



Subdivision HORIZON PARK PLAZA - DEV. IN H.O.  
 Date \_\_\_\_\_ Item # 44-76  
 Petitioner POND BROS., INC.

~~Preliminary  
Review Agencies Comments~~

Final  
Review Agencies Comments

Fire Dept. - 1 hydrant  
 installed within 150' of  
 Bldg. supplies w. not less  
 than 6" pipe.  
 Eng. - where will runoff go?



Action Taken

P.C. \_\_\_\_\_

C.C. \_\_\_\_\_

Comments

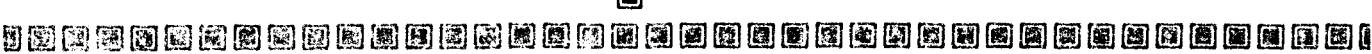
Action Taken

P.C. Passed 30 Jun 76

C.C. Passed 21 July 76

Comments

Passed subject to fire department  
 recommendation of 1 hydrant  
 on 6" line within 150' of  
 buildings.



ITEMS REQUIRED FROM DEVELOPER

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

Fee Paid \_\_\_\_\_  
 Amount \_\_\_\_\_ Date \_\_\_\_\_

Eighteen (18) copies this application required. Numbering system corresponds with Grand Junction Development Regulations. If questions not applicable indicate by N/A.

<u>HORIZON PARK PLAZA</u>	Fee Paid
Name of Development	_____
	Amount
	_____
	Date

Names and Addresses of land owners or developers.

<u>RICHARD POND</u>		
NAME	NAME	NAME
<u>140 TEXAS AVE., GRAND JCT.</u>		
ADDRESS	ADDRESS	ADDRESS
<u>242-4433</u>		
BUSINESS PHONE	BUSINESS PHONE	BUSINESS PHONE

The following check list shall be completed to insure that the maps contain the essential information required by the Development Regulations. (See regulations for detailed information).

- 17.6 Dimensional Standards \_\_\_\_\_
  - 17.7 Off-street parking and loading \_\_\_\_\_
  - 17.8 Access and Traffic controls \_\_\_\_\_
- 
- 15.D.3.C (1) Street systems, lot lines, lot designs \_\_\_\_\_
  - (2) Parks, playgrounds, public bldgs., etc. \_\_\_\_\_
  - (3) Building sites & common open area \_\_\_\_\_
  - (4) Elevations and/or perspectives of all proposed structures \_\_\_\_\_
  - (7) Drainage Plan \_\_\_\_\_
  - (8) Existing and proposed utility lines and easements \_\_\_\_\_

The following information may be submitted in report form or on the plat at the discretion of the developer.

- (5) Development schedule \_\_\_\_\_
- (6) Agreements, provisions or covenants \_\_\_\_\_
- (9) (a) Off-street parking and loading \_\_\_\_\_
- (b) Traffic Circulation Plan \_\_\_\_\_
- (c) Landscaping and tree planting plan \_\_\_\_\_

Legal Description of Development:

This application completed by

JOHN PORTER/ARCHITECTS  
NAME  
510 VALLEY FEDERAL PLAZA  
ADDRESS  
8 June, 1976  
DATE

\_\_\_\_\_  
NAME  
\_\_\_\_\_  
ADDRESS  
\_\_\_\_\_  
DATE

SUBDIVISION SUMMARY FORM

CITY OF GRAND JUNCTION

Date: 8 June, 1976

Subdivision Name: HORIZON PARK PLAZA

Filing \_\_\_\_\_

Location of Subdivision: TOWNSHIP 1 North RANGE 1 East SEC 36 1/4

Owner(s) NAME RICHARD POND

ADDRESS 140 TEXAS AVENUE, GRAND JUNCTION

Subdivider(s) NAME POND BROTHERS, INC.

ADDRESS 140 TEXAS AVE., GRAND JUNCTION

Type of Subdivision	Number of Dwelling Units	Area* (Acres)	% of * Total Area
( ) Single Family	_____	_____	_____
( ) Apartments	_____	_____	_____
( ) Condominiums	_____	_____	_____
( ) Mobile Homes	_____	_____	_____
( ) Commercial	N. A.	.64	_____
( ) Industrial	N. A.	_____	_____
( ) Other (specify)	_____	_____	_____
	Street	_____	_____
	Walkways	_____	_____
	Dedicated School Sites	_____	_____
	Reserved School Sites	_____	_____
	Dedicated Park Sites	_____	_____
	Reserved Park Sites	_____	_____
	Private Open Areas	_____	_____
	Easements	_____	_____
	Other (Specify)	_____	_____
	<b>TOTAL</b>	_____	_____

\*By Map Measure

Estimated Water Requirements EIGHT HUNDRED (800) gallons/day.

Proposed Water Source(s) UTE WATER

Estimated Sewage Disposal Requirement EIGHT HUNDRED (800) gallons/day.

**ACTION:**

Planning Commission Recommendation

Approval ( )

Disapproval ( )

Remarks \_\_\_\_\_

Date \_\_\_\_\_, 19\_\_\_\_.

City Council

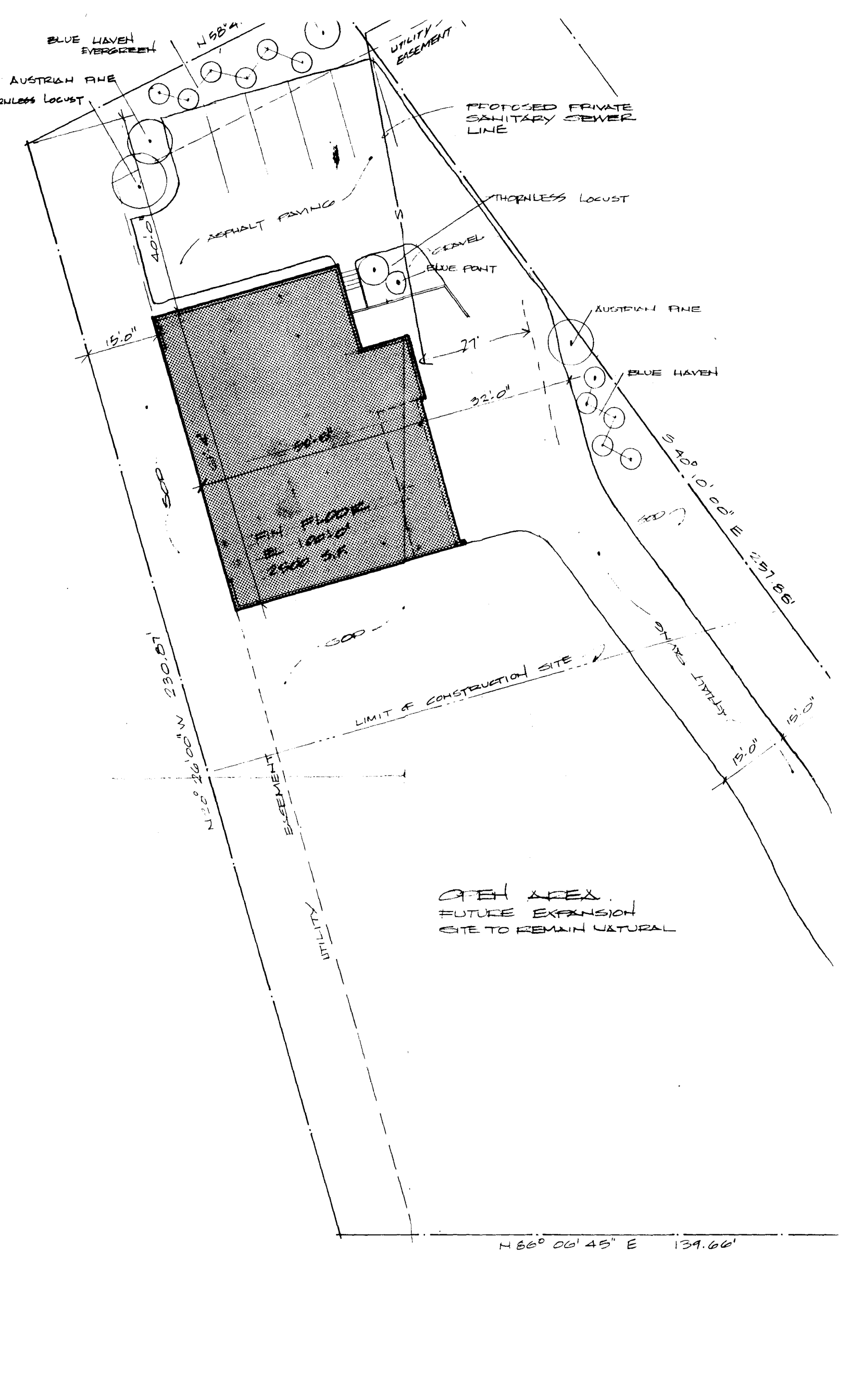
Approval ( )

Disapproval ( )

Remarks \_\_\_\_\_

Date \_\_\_\_\_, 19\_\_\_\_.

Note: This form is required by C.R.S. 106-3-37 (4) but is not a part of the regulations of the City of Grand Junction.



BLUE HAVEN EVERGREEN

N 58° 4'

UTILITY EASEMENT

AUSTRIAN PINE  
THORNLESS LOCUST

PROPOSED PRIVATE SANITARY SEWER LINE

ASPHALT PAVING

THORNLESS LOCUST

GRAVEL  
BLUE PANT

AUSTRIAN PINE

15'-0"

27'

BLUE HAVEN

32'-0"

S 40° 10' 00" E 257.86'

SOD

FIN FLOOR  
21,000 S.F.  
2500 S.F.

LIMIT OF CONSTRUCTION SITE

N 26° 26' 00" W 230.87'

EASEMENT

UTILITY

OPEN AREA  
FUTURE EXPANSION  
SITE TO REMAIN NATURAL

N 66° 06' 45" E 139.66'