



**Community Development Department
Staff Report
May 25, 2016**

Application #: 2016-08
Project Name: Grand Mesa Subdivision - Lots 2 & 13
Application: Minor Subdivision
Property Owner: Mesa Grand LLC
Representative: Vortex Engineering, Inc., Robert W. Jones II
Location: 1591 River Road and 1588 Cipolla Road
Zone: Industrial (I)
Request: This is a request for Minor Subdivision approval to subdivide two lots into four lots total.

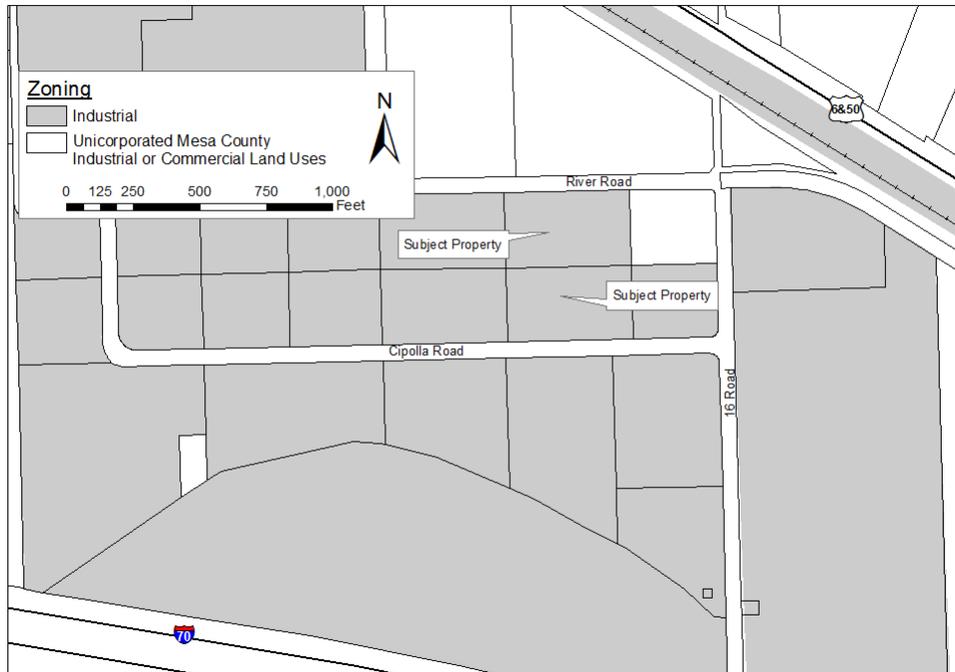
Project Description:

The subject property consists is two 3-acre lots abutting each other and located between River Road and Cipolla Road. The applicants request approval to subdivide these two lots into four 1.5 acre lots.

These lots are currently used for agricultural purposes and contain no buildings. Paved public roads and all necessary utilities are in the roads abutting these properties.

Surrounding Land Uses and Zoning:

Zoning Map



AERIAL PHOTOGRAPH



Review of Applicable Land Use Code Requirements:

The proposed subdivision is classified as a Minor Subdivision by Section 17.15.040, Classification of Subdivisions and General Procedures, of the Land Use Code (2009, as amended) because only two new buildable lots are to be created and all required public facilities and service are in existence and available to serve each lot. No new public infrastructure is required to be constructed for this subdivision.

There are no specific approval criteria that must be considered for Minor Subdivisions but all City requirements must be met. No reviewer expressed a concern regarding this Minor Subdivision application and it appears that all city requirements can be met.

The lot sizes meet the dimensional standards of Chapter 7 of the Land Use Code. Fourteen foot wide multi-purpose easements are required adjacent to all roadways and these easements are shown on the plat. These easements should be labeled multi-purpose easements and the plat should accurately indicate which easements are established already, and which easements are to be dedicated with the plat.

Section 17.07.080 requires that a proposed development be compatible with adjacent properties, considering both existing and potential land uses on adjacent properties. For all land uses, “compatibility” is provided when a proposed land use can coexist with other existing uses in the vicinity without one use having a disproportionate or severe impact on the other use(s). The city decision-making body may consider other uses existing and approved, and may consider all potential impacts relative to what customarily occurs in the applicable zone and those which are foreseeable, given the range of land uses allowed in the zone.

Although the lots proposed are smaller than the other lots in the area, the entire area is zoned for industrial land uses and lot sizes should not create any concerns with compatibility. The lot sizes proposed meet the minimum requirements of the Code.

It should be noted that there is an annexation agreement that affects the subject properties. This agreement was approved by the Fruita City Council through Ordinance 2011-05, and recorded with the Mesa County Clerk & Recorder in Book 5153, at Page 881. The public improvements required by the annexation agreement have been completed as required.

Development of the individual lots in this subdivision will require Site Design Review approval and will be subject to an additional cost for provision of sewer service as outlined in section 4.1.1 of the annexation agreement. Impact fees that will affect the development of the individual lots include a Transportation

Impact Fee and a Drainage Impact Fee. These fees are based on proposed development for the individual lots and will be calculated through the Site Design Review process. As per Section 4.4 of the annexation agreement, there is an opportunity for reimbursement to the developer of the infrastructure (Mesa Grand) of collected Transportation Impact Fees. This reimbursement also will be calculated through the Site Design Review process.

Review Comments:

All review comments received are included with this Staff Report. All review comments must be adequately resolved before the plat is recorded. No reviewer expressed a significant concern regarding the proposed subdivision.

Public Comments:

No written public comments have been received regarding this application.

Staff Recommendation:

Because the proposed subdivision meets or can meet all city requirements for Minor Subdivisions, staff recommends approval of the proposed Grand Mesa Subdivision - Los 2 & 13 Minor Subdivision with the condition that all review comments and issues identified in the Staff Report be adequately resolved before the plat is recorded.

Planning Commission: June 14, 2016

City Council: July 5, 2016

Ute Water Conservancy District

Date: 20 April 2016

Review Number	2016-08
Review Name	Mesa Grand Minor Subdivision (lot 2 and 13)

- No objection.
- ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY.

If you have any questions concerning any of this, please feel free to contact Ute Water.

David Priske P. E.

Engineering Department, Ute Water

Jim Daugherty

New Services Coordinator, Ute Water

PHONE OFFICE 242-7491

FAX 242-9189

EMAIL jdaugherty@utewater.org

Henry Hemphill

From: Tim Ryan [tim.admin@gvdd.org]
Sent: Tuesday, April 05, 2016 9:46 AM
To: Henry Hemphill
Subject: RE: Project for your review

Henry,

GVDD observes no issues with this minor subdivision plan

Cordially,

Tim Ryan

From: Henry Hemphill [mailto:hhemphill@fruita.org]
Sent: Tuesday, April 05, 2016 8:55 AM
To: Tim Ryan; jdaugherty@utewater.org; scott.hendricks@xcelenergy.com; gvic@sprynet.com; arthur.valdez@charter.com; Sam Atkins; Ken Haley; Mark Angelo; ed@sandslawoffice.com
Subject: Project for your review

Review Agencies,

The link below is the project application for your review. Attached is a review sheet with due date. Other information was submitted with this project but is not appropriate to post on our web site.

Send comments to hhemphill@fruita.org

Any questions, just send me an email or call the office.

<http://www.fruita.org/cd/page/2016-08-mesa-grand-minor-subdivision-lot-2-and-13>

Henry Hemphill
City of Fruita
Planning Tech.
970-858-0786
hhemphill@fruita.org
www.fruita.org/cd

CITY OF FRUITA
CITY ENGINEER & PUBLIC WORKS REVIEW SHEET

PROJECT: Mesa Grand Minor Subdivision

Petitioner: Mesa Grand LLC, Wenke Thoman

Engineer (Civil): Vortex Engineering, Inc. (James Atkinson)

Surveyor: Polaris Surveying (Pat Click)

Reviewer: Sam Atkins

Date: April 21, 2016

REVIEW TYPE: Minor Subdivision Major Subdivision
(Check One) Lot line Adjustment Final Plat
 Site Design Review Conditional Use Permit
 Other: PUD Guide Amendment

REVIEW COMMENTS

1. **General:** This application is for the split of 2 existing Industrial Lots into 4 Lots.

2. **Composite Site/Utility Plan:**

- a. Since the use for these lots have not been identified, please remove the proposed water and sewer services. The location and size of the services will be determined and constructed as part of the Site Plan process for each lot.

3. **Impact Fees:**

Note: Impact fees referenced within this section will not apply to this subdivision but will be applied to the lots created within this subdivision at the Site Plan Application.

17.19.090 Public Parks, Open Space, and Trails Dedication/Fee: Not applicable to non-residential development.

17.19.100 School Land Dedication: Not applicable to non-residential development.

17.19.130 Transportation Impact Fee: The transportation impact fee for commercial uses shall be a base rate of \$1,589 multiplied by the factors for each use per unit (usually per 1000 sf floor). This impact fee will be implemented at the Site Plan approval.

17.19.140 Chip and Seal Impact Fee: Not applicable when new public streets are not being constructed.

17.19.150 Drainage Impact Fee: Impact fee calculated as indicated by the following:

The drainage fee calculation is as follows:

$$\text{Drainage Fee} = \text{Base Value} * (C_{100d} - C_{100h}) * A^{0.7}$$

CITY OF FRUITA

CITY ENGINEER & PUBLIC WORKS REVIEW SHEET

The base value for 2016 is \$17,058;
C100d = Developed Rational Runoff Coefficient;
C100h = Historic Rational Runoff Coefficient;
A = Area in Acres;

The drainage fee will be implemented at the Site Plan approval.

Use Tax: A use tax of 3% of the valuation of the building structure (addition) will be charged based on the IBC Code as shown on the Fruita Use Tax Table and due at time of building permit application.

The above fee structure is based on the fees in effect through 2016. Fee factors and rates may change in subsequent years.

RECOMMENDATION: The Public Works Department and Engineering Department recommend approval of this Site Plan upon satisfactory response to the comments above.



Sands Law Office, LLC

Attorney at Law
Edward P. Sands

450 West Avenue
Suite 204
Rifle, Colorado 81650

Telephone: 970-625-1075

Facsimile: 970-625-3989

Email: ed@sandslawoffice.com

MEMORANDUM

TO: Henry Hemphill, City of Fruita Planning Technician
FROM: Edward P. Sands, Fruita City Attorney
DATE: June 7, 2016
SUBJECT: Review of Draft Plat for the Mesa Grand Subdivision

Pursuant to your request, I have now reviewed the Revised Draft Final Plat for the Mesa Grand Minor Subdivision – Lot 2 & 13 Minor Subdivision Pabco Industrial Park Filing NO. 2. My comments are as follows:

1. An error exists in the “header” and the “title block” in the right hand corner since they do not contain the same language. The “header” should be identical to the title block in lower right hand corner. Please have the applicant’s surveyor revise accordingly.
2. A typographical error exists in the title of the Certificate of Ownership and Dedication. The words “and Dedication” should be added after the words “Certificate of Ownership”. Please have the Applicant’s surveyor revise accordingly.
3. All subdivision and development plats that include a dedication to the City are required to have a “Subordination by Lienholders Certificate” if there is a lien against the property. Multi-purpose easements are shown as being dedicated to the City, therefore this Plat will require such a certificate. Additionally, a Notary certificate will need to be inserted below the Subordination by Lienholders Certificate. Please have the Applicant’s surveyor revise accordingly.
4. A Certificate of Taxes Paid is now required by the City of Fruita on all subdivision and development plats submitted to the City for recording. Please have the applicant’s surveyor add the following:

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of _____ upon all parcels of real estate described on this Plat are paid in full.

Dated the _____ day of _____, A.D., 2014.

Treasurer of Mesa County, Colorado

In all other respects, the Draft Final Plat appears satisfactory as to legal form.

If you or the applicant have any questions, comments or concerns regarding the comments contained in this memorandum please do not hesitate to contact me.

TO: _____
FROM: _____
DATE: _____
SUBJECT: _____

Subdivision Plat No. 13 Minor Subdivision (Rabco Industrial Park) filed 05/27/14. My comments are as follows:

1. An error exists in the "header" and the "title block" in the right hand corner since they do not contain the same language. The "header" should refer to the title block in lower right hand corner. Please have the applicant's surveyor revise accordingly.

2. A typographical error exists in the title of the Certificate of Ownership and Dedication. The words "and Dedication" should be added after the words "Certificate of Ownership". Please have the Applicant's surveyor revise accordingly.

3. All subdivision and development plats that include a dedication to the City are required to have a "separation by location" certificate. It should be a lien against the property. In this case, easements are shown as being dedicated to the City. Therefore, the plat will require such a certificate. Additionally, a "separation by location" certificate will need to be attached below the dedication by the Applicant's surveyor. Please have the Applicant's surveyor revise accordingly.

4. A Certificate of Taxes Paid is now required by the City of Mesa on all subdivisions and development plats submitted to the City for recording. Please have the applicant's surveyor add the following:

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of _____ upon all parcels of real estate described in the Plat are herein full.

LOWER VALLEY FIRE PROTECTION DISTRICT

168 N. Mesa

Fruita, CO. 81521

Phone: (970) 858-3133 Fax: (970) 858-7189

April 6, 2016

City of Fruita Community Development
325 East Aspen
Fruita, CO 81521

Application: 2016-08
Applicant: Vortex Engineering
Application Name: Mesa Grand Minor Subdivision (Lots 1 & 2)
Application Type: Minor Subdivision
Location: 1591 River Road & 1588 Cipolla Road.
Zone: Limited Industrial, Research and Development (LIRD)

Review Comments are for division of lots only.

1. No comments.

Richard Pippenger
Fire Marshal

Henry Hemphill

From: Hendricks, Scott [scott.hendricks@xcelenergy.com]
Sent: Wednesday, April 06, 2016 6:54 AM
To: Henry Hemphill
Subject: RE: Project for your review
Attachments: Review Sheet.pdf

Henry,
Application #: 2016-08
Applicant: Vortex Engineering
Application Name: Mesa Grand Minor Subdivision (Lots 2 & 13)
Application Type: Minor Subdivision
Location: 1591 River Road & 1588 Cipolla Road
Zone: Limited Industrial, Research and Development (LIRD)

I have reviewed this project and have no objections at this time

Completion of this City/County review approval process does not constitute an application with Xcel Energy for utility installation. Applicant will need to contact Xcel Energy's Builder's Call Line/Engineering Department to request a formal design for the project. A full set of plans, contractor, and legal owner information is required prior to starting any part of the construction. Failure to provide required information prior to construction start will result in delays providing utility services to your project. Acceptable meter and/or equipment locations will be determined by Xcel Energy as a part of the design process. Additional easements may be required depending on final utility design and layout. Engineering and Construction lead times will vary depending on workloads and material availability. Relocation and/or removal of existing facilities will be made at the applicant's expense and are also subject to lead times referred to above. Any and all existing & future Xcel Energy facilities must be granted easement.

Thanks Scott H.

Scott Hendricks

Xcel Energy | Responsible By Nature
Planner / Design Department
2538 Blichman Avenue, Grand Junction, CO 81505
P: 970.244.2727 F: 970.244.2606
E: scott.hendricks@xcelenergy.com

From: Henry Hemphill [mailto:hhemphill@fruita.org]
Sent: Tuesday, April 05, 2016 8:55 AM
To: Tim Ryan; jdaugherty@utewater.org; Hendricks, Scott; gvic@sprynet.com; arthur.valdez@charter.com; Sam Atkins; Ken Haley; Mark Angelo; ed@sandslawoffice.com
Subject: Project for your review

XCEL ENERGY SECURITY NOTICE: This email originated from an external sender. Exercise caution before clicking on any links or attachments and consider whether you know the sender. For more information please visit the Phishing page on XpressNET.

Review Agencies,

The link below is the project application for your review. Attached is a review sheet with due date. Other information was submitted with this project but is not appropriate to post on our web site.

Send comments to hhemphill@fruita.org

Any questions, just send me an email or call the office.

<http://www.fruita.org/cd/page/2016-08-mesa-grand-minor-subdivision-lot-2-and-13>

Henry Hemphill
City of Fruita
Planning Tech.
970-858-0786
hhemphill@fruita.org
www.fruita.org/cd



LAND DEVELOPMENT APPLICATION

Project Name: Mesa Grand Subdivision - Lots 2 & 13
 Project Location: 1591 River Road
 Current Zoning District: Limited Ind. Research & Devel. Requested Zone: No Change
 Tax Parcel Number(s): 2693-124-02-002 Number of Acres: 3.00
 Project Type: Minor Subdivision

Property Owner: Mesa Grand, LLC Developer: Mesa Grand, LLC
 Property Owner: _____ Contact: _____
 Address: 2517 Pierce Avenue Address: 2517 Pierce Avenue
 City/State/Zip: Grand Junction, CO 81505 City/State/Zip: Grand Junction, CO 81505
 Phone: (917) 519-8771 Fax: _____ Phone: (917) 519-8771 Fax: _____
 E-mail: thomanw@imhna.com E-mail: thomanw@imhna.com

Please designate a representative as the coordinator for this application. The representative should attend all conferences/hearings, will receive all correspondence, and communicate all information to the property owners.

Owner Rep: Vortex Engineering, Inc. Engineer: Vortex Engineering, Inc.
 Contact: Robert W. Jones II Contact: Robert W. Jones II
 Address: 2394 Patterson Rd., Ste 201 Address: 2394 Patterson Rd., Ste 201
 City/State/Zip: Grand Junction, CO 81505 City/State/Zip: Grand Junction, CO 81505
 Phone: (970) 245-9051 Fax: (970) 245-7639 Phone: (970) 245-9051 Fax: (970) 245-7639
 E-mail: rjones@vortexeng.us E-mail: rjones@vortexeng.us

This Notarized application authorizes the owner's representative, if designated, to act on behalf of the property owners regarding this application.

The above information is correct and accurate to the best of my knowledge.

Webster B Thoman
 Name of Legal Owner Signature Date
Industrial Mineral Holdings, Inc Webster B Thoman Feb. 12, 2016
 Name of Legal Owner Signature Date

STATE OF New York)
) ss.
 COUNTY OF New York)

The foregoing instrument was acknowledged before me this 12th day of February, 2016.

My Commission expires: _____
 WILLIAM S. STERNS, III
 Notary Public, State of New York
 No. 31-4927256
 Qualified in New York County
 Commission Expires March 21, 12018
William Sterns
 Notary Public

VESTED RIGHTS OPTION FORM

Chapter 17.47 of the Fruita Land Use Code requires a landowner to request vested rights in writing at the time a Land Development Application is submitted **IF** the landowner wishes the approval of the Land Development Application to create a vested property right pursuant to Sections 24-68-101, et. seq., C.R.S.

The purpose of this document is to clearly identify whether or not a property owner is requesting creation of a vested right.

I, Mesa Grand, LLC - Wenke Thoman, understand the City's requirements regarding vested rights and the need to request vested rights at the time a Land Development Application for a Site Specific Development Plan is submitted **IF** I want a vested property right to be created with the approval of my Land Development Application.

Name of the Land Development Application: Mesa Grand Subdivision - Lot 2 & 13

Address of subject property: 1591 River Road & 1588 Cipolla Road

Tax Parcel Number(s): 2693-124-02-002 & 2693-124-02-013

Application Type:

Site Design Review Conditional Use Permit Minor Subdivision
 Major Subdivision Planned Unit Development Other _____

Vested Rights ARE requested for this development. I understand and acknowledge that certain delays in my project's approval time may result in order to meet the hearing and notice requirements of state law for the creation of a vested property right.

Vested Rights ARE NOT requested for this development, and I choose to voluntarily waive this right. I have been advised by the City to consult an attorney prior to signing this waiver. Further, I understand that this waiver does not abridge any common law vested rights which I may acquire nor does it diminish any right which may exist under the City's land use regulations, except for Chapter 17.47 of the Fruita Land Use Code.

Property Owner Signature: Wenke B Thoman

Property Owner Signature: _____

New York
STATE OF ~~COLORADO~~)
COUNTY OF ~~MESA~~ New York

The foregoing instrument was acknowledged before me this 12th day of February, 2016
by WENKE B. THOMAN (Property Owners name(s)).

WITNESS MY HAND AND OFFICIAL **WILLIAM S. STERNS, III**
Notary Public, State of New York
No. 31-4927255
Qualified in New York County
Commission Expires March 21, 2018
My Commission Expires: 3/21/18 Notary Public: William S Sterns

**General Project Report
For
Mesa Grand Subdivision – Lot 2 & 13
Minor Subdivision**

Date: March 29, 2016

Prepared by: James C. Atkinson, P.E.
Vortex Engineering, Inc.
2394 Patterson Rd., Ste. 201
Grand Junction, CO 81505
970-245-9051
VEI # F16-004

Submitted To: City of Fruita
Community Development Department
325 E. Aspen Avenue
Fruita, Colorado 81521

Type of Design: Minor Subdivision

Applicant: Mesa Grand, LLC
Attn: Wenke Thoman
Grand Junction, CO 81505

Property Address: 1591 River Road 1588 Cipolla Road
Fruita, CO 81521 Fruita, CO 81521

Tax Schedule No.: 2693-124-02-002 2693-124-02-013

I. Introduction/Site History

A. Property Location

The sites are located 1591 River Road and 1588 Cipolla Road, in the City of Fruita, Colorado. The sites are located near various commercial and vacant land uses.

By legal description, the property is described as

SITUATED IN THE SE1/4 SE1/4 SECTION 12 TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO and being more particularly described as follows:

Pabco Industrial Park, Filing No. 2, Lot 2 & 13

Please reference Exhibit 'A' – Vicinity Map within this report for further information.

B. Description of Property

The property is approximately 6.00 acres in size. The site is vacant property.

The topography of the site is relatively flat with a slight overall gradient to the southwest. A Topographical and Boundary Survey was completed by Polaris Surveying. Lincoln – DeVore, Inc. completed a soils investigation for the development.

C. Purpose of General Project Report & Proposed Application

Mesa Grand, LLC is proposing a Minor Subdivision of Lot 2 & 13 that is 6.00 acres located at 1591 River Road and 1588 Cipolla Road, into four (4) lots of equal size (approximately 1.50 acres each).

Surrounding Land Use/Zoning

LAND USE – The following Land-uses surround the subject property:

- **North – Manufacture/Processing Business**
- **South – Vacant land & Manufacture/Processing Business**
- **East – Manufacture/Processing Business**
- **West – Vacant Land**

ZONING – The subject property is currently zoned by City of Fruita as Limited Industrial, Research & Development (*LIRD*). Within a ½ mile radius of the subject property, properties are zoned by Mesa County and the City of Fruita as:

- **North – Mesa County - PUD**
- **South –City of Fruita – Limited Industrial, Research & Development**
- **East – Mesa County - PUD**
- **West – City of Fruita – Limited Industrial, Research & Development**

II. Existing Drainage Conditions

A. Major Basin Characteristics

This area of Mesa County consists of commercial land and vacant land uses.

The site generally drains from Northeast to the Southwest and then flows south to the Colorado River. There is two (2) drop inlet one (1) on the North side of River Road and one (1) on the south side of Cipolla Road that goes into a 12" PVC storm drain which takes some of the stormwater from River Road, Cipolla Road and conveys it to the South along an existing easement to a Grand Valley Drainage District drain ditch which flows East to West then drains into the Colorado River.

B. Site Characteristics

As stated above, the property is approximately 6.00 acres in size. The site slopes from the northeast to the southwest, with slopes averaging 0.7 percent.

The drainage patterns of the property, includes a combination of sheet flow drain pans and swale flow. The Lot 2 & Lot 13 cover type for the site is grass vegetation and weeds.

III. Proposed Drainage Conditions

A. Design Criteria & Approach

As expected in most developments, conversion and development of this property from bare ground to a commercial area will, if directly discharged, increase the stormwater runoff, both in peak rates and volumes. Direct discharge from the River Road and Cipolla Road to a street inlet will be conveyed to the south into the Grand Valley Drainage District drainage ditch on the Northerly side of Lot 22, said drainage ditch flows from East to West and drains into the Colorado River. Runoff from Lot 2 & Lot 13 is sheet flow across the lot and into collector swales at property lines directed to the south and eventually the Colorado River.

IV. Results and Conclusions

A. Direct Discharge

An overall drainage study for the Pabco Industrial Park was prepared by W.H. Lizer & Associated in December 2007, and January 2009. The drainage concept presented in the approved report for Lot 2 & Lot 13 indicated direct discharge from the lot into adjacent drainage swales along the rear property line. Lot 2 & Lot 13 is designated as being part of sub-basin A.2 of the original report. The maximum Q for the Basin was identified as 5.97 cfs contained in an earthen swale with a water depth of approx. 0.9 feet. There is no detention provided in the in the development since the property is at the low end of the drainage basin with discharge to the Colorado River.

V. General Performance Standards

Every development and change in land use in the City of Fruita must meet the General Performance Standards found in Section 17.07.070 of the *Code*. The review of the General Performance Standards found in Section 17.07.070 is as follows:

A. Neighborhood Impact

1. Is the project compatible with surrounding land uses?

The Pabco Industrial Park Filing 2 – Lot 2 & Lot 13 Minor Subdivision and is compatible with the surrounding areas, hence it **MEETS** this General Performance Standard, with the entire area zoned as LIRD.

2. Is the project's scale, height & bulk of buildings consistent with that of the surrounding development?

The Lot 2 & Lot 13 Minor Subdivision is based on the height and bulk standards of the surrounding and other development. The project's scale, height & bulk of buildings will be consistent with that of the surrounding development; hence it **MEETS** this General Performance Standard.

3. Does the project comply with City of Fruita historic preservation design standards if the building is on the state or national register of historic places?

This criterion is **NOT APPLICABLE** since no historic buildings exist on the subject property.

4. If the project is a multi-family development is it within ¼ mile of a neighborhood commercial area and a City or School District 51 park/playground?

This criterion is **NOT APPLICABLE** since no Single Family or other residential homes on the subject property.

B. Transportation and Traffic

1. Is the project consistent with the City of Fruita street standards?

This criterion is **NOT APPLICABLE** since there will be no street constructed for the minor subdivision on the subject property.

2. Does the project have an adequate pedestrian bicycle network?

This criterion is **NOT APPLICABLE** since there will be pedestrian bicycle network being constructed or impacted for the minor subdivision on the subject property.

3. Is the proposed road network and road standards consistent with the City of Fruita Road Classification map and City of Fruita street standards?

The streets have already been developed in the Pabco Industrial Park – Filing 2 and are standard Streets and comply with the City of Fruita Street standards. This **MEETS** this Performance Standard.

This subdivision **MEETS** the Transportation and Traffic General Performance Standard.

C. Wastewater

1. Will the project connect to the City of Fruita wastewater system?

Yes. The development will be served by the existing the sanitary sewer main. This **MEETS** the Performance Standard.

2. If the sewer connection involves over-sizing does the developer propose a recapture agreement or an assessment district?

This criterion is **NOT APPLICABLE**.

3. Will the project discharge other than domestic wastewater?

No other type of sanitary sewer discharge, other than domestic wastewater, is to occur. This **MEETS** this General Performance Standard.

D. Water

1. Does the project have adequate fire flow as determined by the Lower Valley Fire Department?

The proposed subdivision of Lot 2 will be connected to the existing 8" main located on the north side of River Road and Lot 13 will be connected to the existing 8" main located on the south side of Cipolla Road. This subdivision **MEETS** this General Performance Standard.

2. Does the project have sufficient domestic water to serve the proposed development?

The project is to connect to the existing 8" main located in the north side of River Road and south side of Cipolla Road. This subdivision **MEETS** this General Performance Standard.

3. If the water service requires over-sizing does the developer propose a recapture agreement or assessment district?

This criterion is **NOT APPLICABLE**.

This subdivision **MEETS** the water General Performance Standard.

E. Drainage

1. Does the project meet the City of Fruita Drainage standards as defined in the City of Fruita Design Standards for new construction?

This development plan has direct discharge for the subject property within the previously designed and approved master drainage study. The prior submittal of the Stormwater Management/Drainage Plan was approved, this development **MEETS** this General Performance Standard.

2. Does the project comply with the Grand Valley Drainage District standards if it is on or adjacent to their drainage systems?

The Stormwater Management/Drainage Plan was previously submitted and approved by the City of Fruita and Grand Valley Drainage District of the original submittal and development of Paco Industrial Park. This development **DOES MEET** this General Performance Standard.

The proposal **MEETS** the Drainage General Performance Standard.

F. Flood Hazard

1. Does the project adequately address potential Federal Emergency Management Agency regulations and the Fruita flood hazard and meet the flood plan regulations?

According to the Mesa County GIS, the subject property is located in Zone X, which is outside the boundaries of a 500 year floodplain. Hence, no FEMA, Fruita flood hazard, or floodplain issues are applicable to this project.

This development **MEETS** the Flood Hazard General Performance Standard.

G. Irrigation

1. Does the project provide adequate irrigation water for the proposal including shares of water, method of delivery to each lot and method of draining water from each lot?

This development **MEETS** the Irrigation Water General Performance Standard as previously submitted and approved by the City of Fruita.

H. Fire Protection

1. Does the project have adequate fire flow as determined by the Lower Valley Fire Dept. & does it meet the other requirements of the fire department with regard to access, cul-de-sac radius, ect?

It is not anticipated that Fire Flow will be an issue with this development. The project will be connected to the existing 8" main located in the North side of River Road and south side of Cipolla Road that serves the development. Access to the property is off of River Road and south side of Cipolla Road a City of Fruita public right-of-way. This development **DOES MEET** this General Performance Standard.

This development **MEETS** the Fire Protection General Performance Standard.

I. Historic Preservation

1. Does the project involve the demolition, remodel or reconstruction of a structure or site that is on the national or state register of historic places or eligible for nomination to either of these registers?

This criterion is **NOT APPLICABLE** since no historic buildings exist on the subject property.

J. Noise, Dust, and Odor

1. Does the project comply with federal and state air emission standards?
2. Does the project comply with state noise statues?
3. Does the project minimize disturbance of the natural ground cover, or replacement of the natural ground cover with alternative ground cover or pavement?
4. Have erosion and sedimentation controls been proposed during and after Construction?

This criterion is **NOT APPLICABLE** since this is a subdivision of Lot 2 & Lot 13 since no construction is being performed to create any Noise, Dust and Odor General Performance Standard.

K. Natural Features and Environmental Protection

1. Does the development preserve natural features to the largest extent possible including existing trees, natural vegetation, hills, rock out-croppings, bluffs, stream & washes, river floodplains, wetlands, etc.?

No natural features such as hills, rock out-croppings, bluffs, stream & washes, river floodplains, and wetlands are found on the subject property. This development **MEETS** this General Performance Standard.

VI. Public Benefit & Development Schedule/Phasing

This development appears to be an excellent opportunity and should serve an important community service in this area.

VII. Conclusion

We respectfully request your approval of this Minor Subdivision of Pabco Industrial Park Filing No. 2 – Lot 2 & Lot 13.

VIII. Limitations/Restrictions

This report is a site-specific report and is applicable only for the client for whom our work was performed. The review and use of this report by the City of Fruita, affiliates, and review agencies is fully permitted and requires no other form of authorization. Use of this report under other circumstances is not an appropriate application of this document. This report is a product of Vortex Engineering & Architecture, Inc. and is to be taken in its entirety. Excerpts from this report may be taken out of context and may not convey the true intent of the report. It is the owner's and owner's agent's responsibility to read this report and become familiar with recommendations and findings contained herein. Should any discrepancies be found, they must be reported to the preparing engineer within 5 days.

The recommendations and findings outlined in this report are based on: 1) The site visit and discussion with the owner, 2) the site conditions disclosed at the specific time of the site investigation of reference, 3) various conversations with planners and utility companies, and 4) a general review of the zoning and transportation manuals. Vortex Engineering & Architecture, Inc. assumes no liability for the accuracy or completeness of information furnished by the client or municipality/agency personnel. Site conditions are subject to external environmental effects and may change over time. Use of this report under different site conditions is inappropriate. If it becomes apparent that current site conditions vary from those reported, the design engineering should be contacted to develop any required report modifications. Vortex Engineering & Architecture, Inc. is not responsible and accepts no liability for any variation of assumed information.

Vortex Engineering & Architecture, Inc. represents this report has been prepared within the limits prescribed by the owner and in accordance with the current accepted practice of the civil engineering profession in the area. No warranty or representation either expressed or implied is included or intended in this report or in any of our contracts.

EXHIBIT 'A'
SITE LOCATION MAP



A Replat of Lots 2 & 13

PABCO Industrial Park Filing No. 2

Minor Subdivision

**1591 River Road
Fruita, Colorado 81521**

Prepared By

**VORTEX
ENGINEERING, INC.**

2394 Patterson Rd. Suite 201
Grand Junction, CO 81505
(970) 245-9051

SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C1.1	COMPOSITE SITE / UTILITY PLAN

LEGEND	
	EXISTING CONTOUR
	PROPERTY BOUNDARY
	OLD PROPERTY BOUNDARY
	BUILDING ENVELOPE
	PROPOSED LOT LINE
	EASEMENT
	EX EDGE OF ASPHALT
	RIGHT-OF-WAY
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED IRRIGATION
	EXISTING FENCE
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED STORMDRAIN
	DRAINAGE DIRECTION
	LOT CORNER SPOT ELEVATION
	PROPOSED SWALE/BERM ELEV.
	PROPOSED FL CURB/V-PAN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER METER
	PROPOSED IRRIGATION RISER
	PROPOSED IRRIGATION VALVE
	PROPOSED IRR CLEANOUT
	PROPOSED DRY UTILITIES (BY OTHERS)



VICINITY MAP

NOTES:

- THIS DRAWING REFERENCES: AN IMPROVEMENT SURVEY PLAT COMPLETED BY POLARIS SURVEYING, REVISED: FEBRUARY 15, 2016
- EXISTING USE = VACANT
- PROPOSED USE = XXX
- PROPERTY ZONED = CITY OF FRUITA LIMITED INDUSTRIAL, RESEARCH & DEVELOPMENT (LIRD)
- MINIMUM BUILDING SETBACKS: (PRINCIPAL/ACCESSORY)
FRONT = 20'
REAR = 20'/10'
SIDE = 20'/10'
- MAXIMUM BUILDING HEIGHT: 50'/70' FEET
- PROPERTY APPLICANT: MESA GRAND, LLC
GRAND JUNCTION, CO 81505
- PROPERTY AREA: 133,293.6 S.F. (3.06 AC.)
- GEOTECHNICAL INVESTIGATION PERFORMED BY LINCOLN DeVore, INC. REFER TO REPORT DATED: APRIL 12, 2007.
- THIS PLAN IS THE SOLE PROPRIETY OF VORTEX ENGINEERING, INC. (V.E.I.) AND IS NOT TO BE UTILIZED WITHOUT WRITTEN CONSENT FROM V.E.I.

LOCATION OF UTILITIES SHOWN HEREON WAS PROVIDED BY OTHERS. CONTRACTOR MUST VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.



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2394 Patterson Road, Suite 201
Grand Junction, CO 81505
Phone: (970) 245-9051
Fax: (970) 245-7639

R.W. JONES II

PROFESSIONAL ENGINEER
COLORADO LICENSE No. 37505

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REV.	DATE	COMMENT	BY

FOR REVIEW - NOT FOR CONSTRUCTION

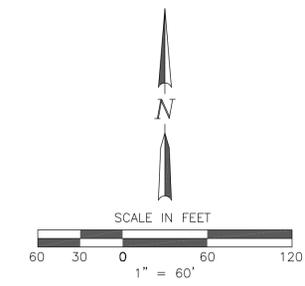
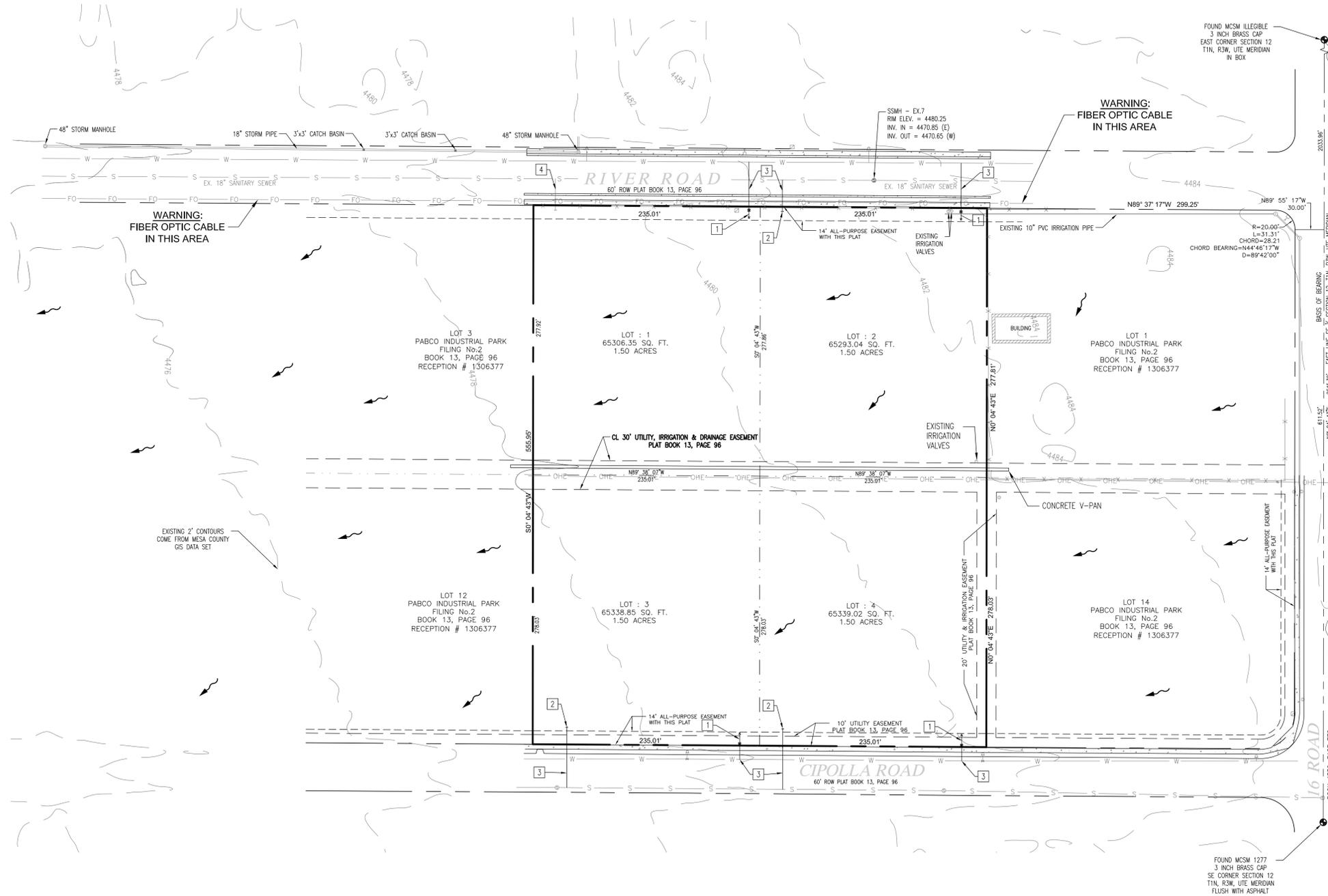
Cover Sheet
A Replat of Lots 2 & 13
PABCO Industrial Park Filing No. 2
1591 River Road,
Fruita, Colorado 81521

PROJECT NO: F16-004
DATE: 03/31/16
SCALE:
CAD ID: f16-004-utilcomp.dwg

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

~SHEET~
C1.0



GENERAL NOTES

1. ALL CONSTRUCTION TO CONFORM TO THE CURRENT CITY OF FRUITA DEPARTMENT OF PUBLIC WORKS AND PLANNING STANDARDS AND SPECIFICATIONS.
2. REFER TO THE GEOTECHNICAL INVESTIGATION PERFORMED BY LINCOLN DEVORE, INC., DATED APRIL 12, 2007 FOR RECOMMENDATIONS REGARDING PAVEMENT, SLABS, FOUNDATIONS AND GROUNDWATER MITIGATION REQUIREMENTS.
3. LIGHTING TO BE DESIGNED BY UTILITY PROVIDER. (XCEL ENERGY)
4. WATER MAINS SHALL BE C900, MINIMUM DR18 PVC. INSTALLATION OF ALL PIPE, FITTINGS, VALVES, AND SERVICES, INCLUDING TESTING AND DISINFECTION SHALL BE IN ACCORDANCE WITH UTE WATER STANDARD SPECIFICATIONS AND DRAWINGS.
5. DEVELOPER IS RESPONSIBLE FOR INSTALLING METER PITS AND YOKES (PITS AND YOKES SUPPLIED BY UTE WATER)
6. CONSTRUCTION PLANS REQUIRED 48 HOURS BEFORE CONSTRUCTION BEGINS. IF PLANS CHANGE THE DEVELOPER MUST SUBMIT A NEW SET OF PLANS.
7. ELECTRONIC DRAWINGS OF THE UTILITY COMPOSITE FOR THE SUBDIVISION, IN AUTOCAD DWG FORMAT, MUST BE PROVIDED PRIOR TO FINAL ACCEPTANCE OF THE WATER INFRASTRUCTURE.
8. WATER METERS WILL NOT BE SOLD UNTIL FINAL ACCEPTANCE OF THE WATER INFRASTRUCTURE.
9. ALL OFF-SITE IMPROVEMENTS SHALL BE EXTENDED THE FULL LENGTH OF SUBJECT PROPERTY.
10. ABANDONED SERVICES SHALL BE REMOVED AND CAPPED AT MAIN.

CONSTRUCTION NOTES:

- 1 WATER SERVICE (1")
- 2 SANITARY SEWER SERVICE (6" PVC)
- 3 SAW CUT REMOVE & REPLACE EXISTING ASPHALT, CURB, GUTTER & SIDEWALK
- 4 EXISTING 6" SANITARY SEWER LINE

UTILITY PROVIDERS INFORMATION		
UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CITY OF GRAND FRUITA	970-858-9558
STORM SEWER	GRAND VALLEY DRAINAGE DISTRICT	970-242-4343
DOMESTIC WATER	UTE WATER CONSERVANCY DISTRICT	970-242-7491
IRRIGATION	GRAND VALLEY IRRIGATORS	970-242-2762
ELECTRICITY	XCEL ENERGY	800-895-4999
NATURAL GAS	XCEL ENERGY	800-895-4999
TELEPHONE	QWEST COMMUNICATIONS	800-603-6000
CABLE TELEVISION	OPTIMUM COMMUNICATIONS	877-273-7626

LEGEND	
— W — W — W —	PROPOSED WATER LINE
— W — W — W —	EXISTING WATER LINE
— 4" IRR —	PROPOSED IRRIGATION
— S — S — S —	PROPOSED SEWER
— S — S — S —	FUTURE SEWER
— S — S — S —	EXISTING SEWER
— FO — FO — FO —	FIBER OPTIC CONDUIT
— E.G.T.C. — (ELECTRIC, GAS, TELEPHONE, CABLE)	PROPOSED DRY UTILITIES
—	PROPOSED STORM DRAIN
—	EXISTING STORM DRAIN
⊕	PROPOSED FIRE HYDRANT
⊕	PROPOSED WATER VALVE
⊕	PROPOSED WATER METER
—	DRAINAGE DIRECTION

LOCATION OF UTILITIES SHOWN HEREON WAS PROVIDED BY OTHERS. CONTRACTOR MUST VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

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1-800-922-1987
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ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE

UTE WATER CONSERVANCY DISTRICT REPRESENTATIVE _____ DATE _____

VORTEX ENGINEERING, INC.
CONSTRUCTION MANAGERS & SITE PLANNERS
PROJECT MANAGERS
CIVIL & CONSULTING ENGINEERS
2394 Patterson Road, Suite 201
Grand Junction, CO 81505
Phone: (970) 245-9051
Fax: (970) 245-7639

R.W. JONES II
PROFESSIONAL ENGINEER
COLORADO LICENSE NO. 37505

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REV.	DATE	COMMENT

FOR REVIEW - NOT FOR CONSTRUCTION

Composite Site / Utility Plan
A Replat of Lots 2 & 13
PABCO Industrial Park Filing No. 2
1591 River Road,
Fruita, Colorado 81521

PROJECT NO: F16-004
DATE: 03/31/16
SCALE: 1"=30'
CAD ID: f16-004-utilcomp.dwg

~SHEET~
C1.1

MESA GRAND SUBDIVISION

BEING A REPLAT OF
 LOTS 2 AND 13 PABCO INDUSTRIAL PARK FILING No. 2
 PLAT BOOK 13, PAGE 96
 SITUATED IN THE SE¼ SE¼ SECTION 12
 TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE UTE MERIDIAN
 COUNTY OF MESA, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS That GRAND MESA, LLC. is the 100% owner of record of that real property situate in the SE 1/4, SE 1/4 Section 12, T 1 N, R 3 W, Ute Meridian, Mesa County, Colorado as demonstrated at Book 4343, Page 528, Reception Number 2361281 of the Mesa County Clerk and Recorder's Office, said owner does hereby plat said real property under the name and style of Mesa Grand Subdivision and described more particularly as follows:

Lots 2 and 13 In PABCO Industrial Park Filing No. 2 as recorded in Plat Book 13 at Page 96 of the Mesa County Clerk and Recorder's Office, City of Grand Junction, County of Mesa, State of Colorado

Said parcel contains 6.00 ACRES.

Said Owners have by these presents laid out, platted and subdivided the above described real property, and designated the same as MESA GRAND SUBDIVISION, in the County of Mesa, State of Colorado.

All Multi-Purpose Easements to the City of Fruita for the use of City approved utilities and public service providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including but not limited to electric lines, cable tv lines, natural gas pipelines, sanitary wastewater lines, storm sewers, water lines, telephone and telecommunications lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping trees and grade structures.

All easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors or assigns, together with the right to trim or remove interfering trees and brush, 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 overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from easement.

Said owners hereby acknowledge that all lienholders or encumbrancers, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owner has caused there name to be hereunto subscribed this _____ day of _____, A.D. 2016.

by: _____
 Robert King for Mesa Grand, LLC.

STATE OF _____ }
 COUNTY OF _____ } ss

On this _____ day of _____, A.D., 2016, before me the undersigned officer, personally appeared _____, and acknowledged that they executed the foregoing Certificate of Ownership and Dedication for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My Commission Expires: _____

 Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA } ss

This plat was filed for record in the office of the Clerk and Recorder of Mesa County, Colorado, at _____ o'clock _____ m., on this _____ day of _____ 20____ and was recorded at Reception No. _____

Drawer No. _____, and Fees _____.

 Clerk and Recorder

 Deputy

PLANNING COMMISSION CERTIFICATE

This Plat approved by the City of Fruita Planning Commission the _____ day of _____, 20____.

 Chairman

TITLE CERTIFICATE

_____, does hereby certify that it has examined the title to all lands shown on this Plat and title to such lands is vested in LEGACY II, LLC free and clear of all liens, taxes, and encumbrances.

EXECUTED this _____ day of _____, 2016

By: _____
 Title Examiner

CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this _____ day of _____, 2016, for filing with the Clerk and Recorders of Mesa County, Colorado, and for conveyance or dedication to the City of public dedications shown hereon; subject to the provision that approval in no way obligates the City of Fruita for financing or construction of improvements on said lands, streets, or easements dedicated to the City except as specifically agreed to by the City Council of the City of Fruita. Further, said approval in no way obligates the City of Fruita for maintenance of public improvements until construction of said improvements has been completed in accordance with the City of Fruita's specifications and the City of Fruita has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, sub-surface geology, ground water conditions or flooding of ant lot shown hereon are such that a planning clearance, building permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, other traffic control devices, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owner designated hereon and not the City of Fruita, unless otherwise specifically agreed to in writing by the Fruita City Council.

CITY OF FRUITA, COLORADO

By: _____
 Mayor

Witness my hand and seal of the City of Fruita, Colorado

ATTEST:

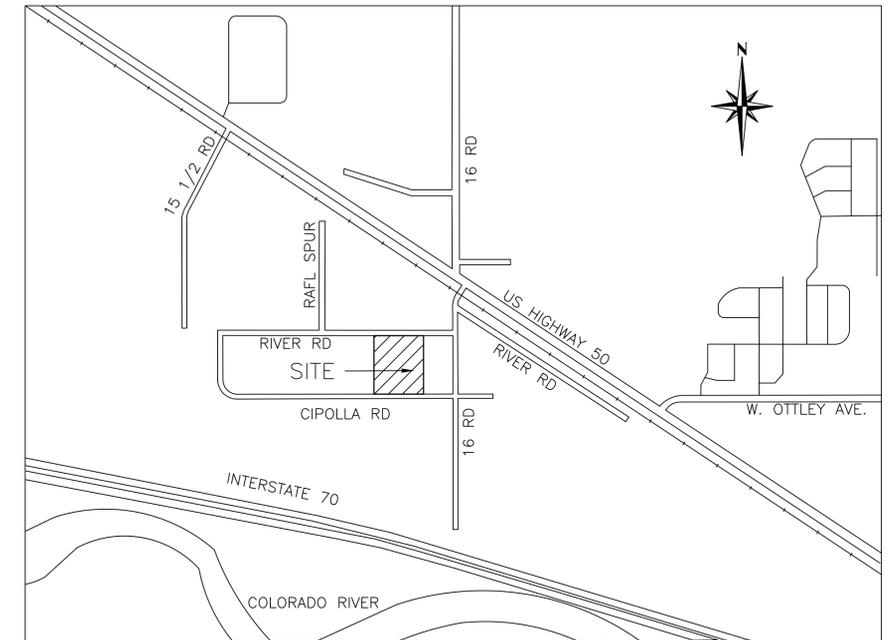
 City Clerk

NOTES

- OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE WITHOUT USING A CURRENT TITLE POLICY.
- BEARINGS ARE BASED ON THE EAST LINE SE ¼, SECTION 12, T1N, R3W, UTE MERIDIAN, THE BEARING USED N00°04'43"E IS BASED ON GPS OBSERVATIONS WHILE USING THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM.
- 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.
- THIS PLAT IS BASED ON THE DEED AS RECORDED IN BOOK 4343 AT PAGE 528, OF THE MESA COUNTY RECORDS.

LAND USE SUMMARY

LOTS	6.00 ACRES	100%
TOTAL	6.00 ACRES	100%



VICINITY MAP

ABBREVIATIONS AND SYMBOLS:

N	NORTH
S	SOUTH
E	EAST
W	WEST
T	TOWNSHIP
R	RANGE
BLM	BUREAU OF LAND MANAGEMENT
MCSM	MESA COUNTY SURVEY MARKER
ROW	RIGHT OF WAY
SIMS	SURVEY INFORMATION MANAGEMENT SYSTEM
PLS	PROFESSIONAL LAND SURVEYOR
#	NUMBER
GPS	GLOBAL POSITIONING SYSTEM
No.	NUMBER
Δ	CENTRAL ANGLE OF A HORIZONTAL CURVE
RA	RADIUS
L	LENGTH
GLO	GENERAL LAND OFFICE

SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this Plat is a true, correct, and complete Plat of the MESA GRAND, as laid out, platted, dedicated and shown hereon, that such Plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with the Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land.

EXECUTED this _____ day of _____, 2016

COLORADO REGISTERED LAND SURVEYOR PLS #37904

MESA GRAND SUBDIVISION

SITUATED IN THE SE¼ SE¼ SECTION 12
 TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE UTE MERIDIAN
 COUNTY OF MESA, STATE OF COLORADO

JOB #: 2016012 FIELD WORK: SL
 DATE: 3/24/2016 DRAWING NAME: Mesa Grand DRAWN BY: OM

POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE. #B
 GRAND JUNCTION, CO 81504
 PHONE/FAX (970)434-7038

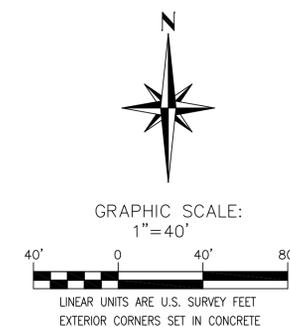
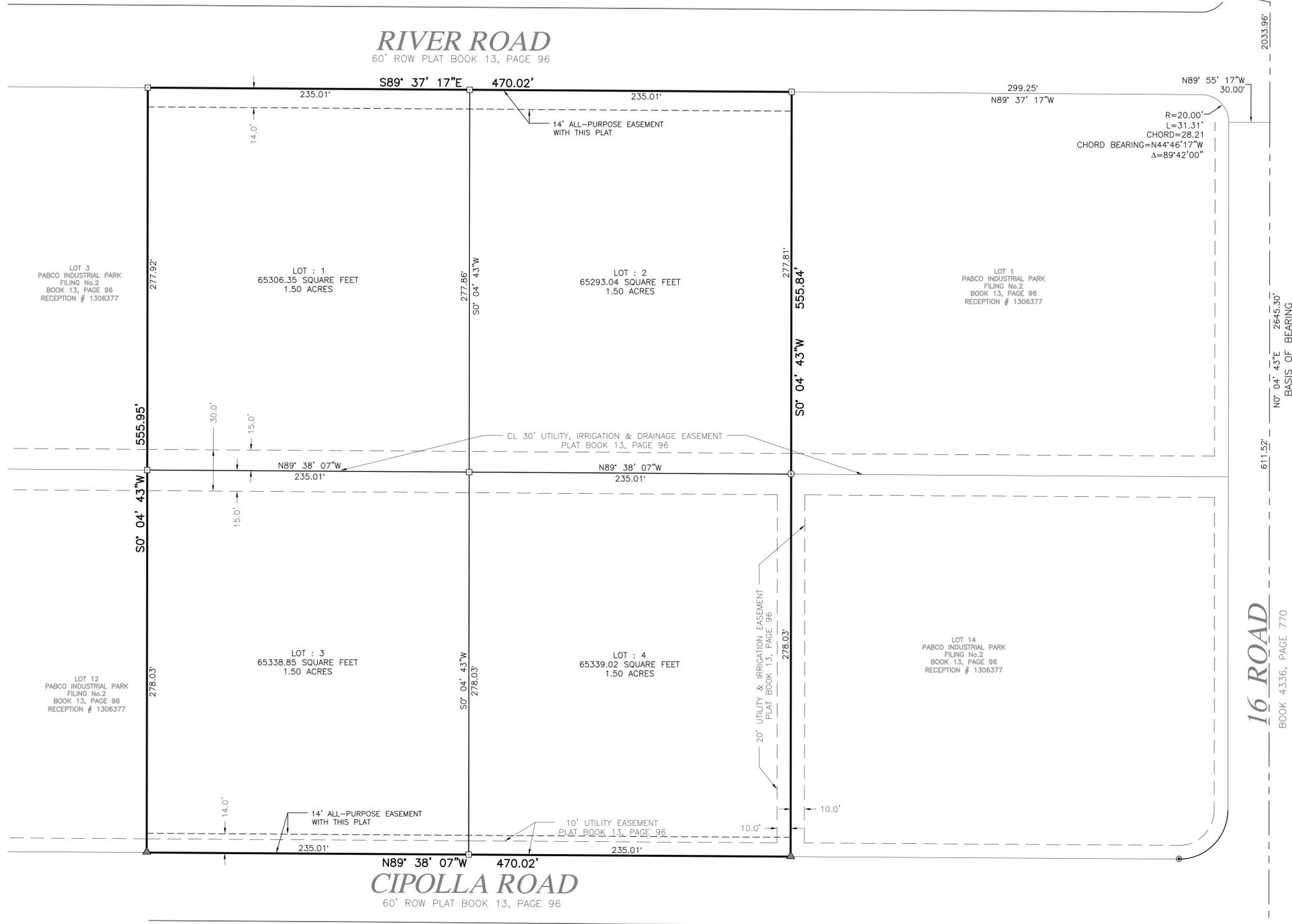
MESA GRAND SUBDIVISION
 BEING A REPLAT OF LOTS 2 AND 13 PABCO INDUSTRIAL PARK FILING No. 2
 PLAT BOOK 13, PAGE 96
 SITUATED IN THE SE¼ SE¼ SECTION 12 TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE UTE MERIDIAN
 COUNTY OF MESA, STATE OF COLORADO

FOUND MCSM ILLEGIBLE
 3 INCH BRASS CAP
 EAST ¼ CORNER
 SECTION 12, T1N, R3W,
 UTE MERIDIAN IN BOX

RIVER ROAD
 60' ROW PLAT BOOK 13, PAGE 96

CIPOLLA ROAD
 60' ROW PLAT BOOK 13, PAGE 96

16 ROAD
 BOOK 4336, PAGE 770



LEGEND:
 FOUND MESA COUNTY SURVEY MARKER AS DESCRIBED
 FOUND 1.5 INCH ALUMINUM CAP LS 11980
 FOUND No. 5 REBAR WITH YELLOW PLASTIC CAP LS 14113
 SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904
 ALL FOUND AND SET CORNERS FLUSH WITH GROUND ELEVATION UNLESS OTHERWISE NOTED.

FOUND MCSM 1277
 3 INCH BRASS CAP
 SE CORNER SECTION 12,
 T1N, R3W, UTE MERIDIAN
 FLUSH WITH ASPHALT

MESA GRAND SUBDIVISION		
SITUATED IN THE SE¼ SE¼ SECTION 12 TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE UTE MERIDIAN COUNTY OF MESA, STATE OF COLORADO		
DATE: 3/24/2016	JOB #: 2016012 DRAWING NAME: 1591 RIVER ROAD	FIELD WORK: SL DRAWN BY: OM
POLARIS SURVEYING		
PATRICK W. CLICK P.L.S.		
3194 MESA AVE. #B GRAND JUNCTION, CO 81504 PHONE/FAX (970)434-7038		