

Table of Contents

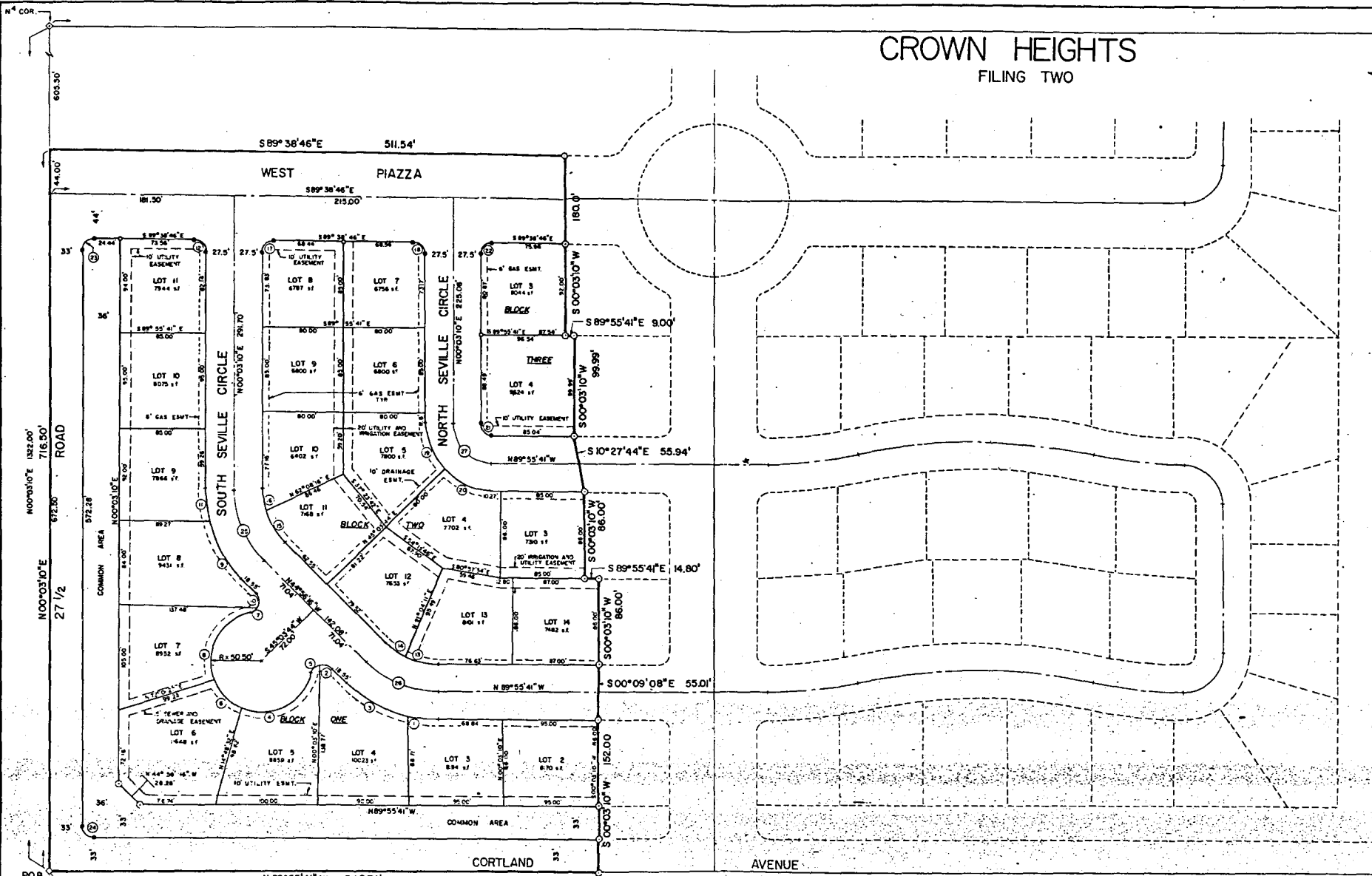
File 1979-0016
Date 10/20/00

Project Name: Crown Heights Subdivision

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, 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	<p>*Summary Sheet – Table of Contents</p> <p>Application form</p> <p>Receipts for fees paid for anything</p> <p>*Submittal checklist</p> <p>*General project report</p> <p>Reduced copy of final plans or drawings</p> <p>Reduction of assessor's map</p> <p>Evidence of title, deeds</p> <p>*Mailing list</p> <p>Public notice cards</p> <p>Record of certified mail</p> <p>Legal description</p> <p>Appraisal of raw land</p> <p>Reduction of any maps – final copy</p> <p>*Final reports for drainage and soils (geotechnical reports)</p> <p>Other bound or nonbound reports</p> <p>Traffic studies</p> <p>Individual review comments from agencies</p> <p>*Consolidated review comments list</p>			
X	X	<p>*Petitioner's response to comments</p> <p>*Staff Reports</p> <p>*Planning Commission staff report and exhibits</p> <p>*City Council staff report and exhibits</p> <p>*Summary sheet of final conditions</p> <p>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</p>			
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:					
X	X	Follow-Up Form	X	X	Development Application
X	X	Review Sheets	X	X	List of Adjacent Property Owners
X	X	Deed	X	X	Legal Description
X	X	Letter from William Schilling to Lloyd Unfred re: appraisal – 12/5/80	X	X	Subdivision Summary Form
X	X	Memo from City Planning to all Petitioners re: Extension Requests- 3/26/84	X	X	Report on Fruita Clay Loam
X	X	Public Hearing – Legal Ad	X	X	Letter from Bruce Marvin to Bob Coburn re: soil investigation – 7/28/80
X	X	Letter from Leland Unfred to Planning Commission re: Enforcement of Dev. Schedules – 3/9/84	X	X	Peak Demand – Data Sheet
X	X	Memo from Planning Commission to All Owners/Petitioners re: Enforcement of Dev. Schedule – 2/13/84	X	X	Declaration of Covenants, Conditions and Restrictions
X	X	Building Permit Guarantee	X	X	Review Sheet Summary
X	X	Improvements Agreement	X	X	Planning Commission Minutes - ** - 4/30/85
X	X	Irrigation Commitment	X	X	Action Sheet
X	X	Public Notice Posting	X	X	Treasurer's Certificate of Taxes Due
X	X	Consent Item #1, #2 and #5	X	X	Development Schedule
X	X	Public Notice Posting	X	X	Utility and Water Plan – Filing #2

CROWN HEIGHTS

FILING TWO



SW COR. NW 1/4 SEC 1, T15, R1W, U.M.

N 89°55'41" W 1320.76'

SE COR. NW 1/4 NE 1/4

CURVE DATA	NO.	DELTA	RADIUS	ARC	CHORD	TANGENT
1	11° 50' 20"	127.50	26.34	26.30	13.22	
2	69° 34' 36"	11.50	13.96	13.12	7.99	
3	33° 09' 05"	127.90	73.77	72.75	37.95	
4	99° 30' 59"	50.50	87.71	77.10	59.67	
5	52° 34' 23"	11.50	10.55	10.19	5.68	
6	43° 19' 58"	50.50	39.96	38.92	21.09	
7	49° 20' 15"	11.50	9.90	9.60	5.28	
8	99° 27' 57"	50.50	87.67	77.07	59.62	
9	30° 06' 34"	127.90	67.00	66.23	34.29	
10	72° 42' 28"	11.50	14.62	13.65	8.48	
11	4° 52' 55"	27.90	33.12	33.02	16.64	
12	89° 41' 56"	11.50	18.00	16.22	11.41	
13	23° 42' 3"	72.90	36.00	29.79	15.22	

CURVE DATA (cont'd)	NUMBER	DELTA	RADIUS	ARC	CHORD	TANGENT
14	21° 16' 54"	72.90	26.93	26.77	13.62	
15	26° 52' 11"	72.90	34.00	33.89	17.32	
16	18° 07' 18"	72.90	22.93	22.83	11.56	
17	90° 18' 04"	11.50	18.12	16.31	11.26	
18	89° 41' 56"	11.50	18.00	16.22	11.41	
19	44° 59' 23"	66.50	32.22	30.89	27.54	
20	44° 59' 23"	66.50	32.22	30.89	27.54	
21	89° 56' 51"	11.50	18.06	16.26	11.50	
22	90° 18' 04"	11.50	18.12	16.31	11.26	
23	90° 18' 04"	11.50	18.13	16.31	11.26	
24	89° 56' 51"	11.50	18.06	16.26	11.50	
25	44° 59' 23"	100.00	78.52	76.52	41.41	
26	44° 59' 23"	100.00	78.52	76.52	41.41	
27	89° 56' 51"	39.00	61.25	51.15	38.99	

AREA SUMMARY

LOTS	4.45 ac	51%
STREETS & COMMON AREA	4.26 ac	48.9%
TOTAL	8.71 ac	100.0%

LEGEND

- CURVE PLUMB
- ⊙ STREET CEN.

OFFICE COPY
#16-79
(2 of 2)

CROWN HEIGHTS
FINAL PLAT - FILING

FOR
CROWN HEIGHTS DEVEL. CO. COBURN ENGINEERS

SCALE:
HORIZONTAL 1" = 50'

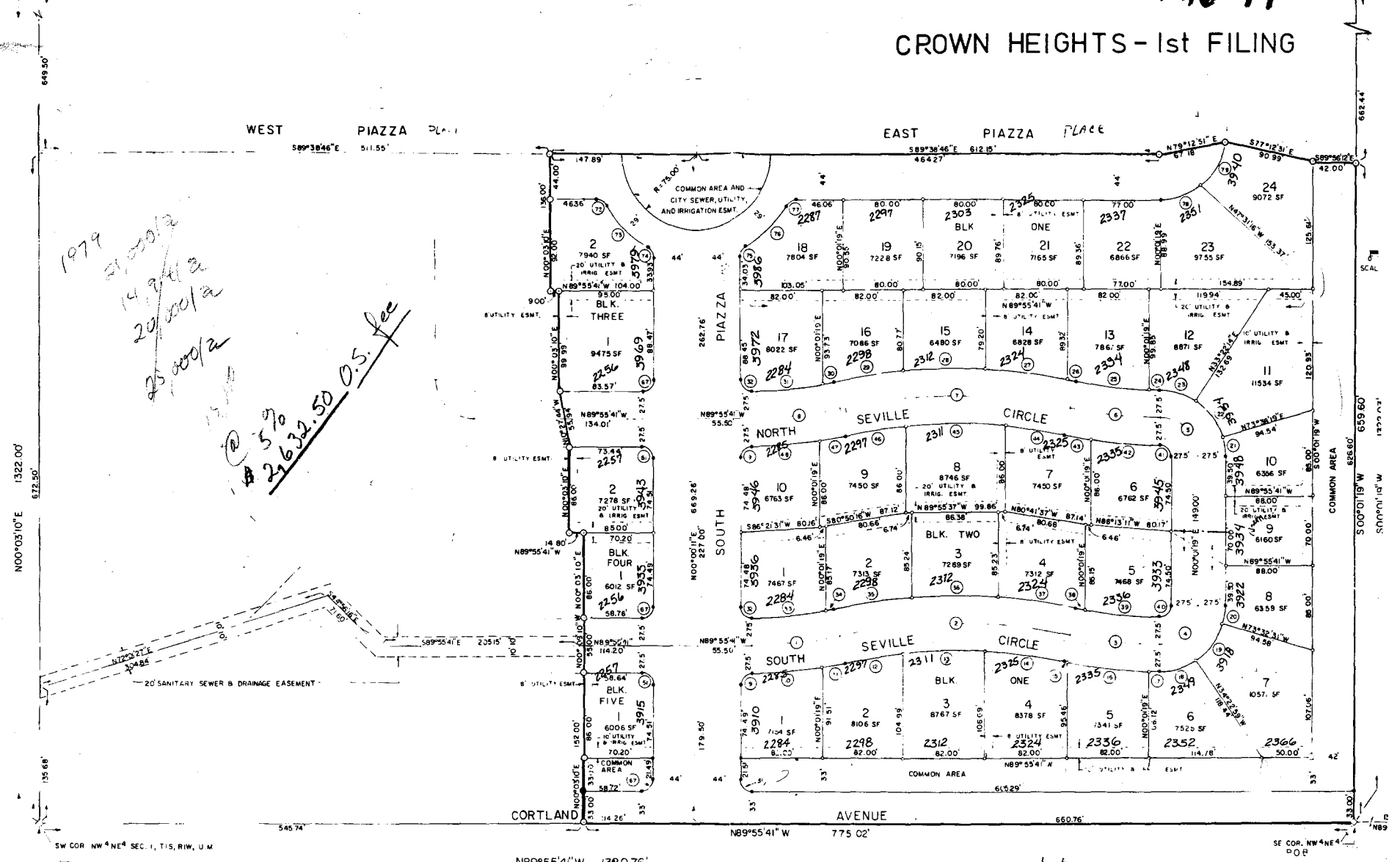
DATE: 1-12-82

CROWN HEIGHTS - 1st FILING

FOR P.C.
Discussion
on Thurs.

HENRY I. JOHNSON JR.
2285 So. SEVILLE CIR
242-8036

1979
21,000/2
14,900/2
20,000/2
25,000/2
@ 5%
21632.50 O.S. fee



3.51 acres in replat

LEGEND

- PER METER MONUMENT - NO. 5 REBAR + 3 WALLY CAP, SET IN CONCRETE
- 1/4" CORNER - NO. 5 REBAR + 2 W/PLASTIC CAP
- BLOCK CORNER - NO. 5 REBAR + 3 WALLY CAP
- FOUND MESA COUNTY SURVEY MONUMENT
- FOUND GLO BRASS CAP

AREA SUMMARY

AREA IN LOTS	39 LOTS	6.87 AC.
AREA IN STREETS		4.10 AC.
AREA IN COMMON AREA		1.14 AC.
TOTAL		12.11 ACRES

CROWN HEIGHTS		1ST
FINAL PLAT		
FOR CROWN HEIGHTS DEVELOPMENT	CORBURN ENGINEERS	SURVEYED BY
SCALE: HORIZONTAL 1" = 50'	SURVEYORS ENGINEERS	DRAWN BY
VERTICAL		APPROVED BY
DATE 7/14/80	BRAND JUNCTION, COLORADO	SHEET NO. 2
		FILE NO. 78

Lloyd E. Unfred
Leland R. Unfred
3900 Applewood
Grand Junction, CO 81501

#16-79
(20f2)

K.M. Matchett Trust
T.H Matchett Trust
2844 F Road
Grand Junction, CO 81501

#16-79
(20f2)

Earl H. and Alice Davis
681 27½ Road
Grand Junction, CO 81501

#16-79
(20f2)

Emanuel Epstein
1900 Quentin Road
Brooklyn, N.Y. 11229

#16-79
(20f2)

Andrew and Sandra
Christensen
132 Walnut
Grand Junction, CO 81501

#16-79
(20f2)

K.L. and J.L. Etter
697 27½ Road
Grand Junction, CO 81501

#16-79
(20f2)

Coburn Engineers Inc.
2820½ North Ave
Grand Jct. CO 81501
#1679

FRUITA CLAY LOAM, 0 to 2 percent slopes, Class IIs Land (Fe)

This fairly extensive soil occurs on old alluvial fans and in relatively low mesalike positions. The alluvial deposits are 4 to 10 feet thick and overlie Mancos shale. The alluvium is derived mainly from fine-grained sandstone but contains small quantities of material from shale and igneous rock.

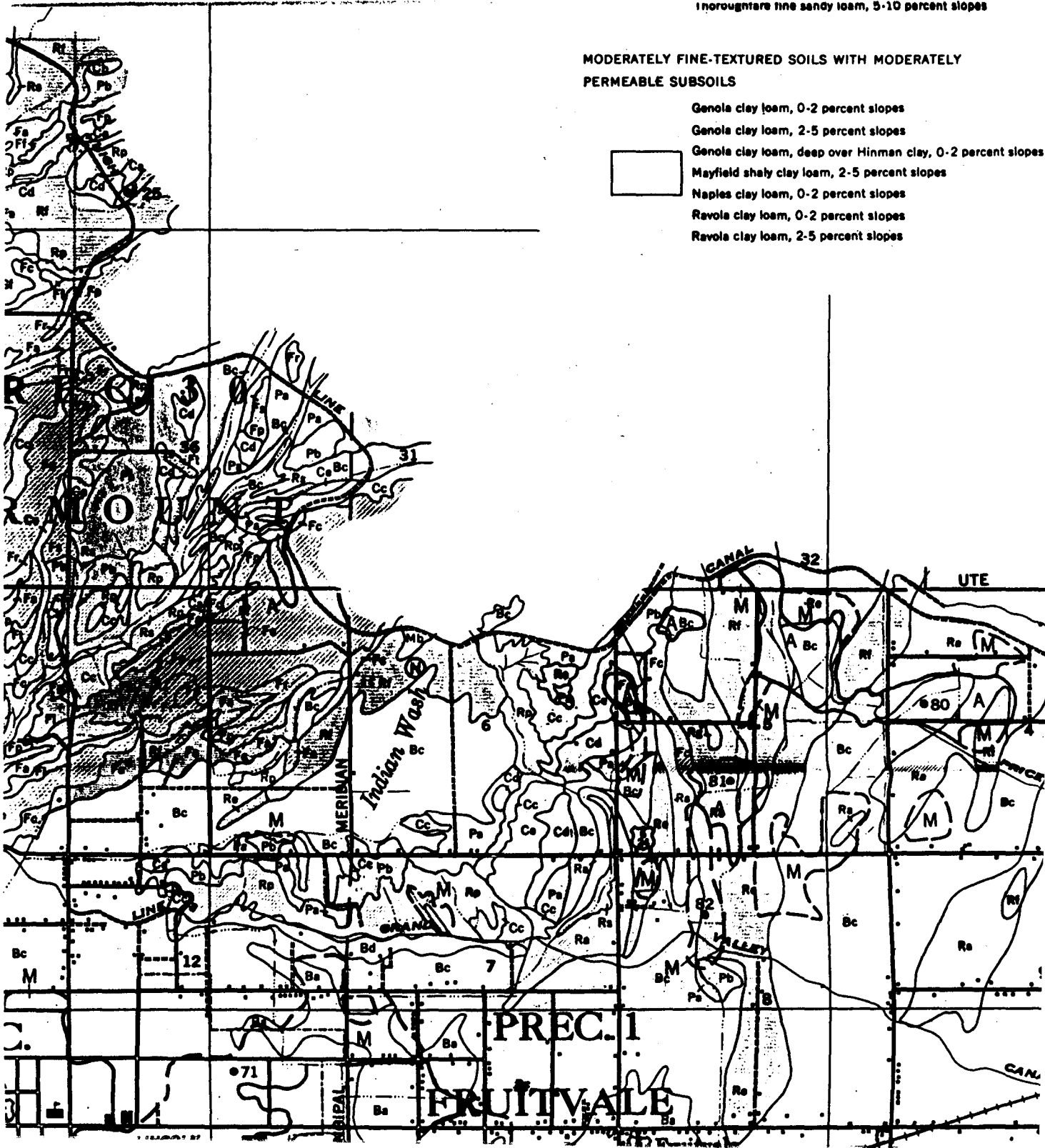
The 8-to 10-inch surface soil is a slightly hard, calcareous clay loam, light brown to light reddish brown when dry and brown to reddish brown when moist. The upper subsoil is light-brown to light reddish-brown clay loam. At depths of 15 to 22 inches it grades into the lower subsoil, a very pale-brown, very strongly calcareous loam or clay loam that is mottled with soft, white accumulations of lime. Small fragments of sandstone and other rock occur in places.

The very gentle slopes favor irrigated crops. The position of the soil on comparatively narrow mesas facilitates underdrainage, and practically all the soil is free of harmful concentrations of salts. Like other soils of the area, this one has a low organic-matter content. When moist, the soil is friable throughout the profile. Internal drainage is medium. The moderate permeability favors successful growth of deep-rooted crops.

Inroughtare fine sandy loam, 5-10 percent slopes

MODERATELY FINE-TEXTURED SOILS WITH MODERATELY PERMEABLE SUBSOILS

- Genola clay loam, 0-2 percent slopes
- Genola clay loam, 2-5 percent slopes
- Genola clay loam, deep over Hinman clay, 0-2 percent slopes
- Mayfield shaly clay loam, 2-5 percent slopes
- Naples clay loam, 0-2 percent slopes
- Revola clay loam, 0-2 percent slopes
- Revola clay loam, 2-5 percent slopes



DIVISION CROWN HEIGHTS SUBDIVISION, FILING 2
 LOCATION NE CORNER 27 1/2 ROAD & PORTLAND AVE.
 DEVELOPER CROWN HEIGHTS DEVELOPMENT CORP.
 ADDRESS 3900 APPLEWOOD, G.J. CO 81901 PHONE _____
 ENGINEER COBURN ENGINEERS, INC
 ADDRESS 2820 1/2 NORTH AVE. G.J. CO. 81901 PHONE 245-5808
 TYPE OF OCCUPANCY _____ NO. UNITS 24
 MINIMUM ELEVATION OF WATER SERVICE _____

The average pressure in the UTE system is 60 pounds per square inch and these standards are based on this average. However, pressures vary throughout the system and UTE reserves the right to require individual analysis in specific areas.

FIXTURE	FIXTURE VALUE (60 psi)	NO. OF FIXTURES	NO. OF UNITS	FIXTURE VALUE
bathtub only or with shower	11	2	24	528
toilet only	6	1	24	144
laboratory 3/8" connection	3	-		
1/2" connection	6	2 1/2	24	360
Public Closet--Flush Valve (Public)	47	-		
Tank Type (Household)	4	2 1/2	24	240
Wall--Pedestal Flush Valve	47	-		
Wall or Stall	16	-		
Drinking Fountain (Public)	3	-		
Kitchen Sink--1/2" connection	4	1	24	96
3/4" connection	10	-		
Dishwasher (Household)-1/2" connection	6	1	24	144
3/4" connection	14	-		
Washing Machine--1/2" connection	7	1	24	168
3/4" connection	16	-		
1" connection	34	-		
Hand Hose Bib--1/2" connection	9	-		
5/8" connection	13	2	24	624
3/4" connection	16	-		
Notes: (Check with UTE Water for fixture value)				
			X	=
			X	=
			X	=

TOTAL COMBINED FIXTURE VALUE = 2,304

DIVISION FIRE FLOW REQUIREMENTS (gpm) = 1100 gpm
 (From Fire Department Recommendations or Insurance Services Office Guide, December, 1974)

DECLARATION

OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION, made on the data hereinafter set forth by Lloyd E. Unfred and Leland R. Unfred, DBA Crown Heights Development Company, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in said, County of Mesa, State of Colorado, which is more particularly described as:

That real property situated in the County of Mesa, State of Colorado, and lying within the NW $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. -1, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows:

Beginning at the SE corner NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35;
Thence N89°55'41"W 775.00 ft.; thence N00°03'10"E 152.00 ft.;
thence N00°09'03"W 55.00 ft.; thence N00°03'10"E 86.00 ft.;
thence N89°55'41"W 14.80 ft.; thence N00°03'10"E 86.00 ft.;
thence N10°27'30"W 55.94 ft.; thence N00°03'10"E 99.99 ft.;
thence N89°55'41"W 9.00 ft.; thence N00°03'10"E 136.00 ft.;
thence S89°38'46"E 612.15 ft.; thence N79°12'38"E 67.18 ft.;
thence S77°12'31"E 90.99 ft.; thence S89°56'12"E 42.00 ft.
to the East line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 35; thence S00°01'19"W
659.60 ft. along the East line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 35 to the
POINT OF BEGINNING, and containing 11.5237 acres more or less,
as shown by the accompanying plat thereof;

And that real property situated in the County of Mesa, State of Colorado, and lying within the NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 1, T1S, R1W, U.M. being more particularly described as follows:

Beginning at the SW corner NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 1, T1S, R1E, U.M.
Thence N00°03'10"E 716.50'; thence S89°38'46"E 511.55';
thence S00°03'10"W 180.00'; thence S89°55'41"E 9.00';
thence S00°03'10"W 99.99'; thence S10°27'44"E 55.94';
thence S00°03'10"W 86.00'; thence S89°55'41"E 14.80';
thence S00°03'10"W 86.00'; thence S00°09'10"E 55.00';
thence S00°03'10"W 152.00'; thence N89°55'41"W 545.74' to
the Point of Beginning.

NOW THEREFORE, Declarant hereby declares that all of the pro-

properties described above shall be held, sold, and conveyed to the following easements, restrictions, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I

DEFINITIONS

Section 1. "Association" shall mean and refer to Crown Heights Homeowners Association Inc., its successors and assigns.

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the owners. The Common Area to be owned by the Association at the time of the conveyance of the first lot is described as follows:

Legal of Perimeter Common Area-

That real property situated in the County of Mesa, State of Colorado, and lying within the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 1, T1S, R1W of the Ute Meridian, being more particularly described as follows:

Beginning at the SE corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Sec. 1 T1S, R1W, of the Ute Meridian. Thence N00°01'19"E 33.00 ft. to the POINT OF BEGINNING.

Thence N89°55'41"W 606.28 ft. to a point of curvature of a curve to the right where radius point bears N00°00'11"E 11.50 ft. Thence along the arc of said curve 18.05 ft. to the point of tangency.

Thence N00°01'19"E 21.51 ft.; thence S89°55'41"E 574.78 ft.; thence N00°01'19"E 593.90 ft.; thence S89°56'12"E 42.00 ft.; thence S00°01'19"W 659.60 ft. to the POINT OF BEGINNING.

AND

Starting at the SE corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 1, T1S, R1W, of the Ute Meridian. Thence N89°55'41"W a distance of 775.00 ft. Thence N00°03'10"E a distance of 33.00 ft. to the POINT OF BEGINNING.

Thence N00°03'10"E 33.00 ft.; thence S89°55'41"E 70.20 ft.; thence S00°03'10"W 21.49 ft. to point of curvature of a curve to the right whose radius point bears N89°55'41"W 11.50 ft.; Thence along the arc of said curve 18.08 ft. to the point of tangency. Thence N89°55'41"W 59.70 ft. to the POINT OF BEGINNING.

And that real property situated in the County of Mesa, State of Colorado and lying within the NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 1, T1S, R1W, U.M. being more particularly described as follows:

Beginning at the SW corner NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 1, T1S, R1W, Ute Meridian:

Thence S89°55'41"E 545.74'; thence N00°03'10"E 33.00' to the Point of Beginning. Thence N89°55'41"W 501.24'; Thence along the arc of a curve to the right, whose radius is 11.50', a distance of 18.06'; thence N00°03'10"E 572.28'; thence along the arc of a curve to the right, whose radius 11.50', a distance of 18.13'; thence S89°38'46"E 24.44'; thence S00°03'10"W 562.16'; thence S89°55'41"E 476.74'; thence S00°03'10"W 33.00' to the Point of Beginning.

Section 5. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the properties with the exception of Common Area.

Section 6. "Declarant" shall mean and refer to Lloyd E. Unfred and Leland R. Unfred, DBA Crown Heights Development Company, its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

ARTICLE II

PROPERTY RIGHTS

Section 1. Owner's Easements of Enjoyment. Every owner shall have a right and easement or enjoyment in and to the Common Area shall be appurtenant to and shall pass with the title to every Lot,

subject to the following provisions:

(a) the right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area;

(b) the right of the Association to suspend the voting rights and right to use of the recreational facilities by an owner for any period during which any assessment against his Lot remains unpaid; and a period not to exceed 60 days for any infraction of its published rules and regulations;

(c) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by members. No such dedication or transfer shall be effective unless an instrument signed by two-thirds (2/3) of each class of members agreeing to such dedication or transfer has been recorded.

Section 2. Delegation of Use. Any owner may delegate, in accordance with the By-Laws, his right of enjoyment to the Common Area and facilities to the members of his family, his tenants, or contract purchasers who reside on the property.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

Section 1. Every owner of a lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2. The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners with the exception of the Declarant and shall be entitled to one vote for each Lot owned, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member (s) shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in Class A memberships equal the total votes outstanding in the Class B membership, or

(b) on January 1, 1986

ARTICLE IV

CONVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Properties and for the improvement and maintenance of the Common Area, and of the homes situated upon the Properties.

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner assessments shall be in four (4) separate categories according to the type of privileges offered to the home owners:

(a) Crown Heights single family lot owners having rights to all Common Area deeded to the Association and full water rights of this Association, the maximum annual assessment shall be \$300.00 per lot.

(b) Crown Heights single family owners having rights of category (a) plus the option of private yard maintenance at an additional cost per square foot of yard of \$.16 .

(1) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased each year not more than 10% above the maximum assessment for the previous year without a vote of the membership.

(2) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above 10% by a vote of two-thirds (2/3) of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose.

(3) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 5. Notice and Quorum for Any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting be called subject to the same notice requirements, and the required quorum at the subsequent meeting shall be one-half ($\frac{1}{2}$) of the required quorum at the proceeding meeting. No such subsequent meeting shall be held more than 60 days following the proceeding meeting.

Section 6. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots as per category of ownership and may be collected on a monthly

basis.

Section 7. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall commence as to all Lots on the first day of the month following the conveyance of the Common Area. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the association setting forth whether the assessments on a specified Lot have been paid.

Section 8. Effect of Nonpayment of Assessments: Remedies of Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of 18% percent per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided herein by non-use of the Common Area abandonment of his Lot.

Section 9. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment Lien. However, the sales or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lien thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot liability for any assessments thereafter becoming due or from the lien thereof.

ARTICLE V

ARCHITECTURAL CONTROL

Section 1. General. No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration there-

in be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee, composed of three (3) or more representative appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

Section 2. Single Family Restrictions.

(a) All of said lots shall be used for residential purposes.

(b) Detached single family dwellings only may be constructed on all lots of Filing Number One. The maximum height of any structure shall be 27 feet.

(c) Each detached single family dwelling shall be constructed in such a manner as to provide off street parking for at least two motor vehicles.

(d) Each detached single family dwelling shall be constructed so that the dwelling space in the first floor area, exclusive of open porches, patios and garages shall not be less than 1400 square feet floor area. If the structure is tri-level or the main living area is spread over two continuous and adjacent levels, the combination of such levels shall be constructed as the first floor area. If the structure is two-story, the minimum first floor square footage shall be 700 square feet.

(e) Each dwelling unit shall be required to have a double garage.

(f) No structure, including garages, shall be located nearer than 15 feet to the front lot line, or nearer than one foot to a side street line, or nearer than one foot to an interior lot line, or nearer than 10 feet to an existing house, or nearer than 10 feet to rear lot line. Eaves, steps, and patios shall not be considered as part of the building. Roofed porches and patios, all balconies, and enclosed porches and patios shall be considered as part of the building.

(g) No structure of a temporary nature, tent, garage, barn

or other out building or basement shall be used on any lot at any time as a residence either temporarily or permanently.

Trailer houses or mobile homes will be permitted during the actual construction period not to exceed six months provided that sanitary facilities are installed and utilized and that such trailers or mobile homes shall be removed within 10 days after construction has been completed. No old building shall be moved upon any lot within the platted area to insure that all structured placed thereon shall be new construction.

(h) No lot shall be used or maintained as a dumping ground for rubbish or storage area for junk. Trash, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal or refuse shall be kept in a clean and sanitary condition. No noxious or offensive activity shall be carried on upon any lot nor anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood.

(i) No oil, natural gas, mining, quarrying or other similar development of any kind shall be permitted upon the platted area nor shall survey stakes pertinent to these operations be permitted on any portion of the platted area.

(j) No sign of a promotional nature shall be displayed to the public except that one sign of no more than 6 square feet may be used to advertise property for sale or rent and signs of any dimensions may be used by the developer or any builder to advertise during the development construction and sales period and further except street signs at the entrances to the development area which may be of any design and size as determined by the developer.

(k) No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except the dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for commercial purposes. Any such household pets shall be limited to the aggregate of two per family. No animals that are determined by the HOA Board to be offensive and detrimental will be allowed.

(l) All fences shall be of wood or masonry or approved by architectural committee.

(m) All electrical service and telephone lines shall be placed under ground, except temporary lines installed for construction purposes.

(n) An architectural control committee is hereby established which shall consist of three persons to be designated by the Developer who shall serve subject to the pleasure of the Developer. The majority of the committee may act for the whole committee. No person or persons, association or corporation shall commence construction, remodeling, alteration, adding to any private road, driveway, building, fence, wall or structure within the subdivision without first obtaining written approval of the plans and specifications therefor. Two complete sets of plans and specifications signed by at least two members of the said committee. No changes or deviations in or from such plans and specifications as approved shall be made without the prior written consent of said committee. Neither the said committee nor any member thereof shall be responsible for any structural defects in such plans or specifications or in any building or structure erected according to such plans and specifications.

(o) No plans or specifications shall be approved which do not provide for at least 20 percent of the front of any structure to be constructed of masonry, the roof to be covered with shake or cedar or cypress shake material commonly known as split shakes, concrete tiles, or as approved by architectural committee. Exterior paints shall be colors known to be earth shades. No bright or garish colors shall be permitted on the exterior of any structure in the subdivision.

(p) Each residence constructed in the subdivision shall be connected to a sewer system to be installed by the developer. The owner or owners of each lot shall pay an assessment or a pro-rata share of the cost of operation and maintenance of the irrigation water, sewer as required, street lighting, street signs and signs identifying the area and any other purpose which shall be determined to be a proper assessment for operation and maintenance of common facilities of the area.

(q) Irrigation water shall be made available to each lot for use thereon through a system to be installed by the developer, this system will also furnish water to the Apple Crest Irrigation district which will pay a pro rata share of irrigation water sy-

stem costs, the developer will not be obligated to maintain the system and will transfer all rights to such system and the water to the homeowners association referred to hereafter at any time in the future to be determined by the developer.

(r) Each and every one of the covenants, restrictions, reservations and servitudes contained herein shall be considered to run with the land and to be an independent and separate covenant and agreement and in the event that any one or more of such covenants, restrictions and servitudes shall for any reason be held invalid or unenforceable all remaining covenants, restrictions, reservations and servitudes shall nevertheless remain in full force and effect. The developer, its successors, grantees and assigns and the homeowners association referred to hereinabove to be hereafter formed shall be privileged, jointly or severally, to enforce the provisions hereof.

(s) The provisions contained in paragraphs d, e, n, o, and p hereinabove may be altered or amended by unanimous agreement of the architectural control committee and the Homeowners Association and evidence of such agreement.

(t) This covenant will be in force for all filing of the Crown Heights Subdivision and can be upgraded with each filing of the Crown Heights Subdivision. The multi-family areas of Crown Heights will have additional covenants that will pertain to the multi-family area only.

(u) No recreational vehicles, boats, campers, buses or trucks or unlicensed or inoperable vehicles can be parked upon the street or front yard areas for more than 24 hours, except during construction phase. No trucks larger than 3/4 tons can be parked in the area except for construction purposes. Recreation vehicles are defined as: Vehicles designed for that purpose, no converted buses or trucks will be allowed.

(v) All Fruit trees in the Common Areas shall be sprayed by the HOA during the blossom period to kill the blossoms and make the trees barren of fruit. The trees shall also be sprayed, pruned and maintained in good condition (the service of a professional Entomologist should be sought).

All Fruit trees in private yards must be properly sprayed, pruned and maintained to keep insect infestations from occurring in the area. Trees that are not properly maintained will be

cared for by the HOA, with the expense of said care being charged to the owner of the tree.

ARTICLE VI

GENERAL PROVISIONS

Section 1. Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceeding at or in equity, all restrictions, conditions, covenants, reservation, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any of these covenants or restrictions by judgement or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of the Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners. Any amendment must be recorded.

Section 4. Annexation. Additional residential property and Common Area may be annexed to the Properties with the consent of two-thirds (2/3) of each class of members.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 29th day of Jan, 1982.

Crown Heights Dev Co.
Declarant

By: [Signature]

REVIEW SHEET SUMMARY

FILE NO. 16-79 2 of 2 DUE DATE 2-15-82

ACTIVITY Crown Heights Subdivision, Filing #2

PHASE Final Plat ACRES _____

LOCATION NE corner 27½ Road and Cortland Ave

PETITIONER Crown Heights Dev. Co.

PETITIONER ADDRESS 3900 Applewood

ENGINEER Coburn Engineers, 2820½ North Avenue

OVERALL CONSIDERATIONS

- OVERALL COMPATABILITY** 1. You have shown 55' ROW - does this mean on street parking will be allowed?
- CONSISTENCY** 2. POA (if necessary) for 27½ Road and Cortland Ave.
- ADJACENT PROPERTY** 3. All technical concerns need to be resolved prior to CC i.e. fire hydrant locations etc.
- CHANGE IN THE AREA**
- TRAFFIC IMPACT**

HAS BEEN ADDRESSED
 HAS NOT BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
2/16/82	GJ Fire Dept.	One additional fire hydrant will be required on the southwest corner of south Seville Circle and West Piazza. Fire hydrant will have to be installed before construction.
2/16/82	GJ City Utilities	None
2/16/82	GJ City Police	We are requesting additional information on security lighting for the area.
2/16/82	GJ City Fire	<i>Same as above</i> ↑ One additional fire hydrant will be required on the southwest corner of south Seville Circle and West Piazza. Fire hydrant will have to be installed before construction.
2/16/82	Transportation Eng.	No comment.
2/16/82	Ute Water	No objections to project. This second filing will create a looped 6" water system which will provide adequate fire protection for both filing one and two. Policies and fees in effect at the time of application will apply.
2/16/82	Airport Authority	In August of 1980 the Airport Authority opposed the initial development of Crown Heights based on proximity of the parcel to the end of an active runway which would subject home owners to aircraft overflight and associated noise and fumes. Details on this were explained in an August 13, 1980 letter to Carl Metzner, which should be included as part of that file. The City Council, in approving the first filing, basically stated that unless the Authority was prepared to

16-79 Crown Heights Filing 2

2/15/82

<u>Date Rec.</u>	<u>Agency</u>	<u>Comments</u>
	Airport Auth. (cont.)	purchase the parcel, continued development of this project would be approved. Since that time the City Council approved the airport overlay zone at its December 2, 1981 meeting. The Crown Heights Filing Two lies within the overlay zone and an avigation easement was included in the council approval as requisite for new development. Over the past year, the necessity for such an easement has become apparent as the Authority has received various complaints of noise and fumes from aircraft overflight from residents within Crown Heights Filing One.
2/16/82	Mailed Summary	
2/19/82	late PS.Co	
"	Mtn. Bell	
2/23/82	" City Parks	
3/5/82	GJPC Minutes of 2/23/82	CONSENT ITEM #2. MOTION: <u>(COMMISSIONER BILL O'DWYER)</u> "MADAM CHAIRMAN, I MOVE ON CONSENT ITEMS #1, 2, 3, 4, AND 5 TO APPROVE AND FORWARD TO CITY COUNCIL AND RECOMMEND FOR APPROVAL, SUBJECT TO STAFF COMMENTS." <u>CHAIRWOMAN QUIMBY</u> READ THE MOTION AND CALLED FOR A VOTE, WHICH CARRIED UNANIMOUSLY, 6-0.

#16-79 CROWN HEIGHTS SUBDIVISION FILING #2-FINAL PLAT AND PLAN

(2 of 2)

Petitioner: Lloyd and Leland Unfred. Location: Northeast corner of 27.5 Road and Cortland Avenue. A request for a final plat and plan of 24 units on 8.71 acres in a planned residential zone at 8 units per acre with a design density of 2.76 units per acre.

- a. Consideration of final plat.
- b. Consideration of final plan.

That real property situated in the County of Mesa, State of Colorado, and lying within the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, T.1 S., R. 1 W., Ute Meridian, being more particularly described as follows:

Beginning at the SW corner NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 1, T. 1 S., R. 1 E., U.M.;

Thence N 00°03'10" E 716.50 ft.;

Thence S 89°38'46" E 511.55 ft.;

Thence S 00°03'10" W 180.00 ft.;

Thence S 89°55'41" E 9.00 ft.;

Thence S 00°03'10" W 99.99 ft.;

Thence S 10°27'44" E 55.94 ft.;

Thence S 00°03'10" W 86.00 ft.;

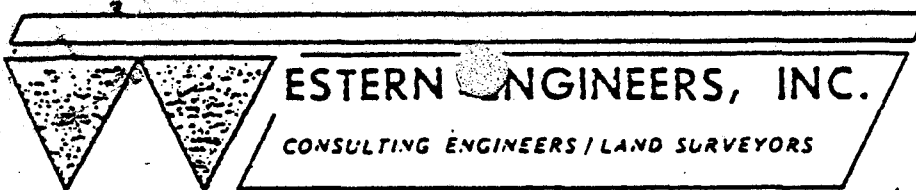
Thence S 89°55'41" E 14.80 ft.;

Thence S 00°03'10" W 86.00 ft.;

Thence S 00°09'10" E 55.00 ft.;

Thence S 00°03'10" W 152.00 ft.;

Thence N 89°55'41" W 545.74 ft. to the Point of Beginning and containing 8.71 acres, more or less.



July 28, 1980

Mr. Bob Coburn
33 1/2 Road
Whitewater, Colorado 81527

Re: Crown Heights Subdiyision

Dear Bob:

As requested, during June, we performed the following soil investigation items at the above site:

- 1.) Drill 5 holes to various depths.
- 2.) Visually classify the soil profile.
- 3.) One consolidations curve.
- 4.) One moisture density curve, surface soils.
- 5.) One CBR, surface soils.

Enclosed are the results of the above items along with a test hole location map.

Examination of the test holes and analysis of the test results led to the following conclusions:

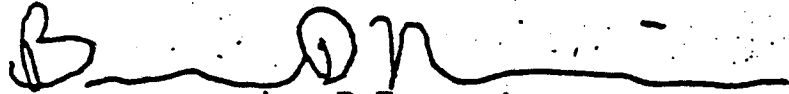
- 1.) The soil profile with regard to type and classification was relatively uniform throughout the subdivision consisting of a silt-clay material lensed with some sands and coarse gravels. The water table was found uniformly at 9 to 11 feet.
- 2.) Only one consolidation test was performed at the site. As is typical throughout the valley, isolated soft spots may be found and must be watched for. A rough analysis of the consolidation data indicated a soil bearing capacity of over 2000 psf. for light residential construction. However, due to the heterogeneous nature and unpredictability of the soil, footing width should be no less than 12 inches. It should be noted that this analysis was based on a single isolated consolidation test, which may or may not be indicative of conditions throughout the site. This data is also limited to footings founded within the upper 4 feet of the soil profile. The bearing characteristics of the soil below that depth were not determined.

Letter to Bob Coburn
July 28, 1980
Page Two

3.) The CBR test results indicated a negligible swell potential. The test revealed a relatively low soaked CBR results of 2.5. It is therefore important to assure good roadway drainage.

Very truly yours,

WESTERN ENGINEERS, INC.

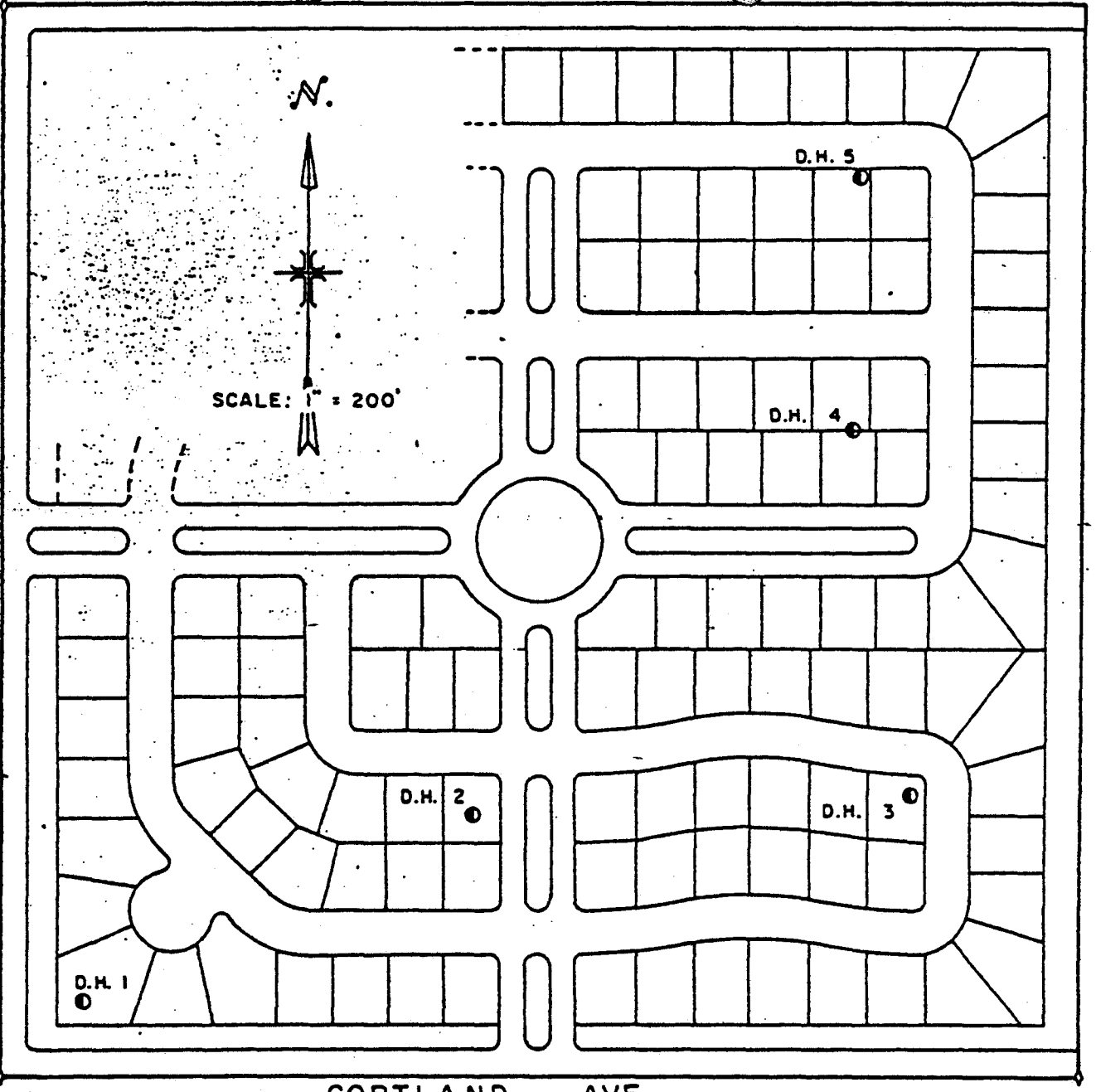
A handwritten signature in black ink, appearing to read 'B. Marvin', with a long horizontal flourish extending to the right.

Bruce D. Marvin, P.E.

BDM:kms

G ROAD

27 1/2 ROAD



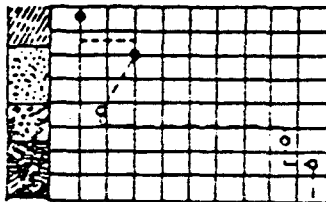
CORTLAND AVE.

DRILL HOLE LOCATION
CROWN HEIGHTS SUBDIVISION
WESTERN ENGINEERS, INC.

NOTES TYPE & SIZE OF HOLE TYPE OF BIT OR SPOON LOSS OF DRILLING WATER	CORE RECOVERY %	NO. BLOWS	MOISTURE %	SAMPLES FOR TESTING	DESCRIPTION AND CLASSIFICATION OF MATERIAL	DEPTH	LOG	PENETRATION RESISTANCE (BLOWS PER FOOT)						
								0	20	40	60	80		
Water Table _____ _____ _____ Hole collapsed at 10 feet Refusal to augering at 12 feet					Silt, clayey, some sand and gravels, moist on top to saturated below water table, quite variable in grain size composition and consistency. (ML-CL)	2								
						Same as above material with higher percentage of coarse gravel and cobbles (SM-GM)	10							
					Bottom of Hole	12								

EXPLANATION

No. OF BLOWS..... RECORD NUMBER OF BLOWS REQUIRED FOR ONE FOOT PENETRATION IF 50 BLOWS RESULT IN LESS THAN 1 FOOT PENETRATION, RECORD DEPTH PENETRATED; THUS, 50/4 INDICATES 4 INCHS PENETRATION WITH 50 BLOWS.
 DESCRIPTION AND..... DESCRIBE SOIL TYPE, WITH EMPHASIS ON INPLACE OR NATURAL CONDITION. INCLUDE SOIL CLASSIFICATION GROUP SYMBOL. EXAMPLE: SAND, MEDIUM, CLEAN, MOIST, FIRM, DENSE, UNCEMENTED, (SP)
 CLASSIFICATION OF MATERIAL
 PENETRATION..... PLOT AS SHOWN AT RIGHT, WITH DASHED LINES SHOWING THE MATERIALS RESISTANCE CONSIDERED TO BE REPRESENTED BY EACH PENETRATION VALUE.



WESTERN ENGINEERS, INC.
 Soil Mechanics Engineers

WORK ORDER
NUMBER

SUBSURFACE EXPLORATION
DRILL HOLE LOG AND PENETRATION RESISTANCE

PAGE 1 OF 2 PAGES
HOLE NO 2

Project Crown Heights Subdivision

Ground Elev

Location 27 1/2 and G Road

Depth to Water Table (Ft.) 10.5

Drill Contract Western Engineers Foreman

Date Water Table gaged 6/18/79

Hole Logged by BVG

Hammer Weight

Height of Drop

Date 6/18/79

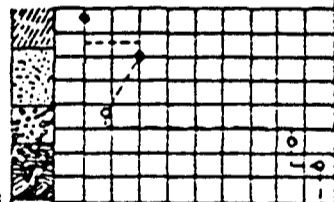
NOTES TYPE & SIZE OF HOLE TYPE OF BIT OR SPOON LOSS OF DRILLING WATER	CORE RECOVERY %	NO. BLOWS	MOISTURE %	SAMPLES FOR TESTING	DESCRIPTION AND CLASSIFICATION OF MATERIAL	DEPTH LOG	PENETRATION RESISTANCE (BLOWS PER FOOT)			
							20	40	60	80
<p>Water Table</p> <p>=====</p> <p>Hole collapsed at 11 feet</p>					<p>Silt, clayey, some sand and gravels, lensed with granular material. Buff to red-brown moist at top to saturated near water table. (ML-SM)</p>	2				
	4									
	6									
	8									
	10									
	12									
	14									
					Bottom of Hole	14				

EXPLANATION

No. of BLOWS..... RECORD NUMBER OF BLOWS REQUIRED FOR ONE FOOT PENETRATION IF
50 BLOWS RESULT IN LESS THAN 1 FOOT PENETRATION, RECORD DEPTH
PENETRATED, THUS, 50/4 INDICATES 4 INCHS PENETRATION WITH 50
BLOWS.

DESCRIPTION AND..... DESCRIBE SOIL TYPE, WITH EMPHASIS ON INPLACE OR NATURAL CONDITION.
CLASSIFICATION OF..... INCLUDE SOIL CLASSIFICATION GROUP SYMBOL. EXAMPLE: SAND, MEDIUM,
MATERIAL..... CLEAN, MOIST, FIRM, DENSE, UNCEMENTED, (SP)

PENETRATION..... PLOT AS SHOWN AT RIGHT, WITH DASHED LINES SHOWING THE MATERIALS
RESISTANCE..... CONSIDERED TO BE REPRESENTED BY EACH PENETRATION VALUE.



WESTERN ENGINEERS, INC.
Soil Mechanics Engineers

PLATE

Project Crown Heights Subdivision

Ground Elev. _____

Location 27 1/2 and G Road

Depth to Water Table (Ft) NF

Drill Contract Western Engineers Foreman _____

Date Water Table Gaged 6/18/79

Hole Logged by BVG

Hammer Weight _____

Height of Drop _____

Date 6/18/79

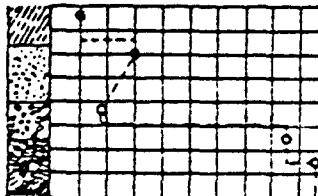
NOTES TYPE & SIZE OF HOLE TYPE OF BIT OR SPOON LOSS OF DRILLING WATER	CORE RECOVERY %	NO. BLOWS	MOISTURE %	SAMPLES FOR TESTING	DESCRIPTION AND CLASSIFICATION OF MATERIAL	DEPTH (FOOT)	PENETRATION RESISTANCE (BLOWS PER FOOT)				
							20	40	60	80	
Hole collapsed at 9.5 feet					Silt, clayey, some sand and gravels, moist on top to saturated below water table, quite variable in grain size composition and consistency. (ML-CL)	2					
						4					
							6				
							8				
					Same as above material with higher percentage of coarse gravel and cobbles (SM-GM)	10					
							12				
					Bottom of Hole	14					

EXPLANATION

No. of BLOWS..... RECORD NUMBER OF BLOWS REQUIRED FOR ONE FOOT PENETRATION IF 50 BLOWS RESULT IN LESS THAN 1 FOOT PENETRATION, RECORD DEPTH PENETRATED; THUS, 50/4 INDICATES 4 INCHS PENETRATION WITH 50 BLOWS.

DESCRIPTION AND CLASSIFICATION OF MATERIAL..... DESCRIBE SOIL TYPE, WITH EMPHASIS ON INPLACE OR NATURAL CONDITION. INCLUDE SOIL CLASSIFICATION GROUP SYMBOL. EXAMPLE: SAND, MEDIUM, CLEAN, MOIST, FIRM, DENSE, UNCEMENTED, (SP)

PENETRATION RESISTANCE..... PLOT AS SHOWN AT RIGHT, WITH DASHED LINES SHOWING THE MATERIALS CONSIDERED TO BE REPRESENTED BY EACH PENETRATION VALUE.



WESTERN ENGINEERS, INC.
Soil Mechanics Engineers

PLATE

Project Crown Heights Subdivision

Ground Elev

Location 27 1/2 and G Road

Depth to Water Table (Ft) 10.0

Drill Contract Western Engineers Foreman

Date Water Table gaged 6/23/80

Hole Logged by BVG

Hammer Weight

Height of Drop

Date 6/23/80

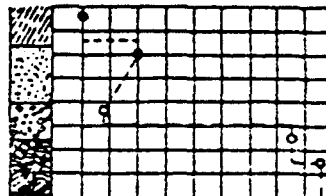
NOTES TYPE & SIZE OF HOLE TYPE OF BIT OR SPOON LOSS OF DRILLING WATER	CORE RECOVERY %	NO. BLOWS	MOISTURE %	SAMPLES FOR TESTING	DESCRIPTION AND CLASSIFICATION OF MATERIAL	DEPTH FOOT	PENETRATION RESISTANCE (BLOWS PER FOOT)			
							20	40	60	80
<p>Water Table == ==</p>					<p>Silt, clayey, some sand and gravels, moist on top to saturated below water table, quite variable in grain size composition and consistency. (ML-CL)</p>	2				
						4				
						6				
						8				
						10				
						12				
					<p>Same as above material with higher percentage of coarse gravel and cobbles. (SM-GM)</p>	14				
						16				
						18				
					Bottom of Hole					

EXPLANATION

No. OF BLOWS..... RECORD NUMBER OF BLOWS REQUIRED FOR ONE FOOT PENETRATION IF 50 BLOWS RESULT IN LESS THAN 1 FOOT PENETRATION, RECORD DEPTH PENETRATED, THUS, 50/4 INDICATES 4 INCHS PENETRATION WITH 50 BLOWS.

DESCRIPTION AND..... DESCRIBE SOIL TYPE, WITH EMPHASIS ON INPLACE OR NATURAL CONDITION. CLASSIFICATION OF MATERIAL INCLUDE SOIL CLASSIFICATION GROUP SYMBOL. EXAMPLE: SAND, MEDIUM, CLEAN, MOIST, FIRM, DENSE, UNCEMENTED, (SP)

PENETRATION..... PLOT AS SHOWN AT RIGHT, WITH DASHED LINES SHOWING THE MATERIALS RESISTANCE CONSIDERED TO BE REPRESENTED BY EACH PENETRATION VALUE.



WESTERN ENGINEERS, INC.
Soil Mechanics Engineers

PLATE

Project: Crown Heights Subdivision

Ground Elev.

Location: 27 1/2 and G Road

Depth to Water Table (Ft) 10.0

Drill Contract: Western Engineers

Foreman

Date Water Table gaged: 6/20/80

Hole Logged by: BVG

Hammer Weight

Height of Drop

Date

6/20/80

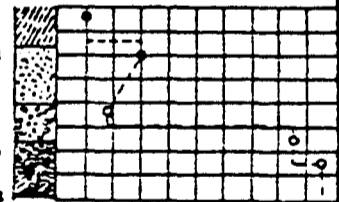
NOTES TYPE & SIZE OF HOLE TYPE OF BIT OR SPOON LOSS OF DRILLING WATER	CORE RECOVERY %	NO. BLOWS	MOISTURE %	SAMPLES FOR TESTING	DESCRIPTION AND CLASSIFICATION OF MATERIAL	DEPTH FOOT	PENETRATION RESISTANCE (BLOWS PER FOOT)			
							① ACTUAL ② EXTRAPOLATED			
							20	40	60	80
Water Table =====					Silt, clayey, some sand and gravels, moist on top to saturated below water table, quite variable in grain size composition and consistency. (ML-CL)	2				
						4				
						6				
						8				
						10				
						12				
					Same as above material with higher percentage of coarse gravel and cobbles (SM-GM)	14				
						16				
					Formational Mancos Shale, Weathered at top	18				

EXPLANATION

No. OF BLOWS RECORD NUMBER OF BLOWS REQUIRED FOR ONE FOOT PENETRATION IF 50 BLOWS RESULT IN LESS THAN 1 FOOT PENETRATION, RECORD DEPTH PENETRATED, THUS, 50/4 INDICATES 4 INCHS PENETRATION WITH 50 BLOWS.

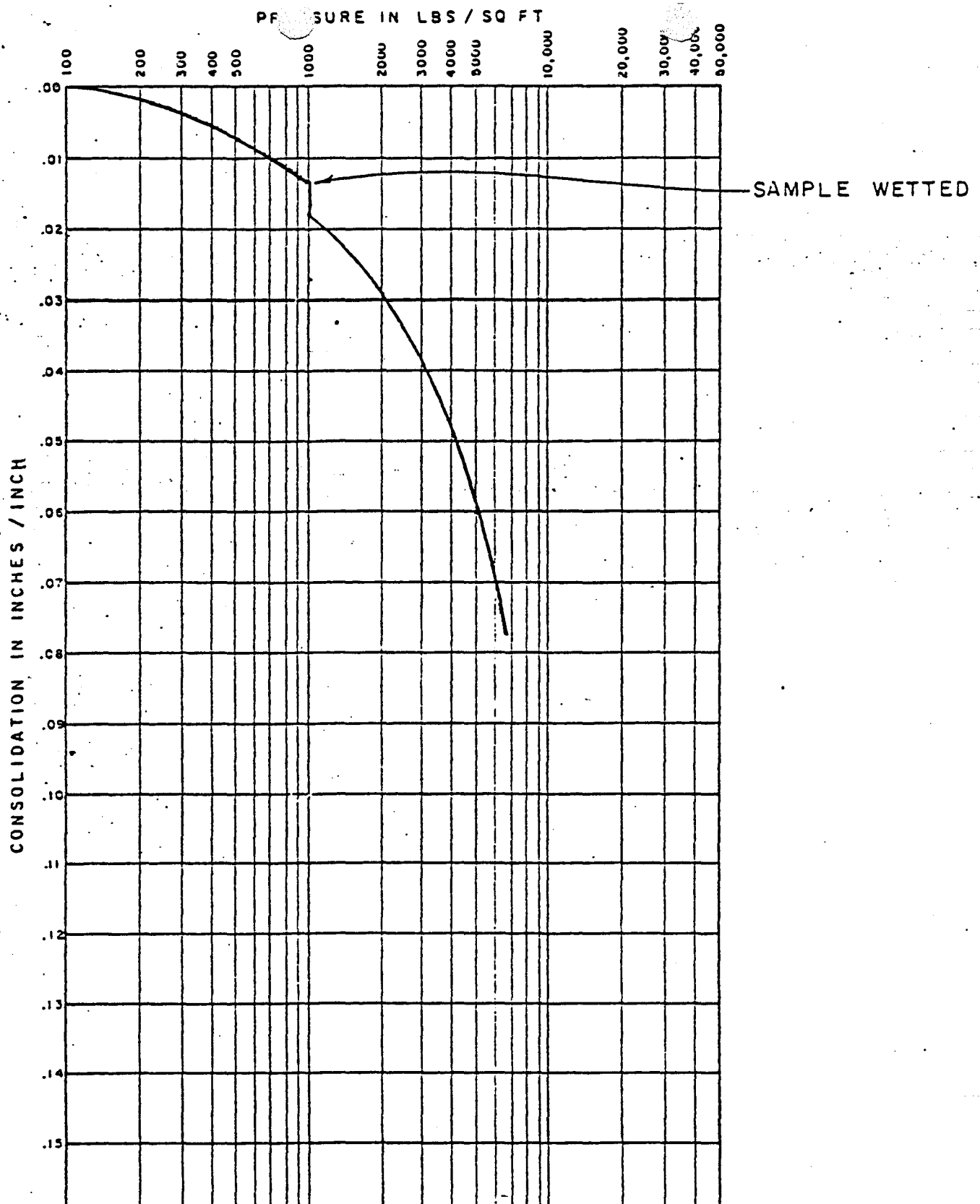
DESCRIPTION AND DESCRIBE SOIL TYPE, WITH EMPHASIS ON INPLACE OR NATURAL CONDITION. CLASSIFICATION OF MATERIAL INCLUDE SOIL CLASSIFICATION GROUP SYMBOL. EXAMPLE: SAND, MEDIUM, CLEAN, MOIST, FIRM, DENSE, UNCEMENTED, (SP)

PENETRATION PLOT AS SHOWN AT RIGHT, WITH DASHED LINES SHOWING THE MATERIALS RESISTANCE CONSIDERED TO BE REPRESENTED BY EACH PENETRATION VALUE.



WESTERN ENGINEERS, INC.
Soil Mechanics Engineers

PLATE

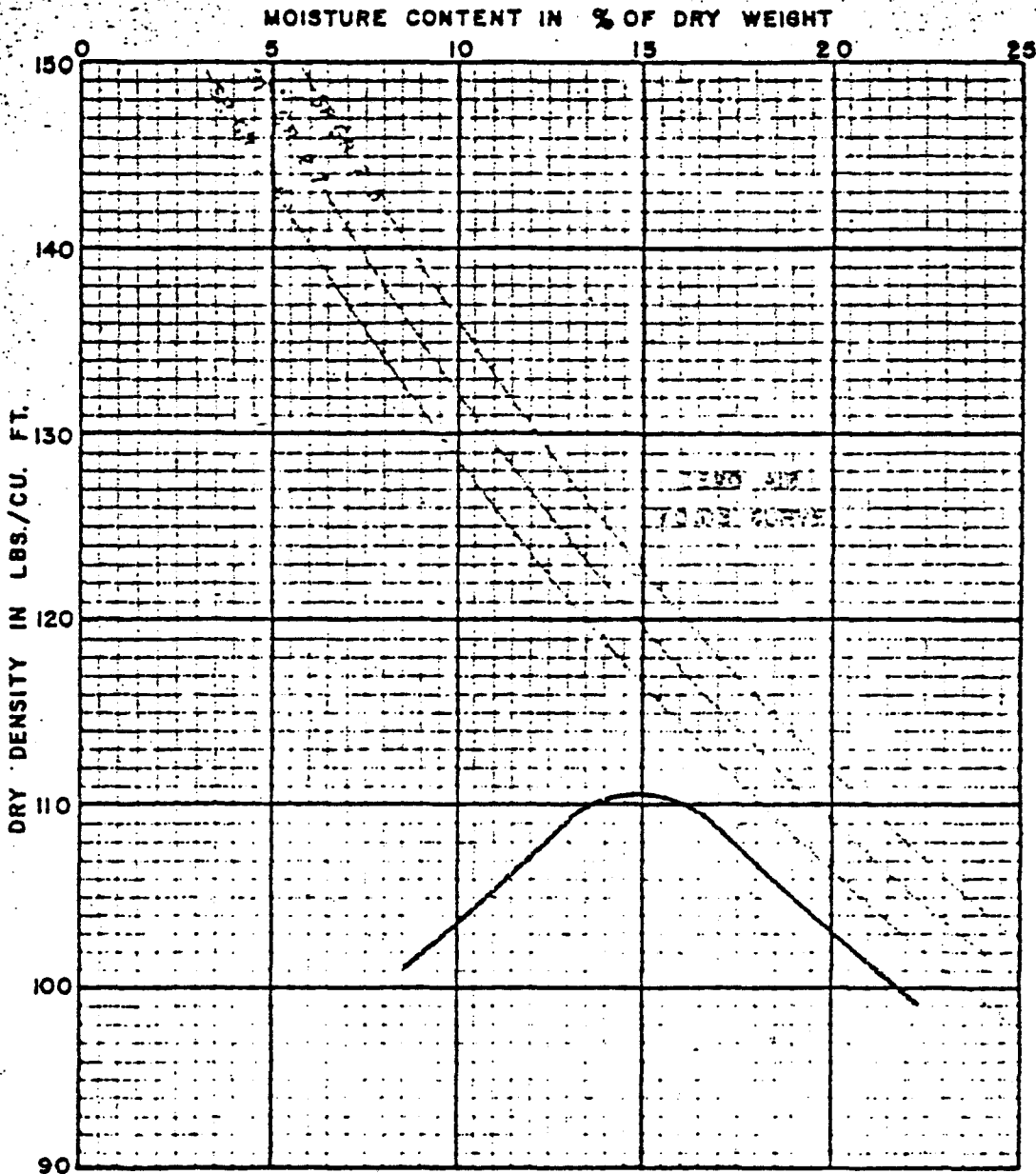


BORING NO. AND DEPTH	SOIL TYPE	MOISTURE CONTENT		DRY DENSITY IN LBS/CU. FT.
		BEFORE	AFTER	
4P3-4	SILTY CLAY	10.7	16.7	109.7

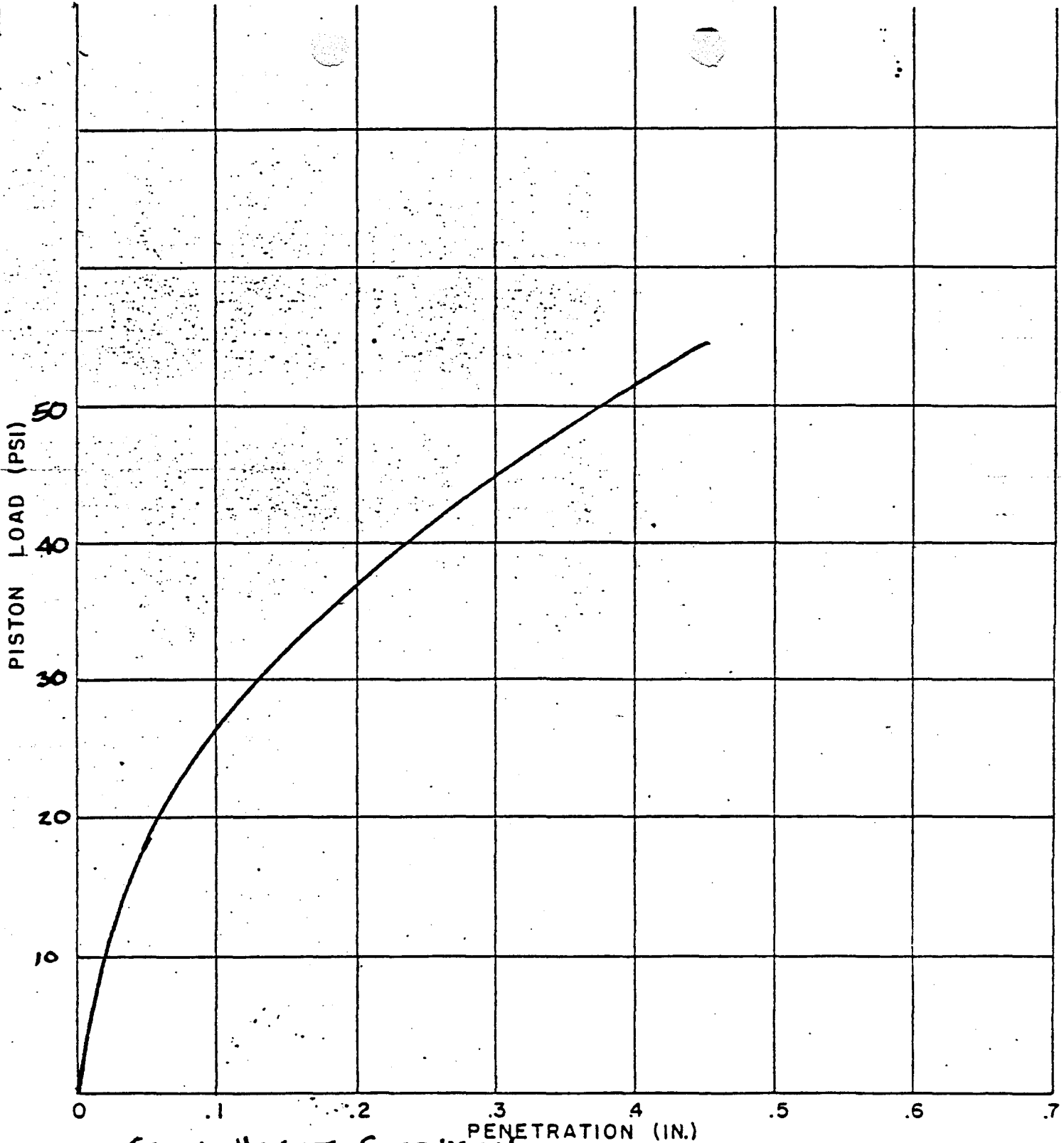
CROWN HEIGHTS
CONSOLIDATION DATA

WESTERN ENGINEERS INC.
GRAND JUNCTION COLORADO

SAMPLE NO. _____ DEPTH 1-2 ELEVATION _____
SOIL SILT - CLAY
LOCATION CROWN HEIGHTS SUBDIVISION
OPTIMUM MOISTURE CONTENT 15.0%
MAXIMUM DRY DENSITY 110.5 PCF
METHOD OF COMPACTION ASTM D 698



COMPACTION TEST DATA



SAMPLE: CROWN HEIGHTS SUBDIVISION

DENSITY: 95% ± ASTM D-695

CBR .1" PEN.: 2.7

CBR .2" PEN.: 2.5

BEFORE SOAKING:

MOISTURE CONTENT: 9.5%

DRY UNIT WEIGHT:

AFTER SOAKING:

MOISTURE CONTENT, TOP 1": 26.7%

AVG. MOISTURE CONTENT:

SWELL:

SURCHARGE WEIGHT: 20 lb

PENETRATION (IN.)

CALIFORNIA BEARING RATIO
(ASTM D-1883)



WILLIAM J. SCHILLING, *Real Estate Appraisals*

December 5, 1980

Mr. Lloyd Unfred
Chateau West Realty
3919 Applewood Street
Grand Junction, Colorado 81501

Dear Mr. Unfred:

Pursuant to your request for an appraisal to be conducted on a parcel of land containing 39.24 acres located between F 3/4 Road and G Road on 27½ Road, Grand Junction, Colorado, I have inspected the property and following is the analysis utilized in the determination of value on this said property.

The subject property is identified in the Mesa County Assessor's records under schedule number 2945.011-00,007 and has a legal description of the NW¼NE¼ of Section 1, Township 1 South, Range 1 West; excluding roads on the west for right of ways.

The subject property is commonly known as Eookcliff Orchards and was at one time considered one of the better producing orchards in the Grand Valley area. It has produced excellent crops of agricultural products in the past several years. It is currently improved with a single family residence and some outbuildings, but under the theory of highest and best use these improvements would have an interim value only until such time as the property could be improved to its highest and best use, as a single family residential subdivision for which it is currently zoned.

There has been some controversy of recent about the encroachment of aircraft landing and departing on runways 4 and 22 of the Walker Field Airport. There has been an investigation into the market by this office and I have found no economic obsolescence to the subject

572 29-3/8 Road • Grand Junction, Colorado 81501 • Telephone (303) 245-4118

WJS

Unfred Property
Page 2
December 5, 1980

property as of the date of this appraisal.

The purpose of this appraisal is to estimate the fair market value of the subject property if adequately exposed to the open market for a reasonable period of time in an as is condition as of December 1, 1980.

In the appraisal of a property of this type there is only one realistic approach to value, that being the market data analysis. In the market data analysis an investigation is conducted into the market in order to find properties that have sold that can be compared and analyzed to the subject property in order to arrive at an indicated adjusted value for the subject.

Following are the sales that were utilized in order to arrive at an indicated value for the subject property.

Sale #1: A 19 acre parcel of property which is part of the Wintergreen Subdivision located at approximately 30 Road and Patterson Road sold in September of 1979 for \$399,000 or \$21,000 per acre. This property was subdivided and ready for single family residential development but none of the on site improvements had been completed at the time of the sale.

Sale #2: In October of 1979 a 6.39 acre parcel of land located at 2929 Patterson Road sold for \$95,000 or \$14,914 per acre. This property was zoned R-2 but there had been no subdivision approval on the property nor has it been developed at this time.

Sale #3: In November of 1979 the subject property was sold under contract for approximately \$20,000 per acre. The property did have some density zoning approval at the time of sale, but there has been some updating of this zoning providing the property with superior density than at the time of sale.

WJS

Unfred Property
Page 4
December 5, 1980

This value falls far below the indicated per acre values of those properties that are currently on the market. These properties indicate the upper range of values and the subject property would fall below those properties that are currently listed.

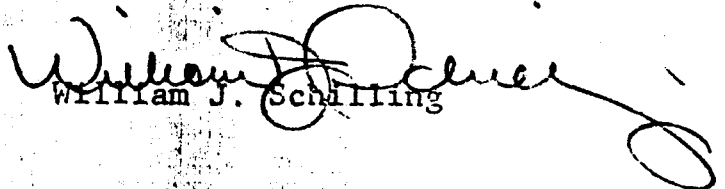
From my appraisal and analysis it would be my opinion that the indicated fair market value of the 39.24 acre parcel of property located at 688 27½ Road as ready for single family residential development would be \$25,000 per acre.

39.24 acres @ \$25,000 \$981,000

NINE HUNDRED EIGHTY ONE THOUSAND DOLLARS

(\$981,000.00)

Respectfully submitted,


William J. Schilling

WJS:as



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

February 13, 1984

TO: All Owners/Petitioners

FROM: Grand Junction Planning Commission
Grand Junction Planning Department

RE: Enforcement of Development Schedules

Enforcement of development schedules of previously approved projects is an on-going concern for the City of Grand Junction. The City Planning Commission will be having their annual Extension/Reversion public hearing on Tuesday, March 20, 1984 at 7:00 p.m. in the City/County Auditorium, 520 Rood Avenue, Grand Junction, Colorado. You or your representative must be present.

By using the timeframes expected for development, the City is able to anticipate the needs for public services and improvements to provide service for these projects and surrounding areas. The City can also schedule those capital improvements required to be completed in conjunction with the project development itself.

The hearing will not be a re-review of the project for technical issues. It will be a discussion of anticipated timeframes for project buildout, and the likelihood of the project itself. Any project discussed without the Owner/Petitioner or representative present at the special hearing will be automatically recommended for reversion.

If an extension is requested by the Owner/Petitioner, the Grand Junction Planning Commission may grant an extension for one year. If the Owner/Petitioner requests a reversion, the Grand Junction Planning Commission will recommend reversion of that project and/or zone.

Enclosed is your project violation of the Grand Junction Zoning and Development Code. Also enclosed is the required submittal information for the Grand Junction Planning Commission to review.

We appreciate your continued cooperation in this process.

If you have any questions, please contact the City Planning Department at 244-1628.

Thank you.

BG/tt

Enclosures

This is to inform you that your project File # 16-79 (20f2)
Project Name Crown Heights Filing #2
approved on 3/17/82 by the Grand Junction City Council,
is now in violation of the Grand Junction Zoning and Development Code.
It violates the development schedule process as indicated below:

Sec. 7-5-4-C-5
(Final Plan)

Following the approval of a Preliminary Plan, the applicant shall file with the Department a Final Development Plan and Final Subdivision Plat in accordance with the approved development schedule. Approval of a Preliminary Plan is effective in accordance with the subdivision regulation (Chapter 6). An approved preliminary area may be finalized by more than one final plan and plat.

The Grand Junction Planning Commission is requiring the following information to be provided to this department a minimum of ten (10) days prior to the Special Public Hearing on March 20, 1984.*

Eight (8) copies of:

- a) Location, current property owner, and representative if applicable.
- b) Brief discussion of current status of the approved project. This should include the feasibility, likelihood of buildout, or anticipated changes to the approved plan.
- c) Development schedule anticipated for completion of next phase or buildout:
- d) Any work completed to date on the project to fulfill the next development process requirements. (i.e. if final approval, when is plat to be recorded, or if preliminary approval, when is final plan to be submitted?)
- e) Extension requested (one year maximum).

* Any packets not received or received after this date may result in automatic reversion.



Crown Heights Development Co.



3900 Applewood Street
Grand Junction, Colorado 81501
(303) 243-6407

March 9, 1984

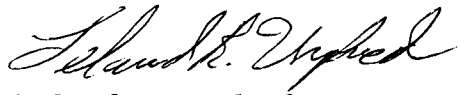
Grand Junction Planning Commission/Department
559 White Ave., Rm. 60
Grand Junction, Colorado 81501

Re: Enforcement of Development Schedules
Project File #16-79 (20F2)
Crown Heights Filing #2

The following information is provided to you as per your request dated February 13, 1984.

- a) Property owner: Lloyd & Leland Unfred
3900 Applewood St.
Grand Jct., Co. 81501
- b) Current status: Buildout will occur as soon as market improves enough to make project feasible.
- c) Anticipated schedule: Within next year.
- d) Any work completed: Final plat has been submitted.
- e) Extension requested: We are requesting one year extension.

Crown Heights Dev. Co.


Leland R. Unfred present.

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

MAR 09 1984



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

TO: All Petitioners
FROM: City Planning Dept./Grand Jct. Planning Commission
DATE: March 26, 1984
RE: Extension Requests

A public hearing of the Grand Junction Planning Commission was held on March 20, 1984 to recommend extension requests to all those Petitioners requesting one.

Your project # 16-79(212) was granted an extension until April 1, 1985.

We appreciate your response and time in helping us with these items. It will benefit the City in dealing with future improvements. Enclosed please find a copy of the minutes of those hearings.

Good luck on your projects and we will be in touch next year.

Thanks again.

BG/tt

Enclosure

✓ file

LEGAL AD

Publish One Time: May 8, 1985
Proof of Publication: City Clerk, City Hall

PUBLIC HEARINGS

The Grand Junction City Council will be holding public hearings at
7:30 p.m. on May 15, 1985 in the City Hall Auditorium.

The following items will be presented at this public hearing of the Grand Junction City Council. The items under consideration have exceeded their development schedule. The Grand Junction Planning Commission recommended the reversion of the plan and/or zone for the following items:

- | | | |
|------------|--|---|
| #16-79 2/2 | Crown Heights Filing #2 | LOCATION: NE corner of 27½ & Cortland |
| #17-80 | Rezone R1C to PR-20 | LOCATION: 2304 N. 17th Street |
| #3-81 | Tamerlane | LOCATION: NW corner of F 1/4 & 27 1/4 Rd. line (15th St.) |
| #40-81 | Horizon Planned Community | LOCATION: NW corner of 12th & Horizon Dr. |
| #61-81 | Atrisco-Office Bldg. | LOCATION: E. of 28 1/2 Rd. Appx. 500' N. of N. Ave. |
| #70-81 | Orchard Grove | LOCATION: SE corner of 12th & Orchard Ave. |
| #92-81 | Hawthorne Place at Crestview III | LOCATION: NW of F Rd. & 27½ Road |
| #105-81 | Hodges Addition | LOCATION: 2048 N. 12th St. NE corner 12th & Walnut |
| #26-82 | Conditional Use-1st Security Drive-up Window | LOCATION: 2692 Hwy 50 |
| #13-83 | Dev. in HO-Office Bldg./Arix | LOCATION: 760 Horizon Drive |
| #37-83 | CBW Office Condos | LOCATION: N of I-70 @ 27 1/4 Rd. line |
| #44-83 | Crossroads Nautilus | LOCATION: 2770 Compass Drive |
| #37-81 | Guffey Rezone | LOCATION: 845 Colorado Ave. |

CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

In re: CROWN HEIGHTS SUBDIVISION, FILING #2 NE COR. 27 1/2 RD & COEURD'ALEND
 Name of subdivision or other improvement location

Intending to be legally bound, the undersigned subdivider hereby agrees to provide throughout this subdivision and as shown on the subdivision plat of Crown Heights Subdivision, Filing #2 date Janaury 27, 1982, the name of subdivision


following improvements to City of Grand Junction standards and to furnish an Improvements Guarantee in the form acceptable to the City for these improvements.

Improvements	Quantity and Unit Costs	Estimated Cost	Estimated Completion Date
Street grading	12,000sy \$.50	6,000	June 30, 1982
Street base	2,302cy 12.00	27,624	Oct. 15, 1982
Street paving	3,907sy 3.10 1,529sy 4.70	12,111 7,185	Nov. 15, 1982
Curbs and Gutters	2,488 3.99 660 3.54	9,927 2,336	Sept. 1, 1982
Sidewalks	2,488 5.32	13,310	Sept. 1, 1982
Storm Sewer facilities		1,500	
Sanitary sewers	est.	14,500	July 30, 1982
Mains		N/A	
Laterals or house connections	25ea. \$150	3,750	
On-site sewage treatment		N/A	
Water mains	est.	20,170.20	Aug. 15, 1982
Fire hydrants	4 @1,625.	6,500	Aug 15, 1982
On-site water supply		N/A	
Survey monuments	est.	6,500	
Street lights		N/A	June 1, 1983
Street name signs		N/A	June 1, 1983
SUB TOTAL		131,422.20	

Supervision of all installations (should normally not exceed 4% of subtotal)
5,167.00

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$ 136,589.20

The above improvements will be constructed in accordance with the specifications and requirements of the City or appropriate utility agency and in accordance with detailed construction plans based on the City Council approved plan and submitted to the City Engineer for review and approval prior to start of construction. The improvements will be constructed in reasonable conformance with the time schedule shown above. An Improvements Guarantee will be furnished to the City prior to recording of the subdivision plat.


 Signature of subdivider

(If corporation, to be signed by President and attested to by Secretary, together with the corporate seal.)

Date: _____ 19 _____ .

I have reviewed the estimated costs and time schedule shown above and based on the plan layouts submitted to date and the current costs of construction I take no exception to the above.

 City Engineer

Date: _____ 19 _____



COBURN ENGINEERS, INC.

(303) 245-5808

2820½ NORTH AVENUE
GRAND JUNCTION
COLORADO 81501

January 27, 1982

Re: File No. 81-02-08
Crown Heights Filing 2

City/ County Development Department

Irrigation Commitment

Irrigation water will be provided to the reference subdivision for lawns, trees, and common area at the rate of $\frac{1}{2}$ " of water per acre.

The irrigation system for both Filing 1 and Filing 2 will be combined into a single system pressurized and underground.

Crown Heights Development Co.

CONSENT ITEM #1 -- #72-80, Final Plan for Approved Conditional Use--Professional Office Building.

Petitioner: Clayton Tipping.
Location: 1449 North 1st St.

A request for a final plan of an approved conditional use on .49 acre in a residential multi-family zone at 64 units per acre.

- a. Consideration of final plan.

Larry Beckner, representing the Petitioner, outlined the request.

The Commissioners questioned Larry on why landscaping had not yet been started on the completed buildings and Alex Candelaria, Staff, indicated they would like to have a detailed landscaping plan and a commitment to.

Mr. Beckner indicated the timing of the construction completion last fall disallowed the landscaping plans to be incorporated because of the onset of winter, but that those plans would be incorporated on the existing buildings as soon as spring arrives.

There were no comments from the public.

CONSENT ITEM #2 -- #16-79, Crown Heights Subdivision Filing #2 -- Final plat and plan.

*100 pc
minutes
2/23/82*

Petitioner: Lloyd and Leland Unfred
Location: Northeast corner of 27.5 Road and Courtland Ave.

A request for a final plat and plan of 24 units on 8.71 acres in a planned residential zone at 8 units per acre with a design density of 2.76 units per acre.

- a. Consideration of final plat.
- b. Consideration of final plan.

Alex Candelaria, Staff, requested the Planning Commission to recommend that all review comments be addressed.

Chairwoman Quimby mentioned that Power of Attorney for Courtland on 27 1/2 should be obtained to which Mr. Unfred agreed to.

No one from the audience indicated they wished the item removed.

CONSENT ITEM #5 -- #7-82, Pepper Tree Filing #2--Final Plat and Plan.

Petitioner: Todd Deutsch
Location: South of Patterson Rd and 990 ft. West of 29 Rd.

A request for a final plat and plan of 11 units on 1.343 acres with a design density of 8.2 units per acre in a planned residential zone at 20 units per acre.

- a. Consideration of final plat.
- b. Consideration of final plan.

There was no discussion and no one from the audience spoke up against the item.

MOTION: (Commissioner Bill O'Dwyer) "MADAM CHAIRMAN, I MOVE ON CONSENT ITEMS #1, (2), 3, 4, AND 5 TO APPROVE AND FORWARD TO CITY COUNCIL AND RECOMMEND FOR APPROVAL, SUBJECT TO STAFF COMMENTS."

Chairwoman Quimby read the motion and called for a vote, which carried unanimously, 6-0.

* * * * *

IV. FULL HEARING

ITEM #1 -- #55-79, Amendment to the 12th Street Corridor Policy Statements

Petitioner: Grand Junction Planning Commission
Location: 12th Street from Horizon Drive to Pitkin Avenue
(Amendment only applies to that part of 12th Street between North Avenue and Patterson Road)

Consideration of amendment to the 12th Street Corridor Policy Statements.

Chairwoman Quimby clarified the error on the agenda item, indicating the amendment applies to that part of 12th Street between NORTH Avenue (not Orchard Avenue) and Patterson Road, and read the policy statement. Changes made apply to Item D of the policy statement.

Two letters were received regarding this agenda item:

- a. Armstrong & Associates (Arnold Hottovy and Jeff Olinger) suggesting a change to the 12th Street Corridor Policy is needed, due to the expansion of the Oseopathic Hospital at 12th & Walnut Avenue. They suggest uses allowed should be "allied with human care services that are tied



COBURN ENGINEERS, INC.

(303) 245-5808

2820 $\frac{1}{2}$ NORTH AVENUE
GRAND JUNCTION
COLORADO 81501

February 22, 1982

City/County Development Department
County Courthouse Annex
Grand Junction, CO 81501

Re: Crown Heights, Filing 2
C-16-79 (2 of 2)

RESPONSE TO REVIEW SHEET COMMENTS

G.J. Fire Department	One additional fire hydrant will be installed on the SW corner of South Seville Circle and West Piazza.
G.J. City Utilities	no response required
G.J. City Fire	See G.J. Fire Dept. above.
Transportation Eng.	no response required.
Ute Water	no response required.
Airport Authority	no response required.
G.J. City Engineer	We concur with and will comply with the city engineers comments.