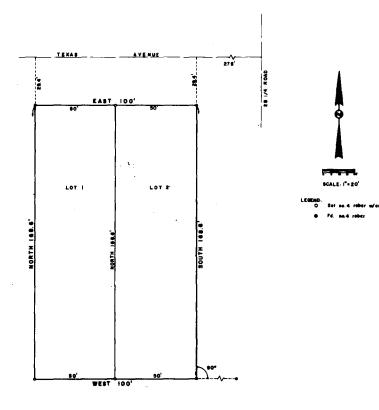
Table of Contents

File	E	1973-0053			
Da	te				
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the			
r	c	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There			
e	a n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been			
s e	n	included.			
n	e				
t	d	quick guide for the contents of each file.			
1	- }	Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed			
		in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.			
X	X	*Summary Sheet – Table of Contents			
7		Application form			
T		Receipts for fees paid for anything			
\dashv	\dashv	*Submittal checklist			
+		*General project report			
+		Reduced copy of final plans or drawings			
\dashv		Reduction of assessor's map			
\dashv		Evidence of title, deeds			
\dashv	\dashv	*Mailing list			
\dashv	\dashv	Public notice cards			
\rightarrow	-	Record of certified mail			
\dashv	\dashv	Legal description			
+	\dashv	Appraisal of raw land			
\dashv	-	Reduction of any maps – final copy			
-	-	*Final reports for drainage and soils (geotechnical reports)			
-+		Other bound or nonbound reports			
	-	Traffic studies			
┽	-	Individual review comments from agencies			
-		*Consolidated review comments list			
\dashv	\dashv	*Petitioner's response to comments			
\dashv	-	*Staff Reports			
-	\dashv	*Planning Commission staff report and exhibits			
-	\dashv	*City Council staff report and exhibits			
+	\dashv	*Summary sheet of final conditions			
-†		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or			
		expiration date)			
	1	DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:			
X	X	Status Report			
X	X	Site Plan			
7	7				
_	-				
\dashv					
	-4				
_	_				
\neg	\neg				
1					
+					
\dashv	\dashv				
+	\dashv				
_	_				

Graken arrow Sub. #53-13: PS- No objection Cantation - No Comment letelity - No Brablens. Fruitvale Sensa - City water Fire - No Problems Engineering - Request 30' Row from Dropeity line Lucyce - Mac Changes in Lagel -#-46-73: Flot Plan: Sparkovan 165 WALK BENOND & THE J.S. - No Objection PAGE 4 @ LighTINE plan letelity - None 3 DETAIL LANDSOADE PLAN Min Bell - no problem - 3 plans MITEROMOTIVE 301- mar pup Santation - Ne Comment. Not SHOUND! #8-13: O acation of Second au -J.S. - More Santation - none telety - water lene belocation (working on il) - Fire - access to Steel Tabana - hydrant on 12th St between wenter and D lead. Don Warner - Clarate only to spoint 10 of See line Recommend Vac. Min Bell: Ony line relocation required & bee expense of developer. (See note) Charge legal & allow 50' from & ox 12th for arterial System



BROKEN ARROW SUBDIVISION

NOW ALL MEN BY THESE PRESENTS.		
	<u>DEDICATION</u>	
of Grand Junction, County of Moss, State of Color norp porticularly described as follows: The N° of 1 85° NW 580° and the E°S W° 88'0 89' NW 380'	D. Callahan are the owners of that real redo, and lying in the City of Grand Junction he East 100.00 ft. of the following tract of Sec.7. T(S.,R.I.E. of the Ute Mar	property allusted in the City , Mess County, Colorado, peino , of lend; the W ⁰ E ² S 3/5 Idlan; EXCEPT the North 29,4 ft.
thereof reserved for Road purposes, as shown by the That the said owners have caused the said	he accompanying plot thereof:	
subdivision of a part of the City of Grand Junction:		•
Thet sold owners do hereby dedicate and set has use of the public forever and hereby dedicate the has accesspenying plat as accesspenying plat as accesspenying plat as accesspenying and collect, starm and senitary sour moisely suffer main debolded as irrigation assemblers on the accempanying regulate and conduits; There of accesspenses for installition of utilities or d	ese pertions of seld rabl property which er in and melatomence of such utilities or its; gas pipe lines and those pertions of i plot on easements for the installation and	a labeled as utility essements on sephone and electric lines, poles said real property which are maintenance of irrigation ditches,
or imprevenence shell be fillenced by the seller or pu IM WITHESS WHEREOF, seld owners Earl Worner day of	rchesernot the City of Grand Juncti rand Wayne D. Callahon have caused their non	on. see to be horounto subscribed this
	By	
		_
	Woyne D. Callahan	
STATE OF COLORADO)		
COUNTY OF MESA)		
 The foregoing instrument was acknowledged before Earl Warner and Wayne D. Cellighan 	re Me this day of	,A.D., 10, by extent
	My Commission expires	
	WITHOUGH My mime and official sect	•
	Notary Pe	ble
	,	
STATE OF COLORADO) COUNTY OF MESA 1 heroby certify that this instrument was filed	RECORDERS CERTIFICATE	AD
and is duly recorded in PLAT Book No,Pag		
		
	Clerk & Recorder	
	Clerk & Recorder By Deputy	
	Deput y	
	by	
	Deput y	
This plat of Broban Arrow Subdivision, a subdivis was approved and accepted this alby of	Deputy Food 8 CITY APPROVAL Join of the City of Grand Junction Williams	of Mass and State of Colleged
was approved and accepted this day of	Deputy Food 8 CITY APPROVAL Join of the City of Grand Junction Williams	of Mass and State of Coloreda Grand Jul. City Mgr.
Utilities Coard. Committee Pro	Doporty Face 9	
Unlikes Coard. Committee Pro Director of Development Or CG I, Lether T. Massarove, do hereby contrify that the	Deputy Form 9 CITY APPROVAL aim of the City of Grand Jenation Magnety , A.C. M, by. saidont of Connell and Act City Premises manission, Chirache manission, Chirache accompanying pair of Broken Arrow Sw	Grand Jot. City Mgr. Grand Jot. City Englacer bidivision, a subdivision of a part
Uniffice Coard Committee Pro Director of Development Gr	Deputy Face 9	Grand Jol. City Mgs. Grand Jol. City Englaser Grand Jol. City Englaser Grand Jol. City Englaser Grand Joseph John John John John John John John Joh
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Utilities Coard. Committee Pro Director of Development Gr Co 1, Lether T. Muserore, do hereby certify that the of the City of Grand Janoties, has been prepared under	Deputy Fees 9	Grand Jot. City May. Grand Jot. City May. Grand Jot. City Mayboor Grand Jot. City Mayboor Grand Jot. City Mayboor Grand Joseph Joseph Grand Jot. City Mayboor Grand Joseph Joseph Grand Jot. City May. Grand Jot. C
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BROKEN ARROW SUBDIVISION
A SUBDIVISION IN GRAND JUNCTION
MERA COUNTY, COLORADO

EARL WARMER & BURDIVIDERS)
EARL WARMER & WAYNE D. CALLAHAN
WARMER & WAYNE D. CALLAHAN
GO HORTH 5m ST.
BRAND JUNCTION, COLORADO MISOI
PHONE: 242-2850

MUSGROVE SURVE 50 SI ROAD RAND AMETION COLD

RAND AUNCTION, COL

3-434-7060