



Subdivision CAVANAGH Minor Sub

Date \_\_\_\_\_ Item # 39-76

Petitioner Harold Morgenson, J.D. Kendrick, Paul CAVANAGH

Preliminary Review Agencies Comments

Final Review Agencies Comments

City Of. - sewer will be  
AVAILABLE Jun 1977  
Phase III



Action Taken

Action Taken

P.C. Approved Jun 30, 1976

P.C. \_\_\_\_\_

C.C. Approved July 21, 1976

C.C. \_\_\_\_\_

Comments

Comments

No comments.

Council - 50' R.O.W.  
Required on C rd. If  
designation is reduced in  
UPDATE of ROADWAY PLAN  
add. 10' will be vacated  
by staff PROPOSAL.



ITEMS REQUIRED FROM DEVELOPER

- Check  Utility Agreement  Title Investigation
- Drainage  Landscaping  Covenants
- Improvements Guarantee  Annexation  Other (Specify)





BDIVISION SUMMARY FORM

CITY OF GRAND JUNCTION

Date: 5/28/76

Subdivision Name: Cavanagh Subdivision

Filing One

Location of Subdivision: TOWNSHIP 1S RANGE 1W SEC 25 1/4 NW

Owner(s) NAME Harold Mogenson

ADDRESS 136 East Aspen Fruita, Colorado

Subdivider(s) NAME Same

ADDRESS \_\_\_\_\_

Type of Subdivision	Number of Dwelling Units	Area* (Acres)	% of * Total Area
(*) Single Family	<u>3</u>	<u>0.59</u>	<u>62.1</u>
( ) Apartments	_____	_____	_____
( ) Condominiums	_____	_____	_____
( ) Mobile Homes	_____	_____	_____
( ) Commercial	N. A.	_____	_____
( ) Industrial	N. A.	_____	_____
( ) Other (specify)	_____	_____	_____
	Street	<u>0.26</u>	<u>27.4%</u>
	Walkways	_____	_____
	Dedicated School Sites	_____	_____
	Reserved School Sites	_____	_____
	Dedicated Park Sites	_____	_____
	Reserved Park Sites	_____	_____
	Private Open Areas	_____	_____
	Easements	<u>0.10</u>	<u>10.5%</u>
	Other (Specify)	_____	_____
	<b>TOTAL</b>	<u>0.95</u>	<u>100%</u>

\*By Map Measure

Estimated Water Requirements 1440 gallons/day.

Proposed Water Source(s) Orchard Mesa Water District

Estimated Sewage Disposal Requirement 960 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.

(ORIGIN OF BEARINGS)  
N90°00'00"E. 5285.79'

# "C" ROAD

NE Corner  
Section 25  
T.1S, R.1W

N90°00'00"E. 181.50'

363434'

TRUE POINT OF BEGINNING

North Line  
Section 25

