

SUBMITTAL CHECKLIST

RESUBDIVISION

Location: 1506 Road Ave

Project Name: GORASEK REPLAT

ITEMS		DISTRIBUTION														TOTAL REQ'D.																	
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City Gen. P.C. (8 seats)	City Downtown Dev. Auth.	City Police	County Planning	County Bldg. Dept.	County Surveyor	Walker Field	School Dist. #51	Irrigation District <u>GV</u>	Drainage District <u>GJ</u>	Water District	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Parsigo WWTF	TCI Cable	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	1	1	1	1	1	1	1	1	1	1		
● Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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																													
● Easements	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	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	
● Location Map <u>FULL SIZE ASSESSORS MAP</u>	IX-21	1																															
○ Composite Plan	IX-10	1	2	1	1																												
○ 11"x17" Reduction Composite Plan	IX-10	1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Final Plat	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	1	1	1	1
● 11"x17" Reduction of Final Plat	IX-15	1								1	1	1		1	1	1	1	1	1	1	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							1								
○ Storm Drainage Plan and Profile	IX-30	1	2																		1	1	1										
○ Water and Sewer Plan and Profile	IX-34	1	2	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																														
○ 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							
○ Sewer System Design Report	X-13	1	2	1																	1												
○ Water System Design Report	X-16	1	2	1																	1												
● Traffic Impact Study <u>2001 MAP</u>	X-15	1	1																														
● Site Plan <u>MAP</u>	IX-29	1	2	1	1			1																									

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



DEVELOPMENT APPLICATION

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

Receipt 3849

Date 4-12-96

Rec'd By _____

File No. RP-96-101

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	17,252 sq ft 0.396 Ac.	1526 Road Grand Jet.	(Present zoning) RMF-32	Single Family
<input checked="" type="checkbox"/> Rezone				From: RMF-32 To: RSF-8	SINGLE FAMILY
<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

^{C.O.-OWNER} DEVELOPER

REPRESENTATIVE

Larry K. & Marsha K. Rasch

Larry D. & Sandra A. Hoed

Barry L. Haag

Name
415 Mesa Ct.

Name
1501 White Ave.

Name
3004 Booklet Ave

Address
Grand Junction, CO 81501

Address
Grand Junction, CO 81501

Address
Grand Jet, CO 81504

City/State/Zip
970-242-8463

City/State/Zip
970-241-1872

City/State/Zip
970-434-4679

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.

Larry K. Rasch
Signature of Person Completing Application

4/04/96
Date

Marsha K. Rasch

4-04-96

Larry D. Hoed
Signature of Property Owner(s) - attach additional sheets if necessary

4-04-96
Date

Sandra A. Hoed

4-04-96

GORASEK RE-PLAT

The location of the subject property is 1506 Rood Avenue, Grand Junction, CO, otherwise legally described as lots 17 and 18, block 2, East Main Street addition. The total area is approximately 17,250 square feet or .396 acre. The proposed use is single-family residential.

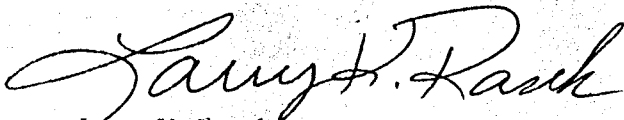
This is a large property with one existing dwelling unit, that due to cost of upkeep and other factors, has been allowed to deteriorate over a number of years. This plan calls for rehabilitating the existing older home on the property and constructing a 1300-1400 square foot home on the adjacent newly created 6250 square foot lot. The re-zoning will assure that this property will not be used as a multi-family dwelling (as is was at some past time) and will allow more favorable setbacks to construct a new home with better proportions. The surrounding homes are existing single-family except that further down the block to the east apartment development exists.

The re-zoning fits the city's new plan for the area and many of the neighbors are anxious to join in upgrading the zoning from RMF-32 to RSF-8 and are generally enthusiastic about the project. The impact on utilities and public facilities should be minimal, as the existing older single-family home has housed a large number of tenants for a number of years.

The rehabilitation of the old home is underway with projected completion by June 30. Construction of the new home is projected to begin by July, 31 or as soon as approval is obtained.

Thank you in advance for your time and your favorable consideration of this request. If you have questions or need further information please call me at your convenience.

Sincerely,



Larry K. Rasek
415 Mesa Court
Grand Junction, CO 81501
(970) 242-8463

2945-133-07-013
BARBARA L POWERS
504 E 6TH ST
TRENTON, MO 64683

2945-133-07-031
FRANK M WILSON
1250 NE LOOP 410 STE 300
SAN ANTONIO, TX 78209-1533

2945-133-07-001
ROBERT A PARKER
ANNA E
260 N 14TH ST
GRAND JUNCTION, CO 81501-4502

2945-133-07-019
TIMOTHY L STOCK
UNA V
1414 ROOD AVE
GRAND JUNCTION, CO 81501-4527

2945-133-07-023
ALLEN J PRUITT
1460 ROOD AVE
GRAND JUNCTION, CO 81501-4527

2945-133-07-002
JOHN KENT HAMILTON
APRIL ANN MAY
1411 WHITE AVE
GRAND JUNCTION, CO 81501-4539

2945-133-07-005
MARGARET A STUMP
1435 WHITE AVE
GRAND JUNCTION, CO 81501-4539

2945-133-07-008
LARRY D GOAD
SANDRA A GOAD
1501 WHITE AVE
GRAND JUNCTION, CO 81501-4541

2945-133-07-021
KEVIN FOLTZ
IRIS MAE FOLTZ
959 NORTHERN WAY APT 13
GRAND JUNCTION, CO 81506-8812

2945-133-07-027
STEPHEN C BRODERSON
ETAL
418 W SANTA CLARA AVE
SANTA ANA, CA 92706-2547

2945-133-07-029
MARVIN A SVALDI
DEANNA C
8845 S FAIRALL RD
MORRISON, CO 80465-2521

2945-133-07-017
VIVIAN J TOOGOOD
1404 ROOD AVE
GRAND JUNCTION, CO 81501-4527

2945-133-07-020
MICHAEL J VASQUEZ
JACQUELINE J VASQUEZ
1424 ROOD AVE
GRAND JUNCTION, CO 81501-4527

2945-133-07-025
BART L STEPHENSON
FAY STEPHENSON
1510 ROOD AVE
GRAND JUNCTION, CO 81501-4529

2945-133-07-003
MITCHELL T FOUGHT
VICKI S
1421 WHITE AVE
GRAND JUNCTION, CO 81501-4539

2945-133-07-006
DAVID A KNOB
1449 WHITE AVE
GRAND JUNCTION, CO 81501-4539

2945-133-07-009
DAVID D MARQUARDT
1507 WHITE AVE
GRAND JUNCTION, CO 81501-4541

2945-133-07-010
HEINZ U BEER
MARTHA J
PO BOX 1948
HELENDALE, CA 92342-1948

2945-133-10-007
KRISTI L JONES
45 EVERGREEN ST
BROOMFIELD, CO 80020

2945-133-07-028
JOHN E SCHULTZ
% MERIDIAN ESCROW
551 GRAND AVE
GRAND JUNCTION, CO 81501-2637

2945-133-07-018
WILLIAM ARTHUR BERDINE
1410 ROOD AVE
GRAND JUNCTION, CO 81501-4527

2945-133-07-022
JOHN M LINTON
ROSE A LINTON
1440 ROOD AVE
GRAND JUNCTION, CO 81501-4527

2945-133-07-026
THOMAS N LEWIS
GILMA I
1514 ROOD AVE
GRAND JUNCTION, CO 81501-4529

2945-133-07-004
WILLIAM G ODWYER
DOROTHY J
1427 WHITE AVE
GRAND JUNCTION, CO 81501-4539

2945-133-07-007
MICHAEL J MCDONALD
1455 WHITE AVE
GRAND JUNCTION, CO 81501-4539

2945-133-07-024
WALLS FAMILY TRUST
WHEELER GEORGE E
3045 TELLER AVE
GRAND JUNCTION, CO 81504-5861

2945-133-07-012
HEINZ U BEER
MARTHA J
PO BOX 1948
HELENDALE, CA 92342-1948

2945-133-10-019
RUTH IRWIN
10505 W 26TH AVE
DENVER, CO 80215-6660

KL-70-86

2445-272-02-006
JOYCE MARTINEZ
102 N MARJORIE AVE
MILLIKEN, CO 80543-8103

2445-272-02-003
JACK FLASCHE
39750 W CIRCLE 68
BRIGGSDALE, CO 80611

2445-272-02-007
DONALD FLASCHE
PO BOX 194
BIG PINEY, WY 83113-0194

2445-272-02-005
FORREST FLASCHE
PO BOX 958
BIG PINEY, WY 83113-0958

2445-272-02-004
PAUL FLASCHE
450 TUSHER ST
MOAB, UT 84532-2820

REVIEW COMMENTS

Page 1 of 2

FILE # RP-96-101

TITLE HEADING: Gorasek Replat

LOCATION: 1506 Rood Avenue

PETITIONER: Larry Rasek/Larry Goad

PETITIONER'S ADDRESS/TELEPHONE: 415 Mesa Ct/1501 White Ave.
Grand Junction, CO 81501
242-8463/241-1872

PETITIONER'S REPRESENTATIVE: Barry Haag

STAFF REPRESENTATIVE: Bill Nebeker

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., May 6, 1996.

CITY UTILITY ENGINEER 4/16/96
Trent Prall 244-1590

No comment.

CITY PROPERTY AGENT 4/29/96
Steve Pace 256-4003

1. Building Set-back Lines?? 2. See attached red-lined drawing.

GRAND JUNCTION DRAINAGE DISTRICT 4/23/96
John Ballagh 242-4343

There are no know existing or planned GJDD facilities which would require easements across this site.

PUBLIC SERVICE COMPANY 4/24/96
John Salazar 244-2781

Electric: No objections.

Gas: Gas meter presently adjacent to north wall inside porch (no screens or windows presently).
Require that meter and service riser be relocated outside if screens or windows to be installed on porch. Contact Danny Moore at PSCo, 244-2626.

CITY POLICE DEPARTMENT 4/26/96
Dave Stassens 244-3587

No Comments.

CITY FIRE DEPARTMENT 4/25/96
Hank Masterson 244-1414

The Fire Department has no problems with this proposal.

COMMUNITY DEVELOPMENT DEPARTMENT

4/29/96

Bill Nebeker

244-1447

1. Plat may not be recorded until RSF-8 zoning is in effect.
2. Usually tracts are lettered and lots are numbered. Please change lots A & B to Lots 1 & 2 (or lots 2 and 1), unless there is a good reason to leave it as you have it.

NOTE: Building setback lines are not required.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Attorney

U.S. West

City Development Engineer

Grand Valley Irrigation

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,

GORASEK RE PLAT

Situated in the SW 1/4 of Section 13,

Township 1 SOUTH, Range 1 WEST,

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

This certification makes no warranties to any person for any purpose. It is prepared to establish for the County Clerk and Recorder that City review has been obtained. This certification does not warrant: 1) title or legal ownership to the land hereby platted nor the title or legal ownership of adjoining; 2) errors and/or omissions, including, but not limited to, the omission(s) of rights-of-ways and/or easements, whether or not of record; 3) liens and encumbrances, whether or not of record; 4) the qualifications, licensing status and/or any statement(s) or representation(s) made by the surveyor who prepared the above-named subdivision plat.

Dated this 9 day of July, 1996.

City of Grand Junction,
Department of Public Works & Utilities

By:


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

1764707 0314PM 07/18/96
MONIKA TODD CLK&REC MESA COUNTY CO

Recorded in Mesa County
Date: _____
Plat Book: <u>15</u> Page: <u>21</u>
Drawer: <u>CC39 Fee 10</u>

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

THE WEST 51 1/2 FEET OF LOT 18 IN BLOCK 2 OF EAST MAIN STREET ADDITION, MESA COUNTY, COLORADO, AS RECORDED IN BOOK 2217 AT PAGE 636 MARCH 21, 1996 #1750653

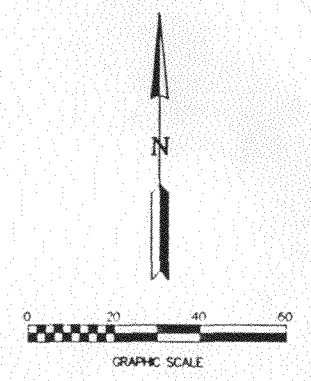
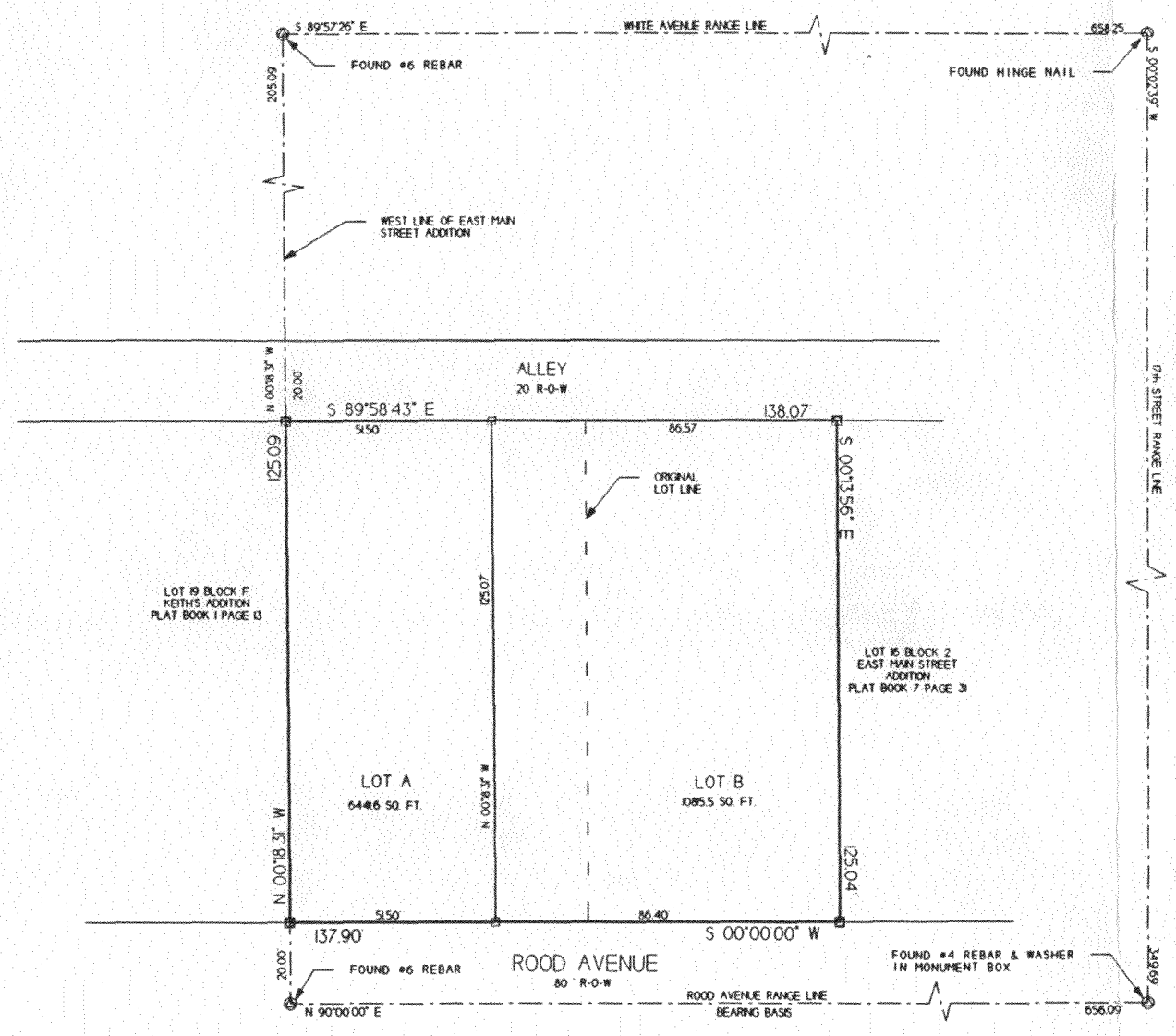
AND

ALL OF LOT 17 AND THE EAST 23 1/2 FEET OF LOT 18, IN BLOCK 2 OF EAST MAIN STREET ADDITION, MESA COUNTY, COLORADO AS RECORDED IN BOOK 2221 AT PAGE 979 APRIL 5, 1996 #1752445

*A
this is proposed
legal description -
existing legal is just
lots 17 & 18*

GORASEK REPLAT

BEING A REPLAT OF LOTS 17 & 18, BLOCK 2, OF
EAST MAIN STREET ADDITION
IN THE SW 1/4 SECTION 13, TOWNSHIP 1 SOUTH,
RANGE 1 WEST, UTE MERIDIAN,
MESA COUNTY, CITY OF GRAND JUNCTION, COLORADO



- LEGEND**
- ⊙ FOUND RANGE POINT AS DESCRIBED
 - ⊠ SET #5 REBAR AND CAP IN CONCRETE - L.S. 27266
 - SET #5 REBAR AND CAP, L.S. 27266

DEDICATION
KNOW ALL MEN BY THESE PRESENTS:
That the undersigned Larry K. Rasek, Marsha K. Rasek, Larry D. Goad, and Sandra A. Goad are the owners of that real property situated in the County of Mesa, State of Colorado, and that being Lots 17 and 18, Block 2, East Main Street Addition as recorded in Book _____ Page _____ of the Mesa County Records as shown on the accompanying plat.
That said owners have caused said real property to be laid out and surveyed as GORASEK REPLAT, a subdivision of a part of Mesa County, State of Colorado.
IN WITNESS WHEREOF said owners, Larry K. Rasek, Marsha K. Rasek, Larry D. Goad, and Sandra A. Goad have caused their names to be hereunto subscribed this ____ day of _____, 1996.

Larry K. Rasek

Marsha K. Rasek

Larry D. Goad

Sandra A. Goad

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this ____ day of _____, 1996 by Larry K. Rasek, Marsha K. Rasek, Larry D. Goad, and Sandra A. Goad.
My Commission expires _____
Witness my hand and official Seal _____
Notary Public

CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M, this ____ day of _____, 1996, and is duly recorded in Plat Book _____ Page _____, Reception No. _____, Drawer No. _____

Clerk and Recorder

Deputy

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL
This plat of _____, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this ____ day of _____, 1996.

Mayor

City Manager

SURVEYOR'S CERTIFICATE
I, Barry L. Haag, do hereby certify that the accompanying plat of GORASEK REPLAT, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same, and that this plat conforms with all applicable regulations of the City of Grand Junction Zoning and Development Code.

Barry L. Haag
P.L.S. 27266
3004 Bookcliff Avenue
Grand Junction, Colorado 81504

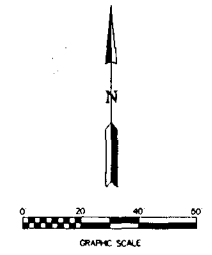
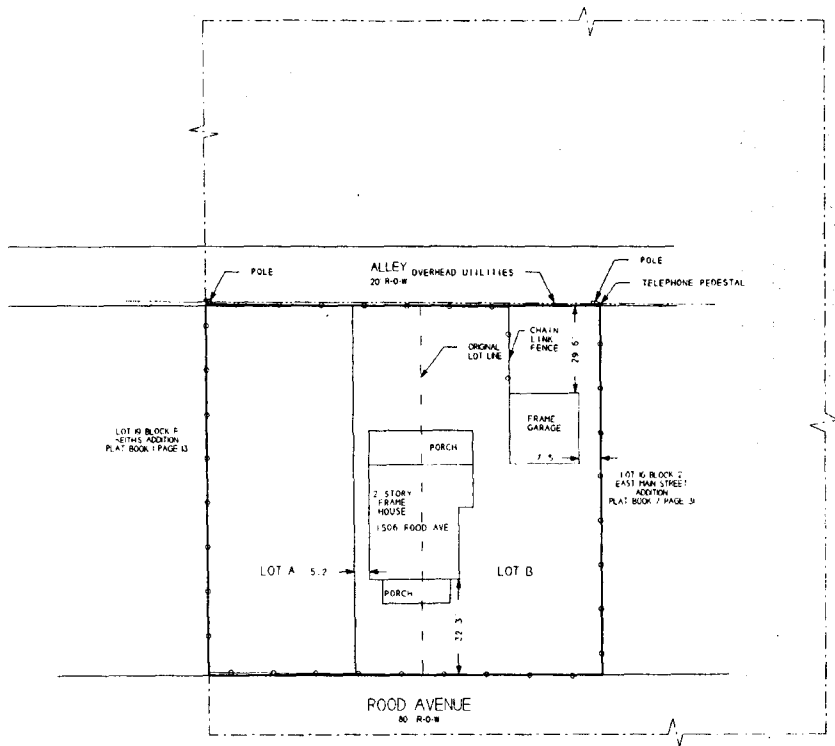
LIENHOLDERS STATEMENT
Universal Lending Corporation, as lienholder of record on a portion of the property described hereon, hereby ratifies and confirms the dedication set forth hereon and approves the recording of this plat.
UNIVERSAL LENDING CORPORATION
BY: _____ DATE: _____

NOTES:
1) BEARINGS ARE BASED UPON THE ROAD AVENUE RANGE LINE AS SHOWN ON THE PLAT OF THE EAST MAIN STREET ADDITION. FOUND A #6 REBAR AT THE SW RANGE POINT FOR BLOCK 2 AND A #4 REBAR & WASHER IN A MONUMENT BOX AT THE SE RANGE POINT FOR BLOCK 2. THE VALUE USED, N 90°00'00" E, IS ASSUMED.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

GORASEK REPLAT
OF
LOTS 17 & 18 - BLOCK 2
EAST MAIN STREET ADDITION
SITUATE
SW 1/4 SECTION 13 - T 1 S - R 1 W - UM
MESA COUNTY CITY OF GRAND JUNCTION COLORADO
PREPARED FOR
GORASEK PARK
SCALE: 1"=20' APRIL 12, 1996

GORASEK REPLAT
 BEING A REPLAT OF LOTS 17 & 18, BLOCK 2, OF
 EAST MAIN STREET ADDITION
 IN THE SW 1/4 SECTION 13, TOWNSHIP 1 SOUTH,
 RANGE 1 WEST, UTE MERIDIAN,
 MESA COUNTY, CITY OF GRAND JUNCTION, COLORADO



Prepared by:
 Barry L. Hoag
 P.O. S. 27266
 3004 Bookcliff Avenue
 Grand Junction, Colorado 81504
 Phone: (970) 434-4679

SITE PLAN FOR
GORASEK REPLAT
 OF
LOTS 17 & 18 - BLOCK 2
EAST MAIN STREET ADDITION
 SITUATE
 SW 1/4 SECTION 13 - T 1 S - R 1 W - UM
 MESA COUNTY CITY OF GRAND JUNCTION COLORADO
 PREPARED FOR
 GORASEK PARK
 SCALE: 1"=20' APRIL 12, 1996

PZ 10001-01