

Eighteen (18) copies this application required. If this application corresponds with Grand Junction Development Regulations, the information not applicable indicate by n/a.

ELVALEE SUBDIVISION

name of subdivision

Name and address of land owners and/or subdivision developer

G. LEE HOWELL

name

ELVA G. HOWELL

name

3009 HILL CT.

address

3009 HILL CT.

address

243-5984

business phone

243-5984

business phone

A. Total Subdivision submitted YES, total on _____

Eighteen (18) copies submitted YES date APRIL 3, 1978

B. Revisions to Preliminary Plat? N/A

yes no

If so, list (add attached sheets if necessary) N/A

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

27-2.3

- | | |
|--|---|
| b. (2) Scale of Map | X |
| c. (1) Name of Subdivision | X |
| (2) Date | X |
| (3) Legal Description of Property | X |
| (4) Control points, dimensions, angles, bearings | X |
| (5) Boundary lines, right-of-way lines, easements, ditches and lot lines with bearings and distances | X |
| (6) Streets and other rights-of-way - names and dimensions | X |
| (7) Location and Dimensions of easements | X |
| (8) Lots numbered and area of each lot in square feet | X |
| (9) Location and description of all monuments | X |
| (10) Statement of land ownership | X |
| (11) Dedication statement - easements, rights-of-way and public sites | X |

(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>N/A</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>X</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>
37-3.7	Public Sites Reservations and Dedications	<u>N/A</u>

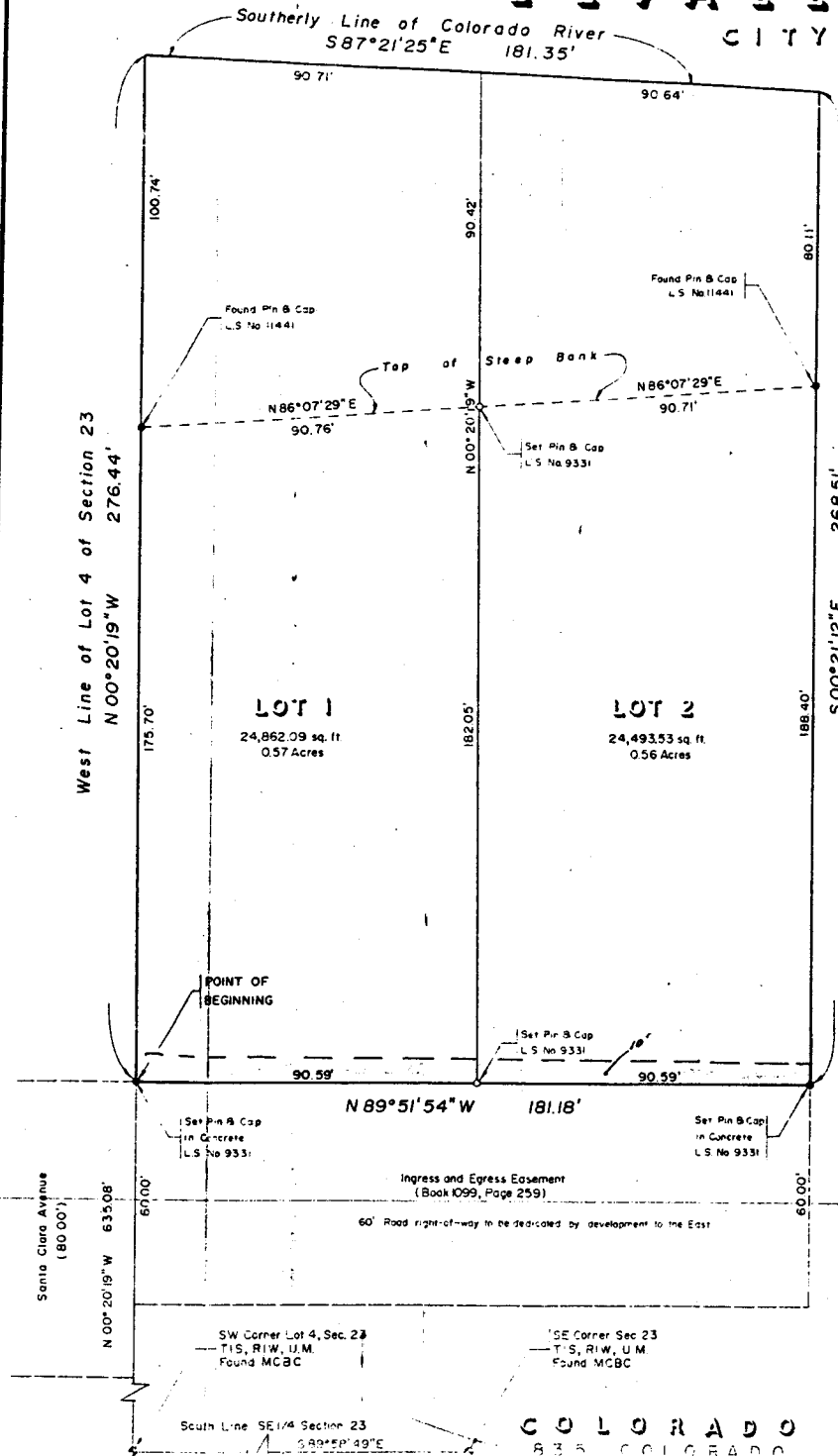
This application completed by:

COLORADO WEST SURVEYING COMPANY

<u>name</u>	<u>name</u>
<u>835 COLORADO AVENUE</u>	<u>address</u>
<u><i>Randall Deane</i></u>	<u>4-3-78</u>
<u>signature</u>	<u>date</u>

ELVALEE SUBDIVISION

CITY OF GRAND JUNCTION COLORADO



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned G. Lee Howell and Elva G. Howell are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and located within that portion of Lot 4 in Section 23, Township 33S, Range 1W of the 1st Meridian, County of Mesa, State of Colorado, more particularly described as follows:

Beginning at a point on the West line of said Lot 4, from which the SW corner of said Lot 4, bears S 00° 20' 19" E a distance of 633.08 feet, said point also being the North line and East end of Santa Clara Avenue, and thence along the South line of the SE 1/4 of said Section 23 to bear S 89° 51' 49" E with all bearings herein related thereto, thence N 00° 20' 19" W along said West line of Lot 4, 276.44 feet to the Southern line of the Colorado River, thence S 87° 21' 25" E along said Southern line 181.35 feet, thence S 00° 21' 12" E 268.51 feet, thence N 89° 51' 54" W 181.18 feet to the point of beginning, together with a non-exclusive easement for ingress and egress, being 60.00 feet in width, and being adjacent to the South line of the above described parcel of land. The above described parcel of land contains 1.13 acres excluding easement.

That said owners have caused the said real property to be laid out and platted as ELVALEE SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, and 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, water mains, gas pipe lines with former right of ingress and egress to and from the above described utility easements, and those portions of said property which are labeled as irrigation easements on the accompanying plat as easements for installation of irrigation ditches, flumes and conduct.

That all expense for street paving or improvements shall be furnished by the sewer or purchaser, not by the City of Grand Junction.

In witness whereof said G. Lee Howell and Elva G. Howell have caused their names to be hereunto subscribed this 3rd day of April AD 1978.

G. Lee Howell
G. Lee Howell

Elva G. Howell
Elva G. Howell

STATE OF COLORADO)
) SS
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 3rd day of April AD 1978, by G. Lee Howell and Elva G. Howell. My commission Expires: March 30, 1982

Jessie M. Keller
Notary Public

CITY APPROVAL

This Plat of ELVALEE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved on this _____ day of _____ A. D. 1978, By:

City Manager

Chairman, Grand Junction City Planning Commission

Grand Junction City Engineer

President of Council

City Planner

CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF MESA)

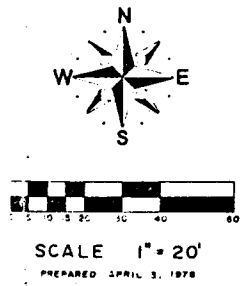
I hereby certify that this instrument was filed in my office at _____ O'Clock _____ M, this _____ day of _____ A. D. 1978, and is duly recorded in Plat Book _____, Page _____, Section No. _____ Fees \$ _____

Clerk and Recorder

City

SURVEYOR'S CERTIFICATE

I, _____ do hereby certify that the accompanying Plat of ELVALEE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and is a true and accurate plat of the land and interests as a field survey of the land.



PREPARED BY
COLORADO WEST SURVEYING CO.
835 COLORADO AVENUE GRAND JUNCTION, COLORADO

Subdivision Charles Minor Subd.
 Date 4 April 78 Item # 44-78
 Petitioner G. Lee & ~~to~~ Chas G. Howell
E. END OF SANTA CLARA AVE.

Review Agencies Comments

Review Agencies Comments

City Utilities - analysis need to see if ISO requirements are met

City Eng - CUFF to Col. R. RUNS thru lots. Engineer foundations or restrict location of

STAFF - Plat may NOT be recorded until Lamphie is recorded.

365 Mountain Bell - need utility easement over S. 10' of lot 1 AND 2



Action Taken

Action Taken

P.C. Approval 4-25-78
 C.C. Approved 17 May 1978

P.C. _____
 C.C. _____

Comments

Comments



ITEMS REQUIRED FROM DEVELOPER

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