

# Table of Contents

File 1977-0061

Date 7/10/00

Project Name: Fairmont North Subdivision

	<b>S c a n n e d</b>	<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	<b>*Summary Sheet – Table of Contents</b>			
		Application form			
		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			
		<b>*Mailing list</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 nonbound reports			
		Traffic studies			
		Individual review comments from agencies			
		<b>*Consolidated review comments list</b>			
		<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>			
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>			
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>					
X	X	Follow-Up Form	X	X	Preliminary Plan
X		Review Sheets	X		Water and Sewer
X		Letter from Karl Metzner to Norman D. Jones – 12/30/77	X		Preliminary Plan Application
X	X	Final Plat Application	X		15 <sup>TH</sup> Street Cross Section
X	X	Development Summary Form	X		Utilities Composite Plan
X	X	Release of Improvement Agreement - **	X		Roadway Plan and Details
X	X	Letter from Steve Voytilla to City – 9/10/91			
X	X	Planning commission Minutes - ** - 12/28/77			
X	X	Letter from Ronal Rish to James Patty - 4/5/78			
X		Power of Attorney			
X	X	Letter from Thomas Logue to Planning Staff – 12/28/77			
X	X	Letter from Karl Metzner to B & S Company – 9/2/77			
X	X	Outline Development Plan			
X	X	Geologic Report			
X		Sanitary Sewer Plan, Details and Notes			

A. (18) copies of this application required. Numbering system corresponds with Grand Junction Development Regulations. Layouts and designs initiate for this application should incorporate the Design Standards reviewed in Section III of the regulation. If question not applicable, indicate by n/a.

B. Fairmount North  
name of subdivision

C. Owners and/or subdividers.

<u>B &amp; S. Company</u>	_____	_____	_____
name	name	name	name
<u>105 Red Mesa Heights, Grand Junction, Co. 81501</u>	_____	_____	_____
address	address	address	address
<u>243-1937</u>	_____	_____	_____
business phone	business phone	business phone	business phone

Designer:

<u>Paragon Engineering, Inc.</u>	<u>243-8966</u>
name	business phone
<u>P. O. Box 2872, Grand Junction, Co. 81501</u>	<u>Reg. No. 9402</u>
address	registration and number

D. Legal description. (Attach additional sheets as necessary). \_\_\_\_\_

Block 16, Fairmount Subdivision, City of Grand Junction.

Total acreage 8.3.

E. Eighteen (18) copies of map submitted yes \_\_\_\_\_ no \_\_\_\_\_  
If "no", explain.

The following check list shall be completed to insure that the map contains the essential information required by the subdivision regulations (see regulations for detailed information).

27-2.2 F. Scale and Size

(1) Proposed Name	_____ x _____
(2) Location and boundaries	_____ x _____
(3) Names and Addresses of subdivider and engineer or surveyor	_____ x _____
(4) Date of preparation	_____ x _____
(5) Total acreage	_____ x _____
(6) Location and dimensions for existing streets, alleys, easements and water courses	_____ x _____

- |                                                                                                                                              |    |
|----------------------------------------------------------------------------------------------------------------------------------------------|----|
| (7) Location dimensions and names of proposed streets, alleys, easements, lot lines and public sites                                         | x  |
| (8) Topography                                                                                                                               | x  |
| (9) Floodplain designation                                                                                                                   | NA |
| (10) Land Use breakdown - number and size of lots                                                                                            | x  |
| (11) Sites for multi-family residential, business, or non-public uses                                                                        | NA |
| (12) Adjacent zoning                                                                                                                         | x  |
| (13) Names and Locations of adjoining subdivisions, names and dimensions of existing streets and other relevant data on adjoining properties | x  |
| (14) Location and size of existing sewer and water lines and proposed utility easements                                                      | x  |
| (15) Location and size of proposed water and sewer taps                                                                                      | 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  
x

This application completed by:

Paragon Engineering, Inc.	_____	_____
name		name
P. O. Box 2872, Grand Junction, Co. 81501	_____	_____
address		address
<i>Thomas A. Logue</i>	_____	_____
signature		date

Thomas A. Logue

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: August 1, 1977

Development Name: Fairmount-North

Filing \_\_\_\_\_

Location of Development: TOWNSHIP 15 RANGE 1W SEC 1 1/4 SW

Owner(s) NAME B & S Company

ADDRESS 105 Red Mesa Heights Grand Junction, Co. 81501

Developer (s) NAME Above

ADDRESS \_\_\_\_\_

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
<input checked="" type="checkbox"/> Single Family	<u>40</u>	<u>7.45</u>	<u>89.8</u>
<input type="checkbox"/> Apartments	_____	_____	_____
<input type="checkbox"/> Condominiums	_____	_____	_____
<input type="checkbox"/> Mobile Homes	_____	_____	_____
<input type="checkbox"/> Commercial	<u>N. A.</u>	_____	_____
<input type="checkbox"/> Industrial	<u>N. A.</u>	_____	_____
<input type="checkbox"/> Other (specify)	_____	_____	_____
	<b>Street</b>	<u>0.85</u>	<u>10.2</u>
	<b>Walkways</b>	_____	_____
	<b>Dedicated School Sites</b>	_____	_____
	<b>Reserved School Sites</b>	_____	_____
	<b>Dedicated Park Sites</b>	_____	_____
	<b>Reserved Park Sites</b>	_____	_____
	<b>Private Open Areas</b>	_____	_____
	<b>Easements</b>	_____	_____
	<b>Other (Specify)</b>	_____	_____

**TOTAL**

\*By Map Measure

8.3

Estimated Water Requirements 8960 gallons/day.

Proposed Water Source(s) Ute Water Conservancy District

Estimated Sewage Disposal Requirement 7680 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.



- (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        
      X        
      NA      

**This application completed by:**

Paragon Engineering, Inc.  
**name**

\_\_\_\_\_ **name**

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

\_\_\_\_\_ **address**

*Thomas A. Logue*  
**signature**

12/1/77  
**date**

Thomas A. Logue

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: December 1, 1977

Development Name: Fairmont North

Filing \_\_\_\_\_

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

Owner(s) NAME Norman D. Jones

ADDRESS 105 Red Mesa Heights, Grand Junction Co. 81501

Developer (s) NAME Paragon Engineering, Inc.

ADDRESS P. O. Box 2872, Grand Junction, Co.

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
(x) Single Family	<u>40</u>	<u>7.6</u>	<u>86.6</u>
( ) Apartments	_____	_____	_____
( ) Condominiums	_____	_____	_____
( ) Mobile Homes	_____	_____	_____
( ) Commercial	N. A.	_____	_____
( ) Industrial	N. A.	_____	_____
( ) Other (specify)	_____	_____	_____
	Street	<u>1.2</u>	<u>13.4</u>
	Walkways	_____	_____
	Dedicated School Sites	_____	_____
	Reserved School Sites	_____	_____
	Dedicated Park Sites	_____	_____
	Reserved Park Sites	_____	_____
	Private Open Areas	_____	_____
	Easements	_____	_____
	Other (Specify)	_____	_____
	<b>TOTAL</b>	<b>8.8</b>	<b>100%</b>

\*By Map Measure

8.8

100%



Estimated Water Requirements 8320 gallons/day.

Proposed Water Source(s) Ute Water Conservance District

Estimated Sewage Disposal Requirement 7680 gallons/day.

ACTION:

Planning Commission Recommendation

Approval ( )

Disapproval ( )

Remarks \_\_\_\_\_

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

City Council

Approval ( )

Disapproval ( )

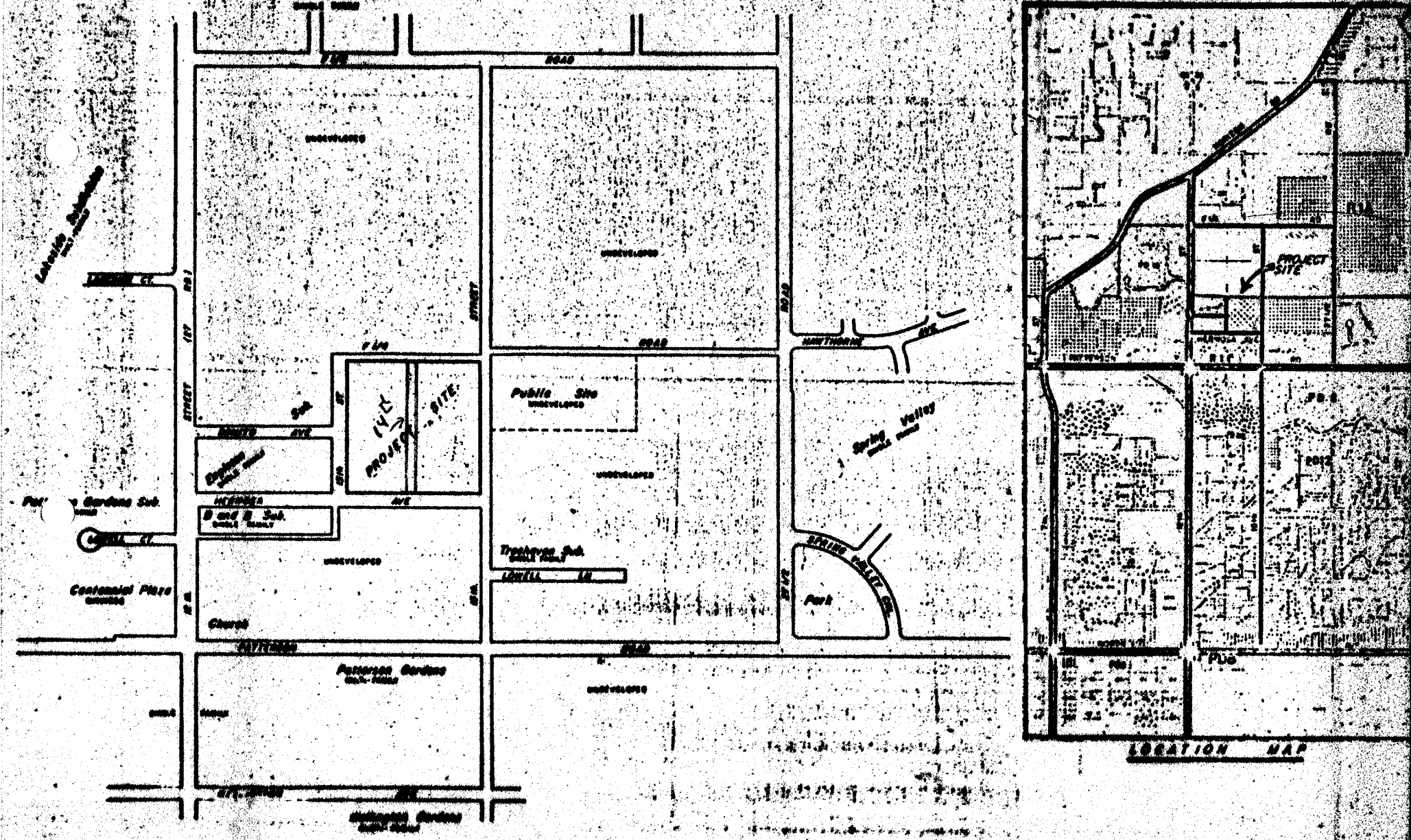
Remarks \_\_\_\_\_

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.

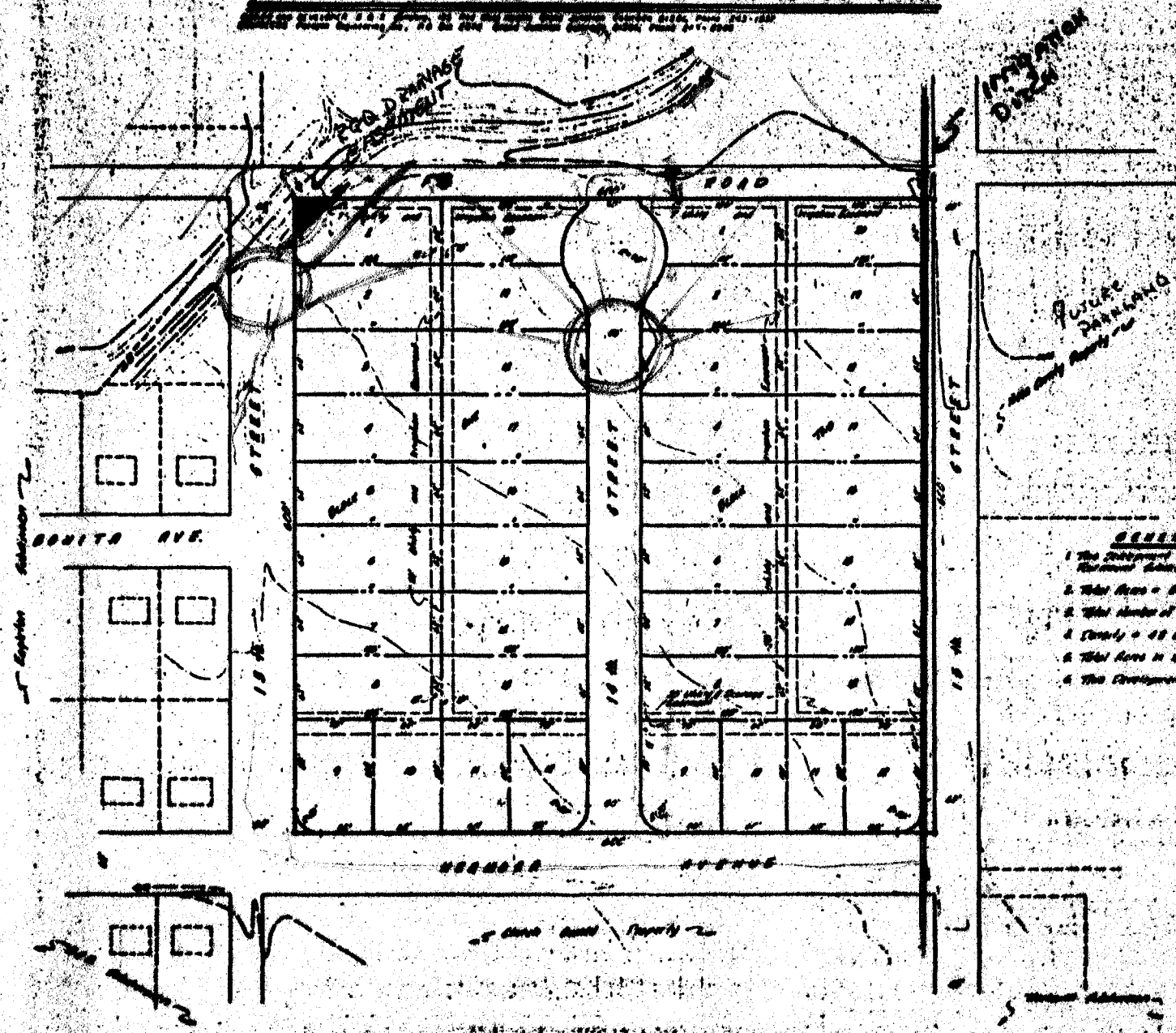
# OUTLINE DEVELOPMENT PLAN FOR FAIRMOUNT - NORTH

PLANNED BY THE CITY OF FAIRMOUNT, ILL. PREPARED BY THE PLANNING AND ZONING COMMISSION, 1957. SCALE: 1" = 100'. SEE MAP SHEET 15-1 FOR LOCATION.



PRELIMINARY PLAN FOR:  
**FAIRMOUNT - NORTH**

PLANNED BY: [Illegible]  
 DATE: [Illegible]



- GENERAL NOTES**
1. The Subdivision is shown in Block 10 of the Plat of the City of Salt Lake City.
  2. Total Area = 8.8
  3. Total Number of Lots = 48
  4. Density = 48 lots per acre
  5. Total Area in Subdivisions = 0.85 or 0.75
  6. The Development is to be 100% Single

WALLACE G. BELL  
CONSULTING GEOLOGIST  
591 RAMBLING ROAD  
GRAND JUNCTION, COLORADO 81501  
—  
303-242-7896

REPORT OF GEOLOGIC INVESTIGATION  
FAIRMONT NORTH SUBDIVISION

The proposed subdivision consists of a square, ten-acre tract that comprises the NE $\frac{1}{4}$  SW $\frac{1}{4}$  SW $\frac{1}{4}$  Sec. 1, T. 1 S., R. 1 W., Ute Principal Meridian, and is located in the north-central part of the city of Grand Junction in Mesa County, Colorado.

The tract consists essentially of a flat, irrigated field which is bordered on the north by a deep drainage ditch that flows southwesterly along the foot of a low ridge. The ridge is an erosional remnant of an old alluvial plain that was constructed by the Colorado River and its local tributaries during an earlier cycle of erosion.

Bedrock consists of strata in the lower part of the Mancos Shale and is exposed at the foot of the ridge near the center of the north edge of the tract. The field has been intensively cultivated and irrigated, so it is difficult to determine the original nature of the near-surface material. Probably, it consists of bedrock in the northwestern part of the tract, but it is likely that a wedge of alluvial deposits develops above the bedrock in the southern and eastern parts.

There are no geologic factors present that might produce or contribute to a hazardous situation in the proposed use of the tract. It is not subject to flooding by the river or to landslide or soil flowage. It is protected from upslope runoff by the deep drainage ditch.

The topographic map indicates the presence of a "claypit" immediately north of the tract. There is evidence of rather indiscriminant removal of parts of the old alluvial material from the portion of the ridge lying north of the tract. The workings are very old and were quite shallow. They do not present a hazard to the tract; however, there are a few steep benches up to 10 feet in height with accumulations of trash at their bases which could constitute a hazard for small children at play.

The only geologic factor that will affect development of the tract is the nature of the near-surface material. Bedrock probably will be encountered in excavations for footings over

much of the tract; however, where alluvium is present, it probably will consist largely of material derived locally from the Mancos Shale bedrock and will exhibit very similar properties. Design and construction practices should be adopted, therefore, to accomodate moderate to strong swelling soils, poor drainage and apparent high water table conditions, and possible occurrence of corrosive salts throughout the tract.

Development of the Fairmont North Subdivision should not have an adverse effect on the environment. Water and sanitation services will be provided by established systems.

31 July 1977

*Wallace G. Bell*

Wallace G. Bell  
Consulting Geologist

September 2, 1977

B & S Company  
185 Red Mesa Heights  
Grand Junction, CO 81501

Re: PRELIMINARY PLAT OF FAIRMONT NORTH - FILE # 61-77

Dear Sirs:

The Grand Junction Planning Commission, at their regularly scheduled meeting of August 31, 1977, approved the preliminary plat of Fairmont North Subdivision. Approval was subject to the following conditions and stipulations:

- 1) Improve one-half street section of 15th Street to City standards.
- 2) Power of attorney for one-half street improvement of Hermosa Avenue and Ft Road # 13 K.
- 3) ~~Improvements required on 15th will be coordinated with staff at final plat stage.~~
- 4) Full street improvements on 14th Street.
- 5) Cul-de-sac on 13th Street.
- 6) Vacate  $\frac{1}{4}$  of Ft right-of-way.
- 7) Right-of-way for drain ditch.
- 8) Four fire hydrants as required by city fire department.
- 9) Easements as required.

This item is scheduled for the City Council meeting of September 21, 1977. If you have any questions or comments concerning this approval, please contact our office prior to this meeting.

Yours truly,

Karl G. Metzner  
Planner I

KGM:dly  
CC: Ron Rish  
Tom Logue, Paragon Engineering



# PARAGON ENGINEERING, INC.

P.O. Box 2872  
825 Rood Avenue  
Grand Junction, Colorado 81501 (303) 243-8966

December 28, 1977

Planning Staff  
City of Grand Junction, Colorado  
P.O. Box 897  
Grand Junction, Colorado 81501

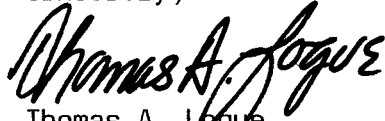
Dear Staff,

Included below are the responses by the developers of Fairmont-North Subdivision to staff comments:

1. The developer will provide vertical faced curbs on 14th Street, provided that the curb, gutters and sidewalks will be constructed after exact drive-way locations have been made. The developer will provide the city a guarantee of these improvements.
2. Please note the reservation on the final plat for ditch R.O.W.
3. Note the roadway plans indicate a 10" pipe for irrigation water supply to existing users along 13th Street. This pipe is several feet below the grade of 13th Street.
4. Note revised roadway plans indicate extension of culvert at <sup>15<sup>th</sup></sup>~~13<sup>th</sup>~~ and Hermosa to be extended north to R.O.W. of Hermosa.

Should you have any questions or further comments regarding this project, feel free to contact our office.

Sincerely,

  
Thomas A. Logue

TAL/jsd

December 30, 1977.

Mr. Norman D. Jones  
105 Red Mesa Heights  
Grand Junction, CO 81501

Re: File #61-77 - Final Plat Fairmont North Subdivision

Dear Norm:

The Grand Junction City Planning Commission, at their regularly scheduled meeting of December 28, 1977, approved the Final Plat of Fairmont North Subdivision. Approval was subject to requirements of review agencies.

This item will be scheduled for the Grand Junction City Council meeting of January 18, 1978. If you have any questions or comments concerning this approval please contact our office prior to this date.

Yours Truly,

Karl Metzner  
Planner I

KM/lld

cc: Tom Logue, Paragon Engineering

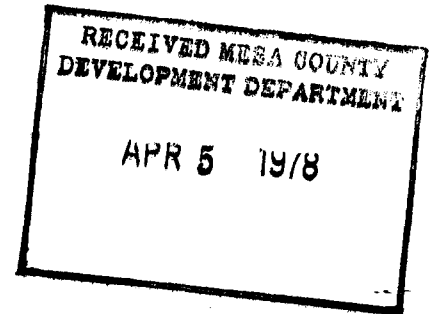




City of Grand Junction. Colorado 81501

250 North Fifth St., 303 243-2633

April 5, 1978



*Carol file*

Mr. James T. Patty, Jr.  
Paragon Engineering, Inc.  
P. O. Box 2872  
825 Rood Avenue  
Grand Junction, Colo. 81501

Dear Jim:

RE: Fairmount North Subdivision

As requested, I have reviewed the construction plans for street and storm drains in the above subdivision and the pavement calculations as submitted by you on March 29, 1978. I offer the following review comments:

1. Note 1 should be expanded to include reference to ST-2 and General Conditions GC-37, GC-50, and GC-65.
2. Using the traffic and soil values furnished by you, we calculate a pavement section of:

2" Hot Bituminous Pavement  
4" Class 6 Base  
8" Class 2 Subbase

It should also be mentioned that in 1976 the 1200 Block of Bonita we tested subgrade soil at R=5 and built a pavement section of:

3" Hot Bituminous Pavement  
4" Base  
6" Subbase

We encountered lots of subgrade problems there and also some surface waving has occurred in the pavement since 1976.

In light of the above, I cannot see my way clear to approve anything less than 2", 4" and 8" section for all the streets in and adjacent to Fairmount North. If you wish to discuss this further, please contact me.

3. Although these plans do not need to show street light locations, I do raise the question of where they will be located. They are required and a question about their absence from the utility composite was raised at final plat review. A response to this question is appreciated.

Sept 10, 1991

To Whom it May Concern

There is no Homeowners Association in Fairmount North Sub.  
As a Homeowner in Fairmount North Sub. we are required to maintain any problems which would happen inside our own lots. Mr. Frank Tarcheck is in charge of turning water on and off at the headgate and collecting fees to pay Grand Valley Water users Association.  
The system has been in place since 1978 and had no problems to date.

*Steve Voytilla*  
Sept 10, 1991  
Steve Voytilla  
Homeowner  
Fairmount North Sub.

*Confirmed with Mrs. Frank  
Tarcheck 9/10/91 that  
irrigation system is working and  
has been since 1978. Each  
homeowner is responsible for  
maintaining the system and paying  
for the irrigation water shares.  
B. Berthel 9/10/91*



241-1625  
Steve Voytilla

BOOK 1857 PAGE 830

1581722 11:52 AM 09/23/91  
MONIKA TODD CLK&REC MESA COUNTY CO

RELEASE FROM IMPROVEMENTS AGREEMENT/GUARANTEE

Development Name Fairmont North File # \_\_\_\_\_

Location 14<sup>th</sup> Street N. of Hermosa (Hermosa 1<sup>st</sup> Street N. of F.Rd)

THE FOLLOWING SIGNATURES INDICATE ACCEPTANCE OF IMPROVEMENTS REQUIRED FOR THIS DEVELOPMENT. ONLY AN AUTHORIZED REPRESENTATIVE OF THE ENTITIES LISTED BELOW MAY SIGN THIS DOCUMENT.

CITY ENGINEER

WATER (NON-CITY)

J. Don Newton  
Signature & Date

Don George 9-9-91  
Signature & Date

J. Don Newton, City Engineer  
Print Name & Title

Don George Supt.  
Print Name & Title

CITY UTILITIES MANAGER

IRRIGATION

Bill Cheney for Craig Trainor 9/10/91  
Signature & Date

Irrigation systems must be signed off by a professional engineer.

Bill Cheney - Utility Eng.  
Print Name & Title

I have personally inspected the completed system. It has been properly designed and installed and is fully operational.

FIRE DEPARTMENT

George Bennett 9-5-91  
Signature & Date

(See attached)  
Signature & Date

George Bennett Fire Prevention Officer  
Print Name & Title  
Hydrants appear to be adequate.

Print Name & P.E. Number

DRAINAGE

P.E. Stamp

J. Don Newton  
Signature & Date

J. Don Newton, City Engineer  
Print Name & Title

\*\*\*\*\*

I hereby certify that the improvements required by the Improvements Agreement recorded in the records of the County Clerk and Recorder of the County of Mesa, Colorado, in Book 1139, at pages 874 and supported by the Improvements Guarantee recorded in Book 1139, at pages 874 have been completed and accepted by the above signatures.

In accordance with the provisions of the Grand Junction Zoning and Development Code, the above referenced agreement and guarantee are hereby released.

Brent Barlett  
Signature & Date  
Director of Planning

9/10/91