



Subdivision Bennett Minor Sub.

Date 7-9-76 Item # 52-76

Petitioner Claude Bennett & Jerry Basquett

Preliminary Review Agencies Comments

Final Review Agencies Comments

NO objections  
Fire dept. suggests 1  
hydrant. (see PLAT

will need power of  
attorney to join imp.  
dist.

PLAT  
PLAT



Action Taken

Action Taken

P.C. Approved July 28, 1976

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

C.C. Approved 13 Aug, 1976

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

Comments

Comments

Subject to Power of Attorney

C.C. - PLAT NOT TO  
BE RECORDED UNTIL  
Power of attorney is  
received.



ITEMS REQUIRED FROM DEVELOPER

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

SUBDIVISION SUMMARY FORM

CITY OF GRAND JUNCTION

Date: July 2, 1976

Subdivision Name: Bennett Subdivision

Filing \_\_\_\_\_

Location of Subdivision: TOWNSHIP 15 RANGE 1W SEC 2 1/4 SE

Owner(s) NAME Claude & Dorothy Bennett

c/o Jerry Basquet - Parkview Realty

ADDRESS 1310 North Ave., Grand Junction, CO

Subdivider(s) NAME Same as Above

ADDRESS \_\_\_\_\_

Type of Subdivision	Number of Dwelling Units	Area* (Acres)	% of * Total Area
( ) Single Family	_____	<u>0.91</u>	<u>93.8</u>
( ) Apartments	_____	_____	_____
( ) Condominiums	_____	_____	_____
( ) Mobile Homes	_____	_____	_____
( ) Commercial	N. A.	_____	_____
( ) Industrial	N. A.	_____	_____
( ) Other (specify)	_____	_____	_____
	Street	<u>.06</u>	<u>6.2</u>
	Walkways	_____	_____
	Dedicated School Sites	_____	_____
	Reserved School Sites	_____	_____
	Dedicated Park Sites	_____	_____
	Reserved Park Sites	_____	_____
	Private Open Areas	_____	_____
	Easements	_____	_____
	Other (Specify)	_____	_____
	<b>TOTAL</b>		

\*By Map Measure

.97      100

Estimated Water Requirements 600 gallons/day.

Proposed Water Source(s) City Water

Estimated Sewage Disposal Requirement 350 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.

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

<u>Bennett Subdivision</u>		Fee Paid _____	
name of subdivision		amount	date
Name and address of land owners and/or subdividers. Developer/Contract holder			
Claude Bennett	Dorothy Bennett		holder
c/o Jerry Basquet			
name	name	name	
Parkview Realty	Grand Junction, CO		
1310 North Ave		address	
address	address	address	
242-2771		business phone	
business phone	business phone	business phone	

A. Total Subdivision submitted yes, portion \_\_\_\_\_  
 Eighteen (18) copies submitted yes date 7-2-76

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

- |   |                  |
|---|------------------|
| (12) Surveyor or Engineer Certification     | <u>    x    </u> |
| (13) Appropriate certification blocks       | <u>    x    </u> |
| (14) Clerk and Recorder Certification Block | <u>    x    </u> |

Supporting Documents

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

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                       | <u>    x    </u>  |
| 27-3.2 Streets, Alleys and Easements             | <u>    x    </u>  |
| 27-3.3 Blocks                                    | <u>   N/A   </u>  |
| 27-3.4 Lots                                      | <u>    x    </u>  |
| 27-3.5 Sidewalks                                 | <u>          </u> |
| 27-3.6 Irrigation systems and design             | <u>   N/A   </u>  |
| 37-3.7 Public Sites Reservations and Dedications | <u>   N/A   </u>  |

This application completed by:

Wayne H. Lizer	
name	name
861 Rood Ave.	
address	address
<i>Wayne H. Lizer</i>	7-2-16
signature	date

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

a. Sketch map required

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

This application completed by:

Wayne H. Lizer

name

7-2-76

date

861 Rood Ave.

address

245-3861

business phone

Wayne H. Lizer

signature

7-2-76

date