

# Table of Contents

File 19910044

Name: Ptarmigan Estates - 2380 East Piazza Lane

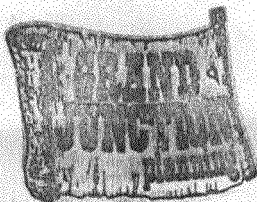
P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
---------------------------------	---------------------------------	--

X	X	<b>Table of Contents</b>
		<b>Review Sheet Summary</b>
		Application form
		Review Sheets
X		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, easements
		<b>*Mailing list to adjacent property owners</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 non-bound reports
		Traffic studies
		<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>

**DOCUMENT DESCRIPTION:**

X		Development Application - 6/14/91	X	X	Letter from Bill Cheney to John Siegfried re: street acceptance - 11/19/91
X		Treasurer's Certificate of Taxes - 10/4/90	X	X	Letter from Don Newton to Joh Siegfried re: reinspected on 12/13/91 and all deficiencies corrected - 1/17/92
X	X	Temporary Easement - 7/15/91	X		Sewer Plan and Utility Composite
X	X	Minutes from Utility Coordinating Committee Meeting - 7/10/91	X		Final Plat - ** - historical GIS maps
X	X	Planning Clearance - **			
X		Certification of Plat			
X		Commitment for Title Ins. - 5/16/91			
X	X	Indexing Information Sheet			
X	X	Utility Coordinating Committee approval letter - 7/10/91			
X	X	Letter from Don Newton to John Siegfried re: items noted as a result of this inspection - 8/24/91			

A



Receipt # 4289  
Date Rec. 6-14-91  
Received By [Signature]

# DEVELOPMENT APPLICATION

We, the undersigned, Being the owners of property situated in Mesa County, State of Colorado, as described on the attached legal description form do hereby petition this:

Type of Petition	Sq.Ft	Phase	Common Location	Zone	Type of Usage
<input checked="" type="radio"/> RESUBDIVISION Subdivision Plat/Plan		<input type="radio"/> Minor <input type="radio"/> Major	2380 EAST PIAZZA PLACE	PR	
<input type="radio"/> Rezone				Frm <input type="checkbox"/> To <input type="checkbox"/>	
<input type="radio"/> Planned Development		<input type="radio"/> ODP <input type="radio"/> Prelim <input type="radio"/> Final			
<input type="radio"/> Conditional Use					
<input type="radio"/> Hwy-Oriented Development				H.O.	
<input type="radio"/> Text Amendment					
<input type="radio"/> Special Use					
<input type="radio"/> Vacation					<input type="radio"/> Right-of-way <input type="radio"/> Easement

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

<u>John A. Siegfried</u>		
Name	Name	Name
<u>Box 9088</u>		
Address	Address	Address
<u>Grand Junction</u>		<u>SAME</u>
City/State	City/State	City/State
<u>241-7025</u>		
Business Phone #	Business Phone #	Business Phone #

Note: Legal property owner is owner of record on date of submittal.

Original  
Do NOT Remove  
From Office



WE HEREBY ACKNOWLEDGE THAT WE HAVE FAMILIARIZED OURSELVES WITH THE RULES AND REGULATIONS WITH RESPECT TO THE PREPARATION OF THIS SUBMITTAL, THAT THE FOREGOING INFORMATION IS TRUE & COMPLETE TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME THE RESPONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION AND THE REVIEW SHEET COMMENTS. WE RECOGNIZE THAT WE OURSELVES, OR OUR REPRESENTATIVE(S) MUST BE PRESENT AT ALL HEARINGS. IN THE EVENT THAT THE PETITIONER IS NOT REPRESENTED, THE ITEM WILL BE DROPPED FROM THE AGENDA, AND AN ADDITIONAL FEE CHARGED TO COVER RE-SCHEDULING EXPENSES BEFORE IT CAN AGAIN BE PLACED ON THE AGENDA



44 91

Signature of person completing application

Date

Signature of property owner(s) - attach additional sheets if necessary

UTILITY COORDINATING COMMITTEE MEETING  
AGENDA

TIME: 1:30 P.M.

DATE: WEDNESDAY, JULY 10, 1991

PLACE: PUBLIC SERVICE MEETING ROOM, 2538 BLICHMANN AVENUE

\*\*\*\*\*  
OLD BUSINESS (continued from June 12, 1991)  
County Planning

- 1) C58-91 REPLAT OF REPLAT OF TRACT D, LOTS 3 & 4 and 8 & 9, MESA VALLEY ESTATES - FINAL PLAT (discussed in June)  
Location: 30-1/2 & F Roads  
Petitioner: Edison Construction

City Planning

- 2) C31-91 INDIAN WASH SUBDIVISION - FINAL PLAN  
Location: Northwest Corner of 29 & F Roads  
Petitioner: Sennern Construction
- 3) C33-91 UTILITY EASEMENT VACATION  
Location: 268 W. Parkview  
Petitioner: Jeannie Vaughn
- 4) C32-91 HORIZON GLEN SUBDIVISION  
Location: North of Horizon Drive  
Petitioner: S.L. Ventures

NEW BUSINESS

City Planning

- 5) 43-91 RESUBDIVISION - LINDA LANE  
Petitioner: Robert Farrell  
Location: 2220 Orchard Avenue
- 6) 44-91 RESUBDIVISION - PTARMIGAN ESTATES  
Petitioner: John Siegfried  
Location: 2380 E. Piazza Lane
- 7) 41-91 COLONY PARK PRELIMINARY PLAT  
Petitioner: Alco Building Co.  
Location: SE of Patterson Road & 25-1/2 Road
- 8) 46-90 REPLAT OF LOTS 4 & 5, DENVER RIO GRANDE WESTERN RAILROAD FILING 6  
Petitioner: Denver Rio Grande Western Railroad  
Location: S. 5th & S. 6th, North of railroad tracks
- 9) 42-91 EASTGATE VILLAGE TOWNHOMES  
Petitioner: Robert Dorsey  
Location: Elm Avenue & 28-1/4 Road

NEW BUSINESS (cont'd)

County Planning:

- 10) C55-91 REPLAT OF LOT 8, BLOCK 4 VILLAGE NINE SUBDIVISION  
FILING 3 AND LOT 40 & 41, BLOCK 6 VILLAGE NINE SUBDIVISION  
FILING 4

Petitioners: Sandra Kipp and Gary Rinderle  
Location: B-1/2 & 28 Roads, Village Nine Subdivision

- 11) C34-91 JOE NEWMAN MINOR SUBDIVISION - FINAL PLAT

Petitioner: Joe Newman  
Location: 20-1/2 & I Roads (Mid-Valley)

- 12) C41-91 ROSEWOOD III - REPLAT OF LOT 2, ROSEWOOD II - FINAL PLAT

Petitioners: Jerry & Janet Elliott  
Location: 22 Road & H.50 Line (Mid-Valley)

- 13) C42-91 REPLAT OF LOT 2, FOSTER SUBDIVISION - FINAL PLAT

Petitioners: S. L. Ventures and Margaret Foster  
Location: South of G Road and West of 27 Road

- 14) C31-91 AMERICAN AUTO SALVAGE - CONDITIONAL USE PERMIT - REVIEW  
OF SITE PLAN

Petitioner: Butch Jarvis  
Location: 2773 D Road

- 15) C40-91 WESTERN COLORADO SPORTING CLAYS - CONDITIONAL USE PERMIT  
REVIEW OF SITE PLAN

Petitioner: Western Colorado Sporting Clays  
Location: 1399 45.5 Road, Mesa Area

- 16) DISCUSSION OF MESA COUNTY PLANNING COMMISSION AGENDA - 7/18/91

- 17) GEOTECH VICINITY PROPERTIES

- 18) UTILITY PROJECT COORDINATION

- 19) ADJOURNMENT

\*\*\*\*\*

If you have any questions on this agenda, please call 244-1636 or 244-1771.

DEVELOPMENT FILE # 44-91, REPLAT OF LOT ONE, BLOCK ONE, PTARMIGAN  
ESTATES SUBDIVISION, LOCATED AT 2380 EAST PIAZZA LANE IN THE CITY  
OF GRAND JUNCTION HAS BEEN REVIEWED AND APPROVED BY THE UTILITY  
COORDINATING COMMITTEE.

  
\_\_\_\_\_  
CHAIRMAN

JULY 10, 1991

TEMPORARY EASEMENT

GRANTOR: T. L. Benson  
2357 E. Piazza  
Grand Junction, CO 81506


GRANTEE: City of Grand Junction

CONSIDERATION: \$10 and other good and valuable consideration.

DESCRIPTION: A temporary cul-de-sac located in Lot 10 of Jaynes Subdivision, adjacent to East Piazza Place, described as a portion of a circle, the radius of which is 40 feet East of, and perpendicular to, the center of East Piazza Place where it intersects the West line of said Lot 10, such that the intersection of East Piazza Place with the said West line is a chord of that circle. This easement is located in Mesa County, Colorado.

DURATION: This easement shall exist until Applewood Street and East Piazza Place are constructed to intersect in Lot 10 of Jaynes Subdivision, thereby making the cul-de-sac unnecessary for emergency vehicle turnaround.

DATED: July 15<sup>th</sup> 1991.

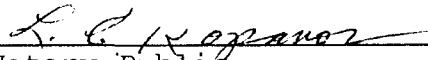
  
\_\_\_\_\_  
T. L. Benson

STATE OF COLORADO     )  
                                  ) ss.  
COUNTY OF MESA         )

Subscribed and sworn to before me this 15<sup>th</sup> day of July, 1991 by T. L. Benson.

My commission expires:

March 17, 1993

  
\_\_\_\_\_  
Notary Public  
759 Horizon Dr. Suite J  
Grand Junction, Co 81506

S89°55'46"E 240.65

S89°55'46"E

120.00

120.65

20'

159.35

N00°01'19"E 138.69

N00°01'19"E 130.76

N00°01'19"E 133.33

133.53

20' Utility & Irrigation easement

4  
0.57 ACRES

5  
0.43 ACRES

6  
0.43 ACRES

N45°00'00"W  
29.72

S45°00'00"E  
27.74

N77°51'28"W  
127.18

IRR. ESMT. 74.32

N89°38'46"W 231.04

N89°38'46"W

74.47

N89°38'46"W 231.04

D = 53°26'03"  
R = 117.50  
A = 109.58  
C = 105.65  
S63°38'12"W

B L O C K  
T W O  
1  
2

25.00 25.00

ZZA PLACE

COMPUTER FILES INDEXING  
INFORMATION SHEET

1. File Number 44-91
2. Type of Application Resubdivision
3. Name of Project Ptarmigan Estates
4. Address of Project 2380 East Piazza Lane
5. Name of Applicant John A. Siegfried
6. Co-Applicant \_\_\_\_\_
7. Census Tract \_\_\_\_\_ Traffic Zone \_\_\_\_\_
8. Land Use Type Residential
9. Action Date \_\_\_\_\_ By \_\_\_\_\_
10. Action Taken \_\_\_\_\_
11. Suspense Date(s) \_\_\_\_\_

NOTE:

A CHECK FOR \$1500.<sup>00</sup> HAS BEEN ISSUED TO THE CITY FOR THE GUARANTEE OF IMPROVEMENTS. THE CHECK IS LOCATED IN THE CITY CLERKS OFFICE IN A FILE LABELED "LETTERS OF CREDIT"

11-20-91 → Check was given to Jim Flynn in Finance for Deposit. When improvements are completed and accepted by the city, a city check will issued to the "developer" for reimbursement.





City of Grand Junction, Colorado  
81501-2668  
250 North Fifth Street

August 24, 1991

Mr. John Siegfried  
P.O. Box 9088  
Grand Junction, Colorado 81502

RE: Ptarmigan Estates Final Inspection of Streets

Dear John:

The extension of East Piazza Place to Station 8+35.42 was inspected by me on August 14, 1991 at the request of Lewis Hoffman.

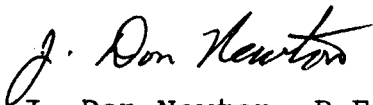
The following items were noted as a result of this inspection:

1. The extension of E. Piazza Place was constructed without our knowledge and without approved plans.
2. There appears to have been no inspection or supervision of the street extension.
3. A water valve box at the east end of the street needs to be raised to grade.
4. Approximately 60 feet of concrete gutter is flat and does not drain on the east side of the street south of station 6+28. This will need to be replaced so that water does not stand in the gutter or on the street pavement. Please submit your plan for these repairs for my review before any concrete or asphalt pavement is removed.
5. Show actual elevations of all curb, gutter and sidewalk on "as built" drawing.
6. Results of compaction testing have been received for street subgrade, base course and asphalt pavement. In the future please show station and offset location of all tests.
7. Items noted during 1990 final inspection of East Piazza Place, Ptarmigan Piazza and the intersecting traffic circle have been corrected. These streets are hereby accepted for future maintenance by the City.

Upon completion and reinspection of items 3 and 4 above and after acceptance of the sanitary sewer extension by Bill Cheney, the extension of East Piazza Place will be accepted subject to a one year warranty period. You will remain responsible for maintenance of the temporary gravel cul-de-sac at the end of East Piazza Place.

Please consider this letter as notice that any street, utilities, or other improvements constructed in the future without approved plans, and minimum acceptable inspection and supervision will not be accepted by the City.

Sincerely,

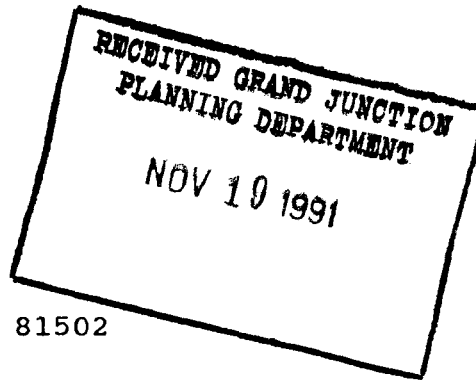


J. Don Newton, P.E.  
City Engineer

xc: Jim Shanks  
Bennett Boeschenstein  
Mark Achen  
Dave Thornton  
Doug Cline  
Walt Hoyt  
Robert Coburn  
Bill Cheney  
T.L. Benson



City of Grand Junction, Colorado  
81501-2668  
250 North Fifth Street



November 19, 1991

John Siegfried  
P.O. Box 9088  
Grand Junction, CO 81502

Re: Ptarmigan Estates Replat of Lot 1 - Street Acceptance

Dear John:

On August 24, 1991 Don Newton sent you a letter of acceptance for certain portions of Ptarmigan Estates development. Included in the letter were requirements to replace a portion of the curb and gutter along East Piazza Place to improve the drainage. Has the work been completed as required? If so, the work needs to be inspected by a representative of the City. No further sewer clearances or planning clearances will be issued for the three lots formed as a result of the replat of Lot 1 until the above referenced improvements have been inspected and accepted by the City.

Please contact either Don Newton or myself if you have any questions pertaining to the street acceptance.

All information on the sewer has been submitted and approved. The sanitary sewer line in East Piazza Place is therefore accepted for operation and maintenance by the City as managers of the 201 sewer system. The developer remains responsible for any failure of the system or any trench settlement for a period of one year from this date of acceptance.

Sincerely,  
FOR THE CITY OF GRAND JUNCTION

Bill Cheney, Utility Engineer

cc: Jim Shanks, Public Works Director  
Don Newton, City Engineer  
Bennett Boeschenstein, Community Development Director  
Dave Thornton, Planner  
Walt Hoyt, Inspection Supervisor  
Sandi Glaze, Utility Billing  
T.L. Benson, Developer

*Dave - FY1*



January 17, 1992

City of Grand Junction, Colorado  
81501-2668  
250 North Fifth Street

John Siegfried  
P.O. Box 9088  
Grand Junction, CO 81502

Re: Ptarmigan Estates Replat of Lot 1 - Street Acceptance

Dear Mr. Siegfried:

The extension of East Piazza Place was reinspected on December 13, 1991 and all deficiencies were found to be corrected.

The construction record drawing was updated and received in December, 1991.

In light of the above, the street improvements are hereby accepted for future maintenance by the City. You will be responsible for the repair or replacement of any failures in the street pavement or in the curb, gutter, and sidewalk for a period of one year beginning on December 13, 1991.

You will also remain responsible for maintenance of the temporary gravel cul-de-sac at the end of East Piazza Place until the street is extended or a permanent cul-de-sac is constructed.

Sincerely,

A handwritten signature in cursive script that reads "J. Don Newton".

J. Don Newton

xc: Mark Relph  
Bill Cheney  
Bennett Boeschstein  
~~Kathy Portner~~  
Walt Hoyt  
Doug Cline  
T.L. Benson  
Lewis Hoffman, Q.E.D.  
File

DN:file:siegfriede.pta

*File 44-91*

SUB NO. SB-44-91

FRED A. WEBER  
MESA COUNTY SURVEYOR  
531 WHITE AVE  
GRAND JUNCTION, COLO. 81501

RESIDENCE  
(303) 434-7772

OFFICE  
COUNTY COURT HOUSE  
(303) 244-1821

To: Monika Todd, Mesa County Clerk & Recorder.

This is to certify that the SUBDIVISION PLAT described below

**REPLAT OF LOT 1, BLOCK ONE  
PTARMAGAN ESTATES.**

has been reviewed under my direction as Mesa County Surveyor and that to the best of my knowledge it conforms with the necessary requirements pursuant to the Colorado Revised Statute 1973 38-51-102 for the recording of Land Survey Plats in the records of the County Clerk Office.

This approval does not certify as to the accuracy of Surveys, Drafting, Calculations, nor to the possibility of omissions of easements and other Rights of Way or Legal Ownerships.

Dated this 27 day of AUGUST 1991.

Signed: Fred A. Weber  
Fred A. Weber, Mesa County Surveyor.

**NOTE**

The recording of this plat is subject to all Approved Signatures & Dates.  
F.W.

RECORDED IN MESA COUNTY RECORDS

DATE: \_\_\_\_\_

TIME: \_\_\_\_\_

BOOK: \_\_\_\_\_ PAGE \_\_\_\_\_

RECEPTION NO: \_\_\_\_\_

1579398 01:43 PM 08/27/91  
MONIKA TODD CLK&REC MESA COUNTY CO

SB-44-91

*64784*  
*24*

**TEMPORARY EASEMENT**

GRANTOR: T. L. Benson  
2357 E. Piazza  
Grand Junction, CO 81506

GRANTEE: City of Grand Junction

CONSIDERATION: \$10 and other good and valuable consideration.

DESCRIPTION: A temporary cul-de-sac located in Lot 10 of Jaynes Subdivision, adjacent to East Piazza Place, described as a portion of a circle, the radius of which is 40 feet East of, and perpendicular to, the center of East Piazza Place where it intersects the West line of said Lot 10, such that the intersection of East Piazza Place with the said West line is a chord of that circle. This easement is located in Mesa County, Colorado.

DURATION: This easement shall exist until Applewood Street and East Piazza Place are constructed to intersect in Lot 10 of Jaynes Subdivision, thereby making the cul-de-sac unnecessary for emergency vehicle turnaround.

DATED: July 15<sup>th</sup> 1991.

T. L. Benson  
T. L. Benson

STATE OF COLORADO    )  
                                  ) ss.  
COUNTY OF MESA        )

Subscribed and sworn to before me this 15<sup>th</sup> day of July, 1991 by T. L. Benson.

My commission expires:

March 17, 1993

L. C. Kapanen  
Notary Public  
759 Horizon Dr. Suite J  
Grand Junction, CO 81506

Need to Show  
40' <sup>REA</sup> EASEMENT

---

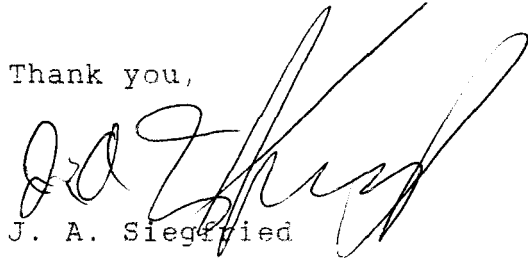
Amendment to Restrictive  
Covenants! ~~DONE ON~~  
~~PLAT~~

---

Regarding the REPLAT OF LOT 1 BLOCK 1, PTARMIGAN ESTATES:

This is a simple administrative replat of a 3.43 acre lot into 4 lots of .57, .43, .43, and 2.00 acres. Zoning of 4 per acre and the Ptarmigan Estates Covenants permit this. Improvements drawings have been submitted to the Utilities Engineer.

Thank you,

A handwritten signature in cursive script, appearing to read "J. A. Siegfried". The signature is written in black ink and is positioned above the typed name.

J. A. Siegfried

# 1 9 1  
Original  
Do NOT Remove  
From Office



AVIGATION EASEMENT

THIS EASEMENT is made and entered into by and between the WALKER FIELD, COLORADO, PUBLIC AIRPORT AUTHORITY, a body corporate and politic and constituting a political subdivision of the State of Colorado, hereinafter called GRANTEE, and Pharigan Properties hereinafter, GRANTOR;

WHEREAS, Grantee is the owner and operator of Walker Field Airport situated in the County of Mesa, State of Colorado, and in close proximity to the land of Grantor, and Grantee desires to obtain and preserve for the use and benefit of the public a right of free and unobstructed flight for aircraft landing upon, taking off from, or maneuvering about said airport; and

WHEREAS, Grantor is the owner in fee simple of that certain parcel of land situated in the County of Mesa, State of Colorado, to wit:

Pharigan Ridge Filing no. One,

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor, for himself, his heirs, administrators, executors, successors and assigns, does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns, for the use and benefit of the public, an easement and right of way appurtenant to Walker Field Airport, for the passage of all aircraft ("aircraft" being defined for the purposes of this instrument as any device known or hereafter invented, used or designed for navigation or flight in the air) by whomsoever owned and operated, in the navigable airspace above the surface of Grantor's Property to an infinite height above said Grantor's property, together with the right to cause in said airspace such noise and vibrations, smoke, fumes, glare, dust, fuel particles and all other effects that may be caused by the normal operation of aircraft landing at or taking off from or operating at or on said Walker Field Airport, and Grantor hereby waives, remises and releases any right or cause of action which Grantor now has or which Grantor may have in the future against Grantee, its successors and assigns, due to such noise, vibrations, smoke, fumes, glare, dust, fuel particles and all other effects caused by the normal operation of such aircraft.

FURTHER, Grantor hereby covenants, for and during the life of this easement, that Grantor:

(a) shall not hereafter construct, permit or suffer to maintain upon said land any obstruction that extends into navigable airspace required for use of said airport runway surfaces; (Navigable airspace is defined for the purpose of this instrument

as airspace at and above the minimum flight altitudes, including take off and landing, as prescribed in Federal Aviation Administration Federal Air Regulations Part 91, and as such regulations are amended.)

(b) shall not hereafter use or permit or suffer use of said land in such a manner as to create electrical or electronic interference with radio communication or radar operation between the installation upon Walker Field Airport and aircraft, or to make it difficult for flyers to distinguish between airport lights and others or to result in glare in the eyes of flyers using the said airport, or to impair visibility in the vicinity of the airport, or otherwise to endanger the landing, taking off or maneuvering of aircraft.

Grantor agrees the aforesaid covenants and agreements shall run with the land for the benefit of Grantee, its successors and assigns, until said airport shall be abandoned and shall cease to be used for public airport purposes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this 20th day of February, A.D. 1991.

John A. Siegfried  
\_\_\_\_\_  
Pres. Ptarmigan Investments, Inc.  
(Title)

STATE OF COLORADO     )  
                                  ) ss.  
COUNTY OF MESA        )

The foregoing instrument was acknowledged before me this 20th day of February, A.D. 1991, by JOHN A. SIEGFRIED, PRESIDENT, PTARMIGAN INVESTMENTS, INC.

My Commission expires: 6-23-94.

Deva S. Lockhart  
\_\_\_\_\_  
Notary Public