

27-2.3 FINAL PLAT APPLICATION - City of Grand Junction

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 subdivision amount date

Name and address of land owners and/or subdividers. Developer/Contract holder

| | | |
|---|----------------|----------------|
| <u>Walter F. Kochevar Jr.</u> | | |
| name | name | name |
| <u>2135 W. Greenwood Dr., Grand Junction, Co. 81501</u> | | |
| address | address | address |
| <u>243 -8390</u> | | |
| business phone | business phone | business phone |

A. Total Subdivision submitted Yes, portion _____
 Eighteen (18) copies submitted Yes date 9/7/76

B. Revisions to Preliminary Plat? x
yes no

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>x</u> |
| c. | (1) Name of Subdivision | <u>x</u> |
| | (2) Date | <u>x</u> |
| | (3) Legal Description of Property | <u>x</u> |
| | (4) Control points, dimensions, angles, bearings | <u>x</u> |
| | (5) Boundary lines, right-of-way lines, easements, ditches and lot lines with bearings and distances | <u>x</u> |
| | (6) Streets and other rights-of-way - names and dimensions | <u>x</u> |
| | (7) Location and Dimensions of easements | <u>x</u> |
| | (8) Lots numbered and area of each lot in square feet | <u>x</u> |
| | (9) Location and description of all monuments | <u>x</u> |
| | (10) Statement of land ownership | <u>x</u> |
| | (11) Dedication statement - easements, rights-of-way and public sites | <u>x</u> |

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 Subdivision

NAME OF SUBDIVISION

Name and address of the owners and/or subdividers.

| | | |
|---|----------------|----------------|
| <u>Walter F. Kochevar Jr.</u> | _____ | _____ |
| name | name | name |
| <u>2135 West Greenwood Dr., Grand Junction, Co. 81501</u> | _____ | _____ |
| address | address | address |
| <u>243-8390</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> NA </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:

Robert P. Gerlofs
name.

9/7/76
date

P. O. Box 2872, Grand Jct. Co. 81501
address

243-8966
business phone

Thomas A. Logue
signature

9/7/76
date

Thomas A. Logue

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: Sept. 9, 1976

Development Name: Charla Subdivision

Filing -

Location of Development: TOWNSHIP 1S RANGE 1W SEC 26 1/4 N.E.

Owner(s) NAME Walter F. Kochevar Jr.

ADDRESS 2135 West Greenwood Dr., Gr. Jct. 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>2</u> | <u>0.51</u> | <u>68.92</u> |
| <input type="checkbox"/> Apartments | _____ | _____ | _____ |
| <input type="checkbox"/> Condominiums | _____ | _____ | _____ |
| <input type="checkbox"/> Mobile Homes | _____ | _____ | _____ |
| <input type="checkbox"/> Commercial | <u>N. A.</u> | _____ | _____ |
| <input type="checkbox"/> Industrial | <u>N. A.</u> | _____ | _____ |
| <input type="checkbox"/> Other (specify) | _____ | _____ | _____ |
| | <u>Street</u> | <u>0.23</u> | <u>31.08</u> |
| | <u>Walkways</u> | _____ | _____ |
| <u>Dedicated School Sites</u> | _____ | _____ | _____ |
| <u>Reserved School Sites</u> | _____ | _____ | _____ |
| <u>Dedicated Park Sites</u> | _____ | _____ | _____ |
| <u>Reserved Park Sites</u> | _____ | _____ | _____ |
| <u>Private Open Areas</u> | _____ | _____ | _____ |
| <u>Easements</u> | _____ | _____ | _____ |
| <u>Other (Specify)</u> | _____ | _____ | _____ |

TOTAL

*By Map Measure

0.74

100%

Estimated Water Requirement 3 960 allons/day.

Proposed Water Source(s) City of Grand Junction

Estimated Sewage Disposal Requirement 640 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.



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 herewith 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.

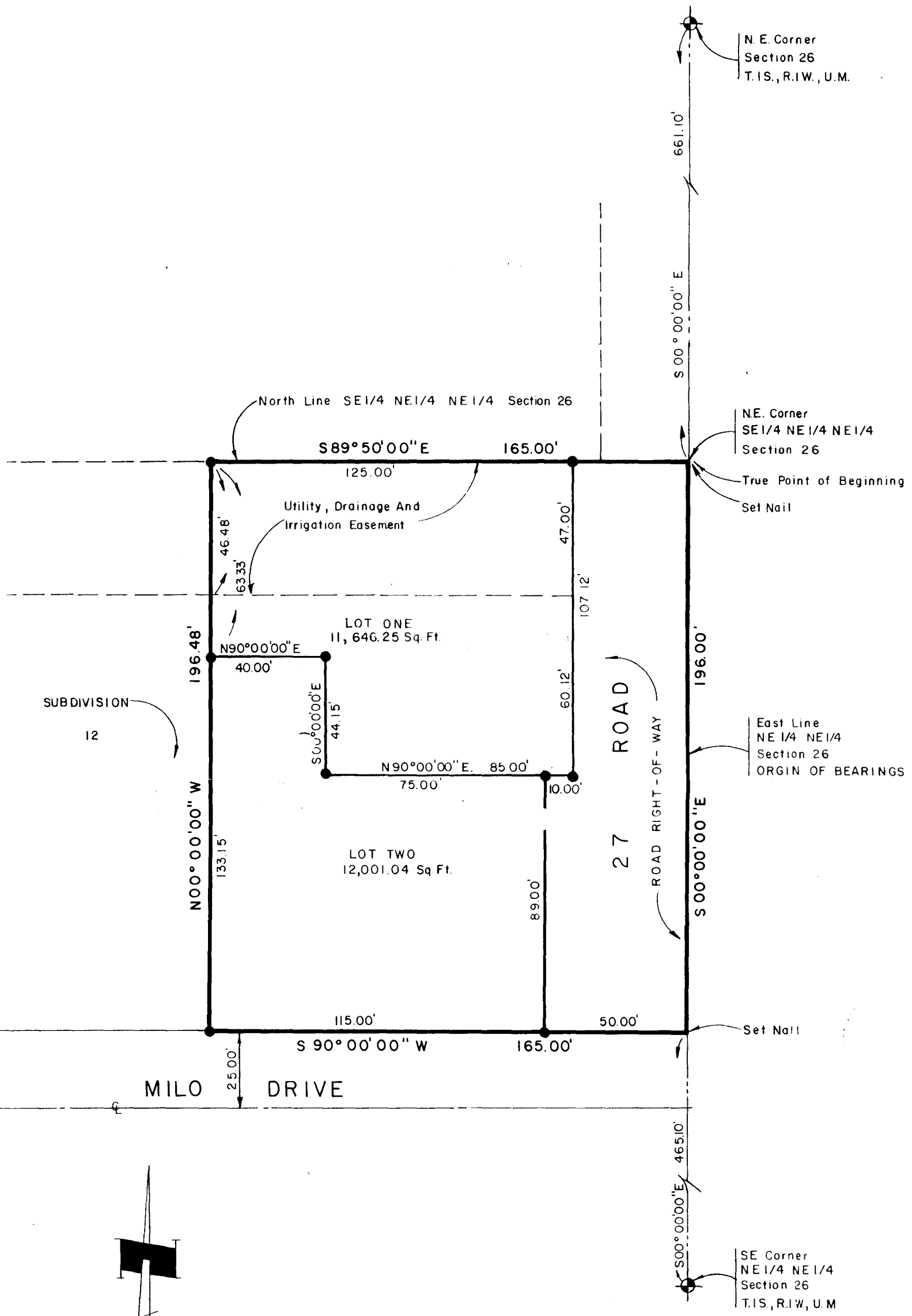
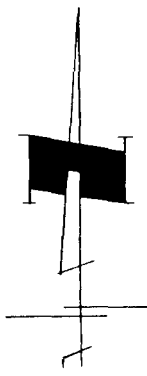
We are hereby requesting the vacation of a strip Right-of-Way two feet wide and 107.12 feet long as shown in red on the enclosed maps.

Your assistance in expediting this matter would be greatly appreciated.

Very truly yours,

Robert P. Gerlofs

c.c. Walt Kochevar
Transamerica



SUBDIVISION
12

North Line SE 1/4 NE 1/4 NE 1/4 Section 26

S 89° 50' 00" E 165.00'

Utility, Drainage And
Irrigation Easement

LOT ONE
11,646.25 Sq. Ft.

LOT TWO
12,001.04 Sq. Ft.

27 ROAD

ROAD RIGHT-OF-WAY

MILO DRIVE

N. E. Corner
Section 26
T. 1 S., R. 1 W., U. M.

NE. Corner
SE 1/4 NE 1/4 NE 1/4
Section 26

True Point of Beginning
Set Nail

East Line
NE 1/4 NE 1/4
Section 26
ORIGIN OF BEARINGS

Set Nail

SE Corner
NE 1/4 NE 1/4
Section 26
T. 1 S., R. 1 W., U. M.