## **Table of Contents**

File	·	1978-0044				
Dat	e	8/14/00 Project Name: Elvalee Minor Subdivision				
- 1	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the				
- 1	c a	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There				
- 1	n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been				
- 1	n					
n t	1 temaming terms, (not between for beaming), with be marked present on the electrical This mach can serve					
	l	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				
		Application form				
		Receipts for fees paid for anything				
		*Submittal checklist				
		*General project report				
		Reduced copy of final plans or drawings				
	_	Reduction of assessor's map				
$\neg \dagger$	_	Evidence of title, deeds				
寸		*Mailing list				
		Public notice cards				
		Record of certified mail				
		Legal description				
		Appraisal of raw land				
		Reduction of any maps – final copy				
		*Final reports for drainage and soils (geotechnical reports)				
	_	Other bound or nonbound reports				
$\vdash$		Traffic studies				
$\vdash$		Individual review comments from agencies  *Consolidated review comments list				
$\vdash$	-	*Petitioner's response to comments				
$\vdash$	-	*Staff Reports				
	-	*Planning Commission staff report and exhibits				
	_	*City Council staff report and exhibits				
*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	X	Final Plat Application				
X		Commonwealth Title Insurance Company				
X		Purchase and Sale Agreement				
-	v	Planning Commission Minutes - ** - 4/25/78				
X	X					
X	X	Letter from Kathy Lofink to Lee Howell and Elva Howell – 4/27/78				
X	X	Plat Plan				
$\Box$						
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LLVALEE			ogivision (1997)	and the second
Name and	. adds	eas (	of land owners ant/or cubdivisions. A	
G. LEE	Howe		FLVA C. HOWELD	• • • • •
	TOME	<u> </u>		
			3009 HILL CT.	
<b>a</b> d	ldres	S	address	
243-598	34		243_5984	
busi	ness.	pher	business phone	bushes , has
A. Potr	ıl Sui	bárvi	sion submitted YES , constan	
			copies submitted YES out AP	
R. Rows	وموامي	s to	Preliminary Plat? N/A	
20, 40			yes no	
			- -	
If s	so, l	ist (	add attached sheets if necessary)	N/A
27-2.3			regulations for detailed information)  Scale of Map	<b>X</b>
	c.	(1)	Name of Subdivision	<u> </u>
	•	_	Date	X
		(3)	Legal Description of Property	X
		(4)	Control points, dimensions, angles, bearings	X
		(5)	Boundary lines, right-of-way lines,	againment of the contracting and 1997 of 200 of
			easements, ditches and lot lines	
		(6)	<pre>with bearings and distances Streets and other rights-of-way -</pre>	And and control to the control of th
		(0)	names and dimensions	x
		(7)	Location and Dimensions of easements	Apply on the transfer of the second section of the section of the second section of the section of the second section of the section
		(8)	Lots numbered and area of each lot	<u>.</u>
		(9)	in square feet Location and description of all	Company of the American Americ
		171	monuments	×
		(10)	Statement of land ownership	ngga ganaganan di dagan garan na n
		(11)	Dedication statement - easements,	<u>.</u>
			rights-of-way and public sites	X

		(12) (13) (14)	Surveyor or Engin Appropriate cert: Clerk and Recorde Block		x x
Suj	pport:	ing Do	cuments		
<b>27-2.</b> 3	-	(13)	Copy of certification of all mortgates	ate of title with list, judgments, liens, acts and agreements	
		(14)	of record. Proof of easemen	•	X N/A
	d.	(1) (2)	Improvements Gua Composite Utilit		N/A N/A
standa	rds r	equire		completed to insure that ion regulations are met.	
<b>27-3.</b> 1	x				
27-3.2 27-3.3		reets, ocks	Alleys and Easem	ents	<u> </u>
<b>27</b> -3.4					X
27-3.5		dewalk			N/A
<b>27-</b> 3.6 <b>37-</b> 3.7			on sytems and des ites Reservations		N/A N/A
This a	pplic	ation	completed by:		
-2	3020117	nan		name	
	1	addı	ress	address	
4	Zan	dell	Mare	4-3-78	_
		signa	ature	date	

-Southerly Line of Colorado River CHARD \$ 87°21'25**°**E 181.35' COLORADO 90 71 90 64 Frankling WA DEDICATION KNOW ALL MEN BY THESE PRESENTS: Trailine undersigned Gilber Hoser and Etra 3 Hower die tile ceners if not real property studied in the City of Grand Junction, County of Mesa, State of Colorado and outside within mat person of Lot 4 in Section 13, Township South, Range 1 Mesa of the User Veridian, County of Mesa, State of Colorado, more particularly Beginning of a point on the West line of said Lot 4, from which the 5W corner of said Lot 4, bears 5.001201918 a distance of 635.08 feet, said point also being the North line and East end of Santa Clarz Liverus, and activationing the South Line of the SE 44 infliend. Section 23 to bear 5.89158 4318 with all bearings netter therefore, therefore, there of 3.07201918 and dest line of Lot 4.275.14 feet for the Southery line. If the Dourdon River; there 5.87721238 are section 23 to bear 5.89158 4318 with all large said Southerly line. 91.15 feet, merce 5.07721258 and destine the control to point of beginning. Together with a non-exclusive eastern for ingress and agrees, perg 5.000 feet in width, and ling discount for the South line of the above described parcel of lond. The globy described parcel of londs. LS No.11441 Found Pin & Cap ...S No 11441 o f Trail said awners have caused the said red: property to be add at any platted as ELYALEE SUBDIVISION, a subdivision of a part of the City of Grand & N 86°07'29"E N 86\*07'29" E 90.71 90.76 hereby dedicates to the cubic unity componies those portions of the discovery, which are lidered as unity easements in the occompanying post as Set Pin & Cap edsements for the installation and maintenance of such affiches to be enable, electric and cable terevision lines, poles and cables, storm and sanitary sewer Section 276.44' L S No 9331 mons, agree moins, got pipe lines with further right of ingress ond egress to and from the clove described utility edsements, and mose parnons of said property which are tabeled as irrigation easements on the accompanying profit at easements for astallation of irrigation discuss, flumes and conduct AD. 1978 Line of Lot N 00°20'19"W TOI 1 LOT 2 24,862.09 sq. ft 24,493,53 sq. ft. 0.56 Acres 0.57 Acres STATE OF COLORADO ) COUNTY OF MESA The foregoing instrument was occanowledged before me this 3/4 - Tay of - My commission Expires. ICARAN EAR, 1412 CITY APPROVAL This Plot of ELVALEE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, ... A Q 1978, 8y: POINT OF SCALE 1" = 20' Set Pir & Cap Chairman, Grand Junction City Planning Commission L S No 9331 PREPARED APRIL 3, 1978 Grand Lunction City Engineer N 89°51'54" W 181.18' I Set Pin & Cap Set Pin & Capi CLERK AND RECORDER CERTIFICATE in Concrete L S No 9331 STATE OF COLORADO ) Ingress and Egress Easement (Book 1099, Page 259) Road right-of-way to be dedicated by development to the East Cierx and Recorder Lecuty SE Corner Sec 23 -- T'S, RIW, U M Found MCBC SW Corner Lot 4, Sec. 23 SURVEYOR'S CERTIFICATE Found MCBC gas Wilmakes do hereby lertify that the accompanying Plat of ELVALEE PREPARED St BOTY'STON, a subdivision of the City of Grand Junction, County of Mesa, State of ВΥ Connactu, bas been prepared under my discotion in a list undurated inde-inested. COLORADO South Line SE1/4 Section 23 WEST SURVEYING CO. or this protocord represents a fera survey of the Jame

Subdivision Ellakae	Nevor Selve.
	tem # 44-78
Petitioner 6. Lee 8	Ble 6. Howell
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Review Agencies Comments	Review Agencies Comments
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buntan Rell-Need	<u>8</u>
	_ [2]
stilly easement over	<del></del>
2. 10 of Lot 1 AND 2	[3]
	-g -g
Action Taken	
.c. Appearal 4-25-78	P.C.
.c. approved 17 May 1918	■ C.C.
Comments	Comments
ITEMS REC	UIRED FROM DEVELOPER
CheckUtility A DrainageLandscapi	greement Title Investigation ng Covenants
Improvements Guarantee	AnnexationOther (Specify)

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