

Subdivision Bookcliff Ct.

Date 12/8/76

Item # 88-76

Petitioner LOMA LINDA LAND & Dev. Co. et. al.

Preliminary Review Agencies Comments

Final Review Agencies Comments

Final *

City Utilities - Sewer must be 8" dia. NOT 6" as shown
Cd Jct. Drainage - 10' easment ea. side of d of tile, install manhole lids. Recommend NO BASEMENTS.

Eng. - working w. developers on CONST. of BKcliff Ct. & 15th. Dev. to be assessed for full costs of BKcliff Ct. improvements. Catch BASIN should be built now. P.S. - ROAD Easement should read

Fire Dept. - 1 hydrant on either corner 15th & Bookcliff
G.U. irrigation - INDICATE WIDTH OF G.U. R.O.W. & CANAL.

ROAD & Utility Easement. Fire Dept. - hydrant on 15th & BKcliff.

ENGINEERING - NEED POWER OF ATTORNEY FOR IMP. ON 15th. BRIDGING CANAL WILL REQUIRE 2' ± fill @ Bookcliff Ct. Bookcliff Ct. to be built to CITY STDS.

Action Taken

P.C. Approved 29 Dec. 1976

C.C. Approved 20 Jan 1977

Comments

Subject to:
1) access of all lots must be from Bookcliff Ct.
2) DRAINAGE Easement as reqd.

Action Taken

P.C. Approved 26 Jan 77

C.C. Approved 16 Feb 77

Comments

subject to full cost power of atty for improvements for Bookcliff Ct.

ITEMS REQUIRED FROM DEVELOPER

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

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.

BOOKCLIFF COURT Fee Paid _____
 name of subdivision amount _____ date _____

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

JOHN GIANCANELLI	MARION EUGENE WILLIAMS	
name	name	name
2781 URANIUM DRIVE	1453 4TH AVENUE	
address	address	address
242 - 3253	242 - 3253	
business phone	business phone	business phone

A. Total Subdivision submitted YES, portion _____
 Eighteen (18) copies submitted YES date JANUARY 7, 1977

B. Revisions to Preliminary Plat? NO
yes no

If so, list (add attached sheets if necessary) _____

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

(12)	Surveyor or Engineer Certification	<u>X</u>
(13)	Appropriate certification blocks	<u>X</u>
(14)	Clerk and Recorder Certification Block	<u>X</u>

Supporting Documents

27-2.3	c. (13)	Copy of certificate of title with list of all mortgages, judgments, liens, easements, contracts and agreements of record.	<u>X</u>
	(14)	Proof of easement dedication	<u>X</u>
	d. (1)	Improvements Guarantee	<u>X</u>
	(2)	Composite Utility Plan	<u>X</u>

The following check list shall be completed to insure that design standards required by the subdivision regulations are met. (See regulations for complete details)

27-3.1	Site Considerations	<u>X</u>
27-3.2	Streets, Alleys and Easements	<u>X</u>
27-3.3	Blocks	<u>X</u>
27-3.4	Lots	<u>X</u>
27-3.5	Sidewalks	<u>X</u>
27-3.6	Irrigation systems and design	<u>X</u>
37-3.7	Public Sites Reservations and Dedications	<u>X</u>


This application completed by:

COLORADO WEST SURVEYING CO.
name

name

127 NORTH 8TH
address

address


signature

JANUARY 7, 1977
date

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.

BOOKCLIFF COURT SUBDIVISION
NAME OF SUBDIVISION

Name and address of the owners and/or subdividers.

<u>JOHN GIANCANELLI</u> name	<u>MARION EUGENE WILLIAMS</u> name	<u>LOMA LINDA LAND & DEV. Co.</u> name
<u>1453 4TH AVENUE</u> address	<u>228 30 ROAD</u> address	<u>1453 4TH AVENUE</u> address
<u>242-3253</u> business phone	<u>245-2422</u> business phone	<u>242-3253</u> 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>X</u> |
| (9) Flood Plain Designation | <u>X</u> |
| (10) Number and size of lots | |
| (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:

COLORADO WEST SURVEYING COMPANY

name.

DECEMBER 3, 1976

date

127 NORTH 8TH

address

245-2767

business phone

Randall W. St. John

signature

Dec 3, 1976

date

CITY OF GRAND JUNCTION

Date: DECEMBER 3, 1976

Development Name: BOOKCLIFF COURT SUBDIVISION

Filing _____

Location of Development: TOWNSHIP 1 S RANGE 1 W SEC 12 1/4 NW

Owner(s) NAME JOHN GIANCANELLI

ADDRESS 1453 4TH AVENUE

Developer (s) NAME LOMA LINDA LAND AND DEVELOPMENT COMPANY

ADDRESS 1453 4TH AVENUE GRAND JUNCTION, CO 81501

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
(x) Single Family	<u>1</u>	<u>.186</u>	<u>8.8</u>
() Apartments	<u>NA</u>	<u>NA</u>	<u>NA</u>
() Condominiums	<u>NA</u>	<u>NA</u>	<u>NA</u>
() Mobile Homes	<u>NA</u>	<u>NA</u>	<u>NA</u>
() Commercial	<u>N. A.</u>	<u>NA</u>	<u>NA</u>
() Industrial	<u>N. A.</u>	<u>NA</u>	<u>NA</u>
(x) Other (specify) (5) <u>4-PLEX 20</u>		<u>1.636</u>	<u>77.5</u>
	Street	<u>.2957</u>	<u>14</u>
	Walkways	<u>NA</u>	<u>NA</u>
	Dedicated School Sites	<u>NA</u>	<u>NA</u>
	Reserved School Sites	<u>NA</u>	<u>NA</u>
	Dedicated Park Sites	<u>NA</u>	<u>NA</u>
	Reserved Park Sites	<u>NA</u>	<u>NA</u>
	Private Open Areas	<u>NA</u>	<u>NA</u>
	Easements	<u>.33 +/-</u>	<u>15.06</u>
	Other (Specify)	<u> </u>	<u> </u>
	TOTAL		
		<u>2.44</u>	<u>115.6</u>

*By Map Measure

Estimated Water Requirements 21000 gallons/day.

Proposed Water Source(s) CITY OF GRAND JUNCTION

Estimated Sewage Disposal Requirement 20000 gallons/day.

ACTION:

Planning Commission Recommendation

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

City Council

Approval ()

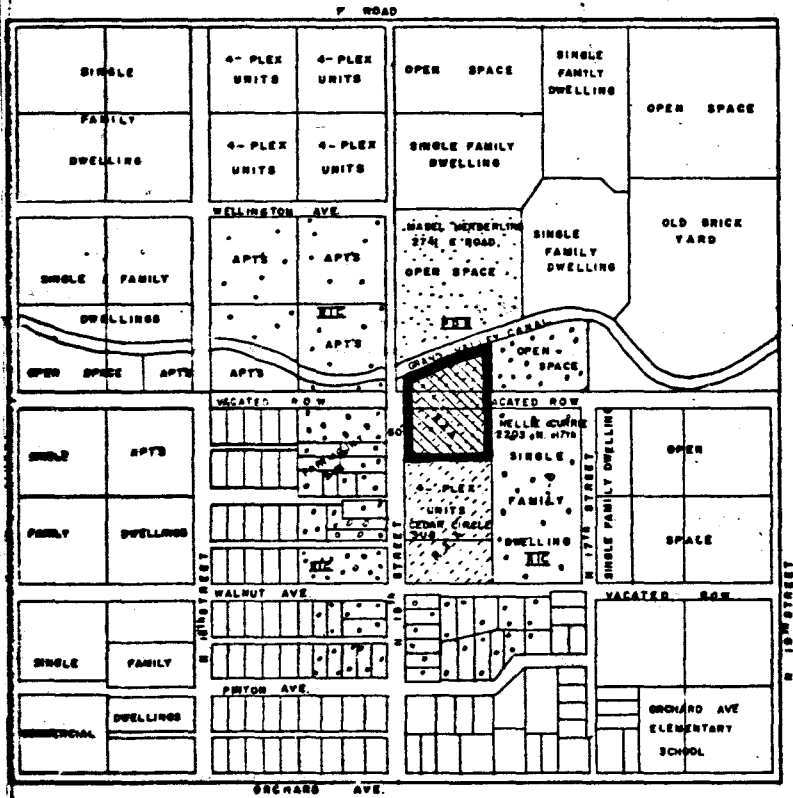
Disapproval ()

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.

VICINITY SKETCH MAP

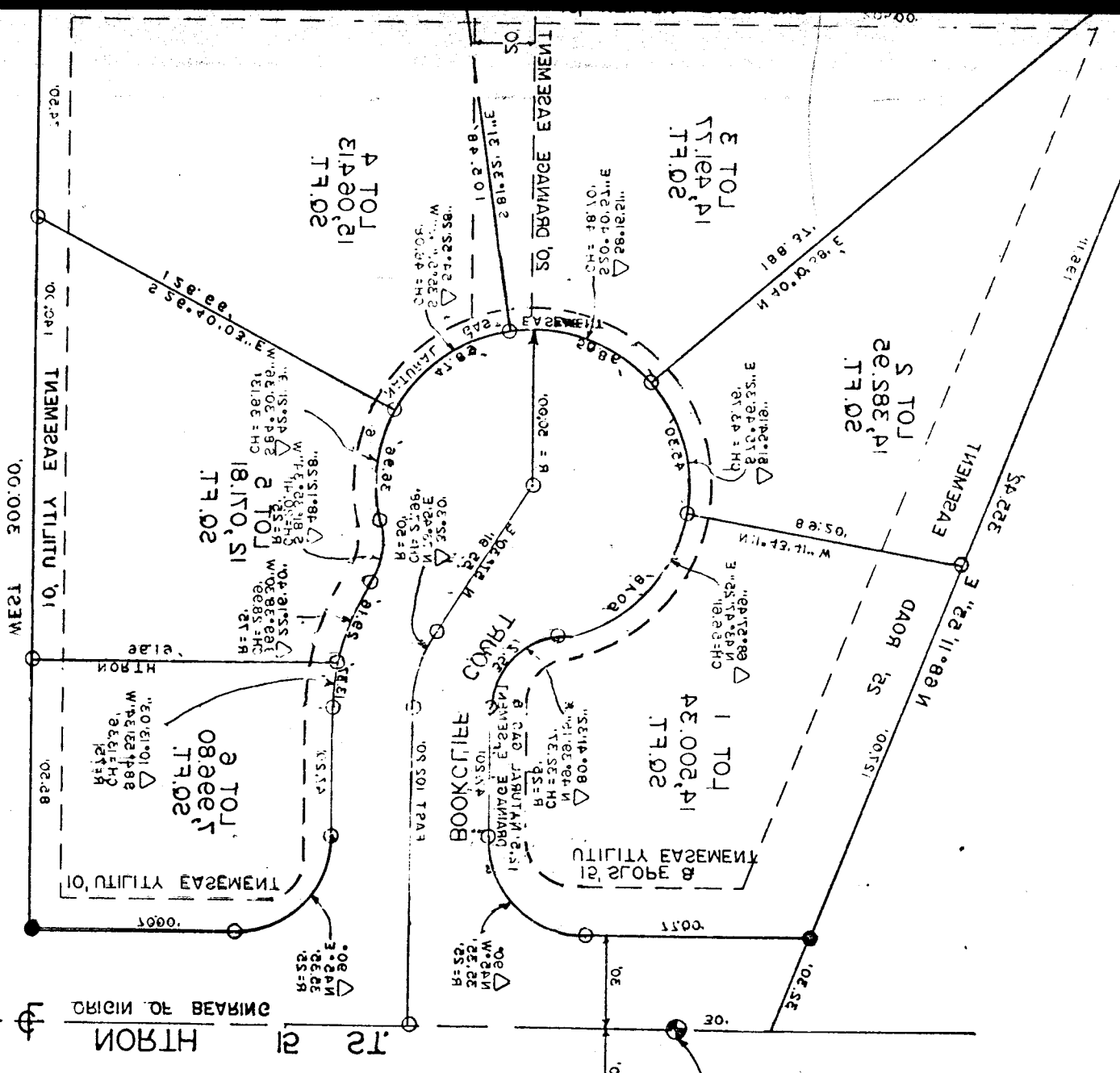


NOTE: ALL PROPERTY SOUTH OF CANAL IS ZONED R1C EXCEPT THAT DIRECTLY SOUTH ZONED R2A THE PROPERTY NORTH OF CANAL IS ZONED PD-0

I WILLIAM G. RYDEN DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION.

William G. Ryden
WILLIAM G. RYDEN, LS 9331





ASSEM
 BRASS CAP
 FOR PLUMB
 SEC 15, 21
 T1N, R1W

ORIGIN OF BEARING
 NORTH

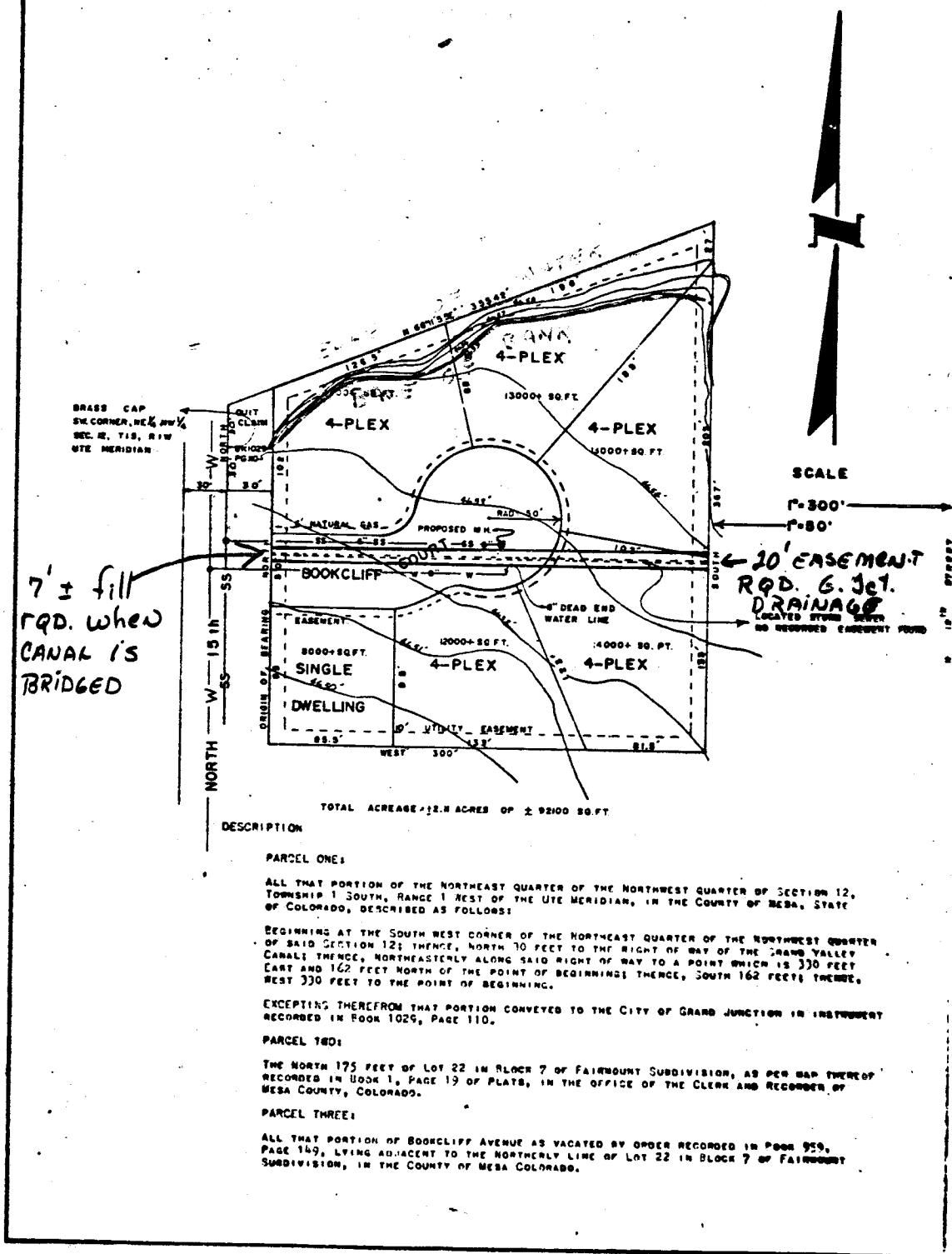
T23W
 00.00E

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BOOKCLIFF COURT SUBDIVISION



SCALE
1"=300'
1"=80'

TOTAL ACRESAGE - 12.8 ACRES OF ± 9200 SQ. FT.

DESCRIPTION

PARCEL ONE:

ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, IN THE COUNTY OF MESA, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH WEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE, NORTH 30 FEET TO THE RIGHT OF WAY OF THE GRAND VALLEY CANAL; THENCE, NORTHEASTERLY ALONG SAID RIGHT OF WAY TO A POINT WHICH IS 330 FEET EAST AND 162 FEET NORTH OF THE POINT OF BEGINNING; THENCE, SOUTH 162 FEET; THENCE, WEST 330 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF GRAND JUNCTION IN INSTRUMENT RECORDED IN BOOK 1026, PAGE 110.

PARCEL TWO:

THE NORTH 175 FEET OF LOT 22 IN BLOCK 7 OF FAIRMOUNT SUBDIVISION, AS PER MAP THEREOF RECORDED IN BOOK 1, PAGE 19 OF PLATS, IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO.

PARCEL THREE:

ALL THAT PORTION OF BOOKCLIFF AVENUE AS VACATED BY ORDER RECORDED IN BOOK 959, PAGE 149, LYING ADJACENT TO THE NORTHERLY LINE OF LOT 22 IN BLOCK 7 OF FAIRMOUNT SUBDIVISION, IN THE COUNTY OF MESA COLORADO.