

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: 5-1-76

Development Name: _____

Filing _____

Location of Development: TOWNSHIP _____ RANGE _____ SEC _____ 1/4 _____

Owner(s) NAME Jim Arnold

ADDRESS 3115 C rd Grand Jct Colo

Developer(s) NAME Jim Arnold

ADDRESS 3115 C rd Grand Jct. Colo.

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
<input type="checkbox"/> Single Family	_____	_____	_____
<input type="checkbox"/> Apartments	<u>Duplex</u>	<u>75' x 300'</u>	_____
<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	_____	_____	_____
Walkways	_____	_____	_____
Dedicated School Sites	_____	_____	_____
Reserved School Sites	_____	_____	_____
Dedicated Park Sites	_____	_____	_____
Reserved Park Sites	_____	_____	_____
Private Open Areas	_____	_____	_____
Easements	_____	_____	_____
Other (Specify)	_____	_____	_____
TOTAL	_____	_____	_____

*By Map Measure

Estimated Water Requirements 200 gal ²⁰⁰ gallons/day.

Proposed Water Source(s) City of Grand Jct.

Estimated Sewage Disposal Requirement 350 gal 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.

NE Corner
 S $\frac{3}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$
 Sec. 10, T1S R1W
 Ute Mer.

90.0'

POE.

300'

85.7'

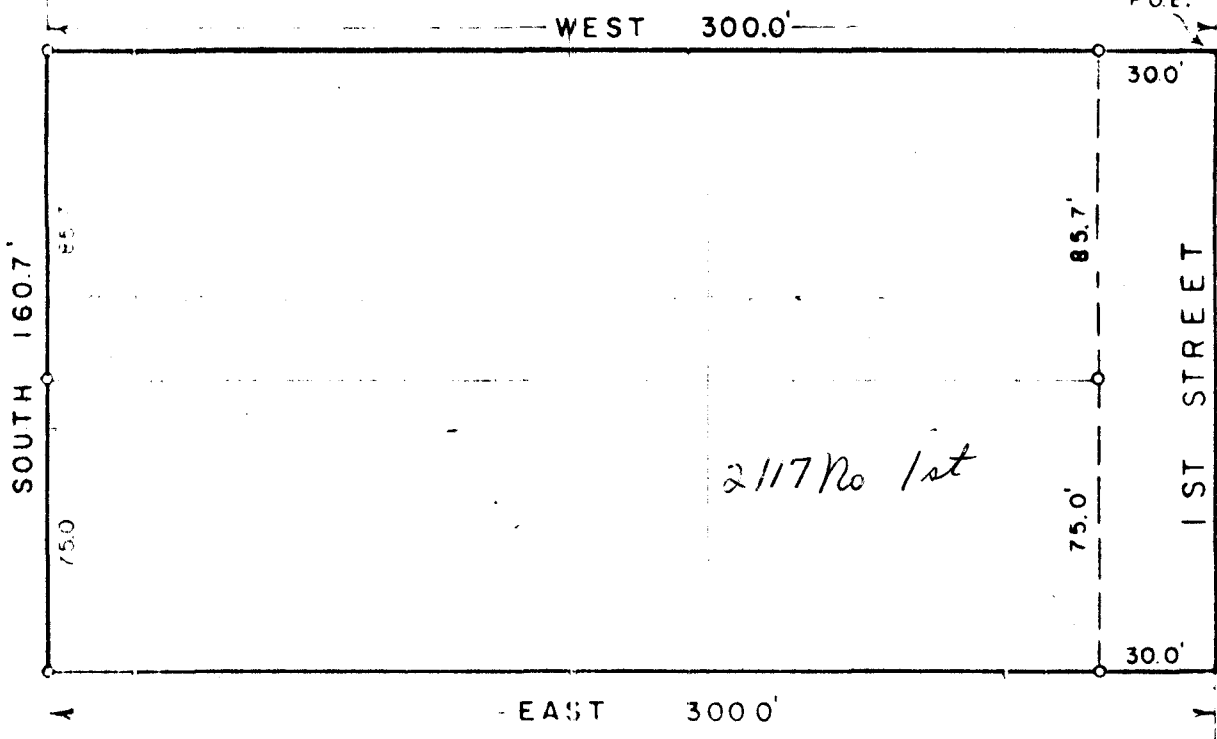
75.0'

30.0'

1 ST STREET
 NORTH 160.7'

80.0'

NE Cor S $\frac{1}{2}$
 SE $\frac{1}{4}$ NE $\frac{1}{4}$
 Sec. 10
 T1S, R1W UM



LEGAL DESCRIPTION

Beginning at a point 90.0 feet South of the NE Corner of the S $\frac{3}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 10, T 1 S, R 1 W, Ute Meridian, thence West 300 feet, thence South 160.7 feet to a point 90 feet North of the South line of the S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, thence East 300 feet, thence North 160.7 feet to the Point of Beginning, EXCEPT R.O.W. for roads, ditches and legal highway.

I, John C. Shepherd, do hereby certify that this plat was plotted from notes of a field survey made under my supervision on June 17, 1964.

John C. Shepherd
 Registered Engineer & Land Surveyor

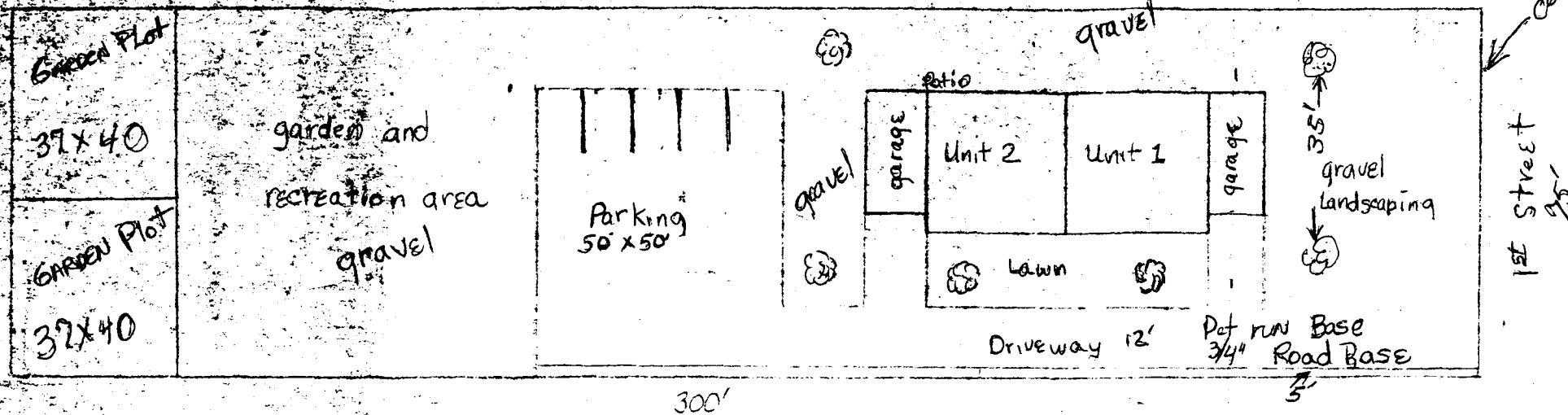
WESTERN ENGINEERS INC	
PLAT OF	
TRACT IN SE $\frac{1}{4}$ NE $\frac{1}{4}$	
SEC 10 T1S R1W UTE M	
MESA COUNTY, COLORADO	
SURVEYED <i>CEO</i>	DRAWN <i>FFF</i>
GRAND JUNCTION, COLO.	6/18/64

Schedule No. 2945-101-00-025

Lot North of 2117 North First Street Grand Junction, Colo.

Jeri Arnold Construction

59-76

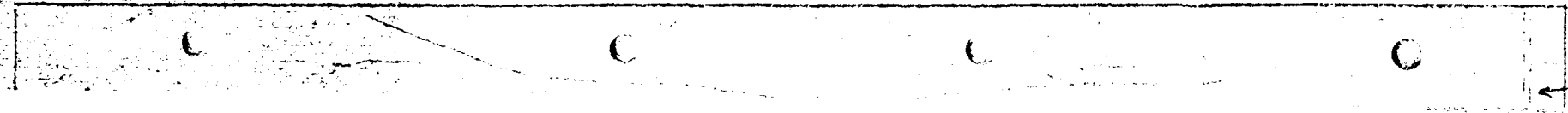


NO CURB & G

Plot Plan

Showing
 Driveway parking Landscaping
 Duplex 80'x 30, each unit
 2 bed room 840 sq. ft.

Trees: Globe willow and
 Russian Olive



Some trees on site
 will be put in place