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File 1988-0038 (1 of 2)

Project Name: Northridge 4 & 5 - Coulson & Coulson Prelim & Rezone

P r e s e n t	S c a n n e d	<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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<b>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</b>					
X	X	X	X	Action Sheet	Agreement and Covenants - 1984 - (scanned - not signed)
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X	X	X	X	Resolution No. 5-89 - ** - 2/89	Letter from Michael Sutherland to Cheryl Martin re: Review of original development files - 10/27/88
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X		X		Public Notice of Public Hearing - 1/22/88	Letter from Mesa View to Planning re: Beauty Shop taking walk-ins - denies such practice - 1/18/88 - included in file is a copy of an appt card and Phone book listing to the public - 1/18/89



Patrick A. Gormley  
626 Fletcher Lane  
Grand Jct., Colo. 81505  
2945-034-06-003, 4, 5, & 7

Beverly Cleghorn  
621 26 Road  
Grand Jct., Colo. 81506  
2945-034-04-003 & 001

Warren L. Jones  
2624 F 1/8 Road  
Grand Jct., Colo. 81506  
2945-023-00-048

Patrick A. Gormely  
626 Fletcher Lane  
Grand Jct. Colo. 81505  
2945-101-00-102

Jack Rollaine  
625 26 Road  
Grand Jct., Colo. 81506  
2945-034-00-005

Gregg L. Cranston  
308 Willowbrook Road  
Grand Jct., Colo. 81506  
2945-023-03-001

Raymond G. Phipps  
P. O. Box 3360  
Grand Jct., Colo. 81502  
2945-112-13-044, 019 &  
039

Clarence L. Files  
631 26½ Road  
Grand Jct., Colo. 81506  
2945-023-00-001

William F. Serviss  
225 Willowbrook Road  
Grand Jct., Colo. 81506  
2945-023-03-002

Venice J. Carr  
2595 Fruitridge Dr.  
Grand Jct., Colo. 81505  
2945-034-05-002  
2945-034-00-091

Clayton A. Carstens  
2645 F½ Road  
Grand Jct., Colo. 81506  
2945-023-00-003 & 043

Lloyd A. Extrom  
221 Willobrook Road  
Grand Jct., Colo. 81506  
2945-023-03-003

Richard G. Maynard  
607 26 Road  
Grand Jct., Colo. 81506  
2945-034-05-001

Bernice L. Long  
105 Riverside Drive #1  
Palisade, Colo. 81526  
2945-023-00-014 & 015

Charmaine A. Hacker  
217 Willowbrook Road  
Grand Jct., Colo. 81506  
2945-023-03-004

Cynthia Prudhomme  
611 26 Road  
Grand Jct., Colo. 81506  
2945-034-05-008

James W. Waller  
621 26½ Road  
Grand Jct., Colo. 81506  
2945-023-00-027

Frank J. Chiaro  
213 Willowbrook Road  
Grand Jct., Colo. 81506  
2945-023-03-005

Charles E. Schaeff  
84-740  
Honolulu, HI 96821  
2945-034-00-086

Mildred M. Vandover  
604 Meander Dr.  
Grand Jct., Colo. 81506  
2945-023-00-029

Gary H. Pfander  
209 Willowbrook Road  
Grand Jct., Colo. 81506  
2945-023-03-006

Ina L. Hedrick  
2593 Fruitridge Dr.  
Grand Jct., Colo 81505  
2945-034-05-004

Edward R. Matthews  
614 26 Rd.  
Grand Jct., Colo. 81506  
2945-023-00-035

Joanne Bell  
2680 B½ Road #36  
Grand Jct., Colo. 81503  
2945-023-03-007

Albert S. Lasalle  
617 26 Road  
Grand Jct., Colo. 81506  
2945-034-04-004

Raymond R. Williams  
324 Patterson Rd.  
Grand Jct., Colo. 81506  
2945-023-00-037

James M. Flynn  
165 Willowbrook Road  
Grand Jct., Colo. 81506  
2945-023-03-008

Patrick G. Moran  
623 26 Road  
Grand Jct., Colo. 81506  
2945-034-04-002

C.J. Desorsiers  
2643 F½ Road  
Grand Jct., Colo. 81506  
2945-023-00-046

Sylvia Seiler  
155 Willowbrook Road  
Grand Jct., Colo. 81506  
2945-023-03-009

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Herman L. Crist  
145 Willowbrook Road  
Grand Jct., Colo. 81506  
2945-023-03-010

Jonathan H. Ross  
628 Sage Court  
Grand Jct., Colo.  
2945-023-13-008

Richard A. Thompson  
325 Music Lane  
Grand Jct., Colo. 81506  
2945-023-17-012

Lewis D. Prouty  
222 Willowbrook Road  
Grand Jct., Colo. 81506  
2945-023-04-001

William E. Putnam  
627 Sage Court  
Grand Jct., Colo. 81506  
2945-023-13-010

Allen J. Schoenborn  
341 Music Lane  
Grand Jct., Colo. 81506  
2945-023-17-013

Lloyd O. Davis  
220 Willowbrook Road  
Grand Jct., Colo. 81506  
2945-023-04-002

Gary S. Ellibee  
627½ Sage Court  
Grand Jct., Colo. 81506  
2945-023-13-011

Terrance L. Larson  
357 Music Lane  
Grand Jct., Colo. 81506  
2945-023-17-014

David L. Flower  
216 Willowbrook Road  
Grand Jct., Colo. 81506  
2945-023-04-003

Ronald F. Gray  
3009 Northridge Dr.  
Grand Jct., Colo. 81506  
2945-023-16-001

John P. Gormley  
361 Music Lane  
Grand Jct., Colo. 81506  
2945-023-17-015

Eric R. Jahnke  
200 Willowbrook Road  
Grand Jct., Colo. 81506  
2945-023-04-004

Gregory L. Coren  
3025 Northridge Dr.  
Grand Jct., Colo. 81506  
2945-023-16-002

La Verne E. Grosse  
3304 Music Lane  
Grand Jct., Colo. 81506  
2945-023-17-016

Marion F. Childs  
160 Willowbrook Road  
Grand Jct., Colo. 81506  
2945-023-04-005

Rick M. Jussel  
3037 Northridge Dr.  
Grand Jct., Colo. 81506  
2945-023-16-003

Robert H. Ruggeri  
3314 Music Lane  
Grand Jct., Colo. 81506  
2945-023-17-017

David H. Littlejohn  
150 Willowbrook Road  
Grand Jct., Colo. 81506  
2945-023-04-006

Daniel J. Baldwin  
3010 Northridge Dr.  
Grand Jct., Colo. 81506  
2945-023-17-001

April L. Rarick  
3324 Music Lane  
Grand Jct., Colo. 81506  
2945-023-17-018

Richard C. Herald  
140 Willowbrook Road  
Grand Jct., Colo. 81506  
2945-023-04-007

Harriette C. Soper  
3026 Northridge Dr.  
Grand Jct., Colo. 81506  
2945-023-17-002

W. L. Webb  
3334 Music Lane  
Grand Jct., Colo. 81506  
2945-023-17-019

Patrick M. Kephart  
2491 I Road  
Grand Jct., Colo. 81505  
2945-023-13-003

Jerry A. Bartley  
3038 Northridge Dr.  
Grand Jct., Colo. 81506  
2945-023-17-003

Russell D. Doran  
3350 Music Lane  
Grand Jct., Colo. 81506  
2945-023-17-020

Harry K. Webster  
629 Sage Court  
Grand Jct., Colo. 81506  
2945-023-13-004

Michael R. Hoffman  
311 Music Lane  
Grand Jct., Colo. 81506  
2945-023-17-011

Herbert A. Hirschman  
324 Music Lane  
Grand Jct., Colo. 81506  
2945-023-19-003

# PUBLIC NOTICE POSTING

The posting of the public notice is to make the public aware of development proposals. The requirement and procedure for public notice sign posting is required by the Grand Junction Zoning and Development Code.

In order to expedite the posting of public notices, the following procedure has been prepared to assist petitioners in posting the required signs on their properties.

\*\*\*\*\*

All petitioners/representatives will receive one phone call advising them of the date the sign is to be picked up. If the sign has not been picked up by the required date, the project will not be scheduled for the public hearing. A deposit of \$50.00 is required for each sign. You are encouraged to deposit with a check, but cash is accepted.

Signs must be posted in a location, position and direction so that:

- 1) It is in an accessible and readable place.
- 2) It may be easily seen by passing motorists and pedestrians.

Also, the sign shall remain posted until such time as the proposal has been through a public hearing by the Grand Junction Planning Commission or the City Council (whichever is applicable).

Department staff will field check the property to ensure proper posting of the public notice sign. If the sign is not in an appropriate place, the item will not be heard.

\*\*\*\*\*

After being heard by the Grand Junction Planning Commission or the City Council, all signs must be returned to the Planning Department within one week. The Petitioner's deposit will be returned at that time. If the sign is not returned, the deposit will be used to replace the sign.

I have read the above information and agree to its terms and conditions.

SIGNATURE

Pat Edwards

\*\*\*\*\*

(to be completed by staff)

DATE CALLED TO PICK UP SIGN 9-21-88

SIGN MUST BE PICKED UP AND POSTED BEFORE 9-23-88

LOCATION TO BE POSTED Visible to Roadways

DATE SIGN PICKED UP 9-22-88 DEPOSIT RECEIPT NO. 14489

FILE NUMBER 38-88

DATE OF COURTESY REMINDER CALL TO RETURN SIGN 10/7/88

DATE SIGN RETURNED 10/10/88 RECEIVED BY RP

**CITY  
PLANNING**

**DEPARTMENT** 250 North Fifth St. Grand Junction, CO 81501

2 signs

We the undersigned of Northridge Estates and adjoining areas oppose changing the zoning designation of Northridge Filing Four from Residential, Single Family, 4 Units Per Acre (RSF-4) to Planned Residential, 14 Units Per Acre (PR-14).

NAME	ADDRESS
1. <del>David B. Summers</del>	360 Northridge Dr
2. <del>Jim [unclear]</del>	
3. Charles Kent	354 Northridge Dr
4. Gudrun Rice	354 Northridge Dr.
5. Linda [unclear]	3350 music Ln.
6. Edna Ziegler	340 Northridge
7. Nathan Ziegler	340 Northridge
8. Janice [unclear]	351 Northridge
9. Paula & Don Knight	357 Northridge
10. J.K. [unclear]	363 Northridge
11. Russell D. [unclear]	3350 MUSIC LN.
12. <del>[unclear]</del>	325 NORTHBRIDGE DR
13. Joyce Proutz	222 Willowbrook
14. Lewis Proutz	222 Willowbrook
15. Roger Shenkel	3333 Music Lane
16. Rita Shenkel	3333 Music Ln.
17. William F. [unclear]	334 NORTHBRIDGE DR 81706
18. [unclear]	3304 Music Ln
19. [unclear]	140 Willowbrook Rd.
20. Phillip J. Carter	3362 Northridge Dr
21. [unclear]	3362 Northridge Dr
22. [unclear]	3334 music lane
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We the undersigned of Northridge Estates and adjoining areas oppose changing the zoning designation of Northridge Filing Four from Residential, Single Family, 4 Units Per Acre (RSF-4) to Planned Residential, 14 Units Per Acre (PR-14).

NAME	ADDRESS
1. <i>Valerie Blackman</i>	<i>3112 Northridge Dr</i>
2. <i>Joseph Casuel</i>	<i>3324 Music Lane</i>
3. <i>Spacia Summers</i>	<i>360 Northridge Drive</i>
4. <i>Robert H. Ruygeri</i>	<i>3314 Music Lane</i>
5. <i>Urban Ruygeri</i>	<i>3314 Music Lane</i>
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From Office

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We the undersigned of Northridge Estates and adjoining areas oppose changing the zoning designation of Northridge Filing Four from Residential, Single Family, 4 Units Per Acre (RSF-4) to Planned Residential, 14 Units Per Acre (PR-14).

NAME	ADDRESS
1. Janet Myer	3343 Norwalk St
2. Susie Johnson	3320 Norwalk St
3. Jim Schmitt	3403 NORWALK ST.
4. Johanna G. Daniel	3359 Star Court
5. Anna Simpson	3333 Star Court
6. Dave Simpson	3333 Star Court
7. H R Smith	3332 Star Ct.
8. Jo Raposo	3350 Star Ct
9. Jerry Perry	3333 NORWALK ST.
10. Alice Christensen	3330 Norwalk
11. Jane Linden	3350 Norwalk
12. Paul H. Perry	3350 Norwalk
13. Marie & Helen Nauer	3363 Norwalk St
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From Office

We the undersigned of Northridge Estates and adjoining areas oppose changing the zoning designation of Northridge Filing Four from Residential, Single Family, 4 Units Per Acre (RSF-4) to Planned Residential, 14 Units Per Acre (PR-14).

NAME

ADDRESS

1. *Naucy A. Petersburg* 3139 Cloverdale Ct.
2. *Gregory W. Petersburg AD* 3139 Cloverdale Ct., Grand Junction
3. *Richard L. Fowler* 3137 Cloverdale Ct. Grand Jct.
4. *Pat Hauer* 3037 Cloverdale Ct.
5. *Clint Hauer* 3037 Cloverdale Ct.
6. *Karex Walters* 3111 CLOVERDALE CT.
7. *Jan Chapman* 3138 Cloverdale Ct.
8. *Joey Behrman* 3126 Cloverdale Ct. GJ Co
9. *Dionis Jacobson* 3126 Cloverdale Ct. Grand Jct.
10. *John Colosimo* 3125 Cloverdale Ct G.J. Colo
11. *Yuse Colosimo* 3125 Cloverdale Ct GJ Co
12. *Waldemar Krebill* 3112 Cloverdale Ct. G.J. Co.
13. *Margaret Krebill* 3112 Cloverdale Ct. G.J. Co.
14. *Jim WALTERS* 3111 Cloverdale Ct. Grand Jct Co.
15. *Carolyn Behrman* 3025 Cloverdale Ct. Grand Jct. Co 8/506
16. *Wanda Notthman* 3138 Cloverdale Ct. Grand Jct. Co.
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#3038

Original  
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From Office

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We the undersigned of Northridge Estates and adjoining areas oppose changing the zoning designation of Northridge Filing Four from Residential, Single Family, 4 Units Per Acre (RSF-4) to Planned Residential, 14 Units Per Acre (PR-14).

NAME	ADDRESS
1. Greg & JEAN COREN	3025 Northridge
2. Ron and Sharon Gray	3009 Northridge Dr.
3. H. and Cora Hill	145 Willowbrook Rd
4. James M. Flynn	165 Willowbrook Rd.
5. Rich Herald	140 Willowbrook Rd.
6. Jean & Lloyd Esterson	221 Willowbrook Rd.
7. MIMI SERRA	225 Willowbrook Rd.
8. Carole Cranston	308 Willowbrook Rd.
9. Lloyd David	220 Willowbrook Rd
10. June Davis	220 Willowbrook Rd
11. W. G. L. L. L.	150 " "
12. S. L. Baldwin	3010 Northridge Dr. S.D.
13. S. L. Baldwin	3010 " " "
14. Ann Reddin	3010 Cloverdale Ct. S.D.
15. Tom Morrison	3038 CLOVERDALE CT. C.O.S.
16. John Brink	3140 Cloverdale Ct. 65
17. Debbie Brink	3140 Cloverdale Ct.
18. Tony Hughes	3024 Cloverdale Ct.
19. Judy & Bentley	3038 NORTH RIDGE DR
20. Frances Bentley	3038 Northridge Dr.
21. Paul Juarez	3037 Northridge Dr.
22. Dick & Paul	3037 Northridge Dr
23. Patsy Engler	3111 Northridge Dr
24. Sheila Menzel	3125 Northridge
25. Linda Brackelberg	3138 Northridge

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We the undersigned of Northridge Estates and adjoining areas oppose changing the zoning designation of Northridge Filing Four from Residential, Single Family, 4 Units Per Acre (RSF-4) to Planned Residential, 14 Units Per Acre (PR-14).

NAME	ADDRESS
1. Lorraine Elliott	3336 Northridge Dr. G.J.
2. <del>Lorraine Elliott</del>	" " " "
3. Marie Hoffert	3328 Northridge Dr. G.J.
4. <del>Marie Hoffert</del>	" " " "
5. Judy Martin	3241 Northridge G.J.
6. <del>Judy Martin</del>	308 Northridge Dr. G.J.
7. <del>John M. Dampert</del>	326 Northridge Dr. G.J.
8. John Dampert	326 Northridge Dr. G.J.
9. John Bay	3422 Northridge Dr. G.J.
10. James Remington	3337 Northridge Dr. G.J.
11. <del>John Remington</del>	3337 Northridge Dr. G.J.
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We the undersigned of Northridge Estates and adjoining areas oppose changing the zoning designation of Northridge Filing Four from Residential, Single Family, 4 Units Per Acre (RSF-4) to Planned Residential, 14 Units Per Acre (PR-14).

NAME	ADDRESS
1. Terry Neaton	3321 Northridge Dr
2. Debbie Neaton	3321 Northridge Dr
3. Roger Davis	3225 Northridge
4. David V. Chester	3330 New York ST.
5. Suzanne Davis	3225 Northridge Dr.
6. Dorothy Buscho	3211 Northridge Dr.
7. Lawrence Neaton	3313 Northridge Dr.
8. Carol Gregersen	3313 Northridge Dr.
9. Char Miller	3320 Northridge Dr.
10. Dixie Fulkner	3329 Northridge Dr.
11. Ann A. Raker	3343 Northridge Dr.
12. Malcolm Larson	3349 Northridge Drive
13. Lenora Larson	3349 Northridge Dr.
14. Kay Keams	3361 Northridge Dr.
15. Roy Keams	3361 Northridge Dr.
16. Jerry Mitchell	3411 Northridge Dr.
17. Janie Mitchell	3411 Northridge Dr.
18. Don Kean	3421 Northridge Dr.
19. Ken Doba	314 Northridge Dr.
20. Ann Raker	314 Northridge Dr.
21. Cheryl Martin	325 Northridge Dr.
22. Mavis Jones	3410 Northridge Dr.
23. Paul B. Jones	3410 Northridge Dr.
24. Claire Mutter	3352 Northridge Dr.
25. Richard A. Mutter	3352 Northridge Dr.

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We the undersigned of Northridge Estates and adjoining areas oppose changing the zoning designation of Northridge Filing Four from Residential, Single Family, 4 Units Per Acre (RSF-4) to Planned Residential, 14 Units Per Acre (PR-14).

NAME	ADDRESS
1. MR Hoffman	311 Music Lane
2. Ed Wilson	230 " "
3. Kathleen Wilson	230 " "
4. Fred Aldrich	340 Music Lane
5. Nancy W. Aldrich	340 Music Lane
6. Terence L. Larson	357 Music Lane
7. Diane G. Larson	357 Music Lane
8. John P. Hamley	361 Music Lane
9. Sue Hamley	361 Music Lane
10. Jaylene Thompson	325 Music Lane
11. Diana L. Hoffman	311 Music Lane
12. David J. Larson	303 Music Ln
13. Suzanne Fredrickson	303 Music Ln
14. Al Schoenborn	341 Music Ln
15. Maria A. Schoenborn	341 Music Ln
16. Richard Arhons	325 Music LN
17. Susan J. Hermit	237 Music Lane
18. H.A. Furchman	324 Music Lane
19. Bernice V. Furchman	324 Music Lane
20. C.C. Talbot	356 Music Lane
21. Betty J. Talbot	356 Music Lane
22. W.A. Bruce Phillips	310 Music Lane
23. Lynn Archibald	3603 Northridge Dr
24.	
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# REVIEW SHEET SUMMARY

FILE NO. 38-88 TITLE/HEADING Rezone & Preliminary Plat & Plan DUE DATE 9/20/88

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Colson and Colson Construc-  
tion Location: East of 1st Street, W. of Horizon Place, North of Independent Ranch-  
man's Ditch Acres: 28

PETITIONER ADDRESS P.O. Box 1411, 2741 12th Street, S.E. Salem, OR 97307

ENGINEER same

DATE REC.            AGENCY                    COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED  
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

9/20/88	Public Works	The second to the last course on the legal description reads N 00° 00' 00" W. According to the drawing, it should read N 00° 00' 59" W. Centerline bearings, distances, and curve data needs to be shown for all streets. Lot dimensions need to be shown for lots 1 through 5 and 7 through 11. The Point of Beginning on the drawing should read "Southeast Corner" of lot 16. The plat shows an encroachment into lot 15, block 2 of Northridge Filing #3. This needs to be clarified or corrected.
9/20/88	Development Dept.	This is a request for a rezone from RSF-4 to Planned Residential PR-14 on Filing 4 (Phase One) only, and a preliminary plat and plan for both Filing 4 and Filing 5. Details and outstanding issues must be resolved regarding the boundary line adjustment for lot 15, block 2 of Filing #3 prior to the rezone of Filing #4. Outstanding submittal items (as outlined in the petitioner's letter dated September 16, 1988) must be received by Thursday, September 29, 1988 in order to resolve any technical concerns remaining. All other review agency comments must be satisfied prior to the public hearing.
9/20/88	Police Dept.	No problems noted.
9/20/88	Ute Water	Previous review comments on Northridge Filing #4 have reflected the need to create a looped water system in conjunction with future development. Ute has an 8" main in North 1st Street (current single source of supply for Filings #1, #2, and #3) and an 8" main in North 7th Street. Existing water lines in Northridge Drive, Norwalk Street, Music Lane, and Kingswood Drive are all 6" lines, providing adequate domestic services and fire protection for the existing development. Ute is opposed to the ROW vacation of North Bluff Drive and the existing Kingswood Drive until or unless an 8" water main is installed within the ROW of Northridge Drive south of Filing #1 and within the ROW of Kingswood Drive south of Filing #2, and connected to existing lines within these two filings. Additional 8" line should be installed on easterly in Kingswood Drive to Horizon Place and east in Horizon Place to interconnect with the 8" line in 7th Street. A 6" line should be installed in Horizon Place between the existing 6" line in Northridge Drive and the new 8" line at Kingswood Drive. The resulting looped water system will provide adequate supplies for the entire subdivision. Policies and fees in effect at the time of application will apply.
9/9/88	Mtn. Bell	No objections.
9/6/88	Parks/Rec.	Need appraisal for open space fee determination.

9/9/88 Grand Jct. Drainage

This development drains into the Independent Ranchman's Ditch, Horizon Drive Channel. There are no open drain ditches nor tiled drain lines maintained by the Grand Junction Drainage District to or through the site. There are no adopted or proposed plans of the Drainage District to install or extend new drains or ditches to or through the property. No information was provided to evaluate existing ground water conditions.

9/10/88 Grand Valley Irrigation

Some concerns of ours are as follows: 1) Any future structures or fencing, especially in lots, 1, 2, 3 and 26 through 39 which may be back yard borders, be at least 20' from the water's edge or from the top of the slope on canal side to that 20' mark or to the toe of the slope, and that proposed covenants of the subdivision include restrictions on any dumping or placing of debris or substances outside these borders into canal ROW not to enhance fire hazards, unsightly conditions, and obstruct the canal company's normal business and maintenance, 2) It is our suggestion that any development or construction along upper portion of filing does not disturb existing slopes adjacent to Main Line Canal as not to cause seeping from canal due to the elevation difference in canal and development site, 3) Will lots 26 through 39 be large enough for dwelling sites after Canal Co. ROW is honored on south borders? 4) Necessary provisions must be made for the existing pumps and water line that feeds homes on east side of Northridge off the Main Line Canal south of lot 3.

9/14/88 Fire Dept.

The following is to be met by your fire protection (sic): 1) An automatic sprinkler sytem throughout the center, 2) An approved fire alarm and smoke and heat detector system installed in accordance with required codes, 3) Adequate access to the facility for fire fighting and emergency services, 4) Four fire hydrants are needed in and around the facility and street (contact our office for placement and line size). Please contact our office for more information on the above comments. 244-1414

9/22/88 City Engineer

**LATE**

Geometric description of road rights-of-way are not shown on plats. Will need to complete review of final plat. Recommend widening right-of-way through the curve on Horizon Place in front of retirement residence to provide width for left-turn lane and on-street parking. Parking lot at retirement residence should be sized to provide adequate visitor parking. Many vehicles are parking on the street at Mesa View Retirement Residence. Will require that 50' right-of-way be provided for future connection of east end of Willowbrook Road to Kingswood Drive. Willowbrook Road should be extended from Kingswood Drive to the Ranchman's Ditch by the petitioner. Quantities used in improvements agreement should include development of entire property in Filing #4. Many unit prices used in improvements agreement are below current construction costs. No objections to the general layout of lots and roads on preliminary plats.

9/22/88 Public Works Dept.

**LATE**

City water is available and is to be used. The city line is an 8" currently extended from 7th Street west in Horizon Place, and serves Mesa View Retirement Residence. This line can be extended to serve the Grand Junction Retirement Residence of Northridge Filing #4, Phase One. Sewer service is available in the following sewers: Kingswood Drive--8" will need to be extended; Horizon Drive Interceptor--15" line currently serves the area and runs along the Ranchman's Ditch.

9/26/88 Public Service gas:

electric:

May require additional easements once points of service are established.

Easements will be required on final plat prior to approval.

**LATE**

*Pl. Passed up 9/22/88  
all others mailed  
on 7/22/88*



# development summary



File # 38-88 Name Northridge Filing #4 & 5 Date 10/6/88

\* FOR CITY COUNCIL INFORMATION ONLY -- A FUTURE HEARING IS PROBABLE

**PROJECT LOCATION:** East of North 1st Street, west of Horizon Place, and north of the Independent Ranchman's Ditch.

**PROJECT DESCRIPTION:** A request for a preliminary subdivision plat and development plan for both filing #4 and #5, and a rezone on filing #4 from PR-4 to PR-14 to allow a greater density of residential units.

## REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO*		TECHNICAL REQUIREMENTS	SATISFIED NOT SATISFIED*	
	YES	NO*		SATISFIED	NOT SATISFIED*
Complies with adopted policies			Streets/Rights Of Way		
Complies with adopted criteria			Water/Sewer		
Meets guidelines of Comprehensive Plan			Irrigation/Drainage		
			Landscaping/Screening		
			Other: _____		

\* See explanation below

Many technical issues are outstanding but will be negotiated and resolved prior to filing a final plat and plan (if the preliminaries are approved).

### STATUS & RECOMMENDATIONS:

A large number of Northridge residents spoke out against the proposed rezone as well as portions of the plat and plan. Major opposition was to the plan to build another "Mesa View Retirement Home" in the middle of single family residences.

### Planning Commission Action

Planning Commission voted to table the item to allow negotiations between neighbors and the petitioner in the hopes that an acceptable design can be reached. The next P.C. hearing will be November 1.

#38-88  
Original  
Do NOT Remove  
from Office

# development summary



File # 38-88 Name Northridge # 4 & 5 Date 12/14/88

**PROJECT LOCATION:** East of First Street, West of 7th Street and North of Patterson Road.

**PROJECT DESCRIPTION:** Rezone from PR-4 to PR 38-88 (density of 12.9 residential units per acre) and Preliminary Plat & Plan for Filing #4; Preliminary Plat & Plan only for Filing #5. Colson & Colson, Inc. is the developer with Mr. Pat Edwards as their representative.

## REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE			TECHNICAL REQUIREMENTS		
	YES	NO*		SATISFIED	NOT SATISFIED*
Complies with adopted policies	X		Streets/Rights Of Way	X	
Complies with adopted criteria		X	Water/Sewer	X	
Meets guidelines of Comprehensive Plan	X		Irrigation/Drainage	X	
			Landscaping/Screening	X	
			Other: <u>Agreements, C.C.R.'s</u>		X

\* See explanation below

\*Rezone Criteria (Section 4-4-4) - the compliance to rezone criteria has been questioned, i.e.:

- Was existing zone an error?
- Has there been a change in the character of the neighborhood?
- Is the proposed rezone compatible with the surrounding area?

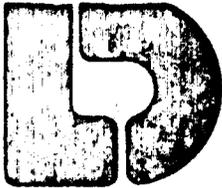
\*Numerous agreements have been reached between the developer and certain neighbors regarding access easements, roads, irrigation relocations, property transfers and open space.

\*Codes, covenants and restrictions (C.C.R.'s) are being negotiated which include reciprocal covenants between Colson & Colson property and the existing Northridge & Willowbrook subdivisions.

**STATUS & RECOMMENDATIONS:** The current proposal is the third plan for the "retirement area" included in Filing #4. Previous Plans created obvious impacts on adjacent single-family neighbors, and the roadways were unpopular. Neighborhood opposition is primarily focused on the change from the 1984 proposal for single family dwellings and the appropriateness of allowing a 105 unit building near existing single family dwellings.

### Planning Commission Action

On November 22, 1988, the Planning Commission recommended denial of the rezone. Subsequent a revised plan was submitted and on December 13, 1988, the Planning Commission recommended approval of the rezone and preliminary plats & plans subject to numerous conditions which must be included in the upcoming Final Plat & Plan proposal. Neighbors are appealing the Plan to City Council (the rezone will automatically be heard by City Council).



Lincoln DeVore

1000 West Fillmore St  
Colorado Springs, Colorado 80907  
(303) 632-3593  
Home Office

October 17, 1977

Thomas W. Folkestead  
530 Main Street  
Grand Junction, CO 81501

Re: SUBSURFACE SOILS INVESTIGATION  
NORTHRIDGE ESTATES NO. 3  
GRAND JUNCTION, COLORADO

Gentlemen:

Attached herewith is the report concerning a subsurface  
soils investigation for the Northridge Estates No. 3  
subdivision located near Grand Junction, Colorado.

Respectfully submitted,

LINCOLN-DEVORE TESTING LAB.

*Robert L. Bass*

Robert L. Bass,  
Civil Engineer

*George D. Forris*  
Reviewed by George D. Forris, P. E.

RLB/sam

LDTL Job No. 17994, J-15

cc: 3 - Paragon Engr. - P.O. Box 2872-Grand Jct.

#3888  
Original  
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2700 Highway 50 West  
Pueblo, Colo 81003  
(303) 548-1150

P.O. Box 1427  
Glenwood Springs, Colo 81601  
(303) 945-6020

109 Rosemont Plaza  
Montrose, Colo 81401  
(303) 249-7838

P.O. Box 607  
Gunnison, Colo 81230  
(303) 641-2276

P.O. Box 1643  
Rock Springs, Wyo 82901  
(307) 382-2649

ABSTRACT:

The contents of this report are a sub-surface soils investigation and foundation recommendations for a proposed residential subdivision to be located northeast of the intersection of 26 Road and F Road, northwest of Grand Junction, Colorado. The portion of the subdivision under study at this time consists of 53 building lots. These lots are assumed to be for single family residential units. At present, the Laboratory has not seen a set of construction drawings for any of the proposed buildings.

After consideration of the investigation and testing program described herein, it is our recommendation that a shallow foundation system be used to carry the weight of the proposed structures in this subdivision. The engineering properties of the soils near the ground surface were noted to vary at different locations throughout the subdivision. Therefore, it is recommended that the open foundation excavations be inspected prior to placement of forms and pouring of concrete to establish the proper design parameters for that particular building lot. The majority of soils found throughout the subdivision are expansive and, therefore, foundations must be designed with the expansive nature of these materials in mind. The bottoms of all foundations should be located a minimum of 3 feet below finished exterior grade, or as dictated by local building codes, for frost protection.

Contact pressures along the exterior load bearing walls should be balanced to within  $\pm 500$  psf at all

points. Isolated interior column pads should be designed for unit loads of approximately 200 psf in excess of the average selected for the exterior walls. Balancing should be accomplished using the dead load plus one-half the live load. All stem walls for continuous footings should be designed as grade beams capable of spanning at least 10 feet.

Adequate drainage must be provided at all times. Water should never be allowed to pond above the foundation materials. All floor slabs on grade should be free to act independently of structural portions of the building.

More detailed recommendations can be found within the body of this report. All recommendations are subject to the limitations set forth herein.

The purpose of this investigation was to determine the general suitability of the site for construction of a number of lightweight residential structures. Characteristics of the individual soils found in the test borings were examined for use in designing foundations for these buildings.

The proposed site of the subdivision is located in the northwestern portion of Grand Junction, Colorado, northeast of the intersection of 26 Road and P Road. This site is located approximately 1.5 miles northeast of the Colorado River and approximately 2.5 miles north of the junction of the Colorado River and the Gunnison River.

The topography of the site is that of a small knoll on a hillside, sloping in a southerly and southwesterly direction. Drainage of the site after construction will be controlled by the buildings and roads and will, therefore, be variable. The runoff will flow either to the Grand Valley Canal at the northern boundary of the site or to the Independent Ranch Ditch south of the site. All runoff will eventually enter the Colorado River. A closed depression exists, running from east to west for the entire width of the proposed subdivision. Steps should be taken to insure proper drainage of this depression before construction in the depression area.

The soils on the site appear to be alluvial in origin, being deposited by rill wash from the Kanab Shale outcropping north and west of the site and by overbank wash

from the Colorado River. Due to the nature of the deposition of this soil, it is highly stratified and somewhat unpredictable. The soil characteristics at various points throughout the subdivision can be expected to vary somewhat from those found during the sub-surface exploration.

The soils of this upper level have been deposited on the dense cobbles and boulders of the Colorado River terrace. The depth of this terrace material is not known. This terrace is believed to lie directly on formational Mancos Shale. The Mancos Shale is characteristically a dark gray to black, soft shale with thin sandstone layers occurring at various elevations. Formational shale was not encountered in any of the test borings drilled on this site. It is not anticipated that this shale will affect the proposed buildings and foundations.

## BORINGS, LABORATORY TESTS & RESULTS:

Seven test borings were drilled in the proposed subdivision as indicated on the attached Test Boring Location Diagram. The subsurface profile established by the test borings is reasonably uniform and it was felt that no additional test borings would be required at this time. All borings were drilled with a power-driven, continuous auger drill. Samples were taken with the standard split spoon sampler, with thin-walled Shelby tubes and by bulk methods.

Three different soil types were identified across the subdivision in the subsurface exploration program performed, as indicated on the attached drilling logs. Because of the method of deposition of these soils, they were found to be highly stratified and quite variable containing numerous lenses of fine sands, silts and clays. Also, there were differences in the engineering characteristics of these soils, particularly in their density and moisture content. More precise engineering characteristics of these three soil types are shown on the attached summary sheets. The following discussion will be general in nature.

Soil Type No. 1 classified as a low plasticity silt (ML). This is the predominant soil type in Borings No. 1, 2, 3, 4 and 5 at the surface. It is also found at a depth of 15 to 20 feet in Borings No. 2 and 4. This material was found to contain numerous lenses of fine sands and low plasticity clays. It is of low plasticity and low permeability. It is found in variable density states across the site. It has a tendency to expand

against load upon the addition of moisture. It also has a tendency to true long term consolidation if it is overloaded, but under the anticipated loading conditions, consolidation settlements should not create a problem. The bearing capacity of this soil was found to be variable, depending upon the density and moisture conditions. Typical bearing values for this soil in a dry, dense condition would be 3000 psf maximum allowable and 1000 psf minimum bearing required. Typical bearing values for this soil in a loose, moist condition would be 1800 psf maximum allowable and 500 psf minimum bearing required. This soil was found to contain sulfates in detrimental quantities.

Soil Type No. 2 and Soil Type No. 3 were both classified as low plasticity clays (CL) of fine grain size. These soils varied from each other slightly in terms of grain size and plasticity characteristics. Their performance as a foundation material, however, should be similar and, for purposes of this discussion, they are grouped together. This type of soil was found in varying quantities in all borings drilled. It was the predominant surface material in Borings No. 6 and 7. Soil Types No. 2 and 3 tend to be highly stratified containing layers of silts, very fine grained sands, and clays. The density of this material varied considerably across the subdivision. These soils are generally plastic, of low permeability, and of low to medium density. They have a distinct tendency to expand upon the addition of moisture. They also have a tendency to long term consolidation if overloaded. However, if the allowable bearing values given in

this report are not exceeded, it is not anticipated that consolidation settlement will create a problem. As mentioned earlier, these clays contain silt and sand layers and these layers will probably control the bearing. Therefore, typical bearing values for this material would be the same as those given for Soil Type No. 1. These soils were found to contain sulfates in detrimental quantities.

Free water was not noted in any of the borings. The free water table is believed to be at sufficient depth that it will not have any effect on any of the foundations in this area.

## CONCLUSIONS & RECOMMENDATIONS:

It is assumed that the buildings to be constructed in this area will be single family residential units and, therefore, the foundation loads will be light in magnitude. Since no specific information concerning the magnitude of the foundation loads has been provided the laboratory at this time, the recommendations herein must be general in nature. The laboratory should be informed of any special loads or unusual design conditions, in order that changes in the recommendations may be made, if necessary. However, based upon our analysis of the soil conditions and project characteristics previously outlined, the following recommendations are made.

It is our recommendation that a shallow foundation system consisting of continuous footings beneath bearing walls and isolated spread footings beneath columns and other points of concentrated load be used to carry the weight of the proposed buildings. It should be noted, in this case, that the term footing includes the wall on grade or no footing type of foundation. Shallow foundations on this site may consist of either footings, "no footings", or voids under foundation walls, depending upon the building loads and the characteristics of the soils under the foundation. Because of the variability of engineering characteristics encountered across the site, specific design parameters can best be established after completion of excavation for foundation construction. It is recommended that each site be evaluated on an individual basis.

where the soils were found in a relatively dense, dry condition, they will have a higher bearing capacity, but they will also have a higher potential for swell. A typical bearing capacity for these dense, dry soils would be 3000 psf maximum. However, a minimum dead load pressure of 1000 psf must be maintained to counteract swell. The use of a 'no footing' foundation or a voided foundation may be required in order to maintain this pressure.

When the soils are found in a loose, moist condition, the swell potential will be less, but so will the allowable bearing capacity. Typical bearing values for these soils in the loose, moist condition are 1200 psf maximum and 500 psf minimum dead load. A standard footing type foundation which will maintain the 500 psf minimum dead load pressure would be usable in most cases and it is doubtful that the foundation stresses for a residential building will exceed the 1200 psf maximum allowable bearing capacity. One area, in particular, where the soil may be in a loose, moist condition is in the closed depression that runs across the center of the site from east to west.

Again, it is stressed that each excavation must be inspected prior to the construction of forms or placement of concrete in order to determine the best foundation alternative for that particular site.

Regardless of the area of construction or the type of foundation system used, it is recommended that the building be balanced to lower the possibility of differential

movement beneath the structure. The building should be balanced so that the total load on the soil is approximately the same around the entire building. This can be accomplished by placing narrow footings beneath lightly loaded walls and wider footings beneath more heavily loaded walls. If the structure is to be a single-story, slab on grade with no basement, balance should be accomplished using the dead load only. If the building is to be a multi-storied building or a single story building with basement, balancing should be accomplished using the dead load plus one-half the live load. Using whichever criteria is applicable, the building should be balanced so that the loads along the exterior walls are within 500 psf at all points. Isolated interior column pads should be designed for unit loads of approximately 200 psf greater than the average selected for the exterior walls. The balancing requirements as well as the required minimum dead load pressures in the high expansion areas can be met by the judicious use of voids beneath walls.

In order to make the structure somewhat more rigid and to spread the loads more evenly around the building, it is recommended that all stem walls of the structures be designed as grade beams capable of spanning at least 10 feet. Horizontal reinforcement should be placed continuously around the structure with no gaps or breaks in the reinforcing steel unless they are specially designed. All beams should be reinforced at both top and bottom. The majority of the reinforcement should be placed

near the top of the beam.

Where building floor slabs are to be used, they may be placed directly on grade or over a compacted gravel blanket of 4 to 6 inches in thickness. If this gravel bed is chosen, it must be provided with a free drainage outlet at the surface and must not be allowed to act as a water trap.

All floor slabs on grade should be constructed so as to act independently of the columns and bearing walls. In addition, concrete floor slabs on grade should be placed in sections no greater than 25 feet on a side. Deep construction or contraction joints should be placed at these lines to facilitate even breackage. This will help reduce unsightly cracking caused by any differential movement.

Adequate drainage must be provided in the foundation area both during and after construction to prevent the ponding of water. The ground surface around all buildings should be graded so that the surface water will be carried quickly away from the structure. Minimum gradient within 10 feet of the building will depend upon the surface landscaping. Bare or paved areas should have a minimum gradient of 2% while landscaped areas should have a minimum gradient of 5%. Roof drains should be carried across all backfilled areas and discharged well away from the structures. If positive surface drainage cannot be maintained around the buildings, a subsurface peripheral drain including an adequate gravel collector and sand filter should be constructed around the exterior of the building at foundation level.

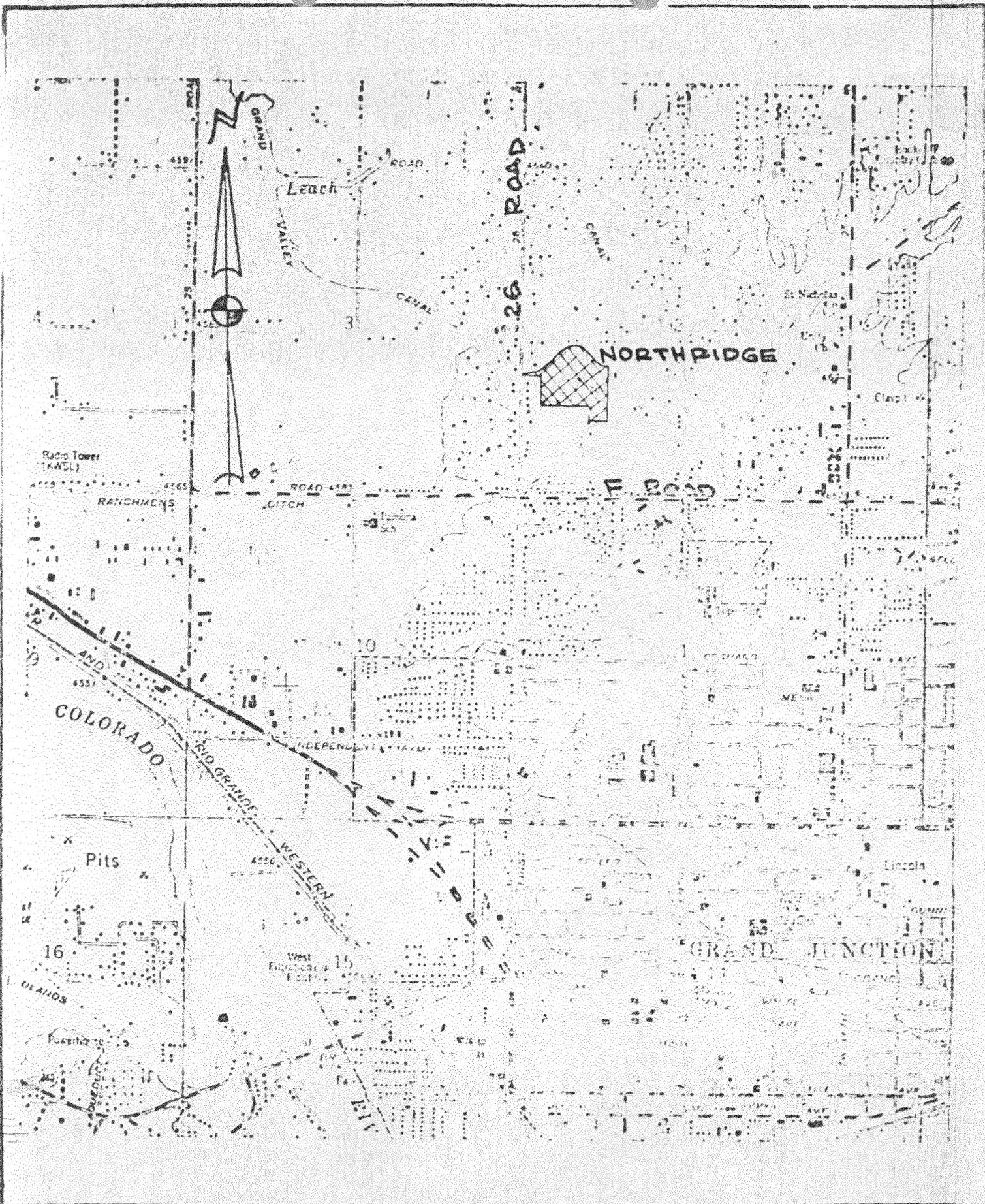
To give the buildings extra lateral stability and to aid in the rapidity of runoff, all backfill around the structures and in utility trenches leading to the structures should be compacted to at least 90% of the maximum Proctor dry density, ASTM D-698. The native soils encountered on the site could be used as backfill material. Compaction should be carried out at approximately the Proctor optimum moisture content of the soil, plus or minus 2%. Backfill should be compacted to the required density by mechanical means. No water flooding techniques of any type should be used in the placement of fill on this site.

All soils found on this site were noted to contain sulfates in detrimental quantities. For this reason, it is recommended that all concrete which will be in contact with the soils on this site be made using a Type II Cement. Under no circumstances should calcium chloride ever be added to a Type II Cement. In the event that Type II Cement is difficult to obtain, a Type I Cement may be used; however, the concrete should be separated from the soils by water resistant membranes.

Some data was obtained concerning the surface soils to determine their general characteristics as a pavement base and subbase. Samples of the surface soils encountered were evaluated using the AASHTO-Carmay method. Testing performed on Soil Type No. 1 indicates that an R-value of 9 may be used for pavement design for roadways on this material.

It is believed that all pertinent points concerning the subsurface soils on this site have been covered in

this report. If soil types and conditions other than those outlined herein are noted during construction on the site, these should be reported to the Laboratory so that changes in recommendations can be made, if these are necessary. If questions arise or further information is required, please feel free to contact the Laboratory.

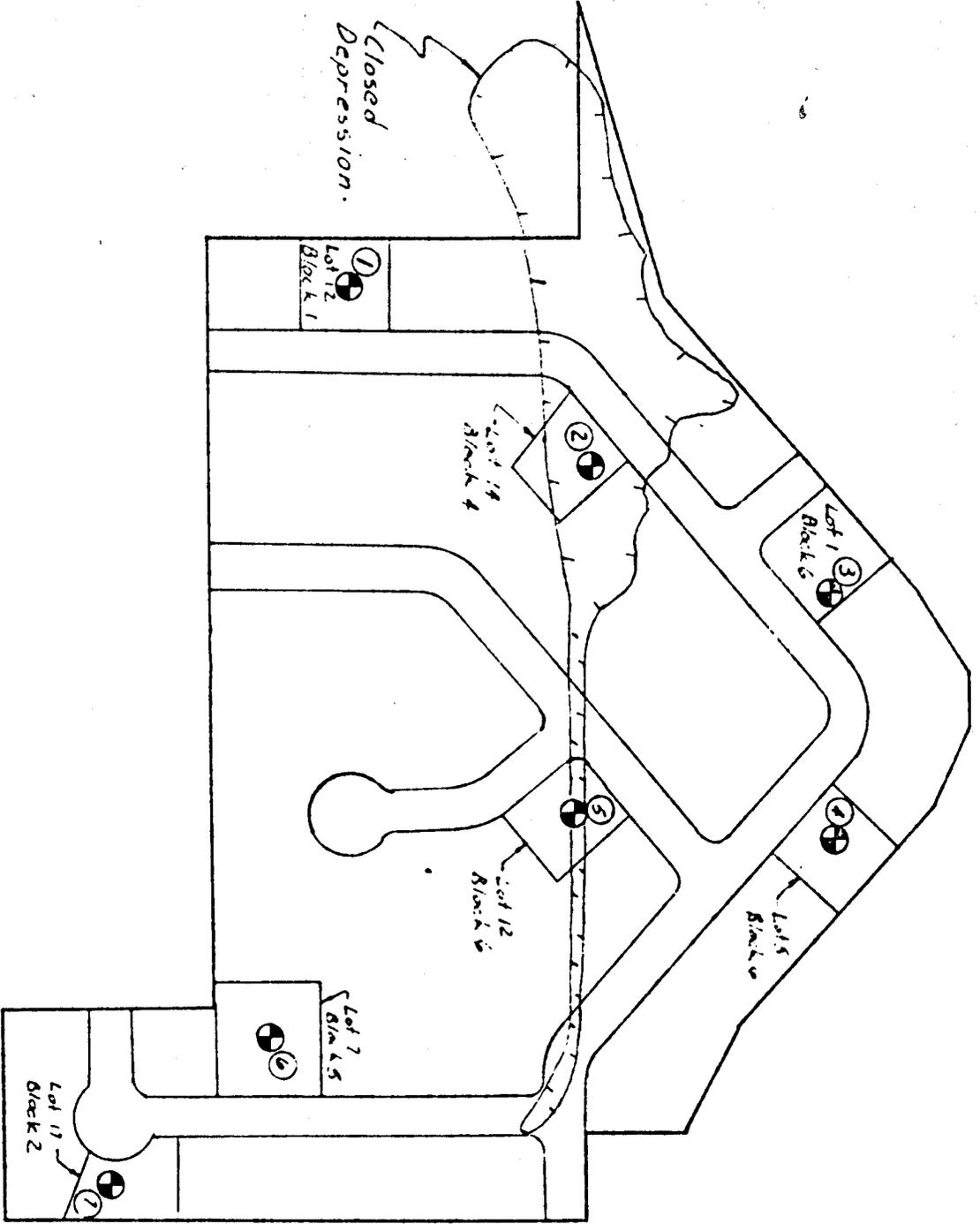


GENERAL SITE LOCATION DIAGRAM  
 NORTH RIDGE SUBDIVISION - FILING # 3

THE LINCOLN-DEVORE TESTING LABORATORY  
 COLORADO: Colorado Springs, Pueblo, Glenwood Springs, Montrose, Gunnison, WYOMING: Rock Springs

Test Boring Location Diagram No. Three  
Northridge Estates Filing No. Three  
Grand Junction, Colorado

THE LINCOLN-DOVORE TESTING LABORATORY  
COLORADO Colorado Springs, Pueblo, Glenwood  
Springs, Montrose, Gunnison,  
WYOMING Rock Spn



Scale: 1" = 200'

**SUMMARY SHEET**

Soil Sample ML (CLAYEY)  
 Location Northridge Estates #3  
 Boring No. 1 Depth 10'  
 Sample No. 1

Test No. 17994  
 Date 10-4-77  
 Test by SMS

Natural Water Content (w) \_\_\_\_\_ %  
 Specific Gravity (Gs) \_\_\_\_\_

In Place Density ( $\gamma_c$ ) \_\_\_\_\_ pcf

**SIEVE ANALYSIS:**

Sieve No.	% Passing
1 1/2"	
1"	
3/4"	
1/2"	
4	100
10	99.8
20	99.0
40	98.6
100	91.0
200	75.0

Plastic Limit P.L. 16.7 %  
 Liquid Limit L.L. 20.2 %  
 Plasticity Index P.I. 3.5 %  
 Shrinkage Limit 15.0 %  
 Flow Index \_\_\_\_\_ %  
 Shrinkage Ratio \_\_\_\_\_ %  
 Volumetric Change \_\_\_\_\_ %  
 Lineal Shrinkage \_\_\_\_\_ %

**MOISTURE DENSITY: ASTM METHOD**

Optimum Moisture Content -  $w_p$  \_\_\_\_\_ %  
 Maximum Dry Density -  $\gamma_d$  \_\_\_\_\_ pcf  
 California Bearing Ratio (av) \_\_\_\_\_ %  
 Swell: 1 Days 2.5 %  
 Swell against 1000 psf  $w_o$  gain 15 %

**HYDROMETER ANALYSIS:**

Grain size (mm)	%
<u>0.02</u>	<u>29.5</u>
<u>0.005</u>	<u>15.7</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**BEARING:**

Housel Penetrometer (av) 3000 psf\*  
 Unconfined Compression (qu) \_\_\_\_\_ psf  
 Plate Bearing: \_\_\_\_\_ psf  
 Inches Settlement \_\_\_\_\_  
 Consolidation % under \_\_\_\_\_ psf

**PERMEABILITY:**

K (at 20°C) \_\_\_\_\_  
 Void Ratio \_\_\_\_\_

Sulfates: 2000 + ppm.

\* This value is for dry, dense condition. For moist, loose condition use 1800 psf.

**SOIL ANALYSIS**

**LINCOLN-DeVORE TESTING LABORATORY  
 COLORADO SPRINGS, COLORADO**

SUMMARY SHEET

Soil Sample CL  
 Location Northridge Estates #3  
 Boring No. 1 Depth 20'  
 Sample No. 2

Test No. 17994  
 Date 10-4-77  
 Test by SMS

Natural Water Content (w) \_\_\_\_\_ %  
 Specific Gravity (Gs) \_\_\_\_\_

In Place Density ( $\gamma_c$ ) \_\_\_\_\_ pcf

SIEVE ANALYSIS:

Sieve No.	% Passing
1 1/2"	
1"	
3/4"	
1/2"	
4	100
10	99.8
20	99.0
40	98.5
100	95.3
200	87.8

Plastic Limit P.L. 15.8 %  
 Liquid Limit L.L. 23.4 %  
 Plasticity Index P.I. 7.6 %  
 Shrinkage Limit 15.0 %  
 Flow Index \_\_\_\_\_  
 Shrinkage Ratio \_\_\_\_\_ %  
 Volumetric Change \_\_\_\_\_ %  
 Lineal Shrinkage \_\_\_\_\_ %

HYDROMETER ANALYSIS:

Grain size (mm)	%
0.02	55.1
0.005	31.5

MOISTURE DENSITY: ASTM METHOD

Optimum Moisture Content -  $w_o$  \_\_\_\_\_ %  
 Maximum Dry Density -  $\gamma_d$  \_\_\_\_\_ pcf  
 California Bearing Ratio (av) \_\_\_\_\_ %  
 Swell: 1 Days 2.5 %  
 Swell against 1200 psf  $w_o$  gain 16 %

BEARING:

Housel Penetrometer (av) 3000 psf  
 Unconfined Compression (qu) \_\_\_\_\_ psf  
 Plate Bearing: \_\_\_\_\_ psf  
 Inches Settlement \_\_\_\_\_  
 Consolidation % under \_\_\_\_\_ psf

PERMEABILITY:

K (at 20°C) \_\_\_\_\_  
 Void Ratio \_\_\_\_\_

Sulfates 2000\* ppm.

SOIL ANALYSIS

LINCOLN-DeVORE TESTING LABORATORY  
 COLORADO SPRINGS, COLORADO

SUMMARY SHEET

Soil Sample CL

Test No. 17994

Location Northridge Estates #3

Date 10-4-77

Boring No. 6 Depth 15'

Sample No. 3

Test by EMM

Natural Water Content (w) \_\_\_\_\_ %  
Specific Gravity (Gs) \_\_\_\_\_

In Place Density ( $\rho_c$ ) \_\_\_\_\_ pcf

SIEVE ANALYSIS:

Sieve No.	% Passing
1 1/2"	
1"	
3/4"	
1/2"	
4	100
10	99.8
20	99.6
40	99.0
100	96.1
200	89.8

Plastic Limit P.L. 18.3 %  
Liquid Limit L.L. 30.2 %  
Plasticity Index P.I. 11.9 %  
Shrinkage Limit 17.5 %  
Flow Index \_\_\_\_\_  
Shrinkage Ratio \_\_\_\_\_ %  
Volumetric Change \_\_\_\_\_ %  
Lineal Shrinkage \_\_\_\_\_ %

MOISTURE DENSITY: ASTM METHOD

Optimum Moisture Content -  $w_o$  \_\_\_\_\_ %  
Maximum Dry Density -  $\rho_d$  \_\_\_\_\_ pcf  
California Bearing Ratio (av) \_\_\_\_\_ %  
Swell: 1 Days 2.5 %  
Swell against 1200psf  $w_o$  gain 16 %

HYDROMETER ANALYSIS:

Grain size (mm)	%
<u>0.02</u>	<u>63.3</u>
<u>0.005</u>	<u>35.6</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

BEARING:

House Penetrometer (av) 4000 psf  
Unconfined Compression (qu) \_\_\_\_\_ psf  
Plate Bearing: \_\_\_\_\_ psf  
Inches Settlement \_\_\_\_\_  
Consolidation % under \_\_\_\_\_ psf

PERMEABILITY:

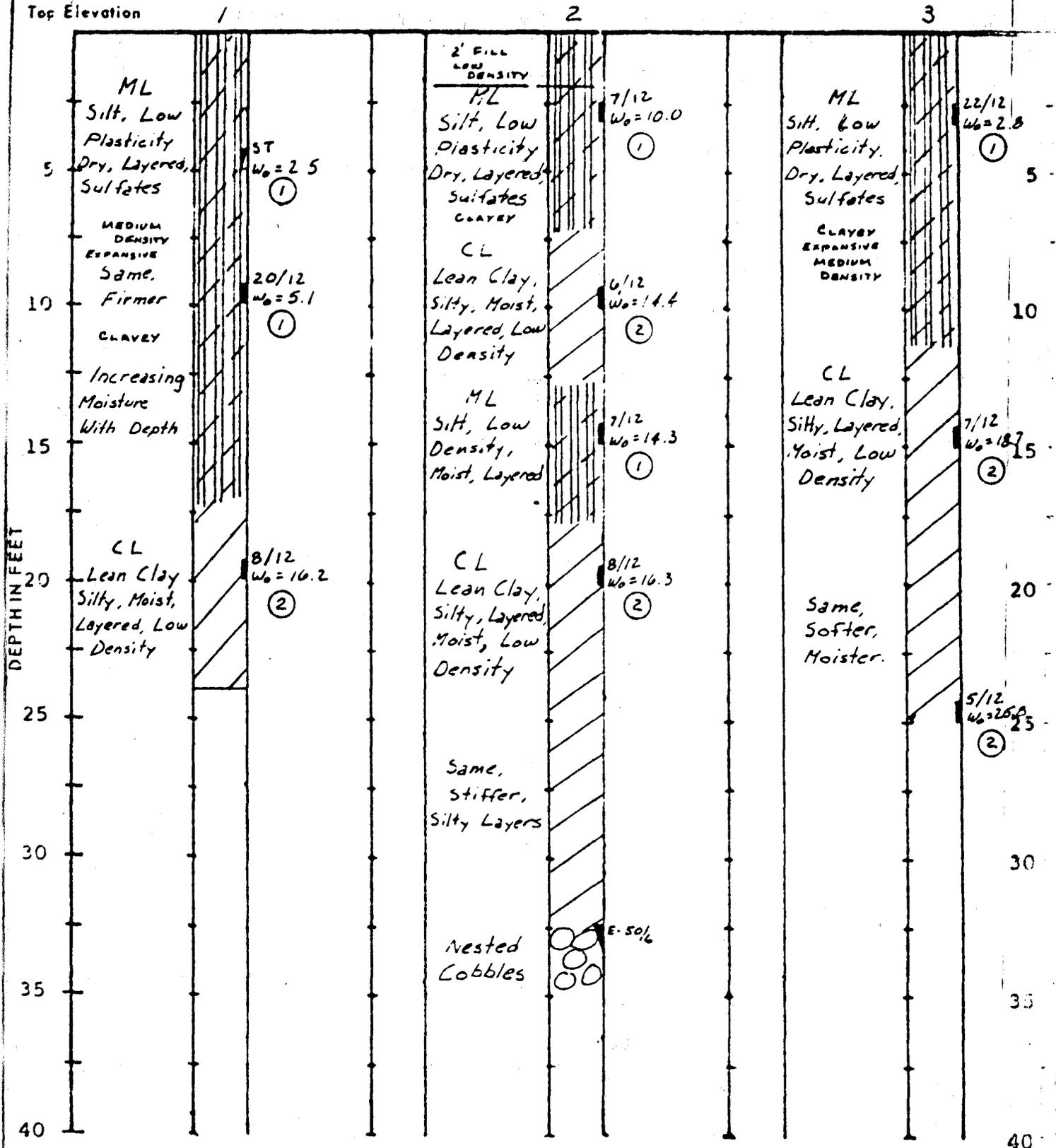
K (at 20°C) \_\_\_\_\_  
Void Ratio \_\_\_\_\_

Sulfates 2000+ ppm.

SOIL ANALYSIS

LINCOLN-DeVORE TESTING LABORATORY  
COLORADO SPRINGS, COLORADO

Test Hole No.  
Top Elevation



DRILLING LOGS

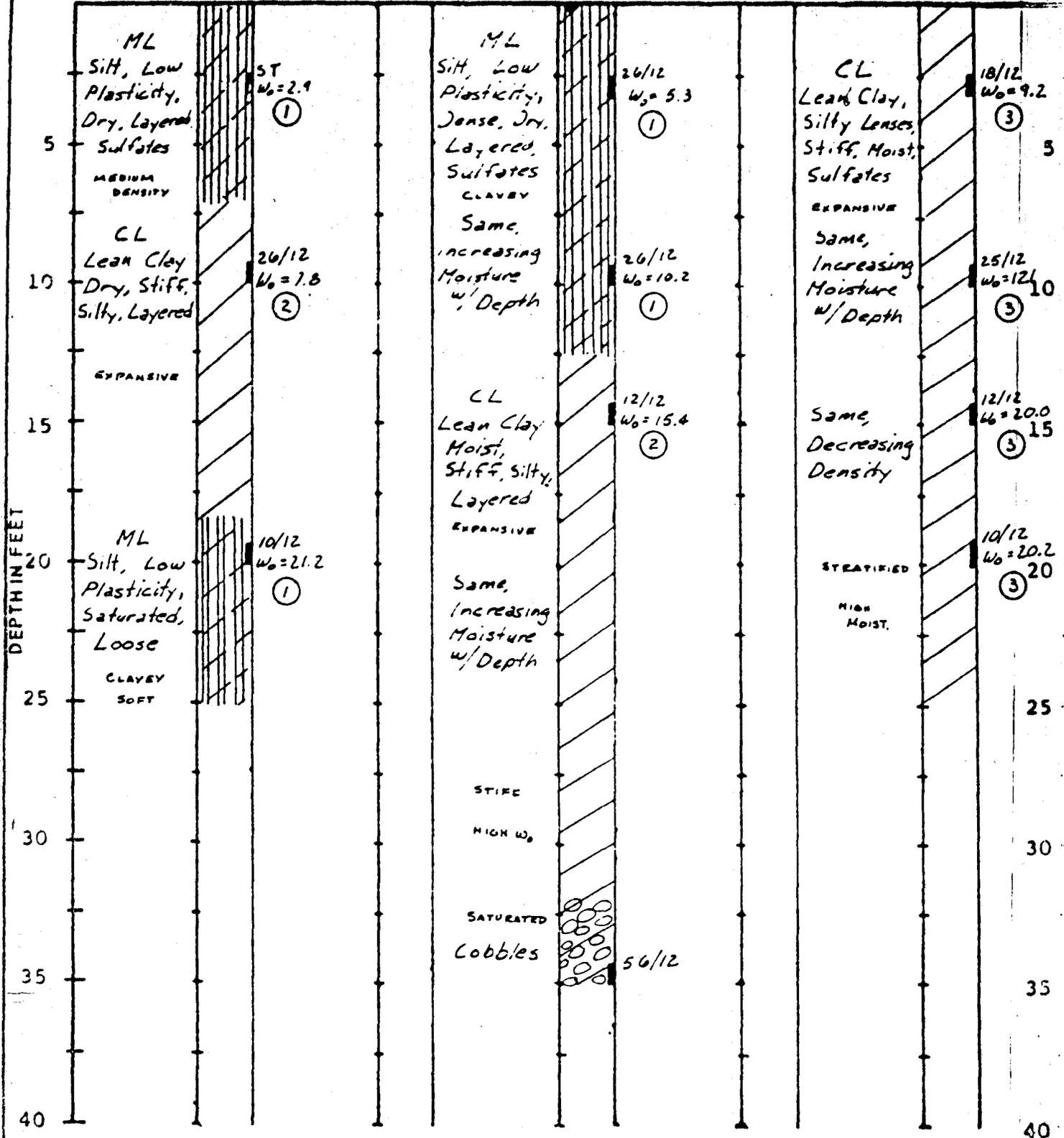
LINCOLN-DEVORE TESTING LABORATORY  
 COLORADO SPRINGS-PUEBLO, COLORADO

Test Hole No.  
Top Elevation

4

5

6

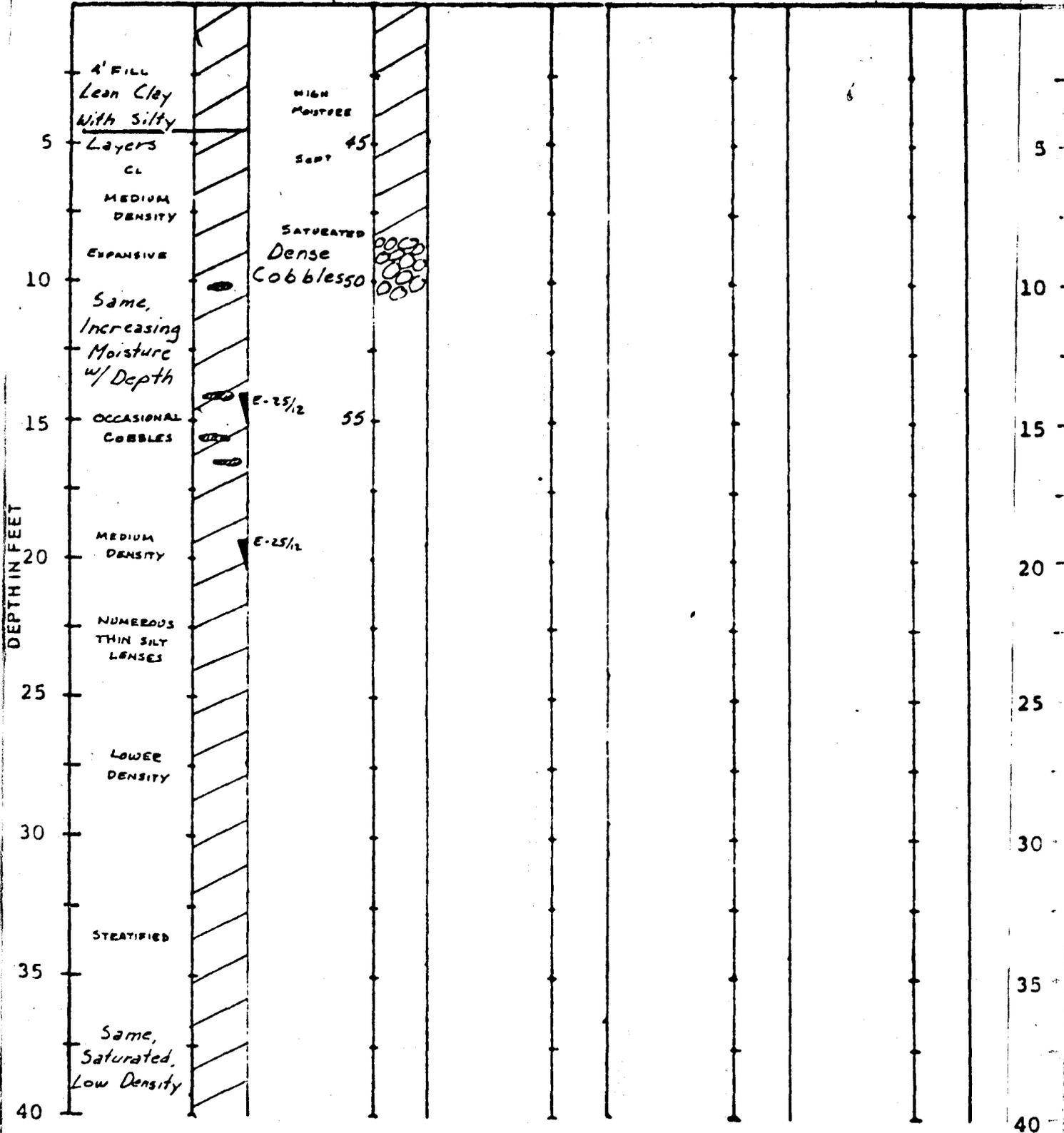


DRILLING LOGS

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COLORADO SPRINGS-PUEBLO, COLORADO

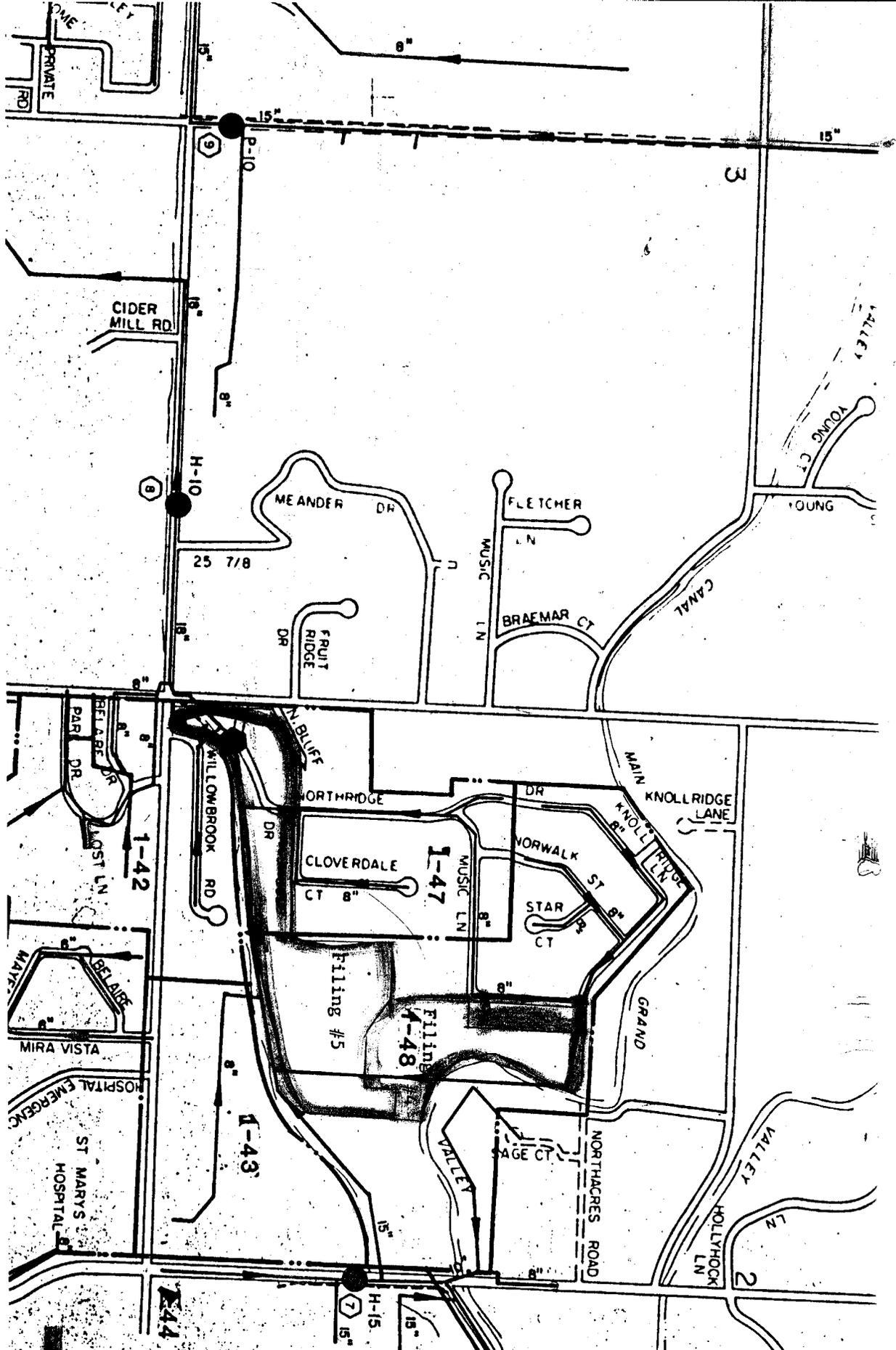
Test Hole No.  
Top Elevation

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(Continued)



DRILLING LOGS

LINCOLN-DEVORE TESTING LABORATORY  
COLORADO SPRINGS-PUEBLO, COLORADO



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**DECLARATION OF COVENANTS, CONDITIONS AND  
BUILDING RESTRICTIONS FOR NORTHRIDGE ESTATES**

**PREAMBLE**

THIS DECLARATION OF COVENANTS, CONDITIONS AND BUILDING RESTRICTIONS FOR NORTHRIDGE ESTATES is made this 16 day of February, 1978, by Systematics Corporation, Steven P. Foster, Don D. Foster, and Clifton L. Mays, hereinafter "Grantors," as the sole owners of all that certain tract of land in Mesa County, Colorado, which has been laid out, platted and subdivided as Filing #3 of Northridge Estates, hereinafter "Subdivision." It is the intent and desire of the Grantors in making this Declaration to restrict the types, locations, construction, specifications and uses of the buildings in the Subdivision in order to achieve the objective of preserving the charm and natural beauty of the area and the value of each lot therein.

**RESTRICTIONS ON USES**

1. That the covenants, conditions and building restrictions contained herein shall apply to all of the lots in Filing #3 of the Subdivision. Property in Filing #3 of the Subdivision shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted on any lot within the Subdivision except for use as a single family residence and a private garage of a size not larger than required to house three automobiles, and other buildings incidental to residential use of the lot. Not more than one residential building shall be permitted per Subdivision lot.

2. Only new construction shall be permitted within the Subdivision and no structure for occupancy as residences shall be moved upon lots within the Subdivision. No temporary building or structure of any type or kind shall be used at any time for a residence, either temporary or permanent. No mobile homes, trailer homes or other movable structures shall be permitted as dwellings within the Subdivision.

3. The storing of automobiles, trucks, campers, boats, snowmobiles, motorcycles, motorbikes or any vehicle of any other description in the street, driveway, yards of residences or in the front of the principal building setback lines is specifically prohibited. Such vehicles may be stored behind such setback lines within the boundaries of such lots provided such stored vehicles are concealed from the neighborhood by placing the same behind the main structure or in the garage or other outbuildings. Storage of vehicles shall not bar access to adjoining owner's roof eaves, water drainage or building maintenance.

4. Landscaping shall be of a type complimentary to the residential character of the Subdivision and be acceptable to the Architectural Control Committee that is described herein below. No fence, foliage, trees or hedge in the nature of a fence, with a height in excess of 6 1/2 feet, shall be planted or maintained and shall not be constructed or erected nearer than 30 feet to the front lot line or nearer than 30 feet to the side street line. Each owner shall keep all shrubs, trees, grass and plantings of every kind on his lot, and all planted areas between his lot and adjacent streets, if any, neatly trimmed, properly cultivated and free of trash, weeds and other unsightly materials.

5. No noxious or offensive trade or activity shall be carried on within any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No lot may be used for commercial purposes except for home occupations.

"Home occupations" as used herein means an occupation by the resident conducted totally within the principal building which does not entail the employment of third persons on the premises and does not entail the delivery of goods and services to customers upon the premises. For example, an insurance agent may use his residence as a personal office so long as customers are not permitted to come to the residence; but the establishment of a barber shop or a beauty shop is prohibited. Fruit stands, machinery repair and all other occupations requiring external buildings are specifically prohibited.

6. No lot shall be used as a dumping ground for rubbish. All garbage, rubbish and trash shall be placed and kept in covered containers and shall not be allowed to accumulate on any lot. In no event shall any container be maintained where visible from the neighboring property except to make the same available for collection and then only for a period of twenty-four hours.

7. No animals other than a reasonable number of household pets shall be maintained on any lot, and then only if they are kept, bred or raised thereon solely as household pets for private use and not for commercial purposes. No such animal may be kept which is a nuisance or annoyance to other owners in the neighborhood.

8. All homes to be constructed shall have wood frame windows and be constructed from wood or masonry unless an alternate material is approved by the Corporation's Architectural Control Committee.

9. The ground floor area of the main structure, exclusive of open porches and garages, shall not be less than 1,650 square feet, outside measurement; provided, however, the following exceptions shall be applicable:

- (a) If said residence shall have a full basement, the ground floor area of the main structure, exclusive of open porches and garages, shall not be less than 1,500 square feet, outside measurement.
- (b) If the residence shall have second story, the ground floor area of the main structure, exclusive of the open porches and garages, shall not be less than 1,150 square feet, outside measurement, with a total living space on the first and second floor of 2,000 square feet, outside measurement.
- (c) If the residence shall be a split-level residence, the greatest outside measurement, exclusive of open porches and garages, shall be used to determine the square footage and therefore, different floor levels which are superimposed on each other shall be included only once in such measurement. In such split-level residences, the total "greatest outside measurement" as used in the preceding sentence shall not be less than 1,300 square feet with a minimum of 2,000 square feet of living space, outside measurement.
- (d) "Basement" as used herein shall mean a floor space, the floor of which is more than four feet below the grade of the surface at the exterior of the building.

and split-level structures having a living space, the floor of which is less than four feet below the grade of the surface, shall not be deemed basements but shall be deemed "living space" as the term is used above.

(e) Or, if said residence has the written approval of the Corporation's Architectural Control Committee.

10. No signs of any kind shall be displayed in public view on any lot, except one sign of not more than six square feet advertising such lot for sale, resale or lease.

**PROPERTY OWNERS ASSOCIATION AND ASSESSMENTS**

1. Each owner shall be a member of the Northridge Estate Property Owners Association, Inc., a non-profit Colorado corporation, organized for the general purpose of being and constituting an entity for the furtherance of the mutual interests of the owners of property in the subdivision, including, without limitation, acquiring and supplying irrigation water and enforcing the restrictive covenants.

2. Each owner covenants and agrees to pay the corporation such annual fees, assessments or charges as the corporation has authorized in its Articles of Incorporation and/or By-Laws to levy and assess against the owner members for the purpose of defraying operation costs and expenses, such assessments to constitute a lien upon the property against which the assessment is made, subordinate to the lien of any first mortgage or deed of trust.

**ARCHITECTURAL CONTROL COMMITTEE**

1. No structure shall be erected, altered or maintained within the Subdivision until the plans and specifications showing the nature of such improvements shall have been submitted to and approved by the Northridge Estate Property Owners Association, Inc. Architectural Control Committee as shall be established in the By-Laws of said Corporation as to the quality of workmanship and materials, harmony of exterior design with existing structures and the location with respect to topography and finish grade elevations.

2. To obtain approval, duplicate copies of the working drawings and specifications must be submitted to the Architectural Control Committee. The working drawings shall contain a lot plan showing lot layout, floor plan showing overall dimensions, roof plan showing pitch and roof material, exterior elevation showing doors, windows and exterior materials, and a perspective sketch if requested. In addition, the Architectural Control Committee may request that the working drawings contain information showing the flow and manner of surface drainage, finish and natural grade elevations and building corners and street elevations and curbs; grading; foundation plan details and retaining wall details; structural section through building showing foundation, wall section and eave section; and such other details as may be requested to explain exterior design features or components.

**DURATION, ENFORCEMENT AND EFFECT**

1. These Covenants, Conditions and Building Restrictions shall run with the land and be binding and in effect for a period of ten years from the date hereof, and shall be automatically extended for successive periods of ten years, unless by a vote of



DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

6

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (Declaration) is made and effective this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ by COLSON & COLSON CONSTRUCTION CO., an Oregon general partnership (Declarant).

RECITALS:

A. Declarant has entered into an agreement to purchase certain real property in Mesa County, Colorado, described on Exhibit A attached hereto and incorporated herein by this reference (Property). The Property is currently owned by United Bank of Grand Junction, N.A., formerly Mesa United Bank of Grand Junction, N.A.; United Bank of Grand Junction-Downtown, National Association, formerly known as IntraWest Bank of Grand Junction; Jerry DuCray; Margaret Coleman; and Joseph Coleman as custodian for Kimberly Coleman, Nicholas Coleman, Jodi Coleman and Maggie Coleman under the Colorado Uniform Gifts to Minors Act.

B. Declarant has petitioned the City of Grand Junction Planning Commission and City Council (City) for a rezoning of the Property and approval of a preliminary plat and plan in Case No. 38-88 (Petition).

C. The purpose of the Petition is to allow for the development of a part of the Property as a Retirement Residence and the remaining portion of the Property as single family residential.

D. The Property is adjoined to the west and north by Northridge Estates Subdivision, Filings 1, 2 and 3 (Northridge), to the north and east by North Acres Subdivision (North Acres), and to the south by Willowbrook Subdivision (Willowbrook). Owners of residences in Northridge, North Acres and Willowbrook have opposed the Petition.

E. Declarant has represented to the City and residents of Northridge, North Acres and Willowbrook that the Property will be developed as a Retirement Residence in accordance with Site Plan, Elevations and Floor Plan attached hereto as Exhibit B and as single family residences in accordance with the preliminary plat attached hereto as Exhibit C. Declarant has further represented to the City and residents of Northridge, North Acres and Willowbrook that the single family residential portion of the Property will be impressed with restrictive covenants as set forth in the Declaration of Covenants, Conditions and Building Restrictions for Northridge Estates, Filing No. 3, section entitled Restrictions on Uses, which were recorded February 16, 1978 in Book 1138 at Page 187 of the Mesa County, Colorado Clerk and Recorder's records.

F. Declarant desires to reduce its promises and representations to writing in a binding and legally enforceable form.

NOW, THEREFORE, in consideration of the Recitals above, Declarant does hereby make and declare that the Property shall be impressed with and burdened by the covenants, conditions and restrictions set forth below which are deemed to be covenants that touch and concern, are appurtenant to and shall run with the Property to bind Declarant and any person or entity having at any time any interest or estate in the Property:

1. Retirement Residence.

a. Development. Declarant agrees that that portion of the Property shown on Exhibit B as the Retirement Residence shall be developed in the manner and form with the location, shape, style, character and with no greater density of the improvements shown on Exhibit B, except that Declarant may construct accessory improvements in the nature of gazebos, covered parking, storage and covered walkways, provided Declarant first obtains the written approval of two-thirds (2/3) of the property owners in Northridge, Willowbrook and North Acres contiguous to the Retirement Residence shown on Exhibit B, page 1. For the purpose of this paragraph, "developed" shall mean and include the submittal of the final development plat and plan for the Retirement Residence to the City and the subsequent installation and construction of all buildings, structures, public and commonly owned improvements and other improvements for the Retirement Residence, including grade, contour, and landscaping. Declarant may designate utility easements on the final development plan and plat, and may make modifications necessary to meet utility and/or City engineering specifications or requirements so long as such will not materially change or modify the overall design, location, characteristics or density of the improvements shown on Exhibit B.

b. Use Restrictions. The Retirement Residence shall be used solely for the occupancy of elderly persons of retirement age, who no longer work and are primarily capable of independently attending to their daily living needs. The Retirement Residence shall not be used for any other purpose, such as, but not limited to, a dormitory, a nursing care facility or home, a place of incarceration, a mental hospital, a facility for the treatment of any mental or physical condition or disorder, a school or college, or low income housing project. In addition, the following restrictions shall apply:

(1) There shall be no business or commercial enterprise conducted in, on or about the Retirement Residence solely excepting the normal operation and maintenance of the Retirement Residence which may include the provision on site of goods and services to residents and their guests;

(2) There shall be no public gatherings or assembly of persons in, on or about the Retirement Residence;

(3) There shall be no parking or storage of any vehicle of any type excepting within those areas designated for the parking of vehicles as shown on Exhibit B;

(4) There shall be no trash or debris allowed to accumulate upon the grounds of the Retirement Residence, and all trash shall be kept in covered containers out of view from adjoining neighbors;

(5) No supplies, materials or equipment of any type shall be stored on the grounds of the retirement residence, excepting this restriction shall not apply during the period of construction or remodeling;

(6) There shall be no extraction of gas, oil, minerals or other substances from the surface or subsurface; and

(7) There shall be no fences or plantings in the nature of a fence except as shown on Exhibit B.

(8) In any area designated as a "Buffer Zone" on Exhibit B, only landscaping together with utility and irrigation easements shall be allowed along with such improvements as may be needed to maintain such landscaping.

c. Maintenance.

(1) All buildings, structures and other improvements, including, but not limited to parking areas and walkways, shall be kept and maintained in a neat, clean and well repaired condition, and replaced when necessary if damaged beyond repair;

(2) All repair, reconstruction or replacement of the Retirement Residence or any other improvements situate thereon, including, but not limited to any buildings, structures, parking areas and walkways shall be done in conformity with the original improvements as shown on Exhibit B; and

(3) All trees, shrubs, grass and other plantings shall be trimmed, properly irrigated and maintained in proper health, including the control of infestation and to be replaced when dead or dying;

2. Single Family Residential.

a. Development. Declarant agrees that that portion of the Property shown on Exhibit C as single family residences shall be developed in a manner and form consistent with the location, shape, style and character of all improvements shown on Exhibit C. For the purpose of this paragraph, "developed" shall mean and include the submittal of the final development plat and plan for single family residences to the City and the subsequent installation and construction of all streets, curbs, gutters, sidewalks, utilities and the configuration of lots. Declarant may designate utility easements upon the final development plan and plat, and may make insignificant modifications necessary to meet utility and/or City engineering specifications or requirements so long as such will not change or modify the overall design, location or characteristics of the improvements and design shown on Exhibit C. Notwithstanding the foregoing, that portion of the Property shown as single family residences on Exhibit C shall meet the following specifications:

(1) The minimum lot area shall be 8,500 square feet;

(2) The minimum street frontage shall be 20 feet;

(3) The maximum height of the any structure shall be 32 feet from finished grade;

(4) The minimum lot width at the structure site for the principal structure shall be 75 feet;

(5) The minimum side yard setback shall be 7 feet for the principal structure and 3 feet for any accessory structures on the rear half of the parcel;

(6) The minimum rear yard setback shall be 30 feet for the principal structure and 10 feet for any accessory structure;

(7) The minimum front yard setback from the center line of the right-of-way shall be 75 feet from a principal arterial, 65 feet from a minor arterial, 50 feet from a collector street and 45 feet from a local street;

(8) The maximum coverage of the lot by structure shall not exceed 35%; and

(9) The maximum units per gross acre shall not exceed 4.

b. Use Restrictions. That portion of the Property shown as single family residences on Exhibit C shall be solely used for single family residential purposes. That portion of the Declaration of Covenants, Conditions and Building Restrictions for Northridge Estates, Filing No. 3 entitled "Restrictions on Uses" which are recorded February 16, 1978 in Book 1138 at Page 187 of the Mesa County, Colorado Clerk and Recorder's records, are hereby incorporated by this reference and made applicable to that portion of the Property shown on Exhibit C, except that Lots 10 and 11 of that portion of the Property shown as single family residential on Exhibit C, page 1, shall be excepted from the minimum structure size of the "Restrictions on Use" for Northridge Estates Filing 3 to the extent that Declarant may construct homes containing not less than 1,350 square feet exclusive of basement area on said Lots 10 and 11.

c. Street Design. At no time shall Declarant configure the lots or streets within the Property shown on Exhibit C in such a manner as to connect North First Street with North Seventh Street via existing Northridge Drive and proposed Kingswood Drive, or in any other manner. This paragraph 2.c. shall remain in effect for a period of thirty (30) years, and shall automatically renew for an additional thirty (30) years unless this provision is vacated or amended by the execution and recording of an amendment to this Declaration signed by two-thirds (2/3) of the owners of lots in Northridge, Willowbrook and North Acres. This paragraph 2.c. is not intended nor shall it be interpreted to preclude the construction of Horizon Place to its connection with Northridge Drive at the northeast corner of Northridge, as shown on Exhibit B.

### 3. Enforcement.

a. Benefit and Burden. It is the intent of Declarant that this Declaration be binding upon Declarant and its successors in interest or title to the Property as covenants running with the land. It is also the intent of Declarant that this Declaration be for the benefit of, and be enforceable by, the owners of residences in Northridge, North Acres and Willowbrook. It is understood that the City of Grand Junction has no obligation to enforce any provision of this Declaration.

b. Remedies. Declarant acknowledges that any failure to perform, or the violation of, any of the covenants, conditions or restrictions set forth herein may cause immediate and irreparable injury to the residents of Northridge, North Acres and Willowbrook such that they may have no adequate remedy at law. In such case, these covenants, conditions and restrictions may be enforceable in equitable proceedings, including, but not limited to, injunctive and/or specific performance relief. Provided, the availability and exercise of any equitable remedy shall not be deemed to preclude the recovery of damages for violations hereof.

c. Recovery of Costs. In the event legal proceedings are brought to enforce the provisions of this Declaration, the prevailing party in such legal proceedings shall be entitled to recover its or their costs for the same, including reasonable attorneys' fees.

DATED the year and date first above written.

COLSON & COLSON CONSTRUCTION CO.,  
an Oregon general partnership

By \_\_\_\_\_

STATE OF OREGON        )  
                          ) ss.  
COUNTY OF MARION    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ of Colson & Colson Construction Co., an Oregon general partnership.  
Witness my hand and official seal.  
My commission expires: \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

A tract of land located in a part of the SW $\frac{1}{4}$  of Section 2, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows:  
Beginning at the Southwest Corner of said Section 2;

thence North 90°00'00" East along the South line of the SW $\frac{1}{4}$  of said Section 2, a distance of 130.00 feet;  
thence North 00°00'00" East 30.00 feet;  
thence along the arc of a curve to the left whose radius is 25.00 feet and whose long chord bears North 45°00'00" East 35.35 feet;  
thence along the arc of a curve to the right whose radius is 135.00 feet and whose long chord bears North 17°43'00" East 82.16 feet;  
thence North 00°00'00" East 85.00 feet to the North boundary of Willowbrook Subdivision Replat;

thence along said North boundary by the following six (6) courses and distances:

- 1) North 66°07'00" East 177.17 feet;
- 2) North 90°00'00" East 140.00 feet;
- 3) North 67°30'00" East 100.00 feet;
- 4) North 87°00'00" East 300.00 feet;
- 5) South 77°51'00" East 101.49 feet;
- 6) North 75°02'54" East 175.20 feet to the Northeast Corner of said Willowbrook Subdivision Replat;

thence North 00°01'52" West 25.81 feet;

thence North 75°02'54" East 178.47 feet to a point on the East line of the W $\frac{1}{2}$  SW $\frac{1}{4}$  of said Section 2;

thence North 00°02'06" West along said East line W $\frac{1}{2}$  SW $\frac{1}{4}$  of said Section 2 a distance of 36.78 feet;

thence North 85°25'08" East 169.07 feet;

thence North 69°55'58" East 492.48 feet;

thence North 16°06'56" East 93.63 feet to a point on the West line of the NE $\frac{1}{4}$  SE $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 2;

thence North 00°02'22" West along said West line NE $\frac{1}{4}$  SE $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 2 a distance of 458.27 feet to a point on the Southerly right-of-way of the Grand Valley Canal;

thence along said Southerly and the Westerly right-of-way of the Grand Valley Canal by the following five (5) courses and distances:

- 1) North 76°00'57" West 312.93 feet;
- 2) North 23°07'17" West 229.81 feet;
- 3) North 10°14'46" East 82.90 feet;
- 4) North 32°16'16" East 141.83 feet;
- 5) North 18°14'16" East 294.07 feet;

thence South 89°51'27" West 306.87 feet to a point on the Easterly boundary of Northridge Estates Filing No. Three;

thence South 00°01'14" East along said Easterly boundary of Northridge Estates Filing No. Three 660.78 feet to the Southeast Corner of Lot 16, Block 2 of said Northridge Estates Filing No. Three;

thence South 89°56'24" West 125.22 feet;

thence South 00°01'14" East 11.00 feet;

thence South 89°56'24" West 111.25 feet;

thence North 00°01'14" West 11.00 feet;

thence South 89°56'24" West 31.23 feet;

thence South 00°00'59" East 300.00 feet;

thence South 89°56'24" West 200.00 feet to a point on the Easterly boundary of Northridge Estates Filing No. Two;

thence South 00°00'59" East along said Easterly boundary 356.43 feet to the Southeast Corner of Lot 14, Block 5 of said Northridge Estates Filing No. Two;

thence South 89°58'12" West 328.76 feet to the Southwest Corner of Lot 1, Block 5 of said Northridge Estates Filing No. Two;

thence South 89°58'46" West 310.94 feet to the Southwest Corner of Lot 1, Block 1 of Northridge Estates Filing No. One;

thence South 67°28'45" West 375.12 feet to a point on the West line SW $\frac{1}{4}$  of said Section 2;

thence South 00°01'15" East 512.47 feet along said West line SW $\frac{1}{4}$  of said Section 2 to the Point of Beginning;

EXCEPT that part of Northridge Estates Filing No. One and Two dedicated as streets.

ALL IN MESA COUNTY, COLORADO.

AGREEMENT AND COVENANTS

This Agreement is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 1984, by and among the CITY OF GRAND JUNCTION, hereinafter "City", ALFRED B. CARRICK and EULA C. CARRICK, hereinafter "Carricks", and \_\_\_\_\_ hereinafter "Northridge 4 Interests";

RECITALS:

Northridge 4 Interests are the owners of the following described land situate in the County of Mesa, State of Colorado:

DESCRIPTION (Parcel #1)

Beginning at the SE corner of Northridge Estates, Filing No. Three as filed and recorded in the office of the Mesa County Clerk and Recorder, Mesa County, Colorado:

Thence  $N00^{\circ}01'14''W$  660.78 ft. along the East boundary of Northridge Estates Filing Three;

Thence  $N89^{\circ}51'27''E$  306.87 ft. to the westerly right-of-way of the Grand Valley Canal;

Thence along the westerly right-of-way of the Grand Valley Canal by the following five (5) courses and distances:

(1)  $S18^{\circ}14'16''W$  294.07 ft.;

(2)  $S32^{\circ}16'16''W$  141.83 ft.;

(3)  $S10^{\circ}14'46''W$  82.90 ft.;

(4)  $S23^{\circ}07'17''E$  229.81 ft.;

(5)  $S76^{\circ}00'57''E$  312.92 ft.;

Thence  $S00^{\circ}02'22''E$  414.35 ft.;

"  $N74^{\circ}20'40''W$  816.31 ft.;

"  $N00^{\circ}00'59''E$  300.00 ft.;

"  $N89^{\circ}56'24''E$  267.72 ft. to the point of beginning, containing 10.00 Acres.

DESCRIPTION (Parcel #2)

A parcel of land situated in the SW $\frac{1}{4}$  Sec 2 T1S R1W U.H. being described as follows:

Beginning at the SE corner of Northridge Estates, Filing No. Two as filed and recorded in the office of the Mesa County Clerk & Recorder, Mesa County, Colorado:

(The SE corner of Northridge Estates, Filing No. Two is  $S89^{\circ}56'24''W$  267.80 ft., and,  $S00^{\circ}00'59''E$  300.00 ft., and  $S89^{\circ}56'24''W$  200.00 ft., and  $S00^{\circ}00'59''E$  356.43 ft. from the SE corner of Northridge Estates Filing No. Three )

Thence  $S15^{\circ}36'55''W$  329.66 ft. to the North boundary of Willowbrook Sub. First Filing, Replat;

Thence  $S77^{\circ}51'00''E$  77.64 ft. along the said North boundary;

"  $N75^{\circ}02'54''E$  175.20 ft. to the NE corner of Willowbrook Sub.;

"  $N00^{\circ}01'52''W$  25.81 ft.;

"  $N75^{\circ}02'54''E$  178.47 ft. to a point on the East line of the W $\frac{1}{2}$  of the SW $\frac{1}{4}$

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Section 2 :

Thence  $N00^{\circ}02'06''W$  36.78 ft. along the East line of the  $W\frac{1}{2}$  of the  $SW\frac{1}{4}$  Sec 2 ;  
"  $N85^{\circ}25'08''E$  169.07 ft.;  
"  $N69^{\circ}55'58''E$  492.48 ft.;  
"  $N16^{\circ}06'56''E$  93.63 ft. to a point on the East line of the  $NE\frac{1}{4}$   $SE\frac{1}{4}$   $SW\frac{1}{4}$

Sec 2 T1S R1W U.H.;

Thence  $N00^{\circ}02'22''W$  43.92 ft. along the East line of the  $NE\frac{1}{4}$   $SE\frac{1}{4}$   $SW\frac{1}{4}$  Sec 2 ;  
"  $N74^{\circ}20'40''W$  816.31 ft.;  
"  $S89^{\circ}56'24''W$  200.00 ft. to the East line of Northridge Estates Filing

No. 2;

Thence  $S00^{\circ}00'59''E$  356.43 ft. along the East line of the Northridge Estates Filing No. 2., to the point of beginning, containing 10.00 Acres

DESCRIPTION (Parcel #3)

A parcel of land situated in the  $SW\frac{1}{4}$  Sec 2 T1S R1W U.H. being described as follows:

Beginning at the SE corner of Northridge Estates, Filing No. Two as filed and recorded in the office of the Mesa County Clerk & Recorder, Mesa County, Colorado;

Thence  $S89^{\circ}58'12''W$  328.76 ft. along the South line of Northridge Estates Filing No. 2 to the SW corner of the Northridge Estates Filing No. 2;

Thence  $S89^{\circ}58'46''W$  310.94 ft. along the South line of Northridge Estates Filing No. 1 to the SW corner of Northridge Estates Filing No. 1 ;

Thence  $S67^{\circ}28'45''W$  375.12 ft. to the West line of the  $SW\frac{1}{4}$  Sec 2 ;

"  $S00^{\circ}01'15''E$  512.47 ft. along the West line of the  $SW\frac{1}{4}$  Sec 2 to the SE cor Sec 2 T1S R1W U.H. ;

Thence  $N90^{\circ}00'00''E$  130.00 ft. along the South line of the  $SW\frac{1}{4}$  Sec 2 ;

"  $N00^{\circ}00'00''E$  30.00 ft. ;

"  $N45^{\circ}00'00''E$  35.35 ft. along the chord of a curve to the left whose radius is 25.00 ft. and whose central angle is  $90^{\circ}00'00''$ ;

Thence  $N17^{\circ}43'00''E$  82.16 ft. along the chord of a curve to the right whose radius is 135.00 ft. and whose central angle is  $35^{\circ}26'00''$ ;

Thence  $N00^{\circ}00'00''E$  85.00 ft. to the North boundary of Willowbrook Sub. First Filing, Replat;

Thence along the common boundary of Willowbrook Sub. First Filing, Replat the following courses and distances (  $N66^{\circ}07'00''E$  177.17 ft.; Thence  $N90^{\circ}00'00''E$  140.00 ft.; Thence  $N67^{\circ}30'00''E$  100.00 ft.; Thence  $N87^{\circ}00'00''E$  300.00 ft.; Thence  $S77^{\circ}51'00''E$  23.85 ft. ) ;

Thence  $N15^{\circ}36'55''E$  329.66 ft. to the point of beginning, containing 8.162 Acres

Carricks are the owners of the following land, also situate in the County of Mesa, State of Colorado:

being a part of the NE 1/4 SW 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the SE Corner, NE 1/4 SW 1/4 of said Section 2; thence S 89°58'46"W, 30.00 feet; thence S 00°00'07"E 100.00 feet; thence S 89°58'46"W, 17.00 feet to the TRUE POINT OF BEGINNING; thence continuing S 89°58'46"W, 348.00 feet; thence N 00°07'00"W, 100.00 feet to a point on the South Line, NE 1/4 SW 1/4 of said Section 2; thence S 89° 58' 46" W along said South Line NE 1/4 SW 1/4 a distance of 94.46 feet to the centerline of the Main Line Grand Valley Canal; thence along said canal centerline the following two courses and distances;

(1.) S 55°56'50" W, 66.23 feet

(2.) Along the arc of a curve to the left whose long chord bears S 69° 51'35" W, 120.92 feet, and whose radius is 300.00 feet;

Thence S 00°00'07" E, 565.30 feet to a point on the centerline of the Independent Ranchmans Ditch; then along said ditch centerline the following courses and distances;

(1.) N 51°27'01"E, 9.43 feet

(2.) N 40°58'21"E, 40.17 feet

(3.) N 51°26'51"E, 36.65 feet

(4.) N 46°54'26"E, 67.57 feet

(5.) N 30°19'35"E, 72.61 feet

(6.) N 44°39'55"E, 81.09 feet

(7.) N 60°59'59"E, 108.62 feet

(8.) N 75°08'44"E, 45.52 feet

(9.) N 81°33'03"E, 55.60 feet

(10.) N 64°11'12"E, 68.51 feet,

(11.) N 86°44'28"E, 29.38 feet;

(12.) S 88°51'02"E, 49.85 feet

(13.) N 89°11'01"E, 23.16 feet

(14.) N 80°02'42"E, 25.05 feet

(15.) N 72°11'53"E, 29.24 feet

to a point on the easterly right-of-way line for North Seventh Street; thence along said right-of-way line the following two courses and distances;

(1.) N 03°32'11"W, 81.83 feet

(2.) N 00°00'07"W, 120.35 feet

to the TRUE POINT OF BEGINNING. Containing 4.756 acres.

In the process of finalizing the plans for Northridge Estates Filing No. Four, submitted by the Northridge 4 Interests, and the Grand Junction Retirement Residence, proposed by Carricks, certain agreement had to be reached concerning the location and improvement of roads to serve the properties here involved and other properties. This Agreement, with its covenants, is intended to set forth those agreements.

ACCORDINGLY, IT IS AGREED:

1. Carricks have dedicated a roadway, Horizon Place, across their lands. It proposes to pay for the improvements of curb, gutter and sidewalk and paving on Horizon Place over half of length on their property.

2. Northridge 4 Interests agree to provide the same improvements on Horizon Place over the remaining half of the roadway over the lands of Carrick. This work will be done at such time as development occurs on Northridge Estates Filing No. Four, except as that may be altered as set out in paragraph five hereof.

3. James W. Waller and Lois M. Waller are the owners of land in Mesa County, State of Colorado, described as:

That part of the NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  SW  $\frac{1}{4}$  Sec 2 T1S R1W UM lying south of Wash Except road ROW in Book 1506 at page 44 thru 46 Mesa County records.

Mildred M. Vandover is the owner of land in Mesa County, State of Colorado, described as:

Beg 590 feet North of SE corner SW  $\frac{1}{4}$  Sec 2 T1S R1W UM thence North 60.5 feet, thence West 619 feet to Wash, thence Southwesterly along wash to West line SE  $\frac{1}{4}$  SW  $\frac{1}{4}$  Sec 2, thence South to a point 157.8 feet North of the SW corner SE  $\frac{1}{4}$  SW  $\frac{1}{4}$ , thence East 412 feet to NW corner lot 10 Fairmount Heights Sub, thence Northeasterly along North lines of Lots 5-6-7-8-9 and 10 Fairmount Heights to Northeast corner lot 5 Fairmount Heights thence North 54 feet to a point which is S 78° 58' W 132 feet and S 51° 20' W 225 feet from point of beg, thence N 51° 20' E 225 feet, thence N 78° 58' E 132 feet to point of beginning except road ROW on east desc. in Book 1493 at Page 294-295 Mesa County Records.

These lands are without adequate access to permit development. In the preliminary plan for the development of Northridge Estates Filing No. Four, Northridge 4 Interests have proposed a road which will serve the western part of the Vandover property. Northridge 4 Interests agree that they will provide another road access near the common corner of the Northridge, Vandover and Waller properties for access to those properties to lead from the properties to Horizon Place. The providing of this access will be required upon development in Northridge Filing No. Four or upon development of either the Waller property or the Vandover property.

5. If the improvement of the Northridge 4 Interests' portion of Horizon Place is required because of development on either the Vandover or Waller property, Vandover and Waller will be required to contribute to the cost of the improvements on an equitable basis as that may be determined by the City Council.

6. The conditions of this Agreement shall be considered as covenants running with the lands, and shall be binding upon the heirs, administrators, executors, successors and assigns of the parties as well as the parties hereto.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.



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.

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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.

Also, per the City Manager, the regular processing timeframe will be waived. You may submit your final plan, with all technical issues, including right of way and plat requirements, accommodated for no later than August 15, 1984. A ten day review will only allow you two days to respond to all comments prior to the Grand Junction Planning Commission public hearing on August 28, 1984.

Because this is a final plan and plat, if the technical requirements of review are not accommodated for, the Grand Junction Planning Commission may table or deny your proposal. It will be your responsibility to respond, in writing, to all issues prior to the Grand Junction Planning Commission public hearing, allowing time for the review agencies to address your responses.

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

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ADDENDUM TO NARRATIVE  
NORTHRIDGE ESTATES FILINGS #4 & #5

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OPEN SPACE

The open space in Filing #4 is located within the prescriptive easment for the Grand Valley Canal  
The open space in Filing #5 is located in the Flood area.

FUNCTION, OWNERSHIP & MAINTENANCE OF OPEN AREA

See enclosed Covenants, Conditions and Building Restrictions for Northridge Estates Filings 1 thru 3 submitted as preliminary CC&R's

IMPROVEMENTS AGREEMENT & IMPROVEMENTS GUARANTEE

Enclosed copies, originals are awaiting signature of Owner/Subdivider

FLOOD HAZARD REPORT

Filing #4 is not located in the Flood Area (see attached map)

The open space in Filing #5 is located in the 100 year flood area (see attached map)

SOILS REPORT

Enclosed report for Filing #3 Northridge Estates

SET BACKS OF ADJOINING SUBDIVISIONS AND STRUCTURES

Mesa View Retirement Residence 54.6 feet from east property line.

Northridge Estates Filings 1 thru 3

Side Yard 7 feet

Rear Yard 30 feet

Willowbrook Sub.

Side Yard 7 feet

Rear Yard 25 feet

Additionally seperated by the Independent Ranchman's Ditch

Northacres Sub.

Side Yard 15 feet

Rear Yard 30 feet

Divided from subject by the Main Line Grand Valley Canal

North Bluff Sub. (County Zoned R1A)

Side Yard 15 feet

Rear Yard 30 feet

Vandover & Waller Properties (City RSF4)

Side Yard 7 feet

Rear Yard 30 feet

Divided by Independent Ranchman's Ditch

South across F Road @ 1st Street (City RMF 32 Mulit Family)

Side Yard 10 feet

Rear Yard 20 feet

Divided by F Road (Patterson Road)

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West across 1st Street (Gormely Property)  
County-Zoned PB & PR Mixed Use  
Set backs to be established by a Preliminary  
Plan which is not available.  
Diagonally South West from the intersection of  
North 1st and F Road (County R-2)  
Side Yard 15 feet  
Rear Yard 25 feet  
Divided by the intersection of North 1st &  
Patterson  
Fruitridge Sub. Second Filing (County R1A)  
Side Yard 15 feet  
Rear Yard 30 feet

#### UTILITIES

Domestic Water location and size of existing lines

Ute Water

8" water main within Northridge Sub.

8" water main in North 7th Street @ Horizon Place

8" water main in North 1st Street North of F Road

City of Grand Junction\*

8" water main in North 7th Street @ Horizon Place

6" water main in North 1st Street North of F Road

\*currently has service at 601 Horizon Place

existing Mesa View Retirement Residence

Sewer lines existing (see attached map) City of Grand Jct.

8" within Northridge Estates Sub Filings 1 thru 3

15" Horizon Interceptor parallel to the Independent  
Ranchman's ditch.

8" mains which cross the subject property to  
be rerouted in proposed easements or streets  
as feasible.

8" main in Willowbrook Road

8" main in Northacres Sub.

Existing service at 601 Horizon Place existing  
Mesa View Retirement Residence.

#### DRAINAGE

Existing Drainage

Existing drainage of the subject property is via natural  
slope of the subject property from north to south into  
the Independent Ranchman's Ditch.

Proposed Drainage

Lots to be graded towards streets. All subdivision  
drainage via concrete gutter in the streets, with  
cross pans as required, to a point in the south west  
portion of the subdivision at which point the drainage  
will be piped to the Independent Ranchman's Ditch.

The above information and attachments were compiled by Pat Edwards  
and Bob Coburn.

# Curry Brandaw Architects

September 6, 1988

Planning Department  
City of Grand Junction  
559 White Avenue, Room 60  
Grand Junction CO 81501

To assist you in your review, we have prepared the following summary.

## CONCEPT

The Retirement Residence is a 105 suite facility for the elderly. Also included are 15 garden suites. Our concept is designed for those who are still ambulatory, but in need of some support. Private rooms afford the advantages of independent living while the services included provide support, security and friendship. The private suites include studio, one and two bedroom versions. Each is similar to an apartment except a kitchen is not included.

Services include three prepared meals daily, housekeeping, laundering, private bus transportation and various activities. Staff are "in house" 24 hours a day. The monthly rent payment covers the private room, all services and utilities.

Typically our resident will be a single person in their late 70's or 80's. Approximately 10% of the rooms will be rented by couples making a total building population of 132. Fewer than 25% of the residents will be driving their own cars.

## SITE DESIGN

The area impacted by our proposal is a gently west sloping field located between two irrigation ditches with residential subdivisions on all sides. The retirement residence is residential housing which is compatible with the surrounding established residential use.

Neighborhood compatibility is achieved in the site planning and building design. The wing ends and building center step down from two and a half to one story which provides for privacy and a gentle change of scale. Care is taken to minimize the impact to the existing community.

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City of Grand Junction  
September 8, 1988  
Page 2

The site is to be extensively landscaped. Usable outdoor spaces include extensive lawn and a partially covered patio off the craft and exercise rooms. There are paths which connect all exits from the building to provide walking areas for the residents.

Vehicle access is proposed from Horizon Place. Future connections are proposed from North First Street and Horizon Place. We have provided parking for 78 cars. (Our experience indicates an average need for one space for each four rooms or 30 spaces in this case.)

#### BUILDING DESIGN

The entire project will be completed in two phases. Phase I will include the road connection from Horizon Place to the retirement residence, along with the construction of open and covered parking and the garden suites. Phase II will be the road connections to Horizon Place and North First Street and the subdividing of the remainder of the site into residential lots.

The building construction will be wood frame with stucco and wood siding.

The building interior design has common areas for a variety of uses. There is a common dining room and kitchen for shared meals. There will be a multi-purpose room, beauty shop, crafts room, tv room, lounges and exercise room. The circulation is organized around a central atrium.

Each room will be connected to the manager with both emergency pull cords and voice communications. The building will be fully fire sprinklered.

I am enclosing data gathered from our experience with our projects. If you have any questions or need additional information, please do not hesitate to contact us.

Sincerely,



Clifford Curry

Enclosures

grdappl:co/mft

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## SUITES/SITE ACREAGE

MANAGED BY HOLIDAY RETIREMENT CORP.  
AS OF 04-13-88

<u>RETIREMENT RESIDENCE</u>	<u>SUITES</u>	<u>TOTAL SITE AREA-ACRES</u>	<u>SUITES/ACRE</u>
<u>CALIFORNIA</u>			
Hilltop, Redding	98	4.25	22.6
Magnolia, Riverside	97	2.50	38.8
Oakmont, Chico	82	4.34	21.2
Redwood, Napa	97	2.76	35.1
Bridgecreek, West Covina	108	4.32	25.0
<u>COLORADO</u>			
Sunridge, Colorado Springs	90	3.20	28.1
Mesa View, Grand Junction	108	3.65	29.6
The Regency, Pueblo	97	2.18	44.5
<u>OREGON</u>			
Gresham Manor, Gresham	102	2.24	45.5
Rogue Valley, Grants Pass	90	2.05	43.9
<u>WASHINGTON</u>			
Capitol Manor, Olympia	104	3.03	34.3
Harvard Park, Spokane	105	4.00	26.3
Parkway Chateau, Bellingham	109	3.26	33.4

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## COMPARISON OF LOT SIZE AND FOOTPRINT SQUARE FOOTAGE

MANAGED BY HOLIDAY RETIREMENT CORP.  
AS OF 04-13-88

	LOT SQ FT	FOOTPRINT SQ FT	PERCENTAGE LOT COVERED BY BLDG
<b><u>BRITISH COLUMBIA, CANADA</u></b>			
Surrey, Surrey	164,613	90,877	55.2
Victoria, Victoria	108,956	28,795	26.0
<b><u>CALIFORNIA</u></b>			
Bridgescreek, West Covina	188,182	38,059	20.2
Hilltop, Redding	185,130	37,292	20.1
Las Brisas, San Luis Obispo	344,394	30,997	9.0
Magnolia, Riverside	108,900	37,391	34.3
Mission Commons, Redlands	287,337	52,319	48.0
Modesto, Modesto	156,800	29,429	27.0
Oakmont, Chico	108,900	34,448	31.6
Pinole, Pinole	123,694	23,503	19.0
Redwood, Napa	120,225	28,470	23.7
Visalia, Visalia	118,466	29,429	25.0
<b><u>COLORADO</u></b>			
Ft. Collins, Ft. Collins	140,000	49,833	35.0
Greeley, Greeley	80,000	29,646	37.1
Lakewood, Lakewood	82,360	29,228	41.0
Longmont, Longmont	120,852	28,262	24.0
Mesa View, Grand Junction	207,171	37,880	18.3
Sunridge, Colorado Springs	131,551	29,654	22.5
The Regency, Pueblo	95,000	28,443	29.9
<b><u>GEORGIA</u></b>			
Atlanta, Decatur	130,575	27,264	21.0
<b><u>IDAHO</u></b>			
Chateau de' Boise, Boise	108,800	27,542	25.3
<b><u>LOUISIANA</u></b>			
Kenner, Kenner	84,240	29,031	35.0
Nouveau Mark, New Orleans	111,168	29,031	27.0
Shreveport, Shreveport	102,529.33	29,923	29.0
<b><u>NEVADA</u></b>			
Carson City, Carson City	130,586	28,443	21.8
<b><u>OREGON</u></b>			
Garden Valley, Roseburg	89,429	22,392	25.0
Gresham Manor, Gresham	87,357	33,715	34.6
Rogue Valley, Grants Pass	89,298	27,690	31.0
Royal Oak, Medford	196,020	29,302	14.9
The Regent, Corvallis	296,208	20,385	6.9

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TEXAS

Arlington Retirement	109,423	30,899	28.2
The Clairmont, Amerillo	85,000	28,443	29.9

UTAH

Harrison House, Ogden	78,926	23,755	30.8
Orem, Orem	164,613	30,285	18.0

WASHINGTON

Capitol Manor, Olympia	131,880	32,480	24.6
Harvard Park, Spokane	174,240	34,376	19.7
Parkway Chateau, Bellingham	141,798	30,997	21.8

average coverage: 26.79%

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## AVERAGE SQUARE FOOTAGE PER SUITE

MANAGED BY HOLIDAY RETIREMENT CORP.  
AS OF 04-13-88

RETIREMENT RESIDENCE	SUITES	TOTAL SQ FT	AVG SQ FT PER SUITE
<b><u>BRITISH COLUMBIA, CANADA</u></b>			
Surrey, Surrey	113	63,993	566
Victorian; Victoria	91	74,731	777
<b><u>CALIFORNIA</u></b>			
Bakersfield, Bakersfield	124	73,689	594
Bridgescreek, West Covina	108	86,257	799
Fig Garden, Fresno	101	55,824	550
Hilltop, Redding	96	72,991	760
Las Brisas, San Luis Obispo	100	82,436	824
Magnolia, Riverside	97	71,234	734
Mission Commons, Redlands	193	138,600	708
Modesto, Modesto	102	78,751	772
Oakmont, Chico	92	66,242	720
Pinole, Pinole	98	78,121	824
Redwood, Napa	87	70,083	723
Visalia, Visalia	101	78,751	780
<b><u>COLORADO</u></b>			
Ft. Collins, Ft. Collins	110	90,667	824
Lakewood, Lakewood	90	77,294	858
Longmont, Longmont	96	74,869	780
Mass View, Grand Junction	101	78,698	789
Sunridge, Colorado Springs	90	74,155	824
The Regency, Pueblo	97	77,488	807
<b><u>GEORGIA</u></b>			
Atlanta, Decatur	102	75,845	741
<b><u>IDAHO</u></b>			
Chateau de' Boise, Boise	98	69,804	712
<b><u>LOUISIANA</u></b>			
Kenner, Kenner	111	85,950	774
Nouveau Mark, New Orleans	108	83,910	777
Shreveport, Shreveport	101	80,629	798
<b><u>NEVADA</u></b>			
Carson City, Carson City	98	74,658	777
<b><u>OREGON</u></b>			
Garden Valley, Roseburg	92	72,571	789
Gresham Manor, Gresham	102	82,420	808
Rogue Valley, Grants Pass	90	74,917	832
Royal Oak, Medford	90	69,831	776
The Regent, Corvallis	82	69,760	851

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**TEXAS**

Austin, Austin	110	86,914	790
The Clairmont, Amarillo	96	75,992	792

**UTAH**

Harrison Regent, Ogden	90	69,843	776
Orem, Orem	97	78,767	812

**WASHINGTON**

Capitol Manor, Olympia	104	87,763	844
Harvard Park, Spokane	105	83,258	793
Parkway Chateau, Bellingham	109	83,693	768

The average square footage per suite is 748.

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**NUMBER OF OCCUPANTS/SUITES OCCUPIED**  
**MANAGED BY HOLIDAY RETIREMENT CORP.**  
**As of 04-13-88**

RETIREMENT RESIDENCE	YEAR OPENED	SUITES OCCUPIED	NUMBER OCCUPANTS	AVERAGE PER STE
<b>CALIFORNIA</b>				
Bridgecreek, West Covina	1986	107	119	1.11
Hilltop, Redding	1985	93	100	1.08
Holiday Gardens, Fresno	1977	77	80	1.04
Magnolia, Riverside	1985	93	99	1.06
Oakmont, Chico	1985	87	98	1.13
Redwood, Napa	1985	92	103	1.12
Standiford Place, Modesto	1987	88	95	1.08
<b>COLORADO</b>				
Ft Collins, Ft Collins	1987	82	66	1.06
Greeley Place, Greeley	1986	78	86	1.10
Longmont Regent, Longmont	1986	74	86	1.16
Pueblo Regent, Pueblo	1985	73	81	1.11
<b>GEORGIA</b>				
Regency House, Atlanta	1987	100	115	1.15
<b>IDAHO</b>				
Chateau de' Boise, Boise	1984	86	95	1.10
<b>OREGON</b>				
Eugene Camlu, Eugene	1972	58	59	1.02
Garden Valley, Roseburg	1984	89	97	1.09
Madrona Hills, Salem	1980	103	114	1.11
Regent, Corvallis	1981	72	78	1.08
Royal Mark, Milwaukee	1980	74	81	1.09
Royal Oak, Medford	1984	84	95	1.13
Solvang, Eugene	1982	99	111	1.12
<b>TEXAS</b>				
Arlington Plaza, Arlington	1987	47	48	1.04
Clairmont, Amarillo	1985	90	97	1.08
<b>UTAH</b>				
Harrison House, Ogden	1985	84	91	1.08
<b>WASHINGTON</b>				
Capital Place, Olympia	1988	89	103	1.18
Harvard Park, Spokane	1985	105	116	1.10
Parkway Chateau, Bellingham	1985	107	124	1.16

AVERAGE NUMBER OF OCCUPANTS PER OCCUPIED SUITE 1.10

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#38 88

**SUITES/APPROVED PARKING SPACES**

MANAGED BY HOLIDAY RETIREMENT CORP.  
AS OF 04-13-88

RETIREMENT RESIDENCE	SUITES	PARKING SPACES	SPACES PER SUITE
<b>BRITISH COLUMBIA, CANADA</b>			
Surrey, Surrey	102	73	.71
Victorian, Victoria	91	43	.47
<b>CALIFORNIA</b>			
Bridgecreek, West Covina	108	54	.50
Hilltop, Redding	96	41	.43
La Mesa, La Mesa	80	42	.46
Lee Brissac, San Luis Obispo	100	45	.45
Magnolia, Riverside	97	35	.36
Mission Commons, Redlands	139	104	.74
Modesto, Modesto	102	65	.63
Oakmont, Chico	82	51	.55
Pinole, Pinole	96	51	.53
Redwood, Napa	97	52	.54
Visalia, Visalia	101	53	.52
Vista, Vista	114	58	.51
<b>COLORADO</b>			
Lakewood, Lakewood	90	52	.57
Longmont, Longmont	98	67	.69
Mesa View, Grand Junction	101	39	.39
Sunridge, Colorado Springs	90	45	.50
The Regency, Pueblo	97	41	.42
<b>GEORGIA</b>			
Atlanta, Decatur	102	80	.58
<b>IDAHO</b>			
Chateau de' Boise, Boise	98	42	.43
<b>LOUISIANA</b>			
Kenner, Kenner	111	43	.38
Nouveau Mark, New Orleans	108	33	.51
Shreveport, Shreveport	101	52	.51
<b>OREGON</b>			
Garden Valley, Roseburg	92	45	.49
Gresham Manor, Gresham	102	46	.45
Junction City, Junction City	87	19	.28
Rogue Valley, Grants Pass	90	40	.44
Royal Oak, Medford	90	45	.50
<b>NEVADA</b>			
Carson City, Carson City	96	58	.60

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TEXAS

Austin, Austin	110	84	.58
The Clairmont, Amarillo	96	41	.43

UTAH

Harrison House, Ogden	90	39	.43
Orem, Orem	97	54	.55

WASHINGTON

Capitol Manor, Olympia	104	56	.54
Harvard Park, Spokane	105	39	.37
Parkway Chateau, Bellingham	109	60	.55
Pt. Defiance, Tacoma	118	71	.61

The average number of parking spaces approved per suite is 0.50

backup(5):e/mft

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**TRAFFIC**

To help you understand the traffic loadings, we have prepared these estimates based on 100 suites.

- 10 service trips per day
- 8 van trips
- 60 resident trips (20% may have cars; 3 trips per day each)
- 60 visitors to residents (if 20% have visitors per day)
- 40 other visitors per day
- 24 staff trips per day to and from work

This would result in an average total of 215 trips generated per day by the retirement residence.

backup(6):a/mft

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\*38 88

**EMPLOYEES**

There will be five full-time and six part-time employees; five will be there at most times.

**WATER CONSUMPTION**

These are some figures on sewage flows for the Madrona Hills Retirement Residence which Holiday Management operates in Salem, Oregon. Also included are the figures for an apartment complex in Salem which is of similar size to Madrona Hills Retirement Residence. For comparison, water usage was used to figure sewer flow.

Madrona Hills Retirement Residence provides the following services for its clients: private room, central dining room and food service, maid service, and a full line of social activity programs.

The average retirement home water usage for two months exclusive of ground irrigation was 49,700 cubic feet. The average census of Madrona Hills Retirement Residence during this period was 105, which figures to a monthly per person average of 236.6 cubic feet, or 7.8 cubic feet per day (approximately 59 gallons).

The apartment complex used for comparison is located at 585 Winter Street, Salem, Oregon. The complex contains 101 apartments. The average water usage for a two-month period was 106,600 cubic feet exclusive of grounds irrigation. The average month's use per apartment was 263.8 cubic feet, or 17.5 cubic feet per day (approximately 131.2 gallons).

The motel/hotel used for comparison has 150 rooms plus a dining room which seats 120 and a lounge seating 125. Its average water usage for a two-month period was 171,600 cubic feet exclusive of grounds irrigation. If this hotel was downsized to match our retirement residence the water usage would be 114,333 cubic feet.

In summary, the retirement residence used only approximately 46% of the water used by the apartments, and 43% of a comparable size hotel/motel with associated restaurant/bar.

An average single-family dwelling unit uses 1800 cubic feet of water every two months or 31.66 cubic feet per day.

The facts supplied were provided by Don Johanson of the City of Salem, Department of Public Works, who selected the comparison and calculated the water flows.

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WATER CONSUMPTION  
October 1980 to October 1984

MADRONA HILLS RETIREMENT CENTER  
707 Madrona Avenue  
Salem, Oregon

All consumption figures are given in cubic feet and for two-month periods.

DATE	CONSUMPTION	
10-07-80	84200	
12-08-80	61400	
02-06-81	46100	
04-07-81	50200	
06-09-81	5000	(Dead)
08-07-81	57500	
10-06-81	166800	
12-08-81	91200	
02-03-82	67300	
04-05-82	65000	
06-09-82	102500	
08-03-82	110200	
10-05-82	109300	
12-04-82	70300	
02-03-83	87200	
03-31-83	58100	
06-01-83	52000	
08-02-83	134900	
10-03-83	134200	
12-05-83	84000	
02-02-84	49700	
03-30-84	72000	
05-31-84	78500	
08-02-84	120700	
10-04-84	149700	

Figures provided by Don Johansen of the City of Salem, Department of Public Works.

backup(8):s/mft

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Magnolia Retirement Residence  
Riverside, CaliforniaWater Consumption  
05-12-87

	<u>MONTH</u>	<u>CONSUMPTION</u> (CCF)	<u>AMOUNT</u>
1986	January	436	\$248.10
	February	395	227.60
	March	336	198.10
	April	408	233.10
	May	543	301.60
	June	497	278.60
	July	513	286.60
	August	600	330.10
	September	503	281.60
	October	572	316.10
	November	385	222.60
	December	456	258.10
1987	January	382	\$226.10
	February	385	227.60
	March	265	162.60

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#38 88

HOLIDAY MANAGEMENT CO.  
PARKING SURVEY RESULTS  
MAY 28, 1986

FACILITY	TOTAL UNITS	OCCUPIED UNITS	% OF PARKING PLACES	% OF RESIDENTS	% OF EMPLOYEE CARS	% OF PARKING USED	PERCENT OCCUPIED	TOTAL UNITS PER PARKING PLACE	OCCUPD UNITS PER CAR	RESIDENTS PER CAR	% of Req. DEMD V/LARS
BRIDGECREEK	108	49	53	58	24	0	45.32	45.42	2.0	2.0	2.4 41
CHATEAU DE BOISE	97	93	40	104	27	6	82.51	95.92	2.4	3.4	3.9 26
CLARKMONT	96	79	51	82	25	10	68.62	82.32	1.9	3.2	3.2 31
EUGENE CAMLU	59	59	35	60	4	5	25.72	100.02	1.7	14.6	15.0 7
GARDEN VALLEY	91	77	44	87	32	10	95.51	84.62	2.1	2.4	2.7 37
GRESHAM MANOR	102	73	46	80	21	7	60.92	71.62	2.2	3.5	3.8 26
HARRISON REGENT	90	84	36	87	21	7	77.82	93.32	2.5	4.0	4.1 27
HARVARD PARK	105	102	39	111	30	3	84.62	97.12	2.7	3.4	3.7 27
HILLTOP	95	89	49	97	23	11	69.42	92.72	1.9	3.9	4.2 24
HOLIDAY GARDENS	77	77	38	85	15	8	60.52	100.02	2.0	5.1	5.7 18
HOLIDAY PARK	48	48	8	54	6	2	100.02	100.02	6.0	8.0	9.0 11
MADRONA HILLS	102	96	56	104	19	9	50.02	94.12	1.8	5.1	5.5 18
MAGNOLIA	95	95	40	105	32	8	100.02	100.02	2.4	3.0	3.3 31
DAYMONT	91	75	53	80	16	6	41.52	82.42	1.7	4.7	5.0 20
PARKWAY CHATEAU	109	69	60	80	17	11	46.72	63.32	1.8	4.1	4.7 21
THE PUEBLO REGENT	97	54	44	62	21	7	63.62	55.72	2.2	2.6	3.0 34
REDWOOD	97	96	57	113	43	6	86.02	99.02	1.7	2.2	2.6 37
REGENT	82	66	49	72	20	9	59.22	80.52	1.7	3.3	3.5 28
RENO CAMLU	70	64	30	65	7	9	53.32	91.42	2.3	9.1	9.3 11
ROGUE VALLEY	90	67	39	74	16	6	56.42	74.42	2.3	4.2	4.6 22
ROYAL MARC	77	72	52	77	6	9	28.82	93.52	1.5	12.0	12.6 8
ROYAL OAK	88	82	63	90	19	9	44.42	93.22	1.4	4.3	4.7 21
OLVANG	99	97	51	105	35	8	84.32	98.02	1.9	2.8	3.0 33
SUNRIDGE	90	37	44	38	7	7	31.82	41.12	2.0	5.3	5.4 18
COMPANY TOTAL	2155	1800	1077	1970	486	173	61.22	83.52	2.0	3.7	4.1 575

Avg = 24%

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#38 88

# Sam P. Lockard

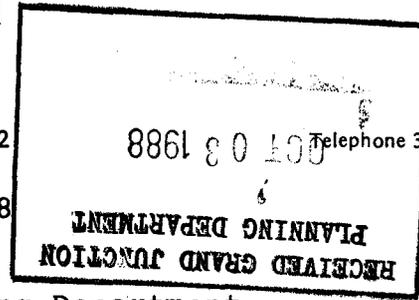
Attorney at Law

P.O. Box 2631

Grand Junction, Colorado 81502

SAM P. LOCKARD

September 29, 1988



City Council  
City of Grand Junction  
City Hall  
5th and Rood Avenue  
Grand Junction, CO 81501

Planning Department  
City of Grand Junction  
City Hall  
5th and Rood Avenue  
Grand Junction, CO 81501

Att: Mike Sutherland

Dear Sirs:

Mr. and Mrs. James Waller, 621 26 1/2 Road, have again conferred with me regarding development activities bordering their property. In the past on more than one occasion, and in exchange for withdrawal of their opposition to development plans, they were promised roadway access to their property. I realize that at least one of the developers bankrupted, which affects plans. The fact that developers change, or their plans change, should not affect the Wallers. The access committed for should be furnished.

Initially, the roadway access was to border their property. This time the future roadway is to be moved back one house lot from their border, and the developer will provide a paper easement for the Wallers to eventually construct and pay for a portion of road to the access. That is not acceptable. They want the necessary portion of road constructed on site now in lieu of developers' promises to alleviate their opposition.

Please note I am aware that the area I am corresponding about is part of another phase of the proposed project. That makes no difference in view of the manner and times the Wallers have received promises concerning their property. Solidifying access is extremely important to them, as neither their property nor neighboring property of Vandover, is marketable with access continually in limbo. In addition, four years ago Mr. Waller filed a notice to sue the city for damages regarding the access to his property. Time is running out and we cannot wait for this access problem to be settled.

Sincerely,

*Sam P. Lockard*  
Sam P. Lockard *sk*

SPL/lk

cc: Mr. and Mrs. James Waller

#3088  
Original!  
Do NOT Remove  
From Office



City of Grand Junction, Colorado  
81501-2668  
250 North Fifth Street

October 17, 1988

Mr. Sam P. Lockhard  
450 Ouray  
Grand Junction, CO 81501

Dear Mr. Lockhard:

I write in response to your letter to the City Council dated September 29, 1988.

In that letter you state: "On more than one occasion, and in exchange for withdrawal of the opposition to development plans, (the Wallers) were promised roadway access to the property."

Do you know whether or not that kind of promise was made on behalf of the City of Grand Junction or whether it was made on a more private basis between a developer and your clients? Is it your belief that the City should enforce such past promises as against the current developer? If so, would you be able to supply me with any written documents which would evidence the terms of the promise or the terms of the contracts upon which your clients rely?

Any written documentation or other evidence of the prior agreements would be very useful to the City in evaluating your request.

I look forward to hearing from you.

Yours truly,

  
Dan E. Wilson  
City Attorney

DEW:dc

cc: Mike Sutherland, City Senior Planner

**NELSON, HOSKIN, GROVES & PRINSTER**

PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW

GREGORY K. HOSKIN  
FREDERICK G. ALDRICH  
GREGG K. KAMPF  
EDWARD A. LIPTON  
CURTIS G. TAYLOR  
THEODORE ALLEGRA  
DAVID A. YOUNGER  
DAVID M. SCANGA

MONUMENT BUILDING, SUITE 400  
200 GRAND AVENUE  
POST OFFICE BOX 40  
GRAND JUNCTION, COLORADO 81502  
TELEPHONE: (303) 242-4903  
TELECOPIER: (303) 241-3760

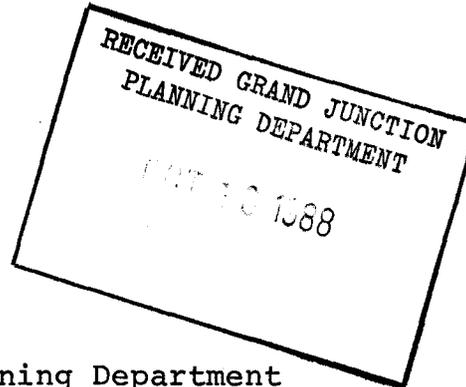
DAVID A. PRICE  
MICHAEL J. RUSSELL  
ROBERT R. WILSON  
KIMBERLY A. WANKER

OF COUNSEL:  
WILLIAM H. NELSON  
JOHN W. GROVES

October 18, 1988

Mr. Pat Edwards  
Associated Brokers  
1051 Teller Avenue  
Grand Junction, Colorado 81501

Mr. Bart Colson  
Holiday Retirement Corporation  
2741 Twelfth Street, S.E.  
Post Office Box 14111  
Salem, Oregon 97309-2511



Re: City of Grand Junction Planning Department  
Case No. 38-88  
(Rezone Filing 4, Northridge Estates PR-4 to PR-14  
and Preliminary Plan and Plat on Filings 4 and 5)

Gentlemen:

The purpose of this letter is to respond to the City of Grand Junction Planning Commission's request that residents of the area surrounding the proposed rezone of Northridge Estates Filing 4 and preliminary plan and plat of Filings 4 and 5 (Subject Property) discuss with you methods of resolving neighborhood opposition.

Recently, several members of the Board of Northridge Estates Property Owners Association, together with other interested persons, met to discuss a response. It was the consensus of this group that they did not have the authority to change the position of the neighbors surrounding the Subject Property that had been expressed to you and the Planning Commission on October 4, 1988. Although we can discuss site-specific and future development concerns, such discussion will not affect the fundamental change in the character of our neighborhood that will be brought about by your proposed development or the underlying opposition of the residents thereto. Accordingly, you should not take this letter identifying site-specific and future development concerns as a modification of our or our neighbors' opposition to the rezone of the Subject Property.

Mr. Pat Edwards  
Mr. Bart Colson  
Page 2  
October 18, 1988

With the foregoing in mind, we believe the site-specific issues to be as follows:

1. Overall Impact. The size and location of the retirement complex impacts adjoining single-family residences to the greatest degree. Our sense of good planning would be to minimize the impact to the greatest degree by distancing the complex structures from single-family residences as much as possible, reducing the size and bulk of such structures, providing intervening single-family lot buffers and utilizing an architectural appearance that is not inconsistent with the existing single-family residences in the area.

2. Traffic Congestion. The roadway connecting North 7th Street to North 1st Street will significantly increase traffic flow and congestion, especially at the Northridge Estates and Willowbrook exit on North 1st Street. However reconfigured, a site plan must not create a thoroughfare for traffic off North 7th Street and Horizon Drive to travel through the neighborhood to North 1st Street.

In regards to future development issues, you have represented to us and the Planning Commission that the proposed rezone and preliminary plan and plat will result in the construction of a high density complex to be owned and operated by Colson & Colson Construction as a retirement center and not some other use, and that the single-family residential area (i.e., Filing 4) will indeed be developed as single-family residences of a type and character similar to and not inconsistent with existing homes. To assure the neighbors that such development will occur as represented, we believe the following to be significant:

1. Installation of Public Infrastructure. Prior to the issuance of any building permits (including a permit for the retirement center), all public infrastructures must be installed to the Subject Property, including, but not limited to, roadways, curbs, gutters, sidewalks, street lighting, and utilities such as gas, electric, water, sewer and telephone.

2. Building Restrictions. Building restrictions in the form of restrictive covenants must be prepared and recorded on the entire Subject Property committing development to the scheme as promised. In specific

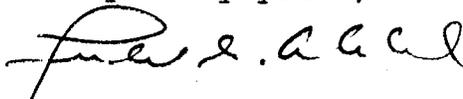
Mr. Pat Edwards  
Mr. Bart Colson  
Page 3  
October 18, 1988

reference to single-family residential areas, building restrictions of a nature applied to the third filing of Northridge Estates Subdivision would be acceptable. We do not suggest, however, that either the retirement center or the single-family residential area be required to join our property owners association.

3. Reciprocal Covenants. Finally, we consider it essential that we have covenants restricting the development and use of the Subject Property to that as represented to us and the Planning Commission, which covenants will be enforceable by adjoining neighbors.

Of course, should you or your consultants have any questions regarding the site-specific or future development concerns identified above, you should contact us promptly to arrange a mutually convenient meeting.

Very truly yours,



Frederick G. Aldrich

FGA:slb  
pc: ✓ Marilyn Rabideau for distribution  
✓ Planning Staff



File Copy

Grand Junction Planning Department  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430

October 27, 1988

Mrs. Cheryl Martin  
325 Northridge Drive  
Grand Junction, CO 81506

Re: Northridge's second road access

Dear Mrs. Martin:

Since we spoke on October 21st, I've reviewed the original development files and spoken to numerous City officials about the Northridge second exit. Also, I'll outline the reason that the main entrance is where it exists today.

As part of the original approval of the Northridge residential subdivision, a requirement was made that the subdivision eventually have two access routes into and out of the neighborhood. It was the desire of the developers to utilize Knoll Ridge Lane, and it was, in fact, a requirement that when Filing #3 was built-out the bridge over the canal was to have been constructed.

During the interim period, Mesa County approved the Knoll Ridge subdivision to the north without any provision for a connection to Northridge. This essentially made it impossible for the City to enforce the requirement of a second access out to the north.

The City cannot require the current Filing #4 developers, nor the existing Northridge Homeowners' Association to purchase land or easements to fulfill the Knoll Ridge Lane option. Practically speaking, the only direction is eastward with a continuation of Northridge Drive out to Seventh Street.

The present location of the main access into the Northridge subdivision is limited to that location due to sight distance problems if it were positioned farther to the north. With the hill blocking the view for vehicles approaching from the north, an intersection would increase the hazards significantly. While the present street was only intended to be temporary, the location was always intended to be permanent.

Mrs. Cheryl Martin  
October 27, 1988  
Page Two

I hope this letter will clear up some of the history and be of some use to you. If I can provide further assistance, please don't hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Mike Sutherland".

Michael E. Sutherland  
City Development Planner

# ASSOCIATED

*Real Estate*

# BROKERS

1051 Teller Ave. #1  
Grand Junction, Colorado 81501  
Phone: (303) 243-9622

December 8, 1988

Mr. Milton Henry  
3009 Cloverdale Ct.  
Grand Junction, Colorado 81506

RE: Vacation of Kingswood Drive

Mr. Henry,

This letter is to document our discussions relative to the vacation of Kingswood Drive. Prior to vacating the above referenced street Colson & Colson Construction will satisfactorily complete the following at their cost and expense:

- (1) Approximately 18 feet will be added to the South side of your lot, for access to your existing garage.
- (2) A new fence & gate, identical to your existing fence and gate, will be constructed on the perimeter of that 18 foot addition up to the existing entry to your garage for a RV parking area.
- (3) A concrete slab will be placed in the RV storage area.
- (4) The gravel in the existing RV storage area will be removed & sod with a sprinkler system will be installed.
- (5) A grate over the existing drain for the Northridge irrigation system will be installed.
- (6) A gravel driveway from Cloverdale Ct. will be installed to the new RV storage area and existing concrete pad to your garage.
- (7) The existing glob willow tree on the south side of your house will be replaced or adequate compensation for the the removal and loss of the same will be paid.

The above understanding assumes Colson & Colson Construction is successful in obtaining approval from the City of Grand Junction of its development plans for the property known as Northridge Four.

Please contact me relative to additions or corrections to the contents herein.



**MLS**

Sincerely,

*Pat Edwards*  
Pat Edwards

For Colson & Colson Construction Co.

Karl



RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
  
JAN 23 1989

City of Grand Junction, Colorado  
81501-2668  
250 North Fifth Street

January 20, 1989

Mesa View Retirement Center  
601 Horizon Place  
Grand Junction, Colorado 81506

Dear Sirs:

Thank you for your January 18, 1989, letter concerning the beauty salon.

As you are probably aware, at the recent City Council public hearing, opponents to Mesa View II raised the concern that there was a commercial operation in Mesa View I consisting in part of the beauty salon.

In response to that concern, we have reviewed the approval documents relating to the Mesa View Retirement Center. We are unable to find any approval for a retail beauty salon which serves the general public. The approval documents would contemplate that the beauty salon would be in compliance with City regulations only to the extent that the salon serves the residents of Mesa View or the guests of residents of Mesa View. If such were the situation then the salon would arguably be ancillary to the primary residential use of the retirement center.

Your letter of January 18 refers to a Rule #5 in the contract which I presume to be the contract between the beauty salon and the owners or operators of the center. I would appreciate receiving a copy of the contract in order to review that language.

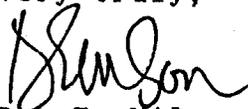
In any event, the beauty salon's advertisements, both in the newspaper and in the telephone book yellow pages, clearly evidence an intent to serve the general public. We are concerned that that type of an advertising posture evidences an intent to expand the operation beyond the parameters of service to residents.

As I see it, there are two options: to take what steps are necessary for you to discontinue service to the general public; or to review your records and determine whether or not the commercial beauty salon serving the general public was authorized at the time of the zoning approval for the Mesa View Retirement Center.

Mesa View Retirement Center  
January 20, 1989  
Page 2

I would appreciate hearing from you concerning whether or not you believe that the service to the general public is authorized by approval documents; if not, please let me know that you have taken steps to discontinue service to the general public.

Very truly,



Dan E. Wilson  
City Attorney

DEW:tm

cc: City Councilmembers  
Karl Metzner, Planning Director ✓

*file - Northridge*



RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
JAN 23 1989

City of Grand Junction, Colorado  
81501-2668  
250 North Fifth Street

January 20, 1989

Mesa View Retirement Center  
601 Horizon Place  
Grand Junction, Colorado 81506

*To KARR M.  
: please table for then  
say 30 days; then  
do a verify...  
Thx  
Dan*

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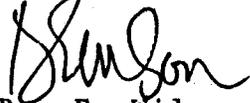
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Mesa View Retirement Center  
January 20, 1989  
Page 2

I would appreciate hearing from you concerning whether or not you believe that the service to the general public is authorized by approval documents; if not, please let me know that you have taken steps to discontinue service to the general public.

Very truly,



Dan E. Wilson  
City Attorney

DEW:tm

cc: City Councilmembers  
Karl Metzner, Planning Director

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
JAN 26 1989  
FRANK F. SPIECKER  
CLAY E. HANLON

SPIECKER AND HANLON  
ATTORNEYS AT LAW  
620 VALLEY FEDERAL PLAZA  
P. O. BOX 1991  
GRAND JUNCTION, COLORADO  
81502

*Carle*  
*KM ✓*

AREA CODE 303  
TELEPHONE 243-1003

January 23, 1989

RECEIVED  
JAN 25 1989  
*Hand Delivered by  
Frank Spiecker  
3:45p.m.*

Mr. Dan E. Wilson  
City Attorney  
City of Grand Junction  
250 North 5th Street  
Grand Junction, CO 81501

Re: Colson & Colson Construction Co.  
Your File No. 38-88  
Northridge Filing No. 4 and 5  
Mesa View Retirement Center II

Dear Mr. Wilson:

Pursuant to the Resolution adopted at the City Council meeting on January 18, 1989, the following data is submitted on behalf of Colson & Colson Construction Co. in response to the conditions listed in said Resolution.

1. With respect to additional evidence establishing that the proposed project fills a public and not a private need and whether or not the public will benefit from this project, the following matters are brought to the Council's attention, to-wit:

(a) The project will provide an extension of Ute Water Service from North First Street (26 Road) to North Seventh Street (26½ Road). In this regard, Northridge Estates is presently served by a dead end line from Ute Water Conservancy District extending from North First Street. The new proposed project would bring additional Ute Water Service in from North Seventh Street to connect with the dead end of the existing Ute Water line, thereby providing a "loop" of water service between First Street and Seventh Streets. In so doing, better fire protection will benefit the entire immediate area and minimize future interruptions of water service to the Northridge Estates area.

(b) Drainage will be improved in that the proposed project will fill gaps in existing curbs, gutters and sidewalks.

Mr. Dan E. Wilson  
Page 2  
January 23, 1989

(c) The acreage in question consists of approximately 28 acres, and of this total acreage approximately 18 acres will be platted for compatible single family dwelling lots, which will compliment the existing Northridge Estates, as well as the Willowbrook Subdivision.

(d) Of the 10 acres to be devoted to the proposed new retirement center, 70% of such area will be an open, landscaped area of an attractive nature.

(e) Because of the high quality of the existing Mesa View Retirement Center, together with the fact that rentals are attractively priced, the Mesa View Retirement Center presently has a waiting list of approximately 60 people. The proposed new project will fulfill what Colson & Colson believe to be a valid public need for this type of popular priced high quality in retirement residential facilities. Conversely, to deny requested zoning by adopting the opposition's argument that, for the time being, there are existing unrented retirement units in other competing retirement facilities merely supports the private need of the owners of less popular facilities and not a public need evidenced by the waiting list for the existing facility of Mesa View Retirement Center.

(f) The attached chart concerning Medicare enrollment in Mesa County, prepared by the Policy and Research Office, indicates that the number of people in Mesa County age 65 and over has been steadily increasing for the past ten years, in addition, the Grand Junction Metropolitan Planning Organization, in its population projections for Mesa County, (Technical Report Number 3.4) states, among other things, that (a) "retirement driven growth will continue despite lack of "bargain housing", and that (b) "retirement related population will increase both in absolute numbers and as a percentage of the overall population" and further that (c) "elderly population will tend to settle in and close to incorporated cities".

(g) That the new proposed plat will provide for a second exit from Northridge Estates, rather than limiting such to First Street, as such now exists. In such regard, the road extending west from Seventh Street, known as Horizon Place, will be extended to the north and west to connect with the northeast corner of Northridge Estates. This will provide an additional route for ingress and egress for the residents of Northridge Estates, and in addition, such will provide for improved access to the Northridge Estates area for fire and emergency equipment.

Mr. Dan E. Wilson  
Page 3  
January 23, 1989

(h) The facility will be located in close proximity to existing medical facilities, as well as certain shopping facilities for the residents of the proposed facility. This will minimize the impact of traffic as compared to a location in a more remote area.

(i) The proposed plat in the southwest corner provides for a school bus turnaround for the benefit of school children in the immediate area, and will provide a certain degree of protection that does not presently exist.

(j) The proposed plat dedicates approximately 18 acres to lots designed for single family dwellings, and will tend to minimize the likelihood of any extension of Horizon Drive through the area that is now presently at issue, which should allay the fears of the public in the immediate area, regarding a possible future extension of Horizon Drive to First Street, including those members of the public who have been opposed to the requested rezoning at issue.

(k) Construction of the Mesa View Retirement Center II will provide additional tax revenues. The existing facility generates in excess of \$30,000.00 annually in real estate and personal property taxes. The Mesa View Retirement Center II is anticipated to cost approximately five million dollars (\$5,000,000.00) and will generate at least such amount of taxes if not more. In addition, it will involve the employment of an estimate eight (8) full-time employees and several part-time employees. It will place no demands on local schools nor should increase the need for law enforcement.

2. With respect to any promises that have been made, such are as follows:

(a) As to promises on the expected completion date of Mesa View Retirement Center II, such is totally dependent upon the time that the final plat and plan is approved and the possibility of litigation, but assuming that there is no litigation and final plat approval is not prolonged it is anticipated that the new residential retirement center will be completed during the construction year of 1989, along with most landscaping, sidewalks, curbs, gutters, school bus turnaround and roadways. The exception would be garden suites and the improvement of the newly platted roadways of Rose Terrace and Kingswood Drive, which items would be completed during the construction year of 1990.

Mr. Dan E. Wilson  
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(b) A detailed list of improvements, all as shown on the proposed plat of Northridge Filing No. 4 and 5, which are as follows:

- i. Construction of a 105 unit residential building, complete with laundry, dining and other ancillary amenities.
- ii. Streets, curbs, gutters, school bus turn-around, utilities, landscaping and parking areas.
- iii. Garden residential units.

(c) With respect to written evidence of restrictive covenants/restriction, which will restrict the use of the property, such are set forth in the proposed draft of the "Declaration of Covenants, Conditions and Restrictions", which is attached hereto. Such was drafted by Attorney Fred Aldrich on behalf of Northridge Property Owners Association and the terms of such are mutually agreeable with the applicant. You will note that paragraph 1 involves development of the property in accordance with the proposed plat, as well as use restrictions and paragraph 2 concerns the approximately 18 acres to be devoted to single family residential lots, along with use restrictions.

(d) With respect to all other promises or guarantees that the applicant, Colson & Colson has made through its representatives in the public hearings before the Planning Commission and the City Council, the following are stated:

(i) An agreement has been reached with Warren Jones and Beverly Jones, whose property abuts the proposed area to the northwest, by which the Jones will relocate the existing irrigation lines and easements, along with the vacation of old existing irrigation and roadway easements, and in exchange Warren Jones and Beverly Jones will purchase and acquire as their own property a meets and bounds tract temporarily designated Lots 11 and 12 of the area proposed to be platted, which area adjoins the property the Jones presently own to the immediate south. In addition, Jones will receive a new headgate and electrical source for his water.

(ii) The north line of Willowbrook subdivision will be adjusted to extend the north boundary of Willowbrook lot lines to the center of the Independent Ranchmans ditch.

(iii) An agreement has been reached with Milton Henry of 3009 Cloverdale Court, Grand Junction, Colorado, to provide alternate access to his garage upon the vacation of the existing Kingswood Drive, as set forth on the proposed plat.

(iv) Terrance L. Larson of 357 Music Lane, Grand Junction, Colorado, is to receive an 11 foot strip of land adjoining the southeast corner of his existing property, along with the relocation of the Jones water line, to be removed from his property by Jones. He is also to receive a six foot wooden privacy fence along his south boundary.

(v) John Gormley of 361 Music Lane, Grand Junction, Colorado, is also to receive a six foot wooden privacy fence along his south boundary, and the applicant will cooperate in the vacation of the existing utility easement on the south portion of his lot.

(vi) The triangular area shown in the north central area of the plat, abutting the Jones property to the east and the Gormley property to the south is to be designated a "buffer zone" consisting of landscaping.

(vii) Laverne Gross of 3304 Music Lane, Grand Junction, Colorado, will allow the vacation of the existing Jones irrigation easement by Jones on the south and east portion of his property, which irrigation easement of Jones will be relocated immediately south on the property to be acquired by the applicant, Colson & Colson, which is now the subject of rezoning and platting. In addition, the applicant, Colson & Colson, has agreed to rebuild the existing retaining wall along the east and south line of his property and further provide for a drain for his swimming pool to extend such from the swimming pool to the sewer system, thereby eliminating the open drainage of the swimming pool water onto the ground extending to the south and east of his property.

(viii) Robert Ruggerie of 3314 Music Lane, Grand Junction, Colorado, is to purchase from the applicant, the area adjoining his property to the immediate east, extending approximately 70 feet to the proposed new street, which is an extension of the existing Horizon Place.

(ix) The residents of Northacres Subdivision, which lies to the northeast of the area to be platted,

Mr. Dan E. Wilson  
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January 23, 1989

have been promised trees to be planted in an area south and west of the right-of-way of the Grand Valley Canal and the proposed extension of Horizon Place, which trees are to act as a screen between the residents of the Northacres Subdivision and the new retirement facility.

3. The applicant, Colson & Colson Construction Co., has entered into an agreement to purchase the subject property, dated May 25, 1988, a copy of which is enclosed. This Agreement is confidential in nature and is submitted to you and the Council members to evidence the fact that the applicant, Colson & Colson Construction Co., has the right to purchase the subject property, and the price and terms are not to be disclosed to the public.

By way of summary, the foregoing listed data is believed to fulfill all of the conditions of the Resolution adopted January 18, 1989, but if any supplemental information is deemed to be required, kindly contact the undersigned immediately and such additional data will be provided forthwith.

Sincerely,

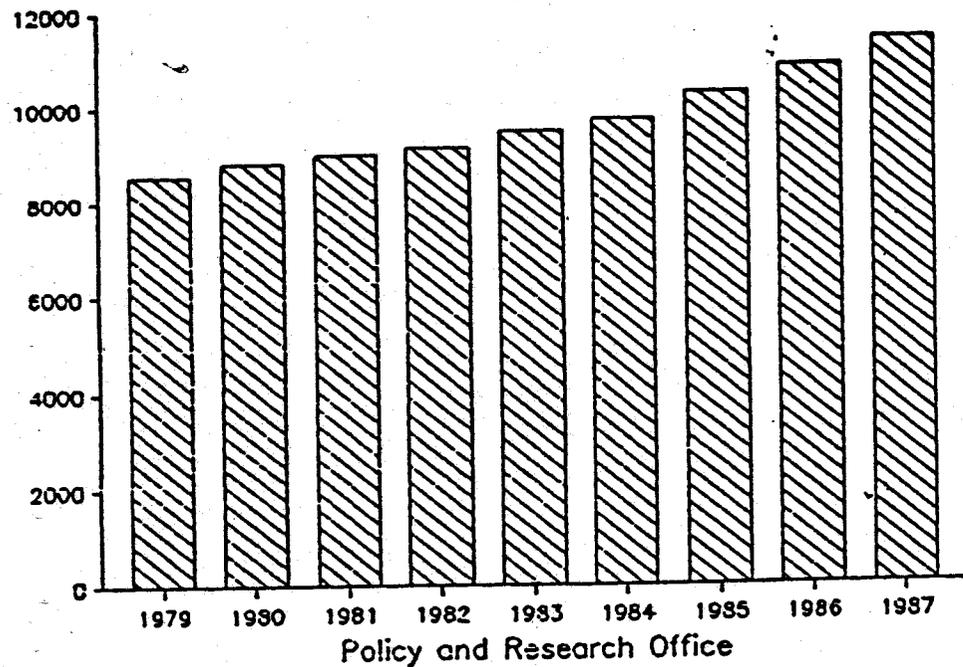
  
Frank F. Spiecker

FFS:psn

Enclosures

cc Mr. Pat Edwards  
Ms. Neva Lockhart

## MEDICARE ENROLLMENT MESA COUNTY



Medicare enrollment is a good measure of the number of people age 65 and over. With total population stabilizing the percentage of the elderly in the County is still increasing. With this area being identified as a good place to retire, this trend is expected to continue.

Policy and Research Office

MEDICARE ENROLLMENT

	1979	1980	1981	1982	1983	1984	1985	1986	1987
	8,552	8,808	8,995	9,138	9,498	9,740	10,298	10,850	11,400

Milton D. Henry  
3009 Cloverdale Court  
Grand Junction, Colorado 81506

242-3055

January 28, 1989

Mr. Dan E. Wilson  
City Attorney  
City of Grand Junction  
250 North 5th Street  
Grand Junction, CO 81501

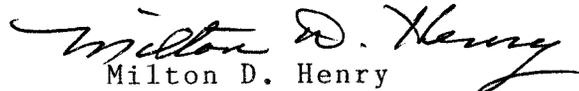
Re: Colson & Colson Construction Co.  
Your File No. 38-88  
Northridge Filing No. 4 and 5  
Mesa View Retirement Center II

Dear Mr. Wilson:

I am in receipt of a letter dated January 25, 1989 that Mr. Spiecker hand delivered to your office regarding Mesa View Retirement Center II.

On Page 5 he states that an agreement has been reached with me which provides alternate access to my garage. His statement is true, but needs to include the agreements outlined by Mr. Pat Edwards in the attached letters. In addition, Mr. Edwards has verbally agreed to reinforce the concrete RV slab with pylons, wire and rebar. He has further agreed that should the City of Grand Junction prohibit gravel driveways, that Colson & Colson Construction Co. will, at their expense, construct a driveway acceptable to the City and to me.

Sincerely,

  
Milton D. Henry

xc: Pat Edwards  
Neva Lockhart  
All City Council Members  
Planning Department

ATTACHMENT TO DEVELOPMENT APPLICATION  
DATED 9/6/88  
Submitted to City of Grand Jct.  
Relative to Northridge Filing #4

UNITED BANK OF GRAND JCT. DOWNTOWN as to an undivided 25.835% Int.

BY: *Leid G. Mumby* Attorney for Bank

UNITED BANK OF GRAND JUNCTION as to an Undivided 20.83% Int.

BY: *Leid G. Mumby* Attorney for Bank

JOSEPH COLLEMAN as to an Undivided 40.835% Int

*Joseph Coleman*  
Trustee and Attorney in fact

JERRY DUCRAY as to an Undivided 12.50% Int.

*Jerry DuCray*

#3 8 88

Original  
Do NOT Remove  
From Office

