

Table of Contents

File 1981-0044

Project Name: Farrel Roper Investments – RIC to PR-22

Date 1/2/02

P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department 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 provided.
r	e	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.
s	a	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.
e	n	
n	e	
t	d	
X		*Summary Sheet – Table of Contents
X		Application form
X		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
X	X	*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet	X	Request for Treasurer's Certificate of Taxes Due
X	X	Review Sheet Summary	X	Preliminary Soils Report
X		Review Sheets	X X	Planning Commission Minutes - ** - 4/28/81
X	X	Site Plan	X	Development Application
X	X	Certified letter from Michael Sutherland to Farrell Roper re: site deficiencies	X	4 signed documents of those in favor
X		Abstract of Title	X	Elevation Map
X		Record of Final Plat Recording	X X	Gamma Radiation Survey
X		Certification of plat	X X	Handwritten Note to file
X		County Improvements Agreement - ** (to be scanned by City Clerk)		
X		Public Notice Posting		
X	X	Planning Commission Minutes - ** - 6/30/81		
X		Development Application		
X		Development Schedule		
X		Commitment to Insure from Transamerica Title Ins.		
X		Owner's Policy of Title Ins. from Fidelity National Title Ins. Co for 1412 & 1418 Cedar, 2214 North 14 th Street, 2220 North 14 th Street and 2223 North 14 th Street		

May 26, 1981

TO: Planning and Zoning Department
FROM: Farrel Roper
IN RE: Farrel Roper Investments
Item J - Subsurface Soils Investigation
File #44-81

This property will be held in private ownership. The streets, curbs, gutters and sewers are currently in place; therefore, the Subsurface Soil Investigation Report will not be needed for this particular area of development.

At the time of building, the foundation for the new structure will be engineered and this will encompass a Subsurface Soil Investigation. All this will be done prior to obtaining a building permit.

TAX PARCEL NUMBERS - ROPER INVESTMENT PROJECT

1. 2945-122-00-062-1
2220 N. 14th
2. 2945-122-00-067-1
2214 N. 14th
3. 2945-122-00-148-1
2213 N. 15th
4. 2945-122-00-152-0
2223 N. 15th
5. 2945-122-00-070-2
1418 Cedar
6. 2945-122-00-071-0
1412 Cedar

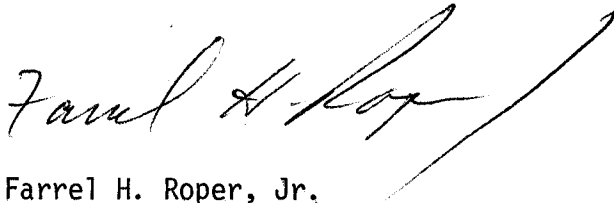
To: Planning and Zoning Department

From: Farrel H. Roper, Jr.

In re: Farrel Roper Investment Project
Building Permit Guarantee Format
File #44-81

Date: June 1, 1981

All public improvements are currently in place; water, sewage curbs, streets, sidewalks, etc.. Therefore, any public improvements for this project will be minimal. All improvements made for this project will be on site improvements and will be made within the development schedule submitted with the application.



Farrel H. Roper, Jr.



COLORADO WEST SURVEYING COMPANY

comprehensive land planning
complete surveying service

835 COLORADO AVENUE • 303 245-2767 • GRAND JUNCTION, COLORADO 81501

June 26, 1981

City Planning
Grand Junction, Colorado 81501

Re: Farrel H. Roper Investments
Review sheet summary

OVERALL COMPATABILITY AND CONSISTENCY

New multi-family to the East, to the North and to the Northwest at 20 per acre.

CHANGE IN AREA

This is a redevelopment situation uniquely appropriate to this block of houses. The balance of the area, is much newer houses and not appropriate for redevelopment. The plan provides its own buffering by maintaining some single family housing and has substantial set back and landscape buffering. The written approval of the neighbor's is sufficient evidence of this accomadation.

TRAFFIC IMPACT

The numbers (PD20) suggest a substantial impact on the area streets. This is very misleading since in fact the project is only adding 14 units to the area. This traffic will be distributed along Bookcliff Avenue, 13th Street and 15th Street, substantially reducing its impact on any single street. Ultimately if 15th Street is extended North, this would further reduce the impact of traffic fom this project. However, this extention of 15th Street would add considerably to the traffic in the area.

* TRANSPORTATION ENG.

This can be done, but would remove an existing mature tree.

Farrel H. Roper Investments review - sheet 2

* CITY ENGINEER

There is no change proposed along 15th Street. It has new curb, gutter, sidewalk, etc., as per a recent improvements district. These improvements should be adequate and are still being paid for.

Some modifications of the curb cuts on Cedar Street may be necessary, which will be done in accordance with City regulations.

Detailed construction plans for the "8" inch sewer will be submitted. The utility easement will be extended as necessary for the sewer line.

See comments to transportation engineer.

* STAFF COMMENTS

- * 1 a. As long as 15th Street is not a "major arterial street", this should be an acceptable arrangement. It has worked well for many years.
- b. Minimum parking space 8.5' x 20'.
- c. The stacked parking on 15th Street has worked many years.
- d. Curb cuts will be shown.
- * 2. Four pfitzers at entrance will replace proposed taller trees.
- * 3 Primary ground cover will be grass.
- * 4 Residentail to be buffeted with a 6' solid wood fence.
- * 5 Open space will be lighted.
- * 6. There are no problems.
- 7 Submitted elevations. (see revised maps)

Farrel H. Roper Investments review - sheet 3

FIRE DEPARTMENT

To be resolved prior to building permits.

* see revised maps

J.A., Jr. & S.L. McCabe
1409 Cedar Avenue
Grand Junction, CO 81501

#44-81

John & Mary Schlauger
1423 Cedar Avenue
Grand Junction, CO 81501

#44-81

John R. & Mary Ann Davis
2139 N. 15th
Grand Junction, CO 81501

#44-81

Elizabeth B. Harris
407 Dressel Drive
Grand Junction, CO 81501

#44-81

Nora B. Bosley
1401 E. Harrison #304
Seattle, Washington 98112

#44-81

Charles H. Buttolph
602 Belford Avenue
Grand Junction, CO 81501

#44-81

Marion E. & Gaylia J. Williams
2029 S. Broadway
Grand Junction, CO 81503

#44-81

Dennis L. Granum
823 26 Road
Grand Junction, CO 81501

#44-81

Joe Kikel
1406 Cedar Avenue
Grand Junction, CO 81501

#44-81

Harlan A. Davis
2205 N. 15th
Grand Junction, CO 81501

#44-81

Farrel Roper, Jr.
639 1/2 Main
Grand Jct CO 81501

#44-81

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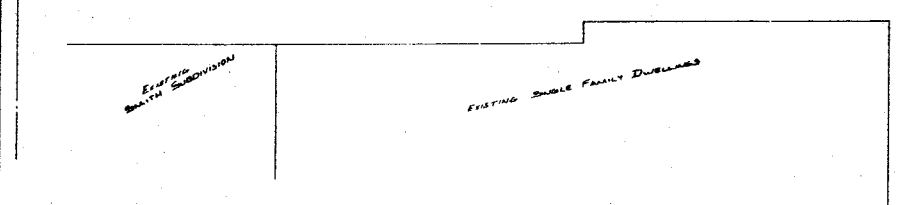
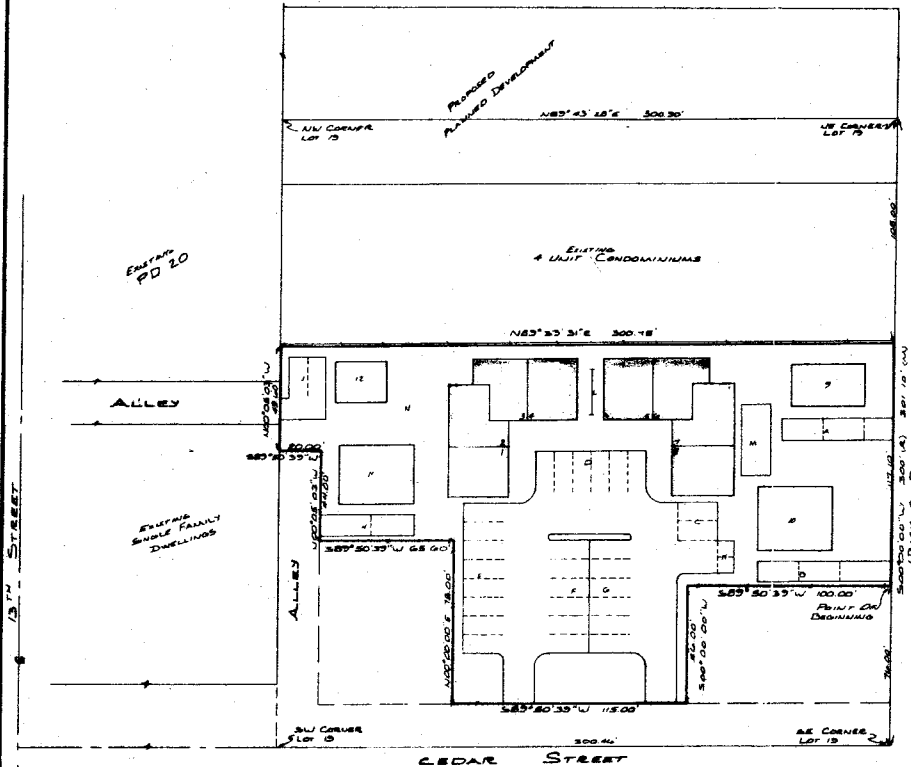
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Farrel Roper, Jr. #44-81
639 1/2 Main
Grand Jct CO 81501



15' STREET

BOOKCLIFF COURT

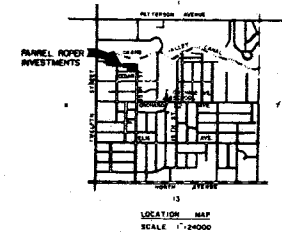
CEDAR STREET

That portion of Lot 19, Block 6, Fairmount Subdivision, County of Mesa, State of Colorado being more particularly described as follows:

Considering the East line of said lot 19 to bear S 00° 00' 00" W and all bearings contained herein to be relative thereto; beginning at a point on the East line of said lot 19 from whence the Southeast corner of said Lot 19 bears S 00° 00' 00" W 76.0 feet, thence S 89° 50' 39" W 100.0 feet, thence S 00° 00' 00" W 56.0 feet, thence S 89° 50' 39" W 115.0 feet, thence N 00° 00' 00" E 78.0 feet, thence S 89° 50' 39" W 65.60 feet, thence N 00° 05' 03" W 44.0 feet, thence S 89° 50' 39" W 20.0 feet to the West line of said Lot 19; thence N 00° 05' 03" W along said West line a distance of 49.60 feet, thence N 89° 33' 31" E 300.75 feet to the East line of said Lot 19; thence S 89° 00' 00" W along said East line 117.10 feet to the point of beginning.

Said tract or parcel contains 0.0875 acres more or less.

- | | |
|--|--|
| <p>PLANING</p> <ul style="list-style-type: none"> A 2' BRICK B 6" BRICK C 12" BRICK D 18" BRICK E 24" BRICK F 30" BRICK G 36" BRICK H 42" BRICK I 48" BRICK J 54" BRICK K 60" BRICK L 66" BRICK M 72" BRICK N 78" BRICK O 84" BRICK P 90" BRICK Q 96" BRICK R 102" BRICK S 108" BRICK T 114" BRICK U 120" BRICK V 126" BRICK W 132" BRICK X 138" BRICK Y 144" BRICK Z 150" BRICK AA 156" BRICK AB 162" BRICK AC 168" BRICK AD 174" BRICK AE 180" BRICK AF 186" BRICK AG 192" BRICK AH 198" BRICK AI 204" BRICK AJ 210" BRICK AK 216" BRICK AL 222" BRICK AM 228" BRICK AN 234" BRICK AO 240" BRICK AP 246" BRICK AQ 252" BRICK AR 258" BRICK AS 264" BRICK AT 270" BRICK AU 276" BRICK AV 282" BRICK AW 288" BRICK AX 294" BRICK AY 300" BRICK | <p>NEW CONSTRUCTION</p> <ul style="list-style-type: none"> 10 2" BRICK UNITS (11-8) 3 2" BRICK UNITS (9-4) 1 SINGLE BR UNIT (1) 6 WOOD FENCE 3 BRICK FENCE |
|--|--|

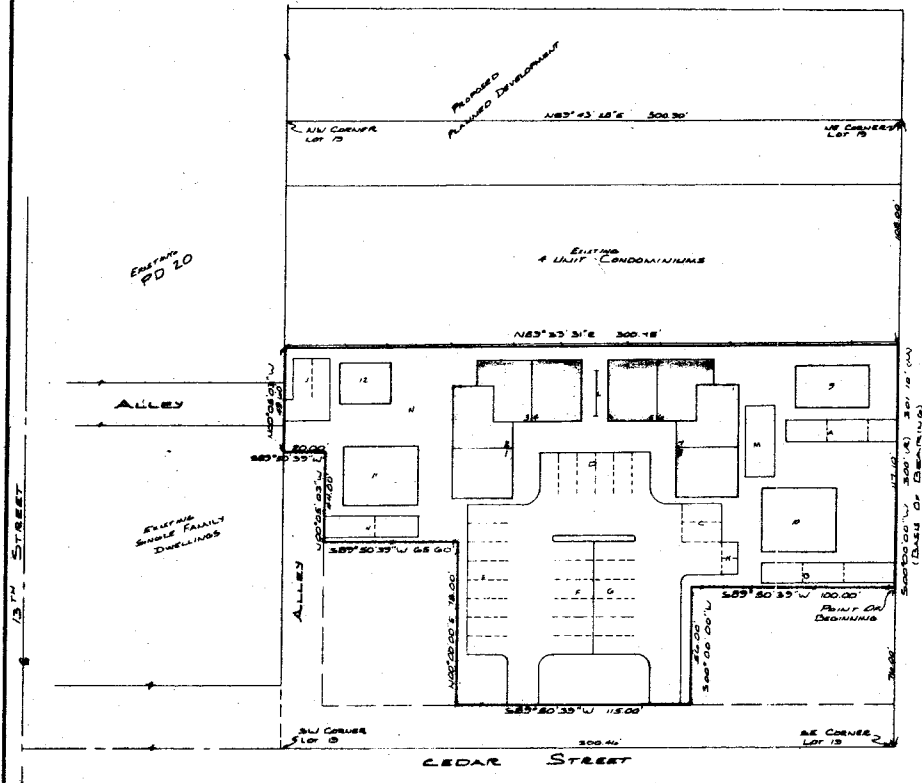


OFFICE COPY

#44-81

<p>COLORADO WEST SURVEYING COMPANY COMPREHENSIVE LAND PLANNING CONSULTING SURVEYING SERVICE</p> <p>835 Colorado Avenue Grand Junction, Colorado</p>	NO. / DATE	REVISION	BY
	<p>PLANNED DEVELOPMENT LOCATED IN LOT 19, BLOCK 6, FAIRMOUNT SUBDIVISION, MESA COUNTY, COLORADO</p> <p>PREPARED FOR: FARREL ROPER</p>		

FARREL ROPER INVESTMENTS



EXISTING PD 20

ALLEY

EXISTING SINGLE FAMILY DWELLINGS

PLANNED PLANNED DEVELOPMENT

EXISTING 4 UNIT CONDOMINIUMS

15TH STREET

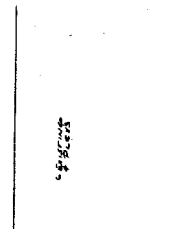
CEEDAR STREET

EXISTING SINGLE SUBDIVISION

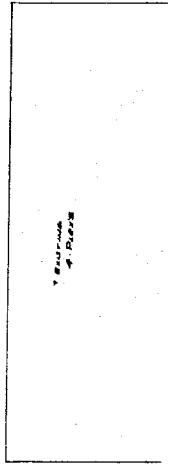
EXISTING SINGLE FAMILY DWELLINGS

- PARKING**
- 1. 12' x 20' SPACES
 - 2. 12' x 20' SPACES
 - 3. 12' x 20' SPACES
 - 4. 12' x 20' SPACES
 - 5. 12' x 20' SPACES
 - 6. 12' x 20' SPACES
 - 7. 12' x 20' SPACES
 - 8. 12' x 20' SPACES
 - 9. 12' x 20' SPACES
 - 10. 12' x 20' SPACES
 - 11. 12' x 20' SPACES
 - 12. 12' x 20' SPACES

- NEW CONSTRUCTION**
- 10 2-BR UNITS (1-10)
- EXISTING**
- 3 2-BR UNITS (1-3)
 - 1 SINGLE BR UNIT (4)
- 6" WOOD FENCE
 - SURVEYING FENCE



BOOKCLIFF COURT

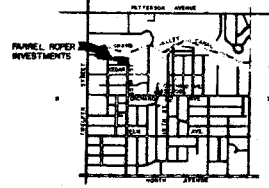


CEEDAR COURT

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Considering the East line of said Lot 19 to bear S 00° 00' 00" W and all bearings contained herein to be relative thereto; beginning at a point on the East line of said Lot 19 from whence the Southeast corner of said Lot 19 bears S 00° 00' 00" W 76.0 feet, thence S 89° 50' 39" W 100.0 feet, thence S 00° 00' 00" W 56.0 feet, thence S 89° 50' 39" W 115.0 feet, thence N 00° 00' 00" E 78.0 feet, thence S 89° 50' 39" W 65.60 feet, thence N 00° 05' 03" W 44.0 feet, thence S 89° 50' 39" W 20.0 feet to the West line of said Lot 19, thence N 00° 05' 03" W along said West line a distance of 49.50 feet, thence N 89° 33' 31" E 300.75 feet to the East line of said Lot 19, thence S 00° 00' 00" W along said East line 117.10 feet to the point of beginning.

Said tract or parcel contains 0.0675 acres more or less.



LOCATION MAP
SCALE 1"=1000'

OFFICE COPY

44-81

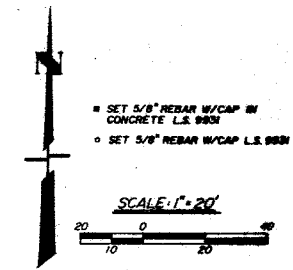
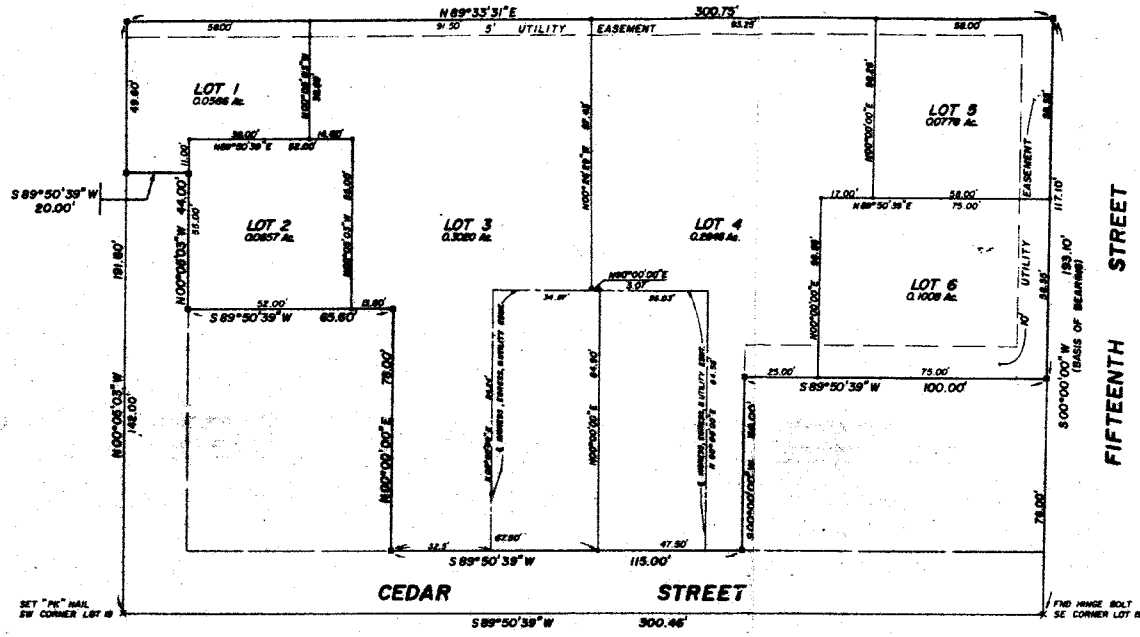


DATE 1/20

COLORADO WEST SURVEYING COMPANY
 COMPREHENSIVE LAND PLANNING
 COMPLETE SURVEYING SERVICE
 835 Colorado Avenue
 Grand Junction, Colorado

NO.	DATE	REVISION	BY
		PLANNED DEVELOPMENT LOCATED IN LOT 19, BLOCK 6, FAIRMOUNT SUBDIVISION, MESA COUNTY, COLORADO	
		PREPARED FOR: FARREL ROPER	

FARREL ROPER INVESTMENTS



RECITATION
KNOW ALL MEN BY THESE PRESENTS:
 That the undersigned Farrel H. Roper, Jr. and Nancy L. Roper and Michael M. Ellis are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of Lot 19, Block 6, Fairmount Subdivision, Mesa County, State of Colorado and being 1 West of the Ute Meridian, as shown on the accompanying plat thereof, said real property being more particularly described as follows:
 Considering the East line of said Lot 19 to bear S 00° 00' 00" W and all bearings contained herein to be relative thereto;
 Beginning at a point on the East line of said Lot 19 from the southeast corner of said Lot 19 bears S 00° 00' 00" W 76.0 feet, thence S 89° 50' 39" W 100.0 feet, thence S 00° 00' 00" W 58.0 feet, thence S 89° 50' 39" W 115.0 feet, thence N 00° 00' 00" E 78.0 feet, thence S 89° 50' 39" E 65.50 feet, thence N 00° 05' 03" W 44.0 feet, thence S 89° 50' 39" W 70.0 feet to the West line of said Lot 19, thence N 00° 05' 03" W along said West line a distance of 49.60 feet, thence N 89° 33' 31" E 300.75 feet to the East line of said Lot 19, thence S 00° 00' 00" W along said East line 117.10 feet to the point of beginning.
 Contains 0.2675 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as FARREL ROPER INVESTMENTS, planned development, City of Grand Junction, County of Mesa, State of Colorado.
 That said owners do hereby dedicate and set apart all of the streets as shown on the accompanying plat to the use of the public forever, and dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephons, electric lines, poles and cables, storm and sanitary sewer lines, gas lines, irrigation and drainage, with right of ingress and egress to and from the above described utility easements.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 10th day of June, A. D., 19 94.

Farrel H. Roper, Jr.
 Farrel H. Roper, Jr.
Nancy L. Roper
 Nancy L. Roper
Michael M. Ellis
 Michael M. Ellis

STATE OF COLORADO } ss
 COUNTY OF MESA }
 The foregoing instrument was acknowledged before me this 10th day of June, A. D., 19 94 by Farrel H. Roper, Jr. and Nancy L. Roper and Michael M. Ellis, owners.
 My Commission Expires: 3-8-94 Witness my hand and official seal.

William G. Ryden
 William G. Ryden
 Notary Public

CITY APPROVAL
 This plat of FARREL ROPER INVESTMENTS, planned development of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on this _____ day of _____, A. D., 19 _____.

CITY MANAGER _____ President of Council
 Director of Development _____
 Chairman, Grand Junction Planning Commission _____ Grand Junction City Engineer _____

CLERK AND RECORDERS CERTIFICATE
 STATE OF COLORADO } ss
 COUNTY OF MESA }
 I hereby certify that this instrument was filed in my office at _____ o'clock _____ M. this day of _____, A. D., 19 _____ and is duly recorded in Plat Book _____, Page _____.

Clerk and Recorder _____ Deputy
 FEES: _____

SURVEYORS CERTIFICATE
 I, William G. Ryden, do hereby certify that the accompanying plat of FARREL ROPER INVESTMENTS, planned development of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direction and accurately represents a field survey of same.

William G. Ryden
 William G. Ryden
 Registered Land Surveyor
 Colorado Registration No. 9331

OFFICE COPY
 #44-81
 2 of 2



 COLORADO WEST SURVEYING COMPANY <small>COMPREHENSIVE LAND PLANNING COMPLETE SURVEYING SERVICE</small> 835 Colorado Avenue Grand Junction Colorado	NO DATE	REVISION	BY
	FARREL ROPER INVESTMENTS LOCATED IN PART OF LOT 19, BLOCK 6 FAIRMOUNT SUBDIVISION, MESA COUNTY, STATE OF COLORADO NW 1/4, SECTION 12, T1S, R1W, 11E MERIDIAN		

PRELIMINARY SOILS REPORT OF
FARREL ROPER INVESTMENTS

General

The S.C.S. Soil Survey defines soils in this development area as "moderately fine-textured soils with slowly permeable subsoils," more specifically, Billings silty clay loam, 0 to 2 percent slopes. Within this area, moderate to moderately saline areas may be encountered, but not in such quantities that would impair the healthy growth of vegetation.

Soil's Characteristics and Suitability

Surface run off--slow

Internal drainage--very slow

Occurance of high water table--frequent

Available water holding capacity--high

Erosion hazard--none to slight

Natural fertility--moderate

Suitability for building foundations--due to soil's shrink
swell potential, building foundations should be properly
designed.

Drain fields--central sewage collection shall be used.

INDOOR AIRBORN STUDY-GAMMA MONITORING FORM

DATE FORM COMPLETED

CARD A	LOCATION No. 1 2 3 4 5 6 1 2 2 6 3	CITY 7 8 9 10 0 2 4 0	COUNTY 11 12 13 0 7 7	STATE 14 15 0 5	MONTH 16 17 18 19 0 9	YEAR 20 21 22 23 24 7 5
ADDRESS NUMBER 0 1 4 1 2	DIR.	NAME CEDAR AVE				
OCCUPANTS NAME 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 (Last Name First - Initials for first and middle name-husband and wife)						
OWNERS NAME 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 (Last Name First - Initials for first and middle name - husband and wife)						
OWNERS ADDRESS 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76						
CLASSIFICATION 77						
GAMMA SCREEN 78						
TAILINGS USE 79						
GAMMA MAP 80						
CARD 2	LOCATION NUMBER 1 2 3 4 5 6 1 2 2 6 3	LETTER 0 0 0 1 4	HOG 30 37 50 59 40	LOG 0 0 0 1 2	HIG 41 42 43 44 45	
LOCATION HIG 46	TYPE OF HOUSE 47	NUMBER OF LEVELS 48	MATERIAL 49	FREE PUNCH COMMENT 50 51 52 53 54 55 56 BPS PDR		
57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 C H						

BUILDING PERMIT RADIATION SURVEY REPORT

Survey requested by Quinn Permit Type Perch
Date 9-17-75

NOTE: This survey report describes conditions that existed on the site on the following date: 9-18-75
This report does not cover any material brought onto the site after the survey was completed.

NOTE: This survey report describes conditions that existed on the site on the following date: _____
This report does not cover any material brought onto the site after the survey was completed.
Any tailings contaminated material removed from any property must be hauled only to the state disposal site located at 357 27 1/2 Road.

- I. SURVEY CLASSIFICATION:
- New field radiation survey.
 - Information from prior radiation survey.
 - No survey required. Proposed construction does not significantly involve uranium mill tailings deposit.
- II. RESULTS OF RADIATION SURVEY:
- No indication of uranium mill tailings has been found on the construction site.
 - Uranium mill tailings are indicated and are located:
 - Away from building site.
 - On building site.
 - Uranium mill tailings have been moved to another area of property away from building site.
 - Uranium mill tailings have been removed from: construction site. property.
 - Other radiation sources (non-tailings) have been identified on your property, such as _____ . Removal is suggested if practical.
- III. RECOMMENDATIONS:
- No new structure should be constructed over or within ten feet of tailings material.
 - Tailings material, under existing concrete slabs that will not be disturbed by the construction process and lie outside of the walls of the new structure, are not required to be removed.
 - All tailings-contaminated material in the general area of the construction site should be removed before construction begins, to avoid contamination of the building site.
 - No existing structure, constructed over uranium mill tailings, should be modified for the purpose of increasing occupancy without consideration of removal, if feasible, or other corrective action or control.
 - Miscellaneous Comments
 - The presence of an unknown volume of uranium mill tailings on the building site must be considered as a potential health hazard. Removal is indicated.

[Handwritten Signature]
Signature

COLORADO STATE DEPARTMENT OF HEALTH

GAMMA RADIATION SURVEY FORM

DATE FORM COMPLETED

CARD	LOCATION NO.						CITY				COUNTY			STATE		MONTH		YEAR	
A	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19

ADDRESS	NUMBER	DIR.	NAME																	
			CEDAR AVE																	
20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40

OCCUPANTS NAME: HERNAUDEZ G

(Last Name First - Initials for first and middle name - husband and wife)

OWNER'S NAME: HERNAUDEZ G

(Last Name First - Initials for first and middle name - husband and wife)

(OWNER'S ADDRESS same as above)

CLASSIFICATION	GAMMA SCREEN	TAILINGS USE	GAMMA MAP
1	1	3	7
77	78	79	80

CARD	LOCATION NUMBER						LETTER	H O G						L O G				H I G				
B	1	2	3	4	5	6	B	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45
	1	2	3	4	5	6	28	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45

LOCATION HIG	TYPE OF HOUSE	NUMBER OF LEVELS	MATERIAL	FREE PUNCH COMMENT							
9	3	1	2	T I N B A							
46	47	48	49	50	51	52	53	54	55	56	

C K Y A R D																							
57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80

BUILDING PERMIT RADIATION SURVEY REPORT

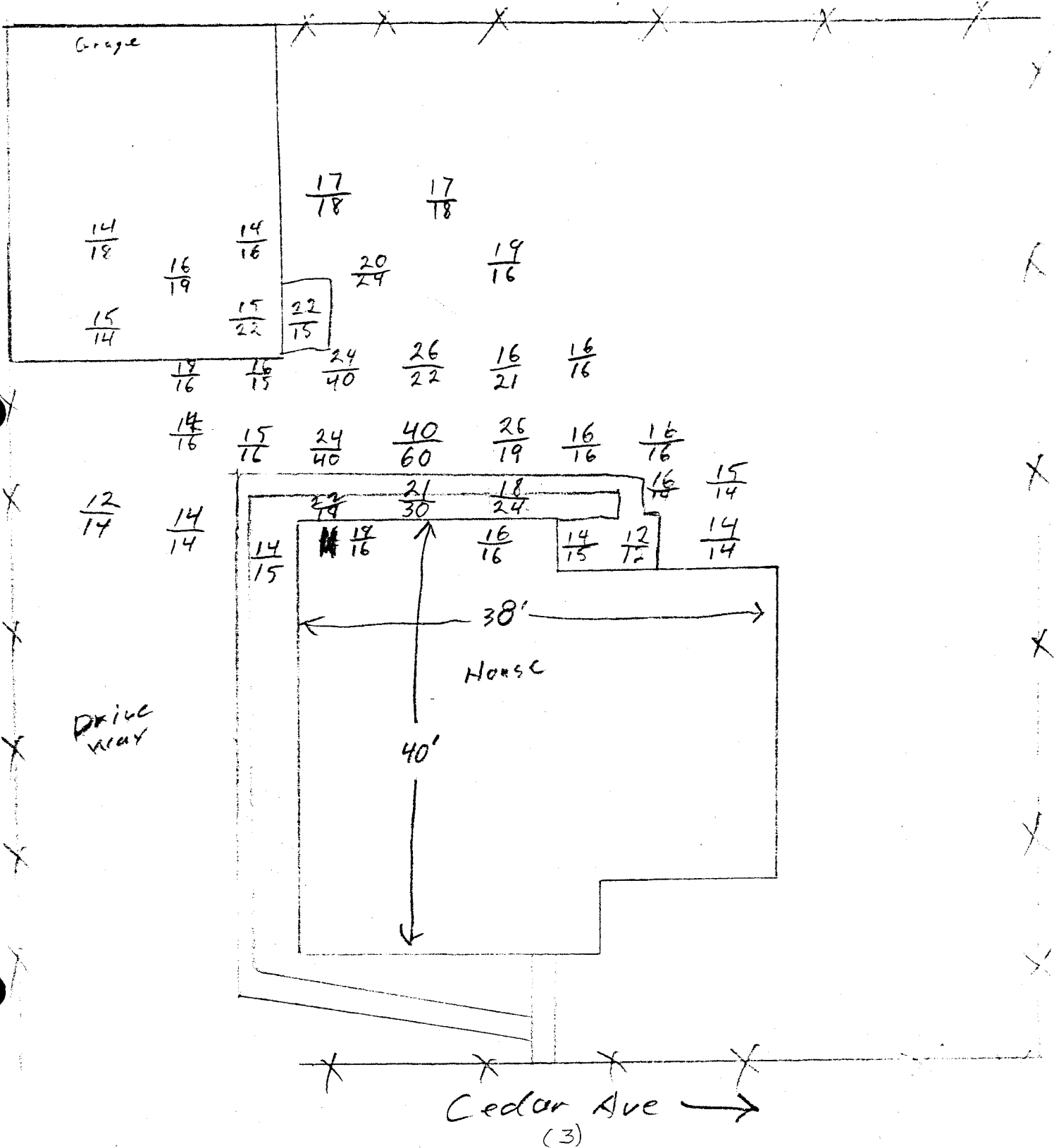
Survey Requested By _____ Permit Type _____
 Date _____

NOTE: This survey report describes conditions that existed on the site on the following date: _____ This report does not cover any material brought onto the site after the survey was completed. Any tailings contaminated material removed from any property must be hauled only to the state disposal site located at 357 27 1/2 Road.

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 - Information from prior radiation survey.
 - No survey required. Proposed construction does not significantly involve uranium mill tailings deposit.
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 - Away from building site
 - On building site
 - Uranium mill tailings have been moved to another area of property away from building site.
 - Uranium mill tailings have been removed from: building site construction site property
 - Other radiation sources (non-tailings) have been identified on your property, such as _____ Removal is suggested if practical.
- III. RECOMMENDATIONS:
- No new structure should be constructed over or within ten feet of tailings material.
 - Tailings material, under existing concrete slabs that will not be disturbed by the construction process and lie outside of the walls of the new structure, are not required to be removed.
 - All tailings-contaminated material in the general area of the construction site should be removed before construction begins, to avoid contamination of the building site.
 - No existing structure, constructed over uranium mill tailings, should be modified for the purpose of increasing occupancy without consideration of removal, if feasible, or other corrective action or control.
 - The presence of an unknown volume of uranium mill tailings on the building site must be considered as a potential health hazard. Removal is indicated.
 - Miscellaneous comments:

John Chapman
 Signature

Loc# 12264
 1418 Cedar
 Greg Hernandez
 4/13/76
 Chapman 9194
 Rivera 9185



CARD LOCATION No. CITY COUNTY STATE MONTH YEAR

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19

ADDRESS

NUMBER DIR. NAME

20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40

(Last Name First - Initials for first and middle name-husband and wife)

OCCUPANTS NAME

41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58

OWNERS NAME

59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76

(Last Name First - Initials for first and middle name - husband and wife)

CLASSIFICATION GAMMA SCREEN (OWNERS ADDRESS SAME)

77

78

TAILINGS USE

GAMMA MAP

- 0. Vacant Lot
 - 1. Residence single family
 - 2. Multiple (<4 families)
 - 3. Apartment (>4)
 - 4. Motel, hotel, or hospital
 - 5. Single business (in one unit)
 - 6. Multiple business unit (connected)
 - 7. School
 - 8. Church
 - 9. Other
- 0. None
 - 1. Completed
 - 2. Occupant refusal
 - 3. No - ask owner
 - 4. Owner refusal
 - 5. No one to contact
 - 6. No bad address
 - 7. Outside only
 - 8. Special scheduling
 - 9. Other
- 79
 - 0. None
 - 1. Under
 - 2. Away
 - 3. Under-Away
 - 4. Possible
 - 9. Unknown
- 80
 - 0. None
 - 1. Yes
 - 2. Occupant - No
 - 3. No ask owner
 - 4. Owner - No
 - 5. No one to see
 - 6. Not required

CARD LOCATION NUMBER CITY COUNTY STATE

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

LOCATION CODE Township Section 1/4 Sec. Block Owner Number Lot

16 17 18 19 20 21 22 24 25 26 27 28 29 30

HOG LOG HIG LOCATION HIG

31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46

TYPE OF HOUSE

NUMBER OF LEVELS

MATERIAL

47

48

49

- 1. Basement
 - 2. Slab on grade
 - 3. Crawl space
 - 9. Unknown
- 1. Masonry
 - 2. Non masonry

- 0. Bedroom
- 1. Living Room
- 2. Kitchen
- 3. Den - Family Rm.
- 4. Dining Room
- 5. Attached garage
- 6. Basement
- 7. Work shop
- 8. Other
- 9. More than one location

FREE PUNCH COMMENT

50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65

66 67 68 69 70 71 72 73 74 75 76 77 78 79 80

**Colorado
Department of
Health**

4210 East 11th Avenue
Denver, Colorado 80220
Phone (303) 320-8333

Frank A. Traylor, Jr., M.D.
Executive Director

June 11, 1980

David and Florence Hunter
2223 North 15th Street
Grand Junction, CO 81501

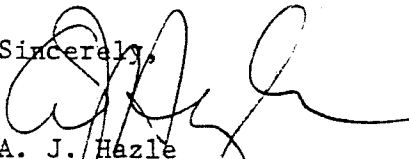
SUBJECT: Determination of Possible Eligibility for Remedial Action,
Location No. C2148 (2223 N. 15th Street, Grand Junction)

Dear Owner:

The State of Colorado has been requested to convey the determination of eligibility regarding your property. Please find enclosed a copy of the U.S. Department of Energy determination letter.

The nature and extent of your structure's involvement with uranium mill tailings used as a construction related material falls into the category of remedial action clearly not indicated. A copy of the published criteria is enclosed. Your application will remain on file with permanently maintained survey records. Thank you for your interest in the program.

Sincerely,



A. J. Hazle
Deputy State Site Representative
Contract No. EW-76-C-13-1621

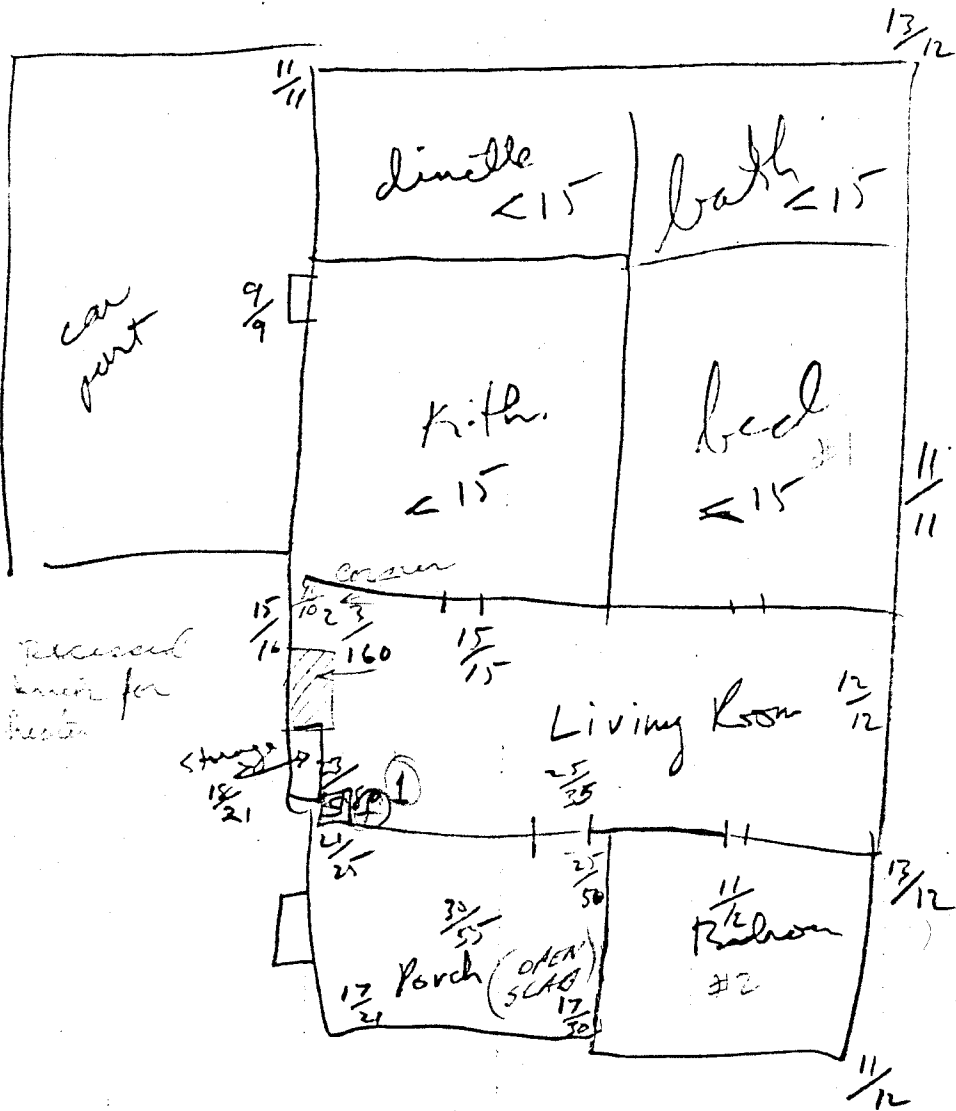
↓
Enclosures: USDOE letter dated June 5, 1980
Grand Junction Remedial Action Criteria (10 CTR 12)
Notice of Interest to new program

2223 N. 15th

Spraker, G & J

1/13/71

REFUSED Air Sampler.



T-U-I

15 4 5

Doc # 02148

COLORADO DEPARTMENT OF HEALTH

OFFICIAL SURVEY REPORT

Property Address 2223 N. 15th Street, Grand Junction, CO 81501

Property Owner Spraker, G. J.

Owner Address (if different than above) _____

Date of Report May 29, 1973

I. No indication of uranium mill tailings has been found on this property. See Item III below.

Uranium Mill tailings are indicated to be on this property and are located:

in yard only

under or around garage or patio only

under or around the house (reused brick in living room)

under or around the house and in yard

under or around the building (business, church, etc.)

II. RESULTS OF THE RADIATION SURVEY IN THE STRUCTURE INDICATE:

Average gamma radiation exposure rate of slightly above background mR/hr. This compares with the Surgeon General's recommendation for corrective action at 0.05 mR/hr. *~0.014 6/11/79 J/MZ*

Average radon daughter concentration of UNDETERMINED WL. This compares with the Surgeon General's recommendation for corrective action at 0.010 WL.

The presence of uranium tailings under occupied areas necessitating corrective action.

III. RECOMMENDATION:

You are advised to remove tailings if feasible or take other means of corrective action to reduce the radiation exposure.

Location of identified tailings and radiation levels do not warrant immediate action. However, if use of the identified area is changed in the future, removal if feasible or other corrective action or control should be considered.

Recommendations will be provided to you when measurements of radon daughter concentration have been completed.

Other radiation sources (non-tailings) have been identified on your property, such as instrument dials, ore samples, etc. Removal is suggested, if practical.

REVIEW SHEET SUMMARY

FILE# 44-81

ITEM Rezone from RIC to PD22 & Farrel Roper DATE SENT TO REVIEW DEPT. _____

Invest. Rezone & ODP DATE DUE 4/14/81

PETITIONER Farrel H. Roper, Jr., 639 1/2 Main, Grd. Jct., CO 81501

LOCATION NW Corner of 15th St. & Cedar St.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4/13/81	City Engineer	All street improvements exist on both 15th Street and Cedar Street. Existing curb cuts not being used in this plan and the new cuts shown should all be closed and/or opened by the petitioner in accordance with City Standard ST-1. The alley from the west is paved. It would improve service access if the north-south alley were connected to the east-west alley and was paved by the petitioner.
4/14/81	City Utilities	If the alley off Cedar connected to the alley of 13th then trash trucks etc. could circulate without having to use private property to turn around on.
4/14/81	City Police Dept.	Any additional out door lighting?
4/14/81	City Fire Dept.	We have no objection to the rezone but before we can okay any construction we need plans, fire flows done, and proposed fire protection done to make sure you have adequate fire protection.
4/14/81	Mt. Bell	Please provide easements as indicated on the plat.
4/14/81	Transportation Engineer	The parking arrangements for locations "A", "B", "H", and "J" are not functional as shown. The 15 foot drives are not adequate for 2-way traffic. The "garbage dumpsters" are probably inaccessible to the garbage trucks.
4/15/81	City Parks & Recreation	Nothing to comment on.
4/17/81	Staff Comments:	Screening. Dimensions of open space (100 sq. ft./unit developed open space). Detailed landscaping - no desert land. Show set-backs. Alleyways. Parking in question - no dimensions shown. Curb cuts - city standards. Height - no dimensions. Lighting. Require plats. Trash pick-up. Hold to development schedule within 6 months of approval. *Construction must begin within 1 year of approval.
4/28/81		DUNIVENT/QUIMBY PASSED UNANIMOUSLY A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #44-81, REZONE FROM RIC TO PR-22. DUNIVENT/RINKER PASSED UNANIMOUSLY A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #44-81, FARREL ROPER INVESTMENTS, OUTLINE DEVELOPMENT PLAN, SUBJECT TO STAFF COMMENTS.

TO: Planning & Zoning Department

FROM: Farrel Roper

In Re: Farrel Roper Investment Project
15th & Cedar St.
File #44-81

In answer to the comments made by various agencies I would respond as follows:

City Engineer & City Utilities

1. Existing curb cuts not used will be closed and new cuts will be opened in accordance with city standard ST-1.
2. Concerning the north-south alley known as 14th Street; I have talked with Jim Patterson and Bill Reeves. Mr. Reeves states that if the alley were opened up and paved, his city trash trucks would not be able to use the alley as the turn from the east-west alley to the north-south alley is too tight for his large trucks. This alley leading onto Cedar has a very limited view of traffic due to the position of the house on the east and shrubs on the west. In the past when the alley has been open it has created a problem for the people living on 14th Street and the people living on Cedar Street. At the present time the alley is closed to the east-west alley. This was done at the request of the people living on 14th Street and agreed to by people living on Cedar Street.

City Police Department

There will be additional lighting in the parking area, sufficient to light the entire parking area.

City Fire Department

The information requested by the Fire Dept. will be furnished at a later date.

Mountain Bell

I have no objection to the easement they requested.

Transportation Engineer

1. Parking arrangement "A" will actually be side by side rather than bumper to bumper as shown in the drawing.

Transportation Engineer (Continued)

Parking arrangement "B" is currently existing as bumper to bumper.

unclear

? X Parking arrangement "H" is currently side by side and will remain side by side and the drawing is not accurate.

Parking arrangement "J" will be able to back into the space between structure 11 and 12 and then be able to drive in a southerly direction. The arrangement will not cause the tenant to be forced to back onto Cedar Street.

2. The 15 foot drives will be widened to 20 feet to accommodate the city trash department, also it is not my intent to have two way traffic through the horseshoe shaped parking lot, but rather one way traffic, using one slot as an entrance and the other as an exit.
3. I have talked with Bill Reeves of City Sanitation and he states that if I switch the two parking spaces labeled "C" with the dumpster labeled "H" and give the city a utility easement specifically for ingress/egress for solid waste removal and use a 6 yard dumpster, then his department will have no problem with trash pick up.

unclear ?

Staff Comments

1. Screening - At the present time there is a 6 foot cedar fence on the northern boundary of the property. The remaining two residences in the block will be screened by 6 foot cedar fences also.
2. Dimensions of open space -
 - (a) The front portion of the lot will have grass and trees. The area will be 75' X 25' totaling 1875 square feet.
 - (b) The playground area between the apartments and structure 9 will be approximately 30' X 65' totaling 1850 square feet.
 - (c) The area in front of structure 10 is approximately 25' X 45' totaling 1125 square feet.
 - (d) The area in front of structure 9 is approximately 30' X 10' totaling 300 square feet.
 - (e) The area north of structure 9 is approximately 7' X 35' totaling 245 square feet.
 - (f) The area designated as area N is approximately 30' X 45' totaling 1350 square feet.
 - (g) The area between the apartments and structure 11 is approximately 45' X 15' totaling 675 square feet.

Total square footage of developed open space for project - 7420 square feet.

Set Backs:

Curb to beginning of parking lot - 30 feet

Parking spaces 8.5' X 20'

Drive Ways 25' wide

Entrance to dumpsters 17'

Apartments to curb 105'

Apartments to northern boundary 7'

Apartment to #10 15'

Apartment to #11 15'

Alleyways, parking in question, lighting, and trash pickup-discussed carrier

(*) Heights - exact heights will be furnished later, but they will be lower than Double Tree.

ROPER PROJECT
1412 - 1418 Cedar

16 unit apartment
(14 additional units, as two houses now existing to be removed)

The impact from this development project will be minimal, due to its location, which is two blocks east of 12th Street and three blocks north of Orchard.

Locational features include:

- (a) within the city limits
- (b) two blocks from elementary school
- (c) approximately 1/2 mile from Lincoln Park
- (d) adjacent to major arterial roads
- (e) adjacent to major sewer line
- (f) adjacent to adequate water line
- (g) walking distance of Mesa College
- (h) walking distance of shopping center
- (i) near several churches

A project in this location serves to mitigate the impact of rapid growth, rather than create impacts.

A primary concern in such a project is its integration into an existing neighborhood. In this case that should not create a problem as the two worst houses in appearance will be removed and the new units will be set back to the rear of the lot with a landscap buffer shielding the southern neighbors. The two other houses in the same block will be shielded by a six foot wooden fence. The northern boundary currently is shielded by a six foot cedar fence.

This project is bordered on the north by an existing four plex. Due east across 15th Street are approximately 12 existing four plexes and touching on the northwest corner of the property is the Double Tree Complex.

In total, this project should coincide with the existing use of land in the neighboring area and actual upgrade the neighborhood by removing the two most unsightly dwellings in the existing neighborhood.

This area currently has all utilities in place, streets, curbs and gutters are all in. Therefore, no additional expenses would be incurred to provide these items.

This area is currently an unplatted area with oddly dimensioned parcels that waste ground. This project will make better use of the existing ground.

Acres .90
 Units 20
 Density 22

rezone & adp.

File No. # 44-81
 Zone R-1-C
 Tax Parcel Number 48-070
2945-12A-00-062,067, & 071

Activity REZONE FROM RIC TO PD 22 + Farrel Roper investmen
 Phase REZONE + ODP
 Common Location NW CORNER OF 15th ST & CEDAR ST

Date Submitted _____ Date Mailed Out 4-3-81 Date Posted _____
 10 day Review Period Return by 4-14-81 MCC Information Sent _____

Date Adjacent Property Owners Notified of MCPC/GJPC _____ Date Adjacent Property Owners Notified of MCC/CIC _____

review agencies

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG
<input checked="" type="checkbox"/> Development Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> County Road	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> County Health	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> County Surveyor	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> County Parks/Recreation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> County Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Transportation Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> City Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> City Utilities	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> City Parks/Recreation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> City Police Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> County Sheriff	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Floodplain Administration	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Comprehensive Planning	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> G.J. Dept. of Energy	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input checked="" type="checkbox"/> Fire <u>CITY</u>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Irrigation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Drainage	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Water (Ute, Clifton)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Sewer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> G.V. Rural Power	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Mountain Bell	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Public Service (2 sets)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Soil Conservation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> State Highway Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> State Geological	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> State Health Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Transamerica	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Water & Power Resources	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Mack, Mesa, Colibran, Palisade, Fruita, DeBeque, G.J., Mesa Cnty.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> OTHER:	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

totals

BOARDS

GJR	DATE	4/28/81	Approved zone & ODP subject to staff & review comments.
CIC	DATE	5/20/81	Appel - subject to P.C. staff & review comments - approval & consent depends on

STAFF

Open Space Dedication (acreage) _____ 5% O. S. Fee Required \$ _____ Paid Receipt # _____
 Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____
 Date Resolution Mailed _____

**City
 County
 Development
 Department**



REVIEW SHEET SUMMARY

FILE NO. 44-81 DUE DATE 6/15/81

ACTIVITY Farrel H. Roper Investments

PHASE Final Plat ACRES _____

LOCATION NW corner of 15th Street & Cedar Street

PETITIONER Farrel H. Roper Jr.

PETITIONER ADDRESS 639 1/2 Main

ENGINEER Colorado West Engineering & Surveying

OVERALL CONSIDERATIONS

- OVERALL COMPATABILITY**
In transistional stage but will begin to set precedent for more intense use in the area.
- CONSISTENCY**
Intensity of project needs to be addresses.
- ADJACENT PROPERTY**
Single family & multi-family in surrounding area.
- CHANGE IN THE AREA**
Area is in transistion stage.
- TRAFFIC IMPACT**
Impact on 15th/Ceder needs to be addressed.

HAS NOT BEEN ADDRESSED
 HAS BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6/5/81	City Parks/Rec.	No comment.
6/12/81	City Utilities	None.
6/15/81	Transportation Eng.	The parking arrangements for units "A" should be revised to reflect previous comments.
6/16/81	City Engineer	Existing curb cuts not being used in this plan should be closed with new curb, gutter and sidewalk. All curb, gutter and sidewalk modifications in the public right-of-way should be done in accordance with City Standard Drawing ST-1 and will require a permit from and inspection by City Engineering. Detailed construction plans for the proposed 8 inch sanitary sewer must be submitted to the City Engineer for review and approval prior to construction. The utilities easement does not extend far enough north to include all of the 8 inch sanitary sewer and the manhole. It should be extended northerly. The parking stalls shown on 15th Street should be revised or deleted to avoid vehicle backing into 15th Street.
6/17/81	Staff Comments	1) Parking - will they back onto 15th St.? What about sidewalks? Dimensions of parking spaces. Stacking of parking - how will it work? 6 spaces on east side along 15th in question. Curb cuts on 15th needs to be shown. 2) Low profile bushies at entrance & exits. 3) What is the ground cover - staff prefers grass. 4) What is buffer to the residential? 6' solid wood preferred. 5) No lighting in open space - should there be? 6) If unable to resolve these problems, staff suggests tha it go back to review at preliminary stage. 7) Need heights of bldgs. as previously stated in response

comments by petitioner.

****LATE****

6/17/81 Fire Department

We need to do a fire flow on one of the proposed 4 plexes, as mention in the preliminary review sheet. We need the following information, square footage, type of construction, distance to exposures. If you would like to visit our office in reference to this please do.

6/17/81 Mountain Bell

We have reviewed the above mentioned plat & find utility easements adequeate.

6/30/81

RINKER/TRANSMEIER PASSED 5-0 A MOTION TO SUBMIT #44-81, FARREL ROPER INVESTMENTS, FINAL PLAT AND PLAN, AT THE NORTHWEST CORNER OF 15TH AND CEDAR STREETS, TO THE CITY COUNCIL FOR CONSIDERATION: THAT THE COMMISSION RECOMMEND APPROVAL OF THE ITEM, SUBJECT TO STAFF COMMENTS BEING RESOLVED BEFORE SUBMISSION TO CITY COUNCIL.

Acres _____
 Units _____
 Density _____

final plat & PLAN

File No. #44-81
 Zone RIC
 Tax Parcel Number _____

Activity _____
 Phase _____
 Common Location _____

Date Submitted _____ Date Mailed Out _____ Date Posted _____
 day Review Period Return by _____ MCC Information Sent _____

Date Adjacent Property Owners Notified of MCPC/GJPC _____ Date Adjacent Property Owners Notified of MCC/CIC _____

review agencies	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG
Development Dept.										X																							
County Road																																	
County Health																																	
County Surveyor																																	
County Parks/Recreation																																	
County Engineer																																	
Transportation Engineer																																	
City Engineer																																	
City Utilities																																	
City Parks/Recreation																																	
City Police Dept.																																	
County Sheriff																																	
Floodplain Administration																																	
Comprehensive Planning																																	
G.J. Dept. of Energy																																	
Fire CITY																																	
Irrigation																																	
Drainage																																	
Water (Ute, Clifton)																																	
Sewer																																	
G.V. Rural Power																																	
Mountain Bell																																	
Public Service (2 sets)																																	
Soil Conservation																																	
State Highway Dept.																																	
State Geological																																	
State Health Dept.																																	
Transamerica																																	
Water & Power Resources																																	
Mack, Mesa, Colibran, Palisade, Fruita, DeBeque, G.J., Mesa Cnty.																																	
OTHER:																																	
totals	14	1	1	14	14	14	1				2	3																					

BOARDS

MCPC	DATE	6/30/81	Approved - Pet. meet with staff prior to Council meeting and look at curb cuts and parking.
CIC	DATE	7/15/81	CIC app.

STAFF

9/23/81 Sent to Mr. Roper proper improvements agreement form & bank guarantee format for revisions. as per Bob Goldin's phone call

10/1/81 - sent to Mr. Roper city imp agree form & bank guar format. CA

Open Space Dedication (acreage) _____ 5% O. S. Fee Required \$ _____ Paid Receipt # _____
 Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____
 Date Resolution Mailed _____

**City
 County
 Development
 Department**



Farnel Roper

1. Imp. Agree } may not be needed ✓ with Lancee
2. Imp. Guar. }

Need on City form not county form.
3. ~~Covenants~~ not now.

OK 3. Recording fee.

OK 4. Covenants dec. removed!

9/20/82 - Left message with see to call.

12/17/82 - Gave Farnell R. requirement again.

12/23/82 - Left Message for F.R. to call on req.

12/27/82 - Gave F.R. above & new forms

6/21/83 - As per Lancee & Bob, curb cuts need to be resolved & H₂O & sewer lines need to be extended.

- Options:

- Curb improvements at bldg. permit stage prior to C.O. or guarantee them now.

- All site imp. ie: landscaping, parking must be in prior to C.O.



Grand Junction Planning Department
559 White Ave. Room 60
Grand Junction, Colorado 81501-2643

February 20, 1985

Mr. Farrell Roper
806 Jamaica Drive
Grand Junction, CO 81501

CERTIFIED

C.O. released 3-20-85 - M.E.S.

RE: #49-81 Three 4-Plex Units

Dear Mr. Roper:

Once again it is the time of year when development projects are reviewed to verify that all site improvements, landscape, etc. have been completed. The following is a list of site deficiencies at the above referenced location.

- 1) The parking spaces must be striped. There were 22 spaces indicated on the approved plan and must be completed per the plan.
- 2) The north end of the parking divider was not built as specified on the plan, but is of little consequence. It must be properly landscaped, however.
- 3) The south end of the same divider must also be landscaped to meet approval.

These site improvements were required as part of the approved site plan and the planning clearance which was signed by yourself or a representative.

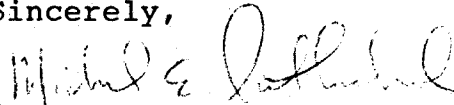
The Certificate of Occupancy was issued in November of 1983 and has been held by this department pending completion of the site improvements since that date. Plenty of time has elapsed since the buildings were completed, so I must request that these improvements be implemented soon. The fact that no Certificates of Occupancy (C.O.'s) were issued to you means that any occupancy of those buildings is illegal. A cease and desist order could close those buildings if it becomes necessary in order to achieve compliance with the development plans. I would like to see this completed so that I can release the C.O.'s as soon as possible without the need for legal action.

Mr. Farrell Roper
February 20, 1985
Page 2

I must request that either of the following be done no later than 5:00 p.m. on March 8th: 1) the above mentioned items be completed, or 2) a letter of intent for the date of completion (no later than June 7th) be received by this office.

If I can be of any assistance or answer questions, please feel free to contact me at 244-1628 or at the City Planning Department. Your cooperation is appreciated.

Sincerely,



Michael E. Sutherland
City Development Officer

MES/tt