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File RP-1996-123

Name: Harvey Replat – 699 Roundhill Drive-Replat

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

X	X	Correspondence		
X	X	Homeowner's Variance – Bk 2194 / Pg 814		
X		Treasurer's Certificate of Taxes Due – 3/27/96-Certificate 48808/48809		
X		Warranty Deed – Bk 2065 / Pg 231		
X		Certification of Plat – 7/11/96		
X	X	Note to file		
X	X	Horizon Glenn Subdivision Plat (with addresses) – see GIS Historical Maps for further maps - **		
X		Notice of Land Use Application – issued 7/16/96		



DEVELOPMENT APPLICATION

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

Receipt _____
 Date _____
 Rec'd By _____
 File No. _____

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

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input checked="" type="checkbox"/> Resub	1.86 Ac. More or Less	SW 1/4 SE 1/4 NE 1/4 Sec. 2, T13, R1W UTE MERIDIAN	PR 1.8 & R3F-1	Residential & Vacant
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

PROPERTY OWNER DEVELOPER

REPRESENTATIVE

Leonard & E. Lynne Harvey
Name

David & Susan Darden
Name

Lee Stiles, PLS
Name

699 Round Hill Dr.
Address

698 Round Hill Dr.
Address

3014 Bookcliff Ave
Address

Grand Junction, Co. 81506
City/State/Zip

Grand Junction, Co. 81506
City/State/Zip

Grand Junction, Co. 81506
City/State/Zip

(970) 245-7810
Business Phone No.

(970) 245-2538
Business Phone No.

(970) 434-3369
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.

Lee Stiles
Signature of Person Completing Application

3/15/96
Date

Leonard E. Harvey & Lynne Harvey

3/31/96

David & Susan Darden
Signature of Property Owner(s) - attach additional sheets if necessary

3/31/96
Date

SL Ventures Inc.
c/o Tim Foster
422 White Ave.
Grand Junction, CO 81501

Leonard & Lynne Harvey
699 Round Hill Drive
Grand Junction, CO 81506

David & Bethany Hoffman
P.O. Box 1452
Grand Junction, CO 81502

Lee Stiles
3014 Bookcliff Ave.
Grand Junction, CO 81504

Richard Geer
627 Entrada St.
Grand Junction, CO 81504

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

Roy & Mary Lou Wahlberg
171 Eight Mile Lane
Polson, MT 59860

Martin & Miriam O'Boyle
P.O. Box 2342
Grand Junction, CO 81502

Phillip Emerson, Trustee
622 Round Hill Drive
Grand Junction, CO 81506

Kimberly Williams
695 Round Hill Drive
Grand Junction, CO 81506

David & Susan Darden
698 Round Hill Drive
Grand Junction, CO 81506

Huber Family Revocable
Living Trust
649 Horizon Drive
Grand Junction, CO 81506

SUBMITTAL CHECKLIST

RESUBDIVISION

Location: 699 Round Hill Dr.

Project Name: Harvey

ITEMS	SSID REFERENCE	DISTRIBUTION																				
Date Received <u>5-13-96</u> Receipt # <u>4011</u> File # <u>RP-96-123</u>		<input checked="" type="checkbox"/> City Community Development <input checked="" type="checkbox"/> City Dev. Eng. <input checked="" type="checkbox"/> City Utility Eng. <input checked="" type="checkbox"/> City Property Agent <input type="checkbox"/> City Parks/Recreation <input type="checkbox"/> City Fire Department <input type="checkbox"/> City Attorney <input type="checkbox"/> City G.J.P.C. (8 sets) <input type="checkbox"/> City Downtown Dev. Auth. <input type="checkbox"/> City Police <input type="checkbox"/> County Planning <input type="checkbox"/> County Bldg. Dept. <input checked="" type="checkbox"/> County Surveyor <input type="checkbox"/> Walker Field <input type="checkbox"/> School Dist. #51 <input type="checkbox"/> Irrigation District <input checked="" type="checkbox"/> Drainage District <u>6 V Water</u> <input checked="" type="checkbox"/> Water District <u>Ute</u> <input type="checkbox"/> Sewer District <input type="checkbox"/> U.S. West <input type="checkbox"/> Public Service <input type="checkbox"/> GVRP <input type="checkbox"/> CDOT <input type="checkbox"/> Corps of Engineers <input type="checkbox"/> Colorado Geological Survey <input type="checkbox"/> U.S. Postal Service <input type="checkbox"/> Persigo WWTF <input type="checkbox"/> TCI Cable																				
DESCRIPTION	SSID REFERENCE	TOTAL REQ'D.																				
● Application Fee <u>\$160</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	
● Application Form*	VII-1	1	1	1	1	1	1	8	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	8	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	8	1	1	1			1	1	1	1	1	1	1	1	
○ Location Map	IX-21	1																				
○ Composite Plan	IX-10	1	2	1	1																	
○ 11"x17" Reduction Composite Plan	IX-10	1			1	1	1	8	1	1	1	1			1	1	1	1	1	1	1	
● Final Plat	IX-15	1	2	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ 11"x17" Reduction of Final Plat	IX-15	1						8	1	1	1			1	1	1	1	1	1	1	1	
○ 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		1	
○ Water and Sewer Plan and Profile	IX-34	1	2	1										1	1	1	1	1		1	1	
○ Roadway Plan and Profile	IX-28	1	2											1								
○ Road Cross-sections	IX-27	1	2																			
○ Detail Sheet	IX-12	1	2																			
○ Landscape Plan	IX-20	2	1	1																		
○ Geotechnical Report	X-8	1	1								1									1		
○ Phase I & II Environmental Report	X-10,11	1	1																			
○ Final Drainage Report	X-5,6	1	2											1								
○ Stormwater Management Plan	X-14	1	2											1					1			
○ Sewer System Design Report	X-13	1	2	1												1						
○ Water System Design Report	X-16	1	2	1											1							
○ Traffic Impact Study	X-15	1	2																	1		
○ Site Plan	IX-29	1	2	1	1		1	8														

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

PRE-APPLICATION CONFERENCE

Date: 8/24/95

Conference Attendance: _____

Proposal: _____

Location: _____

Tax Parcel Number: 2945-021-13-021

Review Fee: _____

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

Additional ROW required? _____

Adjacent road improvements required? _____

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

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

Recording fees required? _____ Estimated Amount: _____

Half street improvement fees/TCP required? _____ Estimated Amount: _____

Revocable Permit required? _____

State Highway Access Permit required? _____

On-site detention/retention or Drainage fee required? _____

Applicable Plans, Policies and Guidelines _____

Located in identified floodplain? FIRM panel # _____

Located in other geohazard area? _____

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

Avigation Easement required? _____

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

- Access/Parking
- 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.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

NARRATIVE

PROJECT No. 96103

APRIL 20, 1996

TO: CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT.

RE: HARVEY REPLAT (SUBDIVISION)

This project entails the combining of two parcels of land within the City of Grand Junction, Colorado into a Minor Subdivision.

One parcel is now known as Lot 1 and outlot 'A' as may be found on that plat of Horizon Glen Subdivision, as amended, as is recorded in Plat Book 14, at Page(s) 116-118, of the land records of the Mesa County Clerk and Recorder and is currently owned by Leonard & Lynne Harvey; together with an unplatted parcel of land which adjoins Lot 1 and Outlot 'A' to the south and is located by Mesa County Assessor's number 2945-021-00-029 and is found described in Book 2065 at Page 231, and is currently owned by David & Susan Darden.

Lot 1 and Outlot 'A' lie within the City of Grand Junction PR 1.8 zone and the unplatted parcel is currently zoned RSF-1. The access for Lot 1 and Outlot 'A' is onto Round Hill Drive (AKA F-3/4 Road). All utilities for Lot 1/Outlot 'A' are currently in place. The unplatted parcel is currently vacant land with a small shed near the Northwest corner of the property which does not have a permanent foundation.

Lot 1/Outlot 'A' are currently subject to a ten foot wide utility easement along the West line and a twenty foot wide utility and irrigation easement along the South side. Lot 1/Outlot 'A' are also subject to an existing twenty foot wide easement for ingress and egress in favor of the Dardens' along the South line of the Lot/Outlot.

It is the desire of the Harvey and Darden to join the two parcels of land into a subdivision containing two lots: Lot A and Lot B. In the process, Outlot 'A' would be extinguished and an adjustment of the common line between the Harvey Lot and the Darden Parcel would be done, adding the south five feet of the Harvey land to the Darden property; extinguishing the twenty foot wide easement for ingress and egress in favor of Darden which currently goes from the west line Lot 1/Outlot 'A', easterly to Horizon Drive. In it's place would be a twelve foot wide easement for ingress and egress burdening Harvey in favor of Darden as may be found on the submitted subdivision plat which accompanies this narrative. The twenty foot wide easement for utilities and irrigation will not be extinguished but will now fall five feet onto the Darden Lot and fifteen feet onto the Harvey Lot.

HARVEY SUBDIVISION NARRATIVE
CONTINUED.

APRIL 20, 1996

This proposed subdivision was presented to the Horizon Glen Homeowner's Association, Inc., for approval as per paragraph 21 of the Protective Covenants for Horizon Glen Subdivision as may be found in the land records in Book 1864 at Page(s) 682 through 703.

The Homeowner's Association has given their approval as shown by document titled "Homeowner's Variance", as recorded in Book 2194 at Page(s) 814 & 815, in the land records of the Mesa County Clerk and Recorder, a copy of said variance is provided with this Narrative. The main points of the variance are as follows: 1. The Association grants a variance to Harveys from the terms of Paragraph 21 of the Covenants, and does permit Harveys to resubdivide their property. 2. That the Harveys agree that the replatted "Lot 'A' (Harvey) will remain subject to all terms and conditions of the Covenants, and further, that the replatted "Lot 'B' (Darden) shall not be afforded any of the benefits and uses of the Horizon Glen Subdivision, as Amended.

In addition to the restructuring of the existing easements and the extinguishment of the one easement for ingress and egress in favor of the Dardens onto Horizon Drive, this subdivision will dedicate by plat a ten foot wide easement for utilities and irrigation along the West line of the new Lot 'B', as may be shown. all ingress and egress by these two lots shall be onto Round Hill Road.

The existing Preservation Easement affecting the east portion of Lot 1, Horizon Glen Subdivision will stay in effect. No future irrigation changes are anticipated which may effect Horizon Glen Subdivision as Amended. Benefits to the City of Grand Junction are increased property taxes, utility and irrigation easements, safety increases with reduced access onto Horizon Drive.

This ends the Project Narrative for the proposed Harvey Subdivision.

LeRoy H. Stiles, PLS

244-1430

-1447.

LEE STILES
CONSULTING LAND SURVEYOR
3014 BOOKCLIFF AVE.,
GRAND JUNCTION, COLORADO 81504
(970) 434-3369

REQUIREMENTS

OCTOBER 11, 1995

TO: LEONARD & LYNNE HARVEY
699 ROUNDHILL DRIVE
GRAND JUNCTION, CO. 81506

RE: REPLAT OF LOT 1, HORIZON GLEN SUBDIVISION, AMENDED.

LAST THURSDAY I HAD A MEETING WITH THE CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT DEPT. REGARDING HOW TO GO ABOUT THE REPLAT OF YOUR LOT (LOT 1, HORIZON GLEN SUB'D, AMENDED) AND THE IRREGULAR PARCEL ADJOINING ON THE SOUTH (DARDEN 'HORSE LOT').

THE MEETING WAS ATTENDED BY MIKE PELLETIER AND BILL NEBEKER, WHO BY THE WAY IS YOUR NEW CASE WORKER. THE TWO MAIN POINTS BROUGHT UP IN THE MEETING WERE THE EASEMENT ALONG THE SOUTH LINE OF YOUR LOT WHICH IS IN FAVOR OF DARDEN AND OTHERS, AND WHETHER THE DARDEN PARCEL SHOULD BE PART OF HORIZON GLEN SUB'D, AMENDED.

THE CONSENSUS IS AS FOLLOWS:

- 1.) EVEN THOUGH THE EASEMENT MAY BE IN FAVOR OF MORE PEOPLE THAN THE DARDENS, THE CITY OF GRAND JUNCTION WILL NOT ALLOW ANY ACCESS ONTO HORIZON DRIVE EXCEPT AT DESIGNATED STREETS OR DRIVEWAYS. THE TWENTY FOOT EASEMENT IN FAVOR OF DARDENS' AND OTHERS IS NOT ONE OF THOSE DESIGNATED.

SINCE THE DARDENS AND OTHERS WHO MAY HAVE THE EASEMENT HAVE ANOTHER ACCESS ONTO A PUBLIC ROAD, THEY HAVE NO NEED OF THE EASEMENT ACROSS YOUR PROPERTY. THE CITY WILL, BY DENYING ACCESS, EXTINGUISH THE EASEMENT.

- 2.) ON THE ISSUE OF WHETHER THE DARDEN IRREGULAR PARCEL SHALL BECOME PART OF HORIZON GLEN; THE ANSWER IS NO.

THE CITY, AFTER FURTHER CONSIDERATION AND CONVERSATIONS WITH TIM WOODMANSEE, CITY PLANNING, AND MY CONVERSATIONS WITH THE COUNTY SURVEYORS OFFICE HAVE LED TO THE FOLLOWING UNDERSTANDING.

REQUIREMENTS:

- A. FIRST, WE WILL HAVE A MINOR SUBDIVISION CALLED MINOR SUBDIVISION, A REPLAT OF LOT 1, AND OUTLOT 'A', HORIZON GLEN SUBDIVISION, AMENDED AND A PARCEL OF LAND LYING IN THE SW1/4 NE1/4 OF SECTION 2, T.1S., R.1W., UTE MERIDIAN LYING WESTERLY OF HORIZON DRIVE, CITY OF GRAND JUNCTION, COLORADO.
- B. TO ESTABLISH THIS REPLAT IT WILL BE NECESSARY FOR THE PETITIONER (THE HARVEYS) TO ASK THE HORIZON GLEN SUBDIVISION, AMENDED, HOMEOWNERS ASSOCIATION FOR APPROVAL TO REPLAT WITH THE FOLLOWING REQUIREMENTS. (LOT 1 WILL BE CALLED 'LOT A', OUTLOT 'A' WILL BE RECONFIGURED BUT STILL REMAIN ACCESS FOR IRREGULAR PARCEL TO SOUTH; AND THE IRREGULAR PARCEL WILL BECOME LOT 'B'.)
1. THE NEW LOT 'A' SHALL REMAIN UNDER THE COVENANTS AND RESTRICTIONS CURRENTLY IN FORCE FOR HORIZON GLEN SUBDIVISION, AMENDED.
 2. THE NEW LOT 'B' SHALL BE A PART OF THE MINOR SUBDIVISION BUT SHALL NOT BE UNDER THE COVENANTS AND RESTRICTIONS OF HORIZON GLEN SUBDIVISION, AMENDED. ALSO LOT 'B' SHALL NOT RECEIVE ANY BENEFIT FROM ANY USES THAT MAY BE AFFORDED LOTS WITHIN HORIZON GLEN SUBDIVISION, AMENDED.
 3. THAT THE NEW LOTS 'A' AND 'B' SHALL RELINQUISH ANY REAL OR APPARENT RIGHTS THEY MAY HAVE IN THE EASEMENT ACROSS THE SOUTH 20 FEET OF THE CURRENT LOT 1 OF HORIZON GLEN SUBDIVISION, AMENDED AS SHOWN ON THE RECORDED PLAT THEREOF.

TO THIS END THE CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT DEPT. IS REQUIRING THE HARVEYS TO DO THE FOLLOWING:

TO APPEAR BEFORE THE HORIZON GLEN SUBDIVISION, AMENDED, HOMEOWNERS ASSOCIATION TO ASK FOR APPROVAL TO REPLAT LOT 1 AND OUTLOT 'A' OF SAID SUBDIVISION AND TO CREATE A MINOR SUBDIVISION HAVING TWO (2) LOTS AND A RECONFIGURED OUTLOT 'A' WITH RESTRICTIONS 1, 2 & 3, AS SHOWN ABOVE. FURTHER, IF REPLATTING IS APPROVED BY THE HOMEOWNERS ASSOCIATION THEN THAT ASSOCIATION SHALL PREPARE A DOCUMENT NOTING SAID APPROVAL TO REPLAT, AND RECORD SAID DOCUMENT INTO

HARVEY REQUIREMENTS CONTINUED

OCTOBER 11, 1995

THE RECORDS OF THE MESA COUNTY CLERK AND RECORDER.

ALSO, IN THAT DOCUMENT SHOULD BE A REFERENCE TO THE PROTECTIVE COVENANTS FOR HORIZON GLEN SUBDIVISION AS MAY BE FOUND IN BOOK 1864 AT PAGE(S) 682 TO 703, INCLUSIVE.

IN NO EVENT SHOULD YOU AND THE DARDENS ENTER INTO ANY AGREEMENTS WHICH MAY BE CONTRARY TO THE PROTECTIVE COVENANTS FOR THE HORIZON GLEN SUBDIVISION, AMENDED. AS A MATTER OF FACT, IT WOULD BE BEST NOT TO HAVE ANY SPECIAL COVENANTS OR AGREEMENTS PERIOD.

IF YOU SHOULD HAVE ANY QUESTIONS REGARDING THIS ISSUE PLEASE CALL ME. ALSO I WILL BE AVAILABLE TO BE AT THE HOMEOWNERS MEETING IF YOU SO DESIRE.

RESPECTFULLY SUBMITTED



LEE STILES, PLS.

HOMEOWNER'S VARIANCE

1740190 1121AM 12/19/95
MONIKA TODD CLK&REC MESA COUNTY CO

This Variance entered into among Horizon Glen Homeowner's Association, Inc., a Colorado corporation ("Association") and Leonard E. Harvey and E. Lynne Harvey ("Harveys");

RECITALS:

A. Harveys are the owners of the following described real property located in Mesa County, Colorado, to-wit:

Lot 1 and Lot A in Horizon Glen Subdivision, as Amended, hereinafter called the "Property";

B. The Property is subject to the terms and conditions of Protective Covenants recorded November 6, 1991 in Book 1864 at Pages 682 through 703 of the records of the Clerk and Recorder of Mesa County, Colorado;

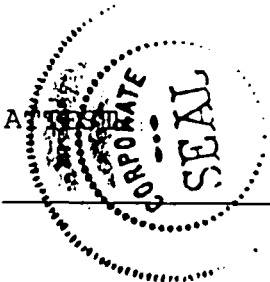
C. Under the supervision of the City of Grand Junction Community Development Department, Harveys desire to replat their Property into a Minor Subdivision, consisting of Lots "A" and "B" in a subdivision called Harvey Subdivision ;

NOW THEREFORE, in consideration of the premises, it is agreed as follows:

- 1. The Association does hereby grant a variance to Harveys from the terms of Paragraph 21 of the Covenants, and does permit Harveys to resubdivide their Property as described in paragraph C above.
- 2. Harveys agree that the replatted Lot "A" will remain subject to all terms and conditions of the Covenants, and further, that the replatted Lot "B" shall not be subject to the terms and conditions of the Covenants, nor shall said lot be afforded any of the benefits and uses of the Horizon Glen Subdivision, as Amended.
- 3. The terms of this Variance shall be binding upon the heirs, personal representatives, successors and assigns of the parties hereto.

HORIZON GLEN HOMEOWNER'S ASSOCIATION, INC.

By *Monika Todd*



HARVEYS:

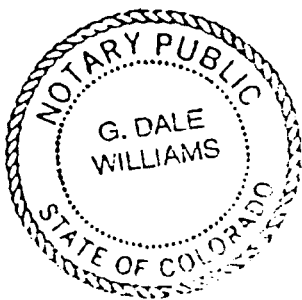
Leonard E Harvey
E Lynne Harvey

STATE OF COLORADO)
) ss.
COUNTY OF M E S A)

The foregoing instrument was acknowledged before me this 19th of December, 1995 by Glen Madrid as President of Horizon Glen Homeowner's Association, Inc., a Colorado corporation; and Leonard E. Harvey and E. Lynne Harvey.

Witness my hand and seal.

My commission expires: 4/7/97



G. Dale Williams
Notary Public

REVIEW COMMENTS

Page 1 of 2

FILE #RP-96-123

TITLE HEADING: Harvey Minor Subdivision

LOCATION: 699 Round Hill Drive

PETITIONER: Leonard & Lynne Harvey

PETITIONER'S ADDRESS/TELEPHONE: 699 Round Hill Drive
Grand Junction, CO 81506
245-7810

PETITIONER'S REPRESENTATIVE: Lee Stiles

STAFF REPRESENTATIVE: Bill Nebeker

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

CITY UTILITY ENGINEER 5/15/96
Trent Prall 244-1590

No objections.

CITY POLICE DEPARTMENT 5/20/96
Dave Stassen 244-3587

No comment.

CITY DEVELOPMENT ENGINEER 5/22/96
Jody Kliska 244-1591

Please place a note on the plat indicating no access to Horizon Drive. - OK TO DELETE PER JODY
6-18-96 BN

CITY PROPERTY AGENT 5/22/96
Steve Pace 256-4003

See attached map for comments.

PUBLIC SERVICE COMPANY 5/22/96
Jon M. Price 244-2693

Public Service Company has no additional requirements - no objections.

GRAND VALLEY WATER USERS 5/28/96
Richard Proctor 242-5065

Grand Valley Water Users' Association has no ditches or structures located within this project area. Therefore, offers no comments on the project.

CITY FIRE DEPARTMENT

5/23/96

Hank Masterson

244-1414

A flow test of the nearest hydrant on Round Hill Drive resulted in available flows of 350 gallons per minute. Records from Ute Water indicates that this hydrant is fed by a 4" main. Minimum required fire flows are 500 gallons per minute. In addition, a hydrant must be located within 250' from a lot frontage and be supplied by a main of at least 6" size.

Ute Water plans to complete a fire line upgrade in this area in the near future. Petitioner must submit documentation from Ute Water as to the date when this upgrade will be completed.

The Fire Department will not allow building construction on the proposed new lot until the fire line upgrade is completed.

UTE WATER

5/28/96

Gary R. Mathews

242-7491

No objections.

CITY COMMUNITY DEVELOPMENT

5/29/96

Bill Nebeker

244-1447

1. Please submit a copy of the "Homeowner's Variance" referred to in the narrative. I did not get a copy.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Attorney

U.S. West

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

TO THE MESA COUNTY CLERK & RECORDER:

THIS IS TO CERTIFY that the herein named Subdivision Plat,

HARVEY MINOR SUBDIVISION RP-96-123,

Situated in the NE 1/4 of Section 2,

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 9 day of July, 1996.

City of Grand Junction,
Department of Public Works & Utilities

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

Recorded in Mesa County
Date: _____
Plat Book: <u>15</u> Page: <u>116</u>
Drawer: <u>CC 34</u>

1763897 0351PM 07/11/96
MONIKA TODD CLK&REC MESA COUNTY CO

Note to the file (RP-96-123)

Although the note was removed from the plat that no access is allowed to Horizon Drive from either of these lots, access is still not preferred. The note was removed to satisfy David Darden 's request, and in exchange for the relinquishment of his easement to Horizon Drive.

Bill Nebeker

7-11-96

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

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS:

That the undersigned, Leonard E. Harvey & E. Lynne Harvey and David A. Darden & Susan S. Darden are the owners of those real properties situated in the City of Grand Junction, County of Mesa, State of Colorado, these being Lot 1 & Outlot 'A', Horizon Glen Subdivision as amended as may be found in Plat Book 14 at Pages 116-118 inclusive, and found conveyed in book 2151 at page 37, together with an unplatted parcel of land situated in the S1/4 SE1/4 NE1/4 of Section 2, T.1S., R.1W., Ute Meridian, which is found described in book 2065 at page 231, respectively, in the land records of the Mesa County Clerk and Recorder, as shown on the accompanying plat, the exterior boundary of said real properties being more particularly described as follows:

BEGINNING at a found Mesa County Survey Marker for the Southwest Corner of the SE1/4 NE1/4 of said Section 2, from whence a found U.S. Bureau of Land Management Marker for the Northwest Corner of the SE1/4 NE1/4 of said Section 2, bears N00°0'17"E, a distance of 1320.72 feet, with all bearings contained herein being relative thereto; Thence N00°01'17"E, a distance of 477.27' to the Northwest corner of said properties; Thence S89°58'43"E, bounded Northerly By Lot 2 of the aforementioned Horizon Glen Subdivision as Amended, a distance of 289.88 feet to a point on the Northwesternly Right-of-Way line of Horizon Drive; Thence S26°30'01"W, along said Northwesternly Right-of-Way line, a distance of 533.02 feet to a point on the South line of the afore mentioned SE1/4 NE1/4 of said Section 2; Thence S89°50'31"W, along said South line, a distance of 52.22 feet to the **POINT OF BEGINNING.**

6630

RIA

SURVEYORS' CERTIFICATE

I, GERARD H. PELSMA, do hereby certify that the accompanying plat of Round Hill, a subdivision of a part of the County of MESA, has been prepared under my direction, and accurately represents a survey of same.
Gerard H. Pelsma
Colo. Reg. Prof. Engr. & Land Surveyor 2376

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this day of April, A.D. 1957
Board of County Commissioners of the County of Mesa, Colorado
By Richard C. Zollner
Chairman

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this day of April, A.D. 1957
County Planning Commission of the County of Mesa, Colorado
By Richard C. Zollner
Chairman

DISTRICT PLANNING COMMISSION

Approved this day of April, A.D. 1957
Fruitridge District Planning Commission in the County of Mesa, Colorado
By Richard C. Zollner
Chairman

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. A.D. 1957 and is duly recorded in Plat Book No. 18, Page 1
Recorder
By _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, W.C. KURTZ, JR., and RICHARD C. ZOLLNER are the owners of that real property situated in the County of MESA, STATE OF COLORADO, lying in the NE 1/4 of Sec. 2, T1S, R1W, UM, and described as follows:
S 1/2 SW 1/4 NE 1/4 & S 1/2 NE 1/4 SW 1/4 T1S R1W UM, E 1/2 Sec. 2 T1S R1W UM, thence N 89° 57' E 640.00 ft along said described section line to a pt. of beginning thence N 11° 00' E 172.98 ft, thence N 90° 00' E 170.00 ft, thence S 56° 04' E 301.32 ft thence S 89° 57' W 185.46 ft along said described line to pt. of beginning as shown by the accompanying plat thereof.
That the said W.C. KURTZ, JR., and RICHARD C. ZOLLNER have caused the said real property to be laid out and purposed as a subdivision, a subdivision of a part of the County of MESA.

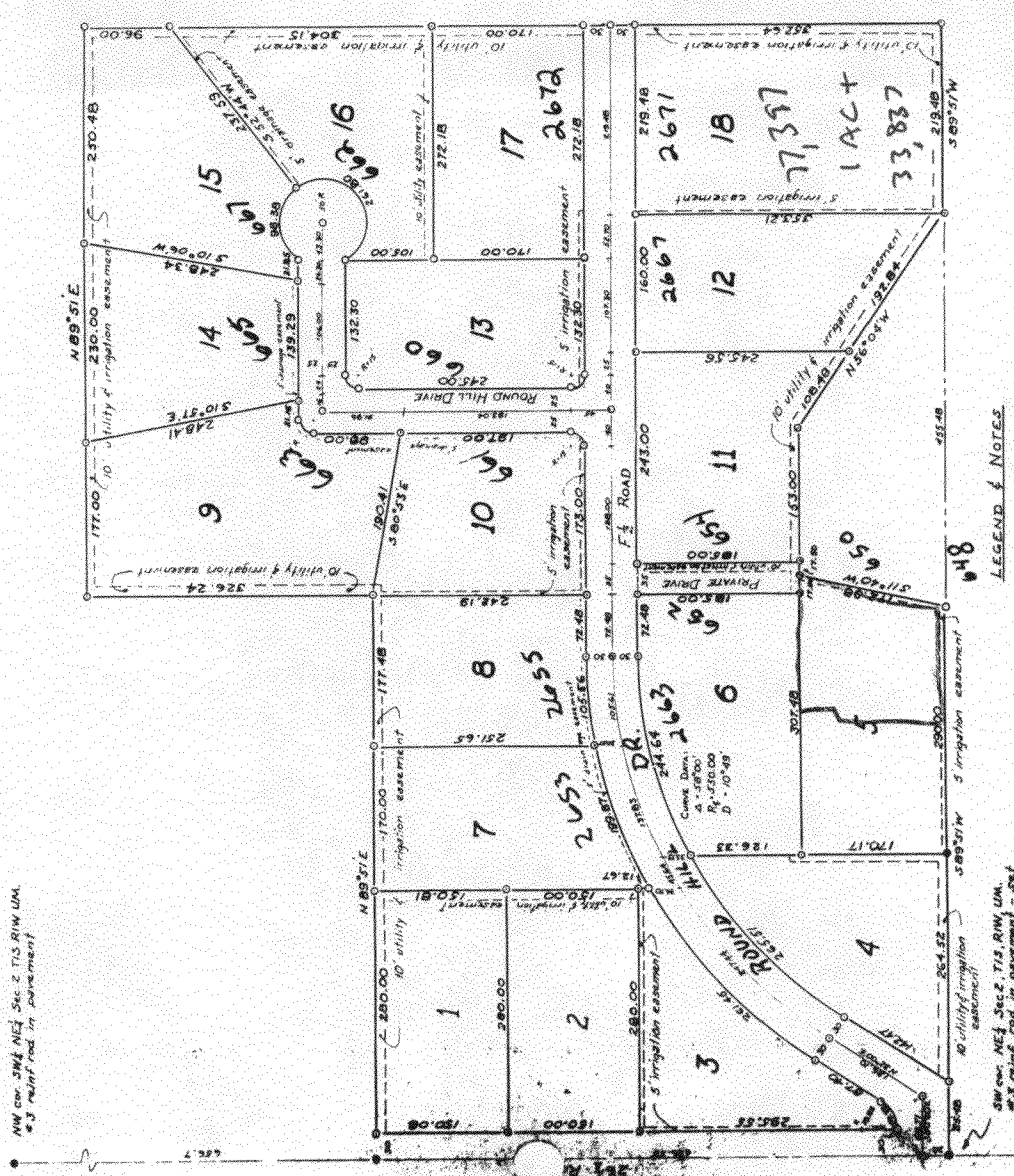
That the said W.C. KURTZ, JR., and RICHARD C. ZOLLNER hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of telephone and electric lines, poles and underground cables, storm and sanitary sewer mains; water mains; gas pipe lines; and those portions of said real property which are labeled as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes and conduits.

That all expenses involving necessary improvements for a water system, sanitary sewer system, gas service, electrical service, grading and landscaping, storm sewer system, curbs and gutters, street pavement and side walks shall be incurred by the purchaser or seller --- not the County of MESA.

In witness whereof, said W.C. KURTZ, JR., and RICHARD C. ZOLLNER have caused their names to be hereunto subscribed this 17th day of APRIL, A.D. 1957. By Richard C. Zollner

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 17th day of April, A.D. 1957 by W.C. KURTZ, JR., and RICHARD C. ZOLLNER. My commission expires _____
Witness my hand and official seal
Notary Public



LEGEND & NOTES

- o 3 or 4 reinforcing rod corner monument set by G.H. Pelsma
- reinforcing rod corner found in place
- property line
- - - easement line

All bearings oriented with assumed N 0° 00' 00" line from SW cor. NE 1/4 to NW cor. SW 1/4 NE 1/4 Sec. 2 T1S R1W UM. All property lines are N 00° 00' 00" 500' 00" N 90° 00' 00" E or S 90° 00' 00" W unless marked otherwise. Boundary of S 1/2 SW 1/4 NE 1/4 & S 1/2 NE 1/4 SW 1/4 Sec. 2 T1S R1W UM located from corners set on plat of survey by JOHN C. SHEPHERD, Colo. Reg. Prof. Engr. 2444

ROUND HILL SUBDIVISION

PREPARED BY RICHARD C. ZOLLNER, JR., & RICHARD C. ZOLLNER

ENGINEERING BY GERARD H. PELSMA 610 ROAD-GRAND JCT - COLO APRIL 8, 1957