Table of Contents

File		1976-0025								
Da	te	1/20/00 Project Name: Beasley Subdivision								
P r e s	S c a n	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been								
n	e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a								
t	d	quick guide for the contents of each file.								
		Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed								
V	_	in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.								
A	X									
		Application form Receipts for fees paid for anything								
		· · · · · · · · · · · · · · · · · · ·								
		*Submittal checklist								
		*General project report								
		Reduced copy of final plans or drawings Reduction of assessor's map								
		Evidence of title, deeds –								
_		*Mailing list								
		Public notice cards								
\dashv		Record of certified mail								
\dashv	_	Legal description								
	7	Appraisal of raw land								
		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								
_		*Petitioner's response to comments								
_		*Staff Reports *Planning Commission staff report and exhibits								
		*City Council staff report and exhibits								
	\dashv	*Summary sheet of final conditions								
\dashv	\dashv	*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or								
		expiration date)								
'		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:								
X	X	Planning Commission Minutes - ** - 4/28/76								
X	X	Letter from Barton O. Beasley to City – 4/12/76								
X	X	Final Plat & Minor Subdivision Application								
X	X	Subdivision Summary Form								
X		Agreement for Purchase of Real Estate – 3/15/76								
X	_	Attorney's Certificate								
X	X	Follow-Up Form								
X		Review Sheets								
X	\mathbf{x}	Site Plan (75% complete on scan)								
	_									
\dashv										
\dashv										
4										
_										

			t d
	1,	# TEXAS AVENUE	7 3
W. Corner Of Lot 5	52	North Line Of Lot 5	#
nnon Subdivision	05.00'	6.89°46'00"E. 164.68'	<u></u>
nt of Beginning	25.00'	69.84'	
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	2		
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90	Origi		
V			
te		•	
West		5	
		2 (2.222.2.5)	j
		(9,079 SQ. FT.)	
		e	٦
	05.00'	100 (0)	
	25.00	129/28'	

Fee Paid \$375.00 (\$75/Lot)

The Minor Subdivision process requires only a Sketch Plan and Final Plan Application. The completion of this application shall be for the Sketch Plan phase only. The Final Minor Subdivision Plat shall be processed according to Section 27-2.3 (Final Plat) of the Grand Junction Development Regulations. Layous and designs initiated for this application should incorporate the design standards reviewed in Section III of the regulation. If question not applicable indicate by N/A.

Beastey Subdit	VISION			
NAME	OF SUBDIVIS	ION		
Name and ad	dress of the	owners and/or subdi	viders.	
Barton Beasley	y			
name		name	name	
2851 Brittany	Drive		-	• • · ·
addres		address	address	
	•	-		
242-4949	•			
business	phone	business phone	business phone	
_				
contains th	e essential		to insure that the map by the subdivision re- nformation).	
27-2.4				
	tch map requ	ired		
		me of Subdivision	•	X
		boundaries and surv ddresses of the subd		X
(3)	engineer or		ivided and the	χ ,
(4)	Date and Sca		•	X
		ge in subdivision		
(6)			ing streets, alleys,	
	the subdivis		hin and adjacent to	V
(7)			sed streets, alleys,	X X
(7)	easements.	lot lines and public	sites	
(8)	Topography			Х
	Flood Plain	Designation	•	N/A
	Number and		•	
(11)	Sites for m	ulti-family, busines	s or non-public use	N/A
	Adjacent zon		·	X
(13)			g subdivisions, lots,	
43.43	streets, al		127212	X
	Proposed ear	d szie of existing u	TITITIES	X

This application completed by:

Nelson, Haley, Patterson & Quirk, Inc.

name

760 Horizon Drive; Grand Junction, Co.

address

business phone

signature

corresponds		application requestion Developmental application Developmental Developmental Development			
Beasley Subdiv	ision		Fee Pai	đ	
name	of subdivision	1		amount	date
Name and add	ress of land o	owners and/or su	bdividers.		ontrac older
Barton O. Beas	ley				
name		name		name	
2851 Brittany	Drive				
addres	s	address		address	
242-4949	* .				
business	phone	business ph	ione	business	phone
A. Total Su	bdivision subm	nitted X	, porti	on	
Eighteen	(18) copies s			April 13, 1976	
B. Revision	s to Prelimina	rv Plat?	Х		
1.0.1.0.1.0.1.0.1.		yes			
o If so, 1	ist (add attac	ched sheets if r	necessary)		
contain the	essential info	shall be complet ormation require ons for detailed	ed by the su	bdivision re	
27-2.3			• •	•	
b.	(2) Scale of	Map		Medialistrala/surransurrans	X
C.	(2) Date (3) Legal De (4) Control bearings (5) Boundary easement with bea	r lines, right-c s, ditches and arings and dista	ons, angles of-way lines lot lines ances		X X X
	(6) Streets	and other right	:s-of-way -		

names and dimensions

in square feet

monuments

Location and Dimensions of easements Lots numbered and area of each lot

Location and description of all

rights-of-way and public sites

Statement of land ownership Dedication Statement - easements,

X

Χ

(7)

(8)

(9)

(10) (11)

FINAL PLAT ATTLICATION - City of Grand Tunction

				•		•
•			(12) (13) (14)	Appropriate cert	ineer Certific ion ification blocks der Certification	X X
	Suppo	orti	ng Do	cuments		
27-2	.3	c.	(13)	of all mortgates	cate of title with list s, judgments, liens, cacts and agreements at dedication	X X
		d.	(1) (2)	Improvements Gua Composite Utilit		X N/A
stan	dards	s re	quire		completed to insure the	
27-3 27-3 27-3 27-3 27-3 37-3	.2 .3 .4 .5	Str Blo Lot Sid Irr	eets, ocks s ewalk igati	siderations Alleys and Easem s on sytems and des ites Reservations	ign:	X X N/A X X N/A N/A
This				completed by:		
	Nelson, Haley, Patterson & Quirk, Inc. name name					The Continue of the Continue o
	760 I	doriz	zon Dri	ve; Gr. Jct., Co.		
			addr		address	
,	-		signa	ture	date	

April 12, 1976

City Planning Commission City of Grand Junction 5th & Rood Avenue Grand Junction, Co. 81501

Dear City Commissioners:

I agree that no residential dwellings will be constructed on the proposed Beasley Subdivision until all of the required improvements have been installed to the satisfaction of the City of Grand Junction.

The required improvements are as follows:

Sanitary Sewers Watermains Fire Hydrants

Sincerely,

Darton O Beaulif Barton O. Beasley

BOB:ymc

E DIVISION SUMMARY FORM

CITY OF GRAND JUNCTION

Date: April 13, 1976		•		
Subdivision Name: Beasley	Subdivision			
		I	Filing	
Location of Subdivision:	TOWNSHIP 1S	RANGE <u>le s</u>	SEC71/4	SE
Owner(s) NAME Barton O. Be	asley			
ADDRESS 2851 Brittan	y Drive			
Subdivider(s) NAME Sam	me			
ADDRESS				
		1		
Type of Subdivision	Number of Dwelling Units	Area* (Acres)	% of * Total Area	
() Single Family	5	0,98	85	
() Apartments				
() Condominiums		مستوريت والمستورية والمستورية		
() Mobile Homes				
() Commercial	N. A.			
() Industrial	N. A.		and the same of th	,
() Other (specify)				
	Street	0.17	15	
	Walkways			•
Dedicated Scho	ool Sites			
Reserved School	ol Sites			
Dedicated Parl	c Sites			
Reserved Park	Sites			
Private Open A	Areas			
Easements	\$ *	-		
Other (Specify	,-	Materia professor and the Santana and American		
		1.15	100	
45.	TOTAL			
*By Map Measure				

Page 1 of 2

Estimated water	r kequ emer	nes		2025	<u> </u>	gall	ons/day.
Proposed Water	Source(s)				····		
Estimated Sewag	ge Disposal	Requir	ement_	175	0	gall	ons/day.
ACTION:							
Planning	Commission	Recomm	endati	.on			
	Approval	()				
	Disapproval	L ()	: 1			•
	Remarks						
	Date			,19	•		
City Council			•				
	Approval	()				
•	Disapproval	L ()				
	Remarks		· · · · · · · · · · · · · · · · · · ·	**************************************			
	Date			_,19	•		

Note: This form is required by C.R.S. 106-3-37 (4) but is not a part of the regulations of the City of Grand Junction.

Mark

check the existing house on Beasley Sub as to its relation to East lat line. If it falls within easment contact Telephone Co. to narrow easement Have all easements placed on the mylar. We will need a power of attorney to place lots in an improvement district for street constr. Talk to Beasley. It would seem to be best to put in Gurb-Gutter-Sidewalk before Co's and use the imp. dist. for paving. See it he will agree to this

Don