



Subdivision Replat Colo. West Development PK.

Date 8-10-76 Item # 56-76

Petitioner Bray & Co. & CBW BUILDERS

Preliminary Review Agencies Comments

Final Review Agencies Comments

P.S. requires extension of easement on EAST to R 15<sup>th</sup> ST. & 6' GAS EASEMENT ON SOUTH SIDE Lot 7B

P.S. - does not require the 6' easement mentioned above.

Action Taken

P.C. Approved 25 August

C.C. PASSED 15 Sept. 1976

Comments

Subject to required easements

Action Taken

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

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

Comments

ITEMS REQUIRED FROM DEVELOPER

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

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.

<u>Bray &amp; Company Realtors</u>	<u>C.B.W. Builders Inc.</u>	
name	name	name
<u>1015 North 7th St.</u>	<u>2700 G. Road</u>	
address	address	address
<u>242-3647</u>	<u>243-3517</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	NA
(9) Flood Plain Designation	NA
(10) Number and size of lots	<u>X</u>
(11) Sites for multi-family, business or non-public use	<u>X</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:

Robert P. Gerlofs

name

P. O. Box 2872, Grand Junction Co.

address

8/6/76

date

243-8966

business phone

Thomas A. Logue

date

Thomas A. Logue

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: Aug. 8, 1976

Development Name: Replat of a part of Lot 7, Colorado West Development Park  
Filing

Location of Development: TOWNSHIP 1S RANGE 1W SEC 24 1/4 NW

Owner(s) NAME Bray and Company Realtors and C.B. W. Builders Inc.

ADDRESS 2700 G Road Grand Junction, Co. 81501

Developer (s) NAME Above

ADDRESS \_\_\_\_\_

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
( ) Single Family	_____	_____	_____
( ) Apartments	_____	_____	_____
( ) Condominiums	_____	_____	_____
( ) Mobile Homes	_____	_____	_____
( ) Commercial	N. A.	_____	_____
(x) Industrial	N. A.	<u>2.078</u>	<u>100%</u>
( ) Other (specify)	_____	_____	_____
	Street	<u>N.A.</u>	_____
	Walkways	_____	_____
	Dedicated School Sites	_____	_____
	Reserved School Sites	_____	_____
	Dedicated Park Sites	_____	_____
	Reserved Park Sites	_____	_____
	Private Open Areas	_____	_____
	Easements	_____	_____
	Other (Specify)	_____	_____
	<b>TOTAL</b>	<b>2.078</b>	<b>100%</b>

\*By Map Measure

Estimated Water Requirements 500 gallons/day.

Proposed Water Source(s) City of Grand Junction

Estimated Sewage Disposal Requirement 400 gallons/day.

**ACTION:**

Planning Commission Recommendation

Approval ( )

Disapproval ( )

Remarks \_\_\_\_\_

Date \_\_\_\_\_, 19\_\_\_\_.

City Council

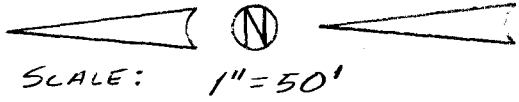
Approval ( )

Disapproval ( )

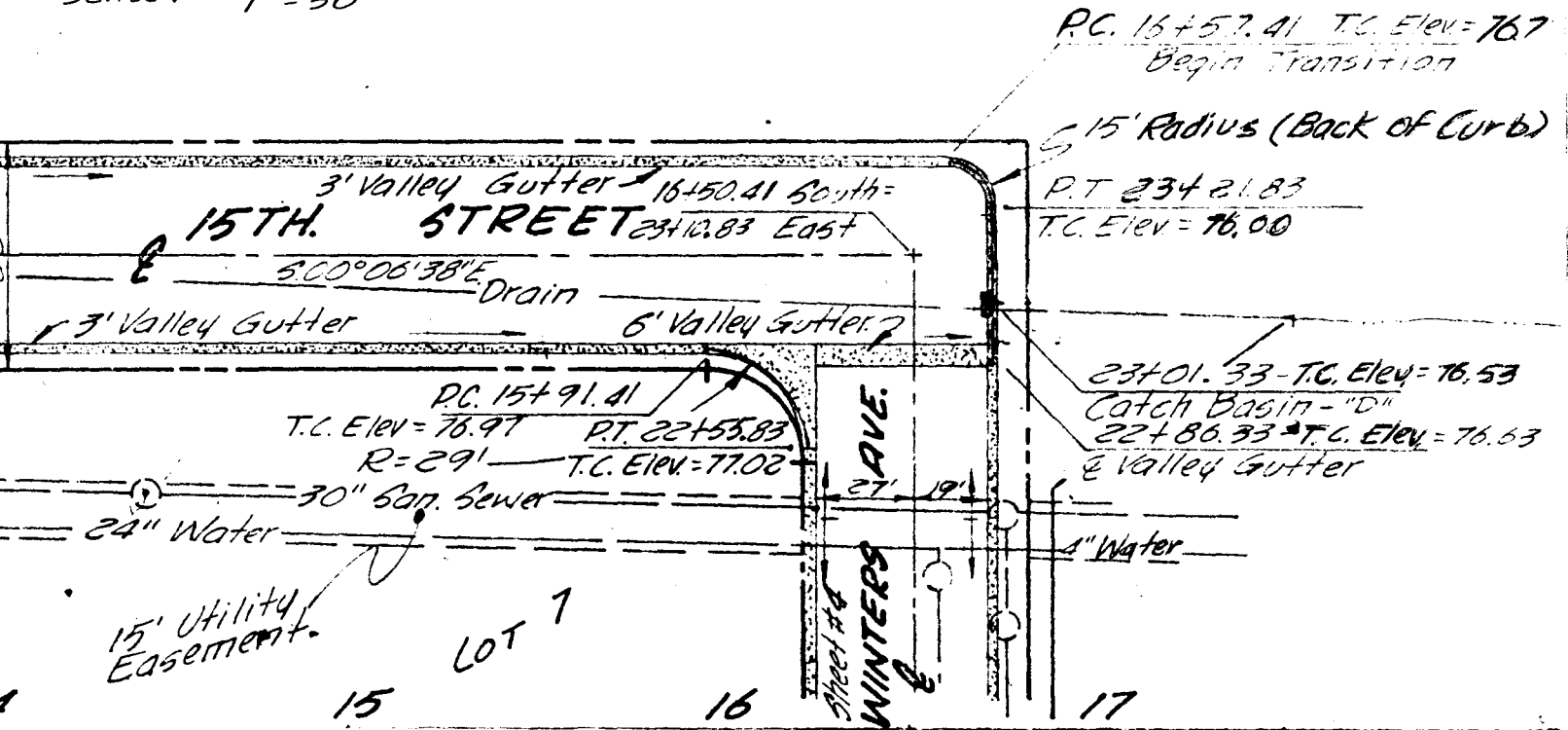
Remarks \_\_\_\_\_

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.

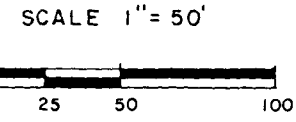
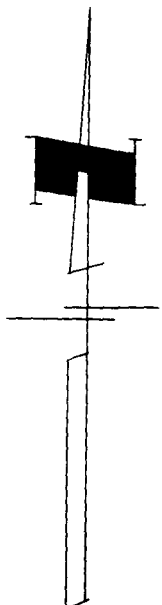
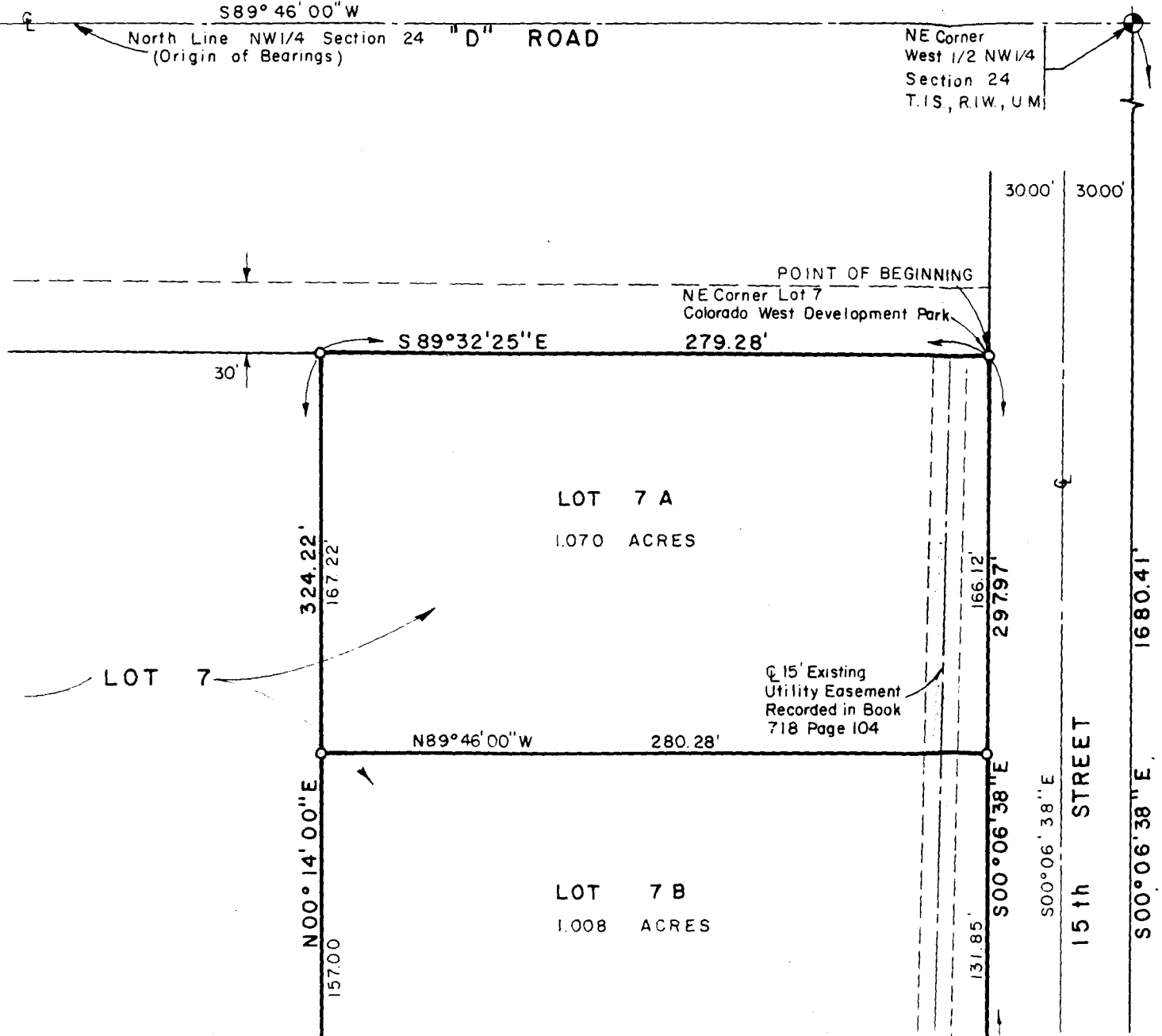


Note: Shaded Area Indicates  
30" Curb & Gutter See Detail



UTILITY PLAN

# COLORADO WEST DEVELOPMENT PARK



LEGEND

- Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar and Monument Cap