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File 1978-0045

Date 8/15/00

Project Name: Florine 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	*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
		Evidence of title, deeds
		*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
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
		*Petitioner's response to comments
		*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			
		Review Sheets			
		Letter from Kathy Lofink to Florine Sprecher and Allen Sprecher -- 4/27/78			
		Power of Attorney - **			
		Final Plat Application			
		Abstract			
		Planning Commission Minutes - ** - 4/25/78			
		Utilities Composite			
		Plat Plan			

27-2.3 FINAL PLAT APPLICATION - City of Grand Junction

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

FLORINE SUBDIVISION Date Filed: _____
 name of subdivision amount _____

Name and address of land owners and/or subdividers: Division _____

Florine E. & Richard Allen Sprecher _____
 name name name _____

1305 Mesa Avenue _____
 address address address _____

243-3138 _____ _____
 business phone business phone business phone _____

A. Total Subdivision submitted yes, portion _____
 Eighteen (18) copies submitted yes date 4/7/78

B. Revisions to Preliminary Plat? X
 yes no

If so, list (add attached sheets if necessary) _____

The following check list shall be completed to insure that the maps contain 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 _____ N/A _____
 - (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
- (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

X
N/A
N/A
X

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
- 37-3.7 Public Sites Reservations and Dedications

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

This application completed by:

Colorado West Surveying Co.
name

name

835 Colorado Avenue
address

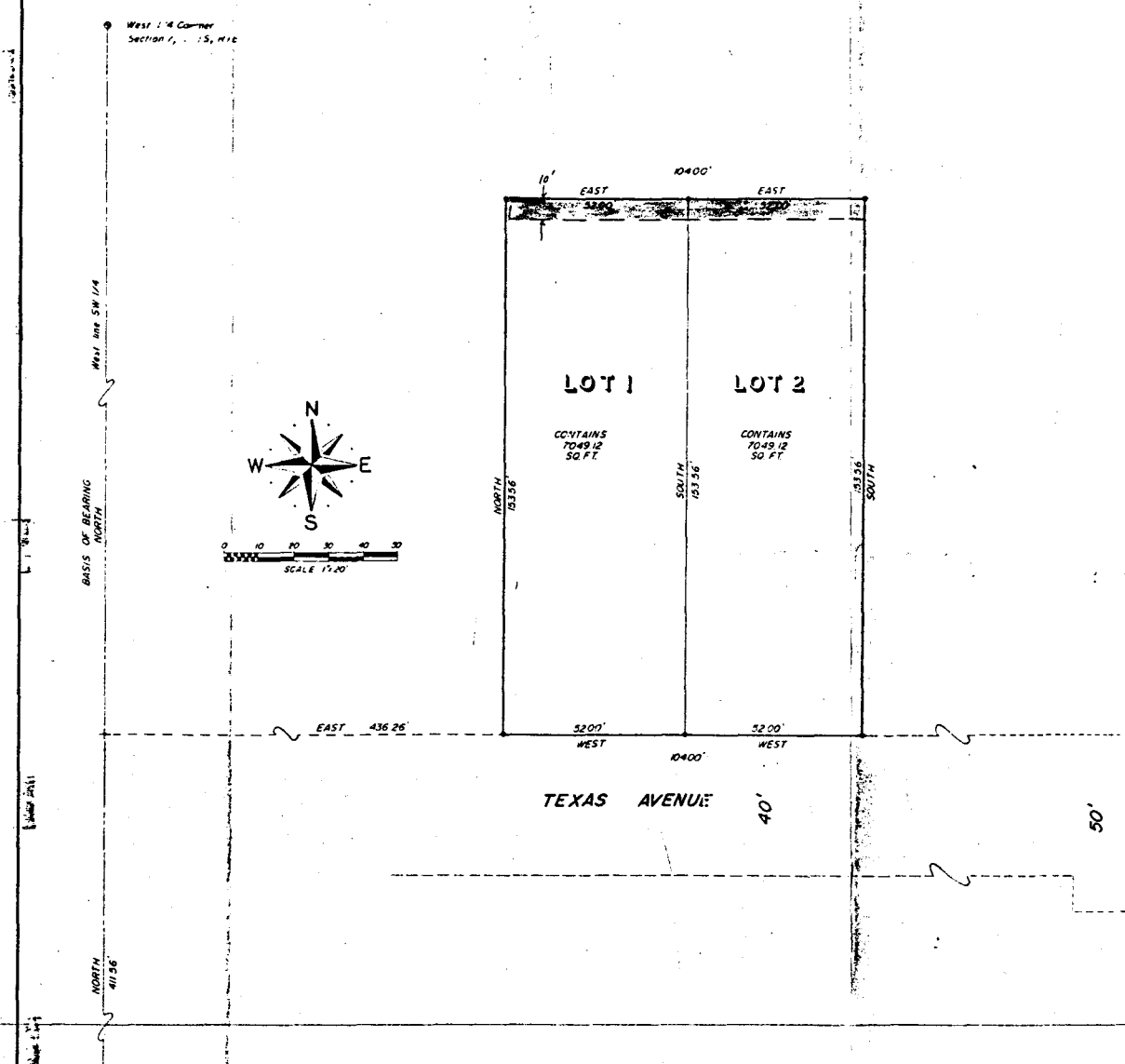
address

Douglas W. Haynes
signature

4/7/78
date

FLORINE SUBDIVISION

CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Florine E. Sprecher formerly known as Florine E. Allen and Richard Allen Sprecher are the owners of the real property situated in the City of Grand Junction, County of Mesa, State of Colorado and located within the SW 1/4 NW 1/4 SW 1/4 of Section 7, Township 15 North, Range 1 East of the 17th Meridian as shown on the accompanying Plat thereof, said real property being more particularly described as follows:

Beginning at a point which is NORTH 4136 feet and EAST 436.26 feet from the SW Corner SW 1/4 NW 1/4 SW 1/4 of said Section 7, and considering the WEST line of said SW 1/4 NW 1/4 SW 1/4 to bear NORTH with all bearings here in stated thereto, and said point 520.00 being on the NORTH right-of-way line of TEXAS AVENUE, thence NORTH 53.36 feet, thence EAST 104.00 feet, thence SOUTH 53.36 feet to a point on said NORTH right-of-way line, thence WEST along said NORTH right-of-way line 104.00 feet to the point of beginning. Parcel contains 0.3568 acres.

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

The 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 needed as utility easements for the installation and maintenance of such utilities as telephone, electric and cable television lines, gas and sewer lines and sanitary sewer mains, gas and sewer lines with further right of ingress and egress to and from the above described utility easements, and those portions of said property which are needed as easements for the installation of fire hydrant lines, flags and signals.

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 Florine E. Sprecher formerly known as Florine E. Allen and Richard Allen Sprecher have caused their names to be herein subscribed this 6th day of April, 1978 A.D. 1978.

Florine E. Sprecher
Florine E. Sprecher

Richard Allen Sprecher
Richard Allen Sprecher

STATE OF COLORADO)
) SS
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 6th day of April, A.D. 1978, by Florine E. Sprecher formerly known as Florine E. Allen and Richard Allen Sprecher. My commission expires 3-8-80.

[Signature]
Notary Public

CITY APPROVAL

This Plat of FLORINE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted 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 RECORDERS CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office of _____ Office _____ M. 1978, day of _____, A.D. 1978, a duly recorded in Plat Book _____, Page _____, Reception No. _____, Fee \$ _____.

Clerk and Recorder

Deputy

SURVEYOR'S CERTIFICATE

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

[Signature]
Douglas W. Hayes, Surveyor

April 27, 1978

Florine and Allen Sprecher
1305 Mesa Avenue
Grand Junction, Colorado 81501

Re: FILE #45-78 FLORINE MINOR SUBDIVISION

Dear Petitioners:

The Grand Junction City Planning Commission at their regularly scheduled meeting April 25, 1978, recommended approval of Florine Minor Subdivision subject to power of attorney for sidewalks on Texas Avenue.

This item will go before the Grand Junction City Council on May 17, 1978 at 7:30 p.m. in City Council Chambers.

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

Sincerely,



Kathy F. Lofink
Planner I

KFL:cjr

Subdivision Flourne Subdivision (Minor)

Date 7 April 78 Item # 45-78

Petitioner F.E. & R.A. Sprecher
450' EAST OF 28 Rd., North Side of Texas Ave

Review Agencies Comments

Review Agencies Comments

~~City Eng - 5' sidewalk~~

City Eng - ~~5' sidewalk~~

~~Prof A for sidewalk on~~

Prof A for sidewalk on

Texas.

Fire Dept - OK

426 Mt. Bell - the N. 10' of lot

1 and 2

Action Taken

Action Taken

P.C. Approval 4-25-78

P.C. _____

C.C. Approved 17 May 78

C.C. _____

Comments

Comments

P.C. Subject to staff comments

ITEMS REQUIRED FROM DEVELOPER

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