

# Table of Contents

File 1978-0046

Date 8/15/00

Project Name: Bell Ridge Subdivision - Filing #2

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>
r	c	
e	a	
s	n	
e	n	
n	e	
d	d	
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
X		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>

## DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Follow-Up Form		
X		Review Sheets		
X	X	Final Plat Application		
X	X	Letter from Karl Metzner to Spomer Construction Company- 6/1/78		
X	X	Letter from Ronald Rish to Edward Spomer - 8/28/78		
X		Legal Description		
X	X	Planning Commission Minutes - ** - 5/30/78		
X		Composite Utility Plan		
X		Street Profiles		
X		Street Sections		
X		Sanitary Sewer and Water Distribution		
X		Sanitary Sewer Profiles		
X		Irrigation Plan and Misc. Details		
		Irrigation Profiles & Cleanout Detail		
X		<b>PlatPlan</b>		

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.

Rec: 1543

Bell Ridge Subdivision, Filing No. Two  
name of subdivision

Fee Paid \$290 5/1/76  
amount date

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

Spomer Construction Company		
name	name	name
2623 G Road		
address	address	address
243-2507		
business phone	business phone	business phone

- A. Total Subdivision submitted No, portion Yes  
 Eighteen (18) copies submitted Yes date \_\_\_\_\_
- B. Revisions to Preliminary Plat? Yes no

If so, list (add attached sheets if necessary) Easements as requested by utility companies.

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	<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>  *  </u>
	(14)	Proof of easement dedication	<u>  X  </u>
	d. (1)	Improvements Guarantee	<u>  NA  </u>
	(2)	Composite Utility Plan	<u>  X  </u>

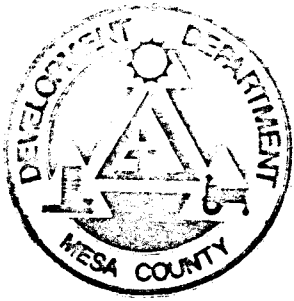
The following check list shall be completed to insure that design standards required by the subdivision regulations are met. (See regulations for complete details)

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:

Michael E. Smith	
name	name
C-E Maguire, Inc. <del>760 Horizon Drive, Grand Jet, Colo.</del>	
address                      81501	address
<i>Michael E. Smith</i>	
signature	date:

\* An updated copy of certificate of title will be sent by developer under separate cover.



CITY - COUNTY  
DEVELOPMENT DEPT.

P.O. BOX 897 - GRAND JUNCTION, COLORADO - 81501  
DIAL 303. 243-9200 ext. 343

Grand Junction Planning - Mesa County Planning - Building Department

June 1, 1978

Spomer Construction Co.  
2623 G Road  
Grand Junction, CO 81501

Re: File #46-78 BELL RIDGE SUBDIVISION FILING #2, FINAL PLAT.

Dear Mr. Spomer:

The Grand Junction Planning Commission, at their regularly scheduled meeting of May 30, 1978 approved the final plat of Bell Ridge #2. Approval was subject to the following:

- a) Street lighting plan to be shown in utilities composite.
- b) All references to F 1/2 road should read Ridge Ave.
- c) Hydrant at S.E. Corner of Lot 4 Block 1.
- d) Easements as required by Mountain Bell and Public Service.

This item will be heard before the Grand Junction City Council on June 21, 1978.

Sincerely,

ols

Karl G. Metzner  
Planner I

KGM;klf

cc Michael E. Smith  
C-E Maguire, Inc.  
760 Horizon Dr.  
Grand Jct., CO 81501



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

August 28, 1978

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

Dear Mr. Spomer:

Re: Bell Ridge Subdivision Filing No. 1

On August 17, 1978, John Kenney, Ed Settle and I inspected streets and storm drains in the above filing. The following deficiencies were observed:

1. No pedestrian ramps have been constructed (as detailed on sheet 5 of the plans approved on February 24, 1977). A ramp should be constructed on the northwest corner of F $\frac{1}{2}$  Road and 27 $\frac{1}{2}$  Road and on the northeast corner of F $\frac{1}{2}$  Road and Bell Ridge Court to replace the cracked curb, gutter and sidewalk sections at those locations. A ramp should be constructed at the southwest corner of F $\frac{1}{2}$  Road and Bell Ridge Court. At all other corners, the ramps should be constructed as the first panels in the next filings when they are constructed.
2. Two cracked driveway sections at 1829 F $\frac{1}{2}$  Road. Sawcut the panels at 5 ft. from each side of driveway and replace resulting middle panel.
3. Replace cracked gutter at driveway on Bell Ridge Court at Lot 7 Block 2.
4. Replace cracked sidewalk panel on Bell Ridge Court at Lot 3 Block 3.
5. Replace cracked gutter panel on Bell Ridge Court at Lot 1 Block 3.
6. Replace cracked sidewalk panel on Bell Ridge Court at Lot 9 Block 2.
7. Replace cracked gutter section on Bell Ridge Court at Lot 14 Block 2.
8. Replace cracked gutter section on Bell Ridge Court at Lot 12 Block 2.

9. Concrete finish on gutter sections at storm inlet in Bell Ridge Court at Lots 13 and 14 Block 2 is unacceptably rough. Finish should be smoothed or replaced.
10. Storm inlet on Bell Ridge Court at lot line of Lots 13 and 14 Block 2 is constructed with the grate flush under the steel angle in the curb such that it is physically impossible to remove the grate for access. This must be rebuilt to allow for grate removal for access to the inlet.
11. Plans of February 24, 1977, show a 3 ft. valley gutter outlet from the inlet on Bell Ridge Court. PVC pipe was constructed. The as-builts should show the outlet pipe as constructed with length and flowline elevations. We could not find the outlet end of the pipe. It must be clear of soil fill to allow for draining.
12. As-builts should show termini stations for curb, gutter and sidewalks and pavement on west end of F $\frac{1}{2}$  Road. Improvements were constructed beyond Filing 1 limit and a clear record of what was constructed (and accepted by the City) needs to be made.

We have in our files all required materials tests except concrete cylinder tests for curb, gutter and sidewalk. These must be submitted prior to City acceptance of the facilities along with the aforementioned as-builts.

Upon correction of the deficiencies listed above and submittal of the concrete tests and mylar as-builts, please notify me for a reinspection and if all items are corrected I will respond with a letter accepting maintenance responsibility for the streets and storm drains.

Your timely attention to these matters is asked and appreciated.

Very truly yours,

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

RPR/hm

cc - Dave Durrant, C.E. Maguire  
Ed Settle, Corn Const.  
Del Beaver  
John Kenney  
Jim Patterson

Subdivision Bell Ridge Subdivision Filing #2

Date May 1, 1978 Item # 46-78

Petitioner Spomer Construction Company

Review Agencies Comments

Engineering - Need street lighting plan. ~~XXXX~~ Streets in Filing one are not yet paved - streets should be completed & accepted as soon as possible.

Staff - F<sup>1/2</sup> AS shown on submittal should read Ridge Avenue. Add'l Ridge Ave. right of way will be required prior to recording final plat.

Review Agencies Comments

Fire Dept. - 1 hydrant at SE corner lot 4 Block 1 Public Service Company Electric Needs easement: South 5' of lots 7 and 11



Action Taken

P.C. Approved 30 May 78

C.C. Approved 21 June 78

Comments

Subject to review comments.

Action Taken

P.C. \_\_\_\_\_

C.C. \_\_\_\_\_

Comments



ITEMS REQUIRED FROM DEVELOPER

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