Table of Contents File_ 1976-39 Date 1/24/00 Project Name: Cavanaugh Subdivision A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There e a are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been s n included. e n 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 in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc. XX *Summary Sheet - Table of Contents 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 Record of certified mail Legal description 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 *Summary sheet of final conditions *Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date) **DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:** Follow-Up Form XX **Review Sheets** X X Х **Final Plat Application** Х Х Subdivision Summary Form Final Plan Х Х

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Date	Item #	39-			
Petitioner Harold More	enson,	J.D.	Kendri	ck, PA	Ul CAUAN
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Drainage Landsca Improvements Guarantee	ping Ai	nnexatio	Covena n	nts Other (Specify)

27-2.3 FINAL PLAT _ PLICATION - City of Grand _ unction

Eighteen (18) copies this application required. Numbering system corresponds with Grand Junction Development Regulations. If question not applicable, indicate by n/a.

Cavanagh Subdivision	Fee P	e Paid			
name of subdivision	n	amount date			
Name and address of land Harold Mogenson	owners and/or subdividers J. D. Kendrick	. Developer/Contract holder Paul F. Cavanagh			
name	name	name			
136 East Aspen Fruita	1008 N. 5th	3011 B ¹ / ₂ Rd			
address	address	address			
858-3631	243-5931	243-2195			
business phone	business phone	business phone			
A. Total Subdivision submitted Yes , portion Eighteen (18) copies submitted Yes date 6/1/76					
B. Revisions to Prelimir	nary Plat? <u>NA</u> yes	no			

If so, list (add attached sheets if necessary)

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

27-2.3

b. (2) Scale of Map

- c. (1) Name of Subdivision
 - (2) Date
 - (3) Legal Description of Property
 - (4) Control points, dimensions, angles, bearings
 - (5) Boundary lines, right-of-way lines, easements, ditches and lot lines with bearings and distances
 - (6) Streets and other rights-of-way names and dimensions
 - (7) Location and Dimensions of easements
 - (8) Lots numbered and area of each lot in square feet
 - (9) Location and description of all monuments
 - (10) Statement of land ownership
 - (11) Dedication statement easements, rights-of-way and public sites

X
X
X
x
x
x
x
x
x
x
x
x

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

Block

Supporting Documents

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27-2.3	c. (13)	Copy of certificate of title with list of all mortgates, judgments, liens,
		easements, contracts and agreements of record.
	(14)	Proof of easement dedication

(1) Improvements Guarantee Composite Utility Plan d. (2)

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

2/-2.1	Site considerations	NA
27-3.2	Streets, Alleys and Easements	NA
27-3.3	Blocks	NA
27-3.4	Lots	NA•
27-3.5	Sidewalks	NA
27-3.6	Irrigation sytems and design	NA
37-3.7	Public Sites Reservations and Dedications	NA

This application completed by:

Robert P. Gerlofs name

P. O. Box 2872 Grand Junction

James T. Patty Jr.S

signature

address

date

NA NA

NA NA

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BDIVISION SUMMARY FORM
CITY OF GRAND JUNCTION
Date: 5/28/76
Subdivision Name: Cavanagh Subdivision
Filing <u>One</u>
Location of Subdivision: TOWNSHIP <u>15</u> RANGE <u>1W</u> SEC <u>25</u> 1/4 NW
Owner(s) NAME Harold Mogenson
ADDRESS 136 East Aspen Fruita, Colorado
Subdivider(s) NAMESame

ADDRESS			
Type of Subdivision	Number of Dwelling Units	Area* (Acres)	۶ of * Total Area
(x) Single Family	3	0.59	62.1
() Apartments			
() Condominiums			
() Mobile Homes			
() Commercial	N. A.		
() Industrial	N. A.		
() Other (specify)			
	Street	0.26	27.4%
	Walkways		
Dedicated Sc	hool Sites	<u></u>	· <u>····································</u>
Reserved Sch	ool Sites		
Dedicated Pa	rk Sites	·	
Reserved Par	k Sites		
Private Open	Areas		
Easements		0.10	10.5%
Other (Speci	fy)		
	TOTAL		
*By Map Measure	0.95	100%	

Page 1 of 2

Estimated Wate	r Requi	nts	1440		gallons/	day.
Proposed Water	Source(s)	Orcha	rd Mesa	Water	District	
Estimated Sewa	ge Disposal	Requi	rement_	960	gailons/	'day.
ACTION:						
Planning	Commission	Recom	nendati	on		
	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.

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