

17 - Development in H.O. Application (Preliminary and Final)

Fee Paid _____
 Amount _____ Date _____

Eighteen (18) copies this application required. Numbering system corresponds with Grand Junction Development Regulations. If questions not applicable indicate by N/A.

<u>WISCONSIN CHEESE</u> <u>HUMBIRD BRAND</u>	Fee Paid
_____	_____
Name of Development	Amount
_____	_____
	Date

Names and Addresses of land owners or developers.

<u>ROBERT BORUCH</u>	<u>Joyce BORUCH</u>	
NAME	NAME	NAME
<u>129 30³/₄ Rd, City</u>	<u>129 30³/₄ Rd</u>	
ADDRESS	ADDRESS	ADDRESS
<u>243-6333</u>	<u>243-4528 -</u> <u>243-6333</u>	
BUSINESS PHONE	BUSINESS PHONE	BUSINESS PHONE

The following check list shall be completed to insure that the maps contain the essential information required by the Development Regulations. (See regulations for detailed information).

- | | | | |
|----------|---|-------|-------|
| 17.6 | Dimensional Standards | _____ | X |
| 17.7 | Off-street parking and loading | _____ | X |
| 17.8 | Access and Traffic controls | _____ | X |
| 15.D.3.C | (1) Street systems, lot lines, lot designs | _____ | X |
| | (2) Parks, playgrounds, public bldgs., etc. | _____ | _____ |
| | (3) Building sites & common open area | _____ | X |
| | (4) Elevations and/or perspectives of all proposed structures | _____ | X |
| | (7) Drainage Plan | _____ | _____ |
| | (8) Existing and proposed sewer and water lines and utility easements | _____ | _____ |

The following information may be submitted in report form or on the plat at the discretion of the developer.

- | | | | |
|-----|--|-------|--|
| (5) | Development schedule | _____ | |
| (6) | Agreements, provisions or covenants | _____ | |
| (9) | (a) Off-street parking and loading | _____ | |
| | (b) Traffic Circulation Plan | _____ | |
| | (c) Landscaping and tree planting plan | _____ | |

2/11/51

Legal Description of Development:

This application completed by

Robert R. Bouch
NAME

129 - 30³/₄ Rd.
ADDRESS

2-5-77
DATE

Gayle Bouch
NAME

129 30³/₄ Rd City
ADDRESS

2-5-77
DATE

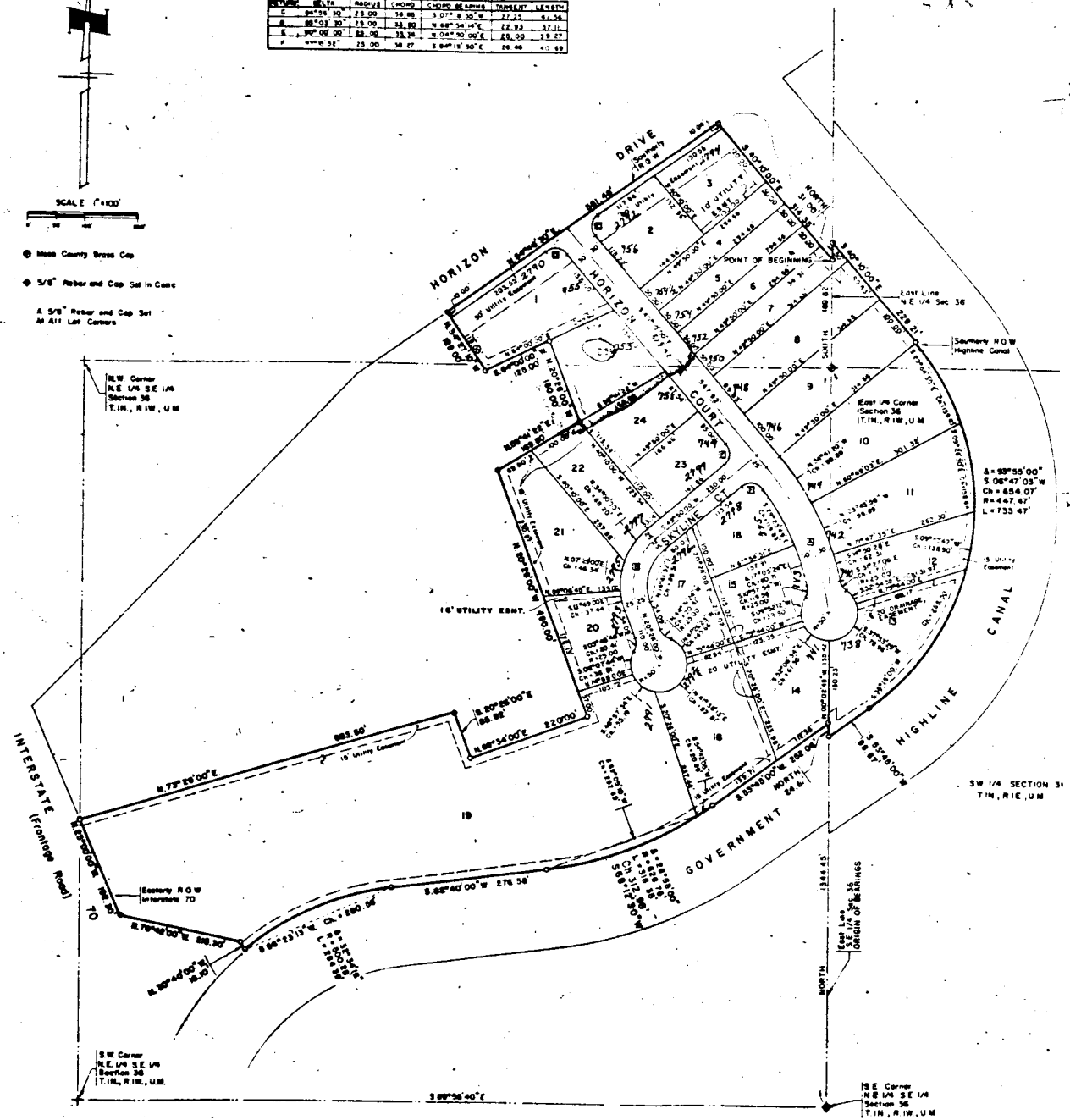
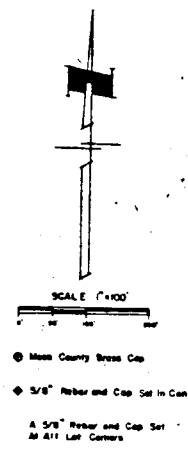
2701-6364

— STREET CENTERLINE CURVE DATA —

CURVE	DELTA	RADIUS	CHORD	CHORD BEARING	TANGENT LENGTH	LENGTH
A	35° 22' 30"	293.83	49.14	S 22° 47' 12" E	32.30	127.80
B	70° 45' 00"	100.00	100.00	S 44° 42' 00" W	70.37	142.84

— RETURN DATA —

CURVE	DELTA	RADIUS	CHORD	CHORD BEARING	TANGENT LENGTH	LENGTH
C	35° 22' 30"	293.83	49.14	S 22° 47' 12" E	32.30	127.80
D	70° 45' 00"	100.00	100.00	S 44° 42' 00" W	70.37	142.84
E	35° 22' 30"	293.83	49.14	S 22° 47' 12" E	32.30	127.80
F	70° 45' 00"	100.00	100.00	S 44° 42' 00" W	70.37	142.84



HORIZON PARK PLAZA

BEFORE ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado, and being a part of the West Half of Section 36, Township 1 North, Range 1 East of the 10th Meridian and a part of the East Half of Section 36, Township 1 North, Range 1 West of the 10th Meridian as shown on the accompanying plat heretofore and heretofore being more particularly described as follows:

BEFORE ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado, and being a part of the West Half of Section 36, Township 1 North, Range 1 East of the 10th Meridian and a part of the East Half of Section 36, Township 1 North, Range 1 West of the 10th Meridian as shown on the accompanying plat heretofore and heretofore being more particularly described as follows:

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That said owners have caused the said real property to be laid out and subdivided as shown on the accompanying plat to the use of the public and utilities forever, and hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities or telephone and electric cables, gas pipelines, and irrigation easements.

That all expense for street paving or improvements shall be financed by the village or city of Mesa.

IN WITNESS WHEREOF SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HERETOFORE SUBSCRIBED THIS 24th DAY OF August, A.D., 1975.

GRAND JUNCTION OIL & GAS, INC.
A Colorado Corporation
Joseph W. Restle
By JOSEPH W. RESTLE, PRESIDENT

Karl O. Larson
Dennis L. Garton
Ronald L. Garton
By RONALD L. GARTON

STATE OF COLORADO)
COUNTY OF MESA) ss
A.D., 1975, by Joseph W. Restle, President, GRAND JUNCTION OIL & GAS, INC., a Colorado Corporation, Karl O. Larson, Dennis L. Garton, and Ronald L. Garton.

My Commission Expires: May 2, 1975

Witness my hand and official seal.

CLEAN AND RECORDS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss
I hereby certify that this instrument was filed in my office at 10:50 A.M., A.D., 1975 and duly recorded in Plat Book No. 11, Page 133.

CLEAN AND RECORDS DEPT. DATE 8/10/75

COUNTY PLANNING COMMISSION CERTIFICATE

APPROVED THIS 13th DAY OF August, A.D., 1975.

COUNTY PLANNING COMMISSION OF THE COUNTY OF MESA, COLORADO.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

APPROVED THIS 30th DAY OF April, A.D., 1975.

BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO.

SURVEYOR'S CERTIFICATE

I, O. L. MELLER, do hereby certify that the accompanying plat of HORIZON PARK PLAZA is a subdivision of a part of the County of Mesa, and has been prepared under my supervision and accurately represents a field survey of same.

O. L. MELLER
REGISTERED LAND SURVEYOR
Colorado Registration No. 9364

APPROVED FOR CONTEXT AND FORM ONLY AND NOT THE ACCURACY OF SURVEY, OR THE CORRECTNESS OF THE INSTRUMENT TO C.R.S. 1963, 136-2-2 as amended.

By: [Signatures]
Mesa County Surveyor
Mesa County Road Dept.
Municipal Coordination Committee

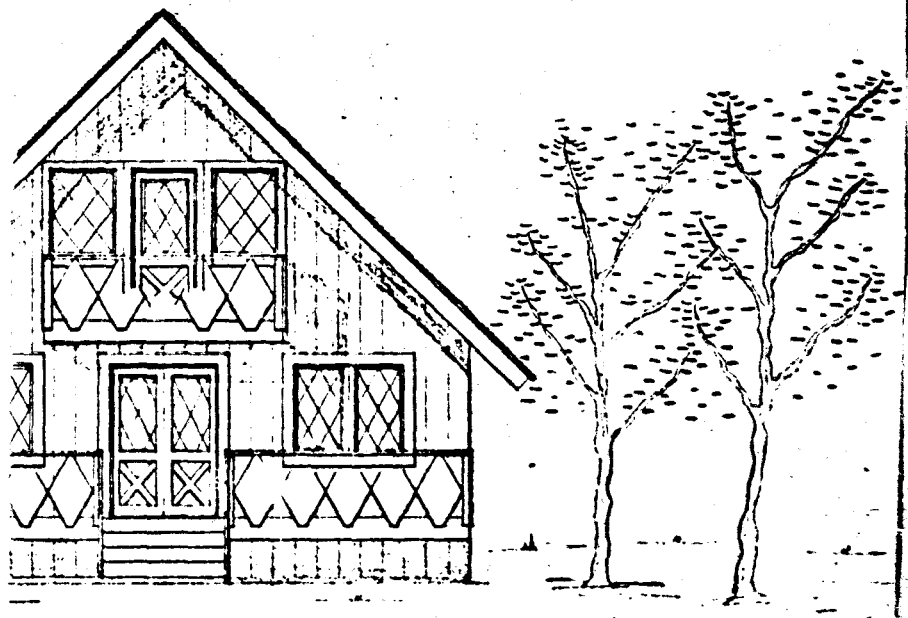
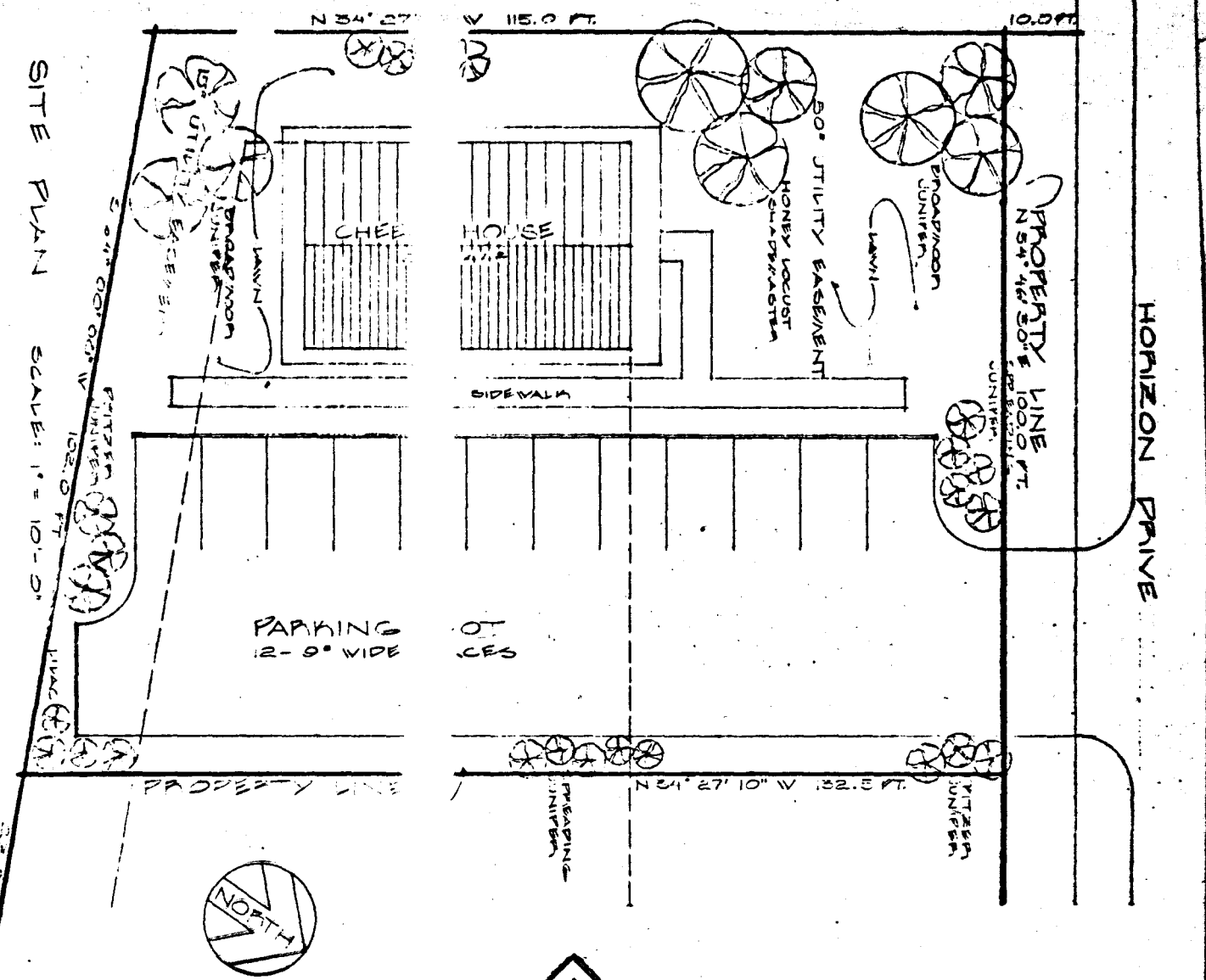
DATE 8/30/75
DATE 8/30/75
DATE 8/30/75

HORIZON PARK PLAZA

ROBERT P. GERLOS
Engineering Consultant

SITE PLAN

SCALE: 1" = 10'-0"



FRONT ELEVATION SCALE: 1/4" = 1'-0"

CHEESE HOUSE
 1232 SQ. FT.
 HORIZON PARK PLAZA
 LOT # 1 (WEST SIDE)
 12373 SQ. FT.

ROCKY MTN. BLDGS
 BOB BORUCH
 129 30 3/4 RR, GA. JCT, CO.

DRAWN BY T. OLIVER
 DATE: 11 MAR. 77
 REVISED PA 2/6/77

Review Sheet

Cheese House

Horizon Park Plaza

1. Storm drainage is OK.
2. Driveway scales 25 ft. wide & 5 ft. from east property line. Looks OK.
3. Developer should grant power of attorney for full improvements on Horizon Drive at future time & we should get 50 ft. half right-of-way. RPR

DRIVEWAY SHOULD BE 30' TO 35' WIDE
FOR GOOD MANEUVERING AREA OFF OF
HORIZON DR.

PARKING WIDTH / SPACE SHOULD BE
10 FT WIDE.

By: City Engr. - Pub Wks. Ron Rich 3-27-77