## **Table of Contents**

Fil	e	<u>1976-0061</u>						
Date		5/3/00 Project Name: Charla Minor Subdivision						
P r e	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							
s	n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been						
e	n							
n t	e d	remaining from by (not believed for beaming), will be married present on the encountry find made 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 type 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						
-	$\dashv$	*General project report						
	_	Reduced copy of final plans or drawings						
-	$\dashv$	Reduction of assessor's map						
		Evidence of title, deeds						
$\neg$	$\neg$	*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						
		*Petitioner's response to comments						
	_	*Staff Reports						
$\dashv$	$\dashv$	*Planning Commission staff report and exhibits  *City Council staff report and exhibits						
_		*Summary sheet of final conditions						
$\dashv$		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or						
		expiration date)						
		<b>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</b>						
X	X	Follow-Up Form						
X		Review Sheets						
X	X	Final Plat Application						
X	X	Minor Subdivision Application						
X	X	Development Summary Form						
X	X	Letter from Robert Gerlofs to Don Warner – 6/9/77						
X	X	Site Plan						
$\neg$								
_								
$\dashv$	$\dashv$							

Eighteen (18) copies this application required. Numbering system corresponds with Grand Junction Development Regulations. If question not applicable, indicate by n/a.						
Charla Subdivision Fee Paid						
name of sul	division	amount date	-			
	of land owners an l/or subdividers.	Developer/Contract holder	:			
Walter F. Kocheva						
name	name	name				
2135 W. Greenwood	Dr., Grand Junction, Co. 81501					
address	address	address				
243 <b>-</b> 8 <b>3</b> 90						
business phone	business phone	business phone				
A. Total Subdivi	sion submitted Yes , porti	on				
		9/7/76	_			
Eighteen (10)	copies submitted date		_			
B. Revisions to	Preliminary Plat?x	<del></del>				
	yes	10				
If so, list (	If so, list (add attached sheets if necessary) NA					
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	<u> </u>				
c. (1)	Name of Subdivision	x	•			
.(2)	Date	x	_			
(3) (4)	Legal Description of Property Control points, dimensions, angles	<u>x</u>				
	bearings	<u> </u>				
(5)	Boundary lines, right-of-way lines easements, ditches and lot lines	5 ,.				
•	with bearings and distances	x				
(6)	Streets and other rights-of-way -	· · · · · · · · · · · · · · · · · · ·	_			
names and dimensions $\frac{x}{x}$ (7) Location and Dimensions of easements						
<ul><li>(7) Location and Dimensions of easements</li><li>(8) Lots numbered and area of each lot</li></ul>						
in square feetx						
(9)	Location and description of all monuments	x				
(10)	Statement of land ownership	x	_			
(11)	(11) Dedication statement - easements,					

rights-of-way and public sites

FINAL PLAT APPLICATION - City of Grand Juncation

	(12)		neer Certification	x
	(13)	Appropriate cert	ification blocks der Certification	x
	, (24)	Block	ice certification	x
Supp	orting Do	cuments		
27-2.3	c. (13)	Copy of certificate of title with list of all mortgates, judgments, liens, easements, contracts and agreements		
		of record.	acco and agreements	NA
	(14)	Proof of easemen	nt dedication	x
	d. (1)	Improvements Gua	arantee	NA
	(2)	Composite Utilit	y Plan	х
	-	ed by the subdivis	sion regulations are met.	(See
27-3.1	Site Con	siderations		x
27-3.2	•	Alleys and Easem	nents	х
27-3.3	Blocks			х
	Lots Sidewalk	· e		X NA
		on sytems and des	sian	NA NA
37-3.7		ites Reservations		NA
	lication	completed by:		
	nan	ne	name	•

address

date

P. 0. Box 2872, Grand Junction, Co. 81501

Thomas A. Logue

signature

`	mark and the second
Fee	Paid
(\$75	Jot)

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.

Charla Subd	ivision			
NAME	OF SUBDIVISI	ON		
Name and ad	dress of the	owners and/or su	bdividers.	
Walter F. K	ochevar Jr.		•	. ~
name		name	name	· ·
		Grand Junction,	Co. 81501	
addres	<b>s</b>	address	address	,
243-8390				
business	phone	business phone	business phone	
contains th	e essential i		eted to insure that the map red by the subdivision re- ed information).	
27-2.4		_		
	tch map requi	red ne of Subdivision		x
		boundaries and s		x
			subdivider and the	
	engineer or			х
• •	Date and Sca			X
		ge in subdivision	i sisting streets, alleys,	
(6)			within and adjacent to	
	the subdivis		within and adjacent to	x
(7)	Location and	l Dimensions - pr	oposed streets, alleys,	х
(8)	Topography	ot lines and pub	olic sites	NA
•	Flood Plain	Designation	•	NA
	Number and s		•	
(11)	Sites for mu	lti-family, busi	ness or non-public use	NA.
	Adjacent zor			×
(13)			ning subdivisions, lots,	
(14)	streets, all		g sewer and water	x
	lines		y sewer and water .	<u>x</u>
	Proposed eas			v
(16)	Location and taps	i size of propose	d water and sewer	x

This application completed by:

Robert P. Gerlofs	9/7/76
name.	date
ages grand lat Co.	81501 243-8966
P. O. Box 2872, Grand Jct. Co. address	business phone
	9/7/16
Momes A Joseph	date

## DEVELO IENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: Sept. 9, 1976				
Development Name: Ch	arla Subdivision			
		••	Filing	
Location of Development:	TOWNSHIP 1S F	RANGE 1W	SEC 26	1/4 N.E.
Owner(s) NAME Walter F	. Kochevar Jr.			
ADDRESS 2135 Wes	t Greenwood Dr.,	Gr. Jct. Co	. 81501	
Developer (s) NAME	Above			
ADDRESS			<del></del>	
Type of Development	Number of Dwelling Units	Area* (Acres)	% o Total	
(x) Single Family	2	0.51	68.9	2
( ) Apartments		<del> </del>		
( ) Condominiums				
( ) Mobile Homes				
( ) Commercial	N. A.			
( ) Industrial	N. A.	·		
( ) Other (specify)				
	Street	0.23	31.	08
	Walkways			
Dedicated Sch	nool Sites	<del></del>		
Reserved Scho	ool Sites			· ————
Dedicated Par	Dedicated Park Sites Reserved Park Sites			
Reserved Park				-
Private Open	Areas	•		
Easements				
Other (Specif	(y)	<del></del>	•	
-				
	TOTAL	o` el	100	A
*By Map Measure		0.74	100	200

Page 1 of 2

nstimated water	r Requireme.	ੁ' <del></del>	900	<del></del>		arrons/day.
Proposed Water	Source(s)	C	ity o	f Grand	Junct	ion
Estimated Sewage Disposal		Requirement 640			gallons/day.	
÷	,					
ACTION:	•				.•	
Planning	Commission	Recomm	endat	ion		•
	Approval	(	)			
	Disapprova	1 (	)			
	Remarks					
	Date			,19	•	
City Council			•			
	Approval	(	)			
·	Disapprova	1 (	)			
	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.



## PARAGON ENGINEERING, INC.

P.O. Box 2872 825 Rood Avenue Grand Junction, Colorado 81501

(303) 243-8966

June 9, 1977

Don Warner Sr. City Planner P. O. Box 897 Grand Junction, Co. 81501

Dear Mr. Warner,

Enclosed hereiwth is an improvement survey for a house on Lot 1, Charla Subdivision.

Due to an engineering/surveying error, Right-of-Way was dedicated on the Charla Subdivision Final Plat which placed the existing house approximately 1.7 feet into the Right-of-Way for 27 Road.

We are hereby requesting the vacation of a strip Right-of-Way two feet wide and 107.12 feet long as shown in red on the enclosed maps.

Your assistance in expediting this matter would be greatly appreciated.

Very truly yours,

Robert P. Gerlofs

c.c. Walt Kochevar Transamerica

