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File 1981-0087
Date 4/18/02

Project Name: Fruitridge Townhomes Minor Sub.

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 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.</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>	
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DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:			
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X	X	Review Sheet Summary	X Installment Land Contract – 8/29/79
X		Review Sheets	X Request for Treasurer's Certificate of Taxes Due
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X	X	Letter from Twelfth North Junction Inv., Inc. to Planning re: request of removal of condition open space fee – 3/11/83	X X Development Plan
X	X	Letter from Bob Goldin to Walter Waymeyer re: devial of waiving the open space fee	X X Note from Walter Waymeyer to Kim Laing re: notice of action- 11/26/82
X	X	Letter from Kim Laing to Walter K. Waymeyer re: requirements for final approval of Sub.-11/12/82	
X	X	Planning Commission Minutes - ** - 9/29/81	
X		Public Notice Posting – 9/16/81	
X		Development Application – 9/1/81	
X		Subdivision Summary From – 8/20/81	

2945-112-11-018
Barbara Brown #87-81
305 Patterson Road
Grand Junction, CO 81501

2945-112-13-004
Keith Miller #87-81
235 Park Drive
Grand Junction, CO 81501

2945-112-11-017
Alex Bauer #87-81
2551 Mayfair Drive
Grand Junction, CO 81503

2945-023-03-006
Harry Oliver #87-81
209 Willowbrook Road
Grand Junction, CO 81501

2945-112-11-016
Edwin Hintz #87-81
2541 Mayfair Drive
Grand Junction, CO 81503

2945-023-03-005
Frank Chiaro #87-81
213 Willowbrook Road
Grand Junction, CO 81501

2945-112-11-018
Earv Athearn #87-81
2531 Maydair Drive
Grand Junction, CO 81503

2945-023-03-004
Grant Harvey #87-81
217 Willowbrook Road
Grand Junction, CO 81501

2945-112-11-014
L. R. Baker #87-81
2521 Mayfair Drive
Grand Junction, CO 81503

2945-023-03-003
Richard Webber #87-81
221 Willowbrook Road
Grand Junction, CO 81501

2945-112-22-009
Kay O'Neal #87-81
391 McFarland Court
Grand Junction, CO 81501
undeliverable

*Walter K. Waymeyer #87-81
16091 Hilton Ln
Huntington Beach, CA 92647
undeliverable*

2945-112-00-972
G.J. Consistory Ass'n. #87-81
2400 Consistory Court
Grand Junction, CO 81501

*Paragon Engineering
2784 Crossroads Blvd.
City 81501 #87-81*

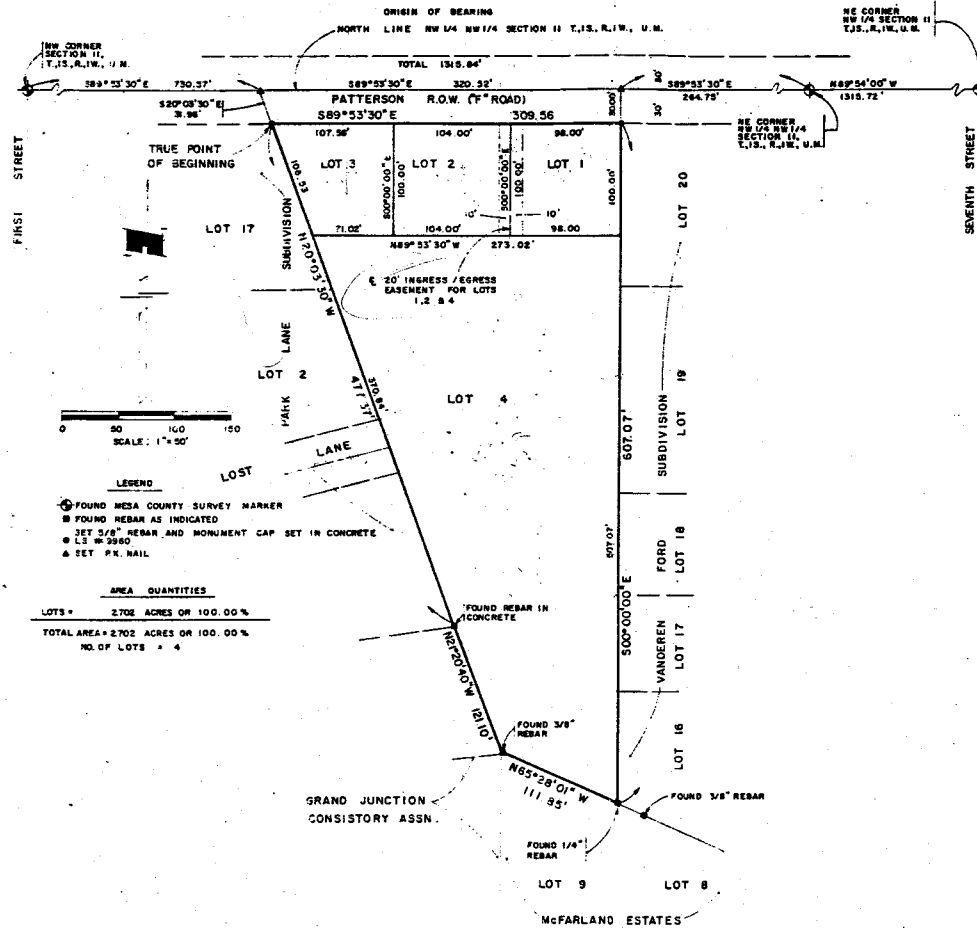
2945-112-13-012
John Gordon #87-81
c/o Twelfth North Jct. Inv.
155 Park Drive
Grand Junction, CO 81501

2945-112-13-010
Robert Denning #87-81
145 Lost Lane
Grand Junction, CO 81501

2945-112-13-047
Kate Denning #87-81
145 Lost Lane
Grand Junction, CO 81501

Fruitridge Townhomes

FRUITRIDGE SUBDIVISION



NOTICE

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Walter E. Weymeyer is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the NW 1/4 NE 1/4 of Section 11, T.15. S., R.1. W. of the 10th Meridian as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the Northwest Corner of said Section 11; thence S 89° 53' 30" E along the North line of the NW 1/4 NE 1/4 of said Section 11 a distance of 794.77 feet; thence S 20° 03' 30" E 71.74 feet to the TRUE POINT OF BEGINNING; thence S 89° 53' 30" E 309.56 feet; thence S 02° 03' 30" E 467.07 feet; thence S 65° 28' 01" W 111.93 feet; thence S 21° 20' 40" W 121.10 feet; thence S 20° 03' 30" E 477.37 feet to the TRUE POINT OF BEGINNING, containing 2.702 acres.

That said owner has caused the said real property to be laid out and surveyed as Fruitridge Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as utility, irrigation and irrigation easements as hereinafter provided: installation and maintenance of utilities; sanitary sewer and water lines; irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines and cables; including also the right to install, maintain, repair and replace; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this _____ day of _____ A.D., 1968.

Walter E. Weymeyer
STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 1968 by Walter E. Weymeyer.

Witness my hand and official seal. My commission expires: _____
Notary Public

CITY APPROVAL

This plat of Fruitridge Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved on this _____ day of _____ A.D., 1968.

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

STATE OF COLORADO }
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M. this _____ day of _____ A.D., 1968 and is duly recorded in Plat Book No. _____ at Page _____

clerk and recorder _____ Deputy _____ Fees: _____

REGISTERED CERTIFICATE

I, James T. Kelly Jr., do hereby certify that the accompanying plat of Fruitridge Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my supervision and accurately represents a field survey of same.

James T. Kelly Jr. 7/26/68
James T. Kelly Jr., D.C.
Registered Land Surveyor
Colorado Registration No. 9960

OFFICE COPY
87-81

FRUITRIDGE SUBDIVISION

PRAGON ENGINEERING

FRUITA VERY FINE SANDY LOAM, 0 to 2 percent slopes, Class I Land (Fp)

This soil is derived from alluvial deposits 4 to 8 feet thick that overlie shale. Generally the soil occurs on mesas or alluvial fans that are at lower levels than those occupied by the Fruita clay loam soils. It has a less conspicuous accumulation of lime, which suggests that it developed in alluvial deposits somewhat more recent than those under the Fruita clay loam soils found on the higher mesa positions north of Loma.

The 8- or 10-inch surface soil is a very pale-brown, light-brown, or light reddish-brown calcareous very fine sandy loam. This layer is slightly hard when dry but very friable when moist. The subsoil is slightly lighter brown but is otherwise nearly the same as the surface soil. At depths of 18 to 22 inches it grades into very pale-brown, heavy, very fine sandy loam. This highly calcareous material has a fine subangular structure and is friable when moist. Below a depth of 50 inches the texture is dominantly sandy, but the texture is variable and there is some admixture of sandstone gravel.

This soil has good tilth in spite of a low content of organic matter. It is friable throughout, which assures medium internal drainage and easy penetration of deep-rooted plants.

No severe limitations exists for this soil.

C. Neal Carpenter,
President
N. Kent Baker
Eugene R. Brauer
Gordon W. Bruchner
Patrick C. Dwyer
Robert J. Shreve
Dale J. Steichen
Robert D. Thomas
Gary R. Windolph



A Professional Corporation
Engineers Architects Planners

1005 North 12th Street
Suite C
Grand Junction, Colorado 81501
303 242 6203

July 28, 1981

Mesa County Planning Commission
Colorado Department of Health

Gentlemen:

A gamma radiation survey was conducted in compliance with Senate Bill #35 as a portion of our client services. The following information is presented as details of this survey.

Proposed Building Site

Location/Description: Fruitridge Subdivision (3.3 acres)

Owner's Name:

Walter Waymeyer

Owner's Address:

5391 Overland Drive, Huntington Beach, CA 91649

Survey Requested By:

Paragon Engineering

Date of Survey:

July 17, 1981

Survey By: J. Tell Tappan

Instrument Type:

Portable

Scintillometer

Serial No.: 300

Calibration:

Cross calibrated with gas proportional ion chamber

Survey Results (See attached plat map)

- All meter readings less than 0.02 milliRoentgen per hour (20 micro R/h). No tailings indicated.
- Highest reading between .02 - .04 milliRoentgens per hour.
- Some readings greater than .04 milliRoentgens per hour.
- Gamma radiation coming from adjacent area.
- Tailings deposits indicated.

NOTE: radioactivity appears to be pieces of uranium ore

#87-81

Description of Deposit: Seven separate spots around existing buildings located
on north half of property.

Recommendations: Remove radioactive material prior to commencing earthwork on
site. Contact Colorado Department of Health (phone 245-2400) for monitoring
assistance during removal.

Respectfully submitted,

ARIX, A Professional Corporation


J. Tell Tappan
Health Physicist

JTT/kaf
Enclosure: Plat Map
cc: Client w/enclosure
File w/enclosure

REVIEW SHEET SUMMARY

FILE NO. 87-81 DUE DATE 9/14/81
 ACTIVITY Fruitridge ~~Minor~~ Minor Subdivision
 PHASE Final - Minor Subdivision ACRES _____
 LOCATION 800' E. of 1st St., S. of Patterson Rd.
 PETITIONER Walter K. Waymeyer
 PETITIONER ADDRESS 16091 Hilton Lane, Huntington Beach, CA 92647
 ENGINEER Paragon Engineering, Inc.

OVERALL CONSIDERATIONS

- OVERALL COMPATABILITY
- CONSISTENCY
- ADJACENT PROPERTY
- CHANGE IN THE AREA
- TRAFFIC IMPACT

HAS BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
9/11/81	G.J. Drainage	O.K.
9/14/81	G.J. Fire	The Fire Dept. will approve this minor subdivision to single family dwellings (3). Hydrants are to be on minimum 6" main. In residential areas hydrants are to be placed not more than 500' apart. Adequate hydrants must be installed before construction begins. Plans to be submitted for fire flow. For further information contact the Fire Dept. 242-2900.
9/14/81	Mountain Bell	We have no additional requests.
9/14/81	City Engineer	Modifications to driveway entrances on Patterson Road should be by the petitioner and will require a permit. Lost Lane is unimproved. Will it be used for access to Lot 4? Who will be responsible for improving Lost Lane?
9/15/81	Transportation Engineer LATE	No comments.
9/15/81	City Utilities LATE	None.
9/15/81	Public Service LATE	Electric: Will require the following utility easements: The West ten (10) feet of Lots 3 & 4, the South ten (10) feet of Lot 4, the North ten (10) feet of Lot 4, the East ten (10) feet of Lots 1 & 4. The perimeter easements are to allow maintenance and clearance of permanent structures from existing O.H. lines adjacent to this property. DM 9/4/81 Gas: If the easements requested by electric above are granted we will be able to serve the area either from Lost Lane or Patterson Rd. HT 9/8/81

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
9/15/81	Staff Comments	<ol style="list-style-type: none"> 1. Is there any covenants? 2. Duplex are not allowed in RSF are the duplexes going to be retained? If so it will have to conform to existing zone. 3. Possible improvements to Lost Lane maybe required. 4. Is Twelfth North Junction Investment, LTD signature in the application. 5. Are all three houses going to be retained? 6. Houses should be shown. <p>Project must obtain Building Permit within 1 year of approval or be scheduled for a rehearing.</p>

9/28/81

7. As per Sec: 5-4-6 in the dev. code an appraisal to determine 5% of open space or monies in lieu of.

9/29/81

LITTLE/RINKER PASSED 5-0 A MOTION TO SUBMIT #87-81, FRUITRIDGE MINOR SUBDIVISION, FINAL PLAT, TO CITY COUNCIL FOR CONSIDERATION, WITH A RECOMMENDATION OF APPROVAL, SUBJECT TO STAFF COMMENTS.

RESPONSE TO REVIEW SHEET COMMENTS

File No: 87-81
Item: Fruitridge Subdivision
Phase: Final Minor Subdivision
Location: 800 feet East of 1st street and South of Patterson Road.

Note: As a point of information this request is for the subdivision of 4 lots in a RFF-4 zone. All existing structures presently located within the subdivision are to remain. The purpose of this subdivision is to create individual lots for the existing structures and create one new single family residential lot located at the NW Corner of the proposed subdivision.

<u>Agency</u>	<u>Response</u>
Grand Junction Drainage	Indicated that the application was ok.
Grand Junction Fire	Comments were informational in nature.
Mountain Bell	Had no additional easement requests.
City Engineer	It is the petitioner's understanding that any modifications to driveway entrances on Patterson Road would require a permit prior to actual construction. Access to the subdivision will continue utilization of existing accesses to Patterson Road. This proposal does not include utilization of lost lane for access.
Transportation Engineer	Had no comment.
City Utilities	Had no comment.
Public Service	Requested Public Service easements are indicated on the final plat.
Planning Staff	<ol style="list-style-type: none">1) No covenants are proposed in as much as all lots within the development have existing structures with one exception.2) The duplex presently located on the site will remain.3) Lots within this development will not utilize lost lane for access.4) 12th North Junction Limited signature appears on the application.5) All existing structures presently located on the site will be retained.6) The accompanying utility plan indicates the location of the existing structures.

11-26-82

Kim Laing

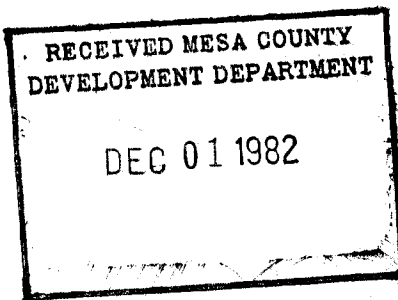
CITY-COUNTY PLANNING

RE: FRUITRIDGE MINOR SUBDIVISION FILE # 87-81

THANKS FOR LETTER 11-12-82.

WILL TAKE APPROPRIATE ACTION
PRIOR TO 1-15-83.

Walter K. Waymeyer



3-11-1983

CITY-COUNTY PLANNING
559 White Ave. Rm. 60
Grand Junction, Co. 81501

Re: File 87-81

Gentlemen,

We were enthusiastically moving ahead with the drawing of imaginary lines on the ground so that we might sell to individual homeowners two buildings at 2615 Patterson Rd. Then we were surprised that we would be charged upwards of \$4000 for doing this, as an "open space or park fee".

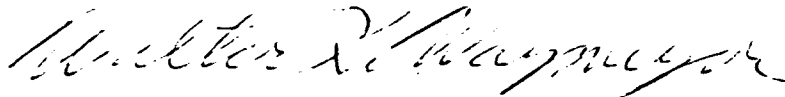
Since we were doing nothing but making existing facilities salable, and planning (as a part of this) no physical changes or improvements of any kind on the site, it appeared to us to be unreasonable to pay that substantial fee. Therefore we lost our enthusiasm, as there was no profit in the event large enough to justify that particular expense.

We are still desirous of completing this action, but without the fee, and by this letter petition that it be completed as formally requested.

As we have already put about \$5000 into planning and zoning engineering activity to put value into this property for the community, with no visible success, we are reluctant to pay plane fare, or hire representatives to attend another potentially unsuccessful meeting.

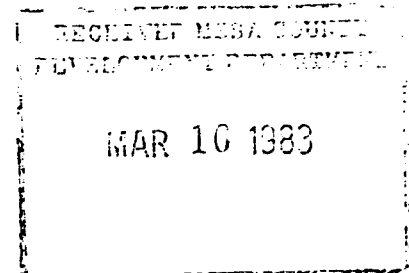
In summary:

What we are attempting to do here is create marketable titles for existing structures and land so that we will be free to sell them on the open market. Since we are not subtracting anything from the open space of the community, it seems unreasonable to pay an open space fee, and we hereby request the removal of that condition to the approval of this petition: and further request that this long delayed action be approved, rather than reverted.



Walter K. Waymeyer
General Partner
Twelfth North Junction Investment, Ltd.

5391 Overland Drive
Huntington Beach, Ca. 92649
(714) 840-2062





CITY - COUNTY PLANNING

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

(303) 244-1628

CERTIFIED RETURN RECEIPT
#P201469862

March 18, 1983

Mr. Walter K. Waymeyer
General Partner
Twelfth North Junction Investment, Ltd.
5391 Overland Drive
Huntington Beach, CA 92649

Dear Mr. Waymeyer:

This department received your letter regarding Fruitridge Subdivision (File No. 87-81) on March 16, 1983. We sent this request to the City Council, and it was heard at a public hearing on March 16, 1983.

The City Council made the decision to deny the waiving of the open space fee as requested by you, and to give you 30 days to respond to this department to resolve the following issues:

1. Is the project still feasible, given the City Council decision of the open space fee?
2. If this is still a viable project, please provide the timeframe to get the plat recorded and fees paid.

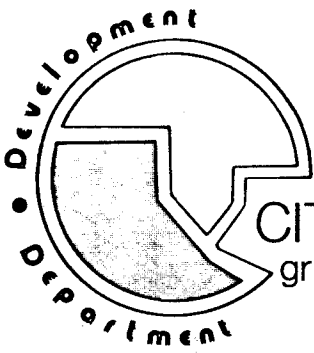
If you have any questions, please contact this office at (303)244-1628. Thank you for your consideration.

Sincerely,

Bob Goldin
Senior City Planner

BG/mm

xc: File
City Attorney



CITY - COUNTY PLANNING

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

(303) 244-1628

November 12, 1982

Walter K. Waymeyer
16091 Hilton Lane
Huntington Beach, CA 92647

RE: Fruitridge Minor Subdivision File # 87-81

Dear Mr. Waymeyer,

As of October 21, 1982, it had been a year since final approval of Fruitridge Subdivision. According to our records there has been several attempts by our office to clear up the recording of the plat. If you wish to have the plat recorded please submit the following:

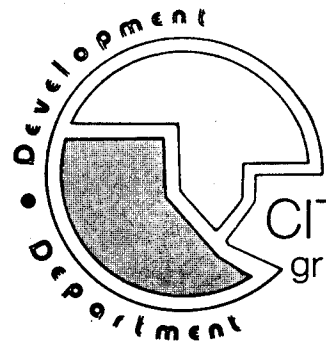
1. \$10.00 recording fee. Check payable to the Mesa County Clerk and Recorder.
2. Appraisal of the property.
3. Open Space fees are determined at 5% of the appraised value of the property. A check payable to the City Parks Department will be needed prior to recording. This is assuming that the Parks Department accepts the appraisal as accurate.

If you do not wish to record the plat please let us know and we will have Paragon Engineering pick up the plat from our office.

If you have any questions or concerns, please don't hesitate to call.

Sincerely,

Kim Laing



CITY - COUNTY PLANNING

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

(303) 244-1628

January 6, 1984

Walter K. Waymeyer
5391 Overland Drive
Huntington Beach, CA 92649

RE: #87-81

Dear Mr. Waymeyer,

On file in our office is the mylar plat of Fruitridge Subdivision. It has been on file in our office since late fall of 1981 and still has not been recorded. It would be greatly appreciated if arrangements were made to pick the plat up as soon as possible. This will insure that it is not misplaced or lost.

Thank you,

Kim

Kim Laing

k1