## **Table of Contents**

File		1976-0056						
Date		5/4/00 Project Name: Replat of Colorado West Dev. Park						
P r e s e n t	S c a n n e d	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 are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.  Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a 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.						
X	X	*Summary Sheet - Table of Contents						
		Application form						
		Receipts for fees paid for anything						
	-+	*Submittal checklist						
		*General project report						
	$\neg \uparrow$	Reduced copy of final plans or drawings						
	$\neg$	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						
	$\dashv$	*Petitioner's response to comments						
		*Staff Reports						
		*Planning Commission staff report and exhibits						
$\neg$		*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:						
	X	Follow-Up Form						
X		Review Sheets						
	X	Development Summary Form						
X	X	Minor Subdivision Application						
X	X	Replat of CO West Dev. Park						
	_							
-	-							
$\dashv$	$\dashv$							
-	-+							

	5		Build		
Prelimi:	narv		•	Final	
Review Agencie	es Comment	[i3]	Review A	gencies Com	ments
P.S. requires of easement of	e Atensia	<u> </u>			
# 15 th ST.					
GAS CASEMEN					
side Lot 1.	_				
SIDE FOI 7.					
P.S does	MOS 100	aures	anakahusah telaharing paga-tangga pagaga palah berancasan dang dari dang		-
The b' ease					
mentioned al	pure.	8			
	The state of the s				
		<b>E</b>			
		<b>3</b>			
8 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	**************************************				
		[22]			
Action Tal		[C#]		Action Taker	
P.C. Appeared	25 Aug	usī de P.C	•		
c.c. Passed	15 Sept. 1				
Comments	5			Comments	
Subject to requ	ired easem	12N 73 19			
		3 			3 - 14, 40
***************************************				. Delegan of the control of the cont	

#### 27-2.4 MINOR SUBDIVISION APPLICATION

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.

#### Replat of a Part of Lot 7, Colorado West Development Park

NAME OF SUBDIVISION

Name and address of the owners and/or subdividers.

Bray & Company Realtors	C.B.W. Builders In	<b>3 •</b>
name	name	name
1015 North 7th St.	2700 G. Road	
address	address	address
242-3647	243-3517	
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.

Sket	cch map required	
	Proposed name of Subdivision	x
	Location of boundaries and survey	x
(3)	Names and Addresses of the subdivider and the 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,	х
	easements, lot lines and public sites	
(8)	Topography	NA
	Flood Plain Designation	NA
(10)	Number and size of lots	ж
(11)	Sites for multi-family, business or non-public use	х
	Adjacent zoning	х
(13)	Names and locations of adjoining subdivisions, lots,	
,	streets, alleys, etc.	x
(14)	Location and size of existing sewer and water lines	x
(15)	Proposed easements	
	Location and size of proposed water and sewer	X
,,	taps	Х

### This application completed by:

Robert P. Gerlofs	8/6/76
name	date
P. O. Box 2872, Grand Junction Co.	243-8966
address	business phone
signature	date

Thomas A. Logue

## JELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION		•		
Date: Aug. 8, 1976		**		
Development Name: Replat	t of a part of Lot		o West Develor Filing	
Location of Development	: TOWNSHIP_1SI	RANGE 1W	SEC_241/4_	NW
Owner(s) NAMEBray and (	Company Realtors a	nd C.B. W.	Builders Inc.	
ADDRESS 2700 G I	Road Grand Junctio	on, Co. 8150	1	
Developer (s) NAME A	bove			
ADDRESS				
• :		,		
Type of Development	Number of Dwelling Units	Area* (Acres)	<pre>% of * Total Area</pre>	
( ) Single Family				
( ) Apartments				
( ) Condominiums				
( ) Mobile Homes				
( ) Commercial	N. A.			
(x) Industrial	N. A.	2.078	100%	
( ) Other (specify)				4
	Street	N .A .		
	Walkways			
Dedicated Sc	hool Sites			
Reserved Sch	ool Sites			
Dedicated Pa	rk Sites	•••		
Reserved Par	k Sites			
Private Open	Areas			
Easements				
Other (Speci	fy)			
· · · · · · · · · · · · · · · · · · ·	TOTAL	2.078	100%	

Page 1 of 2

\*By Map Measure

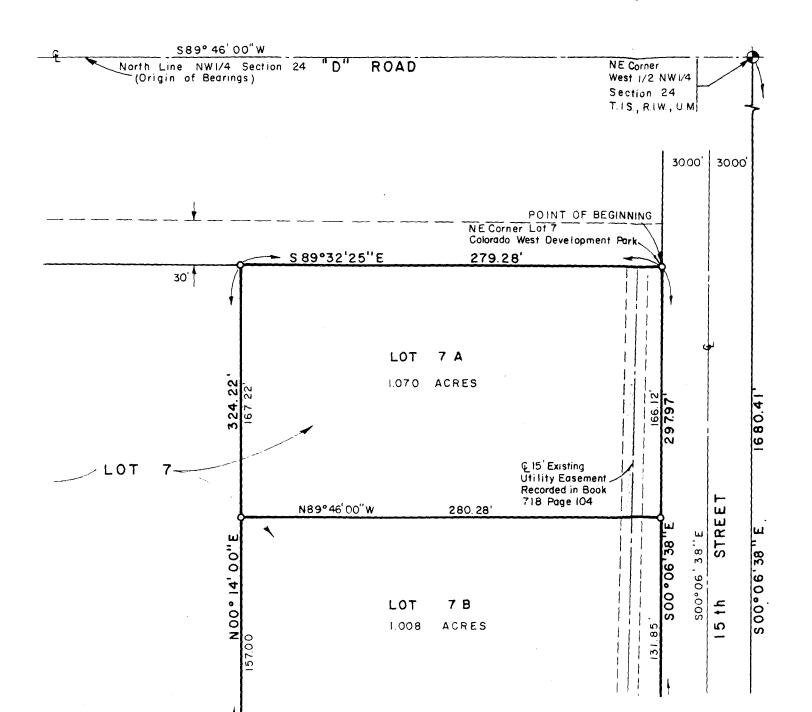
Estimated Water Requirements 500					_gallons/day.	
Proposed Water	Source(s)	City	of	Grand	Junc ti on	
Estimated Sewa	ge Disposal 1	Requir	emen	t4	00	_gallons/day.
ACTION:						
Planning	Commission :	Recomm	enda	tion		
	Approval	(	)			
	Disapproval	(	)		•	
	Remarks		<del></del> -		<u> </u>	
	Date	<u>-</u>		,19		
City Council			•	1		
	Approval	(	)			
	Disapproval	(	)		• •	
	Remarks		·····			
	Date		•	,19		

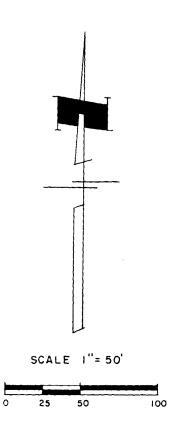
Note: This form is required by C.R.S. 106-3-37 (4) but is not a part of the regulations of the City of Grand Junction.

Note Shaded Area Indicates 3º Curba Gutter See Detail SCALE: 1"=501 P.C. 16+57.41 T.C. Elev=767 Begin Transition 15' Radius (Back of Curb) 3' Valley Gutter 16450.41 Booth = 15TH. STREET 23+10.83 East P.T 234 21.83 T.C. Elev = 16,00 5.00°06'38'E Drain Valley Gutter 6' Valley Gutier 23+01.33-T.C. Eley=16,53 Catch Basin-"D" 22+86.33 = T.C. Eley=16.63 T.C. Elev = 76.97 P.T. P.T. 22+55.83 T.C. Elev.=77.02 R=291-¿ Valley Gutter 30" 6ap. Sewa "Water 15' Utility! Easement. LOT 1

UTILITY PLAN

# COLORADO WEST DEVELOPMENT PARK





LEGEND

Indicates Mesa County Brass Cap

Indicates 5/8" Rebar and Monument
Cap