

Subdivision Bookcliff View Sub. Final

Date _____ Item # 40-76

Petitioner Douglas Holling - Frank Nisley Jr.

Preliminary Review Agencies Comments

Final Review Agencies Comments

Fire Dept. - Requires 3 hydrant locations

1. N.W. cor L3 B1

2. NE. cor L16 B1

3. SE. cor L17 B1

MTN Bell does NOT require easements as shown on Lots 20 & 21 of Block 1.

Action Taken

P.C. Passed 30 Jun 76

C.C. Approved 21 July 76

Comments

Action Taken

P.C. _____

C.C. _____

Comments

Subject to corrected dimensions (dimensions have been corrected)

ITEMS REQUIRED FROM DEVELOPER

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

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.

<u>Bookcliff View</u>		Fee Paid
name of subdivision		amount date
Name and address of land owners and/or subdividers. Developer/Contract holder		
<u>G. Douglas Holling</u>	<u>Frank N. Nisley, Jr.</u>	
name	name	name
Mountain Realty	Mountain Realty	
<u>519 Grand Avenue</u>	<u>519 Grand Avenue</u>	
address	address	address
<u>242-8063</u>	<u>242-8063</u>	
business phone	business phone	business phone
A. Total Subdivision submitted <u>100%</u> , portion	Eighteen (18) copies submitted _____ date _____	
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 | X |
| | (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 |

SUBDIVISION SUMMARY FORM

CITY OF GRAND JUNCTION

Date: May 27, 1976

Subdivision Name: Bookcliff View

Filing Final

Location of Subdivision: TOWNSHIP 1 South RANGE 1 W SEC 24-SW 1/4

Owner(s) NAME	<u>G. Douglas Holling</u>	<u>Frank N. Nisley, Jr.</u>
	<u>Mountain Realty</u>	<u>Mountain Realty</u>
ADDRESS	<u>519 Grand Avenue</u>	<u>519 Grand Avenue</u>

Subdivider(s) NAME	<u>Same</u>	<u>Same</u>
ADDRESS	<u></u>	<u></u>

Type of Subdivision	Number of Dwelling Units	Area* (Acres)	% of * Total Area
() Single Family	<u>39</u>	<u>7.98</u>	<u>79.96</u>
() Apartments	<u></u>	<u></u>	<u></u>
() Condominiums	<u></u>	<u></u>	<u></u>
() Mobile Homes	<u></u>	<u></u>	<u></u>
() Commercial	<u>N. A.</u>	<u></u>	<u></u>
() Industrial	<u>N. A.</u>	<u></u>	<u></u>
() Other (specify)	<u></u>	<u></u>	<u></u>
	<u>Street</u>	<u>2.01</u>	<u>20.04</u>
	<u>Walkways</u>	<u>N/A</u>	<u></u>
	<u>Dedicated School Sites</u>	<u>N/A</u>	<u></u>
	<u>Reserved School Sites</u>	<u>N/A</u>	<u></u>
	<u>Dedicated Park Sites</u>	<u>N/A</u>	<u></u>
	<u>Reserved Park Sites</u>	<u>N/A</u>	<u></u>
	<u>Private Open Areas</u>	<u>N/A</u>	<u></u>
	<u>Easements</u>	<u></u>	<u></u>
	<u>Other (Specify)</u>	<u></u>	<u></u>
		<u>9.99</u>	<u>100%</u>
<u>TOTAL</u>			

*By Map Measure



MOUNTAIN REALTY COMPANY

Real Estate of All Kinds

APPRAISALS - - - SPECIALIST IN RANCHES

1000 North Main Street, Grand Junction, Colorado 81501
P.O. Box 116
Grand Junction, Colorado 81501

June 17, 1976

JUN 21 1976

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

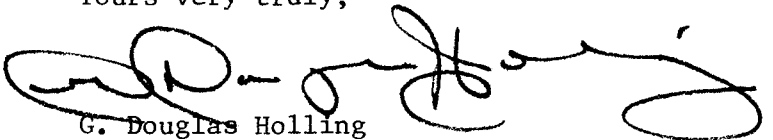
Attention: Carl Metzner

Re: Bookcliff View Subdivision

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,



G. Douglas Holling

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,

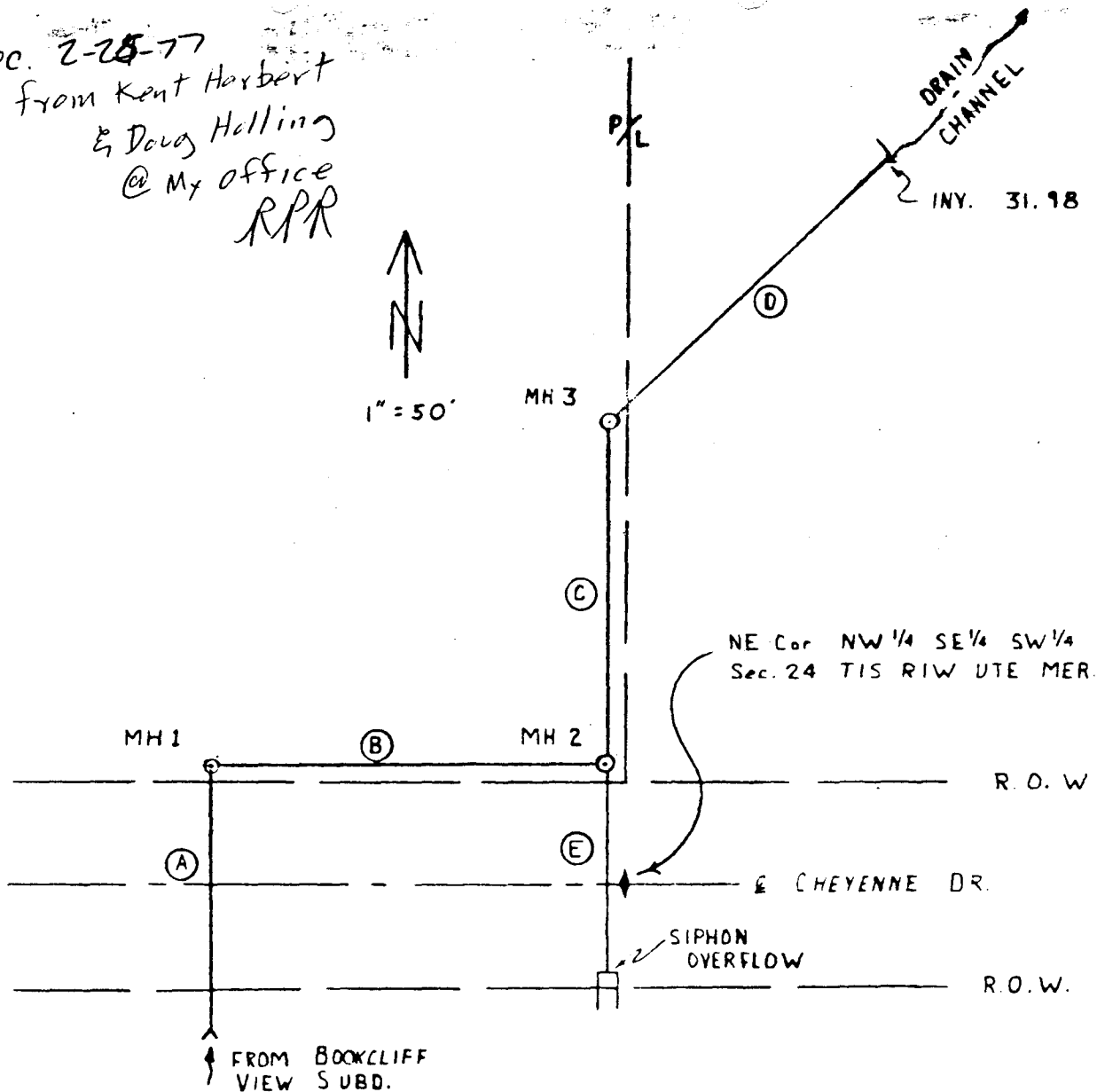
Ronald P. Rish, P.E.
City Engineer-Public Works

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

Rec. 2-25-77
 From Kent Herbert
 & Doug Helling
 @ My office
 RPR



PIPE	DIA. (IN.)	TYPE	LENGTH (FT.)	MANNING N	SLOPE	DESIGN FLOW	Q _{max} (C.F.S.)
A	12	C.M.P.	75	.024	.0107	1.7	1.84
B	10	PVC	115	.011	.0113	1.7	2.29
C	12	PVC	99	.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.

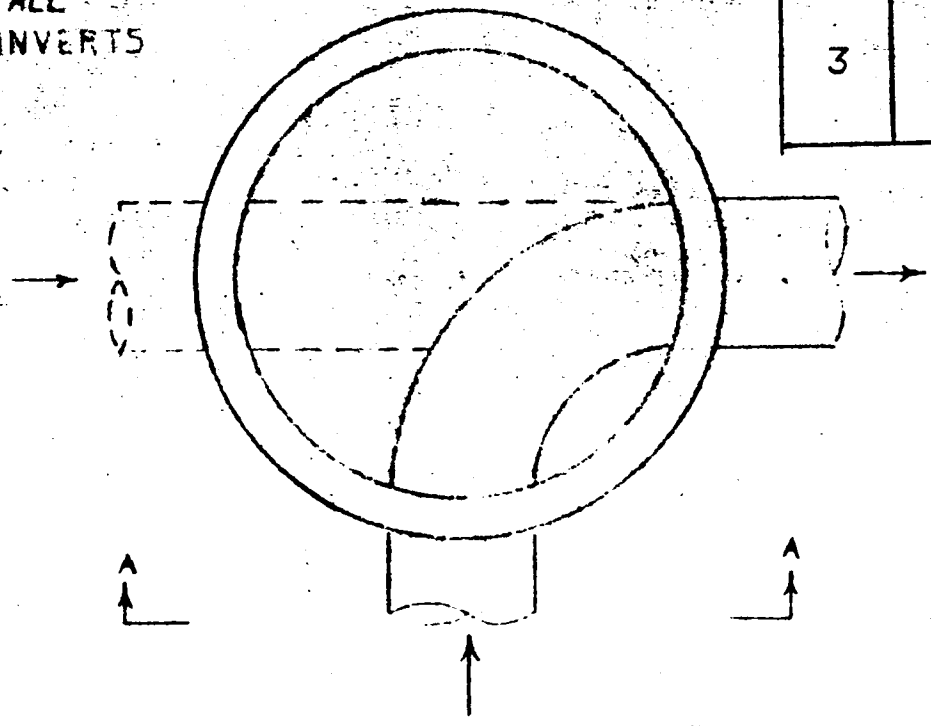
2/24/77

W.O. 1232

SHEET 1 OF 2

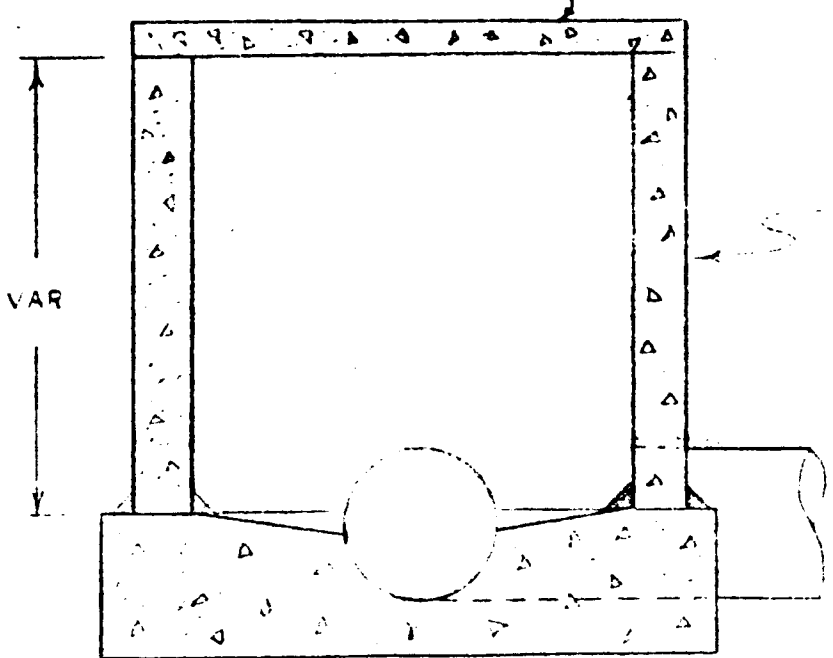
MIN. 0.1' FALL
BETWEEN INVERTS

MH	PIPE	INV.
1	A	37.60
	B	37.45
2	B	36.15
	E	36.15
	C	36.05
3	C	34.86
	D	34.76



TYPICAL MANHOLE

PRECAST CONC LID



VIEW A-A

WESTERN ENGINEERS INC.	
DRAINAGE DOWNSTREAM FROM	
BOOKCLIFF VIEW SUBD.	
CLIENT: MOUNTAIN REALTY	
DESIGN: T.D.P.	REVIEWED: T.K.W.
2/17/77	W.O. 1232