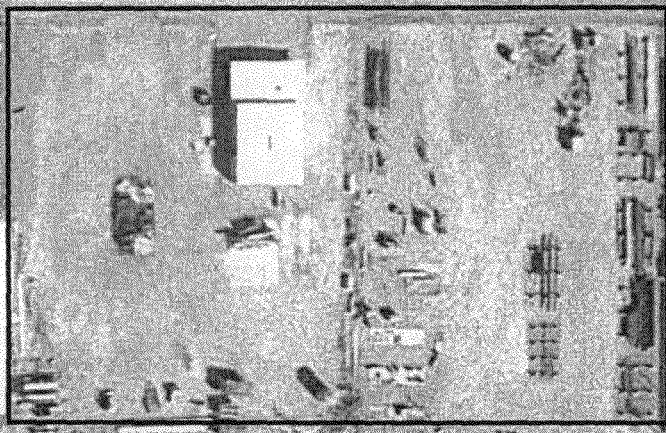
June 28, 1996

A parcel of land being a part of the Northeast Quarter of Section 9, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of said Section 9, as monumented by a Mesa County Survey Marker, and considering the North line of said Northeast Quarter to bear South 89 degrees 49 minutes 30 seconds West, a distance of 2638.98 feet to the North Quarter corner of said Section 9, as monumented by a Mesa County Survey Marker, with all bearings contained herein relative thereto; thence South 89 degrees 49 minutes 30 seconds West, along said North line, a distance of 1138.75 feet to a point at the intersection of said North line with the Northerly extension of the West line of BENSON COMMERCIAL SUBDIVISION, a subdivision recorded in the records of the Mesa County Clerk and Recorder in Plat Book 11 at Page 20; thence South 00 degrees 00 minutes 00 seconds West along said West line of Benson Commercial subdivision and the Northerly extension thereof, a distance of 394.43 feet to the Northwest corner of Lot 3, said Benson Commercial Subdivision, and the "POINT OF BEGINNING"; thence South 00 degrees 00 minutes 00 seconds West along said West line of Benson Commercial Subdivision, a distance of 269.99 feet to the Southwest corner of said Benson Commercial Subdivision, said point also lying on the North line of INDUSTRIAL ACRES SUBDIVISION, a subdivision recorded in the records of the Mesa County Clerk and Recorder in Plat Book 9 at Page 158; thence North 90 degrees 00 minutes 00 seconds West, along said North line, a distance of 416.65 feet to a point on the East line of Lot 3, JACOBS COMMERCIAL SUBDIVISION, a subdivision recorded in the records of the Mesa County Clerk and Recorder in Plat Book 12 at Page 453; thence North 00 degrees 00 minutes 00 seconds East, along said East line, a distance of 269.99 feet to the Northeast corner of said Lot 3; thence North 89 degrees 59 minutes 30 seconds East along the South right-of-way line of Commerce Boulevard, a distance of 416.65 feet to the "POINT OF BEGINNING". The above described parcel of land contains 2.582 acres or 112,492 sq. ft., more or less.

F. TTERSON ROAD

COMMERCE BLVD.

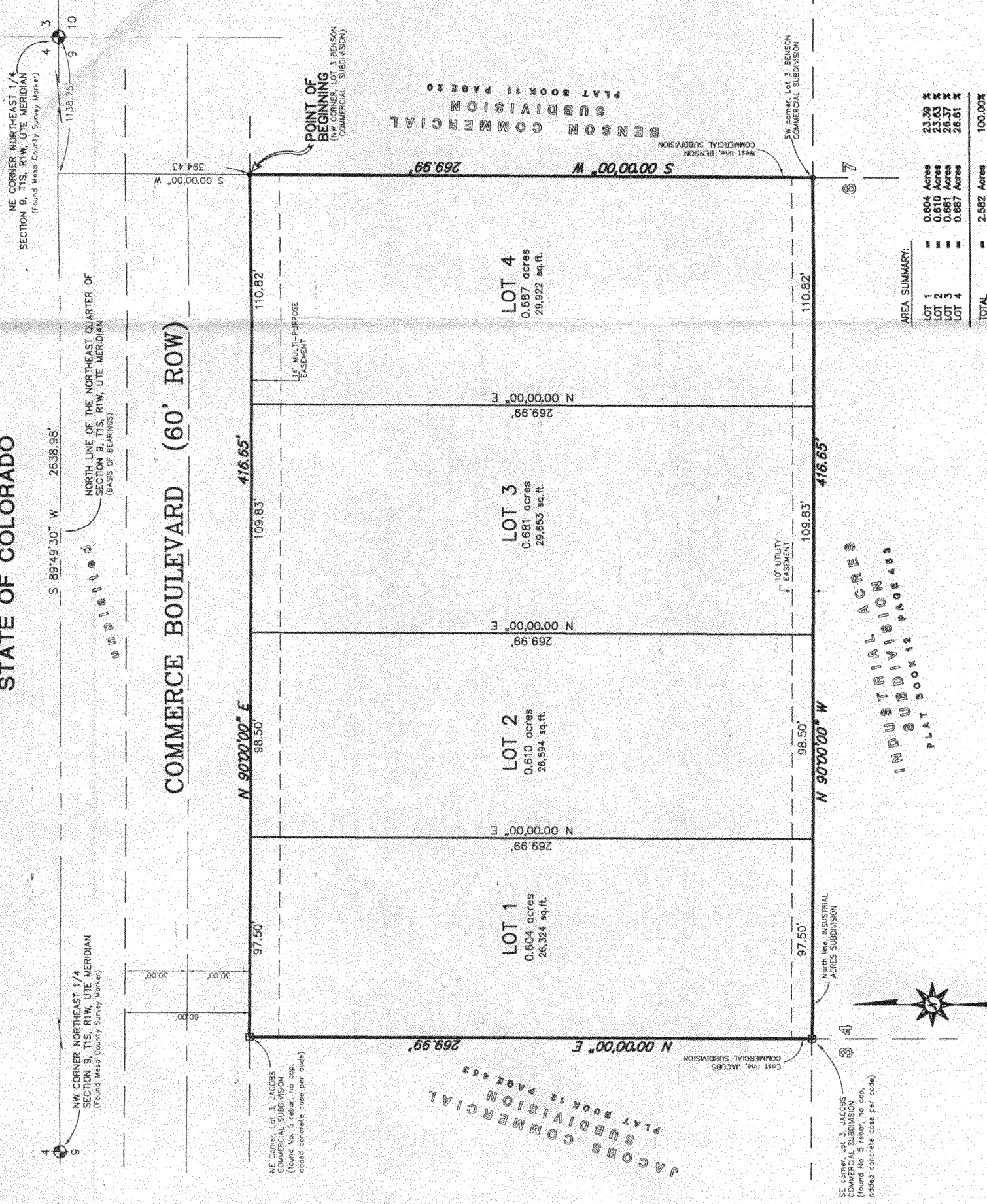


**Gamble Commercial Subdivision**  
**#MS-96-156**



# GAMBLE COMMERCIAL SUBDIVISION

A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 9,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN  
CITY OF GRAND JUNCTION, COUNTY OF MESA  
STATE OF COLORADO



AREA SUMMARY:

LOT 1	=	0.604 Acres	23.39 %
LOT 2	=	0.610 Acres	23.63 %
LOT 3	=	0.681 Acres	26.27 %
LOT 4	=	0.687 Acres	26.81 %
TOTAL	=	2.582 Acres	100.00 %



- LEGEND**
- MESA COUNTY OR BLM SURVEY MARKER
  - ALUMINUM CAP ON No. 5 REBAR, PLS 23515 IN CONCRETE PER CODE
  - FOUND REBAR & CAP, AS NOTED
  - ALUMINUM CAP ON No. 5 REBAR TO BE SET UPON COMPLETION OF CONSTRUCTION, AT ALL LOT CORNERS TO COMPLY WITH CODE

**NOTES:**

- 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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS: The bearings as shown hereon are based upon the consideration that the North line of the Northeast Quarter of Section 9, T1S, R1W, Ute Meridian, is assumed to bear South 89°49'30" West as shown on record plat of JACOBS COMMERCIAL SUBDIVISION. Said line is monumented as shown hereon.

**SURVEYORS CERTIFICATE**

I, Patrick C. O'Hearn, do hereby certify that the accompanying plat of GAMBLE COMMERCIAL SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of some. This plat conforms to the requirements for subdivision plats and the applicable laws of the State of Colorado and the City of Grand Junction Development Code.

Patrick C. O'Hearn PLS 23515  
July 26, 1996

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That Mark L. Gamble is the owner of that real property described as:

A parcel of land being a part of the Northeast Quarter of Section 9, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being described as follows:

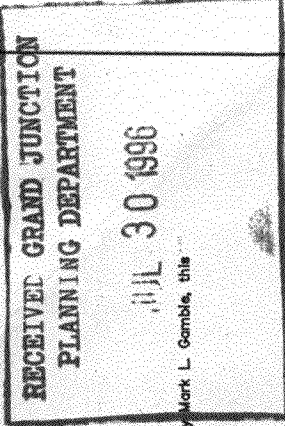
Commencing at the Northeast Corner of the Northeast Quarter of said Section 9, as monumented by a Mesa County Survey Marker, and considering the North line of said Northeast Quarter to bear South 89 degrees 49 minutes 30 seconds West, a distance of 2638.98 feet to the North Quarter corner of said Section 9, as monumented by a Mesa County Survey Marker, with all bearings contained herein Northwesterly; thence South 89 degrees 49 minutes 30 seconds West along the North line, a distance of 1138.75 feet to the NE corner of said Northeast Quarter, with the North line of said Northeast Quarter as the "POINT OF BEGINNING"; thence South 00 degrees 00 minutes 00 seconds West along said West line of Benson Commercial Subdivision, a distance of 269.99 feet to the Southwest corner of said Benson Commercial Subdivision, said point also lying on the North line of INDUSTRIAL ACRES SUBDIVISION, a subdivision recorded in the records of the Mesa County Clerk and Recorder in Plat Book 9 at Page 158; thence North 00 degrees 00 minutes 00 seconds West along said North line, a distance of 416.65 feet to the Southeast corner of Lot 3, JACOBS COMMERCIAL SUBDIVISION, a subdivision recorded in the records of the Mesa County Clerk and Recorder in Plat Book 12 at Page 453; thence North 00 degrees 00 minutes 00 seconds East, along the East line of said Lot 3, a distance of 269.99 feet to the Northeast corner of said Lot 3 lying on the Southern right of way line of Commerce Boulevard; thence North 90 degrees 00 minutes 00 seconds East along said South right-of-way line of Commerce Boulevard, a distance of 416.65 feet to the "POINT OF BEGINNING". The above described parcel of land contains 2.582 acres or 112,492 sq. ft., more or less.

That said owner has caused the real property to be laid out and platted as GAMBLE COMMERCIAL SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, and that said owner does hereby dedicate and set apart real property as shown and labeled as the accompanying plat of GAMBLE COMMERCIAL SUBDIVISION as follows:

All Multi-Purpose Easements to the City of Grand Junction for the use of the public utilities as perpetual non-exclusive 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, street trees 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. 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 statement.

by Mark L. Gamble  
as OWNER  
STATE OF COLORADO  
COUNTY OF MESA  
The foregoing instrument was acknowledged before me by Mark L. Gamble, this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1996.  
Witness my hand and official seal:  
My Commission Expires \_\_\_\_\_



Notary Public

**CITY OF GRAND JUNCTION APPROVAL**

This plat of \_\_\_\_\_ a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1996.

City Manager \_\_\_\_\_ President of City Council \_\_\_\_\_

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO  
COUNTY OF MESA  
I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., \_\_\_\_\_ A.D., 1996, and was duly recorded in Plat Book No. \_\_\_\_\_ Page No. \_\_\_\_\_ Reception No. \_\_\_\_\_ Drawer No. \_\_\_\_\_

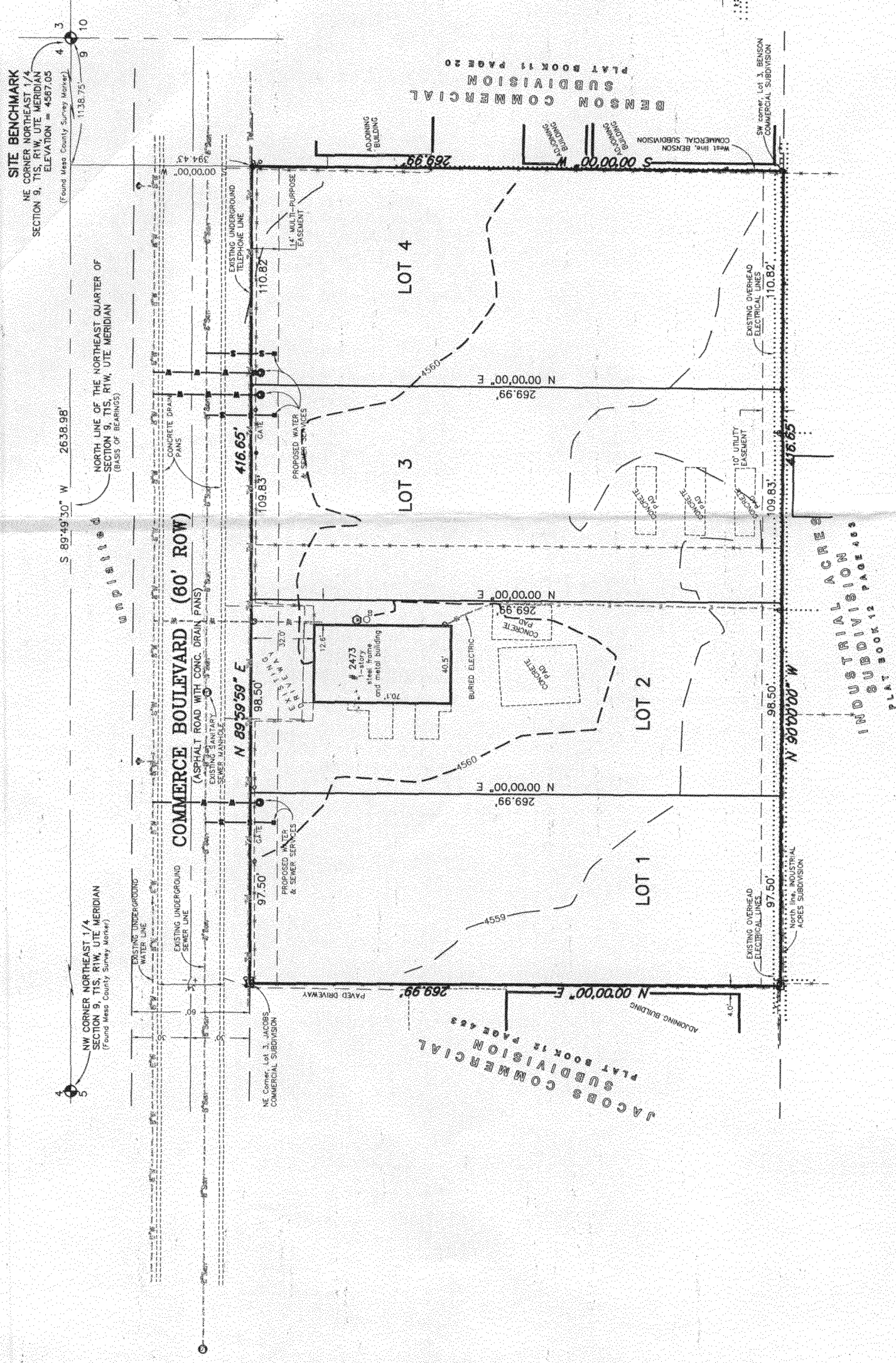
Clerk and Recorder

GAMBLE COMMERCIAL SUBDIVISION  
NW 1/4, SECTION 9  
T1S, R1W, UTE MERIDIAN  
MESA COUNTY, COLORADO

**LANDesign**  
ENGINEERS • SURVEYORS • PLANNERS  
GRAND JUNCTION, COLORADO 81501 (970) 244-9180  
PROJECT NO. 96040 SUR. BY: [ ] DRAWN: [ ] CHECKED: [ ] SHEET: [ ] OF [ ]  
DATE: July 26, 1996 PCC: [ ]

PATRICK C. O'HEARN, PLS  
COLORADO PROFESSIONAL LAND SURVEYOR  
P.L.S. No. 23515

# GAMBLE COMMERCIAL SUBDIVISION COMPOSITE PLAN



**SITE BENCHMARK**  
NE CORNER NORTHEAST 1/4  
SECTION 9, T1S, R1W, U1E MERIDIAN  
ELEVATION = 4567.05  
(Found Mesa County Survey Marker)

NW CORNER NORTHEAST 1/4  
SECTION 9, T1S, R1W, U1E MERIDIAN  
(Found Mesa County Survey Marker)

NORTH LINE OF THE NORTHEAST QUARTER OF  
SECTION 9, T1S, R1W, U1E MERIDIAN  
(BASED ON BEARINGS)

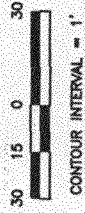
NE Corner, Lot 3, JACOBS  
COMMERCIAL SUBDIVISION

NE Corner, Lot 3, JACOBS  
COMMERCIAL SUBDIVISION

JACOBS COMMERCIAL  
SUBDIVISION  
PLAT BOOK 12 PAGE 453

BENSON COMMERCIAL  
SUBDIVISION  
PLAT BOOK 11 PAGE 20

INDUSTRIAL ACRES  
SUBDIVISION  
PLAT BOOK 12 PAGE 455



- LEGEND**
- MESA COUNTY OR BLM SURVEY MARKER
  - FIRE HYDRANT
  - WATER METER
  - SANITARY SEWER MANHOLE
  - FENCE LINE (CHAINLINK & BARBED WIRE)
  - POWER POLE, OVH UTILITY LINE & GUY WIRE
  - TELEPHONE RISER LIMITS OF CONCRETE PAVING, WALKS AND OR CURB AND GUTTER.

**GAMBLE COMMERCIAL SUBDIVISION  
COMPOSITE PLAN**

**LANDesign**  
ENGINEERS • SURVEYORS • PLANNERS  
250 GRAND AVENUE  
GRAND JUNCTION, COLORADO 81501 (970) 244-9180

PROJECT NO. 98040 SUR. BY: [DRAWN] CHECKED: [ ] SHEET 1 OF 1  
DATE: June 28, 1996 PCO