Table of Contents

Fil	e	1976-0052						
Da	te	1/25/00 Project Name: Bennet Minor Subdivision						
24								
P								
r e	c a	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There						
s	n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been						
e	n	included.						
n t	e d	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a						
ſ	Ĩ	quick guide for the contents of each me.						
		Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed						
v	x	in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc. *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:						
V	X	Follow-Up Form						
X		Review Sheets						
X	X	Final Plat Application						
		Minor Subdivision Application						
X	X							
X	<u>X</u>	Subdivision Summary Form						
X	X	Map						

Date 7-9-76	Item	# 5z-	76	
Petitioner Claude				Basavett
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P.C. Approved July 2	0 1976	Р.С.	Action	ſaken
P.C. Approved July 2. C.C. Approved 18 Aug		с. с		<u></u>
Comments		U.U.	<u> </u>	
			Comment	LS
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2.C PLAT NOT				
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recteved,				
Check Uti	ility Agre	ED FROM DE ement	Title Ir	ivestigation
Drainage Lar Improvements Guarant	ndscaping	Annexatio	Covenant n (ts Other (Specify)

•••	SUE VISION SUMMARY FORM	
CITY OF GRAND JUNCTI	ON	
Date:		
Subdivision Name:	Bennett Subdivision	
		Filing
Location of Subdivis	ion: TOWNSHIP 15 RANGE 1W	_SEC21/4SE
	e & Dorothy Bennett erry Basquet - Parkview Realty North Ave., Grand Junction, CO	
Subdivider(s) NAME S	ame as Above	
ADDRESS		

.

Type of Subdivision	Number of Dwelling Units	Area* (Acres)	<pre>% of * Total Area</pre>	
() Single Family	-	0.91	93.8	
() Apartments				
() Condominiums				
() Mobile Homes				
() Commercial	N. A.			
() Industrial	N. A.			
() Other (specify)				4
<u></u>	Street	.06	6.2	
	Walkways		· · · · · · · · · · · · · · · · · · ·	
Dedicated Sch	nool Sites	<u></u>		
Reserved Scho	ool Sites			
Dedicated Par	ck Sites			
Reserved Parl	c Sites			
Private Open	Areas	<u></u>		
Easements		······································		
Other (Specif	Ey)			
<u></u>	TOTAL			
*By Map Measure	Page 1 of 2	. 97		

Estimated Wate	r Reguirments		600	· · · · · · · · · · · · · · · · ·	gallons/day.
Proposed Water	Source(s) <u>City</u>	Wa	iter		
Estimated Sewa	ge Disposal Req	uir	ement_	350	_gallons/day.
ACTION:					
Planning	Commission Reco	omm	endatio	on .	
	Approval	()		
	Disapproval				
	Remarks		<u> </u>		· · · · · · · · · · · · · · · · · · ·
	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.

Page 2 of 2

27-2.3 FINAL PLAT A' LICATION - City of Grand Inction

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

Bennett Subdivision		Fee Pai	d	
name of subdivisi	on		amount	date
Name and address of land Claude Bennett c/o Jerry Basquet	owners and/or subdivi Dorothy Bennett	iders.		Contract holder
name	name		name	
Parkview Realty				
<u>1310 North Ave</u> address	<u>Grand_Junction, CO</u> address		addres	
address			duures	5
242-2771				<u> </u>
business phone	business phone	,	business	phone
A. Total Subdivision su	bmitted yes	, porti	On	
Eighteen (18) copies	submitted yes	date_	7-2-76	
B. Revisions to Prelimi	narv Plat?	2	x	
	yes	n	0	
<pre>(2) Date (3) Legal I (4) Control bearing (5) Boundar easemen with be (6) Streets names a (7) Locatic (8) Lots nu in squal</pre>	formation required by ions for detailed info of Map f Subdivision Description of Propert l points, dimensions, gs ry lines, right-of-way nts, ditches and lot l earings and distances s and other rights-of- and dimensions on and Dimensions of e umbered and area of ea are feet on and description of	the sub ormation angles lines way - easement ach lot	bdivision re n).	
(10) Stateme	ent of land ownership	onta		
	tion statement - easem -of-way and public sit			x

	(12) (13) (14)	1	x x
Supp	porting D	ocuments	
27-2.3	c. (13)	of all mortgates, judgments, liens, easements, contracts and agreements of record.	
	(14)	Proof of easement dedication	
	d. (1) (2)	Improvements Guarantee Composite Utility Plan	
standard	ls require	eck list shall be completed to insure that ed by the subdivision regulations are met. complete details)	
27-3.1 27-3.2 27-3.3 27-3.4 27-3.5 27-3.6	Streets Blocks Lots Sidewall	nsiderations , Alleys and Easements cs ion sytems and design	x x N/A x N/A
37-3.7		Sites Reservations and Dedications	N/A

This application completed by:

Wayne H. Lizer	
name	name
861 Rood Ave.	
address	address
l'amit Lijer	7-2-16
signature	date

27-2.4 MINOR SUBDIVIS. A APPLICATION

Jee Paid (\$75/Lot)

x

х x x

x

x

N/A

N/A

х

X

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.

Bennett Subdivision NAME OF SUBDIVISION Name and address of the owners and/or subdividers. Claude Bennett c/o Jerry Basquet _____ Dorothy Bennett name name name Parkview Realty

1310 North Ave.	Grand Junction		
address	address	address	
242-2771			
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

3

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

 - (15) Proposed easements

This application completed by:

<u>Wayne H. Lizer</u>
name
861 Rood Ave.
address
Wayne H. Juin signature

date
245-3861
business phone
7-2-76

7-2-76

date

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