

Table of Contents

File 1984-0017
Date 1/13/03

Project Name: Northridge Estates - RSF-4 to ODP

P **S** A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some
r **c** instances, not all entries designated to be scanned by the department are present in the file. There are also documents
e **a** specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
s **n** Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
e **n** guide for the contents of each file.
d **e**

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.

X	X	*Summary Sheet – Table of Contents
X	X	Review Sheet Summary
X		Application form
X		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map
X		Evidence of title, deeds
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		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
X	X	*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	Action Sheet	X	X	City Council Minutes - ** - 3/21/84
X		Development Application – 5/31/84	X		Notice of Public Posting – 7/18/84
X	X	Memo from Tim Woodmansee to Mark Achen re: Meeting on Northridge Park Proposal – 6/3/88	X		Article from The Daily Sentinel "Horizon Extension Nixed"
X	X	Memo from Tim Woodmansee to Mark Achen re: preserving portion bounded by 1 st Street - 5/20/88	X		Memo from Bob Goldin to Ted Novack, Parks Dept. re: question of whether park dedication is feasible
X		Handwritten Notes to file – 9/9/86	X	X	Sketch Plan
X		Memo from Planning Dept. to Retirement Residence re: alternative accesses to 7 th Street – 8/2/84			
X	X	Ordinance No. 2202 - **			
X	X	Letter from Victor Daniel to Planning Committee re: concerns of Robert Daniel and May Daniel			
X	X	Memo from Planning Dept. to G.J. Retirement Res. Re: acceptable access solutions – 8/2/84			
X	X	Memorandum to Mark Achen to Charles Trainor, Policy and Research Office re: Extension and the Comprehensive Plan – 6/26/84			

W. Gary Robinson #17 84
222 Willowbrook Rd.
Grand Junction, CO 81501

Grant J. Harvey, Jr #17 84
217 Willowbrook
Grand Junction, CO 81501

Walter C. Lambert #17 84
3025 Northridge Dr.
Grand Junction, CO 81501

Claude J. Gonzales #17 84
220 Willowbrook Rd.
Grand Junction, CO 81501

Frank J. Chiard #17 84
213 Willowbrook
Grand Junction, CO 81501

Kenneth Kelly Cowan #17 84
3037 Northridge Dr.
Grand Junction, CO 81501

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

H. Gary Pfander #17 84
209 Willowbrook
Grand Junction, CO 81501

Daniel J. Baldwin #17 84
3010 Northridge Dr.
Grand Junction, CO 81501

Eric R. Jahnke #17 84
200 Willowbrook Rd.
Grand Junction, CO 81501

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

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

Marion F. Childs #17 84
160 Willowbrook Rd.
Grand Junction, CO 81501

James M. Flynn #17 84
165 Willowbrook Rd.
Grand Junction, CO 81501

Jerry A. Bartley #17 84
3038 Northridge Dr.
Grand Junction, CO 81501

J. L. Fein Const. Co #17 84
848 Lanai Dr.
Grand Junction, CO 81501

Foister D. Miracle
155 Willowbrook Rd.
Grand Junction, CO 81501
#17 84

John E. Robson
10705 Elgers St. #17 84
Cerritos, CA 90701

Horace L. Lyttle #17 84
140 Willowbrook
Grand Junction, CO 81501

Herman L. Crist
145 Willowbrook Rd.
Grand Junction, CO 81501
#17 84

Linda D. Goodwill
3009 Cloverdale Ct.
Grand Junction, CO 81501
#17 84

Gregg L. Cranston #17 84
308 Willowbrook
Grand Junction, CO 81501

Robert B. Daniel #17 84
526 White
Grand Junction, CO 81501

Carolyn L. Behrhorst
3025 Cloverdale Ct.
Grand Junction, CO 81501
#17 84

William F. Serviss #17 84
225 Willowbrook
Grand Junction, CO 81501

Edward R. Matthews
614 26-Rd
Grand Junction, CO 81501
#17 84

M. Ridley Moorman
3037 Cloverdale Ct.
Grand Junction, CO 81501
#17 84

Richard D. Weber
221 Willowbrook
Grand Junction, CO 81501
#17 84

Lincoln N. Hall
3009 Northridge Dr.
Grand Junction, CO 81501
#17 84

Stephan S. Kelly
3038 Cloverdale Ct.
Grand Junction, CO 81501
#17 84

Marsha J. Meacham #17 84 *
3026 Cloverdale Ct.
Grand Junction, CO 81501

Steve P. Foster #17 84
361 Music Lane
Grand Junction, CO 81501

Roger C. Shenkel #17 84
3333 Music Lane
Grand Junction, CO 81501

Paul L. Reddin #17 84
3010 Cloverdale Ct.
Grand Junction, CO 81501

Frances R. Wiman #17 84
3304 Music Lane
Grand Junction, CO 81501

Dale Jensen #17 84
363 Northridge Dr.
Grand Junction, CO 81501

David Midaugh #17 84 *
3111 Cloverdale Ct.
Grand Junction, CO 81501

Don D. Foster #17 84
3314 Music Lane
Grand Junction, CO 81501

Edward Praete #17 84
652 Roundhill Dr.
Grand Junction, CO 81501....

John C. Colosimo #17 84
3125 Cloverdale Ct.
Grand Junction, CO 81501

Macon Tomlinson #17 84
3324 Music Lane
Grand Junction, CO 81501

D. Reed Guthrie #17 84
1005 N. 12th St.
Grand Junction, CO 81501

Edwin G. Ruland #17 84
3138 Cloverdale Ct.
Grand Junction, CO 81501

W. L. Webb #17 84
3334 Music Lane
Grand Junction, CO 81501

Clayton A. Carstens #17 84
2645 F $\frac{1}{2}$ Rd
Grand Junction, CO 81501

George L. Wilhelm #17 84
3126 Cloverdale Ct.
Grand Junction, CO 81501

James S. Casebolt #17 84
3350 Music Lane
Grand Junction, CO 81501

Paul D. Wubben #17 84
636 Horizon Dr. #403
Grand Junction, CO 81501

Gerald W. Krebill #17 84 #17 84
3112 Cloverdale Ct.
Grand Junction, CO 81501

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

Harvy K. Webster #17 84
629 Sage Ct.
Grand Junction, CO 81501

Warren L. Jones #17 84
2624 F 1/8 Rd.
Grand Junction, CO 81501

C. C. Talbott #17 84
356 Music Lane
Grand Junction, CO 81501

William F. Putman #17 84
627 $\frac{1}{2}$ 26 $\frac{1}{2}$ Rd.
Grand Junction, CO 81501

Jeffrey T. Wendland #17 84
341 Music Lane
Grand Junction, CO 81501

John J. Mazza #17 84
362 Music Lane
Grand Junction, CO 81501

Mildred G. Wubben #17 84
1042 Lakeside Dr.
Grand Junction, CO 81501

Terrance L. Larson #17 84
357 Music Lane
Grand Junction, CO 81501

Timothy L. Heckel #17 84
3323 Music Lane
Grand Junction, CO 81501

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

James W. Waller #17 84
621 26 1/2 Rd.
Grand Junction, CO 81501

* Joseph C. Colman #17 84
P.O. Box 2188
Grand Jct CO 81502

Mildred M. Vandover #17 84
604 Meander dr.
Grand Junction, CO 81501

City Planning Dept
559 White Ave. Rm 60
Grand Jct. CO 81501
#17 84

Raymond R. Williams #17 84
324 Patterson Rd.
Grand Junction, CO 81501

Sharon Gordon #17 84
629 1/2 26 1/2 rd
G.J. 81501

Raymond G. Phipps #17 84
1633 Crestview Ct.
Grand Junction, CO 81501

Patricia A. Gormley #17 84
2433 N. 1st St.
Grand Junction, CO 81501

Richard G. Maynard #17 84
607 26-Rd
Grand Junction, CO 81501

A. B. Carr #17 84
2595 Fruitridge Dr
Grand Junction, CO 81501

Harold W. Tait #17 84
P.O. Box 723
Grand Junction, CO 81502

Patrick A. Gormley #17 84
2433 N. 1st St.
Grand Junction, CO 81501

NORTHBRIDGE ESTATES, Inc.
P.O. Box 2188
G.J., CO 81502
#17-84

* Clifton C. Mays
2345 North 7th St.
Grand Jct. CO 81501
#17 84

NORTHRIDGE ESTATES FILING NO. 4

Rezone and Outline Development Plan

Northridge Estates Filing No. 4 is a parcel of land containing 28.1 acres and is located northeast of First Street and Patterson Road. It is adjacent to and southeast of Northridge Estates Filing Numbers 1, 2 and 3.

At this time Northridge Estates, Inc. is requesting that this area be rezoned from the current zone of RSF-4 to PR-4 so that the concept of a townhouse community may be utilized along the easterly boundary. The configuration of the boundaries and the topography lend an ideal setting for clusters of townhouses in this area. The remaining 18 acres adjacent to the RSF-4 zoning will be developed as single family units with wood frame homes that are from 1,200 square feet to 3,500 square feet, the size depending upon the housing market. These 39 lots will contain at least 8,500 square feet and will meet the zoning requirements for RSF-4.

The townhouse community will contain approximately 57 units of single stor y and two stor y ranging in size from 1,200 square feet to 2,200 square feet. This community will be surrounded by a landscaped common open space with paths, shade trees, bubbling creeks and small ponds. The developer will create an aesthetically pleasing affect by integrating the site detention into the landscaping plan. Once completed, this common open space will be maintained by the Home Owners Association.

At the First Street entry to Northridge Estates the developer will construct a 2½ acre landscaped park to provide a calm setting for an intersection that may become very congested in the near future.

Besides enhancing this intersection, it will provide a buffer between First Street and the single family homes. In addition to this park the developer will construct a jogging path with exercise stations along the southeasterly perimeter. These will be dedicated to the public and maintained by the City.

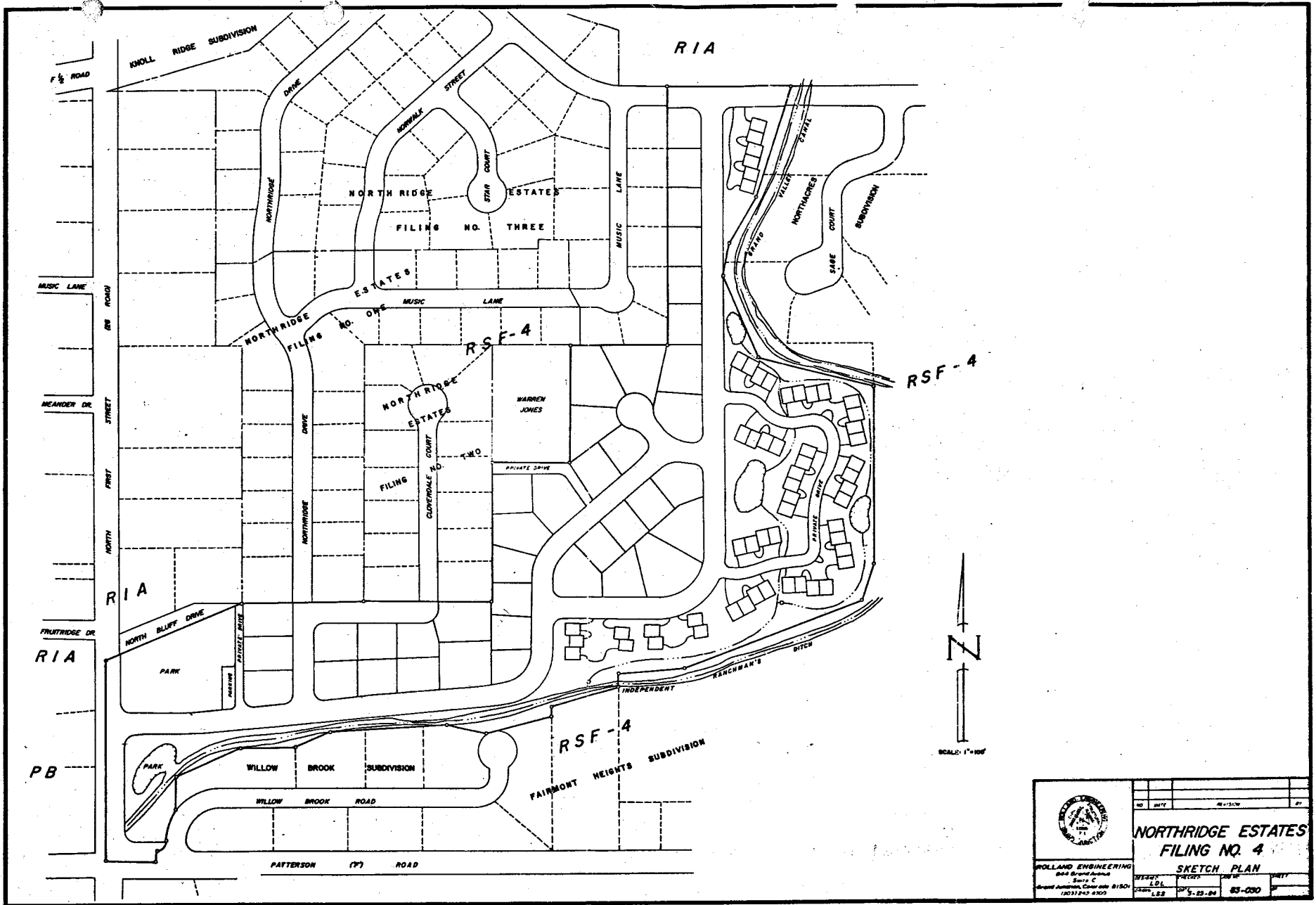
The construction of Northridge Estates Filing No. 4 will begin in the summer of 1984 and continue at a rate that is harmonious with the housing market. The first construction phase will include the improvements to Northridge Drive, Cloverdale Court and approximately 11 single family homes to the southwest. In the northeast, a cluster of approximately 6 townhomes will be constructed, complete with landscaping and access to Northacres Drive. At this time, Northacres Drive will be completed to the west of the Grand Valley Canal, but the construction of a bridge over the canal will be delayed until more favorable building conditions in the late fall.

The second phase of construction would include more single family homes and townhomes as the market requires.

The above plan is submitted for consideration by the City and its Planning staff and agencies contingent upon the City's granting of the following two requests. First, the approximate 2½ acre park is feasible only if: (i) the City will accept title to 1½ acres in complete satisfaction of developer's entire parks and recreation fees and requirements and

(ii) the City will trade one acre of its land (near F½ and 7th. St.) for the remaining one acre of the proposed 2½ acre park. Second, the plan envisions developer building a bridge over the canal, connecting the development with the North Acres Drive right-of-way to the East.

Construction of this one bridge must satisfy all requirements for access (when added to the present access on First Street) and the developer, Steve Foster, Dale Foster, Cliff Mays and other prior owners of Filing 1, 2, and 3 shall be released from any obligation to construct any other bridges and specifically released from building a bridge to the North of the existing Northridge filings.



	NO.	DATE	REVISION	BY
NORTH RIDGE ESTATES FILING NO. 4		SKETCH PLAN		
ROLLAND ENGINEERING 844 East Avenue Santa Ana Orange County, California 92701 (714) 247-8300	DESIGNER S. C.	CHECKER L. S.	DATE 5-23-84	SHEET NO. 83-000

PROPOSED PARK SITE

NORTHEAST CORNER - 1st STREET AND PATTERSON ROAD

THE PROPERTY: The proposed site is comprised of slightly less than 0.8 acres. This parcel will be severed from a 28 acre undeveloped tract by the realignment of Willowbrook Road. The smaller parcel is further severed by the Independent Ranchman's Ditch, causing the Army Corps of Engineers' to assign a 100 year flood plain designation to the site. Following the completion of the Patterson Road widening project, the site will be bounded by improved streets on all four sides.

NECESSITY: Northridge Subdivision is located immediately to the north and consists of 96 developed single family dwellings. Willowbrook Subdivision is located immediately to the east and consists of 17 developed single family dwellings. The pending sale and development of the 28 acre tract will likely add to the necessity of public open space in this area.

IMPROVEMENTS: The possibilities range from leaving the property as a greenspace, with minimal maintenance for weed control, to establishment of turf, underground sprinkling systems, secure pumping house, school bus waiting shelter, ditch bank stabilization or piping.

QUESTIONS: The project is being proposed by the Northridge Homeowners Association. Will the public be allowed free use of the open space, or will it be restricted to residents of Northridge Subdivision only? Who will be responsible for installation and maintenance of the site; Northridge residents, Willowbrook residents, the developer of the 28 acre tract or the City of Grand Junction? How will any maintenance commitment be enforced? Are adequate irrigation water rights associated with the property?

DEADLINE: This proposal has been scheduled for the June 13th City Council Workshop, 7:00pm at Two Rivers Plaza. The issues listed above need to be addressed prior to that meeting.

REVIEW SHEET SUMMARY

FILE NO. #17-84 TITLE HEADING Northridge Estates, Filing #4 DUE DATE 6/14/84

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Northridge/Joseph Coleman

Location: Northeast corner of 1st Street and Patterson Road Phase: Rezone and ODP

Acres: N/A

PETITIONER ADDRESS P.O. Box 2188 Valley Federal Plaza, Grand Jct., CO 81502

ENGINEER Joseph C. Coleman P.O. Box 2188 Valley Federal Plaza Grand Jct., CO 81502

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6/14/84	Development Dept.	<p>This is a request to rezone with no increase in density to a planned residential, in part, to allow townhomes. This is an ODP showing the intents of the project. The Planning Dept. feels this concept as shown would not adversely affect the adjacent properties as long as all concerns are resolved. These concerns include the following:</p> <p>1) The request to trade a portion of land will be the determination of the City Council. The Parks Dept. will make the recommendation of either excepting the open space land or 5% fee in lieu of land dedication. We question the purpose of the trade, since as a result of the platting process, the fee or dedication will be required regardless of the City's ability to consider a trade.</p> <p>2) The request of the bridge deletion in lieu of constructing another bridge will be addressed by Engineering. However, we feel that the Knoll Ridge Bridge, if deleted, should be replaced with design improvements to Northacres Road (55' ROW) at the developer's cost to ensure the second access, including the bridge across the canal at Northacres Road and 7th Street.</p> <p>3) The third concern is that of the Horizon Drive extension. To date, there is still no official resolution prohibiting the extension of Horizon Drive between 1st and 7th Streets. We are not sure which way to proceed.</p> <p>Site Plan:</p> <p>1) Layout seems acceptable, however, the following concerns need to be addressed:</p> <ul style="list-style-type: none">a. Connect Willowbrook Drive and allow for a cul-de-sac north of F Road, east of 1st Street per City Engineer.b. Make the private drive meet City standards in that area serving the townhomes, including driveway cuts and street widths.c. Consider the possibility of the area south and east (lots 027 & 029) gaining access from Northridge #4 as it develops.d. All details regarding dimensions, lighting, signage, technical issues, drainage, covenants, etc. be addressed at the next phase. <p>2) What about North Bluff Drive being vacated once access through Northridge #4 is given? Who will be responsible?</p> <p>3) Phasing seems O.K. except for second access discussion. This should be resolved prior to next phase submittal.</p> <p>4) All driveway cuts will meet City standards.</p>

6/4/84	Ute Water	Review comments submitted for the ODP of this project (1-13-84) still apply. As a prerequisite to service for Filing #4, new 8" line will be installed in the North and East ROW of Northridge Drive, and interconnected to the existing system at the intersection of Kingswood Drive in such a manner that will allow abandonment of the easement located section of water line currently serving Filing #1 and #3.
		Construction of attached townhouses, as opposed to free-standing units, in the SE area of the project increases the minimum fire flow requirement from 500 gpm to 2,000 gpm. The flow would not be available from the single 8" connection in 26 Road. The looped water system mentioned in the previous review becomes increasingly important. The most logical and best water system loop would still be along North-acres Road to the existing 8" line in 26½ Road, a distance of approximately 850'. The necessary canal crossing could be built in conjunction with the developer proposed bridge at the same location. Policies and fees in effect at the time of application will apply.
6/13/84	Mtn. Bell	New or additional telephone facilities necessitated by this project may result in a "contract" and up-front monies required from developer, prior to ordering or placing of said facilities. For more information, please call Kevin Isgar at 244-4919.
6/14/84	Police Dept.	This will increase traffic congestion on North 1st Street and F Road, both of which are two lane roads at this time. There will be increased school age pedestrian traffic on F Road walking to Pomona School on 25½ Road. There probably should be, if developers have not already done so, security/safety fencing of the Grand Valley Canal. This area is definitely a danger for youngsters that will be attracted to it. The Independent Ranchman's Ditch should also be included in this safety measure. The ponds will also be attractive to youngsters, thus, a drowning hazard. They will also possibly be mosquito breeding areas unless control measures are taken.
6/6/84	Public Service	No objections to rezone and ODP. Will request necessary easements as project is developed.
6/5/84	Parks & Rec.	Appraisal and landscape plans are needed.
6/14/84	ROW Agent	<ol style="list-style-type: none"> 1) No land trade! If City owned property is classified surplus, liquidation must be done by public bid. 2) If Horizon Drive extension is off, land trade or acquisition will require public bidding.
6/14/84	County Planning	Horizon Drive is shown on our projected roadway maps as a major arterial. Our office would like clarification on the City's intent for this road.

5/22/84
6/15/84

6/12/84 City Engineer

Access should be provided for future extension of Willowbrook Drive across ditch and cul-de-sac right-of-way at 1st and Patterson. Private drive should be a public standard street in townhouse area.

A hydrology report must be prepared by a Colorado Professional Engineer reflecting detention of all runoff in excess of the two year historic runoff rate up to the ten year developed runoff rate. An agreement by the receiving waterway owner must be received prior to approval of drainage plan. All construction plans shall be approved by this office prior to construction of improvements. Design of park irrigation and improvements should be approved by Parks Dept. prior to construction. Driveways at all street intersections should reflect standard set back requirements.

Additional utility corridor along the Independent Ranchman's Ditch should be dedicated for future utility expansion. Patterson Road and 1st Street right-of-ways should reflect future anticipated requirements. Bridge construction at Northacres Drive should be planned and approved to assure 1984-1985 winter construction. Design should be completed soon for approvals prior to canal dry up.

Horizon Drive extension has not been formally laid to rest, therefore, if Council desires to extend Horizon Drive, an adequate corridor should be extended through this project to intersect 1st at Fruitridge Drive. If Council does not plan to extend Horizon Drive, a right-of-way for a standard local street should be stubbed out to the ditch for future extension to 7th Street near the mid-point between Patterson and Horizon.

The Knoll Ridge Bridge agreed to by the developer in an earlier phase is a separate issue. The developer should be required to complete the bridge at Northacres Drive based on this development proposal. If the developer wishes not to build the Knoll Ridge Bridge as previously agreed to in an earlier phase, then I suggest the developer be required to construct Northacres Drive from the canal to 7th Street to City local street standards as a trade off.

The land trade proposed as a park agreement does not affect this department except that the right-of-way department does not feel a trade of this nature is appropriate. If the land is surplus, it should be liquidated properly at public bid.

6/14/84 Public Works

I agree with the comments made by the City Engineer.

6/13/84 Fire Dept.

All streets are to meet City standards. We do have a concern with the private drive you show in the townhome development. We also have concern on the driveway access to the cluster of six townhomes. This driveway is approximately 200' in length and dead-ends. Fire Dept. access roads in excess of 150' long shall be provided with approved provisions for the turning around of Fire Dept. apparatus.

Minimum emergency access width approved by the Fire Dept. is 20' of unobstructed width. Plans must be submitted showing hydrant placements and water main size. Minimum water main size is looped 8" and hydrants placed approximately 300' apart in townhome developments and 500' apart in single family areas. The bridge over the Grand Valley Canal on Northacres Drive to be completed as soon as possible. The only access at the present time to this area is off 1st Street. The approval of this development is contingent on other agency requirements and that the extension of Horizon Drive from 7th Street to 1st Street is disapproved.

LATE

6/15/84

Transportation
Engineer

The bridge to F $\frac{1}{2}$ Road from Northridge Drive was an access requirement for previous filings. This requirement has not been met and it is a separate issue and is not involved in Filing #4. The Northacres Drive bridge is an element of Filing #4 and should be built.

The Patterson Road access point for Willowbrook Road should be closed. A new access point across Ranchman's Ditch should be provided to the existing cul-de-sac on Willowbrook Road. R.O.W. stub should be provided to the east for access to future development.

All streets should be public and designed to City standards.

MOTION: "MR. CHAIRMAN, IN THE CASE OF #17-84 IN THE MATTER OF REZONE, I MOVE THAT THE CONSIDERATION OF REZONE FROM RSF-4 TO PR-4 BE FORWARDED TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL."

The motion passed with a unanimous vote of 5-0.

MOTION: "MR. CHAIRMAN, IN CASE OF #17-84 CONSIDERATION OF THE OUTLINE DEVELOPMENT PLAN, I MOVE THAT WE FORWARD TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL WITH THE FOLLOWING CONTINGENCIES: 1) THAT THERE BE NO PRIVATE DRIVES ALLOWED WITH THE EXCEPTION OF THE PRIVATE DRIVES ACCESSING THE TWO LANDLOCKED PARCELS (JONES AND DANIELS), 2) THAT THERE BE A SECOND ACCESS PROVIDED OUT OF FILING #4 TOWARDS 7TH STREET, 3) THAT RECOMMENDATION BE MADE TO THE PARKS DEPARTMENT TO ACCEPT THE 5% FEE IN-LIEU OF THE PARK OFFERED BY THE DEVELOPER, AND 4) THAT THE WILLOWBROOK BRIDGE NOT BEING BUILT AT THE DEVELOPER'S EXPENSE."

After much discussion of the motion, the motion passed by a vote of 4-1 with Commissioner Rush opposing.

*sent
6/21/84*

NORTHRIDGE ESTATES, FILING NO. 4
FILE NO. 17-84

Petitioners' Reply to Review Sheet Summary

I. DEVELOPMENT DEPARTMENT COMMENTS

①
park land
not
acceptable
to parks
Dept.
to due
proximity
of other
parks.
park cut
by road.

A. Petitioners recognize that it is bound by the standard open space or 5% fee. However, a better and more attractive park is possible if the one-acre trade is allowed. Petitioners believe that a 3 1/2 acre park is the proper size for a neighborhood park when the existing Northridge Filings, the proposed Filing 4 and the Willowbrook residents are all taken into account.

B. The City can legitimately require that there be two accesses for Northridge Filings 1, 2, 3 and 4. There are no City ordinances or Planning Department rules or regulations upon which the City can rely to mandate that there be more than two accesses. In light of this fact, an access to the west on 1st Street and an access to the east satisfies all legitimate City concerns. At the present time, the Grand Junction Retirement Residence (#16-84) may be an impediment to obtaining access to the east of Northridge Filing 4, midway between Horizon and Patterson. Petitioners have attempted to resolve the conflict by proposing a bridge access on the northeast corner of their property through the North Acres Subdivision. The cost of this single bridge should be negotiated between Northridge and the Grand Junction Retirement Residence's proponents.

②
Additional
access to
Northacres
Dr. or
Knoll Dr.
or Willowbrook
Bridge.

Once a second access is provided for all of the four Northridge filings, legitimate City concerns will have been addressed and the Noll Ridge Bridge is neither needed nor logical. This has been confirmed during informal conferences with the City Engineer. Logical traffic circulation suggests that the Noll Ridge Bridge should be deleted. The proposal that the Petitioners work with the Grand Junction Retirement Residence proponents for purposes of installing a bridge to North Acres Subdivision (thus providing a bridge at no cost to the City) is conditioned upon the City waiving any claim relative to construction of Noll Ridge Bridge.

to North as previously
agreed to
or to
ext thru
Northacres
Willowbrook
to allow
closure of
F Road access

With respect to design improvements to North Acres Road, this road is not adjacent to any of Petitioners' property and Petitioners feel that the City would be treating them discriminatorily if they required Petitioners to upgrade this existing City right of way. Again, Petitioners will engage in discussions with the Grand Junction Retirement Residence proponents in an attempt to resolve the City's concern regarding the expense of this road improvement.

C. The Petitioners were before the Planning Commission with a residential plan in late 1983. The Planning Commission properly approved the plan despite the uncertainty of the Horizon Drive Extension. The Planning Commission's position was correct at that time and the City Council's decision to delete funding for the Horizon Drive Extension merely adds additional support for the prior Planning Commission decision.

③

II. SITE PLAN-1

Willowbrook
connection

A. For purposes of Northridge Filing 4, there is no logic to connecting this subdivision with Willowbrook Road. Should the City or the residents of Willowbrook ever wish access to Northridge, this is possible in view of Petitioners' attempt to construct their road close to Independent Ranchman's Ditch. The only reason for a bridge over this ditch is to enable the City to delete the existing access from Willowbrook onto F Road. This improvement is neither the result of nor for the benefit of the Petitioners and should not be a condition on the Northridge Filings.

④
private drives,
not meeting city stels
parking, width etc.

⑤

North bluff vac.

⑥

Trading of land
if parks not
accepted then ?

B. Private drives need not meet City standards. Private drives are permitted by existing City zoning regulations and the decision whether to include private drives within a proposed subdivision is a decision properly left for the developer. Only if the City amends its zoning regulations and absolutely prohibits private drives throughout the City, would the City have authority to require that private drives meet City standards.

C. Petitioners preference is for access to 7th through the southeastern portion of their property. The proposed plan, however, does not show any such access on account of development being proposed by Grand Junction Retirement Residence proponents. If the Grand Junction Retirement Residence proponents will design their property so as to connect in the southeastern portion of Northridge Filing 4, Petitioners will no longer need a canal crossing to North Acres Subdivision and will redesign their townhome project to provide for access along the southeastern portion of Filing 4.

III. SITE PLAN-2

A. Petitioners were not involved in any of the negotiations or agreements between Robert and May Daniel and the City relative to Lots 1 and 2 of Northbluff Subdivision. City Planning requested that we provide private drive access to Lot 2 and in return North Bluff Drive would be vacated. In our proposal, the vacation of North Bluff Drive does not work to the benefit of the Petitioners, but merely adds additional park area for the benefit of the City and its residents. This issue should be resolved between the City and the owners of the North Bluff lots.

IV. CITY ENGINEER

A. The issues of a bridge over Willowbrook Drive and the private drives have been discussed above.

B. The issue of retention will be addressed and resolved in the next phase of this submittal. Likewise, design of park irrigation and improvements will be addressed once the City Council resolves the question of the park and land exchange. In like manner, subsequent filings will address the utility right of way issue.

C. Relative to the Horizon Drive Extension, the Planning Commission properly approved a sketch plan in late 1983 which recognized that the Horizon Drive extension concept should not delay the Petitioner's right to develop his own property. This action was confirmed by the City Council when it deleted funding for the Horizon Drive Extension. Whether any issue can be "laid to rest" is debatable, although Petitioners are adamant that the Horizon Drive Extension is not a valid consideration in evaluating this proposal.

The reference to stubbing a local street near the mid point between Patterson and Horizon is agreeable to Petitioners, so long as the City recognizes that such an access would constitute the second access and delete the requirement for any bridges. Petitioners have always urged this as the most logical approach, although it is inconsistent with the Grand Junction Retirement Residence's proposal. The issue of the second access and bridges, relative to the Grand Junction Retirement Residence, has been discussed earlier.

D. Contrary to the City Engineer's assertion, the Noll Ridge Bridge is not a separate issue. The Noll Ridge Bridge was not constructed because the City of Grand Junction and Mesa County failed to acquire the necessary right of ways at the time of the planned construction. Moreover, the purpose of the Noll Ridge Bridge providing a second access becomes a moot point if the second access is either designed for the mid point between Horizon Drive and Patterson or, as a second alternative (somewhat the result of the Grand Junction Retirement Residence Plan) the second

access is provided to North Acres Subdivision. Once a second access is provided, by either of these two alternative sources, there is no need for the Noll Ridge Bridge. Conversely, if the City insists upon construction of the Noll Ridge Bridge, there will be two accesses for the subdivision and there is no City ordinance or Planning Department regulation upon which the City can rely to mandate that additional accesses be constructed. Petitioners believe that the Noll Ridge Bridge is not located to best serve the existing Northridge subdivisions or Northridge Filing 4 and this is the reason why Petitioners want the City to acknowledge that they have waived the requirement for the Noll Ridge Bridge construction (in return for a better located second access).

E. The City Engineer acknowledges that the proposed land trade "does not affect this department," but then proceeds to state that such a trade would be inappropriate. These positions are inconsistent. The City Council is the proper body for determining if, in fact, the trade is appropriate and in deciding whether the property should be liquidated or used to benefit City residents by the construction of a park in an area of the City which generates significant tax revenues for the City but does not have any park facilities in the immediate area.

V. FIRE DEPARTMENT

A. The statement that all streets should meet City standards is inconsistent with the City's ordinances and zoning rules which allow private drives. Unless the City modifies its ordinances and zoning regulations to proscribe all private drives, the City cannot discriminatorily deny these Petitioners the right to install private drives. The concern with the 200 foot dead end road will be addressed in a subsequent filing and Petitioners will rectify the situation. The issue of hydrant locations and water main sizing will be addressed in subsequent filings after this O.D.P. In view of the proposed Grand Junction Retirement Residence, the minimum water main issue will be an issue which Petitioners discuss with the Grand Junction Retirement Residence proponents.

VI. UTE WATER

A. The issue of water lines will be discussed with Ute Water and the Grand Junction Retirement Residence proponents. In subsequent filings of this O.D.P., this issue will be addressed to the satisfaction of Ute Water.

VII. POLICE DEPARTMENT

A. Petitioners have and will continue to take into consideration safety hazards presented by the Grand Valley Canal and the Independent Ranchman's Ditch. Relative to the ponds, safety will be considered and control measures taken to control mosquitoes.

VIII. ROW AGENT

A. The issue of a land trade is addressed to the City Council and will require a policy decision of the City Council. It basically relates to the City's desire to provide residents of the northern portion of the City with park facilities. The ROW Agent is probably not the proper department for determining these policy decisions and adumbration on liquidation of surplus land will only work to the detriment of the City if the City sells the land today and then realizes in the near future that the residents of the Northridge Filings and Willowbrook are entitled to some park amenities.

IX. TRANSPORTATION ENGINEER

A. The issues of access and bridges have been previously discussed. There is no logic or legal basis for assigning certain

JUN 20 1984

NORTHRIDGE ESTATES, FILING NO. 4
FILE NO. 17-84Petitioners' Reply to Review Sheet SummaryI. DEVELOPMENT DEPARTMENT COMMENTS

A. Petitioners recognize that it is bound by the standard open space or 5% fee. However, a better and more attractive park is possible if the one-acre trade is allowed. Petitioners believe that a 3½ acre park is the proper size for a neighborhood park when the existing Northridge Filings, the proposed Filing 4 and the Willowbrook residents are all taken into account.

B. The City can legitimately require that there be two accesses for Northridge Filings 1, 2, 3 and 4. There are no City ordinances or Planning Department rules or regulations upon which the City can rely to mandate that there be more than two accesses. In light of this fact, an access to the west on 1st Street and an access to the east satisfies all legitimate City concerns. At the present time, the Grand Junction Retirement Residence (#16-84) may be an impediment to obtaining access to the east of Northridge Filing 4, midway between Horizon and Patterson. Petitioners have attempted to resolve the conflict by proposing a bridge access on the northeast corner of their property through the North Acres Subdivision. The cost of this single bridge should be negotiated between Northridge and the Grand Junction Retirement Residence's proponents.

Once a second access is provided for all of the four Northridge filings, legitimate City concerns will have been addressed and the Noll Ridge Bridge is neither needed nor logical. This has been confirmed during informal conferences with the City Engineer. Logical traffic circulation suggests that the Noll Ridge Bridge should be deleted. The proposal that the Petitioners work with the Grand Junction Retirement Residence proponents for purposes of installing a bridge to North Acres Subdivision (thus providing a bridge at no cost to the City) is conditioned upon the City waiving any claim relative to construction of Noll Ridge Bridge.

With respect to design improvements to North Acres Road, this road is not adjacent to any of Petitioners' property and Petitioners feel that the City would be treating them discriminatorily if they required Petitioners to upgrade this existing City right of way. Again, Petitioners will engage in discussions with the Grand Junction Retirement Residence proponents in an attempt to resolve the City's concern regarding the expense of this road improvement.

C. The Petitioners were before the Planning Commission with a residential plan in late 1983. The Planning Commission properly approved the plan despite the uncertainty of the Horizon Drive Extension. The Planning Commission's position was correct at that time and the City Council's decision to delete funding for the Horizon Drive Extension merely adds additional support for the prior Planning Commission decision.

II. SITE PLAN-1

A. For purposes of Northridge Filing 4, there is no logic to connecting this subdivision with Willowbrook Road. Should the City or the residents of Willowbrook ever wish access to Northridge, this is possible in view of Petitioners' attempt to construct their road close to Independent Ranchman's Ditch. The only reason for a bridge over this ditch is to enable the City to delete the existing access from Willowbrook onto F Road. This improvement is neither the result of nor for the benefit of the Petitioners and should not be a condition on the Northridge Filings.

B. Private drives need not meet City standards. Private drives are permitted by existing City zoning regulations and the decision whether to include private drives within a proposed subdivision is a decision properly left for the developer. Only if the City amends its zoning regulations and absolutely prohibits private drives throughout the City, would the City have authority to require that private drives meet City standards.

C. Petitioners preference is for access to 7th through the southeastern portion of their property. The proposed plan, however, does not show any such access on account of development being proposed by Grand Junction Retirement Residence proponents. If the Grand Junction Retirement Residence proponents will design their property so as to connect in the southeastern portion of Northridge Filing 4, Petitioners will no longer need a canal crossing to North Acres Subdivision and will redesign their townhome project to provide for access along the southeastern portion of Filing 4.

III. SITE PLAN-2

A. Petitioners were not involved in any of the negotiations or agreements between Robert and May Daniel and the City relative to Lots 1 and 2 of Northbluff Subdivision. City Planning requested that we provide private drive access to Lot 2 and in return North Bluff Drive would be vacated. In our proposal, the vacation of North Bluff Drive does not work to the benefit of the Petitioners, but merely adds additional park area for the benefit of the City and its residents. This issue should be resolved between the City and the owners of the North Bluff lots.

IV. CITY ENGINEER

A. The issues of a bridge over Willowbrook Drive and the private drives have been discussed above.

B. The issue of retention will be addressed and resolved in the next phase of this submittal. Likewise, design of park irrigation and improvements will be addressed once the City Council resolves the question of the park and land exchange. In like manner, subsequent filings will address the utility right of way issue.

C. Relative to the Horizon Drive Extension, the Planning Commission properly approved a sketch plan in late 1983 which recognized that the Horizon Drive extension concept should not delay the Petitioner's right to develop his own property. This action was confirmed by the City Council when it deleted funding for the Horizon Drive Extension. Whether any issue can be "laid to rest" is debatable, although Petitioners are adamant that the Horizon Drive Extension is not a valid consideration in evaluating this proposal.

The reference to stubbing a local street near the mid point between Patterson and Horizon is agreeable to Petitioners, so long as the City recognizes that such an access would constitute the second access and delete the requirement for any bridges. Petitioners have always urged this as the most logical approach, although it is inconsistent with the Grand Junction Retirement Residence's proposal. The issue of the second access and bridges, relative to the Grand Junction Retirement Residence, has been discussed earlier.

D. Contrary to the City Engineer's assertion, the Noll Ridge Bridge is not a separate issue. The Noll Ridge Bridge was not constructed because the City of Grand Junction and Mesa County failed to acquire the necessary right of ways at the time of the planned construction. Moreover, the purpose of the Noll Ridge Bridge providing a second access becomes a moot point if the second access is either designed for the mid point between Horizon Drive and Patterson or, as a second alternative (somewhat the result of the Grand Junction Retirement Residence Plan) the second

access is provided to North Acres Subdivision. Once a second access is provided, by either of these two alternative sources, their is no need for the Noll Ridge Bridge. Conversely, if the City insists upon construction of the Noll Ridge Bridge, their will be two accesses for the subdivision and there is no City ordinance or Planning Department regulation upon which the City can rely to mandate that additional accesses be constructed. Petitioners believe that the Noll Ridge Bridge is not located to best serve the existing Northridge subdivisions or Northridge Filing 4 and this is the reason why Petitioners want the City to acknowledge that they have waived the requirement for the Noll Ridge Bridge construction (in return for a better located second access).

E. The City Engineer acknowledges that the proposed land trade "does not affect this department," but then proceeds to state that such a trade would be inappropriate. These positions are inconsistent. The City Council is the proper body for determining if, in fact, the trade is appropriate and in deciding whether the property should be liquidated or used to benefit City residents by the construction of a park in an area of the City which generates significant tax revenues for the City but does not have any park facilities in the immediate area.

V. FIRE DEPARTMENT

A. The statement that all streets should meet City standards is inconsistent with the City's ordinances and zoning rules which allow private drives. Unless the City modifies its ordinances and zoning regulations to proscribe all private drives, the City cannot discriminatorily deny these Petitioners the right to install private drives. The concern with the 200 foot dead end road will be addressed in a subsequent filing and Petitioners will rectify the situation. The issue of hydrant locations and water main sizing will be addressed in subsequent filings after this O.D.P. In view of the proposed Grand Junction Retirement Residence, the minimum water main issue will be an issue which Petitioners discuss with the Grand Junction Retirement Residence proponents.

VI. UTE WATER

A. The issue of water lines will be discussed with Ute Water and the Grand Junction Retirement Residence proponents. In subsequent filings of this O.D.P., this issue will be addressed to the satisfaction of Ute Water.

VII. POLICE DEPARTMENT

A. Petitioners have and will continue to take into consideration safety hazards presented by the Grand Valley Canal and the Independent Ranchman's Ditch. Relative to the ponds, safety will be considered and control measures taken to control mosquitoes.

VIII. ROW AGENT

A. The issue of a land trade is addressed to the City Council and will require a policy decision of the City Council. It basically relates to the City's desire to provide residents of the northern portion of the City with park facilities. The ROW Agent is probably not the proper department for determining these policy decisions and adamacy on liquidation of surplus land will only work to the detriment of the City if the City sells the land today and then realizes in the near future that the residents of the Northridge Filings and Willowbrook are entitled to some park amenities.

IX. TRANSPORTATION ENGINEER

A. The issues of access and bridges have been previously discussed. There is no logic or legal basis for assigning certain

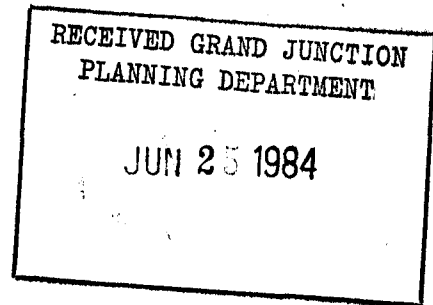
LAW OFFICES OF
ELDER, PHILLIPS, DANIEL & PHILLIPS

562 WHITE AVENUE
GRAND JUNCTION, COLORADO 81501

TOM E. ELDER
WALTER J. PHILLIPS
VICTOR J. DANIEL
W. BRUCE PHILLIPS
KEITH BOUGHTON

AREA CODE 303
TELEPHONE 243-0946

June 22, 1984



Grand Junction Planning Committee
City/County Auditorium
520 Rood
Grand Junction CO 81501

Re: Concerns of Robert B. Daniel and May Belle Daniel
File No: 1784
Location: N.E. Corner of 1st Street and
Patterson Road

Ladies and Gentlemen:

This letter is written on behalf of Robert B. Daniel and May Belle Daniel. Mr. and Mrs. Daniel own Lot 2 of North Bluff Subdivision. This property lies to the north of the proposed filing of North Ridge Estates. In 1977, Mr. and Mrs. Daniel were allowed to create North Bluff Subdivision. They sold Lot 1 and retained Lot 2. One of the conditions in the approval of North Bluff subdivision was that a building permit would not be granted on Lot 2 until the existing North Bluff Drive was vacated and a right-of-way obtained to the east to North Ridge Drive. An easement to the east could not be obtained until the owners of what is now proposed North Ridge Estates, Filing No. 4 decided what they were going to do with their property. This is, of course, just now happening.

Mr. and Mrs. Daniel request that the Planning Commission and ultimately City Council approve the proposed North Ridge Estates, Filing No. 4 upon condition of one of the following:

1. The owners be required to give access to Lot 2 from North Ridge Drive along the south side of Lot 1, Block 1, North Ridge Estates, Filing No. 1. In return, Mr. and Mrs. Daniel would agree to vacate that portion of existing North Bluff Drive, which abuts their property. That property could then be utilized in the owner's overall plan;

2. The Commission lift the restriction on North Bluff Drive and allow development of Lot 2 to occur utilizing North Bluff Drive as its access. Basically, North Bluff Drive has always been the access to Lot 2 as a dedicated easement. In 1977, there was concern that utilizing North Bluff Drive would create additional hazardous traffic

Grand Junction Planning Committee
June 22, 1984
Page 2

on First Street. At that time it was anticipated that Horizon Drive would be butting into First Street, immediately to the south of North Bluff Drive. As the extension of Horizon Drive through to First Street is no longer going to occur, it seems reasonable that North Bluff Drive serving one lot would not create any additional hazardous traffic on First Street.

Of the two above-mentioned options, Mr. and Mrs. Daniel would prefer the latter, as at this time it makes the most sense. In any case, I believe you would agree that the Daniels have been most patient concerning their right to use and develop Lot 2 and it is absolutely necessary that any ultimately approval of North Ridge Estates, Filing No. 4 include providing the Daniels access to their North Bluff Subdivision, Lot 2, without any expense to them.

Additionally, any final plat of North Ridge Estates, Filing No. 4 will necessitate a dedicated utility easement 10 - 20 feet in width running immediately south of Lot 1, Block 1, North Ridge Estates, Filing No. 1; so that sewer and perhaps other utilities can be brought into both Lots 1 and 2 of North Bluff Subdivision from North Ridge Drive.

If you have any questions concerning the Daniels' position, please contact me.

Yours very truly,

ELDER, PHILLIPS, DANIEL & PHILLIPS

By:



VJD:sld



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

MEMORANDUM

TO: Grand Junction Retirement Residence (#16-84)
Northridge Filing #4 (#17-84)

FROM: Grand Junction Planning Department

DATE: August 2, 1984

RE: 7th Street Access

As per the City Council's directives, the staff and petitioners were required to get together to determine an acceptable access to 7th Street. The staff presented alternatives to the City Council who then determined the best access to 7th Street. They decided that the access would be an aligned intersection with Horizon Drive, extending along the northern portion of the Grand Junction Retirement Residence, westerly to Northridge #4, then extending south along the east property line of Northridge #4, connecting with the properties on the south and also accessing along 1st Street.

In further discussion with the City Council, the City will be responsible for the design of the intersection only, with the Retirement Residence responsible for the design of the right of way to their west property line, and Northridge #4 responsible for the design to accommodate access to both the Waller and Vandover properties on the south.

Details regarding the requirements for design standards should be directed to the City Engineering Department. These will be the street standards necessary to accommodate access, turn-around and construction details, not the actual design of the proposed roadway. The petitioners, themselves, are required to provide the detailed construction plans and profiles.

August 2, 1984

It is not yet determined who is responsible for actual improvements. We recommend that you contact the City Attorney, Gerald Ashby, for details regarding participation of costs.

If you have questions, please contact the City Attorney, City Engineering, or City Planning Departments.

BG/tt

xc: Gerald Ashby
Ken Reedy
Mark Achen
Tom Logue
Jim Bragdon
Karl Metzner
File #16-84
File #17-84

RECEIVED MAY 20 1988

MEMORANDUM

To: Mark Achen

From: Tim Woodmansee *Tim*

Date: May 20, 1988

Re: Vacant land at northeast corner 1st and Patterson.

The 28 acre tract of land south of Northridge Estates Subdivision, owned by United Bank, Joe Coleman and Jerry Ducray has been listed for sale. I understand the owners of Mesa View Retirement Center have submitted a reasonable offer.

As we have discussed on several occasions, certain residents in Northridge Subdivision are interested in preserving the portion bounded by 1st Street, Northridge Drive, Patterson Road and Willowbrook Road as a Greenbelt area. The owners have indicated willingness to remove the 0.8 acre parcel from the listing contract and dedicate it to the Northridge Homeowners Association.

The Association was dissolved in 1984 because they failed to file their incorporation status with the State, so they are not presently in a position to accept the land. Joan Raser has indicated the Association will again file for incorporation this June. However, for taxation and liability purposes, she requests the City accept the parcel on condition the Association accepts maintenance responsibilities.

Can we discuss this issue with Council and have them make a formal motion indicating acceptance or denial of the offer?

cc: Dan Wilson
Jim Shanks
Ted Novack

MEMORANDUM

TO: MARK ACHEN, GRAND JUNCTION CITY MANAGER
FROM: CHARLES TRAINOR, POLICY AND RESEARCH OFFICE *CT*
DATE: JUNE 26, 1984
SUBJ: HORIZON DRIVE EXTENSION AND THE COMPREHENSIVE PLAN

ISSUES

The Transportation Chapter proposes that the City adopt the Functional Classification Map (Map 11-8). This includes the Horizon Drive principal arterial extension from First to Seventh, which has been considered as part of the City's proposed transportation system since the late 1970's and was funded. Recently, Council considered the Northridge subdivision with a local street standard along the same alignment as the Horizon Drive extension. The Council also delayed the programmed construction of the extension indefinitely and has instructed staff to consider Patterson Road as the top priority. What is the status of the Horizon Drive extension?

OPTIONS

There are three actions Council could take:

1. Retain the extension as part of the proposed Transportation Chapter and at principal arterial standards with 100' of right-of-way (ROW). ROW would then be acquired through purchase or through dedication during the subdivision, planned development or building permit process. No ROW has yet been acquired. Unless the City demonstrates reasonable intent to proceed with construction during the near future, within the next five years, the City could be sued for a "taking"--an action which deprives a property owner of reasonable use of his land. Mere inclusion of the extension in the Comprehensive Plan, without reasonable progress in implementation, may not be sufficient grounds for denial of development.
2. Remove the extension from the Functional Classification map. There would be no possibility of the extension in the future, unless the City were to purchase the ROW. Acquisition costs would make the project impractical. Patterson Road between First and Seventh would have to be widened to four lanes. Should Seventh and Twelfth become congested, improvements to F.5 or G Roads could be necessary.
3. Downgrade the extension to collector standards. This would still allow through traffic along Horizon Drive to First Street--possibly arterial levels of traffic on a collector standard street with inadequate intersections. It is extremely unlikely that drivers would detour on Seventh to Patterson in order to continue down First. The City Engineer, the City Traffic Engineer and the PRO office do not recommend this option.

RECOMMENDATION

The Council should positively decide upon one of the above options and resolve the issue during consideration of the Chapter.

RECEIVED JUN 03 1988

#1704

MEMORANDUM

To: Mark Achen

From: Tim Woodmansee *TW*

Date: June 3, 1988

Re: Meeting on Northridge Park Proposal

Persons in attendance were; Ted Novack, Don Hobbs, Don Newton, Karl Metzner, Joan Raser and Bruce Skalicky as owner representative for United Bank.

Joan discussed her concerns about the property being sold before the Northridge Homeowners Association reincorporate and obtain tax exempt status, which could take up to six months. Bruce verified her concerns, as the owners are simply interested in reducing their land holdings. The 28 acre tract, excluding the 0.8 acre parcel, is currently under a purchase contract. If Northridge cannot develop a plan for dedication of the 0.8 acre parcel within a reasonable time, it will become mandatory in the contract for the purchasers to take ownership.

Joans' plan was to have the City accept the dedication and enter into a contract with the Northridge Homeowners providing maintenance of the property. She was made aware that the City was skeptical of such an arrangement, because the Association could again lose their incorporation status, leaving the City with the maintenance responsibility. She was also informed that the City would most likely not allow the Association to have exclusive use of the property, even with them providing 100% of the maintenance. She conceded that this probably would not appeal to the homeowners.

Two options not requiring Council action were presented and appealed to Joan. She will pursue these options, so you may pull this item from the June 13th Council Workshop.

The first option would involve the Botanical Society. Since they have a tax exempt status, they may be interested in owning the property and developing it as a pilot program for their proposed development of the Burkey Property in Orchard Mesa. If they are not interested in ownership, yet interested in the development prospect, the Parks Improvement Advisory Board could become interim owner until Northridge files for incorporation, which leads to the second option.

PIAB has in the past entered into contracts whereby they take ownership for a specified period while development plans are being made, and then deed the property to the developing authority.

*Edison file
Karl M.
Apparently Homeowners
Assoc has decided not
to pursue this. This
is probably best filed
w/ the subdivision records
in case we need to refer
to it later.
DNTA 6/9/88*

This could be done on behalf of either Northridge or the Botanical Society. If Botanical is not interested, and if Northridge did not qualify for tax exempt status, the property would revert to the original owners.

Joan said she will present these options to the Homeowners on June 7th.

cc: Jim Shanks

SUMMARY OF ACCESS CONCERNS AND RECOMMENDATIONS
NORTHRIDGE ESTATES, GRAND JUNCTION RETIREMENT CENTER,
AND RELATED PROPERTIES

Concerns

With the deletion of Horizon Drive as an arterial roadway from 7th to 1st Street, it is important to avoid creating an unintentional shortcut through this residential area. This would cause conflicts with residential uses and create a safety hazard for residents of the area.

It is a well documented fact that artificial barriers intended to discourage traffic flow will not function as intended if drivers still perceive the route as the shortest or most desirable. Good examples in our area are 28 Road and Orchard Avenue, and the stop signs on Orchard Avenue between 12th Street and 28 Road.

Any through connection between 7th and 1st Street at, or south of, the Horizon and 7th Street intersection will result in a certain number of drivers using the connection as a "shortcut" regardless of how winding the road or the number of stop signs.

The concern is not only with Northridge and the Retirement Center, but also with the three undeveloped parcels to the south, since they will someday be developed and will require improved access. Grade problems along 7th Street and the need to keep individual accesses along arterial roads to a minimum make it desirable to plan now for providing efficient, safe, and adequate accesses to the entire area.

Proposal

The Public Works and planning staffs have jointly reviewed these concerns and make the following recommendations. We believe these recommendations will provide safe and adequate access to all properties while maintaining the integrity of the arterial road system presently being constructed on Horizon Drive, 7th Street, and Patterson Road.

1. Northridge Estates
 - a. The bridge over the Grand Valley Canal, which was a requirement of filing #3, should be transferred from Knoll Ridge Lane to Northacres Road. An additional requirement of filing #4 should be the participation of Northridge Estates in the improvement of Northacres Road to 7th Street.

- b. Northridge should provide the previously requested road stub to Willowbrook Subdivision and also provide a stub to the west half of the Vandover property.

2. Grand Junction Retirement Center

Grand Junction Retirement Center should provide a public road along the Ranchman's Ditch to a point approximately half of the east-west dimension of the Waller property and stub the right of way to the Waller property line. The road should serve as the access to the Retirement Center parking lot as well as providing future access to the Waller property.

3. Waller Property

At the time the Waller property develops, they should bridge the Ranchman's Ditch at the Retirement Center road stub and extend the road to the Vandover property.

4. Vandover Property

The Vandover property should be developed in such a way that traffic flows are split in an east-west direction. The size and shape of the property would easily accommodate this configuration. The east portion should connect to the Waller stub and cul-de-sac that road. The west portion should bridge the Ranchman's Ditch at the Northridge stub and cul-de-sac that road as well. An emergency vehicle access should be provided between the two cul-de-sacs.

The benefits to this proposal are:

- Second access to Northridge in such a location that a 1st to 7th Street "shortcut" is extremely unlikely.
- Only one access will be required on 7th Street to serve three properties (Retirement Center, Waller, and Vandover) which will help maintain the traffic carrying ability of 7th Street and provide the access in the safest location.
- The present "landlocked" status of the Vandover property will be resolved.
- Costs of the overall road system will be equitably spread out over all the properties.

bridges to certain filings. Rather, the Planning Commission should recognize the City's legitimate concern for two accesses and attempt to locate the two accesses in the most desirable location. The issue of the City's desire to close the Willowbrook access from Patterson Road is a City concern not associated with the Northridge proposal.

X. DANIEL'S LETTER

A. Any agreements between Robert and May Daniel and the City did not involve the Petitioners. However, the Petitioners disagree with the first proposal suggested by Vic Daniel relative to granting access along the south side of Lot 1, Block 1, Northridge Estates, Filing No. 1. The width of such an access would destroy the utility of one entire lot. Such a cost far outweighs any resultant benefit. The proposed private drive was an accommodation to the City so that the City would be in a position to close North Bluff Drive. Upon vacating the North Bluff Drive, Petitioners do not benefit because this property would revert to City ownership as part of the park which Petitioners propose. Relative to Mr. Daniel's second alternative, the Petitioners wish to see North Bluff Drive used for park purposes, rather than additional pavement. However, Petitioners are not directly involved in these negotiations and this issue should be left to the City and the Daniels. Finally, if Daniels wish any easement, they must negotiate this issue with Petitioners.

NORTHRIDGE DEVELOPMENT CO.

BY: 
JOSEPH C. COLEMAN, Secretary