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File **1994-0202**

Name:        **New Beginnings Subdivision – Zone of Annexation to PR – F Rd and 29 ¼ Rd**

<b>P r e s e n t</b>	<b>S c a n n e d</b>	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, 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.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. 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.</p>
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		Review Sheets
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		Appraisal of raw land
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		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>

**DOCUMENT DESCRIPTION:**

<b>X</b>	<b>X</b>	Correspondence			
<b>X</b>	<b>X</b>	Ordinance No. 2798-**			
<b>X</b>	<b>X</b>	City Council Minutes – 12/21/94-**			
<b>X</b>		E-mails			
<b>X</b>	<b>X</b>	Development Improvements Agreement – Bk 2116 / Pg 171-**			
<b>X</b>	<b>X</b>	Submittal Packet – not filled out			
<b>X</b>		Roadway Plans			
<b>X</b>		Roadway Profiles			
<b>X</b>		Roadway Details			
<b>X</b>		Irrigation Plan			
<b>X</b>		Sewer and Water Map			
<b>X</b>		Sewer Profile			
<b>X</b>		Sanitary Sewer Details			
<b>X</b>		Grading Paln			
<b>X</b>	<b>X</b>	Annexation Map – GIS Historical Maps - **			

## STAFF REVIEW

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FILE: #202-94  
DATE: November 30, 1994  
STAFF: Kathy Portner  
REQUEST: Zone of Annexation to PR, New Beginnings Subdivision  
LOCATION: South of F Road, E of 29 1/4 Road  
APPLICANT: City of Grand Junction

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EXISTING LAND USE: Single Family Residential (not to exceed 3 units per acre)

PROPOSED LAND USE: Same

### SURROUNDING LAND USE:

NORTH: Vacant and Single Family Residential (approx. 3 units per acre)  
SOUTH: Single Family Residential (approx. 3-4 units per acre)  
EAST: Single Family Residential (approx. 3-4 units per acre)  
WEST: Single Family Residential (approx. 3-4 units per acre)

EXISTING ZONING: County PUD (Planned Unit Development)

PROPOSED ZONING: Planned Residential with a density not to exceed 3 units per acre

### SURROUNDING ZONING:

NORTH: Proposed Planned Residential (PR), 3 units per acre  
SOUTH: R-2 (County zoning)  
EAST: R-2 (County zoning)  
WEST: R-2 (County zoning)

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### RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

### STAFF ANALYSIS:

New Beginnings Subdivision was approved by Mesa County and recorded in 1993. Subsequent to approval the subdivision was annexed to the City as a part of the Darla Jean Annexation which was effective October 23, 1994. Within 90 days of annexation the City is

required to apply a City zoning to properties.

New Beginnings Subdivision consists of 20 single family lots on 6.8 acres. The development was zoned PUD (Planned Unit Development) by Mesa County at the time of approval. The City is proposing a PR (Planned Residential) zone to accommodate the approved lot sizes and setbacks. The following bulk requirements shall apply:

Setbacks--Principle Structure

Front yard-- 20'  
F Road 30'  
29 1/4 Road 25'  
Side yard 10'  
Rear yard 25'

Setbacks--Accessory Structure

Limited to rear 1/2 of lot  
Rear yard 5' or esmt width  
Side yard 5' or esmt width

Maximum building height--35'

**STAFF RECOMMENDATION:**

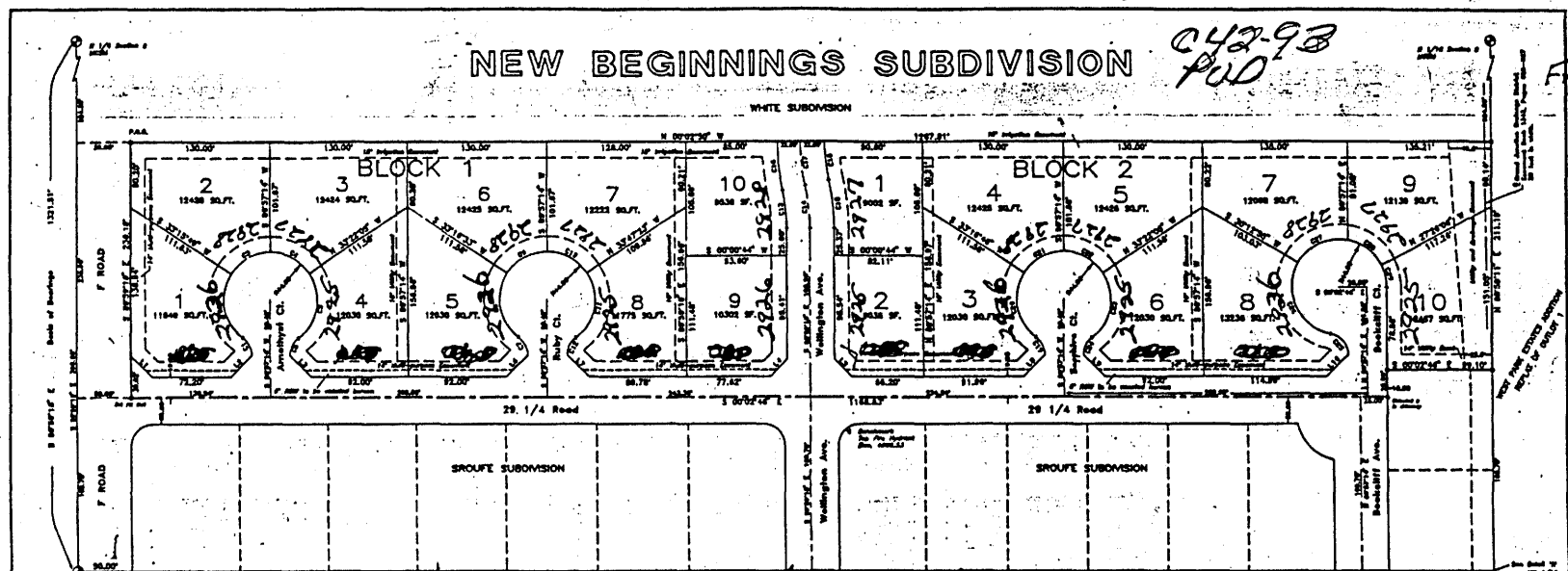
Staff recommends approval of the PR zone with a density not to exceed 3 units per acre and with the bulk requirements as outlined in the staff review.

**RECOMMENDED PLANNING COMMISSION MOTION:**

Mr. Chairman, on item #202-94, zoning the New Beginnings subdivision to PR with a density not to exceed 3 units per acre and with the bulk requirements as listed in the staff review, I move we forward this onto City Council with a recommendation of approval.

# NEW BEGINNINGS SUBDIVISION

C42-93  
PUD



Front 25' on 29 1/4 Rd  
30' on F Rd  
20' on All CUL de Sacs  
Side 10'  
Rear 25'  
35' High

No Drive ways off 29 1/4 Rd

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, Sally Gorman, Lynn Beldner, and Purdie Beldner are the owners of that real property situated in the County of Mesa, State of Colorado, more particularly described as follows: (See Page 2 of this plat.)

Cornering of the Northwest corner of the NE 1/4 NW 1/4 of Section 8, T11, R11E, 1st Meridian, Township 38 N 37 W 1/4 E a distance of 304.00 feet along the North Line of Section 8, Township 38 N 37 W 1/4 E a distance of 50.00 feet to the TRUE POINT OF BEGINNING, Thence S 87°25'00" E a distance of 127.21 feet to the South line of the NE 1/4 NW 1/4 of Section 8, T11, R11E, 1st Meridian, Thence S 87°25'00" E a distance of 211.18 feet along said South line Thence S 0°02'47" W a distance of 90.10 feet Thence S 89°37'14" W 23.00 feet to the corner of 29 1/4 Road, Thence S 0°02'47" W a distance of 110.83 feet along the corner of 29 1/4 Road to the South right-of-way line of F Road, Thence S 89°37'14" E a distance of 126.18 to the TRUE POINT OF BEGINNING.

Also included is 50% of land below the East 1.00 foot of a 50.00 foot right-of-way along 29 1/4 Road, to be vested herein.

That said owners have caused the said real property to be laid out and surveyed as NEW BEGINNINGS SUBDIVISION, a subdivision of a part of Mesa County, Colorado. That said owners do hereby dedicate and set apart all of the streets and roads or places on the accompanying plat to the use of the public hereinafter and hereby authorize the Public Utilities Commission of Mesa County to install and maintain any and all utility easements on the accompanying plat in connection with the installation and maintenance of such utilities as telephone and electric lines, gas, water and sewer lines, and auxiliary cover manhole gas pipe lines and also those portions of said real property which are related to irrigation and drainage facilities, with further right of ingress and egress in and from the streets described and all easements, utility easements and rights that be used in a reasonable and prudent manner.

IN WITNESS WHEREOF, said parties have caused their names to be set to the foregoing instrument this 29th day of July, A.D. 1993.

*Sally Gorman*  
Sally Gorman  
County Clerk

*Lynn Beldner*  
Lynn Beldner  
County Clerk

*Purdie Beldner*  
Purdie Beldner  
County Clerk

NOTARY  
STATE OF COLORADO } ss  
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 29th day of July, 1993 by Sally Gorman, Lynn Beldner, and Purdie Beldner.

*Doreen C. Wiley*  
Doreen C. Wiley  
Notary Public

My commission expires 8-9-94

### COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 21st day of September, A.D. 1993, by the Board of County Commissioners of the County of Mesa, State of Colorado.

*[Signature]*  
Chairman

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 21st day of October, A.D. 1993, by the Board of County Commissioners of the County of Mesa, State of Colorado.

*[Signature]*  
Chairman

### UTILITIES COORDINATION COMMITTEE CERTIFICATE

Approved this 17th day of August, A.D. 1993, by the Utilities Coordinating Committee of the County of Mesa, State of Colorado.

*[Signature]*  
Chairman

### CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in my office on 11/19/93 at 11:11 A.M. This 19th day of Oct 1993, and is duly recorded in plat No. 84-14-19-165.

\_\_\_\_\_  
Clerk and Recorder

\_\_\_\_\_  
Deputy

CURVE#	ANGLE	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
1	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
2	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
3	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
4	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
5	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
6	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
7	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
8	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
9	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
10	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
11	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
12	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
13	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
14	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
15	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
16	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
17	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
18	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
19	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
20	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
21	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
22	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
23	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
24	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
25	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
26	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
27	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
28	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
29	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
30	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
31	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
32	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
33	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
34	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
35	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
36	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
37	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
38	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
39	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
40	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
41	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
42	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
43	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
44	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
45	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
46	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
47	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
48	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
49	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37
50	20.00	18.11	18.37	S 87°17' 18.37	84.33	18.37

LINE#	BEARING	DISTANCE
1	S 87°17' 18.37	18.37
2	S 87°17' 18.37	18.37
3	S 87°17' 18.37	18.37
4	S 87°17' 18.37	18.37
5	S 87°17' 18.37	18.37
6	S 87°17' 18.37	18.37
7	S 87°17' 18.37	18.37
8	S 87°17' 18.37	18.37
9	S 87°17' 18.37	18.37
10	S 87°17' 18.37	18.37
11	S 87°17' 18.37	18.37
12	S 87°17' 18.37	18.37
13	S 87°17' 18.37	18.37
14	S 87°17' 18.37	18.37
15	S 87°17' 18.37	18.37
16	S 87°17' 18.37	18.37
17	S 87°17' 18.37	18.37
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19	S 87°17' 18.37	18.37
20	S 87°17' 18.37	18.37
21	S 87°17' 18.37	18.37
22	S 87°17' 18.37	18.37
23	S 87°17' 18.37	18.37
24	S 87°17' 18.37	18.37
25	S 87°17' 18.37	18.37
26	S 87°17' 18.37	18.37
27	S 87°17' 18.37	18.37
28	S 87°17' 18.37	18.37
29	S 87°17' 18.37	18.37
30	S 87°17' 18.37	18.37
31	S 87°17' 18.37	18.37
32	S 87°17' 18.37	18.37
33	S 87°17' 18.37	18.37
34	S 87°17' 18.37	18.37
35	S 87°17' 18.37	18.37
36	S 87°17' 18.37	18.37
37	S 87°17' 18.37	18.37
38	S 87°17' 18.37	18.37
39	S 87°17' 18.37	18.37
40	S 87°17' 18.37	18.37
41	S 87°17' 18.37	18.37
42	S 87°17' 18.37	18.37
43	S 87°17' 18.37	18.37
44	S 87°17' 18.37	18.37
45	S 87°17' 18.37	18.37
46	S 87°17' 18.37	18.37
47	S 87°17' 18.37	18.37
48	S 87°17' 18.37	18.37
49	S 87°17' 18.37	18.37
50	S 87°17' 18.37	18.37

As per record Foundation As per record

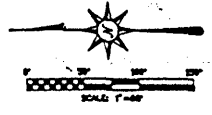
### SURVEYOR'S CERTIFICATION

I, Donald W. Johnson, do hereby certify that the accompanying plat of NEW BEGINNINGS SUBDIVISION, located in the County of Mesa, and the State of Colorado, was taken, computed, under my direct supervision, and accurately represents a field survey of the same.



*Donald W. Johnson*  
DONALD W. JOHNSON  
COLORADO REGISTERED SURVEYOR, No. 16838

- LEGEND
- MESA COUNTY OR ELM SURVEY MONUMENT
  - SET ALUMINUM CAP ON IN. 8 REBAR, PLS 1/2" IN CONCRETE AT SUBDIVISION CORNERS
  - POLYED REBAR AND CAP AS NOTED
  - UTILITY EASEMENT
  - SET IN REBAR AND CAP AT ALL LOT CORNERS 1/2" IN 1/2"



PRINCIPAL BUILDING		ACCESSORY BUILDING	
FRONT	20' FROM NORTH	LIMITED TO NEAR 1/2" OF LOT	
REAR	12' FROM SOUTH	1 FT. OR MORE WITHIN	
SIDE	12' FROM EAST	5 FT. OR MORE WITHIN	
# 2.5 A 24' x 40'		# 30 FT x 40'	

AREA SUMMARY	
AREA IN BLOCK 1	= 2,708 Acres
AREA IN BLOCK 2	= 2,701 Acres
AREA IN STREETS	= 1,211 Acres
TOTAL AREA	= 6,617 Acres

**NEW BEGINNINGS SUBDIVISION**

LOCATED IN THE NW 1/4 NW 1/4 OF SECTION 8, T11, R11E, 1st Meridian, MESA COUNTY, COLORADO

Professional Surveying Services  
P.O. BOX 6004, Grand Junction, CO 81502  
263-941-3441

SUR. 071 20x10 DRAWN BY: JWS  
JOB NO. 4387 SHEET 1 OF 1

STAFF REVIEW

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FILE: #202-94  
DATE: December 12, 1994  
STAFF: Kathy Portner  
REQUEST: Zone of Annexation to PR, New Beginnings Subdivision  
LOCATION: South of F Road, E of 29 1/4 Road  
APPLICANT: City of Grand Junction

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EXECUTIVE SUMMARY:

Zoning New Beginnings Subdivision, which as recently annexed to the City, Planned Residential (PR) with a density not to exceed 3 units per acre.

EXISTING LAND USE: Single Family Residential (not to exceed 3 units per acre)

PROPOSED LAND USE: Same

SURROUNDING LAND USE:

NORTH: Vacant and Single Family Residential (approx. 3 units per acre)  
SOUTH: Single Family Residential (approx. 3-4 units per acre)  
EAST: Single Family Residential (approx. 3-4 units per acre)  
WEST: Single Family Residential (approx. 3-4 units per acre)

EXISTING ZONING: County PUD (Planned Unit Development)

PROPOSED ZONING: Planned Residential with a density not to exceed 3 units per acre

SURROUNDING ZONING:

NORTH: Proposed Planned Residential (PR), 3 units per acre  
SOUTH: R-2 (County zoning)  
EAST: R-2 (County zoning)  
WEST: R-2 (County zoning)

---

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

New Beginnings Subdivision was approved by Mesa County and recorded in 1993. Subsequent to approval the subdivision was annexed to the City as a part of the Darla Jean Annexation which was effective October 23, 1994. Within 90 days of annexation the City is required to apply a City zoning to properties.

New Beginnings Subdivision consists of 20 single family lots on 6.8 acres. The development was zoned PUD (Planned Unit Development) by Mesa County at the time of approval. The City is proposing a PR (Planned Residential) zone to accommodate the approved lot sizes and setbacks. The following bulk requirements shall apply:

Setbacks--Principle Structure

Front yard-- 20'  
F Road 30'  
29 1/4 Road 25'  
Side yard 10'  
Rear yard 25'

Setbacks--Accessory Structure

Limited to rear 1/2 of lot  
Rear yard 5' or esmt width  
Side yard 5' or esmt width

Maximum building height--35'

STAFF RECOMMENDATION:

Staff recommends approval of the PR zone with a density not to exceed 3 units per acre and with the bulk requirements as outlined in the staff review.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommended approval at their December 6, 1994 hearing.

302-94

KATHY PORTNER



October 30, 1995

City of Grand Junction, Colorado  
250 North Fifth Street  
81501-2668  
FAX: (970)244-1599

Mr. Lyle Gaurmer  
2906 Patterson Road  
Grand Junction, CO 81504

Certified Mail Return Receipt requested

Re: New Beginnings Subdivision

Dear Mr. Gaurmer:

This letter is written to you pursuant to an improvements agreement and deed of trust securing the completion of improvements for the New Beginnings subdivision. Those documents are recorded at Book 2116, Pages 171-185, of the Mesa County land records.

The improvements agreement and deed of trust, in the principal sum of \$77,004.00, require that certain improvements be designed and installed in the project on or before November 22, 1995. Completion of the improvements is required as a condition of approval of the subdivision.

This letter is written to express my concern that the improvements have not been, and given the limited construction season remaining, will not be timely constructed. In addition a number of punch list items, as reflected in a list provided to you on **September 24, 1994**, have not been completed. The punch list items must be completed on or before November 22 as well.

Many new homes have been constructed in the subdivision but the required improvements, as detailed in the above referenced improvements agreement and punch list, have not been installed. It is for this reason that the City hereby demands that all required improvements be designed and be constructed to City standards, in accordance with the improvements agreement and guarantee, on or before November 15, 1995. Failure to complete the improvements to City standards by that date will result in this matter being referred to the Office of the City Attorney for the commencement of foreclosure proceedings against the deed of trust that you posted to guarantee completion of the improvements.

For your immediate reference detailed below are some of the more blatant deficiencies:

The concrete across the East extension of Wellington Avenue has not been completed. It also does not appear that utilities have been extended into Wellington Avenue.

The storm drainage system has not been completed. Completion will require construction of a manhole, as required by Grand Junction Drainage District, extension and connection of the storm sewer pipe from the inlet to the manhole and the necessary outlet from the manhole to the point of discharge. This work also needs to include connection of the Drainage District's pipe into the manhole.

Test results including a test location map have not been submitted. To date, the only test results in our files came from the sanitation district for the sewer construction. The City requires testing of roadway subgrade, base course, asphalt and concrete. No acceptance of any work will be done until all required information is submitted, reviewed and the work is found to be complete and acceptable.

As-built drawings, signed and sealed by a professional engineer, are required.


Reimbursement to the City for installation of street name signs. Such signs are the responsibility of the developer. Street signs were installed by the City after numerous requests from the residents and no action on your part.

Should the improvements not be constructed and accepted in accordance with the improvements agreement, the September 1994 punch list and this letter, on or before November 15, 1995, the City will have no option but to begin foreclosure proceedings. Even though the agreement expires on November 22, 1995 the improvements must be completed by November 15, 1995 to allow for corrections, inspections and completion of as-built drawings. Failure to have the entirety of the improvements completed, inspected, tested and approved, together with approval of all supporting design and detail information, will result in the City exercising each and every one of its legal remedies. In addition to the foreclosure, the City may collect its attorney fees.

Please direct your immediate and unfaltering attention to completing the required improvements. There will be no extension.

Should you have any questions about what is required or what the consequences will be if these issues are not resolved, please call at your earliest convenience.

CITY OF GRAND JUNCTION  
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

by:   
\_\_\_\_\_  
Jody Kliska, P.E.  
Development Engineer  
250 North 5th Street  
Grand Junction, CO 81501  
(303) 244-1591



pc: Kathy Portner  
Jim Shanks  
Dan Wilson

Kathy



City of Grand Junction, Colorado  
250 North Fifth Street  
81501-2668  
FAX: (970)244-1599

February 15, 1996

Mr. Lyle Gaurmer  
c/o Gaurmer Realty & CG Construction  
2906 Patterson Road  
Grand Junction, CO 81504

Certified Mail #P25 4272698, Return Receipt requested

Re: New Beginnings Subdivision

Dear Mr. Gaurmer:

This letter is written to you pursuant to an improvements agreement, promissory note and deed of trust securing the completion of improvements for the New Beginnings subdivision. Those documents are recorded at Book 2116, Page 171 and following, of the Mesa County land records.

The improvements agreement, promissory note and deed of trust, in the principal sum of \$77,004.00, require that certain improvements be designed and installed in the New Beginnings subdivision. The required improvements have not been completed.

This letter is written to you in accordance with the terms of those agreements. Paragraph 14 of the improvements agreement provides that failure to complete the required improvements within 12 months of final plat approval constitutes a default; the final plat for New Beginnings subdivision was recorded in Plat Book 14, Page 165 of the Mesa County land records in late 1993.

This letter shall serve as notice to you personally, to Gaurmer Realty and to Lyle Gaurmer dba CG Construction, all signatories to the documents, that the City of Grand Junction intends to declare the agreement, note and deed of trust in default by virtue of your failure to perform the obligations of the Development Improvements Agreement referenced above. Default shall occur and be deemed to occur on March 4, 1996.

In accordance with the promissory note, payment of \$77,004.00 was to have been made on December 31, 1995. No payment was made. Since the improvements have not been completed, principal plus accrued interest, payable at the rate of

Mr. Lyle Gaurmer  
February 15, 1996  
page 2

10%, is due and owing. This letter shall serve as notice of acceleration and reservation of rights to exercise any and all remedies afforded by the terms of the note, deed of trust and development improvements agreement.

Failure to complete all requisite improvements to City standards or to pay \$78,354.21 (principal and interest to 3/4/96) by March 4, 1996, will result in the commencement of foreclosure proceedings against the deed of trust that you posted to guarantee completion of the improvements. The City will not limit its efforts to foreclosure, it will exercise every legal and equitable remedy that it possesses. In addition, the City will seek payment of its attorney fees.

OFFICE OF THE CITY ATTORNEY  
DAN E. WILSON, CITY ATTORNEY

by: 

John P. Shaver

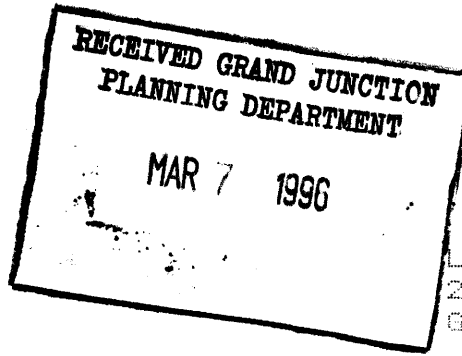
Assistant City Attorney

250 North 5th Street

Grand Junction, CO 81501

(970) 244-1501

pc: Jody Kliska  
Kathy Portner  
Jim Shanks



DATE: March 5 1996

Lynn Baldozier  
2928 Ruby Ct.  
Grand Jct. Co.  
81504

REF; The irrigation system for New Beginnings sub.

Larry,

The reason I am sending you this letter is to show you a original proposal that was presented to all of us at the time. Please see the enclosed documents. The idea was to get rid of a open ditch which would be right on the fence and property lines. This idea was put before the property owners and the county both when he was getting his subdivision approved for development. Lyle stated at that time he would install everything to complete it if all the property owners would agree. This part was needed because legally it would be impossible without all agreeing. Then as is par for Lyle he gets all kinds of things going then fails to follow up .After leading every one to believe this would be done he sat back not caring if things got worked out so he would have a excuse for not completing the system because that would take time and money two things he seems to always be short of. I said I would work on getting it finalized if he would complete the work he agreed. I have all of there signatures here on what they want it is no big thing just mainly a agreement with every one who gets water from the system will equally share the expense of repair and maintenance. I was assured when New Beginnings was annexed that the city was doing this because they wanted to supervise new development in a way things would be done competently. This is my wish here where live and own other lots here . I would appreciate your help in getting this subdivision finished right. I would like to say thank you for taking time to read my letter. Thank you for what ever help you give.

*Lynn Baldozier*  
Lynn Baldozier

If you are wondering if I have a personal interest you are right I have a lot which will have a open ditch thru it I will have to deal with but the point is why don't some with authority make him live up to his agreements and protect the citizens.

TO WHOM IT MAY CONCERN

We the undersigned mutually agree to join in a underground irrigation system. This system will be common with all of the property owners of new beginnings and those property owners, who join New Beginnings on the East property line, of the New Beginnings Subdivision. We agree to do this with the following conditions.

1. The developer of New Beginnings will complete it along with the completion of New Beginnings underground system.

2. There will be a written agreement about the maintenance of the system and who is responsible for repairs and how they will be paid.

3. The developers of New Beginnings who is to implement this system for all parties concerned will provide a written association agreement for the owners of this system.

Also everyone concerned believes for the final release of New Beginnings subdivision to be done this should be completed. When the original plan was proposed this was part of that proposal. Therefore the city of Grand Junction who annexed New Beginnings did so implying they wanted to govern such development for quality of living should up hold the original proposal.

*PLEASE NOTE NO ONE SIGNING THIS AGREEMENT WILL PAY ANY EXPENSE EXCEEDING \$150.00 PER RESIDENT*

*Robert J. Reeves  
Jina Massaro  
Dun Sparks*

*Kenton Harris  
David A. [Signature]  
Leonard J. Amican*

cc to.  
City of Grand Jct Planning  
Palisade Irrigation  
Salinity control  
Lyle Gaurmer developer of New Beginnings.

PATTERSON RD

Irrigation >>  
Line New B.sub.

<< Irrigation  
Line Spr.sub.

NEW BEGININGS  
SUBDIVISION

SPROUF  
SUBDIVISION

O--Represnts  
each conn.  
for each lot  
in sproufe sub.

riser >>

Here is where  
the two lines  
are to connect  
just below the  
riser.

WELINGTON AVE.

One line  
below the  
riser for O....  
both subdivisins.

<<<Lline to lower riser

