

Subdivision Cherrilyn Sub.
 Date 8/10/76 Item # 55-76
 Petitioner DONALD KANALY

Preliminary Review Agencies Comments

Final Review Agencies Comments

ENG. - DESIGNATE PORTION
 GRANTED AS R.O.W. DEVELOPER
 TO CONSTRUCT C.G. & SW
 ON CUL-DE-SAC.

Action Taken
 P.C. APPROVED 25 AUGUST 1976
 C.C. PASSED 15 SEPT. 1976
Comments

Action Taken
 P.C. _____
 C.C. _____
Comments

Subject To Power of Atty
for 1st St. & all city imp.
ON CUL-DE-SAC.

ITEMS REQUIRED FROM DEVELOPER
 _____ Check _____ Utility Agreement _____ Title Investigation
 _____ Drainage _____ Landscaping _____ Covenants
 _____ Improvements Guarantee _____ Annexation _____ Other (Specify)

City of Grand Junction
Grand Junction, Co. 81501

GUARANTEE OF PUBLIC IMPROVEMENTS FOR CHERRILYN SUBDIVISION.

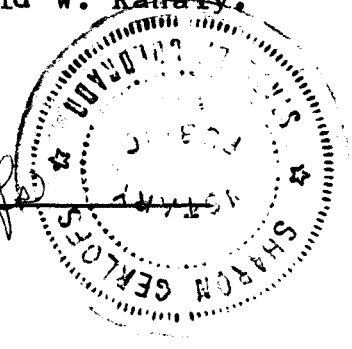
I hereby guarantee that I will not request a certificate of occupancy or building permit within said Subdivision until the improvements for each lot are completed.

By Donald W. Kanaly
Donald W. Kanaly

The foregoing instrument was acknowledged before me this 3RD day of AUGUST. A.D., 1976 by Donald W. Kanaly.

My Commission Expires: May 28, 1978.

Sharon Galoff
Notary Public



NOV 9 1976

IRREVOCABLE POWER OF ATTORNEY

We, the undersigned, being owners of (Legal Description)

"See Attached"

and being desirous of the formation of a Special Improvement District for the purposes of paving, curbing, guttering and otherwise improving that portion of (Street Names) North First Street

adjacent to said lots, do hereby designate and appoint the City Clerk of the City of Grand Junction, as our Attorney in Fact to sign any petition for the formation of a Special Improvement District, whether for the described lands alone or in conjunction with other lands. Such authority shall be a covenant running with the land, shall be binding upon our successors in interest and shall not cease upon the death of any or all of us.

As a further covenant to run with the land, we agree that in the event a counter-petition to the proposed Special Improvement District is prepared any signature on such petition purporting to affect the land herein described may be ignored as of no force and effect by the City under its Special Improvement District requirements.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 15th day of September, 1976.

Donald W. Kanaly
Donald W. Kanaly

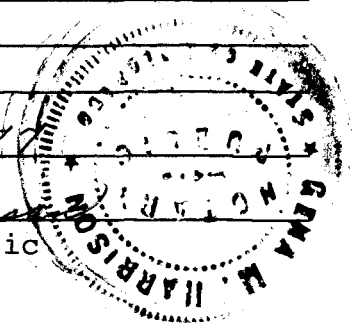
Lois J. Kanaly
Lois J. Kanaly

STATE OF COLORADO)
) ss:
COUNTY OF MESA)

The foregoing instrument was acknowledged before me, a Notary Public of the State of Colorado, on the day and year last above written, by Donald W. Kanaly Lois J. Kanaly

My Commission expires:

April 21, 1977
Leona M. Harris
Notary Public



We, the undersigned, being owners of:
that real property situated in the City of Grand Junction,
State of Colorado and being the North 90.00 feet of the
South Quarter NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10, T.1S, R.1W, U. M.,
said real property being more particularly describes as
follows:

Commencing at the NE Corner of said Section 10; Thence S.
00°14'03"W. along the East Line NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 10
a distance of 990.03 feet to the True Point of Beginning.
Thence Continuing S. 00°14'03"W. along said East line NE $\frac{1}{4}$
NE $\frac{1}{4}$ pf Section 10 a distance of 90.00 feet; Thence N. 89°
21'40"W. 337.09 feet; Thence S. 89°45'50"W. 108.70 feet;
Thence N. 89°37'00"W. 871.80 feet to a point on the West line
NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 10; Thence N. 00°14'56"E. along said
West line NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10 a distance of 90.43 feet;
Thence S. 89°35'01"E. 1317.56 feet to the True Point of
Beginning. Containing 2.719 Acres.

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.

Cherrilyn Subdivision

NAME OF SUBDIVISION

Name and address of the owners and/or subdividers.

<u>Donald W. Kanaly</u>	_____	_____
name	name	name
<u>2335 North First Street, Grand Junction, Co. 81501</u>	_____	_____
address	address	address
<u>242-2592</u>	_____	_____
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 | <u>x</u> |
| (2) Location of boundaries and survey | <u>x</u> |
| (3) Names and Addresses of the subdivider and the engineer or surveyor | <u>x</u> |
| (4) Date and Scale | <u>x</u> |
| (5) Total Acreage in subdivision | |
| (6) Location and Dimensions - existing streets, alleys, easements and water courses within and adjacent to the subdivision | <u>x</u> |
| (7) Location and Dimensions - proposed streets, alleys, easements, lot lines and public sites | <u>x</u> |
| (8) Topography | <u>x</u> |
| (9) Flood Plain Designation | <u>NA</u> |
| (10) Number and size of lots | |
| (11) Sites for multi-family, business or non-public use | <u>NA</u> |
| (12) Adjacent zoning | <u>x</u> |
| (13) Names and locations of adjoining subdivisions, lots, streets, alleys, etc. | <u>x</u> |
| (14) Location and size of existing sewer and water lines | <u>x</u> |
| (15) Proposed easements | <u>x</u> |
| (16) Location and size of proposed water and sewer taps | <u>x</u> |

This application completed by:

<u>Robert P. Gerlofs</u>	<u>7/30/76</u>
name.	date
<u>P. O. Box 2872, Grand Junction, Co.</u>	<u>243-8966</u>
address	business phone
<u>Thomas A. Logue</u>	<u> </u>
signature	date

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: July 30, 1976

Development Name: Cherrilyn Subdivision Filing _____

Location of Development: TOWNSHIP 1S RANGE 1W SEC 10 1/4 NE

Owner(s) NAME Donald W. Kanaly

ADDRESS 2335 North First St. Grand Junction, Co. 81501

Developer (s) NAME Above

ADDRESS _____

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
<input checked="" type="checkbox"/> Single Family	<u>3</u>	<u>2.44</u>	<u>89.73</u>
<input type="checkbox"/> Apartments	_____	_____	_____
<input type="checkbox"/> Condominiums	_____	_____	_____
<input type="checkbox"/> Mobile Homes	_____	_____	_____
<input type="checkbox"/> Commercial	N. A.	_____	_____
<input type="checkbox"/> Industrial	N. A.	_____	_____
<input type="checkbox"/> Other (specify)	_____	_____	_____
Street		<u>0.28</u>	<u>10.27</u>
Walkways		_____	_____
Dedicated School Sites		_____	_____
Reserved School Sites		_____	_____
Dedicated Park Sites		_____	_____
Reserved Park Sites		_____	_____
Private Open Areas		_____	_____
Easements		_____	_____
Other (Specify)		_____	_____

TOTAL

*By Map Measure

2.719

Estimated Water Requirements 1440 gallons/day.

Proposed Water Source(s) City of Grand Junction

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.