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File 1983-0028
Date 10/15/02

Project Name: Grieser Minor Subdivision - 2712 UnawEEP Avenue

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 in some instances, not all entries designated to be scanned by the department 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 provided.</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>
X	X	Table of Contents
X	X	Review Sheet Summary
X		Application form
X		Review Sheets
X		Receipts for fees paid for anything
X		*Submittal checklist
X		*General project report
X		Reduced copy of final plans or drawings
X		Reduction of assessor's map
X		Evidence of title, deeds
X	X	*Mailing list to adjacent property owners
X		Public notice cards
X		Record of certified mail
X		Legal description
X		Appraisal of raw land
X		Reduction of any maps - final copy
X		*Final reports for drainage and soils (geotechnical reports)
X		Other bound or nonbound reports
X		Traffic studies
X		Individual review comments from agencies
X		*Consolidated review comments list
X		*Petitioner's response to comments
X		*Staff Reports
X		*Planning Commission staff report and exhibits
X		*City Council staff report and exhibits
X		*Summary sheet of final conditions
X		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>		
X	X	Action Sheet
X		Deed
X		Letter from Laura A. Hansen, Appraiser to Loren Grieser re: appraisal - 2/25/83
X		Request for Treasurer's Certificate of Taxes Due
X		Development Application - 4/25/83
X		Public Notice Posting - 6/1/83
X	X	Power of Attorney - **
X		Receipt - 11/28/83
X		Certification of Plat
X		Record OF Final Plat REcording
X	X	Final Plat

JERRY L. SWISHER
311 Pinon Ave.
Grand Junction, CO 81503
28-83

M.J. STANFIELD
305 Pinon Ave.
Grand Junction, Co 81503
28-83

ROBERT G. BANNOCK
2706 UnawEEP
Grand Junction, CO 81503
28-83

DONALD H. KIRKPATRICK
2708 UnawEEP Ave.
Grand Junction, CO 81503
28-83

WILLIAM H. GEARY
2704 UnawEEP
Grand Junction, CO 81503
28-83

JAMES A. WAGGONER
2714 UnawEEP Ave.
Grand Junction, CO 81503
28-83

ERLIN E. CORBETT
6161 Tulley Road
Modesto, CA 95356
28-83

INEZ C. TRINKLEIN
301 Cedar
Grand Junction, CO 81503
28-83

ESTER L. LUBBERT
303 Cedar
Grand Junction, CO 81503
28-83

HARRY H. JOHNSON
305 Cedar
Grand Junction, CO 81503
28-83

HATTIE KREIE
520 29 Road
Grand Junction, CO 81503
28-83

RUSSELL ROY
309 Cedar
Grand Junction, CO 81503
28-83

DAVIS LLOYD
295 27 3/8 Road
Grand Junction, CO 81503
28-83

KEITH CLOCK
310 Pinon
Grand Junction, CO 81503
28-83

DILLARD FAIR
306 Pinon
Grand Junction, CO 81503
28-83

LAWRENCE MAHLER
2705 C Road
Grand Junction, CO 81503
28-83

DALE MORTON
2713 UnawEEP
Grand Junction, CO 81503
28-83

JOHN B. WOLCOTT
P.O. Box 2860
Grand Junction, CO 81502

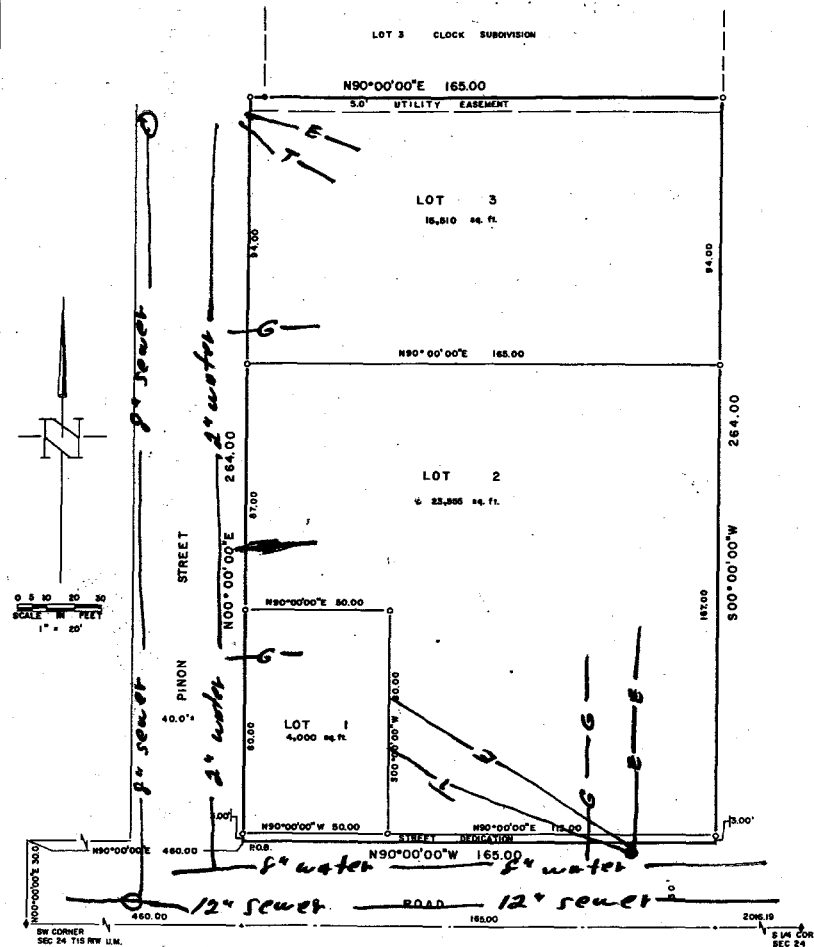
COLUMBUS COMMUNITY
2711 UnawEEP
Grand Junction, CO 81503
28-83

*JOHN SNYDER
2712 C Road
Grand Junction, CO 81503
28-83

*LOREN GRIESER
2981 Meeker Street
Grand Junction, CO 81503
28-83

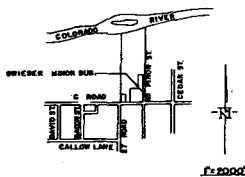
GRIESER MINOR SUBDIVISION

LOT 3 CLOCK SUBDIVISION



0 5 10 20 30
SCALE IN FEET
1" = 20'

- FOUND MESA COUNTY BRASS CAP
- SET NO. 5 X 2.0 FT. RE-ROD W/ PLASTIC CAP
- FOUND SURVEY MONUMENTS SET BY OTHERS
- SURVEY ORIENTED WITH FOUND MONUMENTS



N90°00'00"E 2441.19 (BASIS OF BEARING)

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, JOHN B. SNYDER AND FERN L. SNYDER ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE CITY OF GRAND JUNCTION, STATE OF COLORADO, AND BEING THAT PART OF THE SW 1/4 OF SECTION 24, TOWNSHIP 1 SOUTH RANGE 1 WEST OF THE UTE MERIDIAN, IN THE COUNTY OF MESA, STATE OF COLORADO BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 1 SOUTH RANGE 1 EAST OF THE UTE MERIDIAN; THENCE NORTH 30 FEET; THENCE EAST 460 FEET TO THE POINT OF BEGINNING; THENCE NORTH 264 FEET; THENCE EAST 165 FEET; THENCE SOUTH 264 FEET; THENCE WEST 165 FEET TO THE POINT OF BEGINNING, MESA COUNTY, COLORADO.

DEDICATION

THAT THE SAID OWNERS HAVE OWNED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS GRIESER MINOR SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION:

THAT THE SAID OWNERS DO HEREBY DEDICATE AND SET APART ALL OF THE STREETS AND ROAD AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER AND DO HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT AS PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO: ELECTRIC LINES, GAS LINES AND TELEPHONE LINES; TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH; WITH PERPETUAL RIGHT OF ingress AND egress FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. SAID EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER. UTILITY EASEMENTS ARE DEDICATED TO THE PUBLIC UTILITIES.

THAT ALL EXPENSES FOR INSTALLATION OF UTILITIES OR DITCHES REFERRED TO ABOVE, FOR GRADING OR LANDSCAPING, AND FOR STREET TRAVELLING OR IMPROVEMENTS SHALL BE FINANCED BY THE SELLER OR PURCHASER... NOT THE CITY OF GRAND JUNCTION.

IN WITNESS WHEREOF, SAID JOHN B. SNYDER AND FERN L. SNYDER, HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 21st DAY OF March, A.D., 1983.

BY John B. Snyder JOHN B. SNYDER BY Fern L. Snyder FERN L. SNYDER

STATE OF COLORADO } S.S.
COUNTY OF MESA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF March, A.D., 1983, BY JOHN B. SNYDER AND FERN L. SNYDER.

MY COMMISSION EXPIRES October 1, 1984
WITNESSES BY NAME AND OFFICIAL SEAL: John B. Snyder COUNTY CLERK

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } S.S.
COUNTY OF MESA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ A.M., _____ A.D., 1983, AND IS DAILY RECORDED IN PLAT BOOK NO. _____ PAGE _____

CLERK AND RECORDER _____ BY DEPUTY _____ FEE \$ _____

CITY PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____, A.D., 1983. CITY PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION, COLORADO.

BY: _____ CHAIRMAN

CITY APPROVAL

THIS PLAT OF GRIESER MINOR SUBDIVISION, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA AND STATE OF COLORADO, WAS APPROVED THIS _____ DAY OF _____, A.D., 1983.

BY: CITY MANAGER _____ BY: PRESIDENT OF COUNCIL _____ BY: DIRECTOR OF DEVELOPMENT _____

BY: _____ GRAND JUNCTION CITY ENGINEER

SURVEYOR'S CERTIFICATE

I, MAX E. MORRIS, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF GRIESER MINOR SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, HAS BEEN PREPARED UNDER MY DIRECTION, AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.

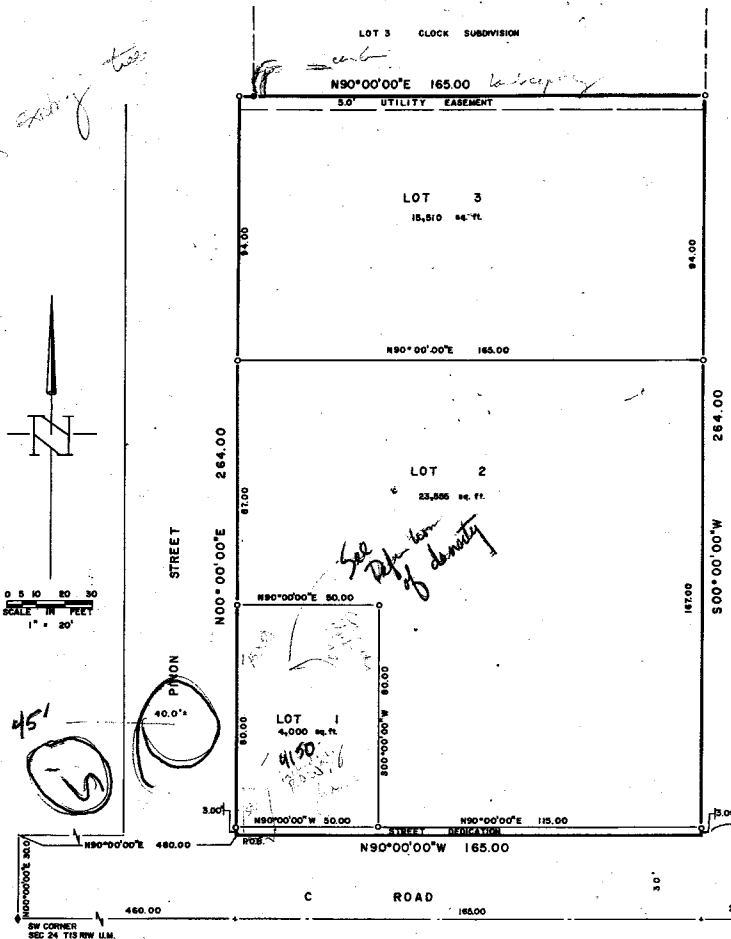
BY: Max E. Morris MAX E. MORRIS L.S. 1643



GRIESER MINOR SUBDIVISION		
FINAL PLAT UTILITIES		
For: LOREN GRIESER		Surveyed by: DKB, RJ
Scale: 1" = 20'		Drawn by: MEM, KR
Date: 2-28-83		Approved by: MEM
		Sheet no. 1 OF 1
		File: 3004

NEED NOT
#28-83

GRIESER MINOR SUBDIVISION



DEDICATION
 KNOW ALL MEN BY THESE PRESENTS:
 THAT THE UNDERSIGNED, JOHN B. SNYDER AND FERN L. SNYDER ARE THE OWNERS OF THAT REAL PROPERTY SITUED IN THE CITY OF GRAND JUNCTION, STATE OF COLORADO, AND BEING THAT PART OF THE SW 1/4 OF SECTION 24, TOWNSHIP 1 SOUTH RANGE 1 WEST OF THE UTE MERIDIAN, IN THE COUNTY OF MESA, STATE OF COLORADO BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 1 SOUTH RANGE 1 EAST OF THE UTE MERIDIAN; THENCE NORTH 30 FEET; THENCE EAST 460 FEET TO THE POINT OF BEGINNING; THENCE NORTH 264 FEET; THENCE EAST 185 FEET; THENCE SOUTH 264 FEET; THENCE WEST 185 FEET TO THE POINT OF BEGINNING, MESA COUNTY, COLORADO.

THAT THE SAID OWNERS HAVE CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS GRIESER MINOR SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION;
 THAT THE SAID OWNERS DO HEREBY DEDICATE AND SET APART ALL OF THE STREETS AND ROAD AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER AND DO HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT AS PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO; ELECTRIC LINES, GAS LINES AND TELEPHONE LINES; TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH; WITH PERPETUAL RIGHT OF ingress and egress FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. SAID EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER. UTILITY EASEMENTS ARE DEDICATED TO THE PUBLIC UTILITIES.
 THAT ALL EXPENSES FOR INSTALLATION OF UTILITIES OR OTHERS REFERRED TO ABOVE, FOR GRADING OR LANDSCAPING, AND FOR STREET BRAVELLING OR IMPROVEMENTS SHALL BE FINANCED BY THE SELLER OR PURCHASER. BY THE CITY OF GRAND JUNCTION.

IN WITNESS WHEREOF, SAID JOHN B. SNYDER AND FERN L. SNYDER, HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 21st DAY OF March A.D., 1963.
 BY *John B. Snyder* JOHN B. SNYDER BY *Fern L. Snyder* FERN L. SNYDER

STATE OF COLORADO } S.R.
 COUNTY OF MESA } S.R.
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF March, A.D., 1963, BY JOHN B. SNYDER AND FERN L. SNYDER.
 MY COMMISSION EXPIRES October 1, 1964.
 WITNESS MY HAND AND OFFICIAL SEAL. Henry Public

CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO } S.R.
 COUNTY OF MESA } S.R.
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 10 O'CLOCK, A.M., _____, A.D., 1963, AND IS DAILY RECORDED IN PLAT BOOK NO. _____ PAGE _____
 CLERK AND RECORDER BY DEPUTY FEES \$ _____

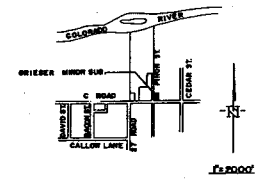
CITY PLANNING COMMISSION CERTIFICATE
 APPROVED THIS _____ DAY OF _____, A.D., 1963. CITY PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION, COLORADO.
 BY _____

CITY APPROVAL
 THIS PLAT OF GRIESER MINOR SUBDIVISION, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA AND STATE OF COLORADO, WAS APPROVED THIS _____ DAY OF _____, A.D., 1963.
 BY _____ CITY MANAGER BY _____ PRESIDENT OF COUNCIL BY _____ DIRECTOR OF DEVELOPMENT
 BY _____ GRAND JUNCTION CITY ENGINEER

SURVEYOR'S CERTIFICATE
 I, MAX E. MORRIS, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF GRIESER MINOR SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, HAS BEEN PREPARED UNDER MY DIRECTION, AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.
 BY *Max E. Morris* MAX E. MORRIS L.S. 1940



- ◆ FOUND MESA COUNTY BRASS CAP
 - SET NO. 5X 2.0 FT. RE-NOB W/PLASTIC CAP
 - FOUND SURVEY MONUMENTS SET BY OTHERS
- SURVEY ORIENTED WITH FOUND MONUMENTS



May consider an improvement to this street contact with...

GRIESER MINOR SUBDIVISION		
FINAL PLAT		
For: LOREN GRIESER	O.E.D. SURVEYING SYSTEMS P.O. Box 180 Pueblo, Colo. 864-7564	Surveyed by: OMS, BJ
Scale: 1" = 20'		Drawn by: MEM, KK
Date: 2-26-63		Approved by: MEM
		Sheet no. 1 OF 1
		File: 3094

OFFICE COPY
 # 28-83

EE

REVIEW SHEET SUMMARY

FILE NO. #28-83 TITLE HEADING Grieser Monor Subdivision DUE DATE 5/13/83

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Loren Grieser,

Location: 2712 UnawEEP, Grand Jct., CO, Phase: Final - Minor Subd.

PETITIONER ADDRESS 2981 Meeker, Grand Jct., CO

ENGINEER _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
5/3/83	Comp. Planning	No Comprehensive Planning concerns. Issues are site planning in nature.
5/5/83	City Engineer	A 20 ft. radius should be dedicated at the corner of C Road and Pinon Street. Pinon Street should be a 55 ft. right-of-way if standard street improvements are planned. Power-of-Attorney or other suitable commitment should be granted for full street improvements to Pinon Street and C Road frontages. Apparently that 2 inch waterline in Pinon is part of the inadequate West Orchard Mesa Water System which the City has plans to upgrade for fire protection.
5/9/83	Public Service	Gas & Electric: No objections. Will serve from existing gas main and electric facilities in Pinon St. or C Road. Note that wrong range is indicated in description. The proper range is One West.
5/10/83	Transp. Eng.	I have no comment on this subdivision.
5/10/83	City Parks & Rec.	Appraisal accepted 5% equals \$1,375.00 due.
5/11/83	Fire Dept.	This office has no objections to final on this subdivision.
5/12/83	Orchard Mesa Irrigation	The subject property has one water right acre of Orchard Mesa Irrigation District water attached to the land. The water will prorated proportionally to each subdivided parcel. The subdivision plat should make provision for delivery of the irrigation water to each parcel through the present or other underground pipeline system. Otherwise, Orchard Mesa Irrigation District approves the plan with this understanding.
5/18/83 Late	Develop. Dept.	<ol style="list-style-type: none"> 1. An additional 5' of ROW off of Pinon Street will be needed in order to meet dedication requirements for a designated local street. This will then match up with the Clock Subdivision to the north. 2. The 3' street dedication shown on the plat will be sufficient to meet dedication requirements for C Road. 3. We will need a Power-of-Attorney or other acceptable commitment to all parties providing for street improvements to C Road and Pinon. A method for implementing street improvements may be to contact a City Right-of-way agent for details concerning forming an improvements district. 4. The legal description of the property as written in the dedication on the plat is incorrect. This item needs to be corrected on the mylar prior to recording of the plat. 5. Are there currently any development plans for Lots 2 & 3? Access off of Pinon is desirable. A shared driveway might be considered. 6. The present nonconforming structure on Lot 1 may continue subject to the provisions of the Grand Junction Zoning and Development Code Section 4-9. 7. All lots meet the RSF-8 requirements. 8. All new structures must meet minimum requirements for the RSF-8 zone. 9. Any new construction must meet all fire and building codes.

DATE REC.

AGENCY

COMMENTS

Devl. Dept.
(Cont.)

10. The trash pickup location should be resolved with the City Sanitation engineer.
11. Will there be any covenants with this subdivision?
12. Will irrigation water be provided for this subdivision?
13. An appraisal of the property has been received and a copy will be forwarded to the Parks Department.
14. Any other review agency concerns need to be resolved.
15. You have one year from the date of approval to record this plat per Chapter 6 of the Grand Junction Zoning & Development Code. *

FF 00000000 00000000 a **tion sheet** 0

Acres 1.0
 Units 3 lots
 Density _____

minor subdivision

File No. # 28-83
 Zone RSF-8
 Tax Parcel Number
2945-24-00-180

Activity MINOR SUBDIVISION-GRIESER MINOR SUB.
 Phase FINAL-MINOR
 Common Location 2712 Unawcep

Date Submitted 5/2/83 Date Mailed Out 5/3/83 Date Posted 6/6 called 6/1/83
 10 day Review Period Return by 5/13/83 MCC Information Sent _____

Date Minimum Property Owners Notified of MPC/GIPC _____ Date Adjacent Property Owners Notified of MCC/CIC _____

review agencies

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG		
<input checked="" type="checkbox"/> Development Dept.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input type="checkbox"/> County Road	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input type="checkbox"/> County Health	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input type="checkbox"/> County Surveyor	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input type="checkbox"/> County Parks/Recreation	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input type="checkbox"/> County Engineer	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input checked="" type="checkbox"/> Transportation Engineer	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input checked="" type="checkbox"/> City Engineer	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input checked="" type="checkbox"/> City Utilities	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input checked="" type="checkbox"/> City Parks/Recreation	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input type="checkbox"/> City Police Dept.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input type="checkbox"/> County Sheriff	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input type="checkbox"/> Floodplain Administration	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input type="checkbox"/> Comprehensive Planning	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input type="checkbox"/> G.J. Dept. of Energy	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input checked="" type="checkbox"/> Fire <u>OM</u>	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input checked="" type="checkbox"/> Irrigation <u>OM</u>	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input type="checkbox"/> Drainage	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input type="checkbox"/> Water (Ute, Clifton)	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input type="checkbox"/> Sewer	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input type="checkbox"/> G.V. Rural Power	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input checked="" type="checkbox"/> Mountain Bell	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input checked="" type="checkbox"/> Public Service (2 sets)	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input type="checkbox"/> Soil Conservation	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input type="checkbox"/> State Highway Dept.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input type="checkbox"/> State Geological	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input type="checkbox"/> State Health Dept.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input type="checkbox"/> Transamerica	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input type="checkbox"/> Water & Power Resources	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input type="checkbox"/> Mack, Mesa, Collbran, Palisade, Fruita, DeBeque, G.J., Mesa Cnty.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input type="checkbox"/> OTHER:	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
<input checked="" type="checkbox"/> <u>AP/CLC 16</u>	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
totals	<u>27</u>	<u>10</u>	<u>9</u>	<u>12</u>	<u>11</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>		

BOARDS

CYC	DATE	6-22-83	Public Hearing. Consent agenda. Approved.

STAFF

Legal OK 11/20/83 Copies of Record of Final Plat or Plan Recordings mailed to Mr. Grieser & J. Snyder.

Pay of submittal \$225⁰⁰ + 5⁰⁰ per lot (3 lots)
B/b - 244-1628

Open Space Dedication (acreage) _____ 5% O. S. Fee Required \$ _____ Paid Receipt # _____

Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____

Date Resolution Mailed _____

**City
 County
 Development
 Department**