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File RP-1996-202

Name: Grace Commercial Subdivision – West Side of Faith Street

<b>P r e s e n t</b>	<b>S c a n n e d</b>	<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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		*Review Sheet Summary
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X		Reduction of assessor's map.
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		Record of certified mail
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		Reduction of any maps – final copy
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		Other bound or non-bound reports
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X	X	<b>*Review Comments</b>
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

**DOCUMENT DESCRIPTION:**

X	X	Resolution No. Bk 2285 / Pg 550 - **		
X	X	City Council Minutes – 11/20/96 - **		
X	X	Correspondence		
X		Commitment for Title Insurance – Western CO Title Co.- 12/12/95		
X		Treasurer's Certificate of Taxes Due – 12/15/95 – Mesa Co. – Cert. # 45816/45817		
X		Notice of Land Use Application – mailed 9/6/95		
X		Certification of Plat – 12/10/96		
X	X	Amended Final Plat		

Bill - contact Ed Lenhart 245-7470  
pre-approach checklist for replat to  
Jim Langford

**THOMPSON-LANGFORD CORPORATION**

Engineering & Land Surveying  
529 25 1/2 Road, Suite B 210  
Grand Junction, Colorado 81505  
Phone: 303-243-6067  
FAX 241-2845

August 12, 1996

Mr. Jack Bogart  
Art Depot  
530 25 Rd.  
Grand Junction, CO 81505

Re: Detention area for Grace Commercial Subdivision

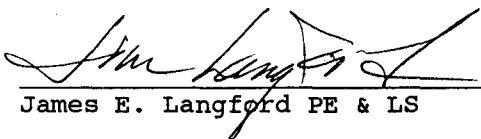
Jack:

Following our phone conversation last week, I went back through our file to try and determine what had dictated the size of the area platted for the detention facility. Normally lot line positioning is a coordinated effort between the client and/or his planner. We have our needs and the clients needs are usually driven by a lot size he would like, so I was looking for some map that may have shown conceptual lot lines. I didn't find anything like that, but did find a map, which I believe was prepared for one of our meetings with the City. On this map, we had estimated the size of the facility that would be needed. It would appear that the lot line was positioned by this estimate.

When we first met with Jodi Kliska, the City Development Engineer, about drainage, there was some encouragement from her that we might be able to make the drainage payment in lieu of detention. In our discussions with Jodi, some fairly low historic runoff coefficients were being used because this would generate the largest payment for the City. When Don Newton would not approve the payment no matter what the payment, we went back to a serious attempt to predict the historic runoff rate. These drainage calculations based on actual final design made it possible to significantly decrease the size of the pond.

There is no reason the larger area should be required. We only need enough area set aside to accommodate the pond and its' appurtenances. I wouldn't think that the City would have any objection to our doing a lot line adjustment or amended plat to regain this area which is not needed for the detention facility.

Sincerely,

  
James E. Langford PE & LS

JEL/iml



# DEVELOPMENT APPLICATION

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

Receipt \_\_\_\_\_

Date \_\_\_\_\_

Rec'd By \_\_\_\_\_

File No. RP-96-202

*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
Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input checked="" type="checkbox"/> Resub	Ac <i>0.878</i>	NW $\frac{1}{4}$ , SW $\frac{1}{4}$ Sec. 10, T1S R1W Ute Meridian	C-2	Commercial/Retail
Rezone				From: To:	
Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
Conditional Use					
Zone of Annex					
Variance					
Special Use					
Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
Revocable Permit					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Jack Bogart

Jack Bogart

Jim Langford

530 25 Road

-

Thompson-Langford Corp.  
 529 25 $\frac{1}{2}$  Rd. Ste. B210

Grand Junction, CO 81505

-

Grand Junction, CO 81505

(970) 245-1611

-

(970) 243-6067

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

*I 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 process. 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.*

*Jim Langford*  
 Signature of Person Completing Application

*9/3/96*  
 Date

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

*9/3/96*  
 Date

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

Date

# SUBMITTAL CHECKLIST

## RESUBDIVISION

Location: 6124th FAITH / Hwy 6:50

Project Name: 6124th Commercial Sub 4025

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.	County Planning	County Bldg. Dept.	County Engineer	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	Persigo WWTF	TCI Cable	TOTAL REQ'D.
DESCRIPTION																													
● Application Fee \$160 + \$15/acre	VII-1	1																											
● Submittal Checklist*	VII-3	1																											
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Reduction of Assessor's Map <i>TLC</i>	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title <i>TLC</i>	VII-2	1		1			1																						
○ Appraisal of Raw Land	VII-1	1		1	1																								
● Names and Addresses* <i>TLC</i>	VII-2	1																											
● Legal Description* <i>TLC</i>	VII-2	1		1																									
○ Deeds	VII-1	1		1			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 <i>TLC</i>	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
○ 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 <i>TLC</i>	IX-15	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 11"x17" Reduction of Final Plat <i>TLC</i>	IX-15	1						1	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					
○ Storm Drainage Plan and Profile	IX-30	1	2																										
○ Water and Sewer Plan and Profile	IX-34	1	2	1																									
○ Roadway Plan and Profile	IX-28	1	2																										
○ 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 <i>TLC</i>	X-5,6	1	2																										
○ Stormwater Management Plan	X-14	1	2																						1				
○ Sewer System Design Report	X-13	1	2	1																									
○ Water System Design Report	X-16	1	2	1																									
○ Traffic Impact Study	X-15	1	2																										
● Site Plan <i>SHOW IRRIGATION POND!!</i>	IX-29	1	2	1	1		1	8																					

**AND BUILDING TO BE REMOVED**

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

PRE-APPLICATION CONFERENCE

Date: 8.15.96
Conference Attendance: BILL NEBECKER, 150 UNIVERSITY BLVD BY PHONE
Proposal: 2 LOT REDEVELOPMENT
Location: FAIRHURST 6/50

Tax Parcel Number:
Review Fee: \$160 + \$15/1000 GROSS ACRES
(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)

Jack Hall  
Trustee  
2522 Hwy 6 & 50  
Grand Junction, CO  
81505

Fred Schmid Realty  
Assoc.  
P.O. Box 17809  
Denver, CO 80217

HNL Company  
P.O. Box 1239  
Grand Junction, CO  
81502

Wal-Mart Stores Inc.  
Property Tax Dept.  
702 SW 8th St.  
Bentonville, AR  
72716

Donald Johnson  
c/o Trustees  
P.O. Box 9010  
Grand Junction, CO  
81501

CR Brown Oil Co.  
c/o Monument Oil Co.  
703 23 1/2 Road  
Grand Junction, CO  
81505

Fred Ligrani  
2526 River Road  
Grand Junction, CO  
81505

Jim Langford  
Thompson-Langford  
529 25 1/2 Road #B210  
Grand Junction, CO  
81505

Joseph Wakeen  
9943 Radcliff Road  
Albuquerque, NM  
87114

Gamble Enterprises  
P.O. Box 2906  
Grand Junction, CO  
81502

LKB Corporation  
120 N. 4th Street  
Frisco, CO 80443

Jack Bogart  
Art Depot  
530 25 Road  
Grand Junction, CO  
81505

**Resubdivision  
General Project Report**

**Lot 1 and Tract A of  
Grace Commercial Subdivision**

September 1996

Prepared for:

**Jack Bogart  
% The Art Depot  
530 25 Road  
Grand Junction, CO 81505**

Prepared by:

**THOMPSON-LANGFORD CORPORATION  
529 251/2 RD., SUITE B-210  
Grand Junction, CO 81505  
PH. 243-6067**

Job. No. 0280-002

# Lot 1 and Tract A of Grace Commercial Subdivision

## A. Project Description:

1. Location: Lot 1 and Tract A of Grace Commercial Subdivision is located in the Northeast 1/4 Southwest 1/4, Section 10, Township 1 South, Range 1 West of the Ute Meridian. In more local terms, it is located north of and immediately west of Sam's Club across Faith Street.

2. Acreage: = 0.878 Acres

3. Proposed Use: The applicant is proposing to adjust the lotline of Lot 1, 25 feet east to better match the limits of the area needed for the detention basin.

## B. Public Benefit:

Less area will have to be maintained by the Tenants Association.

## C. Project Compliance, Compatibility, and Impact:

1. Adopted plans and/or policies: Grace Commercial Subdivision is an existing approved commercial subdivision. "In-fill" is an oft stated priority in the developed areas in and around Grand Junction.

2. Land use in the surrounding area: The lots on either side of this parcel are already developed into commercial uses

3. Site access and traffic patterns: Not applicable - no new lots being created.

4. Availability of utilities:

Not applicable. No new lots are being created.

5. Special or unusual demands on utilities: Not applicable - no new lots being created.

6. Effects on public facilities: Not applicable for a lot line adjustment.

7. Site Soils and geology: Not applicable for a lot line adjustment.



8. Impact of project on site geology and geological hazards: Not applicable for a lot line adjustment.

9. Hours of operation: Not applicable - no new lots are being created.

10. Signage plans: Not applicable - no new lots are being created.

D. Development Schedule and Phasing:

Not applicable - no new construction being proposed.

All structures on the site will be removed.

# REVIEW COMMENTS

Page 1 of 2

**FILE #** RP-96-202 **TITLE HEADING:** Replat - Grace Commercial Sub.

**LOCATION:** West side of Faith Street (Bogart Lane)

**PETITIONER:** Jack Bogart

**PETITIONER'S ADDRESS/TELEPHONE:** 530 25 Road  
Grand Junction, CO 81505  
245-1611

**PETITIONER'S REPRESENTATIVE:** Ed Lenhart

**STAFF REPRESENTATIVE:** Bill Nebeker

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

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**COMMUNITY DEVELOPMENT DEPT.**

9/13/96

**Bill Nebeker**

244-1447

1. I verified with the Mesa County Surveyor that the most correct way to accomplish the proposed lot line adjustment is to file a replat of lot 1 and Tract A. An amended plat presumes that the first plat had a mistake. Failing to place a lot line where the owner wanted it is not a mistake amenable by filing an amended plat.

However, if you prefer to use the submitted amended plat to accomplish the lot line adjustment you must do the following:

- a. place a note on the plat explaining why an amended plat is being filed
- b. Have any lots been sold in the subdivision since this plat was recorded? If so, any new owners must sign the amended plat.

2. An incorrect drainage report was submitted. The report submitted requests paying a fee for drainage.

3. Now would be the time to change the street name if "Faith Street" is not preferred.

Note: Existing building straddling lot 1 and Tract A will be removed as previously agreed upon.

**CITY UTILITY ENGINEER**

9/12/96

**Trent Prall**

244-1590

No objections.

**PUBLIC SERVICE CO.**

9/10/96

**Jon Price**

244-2693

Public Service Company has no additional requirements.

**U.S. WEST**

**9/6/96**

**Max Ward**

**244-4721**

---

For timely telephone service, as soon as you have a plat and power drawing for your development, please.....

MAIL COPY TO:

U S West Communications

ATTN: Max Ward

P.O. Box 2688

Grand Junction, CO 81505

We need to hear from you at least 60 days prior to trenching.

**CITY FIRE DEPARTMENT**

**9/12/96**

**Hank Masterson**

**244-1414**

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The Fire Department has no problems with this proposal.

**GRAND JUNCTION DRAINAGE DISTRICT**

**9/11/96**

**John Ballagh**

**242-4343**

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1. There are no known existing or planned district facilities within or adjacent to Grace Commercial Subdivision replat.
2. The entire subdivision is in the Buthorn Drain basin. The highway borrow ditch flows northwesterly between the site and almost 25 Road where the Buthorn Drain crosses under Highway 6 & 50 AND intercepts the surface drainage from this site.
3. The owners/developers need to speak to and come to agreement on easements through the adjoiner's property before surface drainage is routed anywhere other than into City or State road right-of-way.

**UTE WATER**

**9/18/96**

**Gary Mathews**

**242-7491**

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1. An 8" water main is needed for Faith Street. Water mains shall be c-900, class 150. Installation of pipe fittings, valves and services including testing and disinfection shall be in accordance with Ute Water standard specifications and drawings.
2. Developer will install the meter pits and yokes. Ute will furnish the pits and yokes.
3. Construction plans required 48 hours before development begins.
4. Policies and fees in effect at the time of application will apply.



City of Grand Junction, Colorado  
250 North Fifth Street  
81501-2668  
FAX: (970)244-1599

November 14, 1996

Dear Property Owner:

At its November 20, 1996 hearing, the Grand Junction City Council will consider a request by Jack Bogart, owner and developer of Grace Commercial Subdivision Replat, to change the street name within the subdivision from Faith Street to Bogart Street. The hearing will be held at the City Auditorium at 250 North 5th Street, Grand Junction, Colorado, beginning at 7:30 p.m.

The numbered addresses assigned to the lots on Faith Street will remain the same, only the street name will change. If the council approves the name change, the post office, emergency services and other applicable agencies will be notified of the change. If you have any questions please call me at 244-1447.

Sincerely,

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

Bill Nebeker  
Senior Planner

**JACK BOGART**

530 25 Road  
Grand Junction, Colorado 81505

Telephone 970-245-1611  
Fax 970-245-7053

November 16, 1996

Bill Nebeker  
City of Grand Junction  
250 North Fifth Street  
Grand Junction, CO 81501

Dear Bill,

As owner and developer of Grace Commercial Subdivision, I would like at this time to request that the name Faith Street be changed to Bogart Lane.

I understand there will be a hearing on this matter November 20. I will be pleased to be in attendance for any further discussion concerning this matter.

Sincerely,

  
Jack Bogart

**CITY OF GRAND JUNCTION**

**DATE: November 20, 1996**

**CITY COUNCIL**

**STAFF: Bill Nebeker**

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**AGENDA TOPIC:** Street Name Change

**SUMMARY:** As owner and developer of Grace Commercial Subdivision Replat, Jack Bogart requests that Faith Street be renamed Bogart Street. This subdivision, located between 25 and 25 1/2 Road, north of Highway 6 & 50 (directly west of Sam's Club) is largely vacant with no businesses within the subdivision with Faith Street addresses. Faith Street is a 800 foot long cul-de-sac, located only within this subdivision. There are no other streets in Mesa County named Bogart Street. The post office, emergency service and other applicable agencies will be notified of this change.

**ACTION REQUESTED:** Adoption of Resolution

**BACKGROUND INFORMATION:** None

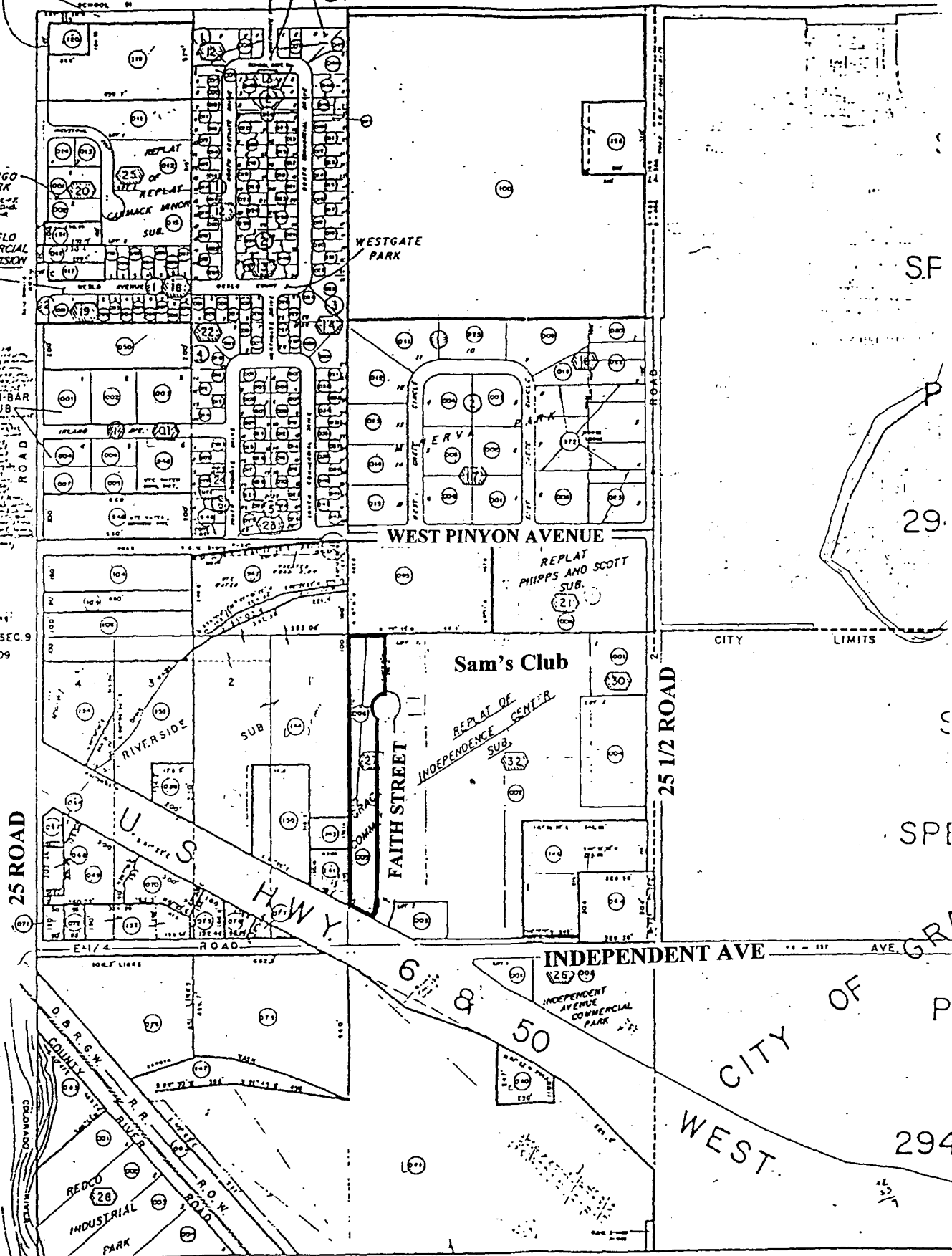
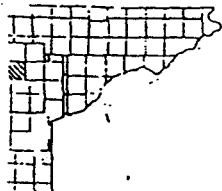
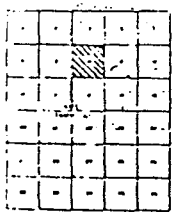
**RECOMMENDATION:** Approval

PATTERSON ROAD

WESTGATE PARK NO 2

AMIGO PARK  
WESLO COMMERCIAL SUBDIVISION  
SEN-BAR SUB

Adjoining  
T15 RIW SEC.9  
2945-09



CITY OF GRAND JUNCTION

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

CHANGING THE NAME OF FAITH STREET  
WITHIN GRACE COMMERCIAL SUBDIVISION REPLAT  
TO BOGART STREET

Recitals.

Mr. Jack Bogart is the owner of the majority of the lots within Grace Commercial Subdivision Replat, located on the north side of Highway 6 & 50, between 25 and 25 1/2 Road. Mr. Bogart desires to change the street name from Faith Street to Bogart Street. The new name will be shown upon the proposed Amended Final Plat of Grace Commercial Subdivision Replat. Presently there are no businesses located within this subdivision that have Faith Street addresses. The post office, emergency service agencies and other applicable agencies will be notified of this change.

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

That Faith Street within Grace Commercial Subdivision Replat is hereby changed to Bogart Street.

ADOPTED AND APPROVED THIS 20TH day of November, 1996

APPROVED:

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

ATTEST:

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





City of Grand Junction, Colorado  
250 North Fifth Street  
81501-2668  
FAX: (970)244-1599

December 10, 1996

Jack Bogart  
530 25 Road  
Grand Junction, CO 81505

Dear Jack:

Enclosed is a copy of the recording information for the Amended Grace Commercial Subdivision Replat. The plat was recorded today. I've also enclosed the receipt for the recording of the plat and resolution for the street name change.

Please note that you will be required to assure that a new street name sign is printed and installed at your expense. Please call Rick Ripley at the Street Department at 244-1573 for more information.

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

Sincerely,

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

Bill Nebeker  
Senior Planner

RP-96-202

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,

AMENDED GRACE COMMERCIAL SUBDIVISION REPLAT,

Situated in the NW 1/4 of Section 10,

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 25 day of November, 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: 15 Page: 212  
Drawer: CC110

1781166 0119PM 12/10/96  
MONIKA TODD CLK&REC MESA COUNTY CO

AMENDED

CITY OF GRAND JUNCTION FILE #RP-96-202 REPLAT - GRACE COMMERCIAL  
SUBDIVISION LOCATED AT W SIDE OF FAITH STREET; N OF HWY. 6 & 50 HAS  
BEEN REVIEWED AND APPROVED BY THE UTILITY COORDINATING  
COMMITTEE.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
DATE

HOW PSCO & USWEST - POWER POLE IN ST.

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

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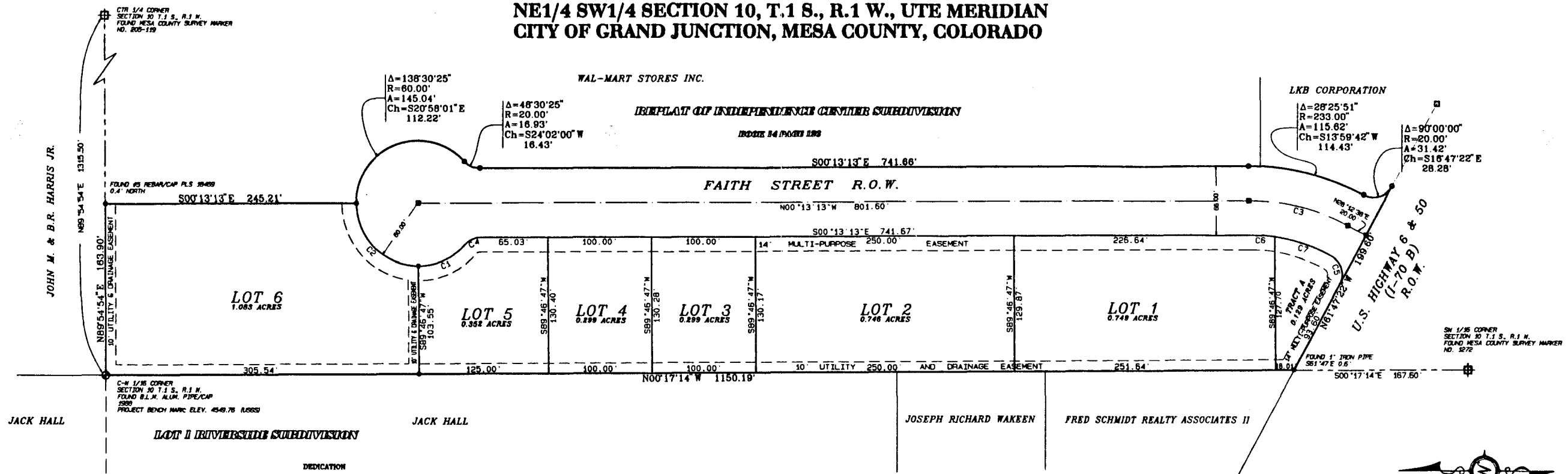
LEGAL DESCRIPTION

Lot 1 and Tract A of Grace Commercial Subdivision

6248 common subdivisions on 2014-15

# AMENDED FINAL PLAT OF GRACE COMMERCIAL SUBDIVISION REPLAT

NE1/4 SW1/4 SECTION 10, T.1 S., R.1 W., UTE MERIDIAN  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Jack L. Bogart and Patricia E. Bogart, are the owners of that real property in the City of Grand Junction, County of Mesa, State of Colorado, described in an instrument recorded in Book 2500 at Page 113, being situated in the Northeast one-quarter of the Southwest one-quarter of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as shown on the accompanying plat, said property being more particularly described as follows:

Lots 3, 4, and 5 in Grace Commercial Subdivision, Except the following described tract:

Beginning at the Northeast Corner of said Grace Commercial Subdivision, thence S00°13'13"E along the East line of said Subdivision 271.77 feet, thence S89°46'47"W 105.08 feet to the beginning of a 20 foot radius curve to the right, with a chord which bears N65°37'31"W 16.43 feet, thence 16.93 feet along the arc of said curve to the beginning of a 60 foot radius curve to the left, the chord of which bears N65°37'53"W 49.25 feet, thence along the arc of said curve, 50.80 feet, thence N00°13'13"E 245.21 feet to the North line of said Subdivision, thence N89°54'54"E 164.99 feet to the beginning.

That said owners have caused the said real property to be laid out and surveyed as GRACE COMMERCIAL SUBDIVISION REPLAT, AMENDED, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

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

- All Streets and Rights-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 and appurtenances thereto including, but not limited to 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;
- All Utility 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 and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines;
- All Drainage Easements to the owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;
- Tract A to the owners of the lots and tracts hereby platted as common open space for the purpose of stormwater detention facilities.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dredge, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1996.

Jack L. Bogart \_\_\_\_\_  
Patricia E. Bogart \_\_\_\_\_

State of Colorado )  
County of Mesa )

This plat was acknowledged before me by \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1996, for the aforementioned purposes.

Notary Public  
My Commission expires: \_\_\_\_\_  
My address is: \_\_\_\_\_

**LIEN HOLDERS' CERTIFICATE**  
The following parties, having security interest in the subject property, hereby consent to the recording of this plat.

for Grand Valley National Bank \_\_\_\_\_ Date \_\_\_\_\_

**CITY APPROVAL**  
This plat of GRACE COMMERCIAL SUBDIVISION REPLAT, AMENDED, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this \_\_\_\_\_ day of \_\_\_\_\_, 1996.

City Manager \_\_\_\_\_ Mayor \_\_\_\_\_

**COUNTY CLERK AND RECORDER'S CERTIFICATE**  
I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_, 1996, and is duly recorded in Plat Book No. \_\_\_\_\_ Page \_\_\_\_\_ as Reception No. \_\_\_\_\_ Drawer No. \_\_\_\_\_

Clerk and Recorder of Mesa County \_\_\_\_\_

**SURVEYOR'S STATEMENT:**  
I, Kenneth Scott Thompson, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of GRACE COMMERCIAL SUBDIVISION REPLAT, AMENDED were made by me and/or under my direct supervision and to the best of my knowledge, belief, and information both are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development codes of the City of Grand Junction.

Kenneth Scott Thompson  
18480  
August 19, 1996  
Date

AREA SUMMARY			
LOTS	3.528 ACRES	67.4%	
STREETS	1.574 ACRES	30.1%	
OPEN SPACE	0.129 ACRES	2.5%	
<b>TOTAL</b>	<b>5.231 ACRES</b>	<b>100%</b>	

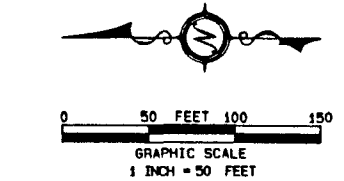
CURVE#	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	50.84	59.99	48°33'25"	S24°28'41"E	49.33
C2	84.18	59.99	89°58'42"	S44°48'07"W	84.80
C3	99.24	200.00	28°25'51"	N13°59'42"E	96.23
C4	16.93	20.00	48°30'17"	S24°28'21"E	16.43
C5	31.42	20.00	90°00'00"	S73°12'38"W	28.28
C6	25.00	187.00	08°36'34"	S64°05'04"W	25.07
C7	57.77	187.00	19°48'17"	S18°18'00"W	57.49

BASIS OF BEARINGS: N89°54'54"E ALONG THE NORTH LINE NE1/4 SW1/4 OF SECTION 10 ACCORDING TO THE REPLAT OF INDEPENDENCE CENTER SUBDIVISION.

- SET #5X24" REBAR W/ALLOY CAP STAMPED "THOMPSON-LANGFORD CORP PLS 18480" IN CONCRETE
- FOUND BRASS DISK PLS 29041 IN SIDEWALK
- FOUND #5 REBAR
- SET BRASS DISK IN ASPHALT AT STREET CENTERLINE CONTROL POINTS

NOTE: All information regarding ownership, record easements, and other matters affecting title to the property shown hereon is from a title commitment prepared by Titor Title Insurance Company, Order File Number 95-10-184 C2, dated December 12, 1995.

Building setback requirements: 47' Front yard (from centerline R.O.W.)  
0' Side and rear yards



**AMENDED FINAL PLAT OF  
GRACE COMMERCIAL SUBDIVISION REPLAT  
JACK BOGART**

SECTION: NE/4 NW/4 S.10 TOWNSHIP: 1S RANGE: 1W MERIDIAN: UTE

**THOMPSON-LANGFORD CORPORATION**  
529 25 1/2 ROAD - # 8-210  
Grand Junction CO 81505 (970) 243-6067

Designed By: DFS Checked By: KST Job No.: 0280-001  
MODEL: D:\0280\00\PLAT Date: January 12, 1996 Sheet 1 of 1

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.