





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

Receipt 3666  
Date  
Rec'd By 3-12-96  
File No. RP-96-63

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 type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input checked="" type="checkbox"/> Resub		NE corner 17th & Grand	RSF-8	
<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"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER  DEVELOPER  REPRESENTATIVE

<u>Charles Poland</u>		
Name	Name	Name
<u>1702 Grand Ave</u>		
Address	Address	Address
<u>Grand Junction, Co 81501</u>		
City/State/Zip	City/State/Zip	City/State/Zip
<u>(970) 248-8661</u>		
Business Phone No.	Business Phone No.	Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all 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 Charles E. Poland 2/28/96  
Signature of Person Completing Application Date

\_\_\_\_\_  
Signature of Property Owner(s) - Attach Additional Sheets if Necessary

## General Project Report Poland Subdivision

### Project Description

*Location:* The subject property is located at the northeast corner of 17<sup>th</sup> and Grand Avenue, described as the South 15 feet of Lot 9, and Lots 10, 11, 12, 13, 14, and 15 in Block 3 of the City of Grand Junction, Sec 13, T. 1S., R. 1W., Ute P.M. The address for the residential structure is 1702 Grand Avenue, Grand Junction, Colorado.

*Acreeage:* The subject property consists of approximately 0.47 acre, and measures approximately 171.8 feet (north/south) by 119.9 feet (east/west): The residential structure is located on the western-most portion of the subject property, bordered on the west by 17<sup>th</sup> Street. The eastern section of the property is a vacant lot, which is bordered on the east by the north/south alley between 17<sup>th</sup> and 18<sup>th</sup>. The area is zoned Residential - Single Family Dwelling and therefore, the land use in the area is residential.

*Proposed Use:* The proposed action is to re-subdivide the property with a north/south property line, resulting in two lots. The vacant lot measures approximately 171.8 feet (north/south) by 48.5 feet (east/west), approximately 0.19 acre. The lot containing the residential structure measures approximately 71.5 feet (east/west) by 171.7 feet (north/south), approximately 0.28 acre. The vacant lot is currently listed with a realty company for sale. Several building contractors have expressed interest in the property for construction of housing.

### Public Benefit

The benefit to the public if the proposed action is approved:

- o sale of the subject vacant lot to a builder would generate additional housing in the downtown area,
- o increase tax base, and
- o the lot has been an eyesore when overgrown with weeds, and if a new residential structure is built on the lot, the improvement to the neighborhood would be positive.

### Project Compliance, Compatibility, and Impact

*Land Use:* As described above, the area is residential.

*Site Access:* Current access to the vacant lot is the alley between 17<sup>th</sup> and 18<sup>th</sup> Streets. There are no other access points to the property.

*Availability of Utilities:* Electric is overhead from alley, sewer is located along Grand Avenue, fire hydrant is located at the corner of 17<sup>th</sup> and Grand Avenue, and gas located adjacent to Grand Avenue.

*Special Demands on Utilities:* None

*Effects on Public Facilities:* Not appreciable.

*Site Soils and Geology:* Same as described for downtown Grand Junction area.

*Impact of Project on Site Geology:* None.

*Hours of Operation:* NA

*Signage Plans:* NA

# SUBMITTAL CHECKLIST

## RESUBDIVISION

RP-96-63

Location: NE corner 17th & Grand

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

ITEMS		DISTRIBUTION																	TOTAL REQ.												
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	City Planning	County Bldg. Dept.	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 Geological Survey	U.S. Postal Service	Persing WWTF	City Sanitation		
● 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	10	
● 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	10	
● <del>MMW</del> 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	10		
● Evidence of Title	VII-2	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																										
○ Easements	VII-2	1	1	1	1			1													1	1	1								
○ Avigation Easement	VII-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																												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	9	
○ Location Map	IX-21	1																													
○ Composite Plan	IX-10	1	2	1	1																										
○ 11"x17" Reduction Composite Plan	IX-10	1			1	1	1	8	1	1	1	1			1	1	1	1	1	1	1	1	1	1	1	1	1	1			
● Final Plat	IX-15	1	2	1	1			1					1																	7	
● 11"x17" Reduction of Final Plat	IX-15	1						8	1	1	1		1	1	1	1	1	1	1	1	1	1			1	1			4		
○ Cover Sheet	IX-11	1	2																												
○ Grading & Stormwater Mgmt Plan	IX-17	1	2													1								1							
○ Storm Drainage Plan and Profile	IX-30	1	2													1		1	1	1											
○ Water and Sewer Plan and Profile	IX-34	1	2	1												1	1	1	1	1							1				
○ Roadway Plan and Profile	IX-28	1	2													1															
○ Road Cross-sections	IX-27	1	2																												
○ Detail Sheet	IX-12	1	2																												
○ Landscape Plan	IX-20	2	1	1																											
○ Geotechnical Report	X-8	1	1								1														1						
○ Phase I & II Environmental Report	X-10,11	1	1																												
○ Final Drainage Report	X-5,6	1	2													1															
○ Stormwater Management Plan	X-14	1	2													1								1							
○ Sewer System Design Report	X-13	1	2	1																	1										
○ Water System Design Report	X-16	1	2	1														1													
○ Traffic Impact Study	X-15	1	2																												
● Site Plan <i>separate map indicating improvements, bldg envelope</i>	IX-29	1	2	1	1			1	8																					6	

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.  
 2) Required submittal items and distribution are indicated by filled in circles., some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.  
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: January 11, 1995  
Conference Attendance: M. Drollinger  
Proposal: Resub.  
Location: NE corner 17th & Grand

Tax Parcel Number: 2945-132-17-012  
Review Fee: \$160  
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Related Files: —

Additional ROW required? To be determined

Area identified as a need in the Master Plan of Parks and Recreation? —

Parks and Open Space fees required? — Estimated Amount: —

Recording fees required? Yes Estimated Amount: —

Adjacent Half street improvements/fees required? TCP for new construction

Revocable Permit required? —

State Highway Access Permit required? —

Applicable Plans, Policies and Guidelines Devel Code

Located in identified floodplain? FIRM panel # No

Located in other geohazard area? —

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? —

Avigation Easement required? —

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

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

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 \_\_\_\_\_  
Signature(s) of Representative(s)

# REVIEW COMMENTS

Page 1 of 2

FILE #RP-96-63

TITLE HEADING: Poland Subdivision

LOCATION: NE corner of 17th & Grand

PETITIONER: Charles E. Poland

PETITIONER'S ADDRESS/TELEPHONE: 1702 Grand Avenue  
Grand Junction, CO 81501  
245-3673

STAFF REPRESENTATIVE: Michael Drollinger

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

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**U.S. WEST** 3/14/96  
**Max Ward** 244-4721

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U.S. West will need a 10' utility easement along the southern property line of Lot 2; 5' utility easement along the east property line of Lot 2; 15' utility easement along the north property line of Lot 2. "See plat".

**CITY UTILITY ENGINEER** 3/15/96  
**Trent Prall** 244-1590

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No comment.

**CITY FIRE DEPARTMENT** 3/18/96  
**Hank Masterson** 244-1414

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The Fire Department has no problem with this proposal.

**PUBLIC SERVICE COMPANY** 3/20/96  
**John Salazar** 244-2781

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1. ELECTRIC - Overhead electric loop serving Lot 1 (1702 Grand Ave.) crosses the vacant lot (Lot 2). The loop extends from a pole on the west side of the alley across Lot 2 heading in a southwesterly direction to the existing home on Lot 1. If a new home is built under the loop, a reroute of the power line will be required.
2. GAS: No objections.

**CITY PROPERTY AGENT** 3/26/96  
**Steve Pace** 256-4003

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1. The basis of bearings statement is inadequate - see Bylaws and Rules of Procedures, revised - May 1995 for recommended basis of bearings statement.
2. The outer monumentation for said subdivision should be set in concrete.
3. Need to show more control information, i.e. bearings & distances along City Monument lines - Ouray & Grand and control monumentation also show bearings around said Poland Subdivision.

4. The total distance along the west line of Poland Subdivision between Ouray and Grand Avenue adds up to 461.36', the distance along 17th is 451.37'.
5. Lien holder approval certificate, if needed.
6. The book & page needs to be filled in in the dedication.
7. Multi-purpose easements are addressed in the dedication but are not shown on the plat.
8. The description located on the right hand side of the plat could be removed, said description being in the dedication.
9. In the title at the top of the plat - Block 3 of Slocombs Addition To the City of Grand Junction, Mesa County, Colorado + Section, Township, Range & Meridian.
10. Block 3 of Slocombs Addition could be added to description in title box at lower right hand corner of the plat.
11. The site plan shows a proposed telephone easement - this would need to be addressed in the dedication.
12. Revise dedication language as shown on red-lined blue print (attached). - *Note on print said*
13. The distance is missing on the lot line common to lots 1 and 2. *"Please Return w/ Response to Comments"*

**CITY DEVELOPMENT ENGINEER**

3/27/96

**Jody Kliska**

244-1591

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No Comments.

**COMMUNITY DEVELOPMENT DEPARTMENT**

3/27/96

**Michael Drollinger**

244-1439

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1. Lot 1 is a corner lot and the 17th Street frontage is considered a "front yard". Please revise the plat and site plan to conform with the front yard setback requirement (45 feet from centerline of road for a local street or minimum 20 feet from property line, whichever is greater).
2. If the overhead power and phone lines crossing Lot 2 are to remain then a utility easement must be provided.

REVISED PLANS ARE REQUIRED which address the items in the review comments. Please submit four sets of revised drawings for review.

You are urged to contact the Community Development Department if you require clarification or further explanation of any items.

**No Comments From:**

City Attorney  
City Solid Waste Management  
Mesa County Surveyor

STAFF REVIEW

FILE: #~~CSP~~<sup>RP</sup>-96-063  
DATE: March 27, 1996  
STAFF: Michael T. Drollinger  
REQUEST: Replat - Poland Subdivision  
LOCATION: 1702 Grand Avenue  
ZONING: RSF-8

STAFF COMMENTS:

1. Lot 1 is a corner lot and the 17th Street frontage is considered a "front yard." Please revise the plat and site plan to conform with the front yard setback requirement (45 feet from centerline of road for a local street or minimum 20 feet from property line, whichever is greater).
2. If the overhead power and phone lines crossing Lot 2 are to remain then a utility easement must be provided.

REVISED PLANS ARE REQUIRED which address the items in the review comments. Please submit four sets of revised drawings for review.

You are urged to contact the Community Development Department if you require clarification or further explanation of any items.

*RP*

*No comments  
from City Attorney,  
City Solid Waste Management,  
County Surveyor*

*Prep up  
PFA -*



2945-132-18-001  
STANLEY EARL CONRAD  
PEGGY GLEYN  
101 RAINBOW DR # 5266  
LIVINGSTON, TX 77351-9330

2945-132-17-003  
ROBERT G BANNOCK  
MARILYN F  
449 N 18TH ST  
GRAND JUNCTION, CO 81501-4408

2945-132-17-006  
ADA H CHRISTENSEN  
437 N 18TH ST  
GRAND JUNCTION, CO 81501-4408

2945-132-17-007  
STACI BARSCHOW  
429 N 18TH ST  
GRAND JUNCTION, CO 81501-4408

2945-132-17-013  
DOUGLAS A SEVERINSEN  
MARY K  
405 N 18TH ST  
GRAND JUNCTION, CO 81501-4408

2945-132-17-014  
LAURA JEAN ADAMS  
423 N 18TH ST  
GRAND JUNCTION, CO 81501-4408

2945-132-18-003  
KENNETH E EDWARDS  
LINDA L  
440 N 16TH ST  
GRAND JUNCTION, CO 81501-4424

2945-132-18-002  
SUZANNE F CARSON  
455 N 17TH ST  
GRAND JUNCTION, CO 81501-4429

2945-132-18-004  
STEPHEN O HARRINGTON  
437 N 17TH ST  
GRAND JUNCTION, CO 81501-4429

2945-132-18-005  
HARRY O PAULY  
DONALD K  
427 N 17TH ST  
GRAND JUNCTION, CO 81501-4429

2945-132-18-006  
RICHARD G PHEGLEY  
LYNN M  
445 N 17TH ST  
GRAND JUNCTION, CO 81501-4429

2945-132-18-007  
M M KRONKRIGHT  
E S  
425 N 17TH ST  
GRAND JUNCTION, CO 81501-4429

2945-132-17-002  
CHARLES W KING  
460 N 17TH ST  
GRAND JUNCTION, CO 81501-4430

2945-132-17-004  
TERRY C TORMEY  
MARCIA A  
440 N 17TH ST  
GRAND JUNCTION, CO 81501-4430

2945-132-17-001  
CORA G SMITH  
1741 OURAY AVE  
GRAND JUNCTION, CO 81501-4465

2945-132-18-008  
JOHN MICHAEL SULLIVAN  
1602 GRAND AVE  
GRAND JUNCTION, CO 81501-4518

2945-132-18-009  
JAMES P ALLEN  
DONNA J  
1616 GRAND AVE  
GRAND JUNCTION, CO 81501-4518

2945-132-18-010  
GWENDOLYN A GIFFIN  
1620 GRAND AVE  
GRAND JUNCTION, CO 81501-4518

2945-132-16-011  
MONTE E RIGGLE  
568 22 1/2 RD  
GRAND JUNCTION, CO 81503-1283

2945-132-16-012  
LOUIS A PURIN  
J J PURIN & D T & S K BEEDE  
888 21 RD  
FRUITA, CO 81521-9315

2945-133-02-012  
SCOTT P ELSBERRY  
ABIGAYLE L ELSBERRY  
1621 GRAND AVE  
GRAND JUNCTION, CO 81501-4517

2945-133-02-013  
STEVE WILSON  
1635 GRAND AVE  
GRAND JUNCTION, CO 81501-4517

2945-133-02-014  
JUNE TURETZKY  
1641 GRAND AVE  
GRAND JUNCTION, CO 81501-4517

2945-133-02-015  
RONALD C CESARIO  
SUSAN M  
1659 GRAND AVE  
GRAND JUNCTION, CO 81501-4517

2945-133-02-028  
ROBERT T SIMPSON  
NINA B - TRUSTEES  
567 22 1/2 RD  
GRAND JUNCTION, CO 81503-1223

2945-133-02-029  
LOREN D POGUE  
MERCED  
PO BOX 40255  
GRAND JUNCTION, CO 81504-0255

2945-133-02-030  
ROMEO A VERA  
1630 WHITE AVE  
GRAND JUNCTION, CO 81501-4544

2945-133-02-031  
JOHN J COZZETTE  
ETAL  
1530 WHITE AVE  
GRAND JUNCTION, CO 81501-4542

2945-132-18-011  
BARBARA POPE  
1640 GRAND AVE  
GRAND JUNCTION, CO 81501-4518

2945-132-17-010  
STEPHEN P MILLERMON  
MELISSA A MILLERMON  
1720 GRAND AVE  
GRAND JUNCTION, CO 81501-4520

2945-132-17-012  
CHARLES E POLAND  
LISA R  
1702 GRAND AVE  
GRAND JUNCTION, CO 81501-4520

2945-132-17-005  
GLEN C DICKERSON  
P ANN  
2996 ROOD AVE  
GRAND JUNCTION, CO 81504

2945-132-17-011  
DAVID V CHRISTENSEN  
DIXIE  
3330 NORWALK ST  
GRAND JUNCTION, CO 81506-1928

2945-132-16-003  
SHARON K FELT  
444 N 18TH ST  
GRAND JUNCTION, CO 81501-4407

2945-132-16-005  
HAROLD J HUTCHISON  
MINNIE  
434 N 18TH ST  
GRAND JUNCTION, CO 81501-4407

2945-132-16-007  
CHARLES H LOPAS  
CAROL J  
430 N 18TH ST  
GRAND JUNCTION, CO 81501-4407

2945-132-16-009  
ORAL L CHEEDLE  
420 N 18TH ST  
GRAND JUNCTION, CO 81501-4407

2945-133-01-001  
HOWARD R PERINO  
BARBARA  
1130 W POLK ST  
CHICAGO, IL 60607-3411

2945-133-01-002  
LOUISE E WRIGHT  
1709 GRAND AVE  
GRAND JUNCTION, CO 81501-4519

2945-133-01-003  
CHARLES R JOHNSON  
M V  
1715 GRAND AVE  
GRAND JUNCTION, CO 81501-4519

2945-133-01-004  
FRANK DELOSA  
BARBARA  
1725 GRAND AVE  
GRAND JUNCTION, CO 81501-4519

2945-133-01-006  
MEADE A ABBEY  
I M  
1805 GRAND AVE  
GRAND JUNCTION, CO 81501-4521

2945-133-01-007  
JAY BOYD PETERSON  
1807 GRAND AVE  
GRAND JUNCTION, CO 81501-4521

2945-133-01-008  
ROBERT STEBBINS  
F C  
1821 GRAND AVE  
GRAND JUNCTION, CO 81501-4521

2945-133-01-020  
SHARON L ARMOUR  
ETAL  
2889 PATTERSON RD  
GRAND JUNCTION, CO 81506-6069

2945-133-01-014  
RALPH TRUJILLO  
M A  
1710 WHITE AVE  
GRAND JUNCTION, CO 81501-4546

2945-133-01-015  
JACQUELINE MARIE MAGILL  
MARY ANN OWEN  
1716 WHITE AVE  
GRAND JUNCTION, CO 81501-4546

2945-133-01-016  
THOMAS D COVINGTON  
1720 WHITE AVE  
GRAND JUNCTION, CO 81501-4546

2945-133-01-017  
TODD JASON HENDERSON  
GJERTIN A  
1730 WHITE AVE  
GRAND JUNCTION, CO 81501-4546

2945-133-01-019  
ROBERT P RINIKER  
1810 WHITE AVE  
GRAND JUNCTION, CO 81501-4548

2945-133-01-013  
JOHANNES K EGGHART  
ELIZABETH A EGGHART  
318 N 17TH ST  
GRAND JUNCTION, CO 81501-4558

2945-133-01-018  
VAN FAITH  
PO BOX 1564  
GRAND JUNCTION, CO 81502-1564

2945-133-01-005  
LEW WUNDERWALD  
PO BOX 1952  
GRAND JUNCTION, CO 81502-1952

2945-133-01-009  
GARY L ROBISON  
NANCY L  
548 HIGHWAY 50  
GRAND JUNCTION, CO 81503-1901

April 24, 1996

Charles E. Poland  
1702 Grand Avenue  
Grand Junction CO 81501

Dear Mr. Poland:

We have completed review of your revised submittal and have identified the following items which remain to be addressed:

1. A lot line distance dimension is required on the property line between lots 1 & 2.
2. The dedication language shall be modified to replace "multi-purpose easements" with "utility easements" (since utility easements are the only type identified on the plat).
3. The language in the "Surveyor's Certificate" shall be modified to be consistent with the highlighted example attached to the plat.
4. Please correct the spelling of "easement" in Lot 2.

All other items have been satisfactorily addressed.

Enclosed for reference is a red-lined copy of the plat with the above items highlighted. We will only need one copy of the revised plat for review. Once the plat is revised satisfactorily, you will be contacted regarding the recording procedure.

Please do not hesitate to contact me should you have any questions or require further clarification on any item.

Sincerely yours,

Michael T. Drollinger  
Senior Planner

cc: File #RP-96-63

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

*file copy*

TO THE MESA COUNTY CLERK & RECORDER:

THIS IS TO CERTIFY that the herein named Subdivision Plat,

POLAND SUBDIVISION

Situated in the NW 1/4 of Section 13,

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 8 day of May, 1996.

City of Grand Junction,  
Department of Public Works & Utilities

By: James L. Shanks

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

Recorded in Mesa County

Date: 6/11/96

Plat Book: 15 Page: 91

Drawer: CC12

1760163 0319PM 06/10/96  
MONIKA TODD CLK&REC MESA COUNTY CO

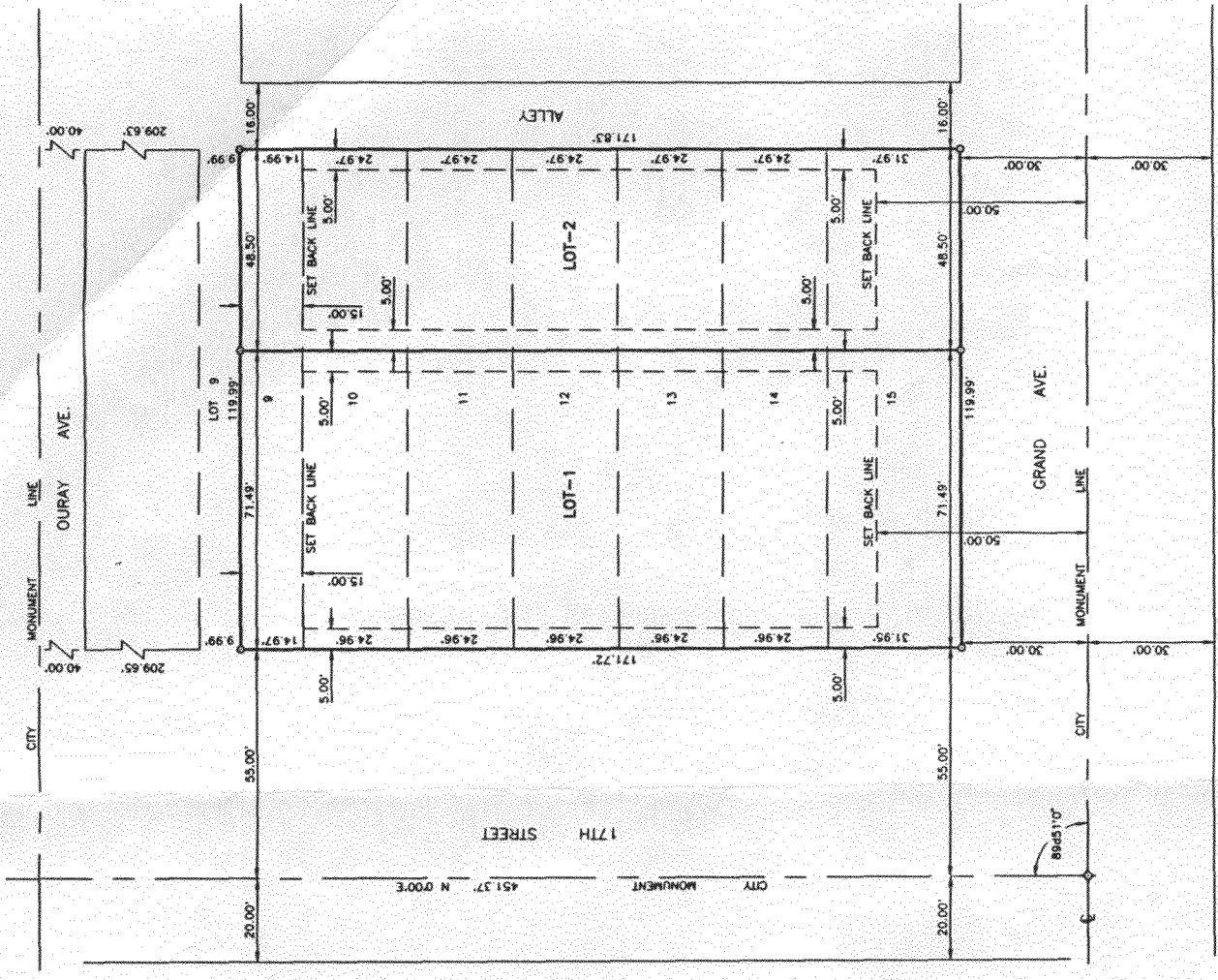
TYPE LEGAL DESCRIPTION (S) BELOW, USING ADDITIONAL SHEETS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

RP-96-63

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South 15 feet of Lot 9, and Lots 10, 11, 12, 13, 14, and 15 in Block 3 of the City of Grand Junction, Sec 13, T. 1S., R. 1W., Ute P.M.

**POLAND SUBDIVISION—REPLAT OF THE SOUTH 15 FT. OF LOTS 9 & LOTS 10,11,12,13,14, & 15**



DESCRIPTION  
 THE SOUTH 15 FEET OF LOT 9 & LOTS 10, 11, 12, 13, 14, & 15 IN BLOCK 3 OF THE CITY OF GRAND JUNCTION, SEC. 13, T.15S., R.1W., UTE P.M.



LOT-1 = .28 ACRE  
 LOT-2 = .19 ACRE  
 TOTAL FOR LOT-1 & LOT-2 = .47 ACRE

- ◆ CITY LAND SURVEY MONUMENT BOLT & WASHER
  - 5/8" X 20" REBAR WITH CAP M.K'D. L.S. NO. 11221 SET
- ALL BEARINGS HEREON BEING RELATIVE TO SURVEY MONUMENTS

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, CHARLES E. POLAND AND LISA R. POLAND, IS THE SAID OWNERS OF THAT REAL PROPERTY SITUATED IN BLOCK THREE OF SLOCOMBS ADDITION IN THE CITY OF GRAND JUNCTION, COLORADO BEING RECORDED IN THE CITY OF GRAND JUNCTION, COLORADO BOOK 11, PAGE THREE, CITY OF GRAND JUNCTION AS RECORDED IN SEVEN BOOKS, BLOCK THREE, CITY OF GRAND JUNCTION, COLORADO, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 15 FEET OF LOT 9 AND ALL OF LOTS 10, 11, 12, 13, 14 AND 15 BLOCK THREE OF SLOCOMBS ADDITION OF THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.

THAT SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED A THE POLAND SUBDIVISION, A REPLAT OF THE SOUTH 15 FEET OF LOTS 9 THROUGH 15 BLOCK THREE OF SLOCOMBS ADDITION OF CITY OF GRAND JUNCTION IN MESA COUNTY COLORADO.

THAT SAID OWNERS DO HEREBY DEDICATE AND SET APART REAL PROPERTY AS SHOWN AND LABELED ON THE ACCOMPANY PLAT AS FOLLOWS:  
 ALL STREETS AND RIGHT-OF-WAY TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC FOREVER;

ALL MULTI-PURPOSE EASEMENTS TO THE CITY OF GRAND JUNCTION FOR THE USE OF PUBLIC UTILITIES AS PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, NATURAL GAS, ELECTRIC LINES, CABLE TV LINES, NATURAL GAS PIPELINES, SANITARY SEWER LINES, WATER LINES, TELEPHONE LINES, AND ALSO FOR THE INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL FACILITIES, STREET LIGHTING, STREET TREES AND GRADE STRUCTURES.

IN WITNESS WHEREOF SAID OWNERS HAS CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS \_\_\_ DAY OF \_\_\_ A.D. 1996

CHARLES E. POLAND \_\_\_\_\_ LISA R. POLAND \_\_\_\_\_  
 STATE OF COLORADO } THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
 COUNTY OF MESA } BEFORE ME THIS \_\_\_ DAY OF \_\_\_ 1996  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 ROTARY PUBLIC \_\_\_\_\_

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }  
 COUNTY OF MESA } I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT  
 \_\_\_ O' CLOCK \_\_\_ M. THIS DAY OF \_\_\_ 1996

CITY MANAGER CERTIFICATE  
 APPROVED THIS \_\_\_ DAY OF \_\_\_ 1996 A.D. CITY OF GRAND JUNCTION

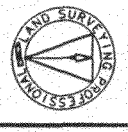
CITY MANAGER \_\_\_\_\_  
 CITY MANAGER CERTIFICATE  
 APPROVED THIS \_\_\_ DAY OF \_\_\_ 1996 A.D. CITY OF GRAND JUNCTION  
 CITY MAYOR \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, HAROLD R. COPE DO HEREBY CERTIFY THAT THE PROPERTY AS PLATTED AND DESCRIBED ABOVE WAS SURVEYED AS DESCRIBED AND IS TO MY KNOWLEDGE ACCURATE AND COMPLETE ALL WORK WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE \_\_\_ DAY OF \_\_\_ 19\_\_\_ AD

COPE SURVEYING COMPANY  
 1625 North 17th Street, Grand Jct., CO. 81501  
 (970) 242-0760

HAROLD R. COPE  
 REGISTERED LAND SURVEYOR, NO. 11221



CHARLES POLAND PROPERTY  
**FINAL PLAT**  
 POLAND SUBDIVISION—REPLAT OF  
 PART OF LOT 9 & LOTS 10 THROUGH 15,  
 IN THE CITY OF GRAND JUNCTION, SEC. 13,  
 T.15S., R.1W., UTE P.M., BY  
 COPE SURVEYING COMPANY  
 HAROLD R. COPE  
 REGISTERED LAND SURVEYOR

BOOK NO. 25  
 DATE OF SURVEY: 1/22/96  
 PLAT BY: JMS  
 DATE: 2/8/96