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File 1990-0002 Name: 2665 Sperber Lane – Sperber Minor Su b. – Fred W. Sperber

	Scanned	
		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. **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.** **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.**
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DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet	X		Utilities Description
X	X	Review Sheet Summary	X	X	Soil Survey
X		Review Sheets	X	X	Comments from Dave Thornton to Jim Shanks re: Rural Local Street-asking for comments – 3/6/90
X	X	Development Summary	X	X	Memo from Bill Cheney to Jim Shanks re: probable costs to construct – 2/16/90
X		Street Development Standards — Adopted by Resolution -- 12/6/78 City Council Minutes	X	X	Memo from Jim Shanks to Karl Metzner re: not requiring Sperber to construct adjacent street improvements to Sperber Lane – 4/2/90
X	X	Principal Arterial Section – Urban Street Standards and Rural Road Standards	X	x	Letter from Thomas Benton to Carl Metzger re: this correspondence serves as confirmation of $10,000.00 investment – 4/6/90 – signed not acceptable
X	X	Planning Commission Minutes and Agenda - ** - 2/6/90	X		Notice of Public Hearing – 2/6/90
X		Certification of Plat – 4/25/90	X	X	Memo from Dan Wilson to planning re: response to 4/6/90 letter – 4/11/90
X	X	Improvements Agreement – 4/4/90 – (to be scanned)	X	X	Letter from Fred Sperber to Planning Commission re: variance on improvements – 2/6/90
X		Building Permit Guarantee Format – 4/3/90	X	X	Memo from Don Newton to Karl Metzner re: asking for easement to be required and included on the plat – no date
X		Subdivision Plat	X		1988 Taxes from Mesa County Assessor
X	X	Petition of opposed – 2/90	X		Subdivision Summary Form – no date

X		Public Notice Posting – 1/23/90			

IMPACT STATEMENT

WE WISH TO SPLIT ONE LOT TO 3 BUILDING SITES AND MEET REQUIREMENTS FOR RSF-4 ZONE.

THE LOT TO SPLIT IS ON THE EAST SIDE OF SPERBER LANE THAT RUNS NORTH AND SOUTH BETWEEN VINCENT GRAY AT 2669 SPERBER LANE AND KEN HUHR AT 680 SPERBER LANE.

I WISH TO SPLIT IT INTO 3 BUILDING SITES IN ORDER TO SELL THEM IN THE NEAR FUTURE.

THE LOTS WILL BE LARGE ENOUGH THAT IT SHOULD NOT IMPACT THE AREA AND THE HOUSES THAT WOULD BE BUILT WOULD FIT THE AREA.

I BELIEVE THE SQUARE FOOTAGE OF THE AREA WOULD BE LARGE ENOUGH TO MEET THE REQUIREMENTS FOR THE AREA.

2 90

(H)

Kenneth M. Muhr
680 Sperber Lane
Grand Junction, CO 81506

Eleanor Elton
65 Clarkson St.
Denver, CO 80218

Gary B. Ashley
2675 Homestead Rd.
Grand Junction, CO 81506

Maricaye Christenson
337 Colorado Ave.
Grand Junction, CO 81501

Terrance L. Farina
109 Santa Fe Dr.
Grand Junction, CO 81501

Edward L. Ellinwood
694 Sperber Ct.
Grand Junction, CO 81506

Elizabeth J. Jaros
674 26½ Rd.
Grand Junction, CO 81506

Vincent R. Gray Jr.
2669 Sperber Ln.
Grand Junction, CO 81506

Margaret E. Foster
2679 Homestead Rd.
Grand Junction, CO 81506

2 90

Utilities

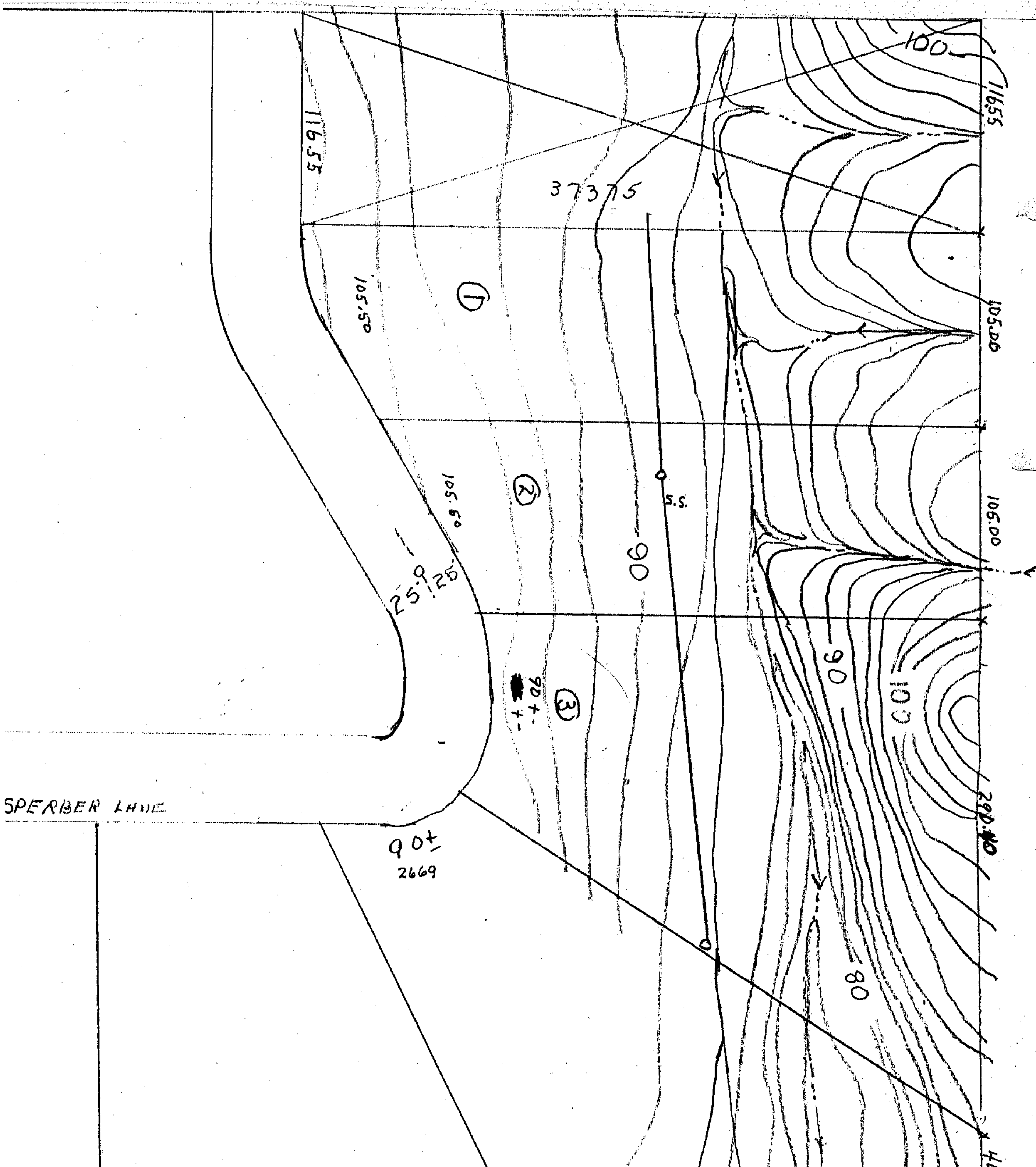
2 90

The water line runs down Sperber Lane and is 2" to 1½"

The Electric lines run north and South in Easement East Side of Minor Sub. Div. Grand Valley Power lines

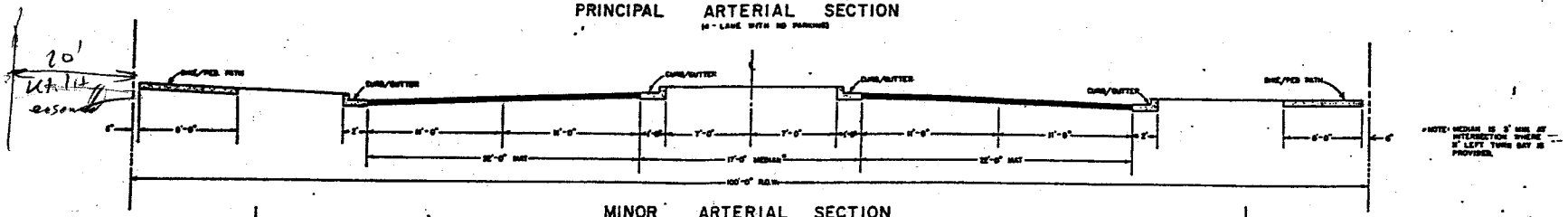
The gas line runs down Sperber Ln.

Sewer line is 8" and runs as shoeven on Plat Plan.


SPERBER LANE
90±
2669
37375
116.55
105.50
105.60
105.00
S.S.
90
100
80

PRINCIPAL ARTERIAL SECTION

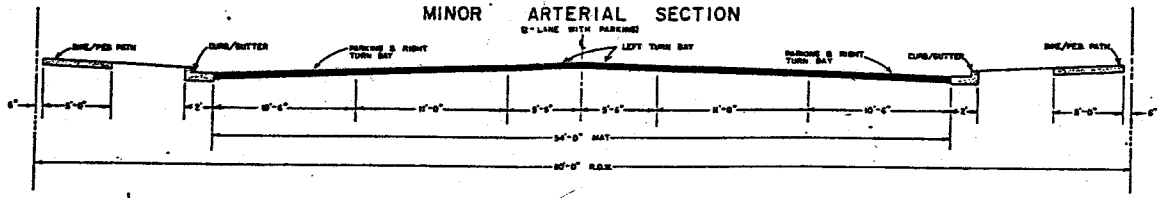
(4 - LANE WITH NO PARKING)



* NOTE: MEDIAN IS 5' WIDE AT INTERSECTION WHERE 12' LEFT TURN BAY IS PROVIDED.

MINOR ARTERIAL SECTION

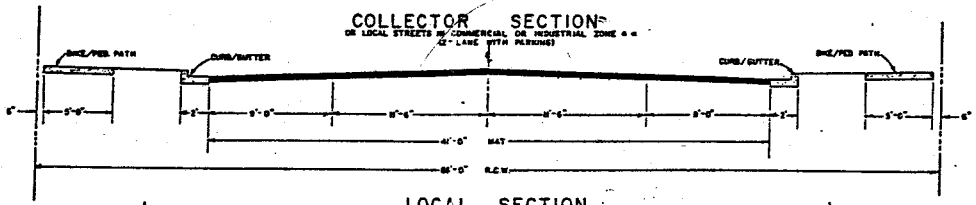
(2 - LANE WITH PARKING)



COLLECTOR SECTION

OR LOCAL STREETS IN COMMERCIAL OR INDUSTRIAL ZONE * *

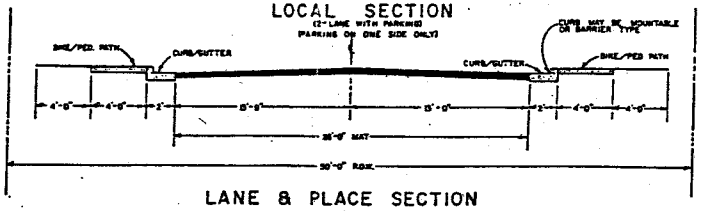
(2 - LANE WITH PARKING)



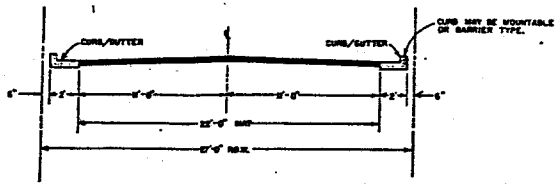
* * NOTE: COMMERCIAL & INDUSTRIAL ZONES MAY REPLACE BARRIER CURB & GUTTER & SIDEWALK WITH 5' VALLEY GUTTERS, & DECREASE R.O.W. WIDTH TO 60'.

LOCAL SECTION

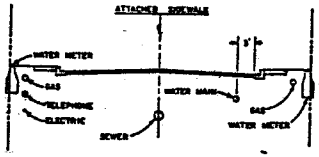
(2 - LANE WITH PARKING ON ONE SIDE ONLY)

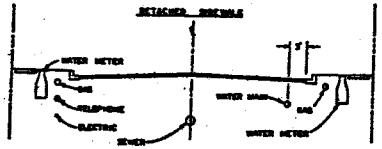


LANE & PLACE SECTION



UTILITIES COMPOSITE PLACEMENT PLAN* * *





* * * NOTE: FRONT LOT EASEMENTS MAY BE REQUIRED FOR GAS, TELEPHONE &/OR ELECTRIC. ALL HANDHOLES ARE TO BE LOCATED ON R.O.W. WATER MAIN TO BE LOCATED ON THE NORTH OR EAST SIDE OF THE STREET.

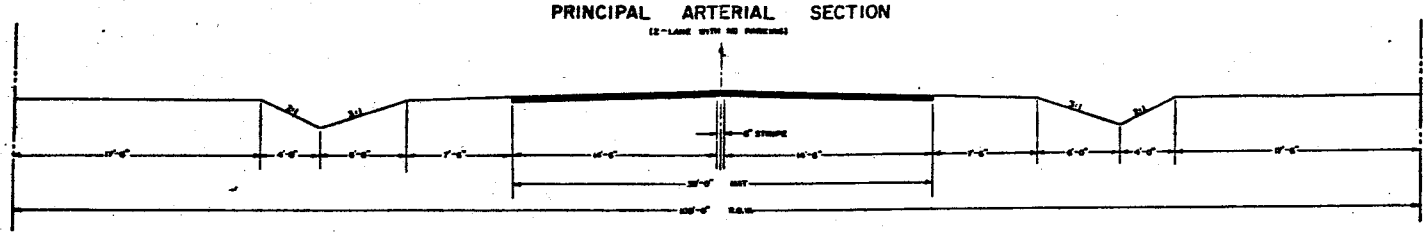
URBAN STREET STANDARDS

EXHIBIT "A"

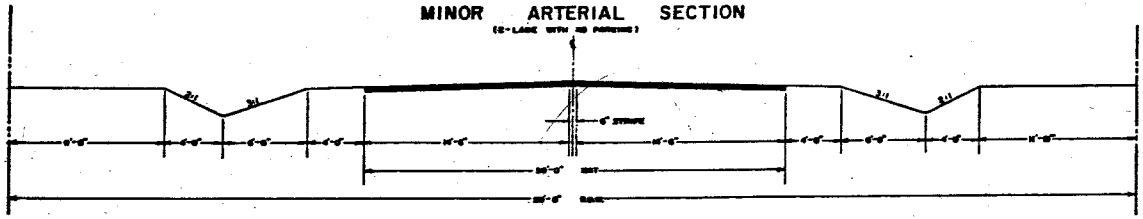
MESA COUNTY ENGINEERING
P.O. BOX 1237
GRAND JUNCTION, CO
81502

EXHIBIT "B"

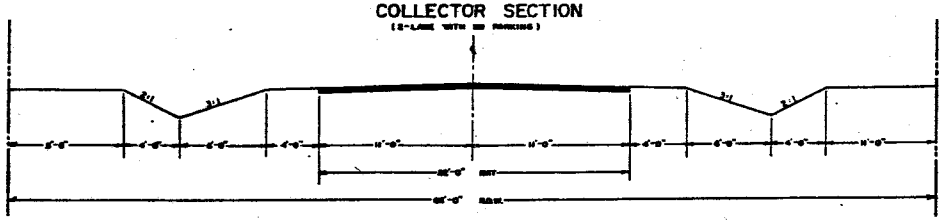
PRINCIPAL ARTERIAL SECTION



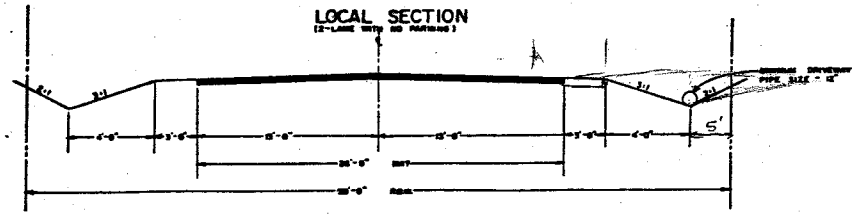
MINOR ARTERIAL SECTION



COLLECTOR SECTION

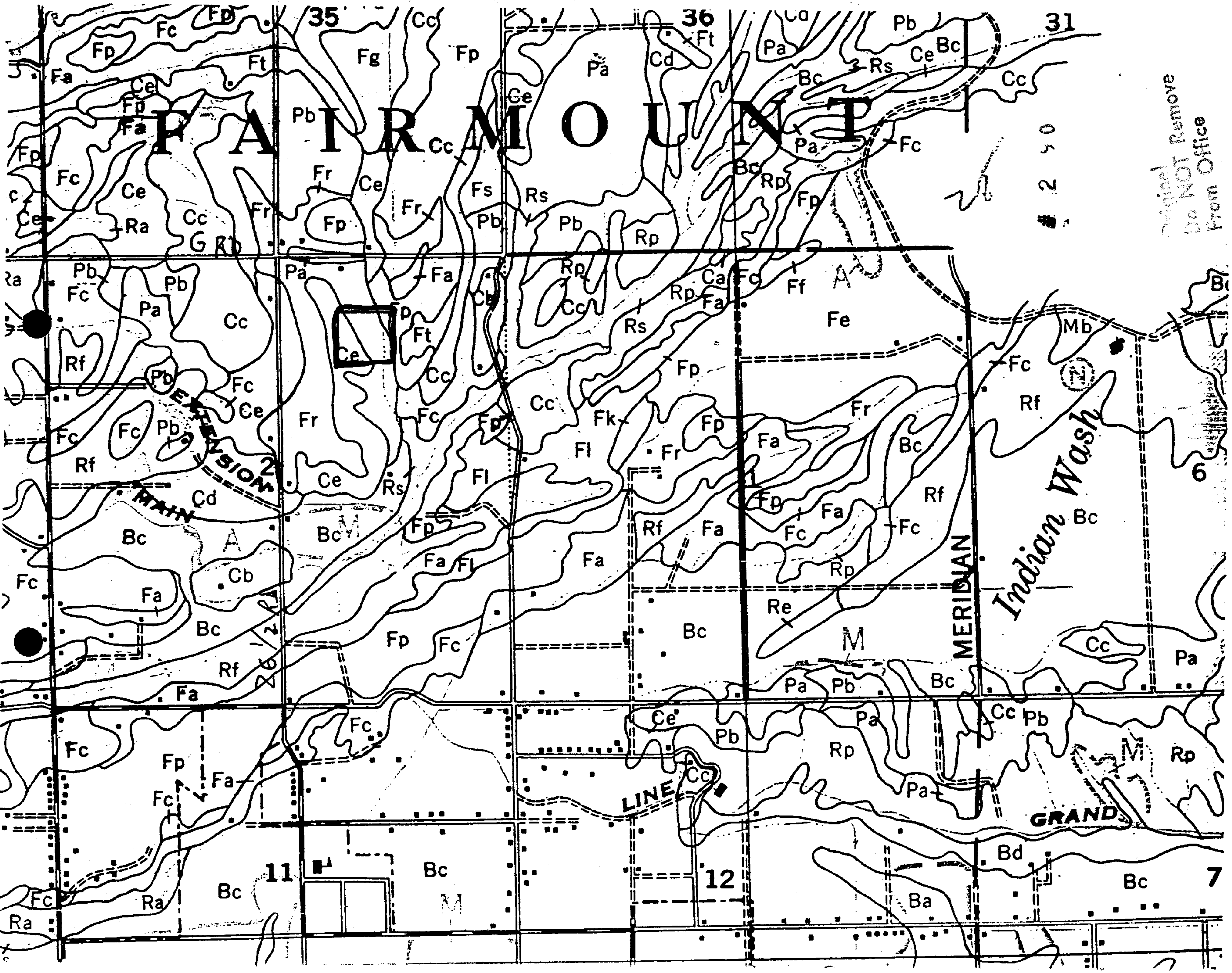


LOCAL SECTION



RURAL ROAD STANDARDS

MESA COUNTY ENGINEERING
P.O. BOX 1237
GRAND JUNCTION, CO
81502



Chipeta silty clay loam, 0 to 2 percent slopes (CD).—The scattered areas of this soil normally border areas of Billings silty clay loams. It is a shallow soil developed in place from Mancos shale.

In areas not disturbed, the surface 2½ to 3 inches consists of gray or light-gray silty clay loam that has a slight crust but is otherwise moderately granular. Below 3 inches the material becomes increasingly hard and compact, and it is soon replaced by thin hard plates of dark-gray or gray shale that show little weathering below depths of 12 to 18 inches. Clusters of gypsum crystals are noticeable on the surface, and seams of gypsum occur throughout the unweathered shale. The entire soil profile is calcareous; the lime is well dispersed through the soil material.

Surface drainage is slow but adequate. Internal drainage and subdrainage are very slow; the hard parent shale obstructs the penetration of roots, air, and water.

The salt content is slight from the surface downward. Nevertheless, because water moves laterally over the shale, seepy or waterlogged areas with a high salt concentration frequently develop. In places, water from the upper irrigation canals seeps through crevices and produces waterlogged and saline areas at lower elevations.

Included with this soil are areas of Chipeta clay that together total about 120 acres. These occur ½ mile north, ½ mile south, and 1 mile west of Loma, and about 2½ miles northwest of Fruita. These included finer textured areas do not have so good tilth, workability, and internal drainage, but the difference is not enough to lower yields or to justify separate mapping.

Use and management.—About 25 percent of this soil is cultivated. Pinto beans, small grains, and sugar beets are grown but they produce low average yields. Some of the soil is in irrigated pasture. The grasses do not produce heavy stands, because the soil has low natural fertility. Generally this soil has to be irrigated more often than the deeper soils of groups 1 and 2. Probably those places underlain by hard shale would be benefited by subsoiling. Breaking up the shale should increase the available water-holding capacity, the spread of roots, and the average yields. The growing of sweetclover or other legumes, or the application of stable manure, is recommended to increase the content of organic matter.

Chipeta silty clay loam, 2 to 5 percent slopes (CE).—This soil has developed in place from Mancos shale. Before leveling, it has a somewhat irregular surface and includes a few small sharp rises and dips that have slopes in excess of 5 percent.

The 8- to 10-inch surface soil consists of a gray crumbly mass of thin slaty shale fragments. The subsoil and underlying layers of shale are hard, compact, and very slowly permeable to water and plant roots. The platy shale fragments in this soil become harder and more compact below depths of 12 to 15 inches and are eventually replaced by the shale rock.

This soil is calcareous from the surface downward. It is harder to till than most irrigated soils in the Grand Valley because it contains little or no organic matter and has been only slightly affected by weathering.

Use and management.—Most of this soil is grazed. Only about 25 percent is cultivated. The scant natural cover is largely saltsage and a small admixture of bunchgrass, pricklypear cactus, and other

plants of low grazing value. Some farmers in the western part of the area graze sheep on this soil late in fall.

The areas now cultivated are planted mainly to small grains, sugar beets, and irrigated pasture. Because the soil has low fertility, crop yields are poor, or about the same as on Chipeta silty clay loam, 0 to 2 percent.

Erodibility, limited crop suitability, low productivity, and frequent out-of-the-way location, plus the cost of leveling, have discouraged farmers from trying to irrigate this soil. Most of the acreage now cultivated was moderately smooth to start with, so it required little expense for leveling.

Chipeta-Persayo shaly loams, 2 to 5 percent slopes (CA).—In this complex of Chipeta and Persayo shaly loams, the Chipeta soil is dominant. The Chipeta surface soil in uncultivated areas is a very pale-brown, pale-yellow, or light yellowish-brown, slightly hard, calcareous shaly loam or shaly fine sandy loam. This layer contains fragments of shale and sandstone that are about the size of fine gravel and mostly angular. The fragments from the fine sandy shale and silty shale are very hard. At depths of 10 inches or less, the surface soil is replaced by a light-gray to dark-gray calcareous silty clay loam that ranges from weak coarse platy to granular structure. Calcareous shale normally begins at depths of less than 20 inches.

The Persayo soil has a pale-yellow surface layer of calcareous silty clay loam. This layer grades into pale-yellow, hard shale of coarse platy structure.

Both soils of this complex have a surface soil derived from material left after weathering of the sandier layers in the Mancos shale formation. Where soils of this complex are associated with soils of the Fruita series, they have surface soils that contain semirounded and rounded sandstone pebbles. Here, the very shallow surface soils have developed in the remnant of an alluvial mantle.

Included with this complex are areas with slopes of 0 to 2 percent that together cover about 45 acres. Several of these occur 2½ miles north, 3½ miles north, and ½ mile south of Mack. Another area lies 3½ miles northwest of Grand Junction.

Use and management.—About 60 percent of this complex is cultivated. Tillage has mixed the surface layers with the underlying silty clay loams and formed a clay loam surface texture. This complex is not well suited to crops but it produces higher yields of shallow-rooted crops than either Chipeta silty clay loam, 2 to 5 percent slopes, or Persayo-Chipeta silty clay loams, 2 to 5 percent slopes.

Pinto beans, wheat, oats, barley, sugar beets, and sorghums are grown with better success on this complex than are other crops. Management that aids in increasing the content of organic matter is necessary if the present low productivity is to be increased. If barnyard manure is not available, the soils can be improved a great deal by growing sweetclover and turning it under as a green-manure crop. Subsoiling increases the water-holding capacity and permits deeper penetration of plant roots. Unless prices of farm crops are fairly high, it probably would be best to use this complex for irrigated pasture.

age yields, especially those of alfalfa, are somewhat lower than on the deeper Fruita gravelly clay loam soils. Good soil management is needed to conserve this soil and maintain its fertility. Growing of alfalfa, clovers, or other hay crops is recommended to promote gradual accumulation of organic matter and to check erosion.

Fruita gravelly clay loam, moderately deep, 5 to 10 percent slopes (Fo).—Except for its greater slope, this soil is similar to Fruita gravelly clay loam, moderately deep, 2 to 5 percent slopes. Raw Mancos shale is 1 to 3 feet from the surface and is getting nearer to the surface as erosion gradually removes the soil material.

Use and management.—About 60 percent of this soil is cultivated. The pieces of sandstone and gravel affect workability, but not to the extent they do on Mesa gravelly clay loam, moderately deep, 5 to 10 percent slopes.

The soil has relatively wide suitability range for crops. It is not good for deep-rooted crops such as alfalfa, corn, and tree fruits, because the underlying shale material makes it very slowly permeable to plant roots. Whenever the soil material overlying the shale becomes too thin for advantageous cropping, the soil probably would be best used as irrigated pasture.

Fruita very fine sandy loam, 0 to 2 percent slopes (Fp).—This inextensive soil occurs on alluvial fans north of the Colorado River. It 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.

Included with this soil are a few areas of fine sandy loam that were too small to map separately. These areas, covering about 45 acres in all, are in the southeastern quarter of section 34, range 2 west, township 2 north, or about 2½ miles northeast of Fruita.

Use and management.—The physical properties of this soil make it especially suitable for field, orchard, truck, and garden crops. Nearly 97 percent of the acreage is cultivated. The chief crops, in order of importance, are potatoes, alfalfa, corn, pinto beans, small grains, and tomatoes, onions, and other truck crops. Most of the cultivated acreage is cropped to potatoes, alfalfa, and corn. Small patches are in grapes, berries, and orchard fruits. The soil is not well situated for orchard fruits; it lies where there is danger of frost.

This soil should remain productive indefinitely if irrigation water is carefully used so as to prevent erosion; manure is applied if available; and alfalfa, red clover, or sweetclover is grown in the crop rotation. Some farmers apply commercial fertilizer to special crops to obtain maximum yields.

Fruita very fine sandy loam, 2 to 5 percent slopes (Fr).—This inextensive soil is derived from alluvial deposits 3½ to 8 feet deep over shale. It is located in positions somewhat lower than those occupied by Fruita very fine sandy loam, 0 to 2 percent slopes, but higher than those occupied by the Billings soils.

The surface soil is relatively smooth. Where it is uneven, the undulations are slight. Although the organic-matter content is low, the tilth is good. Surface runoff and internal drainage are medium.

Use and management.—About 87 percent of this soil is cultivated. The smooth, gentle slopes are easily prepared for irrigation. The same crops are grown on this soil as on Fruita very fine sandy loam, 0 to 2 percent slopes, and they produce practically the same yields. If management practices that control erosion and increase the content of organic matter are followed, this soil should remain productive indefinitely.

Fruita very fine sandy loam, moderately deep, 0 to 2 percent slopes (Fs).—Aside from its thinner mantle, 2 to 4 feet of alluvium over the Mancos shale, this soil is little different from Fruita very fine sandy loam, 0 to 2 percent slopes. It has the same easy workability, and only a few small scattered areas are adversely affected by salts. Because it is only moderately deep to shale, it has slower subdrainage and does not permit so deep penetration of roots as similar soils that have more depth.

Use and management.—More than 99 percent of this soil is cultivated. The chief crops are alfalfa, pinto beans, corn, small grains, and truck crops. Yields from most crops compare favorably with those from Fruita very fine sandy loam, 0 to 2 percent slopes. Alfalfa and other deep-rooted crops yield slightly less; the reduction in yield is proportional to the shallowness of the soil mantle over the shale.

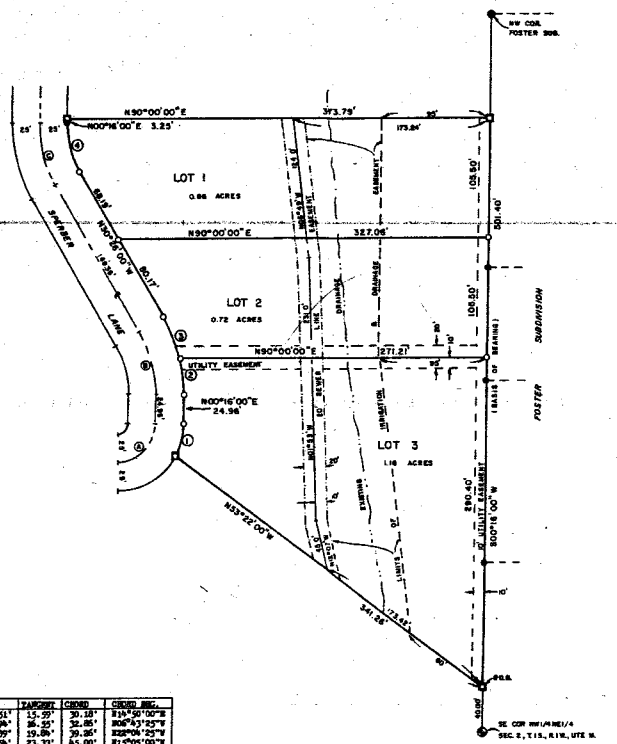
Fruita very fine sandy loam, moderately deep, 2 to 5 percent slopes (Ft).—This inextensive soil differs from Fruita very fine sandy loam, moderately deep, 0 to 2 percent slopes, chiefly in having greater slope. It is 1 to 4 feet deep to the underlying Mancos shale.

Use and management.—About 85 percent of this soil is cultivated. Most of the rest could be cultivated, but a few small scattered areas are a few feet higher than the present irrigation canals. Irrigation of these would require readjustment of the present canals or installation of pumping equipment.

The soil has a fairly wide crop adaptability but is not well suited to deep-rooted crops. It is used for the same crops as Fruita very fine sandy loam, moderately deep, 0 to 2 percent slopes. Shallow-rooted crops such as beans, onions, potatoes, and small grains yield about the same as on that soil.

The potentialities of this soil are limited by its moderate depth to shale and its susceptibility to erosion. Good soil management is necessary to control erosion as much as possible.

SPERBER MINOR SUBDIVISION



LEGEND

- FD B.L.M. ALUM MONUMENT
- FD #5 REBAR W/CAP MARKED "PARAGON ENGR"
- FD #5 REBAR W/CAP MARKED "LS 20677"
- FD #5 REBAR W/CAP MARKED "L.S. 9960" (IN CONC)
- SET #5 REBAR W/ALUM. CAP STAMPED "D H SURVEYS L.S 20677" (IN CONC)
- SET #5 REBAR W/ALUM. CAP STAMPED "D-H SURVEYS L.S 20677"

ACREAGE

LOTS	2.76
STREET	0.55
	3.31

	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG.
1	29°08'00"	60'	30.51'	15.59'	30.18'	N34°50'00"E
2	13°58'49"	135'	32.94'	16.55'	32.85'	N06°43'25"W
3	16°53'11"	135'	39.79'	19.89'	39.65'	N22°06'25"W
4	30°42'00"	85'	45.54'	23.33'	45.00'	N13°05'00"W
Sperber Lane centerline						
A	89°44'00"	35'	54.82'	34.84'	49.38'	N89°08'00"E
B	30°42'00"	110'	58.94'	30.20'	58.24'	N13°05'00"W
C	30°42'00"	110'	58.94'	30.20'	58.24'	N13°05'00"W

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Fred W. Sperber and A.J. Sperber, also known as Alice Jessie Sperber are the owners of that real property located in the NW¼NE¼ of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Book 1491 Page 410 and Book 1736 Page 50 to the records of the Mesa County Clerk and Recorder's office; being more particularly described as follows:

Commencing at the Found B.L.M. aluminum monument for the Northeast corner of said NW¼NE¼; thence N00°16'00"E being the, Basis of Bearing, between said B.L.M. monument and the found No. 5 rebar set in concrete for the Northwest corner of FOSTER SUBDIVISION as recorded in Plat Book 12 Page 296 to the records of said Mesa County Clerk and Recorder's office, a distance of 40.00 feet to the Point of Beginning; thence N33°22'00"W 341.26 feet to the Easterly R.O.W. of Sperber Lane as recorded in Book 868 Page 263 of said records; thence along said Easterly R.O.W. the following 6 courses: along the arc of a curve to the left, with a radius of 60 feet and a central angle of 29°08'00" the chord of which bears N34°50'00"E 30.18 feet; thence N00°16'00"E 29.96 feet; thence along the arc of a curve to the left, with a radius of 135 feet and a central angle of 30°42'00", the chord of which bears N13°05'00"W 71.47 feet; thence N27°26'00"W 148.36 feet; thence along the arc of a curve to the right, with a radius of 85 feet and a central angle of 30°42'00", the chord of which bears N13°05'00"W 45.00 feet; thence N00°16'00"E 3.25 feet; thence N90°00'00"E 393.79 feet; thence S00°16'00"W 501.40 feet to the Point of Beginning. Said parcel contains 2.76 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as SPERBER MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado. That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the City of Grand Junction on behalf of the public forever, and hereby dedicates to the City of Grand Junction on behalf of the Public Utilities, those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to, electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush; 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 its name to be hereunto subscribed this ___day of _____A.D., 19 .

_____ _____
Fred W. Sperber Alice J. Sperber

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The Forgoing instrument was acknowledged before me this ___day of _____A.D., 19 by_____

My commission expires:_____.

Witness my hand and official seal. _____ Notary Public

Adress_____

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 No. ____, Page _____.

_____ _____ Fees $_____
Clerk and Recorder Deputy

CITY APPROVAL

This plat of SPERBER MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on this ___day of _____A.D., 19___

City Manager President of Council Chairman, Grand Junction City Planning Commission

Director of Development Grand Junction City Engineer

SURVEYORS CERTIFICATE

I, Michael W. Driesel, A registered land surveyor in the State of Colorado, do hereby certify that this survey was made under my direct supervision and that this plat represents said survey. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations.

COLORADO REGISTERED LAND SURVEYOR MICHAEL W. DRIESEL 20677 NATIONAL LAND

20677 Michael W. Driesel 6-8-00
Date

Registered Professional Land Surveyor
Colorado Registration No. 20677

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within 3 years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

D-H SURVEYS

SPERBER MINOR SUBDIVISION
NW¼NE¼ SEC. 2, T1S., R1W., U.M.

DATE: 6/8/00	SURVEY DATE: 11/22/99
DRAWN: MWD	JOB NO.: 99088
CHECKED: MLH	SHEET 1 OF 1

2844 Newport Circle • Grand Junction, CO 81503 • (303) 245-8749 • (303) 434-7

REVIEW SHEET SUMMARY

FILE NO. 2-90 TITLE HEADING Sperber Minor Subdivision DUE DATE FEB 2 1990

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES

ACTIVITY: Sperber Minor Subdivision of 3 lots on approximately 2.76 acres in a RSF-4 Zone.

PETITIONER: Mr. & Mrs. Fred W. Sperber

LOCATION: Sperber Lane, approximately 1,000 feet east of 26 1/2 Road.

PETITIONER ADDRESS 2665 Sperber Lane, Grand Junction, Colorado 81506

ENGINEER D & H Surveys

DATE REC.	AGENCY	COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

01/16/90 City Engineer

A large drainage ditch lies north and south across the center of the proposed lots. A drainage easement will be required to contain the existing channel to the limits of a 100 year flood.

The petitioner will be required to escrow funds for or construct one-half of a residential street section along the frontage of the lots on Sperber Lane.

An improvements agreement will be required to include the cost of street improvements, street lighting, drainage, engineering design and construction administration.

A hydrologic study may be necessary to determine flood limits of the drainage channel.

RESPONSE NECESSARY FEB 2 1990 by

01/08/90 City Attorney

1. Water supplier needs to be addressed by Utility Manager.
2. No water, power, etc. easements shown.
3. Dedicatory language needs to track code, page 106.
4. Surveyors certificate needs to track code see Section 6-8-2A.1.b.
5. Is existing Sperber Lane dedicated on existing plat? If so, refer to said plat in 6th line of legal; Book & Page of Foster Subdivision should be specified.
6. Need title work.

01/05/90 City Utilities Engineer

Water - Ute Water

Sewer - An 8" P.V.C. sewer line runs from north to south through the property. The 20' sewer line easement shown on the plat is adequate. The capacity of the line will not be affected by the addition of two residential lots.

01/05/90	City Utilities Engineer (continued)	Dimensions shown on the plat for the sewer line easement are in agreement with those dimensions shown on the "As Builts" for this section of sewer line.
01/10/90	City Police Department	No problems noted.
01/08/90	U.S. West	None.
01/10/90	Public Service	Gas - No objections to split. Electric - Request that the south 10' of lot 1 and the north 10' of lot 3 be designated utility easement.
01/05/90	City Fire Department	The following requirements must be met prior to our approval of this subdivision; One fire hydrant is required on a minimum of a 6 inch looped or 8 inch dead end supply line. The fire hydrant is to be located on lot 3 at Sperber. The location is marked on the map. If you have any questions, please contact our office.
01/05/90	City Parks/Recreation	Will need open space fee based upon number of residential lots created.
01/17/90	City Property Agent	Dedication should include, in addition to utility easements, sewer line easements. The Grand Junction Drainage District should be consulted regarding the dedication of an easement for the existing drainage ditch.
01/22/90	City Planning Depart.	1. City Engineer requires 1/2 street improvements on Sperber Lane. Improvements Agreement and Guarantee will be required. 2. Need hydrological survey for drainage ditch to determine size of easement necessary to handle limits of 100 year flows. 3. Section 6-8-2A.1.b of the Zoning & Development Code requires a statement on the plat certifying that it conforms to all applicable requirements of the City Development Code and all applicable State laws and regulations. 4. The names and addresses of any other surface owners, mineral owners, and lessees of mineral owners, as required by CR's 31-23-215, should be shown on the plat (if any). 5. Need to show size and location of waterline(s). 6. Lots are large enough to be buildable despite sewer and drainage easements. 7. All comments should be resolved prior to the Planning Commission Meeting. 8. The final plat must be recorded within one year.

01/17/90 County Planning
(Received 01/23/90)

Considering the recent difficulty in obtaining an easement to extend sewer service to Lot 3, Foster Subdivision, easements for sewer laterals should be dedicated along the north and south property lines of Lot 3 to provide service to Lot 1, Foster Sub, and also to future subdivision of Lot 2, Foster Sub.

01/23/90 Grand Valley Water Users' Assoc
(Received 01/26/90)

A "natural" drainage channel, the route of which is largely dictated by the local topography, passes through the 3 lots in this proposed subdivision, providing the important function of carrying seepage and return-flow water from the area. While such channel is not part of any organized and managed drainage system, it is recommended that an easement be placed generally over the wetland and channel area of said drainage to insure that it is not arbitrarily obstructed or closed in the future and even to provide for its cleaning and maintenance if and when that ever becomes necessary to keep water from raising and spreading to adversely affect adjacent lands that are presently dry as a result of the channel's function.

LATE

Also, the lots of this proposed minor subdivision have a right to the use of irrigation water with G. V. Water Users' Assoc. There presently exists a point of delivery for such water from which its distribution is the responsibility of the users. The Assoc. does not object to water being used for irrigation from said drainage channel, but such use does not relieve the landowner(s) from being assessed by the Assoc.

FF

ACTION SHEET

MINOR SUBDIVISION

ACRES 2.76
UNITS 3
DENSITY
ACTIVITY
PHASE FINAL
COMMON LOCATION Sperber lane approx. 1000 ft. east of 26 1/2 road

FILE NUMBER # 290
ZONE RSF-4
TAX SCHEDULE # 2945-021-00-049

DATE SUBMITTED ____ DATE MAILED OUT ____ DATE POSTED ____
____ DAY REVIEW PERIOD RETURN BY ____
OPEN SPACE DEDICATION (acreage) ____ OPEN SPACE FEE REQUIRED $ 675 PAID RECEIPT # 4707
RECORDING FEE REQUIRED $ ____ PAID (Date) ____ DATE RECORDED ____

REVIEW AGENCIES

	A	B	C	E	G	H	J	M	N	O	P	R	S	T	U	W	AA	BB	CC	EE	FF	GG
● Planning Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● City Engineer ✓	●	●	●				●	●	●	●	●		●	●		●			●			
○ Transportation Engineer	●	●	●					●	●	●	●			●		●			●			
● City Parks/Recreation ✓	●	●	●	●				●	●	●	●					●			●			
● City Fire Department ✓	●	●	●					●	●	●	●			●		●			●			
● City Police Department ✓	●	●	●							●	●					●			●			
● County Planning ✓	●	●	●					●	●	●	●			●		●			●			
○ County Engineer	●	●	●				●		●	●	●		●	●		●			●			
○ County Health	●	●	●				●		●	●	●					●			●			
○ Floodplain Administration	●	●	●				●		●	●	●					●			●			
○ G.J. Dept. of Energy	●	●	●						●	●	●					●			●			
○ Walker Field	●	●	●						●	●	●					●			●			
○ School District	●	●	●						●	●	●					●			●			
● Irrigation G.V. WATER USERS ✓	●	●	●						●	●	●		●	●		●			●			
○ Drainage ↗	●	●	●						●	●	●		●	●		●			●			
○ Water (Ute, Clifton)	●	●	●						●	●	●			●		●			●			
○ Sewer Dist. (FV, CGV, OM)	●	●	●						●	●	●			●		●			●			
● U.S. West ✓	●	●	●						●	●	●			●		●			●			
● Public Service ~~(2 sets)~~ 9 ✓	●	●	●						●	●	●			●		●			●			
○ State Highway Department	●	●	●						●	●	●					●			●			
○ State Geological	●	●	●						●	●	●					●			●			
○ State Health Department	●	●	●				●		●	●	●					●			●			
● City Property Agent ✓	●	●	●						●	●	●								●			
● City Utilities Engineer ✓	●	●	●						●	●	●								●			
● City Attorney ✓	●	●	●	●	●				●	●	●								●			
○ Building Department	●	●	●				●	●			●								●	●		
○ DDA	●	●	●								●								●			
● GJPC (7 packets) ✓	●	●	●								●							●	●	●		
○ CIC (11 packets)	●	●	●								●							●	●	●		
● Other G.V.R.P. ✓	●	●	●								●								●			
○																						
○																						
○																						
TOTALS																						

BOARDS	DATE	
P.C.	2/6/90	Approved subject to review sheet summary comments.

Original Do NOT Remove From Office

STAFF

APPLICATION FEE REQUIREMENTS
$225 + $5 per lot / O.S. fee $225 per lot

GRAND JUNCTION

development summary

File # 2-90 Name Sperber Minor Sub. Date 02/08/90

PROJECT LOCATION: Sperber Lane, approximately 1,000 feet east of 26 1/2 Road.

PROJECT DESCRIPTION: A request for a Minor Subdivision of 3 lots on approximately 2.76 acres in a RSF-4 Zone.

NOTE: Council action required only on request to waive improvement requirements.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES	NO*	TECHNICAL REQUIREMENTS	SATISFIED	NOT SATISFIED*
Complies with adopted policies	X		Streets/Rights Of Way	X	
Complies with adopted criteria	X		Water/Sewer	X	
Meets guidelines of Comprehensive Plan	X		Irrigation/Drainage	X	
			Landscaping/Screening	N/A	
			Other:		

* See explanation below

STATUS & RECOMMENDATIONS:

City policy requires the standard city street improvements of one-half of a residential street section along the frontage of the lots on Sperber Lane and the standard water line improvements for fire protection. The petitioner is requesting a waiver of these requirements because of the compatiblity to the surrounding rural area and the financial burden. The petitioner has satisfactorily responded to the remainder of the review agency concerns.

Planning Commission Action

Final approval of the Minor Subdivision (4-0) subject to the review agency comments being resolved prior to the plat recording.

Memorandum

To: Karl Metzner
From: Don Newton Don

Re: Sperber Minor Subdivision

Residents on the east-west portion of Sperber Lane have been inquiring about the possibility of extending a sewer line down their street and connecting to the sewer.

The proposed sewer extension could be done much more efficiently and at considerably less cost if there were a 15' wide easement along the south boundry of lot 3 from Sperber Lane to the existing sewer easement. Bill Chenney and I had previously discussed the possibe need for such an easement with Mr. Sperber but none was ever provided on the plat.

I recommend that this easement be required and included on the plat before it is recorded.

xc: Jim Shanks
Dan Wilson
Bill Chenney

PETITION

We the undersigned residents and property owners of Sperber Lane object to the recommendations of the Grand Junction Planning Staff and the decision of the Grand Junction Planning Commission concerning the requirement to install curb and gutter and full street improvements for the Sperber Minor Subdivision for the following reasons:

1. Requiring City type street improvements for Sperber Minor Subdivision establish an unwanted and unnecessary precedent for existing property owners. Such improvements are inconsistent with the rural character of the area.

2. City street improvements will be too costly for the existing property owners to pay in the future.

3. Sperber Lane is a low traffic volume residential street which serves primarily only the residents of the neighborhood.

4. The adjoining subdivisions, i.e. Roundhill, Crestridge, and Galaxy are served with improved streets without curb and gutter.

5. The City should allow the residents to determine through an future improvement district what street improvements are both affordable and meet the character of the neighborhood.

Name	Address	Date
[signature]	2661 Sperber Ln	2-10-90
[signature]	2661 Sperber Lane	2-10-90
[signature]	676 26½ Rd.	2-10-90
[signature]	676-26½ Rd	2-10-90
[signature]	2658 Sperber Ln	2-11-90
[signature]	2654 Sperber Ln	2-17-90
[signature]	2654 Sperber Ln	2-17-90
[signature] (SPERBER LANE PROPERTY OWNER.)	653 26 Rd	2/18/90
[signature]	653-26 Rd.	2-18-90
[signature]	7th & Sperber	2-20-90

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT

FEB 21 1990

Fred W. Sperber
2665 Sperber Lane
Grand Junction, Colorado 81506
242-7704
February 6, 1990

Grand Junction Planning Commission

Ref: Sperber Minor Subdivision

I would like to request a variance on improvements at this time on the Sperber Minor Subdivion as to curb, gutter, paving, and a fire hydrant. In order to do this, there would need to be an 8" water line to run over 1,000 feet which would be very expensive to be paid for by one person inorder to benefit several other home owners. I understand the County does issue some variances on fire hydrants.

What makes this unusual is I am surrounded by the County on three sides which it makes it more or less a rural area, I and the person interested in buying one lot would like to keep it that way.

If I have to do all of the improvements, it would put me out of the price range for what sites are going for out here causing hardship on doing anything with the 2.7 acres

Very truly yours,

Fred W. Sperber

/jg

#2 90

Original
Do NOT Remove
From Office

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
FEB 06 1990

MEMO

TO: Jim Shanks

FROM: Bill Cheney

DATE: February 16, 1990

RE: Cost Estimate - Sperber Minor Subdivision

Probable costs to construct 1/2 of a residential road section with 297 feet of frontage and approximately 1000 feet of 8" waterline to provide fire protection are as follows:

1. 1/2 Street Section (per foot)
   a. Curb, gutter and sidewalk .....$ 9.00
   b. Asphalt - 3" Depth 11.35
   c. Gravel - 8" Depth 6.75
   d. Miscellaneous - 15% 4.00
   e. Engineering, Inspection and CM 4.65
   TOTAL PER FOOT $35.75

   Waived

   Total Cost for 297 Feet x $35.75 = $10,617.75

2. 8" Waterline and Hydrant
   a. 8" Waterline (per foot gravel street) $ 16.00
   b. Fire Hydrant 1,500.00

   Total Cost for 1000 Feet = ~~(1000 x~~ $16) + $1,500
   = $17,500

DATE: March 6, 1990

TO: Jim Shanks, Public Works Director
Don Newton, City Engineer

FROM: Dave Thornton, Planner

SUBJECT: Rural Local Streets

Please review and comment, Thanks.

DEVELOPMENT OF RURAL LOCAL STREETS

Problem:

There are subdivisions along the outer perimeter of the City which are "rural" in character. Improving street standards to "urban" quality is not desired by many residents and in many cases annexation is not welcome due to the fear of out of the pocket costs for upgrading their roads to City standards. In many cases these residents have chosen large lots and minimal urban improvements as amenities and for aesthetic values. They do not want a street with curb, gutter and sidewalk in front of their homes. **We need to design a street standard that will allow for a local road in very low density residential developments to be similar if not the same as Mesa County's standard for a rural "local" road.**

Solution:

1. Allow in zones with densities of 2 units or less per acre the option of constructing a "rural" street (local streets only).
   a.) A rural street consists of a two lane road with no parking, curb, gutter and sidewalk.
   b.) R.O.W. is 60', 28' of asphalt, 4' of gravel shoulder on each side, and [illegible] on each side for drainage.
   c.) All current construction specifications would remain the same as "urban" local roads.

Summary

Currently the development code has only one zone with a maximum density of 2 units per acre. This zone, residential single family (RSF-R), is currently a holding zone for land annexed into the City waiting for further development. At this time there are no areas zoned RSF-R in the City. It is anticipated that possible future zones of RSF-2 and RSF-1 may be adopted. Both zones would allow this rural local street standard. Planned Residential zones of 2 units per acre or less would also allow rural local streets and may be the best alternative. (RURAL.DOC)

KARL Please take a look. Where Are we going with this project? ANY Suggestions? Procedures?

Dave – HAVE Newton & Thanks reviewed? Get copies to Planning Commission. K.

DEVELOPMENT OF RURAL LOCAL STREETS

Problem:

There are subdivisions along the outer perimeter of the City which are "rural" in character. Improving street standards to "urban" quality is not desired by many residents and in many cases annexation is not welcome due to the fear of out of the pocket costs for upgrading their roads to City standards. In many cases these residents have chosen large lots and minimal urban improvements for aesthetic values. They do not want a street with curb, gutter and sidewalk in front of their homes. **We need to design a street standard that will allow for a local road in very low density residential developments to be similar if not the same as Mesa County's standard for a rural "local" road.**

Solution:

1. Allow in zones with densities of 2 units or less per acre the option of constructing a "rural" street (local streets only).
   a.) A rural street consists of a two lane road with no parking, curb, gutter and sidewalk.
   b.) R.O.W. is 50', 28' of asphalt, 4' of gravel shoulder on each side, and 7' on each side for drainage.
   c.) All current construction specifications would remain the same as "urban" local roads.

parking on shoulders?

Summary

Currently the development code has only one zone with a ~~minimum~~ maximum density of 2 units per acre. This zone, residential single family (RSF-R), is currently a holding zone for land annexed into the City waiting for further development. At this time there are no areas zoned RSF-R in the City. It is anticipated that possible future zones of RSF-2 and RSF-1 may be adopted. Both zones would allow this rural local street standard. Planned Residential zones of 2 units per acre or less would also allow rural local streets and may be the best alternative when rezoning land from RSF-R for development.

?

(RURAL.DOC)

Editing memo "SPERBER"

Subject: Size of lots in Sperber Subdivision

TO: Mark Achen
Jim Shanks
Don Newton

From: Dave Thornton

Don Newton requested that I follow up with you with the information as to the size of the lots in Sperber Subdivision. Lot 1 is 0.86 acres, Lot 2 is 0.72 acres, and Lot 3 is 1.18 acres. As you can see, each lot easily meets the 1/2 acre density requirement for the new rural residential street standard.

If you have any further questions, please let me know. Thanks

Line 11 Column 58

Press <F2> to save the memo, or CTRL/BREAK to cancel editing.

> edit sperber

SEND memo sperber to MARKA
JIMS
DONN

SENT AT 12:55 PM 3-20-90

April 2, 1990

To: Karl Metzner

From: Jim Shanks

Re: Sperber Subdivision

I have reviewed the above referenced plat with regards to the improvement of Sperber Lane. As you know, we are in the process of developing standards for rural type streets for subdivisons with densities less than 2 units per acre. This standard will soon be adopted by City Council. This particular subdivision meets the requirements that we are proposing. Also we have tested the pavement section of existing Sperber Lane and find it to be adequate.

Based on the City Council resolution adopting street standards which gives the Public Works Director the authority to waive the requirements when the conditions dictate, I have agreed not to require Mr. Sperber to construct adjacent street improvements to Sperber Lane.

#2-90

United Bank of Gran[redacted]nction National Association
P.O. Box 1568
2808 North Avenue
Grand Junction, Colorado 81502
Telephone: (303) 242-8822

United Bank

April 6, 1990

Not Acceptable

Mr. Carl Metzger
250 N. 5th St.
Grand Junction, CO 81504

Re: Fred Sperber

Dear Mr. Sperber:

I have prepared this letter in support of Mr. Sperber's application to develop a small parcel of ground within the city limits of Grand Junction. We have received a copy of your Bank Guarantee letter and would ask that this correspondence serve as confirmation of Mr. Sperber's $10,000 investment. United Bank would be in violation of certain Colorado statutes by actually guaranteeing a development project, however, I will confirm that Mr. Sperber has sufficient funds on deposit with United Bank to complete this project and pay for any overruns of an equal amount if needed.

Moreover, Mr. Sperber has an excellent banking relationship with United Banks and enjoys a good reputation as a developer.

Sincerely yours,

Thomas R. Benton
Assistant Vice President

TRB:dl

cc Fred Sperber
2605 Sperber Lane
Grand Junction, CO 81506

1: Memo "SPERBER" from [redacted]NW [redacted]ednesday, Apr 11, 11:09 am

Re: United Bank letter of 4/6/90
Karl: In response to the letter you dropped off, I spoke with Tom Benton and told him that we need either a letter of credit or the availability of cash. He can set up an escrow account which will bé accessibly only by the City; interest on the account can accrue to Sperber's benefit. I told him that the letter was not sufficient.
Please let Mr. Sperber know of this conversation. He should contact Mr. Benton to make the necessary arrangements. The account must be such that Newton or you can make direct withdrawals to pay for the constructionof the required improvements until such time as the account is zero or until the City accepts the required improvements.
Has Newton/Shanks apprroved the estimated $10000? I'm assuming so...

Please enter a command. Press <F1> for help.

> read1
>