

# Table of Contents

File RP-1996-029

Name: Wellington III – Replat – 1103, 1120 and 1160 Wellington Avenue

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
---------------------------------	---------------------------------	--

X	X	<b>Table of Contents</b>
		<b>*Review Sheet Summary</b>
X	X	<b>*Application form</b>
X		Review Sheets
X		Receipts for fees paid for anything
X	X	<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
		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>
		<b>*Petitioner's response to comments</b>
		<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	Correspondence	X			Deed / Evidence of Title / Legal Description
X		E-mails	X			Amendment of Condominium Declaration – Bk 2224 / Pg 619
X		Declaration of Covenants – Bk 1335 / Pg 196	X			Warranty Deed – Bk 1818 / Pg 294
X		Easement Agreement – not recorded – not conveyed to City	X	X		Utilities Composite
X		Certification of Plat – 4/15/96	X	X		Plat – GIS Historical Maps - **
X		Wellington Business Park – 63-80 – GIS Historical Maps				
X		Treasurer's Certificate of Taxes Due – 4/11/96				
X		Commitment for Title Insurance – First American Title Ins. Co. – 9/20/95				
X		Remittance – 12/26/95 – from First American Title Co.				
X		Deed – Bk 1335 / Pg 197				
X		Warranty Deed – Bk 1336 / Pg 226				
X		Warranty Deed – Rec. # 1304087				
X		Warranty Deed – Bk 1465 / Pg 366				



# DEVELOPMENT APPLICATION

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

Receipt \_\_\_\_\_  
 Date \_\_\_\_\_  
 Rec'd By \_\_\_\_\_  
 File No. RP-96-29

*We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:*

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input checked="" type="checkbox"/> Resub		1104, 11208 1160 Wellington Ave.	B-1	Office
<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					

<input checked="" type="checkbox"/> <b>PROPERTY OWNER</b> Wellington III Condominium Association c/o Baird B. Brown	<input checked="" type="checkbox"/> <b>DEVELOPER</b> N/A	<input checked="" type="checkbox"/> <b>REPRESENTATIVE</b> Pat Edwards
Name P.O. Box 2207 422 White Ave., #200	Name	Name REMAX 4000, Inc. 1401 North 1st St.
Address Grand Junction, CO 81502	Address	Address Grand Junction, CO 81501
City/State/Zip (970) 243-8250	City/State/Zip	City/State/Zip (970) 241-4000
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 Baird B. Brown RBTB 2/2/96  
 Signature of Person Completing Application Date

X Wellington III Condominium Association  
 By RBTB Agent 2/2/96  
 Signature of Property Owner(s) - attach additional sheets if necessary Date

# SUBMITTAL CHECKLIST

## RESUBDIVISION

Location: 1104, 1120 & 1160 Wellington Ave. Project Name: WELLINGTON BUSINESS PARK - RESUB

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 Bldg. Dept.	County Surveyor	Walker Field	School Dist. #51	Irrigation District - GVIC	Drainage District - GIDD	Water District	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Persigo WWTF	TCI Cable	TOTAL REQ'D.	
DESCRIPTION																															
● Application Fee \$160	VII-1	1																													1
● Submittal Checklist*	VII-3	1																													1
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	13
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	13
● Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	13
● Evidence of Title	VII-2	1		1			1																								3
○ Appraisal of Raw Land	VII-1	1		1	1																										1
● Names and Addresses*	VII-2	1																													1
● Legal Description*	VII-2	1		1																											2
● Deeds	VII-1	1		1			1																								2
○ Easements	VII-2	1	1	1	1		1														1	1	1								4
○ Avigation Easement	VII-1	1		1			1							1																	1
○ ROW	VII-3	1	1	1	1		1														1	1	1								4
○ Covenants, Conditions, & Restrictions	VII-1	1	1				1																								1
○ Common Space Agreements	VII-1	1	1				1																								1
● County Treasurer's Tax Cert.	VII-1	1																													1
○ Improvements Agreement/Guarantee*	VII-2	1	1	1			1																								1
○ CDOT, 404, or Floodplain Permit	VII-3,4	1	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
<del>● Utility Map</del>	IX-21	1																													1
● Composite Plan <i>util</i> →	IX-10	1	2	1	1																										5
○ 11"x17" Reduction Composite Plan	IX-10	1			1	1	1	1	8	1	1	1	1				1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Final Plat	IX-15	1	2	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	15
○ 11"x17" Reduction of Final Plat	IX-15	1							8	1	1	1			1	1	1	1	1	1	1	1	1				1				
○ Cover Sheet	IX-11	1	2																												1
○ Grading & Stormwater Mgmt Plan	IX-17	1	2														1								1						1
○ Storm Drainage Plan and Profile	IX-30	1	2														1			1	1	1								1	
○ Water and Sewer Plan and Profile	IX-34	1	2	1															1	1	1	1	1					1	1		
○ Roadway Plan and Profile	IX-28	1	2														1														1
○ Road Cross-sections	IX-27	1	2																												1
○ Detail Sheet	IX-12	1	2																												1
○ Landscape Plan	IX-20	2	1	1																											1
○ Geotechnical Report	X-8	1	1									1														1					1
○ Phase I & II Environmental Report	X-10,11	1	1																												1
○ Final Drainage Report	X-5,6	1	2														1														1
○ Stormwater Management Plan	X-14	1	2														1								1						1
○ Sewer System Design Report	X-13	1	2	1																1											1
○ Water System Design Report	X-16	1	2	1															1												1
○ Traffic Impact Study	X-15	1	2																						1						1
○ Site Plan	IX-29	1	2	1	1		1		8																						1

NOTES: \* An asterisk in the item description column indicates that a form is supplied by the City.

PRE-APPLICATION CONFERENCE

Date: 1/15/96
Conference Attendance: Pat Edwards; M. Drollinger
Proposal: Resubdivision - Wellington Business Park
Location:
Tax Parcel Number: 2945-111 25 003; 005, 006, 008, 009, 010, 011, 012, 013, 014, 016, 017, 018, 019;
Review Fee: \$160 020; 021
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? As per Eng.
Adjacent road improvements required? As per Eng.
Area identified as a need in the Master Plan of Parks and Recreation? No
Parks and Open Space fees required? No Estimated Amount:
Recording fees required? Yes Estimated Amount: \$10
Half street improvement fees/TCP required? As per Eng. Estimated Amount:
Revocable Permit required? No
State Highway Access Permit required? No
On-site detention/retention or Drainage fee required? As per Eng.
Applicable Plans, Policies and Guidelines DEVEL. CODE
Located in identified floodplain? FIRM panel # No
Located in other geohazard area? No
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? No
Avigation Easement required? No

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.

X Signature(s) of Petitioner(s)
X Pat Edwards Signature(s) of Representative(s)

PRE-APPLICATION CONFERENCE

Date: 1/15/96

Conference Attendance: Pat Edwards; M. Drollinger

Proposal: Resubdivision - Wellington Business Park

Location:

Tax Parcel Number: 2945-111-003; 005, 006, 008, 009, 010, 011, 012, 013, 014, 016, 017, 018, 019;

Review Fee: \$160

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.) 020; 021

Additional ROW required? As per Eng.

Adjacent road improvements required? As per Eng.

Area identified as a need in the Master Plan of Parks and Recreation? No

Parks and Open Space fees required? No

Estimated Amount:

Recording fees required? Yes

Estimated Amount: \$10

Half street improvement fees/TCP required? As per Eng.

Estimated Amount:

Revocable Permit required? No

State Highway Access Permit required? No

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

Applicable Plans, Policies and Guidelines DEVEL. CODE

Located in identified floodplain? FIRM panel # No

Located in other geohazard area? No

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? No

Avigation Easement required? No

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.

Wellington III Condominium Association

X By [Signature] Agent

Signature(s) of Petitioner(s)

X [Signature] Pat Edwards

Signature(s) of Representative(s)

WESTERN ROCKIES INVESTMENT GROUP  
1000 WELLINGTON AVE  
GRAND JUNCTION, CO 81501-8121

SISTERS OF CHARITY OF LEAVENWORTH HEALTH  
4200 S 4TH ST - TRAFFIC W  
LEAVENWORTH, KS 66048

WELLINGTON II CONDOMINIUM ASSOC INC  
PO BOX 3025  
GRAND JUNCTION, CO 81502-3025

HEALTH SERVICES PROGRAM INC  
PO BOX 40  
GLENWOOD SPRINGS, CO 81602-0040

HOUSING AUTHORITY OF THE CITY OF GRAND JCT  
2236 N 17TH ST  
GRAND JUNCTION, CO 81501-4221

JEFFREY F PARKER  
1156 BOOKCLIFF AVE APT 5  
GRAND JUNCTION, CO 81501-8198

ROBERT A DALPORTO  
2212 COLONIAL CT  
BYRON, CA 94514-9216

SUSAN RHODES  
1156 BOOKCLIFF AVE APT 7  
GRAND JUNCTION, CO 81501-8198

RICHARD P LITTLE  
PO BOX 13  
GRAND JUNCTION, CO 81502-0013

FRANCIS L EGGERS  
PO BOX 428  
CLIFTON, CO 81520-0428

SHARON L TOW  
1156 BOOKCLIFF AVE APT 10  
GRAND JUNCTION, CO 81501-8198

KIRSTEN D KING  
1156 BOOKCLIFF AVE APT 11  
GRAND JUNCTION, CO 81501-8198

PHILLIP R SNYDER  
1156 BOOKCLIFF AVE APT 12  
GRAND JUNCTION, CO 81501-8198

BETTY J WHITE  
1160 BOOKCLIFF AVE  
GRAND JUNCTION, CO 81501-8116

DONALD E LOVATO  
804 JAMAICA DR  
GRAND JUNCTION, CO 81506-8635

SCOTT G HOWARD  
421 BRACH DR  
GRAND JUNCTION, CO 81503-2757

MARTHA J DEBRUIN  
585 RONLIN ST  
GRAND JUNCTION, CO 81504-4265

RONALD E RYAN  
610 RICO WAY  
GRAND JUNCTION, CO 81506-8831

MESA NATIONAL BANK  
131 N 6TH ST  
GRAND JUNCTION, CO 81501-2725

GRANBER INC  
2531 N 12TH ST  
GRAND JUNCTION, CO 81501-8202

VILLAGE FAIR INC  
PO BOX 1082  
GRAND JUNCTION, CO 81502-1082

VILLAGE FAIR INC  
PO BOX 1082  
GRAND JUNCTION, CO 81502-1082

DJS FOODS INC  
569 32 RD  
GRAND JUNCTION, CO 81504-6070

VILLAGE FAIR  
PO BOX 1082  
GRAND JUNCTION, CO 81502-1082

WGH GROUP  
1964 CHAPPARAL CT  
GRAND JUNCTION, CO 81503-8501

JULIE MCDONNELL GILLIS  
723 PACIFIC DR  
GRAND JUNCTION, CO 81506-1851

WGH GROUP  
1964 CHAPPARAL CT  
GRAND JUNCTION, CO 81503-8501

WGH GROUP  
1212 BOOKCLIFF AVE STE 4  
GRAND JUNCTION, CO 81501-8161

DONALD R CARNES  
2424 N 12TH ST  
GRAND JUNCTION, CO 81501-8106

DONALD R CARNES  
2412 N 12TH ST  
GRAND JUNCTION, CO 81501-8106

DONALD R CARNIS  
2424 N 12TH ST  
GRAND JUNCTION, CO 81501-8106

WILLIAM J CALVER  
2226 VILLAGE CT  
GRAND JUNCTION, CO 81503-1247

SISTERS OF CHARITY OF  
LEAVENWORTH HEALTH  
4200 S. 4TH ST - TRAFFIC W.  
LEAVENWORTH, KS 66048

HOUSING AUTHORITY OF GRAND JCT  
2236 N. 17TH ST.  
GRAND JUNCTION, CO 81501-4221

STELLA M. SHANKS  
1001 WELLINGTON AVE.  
GRAND JUNCTION, CO 81501-8122

Richard E. Butterbaugh - President  
Judy Bridge - Secretary-Treasurer  
Philip H. Bertrand - Superintendent

Telephone (970) 242-2762  
FAX (970) 242-2770

Owms and Operates  
THE GRAND VALLEY CANAL

## THE GRAND VALLEY IRRIGATION COMPANY

688 - 26 Road  
GRAND JUNCTION, COLORADO  
81506

February 6, 1996

Mr. Mike Drollinger  
Grand Junction City Planning Department  
250 North 5th Street  
Grand Junction, Colorado 81501

RE: Access to new Monument Mortuary at 12th Street between Orchard  
Avenue and Patterson Street

Dear Mike:

Please be advised that all discussion and prior arrangements have been made to access the property stated above through our canal right-of-way. The Easement Agreement and signatures are forthcoming, hopefully by 2/9/96.

I will let you know as soon as we get the signed Easement Agreement.

Sincerely yours,



Phil Bertrand  
Superintendent



# REVIEW COMMENTS

Page 1 of 2

**FILE #RP-96-29**

**TITLE HEADING:** Replat - Wellington Business Park

**LOCATION:** 1104, 1120 & 1160 Wellington

**PETITIONER:** Wellington III Condominium Association

**PETITIONER'S ADDRESS/TELEPHONE:** c/o Baird Brown  
P.O. Box 2207  
Grand Junction, CO 81502  
243-8250

**PETITIONER'S REPRESENTATIVE:** Pat Edwards, REMAX 4000

**STAFF REPRESENTATIVE:** Michael Drollinger

---

**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., , 1996.**

---

**GRAND VALLEY IRRIGATION** 2/5/96  
**Phil Bertrand** 242-2762

---

No encroachment of the canal right-of-way will be allowed.

**GRAND JUNCTION FIRE DEPARTMENT** 2/7/95  
**Hank Masterson** 244-1414

---

The Fire Department has no problems with this proposal.

**CITY UTILITY ENGINEER** 2/8/96  
**Trent Prall** 244-1590

---

The City of Grand Junction Utility Division has no objections to this replat, however would like to note that there was no project narrative submitted.

**PUBLIC SERVICE COMPANY** 2/8/96  
**Jon Price** 244-2693

---

Additional easements required as noted on enclosed "Utilities Composite".

**CITY POLICE DEPARTMENT** 2/9/96  
**Dave Stassen** 244-3587

---

No comments.

**CITY DEVELOPMENT ENGINEER** 2/14/96  
**Jody Kliska** 244-1591

---

Will drainage and parking easements be required by the proposed mortuary development?

**GRAND JUNCTION DRAINAGE DISTRICT**

2/15/96

**Donna Garlitz**

**242-4343**

---

There are no existing Grand Junction Drainage District facilities on this property. There are no plans for any facilities in the future.

**CITY PROPERTY AGENT**

2/15/96

**Steve Pace**

**256-4003**

---

1. The road easement should be addressed in the dedication.
2. Lien Holder Approval Certificate (if needed).
3. All outer boundary monumentation should be set or reset in concrete.
4. There appears to be missing interior lot monumentation.
5. The book and pages need to be filled in, in the dedication.
6. Lot 3 should be added to Little Bookcliff Subdivision.
7. Needs a Basis of Bearings statement.

**COMMUNITY DEVELOPMENT DEPARTMENT**

2/15/96

**Michael Drollinger**

**244-1439**

---

Tax certificates must be provided prior to recording of plat.

**TO DATE, COMMENTS NOT RECEIVED FROM:**

City Attorney

Mesa County Surveyor

U.S. West

TCI Cablevision

The Law Office of  
**BAIRD B. BROWN, P.C.**

Baird B. Brown  
Attorney at Law

P.O. Box 2207  
422 White Avenue, Suite 200  
Grand Junction, Colorado 81501

Telephone (970)243-8250  
Facsimile (970)241-1144  
Internet: BBBPC@iti2.net

April 10, 1996

Mr. Michael T. Drollinger  
Senior Planner  
City of Grand Junction  
250 North Fifth Street  
Grand Junction, CO 81501

Re: Replat - Wellington Business Park/Site Plan Review - Monument Mortuary


Dear Mr. Drollinger:

Enclosed is sheet 2 of the Wellington Business Park Replat which contains the signatures of the owners. (This was just delivered to me today by Merrit Dismant, the surveyor.)

If there is anything else you need, please let me know as soon as possible.

Sincerely,

BAIRD B. BROWN, P.C.

By   
Baird B. Brown

cw

Enclosure

xc: Pat Edwards, ReMax 4000, Inc.

The Law Office of  
**BAIRD B. BROWN, P.C.**

Baird B. Brown  
Attorney at Law

P.O. Box 2207  
422 White Avenue, Suite 200  
Grand Junction, Colorado 81501

Telephone (970)243-8250  
Facsimile (970)241-1144  
Internet: BBBPC@iti2.net

April 11, 1996

Mr. Michael T. Drollinger  
Senior Planner  
City of Grand Junction  
250 North Fifth Street  
Grand Junction, CO 81501

Re: Replat - Wellington Business Park/Site Plan Review - Monument Mortuary

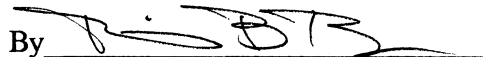
Dear Mr. Drollinger:

Enclosed is an original Amendment of Condominium Declaration for Wellington - III Condominium Association, Inc. which is the ratification/consent of the owners and lienholders to the replat of the real property. I was instructed to deliver this original to you (rather than record it).

I believe that you now have all the documents you need to finalize this matter. If anything further is needed, please contact me immediately.

Sincerely,

BAIRD B. BROWN, P.C.

By   
Baird B. Brown

cw

Enclosure

xc: Pat Edwards, ReMax 4000, Inc.

**DEEDS/EVIDENCE OF TITLE/LEGAL DESCRIPTION**

This administrative replat is submitted to correct identified deficiencies of the Wellington Business Park Subdivision. The proposal will combine tax parcel 2945-111-25-002 (as shown on the assessors map) with original Lot #1 of the Wellington Business Park Subdivision. The net result being the proposed 3 lot Wellington Business Park Replat

Attached are copies of the original Wellington Business Park Subdivision and copies of recorded easements and deeds, together with title work on a recent conveyance of proposed Lot 2R. Also, enclosed are ownership recorded from Wellington III.

A recent request for site plan approval (by Monument Mortuaries) on Lot 2R provides for additional access from N. 12th Street.

Petitioner specifically requests that the signature block on the proposed plat be limited to three parties, with the remaining required signatures to be provided by plat ratification.