

# Table of Contents

File 1978-0038

Date 8/7/00

Project Name: Schauster Minor Subdivision

P r e s e n t	S c a n n e d	<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>
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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			
		Review Sheets			
		Final Plat Application			
		Planning Commission Minutes - ** - 4/25/78			
		Power of Attorney - **			
		Letter from Kathy Lofink to Henry Schauster – 4/27/78			
		Policy of Title Ins. From Transamerica Title Ins.			
		Utilities Composite			
		Site Plan			



- |   |          |
|---|----------|
| (12) Surveyor or Engineer Certification     | <u>X</u> |
| (13) Appropriate certification blocks       | <u>X</u> |
| (14) Clerk and Recorder Certification Block | <u>X</u> |

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. | <u>X</u>   |
| (14) Proof of easement dedication  | <u>N/A</u> |
| d. (1) Improvements Guarantee  | <u>N/A</u> |
| (2) Composite Utility Plan   | <u>X</u>   |

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                       | <u>X</u>   |
| 27-3.2 Streets, Alleys and Easements             | <u>X</u>   |
| 27-3.3 Blocks                                    | <u>N/A</u> |
| 27-3.4 Lots                                      | <u>X</u>   |
| 27-3.5 Sidewalks                                 | <u>N/A</u> |
| 27-3.6 Irrigation systems and design             | <u>N/A</u> |
| 27-3.7 Public Sites Reservations and Dedications | <u>N/A</u> |

This application completed by:

COLORADO WEST SURVEYING CO.

name

\_\_\_\_\_

name

835 COLORADO AVENUE

address

\_\_\_\_\_

address

*Donald W. Hays*

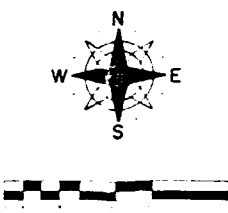
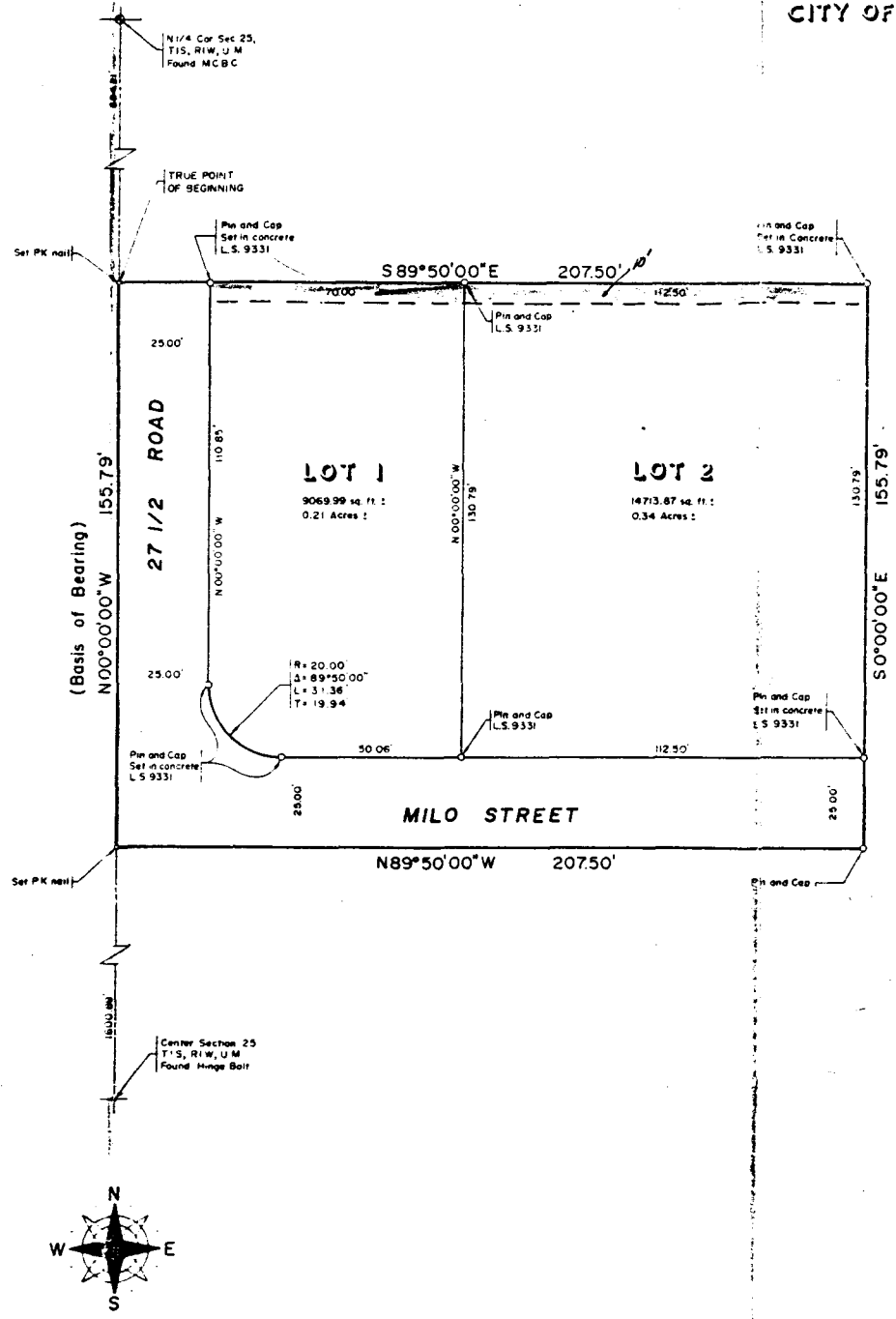
signature

3/22/78

date

# SCHAUSTER SUBDIVISION

## CITY OF GRAND JUNCTION



**DEDICATION**

**KNOW ALL MEN BY THESE PRESENTS:**

That the undersigned Henry C. Schauster and Jewell Schauster are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and located within the NW 1/4 NE 1/4 Section 25, Township 1 South, Range 1 west of the Ute Meridian as shown on the accompanying Plat hereof, said property being more particularly described by metes and bounds as follows:

Beginning at the North 1/4 corner of said Section 25 and considering the West line of the NE 1/4 of said Section 25 to bear S00°00'00\"/>

That said owners have caused the said real property to be laid out and Platted as SCHAUSTER SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying Plat to the use of the public forever and hereby dedicate to the public utility companies those portions of said real property which are labeled as utility easements on the accompanying Plat as easements for the installation and maintenance of such utilities as telephone, electric and cable television lines, poles and cables, storm and sanitary sewer mains, gas pipe lines with further right of ingress and egress to and from the above described utility easements; and those portions of said property which are labeled as irrigation easement on the accompanying Plat as easement for installation of irrigation ditches, flumes and canals.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, NOT by the City of Grand Junction.

In Witness Whereof said Henry C. Schauster and Jewell Schauster have caused their names to be hereunto subscribed this 22nd day of March A.D., 1978.

*Henry C. Schauster*  
Henry C. Schauster

*Jewell Schauster*  
Jewell Schauster

STATE OF COLORADO )  
COUNTY OF MESA ) SS

The foregoing instrument was acknowledged before me this 22 day of March A.D. 1978, by Henry C. Schauster and Jewell Schauster. My Commission Expires 3-8-80

*Lee Ann Ryden*  
Notary Public

**CITY APPROVAL**

This Plat of SCHAUSTER SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on the \_\_\_ day of \_\_\_ A.D. 1978, By:

City Manager \_\_\_\_\_

President of Council \_\_\_\_\_

Chairman, Grand Junction City Planning Commission \_\_\_\_\_

Director of Development \_\_\_\_\_

Grand Junction City Engineer \_\_\_\_\_

**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF MESA ) SS

I hereby certify that this instrument was filed in my office at \_\_\_ O'clock \_\_\_ M, this \_\_\_ day of \_\_\_ A.D. 1978, is duly recorded in Plat Book \_\_\_ Page \_\_\_ Reception No \_\_\_ Fees \$ \_\_\_

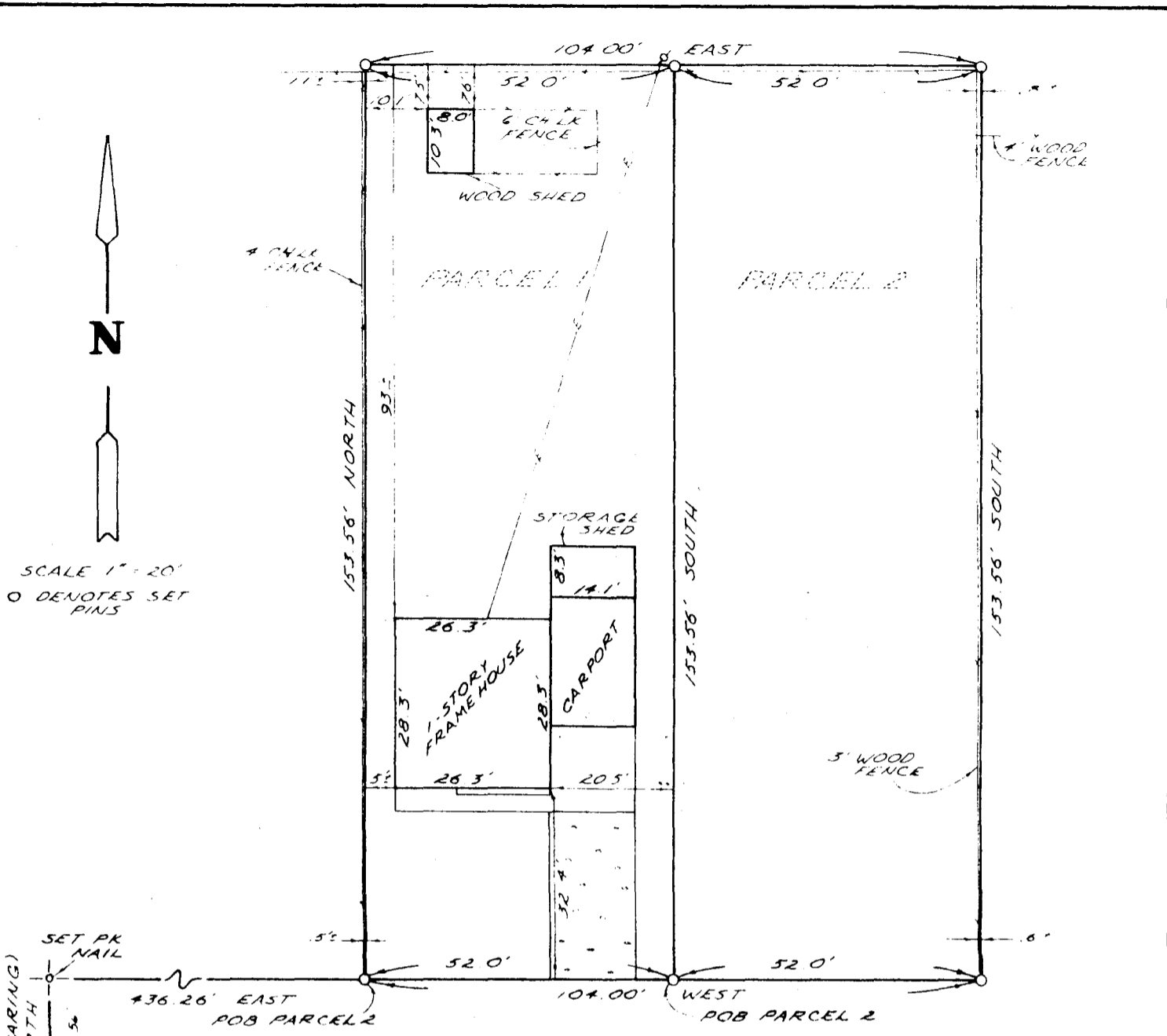
Clerk and Recorder \_\_\_\_\_

Deputy \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, Douglas W. Hayes do hereby certify that the accompanying Plat of SCHAUSTER SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared in my direction and is accurately delineated on this Plat and represents a field survey of the same.

*Douglas W. Hayes*  
Douglas W. Hayes, Registered Land Surveyor No 10390



SCALE 1" = 20'  
O DENOTES SET PINS

ORIGIN OF BEARING)  
NORTH  
411.56'

**DESCRIPTION**

Two parcels of land situated in the SW $\frac{1}{4}$ , NW $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 7, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado; and considering the West line of said SW $\frac{1}{4}$ , NW $\frac{1}{4}$  to bear North and all bearings herein being relative thereto:

SW CORNER  
SW $\frac{1}{4}$ , NW $\frac{1}{4}$ , SW $\frac{1}{4}$   
SEC 7, T1S R1E,  
UTE MER.

**PARCEL I**

Beginning at the SW corner of said SW $\frac{1}{4}$ , NW $\frac{1}{4}$ , SW $\frac{1}{4}$ ; thence North along the West line of said SW $\frac{1}{4}$ , NW $\frac{1}{4}$ , SW $\frac{1}{4}$  411.56 feet, thence East 436.26 feet for the TRUE POINT OF BEGINNING; thence North 153.56 feet, thence East 52.00 feet, thence South 153.56 feet, thence West 52.00 feet to the TRUE POINT OF BEGINNING.

**PARCEL II**

Beginning at the SW corner of said SW $\frac{1}{4}$ , NW $\frac{1}{4}$ , SW $\frac{1}{4}$ ; thence North along the West line of said SW $\frac{1}{4}$ , NW $\frac{1}{4}$ , SW $\frac{1}{4}$  411.56 feet, thence East 488.26 feet for the TRUE POINT OF BEGINNING; thence North 153.56 feet, thence East 52.00 feet, thence South 153.56 feet, thence West 52.00 feet to the TRUE POINT OF BEGINNING.

This certifies that a survey was made under my supervision on March 30, 1978, and to the best of my knowledge and belief the accompanying plat is a true and accurate representation of the results of that survey.

*William G. Ryden*  
Registered Land Surveyor LS 9331  
Colorado West Surveying Company  
835 Colorado Avenue  
Grand Junction, Colorado 81501



**COLORADO WEST SURVEYING COMPANY**  
comprehensive land planning  
complete surveying service  
**RANDY DE VORE**

April 27, 1978

Mr. Henry Schauster  
280 27-1/2 Road  
Grand Junction, Colorado 81501

Re: FILE #38-78 - Schauster Minor Subdivision - FINAL

Dear Mr. Schauster:


The Grand Junction City Planning Commission at their regularly scheduled meeting April 25, 1978 recommended approval of Schauster Minor Subdivision with the following conditions:

- 1) Power of attorney for Milo Street and 27-1/2 Road
- 2) A 10-foot easement along northern lot lines as requested by Public Service and Mountain Bell.

There will be a public hearing before the Grand Junction City Council on May 17, 1978 at 7:30 p.m. in the City Council Chambers.

If you have any comments or questions, please contact this office.

Sincerely,

  
Kathy F. Lofink  
Planner I

KFL:cjr

Subdivision

SCHAUSTER Minor Sub.

Date

3 April 78

Item #

38-78

Petitioner

Henry Schuster

280 27 1/2 Rd -

Review Agencies Comments

Review Agencies Comments

35' ROW?

Prof A Mile 27 1/2

City Eng - Prof A for full street improve

City Utilities - need to report on fire protection

Fire Dept - okay

Wt. Water - okay

PSCO - need 10' easement along North Lot Lines.

Mrs Bell - 10' easement along North Lot Lines.

Action Taken

P.C. APPROVAL 4-25-78

C.C. Approved 17 May 78

Comments

Action Taken

P.C.

C.C.

Comments

PC Subject to staff comments

ITEMS REQUIRED FROM DEVELOPER

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