

# Table of Contents

File 1976-0026

Date 1/21/00

Project Name: Pinyon Park Subdivision

P	S	<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>
r	c	
e	a	
s	n	
e	e	
n	d	
t	d	
X	X	<b>*Summary Sheet – Table of Contents</b>
		Application form
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
		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
		<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	X	Follow-Up Form			
X		Review Sheets			
X	X	Letter from Ronald P. Rish to Pinyon Builders – 11/1/78			
X	X	Power of Attorney - ** - That portion of North 15 <sup>th</sup> Street adjacent to Bookcliff Court Sub. together with Bookcliff Court			
X	X	Power of Attorney - Pinyon Park Subdivision			
X	X	Memo from Del Beaver to Ron Rish – 3/13/79			
X	X	Final Plat Application			
X		Letter from Bruce Rogers to City – 3/28/78			
X	X	Preliminary Plan Application			
X		Subdivision Summary Form			
X		Legal Description			
X		Title Insurance – Attorney's Title Guaranty Fund, Inc.			

Subdivision Pinyon Park Sub.

Date \_\_\_\_\_ Item # 26-76

Petitioner Pinyon Builders

Preliminary Review Agencies Comments

P.S. - requires easements (see review sheet & map)

Fire Dept. - requires hydrants N.E corner lot 15 & N side lot 2. MTN Bell - 20' on W, E & south boundary

Final Review Agencies Comments

① P.S. - easmts as requested on Prelim.  
② Fire Dept. - 2 hydrants

Action Taken

P.C. Passed 28 Apr. 76

C.C. Passed 19 May 76

Comments

Action Taken

P.C. Passed 26 May 76

C.C. Passed 16 Jun 76

Comments

Subject to resolution of easmt with MTN Bell.

27 MAY 1976 - Telecom with TOM DILLON STATING MTN Bell Requires NO easmts ON PINYON.

P.S. does NOT require easement along front of lots.

ITEMS REQUIRED FROM DEVELOPER

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

BUSINESS

I - 70

N. 74° 28' 40" E.  
175.57'

N. 60° 33' 10" E.  
242.81'

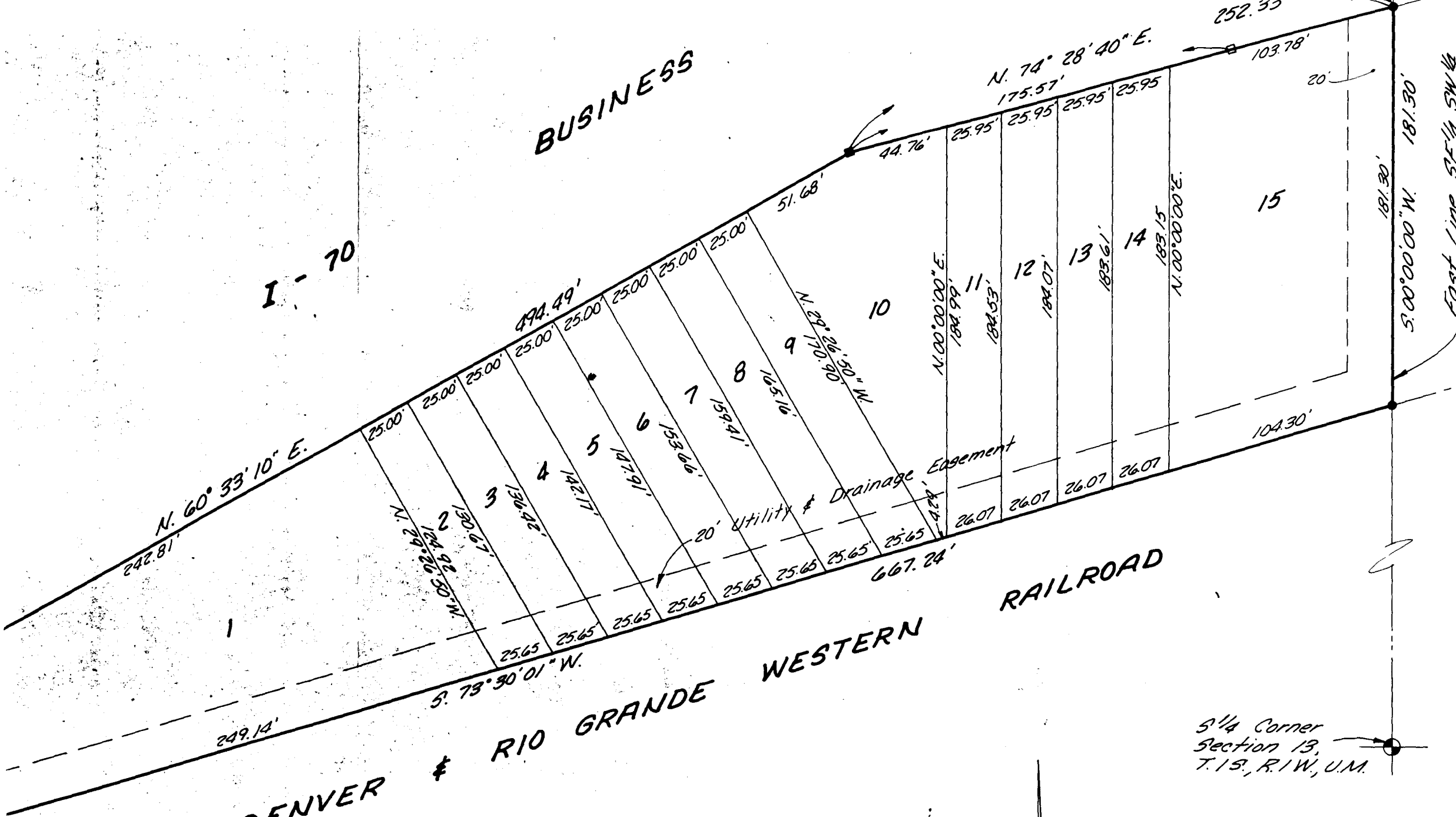
S. 73° 30' 01" W.  
249.14'

DENVER

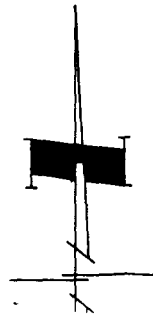
& RIO GRANDE

WESTERN

RAILROAD



3/4 Corner  
Section 13,  
T. 15, R. 1 W, U.M.



East Line 3/4 SW 1/4

181.30' W. 181.30'

104.30'

15

20'

103.78'

252.35'

44.76'

51.68'

10

N. 28° 26' 50" W.  
184.99'

184.53'

184.07'

183.61'

183.15'

N. 00° 00' 00" E.  
183.15'

20' Utility & Drainage Easement

667.24'

44.76'

175.57'

N. 74° 28' 40" E.  
175.57'

103.78'

252.35'

181.30' W. 181.30'

East Line 3/4 SW 1/4



*file*

City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

November 1, 1978

Pinyon Builders  
P. O. Box 1347  
Grand Junction, CO 81501

Attention: Mr. Hansen

Gentlemen:

Re: Pinyon Park II Subdivision

*26-76*

At the request of Paragon Engineering, I reviewed and approved detailed construction plans for the street and storm drains for the above on March 7, 1978. Construction has since progressed through basing and curb, gutter and sidewalk but asphalt paving of the street has not yet been started. Mr. Hollinger of the City Building Inspection Department has discussed this matter with you recently at my request.

A reasonable amount of time has passed since the street has been prepared for paving and the winter season is rapidly approaching. I encourage you to consider arranging for the completion of the street prior to winter to avoid having to possibly reconstruct those items in place which may need recompaction or suffer winter weather damage due to moisture and/or frost action in the base or subgrade. Please notify me as to your schedule to accomplish the remaining work and let us know when a final inspection and acceptance of the public works by the City can be arranged. Thanks for your cooperation in these matters.

Very truly yours,

Ronald P. Rish, P.E.  
City Engineer-Public Works

RPR/hm

cc - Paragon Engineering  
Del Beaver  
Dick Hollinger  
John Kenney  
Jim Patterson

## CITY OF GRAND JUNCTION, COLORADO

## MEMORANDUM

Reply Requested

Yes  No 

Date

March 13, 1979

To: (From:) Del Beaver  
City PlannerFrom: (To:) Ron Rish *RRR*  
City Engineer-Public Works

Subject: Powers of Attorney for Street Improvements

My December 14, 1978, memo pointed out some 33 locations where powers of attorney for street improvements was a condition of a development approval by City Council but for which we could find no records of the powers of attorney being recorded. I would appreciate some report of the status of your efforts to obtain those.

On March 21, 1979, I must report to City Council on those items listed in my memo of February 13, 1979, concerning recommended projects for inclusion in Street Improvement District 1979. I need a written report from you before March 21, 1979, stating the status of powers of attorney for:

1. Cedar Square at 7th Street and Patterson Road.
2. Highway 6 & 24 Frontage Road at Pinyon Park II.
3. Grand Manor-28 1/4 Road from Orchard Ave. to Grand Valley Canal.
4. Bookcliff Court and 15th Street @ Bookcliff Court Subdivision
5. Fischer Street from B 1/2 Road northerly on the east side (Power Equipment Company).

All of the above locations will be discussed with Council on March 21, 1979, and who pays for what is a significant consideration in their deliberations.

cc- Darrel Lowder  
Jim Patterson

27-2.3 FINAL PLAT APPLICATION - City of Grand Junction

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

Pinyon Commercial Park Fee Paid \_\_\_\_\_  
 name of subdivision amount date

Name and address of land owners and/or subdividers. Developer/Contract holder

<u>Pinyon Builders</u>		
name	name	name
1710 Ute Avenue		
address	address	address
245-3733		
business phone	business phone	business phone

- A. Total Subdivision submitted yes, portion \_\_\_\_\_  
 Eighteen (18) copies submitted yes date May 11, 1976
- B. Revisions to Preliminary Plat? X \_\_\_\_\_  
 yes no

If so, list (add attached sheets if necessary)

Name change from Pinyon Park to Pinyon Commercial Park

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

- (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  
X  
N/A  
N/A

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:

NELSON, HALEY, PATTERSON and QUIRK, INC.

name	name
760 Horizon Drive, Grand Junction,	
address Colorado	address
<i>Kent M. Weather</i>	5/10/76
signature	date:

A. (18) copies of this application required. Numbering system corresponds with Grand Junction Development Regulations. Layouts and designs initiate for this application should incorporate the Design Standards reviewed in Section III of the regulation. If question not applicable, indicate by n/a.

B. Pinyon Park  
name of subdivision

C. Owners and/or subdividers.

<u>Pinyon Builders</u>	_____	_____
name	name	name
<u>1710 Ute Avenue</u>	_____	_____
address	address	address
<u>245-3733</u>	_____	_____
business phone	business phone	business phone

Designer:

<u>NHPQ, INC.</u>	<u>243-7569</u>
name	business phone
<u>760 Horizon Drive; Gr. Jct., Co.</u>	<u>Colorado 12291</u>
address	registration and number

D. Legal Description. (Attach additional sheets as necessary). X

Total acreage 2.29.

E. Eighteen (18) copies of map submitted yes X no \_\_\_\_\_  
If "no", explain.

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

27-2.2 f. Scale and Size

- (1) Proposed Name X
- (2) Location and boundaries X
- (3) Names and Addresses of subdivider and engineer or surveyor X
- (4) Date of preparation X
- (5) Total acreage X
- (6) Location and dimensions for existing streets, alleys, easements and water courses X



- |  |            |
|--|------------|
| (7) Location dimensions and names of proposed streets, alleys, easements, lot lines and public sites   | <u>X</u>   |
| (8) Topography   | <u>X</u>   |
| (9) Floodplain designation   | <u>N/A</u> |
| (10) Land Use breakdown - number and size of lots  | <u>X</u>   |
| (11) Sites for multi-family residential, business, or non-public uses  | <u>N/A</u> |
| (12) Adjacent zoning   | <u>X</u>   |
| (13) Names and Locations of adjoining subdivisions, names and dimensions of existing streets and other relevant data on adjoining properties | <u>X</u>   |
| (14) Location and size of existing utilities and proposed utility easements  | <u>X</u>   |

**Text**

Eighteen (18) copies of text material in report form submitted yes X no \_\_\_\_\_

If "no", explain:

27-2.2 f

- (4) Copy of certificate of title with a list of all mortgages, judgments, liens, etc. of record.

Subdivision summary form

X  
X

This application completed by:

NHPQ, INC.  
name  
760 Horizon Drive; Gr. Jct., Co.  
address  
\_\_\_\_\_  
signature

\_\_\_\_\_  
name  
\_\_\_\_\_  
address  
\_\_\_\_\_  
date