Table of Contents

File		1976-0051									
Date		e 1/25/00 Project Nan	Project Name: Traynor Minor Subdivision								
Da	те	1723700 110ject Name. 11ayioi Milioi Subdivision									
P	S	S A few items are denoted with an asterisk (*), which means the	y 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 s	a n	a are also documents specific to certain files, not found on the st	cuments specific to certain files, not found on the standard list. For this reason, a checklist has been								
e	n	" :111									
n	e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a									
t	d										
			with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed								
	1	in full, as well as other entries such as Ordinances, Resolutions,	as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.								
X	X	X *Summary Sheet – Table of Contents									
		Application form									
		Receipts for fees paid for anything									
-		*Submittal checklist									
\dashv		*General project report									
_		Reduced copy of final plans or drawings									
\dashv		Reduction of assessor's map									
	-	Evidence of title, deeds									
\dashv		*Mailing list									
	\dashv	Public notice cards									
_	\dashv	Record of certified mail									
-		Legal description									
-		Appraisal of raw land									
	\dashv	Reduction of any maps – final copy									
\dashv		*Final reports for drainage and soils (geotechnical reports)									
		Other bound or nonbound reports									
	_	Traffic studies									
		Individual review comments from agencies									
\dashv		*Consolidated review comments list	solidated review comments list								
_		etitioner'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 appro	val (pertaining to change in conditions or								
		expiration date)									
		DOCUMENTS SPECIFIC TO THIS D	EVELOPMENT FILE:								
47.1	- V	VI F. II II									
X	X	X Follow-Up Form Review Sheets									
	-v										
X	X										
X	X										
X	X										
X	X	X Power of Attorney - **									
\dashv	\dashv										
-	\dashv										

ate 7-9-76	Item # 51-76
etitioner R.L. & M.H.	IRAYNOR
Preliminary Review Agencies Comments	Final Review Agencies Comments
Vo Objections.	
212 1 11 4	
etitioner should get poor	
attorney To join imp.	
st. (cy to Dev. Dog	次真
<i>V</i>	
	9
Action Taken	Action Taken
.c. Approved July 28, 1976	
Comments	Comments
which to Power of Allora	
· · · · · · · · · · · · · · · · · · ·	ノ
C PLAT NOT TO be	
COORDED UNTIL POWER	
fattorney is recieves	>-
· · · · · · · · · · · · · · · · · · ·	
,	EQUIRED FROM DEVELOPER
Check Utility	Agreement / Title Investigation
Drainage Improvements Guarantee	Annexation Other (Specify

BDIVISION SUMMARY FORM

CITY OF GRAND JUNCTION

*By Map Measure

Date: June 29, 1976				
Subdivision Name: Trayno	or Subdivision			
			Filing No.	1
Location of Subdivision	: TOWNSHIP15	RANGE 1W	_SEC251/4	4 NW
Owner(s) NAME Roy L. Tr	aynor	Mary	Holman Traynor	<u>r</u>
ADDRESS 290 Ceda	r.St. Grand Ju	nction, CO		
Subdivider(s) NAME Same	as above			
ADDRESS				
Type of Subdivision	Number of Dwelling Units	Area* (Acres)	<pre>% of * Total Area</pre>	ı
() Single Family	2	0.747	86	·
() Apartments				_
() Condominiums		·		_
() Mobile Homes				_
() Commercial	N. A.			_
() Industrial	N. A.			-
() Other (specify)				-
	Street	.121	14	4
	Walkways	9		-
Dedicated Sch	_			-
Reserved Scho	ool Sites			
Dedicated Par	k Sites			-
Reserved Park	Sites			
Private Open	Areas			
Easements				_
Other (Specif	(y)			
	TOTAL	0.868		

Page 1 of 2

Estimated Wate	r Reg rements		600			_gallons/day.
Proposed Water	Source(s)ei	=	West	Orchard	Me	;a
	ge Disposal Requ	2				
ACTION:						
Planning	Commission Reco	omm	endati	on		
	Approval	()			
	Disapproval	()			
	Remarks				····	
	Date				_•	
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.

Fee Paid____(\$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. 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.

Traypor	Subdivision	
I L a y I I O L		

NAME OF SUBDIVISION

Name and address of the owners and/or subdividers.

Roy L. Traynor	Mary Holman Traynor	
name	name	name
290 Cedar St.	290 Cedar St.	
Grand Junction, CO	Grand Junction, CO	
address	address	address
242-1122		
business phone	business phone	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.

Ske	tch map required	
(1)	Proposed name of Subdivision	x
(2)	Location of boundaries and survey	X
(3)	Names and Addresses of the subdivider and the	4
	engineer or surveyor	X
	Date and Scale	X
	Total Acreage in subdivision	
(6)	Location and Dimensions - existing streets, alleys,	
	easements and water courses within and adjacent to	
	the subdivision	X
(7)	Location and Dimensions - proposed streets, alleys,	X
	easements, lot lines and public sites	
	Topography	N/A
	Flood Plain Designation	X
	Number and size of lots	
	Sites for multi-family, business or non-public use	N/A
	Adjacent zoning	
(13)	Names and locations of adjoining subdivisions, lots,	X
	streets, alleys, etc.	
	Location and szie of existing utilities	
, T ɔ).	Proposed easements	X

Sewer & Water

Jerry Ashley Power of Attorney, for Improvement District

This application completed by:

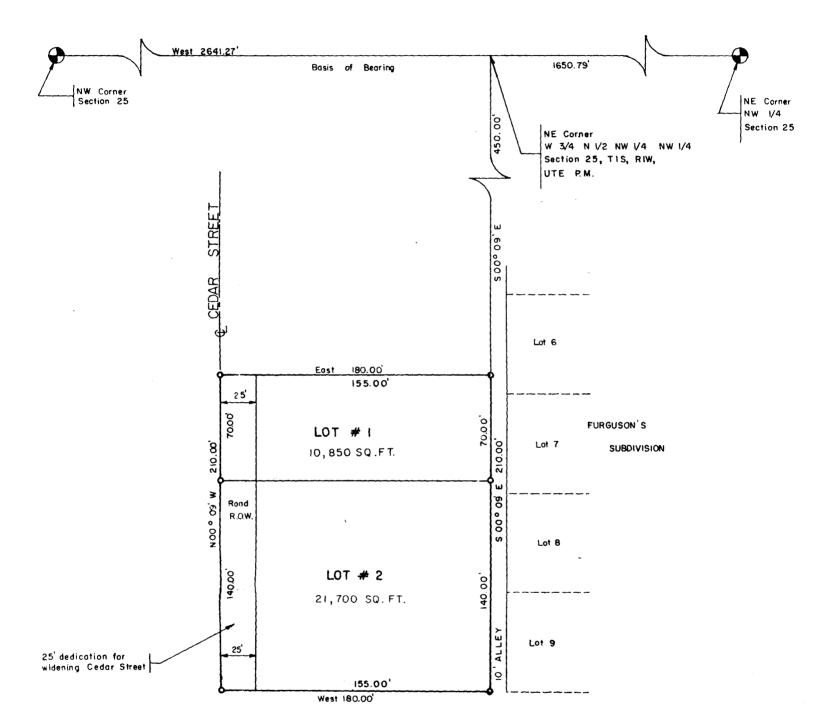
Wayne H. Lizer	7-1-76
name	date
1129 Colorado Ave.	245-3861
address	business phone
Wayne H. Tiges	7-2-76
signature	date

~27-2.3 FINAL PLAT PPLICATION - City of Gra Junction

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

Traynor Subdivision				Fee Paid			
	name of	su	bdivision		amount	date	
Name an	d addre	ess	of land owners and/or subdivide	ers.	Developer	/Contract holder	
Roy L	. Trayn	or	Mary Holman Traynor				
	name		name		name		
290 C	edar St		290 Cedar St.				
Grand	Juncti	on,	CO Grand Junction, CO				
a	ddress		address		addres	ss	
242-1	122		* * * *				
	iness p	hon	e business phone		business	phone	
A. Tot	al Subd	livi	sion submitted yes , ,	oorti	On		
					June 1976		
E19	nteen (10)	copies submitted yes	iale_	June 1976		
B. Rev	isions	to :	Preliminary Plat? N/A				
			yes	n	10		
Ιf	so, lis	st (add attached sheets if necessa	cy)			
	ns: (S	see :	tial information required by the regulations for detailed inform				
	b. (2)	Scale of Map			x	
	c. ((1)	Name of Subdivision			x	
	. (2)	Date		·	x	
		(3)	Legal Description of Property			x	
	(4)	Control points, dimensions, ar	ngles	•		
	,	- \	bearings			X	
	(5)	Boundary lines, right-of-way l		,		
			easements, ditches and lot lir with bearings and distances	162		x	
	(6)	Streets and other rights-of-wa	av -			
	•	٠,	names and dimensions	-1		x	
	(7)	Location and Dimensions of eas	semen	ts	x	
		8)	Lots numbered and area of each	lot			
			in square feet	_		X	
	(9)	Location and description of al	1			
	,-	٥,	monuments			X	
	-	0)	Statement of land ownership	. + -		X	
	. (1	T)	Dedication statement - easemer			x	
			rights-of-way and public sites	,			

-					
		(12)		ineer Certification	x
	(13) Appropriate certification blocks(14) Clerk and Recorder Certification				
		(1)	Block		x
s	Supporti	ng Do	cuments		
27-2.	3 c.	(13)	of all mortgates easements, contr	cate of title with list s, judgments, liens, cacts and agreements	0 0
		(14)	of record. Proof of easemer	nt dedication	One Copy N/A
				`	
	d.	(1) (2)	Improvements Gua		NT/A
		(2)	Composite Utilit	ty Plan	N/A
stand	lards re	quire		completed to insure that d sion regulations are met.	esign (See
27-3.			siderations		X
27-3. 27-3.		eets, cks	Alleys and Easem	nents	N/A
27-3.				•	N/A X
27-3.		ewalk	s		
27-3.			on sytems and des		N/A
37-3.	7 Pub	lic S	ites Reservations	and Dedications	N/A
This	applica Wayne		completed by:		
		nam	е	name	
	1129 C	olorac	lo Ave.		
		addr	ess ,	address	
	Wa	igne	Al. Line	7-2-76	
	C	signa	ture	date	



SCHMIDT SUBDIVISION