Table of Contents

File	e	1976-0040								
Dat	te	1/24/00	Project	i Nar	ne: Bookcliff View Subdivision					
r e s e n	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. 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. 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.									
X	X	*Summary Sheet – Table of Contents		-						
		Application form								
		Receipts for fees paid for anything								
		*Submittal checklist								
\neg		*General project report								
\top		Reduced copy of final plans or drawings								
		Reduction of assessor's map								
		Evidence of title, deeds								
		*Mailing list								
\perp		Public notice cards								
_	Record of certified mail									
	Legal description									
\dashv			raisal of raw land							
\dashv		Reduction of any maps – final copy Final reports for drainage and soils (geotechnical reports)								
		Final reports for drainage and soils (geotechnical reports) Other bound or nonbound reports								
\dashv		Traffic studies								
\dashv		Individual review comments from agencies								
-+	_	*Consolidated review comments list								
_	*Petitioner's response to comments									
\top	*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								
\perp		expiration date)	TITE	100						
		DOCUMENTS SPECIFIC TO T	H12	וע	EVELOPMENT FILE:					
X	X	Follow-Up Form		Т						
X	$\neg \uparrow$	Review Sheets		1						
X	X	Letter from Ronald P. Rish to Mr. G. Douglas Holling – 3/9/77	\top							
X	X	Letter from G. Douglas Holling to Planning Commission – 6/17/76								
X	X	Final Plat Application								
X	X	Subdivision Summary Form		1						
X		Power of Attorney		†						
X		Chicago Title Insurance								
X	X	Site Plan - ** - on CD ROM	+-	 						
	_		+-	1						
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Subdivision Bookchit	& View Sub. FiNAL
ate	Item # 40-76
Petitioner Douglas Ho	olling - FRANK Nisley A.
Day 1 ** * * * * **	
Preliminary Review Agencies Comments	Final Review Agencies Comments
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3. SE. cor LIT BL	
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Action Taken	Action Taken
.c. Passes 30 Jun 26 .c. Approves 21 July 7	■ P.C.
N. J.	169
Comments	Comments
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dimensions have been corre	:del)
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[[[]] [[]] [[]] [[]] [[]] [[]] [[]] [[
	REQUIRED FROM DEVELOPER
	REQUIRED FROM DEVELOPER y AgreementTitle Investigation apingCovenants Other (Specify)

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Showing the strategic of

27-2.3 FINAL PLAT PLICATION - City of Grand unction

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

Bookcliff View		Fee Paid			
name of subdivi	sion		amount	date	
Name and address of la G. Douglas Holling	nd owners and/or subdiv	viders.		Contract nolder	
	Frank N. Nisley, Jr.		D 2 m a		
name Mountain Realty	Mountain Realty		name		
519 Grand Avenue	519 Grand Avenue				
address	address		address	5	
242-8063	242-8063				
business phone	business phone		business	phone	
A. Total Subdivision	submitted 100%	_, porti	on		
Eighteen (18) copi	es submitted	_ date_			
B. Revisions to Preli	minary Plat?	Х			
	yes	r	10		
	information required by ations for detailed inf			>	
	e of Map			X	
c. (1) Name	of Subdivision			X	
(2) Date				X	
	l Description of Proper			X	
	rol points, dimensions,	angles	•		
bear (5)	-	u linac		X	
	dary lines, right-of-wa ments, ditches and lot		,		
	bearings and distances			X	
	ets and other rights-of				
The state of the s	s and dimensions	-		X	
• •	tion and Dimensions of			Х	
, ,	numbered and area of e	ach lot		7*	
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	ments ement of land ownership)			
	cation statement - ease				
	ts-of-way and public si			X	

>		•		
·.	(12) (13) (14)	Appropriate ce	gineer Certification rtification blocks rder Certification	<u>х</u> х
Suj	pporting I	Documents		
27-2.3	c. (13)	of all mortgate easements, conformation of record.	icate of title with list es, judgments, lieus, tracts and agreements	
	(14)	Proof of easeme	ent dedication	<u> </u>
	d. (1)	•		X
	(2)	Composite Util	ity Plan	X
standa: regula	rds require tions for	red by the subdive complete details	e completed to insure that ision regulations are met.	(See
27-3.1 27-3.2		onsiderations s, Alleys and Ease	ements	<u>X</u>
27-3.3	Blocks	o, iizacjo dia zao		X
27-3.4	Lots			X
27-3.5 27-3.6	Sidewal		ani an	<u> </u>
37-3.7	_	ion sytems and de Sites Reservation	sign ns and Dedications	X
This ap	oplication Guy L. Ale	n completed by:		
1		ame	name	
	-	gineers, Inc. ad - P.O. Box 571		<u></u>
	add	lress	address	
	True L	. Algander		
	sigr	nature	date	

BUBDIVISION SUMMARY FORM

ate: May 27, 1976			
Subdivision Name: Bookc	liff View		TO A D. A. S.
	Filing Final		
Location of Subdivision	: TOWNSHIP 1 South	RANGE 1 W	SEC 24-SW 1/4
Owner(s) NAME G. Dougla Mountain			N. Nisley, Jr. ain Realty
ADDRESS 519 Grand			rand Avenue
Subdivider(s) NAME San	me	Same	
ADDRESS			
Type of Subdivision	Number of Dwelling Units	Area* (Acres)	% of * Total Area
() Single Family	39	7.98	79.96
() Apartments			
() Condominiums			
() Mobile Homes			
() Commercial	N. A.		
() Industrial	N. A.		distribution of the control of the c
() Other (specify)			
	Street	2.01	20.04
	Walkways	N/A	
Dedicated Sch	nool Sites	N/A	
Reserved Scho	ool Sites	N/A	
Dedicated Par	ck Sites	N/A	
Reserved Park	: Sites	N/A_	
Private Open	N/A	Manage specific dis licenses responses per la manage de la companya de la company	
Easements			
Other (Specif	Ey)		description and the second and the s
		9.99	100%

Page 1 of 2

MOUNTAIN REALTY COMPANY Real Testate of All Kinds APPRAISALS - - S - SPECIALIST IN RANGHES

Store - 2 to see - - store Works - poor Booking

de - William Constitution - 81301 June 17, 1976 Mesa County Planning Commission

County Court House Building P.O. Box 897 Grand Junction, Colorado 81501

Attention: Carl Metzner

Bookcliff View Subdivision Re:

Dear Mr. Metzner:

This letter is to advise you that before we request certificates of occupancy on any of the homes to be built in Bookcliff View Subdivision, we will complete improvements to that property.

Yours very truly,

GDH:pjc



City of Grand Junction, Colorado

March 9, 1977

Mr. G. Douglas Holling Mountain Realty Company 519 Grand Avenue Grand Junction, Colorado 81501

Dear Mr. Holling:

Re: Storm drainage outlet for Bookcliff View Subdivision

As discussed with you and Mr. Kent Harbert of Western Engineers on February 25, 1977, in my office your proposal to pipe the storm drainage system as shown on the attached calculation sheets is acceptable to this office. The PVC sewer pipe must meet the requirements of ASTM D3034 SDR35, the manholes should be City Standard as per Standard Drawing ST-2 and all pipe should be installed in accordance with the details shown on Standard Drawing ST-2. All work shall be in accordance with City of Grand Junction Detailed Street and Storm Drainage Construction Specifications, 1976.

A 15 foot wide clear easement to the City of Grand Junction will be necessary along the entire length of the pipe. We anticipate performing most maintenance from manholes #1 and #2, but in the case of a pipe blockage we must have the right of access to dig up the pipe. The easement should be centered on the pipe.

Your engineer is reminded that detailed construction plans and specifications for this work should be submitted for approval prior to construction and record as-builts submitted to this office at the time of City acceptance of the streets and storm drainage system.

If I can be of further assistance in explaining to anyone the need for the easement, please do not hesitate to call.

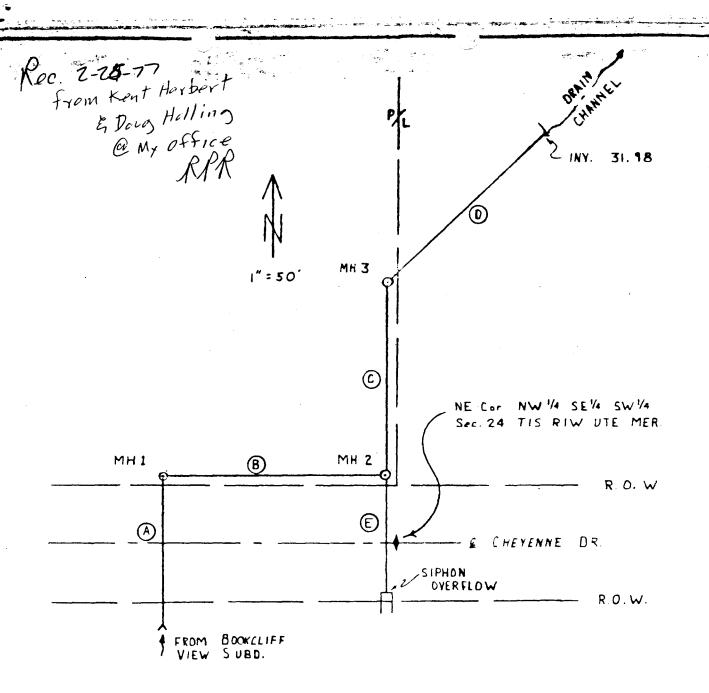
Very truly yours,

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

RPR/hm

Enclosure
cc-Jim Patterson
Don Warner
Kent Harbert, Western Engineers

City of Grand Junction 250 N. Fifth St. Grand Junction, Colorado 81501 303/243-2633



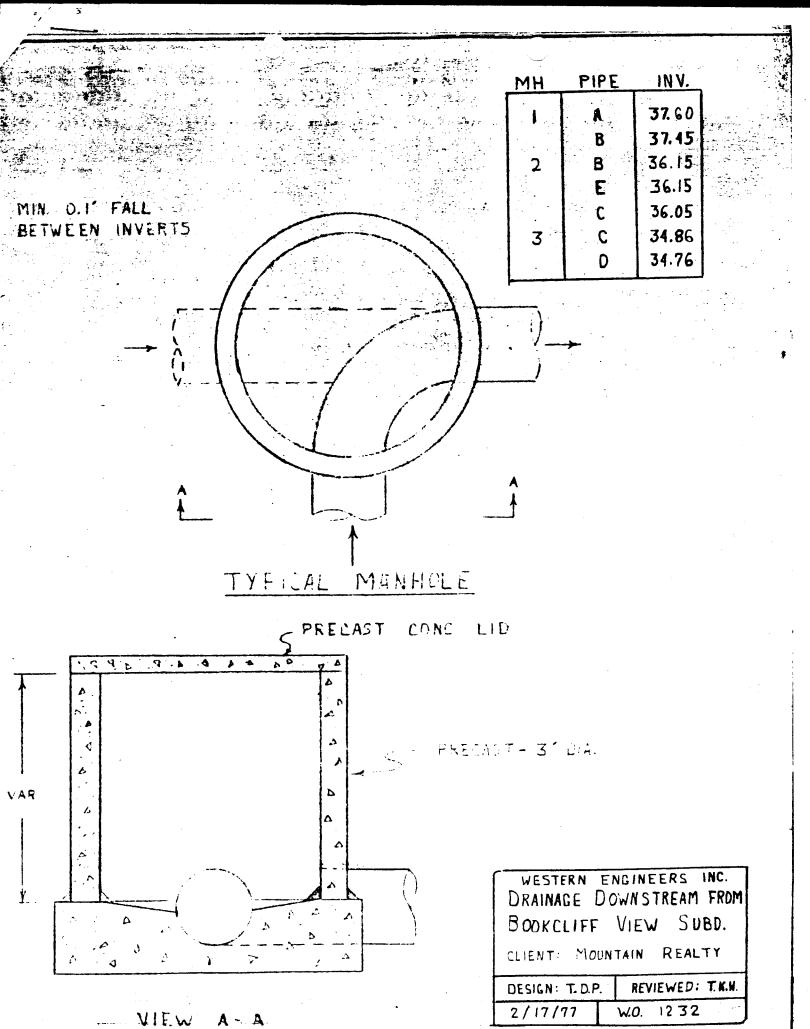
PIPE	DIA. (IN.)	TYPE	LENGTH (FT.)	MANNING N	SLOPE	DESIGN FLOW	O _{max} (c.ES)
Α	12	C.M.P.	75	.024	.0107	1.7	1.84
В	10	PVC	115 -	.011	.0113	1.7	2.29
С	12	PVC	49	.011	.0120	3.0	3.57
D	10	PVC	110	.011	.0254	3.0	3.40
E	8	CONC.	60	.013	.0667	1.0	2.58

DRAINAGE DOWNSTREAM FROM
BOOKCLIFF VIEW SUBDIVISION

WESTERN ENGINEERS INC.
FOR: MOUNTAIN REALTY

DESIGN: T.K.H. 2/24/77 W.O. 1232

SHEET 1 OF 2



SHEET 2 OF Z