

# Table of Contents

File RP-1995-206  
Date 10/25/99

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>
X	X	<b>*Summary Sheet – Table of Contents</b>
		Application form
		Receipts for fees paid for anything
X	X	<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
X	X	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
X	X	<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		Form for approval of filing & recording of Subdivision		
X		Memo to Mark Achen and Ron Maupin from Kristen Ashbeck re: signatures - 3/11/96		
X	X	Letter from Kristen Ashbeck to Craig Roberts – 3/11/96		
X	X	Landscape Plan		
X	X	Existing Conditions / Site Plan		
X	X	Association Plantings for Crestview – Phase I		
X	X	Singletrack Development		
X		Treasurer's Certificate of Taxes Due – 8/3/95		
X		Agreement		
X	X	Mailing List		
X		Schedule Commitment and Exceptions		
X	X	Application Form		
X		Letter from Robert Rowlands to Crestview Architectural Control Committee, Singletrack Development Craig Roberts – 3/5/95		
X	X	REPLAT MAP		

# SUBMITTAL CHECKLIST

## RESUBDIVISION / SITE PLAN REVIEW

Location: CRESTVIEW WAY & N 15th Project Name: CRESTVIEW TOWNHOMES

ITEMS		DISTRIBUTION																															
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	City Police	County Planning	County Bldg. Dept.	County Surveyor	Walker Field	School Dist. #51	Irrigation District	Drainage District	Water District ? Ute	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Persigo WWTF	TCI Cable	Homeowners Assoc.	TOTAL REQ'D.		
● Application Fee \$160	VII-1	1																															
● Submittal Checklist*	VII-3	1																															
● Review Agency Cover Sheet*	VII-3	1	1	1			1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● Application Form*	VII-1	1	1	1			1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● Reduction of Assessor's Map	VII-1	1	1	1			1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● Evidence of Title	VII-2	1					1																										
○ Appraisal of Raw Land	VII-1	1					1																										
● Names and Addresses*	VII-2	1																															
● Legal Description*	VII-2	1																															
○ Deeds	VII-1	1					1																										
○ Easements	VII-2	1	1	1			1														1	1	1										
○ Avigation Easement	VII-1	1					1							1																			
ROW	VII-3	1	1	1			1														1	1	1										
○ Covenants, Conditions, & Restrictions	VII-1	1	1				1																										
○ Common Space Agreements	VII-1	1	1				1																										
● County Treasurer's Tax Cert.	VII-1	1																															
○ Improvements Agreement/Guarantee*	VII-2	1	1	1			1																										
○ CDOT, 404, or Floodplain Permit	VII-3,4	1	1																														
● General Project Report	X-7	1	1	1			1	1	1	8	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Location Map	IX-21	1																															
○ Composite Plan	IX-10	1	2	1																													
○ 11"x17" Reduction Composite Plan	IX-10	1					1	1	1	8	1	1	1	1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Final Plat	IX-15	1	2	1			1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ 11"x17"Reduction of Final Plat	IX-15	1								8	1	1	1		1	1	1	1	1	1	1	1	1				1						
○ Cover Sheet	IX-11	1	2																														
○ Grading & Stormwater Mgmt Plan	IX-17	1	2															1							1								
○ Storm Drainage Plan and Profile	IX-30	1	2															1			1	1	1										1
○ Water and Sewer Plan and Profile	IX-34	1	2	1															1	1	1	1	1									1	1
○ Roadway Plan and Profile	IX-28	1	2															1															
○ Road Cross-sections	IX-27	1	2																														
○ Detail Sheet	IX-12	1	2																														
● Landscape Plan	IX-20	2	1	1																													
○ Geotechnical Report	X-8	1	1										1																				
○ Phase I & II Environmental Report	X-10,11	1	1																														
○ Final Drainage Report	X-5,6	1	2																1														
○ Stormwater Management Plan	X-14	1	2																1						1								
○ Sewer System Design Report	X-13	1	2	1																	1												
○ Water System Design Report	X-16	1	2	1																1													
○ Traffic Impact Study	X-15	1	2																						1								
● Site Plan - Existing Conditions	IX-29	1	2	1			1	1	1	8																							

NOTES: \* An asterisk in the item description column indicates that a form is supplied by the City.



# DEVELOPMENT APPLICATION

Community Development Department  
 250 North 5th Street, Grand Junction, CO 81501  
 (303) 244-1430

Receipt \_\_\_\_\_

Date \_\_\_\_\_

Rec'd By \_\_\_\_\_

File No. RP-95-206

*We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:*

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input checked="" type="checkbox"/> Resub		Crestview Townhomes	PR	Vacant to Resid.
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

SANDRA E. BRENNAN

←

CRAIG ROBERTS

Name

Name

Name

889 21-1/2 ROAD

Address

Address

844 GRAND AVE.

Address

GRAND JUNCTION, CO 81505

City/State/Zip

City/State/Zip

G.J., CO 81501

City/State/Zip

243-6600

Business Phone No.

Business Phone No.

241-0745

Business Phone No.

**NOTE: Legal property owner is owner of record on date of submittal.**

*We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.*

X *Craig Roberts*

Signature of Person Completing Application

Date

11/9/95

X *Sandra E Brennan*

Signature of Property Owner(s) - attach additional sheets if necessary

Date

11-9-95

## GENERAL PROJECT REPORT

### CRESTVIEW TOWNHOMES REPLAT OF LOTS 17-2,17-3, AND 17-4

Crestview Townhomes lots 17-2 through 17-4 are located one lot south of the corner of North 15th Street and Crestview Way. The three lots total .25 acres. The proposed use of these lots is to remain townhome development.

At present, the owner wishes to develop lots 17-1 through 17-4 using a building footprint 30' in width. Lot 17-2 at present is 28' in width, while lot 17-4 is 43.25 feet in width. The re-plat will adjust the south lot lines of lots 17-2 and 17-3 about 2' south to allow the 30' wide footprint to fit.

The resulting lots will have no effect on any services, adjacent lands, or adjacent property owners than if the lots were developed as they presently exist.

The utilities exist on site, with the extension of the domestic water from the existing stub south the only construction necessary besides extension from existing service to the individual lots.

Joe Ulibarri  
637 27-1/2 Road  
Grand Junction, CO 81506

2945-013-00-004

Robert P Stokes  
626 27-1/2 Road  
Grand Junction, CO 81506

2945-013-00-044

Elden & Nancy Boh  
PO Box 937  
Grand Junction, CO 81502

2945-013-07-023

Fred & Winona Schwartz  
1638 Crestview Drive  
Grand Junction, CO 81506

2945-013-07-049

Ernest & Marilyn Hunt  
1624 Crestview Court  
Grand Junction, CO 81506

2945-013-07-048

Darold & Jeanne Sloan  
1533 Crestview Way Apt 1  
Grand Junction, CO 81506

2945-013-08-009

Robert Rowlands  
1533 Crestview Way Apt 4  
Grand Junction, CO 81506

2945-013-08-012

Barbara Adams  
1554 Crestview Way, Unit A  
Grand Junction, CO 81506

2945-013-07-042

Edith Darnell  
1550 Crestview Way  
Grand Junction, CO 81506

2945-013-07-046

Peterson HC Family Living Trust  
1715 Orchard Ave.  
Grand Junction, CO 81501

2945-013-00-006

Calvary Bible Church  
629 27-1/2 Road  
Grand Junction, CO 81506

2945-013-00-952

Raymond & Geraldine Phipps  
PO Box 3360  
Grand Junction, CO 81502

2945-013-07-043

Janet & William Pomrenke  
710 Victor Drive  
Grand Junction, CO 81506

2945-013-08-007

Douglas Aden & Lorraine Jensen  
1523 Crestview Court  
Grand Junction, CO 81506

2945-013-07-021

Richard & Barbara Greffenius  
1533 Crestview Way Apt 2  
Grand Junction, CO 81506

2945-013-08-010

Josephine Deonier  
1572 Crestview Way  
Grand Junction, CO 81506

2945-013-07-036

Gerald & Norma Dorn  
1516 Crestview Way  
Grand Junction, CO 81506

2945-013-07-044

Delbert & Arlene Findley  
1534 Crestview Way #A  
Grand Junction, CO 81506

2945-013-07-050

Hilltop Foundation Inc.  
1100 Patterson Road  
Grand Junction, CO 81506

2945-013-00-009

Colorado National Bank CDNT 231  
Trust Dept Lone O'Brien Rev Tr  
PO Box 608  
Denver, CO 80201

2945-013-07-035

Sandra E Brennan  
889 21-1/2 Road  
Grand Junction, CO 81505

2945-013-08-003

Robert & Jacqueline Johnson  
1611 Crestview Drive  
Grand Junction, CO 81506

2945-013-07-039

Gregory & Claudia Hazelhurst  
1525 Crestview Court  
Grand Junction, CO 81506

2945-013-07-022

Gary & Christine Crone  
1533 Crestview Way Apt 3  
Grand Junction, CO 81506

2945-013-08-011

Agnes & Raymond Hiatt  
1554 Crestview Way, Unit B  
Grand Junction, CO 81506

2945-013-07-041

Billy Dorn  
1516 Crestview Way  
Grand Junction, CO 81506

2945-013-07-045

Stephen Corn  
1534 Crestview Way #B  
Grand Junction, CO 81506

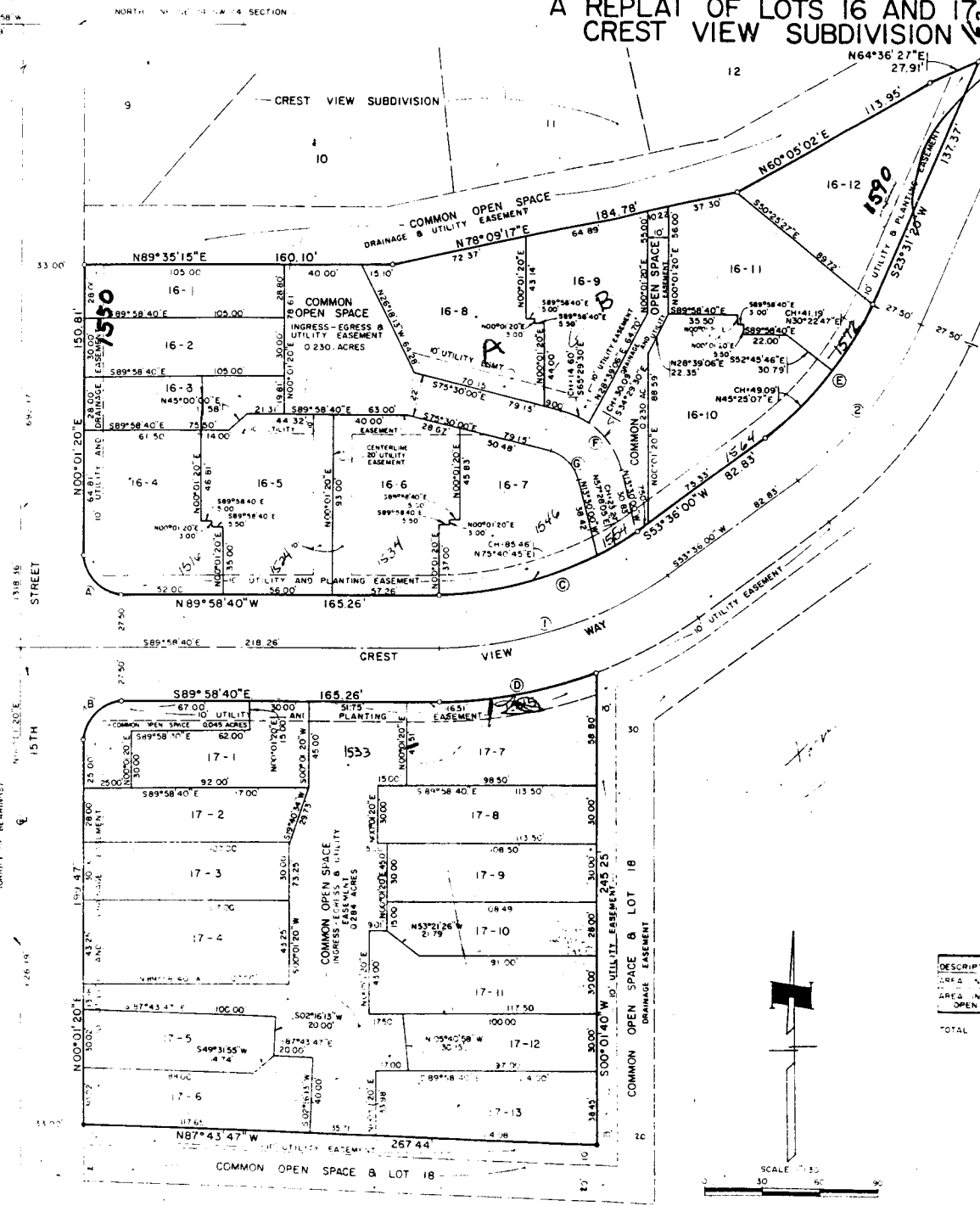
2945-013-07-051

# CREST VIEW TOWNHOMES A REPLAT OF LOTS 16 AND 17 CREST VIEW SUBDIVISION

City  
#12-18

#47-79  
PR8

Front 15'  
Rear 10'  
Side 0 with 12' between  
~~Building~~ **BUILDINGS**  
Lot 16-4 10 feet  
Only and setback  
Along 15th St.




DESCRIPTION	AREA QUANTITIES		TOTAL
	LOT 16	LOT 17	
AREA IN LOTS	56 AC	17 AC	73 AC OR 81.2%
AREA IN COMMON OPEN SPACE	0.230 AC	0.327 AC	0.557 AC OR 0.76%
TOTAL AREA	56 AC	17.63 AC	73.63 AC OR 100.00%

25 TOTAL LOTS

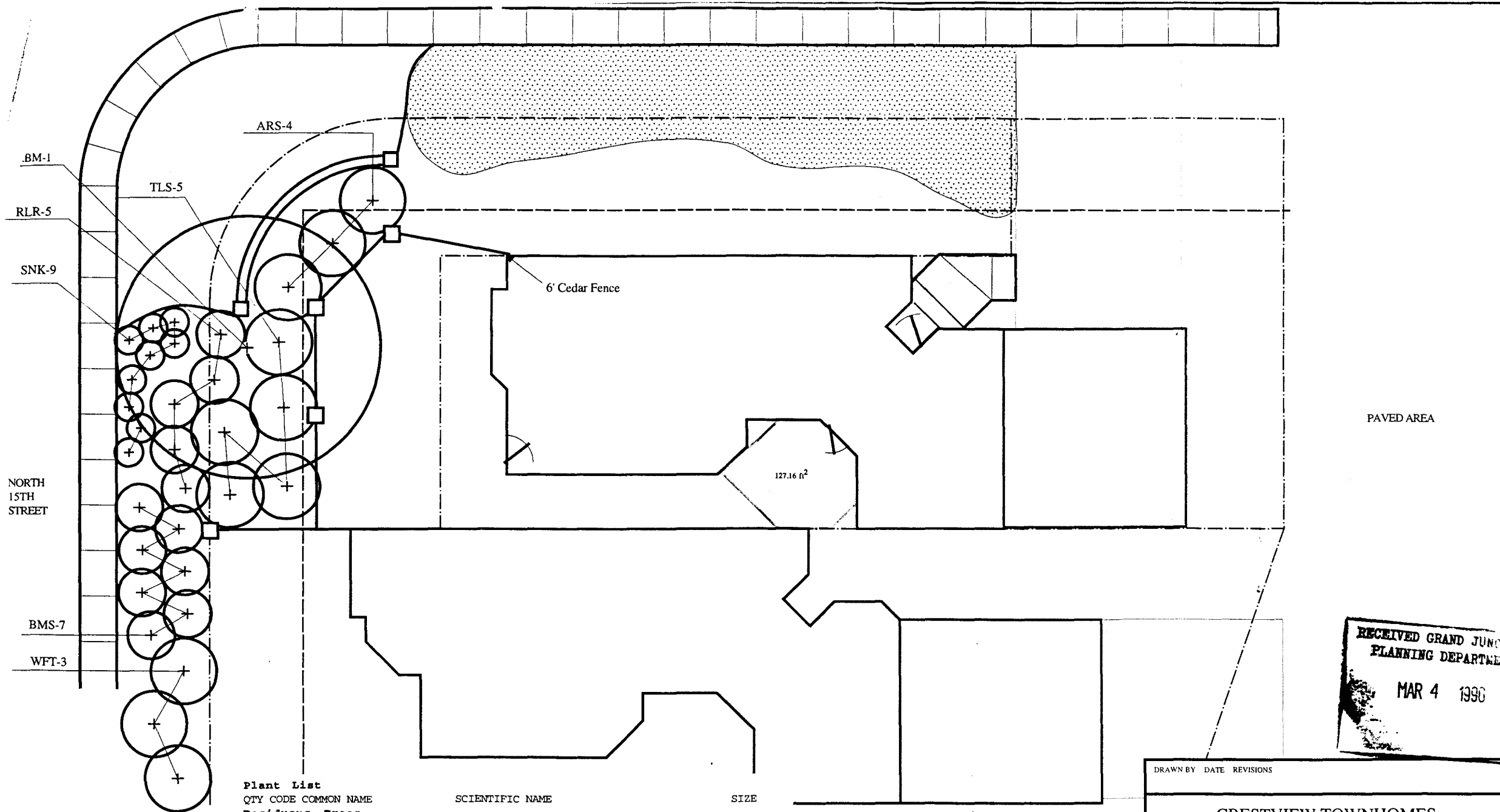


SCALE 1" = 30'

LEGEND  
 INDICATES MESA COUNTY BRASS IRR  
 INDICATES 5 FT BUFFER ZONE FROM  
 DRAINAGE  
 INDICATES 5 FT BUFFER ZONE FROM  
 DRAINAGE



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PAVED AREA

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
MAR 4 1990

**Plant List**

QTY	CODE	COMMON NAME	SCIENTIFIC NAME	SIZE
<b>Deciduous Trees</b>				
1	APA	Autumn Blaze Maple	Acer x fremanii 'Autumn Blaze'	1-1/2"

QTY	CODE	COMMON NAME	SCIENTIFIC NAME	SIZE
<b>Deciduous Shrubs</b>				
4	ARS	Arden Rose of Sharon	Hibiscus syriacus 'Arden'	1 gal
7	BMS	Blue Mist Spiraea	Caryopteris incana	1 gal
5	RLR	Redleaf Rose	Rosa rubrifolia	1 gal
9	SNK	Snakeweed	Gutierrezia sarothrae	5 gal
5	TLS	Threeleaf Sumac	Rhus trilobata	1 gal
3	WFT	Wayfaring Tree	Viburnum lantana	5 gal

Crestview Homeowner' Association Plantings  
for Crestview Townhomes Phase 1

DRAWN BY: DATE REVISIONS

**CRESTVIEW TOWNHOMES**  
REPLAT OF LOTS 17-2, 17-3, 17-4

**SINGLETRACK DEVELOPMENT**

CRAIG ROBERTS  
844 GRAND AVE #2  
PHONE 250-4065

LYLE CHAMBERLAIN  
GRAND JUNCTION, COLORADO  
FAX 241-0765



DOMESTIC WATER VALVE

DOMESTIC WATER VALVE

DOMESTIC WATER VALVE

EXISTING SINGLE FAMILY/DUPLEX

CRESTVIEW WAY

4' WALK

CURB INLET

TO OPENSOURCE DETENTION AREA

ACCEPTED *KKA 3/1/96*

UNDEVELOPED LAND

SHRUB BED

COTTONWOOD

COTTONWOOD

10' UTILITY & PLANTING EASMENT

PHONE

SEWER

PAVED AREA

NORTH 15TH STREET

COMMON OPEN SPACE

PHONE

IRRIG

IRRIG

ELECT

10' UTILITY & DRAINAGE EASMENT

IRRIG

IRRIG

PHONE

IRRIG

PHONE

ELECT

IRRIG

PHONE

IRRIG

OVERHEAD POWER/PHONE/CABLE

SURFACE DRAINAGE TO EXISTING DRAINAGE DITCH

EXISTING TOWNHOME FOUR-PLEX

EXISTING CONDITIONS/  
SITE PLAN

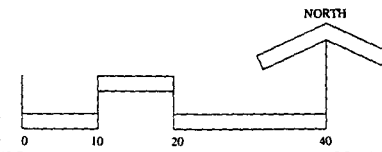
DRAWN BY DATE REVISIONS  
CGR 11/10/95

CRESTVIEW TOWNHOMES  
REPLAT OF LOTS 17-2, 17-3, 17-4

SINGLETRACK DEVELOPMENT

CRAIG ROBERTS  
844 GRAND AVE #2  
PHONE 250-4065

LYLE CHAMBERLAIN  
GRAND JUNCTION, COLORADO  
FAX 241-0765



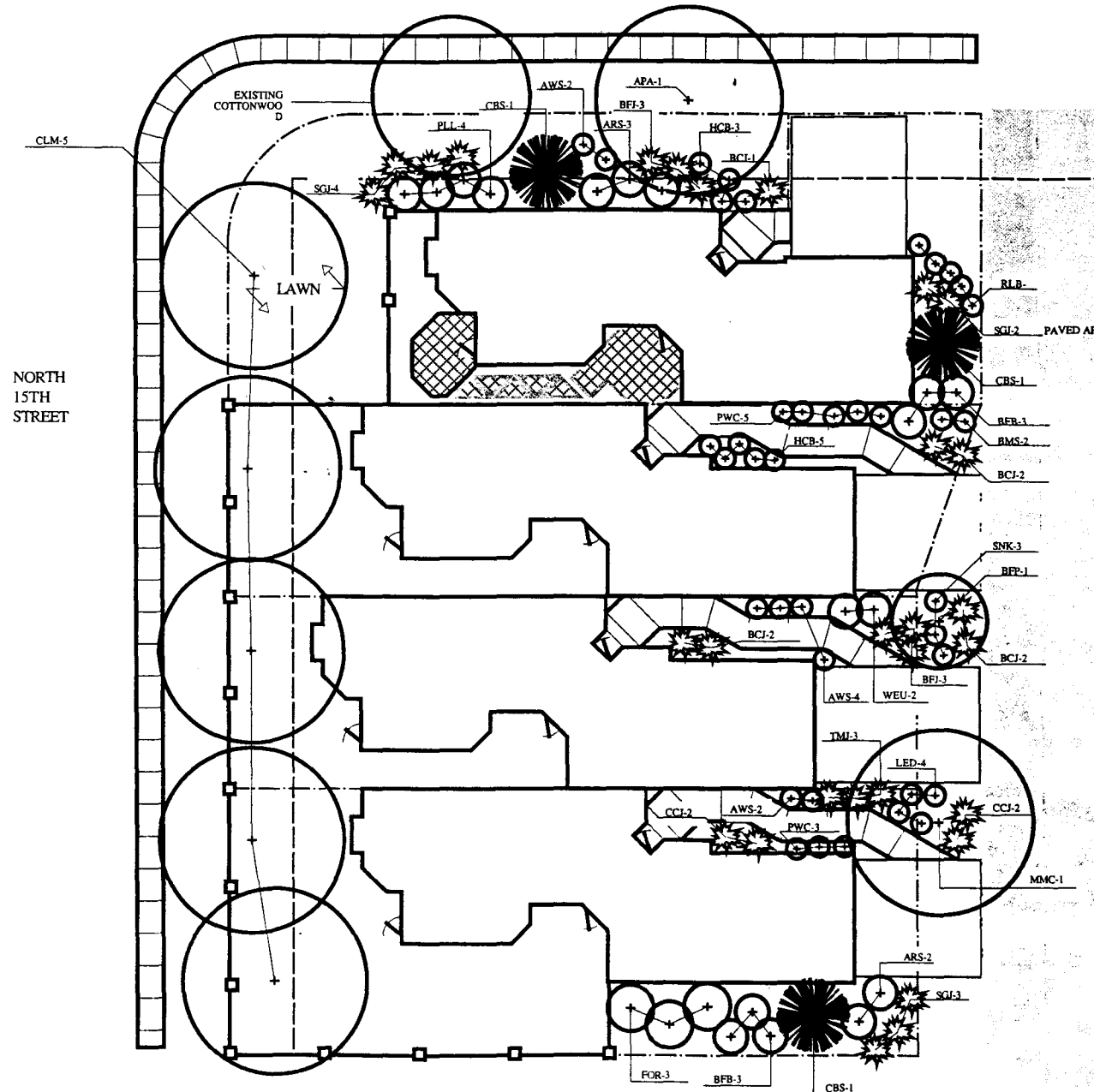
UNDEVELOPED TOWNHOME LOTS

SEWER



CRESTVIEW WAY

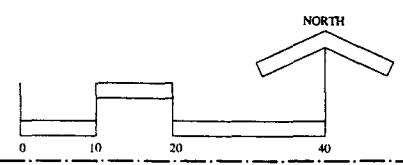
ACCEPTED VKA 3/11/96



**Plant List**

QTY	CODE	COMMON NAME	SCIENTIFIC NAME	SIZE
<b>Deciduous Trees</b>				
1	APA	Autumn Purple Ash	Fraxinus americana "Autumn Purple"	1-3/4"
1	BFP	Bradford Pear	Pyrus calleryana 'Bradford'	2"
5	CLM	Celebration Maple	Acer freemani "Celebration"	2"
1	MMC	Montmorency Cherry	Prunus 'Montmorency'	2"
<b>Evergreen Trees</b>				
3	CBS	Colorado Blue Spruce	Picea pungens	9'
<b>Deciduous Shrubs</b>				
5	ARS	Arden Rose of Sharon	Hibiscus syriacus 'Arden'	5 gal
8	AWS	Anthony Waterer Spiraea	Spiraea bumalda Anthony Waterer	5 gal
6	BFB	Butterfly Bush	Buddleia davidii	5 gal
2	BMS	Blue Mist Spirea	Caryopteris incana	5 gal
3	FOR	Forsythia 'Spring Glory'	Forsythia intermedia "Spring Glory"	5 gal
8	HCB	Hancock Coralberry	Symphoricarpos chenaulti Hancock	5 gal
4	LED	Leadplant	Amorpha Canescens	5 gal
4	PLL	Purple Lilac	Syringa vulgaris	5 gal
8	PWC	Purple Wintercreeper	Euonymus fortunei "Coloratus"	1 gal
5	RLB	Red Leaf Barberry	Berberis thunbergii "Atropurpurea"	5 gal
3	SNK	Snakeweed	Gutierrezia sarothrae	1 gal
2	WEU	Winged Euonymus	Euonymus alata	5 gal
<b>Evergreen Shrubs</b>				
7	BCJ	Blue Chip Juniper	Juniperus horizontalis "Blue Chip"	5 gal
6	BFI	Buffalo Juniper	Juniperus sabina "buffalo"	5 gal
4	CCJ	Calgary Carpet Juniper	Juniperus sabina "Calgary Carpet"	5 gal
9	SGJ	Sea Green Juniper	Juniperus chinensis "Sea Green"	5 gal
3	TMJ	Tammy Juniper	Juniperus sabina "Tamariscifolia"	5 gal

**LANDSCAPE PLAN**  
11/6/95



DRAWN BY DATE REVISIONS  
CGR 11/10/95

**CRESTVIEW TOWNHOMES**  
REPLAT OF LOTS 17-2, 17-3, 17-4

**SINGLETRACK DEVELOPMENT**

CRAIG ROBERTS  
844 GRAND AVE #2  
PHONE 250-4065

LYLE CHAMBERLAIN  
GRAND JUNCTION, COLORADO  
FAX 241-0765

# REVIEW COMMENTS

Page 1 of 2

FILE #RP-95-206

TITLE HEADING: Replat & Site Plan Review -  
Crestview Townhomes

LOCATION: N 15th Street & Crestview Way

PETITIONER: Sandra E. Brennan

PETITIONER'S ADDRESS/TELEPHONE: 889 21 1/2 Road  
Grand Junction, CO  
243-6600

PETITIONER'S REPRESENTATIVE: Craig Roberts

STAFF REPRESENTATIVE: Kristen Ashbeck

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**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS .**

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MESA COUNTY BUILDING DEPARTMENT 11/27/95  
**Bob Lee** 244-1656

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No comments.

U.S. WEST 11/27/95  
**Max Ward** 244-4721

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Okay.

GRAND JUNCTION FIRE DEPARTMENT 11/29/95  
**Hank Masterson** 244-1414

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The Fire Department has no problems with this proposal.

UTE WATER 11/29/95  
**Gary R. Mathews** 242-7491

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1. No objections to the replat.
2. A Utility Composite is needed for review to determine water service locations.
3. Policies and fees in effect at the time of application will apply.

CITY PROPERTY AGENT 12/5/95  
**Steve Pace** 244-1452

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1. The City Approval Certificate needs City Manager and President of Council signature lines.
2. The common open space/ingress-egress & utility easement could be labeled existing.

CITY UTILITY ENGINEER 12/6/95  
**Trent Prall** 244-1590

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No comment.

**PUBLIC SERVICE COMPANY**

12/6/95

**John Salazar**

244-2781

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No objections.

**CITY DEVELOPMENT ENGINEER**

12/8/95

**Jody Kliska**

244-1591

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1. The plat needs City signature blocks.
2. Please check the bearings shown against the original plat, there appears to be a discrepancy.
3. A Transportation Capacity Payment (TCP) will be required for each of the new units.

**CITY POLICE DEPARTMENT**

12/6/95

**Dave Stassen**

244-3587

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Is there to be a fence on the west side of the project? If so, it should be transparent in nature - either slated wood, wrought iron, mock wrought iron, etc.

This proposal does not raise any other concerns.

**COMMUNITY DEVELOPMENT DEPARTMENT**

12/8/95

**Kristen Ashbeck**

244-1437

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See attached.

**TO DATE, COMMENTS NOT RECEIVED FROM:**

City Attorney

Mesa County Surveyor

TCI Cablevision

ACCO/Homeowners Association

## GENERAL

No tax certificates provided for lots 17-3 and 17-4?

## PLAT

1. Shouldn't bearings of perimeter lot lines be the same as on the original plat (particularly Lots 1 & 3)? If different, replat must include open space as well.
2. Need signature block for City Manager & Mayor

## SITE PLAN

1. Plat on file at Community Development Department indicates the following required setbacks:
  - Front - 15 feet
  - Rear - 10 feet
  - Side - 0 with a 12-foot building separation

Building separation is not met for what appears to be detached units on lots 17-1 and 1. If this is acceptable to the building department, this could be processed as a minor change to the plan for Crest View Townhomes.

2. Recommend that garage setback be a minimum of 18-20 feet so that vehicles parked on driveways do not extend out into common ingress/egress. The original plan met this requirement, thus, a minor change to the plan is required if the new plan is not revised.

## LANDSCAPE PLAN

1. Although not labeled as such, there appears to be fencing proposed behind the units on the property line. What is the height and material of the fence? Solid fences over 30 inches in height may not be placed in the front yard setback (frontage along 15th is considered a front yard) unless it was part of the original plan adopted for the planned zone (plan on file does not indicate such a fence).

March 11, 1996



City of Grand Junction, Colorado  
250 North Fifth Street  
81501-2668  
FAX: (970)244-1599

Mr. Craig Roberts  
Ciavonne and Associates  
844 Grand Avenue  
Grand Junction, Colorado 81501

RE: RP 95-206 - Crestview Townhomes Replat

Dear Craig,

By this letter, the City of Grand Junction Community Development Department is approving minor changes to the Crestview Townhomes portion of the Final Plan for the Crestview Subdivision. These changes include the following items as illustrated on the attached approved drawings:

- 1) **Fencing** along the N. 15th Street frontage. Fencing must be constructed so as not to obstruct the sight distance triangle at the intersection of Crestview Way and N. 15th Street.
- 2) **Setbacks** of the units from the common private driveway. The original approved plan did not propose driveways that extended into the common private drive area. The proposed plan is acceptable since the driveways do not encroach on the paved area of the driveway.
- 3) **Building separation** shown does not meet that adopted with the original plan of development (12' separation required on plat), separations shown are acceptable subject to final approval by the Mesa County Building Department.

Please do not hesitate to contact me if you have questions regarding the approval of these minor changes to the Crestview Final Plan.

Sincerely,

A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck  
Planner

encl