

# Table of Contents

File 1976-0063

Date 5/4/00

Project Name: Northridge Estates – Filing #1

<b>P</b>	<b>S</b>	<p><b>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, not all entries designated to be scanned 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 included.</b></p> <p><b>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.</b></p> <p><b>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.</b></p>
----------	----------	--

<b>X</b>	<b>X</b>	<p><b>*Summary Sheet – Table of Contents</b></p> <p>Application form</p> <p>Receipts for fees paid for anything</p> <p><b>*Submittal checklist</b></p> <p><b>*General project report</b></p> <p>Reduced copy of final plans or drawings</p> <p>Reduction of assessor’s map</p> <p>Evidence of title, deeds</p> <p><b>*Mailing list</b></p> <p>Public notice cards</p> <p>Record of certified mail</p> <p>Legal description</p> <p>Appraisal of raw land</p> <p>Reduction of any maps – final copy</p> <p><b>*Final reports for drainage and soils (geotechnical reports)</b></p> <p>Other bound or nonbound reports</p> <p>Traffic studies</p> <p>Individual review comments from agencies</p> <p><b>*Consolidated review comments list</b></p> <p><b>*Petitioner’s response to comments</b></p> <p><b>*Staff Reports</b></p> <p><b>*Planning Commission staff report and exhibits</b></p> <p><b>*City Council staff report and exhibits</b></p> <p><b>*Summary sheet of final conditions</b></p> <p><b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b></p>
----------	----------	--

**DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:**

<b>X</b>	<b>X</b>	Follow-Up Form			
<b>X</b>		Review Sheets			
<b>X</b>	<b>X</b>	Letter from Karl Metzner to Joseph Coleman – 5/12/86			
<b>X</b>	<b>X</b>	Letter from Joseph Coleman to the Director of Planning – 5/6/86			
<b>X</b>	<b>X</b>	Letter from Karl Metzner to Steven Foster – 5/2/86			
<b>X</b>	<b>X</b>	Letter from Ron Rish to Robert Gerlofs – 3/1/77			
<b>X</b>	<b>X</b>	Letter from Dale Williams to Planning Commission – 1/7/77			
<b>X</b>	<b>X</b>	Letter from Frank Rozich to Systematics Corporation – 3/24/77			
<b>X</b>	<b>X</b>	Final Plat Application			
<b>X</b>	<b>X</b>	Application for Approval of Sewage Collection Facilities			
<b>X</b>	<b>X</b>	Development Summary Form			
<b>X</b>	<b>X</b>	Development Plan Application			
<b>X</b>	<b>X</b>	Horizon Drive Trunk Sewer Line Extension			
<b>X</b>	<b>X</b>	Legal Description			
<b>X</b>	<b>X</b>	Subdivision Plat – Filing #1			

Subdivision Northridge Estates

Date 9-10-76

Item # 63-26

Petitioner Steve Foster - Don D. Foster - Thomas Folkestad

Preliminary Review Agencies Comments

Final Review Agencies Comments

P.S. - requires ADDITIONAL EASEMENTS (see comment sheet)

P.S. - requires 5' EASEMENT Along East line lot 9<sup>N</sup> & West line lot

MTN Bell - requires ADDITIONAL EASEMENTS (see comment sheet)

4 Block 4 & East line Lot 12 Block 2.

CITY UTILITIES - SUB WILL HAVE TO USE Ute WATER & WILL HAVE TO PROVIDE ADEQUATE FIRE PROTECTION.

Fire Dept. - 3 hydrants - SE. Cor L1 B1, NE Cor. L6 B1, SW Cor L1, B4

G.U. IRRIGATION - UTILITIES MAP NOT LOCATE IN G.U. ROW - STAFF

G.U. IRRIGATION - O.K. to use

Ind. RANCHMANS Ditch for runoff as long as it is controlled with proper pipe etc. to prevent damage to CANAL BANKS.

G.U. IRRIGATION AGREEING TO THE USE OF RANCHMANS DITCH FOR RUN OFF WATER DISPOSAL.

Engineering - plat should indicate that access to lot is temp. until Houston Dr. is constructed. Project Engineers are working w. city on detail construction plans.

ENG - CONCERNED OVER drainage & Houston Dr. Corridor

Action Taken

Action Taken

P.C. Approved 29 Sept. 1976

P.C. Approved Jan 26, 1977

C.C. Approved 20 Oct. 1976

C.C. Approved 16 Feb 77

Comments

Comments

Subject To temp. Access further to the south & future E-W Access TO NORTH.

Subject To NO. C.O.'s issued UNTIL improvements ARE completed in front of specific property.

ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)

EXHIBIT "A"

Commencing at the Southwest Corner (SW Corner) of said Section 2; Thence N. 00 01' 15" W along the West line of the Southwest Quarter (SW 1/4) of said Section 2, a distance of 320.00 feet to the True Point of Beginning; Thence continuing N. 00 01' 15" W along said West line of the Southwest Quarter (SW 1/4) of Section 2 a distance of 50.00 feet; Thence N. 89 58' 45" E 152.87 feet; Thence along the arc of a curve to the left whose radius is 75.00 feet and whose long chord bears N. 78 02' 53" E 31.01 feet; Thence N. 66 07' 00" E 265.89 feet; Thence along the arc of a curve to the left whose radius is 75.00 feet and whose long chord bears N. 33 02' 53" E 31.85 feet; Thence N. 00 01' 14" W 103.46 feet; Thence S. 89 58' 46" W 130.47 feet; Thence N. 00 01' 15" W 652.98 feet; Thence S. 89 56' 24" W 66.06 feet; Thence N. 00 01' 15" W 237.02 feet; Thence N. 89 58' 46" E 101.06 feet; Thence N. 00 01' 14" W 13.03 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears N. 89 58' 46" E 50.00 feet; Thence continuing N. 89 58' 46" E 677.45 feet; Thence N. 00 01' 14" W 24.19 feet; Thence N. 89 58' 46" E 25.00 feet; Thence S. 00 01' 14" E 123.53 feet; Thence N. 89 58' 46" E 23.51 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears S. 00 01' 14" E 50.00 feet; Thence Continuing S. 00 01' 14" E 100.00 feet; Thence S. 89 56' 24" W 56.00 feet; Thence S. 00 01' 04" E 656.26 feet; Thence S. 89 58' 46" W 130.47 feet; Thence S. 00 01' 14" E 103.46 feet; Thence along the arc of a curve to the right whose radius is 125.00 feet and whose long chord bears S. 33 02' 53" W 136.41 feet; Thence S. 66 07' 00" W 265.89 feet; Thence along the arc of a curve to the right whose radius is 125.00 feet and whose long chord bears S. 78 02' 53" W 51.68 feet; Thence S. 89 58' 45" W 152.87 feet to the True Point of Beginning. Containing 11.096 Acres.

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: Sept. 1, 1976

Development Name: Northridge Estates

Filing No. One

Location of Development: TOWNSHIP 1S RANGE 1W SEC 2 1/4 SW

Owner(s) NAME Steve P. Foster, Don D. Foster, Thomas E. Folkestad

ADDRESS 530 Main Street, Grand Junction, Co. 81501

Developer (s) NAME Above

ADDRESS \_\_\_\_\_

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
( X ) Single Family	<u>45</u>	<u>10.9</u>	<u>72.7</u>
( ) Apartments	_____	_____	_____
( ) Condominiums	_____	_____	_____
( ) Mobile Homes	_____	_____	_____
( ) Commercial	N. A.	_____	_____
( ) Industrial	N. A.	_____	_____
( ) Other (specify)	_____	_____	_____
Street	_____	_____	_____
Walkways	_____	<u>4.1</u>	<u>27.3</u>
Dedicated School Sites	_____	_____	_____
Reserved School Sites	_____	_____	_____
Dedicated Park Sites	_____	_____	_____
Reserved Park Sites	_____	_____	_____
Private Open Areas	_____	_____	_____
Easements	_____	_____	_____
Other (Specify)	_____	_____	_____

TOTAL

\*By Map Measure

15.0

100%

Proposed Water Source(s) City of Grand Junction

Estimated Sewage Disposal Requirement 14,400 gallons/day.

**ACTION:**

**Planning Commission Recommendation**

Approval ( )

Disapproval ( )

Remarks \_\_\_\_\_

Date \_\_\_\_\_, 19\_\_\_\_.

**City Council**

Approval ( )

Disapproval ( )

Remarks \_\_\_\_\_

Date \_\_\_\_\_, 19\_\_\_\_.

**Note:** This form is required by C.R.S. 106-3-37 (4) but is not a part of the regulations of the City of Grand Junction.

A. (18) copies of this application required. Numbering system corresponds with Grand Junction Development Regulations. Layouts and designs initiate for this application should incorporate the Design Standards reviewed in Section III of the regulation. If question not applicable, indicate by n/a.

B. Northridge Estates-Filing One  
name of subdivision

C. Owners and/or subdividers.

<u>Steve P. Foster</u> name	<u>Don D. Foster</u> name	<u>Thomas E. Folkestad</u> name
<u>530 Main Street, Grand Junction, Colorado 8.501</u> address	<u>530 Main Street, Grand Junction, Colorado 8.501</u> address	<u>530 Main Street, Grand Junction, Colorado 8.501</u> address
<u>242-2758</u> business phone	<u>242-2758</u> business phone	<u>242-2758</u> business phone

Designer:

<u>Robert P. Gerlofs</u> name	<u>243-8966</u> business phone
<u>P. O. Box 2872 Grand Junction Co.</u> address	<u>P. E. Reg. No. 9402</u> registration and number

D. Legal description. (Attach additional sheets as necessary). x  
Part of the SW $\frac{1}{4}$  of Section 2, T.1S, R.1W, U. M.

Total acreage 15.0

E. Eighteen (18) copies of map submitted yes x no \_\_\_\_\_  
If "no", explain.

The following check list shall be completed to insure that the map contains the essential information required by the subdivision regulations (see regulations for detailed information).

- 27-2.2 f. Scale and Size
- |   |          |
|---|----------|
| (1) Proposed Name   | <u>x</u> |
| (2) Location and boundaries   | <u>x</u> |
| (3) Names and Addresses of subdivider and engineer or surveyor                        | <u>x</u> |
| (4) Date of preparation   | <u>x</u> |
| (5) Total acreage   | <u>x</u> |
| (6) Location and dimensions for existing streets, alleys, easements and water courses | <u>x</u> |



DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: January 6, 1977

Development Name: Northridge Estates

Filing One

Location of Development: TOWNSHIP 1S RANGE 1W SEC 2 1/4 SW

Owner(s) NAME Steve Foster, Don Foster, Thomas Folkestad

ADDRESS 530 Main St. Grand Junction, Co. 81501

Developer (s) NAME Above

ADDRESS \_\_\_\_\_

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
(x) Single Family	<u>31</u>	<u>7.9</u>	<u>71.4</u>
( ) Apartments	_____	_____	_____
( ) Condominiums	_____	_____	_____
( ) Mobile Homes	_____	_____	_____
( ) Commercial	N. A.	_____	_____
( ) Industrial	N. A.	_____	_____
( ) Other (specify)	_____	_____	_____
	Street	<u>3.2</u>	<u>28.6</u>
	Walkways	_____	_____
	Dedicated School Sites	_____	_____
	Reserved School Sites	_____	_____
	Dedicated Park Sites	_____	_____
	Reserved Park Sites	_____	_____
	Private Open Areas	_____	_____
	Easements	_____	_____
	Other (Specify)	_____	_____
<b>TOTAL</b>			

\*By Map Measure

11.1      100%



Estimated Water Requirements 14,880

Proposed Water Source(s) Ute Water Conservance District

Estimated Sewage Disposal Requirement 9920 gallons/day.

ACTION:

Planning Commission Recommendation

Approval ( )

Disapproval ( )

Remarks \_\_\_\_\_

Date \_\_\_\_\_, 19\_\_\_\_.

City Council

Approval ( )

Disapproval ( )

Remarks \_\_\_\_\_

Date \_\_\_\_\_, 19\_\_\_\_.

Note: This form is required by C.R.S. 106-3-37 (4) but is not a part of the regulations of the City of Grand Junction.



(12) Surveyor or Engineer Certification	<u>X</u>
(13) Appropriate certification blocks	<u>X</u>
(14) Clerk and Recorder Certification Block	<u>X</u>

Supporting Documents

27-2.3	c. (13) Copy of certificate of title with list of all mortgages, judgments, liens, easements, contracts and agreements of record.	<u>X</u>
	(14) Proof of easement dedication	<u>X</u>
	d. (1) Improvements Guarantee	<u>X</u>
	(2) Composite Utility Plan	<u>X</u>

The following check list shall be completed to insure that design standards required by the subdivision regulations are met. (See regulations for complete details)

27-3.1	Site Considerations	<u>X</u>
27-3.2	Streets, Alleys and Easements	<u>X</u>
27-3.3	Blocks	<u>X</u>
27-3.4	Lots	<u>X</u>
27-3.5	Sidewalks	<u>X</u>
27-3.6	Irrigation systems and design	<u>NA</u>
37-3.7	Public Sites Reservations and Dedications	<u>NA</u>

This application completed by:

<u>Robert P. Gerlofs</u>	_____
name	name
<u>P. O. Box 2872, Grand Junction, Co.</u>	_____
address	address
<u><i>Thomas A. Logue</i></u>	_____
signature	date

Thomas A. Logue



GRAHAM AND DUFFORD  
ATTORNEYS AT LAW  
SUITE 900 VALLEY FEDERAL PLAZA  
P. O. BOX 2188  
GRAND JUNCTION, COLORADO 81501

AREA CODE 303  
TELEPHONE 242-4614

GEORGE S. GRAHAM  
D. J. DUFFORD  
H. K. WEBSTER  
G. DALE WILLIAMS  
HUGH D. WISE  
LAIRD T. MILBURN  
JILL S. KINCAID  
JOSEPH C. COLEMAN

January 7, 1977

Planning Commission  
and City Council of  
Grand Junction  
Mesa County Courthouse  
Grand Junction, Colorado 81501

Re: File 01678-00 002

Gentlemen:

We certify that we have examined the Abstract of Title and the public records of Mesa County, Colorado, covering the real property located in the County of Mesa and State of Colorado, more particularly described on Exhibit "A" attached to and forming a part of this opinion.

As of this date, we are of the opinion that record title to this property was vested in:

An undivided 1/4 interest in Systematics Corporation, a Colorado corporation; an undivided 1/4 interest in Steve P. Foster; an undivided 1/4 interest in Don D. Foster; and an undivided 1/4 interest in Clifton C. Mays;

subject to the following:

1. Reservations and conditions as contained in United States Patent recorded November 22, 1907 in Book 70 at Page 382 of the records of the Clerk and Recorder of Mesa County, Colorado.

2. Deed of Trust from Thomas E. Folkestad, Steve P. Foster, and Don D. Foster, to the Public Trustee of Mesa County, Colorado, for the use of Lynn A. James, Alan A. Basinger, and Roland A. Raso, to secure the sum of Three Hundred Thirty-

Planning Commission and  
City Council of Grand Junction  
January 7, 1977  
Page 2

One Thousand Four Hundred Eighty-Nine Dollars (\$331,489.00),  
dated December 28, 1976 and recorded December 28, 1976 in Book  
1090 at Page 231 of the records of the Clerk and Recorder of  
Mesa County, Colorado.

3. Obligations by reason of inclusion of the subject  
property within the Ute Water Conservancy District.

Respectfully submitted,

GRAHAM AND DUFFORD

By *G. Dale Williams*  
G. Dale Williams

GDW:san



City of Grand Junction, Colorado

March 1, 1977

Robert P. Gerlofs  
Engineering Consultants  
825 Rood Avenue  
Grand Junction, Colo. 81501

Attention: Mr. James P. Roberts:

Gentlemen:

Re: Northridge Estates Filing No. One

As requested in your letter of February 18, 1977, I have reviewed the detailed construction plans and specifications for streets and storm drainage facilities submitted by you. I basically take no exception to the total subdivision design as presented but do have some detailed comments listed below.

1. Each plan sheet must be stamped and signed by a licensed professional engineer.
2. The project Special Provisions call for the contractor to provide certified tests for soils and other materials. The developer's engineer should be responsible for establishing the frequency and location of all tests and for maintaining a file of test certifications to be submitted to the City Engineer along with the as-built drawings at the time project acceptance is requested of the City.
3. Your attention is directed to the locations where curbswalks temporarily end at 7+05.30 and 16+38 Northridge and 1+24.34 "Street-East". Perhaps small quantities of riprap or other erosion protection should be provided at the ends of the paved gutters.
4. City responsibility for maintaining the ditch crossing Northridge Drive at 1+50 must end at the south right of way line since no easement is provided to the City.
5. Please be advised we have recently revised the Standard City Specifications to allow bituminous coated galvanized steel pipe meeting the requirements of AASHT M-190-74 Type A (Fully Bituminous Coated) and M-36-74.

6. The curbside detailed on sheet 1 of 3 is as requested by Mr. Thomas Folkestad in his letter of December 21, 1976. Although this section is not a city standard it will be allowed in Northridge Estates Filing No. 1 based on the formal request and reasons stated in Mr. Folkestad's letter. There are two (2) comments on the detail. (1) The gutter cross-slope should be 1 inch per foot and (2) the six (6) inches of "3 inch minus" shown under the curbside is incorrect and should be aggregate base course (Class 6).
7. My letter to your office of February 15, 1977, concerning the City Engineer's policy on subdivision development process will be in effect for Northridge Estates Filing No. 1. Please make your client aware of our requirements.

Other than the specific comments listed above, consider the street and storm drainage construction plans and specifications for Northridge Estates Filing No. 1 to be approved by this office.

Very truly yours,

Ronald P. Rish, P.E.  
City Engineer-Public Works

RPR/hm

cc - John Kenney  
Jim Patterson  
Don Warner





MAR 29 1977

**COLORADO DEPARTMENT OF HEALTH**

4210 EAST 11TH AVENUE • DENVER, COLORADO 80220 • PHONE 388-6111

Anthony Robbins, M.D., M.P.A. Executive Director

March 24, 1977

Systematics Corporation  
2482 Commerce Blvd.  
Grand Junction, Colorado 81501

Re: Site Application for Sewer Line Extension for  
Northridge Estates Filing 1 - Mesa County - #2255

Gentlemen:

This is to inform you that your "Application for Approval of Sewage Collection Facilities" for a sewer line extension project consisting of eight inch line for 31 lots in Northridge Estates Filing 1 located in Mesa County, Colorado was approved by the Colorado Water Quality Control Commission at its meeting held on March 1, 1977. The flow from Northridge Estates Filing 1 will be treated by the City of Grand Junction wastewater treatment plant. This approval is subject to the following conditions:

1. A certification from the engineer must be furnished prior to commencement of operation stating that the facilities were constructed as shown on the plans submitted or a justification by the engineer and/or operating entity of any changes that were made.
2. This site approval will expire on March 1, 1978. If the construction of the project has not commenced by that date, you must reapply for a site approval.

The plans and specifications for the sewer line extension have been reviewed and meet the Colorado Department of Health Criteria Used in the Review of Wastewater Treatment Facilities.

This approval does not relieve the owner from compliance with all county regulations prior to construction nor from responsibility for proper engineering, construction, and operation of the facility.

Systematics Corporation  
March 24, 1977  
Page 2

Please retain this letter for your permanent records.

Very truly yours,

FOR DIRECTOR, WATER QUALITY CONTROL DIVISION

*Richard H. Bowman*  
*dec*

Richard H. Bowman, P.E.  
District Engineer

RHB:dec

cc: Mesa County Health Department  
Mesa County Planning  
Robert P. Gerlofs  
Duane Jensen, City of Grand Junction  
District Engineer

Approved By:

Frank J. Rozich, P.E., Director  
Water Quality Control Division

COLORADO DEPARTMENT OF HEALTH  
Water Quality Control Division  
4210 East 11th Avenue  
Denver, Colorado 80220

APPLICATION FOR APPROVAL OF SEWAGE COLLECTION FACILITIES

(Submit two copies of Application with one set of design calculations, plans, and specifications unless State Grant is involved; then submit two copies of everything.)

(NORTHRIDGE ESTATES FILING 1)

Applicant: Systematics Corporation, Thomas E. Folkestad, President

Address: 2482 Commerce Blvd., Grand Junction, Colorado

(The following must be completed by the applicant or his designated representative.)

A. GENERAL INFORMATION:

1. Name of wastewater treatment facility to handle waste \_\_\_\_\_

City of Grand Junction Wastewater Treatment Plant

Nature of proposed facility: Secondary Treatment

2. Design capacity of wastewater treatment plant:

Hydraulic (MGD) 6.0      Organic (BOD<sub>5</sub>) 18,000

3. Present load to Plant:

Hydraulic (MGD) 4.7      Organic (BOD<sub>5</sub>) 9,800

4. Proposed lift station, sewer or interceptor, when fully developed, will increase plant load to:

Hydraulic (MGD) 4.711      Organic (BOD<sub>5</sub>) 9,823

This will bring the loading of the plant to 78 percentage of hydraulic and 50 percentage of organic capacity.

5. If an existing treatment plant has unused capacity, how much of this unused capacity has been obligated to other proposed developments?

Unused capacity on first come first serve basis

B. LIFT STATION:      N.A.

1. Is site subject to flooding? \_\_\_\_\_. On a separate sheet of paper describe protective measures to be taken.

2. Distance to nearest residences? \_\_\_\_\_

3. What steps are being taken to minimize or prevent overflows?  
\_\_\_\_\_

Where will overflow discharge to? \_\_\_\_\_

4. Is there a warning system in case of equipment failure \_\_\_\_\_

Is standby power provided? \_\_\_\_\_

c. SEWER OR INTERCEPTORS:

1. Size 8 Length 1939 Maximum Capacity 0.53 MGD  
(Pipe Diameter) (in feet)
2. Schematic diagram. Attach a schematic diagram showing sewage collection facility. This should include the hydraulic capacities and ownership of all downstream sewers and treatment plants. (See attached letter and sketch)
3. At the present time, the subsequent receiving sewers or interceptors are carrying a peak flow of \_\_\_\_\_ and flowing at a depth of \_\_\_\_\_.  
(in inches) (flow in cfs)
4. Will the additional load from this proposed sewer or interceptor bring the sewage treatment works to within 95 percent of peak hydraulic capacity? No If so, identify what part of the sewage treatment works. \_\_\_\_\_

Will the additional load cause raw sewage to be discharged to the water of the State? No

See Section 25-8-103 (15), C.R.S. 1973 for the definition of "sewage treatment works."

5. Distance to the nearest water line: 10' Hor. 1.5' Vert.
6. Will the sewer replace any existing septic tank and leach field systems? No If so, please identify \_\_\_\_\_

D. CONSULTING ENGINEER: Robert P. Gerlofs

Consulting engineer's address and telephone: 825 Rood

Grand Junction, Colorado 243-8966

E. ADDITIONAL INFORMATION MAY BE REQUIRED BY THE DISTRICT ENGINEER.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant

REPORT ACCOMPANYING THE ARCHITECTURAL PLANS FOR THE  
DEL VISTA SUBDIVISION - JUNE 7, 1926

#### HORIZON DRIVE TRUNK SEWER LINE EXTENSION

This proposed sewer trunk line is supplemental to existing lines. At this time the Horizon Drive sewer terminates on 25 $\frac{1}{2}$  Road at Orchard Ave. The sewage flow is carried on to the sewage treatment plant via 8 - 10 & 15" sewer lines that were installed by Sanitary Sewer District No. 19. Inadequate capacity in existing lines is or will become a reality in the very near future because of actual and proposed building development that contributes to the Horizon Drive sewer.

My computation on the flow at the proposed 15" sewer is as follows:

10,000 population addition @ 250 G P D Max or  
2.5 M G D or approx 4 C F S

The proposed pipe is a combination gravity-pressure line as indicated on the plans. It is proposed to use 15" diameter "FLEXTRAN" pipe as manufactured by Johns-Manville Co., or an approved equal. The effective hydraulic grade of the proposed line is 0.40% for a full pipe, which will carry 4+ CFS at a velocity of in excess of 3 feet per sec. Lower flows and a partially filled pipe will at all times have a satisfactory velocity.

D. C. Hickman  
City Engineer



Grand Junction Planning Department  
559 White Avenue, Room 60  
Grand Junction, Colorado 81501-2643  
(303) 244-1648

May 2, 1986

Mr. Steven P. Foster  
P.O. Box 2188  
Grand Junction, CO 81502

CERTIFIED

RE: Violation of Floodplain Regulations

Dear Mr. Foster:

On May 2, 1986 I investigated a complaint of dumping fill on property at 26 Road and the Independent Ranchman's Ditch. The County Assessor's records show that you are listed as one of the owners of this property.

The location of the fill material is in a designated floodplain area and is in violation of Section 5-8-5B2.a of the City floodplain regulation. Failure to enforce this regulation jeopardizes the ability of City residents to purchase flood insurance through the Federal Flood Insurance Program.

I request that you take one of the following actions within 30 days of this date:

1. Remove all fill material to original ground level.
2. Contact this office to begin processing a Floodplain Development Permit.

I am enclosing a copy of the floodplain regulation for your information. Thank you for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "Karl G. Metzner".

Karl G. Metzner  
Director of Planning

KGM/tt

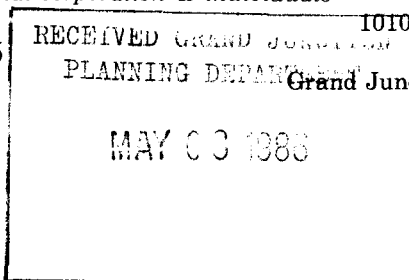
Enclosures

COLEMAN, BROWN & JOUFLAS  
ATTORNEYS AT LAW

*A partnership consisting of a professional corporation & individuals*

Joseph Coleman  
Baird B. Brown, P.C.  
Gregory Jouflas

May 6, 1986



1010 Valley Federal Plaza  
P.O. Box 2207  
Grand Junction, Colorado 81502  
(303) 243-8250

Karl G. Metzner  
Director of Planning  
559 White Avenue, room 60  
Grand Junction, CO 81501-2643

Re: Property at 26 Road and Independent Ranchman's Ditch

Dear Karl:

I received a copy of a May 2, 1986 letter which you addressed to Steve P. Foster relative to property located near 26 Road and the Independent Ranchman's Ditch.

I have reviewed the City's floodplain regulation and, while I do not arrive at the same interpretation that you did, I do not wish to cause any problems with the neighbors or the City. Therefore, I will make arrangements to have the small amount of fill material leveled or moved to an area outside of the floodplain designation.

For your information, this property is owned by a number of individuals and entities. Should problems arise in the future relative to this property, the owners are:

IntraWest Bank,  
Attention: Jay Dombach

United Bank of Grand Junction  
Attention: Steve Love

Jerry DuCray, 598 McMullin Drive, Grand Junction

Steve Foster, 361 Music Lane, Grand Junction

Joseph Coleman, Custodian for certain minor children,  
P.O. Box 2207, Grand Junction, Colorado 81502

Thank you for your assistance in this matter and I hope our action satisfies the City.

Very truly yours,

COLEMAN, BROWN & JOUFLAS

JOSEPH COLEMAN

JC:ej

cc: Jay Dombach  
Jerry DuCray  
Steve Foster  
Steve Love



Grand Junction Planning Department  
559 White Avenue, Room 60  
Grand Junction, Colorado 81501-2643  
(303) 244-1648

May 12, 1986

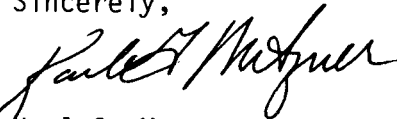
Mr. Joseph Coleman  
Coleman, Brown and Joufflas  
1010 Valley Federal Plaza  
P.O. Box 2207  
Grand Junction, CO 81502

Dear Mr. Coleman:

I appreciate your quick response to my letter regarding the fill material at the Ranchman's Ditch. The dirt that is there at present is not a significant amount and leveling it would be acceptable. The concern was that the area would be filled enough to impact the existing residences in Willowbrook Subdivision. I would request that the asphalt material be removed to some area where it is not subject to eroding into a waterway.

I can understand your question about the applicability of the floodplain regulations. The applicability comes from the FEMA (Federal Emergency Management Agency) definition of "development." This definition was required to be adopted by the City to be eligible for flood insurance and includes the filling or excavation of any land within a designated floodplain.

Thank you again for your cooperation and timely response.

Sincerely,  
  
Karl G. Metzner  
Director of Planning

KGM/tt