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File 1992-0031

Name: Ptarmigan Estates - Re-subdivision of 2 lots - SE Corner of G & 27 1/2 Rd.

P **S** A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.

r **e** Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.

s **e** Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.

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| | | |
|---|---|---|
| X | X | Table of Contents |
| | | *Review Sheet Summary |
| X | X | *Application form |
| X | | Review Sheets |
| X | | Receipts for fees paid for anything |
| | | *Submittal checklist |
| X | X | *General project report |
| | | Reduced copy of final plans or drawings |
| | | Reduction of assessor's map. |
| | | Evidence of title, deeds, easements |
| 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 non-bound reports |
| | | Traffic studies |
| X | X | *Review Comments |
| | | *Petitioner's response to comments |
| | | *Staff Reports |
| | | *Planning Commission staff report and exhibits |
| | | *City Council staff report and exhibits |
| | | *Summary sheet of final conditions |

DOCUMENT DESCRIPTION:

| | | | | | |
|---|---|--|--|--|--|
| X | X | Action Sheet | | | |
| X | | Utility Coord. Committee approval - 6/10/92 | | | |
| X | X | Correspondence | | | |
| X | X | Protective Covenants - rec. 10/5/90 | | | |
| X | \ | Commitment for Title Ins. - Effective date 4/30/92 | | | |
| X | X | Computer Files Indexing Information Sheet | | | |
| X | X | Delinquent Tax Notice | | | |
| X | | E-mails | | | |
| X | X | Improvements Agreement - Bk 1821/Pg 434,435 - ** | | | |
| X | X | Letter of Credit information | | | |
| X | | Certification of Plat - 6/22/92 | | | |
| X | X | Replat of Lot 9 of Ptarmigan Estates - GIS Historical Maps | | | |
| X | X | Site Plan and Building Envelopes | | | |
| X | | Notice of Resubdivision Application - mailed 6/10/92 | | | |
| | | | | | |
| | | | | | |



DEVELOPMENT APPLICATION
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

A Receipt _____
 Date _____
 Rec'd By _____
 File No. _____

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

| PETITION | PHASE | SIZE | LOCATION | ZONE | LAND USE |
|---|---|--------|--------------------------|-----------|--|
| <input checked="" type="checkbox"/> Subdivision Plat/Plan | <input type="checkbox"/> Minor <input type="checkbox"/> Major <input checked="" type="checkbox"/> Resub | 2 lots | SE corner Gr # 27 1/2 | PR | Residential |
| <input type="checkbox"/> Rezone | | | | From: To: | |
| <input type="checkbox"/> Planned Development | <input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final | | | | |
| <input type="checkbox"/> Conditional Use | | | | | |
| <input type="checkbox"/> Zone of Annex | | | | | |
| <input type="checkbox"/> Text Amendment | | | | | |
| <input type="checkbox"/> Special Use | | | | | |
| <input type="checkbox"/> Vacation | | | | | <input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement |

| | | |
|--|---|--|
| <input checked="" type="checkbox"/> PROPERTY OWNER | <input checked="" type="checkbox"/> DEVELOPER | <input checked="" type="checkbox"/> REPRESENTATIVE |
| John Siegfried | John Siegfried | John Siegfried |
| Name Box 9088 | Name Box 9088 | Name Box 9088 |
| Address Grand JCT., CO 81502 | Address Grand Jct., CO 81502 | Address Grand Jct., CO 81502 |
| City/State/Zip 241-7025 | City/State/Zip 241-7025 | City/State/Zip 241-7025 |
| Business Phone No. | Business Phone No. | Business Phone No. |

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing Application _____ Date 5/20/92

Signature of Property Owner(s) - Attach Additional Sheets if Necessary _____ 5/20/92

DELINQUENT TAX NOTICE

GG

MESA COUNTY TREASURER
P.O. BOX 20,000 GRAND JCT. CO 81502-5027
PHONE NUMBERS: (303) 244-1831 OR (303) 244-1825

PTARMIGAN ESTATES
P O BOX 60214
GRAND JUNCTION CO 81506

JANUARY 09, 1992

Tax Sale Number: 81391 Parcel Number: Property Address:
294501146009

Our records are showing taxes due which are figured below:

| | | | | | |
|------------------|--------|------------------|-------|-------------------|--------|
| 1990 Tax Amount: | 293.81 | Tax Amount: | .00 | Tax Amount: | .00 |
| Interest Rate: | .0375 | Interest Rate: | .0000 | Interest Rate: | .0000 |
| Interest Amount: | 11.02 | Interest Amount: | .00 | Interest Amount: | .00 |
| Sub-Total: | 304.83 | Sub-Total: | .00 | Sub-Total: | .00 |
| | | | | | |
| Tax Amount: | .00 | Tax Amount: | .00 | Sub-Total Amounts | 304.83 |
| Interest Rate: | .0000 | Interest Rate: | .0000 | Recording Fee: | 5.00 |
| Interest Amount: | .00 | Interest Amount: | .00 | Treasurer's Fee: | 7.00 |
| Sub-Total: | .00 | Sub-Total: | .00 | State Fee: | .00 |

GRAND TOTAL DUE: 316.83

COSTS?

The Grand Total Due is only good if received in this office by 01-31-92 Please remit this notice with your payment and circle whomever you are redeeming as:

AGENT FOR: _____

LIEN HOLDER

OWNER

CONTRACT BUYER

*** PAYMENTS MUST BE IN CASH OR CASHIERS CHECK ***

Jimmie L. Etter
697 27½ Road
Grand Junction, CO 81501

Emanuel Epstein
1900 Quentin Road
Brooklyn, NY 11229

Jimmie L. Etter
697 27½ Road
Grand Junction, CO 81501

Richard G. & Shahla J. Hammond
120 Rupertus
San Clemente, CA 92672

First United Presbyterian
622 White Ave.
Grand Junction, CO 81501

Thomas J. Ralser
1443 Elm Ave.
Grand Junction, CO 81501

Phil N. & Diana L. McCowen
2207 E. Morrison Ct.
Grand Junction, CO 81503

Ronald K. & Bonnie M. Jannings
P.O. Box 3131
Grand Junction, CO 81502

Rick M. & Delia E. Ferguson
2708 F½ Road
Grand Junction, CO 81506

Keith E. & Jo A. Koler
2531 Pheasant Run Cir.
Grand Junction, CO 81506

Campbell Holdings
C/O Campbell Motel Prop. Inc.
1800 E. Imperial Hwy #120
Brea, CA 92621

Michael S. & Jewell L. Bullen
701 Putter Dr.
Grand Junction, CO 81506

F. R. Steinbeck &
M E - C/O Ed Andrews
3820 W. 119th
Hawthorne, CA 90250

Ptarmigan Estates
Box 9088
Grand Junction, CO 81502

Replat of Lot 9 Ptarmigan Estates
Resubdivision and Minor Change....Final

B---Project Narrative:

This replat is a division of Lot 9 Ptarmigan Estates into two lots of approximately 1 acre and 0.63 acre as per the covenants from the original plat filing. Zoning is PR and this replat is thusly permitted.

O---Development Schedule:

As all utilities are available, some from more than one location, no additional utilities improvements are planned, thus no development schedule is needed.

U---Landscaping/Screening/Buffering:

Individual lot owners shall be responsible for these items.

Z---Structural Information:

- b) Unknown as lots are to be sold to others.
- c) Setbacks are indicated on site plan.

L9PE

PROTECTIVE COVENANTS
Ptarmigan Estates Subdivision
Mesa County, Colorado

1553472 02105 PM 10/05/90
MESA CO. CLK & REC Mesa County CO

These covenants are meant to help establish and continue a strong sense of neighborhood and quality within Ptarmigan Estates.

1. All lots shall be used for one single family dwelling per lot and shall not be further subdivided with the exception of lot #1 which may be further subdivided into no more than 4 lots total and lot #9 which may be divided into no more than 2 lots.

2. No animals other than household pets shall be allowed and these will be confined by the owners to their lot. No animals shall be kept, bred, or maintained for commercial purposes. No horses, cattle, sheep, goats or donkeys will be allowed to be kept on a Ptarmigan Estates lot.

3. Each single family dwelling shall be constructed so that the dwelling space on the first floor, excluding decks, patios, porches, carports and garages, shall be not less than the following minimum square footages for both single story and two (2) story structures. If the structure is a tri-level, or the main living area is spread over two continuous and adjacent levels, the combination of such levels shall be construed to be the first floor.

| | <u>1 story</u> | <u>2 story</u> |
|------------------------------|----------------|------------------------|
| Lots under .40 acres in area | 1,500 min. | 800 min. first floor |
| Lots under .55 acres in area | 1,600 min. | 900 min. first floor |
| Lots over .55 acres in area | 1,800 min. | 1,000 min. first floor |

4. All building set back requirements are shown on the site plan which shows building envelopes. Also shown is the greenery easement - this is established to maintain the character of the orchard as it has existed for years. Trees cut or removed within this area, except for the construction of driveways, private or shared, are to be replaced by a deciduous tree of no less than 10 feet in height as planted or a conifer tree of no less than 6 feet in height.

5. Outbuildings for storage or other use incidental to and compatible with residential use are permitted including up to a 3 car garage on lots less than .55 acres or a 4 car garage on lots above .55 acres. All such structures are to require review by the Architectural Control Committee.

6. All foundation plans shall be engineered by a licensed Colorado engineer and bear the stamp of same.

7. Invalidatation of any one of these covenants by judgment, statute, or court order shall in no way effect any of the other covenants. These covenants are binding upon all purchasers of a lot or lots in Ptarmigan now and in the future.

8. No trailer, basement, tent, barn or other outbuilding or temporary structure shall be used as a residence, temporary or permanent.

9. Only persons holding title to land in Ptarmigan Estates shall have the right to seek remedy at law or in equity against any person or persons violating or attempting to violate any of these covenants.

10. The developer shall cause to be formed a Ptarmigan Estates Architectural Control Committee consisting of three (3) persons who must approve any construction, remodeling, alteration, or additions, to any private drive, building, fence, wall, or structure within the subdivision. The majority of the Committee may act for the whole of the Committee, and any of the above activities must be approved by a majority vote.

11. There is hereby established Ptarmigan Estates Homeowners Association, an association of which every lot owner will be a member. Membership passes automatically with the sale of a lot. The association shall have the duty to administer the water rights and irrigation practices for Ptarmigan Estates. It shall have the right to assess members on any reasonable basis for their fair share of the costs of irrigation water, and such charges shall be a lien against each owner's lot. In the event that any such charges become more than thirty (30) days overdue, the association may assess a reasonable penalty, and may add to the assessment all costs of collection. The lien, if foreclosed, shall be foreclosed in the manner of a mechanic's lien under Colorado law. The members of the association, by majority vote, may elect officers. They may, but are not required to, adopt bylaws governing their organization.

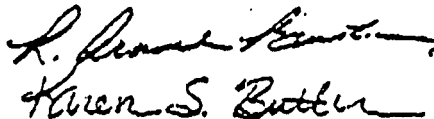
12. The above covenants may be modified and/or amended by a vote of members of the Homeowners Association with approval by no less than 80% of the members.

13. These covenants shall run with the land for the benefit of all future owners.

Dated February 7, 1990.

Ptarmigan Estates, a Partnership

By: 
General Partner


Karen S. Butler

REVIEW COMMENTS

(Page 1 of 3)

FILE NO. #31-92 **TITLE HEADING: Replat & Minor Change**

ACTIVITY: Replat & Minor Change Lot 9, Ptarmigan Estates

LOCATION: Southeast corner of 27 1/2 & G Road

PHASE: Final

ACRES:

PETITIONER: John Siegfried

PETITIONER'S ADDRESS/TELEPHONE: Box 9088
Grand Jct, CO 81502
(303) 241-7025

STAFF REPRESENTATIVE: David Thornton

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS
IS REQUIRED ON OR BEFORE 5:00 P.M., July 3, 1992.**

U.S. WEST **06/01/92**
Leon Peach **244-4964**

No comments at this time.

CITY FIRE DEPARTMENT **06/01/92**
George Bennett **244-1400**

No problems.

PUBLIC SERVICE **06/01/92**
Dale Clawson **244-2695**

Electric & Gas - No objections.

COUNTY PLANNING **06/02/92**
Matt Osborn **244-1724**

No problems. I did not see any fire hydrants or street lights identified on the plans and am curious as to their proximity to the site.

UTE WATER 06/04/92
Gary R. Mathews 242-7491

UTE WATER WILL SUPPLY THIS PROJECT.

Ute has a 18" main line on the east side of 27 1/2 Road and a 8" main line at 27 1/2 and G Road.

POLICIES AND FEES IN EFFECT AT THE TIME OF APPLICATION WILL APPLY.

CITY UTILITIES ENGINEER 06/15/92
Bill Cheney 244-1590

Water: Show hydrant locations that would service Lots 1 and 2. Are the hydrants within 250 feet of the lots?

Sewer: No comment.

WALKER FIELD AIRPORT 06/15/92
Mike Sutherland 244-9100

No opposition by Walker Field.

Please ensure that all avigation easement(s) have been properly executed and copies of recorded easements forwarded to Walker Field.

COMMUNITY DEVELOPMENT 06/17/92
Dave Thornton 244-1447

1. All building envelope setbacks must conform to what is already approved for Lot 9 and recorded. The setbacks for:
27 1/2 Road = 40' minimum
G Road = 40' minimum
East Property Line = 15' minimum
South Property Line = 20' minimum (you're okay on this side)

Please submit new Site Plan showing building envelopes.

2. An open space fee of \$225.00 is due prior to recording the Plat.
3. All recording fees are to be paid by the petitioner.

MISSING COMMENTS FROM: City Engineer
Grand Valley Water Users - Irrigation
City Property Agent
City Attorney

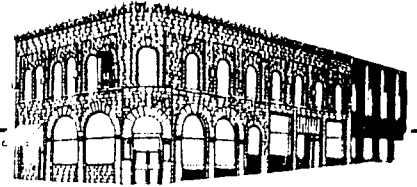
Letter of Credit for \$35,000, guaranteeing half road improvements for G Road and 27½ Road deposited with the City Clerk in a "Letters of Credit" file.

Walter Postma

1/22/91

BURNS NATIONAL BANK

900 Main Avenue • Post Office Drawer N • Durango, Colorado 81302
(303) 247-5151



IRREVOCABLE LETTER OF CREDIT

All drafts must be marked:
Drawn under Credit No. 1694-5

City of Grand Junction

Gentlemen:

We hereby establish our Irrevocable Letter of Credit in your favor for the account of: JOHNNIE A. SIEGFRIED and E. B. HAMILTON, JR. up to the aggregate amount of THIRTY-FIVE THOUSAND AND NO/100 US DOLLARS (\$35,000.00), available by your draft drawn at sight on The Burns National Bank, Durango, Colorado.

This Letter of Credit is effective immediately for an amount not to exceed the sum shown hereon.

The amount and date of negotiation must be endorsed on the back thereof by the negotiator.

The draft drawn under this Letter of Credit must be accompanied by the following:

A demand request by the City Engineer at any time prior to midnight on December 31, 1993.

We hereby agree with the drawers, endorsers and bona fide holder of drafts drawn under and in compliance with the terms of this credit that such credit will be duly honored upon presentation of the drawee.

Except as otherwise expressly stated therein, this credit is subject to Article V of the Colorado Uniform Commercial Code.

Sincerely,

Bonnie M. Kinney
Asst. Vice President

THIS CREDIT EXPIRES: 12/31/93

