

Table of Contents

File 1977-0053

Date 7/5/00

Project Name: Northridge Estates - Filing #3

P	S	<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, 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.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
r	c	
e	a	
n	n	
e	e	
d	d	
t	t	
X	X	*Summary Sheet – Table of Contents
		Application form
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		*Mailing list
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Follow-Up Form	X	X	Northridge Inspection – 3/17/82
X		Review Sheets	X	X	Letter form Alex Candelaria to Don Foster – 11/24/81
X	X	Final Plat Application	X	X	Planning Commission Minutes - ** - 11/30/77
X	X	Development Summary Form	X	X	Handwritten Notes – 10/23/81
X		Newspaper Column in Daily Sentinel – "Residents seek City's help over Northridge-4/6/82	X	X	Names Indicating Ownership of Unbuilt lots in Northridge – Filing #3
X	X	Letter from Richard Handy to Ronald Rish – 1/16/80	X	X	Northridge – Filing #3
X	X	Letter from Karl Metzner to Don Foster – 8/3/77	X	X	Letter from Gerald Ashby to Don Foster – 3/29/82
X		Letter from Karl Metzner to Don Foster – 7/21/77	X	X	Letter from Ronald Rish to Bruce Kennard – 3/24/82
X	X	Letter form Michael Sutherland to Cheryl Martin – 10/27/88	X	X	Letter from Karl Metzner to Dale Foster – 11/30/79
X	X	Letter from Ronal Rish to Robert Gerlofs – 2/23/83	X	X	Letter from Robert Gerlofs to ron Rish – 4/14/78
X	X	Letter from James Patterson to Don Foster – 1/17/83	X	X	Letter from Karl Metzner to Don Foster – 12/5/77
X	X	Letter from Robert Gerlofs to James Patterson – 1/20/83	X	X	Letter from Thomas Logue to Karl Metzner – 11/28/77
X	X	Letter from Ronald Rish to Robert Gerlofs – 11/26/82	X		Title of Ins. From Transamerica Title Ins. Co.
X	X	Letter form Ronald Rish to Clifton Mays – 7/30/82	X		Utilities Composite Plan

Subdivision Northridge Est. 7il #3
 Date 1 Nov 77 Item # 53-77
 Petitioner Don D. Foster et al.

Preliminary Review Agencies Comments

Final Review Agencies Comments

Eng - where does drainage go when it leaves the site.

City Fire - hydrant as a SE Cor Lot 1 B 6

NW Cor Lot 6 B 3

as shown, S.W. Cor

L+12 B 4 as shown, S.W.

Cor L 18 B 2 AS shown,

SW Lot 8 B 1 K 6.

P.S. add'l electric easements req'd.



Action Taken

Action Taken

P.C. Approved Nov 30, 1977

P.C. _____

C.C. Approved 21 Dec 77

C.C. _____

Comments

Comments



ITEMS REQUIRED FROM DEVELOPER

- | | | |
|---------------------------------------|--|--|
| <input type="checkbox"/> Check | <input type="checkbox"/> Utility Agreement | <input type="checkbox"/> Title Investigation |
| <input type="checkbox"/> Drainage | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Covenants |
| <input type="checkbox"/> Improvements | <input type="checkbox"/> Guarantee | <input type="checkbox"/> Annexation |
| | | <input type="checkbox"/> Other (Specify) |

Subdivision Northridge Estates 7-11 #3

Date 6/17/77

Item # _____

Petitioner Dontaster

Preliminary

Preliminary Review Agencies Comments

Final Review Agencies Comments

- ① City Engineering - Do NOT show N. Bluff Dr. as connecting to 1st St.
- ② Fire Dept. - 5 hydrants required.
- ③ G.U. Irrigation - Dev. to work with G.U. Irrigation on how much R.O.W. is necessary for the canal. Dual water system should be designed for irrigation. (Dev. is dev. irrigation system)
- ④ P.S. - easements required.

Final
 90
 No. for...
 will...
 1st & Northridge.

? Maint remarks

Action Taken

Action Taken

P.C. Approved 28 July 77

P.C. _____

C.C. Approved 17 Aug 77

C.C. _____

Comments

Comments

Canal Crossing req'd at 75% buildout of file #3. Deed for R.O.W. to file #2 to be given prior to final submittal

ITEMS REQUIRED FROM DEVELOPER

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

7. (18) copies of this application required. Numbering system conform 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 Three
 name of subdivision

C. Owners and/or subdividers.

<u>Don D. Foster etal</u>	_____	_____
name	name	name
<u>530 Main St.</u>	_____	_____
address	address	address
<u>242-2758</u>	_____	_____
business phone	business phone	business phone

Designer:

<u>Paragon Engineering Inc.</u>	<u>243-8966</u>
name	business phone
<u>P. O. Box 2872 Grand Junction, Co.</u>	<u>P. E. No. 9402</u>
address	registration and number

D. Legal description. (Attach additional sheets as necessary). _____

To Follow w/ final
 Located in part of the SW $\frac{1}{4}$ Section 2, T.1S, R.1W

Total acreage _____.

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 a. 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>

- | | | |
|------|---|------------------|
| (7) | Location dimensions and names of proposed streets, alleys, easements, lot lines and public sites | <u>X</u> |
| (8) | Topography | <u>X</u> |
| (9) | Floodplain designation | <u>NA</u> |
| (10) | Land Use breakdown - number and size of lots | <u>X</u> |
| (11) | Sites for multi-family residential, business, or non-public uses | <u>NA</u> |
| (12) | Adjacent zoning | <u>X</u> |
| (13) | Names and Locations of adjoining subdivisions, names and dimensions of existing streets and other relevant data on adjoining properties | <u>X</u> |
| (14) | Location and size of existing sewer and water lines and proposed utility easements | <u>to follow</u> |
| (15) | Location and size of proposed water and sewer taps | <u>to follow</u> |

Text

Eighteen (18) copies of text material in report form submitted yes X no _____

If "no", explain:

27-2.2 ~ f

- (4) Copy of certificate of title with a list of all mortgages, judgments, liens, etc. of record.

Subdivision summary form	<u>X</u>
	<u>X</u>

This application completed by:

<u>Paragon Engineering, Inc.</u>	_____
name	name
<u>P. O. Box 2872, Grand Junction, Co. 81501</u>	_____
address	address
<u><i>Thomas A. Logue</i></u>	_____
signature	date
Thomas A. Logue	

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: July 6, 1977

Development Name: Northridge Estates

Filing Three

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

Owner(s) NAME Don D. Foster etal

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>53</u>	<u>12.3</u>	<u>76.4</u>
() Apartments	_____	_____	_____
() Condominiums	_____	_____	_____
() Mobile Homes	_____	_____	_____
() Commercial	N. A.	_____	_____
() Industrial	N. A.	_____	_____
() Other (specify)	_____	_____	_____
	Street	<u>3.8</u>	<u>23.6</u>
	Walkways	_____	_____
	Dedicated School Sites	_____	_____
	Reserved School Sites	_____	_____
	Dedicated Park Sites	_____	_____
	Reserved Park Sites	_____	_____
	Private Open Areas	_____	_____
	Easements	_____	_____
	Other (Specify)	_____	_____
TOTAL		<u>16.1</u>	<u>100%</u>

*By Map Measure

Estimated Sewage Disposal Requirement 16,640 gallons per 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
- (13) Appropriate certification blocks
- (14) Clerk and Recorder Certification Block

 x
 x
 x

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.
- (14) Proof of easement dedication
- d. (1) Improvements Guarantee
- (2) Composite Utility Plan

 x
 x
to follow
 x

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
- 27-3.2 Streets, Alleys and Easements
- 27-3.3 Blocks
- 27-3.4 Lots
- 27-3.5 Sidewalks
- 27-3.6 Irrigation systems and design
- 37-3.7 Public Sites Reservations and Dedications

 x
 x
 x
 x
 x
 x
 NA

This application completed by:

Paragon Engineering, Inc.	
name	name
P. O. Box 2872, Grand Junction, Co. 81501	
address	address
<i>Thomas A. Logue</i>	11/1/77
signature	date
Thomas A. Logue	

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: Nov. 1, 1977

Development Name: Northridge Estates

Filing Three

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

Owner(s) NAME Don D. Foster etal
Centennial Realty

ADDRESS 660 Rood Ave. Grand Junction, Co. 81501

Developer (s) NAME Above

ADDRESS _____

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
<input checked="" type="checkbox"/> Single Family	<u>51</u>	<u>15.0</u>	<u>76.9</u>
<input type="checkbox"/> Apartments	_____	_____	_____
<input type="checkbox"/> Condominiums	_____	_____	_____
<input type="checkbox"/> Mobile Homes	_____	_____	_____
<input type="checkbox"/> Commercial	<u>N. A.</u>	_____	_____
<input type="checkbox"/> Industrial	<u>N. A.</u>	_____	_____
<input type="checkbox"/> Other (specify) <u>Ped. R.O.W.</u>	_____	<u>0.2</u>	<u>1.1</u>
	<u>Street</u>	<u>4.3</u>	<u>22.0</u>
	<u>Walkways</u>	_____	_____
	<u>Dedicated School Sites</u>	_____	_____
	<u>Reserved School Sites</u>	_____	_____
	<u>Dedicated Park Sites</u>	_____	_____
	<u>Reserved Park Sites</u>	_____	_____
	<u>Private Open Areas</u>	_____	_____
	<u>Easements</u>	_____	_____
	<u>Other (Specify)</u>	_____	_____

TOTAL

*By Map Measure

19.5 100%

Estimated Water Requirements 1060 gallons/day.

Proposed Water Source(s) Ute Water Conservancy District

Estimated Sewage Disposal Requirement 9795 gallons/day.

ACTION:

Planning Commission Recommendation

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

City Council

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

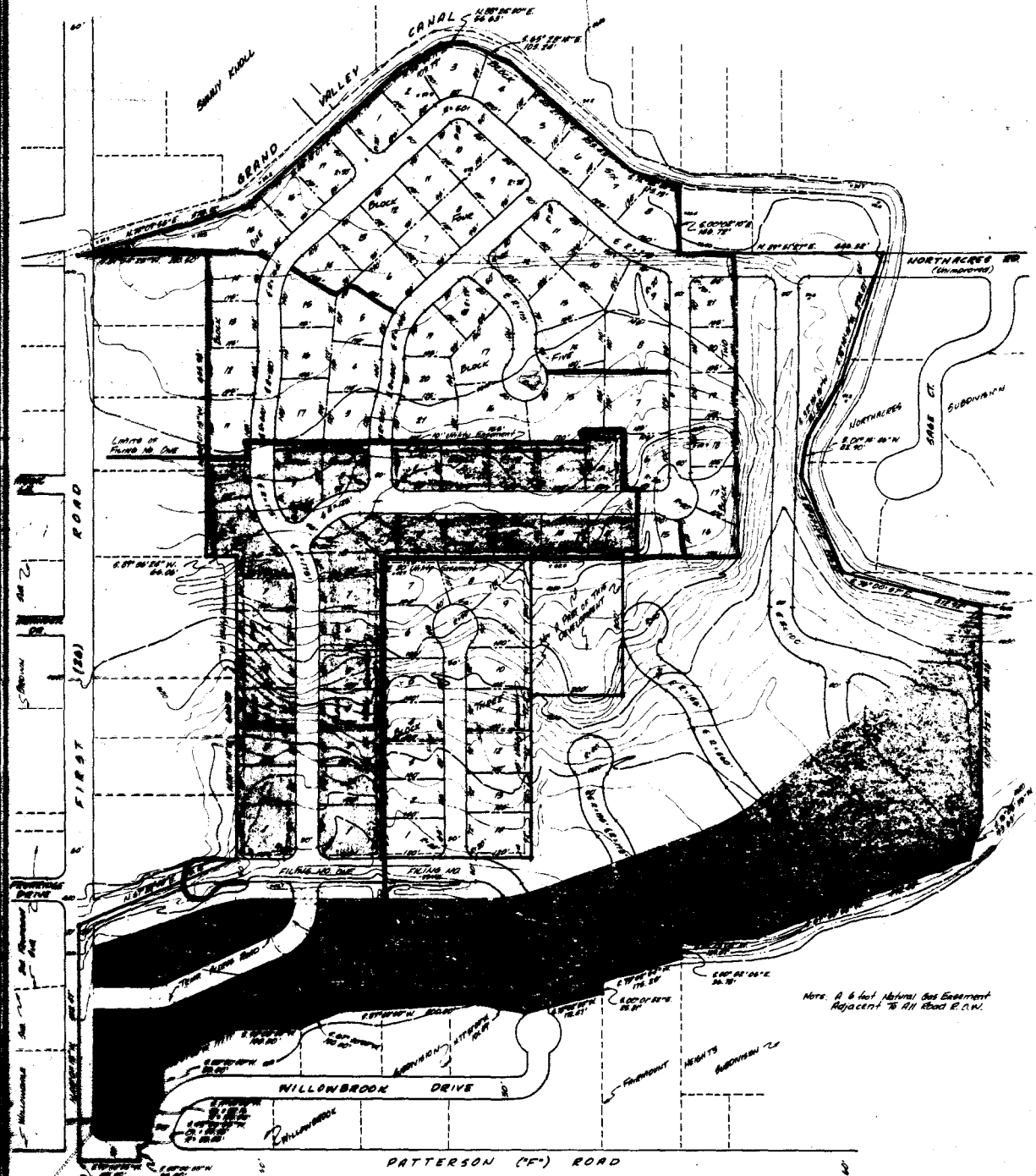
Note: This form is required by C.R.S. 106-3-37 (4) but is not a part of the regulations of the City of Grand Junction.

SUPPLEMENTARY PLAN FOR FILING NO. THREE OF NORTHBRIDGE ESTATES

DEVELOPER BY:
Dino F. Puster
Dino F. Puster
Thomas E. Patterson
220 Main Street, Irvine, California 92614
Phone: 949-255-1756

ENGINEER AND PLANNER BY:
Robert F. Smith, Engineering Consultant
P.O. Box 2272
Irvine, California 92614
Phone: 949-255-8564

Scale: 1" = 100'



Note: A & lot Adjacent to East Endment Adjacent to 211 Road E.I.N.V.

- Total Area in This Development = 62.7
- Total Area in Filing No. Three = 16.1
- Total Units in Filing No. Three = 100
- Density = 6.1 Units Per Acre
- This Development is in 1st Class

NORTHBRIDGE ESTATES
FILING NO. THREE

July 21, 1977

Mr. Don Foster
530 Main Street
Grand Junction, CO 81501

Dear Don:

Upon your request for an analysis of the traffic impacts of Northridge Estates and the relationship of those impacts to the requirement of a canal crossing to F $\frac{1}{2}$ Road, we have calculated the possible trips generated by the development as well as maximum and desirable capacities of the "temporary" access road at 1st Street.

Assuming a standard figure of 7.5 vehicle trips per day generated by each dwelling unit (figure check with traffic department), the following volumes may result from the complete buildout of filings one, two, and three.

Filing 1	-	31 units	-	99 population	-	232 vehicles/day
Filing 2	-	14 units	-	45 population	-	105 vehicles/day
Filing 3	-	53 units	-	170 population	-	298 vehicles/day
TOTAL		98 units	-	314 population	-	635 vehicles/day

Taking into account the type and location of the intersection of Northridge Drive and 1st Street, a maximum capacity of 250-300 vehicles per hour may be assumed (figure from City Traffic Engineer). This figure is an average hourly rate and does consider high peak periods during the normal "rush hour" periods. Volumes over the 300 vehicles per hour average will result in levels of congestion over the acceptable "C" limit.

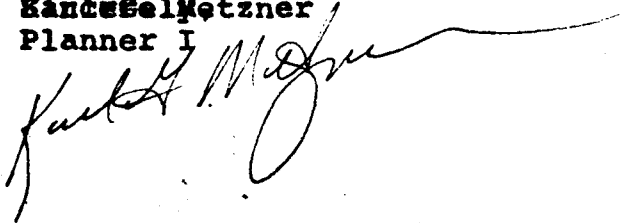
The Planning Commission has indicated that a certain percentage of buildout on Filing 3 would be a way of determining the time for the construction of the canal crossing to F $\frac{1}{2}$ Road. In converting the expected 635.6 ve

vehicles per day into an average hourly figure, 64 vehicles per hour may be expected to enter or exit the subdivision at 1st Street. This figure is well under the maximum allowable capacity of 250-300 vehicles per day, as projected by Traffic Engineer. This figure, however, does not take into account the requirement for rapid and unobstructed access for emergency vehicles. Adding this requirement to the formula would result in a maximum acceptable rate of not more than an average of 100 vehicles per hour at level of congestion "A". Furthermore, it would be advisable to stay at 50-75% of this figure to allow for peak period variations and provide an acceptable safety factor. The projected rate of 64 vehicles per hour is, therefore, an acceptable rate, but not a desirable one.

An analysis of total buildout of Filings one and two and a 75% buildout on Filing three produces a projected rate of 56 vehicles per hour which is a more desirable rate. Construction of the canal crossing would provide alternate emergency vehicle access allowing higher acceptable volumes at 1st Street and Northridge Drive.

I hope this adequately answers your concerns and provides you with the information you need.

Kantzelmetzner
Planner I



KGM:dlw

August 3, 1977

Mr. Don D. Foster
530 Main Street
Grand Junction, CO 81501

RE: PRELIMINARY PLAT - NORTHRIDGE ESTATES, FILING 3
FILE #53-77

Dear Don:

The Grand Junction Planning Commission, at the continuation of their regularly scheduled meeting on July 28, 1977, approved the preliminary plat of Northridge Estates, Filing #3 as presented. Approval was subject to the following conditions and stipulations.

- A) Canal crossing to the north to be constructed upon 75% build-out of Filing #3. (This will be taken to mean when 75% of lots in Filing #3 have been issued building permits.)
- B) Hydrants and water line sizes as required by City Fire Department.
- C) Easements as required by public service and Mountain Bell.
- D) Walkways as required.
- E) Deed for right-of-way to Filing #3 to be submitted with final plat.

This item will be heard before the Grand Junction City Council on August 17, 1977. If you have any questions concerning this approval, please contact us prior to this date.

Yours truly,


Karl G. Metzner
Planner I

KGM:bc

cc: Mr. Tom Logue, Paragon Engineering



NOV 7 1977

COLORADO DEPARTMENT OF HEALTH

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

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

November 2, 1977

Systematics Corporation
2482 Commerce Blvd.
Grand Junction, Colorado 81501

Re: Site Application No. 2487 for sewer line - Northridge Filing #3
Mesa County

Gentlemen :

We are pleased to inform you that the Colorado Water Quality Control Commission approved your application at its meeting held on November 1, 1977. The following conditions are applicable:

This site approval will expire on November 1, 1978. If the construction of the project has not commenced by that date, you must reapply for a new site approval.

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.

Very truly yours,

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

Roger H. Smades, P.E.
Supervisor, Field Services
Engineering Section

FJR:dec

cc: Mesa County Health Dept.
 Mesa County Planning
District Engineer
Paragon Engineering, Inc.

Estimated Water Requirements 1060 gallons/day.

Proposed Water Source(s) Ute Water Conservancy District

Estimated Sewage Disposal Requirement 9795 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.



PARAGON ENGINEERING, INC.

P.O. Box 2872
825 Rood Avenue
Grand Junction, Colorado 81501 (303) 243-8966

November 28, 1977

Karl Metzner
City of Grand Junction
P. O. Box 897
Grand Junction, Co. 81501

Dear Karl,

This letter is in response to review comments regarding Northridge Subdivision Filing Three.

Accompanying this letter you will find the following:

1. Final Plat
 - a) Note easements per Public Service request
 - b) Note street name changes
2. Utilities Composite
 - a) Note street light at Star Court
 - b) Note street light at Knoll Ridge Road & Northridge Drive
 - c) Note fire hydrant locations per Fire Department review comments.
3. Subsurface Soils Investigation report by Lincoln Devore Testing Labs.

Forthcoming you will receive a copy of the revised roadway plans indicating the following:

1. The disposition of storm runoff at the East end of North Circle Drive.
2. Full improvements on Knoll Ridge Road with baracade South of the Canal.
3. Six foot pedestrian walkway location and construction details.

We feel that the information contained herein will provide your office with necessary information regarding the final review comments on Northridge Sub./ Filing Three, however, should you have any further comments or questions feel free to contact our office.

Sincerely,

Thomas A. Logue
Thomas A. Logue

c.c. Dale Foster

December 5, 1977

Mr. Don D. Foster
530 Main Street
Grand Junction, CO 81501

Re: FILE # 53-77 - FINAL PLAT - NORTHRIDGE ESTATES FILING #3

Dear Don:

The Grand Junction Planning Commission, at their regularly scheduled meeting of November 30, 1977, approved the final of Northridge Estates Filing #3. Approval was of the plat, utilities and roadway composite submitted with the letter of November 28, 1977 from Tom Logue, Paragon Engineering. Planning Commission restated the preliminary requirement that the bridge access to the North will be required at 3/4 buildout of this filing.

This item will be heard before the Grand Junction City Council on December 21, 1977. If you have any comments or questions concerning this approval, please contact our office prior to this date.

Yours truly,

Karl Metzner
Planner I

KM:dlw

XC: Tom Logue, Paragon Engineering



PARAGON ENGINEERING, INC.

P.O. Box 2872
825 Rood Avenue
Grand Junction, Colorado 81501 (303) 243-8966

April 14, 1978

Ron Rish
City Engineer
City of Grand Junction
250 N. 5th Street
Grand Junction, Colo. 81501

Dear Ron;

In accordance with your letter of April 12, 1978, the plans for Northridge Subdivision Filing No. Three have been corrected and a copy is submitted herewith for your review and approval.

As pertains to paragraph 4 of your letter, the streets do end near the large drain ditch at the east end of Northridge Drive and all storm water will be carried in the historic flow channel for waste water from this site. The storm run off will end up eventually dumping into the Independent Ranchman's ditch as it presently does.

You are correct in assuming that Mr. Folkestad's letter of December 21, 1976 still represents his concern for the difficulty in pre-identifying driveway locations and is still the basis for the continued use of non-standard curb and gutter.

The developer is aware of the requirement to build the road crossing across the irrigation canal at the time Filing Three is 75% built-out.

By copy of this letter, we are again reminding Mr. Folkestad of the City Council's concern regarding this matter.

Thank you for your prompt consideration of these plans.

Very truly yours,

Robert P. Gerlofs

RPG/kb

cc: Tom Folkestad

encl.

CC: Kenney
Patterson
Beaver

November 30, 1979

Mr. Dale Foster
c/o Century 21-Northridge Realty
1229 North 23rd Street
Grand Junction, Colorado 81501

Dear Mr. Foster:

An on-site inspection was conducted by our Department of Northridge Estates, Filing #3 on October 18, 1979. At that date this filing was approximately one-half built out. This letter is to reconfirm your commitment to provide the alternate access from Northridge at three-quarters build-out of Filing #3. You should be advised that building permits for structures exceeding the three-quarters point will not be issued until the alternate access is provided or other arrangements are made.

Please contact our Department if you have any questions concerning this matter.

Sincerely,

Karl Metzner
Senior Planner

KM/mcw



PARAGON ENGINEERING, INC.

P.O. Box 2872
2784 Crossroads Blvd., Suite 104
Grand Junction, Colorado 81501 (303) 243-8966

January 16, 1980

Ronald P. Rish
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

*File Northridge
Estates taking
3.*

Re: Northridge Estates No. 3

Dear Ron:

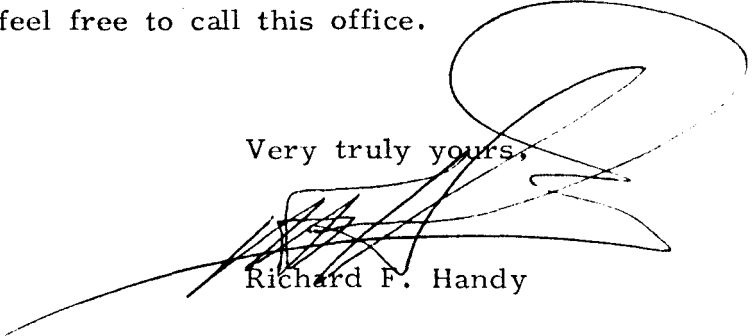
As per our conversation in your office on January 15, 1980, the following is submitted for your review and comment:

- ① Northridge Estates No. 4 is scheduled to be constructed during 1980.
2. A temporary easement will be provided to allow the City access for maintenance purposes.
3. A 10' wide apron of class 2 road base (pit run) will be installed at the end of the existing pavement to reduce erosion.
4. The area from the edge of the existing pavement to a point approximately 100' east will be reggraded to provide a neat and maintainable ditch.

It is intended that when these and other known deficiencies are corrected, a final inspection will be requested.

If you have any questions, please feel free to call this office.

Very truly yours,


Richard F. Handy

RFH/lt

CC: Kenney
Metzner
Patterson

RFH

1-22-80

CC: Patterson
Wysocki

Northridge Filing No. 3 Mtg. 4-2-81

Cliff Mays
Karl Metener
Jim Wysocki
Steve Foster
Century 21 man - Dale Foster.
Ron Rish

daylight
ditch

Discussed off-street sidewalks.

Wysocki: ① Walk between Northridge Drive
& 1st St. should be 6' Conc. in
10' ROW as originally proposed.

Rish: Current Adopted (Dec, 1978) Stds.
call for 4' conc. walk on 6' ROW.

Wysocki: ② 4' walk between Northridge Dr.
& Narwalk Street.

③ delete walk from Star Ct.
to Music Lane because of
fence encroachment.

Cliff: They will clean up the outlet ditch,
widen it & lay back the slopes.

Cliff will see to it that someone
notifies me when everything is ready & corrected.

Discussed another access to 7th St. @ NE corner
thru "Filing 4".

To. Mark
From Al
Date 10/23/81

Re Northridge F # 3 - Additional Access

At the present time Northridge, Filing # 3, has been issued 25% Building permit, which would require them to provide an additional access, as per their agreement.

There is some complication due to the fact that a subdivision was approved, by the Co. Comm., to the north where the additional access was to be provided. This would make it virtually impossible to provide this access as per their agreement.

There is two alternatives which could be considered in order for the ^{petitioner} ~~them~~ to fulfill their agreement and they are as follows:

1. They have stub Northridge drive to the east on Filing 3 and they own the parcel to the east where Filing # 4 is intended to go in so this would allow them to tie into Northaces Rd which is a dedicated R.O.W but unimproved. This would allow them to channel traffic onto 7th St.

10 / 23 / 81

As per phone conversation w/ Bob Henderson of the Grand Valley canal concerning Northridge additional access.

He stated that ~~he~~ they don't have any objection with them crossing the canal as long as they contact them & get a final approval ~~of the design~~ of the crossing design from them

2. They could also stub off of Northridge
Dr. go east cross the canal
& design so they can channel
traffic to the north & dump
onto F 1/2 Rd.

Names indicating ownership of unbuilt
lots in Northridge Subdiv #3

* 2945-023-18-015
Davis William
3336 Northridge Dr.
City

* 2945-023-18-019
De Wese Quinton L.
111 Viewpoint Ct.
City

* 2945-023-18-005
Hlynn James M.
165 Willowbrook Dr.
City

* 2945-023-19-018
Daniel Victor Jahr
3359 Star Ct.
City

* 2945-023-19-015
Battersby Paul C.
3328 Star Ct.
City

* 2945-023-19-014
Smith Herbert R.
3332 Star Ct.
City

* 2945-023-19-009
Jensen Dale
2262 Willowood Rd.
City

2945-023-17-018
Tominson Mason 281 Ridge Cr Dr.

12/81

2945-023-00-014 Eutaw
Systematic Check 015 Eutaw
2345 No 7th

Existing underground 4" PVC
irrigation line to Jones
property must be within
platted easements or
relocated at developer's
expense

City
County
Development
Department

CITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501
359 WHITE AVE.—ROOM 60—DIAL (303) 243-9200 EXT 343

November 24, 1981

Mr. Don D. Foster
530 Main St.
Grand Junction, Colorado 81501

RE: Additional Access As Per Approval

Dear Mr. Foster:

On December 21, 1977, the City Council recommended approval for Northridge, Filing #3, with the stipulation that an additional access be provided at the time when 75% building permits had been issued.

As of this day, our records indicate that 85% building permits have been issued for Northridge, Filing #3. Also as of today, our records indicate that 85% of the building permits have been issued, or of the 51 lots, 43 lots have been issued building permits in Northridge, Filing #3.

To update our records and to try to resolve this issue, we need some correspondence as to your proposed solutions to the above mention.

If you have any questions regarding this matter contact me at this office.

Sincerely,

Alex Candelaria
City Planner

AC/ja

3 Enclosures

Northridge Filing No. 3 - Inspection 3-17-82

Ron Rish & Bob Gerlofs

Start 10:10 A.M.

1. 3320 Northridge Dr. - Raise sunken water valve in asphalt.
- Hydrant → 2. 3336 Northridge Dr. - Patch back asphalt edge at gutter
reeds raised next to valve @ hydrant and remove concrete globs from sidewalk.
3. 3422 Northridge Dr. - 1/2" deep puddle in gutter - 30' ± long.
4. 3403 Norwalk St. - asphalt edge sunk @ gutter edge.
5. 3353 Norwalk St. - asphalt sunk @ 5' ± from gutter.
6. 3330 Norwalk St. - asphalt sunk @ gutter edge.
- Hydrant → 7. Intersection Star Court & Norwalk St. - Pavement sunk over
reeds raised sewer trench.
8. Intersection North Ridge Dr. & Music Lane - Asphalt not patched back
at edge of cross-pam (west end) and
broken section of crosspam.
9. East end of Northridge Dr. - Street covered with silt
due to inadequate drainage outlet. Drainage outlet
channel with steep sides which are sloughing off.
Water stands at end of street and in ditch
at several locations. (Note: I do not think an
easement exists)
10. 362 Music Lane - Broken panel of curb, gutter & sidewalk.
11. Intersection of Music Lane (SE corner of Filing 3) - Numerous
asphalt cracks & rough spots due to utility cuts.
12. 3314 Music Lane - puddle in asphalt.
13. 3334 Music Lane - asphalt "patch" at driveway is
breaking up.
14. 360 Northridge Dr. - gutter has 3/4" deep puddle @ driveway.
15. Vacant lot between 340 & 360 Northridge Dr. - asphalt
cracked & sunk.
16. 3337 Northridge Dr. - 30' ± sunken curb, gutter & sidewalk
and adjacent asphalt

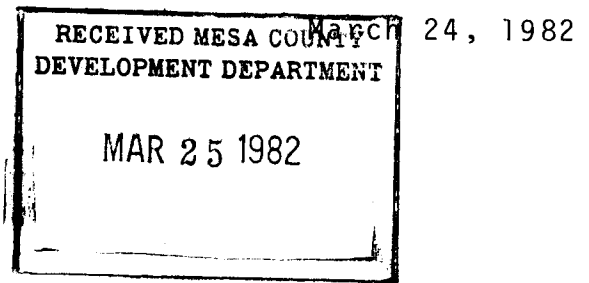
Bob Gerlofs
Jim Patterson
Jim Wysocki

3-17-82

Ron



City of Grand Junction, Colorado 81501
250 North Fifth St. 303 243-2633



Mr. Bruce Kennard
C. Mays Concrete Construction
2486 Commerce Blvd.
Grand Junction, CO 81501

Dear Bruce:

Re: Northridge Subdivision - Filing 3

As requested by the City Manager, I am transmitting the following to you concerning the above subdivision.

1. Results of an inspection by Bob Gerlofs and me on March 17, 1982.
2. Minutes of a meeting held on April 2, 1981, in the City Manager's office.
3. A correspondence file submitted to the City Attorney on March 30, 1981, at the request of the City Manager.

Any assistance you may give to have the physical deficiencies corrected so we can resolve the matter is appreciated. The City wants to be able to conduct maintenance operations to serve the citizens of Northridge and this matter has been unresolved for far too long.

Very truly yours,

Ronald P. Rish, P.E.
City Engineer

RPR/hm

Enclosures

cc - Bob Gerlofs
Bob Goldin ✓
Jim Patterson
Jim Wysocki
File



City of Grand Junction, Colorado 81501

250 North Fifth St.,

March 29, 1982

Mr. Don D. Foster
3314 Music Lane
Grand Junction, Colorado 81501

Mr. Steve P. Foster
361 Music Lane
Grand Junction, Colorado 81501

Mr. Clifton Mays
774 Old Orchard Road
Grand Junction, Colorado 81501

Gentlemen:

Although there have been several meetings and several promises, little has been done on the major problems remaining in Northridge Subdivision. While there is a list of smaller concerns, the principal matters of importance are the drainage of the subdivision and the providing of alternate access. Since we feel the City has been more than fair at this point, it can no longer ignore your failure to do what was agreed upon at various times in the subdivision process.

Accordingly, if the drainage condition is not corrected as agreed upon previously within 30 days, the City will contract the doing of the work and will bill you for that work. We will also require the dedication of right-of-way across lands owned by you to secure a drainage agreement and a second access of the subdivision to 7th Street, together with a commitment, backed by improvements guarantee, for construction of your portion of that roadway and any structures required. Lastly, we will expect you to undertake within 30 days the completion of those things within the subdivision to bring it up to acceptable status. These items are available in the office of Ron Rish at City Hall.

Very truly yours,

Gerald J. Ashby
City Attorney

GJA:jc

c.c. Ron Rish,
City Engineer
Bob Goldin, City Planners

to Don
May 6, 1982

Mr. Donald D. Foster
3314 Music Lane
Grand Junction, Colorado 81501

Mr. Stephen Foster
361 Music Lane
Grand Junction, Colorado 81501

Mr. Cliff Mays
774 Old Orchard Road
Grand Junction, Colorado 81501

Re: Northridge Subdivision

Gentlemen:

Thank you for your completion of the repairs to the right-of-way improvements and the walk-through with Mr. Rish on May 3, 1982. There were four minor items to finish and Mr. Rish is confident these matters will be taken care of.

On April 28th I spoke with Mr. Mays about the additional access to F $\frac{1}{2}$ Road and he has spoken with Mrs. Pomrenke regarding the matter. The City understands that a bridge couldn't be constructed until the water is out of the canal, but preparations would be made to accommodate this problem after that time.

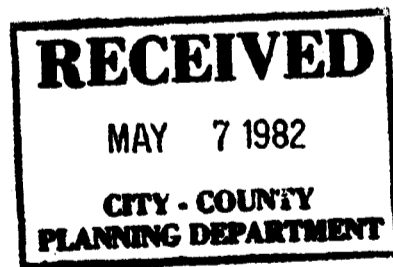
The storm drainage continues to be a problem. No work has been done to relieve the City's concerns about proper drainage to the east or to alleviate the severe slope of the existing ditch presumably cut to get the drainage problem corrected. The City is proceeding with a plan to make the drainage proper. We will accept quotes from contractors and forward the billing for payment to you as subdividers. Included in the billings will be a 15% charge for engineering, design and administration of the contract.

If we do not hear of your progress to correct this problem by May 12th, 1982, the City will proceed.

Yours truly,

James E. Wysocki
City Manager

JEW:jc



→ Goldin
File



City of Grand Junction, Colorado 81501
250 North Fifth St.,

July 30, 1982

Mr. Clifton Mays
774 Old Orchard Road
Grand Junction, CO 81501

Dear Cliff:

Re: Northridge Subdivision - Filing 3

On March 17, 1982, and May 3, 1982, I inspected streets and a storm drainage outlet ditch in the above. As related in Jim Wysocki's letter of May 6, 1982, most of the physical deficiencies were corrected and you agreed to correct the few remaining pavement items when the weather got hotter.

A few weeks ago after calling you, I went out to check the status of the southeast intersection of Music Lane and the drainage ditch. I found the intersection had not been overlaid as you had thought. The ditch looks much better since you have regraded the sideslopes to more reasonable slopes. The ditch still is marshy and I think it is because of that small (8 inch PVC) "culvert" you have placed through the dike where the utilities cross the ditch. I think that if a larger culvert were installed and with some localized flow-line grading, the ditch could drain more freely and the erosion at the culvert outlet end would be mitigated.

Please call me as soon as the intersection is overlaid and I will accept the street improvements at that time since everything has been reasonably addressed.

Please notify me when the easement we discussed is ready for recording. (Note: I think we probably need about 15 ft. on one bank of the ditch for maintenance equipment access plus the ditch width from top-of-bank to top-of-bank.) I wish you would look at that 8 inch culvert and see if you agree with my opinion about how to eliminate the "swamp".

Jim Wysocki asked me to see if we could meet soon concerning the second access to Northridge Filing 3. We would like to reach some agreement so another irrigation season shutdown won't occur without a canal crossing being constructed.

Mr. Clifton Mays

Page 2

July 30, 1982

Thanks for your help in resolving these longstanding matters. I will do what I can on our part to get these things wrapped up.

Very truly yours,



Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Gerry Ashby
Bob Goldin
John Kenney
Jim Patterson
Jim Wysocki
File



City of Grand Junction, Colorado 81501
250 North Fifth St.,
244-1566

November 26, 1982

Robert P. Gerlofs
Paragon Engineering, Inc.
2784 Crossroads Blvd.
Suite 104
Grand Junction, CO 81501

Dear Bob:

RE: Northridge Estates Subdivision - Filing 3.


On September 8, 1982, I wrote you requesting as-built drawings and construction test results for street improvements in the above. To date, I have received no materials.

Based on the copy of your September 17, 1982, letter to Cliff Mays, I assume there may be some problem locating test results.

This is to request again that you submit as-built drawings and test results so the City can accept the improvements. If some test results are lost or otherwise not available, perhaps you could include with your submittal a proposal of some reasonable approach to the problem.

Time continues to pass and the City is anxious to resolve these matters so we can serve the residents of Northridge with regular street maintenance operations.

Very truly yours,


Ronald P. Rish, P.E.
City Engineer

cc: Clifton Mays
Gerry Ashby
Bob Goldin
John Kenney
Jim Patterson
Jim Wysocki
File