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File 1976-0087

Date 5/8/00

Project Name: Pinyon Park II

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	*Summary Sheet – Table of Contents
		Application form
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		*Mailing list
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
		*Petitioner's response to comments
		*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 expiration date)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Follow-Up Form			
X		Review Sheets			
X		Letter from Karl Metzner to Pinyon Builders – 10/15/79			
X		Letter from James Roberts to Colorado Dept. of Pub. Health-3/14/77			
X		Application for Approval of Sewage Collection Facilities			
X	X	Letter from Ronald Rish to Rex Price – 1/9/80			
X	X	Final Plat Application			
X	X	Development Summary Form			
X		Sanitary Sewer Plan, Profile and Details			
X	X	Planning Commission Minutes – ** - 3/30/77			
X	X	Final Plat			

Subdivision Butler PARK

Date 12/18/76

Item # 87-76

Petitioner PINYON Builders

Preliminary Review Agencies Comments

Final Review Agencies Comments

MTN BELL - will require front lot line easements

1) MTN Bell - 15' front easmt.

Fire - 1 hydrant at either corner of 22nd & frontage road.

2) Public Service - 20' front lot line easement.

P.S. - 10' perimeter easement elec. & 6' gas along front lot lines.

3) Fire Dept. 1-hydrant on end of 22nd Ct.

City Utilities - show water & sewer lines.

3) Engineering - Question street section improvements. Recom. 44' mat 6' curbwalk 45' rad. imp. on cul.

City Eng. - HWY Dept. Approval, show storm drainage show street improvement.

~~Drainage~~ Drainage flows to east.

Action Taken

Action Taken

P.C. Approved 29 Dec. 1976

P.C. Approved 30 Mar 77

C.C. Approved 20 Jan 1977

C.C. Approved 6 Apr 77

Comments

Comments

subject to above instructions & requirements

1) Easements as required by MTN Bell & P.S.

2) Fire Hydrant

3) Approval of street section with on street parking & S.W. as required by engineering.

ITEMS REQUIRED FROM DEVELOPER

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

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: March 1, 1977

Development Name: Pinyon Park II Subdivision (Formerly Butler Park)
 Filing _____

Location of Development: TOWNSHIP 1S RANGE 1W SEC 13 1/4 SE

Owner(s) NAME R. Wesley Raley

ADDRESS P. O. Box 1347, Grand Junction, Co. 81501

Developer (s) NAME Pinyon Builder's Inc.

ADDRESS P. O. Box 1347, Grand Junction, Co. 81501

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
() Single Family	_____	_____	_____
() Apartments	_____	_____	_____
() Condominiums	_____	_____	_____
() Mobile Homes	_____	_____	_____
(x) Commercial	N. A.	<u>2.04</u>	<u>81.2</u>
() Industrial	N. A.	_____	_____
() Other (specify)	_____	_____	_____
	Street	<u>0.47</u>	<u>18.8</u>
	Walkways	_____	_____
	Dedicated School Sites	_____	_____
	Reserved School Sites	_____	_____
	Dedicated Park Sites	_____	_____
	Reserved Park Sites	_____	_____
	Private Open Areas	_____	_____
	Easements	_____	_____
	Other (Specify)	_____	_____
	TOTAL		

*By Map Measure 2.51 100%

Proposed Water Source(s) City of Grand Junction

Estimated Sewage Disposal Requirement 4800 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.

COLORADO DEPARTMENT OF HEALTH
Water Quality Control Division
4210 East 11th Avenue
Denver, Colorado 80220

APPLICATION FOR APPROVAL OF SEWAGE COLLECTION FACILITIES

(Submit two copies of Application with one set of design calculations, plans, and specifications unless State Grant is involved; then submit two copies of everything.)

Applicant: Pinyon Builders (Pinyon Park II Subdivision)

Address: P. O. Box 1347, Grand Junction, Co. 81501

(The following must be completed by the applicant or his designated representative.)

A. GENERAL INFORMATION:

1. Name of wastewater treatment facility to handle waste _____
City of Grand Junction Wastewater Treatment Plant.
Nature of proposed facility: Secondary w/trickling Filter
2. Design capacity of wastewater treatment plant:
Hydraulic (MGD) 6.0 Organic (BOD₅) 18,000
3. Present load to Plant:
Hydraulic (MGD) 4.7 Organic (BOD₅) 9,800
4. Proposed lift station, sewer or interceptor, when fully developed, will increase plant load to:
Hydraulic (MGD) 4.713 Organic (BOD₅) 9,826
This will bring the loading of the plant to 55 percentage of hydraulic and 79 percentage of organic capacity.
5. If an existing treatment plant has unused capacity, how much of this unused capacity has been obligated to other proposed developments?

Unused capacity is on a first come first serve basis.

B. LIFT STATION: N.A.

1. Is site subject to flooding? _____. On a separate sheet of paper describe protective measures to be taken.
2. Distance to nearest residences? _____
3. What steps are being taken to minimize or prevent overflows?

Where will overflow discharge to? _____
4. Is there a warning system in case of equipment failure _____
Is standby power provided? _____

c. SEWER OR INTERCEPTORS:

1. Size 8 Length 316 Maximum Capacity 0.9 mgd
(Pipe Diameter) (in feet)
2. Schematic diagram. Attach a schematic diagram showing sewage collection facility. This should include the hydraulic capacities and ownership of all downstream sewers and treatment plants. See Attached
3. At the present time, the subsequent receiving sewers or interceptors are carrying a peak flow of .01 and flowing at a depth of $\frac{1}{5}$ " (flow in cfs)
(in inches)
Flow checked in 6" line on 13th between Ute and Pitkin @ 11:00 A.M., Monday, March 14, 1977
4. Will the additional load from this proposed sewer or interceptor bring the sewage treatment works to within 95 percent of peak hydraulic capacity? No If so, identify what part of the sewage treatment works. _____

Will the additional load cause raw sewage to be discharged to the water of the State? No

See Section 25-8-103 (15), C.R.S. 1973 for the definition of "sewage treatment works."

5. Distance to the nearest water line: 18" Vertical
6. Will the sewer replace any existing septic tank and leach field systems? No If so, please identify _____

D. CONSULTING ENGINEER: Robert P. Gerlofs 243-5966
Consulting engineer's address and telephone: 825 Road
P. O. Box 2872, Grand Junction, Co. 81501

E. ADDITIONAL INFORMATION MAY BE REQUIRED BY THE DISTRICT ENGINEER.

3-15-76
Date

Larry J. Hansen
Signature of Applicant

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

Pinyon Park II Subdividion(Formerly Butler PK Fee Paid _____
 name of subdivision amount date

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

Pinyon Builder's Inc. _____
 name name name

P. O. Box 1347, Grand Junction, Co. 81501 _____
 address address address

245-3733 _____
 business phone business phone business phone

A. Total Subdivision submitted Yes, portion _____
 Eighteen (18) copies submitted Yes date March 1, 1977

B. Revisions to Preliminary Plat? _____
 yes no

If so, list (add attached sheets if necessary) NA

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

- (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
 X
 X

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
 X
 NA
 NA

This application completed by:

Robert P. Gerlofs
name

_____ name

P. O. Box 2872, Grand Junction, Co. 81501
address

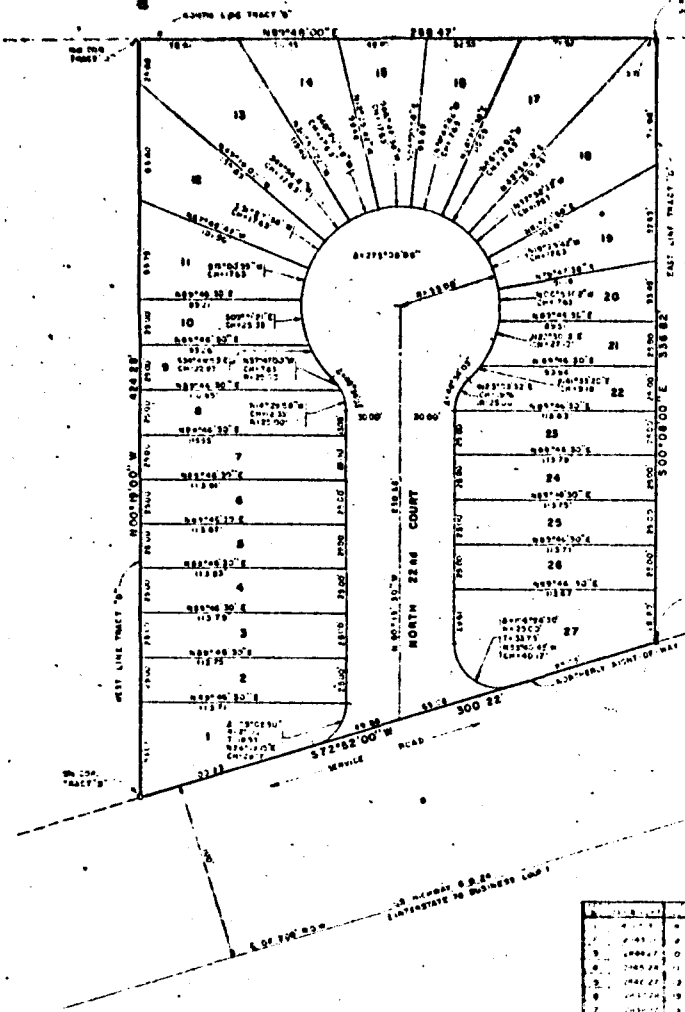
_____ address

Thomas A. Logue
signature

3/1/77
date

Thomas A. Logue

PINYON PARK II SUBDIVISION



- LEGEND**
- indicates 8 1/2" Meter and Movement
 - indicates 8 1/2" Meter and Movement
 - indicates 8 1/2" Meter



SCALE 1" = 60'

AREA QUANTITIES

Total Area in Lots	2,002.46 sq. ft.
Total Area in Street	2,472.41 sq. ft.
Total Area	4,474.87 sq. ft.

LOT AREAS

Lot No.	Area (sq. ft.)	Area (sq. m.)
1	1,123.71	103.41
2	1,123.71	103.41
3	1,123.71	103.41
4	1,123.71	103.41
5	1,123.71	103.41
6	1,123.71	103.41
7	1,123.71	103.41
8	1,123.71	103.41
9	1,123.71	103.41
10	1,123.71	103.41
11	1,123.71	103.41
12	1,123.71	103.41
13	1,123.71	103.41
14	1,123.71	103.41
15	1,123.71	103.41
16	1,123.71	103.41
17	1,123.71	103.41
18	1,123.71	103.41
19	1,123.71	103.41
20	1,123.71	103.41
21	1,123.71	103.41
22	1,123.71	103.41
23	1,123.71	103.41
24	1,123.71	103.41
25	1,123.71	103.41
26	1,123.71	103.41
27	1,123.71	103.41

BEFORE ME, the undersigned authority, on this _____ day of _____, 19____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____.

Notary Public in and for the State of _____

Witness my hand and seal this _____ day of _____, 19____.

Notary Public

Approved for filing and for recording this instrument, I, _____, County Clerk of _____ County, Oregon, do hereby certify that the instrument is in conformity with the laws of Oregon, and that the instrument is a true and correct copy of the original as recorded in my office.

Recorded in _____
Filed for recording _____

State of Oregon
County of _____

Witness my hand and seal this _____ day of _____, 19____.

County Clerk



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

January 9, 1980

Mr. Rex Price
Paragon Engineering, Inc.
P. O. Box 2872
Grand Junction, CO 81501

File

Dear Rex:

RE: Pinyon Park II

The street (22nd Court) constructed in the above subdivision was final-inspected on December 11, 1979, and apparently the construction is complete and acceptable to the City. We received the required construction test results yesterday and previously received the as-built drawings which acknowledge the facilities have been constructed in accordance with the approved plans and specifications.

In light of the above, the streets and storm drainage facilities for Pinyon Park II are accepted by the City and we are now responsible for maintenance of those facilities.

Very truly yours,

Ronald P. Rish, P.E.
City Engineer

cc: Wally Smith - Elam Const.
Cline
Kenney
McKee
Metzner ✓
Patterson