

# Table of Contents

File 1977-0035

Date 6/23/00

Project Name: North Bluff Minor Subdivision

P	S	<p>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 are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
r	c	
e	a	
s	n	
e	n	
n	d	
d	t	
t	d	
X	X	<b>*Summary Sheet – Table of Contents</b>
		Application form
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		<b>*Mailing list</b>
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		<b>*Consolidated review comments list</b>
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*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:

X	X	Follow-Up Form			
X	X	Review Sheets			
X	X	Letter from Victor J. Daniel to City – 5/6/77			
X	X	Final Plat Application – 5/2/77			
X	X	Development Summary Form			
X	X	Record of Final Plat Recording			
X	X	Planning Commission Minutes - ** - 5/25/77			
X	X	City Council Minutes – 6/15/77			
X	X	Certification of Plat signed by Rober Head – 6/22/82			
X	X	Letter from John Robson to Bill Cheney – 4/6/92			
X	X	Map			

Subdivision North Bluff Minor Sub (Final)

Date 2 MAY 77

Item # \_\_\_\_\_

Petitioner \_\_\_\_\_

FINAL

Review Agencies Comments

Final Review Agencies Comments

① City Utilities - Sewer line to be 8" from M.H. in N. Bluff Dr. to Northridge Estates. TRASH collection for lot #2 will be at 1st St.

\*② P.S. - 10' rear lot line easmt reqd on lots 1 & 2.

\*③ Fire Dept. - 1 hydrant reqd on S.W. Cor. of lot 1.

④ City Eng. - intersection of North Bluff Dr. & lot 5Y. has had sight distance. 40' R.O.W. substandard. Question on whether street improvements

ARC required.

Action Taken

P.C. Approved 22 May 77  
C.C. Approved 15 Jun 77

Action Taken

P.C. \_\_\_\_\_  
C.C. \_\_\_\_\_

Comments

Subject to review comments. ~~That~~ Plat may not be recorded until R.O.W. is provided from the East. Suggest looking into vacation of existing R.O.W.

Comments

NO BUILDING PERMIT ON LOT 2 UNTIL ACCESS FROM EAST IS provided.

ITEMS REQUIRED FROM DEVELOPER

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

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: May 2, 1977

Development Name: North Bluff Subdivision

Filing \_\_\_\_\_

Location of Development: TOWNSHIP 1S RANGE 1W SEC 2 1/4 SW

Owner(s) NAME Mr. & Mrs Robert B. Daniel  
c/o Bruce McIvor

ADDRESS 3026 F. Road Grand Junction, Co. 81501

Developer (s) NAME Above

ADDRESS \_\_\_\_\_

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
(x) Single Family	<u>2</u>	<u>1.2</u>	<u>85.7</u>
( ) Apartments	_____	_____	_____
( ) Condominiums	_____	_____	_____
( ) Mobile Homes	_____	_____	_____
( ) Commercial	N. A.	_____	_____
( ) Industrial	N. A.	_____	_____
( ) Other (specify)	_____	_____	_____
	Street	<u>0.2</u>	<u>14.3</u>
	Walkways	_____	_____
	Dedicated School Sites	_____	_____
	Reserved School Sites	_____	_____
	Dedicated Park Sites	_____	_____
	Reserved Park Sites	_____	_____
	Private Open Areas	_____	_____
	Easements	_____	_____
	Other (Specify)	_____	_____
	<b>TOTAL</b>		

\*By Map Measure

1.4      100%

Estimated Water Requirements 960 gallons/day.

Proposed Water Source(s) Ute Water Conservance District

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.

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.

North Bluff Subdivision Fee Paid \$290.00  
 name of subdivision amount date

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

Mr. & Mrs. Robert B. Daniel		
name	name	name
c/o Bruce McIvor 3026 F. Road		
address	address	address
243-9622		
business phone	business phone	business phone

A. Total Subdivision submitted Yes, portion \_\_\_\_\_  
 Eighteen (18) copies submitted Yes date 5/2/77

B. Revisions to Preliminary Plat? NA  
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   | 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
- (13) Appropriate certification blocks
- (14) Clerk and Recorder Certification Block

          x            
          x            
          x          

**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.
- (14) Proof of easement dedication
- d. (1) Improvements Guarantee
- (2) Composite Utility Plan

          x            
          x            
          NA            
          NA          

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
- 27-3.2 Streets, Alleys and Easements
- 27-3.3 Blocks
- 27-3.4 Lots
- 27-3.5 Sidewalks
- 27-3.6 Irrigation systems and design
- 37-3.7 Public Sites Reservations and Dedications

          x            
          x            
          x            
          x            
          x            
          NA            
          NA          

This application completed by:

Robert P. Gerlofs  
name

\_\_\_\_\_ name

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

\_\_\_\_\_ address

*Thomas A. Logue*  
signature

\_\_\_\_\_ date

Thomas A. Logue

LAW OFFICES OF  
**ELDER, PHILLIPS & CARPENTER**

562 WHITE AVENUE  
GRAND JUNCTION, COLORADO 81501

TOM E. ELDER  
WALTER J. PHILLIPS  
STACY R. CARPENTER  
VICTOR J. DANIEL

May 6, 1977

AREA CODE 303  
TELEPHONE 243-0946

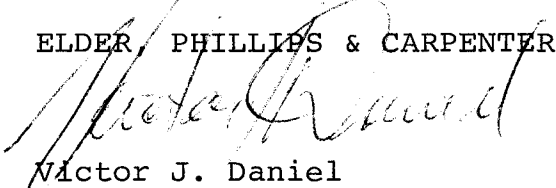
TO WHOM IT MAY CONCERN:

Re: Real Property at 610 26 Road  
Robert B. Daniel and May Belle Daniel

I have examined the title to the above mentioned property from the date of the last title policy issued on said property, September 25, 1975, to the present. I find that the title to the property remains in the same status that was indicated in the September 25, 1975, title insurance policy number 7004597. A copy of said title insurance policy is attached hereto.

Yours very truly,

ELDER, PHILLIPS & CARPENTER

  
Victor J. Daniel

VJD/rl

SCHEDULE A

Amount of Insurance \$ 9,000.00

Policy No. 7004597

Date of Policy September 25, 1975  
at 8:00 A. M.

Order No.

1. Name of Insured:

AVCO GRAND JUNCTION INDUSTRIAL BANK.

2. The title to said land is at the date hereof vested in:

ROBERT DANIEL ALSO KNOWN AS ROBERT B. DANIEL and MAY BELLE DANIEL  
in joint tenancy.

3. The mortgage or deed of trust, and assignments if any, covered by this Policy are described as follows:

Deed of Trust from Robert B. Daniel aka Robert Daniel and May Belle  
to the Public Trustee of Mesa County for the use of Avco  
Grand Junction Industrial Bank, to secure \$14,544.00 dated  
September 11, 1975 and recorded September 19, 1975 in Book 1046 at  
page 666.

NOTWITHSTANDING the fact that the Deed of Trust insured herein secures  
a promissory note in the amount of \$14,544.00 the liability of the  
insured under this Policy is limited to \$9,000.00)



Policy No. 7004597

Order No.

## SCHEDULE A—Continued

The land referred to in this policy is situated in the State of Colorado, County of  
Mesa, and is described as follows:

## PARCEL NO. 1.

Beginning at a point  $31\frac{1}{2}$  rods South of the Northwest corner of the  
SW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 2, Township 1 South, Range 1 West of the U. M.  
thence East 21 rods,  
thence South  $8\frac{1}{2}$  rods,  
thence West 21 rods,  
thence North  $8\frac{1}{2}$  rods to beginning.

## PARCEL NO. 2.

Beginning at a point North  $0^{\circ}09'$  East 655.75 feet from the Southwest  
corner of Section 2, Township 1 South, Range 1 West of the U. M.  
thence East 242.1 feet,  
thence South  $67^{\circ}28'$  West 262.1 feet to the center of First  
Street,  
thence North  $0^{\circ}09'$  East 100.45 feet to the point of beginning.

Policy No. 7004597  
Order No.

SCHEDULE B

PART II

In addition to the matters set forth in Part I of this Schedule, the title to the estate or interest in the land described or referred to in Schedule A is subject to the following matters, if any be shown, but the Company insures that such matters are subordinate to the lien or charge of the insured mortgage upon said estate:

NONE

Policy No. 70-4597  
Order No.

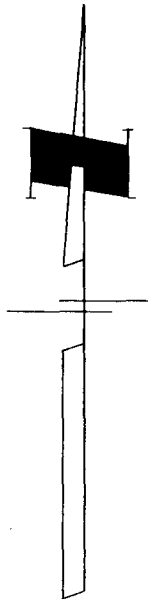
SCHEDULE B

PART I

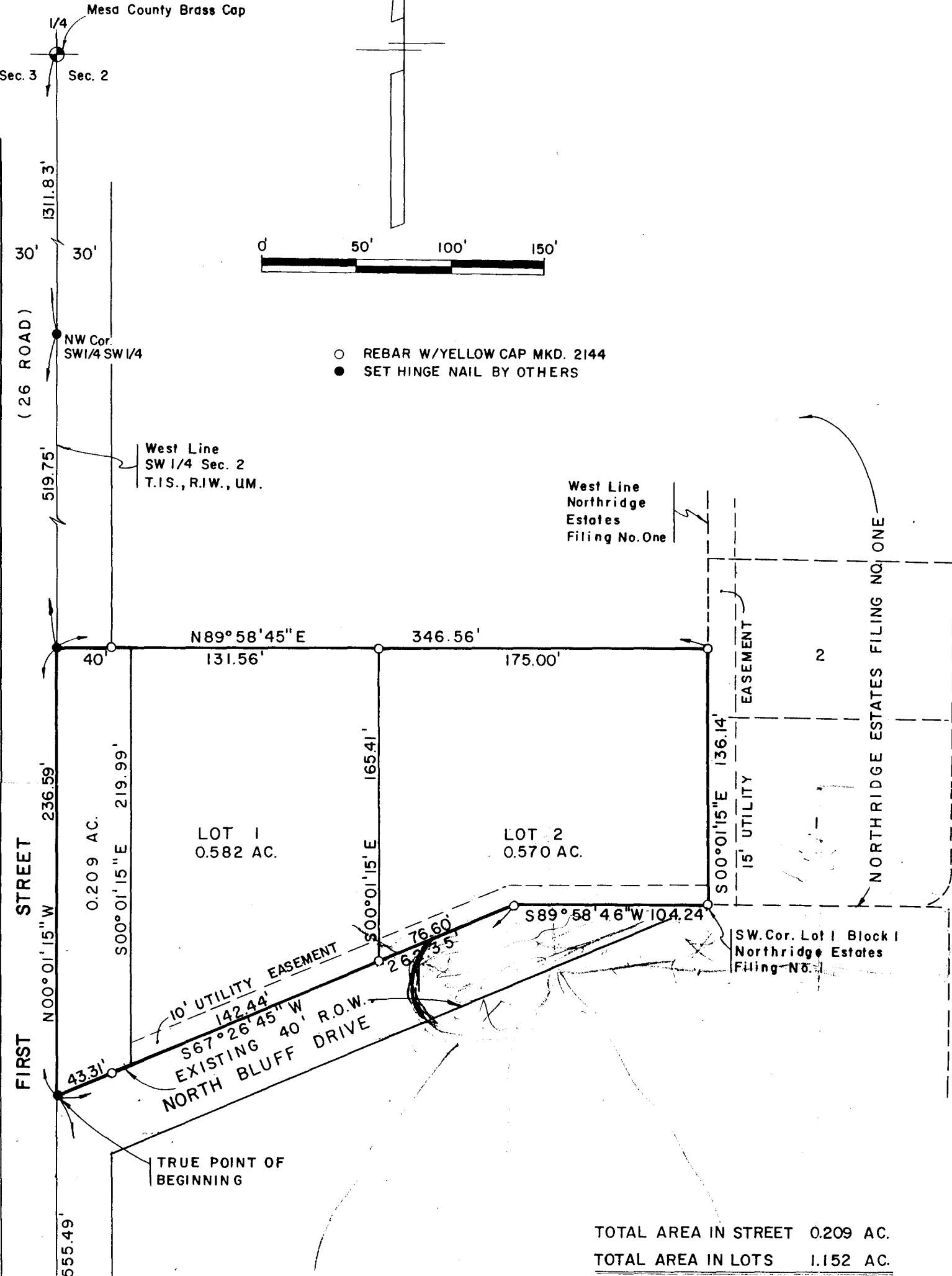
This policy does not insure against loss or damage by reason of the following:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes due and payable; and any tax, special assessments, charge or lien imposed for water or sewer service, or for any other special taxing district.
6. Deed of Trust from Robert B. Daniel, also known as Robert Daniel and May Belle Daniel to the Public Trustee of Mesa County for the use of The Mutual Savings and Loan Association to secure \$16,000.00 dated November 8, 1968 and recorded November 12, 1968 in Book 928 at page 875.
7. Road right of way over the West side of subject property.
8. Notice of Federal Tax Lien under Internal Revenue Laws against Robert B. and May B. Daniel, 610 26 Road, Grand Junction, Colo. in the amount of \$1,028.97 recorded November 21, 1973 as Reception No. 1057627.

# NORTH BLUFF



- REBAR W/YELLOW CAP MKD. 2144
- SET HINGE NAIL BY OTHERS



TOTAL AREA IN STREET 0.209 AC.  
 TOTAL AREA IN LOTS 1.152 AC.

X City  
County

RECORD OF FINAL PLAT RECORDING

SUBDIVISION NAME: North Bluff  
RECEPTION NUMBER: 1295451  
RECORDING DATE: 6/22/82 TIME: 1:51 PM  
PLAT BOOK: 13 PAGE: 51

ADDITIONAL MATERIAL RECORDED:

	BOOK	PAGE
<del>IMPROVEMENTS AGREEMENT</del>		
<del>IMPROVEMENTS GUARANTEE</del>		
<del>COVENANTS</del>		
<del>OTHER</del>		

COMMON LOCATION: F 1/8 and 26 Rd.

LOTS: 2 ACRES: 1  
FILE # #35-77 ZONE: RSF4

NOTE ON REDUCTION:

*No permits for Lot #2 until road provided to East. Also sewer to East.*

April 6, 1992

Bill Cheney  
Utilities Engineer  
City of Grand Junction, Co.

We John & Evone Robson, owners of lot 1 of North Bluff Minor Subdivision, City of Grand Junction, hereby request that any and all rights-of-way, granted to the owners of lot 2 of North Bluff Minor Subdivision, for access and/or utilities from Northridge Drive be required to be public utility easement as per the June 15, 1977 City Council meeting when North Bluff Minor Subdivision was approved, (with conditions). We are required to have sewer service from Northridge Drive. To this date, the developer of the North Bluff Minor Subdivision (current owner of lot 2) has not provided us with legal access to the sewer line in Northridge Drive. By requiring the right-of-way to be a public easement legal access could be achieved.

John E. Robson.