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File 1976-0085

Date 5/10/00

Project Name: Bell Ridge Subdivision

P	S	<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)		
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>				
X	X	Follow-Up Form		
X		Review Sheets		
X	X	Subdivision Summary Form		
X	X	Preliminary Plan Application		
X	X	Letter from James E. Patterson to Gerry Spomer – 2/10/83		
X	X	Attorney's Certificate		
X	X	Vicinity Map		
X	X	Letter from Elder, Phillips, Daniel & Phillips to City Council – 7/28/80		
X	X	Bell Ridge Subdivision Map		
X	X	Letter from Edward J. Settle to Ronald Rish – 2/24/77		
X	X	Letter from Frank J. Rozich to Edward Spomer – 2/17/77		

SUBDIVISION SUMMARY FORM

CITY OF GRAND JUNCTION

Date: November 29, 1976

Subdivision Name: BELL RIDGE SUBDIVISION

Filing _____

Location of Subdivision: TOWNSHIP 1 S RANGE 1 W SEC 1 1/4 NW

Owner(s) NAME Edward Spomer

ADDRESS 2623 G Road

Subdivider(s) NAME _____

ADDRESS _____

Type of Subdivision	Number of Dwelling Units	Area* (Acres)	% of * Total Area
<input checked="" type="checkbox"/> Single Family	<u>61</u>	<u>16.80</u>	<u>80.11</u>
<input type="checkbox"/> Apartments	_____	_____	_____
<input type="checkbox"/> Condominiums	_____	_____	_____
<input type="checkbox"/> Mobile Homes	_____	_____	_____
<input type="checkbox"/> Commercial	N. A.	_____	_____
<input type="checkbox"/> Industrial	N. A.	_____	_____
<input type="checkbox"/> Other (specify)	_____	_____	_____
Street	_____	<u>4.17</u>	<u>19.89</u>
Walkways	_____	_____	_____
Dedicated School Sites	_____	_____	_____
Reserved School Sites	_____	_____	_____
Dedicated Park Sites	_____	_____	_____
Reserved Park Sites	_____	_____	_____
Private Open Areas	_____	_____	_____
Easements	_____	_____	_____
Other (Specify)	_____	_____	_____
TOTAL	_____	<u>20.97</u>	<u>100.00</u>

*By Map Measure

Estimated Water Requirements 32025 gallons/day.

Proposed Water Source(s) Ute Water Conservancy District

Estimated Sewage Disposal Requirement 21350 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.

- (7) Location dimensions and names of proposed streets, alleys, easements, lot lines and public sites
- (8) Topography
- (9) Floodplain designation
- (10) Land Use breakdown - number and size of lots
- (11) Sites for multi-family residential, business, or non-public uses
- (12) Adjacent zoning
- (13) Names and Locations of adjoining subdivisions, names and dimensions of existing streets and other relevant data on adjoining properties
- (14) Location and size of existing utilities and proposed utility easements

X
X
X
X
X
X
X
X

Text

Eighteen (18) copies of text material in report form submitted yes X no _____
 If "no", explain:

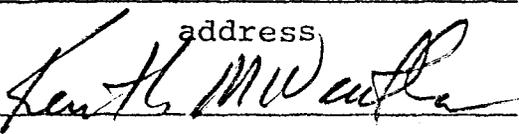
27-2.2 f

- (4) Copy of certificate of title with a list of all mortgages, judgments, liens, etc. of record.

Subdivision summary form

X

This application completed by:

<u>Nelson, Haley, Patterson and Quirk, Inc.</u>	
name	name
<u>760 Horizon Drive</u>	_____
address	address
<u></u>	_____
signature	date
Kenneth M. Weathers	

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.

Bell Ridge Subdivision Filing No. One Fee Paid \$290.00 1/31/77
 name of subdivision amount date

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

<u>Spomer Construction Company</u>	_____	_____
name	name	name
<u>2623 G Road</u>	_____	_____
address	address	address
<u>243-2507</u>	_____	_____
business phone	business phone	business phone

A. Total Subdivision submitted No, portion Yes
 Eighteen (18) copies submitted Yes date 1/31/77

B. Revisions to Preliminary Plat? Yes _____
 yes no

If so, list (add attached sheets if necessary) Easement as requested by utilities.

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 | <u>X</u> |
| c. (1) Name of Subdivision | <u>X</u> |
| (2) Date | <u>X</u> |
| (3) Legal Description of Property | <u>X</u> |
| (4) Control points, dimensions, angles, bearings | <u>X</u> |
| (5) Boundary lines, right-of-way lines, easements, ditches and lot lines with bearings and distances | <u>X</u> |
| (6) Streets and other rights-of-way - names and dimensions | <u>X</u> |
| (7) Location and Dimensions of easements | <u>X</u> |
| (8) Lots numbered and area of each lot in square feet | <u>X</u> |
| (9) Location and description of all monuments | <u>X</u> |
| (10) Statement of land ownership | <u>X</u> |
| (11) Dedication statement - easements, rights-of-way and public sites | <u>X</u> |

(12) Surveyor or Engineer Certification	<u>X</u>
(13) Appropriate certification blocks	<u>X</u>
(14) Clerk and Recorder Certification Block	<u>X</u>

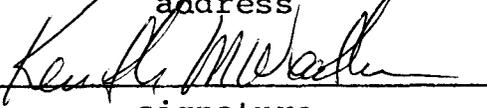
Supporting Documents

27-2.3	c. (13) Copy of certificate of title with list of all mortgages, judgments, liens, easements, contracts and agreements of record.	<u>X</u>
	(14) Proof of easement dedication	<u>X</u>
	d. (1) Improvements Guarantee	<u>X</u>
	(2) Composite Utility Plan	<u>X</u>

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	<u>X</u>
27-3.2	Streets, Alleys and Easements	<u>X</u>
27-3.3	Blocks	<u>X</u>
27-3.4	Lots	<u>X</u>
27-3.5	Sidewalks	<u>X</u>
27-3.6	Irrigation systems and design	<u>X</u>
27-3.7	Public Sites Reservations and Dedications	<u>X</u>

This application completed by:

Kenneth M. Weathers	
name	name
Nelson, Haley, Patterson & Quirk, Inc. 760 Horizon Drive Grand Junction, Colorado 81501	
address	address
	
signature	date

COST ESTIMATES
 BELL RIDGE SUBDIVISION FILING NO. 1
 GRAND JUNCTION, COLORADO

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
<u>STREETS</u>					
27 1/2 Rd (1/2 of 60' R.O.W.)		500	L.F.	\$ 11.63	\$ 5,815.00
4 foot Catch Basin		1	Ea	300.00	300.00
8" Drainage Pipe		50	L.F.	5.00	250.00
F 1/2 Rd (60' R.O.W.)		708	L.F.	30.86	21,848.88
Bell Ridge Court (50' R.O.W.)		479	L.F.	27.54	13,191.66
5 foot Valley Gutter		34	L.F.	4.00	136.00
Cul de Sac					2,611.00
<u>DRAINAGE</u>					
3 foot Valley Gutter		124	L.F.	3.00	372.00
<u>SANITARY SEWER</u>					
8" Sanitary Sewer Line		1723	L.F.	4.40	7,581.20
Manholes		10	Ea	500.00	5,000.00
<u>WATER LINES</u>					
8" Water Line		2240	L.F.	6.10	13,664.00
2" Water Line		130	L.F.	3.00	390.00
Fire Hydrants & Valve		4	Ea	800.00	3,200.00
Misc Fittings					1,500.00

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
<u>IRRIGATION</u>					
15"	RC Concrete (Class 3)	200	L.F.	\$ 11.20	\$ 2,240.00
18"	RC Concrete (Class 3)	280	L.F.	12.20	3,416.00
16"	A.C. Irrigation (T-80)	584	L.F.	11.00	6,424.00
8"	PVC Irrigation Pipe	600	L.F.	4.00	2,900.00
	Standard Manhole	3	Ea	400.00	1,200.00
	Outlet Structure	1	Ea	300.00	300.00
	Division Box	1	Ea	300.00	300.00
	Clean Out	1	Ea	250.00	250.00
					\$ 92,888.86

221000 J. Little

ATTORNEY'S CERTIFICATE

THIS IS TO CERTIFY that I have examined an Abstract of Title to the following described property, to-wit:

Lots 26 and 27 in Jayne's Subdivision,
in the City of Grand Junction; Mesa
County, Colorado.

which Abstract of Title was last certified to September 30, 1976, at 8:00 o'clock A.M. by the Transamerica Title Insurance Company, Robert Clayton Reece, Manager.

From my examination I find on the last mentioned date above that a good and marketable title to the property stood in the name of SPOMER CONSTRUCTION COMPANY, subject to the following liens and reservations, to-wit:

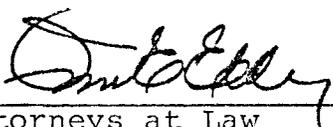
1. Subject to the usual reservations contained in the United States Patent.
2. Subject to a deed of trust dated October 15, 1976, executed by Spomer Construction Company, a Colorado corporation, in favor of Lawrence G. Hoggatt and Doris E. Hoggatt, as Trustees; and Frank J. Randall and Violet I. Randall, in the sum of \$102,000.00.

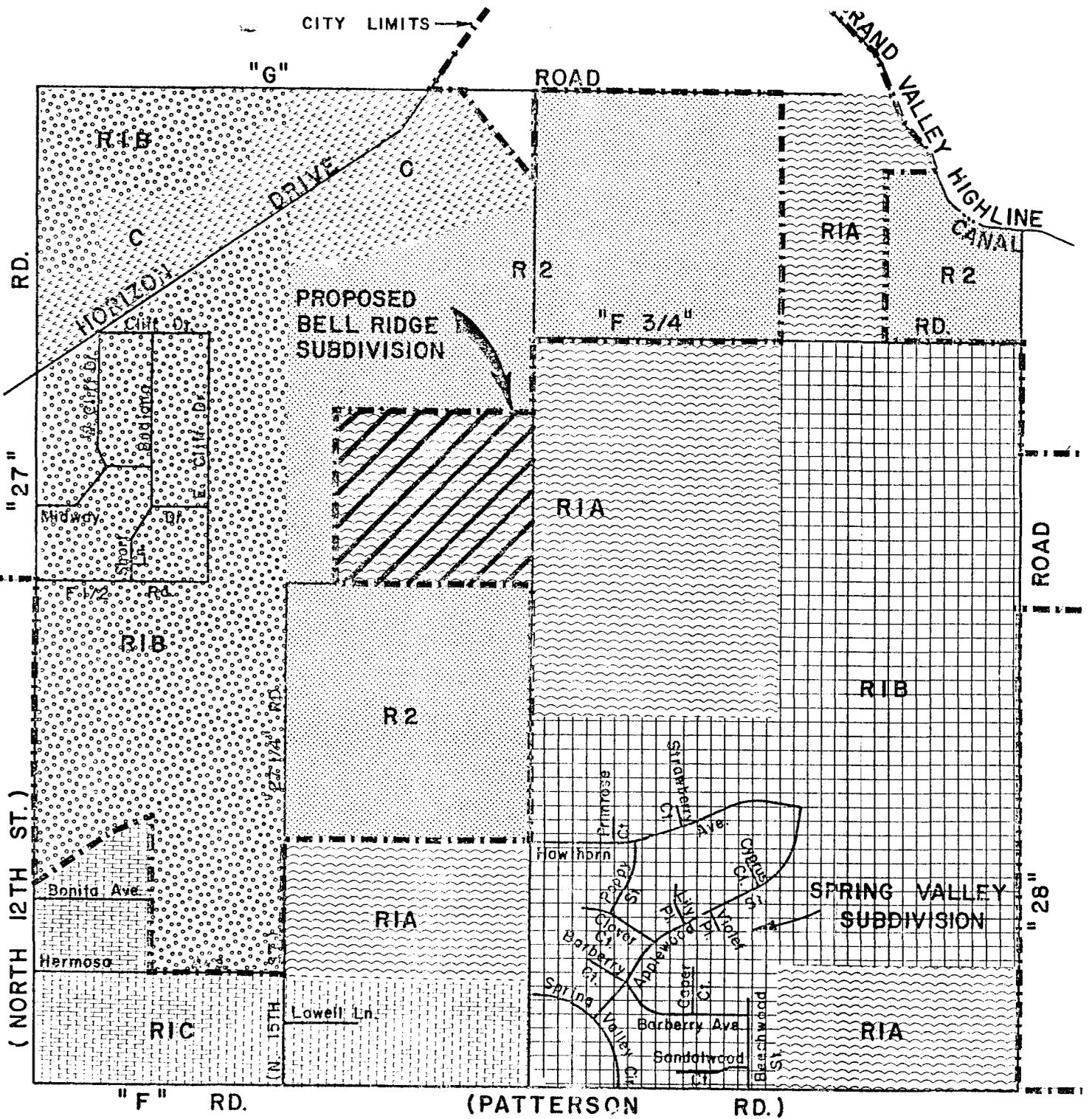
This certificate does not purport to cover questions of survey, unfiled mechanics liens, delinquent taxes not shown of record, or the rights of parties in possession, if any.

This certificate is prepared for the use of SPOMER CONSTRUCTION COMPANY, Grand Junction, Colorado, this 23rd day of November, 1976.

ELDER, PHILLIPS & CARPENTER

By.


Attorneys at Law
562 White Avenue
Grand Junction, Colorado 81501



VICINITY MAP
SCALE: 1" = 600'

FEB 22 1977

February 17, 1977

Mr. Edward Spomer
2623 G Road
Grand Junction, Colorado 81501

Re: Site Application for Sewer Line Extension for
Bell Ridge Subdivision - Mesa County - #2235

Dear Mr. Spomer:

This is to inform you that your "Application for Approval of Sewage Collection Facilities" for a sewer line extension project consisting of eight inch line for 61 lots in Bell Ridge Subdivision located in Mesa County, Colorado was approved by the Colorado Water Quality Control Commission at its meeting held on February 1, 1977. The flow from the Bell Ridge Subdivision will be treated by the City of Grand Junction wastewater treatment plant. This approval is subject to the following conditions:

1. A certification from the engineer must be furnished prior to commencement of operation stating that the facilities were constructed as shown on the plans submitted or a justification by the engineer and/or operating entity of any changes that were made.
2. This site approval will expire on February 1, 1978. If the construction of the project has not commenced by that date, you must reapply for a site approval.

The plans and specifications for the sewer line extension have been reviewed and meet the Colorado Department of Health Criteria Used in the Review of Wastewater Treatment Facilities.

This approval does not relieve the owner from compliance with all county regulations prior to construction nor from responsibility for proper engineering, construction and operation of the facility.

Mr. Edward Spomer
Bell Ridge Subdivision
February 17, 1977
Page 2

Please retain this letter for your permanent records.

Very truly yours,

FOR DIRECTOR, WATER QUALITY CONTROL DIVISION

Richard H. Bowman, P.E.
District Engineer

RHB:dec

cc: Mesa County Health Department
Mesa County Planning
City of Grand Junction
Nelson, Haley, Patterson & Quirk, Inc.
District Engineer

Approved By:

Frank J. Rosich, P.E. Director
Water Quality Control Division



City of Grand Junction, Colorado

February 24, 1977

Edward J. Settle
Nelson, Haley, Patterson and Quirk, Inc.
760 Horizon Drive
Grand Junction, Colorado 81501

Dear Mr. Settle:

Re: Bell Ridge Subdivision Filing No. 1

As requested, I have reviewed the detailed construction plans for Filing No. 1 submitted by you. I basically take no exception to the total subdivision design as presented but do have several detailed comments on the construction plans for streets and storm sewers and in response to several of these you have recently made some revisions to the plan details.

My comments in this letter are limited to Filing No. 1 and my current approval of the construction plans if revised to reflect those comments is limited to Filing No. 1.

Sheet 1:

1. How will storm drainage at west end of north gutter on F $\frac{1}{2}$ Road be outleted? Will it be ditched and will erosion control be provided?
2. What surfacing will be provided for the temporary cul-de-sac at west end of F $\frac{1}{2}$ Road?
3. Will erosion control be provided at storm gutter outlet near southeast corner of Filing No. 1?
4. When as-builts are submitted, they should include flowline elevations and location for pipe outlet from catch basin at B+25 on 27 $\frac{1}{2}$ Road.

Sheet 5:

1. Vertical face curb (City Standard) must be provided on 27 $\frac{1}{2}$ Road and F $\frac{1}{2}$ Road.
2. Street gutter cross-slope should be 1 inch per foot.

Sheet 9:

1. I assume Grand Valley Water Users Association has approved the details of the proposed irrigation system. This office is not in a position to comment on the design or details proposed for their system.

Sheet 11:

1. Will the existing 24 inch irrigation pipe along 27½ Road terminate and turn west at the manhole behind the sidewalk at F½ Road as shown on sheet 9? I believe sheet 11 may be in error.
2. Catch basin at 8+25, 27½ Road and outlet pipe should be shown on composite.

General:

1. Construction specifications for street and storm drainage were not submitted, but I assume the City Standard Specifications will be used to govern the work.
2. My letter to your office of February 15, 1977, concerning the City Engineer's policy on subdivision development process will be in effect for Bell Ridge Subdivision. Please make your client aware of our requirements.

Other than those specific comments listed above, consider the street and storm drainage construction plans for Bell Ridge Filing No. 1 to be approved by this office.

Very truly yours,

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

RPR/hm

cc - John Kenney
Jim Patterson
Don Warner

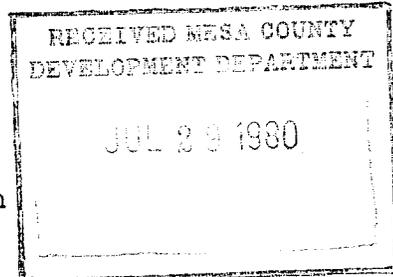
LAW OFFICES OF
ELDER, PHILLIPS, DANIEL & PHILLIPS
562 WHITE AVENUE
GRAND JUNCTION, COLORADO 81501

TOM E. ELDER
WALTER J. PHILLIPS
VICTOR J. DANIEL
W. BRUCE PHILLIPS

July 28, 1980

AREA CODE 303
TELEPHONE 243-0946

Grand Junction City Council
250 North 5th Street
Grand Junction, CO 81501



Re: Ed Spomer - Bell Ridge Subdivision

Ladies and Gentlemen:

Please be advised that we represent Edward Spomer and Spomer Construction Company.

It is our understanding that the County has adopted a resolution which has been set for hearing August 6, 1980, regarding a paving district which may affect the following described property owned by Spomer Construction Company:

Lot 1 in Block 3 of Bell Ridge Subdivision,
Filing No. 1;
and
Lot 15 in Block 2 of Bell Ridge Subdivision,
Filing No. 1, Mesa County, Colorado.

We have been advised that the County and the adjacent property owner, Henry Faussonne, would like Spomer Construction Company to pay two-thirds of the cost of 105 feet of street which would be located between the two above described parcels. It is our understanding that when Spomer Construction Company completed the improvements in Bell Ridge Subdivision, it was given permission to exclude from its development the construction of the 105 feet of street which, apparently, the County and Henry Faussonne now want constructed. It is our further understanding that an engineer for the City specifically indicated to Spomer Construction that if the section of street were ever needed by an adjacent property owner, no doubt, that property owner would pay for the cost of construction. Additionally, I would advise that a City Engineer sent the enclosed letter to Mr. Spomer accepting the improvements in the subdivision as they were when the subdivision was completed.

In light of the representations made to Mr. Spomer during the development of Bell Ridge Subdivision Filing No. 1 and in light of the proposed section of street benefitting neither of the above described lots, it would be imprudent and unfair

Grand Junction City Council
July 28, 1980
Page 2

for the City to require Spomer Construction Company to pay
for any part of the proposed section of street.

Please be advised that a member of this firm will be represent-
ing Spomer Construction Company at the August 6 hearing.

Yours very truly,

ELDER, PHILLIPS, DANIEL & PHILLIPS

By

VJD/kl

cc: Mesa ~~County~~ Development Department



City of Grand Junction, Colorado 81501
250 North Fifth St.,

February 10, 1983

Mr. Gerry Spomer
Spomer Construction
3636 Bell Court
Grand Junction, CO 81501

Dear Mr. Spomer:

Re: Bell Ridge Subdivision

On February 24, 1977, the City of Grand Junction approved the street and storm drainage construction plans for Bell Ridge Filing No. 1. Although the plans submitted included Filings No. 2 and No. 3, the review and approval was limited to Filing No. 1. This was made clear in a letter to Mr. Edward J. Settle, who at that time was with Nelson, Haley, Patterson and Quirk, Inc. The letter also requested that the developer be informed of the subdivision development process policy.

The improvements for Filing No. 1 were constructed with the exception of the street improvements on 27 $\frac{1}{2}$ Road which were shown on the plans as not being constructed. The improvements were accepted by the City on November 30, 1978.

Sometime later the City was asked to inspect some of the improvements that had been constructed in Filing No. 2. Those construction plans had not and have not yet been approved by the City. The improvements constructed at that time were in Bell Court. Some deficiencies were noted by the City and the City asked to be notified when those deficiencies had been corrected. We have heard nothing else on that to date.

Recently City personnel observed that additional improvements have been constructed in Filing No. 2 on 27 $\frac{1}{2}$ Road. The City had not received any communication regarding those improvements so I wrote you a letter on February 1, 1983, asking if you had any knowledge of those improvements. You referred me to Mr. Edward Settle who now works with Corn Construction Co. It is my understanding that Corn Construction Co. built the improvements on 27 $\frac{1}{2}$ Road.

Mr. Gerry Spomer
February 10, 1983
Page 2

The City policy for the subdivision development process requires that a registered professional engineer must observe or be familiar enough with the construction of the improvements to prepare and submit to the City a reproducible set of as-built drawings. The engineer must also certify that the improvements were built according to approved plans and City specifications. We also require certain construction tests such as compaction, concrete, and asphalt tests. The engineer certifying the construction should not be the contractor who constructed the improvements.

This letter is to advise you and the Planning and Development Department that the City will not accept the improvements in Filing No. 2 until some resolution of the matter of constructing improvements in public right of way without approved plans has been resolved.

Sincerely,



James E. Patterson, Jr.
Public Works Director

JEP/hm

cc - Ron Rish
Jim Wysocki
Gerald Ashby
Karl Metzner ✓
Dick Hollinger
Ed Settle
File