

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Fredrick G. Aldrich
340 Music Lane
Grand Jct., Colo. 81506
2945-023-19-004

C.C. Talbott
356 Music Lane
Grand Jct., Colo. 81506
2945-023-19-005

John J. Mazza
362 Music Lane
Grand Jct., Colo. 81506
2945-023-19-006

Timothy L. Heckel
3323 Music Lane
Grand Jct., Colo. 81506
2945-023-19-007

Roger C. Shenkel
3333 Music Lane
Grand Jct., Colo. 81506
2945-023-19-008

James K. Archibald Jr.
363 Northridger Dr.
Grand Jct., Colo. 81506
2945-023-19-009

Dean V. Bright
357 Northridge Dr.
Grand Jct., Colo. 81506
2945-023-19-010

Herbert R. Smith
3332 Star Court
Grand Jct., Colo. 81506
2945-023-19-014

Mark A. Hermundstad
3328 Star Court
Grand Jct., Colo. 81506
2945-023-19-015

Marlowe E. Kinch
3009 Cloverdale Court
Grand Jct., Colo. 81506
2945-023-21-001

Carolyn L. Berhorst
3025 Cloverdale Court
Grand Jct., Colo. 81506
2945-023-21-002

Curt W. Hauer
3037 Cloverdale Court
Grand Jct., Colo. 81506
2945-023-21-003

James K. Walters
3111 Cloverdale Court
Grand Jct., Colo. 81506
2945-023-21-004

John C. Colosimo
3125 Cloverdale Court
Grand Jct., Colo. 81506
2945-023-21-005

Richard Lee Fowler
3137 Cloverdale Court
Grand Jct., Colo. 81506
2945-023-21-006

Gregory W. Petersburg DO
3139 Cloverdale Court
Grand Jct., Colo. 81506
2945-023-21-007

John S. Brink
3140 Cloverdale Court
Grand Jct., Colo. 81506
2945-023-21-008

Mark S. Thomas
3138 Cloverdale Court
Grand Jct., Colo. 81506
2945-023-21-009

Douglas C. Lockhart
3126 Cloverdale Court
Grand Jct., Colo. 81506
2945-023-21-010

Gerald W. Krebill
3112 Cloverdale Court
Grand Jct., Colo. 81506
2945-023-21-011

Latrisa Mannion
3038 Cloverdale Court
Grand Jct., Colo. 81506
2945023-21-012

Marsha J. Meachan
147 Bruster Road
Grand Jct., Colo. 81506
2945-023-21-013

Paul L. Reddin
3010 Cloverdale Court
Grand Jct., Colo. 81506
2945-023-21-014

Charles F. Kerr
354 Northridge Drive
Grand Jct., Colo. 81506
2945-023-22-007

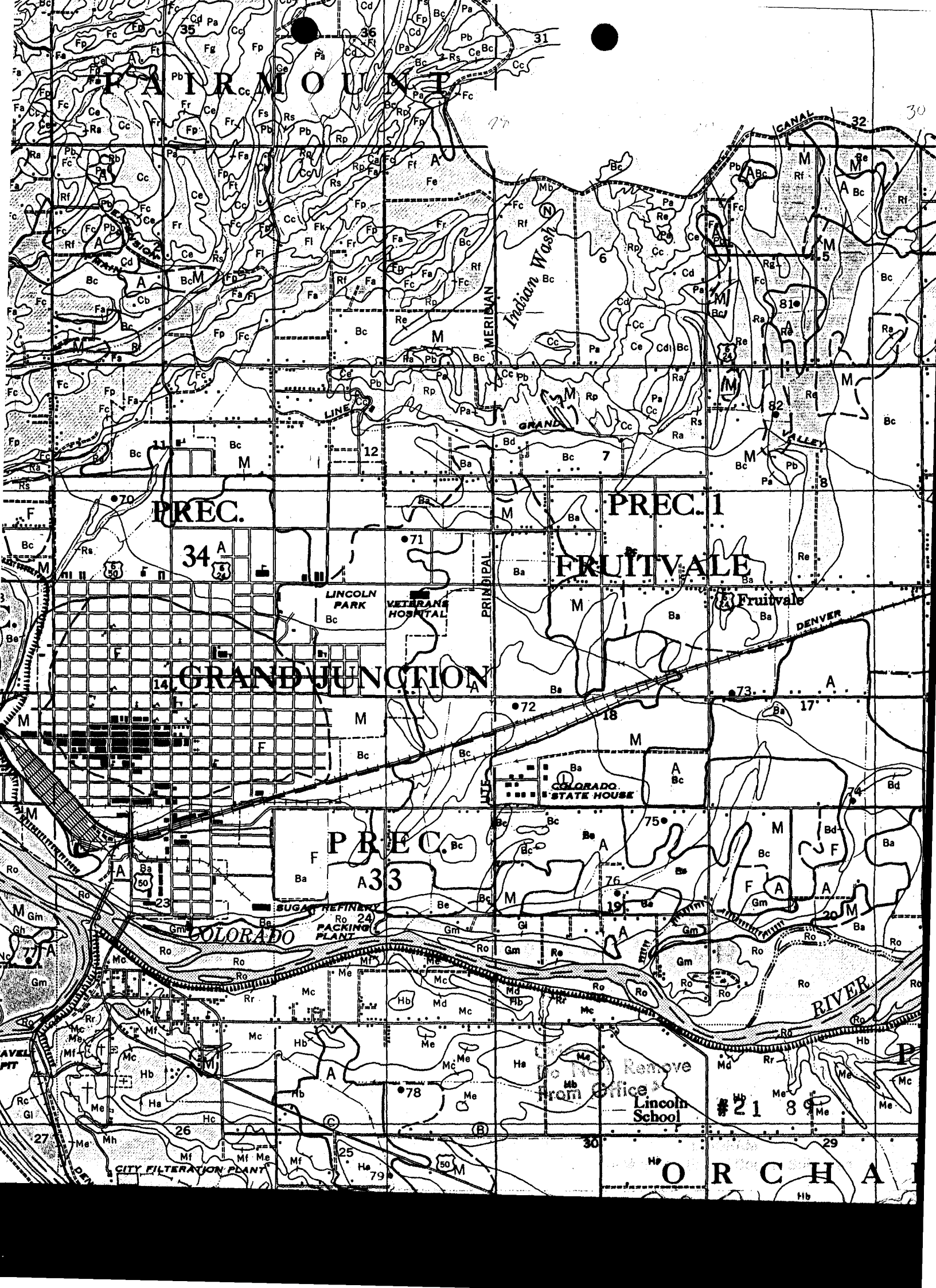
David G. Summers
360 Northridge Drive
Grand Jct., Colo. 81506
2945-023-22-008

John E. Robson
10705 Elgers St.
Cerritos, CA 90701
2945-023-001

May Belle Daniel
120 Bookcliff Ave.
Grand Jct., Colo. 81506
2945-023-23-002

Mesa View Retirement Res.
2741 12th St. S.E.
Salem, OR 97302
2945-023-24-002

Martin V. Ziegler
340 Northridge Dr.
Grand Jct., Colo. 81506
2945-023-22-006



PARIA MOUNTAIN

PREC. 34

PREC. 1

FRUITVALE

GRAND JUNCTION

PREC. A33

COLORADO

RIVER

Remove from Office
Lincoln School

#218

ORCHARD

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, _____, is the owner of that real property situated in the City of Grand Junction, Colorado, County of Mesa, State of Colorado and being a part of the SW 1/4 Section 2, Township 37N, Range 107E, 4th Meridian, as shown on the accompanying plat thereof, said real property being otherwise described as follows: Beginning at the East line of the 1st, 1st 1/2, 4 of said section 2 to bear 100°01'15"W any of other bearings contained herein to a relative bearing:

1. commencing at the SW corner of said Section 2, thence 100°01'15"W 112.47 feet along the said west line of said Section 2;
2. thence 187°22'45"E 43.59 feet to the South Right-of-Way line of said South Sluff Drive, being the POINT OF BEGINNING;
3. thence N67°27'45"E 375.12 feet along the said South line to a point on the South Line of Northridge Estates Flang Drive;
4. thence S89°28'54"W 130.47 feet to a point on the east Right-of-Way of Northridge Drive; thence continuing along the eastern and Northern boundaries of Northridge Drive the following six (6) courses:

1. S50°01'15"E 103.46 feet;
2. 66.87 feet along the arc of a curve to the right, having a radius of 75.00 feet and whose chord bears S33°02'53"W a distance of 31.85 feet;
3. S49°07'51"W 255.89 feet;
4. S1.24 feet along the arc of a curve to the right, having a radius of 75.00 feet and whose chord bears S78°02'53"W a distance of 31.81 feet;
5. S88°03'45"W 468.87 feet;
6. S1.41 feet along the arc of a curve to the right, having a radius of 20.00 feet and whose chord bears N45°01'14"W a distance of 28.28 feet to the East Right-of-Way line of 26 Road (1st Street); thence 100°01'15"W 138.04 feet along the East Right-of-Way line of 26 Road to the POINT OF BEGINNING.

That the said owners have caused the said real property to be laid out and surveyed as NORTHEDGE ESTATES PLANG NO. FOUR, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado.

That the said owners do hereby dedicate and set apart all of the streets as shown on the accompanying plot to the use of the public forever and dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plot as essential for the installation and maintenance of utilities, irrigation, and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and shrubs with suitable right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner. The areas shown as ingress and egress and utility easements are dedicated to the owners of the property within said NORTHEDGE ESTATES PLANG NO. FOUR, for perpetual ingress and egress for themselves and the general public, including the postal service, trash, fire, police and emergency vehicles. Also the areas shown as private open spaces are dedicated to the owners of the property within said NORTHEDGE ESTATES PLANG NO. FOUR, for recreational and esthetic purposes as determined appropriate by said owners.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this _____ day of _____ A.D. 1966.

STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 1966, by

Witness my hand and official seal. My commission expires: _____

Notary public

CURVE TABLE					
DELTA	RADIUS	ARC	TAN	CHORD	BEARING
① 90°00'00"	20.00	31.41	20.00	28.28	N45°01'14"W
② 53°31'45"	75.00	31.24	15.85	31.01	S78°02'53"W
③ 88°08'14"	75.00	86.67	48.83	81.85	S33°02'53"W

FUTURE FILING

LEGEND AND NOTES

- ◆ INDICATES FOUND MONUMENT AS DESCRIBED
- INDICATES 5/8" REBAR AND MONUMENT CAP SET IN CONCRETE
- ⊥ A 5/8" REBAR AND MONUMENT CAP AT ALL LOT CORNERS

West line NE 1/4 Sec. 2, U.A.

STATE OF COLORADO,
COUNTY OF MESA)
I, hereby certify the _____ A. D. 1966
Plat Book _____

Clerk and Recorder:

SURVEYORS CERTIFICATE

I, Daniel K. Brown, c

S 1/4 18TH COR. SEC. 2 & 1 7 1/2 S 1/4 U.A. 2700. SOME N PA. EMENT

26 ROAD

NORTH SLUFF DR. TO BE VACATED

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FRUITA AND RAVOLA LOAMS, 2 to 5 percent slopes, Class IIIe Land (Fc)

The soils of this unit have formed in old alluvial deposits derived mainly from the Mesaverde sandstone and Mancos shale formations that lie to the north. The alluvial mantle is $3\frac{1}{2}$ to 7 feet deep and is underlain by Mancos shale. Either this unit is associated with soils of the Fruita series or it occurs in positions between Fruita soils and Ravola soils.

On the gently sloping rounded crests and upper slopes of the narrow ridges, or on the brows of the mesas or the alluvial fans, the soil is similar to the Fruita very fine sandy loams. In contrast, on the lower slopes and in the bottoms of shallow troughs, the soil is similar to the Ravola loams in that it has no distinct profile layers. Instead, there is very pale-brown, calcareous, medium-textured surface soil and a subsoil that shows no definite stratification.

The soils of this unit are calcareous throughout. The soil on the ridge crests is noticeably splotched or spotted with lime, but the lime is not visible in the soil on the lower slopes. Angular and semirounded pieces of sandstone rock and gravel are common in some places but they do not seriously impair cultivation. This unit has a textural range from fine sandy loam to light clay loam.

Soil limitations are severe for local roads and streets (frost action), and sewage lagoons (when the slope is over 7%).

Original
Do NOT Remove
From Office

#21 89

FRUITA AND RAVOLA GRAVELLY LOAMS, 5 to 10 percent slopes, Class IVe (Fa)

In the virgin state, the soils of this undifferentiated unit are spotted and variable. Ordinarily, the soil at the upper levels - Fruita gravelly loam, 5 to 10 percent slopes - has a very pale-brown loam surface layer and a moderate accumulation of lime in the subsoil. In contrast, the soil at the lower levels - chiefly Ravola gravelly loam, 5 to 10 percent slopes - has a very pale-brown to pale-brown surface layer and only a weak accumulation of lime in the subsoil. In both positions, the lime can be seen on the subsoils. Shale ordinarily occurs at depths of $2\frac{1}{2}$ to $4\frac{1}{2}$ feet, but the alluvial mantle may be 10 to 12 feet thick in some places.

The soils of this unit are friable and permeable enough to permit easy penetration of plant roots down to the underlying shale. Ordinarily, they are very spotty and contain considerable amounts of sandstone gravel and semirounded stones.

Soil limitations are severe for dwellings with basements (shallow to shale), and moderate to severe for septic tank absorption fields (shallow to shale in places).

Original
Do NOT Remove # 21 89
From Office

BILLINGS SILTY CLAY LOAM, 0 to 2 percent slopes, Class IIs Land (Bc)

This soil, locally called adobe, is one of the most important and extensive in the Grand Valley. It is derived from deep alluvial deposits that came mainly from Mancos shale but in a few places from fine-grained sandstone materials. The deposits ordinarily range from 4 to 40 feet deep but in places exceed 40 feet. The deposits have been built up from thin sediments brought in by the streams that have formed the coalescing alluvial fans or have been dropped by the broad washes that have no drainage channel. The thickest deposit, near Grand Junction, was built up by Indian Wash.

Although moderately fine textured, this Billings soil permits successful growth of deep-rooted crops such as alfalfa and tree fruits. Its permeability is normally not so favorable as that of the Mesa, Fruita, and Ravola soils. Its tilth and workability are fair, but it puddles so quickly when wet and bakes so hard when dry that good tilth can be maintained only by proper irrigation and special cultural practices. Runoff is slow and internal drainage is very slow.

Like all other soils in the area, this one has a low organic-matter content. Under natural conditions it contains a moderate concentration of salts derived from the parent rock (Mancos shale). In places, however, it contains so much salt that good yields cannot be obtained. Some large areas are so strongly saline they cannot be used for crops. Generally, this soil is without visible lime, but it is calcareous. In many places small white flecks or indistinct light-colored streaks or seams indicate that lime, gypsum, or salts are present.

Soil limitations are classified as severe for local roads and streets (poor traffic-supporting capacity, moderate to high water tables common), shallow excavations (high water tables common), and septic tank filter fields (slow permeability, poor internal drainage, seasonal high water table).

Original
Do NOT Remove
From Office

21 89

April 7, 1989

Mesa County Planning Commission
Colorado Department of Health

Gentlemen:

A gamma radiation survey was conducted in compliance with Senate Bill #35 as a portion of our client services. The following information is presented as details of this survey:

Proposed Building Site
Location/Description: Northridge Estates Filing #4

Owner's Name: Margaret Coleman

Owner's Address: 2619 H Road

Survey Requested By: Mr. Paul Coleman, c/o Margaret Coleman

Date of Survey: 4/6/89 - 4/7/89 Survey By: D. Garcia

Instrument Type: PRM-7c Serial No.: 110, 121

Calibration: Cross-calibrated with a pressurized ionization chamber

Survey Results: (see attached plat map)

- All meter readings less than 0.02 milliRoentgen per hour (20 micro R/h). No tailings indicated.
- Highest reading between .02 - .04 milliRoentgens per hour
- Some readings greater than .04 milliRoentgens per hour
- Gamma radiation coming from adjacent area
- Tailings deposits indicated

21 89

2619 H Road
Grand Junction, CO 81501
April 7, 1989

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

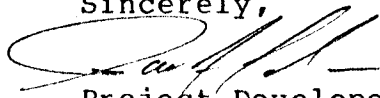
Gentlemen:

Project Narrative and Impact Statement

Northridge is one of the highest quality residential subdivisions in the City. The proposed filing four is designed to continue this quality. Particularly with respect to Phase A, four lots, they will be large, attractive lots. The streets and sidewalks will all conform to City standards. Irrigation water will be provided and the residential use will be consistent with the adjoining Northridge filings. The project goal is to have a development completely consistent with the existing Northridge community. Restrictive covenants will be placed onto the property to insure adherence to high residential standards.

The impact of Phase A will only be positive. The entrance to Northridge will be improved from a temporary access road to a street in full compliance with City specifications. The traffic increase for the four lots will be inconsequential, outweighed by the upgrading of the existing temporary access. The utilities are already available to the site and the development will have no adverse impact relative to utilities. The final impact of the proposed development will be to attract, into the City, upper-end residences with a resulting increase in tax revenues for the City.

Sincerely,


Project Developer

Original
Do NOT Remove
from Office

#21 89



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

April 18, 1989

Paul Coleman
2510 Weslo
Grand Junction, CO

RE: Northridge Estates Preliminary Plan Phase A and Final Plan
and Plat Filing #4

Dear Mr. Coleman:

In reviewing your submittal for Northridge Estates Preliminary Plan Phase A and Final Plan and Plat Filing #4, we have found the submittal to be incomplete. Many of the items indicated on the Action Sheet were not included in the packets. The following items must be submitted to the Planning Department by Friday, April 21, 1989, at noon or this item will be pulled from the May Planning Commission Hearing agenda.

- Proposed covenants--2 copies.
- Subsurface soils report for filing #4--1 copy
- Evidence of title/title commitment--2 copies
- Roadway Plan/Profile for filing #4--2 copies
- Utilities composite for preliminary plan, including water, sewer, gas, electric, irrigation, fire hydrants, and existing and proposed street lights (include size and location of lines and existing and proposed easements)--3 copies.
- Plan for improvements to the parcel of land on the north-east corner of Patterson Road and 1st Street.
- Proposed setbacks for principal and accessory structures.
- Drainage plan--2 copies.

Paul Coleman
April 18, 1989
Page 2

--Proof of dedication of existing ROWs and easements--3 copies.

--Evidence of ownership, or option to purchase, water rights for irrigation purposes.

A second access to the north will be required before additional filings are recorded. It is also up to the developer to negotiate with the property owners to the east concerning future access to 7th Street. Those proposed accesses should be shown on the preliminary plan. Some of the reviewing departments also felt strongly that the bus turn-around proposed previously should be required. The existing Northridge Drive, just south of Kingswood Drive, should be redesigned with a minimum curve radius of 150 feet to the center of street.

If you think you can submit the necessary materials, as outlined above, by noon on April 21, 1989 we will continue processing the application for the May hearing. However, the legal ad for the Planning Commission Hearing must be submitted to the Sentinel by April 20th. If this item is pulled from the agenda because of insufficient information, we will require additional payment of legal ad fees to readvertise for the June Planning Commission Hearing.

Please let us know as soon as possible if you think you can get the additional information to us by Friday at noon. Feel free to contact me if you have any questions.

Sincerely,



Kathy Portner
Planner

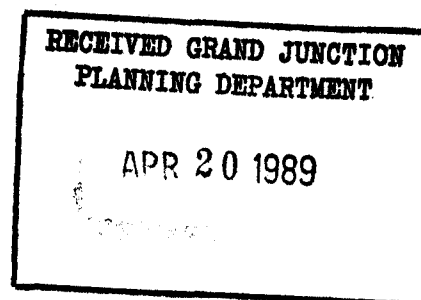
/kp

xc: Dan Wilson
Don Newton
File #21-89

PRELIMINARY REVIEW COMMENTS
NORTHRIDGE ESTATES FILING NO. 4

- A 15 foot wide easement is shown along the northerly portion of Lot 4. Need to indicate what the easement is intended for.
- The 10 foot wide utility easement along the northerly portion of Lots 1 through 4 and the 6 foot wide natural gas easement along the southerly portion of those lots have been omitted from the Preliminary Plat.
- The Independent Ranchman's Ditch should be shown to continue to the west under Willowbrook Road and across the parcel on the northeast corner of Patterson Road and First Street.
- Both plats need to label the right-of-way dimensions for First Street and Northridge Drive.
- Northridge Estates Filing No.1 contains a note which refers to Northridge Drive between First Street and Kingswood Drive that says: "This portion of Northridge Drive to be vacated and abandoned upon the completion of Horizon Drive in this area". Since the Horizon Drive extension has been abandoned, it may be appropriate to have a retraction of that statement on the plat for Filing No.4
- A note on the preliminary plat indicates that the open space being dedicated includes ditch right-of-way. Does the petitioner have the legal right to convey this right-of-way to the public? What other areas does the open space dedication include?

Tim Woodmansee
Tim Woodmansee
City Property Agent



Mesa County Planning Commission
Colorado Department of Health
page 2

Description of Deposit:

Main deposit appears to be associated with sewerline along south boundary line adjacent to Ranchman's Ditch. Minor deposit identified in vicinity of proposed extension of Kingswood Drive. Tailings also identified in "open space" area at southwest corner of parcel.

Recommendations:

Tailings should be removed from involved specific property parcels prior to construction of habitable structures.

Respectfully submitted,

ARIX, A Division of Versar, Inc.

Jay W. Davis

Jay W. Davis
Health Physicist

JWD:psw

Enclosure: Plat map

xc: Client w/enclosure
File w/enclosure

#21 89

Original
Do NOT Remove
From Office

