Table of Contents

File 1978-0002				
Da	te_	7/24/00 Project Name: <u>Laurie Ann Subdivision</u>		
P r e s e n t	S c a n n e	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. 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		
		in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.		
X	X	*Summary Sheet – Table of Contents		
\Box		Application form		
		Receipts for fees paid for anything		
1	_	*Submittal checklist		
		*General project report		
_		Reduced copy of final plans or drawings		
		Reduction of assessor's map		
_		Evidence of title, deeds		
	_	*Mailing list		
	-	Public notice cards		
-		Record of certified mail		
	\dashv	Legal description Appraisal of raw land		
	\dashv	Reduction of any maps – final copy		
-		*Final reports for drainage and soils (geotechnical reports)		
\dashv	\neg	Other bound or nonbound reports		
	\neg	Traffic studies		
	_	Individual review comments from agencies		
	П	*Consolidated review comments list		
]		*Petitioner's response to comments		
		*Staff Reports		
_	_	*Planning Commission staff report and exhibits		
_	_	*City Council staff report and exhibits		
\dashv	_	*Summary sheet of final conditions *Letters and correspondence dated after the date of final approval (pertaining to change in conditions or		
ĺ		expiration date)		
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:		
		DOCUMENTS STECTIVE TO THIS DEVELOT MENT FIEE.		
X	X	Follow-Up Form		
X	X	Review Sheets		
X	X	Subdivision Summary Form		
X	X	Planning Commission Minutes - ** - 1/25/78		
X	X	Final Plat Application		
*	National Control	Minor Subdivision Application		
X	_	Letter from Karl Metzner to Douglas Sawtelle – 1/27/78		
X	X	Subdivision Plan		
	-	Subdivision Film		
-	\dashv			
\dashv				
_	_			
_				
_	_			

SUBDIVISION SUMMARY FORM

CITY OF GRAND JUNCTION



12022/77 Addist

Date: Docombox 22 1977			= -4,, /			
Date: December 22, 1977						
Subdivision Name: La	urie Ann Subdivision					
•			Filing			
Location of Subdivision	n: TOWNSHIP 15	RANGE 1E	SEC_71/4_	WV		
Owner(s) NAME Dougl	as C. & Charlene J.	Sawtelle		-		
ADDRESS . 2806 0	rchard Ave.	· •• •				
Subdivider(s) NAME Same						
4			<u>.</u>			
ADDRESS	-	•				
Type of Subdivision	Number of	Area*	. % of *	~ t		
Type of Subdivision	Dwelling Units	(Acres)	Total Area			
(X) Single Family	3	0.92	95.8			
() Apartments	· · · ·					
() Condominiums		•				
() Mobile Homes		*	-			

() Commercial	N. A.					
() Industrial	N. A.					
() Other (specify)		***************************************				
			.			
	Street	0.04	4.2			
•	Walkways					
Dedicated So	chool Sites		•			
Reserved Scl	hool Sites					
Dedicated Pa	ark Sites					
Reserved Par						
	-					
Private Oper	n Areas					

TOTAL

*By Map Measure

Easements

Other (Specify)

0.96

Page 1 of 2

Estimated Water	er Requirements	Ad	ditional 875		_gallons/day.
Proposed Water	Source(s)	Ad	ditional 875	<u> </u>)
Estimated Sewa	ge Disposal Req	luir	rement 750	-	_gallons/day.
					•
ACTION:		•			
Planning	Commission Rec	:omn	endation		•
	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.

Eighteen (18) corresponds							
tion not app		-	e by n/a	•		ر د	12/22/2
Laurie Ann	Subd	ivision			Fee Paid		12/22/1
name	of su	bdivision			cl #	amount 20ンプ	daté
Name and add	ress	of land owr	ers anl/	or subdi	viders.	Developer,	/Contract holder
Douglas C. &	Charl	ene J. Sawt	elle				
name		-	nam	е		name	
2806 Orchard	<u> </u>			•			
addres	S		addr	ess	•	addre	SS
245-3700 E	xt. 2	78					
business	phon	e .	busine	ss phone	-	busines	s phone.
A. Total Su	bdivi	sion submi	tted Yes		_, portic	on	
Eighteen	(18)	copies sul	omitted	Yes	date	12/22/77	
B. Revision	s to	Preliminary	/ Plat?	· ·	x		•
			,	yes	no)	•
If so. l	ist (add attach	ed sheets	if nece	ssarv)		
The following contain the gulations:	esser	tial inform	mation re	quired b	y the sul	odivision	
27-2.3 b.	(2)	Scale of	Map			·	X
c.	(1) .(2)	Name of S	ubdivisic	on .	-		X
•	(3)	Legal Des	cription	of Prope	erty		X
	(4)	Control p	oints, di	mensions	s, angles	,	
	(5)	bearings Boundary	lines. ri	aht-of-v	vav lines		X
•	, ,	easements				•	
		with bear					X
	(6)	Streets a			of-way -		X
	(7)	names and Location			E easemen	ts	X
·	(8)	Lots numb					<u> </u>
- 	_	in square	feet				Х
	(9)	Location monuments		ciption o	of all		X
	(10)	Statement		ownersh:	ip	-	X
•	(11)	Dedication					

rights-of-way and public sites

City recept 00007.

FINAL PLAT APPLICATION - City of Grand Junction

in the second	(12) (13) (14)	Appropi te cer	ineer Certification tification blocks der Certification	X X X
Sup	porting Do	cuments	·	. Š
27-2.3	c. (13)	of all mortgates	cate of title with list s, judgments, liens, racts and agreements nt dedication	
5 5 2	d. (1)	•		
standar	ds require	eck list shall be ed by the subdivi- complete details)	completed to insure that sion regulations are met.	design (See `
27-3.1 27-3.2 27-3.3 27-3.4 27-3.5 27-3.6 37-3.7	Streets, Blocks Lots Sidewalk Irrigati	on sytems and de		X N/A X X N/A N/A
This ap	plication	completed by:		
Arms	trong Engi	neers & Assoc., In	nc.	_ •
	nan	ne ·	name	
86	1 Rood Ave	., Grand Junction		
	addı	res s	address	

December 22, 1977

date

Fee Paid (\$75/Lot)

The Minor Subdivision process requires only a Sketch Plan and Final Plan Application. The completion of this application shall be for the Sketch Plan phase only. The Final Minor Subdivision Plat shall be processed according to Section 27-2.3 (Final Plat) of the Grand Junction Development Regulations. Layouts and designs initiated for this application should incorporate the design standards reviewed in Section III of the regulation. If item not applicable indicate by N/A.

Laurie	Ann	
NAME	OF	SUBDIVISION

Legal Description:

Beginning at a point which is S89°51'30'E 330.00 feet from the Southwest Corner of the Northwest Quarter of Section 7, T1S, R1E, Ute PM; thence S89°51'30'E 65.0 feet; thence N00°02'W 154.00 feet; thence S89°51'30'E 78.00 feet; thence S00°02'E 154.00 feet; thence S89°51'30'E 22.00 feet; thence N00°02'W 313.40 feet; thence N89°51'30'W 165.00 feet; thence S00°02'E 313.4 feet to the point of beginning, EXCEPT the South 40 feet of said parcel as described in Book 92 Page 440, Mesa County Clerk and Recorder.

Name and address of the owners and/or subdividers.

streets, alleys, etc.

Douglas C. & Charlene J. name	Sawtelle name	name
2806 Orchard Ave.		
address	address	address
245-3700 Ext. 278		
business phone	business phone	business phone
contains the essential	t shall be completed to information required by tions for detailed infor	the subdivision re-

27-2.4

4			
a.	Sket	tch map required	
	(1)	Proposed name of Subdivision	X
	(2)	Location of boundaries and survey (legal description)	X
	(3)	Names and Addresses of the subdivider and the	
		engineer or surveyor	X
	(4)	Date and Scale	X
	(5)	Total Acreage in subdivision	X
	(6)	Location and Dimensions - existing streets, alleys,	
		easements and water courses within and adjacent to the subdivision	x
	(7)	Location and Dimensions - proposed streets and lot	
	(,,	lines.	X
	(8)	Drainage (including off-site disposal)	
	(9)	Flood Plain Designation	$\overline{\mathbf{X}}$
	(10)	Number and size of lots	
		Adjacent zoning	$\overline{\mathbf{x}}$

(12) Names and locations of adjoining subdivisions, lots,

(13) Location and size of existing sewer and water lines(14) Proposed easements(15) Location and size of proposed water and sewer taps

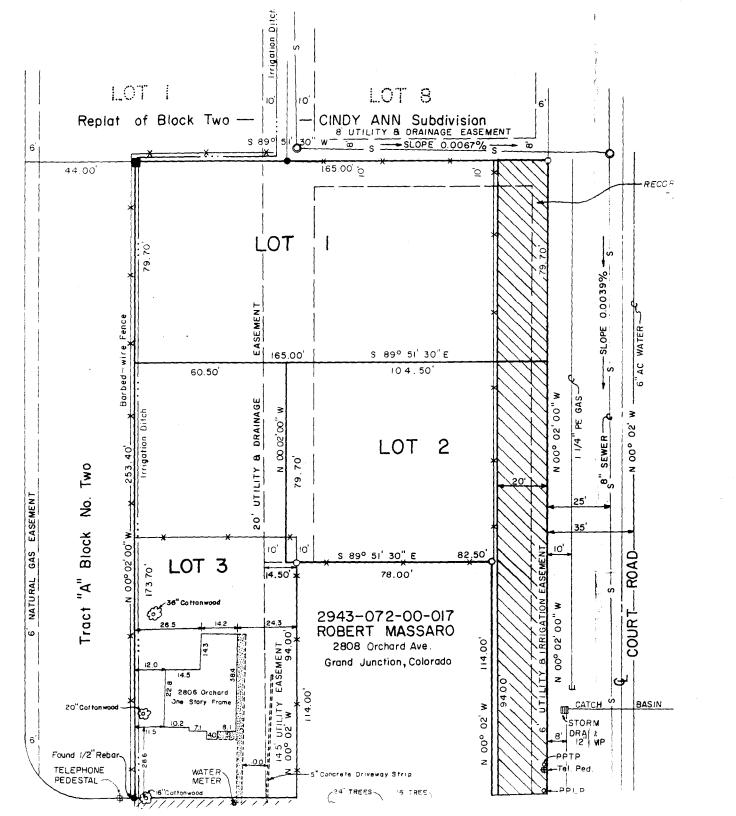
This application completed by:

Armstrong Engineers & Associates, Inc. name

861 Rood Ave., Grand Junction address

245-3861 business phone

date



ROAD

CINDY ANN

Beginning from the confidence of Section 65.00 feets 88,313.40 feets 600°02'E Cark and as described Clerk and as describe Clerk and R

LEGE

Mes.

Foun

• Four

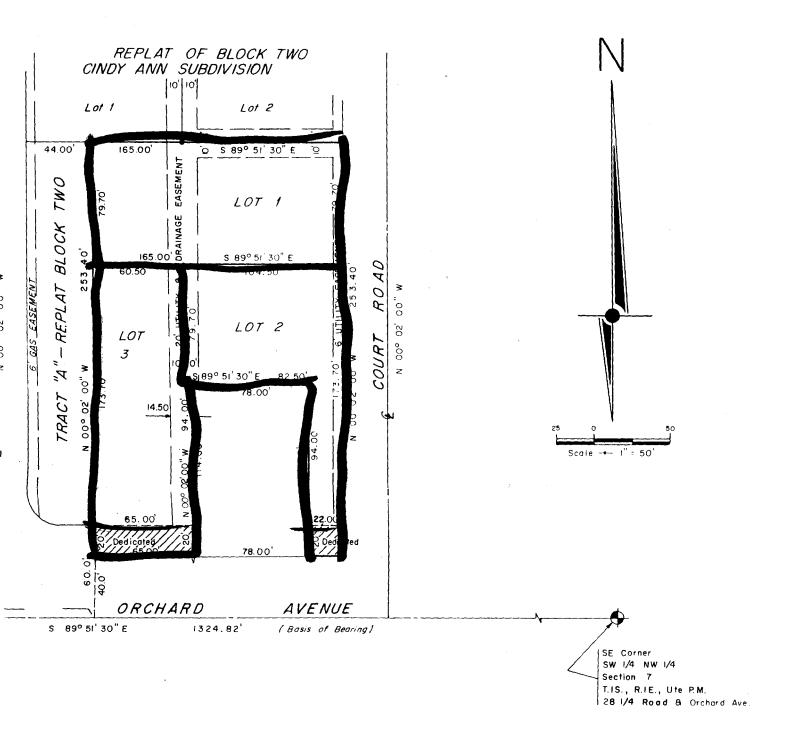
l Sat

Four

O Set

Sani

- Lot



SURVEYOR'S CERTIFICATE

I, Edward A. Armstrong, a registered land in the State of Colorado, do hereby certify that this made under my direct supervision and that this plat said survey.

EDWARD A. ARMSTRONG PE &



Mr. Douglas C. Sawtelle 2806 Orchard Avenue Grand Junction, CO 81501

RE: File # 2-78 - Laurie Ann Minor Subdivision

Dear Mr. Sawtelle:

The Grand Junction City Planning Commission, at their regularly scheduled meeting of January 25, 1978, approved the final plat of Laurie Ann Subdivision. Approval was subject to providing power of attorney for full half street improvement for Orchard Avenue.

This item will be heard before the Grand Junction City Council on February 15, 1978. If you have any questions or comments concerning this approval, please contact our office prior to this date.

Sincerely,

Karl G. Metzner Planner I

KGM:dlw

CC: William Bennett
Armstrong Engineers

ate 3JAU 78	Item # 2-78
NW Cor Orchard F	QUE & CINDY ANN Rd.
Review Agencies Comments	Review Agencies Comments
Engineering - require	ROYLOW Agencies dominates
river of atting for ful	
2 street improvements	
n orchard ave.	
Grand Sct. Drainage=	
O.K.	
Mt. Bell-O.K.	
Fire - OK.	
P.S. Co-OK.	
Action Taken	Action Taken
c. approval 125/10	P.C.
.c. Approved 1370618	C.C
Comments	Comments
Subject to Pof A for	<u></u>
full half steet imped	
ments"	
munts"	
munts"	
munts"	