

# Table of Contents

File 1979-0026  
Date 10/25/00

Project Name: Northridge Estates - #4 - Preliminary Plan

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	
s	n	
e	e	
n	n	
t	d	
X	X	<b>*Summary Sheet – Table of Contents</b>
		Application form
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		<b>*Mailing list</b>
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		<b>*Consolidated review comments list</b>
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>		
X	X	Action Sheet
X	X	Review Sheet Summary
X		Letter from Karl Metzner to Thomas E. Folkstead re: item tabled – 4/2/79
X		Preliminary Plan Application
X	X	Preliminary Plan
X	X	Development Summary Form
X	X	Agreement
X	X	Letter from Robert Gerloffs to Ron Rish re: sewer extended – 4/13/82
X	X	Handwritten notes to file

Acres 28.8  
Units 64  
Density 2.2

ACTION SHEET

File # 26-19  
Zone R-1-A  
Tax Area Code \_\_\_\_\_

Activity Northridge Estates #4

Phase Preliminary

Date Neighbors Notified N/A

Date Submitted 2 March 79

Date CIC/MCC Legal Ad \_\_\_\_\_

Date Mailed Out 2 March 79

PC Hearing Date 27 March 79

Review Agencies \_\_\_\_\_

10 DAY Review Period - Return By \_\_\_\_\_

Send

- \_\_\_\_ COUNTY ROAD DEPARTMENT
- \_\_\_\_ COUNTY HEALTH DEPARTMENT
- \_\_\_\_ COUNTY SURVEYOR
- \_\_\_\_ COMTRONICS
- \_\_\_\_ GRAND VALLEY RURAL POWER
- MOUNTAIN BELL
- PUBLIC SERVICE
- \_\_\_\_ SOIL CONSERVATION SERVICE
- \_\_\_\_ SCHOOL DISTRICT 51
- \_\_\_\_ STATE HIGHWAY
- \_\_\_\_ STATE GEOLOGICAL
- \_\_\_\_ STATE HEALTH - RADIOLOGICAL
- \_\_\_\_ TRANSAMERICA TITLE

Send

- FIRE City
- IRRIGATION G.U. Canal
- DRAINAGE G.U.
- \_\_\_\_ WATER (UTE, CLIFTON)
- \_\_\_\_ SEWER
- CITY ENGINEER/UTILITIES Rish
- \_\_\_\_ MACK, LOMA, MESA, COLLBRAN
- \_\_\_\_ FRUITA, PALISADE
- City Utilities - Jensen
- P.D. Ed Vander Toek

Board	Date	Comments
WPC	3-27-79	re: table subject to staff comments - nothing should be done with subdivision until preliminary plans of Horizon Co. are in; to work out plans for Mr. Jones (neighbor) drainage, irrigation & access; to request City Council to expedite Horizon Drive process.

Common Location Northeast of Independent Ranchman Dist  
15th St.

Staff Comments  
Horizon Dr.?

Original Documents

- \_\_\_\_ Imp. Agreement \$ \_\_\_\_\_ Appraisal x .05 = \$ \_\_\_\_\_ Open Space;
- \_\_\_\_ Imp. Guarantee Receipt # \_\_\_\_\_ Check # \_\_\_\_\_
- \_\_\_\_ Covenants \_\_\_\_\_ Open Space Dedication
- \_\_\_\_ Power of Attorney
- \_\_\_\_ Dev. Schedule

REVIEW SHEET SUMMARY

FILE # 26-79

ITEM Northridge ESTATES SUBDIVISION, FILING #4 - Preliminary

PC MEETING DATE \_\_\_\_\_

MCC/CC MEETING DATE \_\_\_\_\_

<u>DATE REC.</u>	<u>COMMENTS</u>	
3-7-79	CITY FIRE	Okay to approve - the hydrant locations and line sizes given on plat meets fire department requirements.
3-13-79	CITY ENG/JENSEN	The subdivision would place the existing Horizon Drive sewer in the rear of the lots along the Independent Ranch man's Ditch. This large diameter interceptor sewer must be located in a street, roadway, or other area where access to the sewer is not limited as it would be in some one rear lot. Therefore this plan is completely incompatible as shown with the maintenance of the existing sewer line.
3-13-79	G.J. DRAINAGE	Okay
3-13-79	P.D./VANDERTOOK	What about Horizon Drive extension? Plans appear premature.
3-15-79	CITY ENG/RISH	<ol style="list-style-type: none"> <li>As has been previously stated, until the preliminary design of Horizon Drive Extension establishes the location of Horizon Drive, the corridor previously established should be kept open. A "Preliminary Plan" for Northridge Estates was received by my office on May 20, 1977, showing a shaded "Study Corridor". In my opinion, that study corridor is still valid.</li> <li>The attached letters dated November 15, 1978 and January 30, 1979 contain the progress of the Horizon EIS study. We are currently awaiting a response to my November 15, 1978 letter.</li> </ol>
3-19-79	MOUNTAIN BELL	Require utility easements as shown on plat.
3-19-79	PUBLIC SERVICE	<p>Gas: existing gas lines in road easement Book 1028 page 629 is to be maintained at present location. If not feasible suggest developer contact P.S.Co. for arrangements. Also 6' easements to be shown on plat rather than with note only as on preliminary plat.</p> <p>Electric: The following easements will be required.</p> <p>5' each side of common lot line lots 1 &amp; 2, blk 8.</p> <p>North 10' lots 49,45 and 44, blk 2.</p> <p>West 10' lots 43, 45-48, 22-27, blk 2.</p> <p>South 10' lots 42 &amp; 28, blk 2.</p> <p>10' each side rear property lines, lots 27-34, blk 2.</p> <p>5' each side of common lots line, lots 39 &amp; 35, blk 2.</p> <p>East 10' of lots 38 &amp; 37, blk 2.</p> <p>North 5' of lot 23 and 29, blk 2.</p> <p>10' each side rear property lines, blk 10.</p> <p>5' each side common lot line, lots 5 &amp; 6, blk 10.</p> <p>15' rear property line lots 3-17, blk 9 and lots 3-6 blk 11. (10' okay if no irrigation present)</p> <p>5' each side of common lot line lots 3 &amp; 4, 9 &amp; 10, 15 &amp; 16, blk 9.</p> <p>West 5' lot 12 and north 5' lot 14, 9.</p> <p>5' each side of common lot line lots 4 &amp; 5, blk 11.</p> <p>West 5' lot 6, blk 11.</p> <p>Developer to contact P.S.Co. regarding easements on rear of Blks 7 &amp; 8.</p>
3-19-79	GRAND VALLEY CANAL	This plat does not show the ROW for the Ind. Ranchmans Canal, but I have been in contact with Pandgen and they assure me before final this ROW will be worked out and shown on Filing #4 plat.

3/27/79                    COMPREHENSIVE PLANNER                    Until the future location of Horizon Drive has been at least preliminarily established, no commitment should be made which might further preclude our route options. Therefore, a decision should be tabled pending receipt of the preliminary design.

3/27/79                    DESIGN & DEVELOPMENT PLANNER                    Concur with Comprehensive Planner comments. Prior to this being removed from the table the developer should prepare a detailed plan showing how irrigation water service to Mr. Jones property will be provided.  
Provide public right-of-way access to Mr. Jones' property. Request the City Council to expedite the preliminary engineering work for Horizon Drive extension.

GJPC

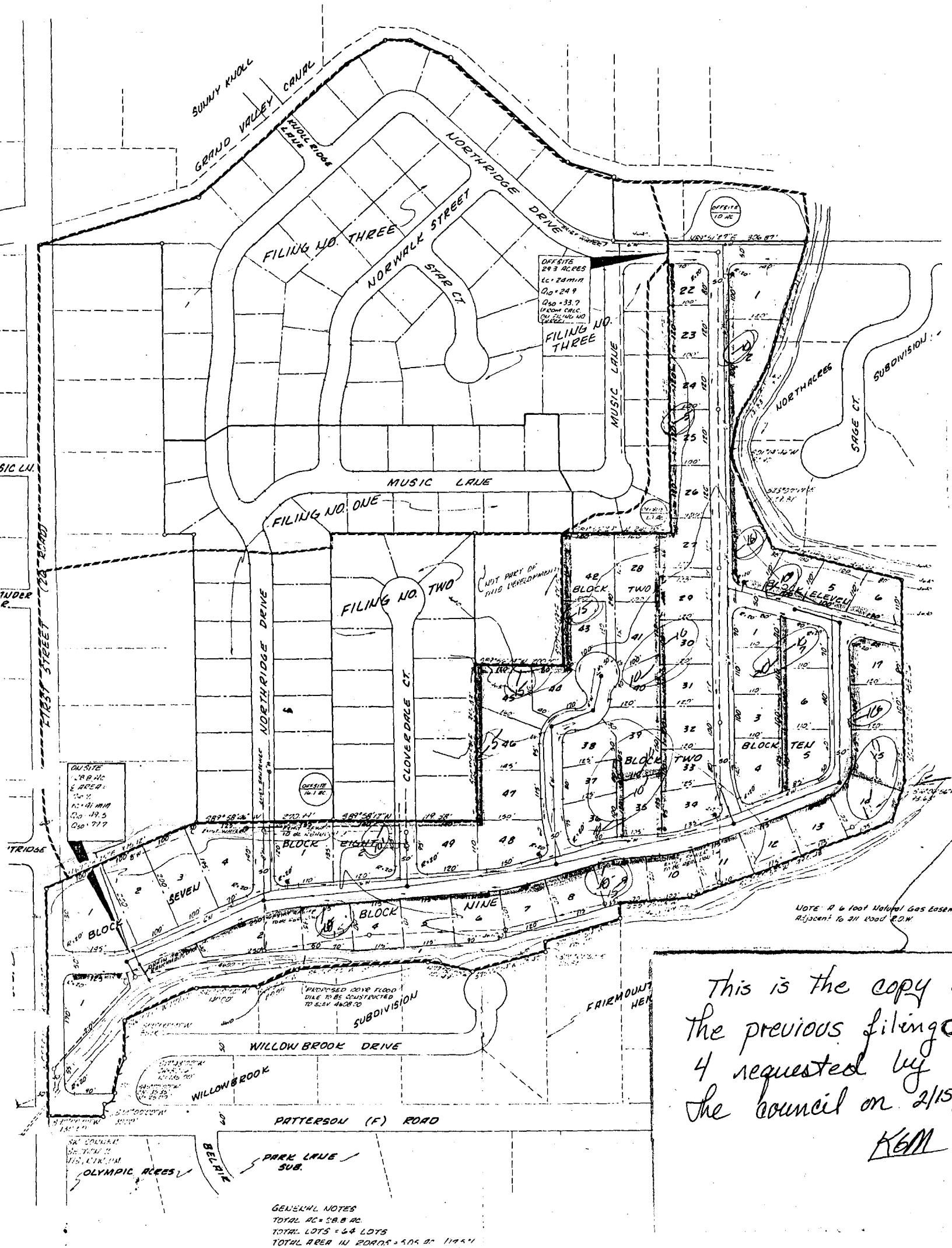
RIDER/GRAHAM/PASSED 4-1 (SCHOENBECK VOTING AGAINST)/A MOTION TO RECOMMEND TABLING OF THE REQUEST TO THE CITY COUNCIL, SUBJECT TO STAFF AND REVIEW SHEET COMMENTS, SPECIFICALLY RECOMMENDING THAT NOTHING SHOULD BE DONE WITH THIS PROPERTY UNTIL THE PRELIMINARY PLAN FOR THE HORIZON DRIVE EXTENSION IS RETURNED, SUBJECT TO THE DEVELOPER PREPARING A DETAILED PLAN ADDRESSING WARREN JONES' ACCESS, IRRIGATION AND DRAINAGE PROBLEMS PRIOR TO BEING REMOVED FROM THE TABLE; AND RECOMMENDING THAT THE CITY COUNCIL RECOMMEND THAT THE CITY ENGINEER EXPEDITE THE HORIZON DRIVE PRELIMINARY PLAN AS MUCH AS POSSIBLE.

PRELIMINARY PLAN FOR FILING No. FOUR:  
**NORTHRIDGE ESTATES**

DEVELOPED BY:  
 Steve P. Foster  
 Don D. Foster  
 Thomas E. Folkestad  
 530 Main Street, Grand Junction, Colorado 81501  
 Phone 242-2759

ENGINEERED and PLANNED BY:  
 Paragon Engineering, Inc.  
 P.O. Box 2672  
 Grand Junction, Colorado, 81501  
 Phone 243-8966

SCALE: 1" = 100'



This is the copy  
 the previous filing  
 4 requested by  
 the council on 2/15  
 KGM

GENERAL NOTES  
 TOTAL AC = 28.8 AC  
 TOTAL LOTS = 64 LOTS  
 TOTAL AREA IN 20'X75' = 5.05 AC 117.5'

*Northridge  
File*

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AGREEMENT

THIS AGREEMENT made and entered into this \_\_\_\_\_ day of October, 1977, by and between William E. Pomrenke and Janet M. Pomrenke, hereinafter referred to as, "Pomrenkes," and Steven P. Foster, Don D. Foster, Clifton L. Mays, Gary Springfield, and Systematics Corporation, hereinafter collectively referred to as, "Systematics",

W I T N E S S E T H :

WHEREAS, the Pomrenkes are the owners of the following described real estate situate in Mesa County, Colorado, to-wit:

Commencing at a point (herein called the Beginning point) which is 653.3 feet East of the W $\frac{1}{2}$  Corner of Section 2, Township 1 South, Range 1 West of the Ute Meridian, thence South 00°11' East a distance of 243.4 feet, thence South 47°57' West a distance of 343.5 feet, thence South 56°30' West a distance of 103.1 feet, thence North a distance of 107.8 feet, thence West a distance of 117.31 feet, thence North a distance of 222.6 feet, thence East a distance of 239.8 feet, more or less to a point which is 200 feet South of a point which is 435.6 feet East of the beginning point, thence North a distance of 200 feet, thence East a distance of 217.7 feet, more or less to the point of beginning. EXCEPT the North 25 feet for road right of way deeded to Mesa County in Book 1039 at Page 544;

and

WHEREAS, Systematics desires public road right-of-way from Northridge Subdivision extending North from said Subdivision through Knoll Ridge Subdivision to F $\frac{1}{2}$  Road; and

WHEREAS, the Pomrenkes desire a sewer line to be constructed to the South property line of said Knoll Ridge Subdivision at a depth adequate to serve all of the lots within said subdivision;

NOW, THEREFORE, in consideration of the premises,  
it is agreed as follows:

1. The Pomrenkes agree to provide a public right-of-way 50 feet wide extending from the Grand Valley Canal North through Knoll Ridge Subdivision to F $\frac{1}{2}$  Road in accordance with the proposed plat of said Knoll Ridge Subdivision.

2. Systematics agrees to construct a sewer line from Northridge Subdivision to the South property line of Knoll Ridge Subdivision at a depth adequate to serve the residential lots within said Knoll Ridge Subdivision not to exceed a total of four lots.

3. Said sewer line shall be completed on or before June 1, 1978, provided, however, that the section of said sewer line extending under the Grand Valley Irrigation Company Canal shall be installed no later than at such time as water is turned into said canal on or about April 1, 1978.

Systematics agrees to use its best efforts to complete the entire sewer line prior to said time that water is turned into the canal, but in any event said total line shall be completed not later than June 1, 1978.

4. Systematics further agrees to take such steps as may be necessary to obtain the consent of the Grand Valley Irrigation Company to install said sewer line beneath the canal owned and operated by said Grand Valley Irrigation Company.

5. The Pomrenkes shall be entirely responsible for extending said sewer line, at their own expense, from the South boundary of Knoll Ridge Subdivision to the individual lots to be served and, in addition, the Pomrenkes agree to pay the City Sewer Plant Investment fee or fees at the time of utilizing the sewer service taps.

6. Systematics agrees to construct all roadway improvements to the minimum city or county standards, including

the South side of the Grand Valley Canal extending North to F $\frac{1}{2}$  Road through Knoll Ridge Subdivision, not later than four months following completion of said sewer line.

THIS AGREEMENT shall be binding upon and inure to the benefit of the heirs, successors, and assigns of the parties hereto.

ATTEST:

SYSTEMATICS CORP.

Sigri A. Folkstad,  
Secretary

By Thomas E. Folkstad,  
President

William E. Pomrenke  
William E. Pomrenke

Janet M. Pomrenke  
Janet M. Pomrenke

Steven P. Foster

Don D. Foster

Clifton L. Mays

Gary Springfield



Northridge # 4

derivation line, to a Jones' property

- ① underground elec. line to pump have been dug up & not replaced
- ② irrig. pipe has been dug up in filing # 3 & not replaced.
- ③ approx. 15 ft. of fill has been placed on easement over irrig. line in filing # 3 making it infeasible to dig up for maintenance.
- ④ Pump loc. was repl. when prev. const. saved in the line & not repl. correctly. - Ground settling -
- ⑤ Access easement to prop. will prob. require ret. wall or other meth. of support to make the lot's over which it runs buildable without destroying the road.

③ Irrigation waste water drains S. & E.  
# will have to be accommodated.

④ Access road easement - 15' wide

if utilities are proposed additional  
width will have to be granted.  
OK what this does to the  
lots as far as buildable  
area.



# PARAGON ENGINEERING, INC.

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

*Northridge File*

April 13, 1982

Ron Rish  
City Engineer  
City Hall  
Nth 5th street  
Grand Junction, CO 81502

Dear Ron,

We have researched the stub sewer line under the canal at Northridge Subdivision.

The sewer line has been extended to the Northwest from the intersection, approximately to the barricade. It does not go under the canal.

Our as built will be amended accordingly.

*cc: Jim Patterson  
Jim Wysocki*

*Ron  
4-14-82*

Very truly yours,

Robert P. Gerloffs

