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File 4984 - 001

Project Name Northridge Estates - Filing 4 - Outline Development Plan

P	S	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department 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 provided.</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>		
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X		Letter from Dee Brinegar to Planning re: opposition letter - 1/31/84		
X	X	Handwritten notes to file		
X		Sketch Plan		

→ Beaver



City of Grand Junction. Colorado 81501

250 North Fifth St., 303 243-2633

April 12, 1978

Mr. Robert P. Gerlofs
Paragon Engineering, Inc.
P. O. Box 2872
825 Rood Avenue
Grand Junction, CO 81501

Dear Bob:

Re: Northridge Subdivision Filing No. Two

As requested, I have reviewed the detailed construction plans for streets and storm drains in the above subdivision and have the following comments:

1. Your P.E. stamp and signature should be on the plans.
2. The pavement design based on your submitted calculations is satisfactory. The plan should be labeled as:

2" Hot Bituminous Pavement (Grading D)
4" Aggregate Base Course (Class 6)
6" Aggregate Subbase Course (Class 2)

to be in accordance with City specifications.

3. Notel should be expanded to read:

All construction shall be in accordance with City of Grand Junction Standard Drawings ST-1 and ST-2, City of Grand Junction "Detailed Street and Storm Drainage Construction Specifications, 1978", and City of Grand Junction General Contract Conditions for Public Works construction GC-37, GC-50 and GC-65.

4. No requests were made for a variance from City standard curb, gutter and sidewalk. All the homes are being built by one builder, Springfield, so they should have been able to pre-identify the driveway locations. As you know, all the curb, gutter and sidewalk has already been constructed so this places me in a position of pressure to accept the mountable curb design especially since the adjacent subdivision is constructed with this type curb.

April 12, 1978

5. A great deal of discussion transpired at the time of platting concerning the right of way for Kingswood Drive. I assume from your plan that the construction as shown is across dedicated right of way and is temporary construction pending the outcome of the Horizon Drive EIS study. Who is responsible for the cost of permanent improvements construction on Kingswood Drive? My acceptance of this street as designed into the City street system will only be on the basis of it being considered temporary, since it is not being constructed to City standards.

When the above comments have been addressed, please send me a revised set of prints and consider the detailed plans to be approved by this office for construction.

As discussed in Mr. Patterson's letter of April 4, 1978, and your letter of November 14, 1977, to Mr. Miracle, the requirements as outlined in my policy letter of February 15, 1977, concerning City Engineer acceptance of streets will be strictly adhered to. Please discuss this matter further as required with your client to avoid delays for him in the future. Thanks for your help and cooperation.

Very truly yours,

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

RPR/hm

cc - Del Beaver
John Kenney
Jim Patterson

Northridge Estates Filing No. 4

This is a narrative for an Outline Development Plan of Northridge Estates Filing No. 4, which is located northeast of First and Patterson. This filing is adjacent to, and southeast of Northridge Estates filing numbers 1, 2 and 3. It contains 28.1 acres and is currently vacant but was previously irrigated farm land.

Northridge Estates Filing No. 4 will have 87 lots of approximately 8,500 square feet, which is the smallest lot for the current RSF-4 zone. The Developers plan to build "single-family" wood frame houses of from 1,200 square feet to 3,500 square feet, the size depending upon the housing market.

Northridge Estates No. 4 is bounded on the northeast by the Grand Valley Canal and on the south by the Independent Ranchman's Ditch.

The slope of the land is approximately 1.5% from the north to the southwest. The overlot drainage will be collected in the streets and released into the Independent Ranchman's Ditch near First Street and Patterson Road.

This subdivision will be constructed in accordance to the Grand Junction City Standards. The streets will be local streets within a right-of-way of 55 feet. The sanitary sewer will connect to the existing city sewer that is located in the north-south local street and along the south boundary. The domestic water system will be located in the streets and connected to the existing Ute Water lines in Northridge Estates to complete a "looped" system.

The construction of this subdivision will begin in late Spring of 1984.

James W. Waller
621 26½ Rd.
Grand Junction, CO 81501

1-84

Mildred M. Vandover
604 Meander dr.
Grand Junction, CO 81501

1-84

Raymond R. Williams
324 Patterson Rd.
Grand Junction, CO 81501

1-84

Raymond G. Phipps
1633 Crestview Ct.
Grand Junction, CO 81501

1-84

Patricia A. Gormley
2433 N. 1st St.
Grand Junction, CO 81501

1-84

Richard G. Maynard
607 26-Rd
Grand Junction, CO 81501

1-84

A. B. Carr
2595 Fruitridge Dr
Grand Junction, CO 81501

1-84

Harold W. Tait
P.O. Box 723
Grand Junction, CO 81502

1-84

Patrick A. Gormley
2433 N. 1st St.
Grand Junction, CO 81501

1-84

* Clifton C. Mays
2345 North 7th St.
Grand Jct. CO 81501

1-84

* Joseph C. Coloman
P.O. Box 2188
Grand Jct CO 81502
1-84

City Planning Dept
559 White Ave. Rm 60
Grand Jct. CO 81501

Sharon Gordon
629½ 26½ rd
G.S. 81501

W. Gary Robinson
222 Willowbrook Rd.
Grand Junction, CO 81501

1-84

Grant J. Harvey, Jr.
217 Willowbrook
Grand Junction, CO 81501

1-84

Walter C. Lambert
3025 Northridge Dr.
Grand Junction, CO 81501

1-84

Claude J. Gonzales
220 Willowbrook Rd.
Grand Junction, CO 81501

1-84

Frank J. Chiard
213 Willowbrook
Grand Junction, CO 81501

1-84

Kenneth Kelly Cowan
3037 Northridge Dr.
Grand Junction, CO 81501

1-84

Ralph H. Howell, III
216 Willowbrook Rd.
Grand Junction, CO 81501

1-84

H. Gary Pfander
209 Willowbrook
Grand Junction, CO 81501

1-84

Daniel J. Baldwin
3010 Northridge Dr.
Grand Junction, CO 81501

1-84

Eric R. Jahnke
200 Willowbrook Rd.
Grand Junction, CO 81501

1-84

Lawrence M. Flower
1820 O Rd.
Fruita, CO 81521

1-84

T. Dale Soper
3026 Northridge Dr.
Grand Junction, CO 81501

1-84

Marion F. Childs
160 Willowbrook Rd.
Grand Junction, CO 81501

1-84

James M. Flynn
165 Willowbrook Rd.
Grand Junction, CO 81501

1-84

Jerry A. Bartley
3038 Northridge Dr.
Grand Junction, CO 81501

1-84

J. L. Fein Const. Co.
848 Lanai Dr.
Grand Junction, CO 81501

1-84

Foister D. Miracle
155 Willowbrook Rd.
Grand Junction, CO 81501

1-84

John E. Robson
10705 Elgers St.
Cerritos, CA 90701

1-84

Horace L. Lyttle
140 Willowbrook
Grand Junction, CO 81501

1-84

Herman L. Crist
145 Willowbrook Rd.
Grand Junction, CO 81501

1-84

Linda D. Goodwill
3009 Cloverdale Ct.
Grand Junction, CO 81501

1-84

Gregg L. Cranston
308 Willowbrook
Grand Junction, CO 81501

1-84

Robert B. Daniel
526 White
Grand Junction, CO 81501

1-84

Carolyn L. Behrhorst
3025 Cloverdale Ct.
Grand Junction, CO 81501

1-84

William F. Serviss
225 Willowbrook
Grand Junction, CO 81501

1-84

Edward R. Matthews
614 26-Rd
Grand Junction, CO 81501

1-84

M. Ridley Moorman
3037 Cloverdale Ct.
Grand Junction, CO 81501

1-84

Richard D. Weber
221 Willowbrook
Grand Junction, CO 81501

1-84

Lincoln N. Hall
3009 Northridge Dr.
Grand Junction, CO 81501

1-84

Stephan S. Kelly
3038 Cloverdale Ct.
Grand Junction, CO 81501

1-84

Marsha J. Meacham
3026 Cloverdale Ct.
Grand Junction, CO 81501

1-84

Paul L. Reddin
3010 Cloverdale Ct.
Grand Junction, CO 81501

1-84

David Midaugh
3111 Cloverdale Ct.
Grand Junction, CO 81501

1-84

John C. Colosimo
3125 Cloverdale Ct.
Grand Junction, CO 81501

1-84

Edwin G. Ruland
3138 Cloverdale Ct.
Grand Junction, CO 81501

1-84

George L. Wilhelm
3126 Cloverdale Ct.
Grand Junction, CO 81501

1-84

Gerald W. Krebill
3112 Cloverdale Ct.
Grand Junction, CO 81501

1-84

Warren L. Jones
2624 F 1/8 Rd.
Grand Junction, CO 81501

1-84

Jeffrey T. Wendland
341 Music Lane
Grand Junction, CO 81501

1-84

Terrance L. Larson
357 Music Lane
Grand Junction, CO 81501

1-84

* Steve P. Foster
361 Music Lane
Grand Junction, CO 81501

1-84

Frances R. Wiman
3304 Music Lane
Grand Junction, CO 81501

1-84

* Don D. Foster
3314 Music Lane
Grand Junction, CO 81501

1-84

Macon Tomlinson
3324 Music Lane
Grand Junction, CO 81501

1-84

W. L. Webb
3334 Music Lane
Grand Junction, CO 81501

1-84

James S. Casebolt
3350 Music Lane
Grand Junction, CO 81501

1-84

Frederick G. Aldrich
340 Music Lane
Grand Junction, CO 81501

1-84

C. C. Talbott
356 Music Lane
Grand Junction, CO 81501

1-84

John J. Mazza
362 Music Lane
Grand Junction, CO 81501

1-84

Timothy L. Heckel
3323 Music Lane
Grand Junction, CO 81501

1-84

Roger C. Shenkel
3333 Music Lane
Grand Junction, CO 81501

1-84

Dale Jensen
363 Northridge Dr.
Grand Junction, CO 81501

1-84

Edward Praete
652 Roundhill Dr.
Grand Junction, CO 81501

1-84

D. Reed Guthrie
1005 N. 12th St.
Grand Junction, CO 81501

1-84

Clayton A. Carstens
2645 F 1/2 Rd
Grand Junction, CO 81501

1-84

Paul D. Wubben
636 Horizon Dr. #403
Grand Junction, CO 81501

1-84

Harvy K. Webster
629 Sage Ct.
Grand Junction, CO 81501

1-84

William F. Putman
627 1/2 26 1/2 Rd.
Grand Junction, CO 81501

1-84

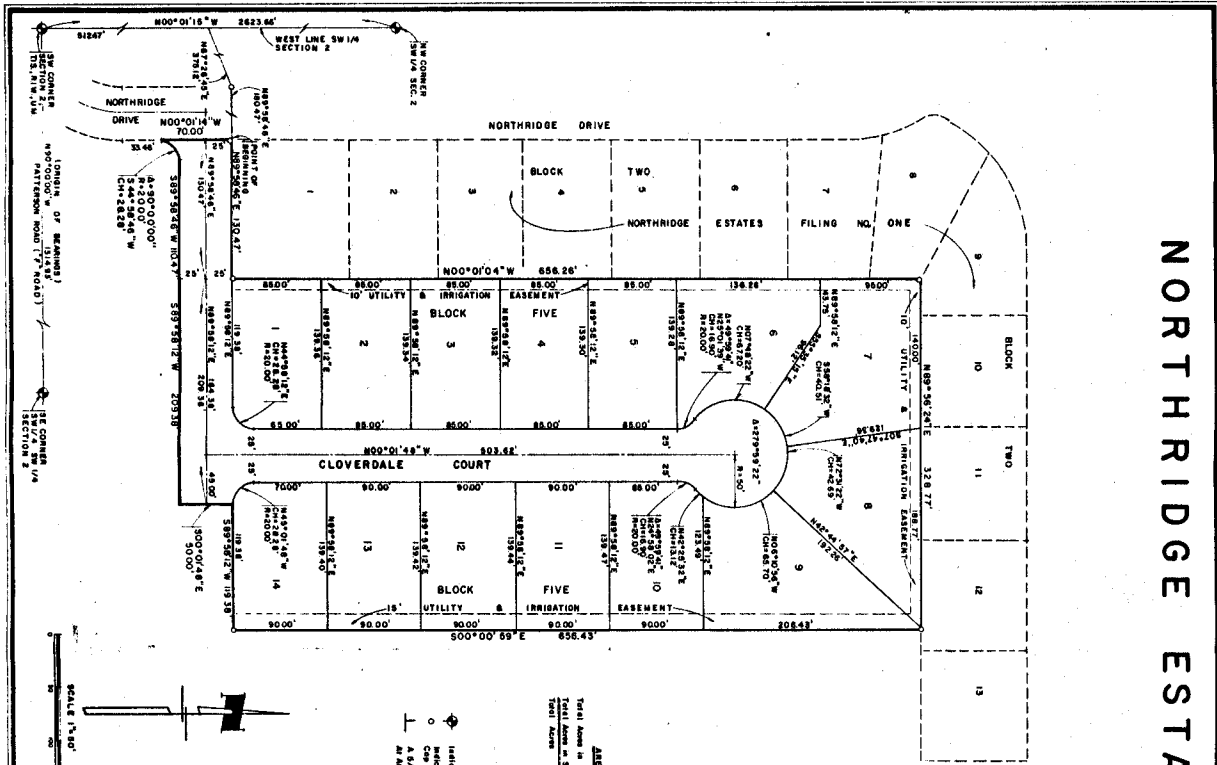
Mildred G. Wubben
1042 Lakeside Dr.
Grand Junction, CO 81501

1-84

Seventh Day Adventist Assn.
712 Reese Hill Rd. SE
Salem, OR 97302

1-84

NORTH RIDGE ESTATES FILING NO. TWO



AREA QUANTITIES

Total Area in Lots	4279 Ac. or 80.0%
Total Area in Streets	1.071 Ac. or 0.20%
Total Area in Easements	5.192 Ac. or 1.00%

- LEGEND**
- ◊ Includes Main County, Business, Industrial, Office, and Residential
 - Copied in Concrete
 - △ A/S/T Sewer and Stormwater Copied in All City Systems

FOR ALL USES OF THESE PROPERTIES:

That the undersigned do hereby certify that the plat of Northridge Estates Filing No. Two, City of Grand Junction, County of Mesa, State of Colorado, and being a part of Section 12, T. 37 N., R. 10 W., 10th Principal Meridian, is a true and correct copy of the original plat as recorded in the office of the County Clerk of Mesa County, Colorado, on the 15th day of February, 1977.

That the undersigned do hereby certify that the plat of Northridge Estates Filing No. Two, City of Grand Junction, County of Mesa, State of Colorado, and being a part of Section 12, T. 37 N., R. 10 W., 10th Principal Meridian, is a true and correct copy of the original plat as recorded in the office of the County Clerk of Mesa County, Colorado, on the 15th day of February, 1977.

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CITY APPROVAL

This plat of Northridge Estates, Filing No. Two, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved and adopted on the 15th day of February, 1977, by the City of Grand Junction, Colorado.

City Manager: _____

City Clerk: _____

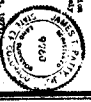
RECORDING OFFICER'S CERTIFICATE

I hereby certify that this instrument was filed in my office at _____, Colorado, on the 15th day of February, 1977, and is a true and correct copy of the original instrument as recorded in the office of the County Clerk of Mesa County, Colorado, on the 15th day of February, 1977.

Recorded for me and from my office and sent to the recorder of surveys, subdivisions and divisions, pursuant to C.R.S. 1973, 38-1-101, by _____

City Clerk: _____

NORTH RIDGE ESTATES FILING NO. TWO
ROBERT E. SHERMAN
 City Clerk



REVIEW SHEET SUMMARY

FILE NO. #1-84 TITLE HEADING Northridge Estates #4 DUE DATE 1/13/84

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Steve Foster, Clifton Mays.

Location: East of 1st Street, North of F Road and Independent Ranchmans Ditch, South of F.5 Road, and West of 7th Street. A request for an outline development plan of 87 units on approximately 28.1 acres in a residential single family zone at 4 units per acre.

PETITIONER ADDRESS

ENGINEER Roland Engineering

DATE REC.	AGENCY	COMMENTS
1/6/84	City Fire Dept.	The Grand Junction Fire Department will require hydrants spaced approximately 500' apart on a minimum 6 inch main. Please contact this office concerning hydrant placement.
1/6/84	City Parks & Rec.	Need appraisal for open-space fee.
1/11/84	Grand Valley Irrigation	The sketch plan for this proposal shows the southern boundary laying over the right-of-way of the Independent Ranchmen's Canal of the Grand Valley Irrigation Company. This Canal right-of-way will have to be honored or some kind of piping take place for this water conveyance. If these lots are to be platted as shown with our right-of-way honored, there won't be enough lot left to build a house.
1/11/84	Transportation Engineer	Horizon Drive extension is proposed through this area. The driveway for the last house (south) on the west side of Cloverdale Ct. (Filing #2) is oriented to the existing road. How will this work with a new lot where the road was? A structure should be required over the Grand Valley Canal for additional access.
1/13/84	City Engineer	<p>The proposed plan includes several lots that don't appear to meet the minimum size requirements as well as lots adjacent to the Grand Valley Canal and Independent Ranchmans Ditch that don't seem to adequately reflect the access and egress rights of the company.</p> <p>In order to improve the overall access to the neighborhood a structure across the canal at the extension of Northridge Drive to North Acre Road should be installed with this development. The proposed street alignments need to reflect the arterial corridor requirements for the extension of Horizon Drive. The intersection at 1st Street will need to be aligned with Fruitridge Drive. The extension of Willowbrook Road across the canal will intersect Horizon Drive.</p> <p>The First Street right-of-way should reflect a 100' right of way instead of 66 feet and the Patterson Road right-of-way should be corrected to show a 40 foot 1/2 right-of-way instead of 50 feet. Water systems should be looped for fire protection and hydrants located as indicated by Fire Department.</p> <p>All construction plans should be reviewed and approved by this office prior to construction of public improvements to be maintained by the City. All plans must be prepared by a registered engineer in the State of Colorado and all construction should be inspected and tested in the presence of the engineer in responsible charge of the work.</p>

DATE REC. AGENCY
1/13/84 City Public Works

COMMENTS

Horizon Drive will be extended through part of the area shown in this proposed development. The only access shown to the entire subdivision is the streets that intersects with North First which is a temporary access pending the Horizon Drive extension. Cloverdale Court should be designed as a cross intersection with Willow Brook Road which will also intersect with Horizon Drive extended. The City is budgeted to obtain right-of-way for Horizon Drive extension in 1984.

1/13/84 Public Service

Gas & Electric: Requests 10 ft. front lot line easements adjacent to all streets and cul-de-sacs. Designate 15 ft. roadway as easement East of the East line of Lots 11, 12, 13 and 14, Filing II, Northridge. It appears that some gas lines will need to be rerouted at customers expense. Easements required will be shown on preliminary plan.

1/13/84 Development Dept.

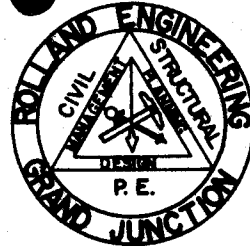
IMPACT STATEMENT: The proposed subdivision is bounded by First Street to the west, Patterson Road and the Independent Ranchmen's Ditch to the south, F.5 Rd. to the north and 7th St. to the east. The zoning is RSF-4 (median density single family at 4 units per acre). The zoning and use are compatible with adjoining Northridge Estates Filings 1-3 and the Willowbrook Subdivision (RSF-5) to the south of this property. A former proposal was reviewed in 1979 (File #26-79). The Grand Junction Planning Commission at that time recommended that the petition be tabled until the preliminary plans for the Horizon Drive extension were available.

SITE PLAN:

1. According to the Street Development Standards for the City of Grand Junction drive-way entrances are to be avoided on arterial streets. It appears that several of the proposed lots would gain direct access off of 1st St., a designated minor arterial. This needs to be discussed with the City Engineer for feasibility.
2. Since 1st St. is designated a minor arterial, a right-of-way of 77' is required. The plan shows half-street right-of-way of 33'. The correct right-of-way should be shown on the final subdivision plan.
3. The Independent Ranchmen's Ditch runs directly through 15 of the lots. According to the Flood Hazard Document prepared by the Dept. of the Army, Corps. of Engineers (November 1976), a portion of this area lies within designated 100 and 500 year floodplains.
 - a. A floodplain permit will be required for development of lots within a designated floodplain area if development is feasible.
 - b. Lot lines may therefore need to be adjusted to meet the floodplain requirements.
4. All lots will have to meet the bulk requirements and setbacks of the RSF-4 zone. Some lots do not appear to meet these requirements.
5. Will there be any covenants with this subdivision? If so, a copy will be needed.
6. An improvements guarantee for 1st St. improvements will be required.
7. An additional access to the development via a bridge over the Grand Valley Canal to the east should be provided. The City Engineer and City Transportation Engineer should be contacted for discussion.
8. The City Engineer and City Transportation Engineer need to be contacted in reference to the Horizon Drive extension plans.
9. An appraisal of the gross land area will be required in order to evaluate the Parks/Open Space fee/dedication requirement. (Grand Junction Zoning & Development Code Chapter 5, Section 5-4-6)
10. Construction is expected to begin in late Spring of 1984 per the project narrative. Is a completion date anticipated?

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
1/13/84	Ute-Water	<p>11. Construction must begin within 1 year of final approval.</p> <p>12. Some lots do not appear buildable due to their configuration and relationship to existing physical features. Usability of lots should be re-evaluated.</p> <p>13. A few lots in the S.E. portion of the development are double frontage lots. Section 5-42C prohibits this unless required for separation from arterial streets. Since both streets use 55' ROW they would have to be assumed local.</p> <p>14. All other agency concerns must be resolved.</p> <p>The continuation of existing subdivision water mains will not create a "looped system" as mentioned in the project narrative. A "looped system" would be created by extending a water main along the future Horizon Drive or existing Northacre Road, or both and interconnecting with Ute's existing water main in 7th Street. Presently existing water pressure, pipe sizes and current demand will allow this Filing #4 to receive adequate water supplies for domestic service and fire flows (free standing S.F. units) from a single connection point.</p> <p>The water line now serving Filing #1 & #3 is located in what was to have been a temporary easement, adjacent to the south side of North Bluff Drive, and South of the South property line of Lot #1, Block #1, Filing #1, to a point intersecting Northridge Drive. This easement is not indicated on the Filing #4 plan. The water line now serving Filing #2 is within the Dedicated ROW of Kingswood Drive, also not shown on the Filing #4 plan (and no vacation request).</p> <p>If the originally proposed access road ROW is not constructed over the easement section of water line and if the existing ROW of Kingswood Drive is not maintained, the two sections of existing water main will have to be relocated into the new road way ROW.</p> <p>Policies and fees in effect at the time of application will apply.</p>
1/16/83	County Planning Late	<p>26 Road (1st Street) is designated as a Minor Arterial requiring 40' ROW from centerline. The County also, requests that driveway cuts on 26 Road be denied. We were under the impression Horizon Drive was planned for this corridor. The plat does not show adequate ROW. Mesa County is publishing a set of road landscaping guidelines for use on arterial roads. We recommend that these guidelines be implemented on 26 Road and Horizon Drive.</p>
1/16/84	MAILED SUMMARY TO PETITIONER AND REPRESENTATIVE	
1/31/84	(COMMISSIONER O'DWYER) "ON ITEM #1-84, NORTHRIDGE ESTATES FILING #4, OUTLINE DEVELOPMENT PLAN, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF <u>APPROVAL</u> ."	
	THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF 6-0.	

ROLLAND ENGINEERING



844 GRAND AVENUE
SUITE C

GRAND JUNCTION, COLORADO
(303) 243-8300

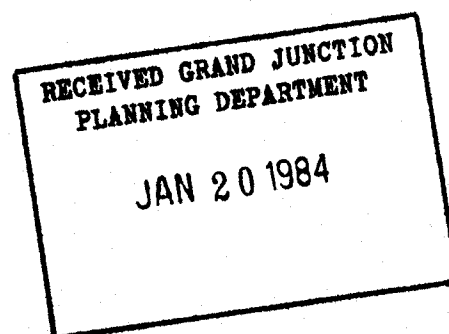
January 19, 1984
Grand Junction Planning Department
559 White Avenue, Room 60
Grand Junction, Colo. 81501
Attention: Bob Goldin

Dear Bob,

This is a list of comments in response to the Review Comments that were received from the reviewing agencies and your office. These responses should help remedy any problems that were discussed by the reviewing agencies.

- 1.) City Fire Department The developers will comply with the requirements of the fire hydrant spacing, discuss their locations with the Fire Dept., and show them on the Preliminary Plan.
- 2.) City Parks & Rec. An appraisal of the existing plot will be obtained in order to calculate an Open Space Fee.
- 3.) Grand Valley Irrigation The right-of-way for the Ranchmen's Ditch will be honored and a portion of this ditch may be piped. The street alignment may be relocated to insure proper building set-backs from these easements.
- 4.) Transportation Engineer The location of a second access to this Sub-division is uncertain at this time, it is anticipated that this access will be to the south-east and therefore no major structure is necessary.
- 5.) City Engineer All lots within this Sub-division will contain a minimum of 8500 square feet and some may be shifted to allow for proper Ditch Company easements. The location of all access points will be discussed and shown on the Preliminary Plan. The correct right-of-way widths will be shown on this Plan. All streets and sanitary sewer improvements will be built to Grand Junction Standards.
- 6.) City Public Works All access points will be discussed and shown on the Preliminary Plan.

(continued)



(page 2.)

- 7.) Public Service Company
- 8.) Development Dept.
- 9.) Ute Water Conservancy Dist.
- 10.) County Planning

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
JAN 10 1971

Utility easements will be discussed with the Public Service personnel and shown on the Preliminary Plan.

The access to lots on First Street will be discussed with the City Engineer and possibly rearranged. The correct right-of-way for First Street will be shown on the Preliminary Plan.

The flood limits of the Ranchmen's Ditch will be reviewed and properly dealt with.

All lots will meet the RSF-4 Zone set-back requirements. A preliminary copy of covenants will be included with the Preliminary Plan.

An Improvements agreement for First Street improvements will be submitted with the Preliminary Plan. Access points and right-of-way widths will be discussed and shown on the Preliminary Plans.

An Appraisal of the gross land area will be obtained in order to calculate an Open Space Fee.

Construction may start in early Spring and be completed in 18 to 24 months.

Lots with double street frontages may be relocated or provided with a traffic barrier.

All water lines will be built in accordance to Ute Specifications and will be connected to the existing lines in Northridge Estates Filings 1,2,3.

Driveway cuts on First Street will be discussed and possibly relocated. Proper right-of-way widths will be shown on the Preliminary Plan and the Mesa County landscaping guide lines will be reviewed.

Please contact our office for further information on the planning or construction of Northridge Estates Filing #4 .

Respectively
ROLLAND ENGINEERING

Lowell D. Lester

Lowell D. Lester, Project Engineer



Acres 28.1
Units 87
Density 3.1

File No. #1-84
Zone RSF - 4
Tax Parcel Number 2945-023-00-057

~~PRELIMINARY~~ **ODP**
only!

Activity NORTHEDGE ESTATES FILING #4
Phase Sketch Plan & ODP

Common Location between 1st St. & 7th St. north of HORIZON DR EXTENDED

Date Submitted 1/3/84 Date Mailed Out 1/4/84 Date Posted 1/20
10 day Review Period Return by 1/13/84 *Call for info*
x don't need
Open Space Dedication (acreage) / Open Space Fee Required \$ / Paid Receipt # BG
Recording Fee Required \$ / Paid (Date) / Date Recorded /

review agencies

A B C D E F G H I J K L M N O P Q R S T **XX** V W X Y Z AA BB CC DD EE FF GG

<input checked="" type="checkbox"/> Development Dept.	●	●		●	●														●	●		●			●				
<input checked="" type="checkbox"/> City Public Works	●	●																											
<input checked="" type="checkbox"/> City Engineer	●	●																											
<input checked="" type="checkbox"/> Transportation Engineer	●	●																											
<input checked="" type="checkbox"/> City Parks/Recreation	●	●																											
<input checked="" type="checkbox"/> City Fire Dept.	●	●																											
<input type="checkbox"/> City Police Dept.	●	●																											
<input type="checkbox"/> County Planning	●	●																											
<input type="checkbox"/> County Engineer	●	●																											
<input type="checkbox"/> County Health	●	●																											
<input type="checkbox"/> County Parks/Recreation	●	●																											
<input type="checkbox"/> Comprehensive Planning	●	●																											
<input type="checkbox"/> Floodplain Administration	●	●																											
<input type="checkbox"/> G.J. Dept. of Energy	●	●																											
<input type="checkbox"/> Walker Field	●	●																											
<input type="checkbox"/> School District	●	●																											
<input checked="" type="checkbox"/> Irrigation <u>GU Water User</u>	●	●																											
<input type="checkbox"/> Drainage	●	●																											
<input type="checkbox"/> Water <u>Site, Clifton</u>	●	●																											
<input type="checkbox"/> Sewer Dist. (FV, CGV, OM)	●	●																											
<input type="checkbox"/> Mountain Bell	●	●																											
<input type="checkbox"/> Public Service (2 sets)	●	●																											
<input type="checkbox"/> State Highway Dept.	●	●																											
<input type="checkbox"/> State Geological	●	●																											
<input type="checkbox"/> State Health Dept.	●	●																											
<input type="checkbox"/> GJPC (7 packets)	●	●																											
<input checked="" type="checkbox"/> CIC (9 packets)	●	●																											
<input type="checkbox"/> OTHER	●	●																											
totals	22	22				1	1							13	13	13					13	13	1	10	10		1		

1 packet

BOARDS	G.J.P.C.	DATE	Jan 31, 1984	Forward to CIC with recommendation of approval
	CIC	DATE	Feb 15, 1984	For review: 6 Opposed: 0 (not subject to staff comments due to Horizon Drive extension question) (Decision Made 7, 1984)
	CIC	DATE	Mar 7, 1984	asked that new plan be submitted. - Prelim.
	C.C.	DATE	April 4th 1984	CC appr. sketch plan.

STAFF
See related file #26-79
Legal v'd by Don - OK
1/20/84 Mailed notification
SEE ALSO #17-84
Bob Goldin
244-1628

APPLICATION FEE REQUIREMENTS
185⁰⁰ for ODP at submittal.

