

Subdivision FRANKLIN PARK WEST - BULK DEV.

Date _____

Item # _____

Petitioner _____

Preliminary Review Agencies Comments

Final Review Agencies Comments

1) Fire Dept. - 2 hydr. reqd. 1) SW cor. 137 & Franklin 2) SW most cor of complex.

2) Parks & rec. - rec. Green Ash, Honey Locust & LINCOLN instead of Maple & Red Oak.

3) City Util - No provision for trash p/u.

4) Engineering - No loose gravel landscaping adjacent to s.w. & streets. Where does drainage go from retention ponds?

Action Taken

Action Taken

P.C. Approved 30 Mar 77

P.C. _____

C.C. Approved 20 Apr. 77

C.C. _____

Comments

Comments

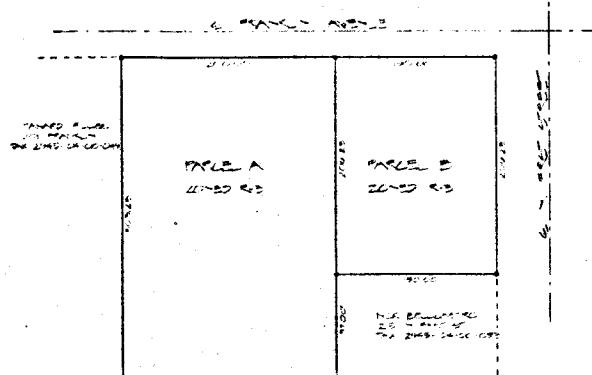
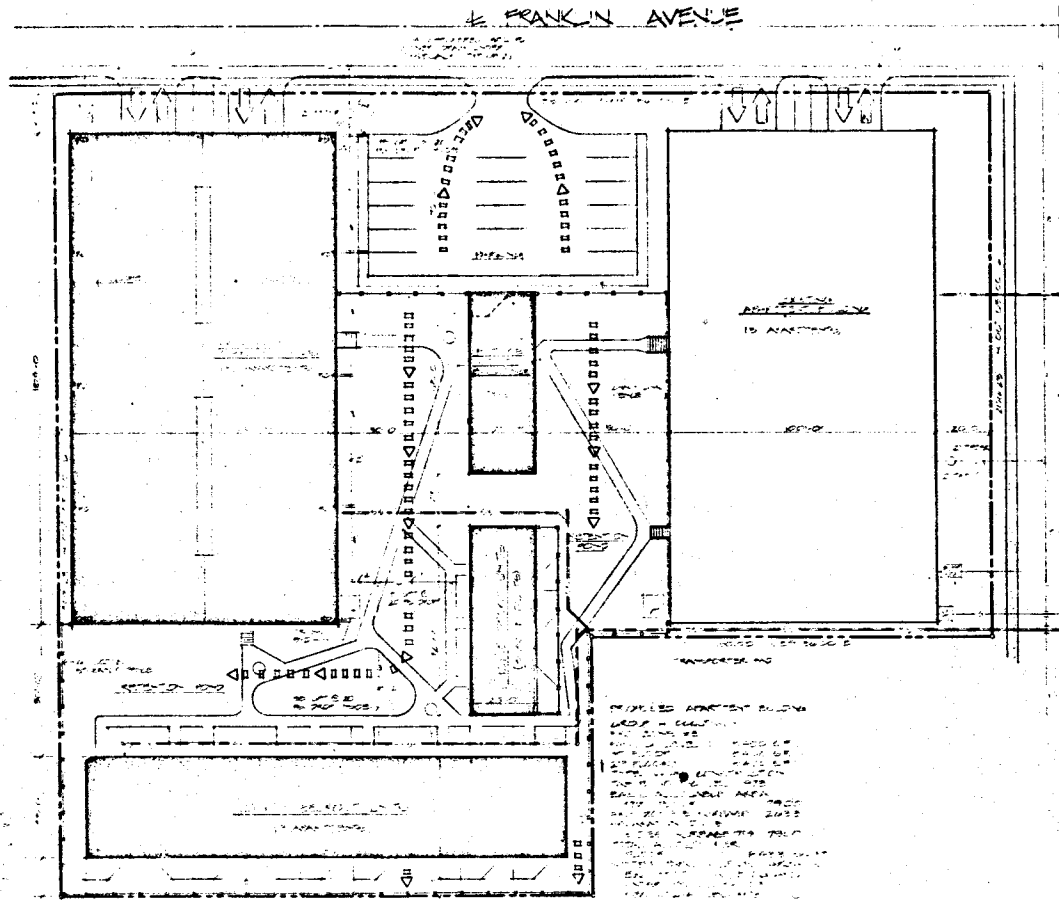
Subject to approval of drainage plan by city engineering & compliance with above comments. Also, increase west setback by 5'.

ITEMS REQUIRED FROM DEVELOPER

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

FRANKLIN PARK WEST

GRAND JUNCTION, COLORADO



4 N FIRST STREET

STE DAN
SCALE: 1"=20'

Legal Description
 Property is located in part of SE 1/4, SE 1/4, Section 10, T15, R1W, 1st Meridian, Grand Junction, Colorado.
Parcel A:
 The West 200.00 ft. of the East 400.00 ft. of the North 1/2 South 1/2 SE 1/4 SE 1/4 of Section 10, T15, R1W, of the 1st Meridian, Grand Junction, Colorado. Except the North 25.00 ft. of the West 200.00 ft. there of. Containing 1.372 acres more or less.
Parcel B:
 The East 200.00 ft. of the North 1/2 South 1/2 SE 1/4 SE 1/4 of Section 10, T15, R1W, of the 1st Meridian, Grand Junction, Colorado. Except the North 25.00 feet and the South 97.00 feet and the East 50.00 feet thereof. Containing 0.740 Acres more or less.

APPROVED BY THE CITY OF GRAND JUNCTION PLANNING COMMISSION THIS _____ DAY OF _____ A.D., 19____
 CITY PLANNER _____
 APPROVED BY THE GRAND JUNCTION CITY COUNCIL THIS _____ DAY OF _____ A.D., 19____
 PRESIDENT _____

FRANKLIN PARK WEST

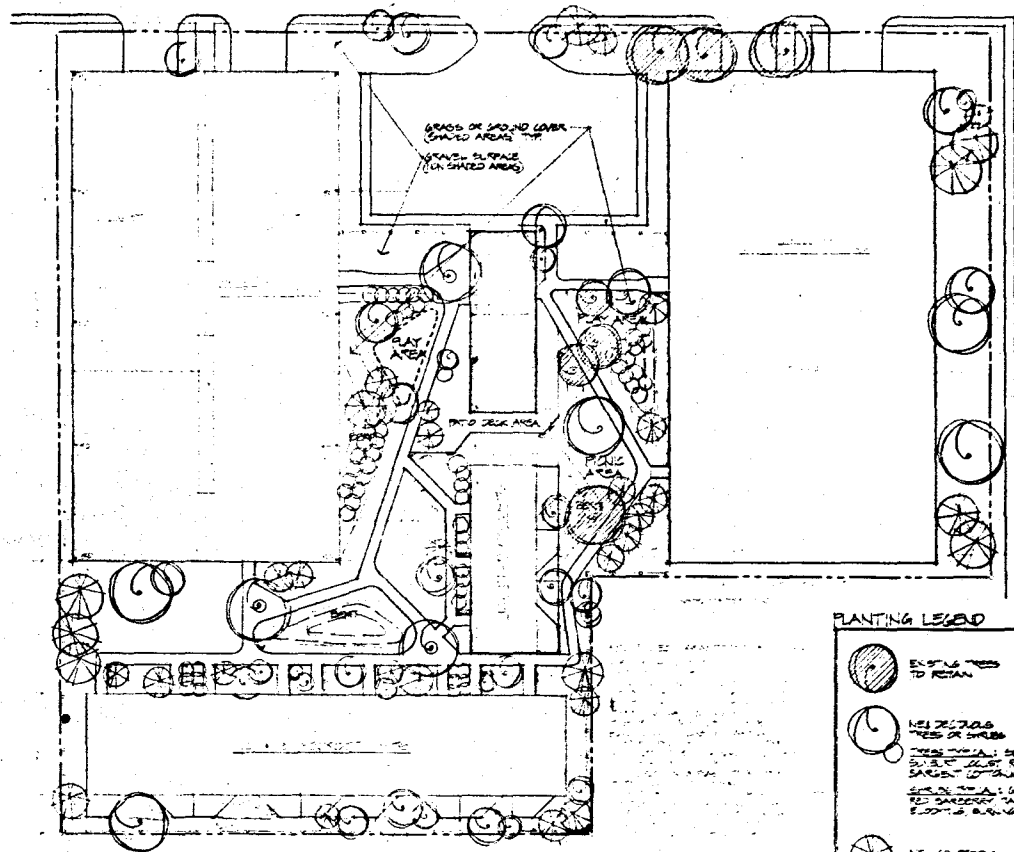
202

ARCHITECTS/ENGINEERS/PLANNERS 222-0761
 1015 1/2 12th Street, Grand Junction, Colorado 81505
 Drawn by: [] Checked by: [] Date: [] Job No. []

REVISED: [] SHEET: [] **A-1**
 of []

FRANKLIN PARK WEST

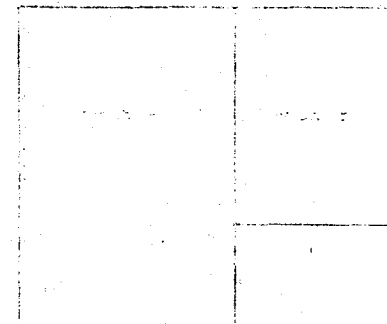
GRAND JUNCTION, COLORADO



LANDSCAPING
S.E. PLAN

PLANTING LEGEND

- 8-12' TREES TO REMAIN
- 12-18' TREES TO BE PLANTED
TREES TO BE PLANTED: SPANISH OAK, RED OAK, SARGENT WHITEBERRY, GOLDEN PRIVET, RED BARBERRY, JAPANESE SPRING BURNING BUSH, YUCCA
- 18-24' TREES TO BE PLANTED
TREES TO BE PLANTED: SPANISH OAK, RED OAK, SARGENT WHITEBERRY, GOLDEN PRIVET, RED BARBERRY, JAPANESE SPRING BURNING BUSH, YUCCA



Legal Description

Property is located in west of SE 1/4, SE 1/4, Section 10, T8, R1W, the Meridian, Grand Junction, Colorado

Parcel "A"

The West 200.00 ft. of the East 400.00 ft. of the North 1/2 South 1/2 SE 1/4 SE 1/4 of Section 10, T8, R1W, of the One Meridian, Grand Junction, Colorado. Except the North 25.00 ft. of the West 200.00 ft. thereof. Containing 1.392 acres more or less.

Parcel "B"

The East 200.00 ft. of the North 1/2 South 1/2 SE 1/4 SE 1/4 of Section 10, T8, R1W, of the One Meridian, Grand Junction, Colorado. Except the North 25.00 feet and the South 92.00 feet and the East 50.00 feet thereof.

APPROVED BY THE CITY OF GRAND JUNCTION PLANNING COMMISSION THIS _____ DAY OF _____, A.D., 19____

CITY PLANNING

APPROVED BY THE GRAND JUNCTION CITY COUNCIL THIS _____ DAY OF _____, A.D., 19____

RESIDENT

