

Date Received: 4/1/74

Item # 20-74
~~47~~

Request: Final Plat - SE 1/4 NE 1/4 of Sect. 10, T13,

Location: R-1-w No. of Margie St. East of Ella St.,

Location: and 247.14 feet West of 7th St.

Petitioner: Ronald E. & Susan M. Petts

Address: _____ Phone: _____

Advertised: _____ Date: _____

To Planning Comm: _____

Action: _____

Advertised: _____ Date: _____

To City Council: _____

Action: _____

Comments: _____

FIRST FRUITRIDGE SUBDIVISION FIRST ADDITION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned Ronald E. Potts and Susan Marie Potts are the owners of the real property situated in the City of Grand Junction, County of Mesa, State of Colorado and located within the Southeast Quarter of the Northeast Quarter of Section 10, Township 1 South, Range 1 West of the 11th Principal Meridian as shown on the accompanying plat hereto, said real property being more particularly described by notes and bounds as follows:

Beginning at a point, from whence the N.E. Corner S.E. 1/4 of Section 10, T.1 S. R.1 W. of the 11th Meridian bears East 247.41 ft. and N 00°30' E 325.0 ft.,
 thence West 204.5 ft.,
 thence N 60°30' E 120.25 ft.,
 thence East 204.5 ft.,
 thence S 60°30' W 120.25 ft. to the Point of Beginning.

That said owners have caused the said real property to be laid out and parceled as First Fruitridge Subdivision First Addition, a subdivision of a part of the City of Grand Junction, County of Mesa and State of Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone, electric and cable television lines, poles and cables; storm and sanitary sewer mains; water mains; gas pipe lines; and those portions of said real property which are labeled as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches flumes and conduits.

IN WITNESS WHEREOF said Ronald E. Potts and Susan Marie Potts have caused their names to be hereto subscribed this 27th day of March A.D. 1977.

Ronald E. Potts
Ronald E. Potts

Susan Marie Potts
Susan Marie Potts

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 27th day of March A.D. 1977 by Ronald E. Potts and Susan Marie Potts.

My Commission expires March 18, 1977
Witness my hand and official seal.

John C. [Signature]
Notary Public

CITY APPROVAL

This plat of First Fruitridge Subdivision First Addition, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado was approved and accepted on this _____ day of _____, 19____.

CITY OF GRAND JUNCTION

City Manager	By _____
Chairman, Grand Jct. City Planning Commission	Director of Engineering
Public Works Director	Public Works Director
	Public Works Director

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at _____ o'clock _____ A.M., 19____, and is duly recorded in Plat Book No. _____ Page _____.

Clerk & Recorder
Deputy

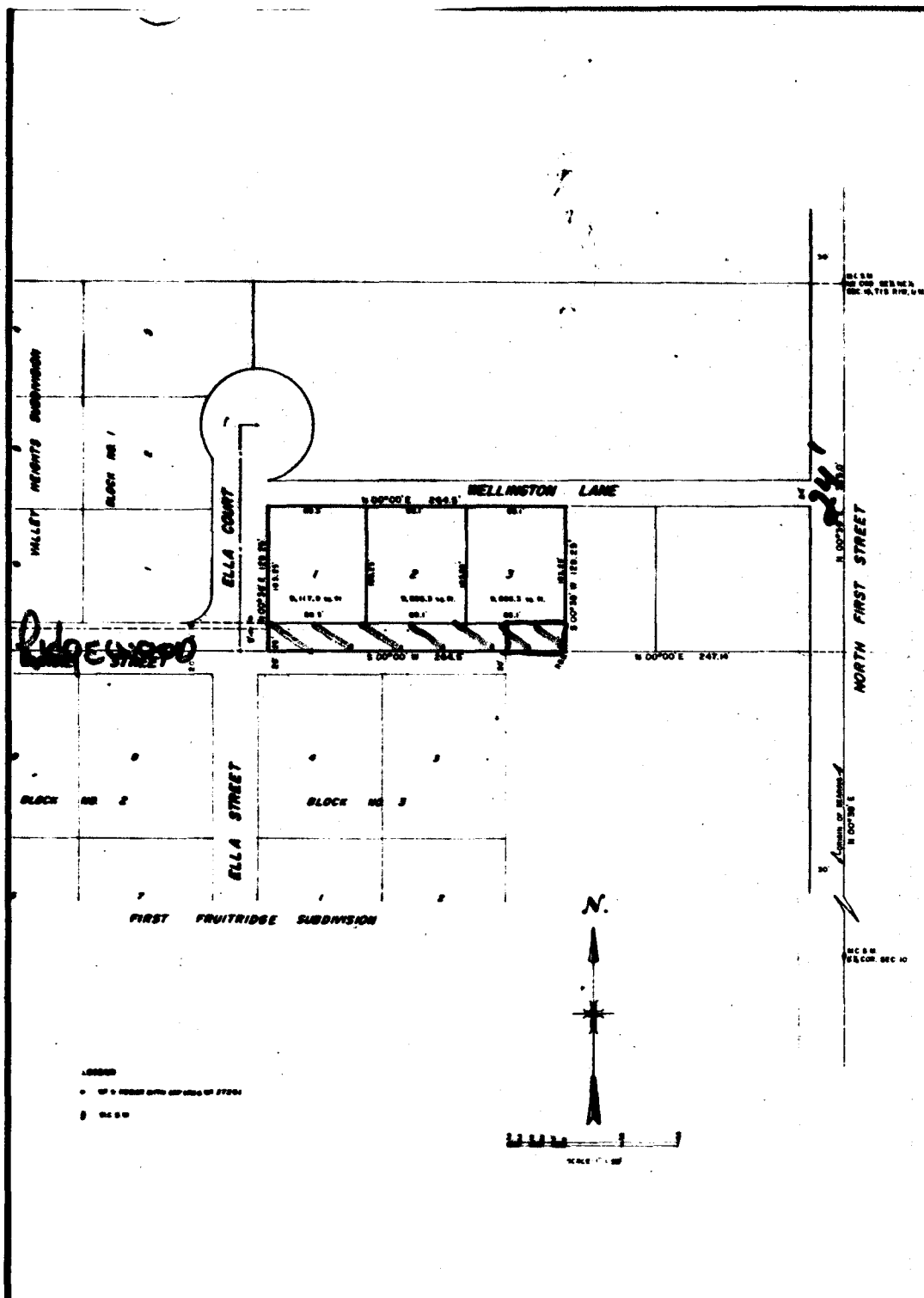
SURVEYOR'S CERTIFICATE

I, Clarence J. Blasen, do hereby certify that the accompanying plat of First Fruitridge Subdivision First Addition, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

Clarence J. Blasen
Registered Professional Surveyor

Approved for content and form only and not to the accuracy of surveys, calculations, and drafting Pursuant to C.R.S. 1983, 136-2-2 as Amended.

Mesa County Surveyor



FIRST FRUITRIDGE, 1st
PLAT OF
FIRST FRUITRIDGE SUBDIVISION
FIRST ADDITION
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

September 26, 1974

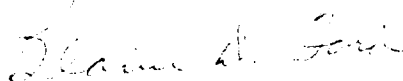
Grand Junction City Council
P.O. Box 968
Grand Junction, Colorado 81501

Dear Council Members:

As the owner of Lot 3, Block 3, of the First Fruitridge Subdivision, I have no objection to the vacation of the north ten (10) feet of the forty (40) foot Margie Street right-of-way east of Ella Street so long as the remaining thirty (30) feet is left for access to my lot.

I would request that easements be retained over the vacated portion to provide for existing utilities.

Sincerely,



Blaine D. Ford
2522 Mira Vista

Dear *Mr. Warner*

I'm writing this letter to each of you, because I seem to be unable to convey vocally our way of thinking and to make our request clear. As a result, I don't believe that the Planning Commission truly understands what we desire and what we feel is fair to all peoples involved.

Our request is a simple and honest one--fair, we feel, to everyone. We ask that you approve our subdivision contingent on the dedication of 6' additional right-of-way fronting West Wellington and vacating 10' previously dedicated right-of-way on the south side of our lots where the extension of Ridgewood Lane had originally been plotted. The additional right-of-way on Wellington would provide a nice street access to the houses farther west in the area and would not take excessive amounts of property from the neighboring property owners. It would also provide curb-gutter-sidewalk for the area. . . . The vacation of the right-of-way on the south would offer protection against a potentially serious situation for all property owners who would need to provide the remaining right-of-way to First Street. Right-of-way that would ruin their properties.

The corners required would assure a more permanent residential traffic situation--a protection extremely important for children. Lastly, we would have our land parcel divided into 3 building lots of desirable size-- 9889.23 sq. ft., reasonably over the 9000 sq. ft. minimum, with 88.1' frontage and 112.25' depth. This is a net gain of 4' in depth from the 108.25' and the total 9536.83 sq. ft. which we purchased. As approved by the Planning Commission, we would have 102.25' depth and a mere 9008.23 sq. ft.

In August, Mr. Warner checked with the Engineering Dept. for their recommendation and found that they could make West Wellington adequate access with an additional 6' right-of-way on the north of our lots. With the proposed 36' street there would be 12' driving lanes and curb-gutter-sidewalk, but no on-street parking. The lack of on-street parking could be an inconvenience to the residents except that the existing homes already have adequate off-street parking and the need for only 6' additional right-of-way will hurt, but not as badly as 15' or 25'--as would be needed to provide the on-street parking area.

✓ The Planning Commission on August 28th, approved our subdivision request providing we give the additional right-of-way. However, they denied action on our request for vacation of 10' right-of-way on the south.

We make this request for the 10' right-of-way vacation as a means of protecting ourselves and the property owners of the present and the future. Already there is a 20' drive cut in the recently added curb-gutter-sidewalk on Ella Ct. for a driveway access to the lot #3 on the plat.

Without the vacation on the south it is going to be extremely difficult for off-street parking to be provided on our three, then, bare-minimum lots.

If Ridgewood and Wellington both went thru from Ella Ct. to First street, it would mean a 36' right-of-way, Wellington, on the north and just 102.25' to the south a 40' right-of-way, Ridgewood Lane--a definite disadvantage to the people living between the two streets. Closing Wellington would likely be impossible because it would mean depriving the residents of access to their homes. It would also have a devastating affect on the other 4 persons who would have to sell or give right-of-way thru to First Street.

We ask that you take the necessary action to grant our request for 10' right-of-way vacation on the south of our lots. We feel that a true presentation of our position will enable you to understand our request.

If we fail to make this extra effort for the vacation of the previously dedicated right-of-way on the originally drawn Ridgewood Lane, we will have failed our original purpose--not to create unnecessary real or potential problems for our future neighbors and the area.

If the city maintained right-of-way for rearranging all the streets in town, we could understand their retaining the right-of-way for the same privilege on Ridgewood and Wellington!!

We definitely feel that over 4 months of dickering is more than long enough. Please, take time to closely examine our property, Wellington Avenue, Ridgewood Lane and Ella Ct. The efforts by the city have greatly improved the entire area. Wellington is no longer a mess but adequate access to the entire area.

We agree, if our request is granted, to participate in an improvement district to provide the curb-gutter-sidewalk on West Wellington Avenue. Thank you.

Sincerely,

Ronald and Susan Potts
(by Susan Potts)
Ronald and Susan Potts

Mr. Warner,

I have sent a copy of this letter to each member of the Planning Commission and City Council. I hope it helps all to see and understand our position. If also possible for you to help us on the City Council, we would greatly appreciate it.

Susan Potts

A BRIEF OUTLINE OF THE PROCEEDINGS:

We submitted our plat for the First Fruitridge Addition Subdivision for consideration in early April of this year. The first difficulty that arose was a request by the Planning Dept. for additional right-of-way on the south side of our lots to make it possible to someday punch Ridgewood Lane thru to First Street. We strongly opposed the request for two reasons--the greatest of which was that it would severely endanger the property of those persons living to the east of said right-of-way. The second reason was that we feel West Wellington Avenue can and will be adequate access and is already completed right-of-way to First Street.

After delayed investigation the Planning Dept. agreed with us and changed their request to a request for 15' on the north side of our lots for widening of Wellington. At that time we stood to make a net gain of 5' in depth of our lots because the Planning Dept. proposed the vacation of 20' right-of-way on the south (Ridgewood Lane)--leaving 20' access for lot #3 on the plat.

Again, we asked them to investigate the others in the area--the plans were to take 15' from all homes on the south and 15' from all homes on the north sides of Wellington. City Ordinance requires a 20' front yard and all homes on the north did not have enough frontage to give the 15' right-of-way. Property owners on the south side would have been hurt badly by loss of 15' for right-of-way.

Following another investigation came the demand, as it were, for 25' off the north of our lots and the 20' right-of-way vacation on the south. Again we opposed, with only a net loss of 5' in the depth of our lots and a 9096.33 sq.footage per lot. We opposed the 25' because it would have absolutely ruined Louis Brach's property by placing the street directly under his bedroom window and it would have greatly hurt the house owned by Mrs. Helen Stobaugh by putting the street about 15' from the front door.

The request was presented to the Planning Commission with the 25' dedication and the 20' vacation of right-of-way. We voiced our objections. The result was a tabling of our request and a special meeting so that the Planning Commission could hear from all residents of the general area. The discussion pertained to whether ~~or~~ not Wellington was wide enough for present and proposed usage--the general attitude indicated that it was not. In its state then, we agreed!!

The Subdivision request, without alteration, came up before the Planning Commission again in May. Because we still strongly opposed the 25' additional right-of-way, a decision on our request was postponed for 90 days until the August 28, meeting--for further study and recommendation by the Engineering Dept.