

SUBDIVISION SUMMARY FORM

CITY OF GRAND JUNCTION

00227 Robert
12/22/77

Date: December 22, 1977

Subdivision Name: Laurie Ann Subdivision

Filing _____

Location of Subdivision: TOWNSHIP 1S RANGE 1E SEC 7 1/4 NW

Owner(s) NAME: Douglas C. & Charlene J. Sawtelle

ADDRESS: 2806 Orchard Ave.

Subdivider(s) NAME: Same as Above

ADDRESS _____

Type of Subdivision	Number of Dwelling Units	Area* (Acres)	% of * Total Area
<input checked="" type="checkbox"/> Single Family	3	0.92	95.8
<input type="checkbox"/> Apartments	_____	_____	_____
<input type="checkbox"/> Condominiums	_____	_____	_____
<input type="checkbox"/> Mobile Homes	_____	_____	_____
<input type="checkbox"/> Commercial	N. A.	_____	_____
<input type="checkbox"/> Industrial	N. A.	_____	_____
<input type="checkbox"/> Other (specify)	_____	_____	_____
	Street	0.04	4.2
	Walkways	_____	_____
	Dedicated School Sites	_____	_____
	Reserved School Sites	_____	_____
	Dedicated Park Sites	_____	_____
	Reserved Park Sites	_____	_____
	Private Open Areas	_____	_____
	Easements	_____	_____
	Other (Specify)	_____	_____
TOTAL		0.96	100%

*By Map Measure

Estimated Water Requirements Additional 875 gallons/day.

Proposed Water Source(s) Additional 875

Estimated Sewage Disposal Requirement 750 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.

- (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
- 27-3.7 Public Sites Reservations and Dedications

X
 X
 N/A
 X
 X
 N/A
 N/A

This application completed by:

Armstrong Engineers & Assoc., Inc.

name
861 Rood Ave., Grand Junction

name

address
William E. Bennett

address
December 22, 1977

signature

date

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.

<u>Douglas C. & Charlene J. Sawtelle</u>	_____	_____
name	name	name
<u>2806 Orchard Ave.</u>	_____	_____
address	address	address
<u>245-3700 Ext. 278</u>	_____	_____
business phone	business phone	business phone

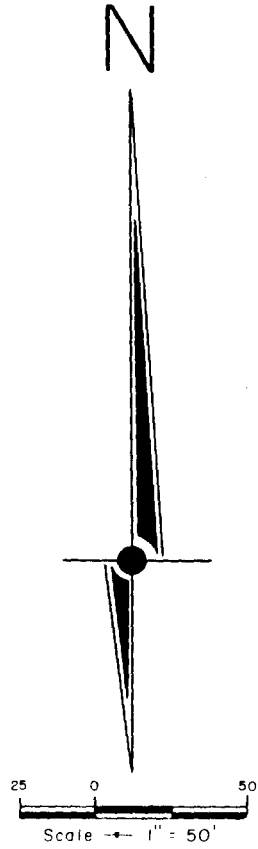
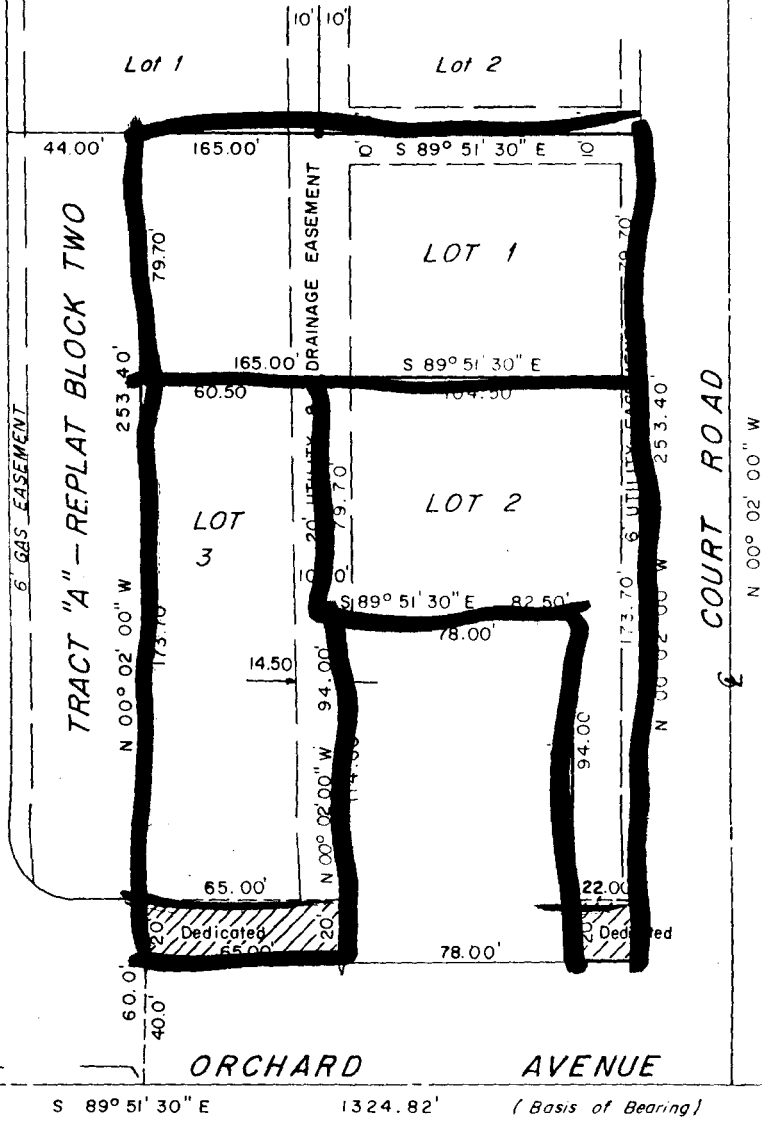
The following check list shall be completed to insure that the map contains the essential information required by the subdivision regulations: (See regulations for detailed information).

27-2.4

a. Sketch 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) | X |
| (9) Flood Plain Designation | X |
| (10) Number and size of lots | X |
| (11) Adjacent zoning | X |
| (12) Names and locations of adjoining subdivisions, lots, streets, alleys, etc. | X |

REPLAT OF BLOCK TWO
CINDY ANN SUBDIVISION

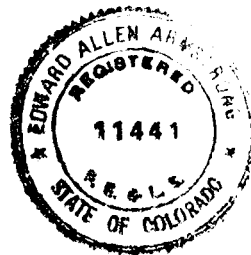


SE Corner
SW 1/4 NW 1/4
Section 7
T.1S., R.1E., Ute P.M.
28 1/4 Road & Orchard Ave.

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
EDWARD A. ARMSTRONG PE & S



January 27, 1978

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

Subdivision Laurie Ann Sub.

Date 3 JAN 78 Item # 2-78

Petitioner DOUGLAS C. SAWTELLE
NW COR ORCHARD AVE & CINDY ANN RD.

Review Agencies Comments

Review Agencies Comments

- ① Engineering - require power of atty for full 1/2 street improvements for orchard ave.
- ② Grand Jct. Drainage - OK.
- ③ Mt. Bell - OK.
- ④ Fire - OK.
- ⑤ P.S. Co - OK.



Action Taken

Action Taken

P.C. Approval 1/25/78

P.C. _____

C.C. Approved 1370678

C.C. _____

Comments

Comments

Subject to P of A for full half street improvements



ITEMS REQUIRED FROM DEVELOPER

- | | | |
|---------------------------------------|--|--|
| <input type="checkbox"/> Check | <input type="checkbox"/> Utility Agreement | <input type="checkbox"/> Title Investigation |
| <input type="checkbox"/> Drainage | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Covenants |
| <input type="checkbox"/> Improvements | <input type="checkbox"/> Guarantee | <input type="checkbox"/> Annexation |
| | | <input type="checkbox"/> Other (Specify) |