

# Table of Contents

File MS-1996-211

Name: Taylor Minor Subdivision – F ½ Road and Midway Avenue

**P** **S** 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.  
**r** **e** Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.  
**s** **a** 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.  
**e** **n**  
**n**  
**t** **d**

X	X	<b>Table of Contents</b>
		<b>*Review Sheet Summary</b>
X	X	<b>*Application form</b>
x		Review Sheets
		Receipts for fees paid for anything
X	X	<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X	X	Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or non-bound reports
		Traffic studies
X	X	<b>*Review Comments</b>
X	X	<b>*Petitioner's response to comments</b>
X	X	<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>

**DOCUMENT DESCRIPTION:**

X	X	Planning Commission minutes – 12/10/96 - **	X	X	Taylor Minor Subdivision
X	X	Decision Letter	X	X	Aerial Map
		City Council Minutes – 12/18/96, 1/1/597 - **	X	X	Taylor Minor Subdivision – GIS Historical Maps - **
X		Warranty Deed – Bk 2252/ Pg 972	X	X	Site Plan and Utility Composite
X	X	Address Research Form			
X	X	Correspondence			
		Treasurer's Certificate of Taxes Due – 9/27/96			
X	X	Correspondence			
X	X	Final Approval Checklist			
X	X	Certification of Plat – 6/12/97			
X	X	Planning Clearance – issued 7/30/96 - **			
X	X	Resolution No. 5-97 - **			
X	X	Ordinance No. 2973 - **			

# SUBMITTAL CHECKLIST

## MINOR SUBDIVISION

~~Low Voltage~~

Location: 1/2 & Midway Ave.

Project Name: \_\_\_\_\_

DESCRIPTION	SSID REFERENCE	DISTRIBUTION																				TOTAL REQ'D.							
		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 Building Department	County Surveyor	Walker Field	School Dist. #51	Irrigation District	Drainage District	Water District	Sewer District	U.S. West	Public Service		GVRP	CDOT	Corps of Engineers	Colorado Geologic Survey	U.S. Postal Service	Perisig	TCL Cable
● Application Fee <u>5425.00</u>	VII-1	1																											
● Submittal Checklist *	VII-3	1																											
● Review Agency Cover Sheet *	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form *	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 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
● Location Map <u>2945-0 (full size)</u>	IX-21	1																											
● Composite Plan <u>(15500)</u>	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	
● Final Plat	IX-15	1	2	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	
● 11"x17" Reduction of Final Plat	IX-15	1							1	1	1	1			1	1	1	1	1	1	1	1	1			1	1	1	
○ Cover Sheet	IX-11	1	2																										
<del>○ Grading &amp; Construction Plat</del>	IX-17	1	2														1								1	1			
<del>○ Storm Drainage Plan and Profile</del>	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																										
<del>○ Final Drainage Report</del>	X-5,6	1	2																										
○ Stormwater Management Plan	X-14	1	2																						1				
○ Sewer System Design Report	X-13	1	2	1																	1								
○ Water System Design Report	X-16	1	2	1																									
○ Traffic Impact Study	X-15	1	2																										
● 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: 5/6/96 7-5-96 BILL WEBSTER  
Conference Attendance: Kathy P. Phillip Taylor  
Proposal: Minor Sub - Hwy # Creation 2 additional lots of replatting  
Location: F12 7 Midway Ave.

Tax Parcel Number: 2945 -012 -00-102  
Review Fee: ~~425.00~~ 400.00  
(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? yes Estimated Amount: \$225/lot  
Recording fees required? yes Estimated Amount:       
Half street improvement fees/TCP required? TCP Estimated Amount: 500/line  
Revocable Permit required? no  
State Highway Access Permit required? no  
On-site detention/retention or Drainage fee required? yes  
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? area of influence  
Avigation Easement required? yes

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

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.

X Phillip Taylor Signature(s) of Petitioner(s)  
X      Signature(s) of Representative(s)

MS-96-211

2945-012-00-049  
DAVID F ODELBERG  
M M  
2708 F 1/2 RD  
GRAND JUNCTION, CO 81506-4053

2945-012-00-958  
PENTECOSTAL HOLINESS CHURCH  
  
COLORADO CONFERENCE INC  
PO BOX 1382  
ENGLEWOOD, CO 80150-1382

2945-012-01-001  
WILLIAM D MERKEL  
2525 N 8TH ST  
GRAND JUNCTION, CO 81501-8845

2945-012-01-002  
WILLIAM D MERKEL  
2525 N 8TH ST  
GRAND JUNCTION, CO 81501-8845

2945-012-01-003  
WILLIAM D MERKEL  
2525 N 8TH ST  
GRAND JUNCTION, CO 81501-8845

2945-012-01-015  
WILLIAM D MERKEL  
2525 N 8TH ST  
GRAND JUNCTION, CO 81501-8845

2945-012-01-016  
WILLIAM D MERKEL  
2525 N 8TH ST  
GRAND JUNCTION, CO 81501-8845

2945-012-02-001  
WILLIAM D MERKEL  
2525 N 8TH ST  
GRAND JUNCTION, CO 81501-8845

2945-012-02-014  
WILLIAM D MERKEL  
2525 N 8TH ST  
GRAND JUNCTION, CO 81501-8845

2945-012-03-001  
TOM E DARDEN  
2712 MIDWAY AVE  
GRAND JUNCTION, CO 81506-4061

2945-012-03-002  
DAVID S MURPHY  
CRYSTAL O MURPHY  
320 BRADFORD LN  
LANSDALE, PA 19446

2945-012-03-011  
JANE A TEMPLETON  
661 EASTCLIFF DR  
GRAND JUNCTION, CO 81506-4008

2945-012-03-012  
MICHAEL D MCCOIN  
LIBBY A  
2716 MIDWAY AVE  
GRAND JUNCTION, CO 81506-4061

2945-012-05-001  
MARK W ODELBERG  
STEPHANIE L  
2710 F 1/2 RD  
GRAND JUNCTION, CO 81506-4053

2945-012-05-002  
DARNELL J ANDREWS  
JEFFREY E  
2708 1/2 F 1/2 RD  
GRAND JUNCTION, CO 81506-4053

2945-012-05-003  
ANTHONY J HUGHES  
MICHELLE R  
2711 MIDWAY AVE  
GRAND JUNCTION, CO 81506-4060

2945-012-05-004  
JUDITH ANN NEVE  
ETAL  
28400 E 168TH AVE  
BRIGHTON, CO 80601-6614

2945-012-05-005  
KEVIN R WHITT  
LINDA D  
653 EASTCLIFF DR  
GRAND JUNCTION, CO 81506-4029

2945-012-05-006  
DALE A REES  
2714 F 1/2 RD  
GRAND JUNCTION, CO 81506-4053

2945-012-07-001  
KELLI BELCASTRO  
TONY BELCASTRO  
2703 MIDWAY AVE  
GRAND JUNCTION, CO 81506-4060

2945-012-07-002  
CARL D ROLLER  
LAURA J ROLLER  
2705 MIDWAY AVE  
GRAND JUNCTION, CO 81506

2945-012-07-005  
JAMES CHRISTOPHER BURNS  
  
HEATHER LYNN BURNS  
2707 MIDWAY AVE  
GRAND JUNCTION, CO 81506-4060

2945-012-07-006  
R L BEVILLE  
2709 MIDWAY AVE  
GRAND JUNCTION, CO 81506-4060

2945-013-00-006  
PETERSON H C FAM LIVING TRUST  
  
C/O MARY KRASNOW  
1715 ORCHARD AVE  
GRAND JUNCTION, CO 81501-6745

2945-013-13-001  
GRAND VALLEY ATRIUM  
RETIREMENT VILLAGE  
PO BOX 14111  
SALEM, OR 97309

2945-013-13-002  
GRAND VALLEY ATRIUM  
RETIREMENT VILLAGE  
PO BOX 14111  
SALEM, OR 97309

Phillip Taylor  
252 Thistle  
Grand Junction, CO 81503

Cecil Caster  
755 Rood Ave.  
Grand Junction, CO 81501

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

**ADDRESS RESEARCH FORM:**

Present address, if any: 2708 1/4 F 1/2 —

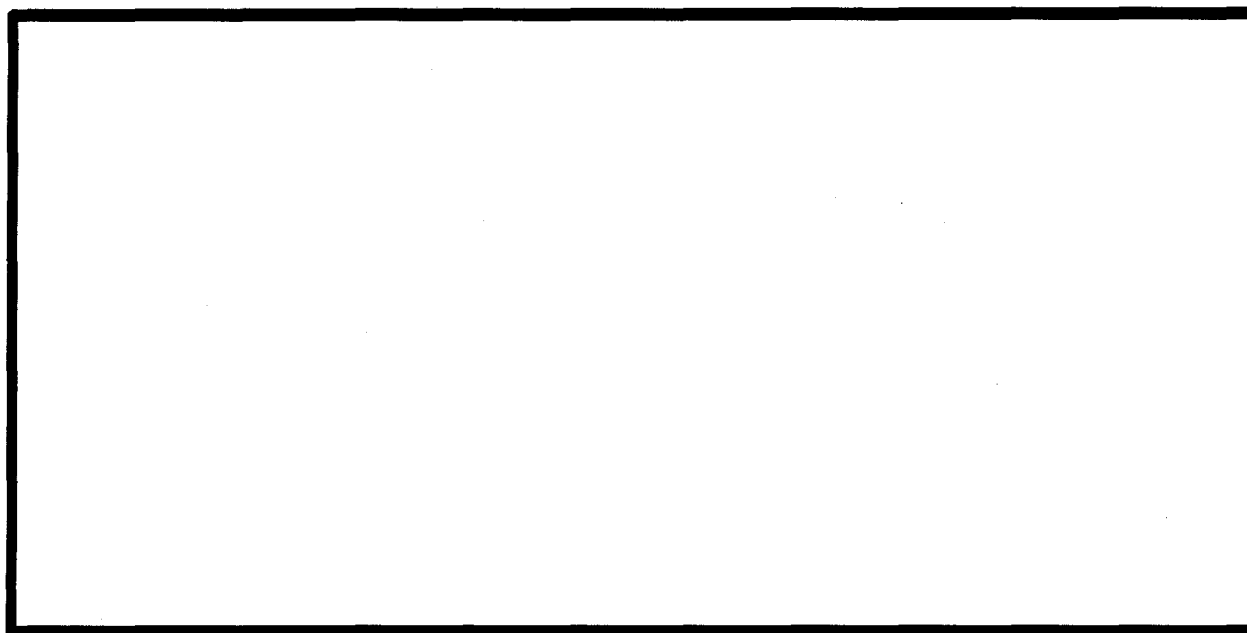
Tax schedule number: 2945-012-00-102

Owner: Phillip Taylor

Surrounding property addresses and tax schedule numbers: (zoning if needed)

<u>2945-012-00-049</u>	<u>2708 F 1/2 Rd</u>
<u>05-001</u>	<u>2710 F 1/2 Rd</u>
<u>002</u>	<u>2708 1/2 F 1/2 Rd</u>
<u>003</u>	<u>2711 Midway Ave</u>
<u>03-001</u>	<u>2712 Midway Ave</u>
<u>002</u>	<u>662 Budlong St.</u>
<u>07-006</u>	<u>2709 Midway</u>
<u>005</u>	<u>2707 Midway</u>
<u>05-006</u>	<u>2714 F 1/2 Rd</u>
<u>005</u>	<u>653 Eastcliff Dr.</u>
<u>004</u>	<u>2715 Midway Ave</u>
<u>06-001</u>	<u>652 Eastcliff Dr.</u>
<u>002</u>	<u>654 Eastcliff Dr.</u>
<u>003</u>	<u>656 Eastcliff Dr.</u>

Location map: (show north arrow)





# DEVELOPMENT APPLICATION

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

Receipt \_\_\_\_\_  
Date \_\_\_\_\_  
Rec'd By \_\_\_\_\_  
File No. MS-96-211

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		<u>1/2 of 12th St</u>	<u>R5F-4</u>	<u>Residential</u>
<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 checked="" type="checkbox"/> Vacation					<input checked="" type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

<input checked="" type="checkbox"/> PROPERTY OWNER (S)	<input checked="" type="checkbox"/> DEVELOPER (me) owner	<input checked="" type="checkbox"/> REPRESENTATIVE <i>himself</i>
<u>Phillip Taylor</u> Name	<u>Phillip Taylor</u> Name	<u>Cecil Caster</u> Name
<u>252 THISTLE</u> Address	<u>252 THISTLE</u> Address	<u>755 Road</u> Address
<u>GRAND JUNCTION, CO 81503</u> City/State/Zip	<u>GRAND JUNCTION, CO 81503</u> City/State/Zip	<u>GRAND JUNCTION, CO 81503</u> City/State/Zip
<u>245-8641</u> Business Phone No.	<u>245-8641</u> Business Phone No.	<u>245-4189</u> 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.

<u>Phillip Taylor</u> Signature of Person Completing Application	<u>Sept 24, '96</u> Date
<u>Phillip Taylor</u>	<u>Sept 24, '96</u>

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

Date

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

SEP 11 1965

Bill Nebeker  
Grand Junction Community Development Department  
250 North 5th Street  
Grand Junction, CO 81501

Re: Development of the site between F-1/2 Rd. & Midway *BZ*

Dear Bill:

This letter is to confirm items discussed during our conversation on Thursday afternoon (Sept. 5th, 1965). The following items were discussed:

Our conversation meets the requirement for a pre-application conference.

The fee for application shall be \$400.00.

Zoning at the site allows division into 2 - 3 lots.

The driveway for the additional site may be placed in the existing street right of way for Short Lane while Short Lane may not be improved at this time. Its improvement will be decided upon review of the subdivision.

Utilities for the site will be placed in the street right of way and extended to the lot boundaries. Whether or not the sewer extension is public or private is to be determined by the city utilities department.

The plat of the new subdivision is to be submitted on or before October 1st to be reviewed by the Planning Commission for the November agenda.

A Grading and Drainage study will not be required.

A parks fee of \$225/ lot will be assessed to each lot.

Street improvements will be determined at the time of subdivision review. If no improvements are required the fee will be \$500/ lot.

The site is in the "Area of Influence of the Airport".

It is my understanding that these items as reviewed above are within the zoning guidelines for this area. Aside from the option for the neighborhood to appeal the Planning Commission's ruling to City Council you see no unresolvable issues with this development.

Thank You  
*Phillip Taylor*  
Phillip Taylor

RECEIVED GRAND JUNCTION  
 PLANNING DEPARTMENT  
 SEP 11 1990

Bill Nabeker  
 Grand Junction Community Development Department  
 Grand Junction, CO 81501

Re: Development of the site between F-1/2 Rd. & Midway

Dear Bill:

This letter is to confirm items discussed during our conversation on Thursday afternoon (Sept. 5th, '90). The following items were discussed:

Our conversation meets the requirement for a pre-application conference.

The fee for application shall be \$400.00.

The site may be divided into two lots.

*ZONING ALLOWS DIVISION INTO 2-3 LOTS*

The driveways for <sup>THE ADDL</sup> each site <sup>W/AT</sup> will be placed in the existing street right of way for Short Lane while Short Lane ~~will~~ <sup>may</sup> not be improved at this time. *THIS WILL BE DECIDED UPON REVIEW OF THE SUBDIVISION*

Utilities for the site will be placed in the street right of way and extended to the lot boundaries. Whether or not the sewer extension is public or private is to be determined by the city utilities department. ✓

The plat of the new subdivision is to be submitted on or before October 1st to be reviewed by the planning Commission for ~~that month's~~ <sup>THE NOVEMBER</sup> agenda. ✓

A Grading and Drainage study will not be required. ✓

A parks fee of \$225/ lot will be assessed to each lot. ✓

There will be no street improvement. The TCP will be \$500/ lot. *ST. IMPROVEMENTS TO BE DETERMINED AT TIME OF SUBDIVISION REVIEW.*

The site is in the "Area of influence of the airport".

It is my understanding that these items as reviewed above are with-in the zoning guidelines for this area and if this project is developed as outlined it should go through the planning process for a minor development smoothly. ?\*

These are the items discussed as I understand them. Please acknowledge receipt of this letter and make a note of any items I may have misunderstood.

Thank-You  
*Phillip Taylor*  
 Phillip Taylor

*OTHER THAN POSSIBLE NEIGHBORHOOD  
 \* OPPOSITION I DON'T SEE ANY UNRESOLVABLE  
 ISSUES WITH THIS DEVELOPMENT.*





Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(970) 244-1430 FAX (970) 244-1599

September 10, 1996

To Whom It May Concern:

Phillip Taylor met with me on September 5, 1996 to discuss his proposal to subdivide the lot he owns at 2708 1/4 F 1/2 Road. This parcel is zoned RSF-4 which requires a minimum lot size of 8500 square feet. Mr. Taylor's lot is 30,030 square feet -- large enough to split into 3 lots. Given the character of this neighborhood Mr. Taylor has decided to submit a minor subdivision for just two lots -- one for his home under construction and one for a future home. The site configuration meets zoning requirements of the Grand Junction Zoning and Development Code.

The major issue associated with this subdivision is access to the lots. Both lots will have frontage on Short Lane, an unimproved city street. Access through the right-of-way is limited due to the presence of several trees. According to Mr. Taylor the neighborhood is in favor of leaving the trees in place and not improving the street. The City granted Mr. Taylor access to his lot over a gravel driveway in the Short Lane right-of-way. Another neighbor received a similar approval. Although a precedent has been set for a private driveway in the right-of-way, final approval of the subdivision requires Planning Commission approval.

The cut-off date for the next available hearing is October 1, 1996 for the November 5, 1996 hearing. Mr. Taylor has indicated that he expects to meet that deadline.

If any additional information is needed please call me at 244-1447.

Sincerely,

A handwritten signature in cursive script that reads "Bill Nebeker".

Bill Nebeker  
Senior Planner

# REVIEW COMMENTS

Page 1 of 3

FILE #MS-96-211

TITLE HEADING: Taylor Minor Subdivision

LOCATION: F ½ Road & Midway Avenue

PETITIONER: Phillip Taylor

PETITIONER'S ADDRESS/TELEPHONE: 252 Thistle  
Grand Junction, CO 81503  
245-8641

PETITIONER'S REPRESENTATIVE: Cecil Caster

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., OCTOBER 24, 1996.**

---

**CITY COMMUNITY DEVELOPMENT**

**10/16/96**

**Bill Nebeker**

**244-1447**

1. On site plan, show location of building foundation on lot 2 and distance from north property line.
2. On site plan, show approximate location of trees in the right-of-way that will remain and how each lot will be accessed. Show approximate location of driveways to F ½ Road. In light of review comments from the Fire Dept. I assume that the driveway entrances will both be from a common driveway from F ½ Road? A paved driveway will be required.
3. What happened to Short Lane?
4. A drainage easement is needed for the wastewater ditch.

**CITY DEVELOPMENT ENGINEER**

**10/15/96**

**Jody Kliska**

**244-1591**

1. Is there an easement for the wastewater ditch shown on the site plan? It appears one may be necessary.
2. Please show the location of the existing foundation on the site plan.
3. Please show the location of the proposed driveways on the site plan. Paving of the access is required.

**CITY UTILITY ENGINEER**

**10/16/96**

**Trent Prall**

**244-1590**

1. Each lot shall have its own 4" sewer service line with cleanouts in accordance with Uniform Plumbing Code and Mesa County Building Department regulations.

If petitioner is proposing both lots utilize one line, the line shall be an 8" PUBLIC sewer line complete with manhole on south end. Public line will be designed by a registered civil engineer.

**CITY FIRE DEPARTMENT**

10/8/96

**Hank Masterson**

244-1414

---

The existing fire hydrants along F ½ Road will provide adequate fire flows and are located within required distances to the new lots. However, both lots must have access drives from F ½ Road. If Lot 1 has access only from the north, a new fire hydrant fed by a minimum 6" fire line, capable of providing a flow of 500 gallons per minute must be provided. This hydrant must be within 250' of the property frontage and located along an approved access route to the lot-along Midway Avenue or Budlong Street.

**CITY PROPERTY AGENT**

10/15/96

**Steve Pace**

256-4003

---

1. Label the centerline of the concrete irrigation ditch.
2. Outer monuments need to be set or reset in concrete.
3. The City may require a 14' multi-purpose easement along Budlong Street.
4. Building set-back lines?

**CITY PARKS & RECREATION**

10/7/96

**Shawn Cooper**

244-3869

---

Parks and Open Space fees - 2 @ \$225 = \$450.

**CITY ATTORNEY**

10/11/96

**Dan Wilson**

244-1505

---

The narrative talks about 'Short Lane' - but neither it nor the proposed driveways are shown.

**WALKER FIELD AIRPORT**

10/14/96

**Dennis Wiss**

244-9100

---

The proposed subdivision site lies approximately one and one-half miles southwest of the approach end of Runway 04 of Walker Field. As such, this property does lie within the Airport's Area of Influence (AOI) and may be subjected to overflight of aircraft and the noise associated with these overflights. It is recommended that additional soundproofing measures be taken for any residential construction including the installation of additional sound-deadening insulation and planned landscaping in order to help mitigate potential sound level perceptions.

An Avigation Easement is required to be recorded at or before filing of the subdivision plat. The Airport Authority requests a copy of this easement when it is filed.

**GRAND VALLEY WATER USERS**

10/16/96

**Richard Proctor**

242-5065

---

Grand Valley Water Users Association has no comments to this project.

**PUBLIC SERVICE COMPANY**

10/11/96

**Richard Salazar**

244-2781

---

GAS & ELECTRIC: Require 14' multi-purpose utility easement at the front of Lots 1 & 2.

**COMMENTS RECEIVED LATE**

**CITY POLICE DEPARTMENT**

**10/17/96**

**Lisa Dicamillo**

**244-3587**

---

Recommend the street not b extended through to another street. This would keep the street quiet with a small amount of through traffic, possibly enabling the street to remain unpaved. The residents will be able to recognize their neighbors vehicles and to stare at nonresidents who may be passing through or stopping.

**UTE WATER**

**10/14/96**

**Gary R Mathews**

**242-7491**

---

1. Ute Water has a 2" main line in Midway and a 1-1/2" in F ½ Road.
2. Policies and fees in effect at the time of application will apply.

OCT 29, '96

FILE MS-96-211

Re: Response to Planning Comments.

COMMUNITY DEVELOPMENT

1. SEE REVISED PLAN
2. SEE REVISED PLAN - THE PROPOSED DRIVES WILL BE EXTENDED AS A SHARED 20' PAVED DRIVE FROM F/R ROAD. BY PLACING 15' OF THE DRIVE IN THE RIGHT OF WAY & 5' ON PRIVATE PROPERTY @ THE AREA WHERE MATURE TREES EXIST, NO TREES WILL NEED TO BE REMOVED.
3. SHORT LANE HAS BEEN INCORRECTLY LABELED "BUDLONG" ON SOME PLATS. ACCORDING TO THE CITY DIRECTORY, & MAPS FROM THE CHAMBER OF COMMERCE, & THE ORIGINAL ONAN SUBD. PLAT, THIS IS "SHORT LANE". WE WOULD LIKE TO RENAME IT "WOODLAWN" & HAVE "WOODLAWN" ADDRESSES IF THE FIRE DEPARTMENT APPROVES, AND PLANNING.
4. SEE PLAN.

CITY DEV. ENGINEER

1. THERE IS AN EASEMENT FOR THE WASTEWATER DITCH, SEE PLAN.
2. SEE PLAN
3. THE DRIVE WILL BE PAVED. SEE PLAN FOR COORDINATE.

UTILITY ENGINEER

1. 4" SEWER SERVICE LINES WILL BE EXTENDED TO THE EXISTING PUBLIC SEWER LINE @ MIDWAY.

FIRE DEPARTMENT.

DRIVEWAYS FOR BOTH LOTS WILL EXTEND FROM F 1/2 ROAD AND WILL BE PAVED.

PROPERTY AGENT

1. SEE PLAN
2. MONUMENTS WILL BE SET IN CONCRETE
3. THERE IS A PROPOSED 14' MULTIPURPOSE EASEMENT @ SHORT CANE (BUDLONG); SEE PLAN.
4. SEE PLAN

PARKS & REC.

ONE \$250<sup>00</sup> FEE HAS BEEN PAID. A SECOND FEE OF \$250<sup>00</sup> WILL BE PAID AT THE TIME OF PERMITTING FOR CONSTRUCTION AT THE SECOND SITE.

CITY ATTORNEY

SHORT CANE IS THE ORIGINAL NAME FOR "BUDLONG"; IT HAS BEEN SO LABELED ON THE PLAN. SEE PLAN.

WALKERFIELD AIRPORT

AN AVIGATION EASEMENT AGREEMENT HAS BEEN SIGNED.

GRAND VALLEY WATER USERS

NO COMMENTS

PUBLIC SERVICE CO.

A 14' UTILITY / MULTI-PURPOSE EASEMENT HAS BEEN PROPOSED ALONG THE EAST BOUNDARY LINE OF BOTH LOTS.

POLICE DEPT.

WE WILL NOT EXTEND DRIVES TO CONNECT F/2 TO MIDWAY.

LITE WATER

1. WATER LINES WILL EXTEND FROM MIDWAY. THIS WILL PRECLUDE THE POSSIBILITY OF WATER LINE REPAIRS REQUIRING REMOVAL OR REPLACEMENT OF PAVING @ DRIVES.
2. FEES WILL BE PAID @ TIME OF CONSTRUCTION.



Memorandum

DATE: November 1, 1996

TO: Trent Prall, City Utilities  
Richard Salazar, Public Service  
Gary Matthews, Ute Water  
Max Ward, USWest  
Richard Proctor, Grand Valley Water Users  
Glen Vancil, TCI Cable

Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(970) 244-1430 FAX (970) 244-1599

FROM: Bill Nebeker, City of Grand Junction, 244-1447 <sup>BN</sup>

SUBJECT: MS-96-211; Taylor Minor Subdivision - F 1/2 Road & Short Lane

In October you reviewed a request by Phillip Taylor to create a two lot minor subdivision on Short Lane, north of F 1/2 Road. Short Lane has not been constructed and is impassable due to trees and vegetation. Since Mr. Taylor and other neighbors in the area do not want Short Lane to be improved, the City is considering to vacate it. The lots fronting vacated Short Lane would be configured as shown on the attached plat map. The entire right-of-way could be reserved as a multi-purpose easement. Access to proposed lot 1 & 2 would be to F 1/2 Road.

Please rereview the following request to vacate Short Lane in conjunction with Taylor Minor Subdivision and return comments to me by phone or mail by November 15, 1996. If you have any questions please call me at 244-1447.





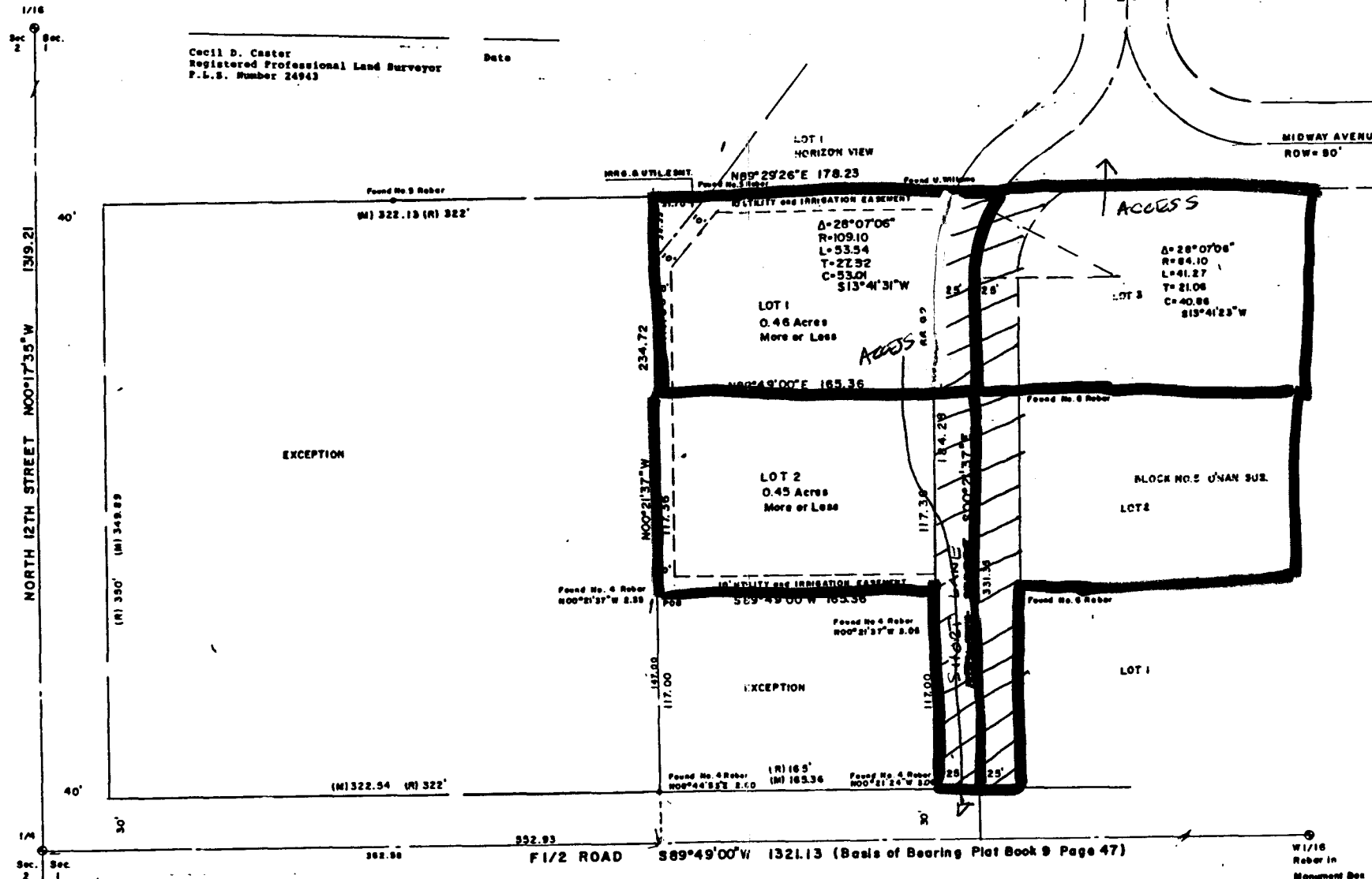
# TAYLOR MINOR SUBDIVISION

## SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of TAYLOR MINOR SUBDIVISION, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same and conforms to all City of Grand Junction Development Codes.

Cecil D. Caster  
Registered Professional Land Surveyor  
P.L.S. Number 24943

Date



## DEDICATION:

KNOW ALL MEN THESE PRESENTS  
That Phillip Scott Taylor is the owner of that real property as described in Book 2252 at Page 972 in the Mesa County Clerk and Recorder's Office, being recorded as follows: A tract of land situated in Section 1, Township 1 South, Range 1 West of the Ute Meridian, more particularly described as follows: Beginning at a point 30 feet North and 40 feet East of the Southwest corner of the NW 1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian; thence North 330 feet; thence East 487 feet; thence South 350 feet; thence West to the point of beginning; EXCEPT the West 322 feet thereof; AND EXCEPT that part beginning 30 feet North and 327 feet East of the Southwest corner of the NW 1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian to a point of beginning; thence North 117 feet; thence West 163 feet; thence South 117 feet; thence East to the point of beginning.

Said tract being more particularly described as follows: Commencing at the W 1/4 corner of Section 1, Township 1 South, Range 1 West of the Ute Meridian that when aligned with the W 1/4 corner of said Section 1 is recorded as bearing S89°49'W in Plat Book 9 at Page 47 in the Mesa County Clerk and Recorder's Office and all bearings contained herein to be relative thereto; thence N89°49'00"E 362.58 feet; thence N00°21'37"W 147.00 feet to the point of beginning; thence continuing N00°21'37"W 234.72 feet to the South line of Lot 1 in Block 7 of O'Hara Subdivision, also being the South line of Lot 1 of Horizon View; thence along said South line N89°29'26"E 178.23 feet to the Westerly right-of-way of Budlong Street, thence along said Westerly right-of-way along the arc of a curve to the left 53.34 feet, with a central angle of 28°07'06"; thence S00°21'37"E 184.28 feet; thence leaving said Westerly right-of-way S89°49'00"W 143.36 feet to the point of beginning, Mesa County, Colorado. Said tract contains 0.91 acres more or less.

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

All utility easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines.

All Irrigation Easements to the owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems.

All easements include the right of ingress and egress on, along, over, under, through and across by 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 owner's of lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS said owner has caused his name to be hereunto subscribed this \_\_\_ day of \_\_\_ AD 19\_\_

Phillip Scott Taylor

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_ AD 19\_\_

My commission expires: \_\_\_\_\_

Notary Public.



## 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 this \_\_\_ day of \_\_\_ AD 19\_\_ and is duly recorded as Reception Number \_\_\_\_\_ is Plat Book \_\_\_\_\_ at Page \_\_\_\_\_

Clerk and Recorder Deputy

## CITY OF GRAND JUNCTION APPROVAL

City Manager President City Council

LIENHOLDER APPROVAL

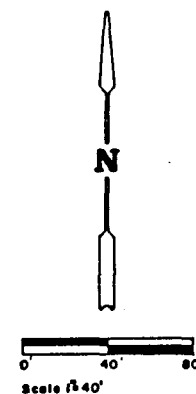
Lienholder Representative

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 herein.



Monument Surveying Co.  
720 Road Avenue  
Grand Junction, CO 81501  
246-4180 FAX 246-4874

TAYLOR MINOR SUBDIVISION Located in the NW 1/4 of Sec. 1, T1S, R1W, U.M.	
DESIGNED: CDC	FIELD APPROVAL: _____
DRAWN: CDC	TECHNICAL APPROVAL: _____
CHECKED: _____	APPROVED: _____
PREPARED FOR: Phillip Taylor	JOB NO: 96-50



STAFF REVIEW - PLANNING COMMISSION REPORT - DECEMBER 10, 1996 HEARING

---

FILE: MS-96-211  
DATE: November 26, 1996  
STAFF: Bill Nebeker  
REQUEST: Two Lot Residential Subdivision (Taylor Minor Subdivision) & Street Vacation  
LOCATION: F 1/2 Road & Short Lane (Deer View Lane)  
APPLICANT: Phillip Taylor

---

EXECUTIVE SUMMARY: The applicant proposes a two lot minor subdivision and to vacate a portion of Short Lane, the street adjacent to the lots. Short Lane has never been improved and is overgrown with trees and vegetation. Adjacent property owners on both sides of the street do not wish the street to be opened in the future. The vacated street will be incorporated into the lots, providing access to the remainder of the unvacated street which will be renamed Deer View Lane. Leaving a street stub reduces conflicts with the existing addresses assigned to these lots. Staff recommends approval with conditions.

---

EXISTING LAND USE: home under construction on lot 1; vacant on lot 2

PROPOSED LAND USE: residential single family homes

SURROUNDING LAND USE:

NORTH: single family  
SOUTH: single family  
EAST: single family  
WEST: church

EXISTING ZONING: RSF-4

SURROUNDING ZONING: RSF-4

---

RELATIONSHIP TO COMPREHENSIVE PLAN: The adopted Growth Plan recommends that this area develop as Residential Medium Density 4-7.9 dwelling units per acre. The density of the proposed development is approximately 1.1 dwellings per acre.

STAFF ANALYSIS: The applicant proposes to subdivide a 0.91 acre parcel into two lots of 0.45 and 0.58 acres for residential use and vacate a portion of adjacent Short Lane. The applicant has proposed to rename the remaining portion of Short Lane, Deer View Lane. This request requires

adoption of a resolution by the City Council at a later date. The lots are located on the west side of Short Lane, between F 1/2 Road and Midway Avenue.

When the O'Nan Subdivision was platted, Short Lane was never improved. Since then most of the street has become overgrown with vegetation and trees. The applicant has obtained a building permit for a home to be constructed on proposed lot 1. Access to lot 1 has been granted over a private driveway to be located in the Short Lane right-of-way. Previously a private driveway was granted in the Short Lane right-of-way for a home belonging to Mr. Ed Andrews on lot 2, block 5, O'Nan Subdivision, located directly east of lot 1 in Taylor Minor Subdivision. Access to lot 1 is preferred over the same driveway accessing Mr. Andrews' lot. The combined driveways must be paved.

A home currently under construction on lot 1 meets the setbacks to proposed property lines. Lot 2 will be accessed off of Deer View Lane over a flagpole within the vacated right-of-way. Short Lane will be vacated to the Budlong/Midway Avenue intersection so that landscaping improvements placed in the right-of-way by adjacent property owners will be on the owners property. A multi-purpose easement will be retained in the entire right-of-way for existing and future private and public utilities.

**STAFF RECOMMENDATION:** Approval of the subdivision and vacation of a portion of Short Lane with the following conditions:

1. The applicant shall provide a private common paved driveway at least 20 feet wide between F 1/2 Road and the garages of each home within the Taylor Minor Subdivision. This driveway shall be combined with the one presently be used by the owner of lot 2, block 5, O'Nan Subdivision. This driveway shall be privately maintained by the property owners using it.
2. The plat shall include language for the drain easement on lot 1.
3. A standard City street name sign shall be installed by the applicant at the intersection of F 1/2 Road and Deer View Lane.
4. An open space fee of \$225 shall apply for lot 2 at the time of platting. Additional impact fees shall be required when a building permit is sought for this lot.

**RECOMMENDED PLANNING COMMISSION MOTION:**

Mr. Chairman, on item 96-211 I move that we :

1. Approve the Taylor Minor Subdivision based upon staff's recommendation.

2. Forward a recommendation of approval to the City Council for the vacation of a portion of Short Lane between Midway Avenue and F 1/2 Road, retaining the entire right-of-way as a multi-purpose easement.

bn\ms\96211pcr\112696

# Memorandum

DATE: December 6, 1996  
TO: Tim Woodmansee  
FROM: Bill Nebeker *BN*  
RE: Legal Description for Short Lane Vacation

Would you please verify that the legal description on the attached ordinance correctly describes the portion of Short Lane on the attached plat map that is proposed to be vacated. I need this information by 12-11-96. If you have any questions please call me at #1447. Thanks.

*THAT OR MINOR SUBDIVISION*

Description of SHORT LANE to be Vacated.

Commencing at the W 1/4 corner of Section 1, Township 1 South, Range 1 West of the Ute Meridian, that when aligned with the W 1/16 corner of said Section 1 is recorded as bearing N89°49'E in Plat Book 9 at Page 47 in the Mesa County Clerk and Recorder's Office and all bearings contained herein to be relative thereto; thence N89°49'00"E 552.93 feet to a point intersecting the center line of F 1/2 Road and Short Lane; thence N00°21'37"W along the center line of said Short Lane 167.08 feet to the Point of Beginning; thence S89°38'23"W 25.00 feet to the East right-of-way line of said Short Lane; thence N00°21'37"W 164.28 feet; thence along the arc of a curve to the right 110.19 feet with a radius of 109.10 feet, central angle of 57°52'02" and whose long chord bears N28°34'10"E 105.56 feet; thence N57°30'21"E 18.19 feet; thence along the arc of a curve to the left 44.77 feet, with a radius of 59.10 feet, central angle of 43°24'12" and whose long chord bears N35°48'15"E 43.71 feet to a point intersecting the West right-of-way of said Short Lane and the West right-of-way line of Budlong Street; thence S07°35'57"W 86.59 feet to a point intersecting the South right-of-way line of Midway Avenue and the East right-of-way line of said Short Lane; thence along said East right-of-way of Short Lane along the arc of a curve to the left 62.72 feet, with a radius of 59.10 feet, central angle of 60°48'29" and whose long chord bears S30°02'18"W 59.82 feet; thence S00°21'37"E 164.28 feet; thence S89°38'23"W 25.00 feet to the point of beginning, Mesa County, Colorado.

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

NOV 25 1996

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

	)	<b>PLANNING COMMISSION</b>
<b>FOR</b>	)	<b>DECISION</b>
	)	
Phillip Taylor	)	<b>MS-96-211</b>
252 Thistle	)	
Grand Junction, CO 81503	)	

An application by Phillip Taylor, requesting a two lot subdivision known as Taylor Minor Subdivision in an RSF-4 zone, located on the west side of Short Lane between F 1/2 Road and Midway Avenue (tax parcel #2945-012,07-102), was considered by the Planning Commission of the City of Grand Junction on December 10, 1996.

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

1. The applicant shall provide a private common paved driveway at least 20 feet wide between F 1/2 Road and the garages of each home within the Taylor Minor Subdivision. This driveway shall be combined with the one presently being used by the owner of lot 2, block 5, O'Nan Subdivision. This driveway shall be privately maintained by the property owners using it.
2. The plat shall include language for the drain easement on lot 1.
3. A standard City street name sign shall be installed by the applicant at the intersection of F 1/2 Road and Deer View Lane.
4. An open space fee of \$225 shall apply for lot 2 at the time of platting. Additional impact fees shall be required when a building permit is sought for this lot.

Note: The subdivision plat may not be recorded until after the effective date of the vacation of Short Lane.

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

Bill Nebeker  
Bill Nebeker  
Senior Planner

12-12-96  
Date

**CITY OF GRAND JUNCTION**

**DATE: January 15, 1997**

**CITY COUNCIL**

**STAFF PRESENTATION: Bill Nebeker**

**AGENDA TOPIC:** Vacation of a portion of Short Lane between Midway Avenue and F 1/2 Road, east of 12th Street and renaming the remaining portion of the street to Deer View Lane.

**SUMMARY:** The applicant proposes to vacate a portion of Short Lane in conjunction with the previously approved two lot Taylor Minor Subdivision. Short Lane has never been improved and adjacent property owners on both sides of the street do not wish the street to be opened in the future. The vacated street will not leave any lots landlocked. The remainder of the unvacated street will be renamed Deer View Lane. At its December 10, 1996 hearing, the Planning Commission recommended approval of the street vacation.

**ACTION REQUESTED:**

- a. Adopt ordinance on second reading for street vacation.
- b. Adopt resolution on first reading for street name change.

**BACKGROUND INFORMATION:**

**Location:** West side of Short Lane between F 1/2 Road & Midway Avenue

**Applicant:** Phillip Taylor

**Existing Land Use:** home under construction on lot 1, vacant on lot 2; single family homes on all other lots adjacent to Short Lane

**Proposed Land Use:** single family residential homes

**Surrounding Land Use:**

**North:** single family home

**South:** single family home

**East:** single family home

**West:** church

**Existing Zoning:** RSF-4

**Surrounding Zoning:** RSF-4



**Relationship to Comprehensive Plan:** The adopted Growth Plan recommends that this area develop as Residential Medium Density 4-7.9 dwelling units per acre. The density of the proposed development is approximately 2 dwellings per acre.

**Staff Analysis:** The applicant proposes to subdivide a 0.91 acre parcel into two lots of 0.45 and 0.58 acres for residential use and vacate a portion of adjacent Short Lane. The applicant has proposed to rename the remaining portion of Short Lane, Deer View Lane. The lots are located on the west side of Short Lane, between F 1/2 Road and Midway Avenue.

When the O’Nan Subdivision was platted, Short Lane was never improved. Since then most of the street has become overgrown with vegetation and trees. The applicant has obtained a building permit for a home to be constructed on proposed lot 1. Access to lot 1 has been granted over a private driveway to be located in the Short Lane right-of-way. Previously a private driveway was granted in the Short Lane right-of-way for a home belonging to Mr. Ed Andrews on lot 2, block 5, O’Nan Subdivision, located directly east of lot 1 in Taylor Minor Subdivision. Access to lot 1 is preferred over the same driveway accessing Mr. Andrews’ lot. The combined driveways must be paved.

A home currently under construction on lot 1 meets the setbacks to proposed property lines. Lot 2 will be accessed off of Deer View Lane over a flagpole within the vacated right-of-way. Short Lane will be vacated to the Budlong/Midway Avenue intersection so that landscaping improvements placed in the right-of-way by adjacent property owners will be on the owners property. A multi-purpose easement will be retained in the entire right-of-way for existing and future private and public utilities.

The Planning Commission previously approved the minor subdivision with the following conditions:

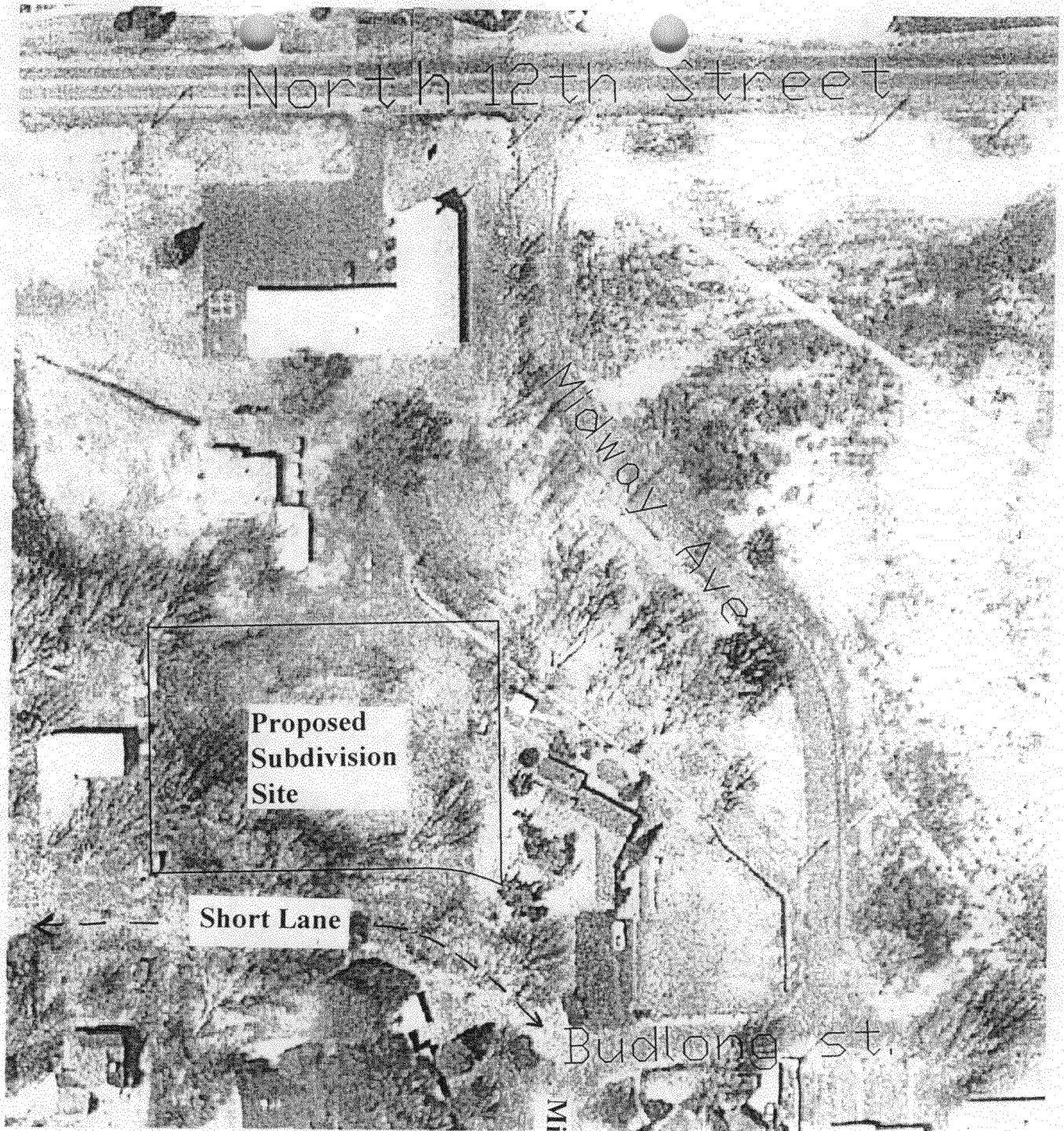
1. The applicant shall provide a private common paved driveway at least 20 feet wide between F 1/2 Road and the garages of each home within the Taylor Minor Subdivision. This driveway shall be combined with the one presently being used by the owner of lot 2, block 5, O’Nan Subdivision. This driveway shall be privately maintained by the property owners using it.
2. The plat shall include language for the drain easement on lot 1.
3. A standard City street name sign shall be installed by the applicant at the intersection of F 1/2 Road and Deer View Lane.
4. An open space fee of \$225 shall apply for lot 2 at the time of platting. Additional impact fees shall be required when a building permit is sought for this lot.

**Street Name Change:** The applicant, Phillip Taylor, and Ed Andrews are the only property owners with lots adjacent to Short Lane that will be affected by the street name and

addressing changes. Both of these owners have agreed to the change. There are no other streets in Mesa County named Deer View Lane. The post office, emergency services and other applicable agencies will be notified of this change.

**RECOMMENDATION:** Adoption of ordinance vacating a portion of Short Lane, retaining the entire right-of-way as a multi-purpose easement; and, adoption of resolution changing the remaining portion of the unvacated street from Short Lane to Deer View Lane.

bn\ms\96211rcr\010696



MS-96-211  
Taylor Minor Subdivision

North →

247 J 11  
115 MIN SEC

Adjoining  
T.I.S. R.I.W.  
2701-36

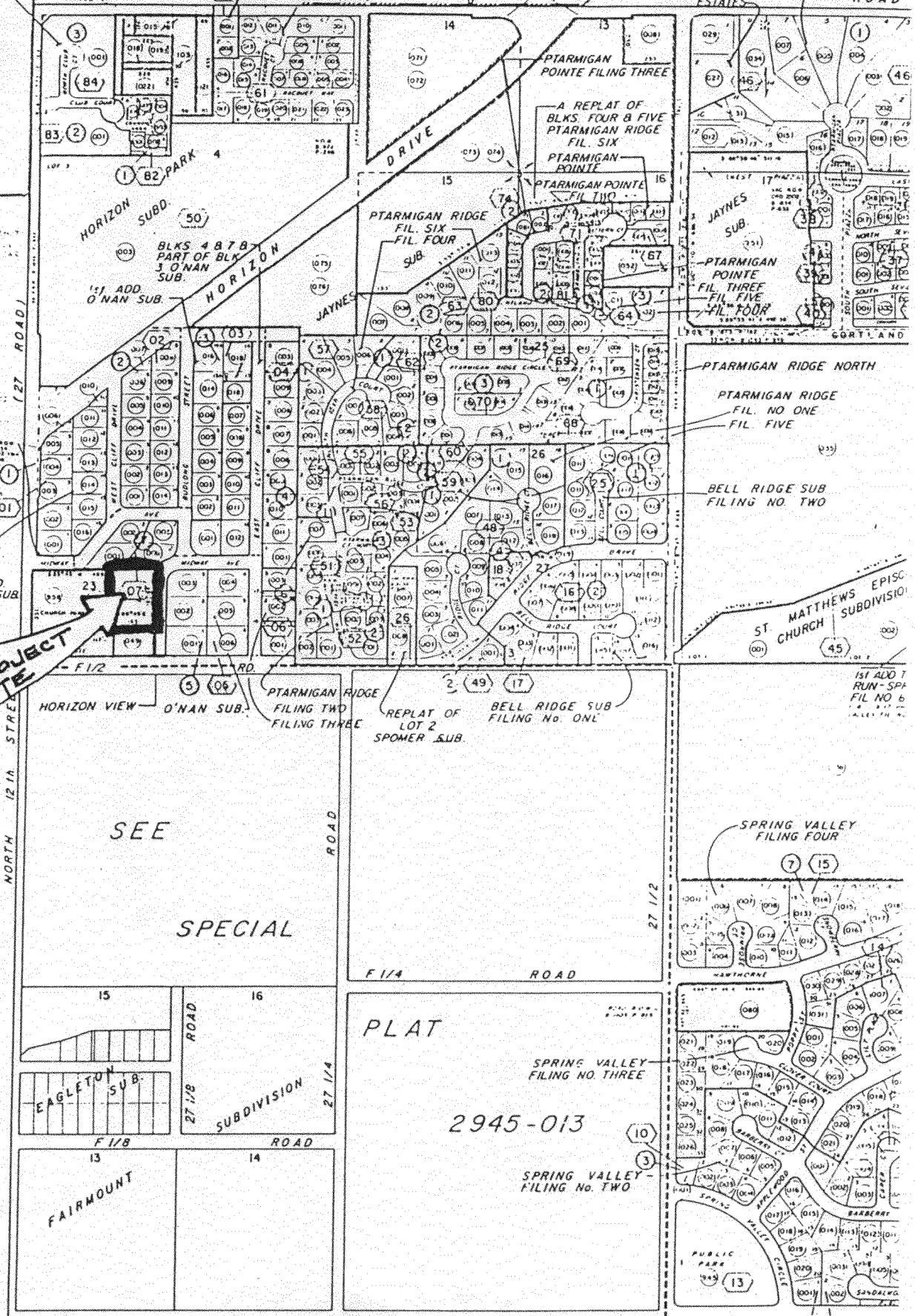
THE VILLAS AT  
COUNTRY CLUB  
FIL. NO. ONE

HORIZON PARK EAST

KAIN/KELIAN  
MINOR  
SUB. 78

PTARMIGAN  
ESTATES  
ROAD

COUNTY OF MESA	
Drawn by	DATE
Checked by	DATE
Revised	DATE
Recorded by	DATE
Remarks	

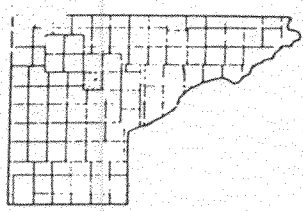
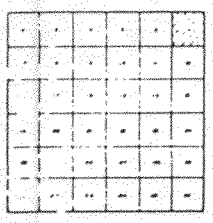


Adjoining  
1 S. R.I.W.  
2945-021  
B  
2945-024

**PROJECT SITE**



SCALE - 1" = 200'



Adjoining  
T.I.S. R.I.W.  
2945-121  
B  
2945-122

ROAD

# TAYLOR MINOR SUBDIVISION

## CURVE TABLE

Radius	Length	Tangent	Chord	Bearing
706"	109.10	53.54	27.32	53.01 N13°4'31" E
702"	109.10	110.19	60.43	105.56 N28°34'10" E
712"	59.10	44.77	23.52	43.71 N35°48'15" E
726"	84.10	55.42	28.76	54.42 N18°30'42" E
729"	59.10	62.72	34.66	59.82 N30°02'18" E

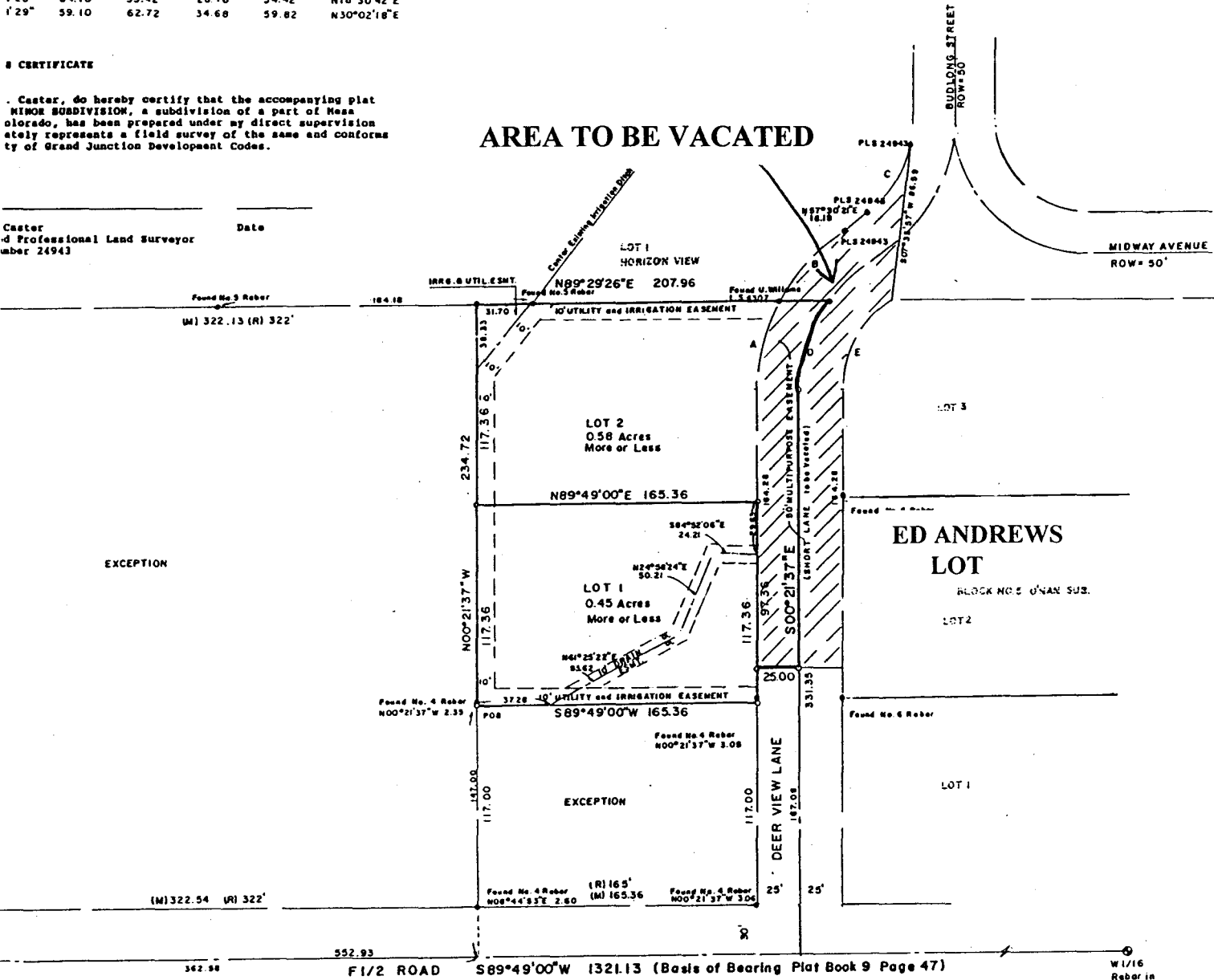
### CERTIFICATE

I, **Caster**, do hereby certify that the accompanying plat **MINOR SUBDIVISION**, a subdivision of a part of Mesa Colorado, has been prepared under my direct supervision and stately represents a field survey of the same and conforms to the requirements of Grand Junction Development Codes.

Caster  
Professional Land Surveyor  
Number 24943

Date

## AREA TO BE VACATED



EXCEPTION

**ED ANDREWS LOT**  
BLOCK NO. 5 O'NEAL SUB.

(M) 322.54 (R) 322'

542.99

F1/2 ROAD S89°49'00"W 1321.13 (Basis of Bearing Plat Book 9 Page 47)

W1/16 Rebar in Monument Box



- ⊙ = Mesa County Survey Marker
- ⊙ = Found Monument as noted.
- ⊙ = Set No. 5 Rebar and Cap Monument PLS 24943

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO  
SS  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ O'clock \_\_\_\_\_ M this \_\_\_\_\_ day of \_\_\_\_\_ AD 19\_\_\_\_ and is duly recorded as Reception Number \_\_\_\_\_ in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_ Drawer \_\_\_\_\_

Clerk and Recorder Deputy

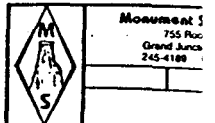
CITY OF GRAND JUNCTION APPROVAL

City Manager President City Council

LIENHOLDER APPROVAL

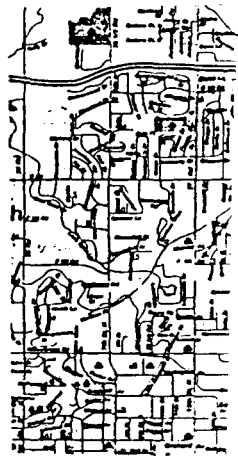
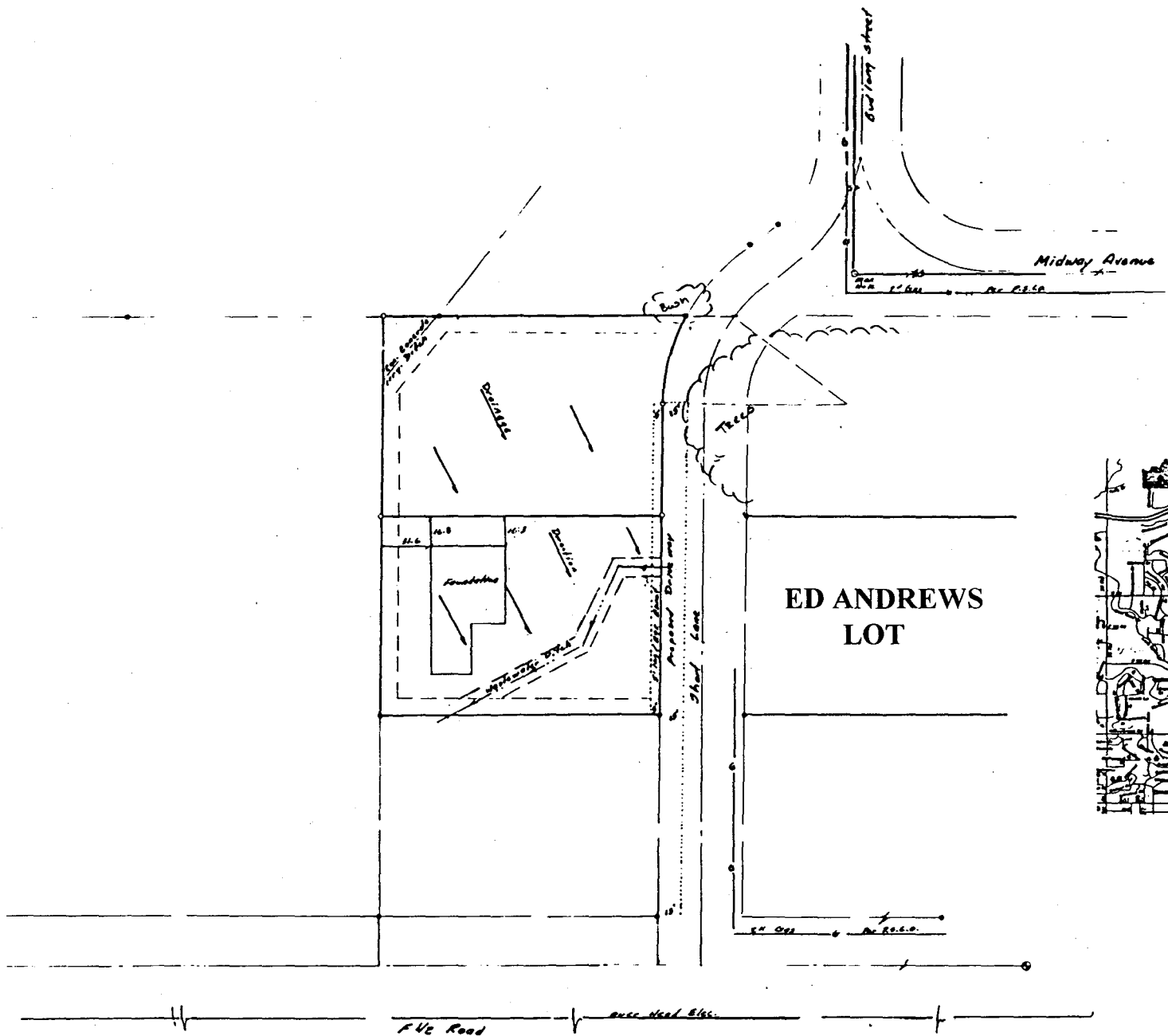
Lienholder Representative

NOTICE: According to Colorado law, legal action based upon any defect in the plat or any other defect in this survey, shall be barred unless the action is commenced within the time specified in the notice of recording.



0' 40' 80'  
Scale 1"=40'

# TAYLOR MINOR SUBDIVISION



Scale 1" = 40'

NOTICE: According to Colorado law you shall commence any legal action based upon any defect in this survey within three years after you first discover such defect or its extent. No legal action based upon any defect in this survey shall commence more than ten years from the date of the establishment shown herein.



Monument Surveying Co.  
755 Road Avenue  
Canon Junction, CO 81501  
245-4189 FAX 245-6674

GENERAL PROJECT REPORT

PROJECT: Taylor Minor Sub.

DATE: Oct. 1, 1996

PROJECT GOALS:

- 1. To increase the utilization of in place infrastructures and to increase the number of housing units with in existing city boundaries.
- 2. To minimize the impact of an in-fill project on an existing neighborhood.
- 3. To minimize the impact of the project on the ecological system of neighboring animal habitats.

INFRASTRUCTURE

It is proposed by the developer of this project to create two single family home sites on an unimproved parcel of land with in city boundaries and with in areas containing exiting utilities and street improvements. All four sides of the proposed minor subdivision have infrastructure in place that can be used in there existing conditions to accommodate the two additional homes proposed for this site. Following the precedent set by the lot South of this site, utilities extended from locations along Midway Drive and also along F 1/2 Road would be placed in the unimproved street right of way for Short Lane. By extending private utility lines from existing public utilities we feel this project would maximize the effective use of existing infrastructures and minimize the need for the construction and future maintenance of additional facilities by the City of Grand Junction.

ZONING - THE IMPACT ON NEIGHBORHOODS

It is also the intent of the proposed design to minimize the impact on families and ecological systems existing in this area. Areas of concern are traffic, the maintenance of privacy and rural feeling of the neighborhood, and preservation of animal habitats.

Traffic impact will be minimized by not improving Short Lane. It is felt that, if improved, the existence of Short Lane would encouraging traffic to enter the area by becoming a through street connecting F 1/2 Road to Horizon Drive. Fifteen foot gravel drives for the two home sites are proposed to be placed in the Short Lane street right of way rather than improvements in Short Lane that would create a fifty foot wide street. To minimize the impact on any one neighbor one drive will enter Midway at the existing intersection of the Short Lane right of way and Midway Drive. The second drive will enter F 1/2 Road at the existing intersection of the Short Lane right of way and F 1/2 Road. This will maintain access to this existing parcel zoned for three homes and minimize traffic impact by adding only two homes and not creating Short Lane along neighbor's side yards.

The rural feeling and animal habitats are created by two dominant elements of the neighborhood fabric; the size of existing lots and the large trees and mature landscape elements. Two homes are proposed on the nine tenths acre site though zoning for the area would allow three home sites. Proposed lot sizes are equal to or larger than any lots in the area. The proposal of two rather than three homes and proposing fifteen foot wide gravel drives rather than a fifty foot wide road improvement will create a buffer between new homes and exiting homes to the East, and a habitat that is home to birds, water fowl, small ground animals and, at last count, eleven deer will be maintained.

It is our feeling that the proposed design is responsive to the fabric of this rural neighborhood and successfully addresses issues of concern for the city and neighbors. This design provides two additional home sites within city boundaries, and utilizes in place utilities lines and street improvements while minimizing the impact on city budgets and the neighborhood fabric and habitats.



CITY OF GRAND JUNCTION

Ordinance No. \_\_\_\_\_

VACATING A PORTION OF SHORT LANE  
BETWEEN F 1/2 ROAD AND MIDWAY AVENUE,  
RETAINING THE ENTIRE RIGHT-OF-WAY AS A MULTI-PURPOSE EASEMENT

Recitals.

The owner of Taylor Minor Subdivision has requested that a portion of Short Lane between F 1/2 Road and Midway Avenue be vacated. This street has never been improved and is overgrown with trees and vegetation. Adjacent property owners do not want the street to be opened in the future. The vacated street will be incorporated into the lots on both sides of the street, providing access to the remainder of the unvacated street which will be renamed Deer View Lane. All remaining lots will have access per the Grand Junction Zoning and Development Code. Leaving a street stub reduces conflict with the existing addresses assigned to these lots.

At its December 10, 1996 hearing, the Grand Junction Planning Commission recommended approval of the street vacation with the condition that the entire right-of-way be retained as a multi-purpose easement for existing and future utilities.

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

City Council finds that the vacation meets the criteria set forth in Section 8-3 of the Grand Junction Zoning and Development Code and in accordance therewith the following described portion of Short Lane is hereby vacated, with the entire right-of-way being retained as a multi-purpose easement:

Commencing at the W1/4 corner of Section 1, T.1S., R.1W., Ute Meridian, that when aligned with the W1/16 corner of said Section 1 is recorded as bearing N89°49'E in Plat Book 9, Page 47, Mesa County Clerk and Recorder's Office and all bearings contained herein to be relative thereto; thence N89°49'00"E 552.93' to a point intersecting the center line of F 1/2 Road and Short Lane; thence N00°21'37"W along the center line of said Short Lane 167.08' to the Point of Beginning; thence S89°38'23"W 25.00' to the West right-of-way line of said Short Lane; thence N00°21'37"W 164.28'; thence along the arc of a curve to the right 110.19' with a radius of 109.10', central angle of 57°52'02" and whose long chord bears N28°34'10"E 105.56'; thence N57°30'21"E 18.19'; thence along the arc of a curve to the left 44.77', with a radius of 59.10', central angle of 43°24'12" and whose long chord bears N35°48'15"E 43.71' to a point intersecting the West right-of-way line of said Short Lane and the West right-of-way line of Budlong Street; thence S07°35'57"W 86.59' to a point

intersecting the South right-of-way line of Midway Avenue and the East right-of-way line of said Short Lane; thence along said East right-of-way of Short Lane along the arc of a curve to the left 62.72', with a radius of 59.10', central angle of 60°48'29" and whose long chord bears S30°02'18"W 59.82'; thence S00°21'37"E 164.28'; thence S89°38'23"W 25.00' to the point of beginning, Mesa County, Colorado;

SUBJECT, HOWEVER, to retention by the City of the entire right-of-way being vacated herein as a multi-purpose easement for the use and benefit of the City, the public and the public utilities.

INTRODUCED for FIRST READING and PUBLICATION this    day of        1996

PASSED on SECOND READING this    day of        , 1997

ATTEST:

\_\_\_\_\_  
City Clerk

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

CITY OF GRAND JUNCTION

Resolution No. \_\_\_\_\_

CHANGING THE NAME OF SHORT LANE  
BETWEEN F 1/2 ROAD AND MIDWAY AVENUE  
WITHIN THE O'NAN SUBDIVISION TO DEER VIEW LANE

Recitals.

Phillip Taylor, owner and developer of Taylor Minor Subdivision, and Edward and Darnell Andrews, owners of Lot 2, Block 5, O'Nan Subdivision (2708½ F½ Road), are the only owners along Short Lane and want to change its name. Short Lane has never been improved and is overgrown with trees and vegetation. The majority of Short Lane will be vacated between F 1/2 Road and Midway Avenue in conjunction with the platting of Taylor Minor Subdivision, a two lot development. A short portion of the street will remain in order to provide access to Mr. Taylor's two lots on the west side of vacated Short Lane and the Andrews' lot on the east side. Retaining a portion of Short Lane as a public street will help alleviate addressing conflicts for four lots on Short Lane and F 1/2 Road that currently share the 2708 address prefix. Mr. Taylor and the Andrews have requested that Short Lane be renamed Deer View Lane. The street name depicts the character of the area, which is wooded and home to wildlife. There are no other streets in Mesa County with this name. The post office, emergency service agencies and other applicable agencies will be notified of this change.

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

That Short Lane between F 1/2 Road and Midway Avenue within O'Nan Subdivision is hereby changed to Deer View Lane.

ADOPTED AND APPROVED THIS 15TH day of January, 1997

APPROVED:

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

ATTEST:

City Clerk



February 5, 1997

City of Grand Junction, Colorado  
250 North Fifth Street  
81501-2668  
FAX: (303) 244-1599

Phillip Taylor  
252 Thistle  
Grand Junction, CO 81503

Dear Phillip:

This letter explains information that will be useful for you and Ed Andrews in coordinating the completion of your plat and changing addresses.

The vacation ordinance and street name change resolution were adopted at the January 15, 1997 City Council hearing. The vacation becomes effective on February 15, 1997. The street name change is effective immediately, however I've advised Ed Andrews to delay the changing of his address until after the plat is recorded. The City will require that before the plat is recorded, a new street name sign for Deer View Lane and F 1/2 Road be posted. Once the plat is recorded the City will send notice to all public agencies, utility companies and the post office informing them of the new plat and the street name change. At that time the Andrew's may proceed with notifying persons who send them mail that they have a new address.

The following steps must be taken to assure timely completion of the plat and posting of the street signs.

1. Contact Rick Ripley at City Public Works (244-1573) to order the signs. The sign should read Deer View Lane and F 1/2 Road. Make arrangements with Rick for installation and payment. The plat won't be recorded until after the sign is erected.
2. Instruct Cecil Caster to submit two blue-line copies of final plat to me. Upon my review and final approval I'll instruct you to have a mylar original made. Have your signature notarized on the plat as well as the signature of any lien holders of the property. Deliver the signed plat to me. I'll get the Mayor and City Manager to sign it and return it to you to make copies. I'll need 2 full size mylar copies of signed plat, 1 11" X 17" mylar copy of signed plat and a computer disk with AutoCad program showing this plat. If computer disk is not available a \$20 fee is required. Also deliver a check made payable to Mesa County Clerk & Recorder for \$11.00 for a recording fee.
3. Construct the private common paved driveway at least 20 feet wide between F 1/2 Road and the garages of each home within the Taylor Minor Subdivision. As previously required, the driveway shall be combined with Ed Andrews' driveway. (This driveway shall be privately maintained by the property owners using it.) The

driveway must either be installed prior to plat recordation, or you must post a monetary guarantee that the driveway will be installed within 6 months. I have the necessary forms for you to complete if you chose this option. There is a \$6 recording fee for this option.

4. Pay open space fee of \$225 prior to plat recording.

If you have any questions please call me at 244-1447.

Sincerely,

A handwritten signature in cursive script that reads "Bill Nebeker". The signature is written in black ink and is positioned above the typed name.

Bill Nebeker  
Senior Planner

c: Ed Andrews  
Rick Ripley

# TAYLOR MINOR SUBDIVISION

## PHILLIP TAYLOR

Phillip - I'll need the following items before the plat can be recorded:

1. 2 full size mylar copies of signed plat
2. 1 11" X 17" mylar reduction of signed plat

(fee at Plaza Reprographicis is \$38.79 for these copies)

(Return original signed plat)

3. \$20 transcribing fee, \$225 Open Space Fee (Make check for both fees payable to the City of Grand Junction)
4. \$11 plat recording fee made payable to Mesa County Clerk & Recorder

Return the above to me. If you have any questions please call me at 244-1447.

	NEW	FORMERLY
NEW ADDRESSES	LOT 1 (TAYLOR) 655	2708 1/4 F 1/2
	LOT 2 657	(2708 3/8)
	ED ANDREWS 656	2708 1/2 F 1/2
	DEER VIEW LANE	

# FINAL APPROVAL CHECKLIST

NA o 1. Development Improvements Agreement (DIA) #

NA o 2. Improvements Guarantee (type used: \_\_\_\_\_) #

o 3. Final Plans # NA

o 4. Articles of Incorporation of HOA NA

o 5. CC&Rs NA

o 6. Plat

\$ 20 o 7. Disk of Plat

o 8. UCC Approval 12-11-96 (FORM MISSING FROM FILE)

o 9. TCP Credit Request NA

o 10. City Surveyor Certificate

o 11. - FINAL INSPECTION - ORIGINALLY

# : Minimum required for commencement of construction

## FEES

Open Space Fees - \$ 225 450 (2 ADDL LOTS)

TCP - \$ 500 /lot

School Impact Fee - \$ 292 /lot



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

1801985 0247PM 06/12/97  
MONIKA TODD CLK&REC MESA COUNTY CO

TO THE MESA COUNTY CLERK & RECORDER:

THIS IS TO CERTIFY that the herein named Subdivision Plat,

TAYLOR MINOR SUBDIVISION MS-96-211,

Situated in the NW 1/4 of Section 1,

Township 1 SOUTH, Range 1 WEST,

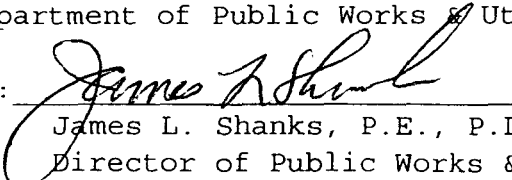
of the UTE Meridian in the City of Grand Junction,  
County of Mesa, State of Colorado, has been reviewed under my  
direction and, to the best of my knowledge, satisfies the  
requirements pursuant to C.R.S. 38-51-106 and the Zoning and  
Development Code of the City of Grand Junction for the recording 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 28 day of May, 1997.

City of Grand Junction,  
Department of Public Works & Utilities

By:

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

Recorded in Mesa County

Date:

Plat Book: 15 Page: 329

Drawer: DLG/B

g:\special\platcert.doc



# TAYLOR MINOR SUBDIVISION

## CURVE TABLE

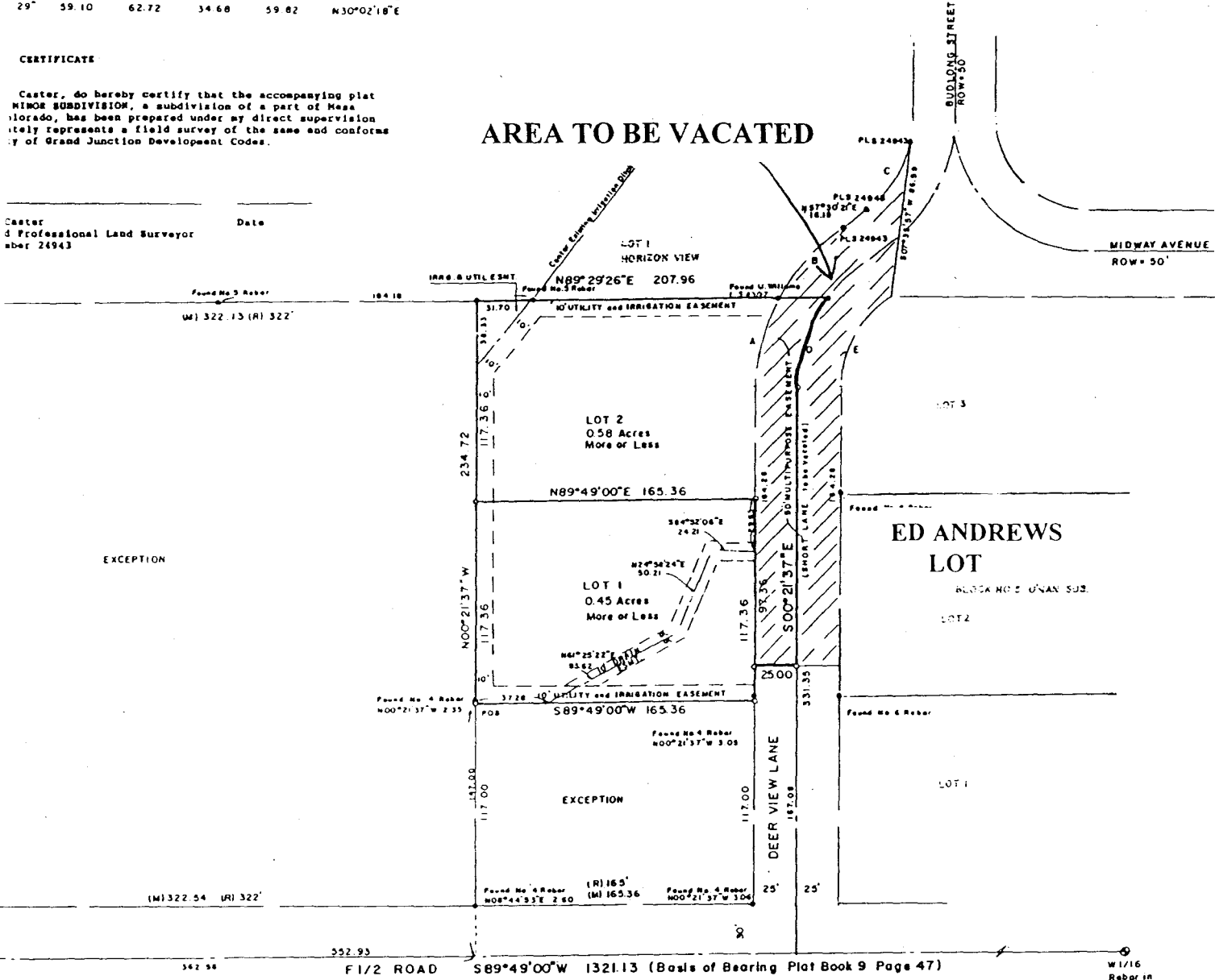
Radius	Length	Tangent	Chord	Bearing
06"	109.10	53.54	27.32	S30°14'31" E
02"	109.10	110.19	60.43	N28°34'10" E
12"	59.10	44.77	23.52	N35°48'15" E
26"	84.10	55.42	28.76	N18°30'42" E
29"	59.10	62.72	34.68	N30°02'18" E

### CERTIFICATE

I, \_\_\_\_\_, do hereby certify that the accompanying plat of the TAYLOR MINOR SUBDIVISION, a subdivision of a part of Mesa, Colorado, has been prepared under my direct supervision and it represents a field survey of the same and conforms to the provisions of Grand Junction Development Codes.

Caster, \_\_\_\_\_ Date \_\_\_\_\_  
 d Professional Land Surveyor  
 Number 24943

## AREA TO BE VACATED



EXCEPTION

**ED ANDREWS LOT**  
 BLOCK NO. 5 GRAN SUB.

DEDIC  
 KNOW  
 That desc  
 Recor  
 situ  
 Meric  
 point  
 the  
 Ute  
 South  
 West  
 North  
 Sect  
 a pol  
 feet  
 begi  
 Said  
 Coas  
 Rang  
 corn  
 Book  
 and  
 M89  
 poin  
 the  
 bel  
 South  
 of B  
 the  
 of 21  
 513  
 leav  
 poin  
 0.91  
 That  
 as al  
 All  
 of th  
 inst  
 appu  
 line  
 line  
 All  
 here  
 oper  
 All  
 use  
 ins  
 app  
 lin  
 lin  
 ins  
 str  
 All  
 ove  
 suc  
 int  
 ben  
 rea  
 or  
 esp  
 may  
 eas  
 IN  
 sub  
 Phi  
 STA  
 COU  
 The  
 My  
 Not

- ⊙ = Mesa County Survey Marker
- = Found Monument as noted
- = Set No 5 Rebar and Cap "Monument PLS 24943"

### 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 this \_\_\_\_\_ day of \_\_\_\_\_ AD 19\_\_\_\_ and is duly recorded as Reception Number \_\_\_\_\_ in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_ Drawer \_\_\_\_\_

Clerk and Recorder Deputy

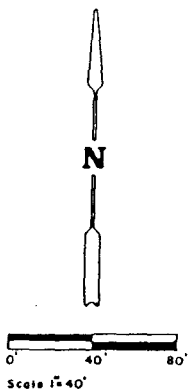
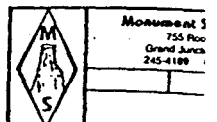
CITY OF GRAND JUNCTION APPROVAL

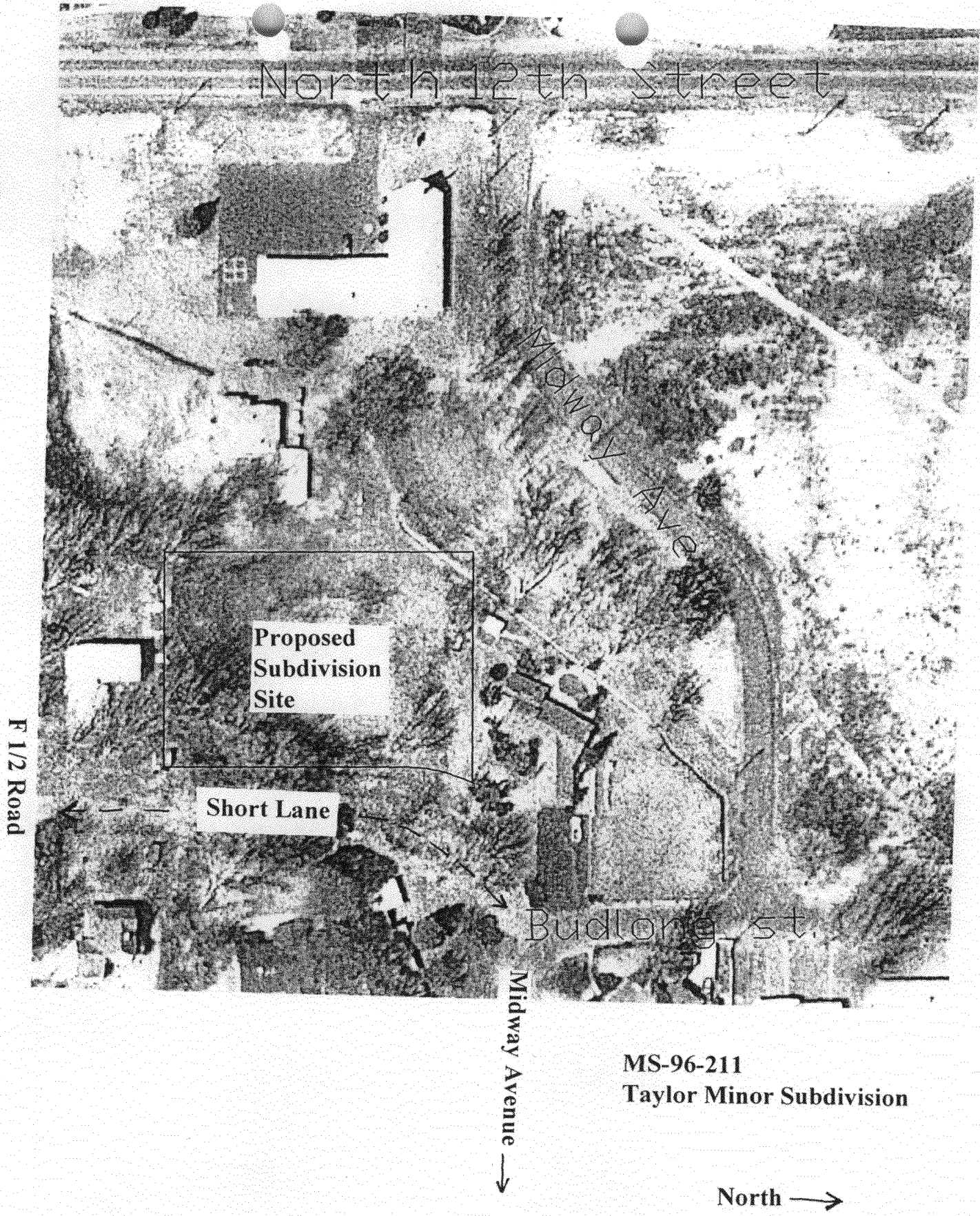
City Manager President City Council

LIENHOLDER APPROVAL

Lienholder Representative

NOTICE: According to Colorado law, legal action based upon any defect in this plat may be commenced only within the time specified in this notice. In no event shall any defect in this survey be deemed to exist from the date of the certification shown hereon.





North 12th Street

F 1/2 Road

Proposed Subdivision Site

Short Lane

Midway Ave

Midway Avenue

Budlong St.

MS-96-211  
Taylor Minor Subdivision

North →

N89°29'26"E 178.23

10' UTILITY and IRRIGATION EASEMENT

$\Delta = 28^\circ 07' 06''$

R=109.10

L=53.54

T=27.32

C=53.01

S13°41'31"W

$\Delta = 28^\circ 07' 06''$

R=84.10

L=41.27

T=21.06

C=40.86

S13°41'23"W

LOT 1

0.46 Acres

More or Less

2708 3/8

LOT 3

HUGHES

N89°49'00"E 165.36

5' ING/ EGR ESMT  
66.92

S84°52'06"E  
24.21

2708 1/4  
LOT 2

0.45 Acres

More or Less

N24°58'24"E  
50.21

N61°25'22"E  
93.62

DRAIN  
ESMT.

SET BACK LINE

S00°21'37"E

6

BLOCK NO. 5 O'NEAL SUB.

LOT 2

ANDREWS

2708 1/2

10' UTILITY and IRRIGATION EASEMENT

Found No. 4 Rebar  
N00°21'37"W 3.05

EXCEPTION

DAVE ODELBURG

2708

Found No. 6 Rebar

LOT 1

MARK  
ODELBURG

2710

SHORT LANE

(R) 165'

(M) 165.36

Found No. 4 Rebar

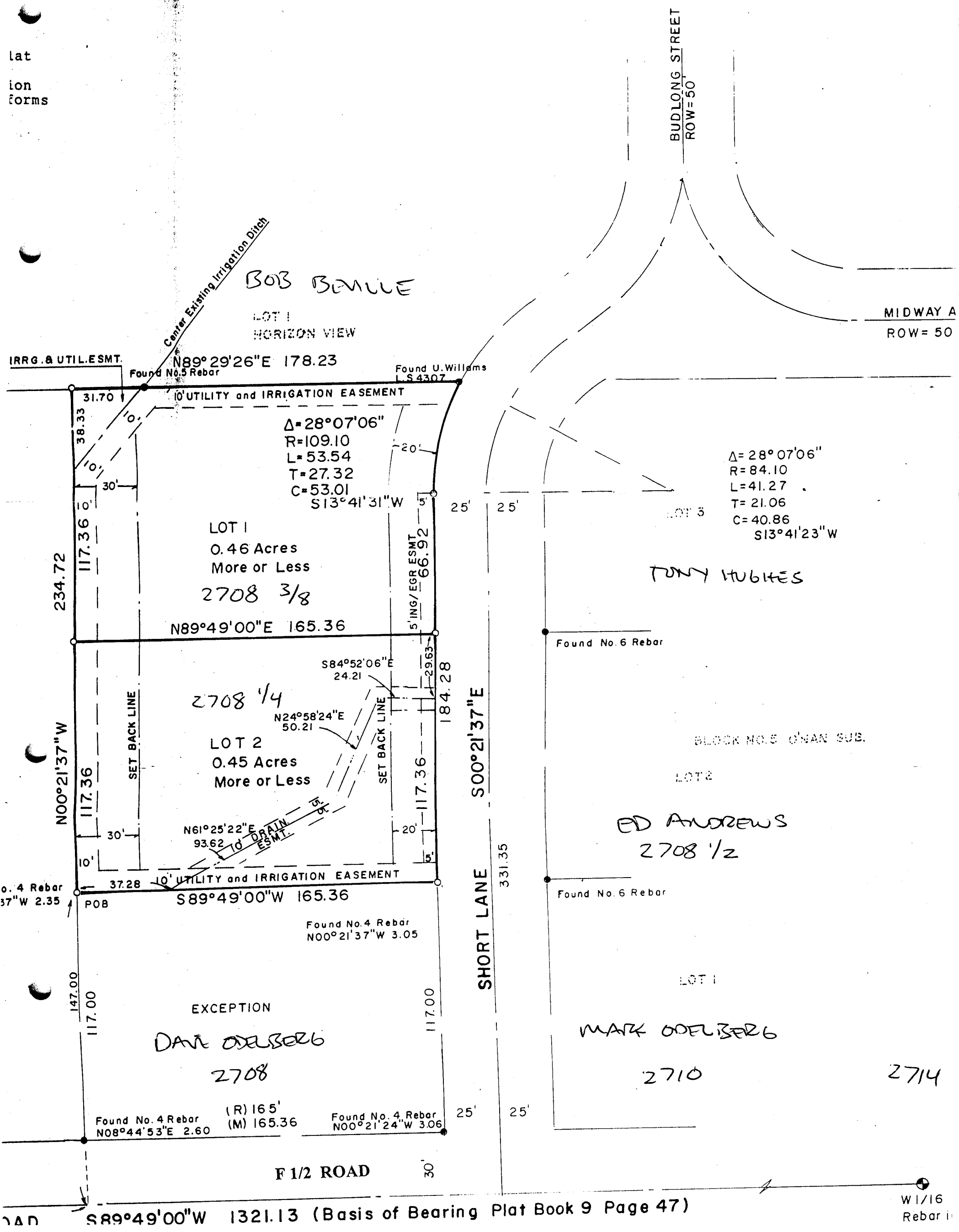
F 1/2

30'

9'00"W 1321.13 (Basis of Bearing Plat Book 9 Page 47)

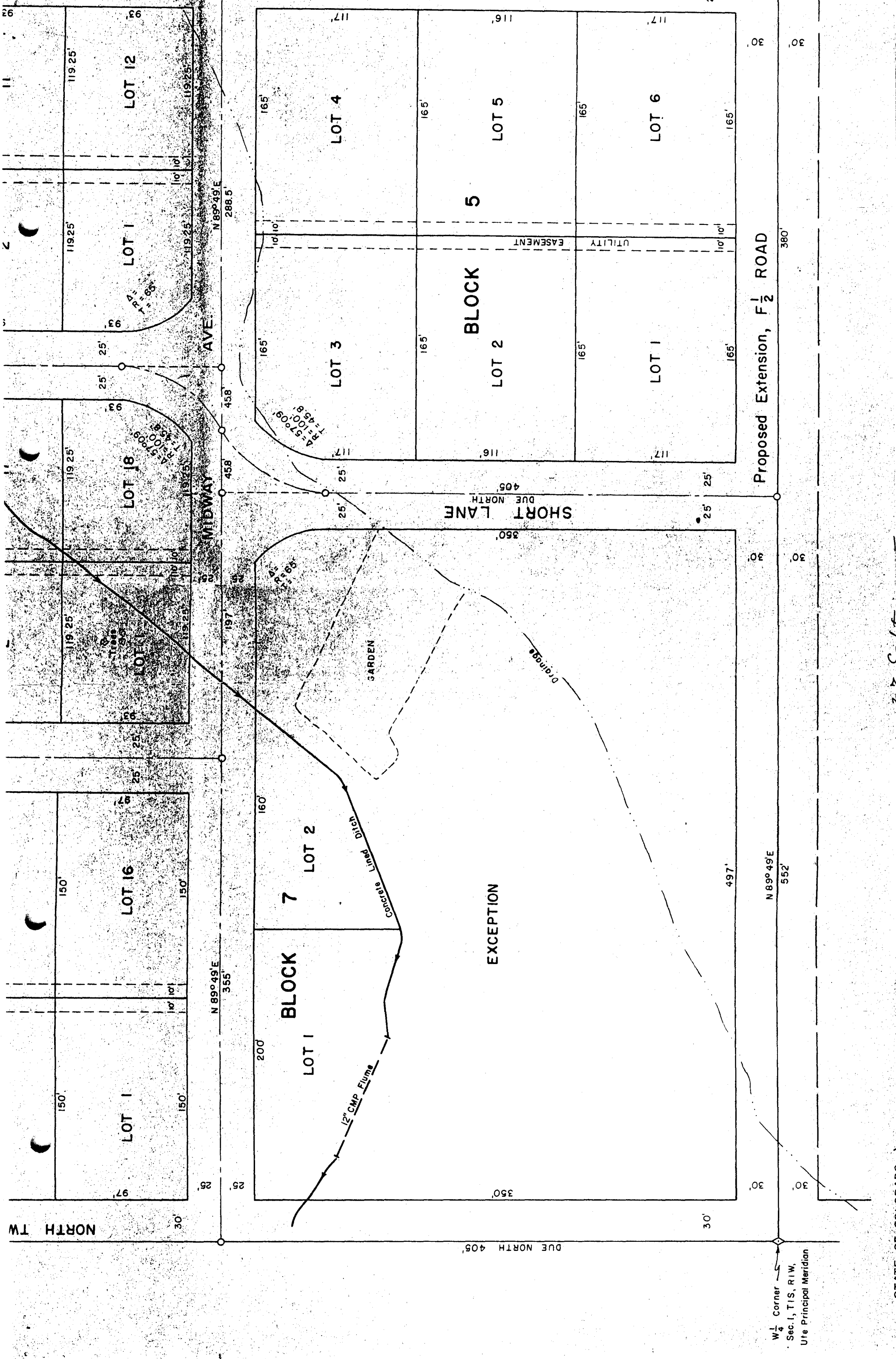
# LYLOR MINOR SUBDIVISION

lat  
ion  
forms



AND S89°49'00"W 1321.13 (Basis of Bearing Plat Book 9 Page 47)

WI/16  
Rebar ii

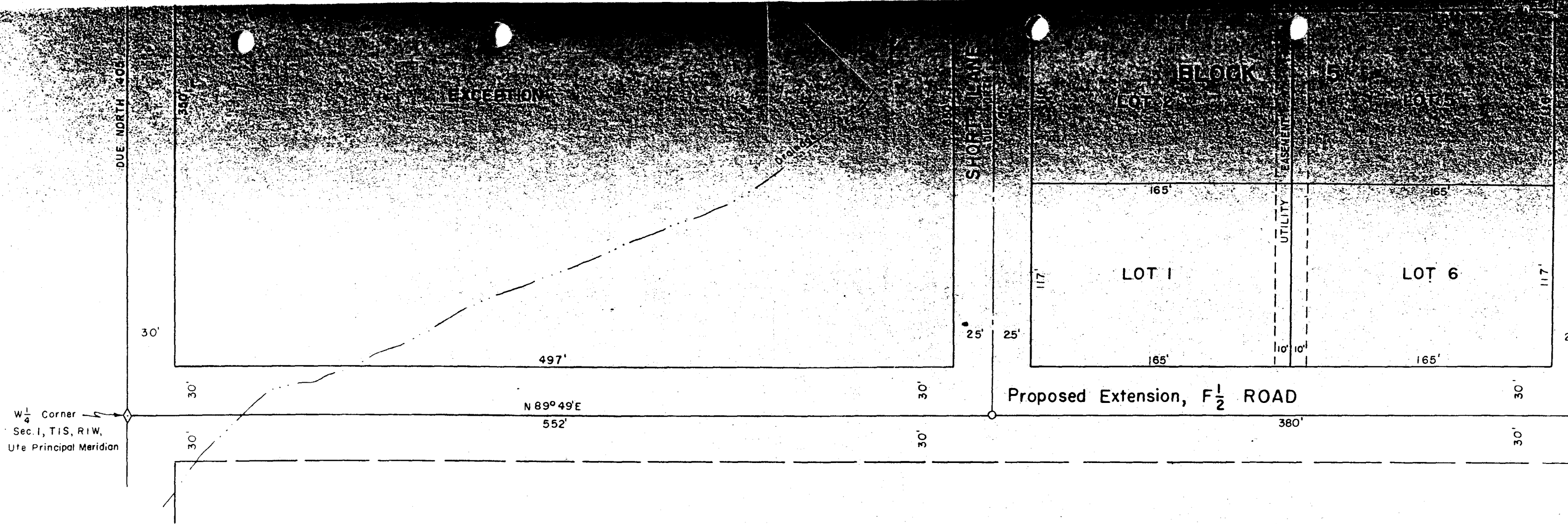


NORTH TW

DUE NORTH 405'

W 1/4 Corner  
 Sec. 1, T1S, R1W,  
 Ute Principal Meridian

Proposed Extension, F 1/2 ROAD



STATE OF COLORADO )  
 COUNTY OF MESA )

Know all men by these presents: That the undersigned, L. S. Onan and Lucy N. Onan, owners of the following described land as shown upon this map, which is situated in Mesa County, Colorado, to wit: Beginning at the W 1/4 Cor. of Section 1, T. 1 S., R. 1 W., of the Ute Principal Meridian; thence due N. 1318.1 feet to the N. W. Cor.; thence N. 89° 49' E. 1107.0 feet to the N. E. Cor.; thence due S. 1318.1 feet to the S. E. Cor.; thence S. 89° 49' W. 1107.0 feet to the S. W. Cor., the place of beginning.

The above described tract of land is that tract formerly described as lots 21, 22, 23 and 24, of the Jaynes Subdivision.

L. S. Onan and Lucy N. Onan have caused to be laid out and platted and by these presents do lay out and plat said tract of land as shown upon this plat, into lots, blocks, streets, drives, lanes, and utility easements, under the name of Onan Subdivision.

The undersigned do hereby dedicate to the use of the public now and forever, all streets, drives, lanes, and utility easements as shown on this plat. In witness whereof the undersigned have set their hand and seal.

*L. S. Onan*  
*Lucy Onan*

STATE OF COLORADO )  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me by L. S. Onan and Lucy N. Onan this 21 day September, 1955. Witness my hand and official seal.

*Wayne A. Callahan*  
 Notary Public

Approved on 27 Sept, 1955, by Mesa County Planning Commission.

by *Ray Rankin*  
 Chairman

Approved on Sept 27, 1955, by the Mesa County Board of County Commissioners.

by *Henry J. Zupper*  
 Chairman

STATE OF COLORADO )  
 COUNTY OF MESA )

I, Davis C. Holder, hereby certify that this map is a and correct plat of the land described hereon and division thereof, and is based on the field notes of survey under my supervision in August of 1955.

Signed *Davis C. Holder*  
 Reg. Land Surveyor No.           

STATE OF COLORADO )  
 COUNTY OF MESA )  
 I hereby certify that this instrument was recorded.

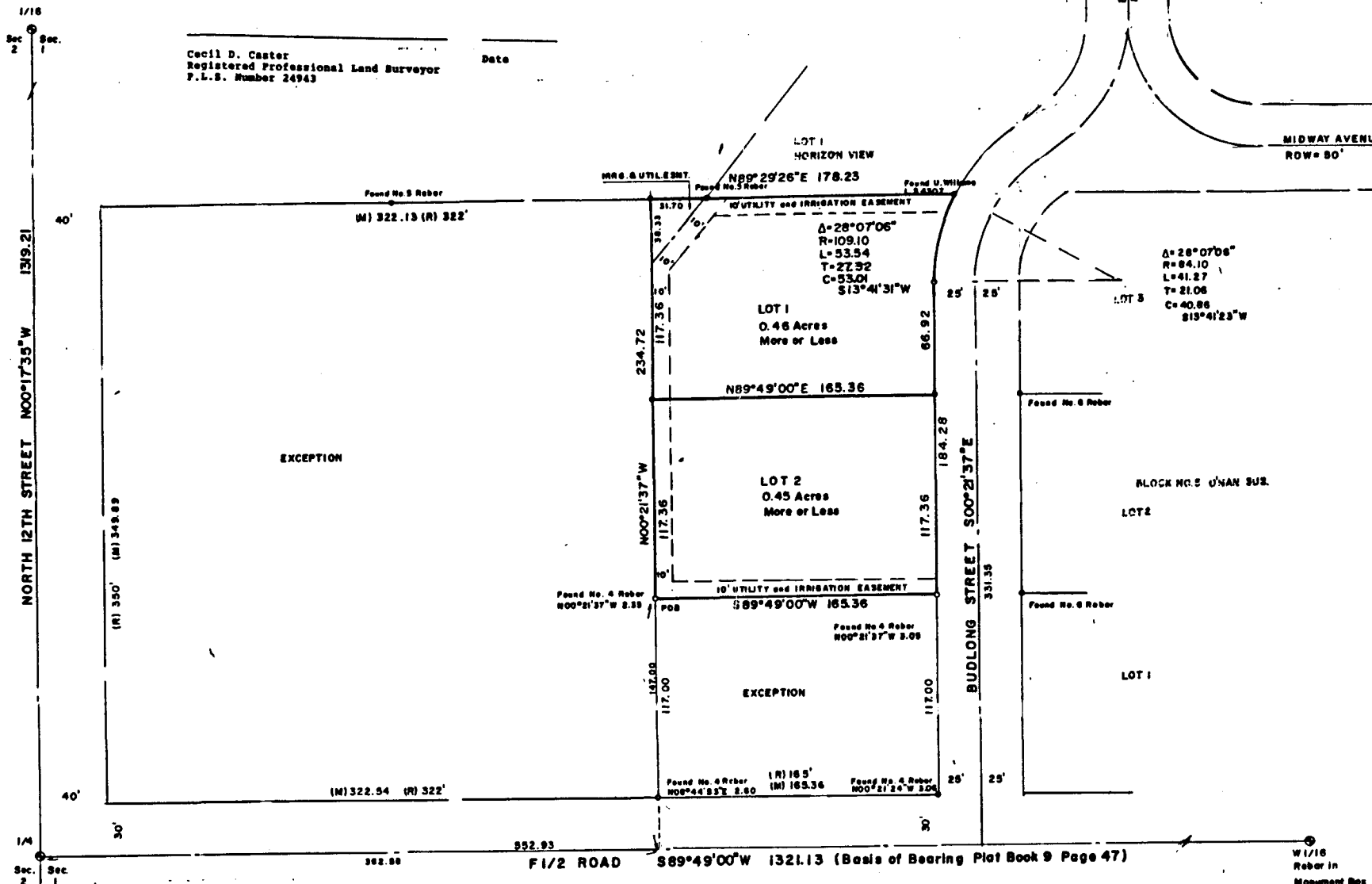


# TAYLOR MINOR SUBDIVISION

**SURVEYOR'S CERTIFICATE**

I Cecil D. Caster, do hereby certify that the accompanying plat of TAYLOR MINOR SUBDIVISION, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same and conforms to all City of Grand Junction Development Codes.

Cecil D. Caster  
Registered Professional Land Surveyor  
P.L.S. Number 24943



**DEDICATION:  
KNOW ALL MEN THESE PRESENTS**

That Phillip Scott Taylor is the owner of that real property as described in Book 2252 at Page 972 in the Mesa County Clerk and Recorder's Office, being recorded as follows: A tract of land situated in Section 1, Township 1 South, Range 1 West of the Meridian, more particularly described as follows: Beginning at a point 30 feet North and 40 feet East of the Southwest corner of the NW 1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian; thence North 350 feet; thence East 487 feet; thence South 350 feet; thence West to the point of beginning; EXCEPT the West 322 feet thereof; AND EXCEPT that part beginning 30 feet North and 527 feet East of the Southwest corner of the NW 1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian to a point of beginning; thence North 117 feet; thence West 165 feet; thence South 117 feet; thence East to the point of beginning.

Said tract being more particularly described as follows: Commencing at the W 1/4 corner of Section 1, Township 1 South, Range 1 West of the Ute Meridian that when aligned with the W 1/6 corner of Section 1 is recorded as bearing S89°49'W in Flat Book 9 at Page 47 in the Mesa County Clerk and Recorder's Office and all bearings contained herein to be relative thereto; thence N89°49'00"E 362.58 feet; thence N00°21'37"W 147.00 feet to the point of beginning; thence continuing N00°21'37"W 234.72 feet to the South line of Lot 1 in Block 7 of O'Way Subdivision, also being the South line of Lot 1 of Horizon View; thence along said South line N89°29'26"E 178.23 feet to the Westerly right-of-way of Budlong Street, thence along said Westerly right-of-way along the arc of a curve to the left 53.54 feet, with a central angle of 28°07'06", Radius of 109.10 feet and whose long chord bears S13°41'31"W 53.01 feet; thence S00°21'37"E 184.28 feet; thence leaving said Westerly right-of-way S89°49'00"W 165.36 feet to the point of beginning, Mesa County, Colorado. Said tract contains 0.91 acres more or less.

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

All utility Easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines.

All Irrigation Easements to the owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems.

All easements include the right of ingress and egress on, along, over, under, through and across by 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 owner's of lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS said owner has caused his name to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_ AD 19\_\_

Phillip Scott Taylor

STATE OF COLORADO )  
                                  SS  
COUNTY OF MESA    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ AD 19\_\_

My commission expires \_\_\_\_\_

Notary Public.

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
                                  SS  
COUNTY OF MESA    )  
I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M this \_\_\_\_\_ day of \_\_\_\_\_ AD 19\_\_ and is duly recorded as Reception Number \_\_\_\_\_ in Flat Book \_\_\_\_\_ at Page \_\_\_\_\_ Drawer \_\_\_\_\_

Clerk and Recorder \_\_\_\_\_ Deputy \_\_\_\_\_

CITY OF GRAND JUNCTION APPROVAL

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

LIENHOLDER APPROVAL \_\_\_\_\_

Lienholder Representative \_\_\_\_\_

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 herein.

**Monument Surveying Co.**  
750 Flood Avenue  
Grand Junction, CO 81501  
246-4100 FAX 246-4874

**TAYLOR MINOR SUBDIVISION**  
Located in the NW 1/4 of Sec. 1, T1S, R1W, U.M.

DESIGNED: CDC	FIELD APPROVAL: _____
DRAWN: CDC	TECHNICAL APPROVAL: _____
CHECKED: _____	APPROVED: _____
PREPARED FOR: Phillip Taylor	JOB NO: 96-50

