

Subdivision ROKO SOB MINOR SUB
 Date 2 MAY 77 Item # 36-77
 Petitioner John & Terrance Rogers

Preliminary Review Agencies Comments

Final Review Agencies Comments

City Engineering - require power of atty for street improvements.

Action Taken

P.C. _____

C.C. _____

Comments

Action Taken

P.C. Approved 25 May 77

C.C. _____

Comments

Subject to Power of Atty

ITEMS REQUIRED FROM DEVELOPER

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

EXISTING UTILITIES (CITY)

SUBDIVISION SUMMARY FORM

CITY OF GRAND JUNCTION

Date: April 29, 1977

Subdivision Name: ROKO Subdivision

Filing _____

Location of Subdivision: TOWNSHIP 1 S RANGE 1 E SEC 18 1/4 NE

Owner(s) NAME John & Tarrance Rogers Francis & Dona Vessels

ADDRESS 483 Harris, Grand Jct. 481 Harris, Grand Jct.

Subdivider(s) NAME Same as Above

ADDRESS _____

Type of Subdivision	Number of Dwelling Units	Area* (Acres)	% of * Total Area
() Single Family	_____	<u>0.87</u>	<u>91.6</u>
() Apartments	_____	_____	_____
() Condominiums	_____	_____	_____
() Mobile Homes	_____	_____	_____
() Commercial	N. A.	_____	_____
() Industrial	N. A.	_____	_____
() Other (specify)	_____	_____	_____
	Street	<u>0.08</u>	<u>8.4</u>
	Walkways	_____	_____
	Dedicated School Sites	_____	_____
	Reserved School Sites	_____	_____
	Dedicated Park Sites	_____	_____
	Reserved Park Sites	_____	_____
	Private Open Areas	_____	_____
	Easements	_____	_____
	Other (Specify)	_____	_____

TOTAL

0.95 100%

*By Map Measure

Proposed Water Source(s) City of Grand Junction

Estimated Sewage Disposal Requirement Additional 700 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.

ROKO Subdivision Fee Paid _____
name of subdivision amount date

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

John & Tarrance Rogers Francis & Dona Vessels _____
name name name
483 Harris, Grand Jct. 481 Harris, Grand Jct. _____
address address address
243-4489 243-6074 _____
business phone business phone business phone

A. Total Subdivision submitted Yes _____, portion _____
Eighteen (18) copies submitted Yes _____ date May 2, 1977

B. Revisions to Preliminary Plat? _____ X
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
- (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

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
N/A
X
X
N/A
N/A

This application completed by:

ARMSTRONG ENGINEERS & ASSOC., INC.

name

name

861 Rood Ave., Grand Jct.

address

address

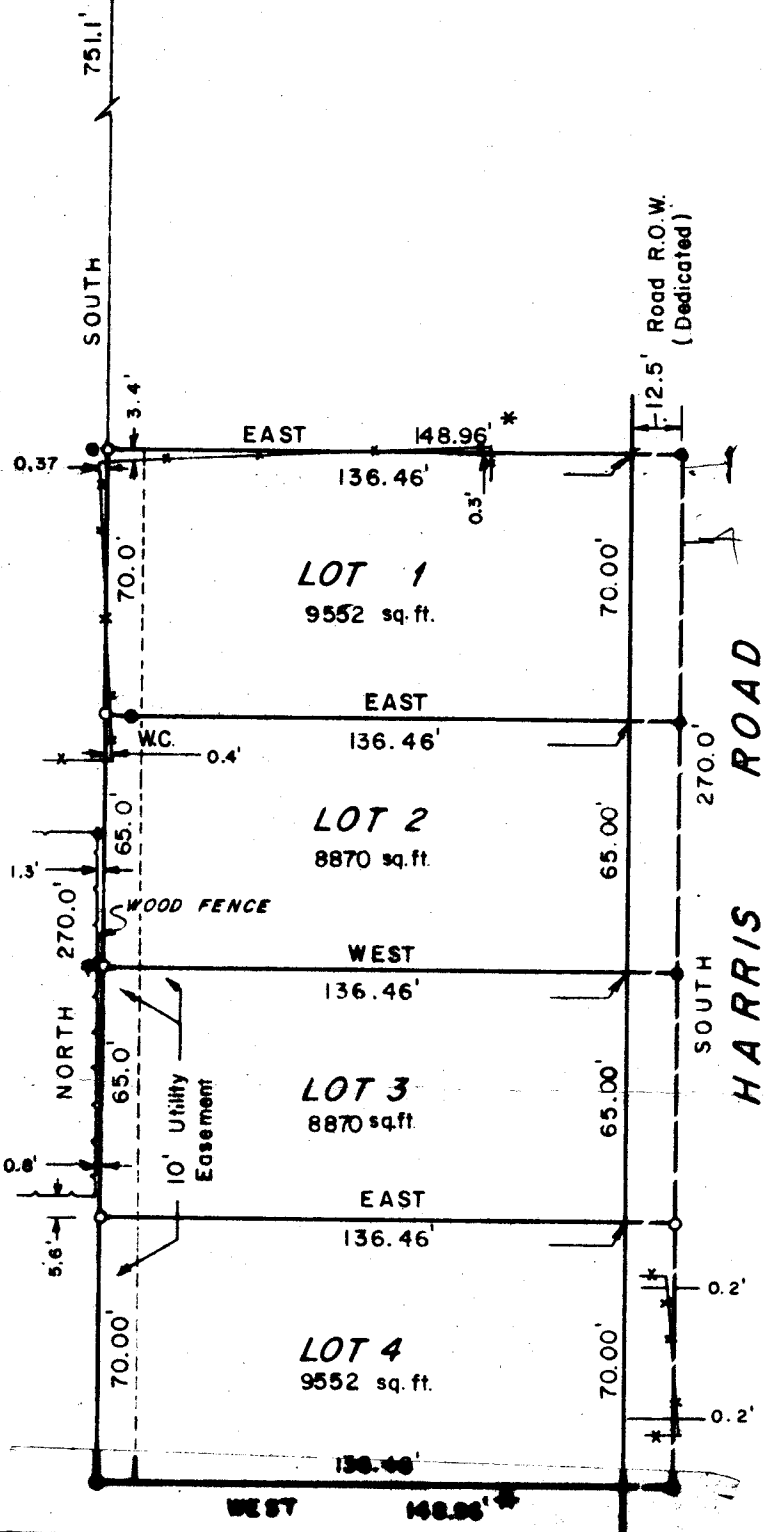
Edward C. Armstrong
signature

April 29, 1977

date

(Basis of Bearing) NORTH AVE.

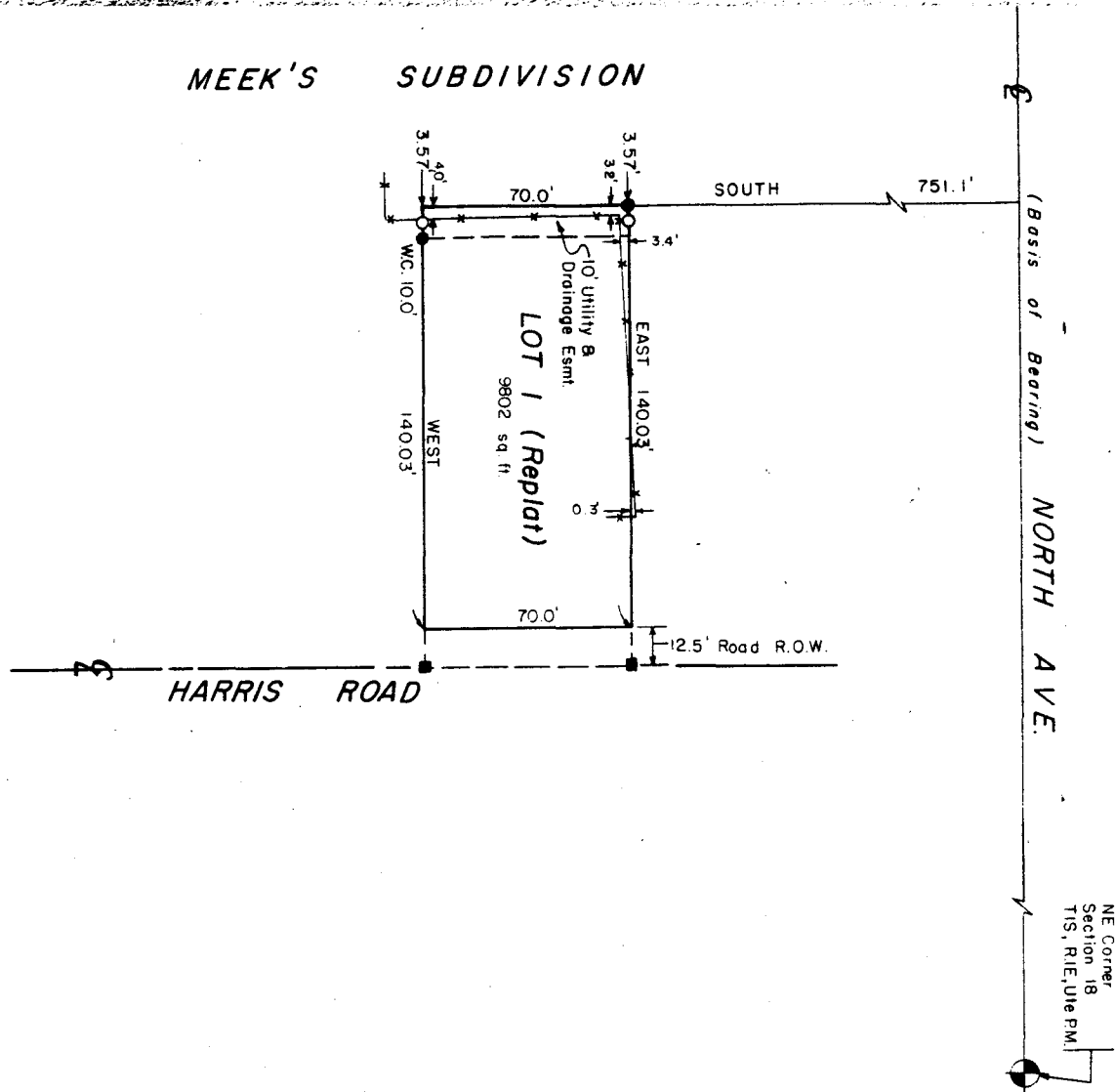
MEEK'S SUBDIVISION



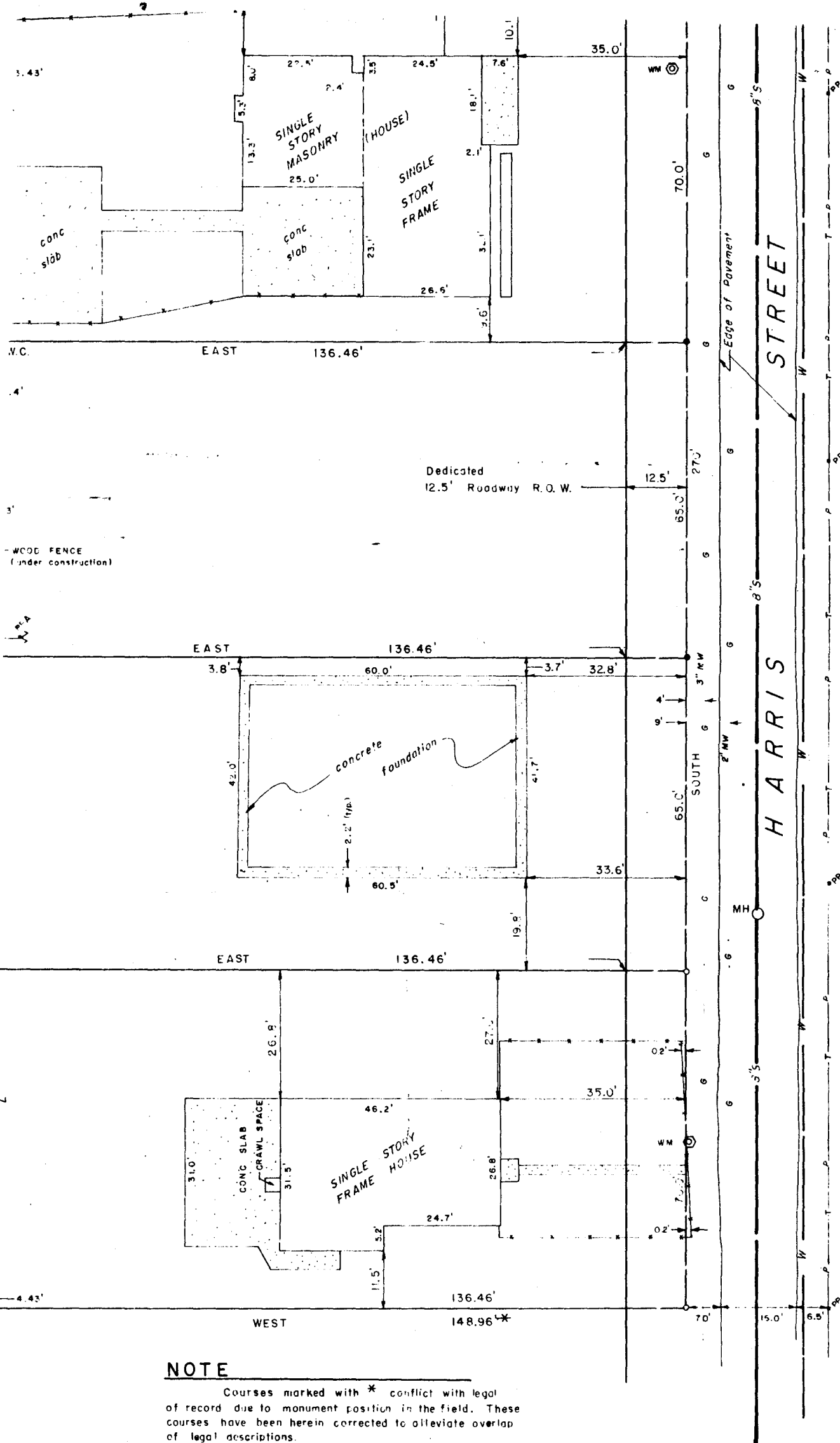
NOTE

Courses marked with * conflict with legal of record due to monument position in field. These courses have been herein corrected to alleviate overlap of legal descriptions.

MEEK'S SUBDIVISION



I
g
3
1



NOTE
 Courses marked with * conflict with legal of record due to monument position in the field. These courses have been herein corrected to alleviate overlap of legal descriptions.

LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATE

Eighteen (18) copies this application required. Numbering system corresponds with Grand Junction Development Regulations. If question not applicable, indicate by n/a.

Replat Lot 1, Roko Subdivision
name of subdivision

Fee Paid _____
amount date

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

John & Terrance Rogers
name

name

name

483 Harris Road
address

address

address

243-4489
business phone

business phone

business phone

- A. Total Subdivision submitted 100%, portion _____
Eighteen (18) copies submitted date 1-9-78
- B. Revisions to Preliminary Plat? _____
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 | <u>1" = 50'</u> ✓ |
| c. (1) Name of Subdivision | _____ ✓ |
| (2) Date | _____ ✓ |
| (3) Legal Description of Property | _____ ✓ |
| (4) Control points, dimensions, angles, bearings | _____ ✓ |
| (5) Boundary lines, right-of-way lines, easements, ditches and lot lines with bearings and distances | _____ ✓ |
| (6) Streets and other rights-of-way - names and dimensions | _____ ✓ |
| (7) Location and Dimensions of easements | _____ ✓ |
| (8) Lots numbered and area of each lot in square feet | _____ ✓ |
| (9) Location and description of all monuments | _____ ✓ |
| (10) Statement of land ownership | _____ ✓ |
| (11) Dedication statement - easements, rights-of-way and public sites | _____ ✓ |

- (12) Surveyor or Engineer Certification
- (13) Appropriate certification blocks
- (14) Clerk and Recorder Certification Block

Supporting Documents

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- 27-3.5 Sidewalks
- 27-3.6 Irrigation systems and design
- 37-3.7 Public Sites Reservations and Dedications

This application completed by:

<u>Armstrong Engineers & Associates</u>	
name	name
<u>861 Rood Ave</u>	
address	address
<u>James Luke</u>	
signature	Jan 9, 1978
	date