



DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

File No. RP 96-185

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		Horizon Park East	PR	SFR
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Marlene J. Spiecker

Marlene J. Spiecker

Rolland Engineering

Name

Name

Name

4329 Racquet Court

4329 Racquet Court

405 Ridges Court

Address

Address

Address

Grand Junction, Colorado 81506

Grand Junction, Colorado 81506

Grand Junction, Colorado 81503

City/State/Zip

City/State/Zip

City/State/Zip

242-5096

242-5096

243-8300

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.

Frank J. Spiecker
Signature of Person Completing Application

July 8, 1996

Date

Marlene J. Spiecker
Signature of Property Owner(s) - attach additional sheets if necessary

July 8, 1996

Date



DEVELOPMENT APPLICATION

Community Development Department
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<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Sidney J. Squirrell

Sidney J. Squirrell

Rolland Engineering

Name
4339 Racquet Court

Name
4339 Racquet Court

Name
405 Ridges Court

Address
Grand Junction, CO 81506

Address
Grand Junction, CO

Address
Grand Junction, CO 81503

City/State/Zip
241-2909

City/State/Zip
241-2909

City/State/Zip
243-8300

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.

Frank J. Squirrell
Signature of Person Completing Application

July 8, 1996
Date

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

July 8, 1996
Date

PRE-APPLICATION CONFERENCE

Date: 7/1/96
Conference Attendance: Trevor Brown, Kristen Ashbeck
Proposal: Replat Horizon Park East
Location: _____

Tax Parcel Number: _____
Review Fee: \$180

(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.

Kerlene J. Becker X *Trevor Brown*
Signature(s) of Petitioner(s) Signature(s) of Representative(s)

~~HORIZON PARK EAST DEVELOPMENTCOMPAN
1015 N 7TH ST
GRAND JUNCTION, CO 81501-3102~~

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GRAND JUNCTION, CO 81501-3102~~

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~~HORIZON PARK EAST DEVELOPMENTCOMPANY
1015 N 7TH ST
GRAND JUNCTION, CO 81501-3102~~

~~MARVIN L CRAWFORD
4340 RACQUET CT
GRAND JUNCTION, CO 81506-5408~~

~~HORIZON PARK EAST DEVELOPMENTCOMPAN
1015 N 7TH ST
GRAND JUNCTION, CO 81501-3102~~

~~JAMES E FUOCCO
4360 RACQUET CT
GRAND JUNCTION, CO 81506-5408~~

~~HORIZON PARK EAST DEVELOPMENTCOMPANY
1015 N 7TH ST
GRAND JUNCTION, CO 81501-3102~~

~~HORIZON PARK EAST DEVELOPMENTCOMPAN
1015 N 7TH ST
GRAND JUNCTION, CO 81501-3102~~

~~ROBERT C TIMMINS
4349 RACQUET CT
GRAND JUNCTION, CO 81506~~

~~SIDNEY J SQUIRRELL
4339 RACQUET CT
GRAND JUNCTION, CO 81506-5408~~

~~MARLENE J SPIECKER
4329 RACQUET CT
GRAND JUNCTION, CO 81506-5408~~

~~HORIZON PARK EAST DEVELOPMENTCOMPANY
1015 N 7TH ST
GRAND JUNCTION, CO 81501-3102~~

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GRAND JUNCTION, CO 81501-3102~~

~~HORIZON PARK EAST DEVELOPMENTCOMPANY
1015 N 7TH ST
GRAND JUNCTION, CO 81501-3102~~

~~KEENAN CONSTRUCTION INC
225 N 5TH ST STE 611
GRAND JUNCTION, CO 81501~~

~~KEENAN CONSTRUCTION INC
225 N 5TH ST STE 611
GRAND JUNCTION, CO 81501~~

~~COUNTRY CLUB ESTATES
477 ELKWOOD TER
ENGLEWOOD, NJ 07631-1937~~

~~MACPARTNERS LTD LIABILITY CO
443 N 6TH ST
GRAND JUNCTION, CO 81501-2731~~

~~G ROAD INVESTMENTS
814 25 RD
GRAND JUNCTION, CO 81505-9665~~

~~G ROAD INVESTMENTS
2328 I-70 FRONTAGE RD
GRAND JUNCTION, CO 81505-9601~~

~~G ROAD INVESTMENTS
814 25 RD
GRAND JUNCTION, CO 81505-9665~~

C R BROWN
703 23 1/2 RD
GRAND JUNCTION, CO 81505

DONALD EDWARD TYRE
694 WESTCLIFF DR
GRAND JUNCTION, CO 81506-4063

C R BROWN
703 23 1/2 RD
GRAND JUNCTION, CO 81505

OWNER ROSTER

8/ 8/96

OWNER ADDRESS	PROPERTY ADDRESS	SCHEDULE NUMBER
HORIZON PARK EAST DEVELOPMENTCOMPAN 1015 N 7TH ST GRAND JUNCTION, CO 81501-3102	4361 N 15TH ST	2945-012-61-001
HORIZON PARK EAST DEVELOPMENTCOMPAN 1015 N 7TH ST GRAND JUNCTION, CO 81501-3102	4351 N 15TH ST	2945-012-61-002
HORIZON PARK EAST DEVELOPMENTCOMPAN 1015 N 7TH ST GRAND JUNCTION, CO 81501-3102	4341 15TH ST	2945-012-61-003
HORIZON PARK EAST DEVELOPMENTCOMPAN 1015 N 7TH ST GRAND JUNCTION, CO 81501-3102	1460 RACQUET WY	2945-012-61-004
HORIZON PARK EAST DEVELOPMENTCOMPAN 1015 N 7TH ST GRAND JUNCTION, CO 81501-3102	1450 RACQUET WY	2945-012-61-005
HORIZON PARK EAST DEVELOPMENTCOMPAN 1015 N 7TH ST GRAND JUNCTION, CO 81501-3102	1440 RACQUET WY	2945-012-61-006
HORIZON PARK EAST DEVELOPMENTCOMPAN 1015 N 7TH ST GRAND JUNCTION, CO 81501-3102	1430 RACQUET WY	2945-012-61-007
MARVIN L CRAWFORD 4340 RACQUET CT GRAND JUNCTION, CO 81506-5408	4340 RACQUET CT	2945-012-61-008
HORIZON PARK EAST DEVELOPMENTCOMPAN 1015 N 7TH ST GRAND JUNCTION, CO 81501-3102	4350 RACQUET CT	2945-012-61-009

OWNER ROSTER

8/ 8/96

OWNER ADDRESS	PROPERTY ADDRESS	SCHEDULE NUMBER
JAMES E FUOCCO 4360 RACQUET CT GRAND JUNCTION, CO 81506-5408	4360 RACQUET CT	2945-012-61-010
HORIZON PARK EAST DEVELOPMENTCOMPAN 1015 N 7TH ST GRAND JUNCTION, CO 81501-3102	4364 RACQUET CT	2945-012-61-011
HORIZON PARK EAST DEVELOPMENTCOMPAN 1015 N 7TH ST GRAND JUNCTION, CO 81501-3102	4359 RACQUET CT	2945-012-61-012
ROBERT C TIMMINS 4349 RACQUET CT GRAND JUNCTION, CO 81506	4349 RACQUET CT	2945-012-61-013
SIDNEY J SQUIRRELL 4339 RACQUET CT GRAND JUNCTION, CO 81506-5408	4339 RACQUET CT	2945-012-61-014
MARLENE J SPIECKER 4329 RACQUET CT GRAND JUNCTION, CO 81506-5408	4329 RACQUET CT	2945-012-61-015
HORIZON PARK EAST DEVELOPMENTCOMPAN 1015 N 7TH ST GRAND JUNCTION, CO 81501-3102	1400 RACQUET WY	2945-012-61-016
HORIZON PARK EAST DEVELOPMENTCOMPAN 1015 N 7TH ST GRAND JUNCTION, CO 81501-3102	1401 RACQUET WY	2945-012-61-017
HORIZON PARK EAST DEVELOPMENTCOMPAN 1015 N 7TH ST GRAND JUNCTION, CO 81501-3102	1409 RACQUET WY	2945-012-61-018
HORIZON PARK EAST DEVELOPMENTCOMPAN 1015 N 7TH ST	1419 RACQUET WY	2945-012-61-019

OWNER ROSTER

8/8/96

OWNER ADDRESS	PROPERTY ADDRESS	SCHEDULE NUMBER
GRAND JUNCTION, CO 81501-3102		
HORIZON PARK EAST DEVELOPMENTCOMPAN 1015 N 7TH ST GRAND JUNCTION, CO 81501-3102	1429 RACQUET WY	2945-012-61-020
HORIZON PARK EAST DEVELOPMENTCOMPAN 1015 N 7TH ST GRAND JUNCTION, CO 81501-3102	1439 RACQUET WY	2945-012-61-021
HORIZON PARK EAST DEVELOPMENTCOMPAN 1015 N 7TH ST GRAND JUNCTION, CO 81501-3102	1449 RACQUET WY	2945-012-61-022
HORIZON PARK EAST DEVELOPMENTCOMPAN 1015 N 7TH ST GRAND JUNCTION, CO 81501-3102	1459 RACQUET WY	2945-012-61-023
KEENAN CONSTRUCTION INC 225 N 5TH ST STE 611 GRAND JUNCTION, CO 81501	2715 G RD	2945-012-78-001
KEENAN CONSTRUCTION INC 225 N 5TH ST STE 611 GRAND JUNCTION, CO 81501	2717 G RD	2945-012-78-002
COUNTRY CLUB ESTATES 477 ELKWOOD TER ENGLEWOOD, NJ 07631-1937		2945-012-79-001
MACPARTNERS LTD LIABILITY CO 443 N 6TH ST GRAND JUNCTION, CO 81501-2731	681 HORIZON DR	2945-012-50-003
G ROAD INVESTMENTS 814 25 RD GRAND JUNCTION, CO 81505-9665	698 WESTCLIFF DR	2945-012-00-015

OWNER ROSTER

8/ 8/96

OWNER ADDRESS	PROPERTY ADDRESS	SCHEDULE NUMBER
G ROAD INVESTMENTS 2328 I-70 FRONTAGE RD GRAND JUNCTION, CO 81505-9601	690 WESTCLIFF DR	2945-012-00-018
G ROAD INVESTMENTS 814 25 RD GRAND JUNCTION, CO 81505-9665	696 WESTCLIFF DR	2945-012-00-019
C R BROWN 703 23 1/2 RD GRAND JUNCTION, CO 81505	2713 G RD	2945-012-00-021
DONALD EDWARD TYRE 694 WESTCLIFF DR GRAND JUNCTION, CO 81506-4063	694 WESTCLIFF DR	2945-012-00-022
C R BROWN 703 23 1/2 RD GRAND JUNCTION, CO 81505	2711 G RD	2945-012-00-103

S-S SUBDIVISION

GENERAL PROJECT REPORT

PREPARED FOR:

**Frank and Marlene Spiecker
and
Sidney Squirrell**
Lots 14 and 15 of Horizon Park East Sub.
Grand Junction, CO 81505

PREPARED BY:

ROLLAND ENGINEERING
405 Ridges Boulevard
Suite A
Grand Junction, CO 81503

August 8, 1996

S-S Subdivision (SS) is a replat of Lots 14, 15, 16, and 17 of the existing Horizon Park East Subdivision which is located in the area of G Road and Horizon Drive directly south of Bookcliff Country Club. The lots, comprising approximately 0.8 acre, are located in the NW 1/4 NW 1/4, Section 1, Township One South, Range One West, of the Ute Meridian, Mesa County, Colorado.

The original Horizon Park East Subdivision has all of the improvements developed. Lots 14 and 15 have existing homes on the lots with lots 16 and 17 being vacant at this time. Lot 16 is a lot that is behind (to the west) of Lots 14 and 15.

The owners of Lots 14 and 15, Sidney Squirrell and Marlene Spiecker respectively, have purchased Lot 16 and wish to split lot 16 between Lots 14 and 15. Lots 14 and 15 will gain approximately 80 more feet in length. Lot 16 will no longer exist and the density of the original Horizon Park East Subdivision will decrease by one lot. Lot 14 of the original Horizon Park East Subdivision will become Lot A of SS, Lot 15 will become Lot B of SS, Lot 16 will become part of Lots A and B of SS, and Lot 17 will not change physically at all but will become Lot C. Lot 17(Lot C) is part of this subdivision because a common ingress/egress easement that was shared by Lots 16 and 17 is being vacated with the S-S Subdivision. Lot 17 still has its flag lot access. The 20 foot wide utility, drainage, and irrigation easement that ran along the lot line between Lots 16 and 17 will remain as previously dedicated on the Horizon Park East Subdivision plat.

All utilities are available and are in place functioning.

No unusual demands will be placed on public facilities by this project.

A Final Drainage Report was submitted when Horizon Park East was developed. No changes will occur regarding drainage; only one less housing unit will be built.

No apparent geologic hazards exist on the property.

Signage for Horizon Park East Subdivision is in place. No additional signage is contemplated in regards to S-S Subdivision.

The S-S Subdivision is strictly a plat adjustment getting rid of the existing Lot 16 by splitting it up between the existing lots 14 and 15 of Horizon Park East Subdivision. No development or improvements are required beyond what is already in place. New lot boundary pins will be placed for the New Lots A and B of the SS Subdivision. Lot 17 does not change at all on the platted ground. All three replatted lots will be subject to covenants, conditions and restrictions previously recorded for Horizon Park East Homeowner's Association.

REVIEW COMMENTS

Page 1 of 2

FILE #RP-96-185

TITLE HEADING: S-S Subdivision

LOCATION: 1400 & 1401 Racquet Way and 4329 & 4339 Racquet Court

PETITIONER: Marlene Spiecker & Sidney Squirrel

PETITIONER'S ADDRESS/TELEPHONE: 4329 Racquet Court
Grand Junction, CO 81506
242-5096

PETITIONER'S REPRESENTATIVE: Trevor Brown, Rolland Engineering

STAFF REPRESENTATIVE: Kristen Ashbeck

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

CITY COMMUNITY DEVELOPMENT

8/19/96

Kristen Ashbeck

244-1437

1. Is the name of the plat "S-S" as in title or "S&S" as in Surveyor Certificate on plat and site plan?
2. Minor typographical errors: spelling of "Recorder" in dedication statement, 2nd Para.; date in all notary blocks-1993; delete reference to County Planning Commission in City Certificate.
3. Approval by Utility Coordinating Committee (UCC) is required. Earliest meeting is September 11, 1996. Petitioner may hand route sign-off sheet if approval is needed before that date.

CITY DEVELOPMENT ENGINEER

8/23/96

Jody Kliska

244-1591

No comment.

CITY PROPERTY AGENT

8/14/96

Steve Pace

256-4003

1. Lien holder certificate? (if needed)
2. Total acreage appears to be 0.90 acres instead of 0.91 acres.
3. Note #3 should state "An existing ingress/egress easement in favor of old Lots 16 & 17".
4. Minor spelling errors - see attached bluelines.

CITY FIRE DEPARTMENT

8/19/96

Hank Masterson

244-1414

No comment.

CITY POLICE DEPARTMENT

8/13/96

Dave Stassen

244-3587

No comment.

CITY ATTORNEY

8/20/96

Dan Wilson

244-1501

1. If any of the easements to be extinguished run to the benefit of any adjoiner, the consent of the adjoiner is required or an ordinance vacating the easement is required. See Note 3.
2. As a technical matter do any of the other owners, whose property rights are deferred by the Horizon Park East plat, object? Do they consent? To remove this question written consent of the other Horizon Park East lot owners should be required.

GRAND VALLEY WATER USERS

8/13/96

Richard Proctor

242-5065

Grand Valley Water Users Association does not have any project facilities effected by this project.

UTE WATER

8/19/96

Gary Mathews

242-7491

No objections to the replat.

U S WEST

8/15/96

Max Ward

244-4721

No problems. There is an easement on the SE corner going north 10' on Lot 16, with existing U S West, CATV and PSCO peds. Easement not reflected on plat.

PUBLIC SERVICE COMPANY

8/15/96

John Salazar

244-2781

GAS & ELECTRIC: The area highlighted on the attached copy of the S-S Subdivision plat (a replat of Horizon Park East Subdivision) is a utility easement as recorded in Book 2132, Page 433 at the Mesa County Clerk & Recorder's Office.

Request that this utility easement (copy attached) be platted prior to recording the S-S Subdivision plat.

TO DATE, NO COMMENTS RECEIVED FROM:

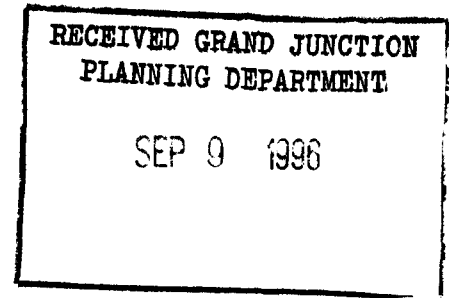
City Utility Engineer

TCI Cablevision

RESPONSE TO COMMENTS

Date: September 9, 1996
Title: S&S Subdivision
File# RP-96-185
Location: 4329 and 4339 Racquet Court in Horizon Park East Subdivision.

TO: City of Grand Junction
Community Development
250 North 5th Street
Grand Junction, CO 81501
STAFF REPRESENTATIVE: Kristen Ashbeck



FROM: ROLLAND Engineering
405 Ridges Blvd., Suite A
Grand Junction, CO 81503
Phone (970)243-8300 Contact: Trevor Brown

The following responses are sequenced in the order that the review comments were provided:

CITY COMMUNITY DEVELOPMENT

1. The name on the plat and plan will be changed to "S&S".
2. Spelling corrected. Dates changed to 1996. Reference to County Planning deleted.
3. Approval by UCC with earliest meeting being September 11, 1996 noted.

CITY DEVELOPMENT ENGINEER

"No Comment" noted.

CITY PROPERTY AGENT

1. Lienholder certificates added for three lots.
2. Total acreage changed to 0.90 acres.
3. Note #3 changed as requested.
4. Minor spelling errors fixed per bluelines.

CITY FIRE DEPARTMENT

"No Comment" noted.

CITY POLICE DEPARTMENT

"No Comment" noted.

CITY ATTORNEY

1. The ingress/egress easement being extinguished on old lots 16 and 17 has both property owners being represented on the plat. Both adjoining property owners are signing the plat. The underlying utility, irrigation, and drainage easement is not being changed.
2. All property owners within a 200 foot radius, which includes all property owners within Horizon Park East Subdivision, were contacted per the City of Grand Junction Requirements. Mailing labels were made and the property owners were mailed a notice.

GRAND VALLEY WATER USERS

We note their comment that they do not have any project facilities affected by this project.

UTE WATER

Comment noted of "no objections to the replat".

U.S. WEST

The easement, Book 2132, Page 433, has been added to the plat.

PUBLIC SERVICE COMPANY

The easement, Book 2132, Page 433, has been added to the plat.



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

MEMORANDUM

DATE: September 25, 1996

TO: Mark Achen
Linda Afman

FROM: Kristen Ashbeck *KA*

RE: Request your signatures on S&S Subdivision Plat

*OK
MA/26*

Attached for your signatures is the Final Plat for the S&S Subdivision located within the Horizon Park east subdivision just south of Bookcliff Country Club. Two property owners are purchasing a lot behind them and resubdividing to incorporate the lot into their lots (making two larger lots out of three small lots). This plat was reviewed administratively and has approvals from the Utility Coordinating Committee and the City Property Agent. Please call me at x1437 if you have questions about this project. Thank you.



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 27, 1996

TREVOR
~~DON PARIS --~~

Please provide me the following for recordation of the S&S Subdivision plat:

- Original of Plat
- 2 - Full-Size MYLAR Copies of Plat
- 1 - 11" x 17" MYLAR Copy of Plat
- Diskette of Plat
- \$11.00 to Mesa County Clerk & Recorder for Recording Fees

Please call if you have questions about the materials requested.

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,

S & S SUBDIVISION

Situated in the NW 1/4 of Section 1,

Township 1 SOUTH, Range 1 WEST,

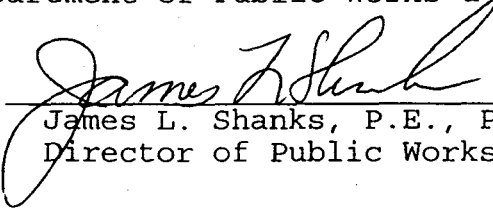
of the UTE Meridian in the City of Grand Junction, County of Mesa, State of Colorado, has been reviewed under my direction and, to the best of my knowledge, satisfies the requirements pursuant to C.R.S. 38-51-106 and the Zoning and Development Code of the City of Grand Junction for the recording of subdivision 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 16 day of September, 1996.

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: <u>15</u> Page: <u>169</u>
Drawer: <u>0078</u>

1772573 0351PM 09/27/96
MONIKA TODD CLK&REC MESA COUNTY CO

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

Lot 14, 15, 16, 17 of HORIZON PARK EAST SUBDIVISION, as recorded in Plat Book 14 Page 159 at Mesa County Clerk and Recorder Office.

4329 & 4339 Racquet Ct.
1400 & 1401 Racquet Way

T1S, R1W, U1M. SEC 36 SEC 36 N90°00'00"E (BASIS OF BEARING) 1320.85' G ROAD 1320.85'

SEC 2 SEC 1 NW Cor Section 1, T1S, R1W, U1M.

NE Cor NW 1/4 NW 1/4 Sec 1, T1S, R1W, U1M.

CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	40.00'	38.80'	37.29'	N 27°44'35" E	55°34'22"	21.08'
C2	40.00'	15.38'	15.28'	N 11°03'20" W	22°01'28"	12.33'

- LEGEND**
- - OLD MONUMENT
 - - MESA COUNTY SURVEY MONUMENT
 - - FOUND REBAR & CAP - L.S. 24943
 - - SET REBAR & CAP - L.S. 18469



N00°03'21"E 1315.54' 27 Road

458.21' S 00°03'03" W 1318.81'

Adj. C. R. Brown BK 2178 PG 061

Adj. C. R. Brown BK 2182 PG 782

Adj. R. E. J. TIMMONS BK 2205 PG 310

SW Cor NW 1/4 NW 1/4 Sec 1, T1S, R1W, U1M. Bench Mark Elevation = 4668.57

N89°51'28"W 1320.97'

1320.97'

SE Cor NW 1/4 NW 1/4 Sec 1, T1S, R1W, U1M.

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 certifying of this plan hereon.

PREVIOUSLY DEDICATED 20' UTILITY, IRRIGATION, & DRAINAGE EASEMENT (See Note 3)

PREVIOUSLY DEDICATED 10' UTILITY, IRRIG. & DRAINAGE EASEMENT

HORIZON PARK SUBDIVISION BK 13 PG 513

S 89°57'24" W 488.75'

AREA SUMMARY FOR LOTS 1, 2, & 3

AREA IN LOTS:		
LOT 1-----	0.29 AC	31.9%
LOT 2-----	0.30 AC	33.0%
LOT 3-----	0.32 AC	35.1%
TOTALS	0.91 AC	100.0%



ROLAND ENGINEERING
405 Ridge Blvd
Grand Jct., CO 81503
(970) 243-8300

FILE: E:\MFLD\ENR-2017E.DWG
S&S SUBDIVISION SITE PLAN

LOCATED: NW 1/4 NW 1/4 Section 1, Township 1 South, Range 1 West, Use Meridian, Mesa County, Colorado

Drawn	Checked	Date	Rev.	Sheet
TAB		7/16/96	1	1

RP-194-175