Table of Contents

File		1977-0036						
Date		6/23/00 Project Name: Roko Minor Subdivision						
_	_							
- 1	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the						
	c a	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There						
s	n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been						
	n e	included. Demaining items (not selected for scanning) will be marked present on the checklist. This index can serve as a						
ı	d	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.						
		Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed						
1		in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.						
X	X	*Summary Sheet – Table of Contents						
7		Application form						
\dashv	1	Receipts for fees paid for anything						
\dashv	\dashv	*Submittal checklist						
\dashv	\dashv	*General project report						
\dashv	\dashv	Reduced copy of final plans or drawings						
\dashv	7	Reduction of assessor's map						
\dashv		Evidence of title, deeds						
		*Mailing list						
		Public notice cards						
		Record of certified mail						
\bot		Legal description						
_		Appraisal of raw land						
_		Reduction of any maps – final copy						
\dashv	_	*Final reports for drainage and soils (geotechnical reports) Other bound or nonbound reports						
\dashv		Other bound or nonbound reports Traffic studies						
-		Individual review comments from agencies						
+		*Consolidated review comments list						
+	\dashv	*Petitioner's response to comments						
\top	1	*Staff Reports						
		*Planning Commission staff report and exhibits						
		*City Council staff report and exhibits						
$oldsymbol{\bot}$	\Box	*Summary sheet of final conditions						
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or						
		expiration date)						
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:						
X	X	Follow-Up Form						
_	X	Review Sheets						
-+	X	Subdivision Summary Form						
	X	Final Plat Application						
\rightarrow	X	Replat of Lot 1						
+	-							
-	-							
+	\dashv							
+								
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_	_							
_	_							
4	_							
	$oldsymbol{\bot}$							
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te 2 MAY		Item		7
titioner	John 5	Tars	ance Ro	9215
		_		•
Prelimin Review Agencie	lary		Doni on A	Final
Review Agencie	S Comment		The second secon	ering - require
			City engine	athey for street
			MAROVEMEN	4. J for 31/22
			IMPROVEMEN	115,
	· · · · · · · · · · · · · · · · · · ·	=		
				
		[2] [2]		
		 8		
Action Tak				Action Taken
Z	· · · · · · · · · · · · · · · · · · ·		P.C. approx	Action Taken 25 May 17
C			C.C	
Comments	;		A	Comments
			dulinot	Comments Town of AH
**************************************			- Company	
				
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ال ایک ایک ایک ایک ایک ایک ایک ایک محمد		(S. REOLLT)		
Check	Util	ity Agre	ement	OPER Citle Investigation Covenants Other (Specify
	- Land Guarante	ee	Annexation	ovenants Other (Specify

SUBDIVISION SUMMARY FORM

CITY OF GRAND JUNCTION

*By Map Measure

Date: <u>April 29, 1977</u>			
Subdivision Name: ROKO	Subdivision		and a second
]	Filing
Location of Subdivision:	TOWNSHIP 1 S	RANGE 1 E	SEC 18 1/4 NE
Owner(s) NAME John & Ta	rrance Rogers	Franci	ls & Dona Vessels
ADDRESS 483 Harri	s, Grand Jct.	481 Ha	erris, Grand Jct.
Subdivider(s) NAME Same	as Above		
ADDRESS			
		*	
Type of Subdivision	Number of Dwelling Units	Area* (Acres)	% of * Total Area
() Single Family		0.87	91.6
() Apartments			
() Condominiums			
() Mobile Homes			
() Commercial	N. A.		and the state of t
() Industrial	N. A.		Secretary and the secretary of the secre
() Other (specify)			
	Street	0.08	8.4
	Walkways		
Dedicated Sch	ool Sites		
Reserved Scho	ol Sites		
Dedicated Par	k Sites		
Reserved Park	Sites		
Private Open	Areas		
Easements			
Other (Specif	y)		
	TOTAL		

Page 1 of 2

Proposed Water	Source(s)	City C	or Gr	and Junctio	on	
Estimated Sewa	ge Disposal	Requir	remen	t Addition	al 700	_gallons/day.
ACTION:	•					
Planning	Commission	Recomm	nenda	tion		
	Approval)			
	Disapproval	•	-			
			,			
.* -	Remarks					
	Date			,19	 •	·
City Council			-			
	Approval	()	¢.		
	Disapproval	L ()		,	
	Remarks				·	
	Date			,19	 •	
			٠			

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 Subdiv	ision	Fee I	Fee Paid			
name o	f subdivision	on .	amount	date		
Name and addr	ess of land	owners and/or subdividers	. Developer/Co	ontract		
			hc	older		
Iohn & Tarranc	e Rogers	Francis & Dona Vessels				
name		name	name			
83 Harris, Gr	and Jct.	481 Harris, Grand Jct.				
address		address	address			
243-4489		243-6074				
business p	phone	business phone	business p	hone		
A. Total Sub	division sub	omitted Yes , por	tion			
			e May 2, 1977			
i	(20) COPICO		.o			
B. Revisions	to Prelimin	nary Plat?	X			
	• •	yes	no			
-5						
11 30, 11.	st faud atte	ached sheets if necessary)				
		formation required by the lons for detailed informat				
	(2) Scale o	of Map		Х		
c.	(1) Name of	Subdivision		X		
•	(2) Date			<u>X</u>		
		Description of Property		X		
		l points, dimensions, angl				
	bearing			<u>X</u>		
		ry lines, right-of-way lin				
		nts, ditches and lot lines		X		
		earings and distances and other rights-of-way		Λ		
		and dimensions	_	X		
		on and Dimensions of easen		X		
		umbered and area of each				
		are feet		Χ		
	-	on and description of all				
	monume			<u>X</u> X		
		ent of land ownership	·	X		
()		tion statement - easements	-	••		
	rights-	-of-way and public sites		X		

			Surveyor or Engineer Certification Appropriate certification blocks Clerk and Recorder Certification Block	<u>х</u> х
Sı	ıpport	ing Do	cuments	
27-2. 3	3 c.	(13)	Copy of certificate of title with list of all mortgates, judgments, liens, easements, contracts and agreements of record. Proof of easement dedication	
		(17)	Troop or casement dedreading	
	đ.	(1) (2)	Improvements Guarantee Composite Utility Plan	
standa	ards r	equire	ck list shall be completed to insure tha d by the subdivision regulations are met omplete details)	
27-3.3	l Si	te Con	siderations	X
27-3.		_	Alleys and Easements	X
27-3.3		.ocks		N/A
27-3.4 27-3.5		ts .dewalk		X
			on sytems and design	X N/A
37-3.			ites Reservations and Dedications	N/A N/A
			•	
This a	applic	ation	completed by:	# **
	ARMSTR	RONG EN	GINEERS & ASSOC., INC.	*
_		nam		-
-	861 Rc	ood Ave	., Grand Jct.	
		addr	ess address	
کے	Solwa	udC	Comstone April 29, 1977	
		signa	ture date:	

-

LOT 3

5.6

EAST

136.46

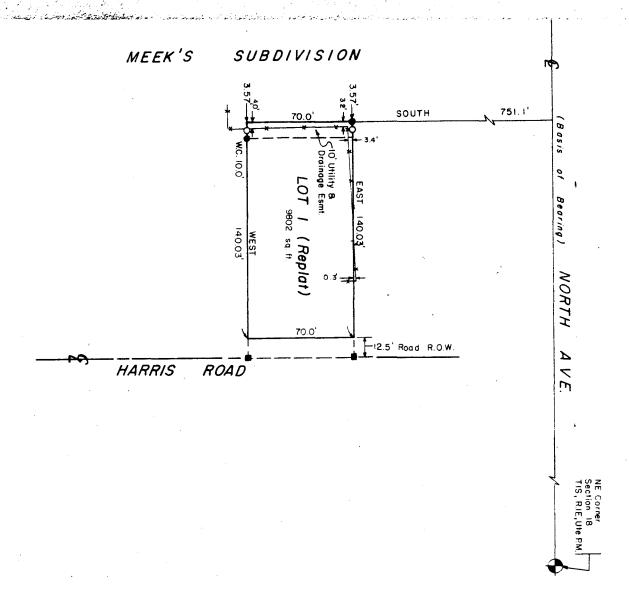
LOT 4 9552 sq. ft.

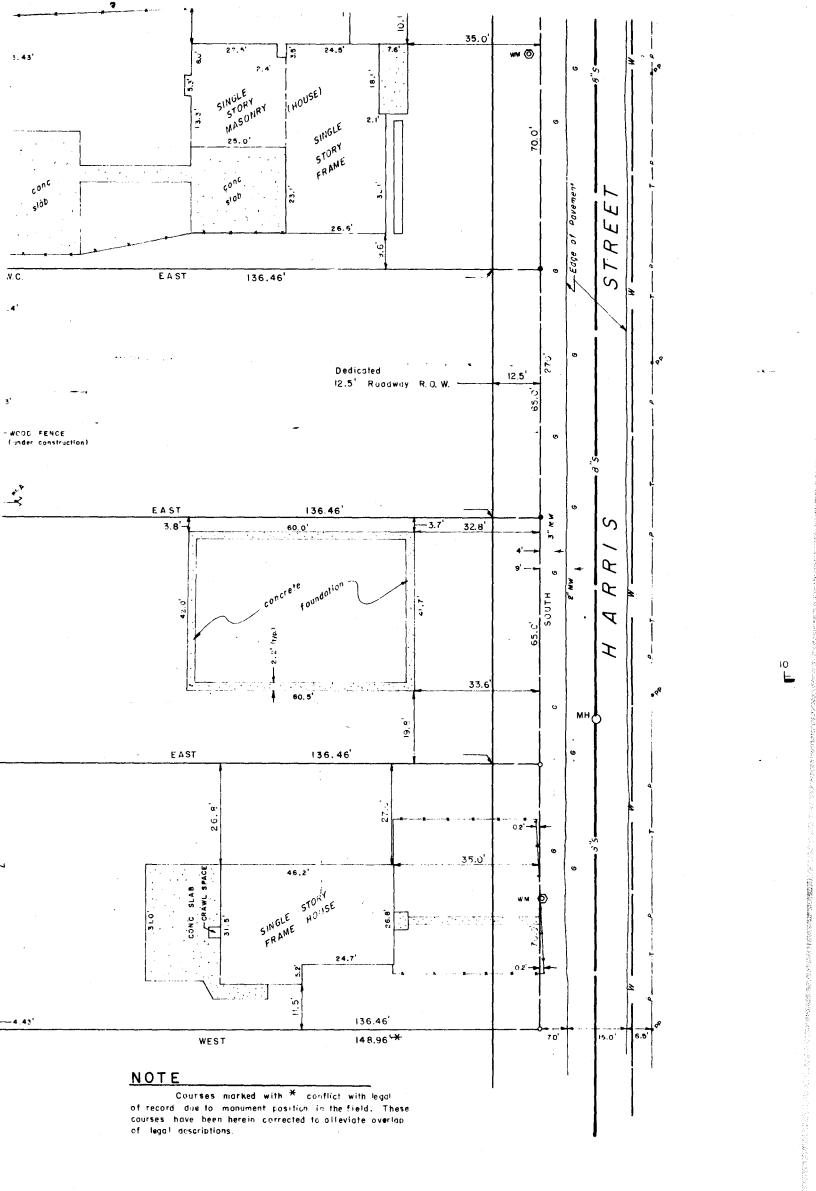
MOTE Courses marked with a conflict with legal of record due to monument position in field. These courses have been herein corrected to alleviate overlap of legal descriptions.

65.00

70.00

I





Eighteen (18) copies this application required. Numbering system corresponds with Grand Junction Development Regulations. If question not applicable, indicate by n/a. Fee Paid name of subdivision amount date Name and address of land owners an 1/or subdividers. Developer/Contract hu & Tarrouce name name address address address 243-4489 business phone business phone business phone Total Subdivision submitted , portion Eighteen (18) copies submitted Revisions to Preliminary Plat? В. 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 Scale of Map b. (2) 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 Statement of land ownership (10)

Dedication statement - easements,

rights-of-way and public sites

(11)

27-2.3 FINAL PLAT APPLICATION - City of Grand Junction

	(12) (13) (14)	Surveyor or Engineer Certification Appropriate certification blocks Clerk and Recorder Certification Block	
Sup	porting Do	ocuments	<u>*</u> * •
27-2.3	c. (13)	Copy of certificate of title with list of all mortgates, judgments, liens, easements, contracts and agreements of record. Proof of easement dedication	
		Improvements Guarantee Composite Utility Plan	
standar	ds require	eck list shall be completed to insure that ed by the subdivision regulations are met. complete details)	
27-3.1 27-3.2 27-3.3 27-3.4 27-3.5 27-3.6 37-3.7	Streets Blocks Lots Sidewall Irrigati	nsiderations , Alleys and Easements cs ion sytems and design Sites Reservations and Dedications	
This ap	plication	completed by:	
. /-	Irmstrone	Ensineers & Associates	
	har	ne name	_
80	Addi	ress address	_
<u> </u>	fames	Luke Jan 7, 1978	