

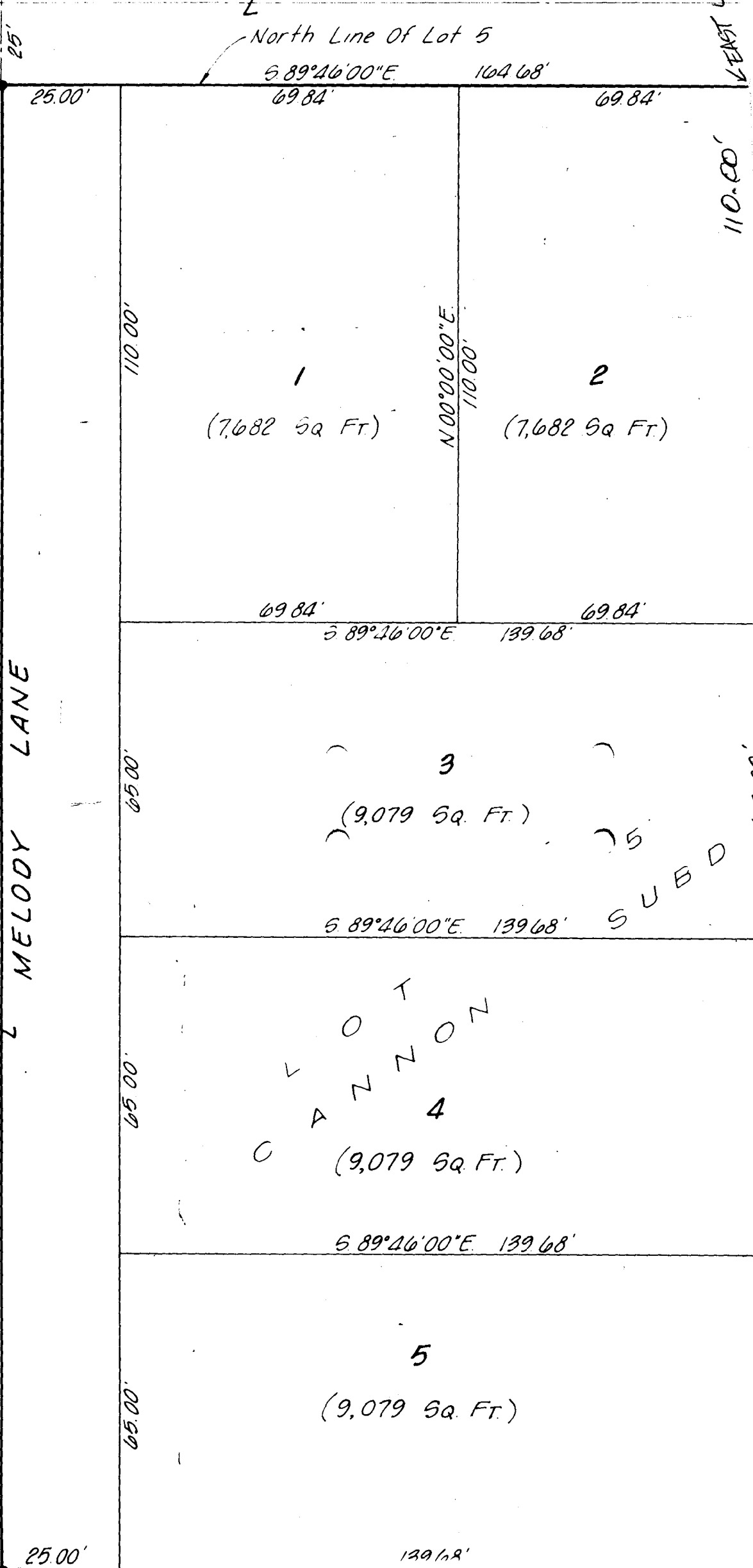
W. Corner Of Lot 5
nnon Subdivision
nt Of Beginning

TEXAS AVENUE

WEST LINE OF LOT

North Line Of Lot 5

S 89° 46' 00" E 104.68'



25.00'

69.84'

69.84'

110.00'

110.00'

N 00° 00' 00" E
110.00'

1
(7,682 Sq Ft.)

2
(7,682 Sq Ft.)

69.84'

S 89° 46' 00" E 139.68'

69.84'

65.00'

3
(9,079 Sq. Ft.)

S 89° 46' 00" E 139.68'

65.00'

MELODY LANE
305.00'

(Origin of Bearings)

West Line Of Lot 5

C
A
N
Z
O
N
4
(9,079 Sq. Ft.)

S 89° 46' 00" E 139.68'

65.00'

5
(9,079 Sq. Ft.)

25.00'

139.68'

5- 5

1.15 Acres

STREETS= 0.17 Acres

LOTS= 0.98 Acres

bar And Cap

ap
et At

SUBD

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. Layouts 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.

Beasley Subdivision

NAME OF SUBDIVISION

Name and address of the owners and/or subdividers.

<u>Barton Beasley</u> name	<u></u> name	<u></u> name
<u>2851 Brittany Drive</u> address	<u></u> address	<u></u> address
<u>242-4949</u> business phone	<u></u> business phone	<u></u> business phone

The following check list shall be completed to insure that the map contains the essential information required by the subdivision regulations: (See regulations for detailed information).

27-2.4

a. Sketch map required

- | | |
|--|------------|
| (1) Proposed name of Subdivision | <u>X</u> |
| (2) Location of boundaries and survey | <u>X</u> |
| (3) Names and Addresses of the subdividers and the engineer or surveyor | <u>X</u> |
| (4) Date and Scale | <u>X</u> |
| (5) Total Acreage in subdivision | |
| (6) Location and Dimensions - existing streets, alleys, easements and water courses within and adjacent to the subdivision | <u>X</u> |
| (7) Location and Dimensions - proposed streets, alleys, easements, lot lines and public sites | <u>X</u> |
| (8) Topography | <u>X</u> |
| (9) Flood Plain Designation | <u>N/A</u> |
| (10) Number and size of lots | |
| (11) Sites for multi-family, business or non-public use | <u>N/A</u> |
| (12) Adjacent zoning | <u>X</u> |
| (13) Names and locations of adjoining subdivisions, lots, streets, alleys, etc. | <u>X</u> |
| (14) Location and size of existing utilities | <u>X</u> |
| (15) Proposed easements | <u>X</u> |

This application completed by:

Nelson, Haley, Patterson & Quirk, Inc.

name

4/1/76

date

760 Horizon Drive; Grand Junction, Co.

address

243-7569

business phone

[Handwritten Signature]

signature

4/1/76

date

- (12) Surveyor or Engineer Certification
- (13) Appropriate certification blocks
- (14) Clerk and Recorder Certification Block

X
X
X

Supporting Documents

- 27-2.3 c. (13) Copy of certificate of title with list of all mortgages, judgments, liens, easements, contracts and agreements of record.
- (14) Proof of easement dedication
- d. (1) Improvements Guarantee
- (2) Composite Utility Plan

X
X

X
N/A

The following check list shall be completed to insure that design standards required by the subdivision regulations are met. (See regulations for complete details)

- 27-3.1 Site Considerations
- 27-3.2 Streets, Alleys and Easements
- 27-3.3 Blocks
- 27-3.4 Lots
- 27-3.5 Sidewalks
- 27-3.6 Irrigation systems and design
- 37-3.7 Public Sites Reservations and Dedications

X
X
N/A
X
X
N/A
N/A

This application completed by:

Nelson, Haley, Patterson & Quirk, Inc.

name	name
760 Horizon Drive; Gr. Jct., Co.	address
signature	date:

April 12, 1976

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

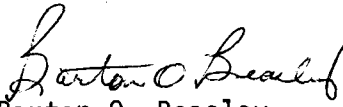
Dear City Commissioners:

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,


Barton O. Beasley

BOB:ymc

S DIVISION SUMMARY FORM

CITY OF GRAND JUNCTION

Date: April 13, 1976

Subdivision Name: Beasley Subdivision

Filing _____

Location of Subdivision: TOWNSHIP 1S RANGE 1E SEC 7 1/4 SE

Owner(s) NAME Barton O. Beasley

ADDRESS 2851 Brittany Drive

Subdivider(s) NAME Same

ADDRESS _____

Type of Subdivision	Number of Dwelling Units	Area* (Acres)	% of * Total Area
() Single Family	<u>5</u>	<u>0.98</u>	<u>85</u>
() Apartments	_____	_____	_____
() Condominiums	_____	_____	_____
() Mobile Homes	_____	_____	_____
() Commercial	N. A.	_____	_____
() Industrial	N. A.	_____	_____
() Other (specify)	_____	_____	_____
	Street	<u>0.17</u>	<u>15</u>
	Walkways	_____	_____
	Dedicated School Sites	_____	_____
	Reserved School Sites	_____	_____
	Dedicated Park Sites	_____	_____
	Reserved Park Sites	_____	_____
	Private Open Areas	_____	_____
	Easements	_____	_____
	Other (Specify)	_____	_____
		<u>1.15</u>	<u>100</u>
	TOTAL	_____	_____

*By Map Measure

Estimated Water Requirements 2625 gallons/day.

Proposed Water Source(s) _____

Estimated Sewage Disposal Requirement 1750 gallons/day.

ACTION:

Planning Commission Recommendation

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

City Council

Approval ()

Disapproval ()

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.

Karl

Have the surveyors check the existing house on Beasley Sub as to its relation to East lot line. If it falls within easement 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 Curb - Gutter - Sidewalk before CO's and use the imp. dist. for paving. See if he will agree to this

Don