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File 1989-0048

Name: Mesa View - Northridge Estates - Filing 4 - Rezone / Prelim Plat & Plan

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>*Summary sheet of final conditions</b>		
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>		
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>				
X	X	Action Sheet	X	Summary of Concerns - 10/3/89
X	X	Review Sheet Summary	X	Suites / Site Acreage in other facilities managed by Holiday Retirement Corp.
X		Review Sheets	X	Traffic Count
X		Development Application - 8/31/89	X	X Site plan
X	X	City Council Minutes - ** - 10/3/89 10/18/89, 2/21/90	X	Commitment for Title Ins. - 8/28/89
X	X	Ordinance No. 2450 - **	X	Subdivision Summary Form
X		Public Notice Posting - 9/22/89	X	Building Permit Guarantee Form - 9/6/88
X		Letter from Pat Edwards, Assoc Brokers re: correction on project narrative - 9/7/89	X	Development Improvement Agreement - not signed
X		Letter from Pat Edwards, Assoc. Brokers for the petitioner Colson & Colson to John P. Gormley, Assoc. Brokers re: items to be addressed by petitioner - 9/26/89	X	Subsurface Soils Investigation - 10/17/77
X		Letter from Pat Edwards to Karl Metzner re: formal request to appeal the City Planning Commission's decision of 10/3/89	X	Contact to Buy and Sell Real Estate - 8/16/89
X	X	Letter from Frederick Aldrich, Nelson, Hoskin, Groves & Prinster to City Council re: efforts to comply regarding rezone - 10/26/89	X	X Sketch Plan
X	X	Declaration of Covenants, Conditions and Restrictions	X	X Floor Plan
X		Letter from Frederick Aldrich, from law firm above requesting no substitution of actual construction by some from of "guarantee" such as a letter of credit - 11/14/89	X	X Elevation Map



Original  
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# ASSOCIATED

*Real Estate*

# BROKERS

P.O. Box 4546, Grand Junction, Colorado 81502  
Phone: (303) 243-9622

August 31, 1989

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

To assist you in your review the following summary is provided, which summary is submitted as a Project Narrative/Impact Statment:

### CONCEPT

The Retirement Residence is a 105 suite facility for the elderly. Also included are 20 garden suites. The 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 132. Fewer than 25% of the residents will be driving their own cars.

### SITE DESIGN

The area impacted by the proposal is a gently south 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.



**MLS**



Neighborhood compatibility is achieved in the site planning and building design. The configuration of the building buffers the activity areas of the building, (entry and dining area) from the existing neighborhood. The building is two story facing the existing residences. The 1.18 acre buffer area indicated on the site plan provides additional buffering from the existing residences as the same is to be unimproved as contained in the covenants referenced hereafter. The cone of vision of the existing residences to the north and west is also preserved by the "Buffer Zone" and the elevation of the main Retirement Residence and Garden Units.

The site is to be extensively landscaped. Useable 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. Parking is provided for 70 cars. (Experience indicates an average need for one space for each four rooms or 30 cars in this case.)

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.

Attached hereto is data gathered from experience with other projects regarding lot size, water consumption, occupancy, parking and trip generations.

Also enclosed is information obtained from the Institute of Transportation relative to trip generations together with a comparison between Congregate Retirement Residence and a typical Apartment Building.

#### PUBLIC NEED AND BENEFIT

The project will provide an extension of domestic 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 domestic water line extending from North First Street. The new proposed project would bring additional domestic water service in from North Seventh Street to connect with the dead end of the existing domestic 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.

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

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.

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

Due to the high quality of the existing Mesa View Retirement Residence, together with attractively priced rentals, the Mesa View Retirement Residence 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 price high quality in retirement residential facilities.

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 "bargin 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".

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, will provide for improved access to the Northridge Estates area for fire and emergency equipment.

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 more remote area.

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.

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.

Construction of the Mesa View Retirement Residence 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 Residence 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 estimated 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.

#### PRESENT AND FUTURE EFFECTS ON THE EXISTING ZONE DISTRICTS ETC:

See attached "Findings of Fact" relative to the subject request dated January 18, 1989 paragraph "D".

#### AVAILABILITY OF UTILITIES:

See attached "Findings of Fact" relative to the subject request dated January 18, 1989 paragraph "G".

#### COMPLIANCE WITH ADOPTED CITY PLANS/POLICIES

See attached "Findings of Fact" on the subject request dated January 18, 1989 paragraphs "A and B".

#### ACCESS TO THE AREA , TRAFFIC PATTERNS IN AREA

As shown on the Site Plan

#### DEVELOPMENT SCHEDULE

The expected completion date of Mesa View Retirement Residence II is totally dependent upon the time that the final plat and plan are approved. Assuming final plat approval is not prolonged it is anticipated that the new residential retirement residence will be completed during the construction year of 1990, along with most landscaping, sidewalks, curbs, gutters, school bus turn-around and roadways. The exception would be garden suites and the improvement of the newly platted roadways , Rose Terrace and Kingswood Drive, which items would be completed during the construction year of 1991.

A detailed list of improvements, all as shown on the proposed plat and plan of Northridge Filing No. 4, which are as follows:

- (1) Construction of a 105 unit residential building, complete with laundry, dining and other ancillary amenities
- (2) Streets, curbs, gutters, school bus turn-around, utilities landscaping and parking areas.
- (3) Garden residential units.

## COVENANTS

Evidence of restrictive covenants/restrictions, 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. The same were drafted by Attorney Fred Aldrich on behalf of Northridge Property Owners Association, and the same are submitted herewith as written evidence of Reciprocal Covenants. 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.

## AGREEMENTS AND PROMISES TO ADJOINING LAND OWNERS:

An agreement has been reached with Warren 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 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 irrigation water.

The north line of Willowbrook subdivision will be adjusted to extend the north boundary of Willowbrook lot lines to the center of the Independent Ranchman's ditch.

The present owner of 357 Music Lane Gand 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 irrigation line, to be removed from his property by Jones. He is also to receive a six foot privacy fence along his new South boundary.

John Gormley of 361 Music Lane, Grand Junction, Colo. is to receive a six foot wood privacy fence along his south boundary, and the applicant will cooperate in the vacation of the existing utility easements on the south portion of his lot.

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, as contained in the Declaration of Covenants Restrictions and Conditions

LaVerne Grosse of 330 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 the subject to 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 the Grosse 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.

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.

The residents of Northacres Subdivision, which lies to the northeast of the area to be platted, 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 Residence.

#### EVIDENCE OF RIGHT TO ACQUIRE THE SUBJECT PROPERTY

The applicant, Colson & Colson Construction Co., has entered into an agreement to purchase the subject property, dated August 16, 1989, a copy of which is enclosed. This agreement is confidential in nature and is submitted to evidence the fact the applicant, Colson & Colson Construction Co., has the right to purchase the subject property. The price, terms dates etc. of this agreement are not to become a part of of the public record nor shall the same be disclosed to the public. The agreement is submitted for the specific benefit of the City of Grand Junction to show applicants right to acquire the subject property.

#### OPEN SPACE/FUNCTION, OWNERSHIP & MAINTENANCE

The open space in the Retirement area is located within the prescriptive easement for the Grand Valley Canal. The open Space in the Single Family area is located in the Flood Plain.

The attached Covenants, Conditions and Building Restrictions for Northridge Estates Filing #3 are submitted as preliminary CC&R's.

#### FLOOD HAZARD INFORMATION

The retirement area is not within the flood plain. The open space in the Single Family area is located in the 100 year flood area (see attached map).

SOILS REPORT

Enclosed report for Filing #3 of Northridge Estates

SET BACKS OF ADJOINING SUBDIVISIONS AND STRUCTURES

Meas View Retirement Residence

54.6 feet from the east property line of the subject

Northridge Estates Filings 1 thru 3

Side Yard 7 feet

Rear Yard 30 feet

Willowbrook Subdivision

Side Yard 7 feet

Rear Yard 25 feet

Additionally seperated from the subject property by the Independent Ranchman's ditch

Northacres Subdivision

Side Yard 15 feet

Rear Yard 30 feet

Additionally seperated from the subject property by the Main Line Grand Valley Canal

North Bluff Subdivision (Mesa County Zoned R1A)

Side Yard 15 feet

Rear Yard 30 feet

Vandover & Waller/Cameron Properties (City RSF4)

Side Yard 7 feet

Rear Yard 30 feet

Additionally seperated from the subject property by the Independent Ranchman's Ditch

South across F Road at the 1st Street Intersection (City RMF 32 Multi Family)

Side Yard 10 feet

Rear Yard 20 feet

Additionally seperated from the subject property by four lanes of F Road.

West across 1st Street (Gormley Property) County Zoned PB & PR Mixed Use

Set backs to be established by the Preliminary Plan which is currently not available.

Additionally seperated from the subject by North 1st Street

Diagonally South West from the intersection of North 1st Street and F Road (County R-2)

Side Yard 15 feet

Rear Yard 25 feet

Additionally separated from the subject property by the intersection of North First Street and F Road.

Fruitridge Subdivision Second Filing (County R1A)

Side Yard 15 feet

Rear Yard 30 feet

#### UTILITIES: DOMESTIC WATER AND SEWER

Existing Domestic Water line locations and size

Ute Water

6" water mains within Northridge Subdivision

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

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

City of Grand Junction

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

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

Currently serves the existing Mesa View Residence at 601 Horizon Place.

Existing Sewer Lines (see attached map) City of Grand Junction

8" mains 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 relocated in proposed easements or streets as required.

8" main in Willowbrook Road

8" main in Northacres Subdivision

City of Grand Junction now serves the existing Mesa View Retirement Residence at 601 Horizon Place.

#### DRAINAGE

Existing Drainage

Existing drainage of the subject property is via the natural slope of the subject property from north to south to 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 points in the south portion of the subject at which point drainage will be piped to the Independent Ranchman's ditch. Onsite detention will be provided in the Retirement area in the parking lots and in the landscaped area south of the main building as required.

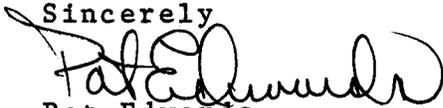
IRRIGATION

A pressurized irrigation system or gravity system (where appropriate) will be installed, with the same to be serviced by three headgates to be determined in conjunction with the Grand Valley Irrigation Co. No on site storage of irrigation water is anticipated. No intergradation with the Northridge irrigation system is contemplated.

In addition for your review, provided herewith are copies of the last submittals, agency review comments, and the petitioners response to the same. Those items which may not apply have been marked out.

If you have questions or need additional information, please do not hesitate to contact us.

Sincerely

A handwritten signature in cursive script, appearing to read "Pat Edwards".

Pat Edwards

For The Petitioner

Colson & Colson Construction Co.

# ASSOCIATED

*Real Estate*

# BROKERS

P.O. Box 4546, Grand Junction, Colorado 81502  
Phone: (303) 243-9622

September 7, 1989

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

RE: Northridge Estates Filing #4 Preliminary Plat and Plan

Sirs:

The Project Narrative/Impact Statement submitted to your office on September 5, 1989 and dated August 31, 1989 contains a couple of errors as a result of renumbering of lots and street design.

The following corrections are hereby submitted:

Page #4 DEVELOPMENT SCHEDULE

The newly platted roadways to be completed during the construction year of 1991 should include Kings Court & Rose Court.

Page #5 AGREEMENTS AND PROMISES TO ADJOINING LAND OWNERS

The lots to be acquired by Jones should read lots 19 & 20

Page #4 of the Declaration of Covenants, Conditions and Restrictions Paragraph 2 b.

The lots excepted from the square footage requirements should read lots 11 & 42.

I enclose several copies of this letter for distribution.

Sincerely,



Pat Edwards  
For the Petitioner  
Colson & Colson Construction



MLS



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2945-023-21-002

Latrisa Mannion  
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2945023-21-012

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2945-023-19-005

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2945-023-19-006

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2945-023-21-004

Paul L. Reddin  
3010 Cloverdale Court  
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Grand Jct., Colo. 81506  
2945-023-19-007

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2945-023-21-005

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

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2945-023-19-008

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2945-023-21-006

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2945-023-19-014

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2945-034-04-003 & 001

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2945-101-00-102

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2945-023-03-002

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2945-034-00-091

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2945-034-05-008

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Grand Jct., Colo. 81506  
2945-023-03-007

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2945-023-03-008

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2945-023-03-009

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2945-023-03-010

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2945-023-13-008

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2945-023-17-012

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2945-023-04-001

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Grand Jct., Colo. 81506  
2945-023-13-010

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2945-023-17-013

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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

Verna R. Pottorff  
150 Willowbrook Rd.  
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

Earl Rhodes  
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  
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Grand Jct., Colo. 81506  
2945-023-19-003

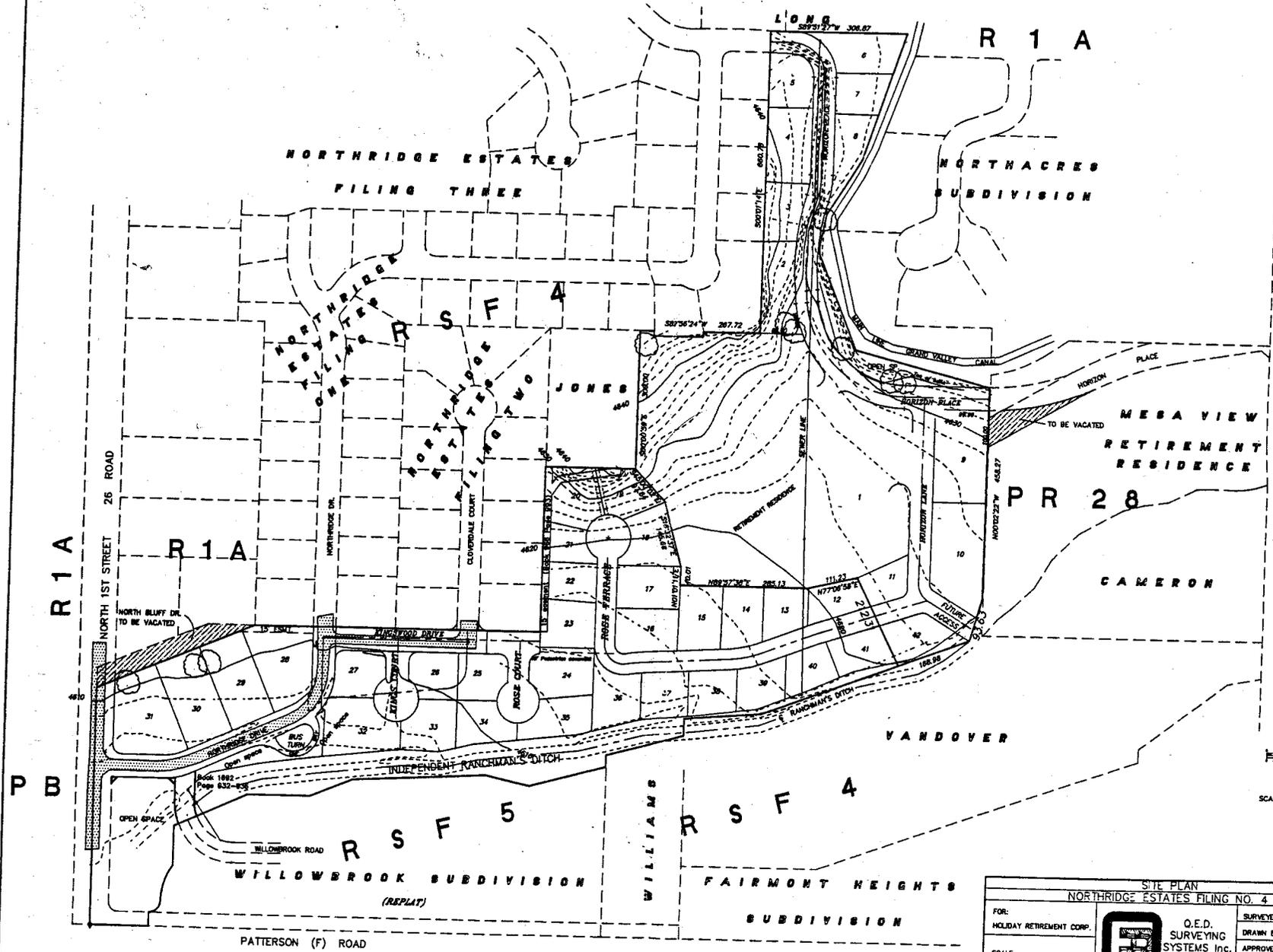
Mildred Vandover  
604 Meander Drive  
Grand Junction, Colo.  
81506

United Bank of Grand Junction  
2808 North Avenue  
Grand Junction, CO 81501

Colson & Colson Construction Co.  
P.O. Box 1411  
Salem, OR 97307

Pat Edwards  
Associated Brokers  
P.O. Box 4546  
Grand Junction, CO 81502

# 48-89  
Do not remove



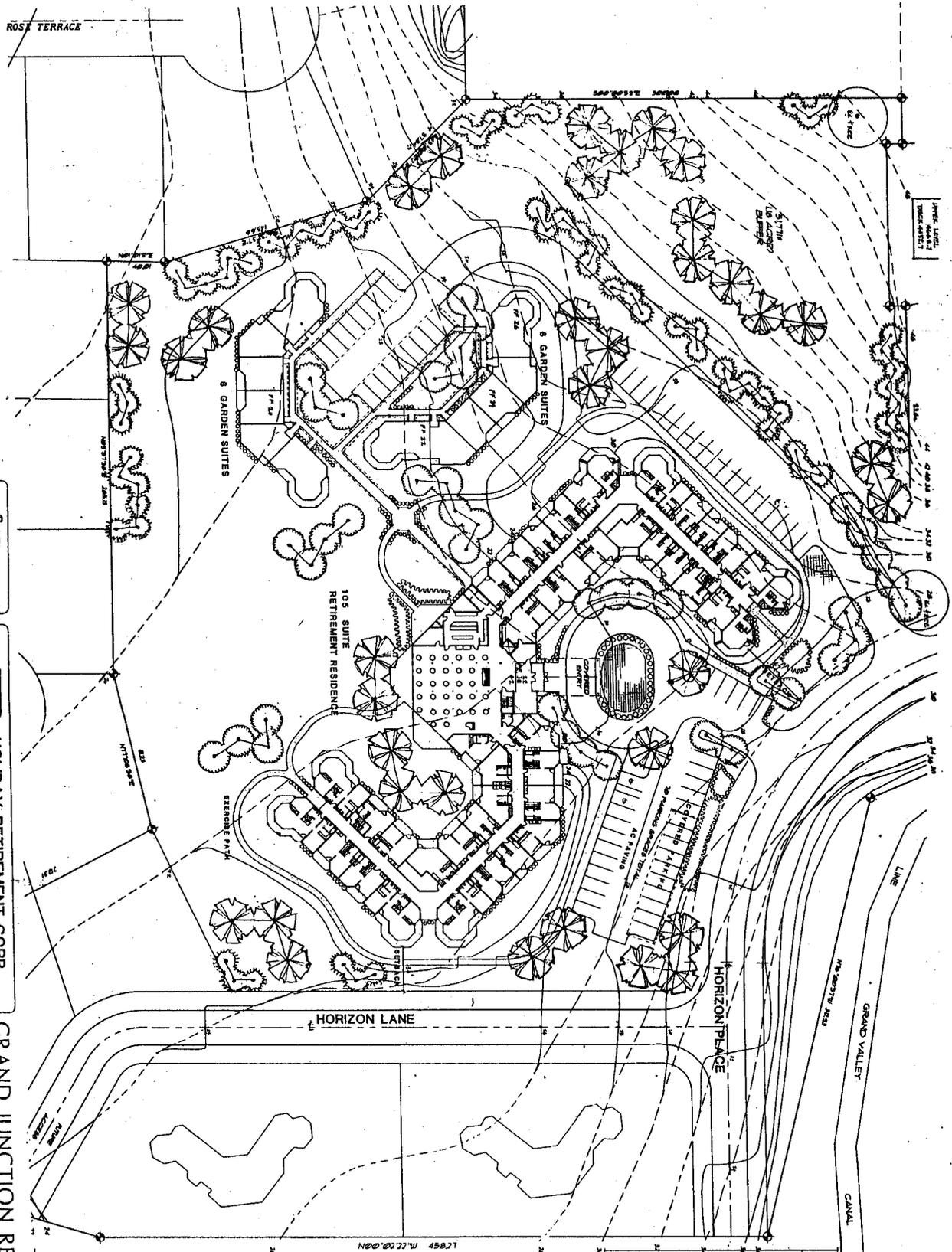
NORTH 7TH STREET

SCALE 1" = 100'

Original  
Do NOT Remove  
From Office

248 8'

SITE PLAN NORTH RIDGE ESTATES FILING NO. 4		
FOR: HOLIDAY RETIREMENT CORP.	 O.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JCT, COLO. (303) 241-2370 464-7568	SURVEYED BY: DKB
SCALE: 1" = 100'		DRAWN BY: DB
DATE: 11/11/00		APPROVED BY:
		SHEET NO.



**Century Architects**  
 ARCHITECTS  
 1000 WEST 10TH STREET  
 GRAND JUNCTION, CO. 81505  
 PHONE (970) 241-1111

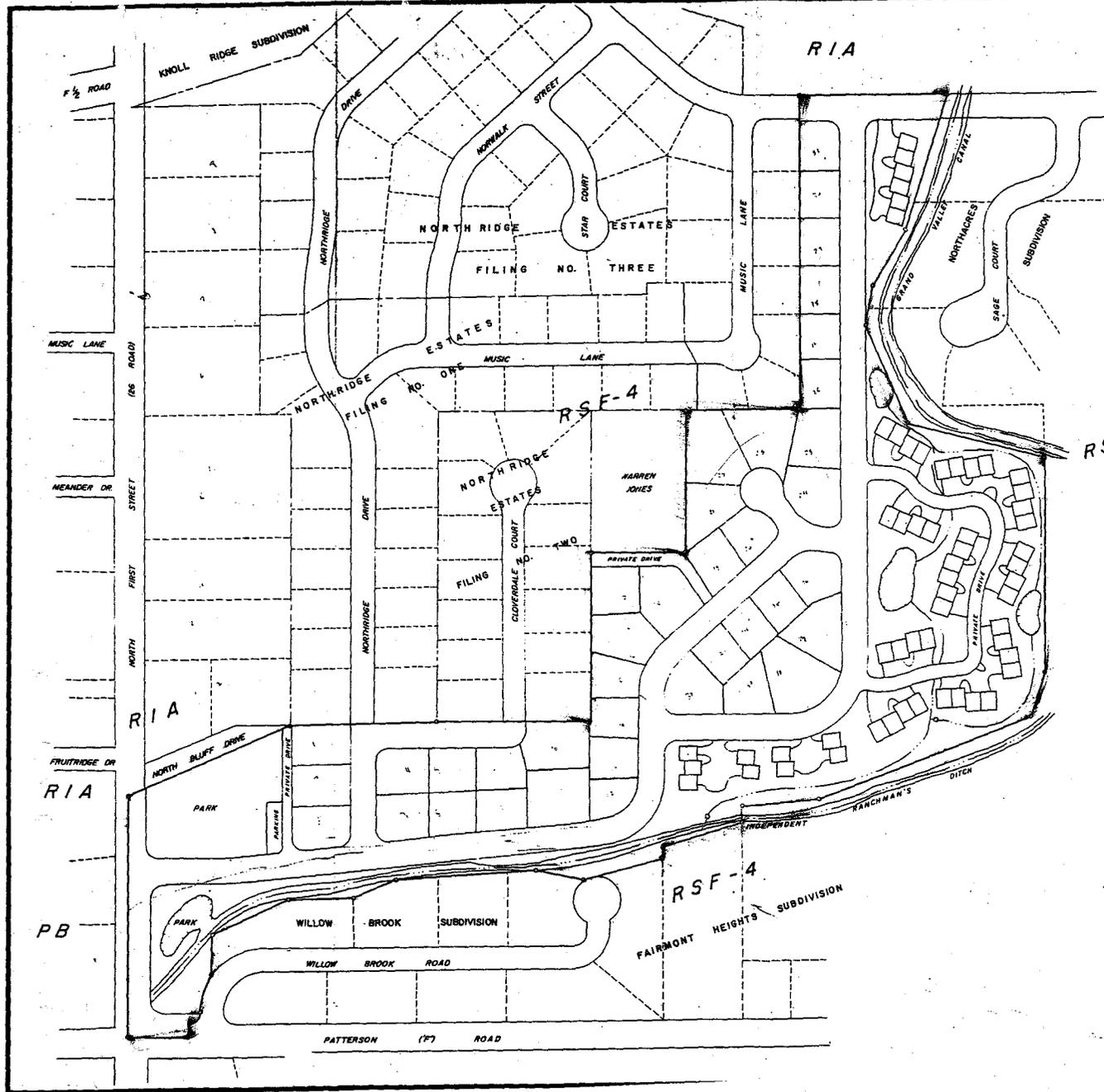


**HOLIDAY RETIREMENT CORP.**  
 2741 12TH STREET, SE  
 SALEM, OREGON 97302  
 P.O. BOX 14111  
 SALEM, OR 97309  
 COLSON  
 CONSTRUCTION  
 PHONE (503) 370-7070

**GRAND JUNCTION RETIREMENT RESIDENCE**  
 GRAND JUNCTION, COLORADO

**SITE PLAN**  
 11-21-89  
**448 89**  
 Original  
 Do NOT Remove  
 From Office

- LEGEND**
- 1. EXISTING BUILDINGS
  - 2. PROPOSED BUILDINGS
  - 3. EXISTING DRIVEWAYS
  - 4. PROPOSED DRIVEWAYS
  - 5. EXISTING PARKING
  - 6. PROPOSED PARKING
  - 7. EXISTING LANDSCAPING
  - 8. PROPOSED LANDSCAPING
  - 9. EXISTING UTILITIES
  - 10. PROPOSED UTILITIES
  - 11. EXISTING EROSION CONTROL
  - 12. PROPOSED EROSION CONTROL
  - 13. EXISTING FENCE
  - 14. PROPOSED FENCE
  - 15. EXISTING SIGNAGE
  - 16. PROPOSED SIGNAGE
  - 17. EXISTING LIGHTING
  - 18. PROPOSED LIGHTING
  - 19. EXISTING SECURITY
  - 20. PROPOSED SECURITY
  - 21. EXISTING SAFETY
  - 22. PROPOSED SAFETY
  - 23. EXISTING MAINTENANCE
  - 24. PROPOSED MAINTENANCE
  - 25. EXISTING INSPECTION
  - 26. PROPOSED INSPECTION
  - 27. EXISTING RECORDS
  - 28. PROPOSED RECORDS
  - 29. EXISTING ASSESSMENT
  - 30. PROPOSED ASSESSMENT
  - 31. EXISTING SURVEY
  - 32. PROPOSED SURVEY
  - 33. EXISTING ENGINEERING
  - 34. PROPOSED ENGINEERING
  - 35. EXISTING ARCHITECTURE
  - 36. PROPOSED ARCHITECTURE
  - 37. EXISTING LANDSCAPE ARCHITECTURE
  - 38. PROPOSED LANDSCAPE ARCHITECTURE
  - 39. EXISTING CIVIL ENGINEERING
  - 40. PROPOSED CIVIL ENGINEERING
  - 41. EXISTING ELECTRICAL ENGINEERING
  - 42. PROPOSED ELECTRICAL ENGINEERING
  - 43. EXISTING MECHANICAL ENGINEERING
  - 44. PROPOSED MECHANICAL ENGINEERING
  - 45. EXISTING PLUMBING ENGINEERING
  - 46. PROPOSED PLUMBING ENGINEERING
  - 47. EXISTING STRUCTURAL ENGINEERING
  - 48. PROPOSED STRUCTURAL ENGINEERING
  - 49. EXISTING ENVIRONMENTAL ENGINEERING
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  - 51. EXISTING GEOTECHNICAL ENGINEERING
  - 52. PROPOSED GEOTECHNICAL ENGINEERING
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  - 62. PROPOSED TRANSPORTATION ENGINEERING
  - 63. EXISTING AERONAUTICAL ENGINEERING
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  - 67. EXISTING MARINE ENGINEERING
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  - 69. EXISTING OFFSHORE ENGINEERING
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  - 71. EXISTING POLYMER ENGINEERING
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  - 73. EXISTING METALLURGICAL ENGINEERING
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  - 75. EXISTING CERAMICS ENGINEERING
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  - 79. EXISTING PAPER ENGINEERING
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  - 85. EXISTING AEROSPACE ENGINEERING
  - 86. PROPOSED AEROSPACE ENGINEERING
  - 87. EXISTING DEFENSE ENGINEERING
  - 88. PROPOSED DEFENSE ENGINEERING
  - 89. EXISTING NUCLEAR ENGINEERING
  - 90. PROPOSED NUCLEAR ENGINEERING
  - 91. EXISTING PETROLEUM ENGINEERING
  - 92. PROPOSED PETROLEUM ENGINEERING
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  - 100. PROPOSED TEXTILE ENGINEERING

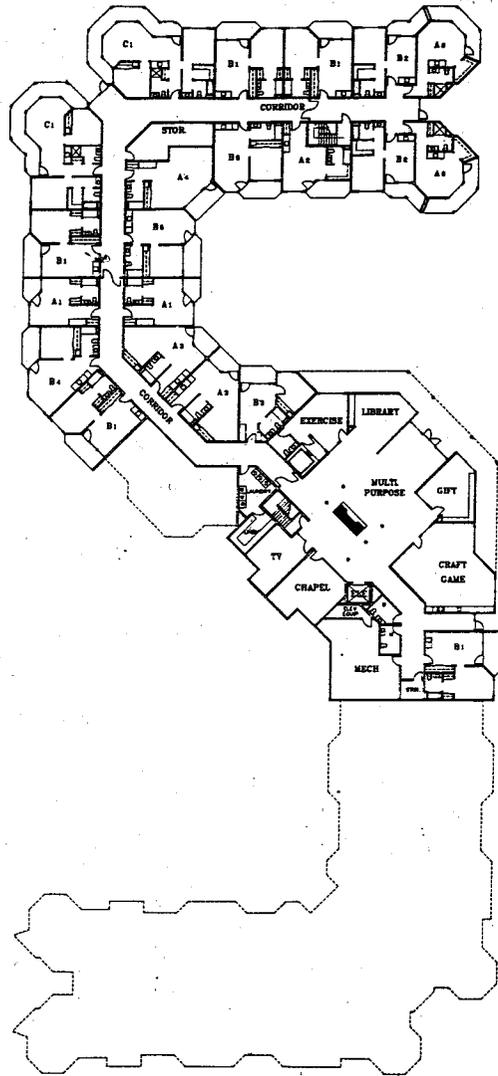


Present Zoning PR4  
 112 Units  
 73 Townhomes  
 39 Single Family Lots

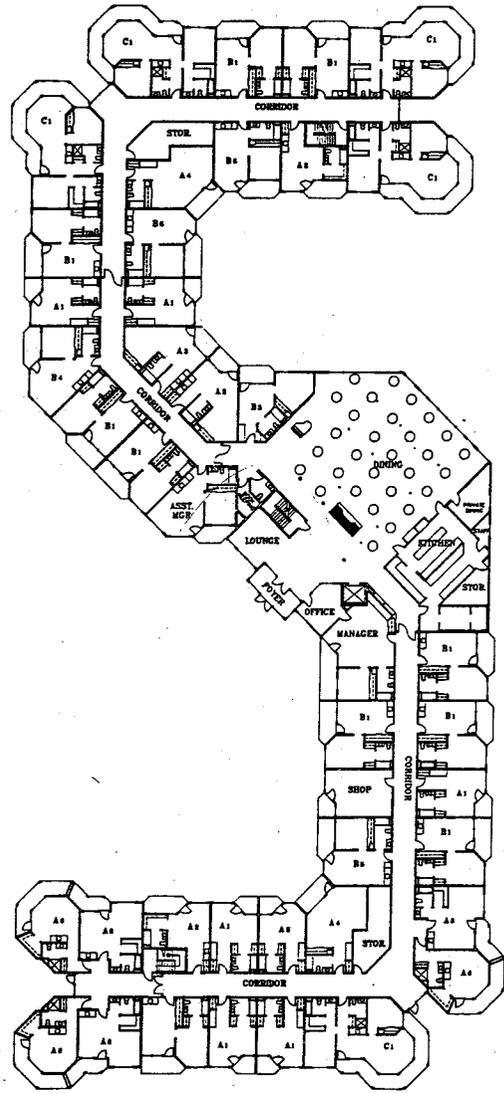


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 From Office

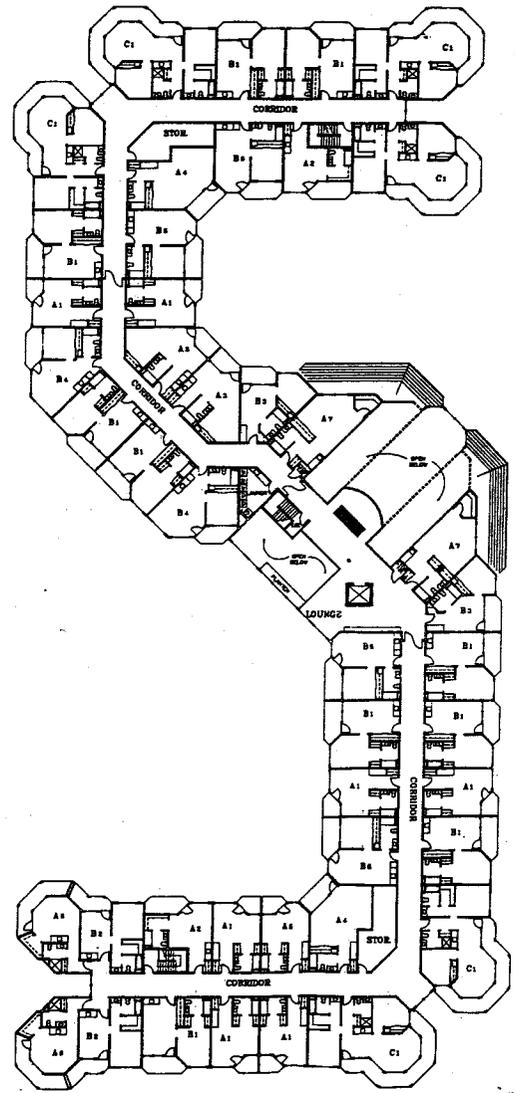
 ROLLAND ENGINEERING 444 Grand Avenue Suite C Grand Junction, Colorado 81501	NO.	DIV.	REVISION	BY
	NORTH RIDGE ESTATES FILING NO. 4 SKETCH PLAN			
DESIGNED	LDL	CHECKED		DATE



BASEMENT



FIRST



SECOND

#48 89

Original  
Do NOT Remove  
From Office

**Curry**  
**Roundtree Architects**  
OFFICE: 401 N. 10th St.  
PO BOX 40  
SALEM, OREGON 97309  
PHONE: (503) 370-7070

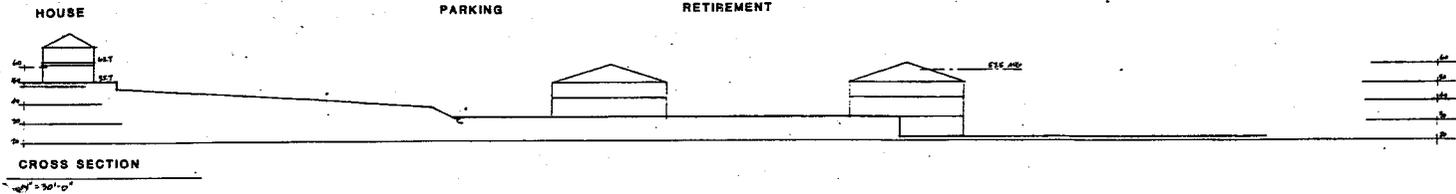


**HOLIDAY RETIREMENT CORP.**  
2741 12TH STREET SE P.O. BOX 14111  
SALEM, OREGON 97302 SALEM, OR. 97309  
PHONE (503) 370-7070

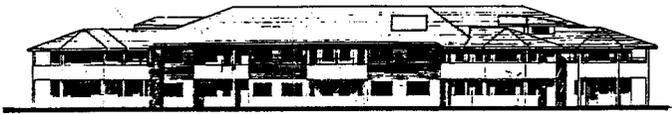
COLSON  
COLSON  
CONSTRUCTION

**GRAND JUNCTION RETIREMENT RESIDENCE**

1"-20"=0'  
11-21-88  
GRAND JUNCTION, COLORADO



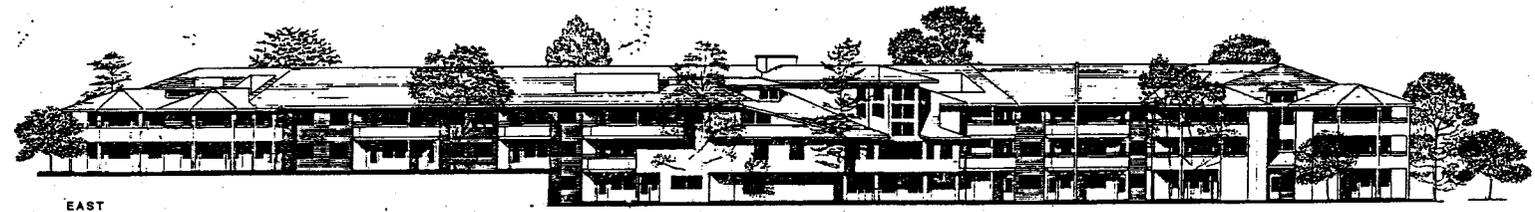
ENTRY



SOUTH



GARDEN SUITES



EAST



WEST

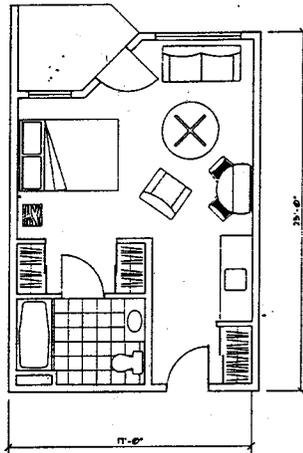
#48 89  
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From Office

Cherry  
Roundtree Architects  
OFFICE: 1000 14  
P.O. BOX 10  
SALIDA, OREGON 97302

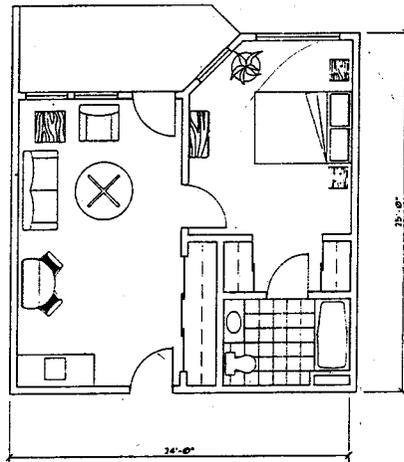


HOLIDAY RETIREMENT CORP.  
2741 12TH STREET SE P.O. BOX 14111 COLSON  
SALIDA, OREGON 97302 SALIDA, OR. 97309 COLSON  
PHONE: (503) 370-7070 CONSTRUCTION

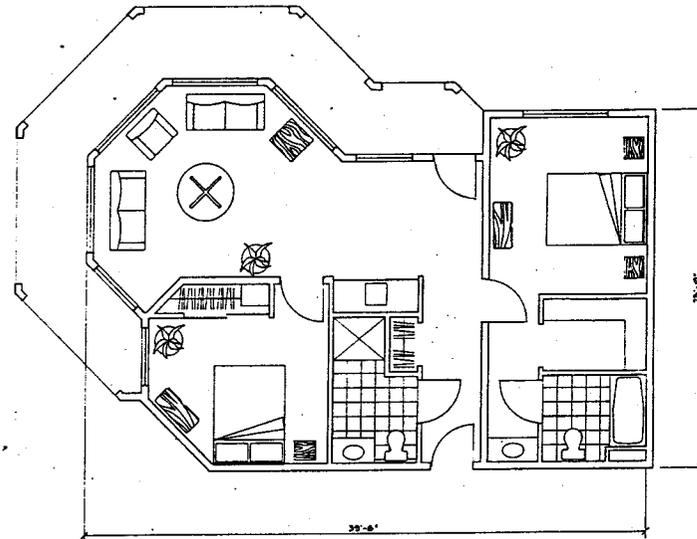
GRAND JUNCTION RETIREMENT RESIDENCE  
8-21-88  
GRAND JUNCTION, COLORADO



① ————— A-1



② ————— B-1



③ ————— C-1

Original  
Do NOT Remove  
From Office

#48 89

**Curry**  
**Brundage Architects**  
OFFICE: 1000 1/2  
1ST ST. SW  
GRAND JUNCTION, COLORADO  
81503-2000  
TEL: 243-2000  
FAX: 243-2000



**HOLIDAY RETIREMENT CORP.**  
2741 12TH STREET SE P.O. BOX 14111 COLSON  
SALEM, OREGON 97302 SALEM, OR. 97309 COLSON  
PHONE (503) 870-7070 CONSTRUCTION

**GRAND JUNCTION RETIREMENT RESIDENCE**  
11-21-88  
GRAND JUNCTION, COLORADO

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

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. and United Bank of Grand Junction-Downtown, National Association, formerly known as IntraWest Bank of Grand Junction. ~~omission~~

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. 48-89 (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, as a condition to the granting of the Petition, 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, as a condition to the granting of the Petition, that the single family residential portion of the Property will be subject to restrictive covenants equivalent to those 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.

~~omission~~

NOW, THEREFORE, in consideration of the Recitals above, Declarant does hereby make and declare that the Property shall be subject to 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 shown

with the same location, shape, style, character and with no greater density of the improvements than as 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, or a school or college. In addition, the following restrictions shall apply: omission

(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.

# REVIEW SHEET SUMMARY

FILE NO. 48-89 TITLE/HEADING Rezone/Prelim Platt & Plan DUE DATE \_\_\_\_\_

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Retirement Residence

Petitioner: Colson & Colson Const. Co. Location: E. of 1st ST., W. of Horizon

Place No. of Ind. Ranchman's Ditch \_\_\_\_\_

PETITIONER ADDRESS PO Box 1411, Salem, OR 97302 Phone No.- 503-370-7070

ENGINEER Pat Edwards, Associated Brokers, Grand Junction 243-9622

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.

09/19/89 City Planning

The retirement center portion of this proposal is essentially the same plan approved by Planning Commission on 12/13/88. The street and lot layout for the single family portion have been revised. City Council on 01/04/89 moved to approve the request subject to the petitioner showing ownership or contract to acquire ownership. On 02/01/89 Council denied the proposal since the petitioner could not satisfy this requirement. This request for filing 4 combines the previous requests for filings 4 and 5.

At the time of final plan and plat the following items need to be addressed.

1. Revise language for dedication of easement as per City Attorney.
2. Note setbacks for single family on both plat and plan.
3. Specific site plans for garden units on eastern most lots.
4. Show adjustments of line between Northridge and Willowbrook.
5. Reconfigure east end of Kingswood Drive.
6. Vacation application for North Bluff Drive will require minimum of 20 ft. access to lot 2 of North Bluff subdivision.
7. An appraisal for open space will not be required. Open space fees are \$225 per residential unit.
8. Since Horizon Place will become an extension of Northridge Drive, it should be renamed accordingly.
9. The realignment of Horizon Place right-of-way will have to be by separate deed.
10. This development will be required to improve the unimproved portion of Horizon Place to City standards.
11. Some of the service providers shown on the utility composite are incorrect. Please correct in final submittal.
12. What are the plans for the areas shown as open space?
13. Show access easement to Jones property.

- 09/19/89 Utilities Engineer 1. 5-4-4 Potable Water System  
B. All developments shall be served by the City Water Treatment and Distribution System. City service is available in 1st Street and Horizon Place. 6" line in Kingswood Drive should be looped to 6" line in Rose Terrace.
2. Sanitary Sewer System. Sewer shall be supplied by the City, not Central Grand Valley Sanitation District as is shown on the Utilities Composite. It is not clear from the drawing how lots 28-31 will be served. Individual taps are not allowed to be made into the Horizon Drive Interceptor. A separate line will have to be run down the back of the lots or services run into the street.
3. There is nothing in the narrative indicating water usage or amount of sewerage to be generated.
4. Unit costs for utilities and street improvements are low by approximately 30% based on current prices.
5. Horizon Drive Interceptor is bedded in mill tailings across the property.
6. No existing or proposed irrigation shown on plan, addressed minimally in narrative.
- 09/18/89 Ute Water Co. Ute Water will serve this project in accordance with previous comments, and as endorsed by the Fire Department. Ute Water would like to review the Utility Composites when it becomes available.  
Policies and fees in effect at the time of application will apply.
- 09/18/89 Grand Valley Irrigation Co. 1. We have read the responses from the petitioner answering our concerns of 9/10/89 comments. The petitioner stated that he would respect the slope of the canal along upper portions of the filing. There is still caution and concern to be exercised in this area and lots 7 through 8. Seeping does exist from the canal through this area and areas where Horizon Place Drive is to be extended. Petitioner will be responsible for any future need for drain lines or leech lines, to accept this water and carry it to a proper interceptor. Please note that Mesa View Retirement did install a drain line North of their facility to accept such water. Petitioner needs to be aware that this leeching and seeping from dirt canals is typical and does exist and in clear water years these conditions are enhances.
2. On Page #5 of the agreements and promises to adjoining land owners, it is stated that trees have been promised in and area South and West of the canal ROW. We discourage this because of trees causing more of the condition listed above and as trees enlarge, the roots vibrate with the winds, causing more unstable ground conditions. Also, when trees die and decay, root systems cause ratholes or channels for water to travel.
3. Another concern is that yard and garden irrigation runoff on the South of the filing does not flow into Independent Ranchman's Canal R.O.W. causing maintenance problems for the Company.
- Grand Valley Irrigation Company will work with petitioner on irrigation plans and items discussed above. Thank you.

- 09/15/89 Grand Jct Drainage Dist. There are no existing or planned district open drains or tile lines to or across the site.  
There are several underground drains in the vicinity, Westwood (2), Four Square Church, Mesa Retirement Center (private), the West side of 26 Road (3). No information was provided to evaluate the presence or absence of ground water.  
The City Engineer has approval/denial authority on the site grading drainage plan.
- 09/14/89 City Parks & Recreation ~~Need appraisal for determination of open space fees.~~  
*N/A SEE PLANNING COMMENTS*
- 09/14/89 City Engineer The proposed street layout for Rose Terrace and Kingswood Drive is an improvement over the previous plan. The number of lots requiring access onto Northridge Drive and 1st Street has been reduced from 31 to 12. The other 19 lots will have access to Horizon Place and the signalized intersection at 7th Street. Access to lot 28 shall be in line with Kingswood Drive.  
  
All road right-of-way widths shall be 50' with the exception of Rose Ct. and Kings Ct. which may be 45'. Cul-de-sac radii shall be 50'. Horizontal curves shall be designed for minimum design speed of 20 m.p.h. using AASHTO design criteria. Traffic control signs and other devices shall be furnished and installed as required by the City Traffic Engineer.  
  
No drainage facilities or easements are shown on the plan. How will surface runoff be routed to the Ranchman's Ditch?  
  
Costs shown on the improvements agreement are low compared to current prices for street and utilities construction. What street and utility improvements are proposed for the first phase of construction? Limits of construction should be shown on the plan.
- 09/12/89 Mountain Bell Utility easements need to be shown when final plat is submitted.
- 09/07/89 City Police Dept. No problems noted.
- 09/08/89 Public Service Electric: No objections to rezone - will address utility easements at time of final plat. D.M. 9/7/89.  
  
Gas: No objection, will address easements at final plat. M.R. 9/8/89.
- 09/27/89 City Fire Dept. Our office doesn't have a problem with this Prelim. Plan at this time.  
  
We need to see a map showing proposed fire hydrant locations and water line sizes and connections to existing mains. We also need to see the calculations and plans for the sprinkler system required in the Retirement Center and plans for the fire alarm system. We will also need to do a fire flow survey.

**LATE**

# ASSOCIATED

*Real Estate*

## BROKERS

P.O. Box 4546, Grand Junction, Colorado 81502  
Phone: (303) 243-9622

September 26, 1989

Karl Metzner Director of Planning  
City Planning Department  
250 North Fifth Street  
Grand Junction, Colorado 81501

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

SEP 26 1989

RE: Review Agency Responses; Northridge Estates Filing Four

Mr. Metzner,

The following written responses to the review agency comments are submitted as requested:

CITY PLANNING: Items 1 thru 13 to be addressed at the time of the final plat and plan, with the exception of item #13. Lots 19 and 20 are to be added to the Jones property by a property line adjustment, thus providing access directly from Rose Terrace to the Jones property.

UTILITIES  
ENGINEER:

Lots 28 thru 31 are to be sewered by individual taps via an 8" main tied to First Street or the Horizon Interceptor. Individual lot taps to the Horizon Interceptor will not be utilized, sewer service is anticipated in the street.

Water consumption for the retirement area is estimated at 233,000 gallons per month. Existing Mesa View utilizes from a low of 145,000 gallons per month to a high of 226,000 gallons (per utility billing) Irrigation not included. Average usage per single family residence is estimated at 7,100 gallons per month. Sewer flow is estimated at 85% to 90% of water consumption.

Utility costs will be updated prior to final plat and plan.



Existing and proposed irrigation to be included on final plat and plan.

Application for mill tailings removal in process. Gamma Radiation Report in process for the retirement area.

GRAND VALLEY  
IRRIGATION:

Respect of the slope of the bank of the canal is noted. Installation of a French Drain is anticipated.

The area planned for tree planting is between the toe of the bank of the canal and the road r.o.w. Tree planting will be done in conjunction with the Grand Valley Irrigation Co. as noted.

Drainage of yard and garden runoff to be addressed in the final plat and plan.

CITY ENGINEER:

Access to lot 28 to be aligned with Kingswood Drive.

Traffic control signs as shown on the attached map (per Dave Tontoli Traffic Analyst).

Drainage facilities and easements to be included in final plat and plan. Surface drainage will be piped from the street collectors to the Ranchman's Ditch.

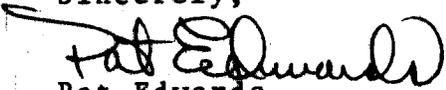
Street and Utility improvements to be completed in the first phase are included in the narrative. Final plan to include limits of construction.

Cost to be updated prior to final submittal.

In addition, I enclose site plans with additional property owners listed for distribution to the Commission and Council, as well as correspondence from Mesa County School District 51 relative to the school bus turn around.

If you have questions or need additional information, do not hesitate to call.

Sincerely,



Pat Edwards

For the Petitioner Colson & Colson Construction Co.

# ASSOCIATED

*Real Estate*

## BROKERS

1051 Teller Ave. #1  
1003 Main Grand Junction, Colorado 81501  
Phone: (303) 243-9622

September 29, 1988

Mr. Mike Sutherland  
City of Grand Junction  
Planning Department  
559 White Ave. Room 60  
Grand Junction, Colorado 81501

RE: Northridge Estates Filings #4 & #5

Mr. Sutherland,

The following are the requested written responses by the petitioner to the review comments per your review sheet summary dated 9/20/88.

**PUBLIC WORKS:** ~~The legal description is corrected per the revised enclosed plat.  
The "Cormley" encroachment is corrected as required by Linda at City Planning and as shown on the revised enclosed plat.~~

**DEVELOPMENT DEPARTMENT:**  
~~Boundary line adjustment issues resolved per attached letter and revised enclosed plat as stated above.  
Additional submittal items per petitioner's letter of 9/16/88 enclosed.~~

**UTE WATER:** The vacation of North Bluff Drive and existing Kingswood Drive to be subject to and conditional upon installing an 8" line in the ROW of Northridge Drive and Kingswood Drive and connecting the same to the existing lines serving filings #1 & #2. The looped system to be accomplished initially by connecting the existing 6" line at the end of Northridge Drive with a 6" or 8" line (size subject to Fire Department approval) installed in Horizon Place and connected to the Ute 8" Main in North 7th St. 8" line to be installed in proposed Kingswood Drive per development schedule for filing #5.

**PARKS/REC.** Subject is residential development and thus no appraisal required.

**GRAND JCT. DRAINAGE:** Per telephone to John at District no response required.



**MLS**

**GRAND VALLEY IRRIGATION:** Covenants to include restrictions against fencing or structures with the prescribed easments which have been located and will be included on final plat. Covenants to include restrictions against placing debris within the canal ROW.

Existing road in upper portion of filing respects the slope of the canal, per survey.

Lots 26 thru 39 are all approximately ¼ acre, and the required easment is shown on the Site Plan.

Existing irrigation pumps and lines serving both Mr. Jones and Filings 1,2, & 3 have been located or will be located by the surveyor and respected, in the event a relocation of the same is appropriate the parties effected will be contacted and easments etc. to be established prior to development.

**FIRE DEPARTMENT:**

Requirments to be met. Recommendations under consideration. As per attached notes from meeting 9/26/88

**CITY ENGINEER:**

Description of road rights-of-way to be included on final plat.

Widening of Horizon Place for left turn lane and on street parking as discussed with Don Newton cannot be accomplished due to the toe of the slope of the Grand Valley Canal which must not be disturbed.

Parking lot is appropriately sized per submitted narrative. Existing Mesa View has 39 existing spaces plus additional covered parking currently under construction. Proposed facility has 57 parking spaces as shown including covered spaces as shown on the site plan.

The proposed 50 foot ROW for future connection with Willowbrook Drive shall be subject to contact with the owners of Willowbrook Sub. relative to costs and feasibility etc.

Improvements agreement to be revised and updated prior to final.

**PUBLIC WORKS: (9/22/88)**

City water, if used to be looped with the Ute lines as previously discussed to comply with Fire Department requirements of a looped system.

**PUBLIC SERVICE CO.:**

Easments for gas and electrical to be included prior to final approval.

NOTES FROM MEETING WITH CITY OF GRAND JCT.  
FIRE DEPARTMENT 9/26/88

REQUIRMENTS:

Department Four Fire Hudrants to be located ~~as shown on the attached~~ in conjunction with the Fire Department. Require a minimum of an 8" line to feed all fire hydrants, and the line to be looped as discussed by Ute Water Co.

Sprinkler system throught the building NFPA #13 to include mechanical rooms and attic.

Heat detectors and Smoke detectors throught to include mechanical rooms and attic

Fire zones within the building per floor with maps etc.

24' minimum fire access in the area of the parking lot xxxxx etc. non parking areas so designated.

Garden Units to be connected to fire zone panel in main building

RECOMMEND:

Sprinkling of garden units

Fire Department access via Knox Boxes (main building and garden units)

George M. Bennett  
Fire Inspector

Business  
303-244-1584

Emergency  
911

Grand Junction Fire Department  
330 South 6th  
Grand Junction, Colorado 81501

## Summary of Concerns

October 3, 1989

Re: **Northridge Filing Four Rezone** Public Hearing

Fm: Russell D. Doran  
3350 Music Ln.

I would like to begin by submitting a petition containing 116 signatures representing 87 homes in Northridge, Willowbrook and Northacres. I've summarized the survey/petition results in the first exhibit for your review.

### Exhibit 1

1) This structure does not belong in the center of a residential neighborhood. This structure, 375' long x 175' wide x 40' tall, complete with 70 paved parking spaces, abundant commercial lighting and 20 low square footage garden units, does not belong between custom built single family residential homes.

Not architecturally compatible with the existing single family residences.

2) Not single family residential, the label homeowners bought their adjoining properties expecting - promised - in the form of an existing zone district boundry - to see developed.

3) Section 4-4-4 the analytical framework for the evaluation, seem to make the decision easier:

A. Was the existing zone an error at the time of adoption?

B. Has there been a change in character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc?

Refer to Exhibit 2 - Population Projections

Refer to Exhibit 3 - City Vacancy Data

C). The third evaluation criteria - Is there an area of community need for the proposed rezone?

6

Would there still be a need if the retirement residence was placed somewhere else? Somewhere that did not adversely impact neighboring single family residences? Whose needs is the petitioner referring to - their marketability needs or real community needs?

D). The fourth evaluation criteria - Is the proposed rezone compatible with the surrounding area or will there be adverse impacts? Resolution 28-88 on August of 1987, in a petition for the rezone of the Gordon property, a neighboring property on 7th Street, "...The Council...finds that there is a strong and viable residential neighborhood immediately surrounding the applicant's property, and in the larger area around the applicant's property, and that it is in the City's best interest to preserve and protect the residential neighborhood. The granting of this application could lead to serious deterioration of the residential character in the neighborhood."

E). The fifth evaluation criteria, Will there be benefits derived by the community or area by granting the proposed rezone? The community perhaps, the area no.

F). The sixth evaluation criteria - Is this proposal in conformance with the policies, intents and requirements of this code and other adopted plans and policies?

Charter of a Planned Development, as defined by the zoning and development code, and as this is being petitioned under: That charter mandates that the planned development have a proposed density compatible with densities in the vicinity (7-3-7 b) this density 12.7, is over three times greater than the densities in the vicinity. The charter mandates that the area have business and commercial uses subordinate only to the residential uses and needs of the development and immediate neighborhood, and not to the larger community. Is retirement housing a need of this development and immediate neighborhood? - or is it rather a need of the larger community - a need not chartered to be served primarily by a planned development here? The planned development is to be suitably designed and landscaped in a manner which will protect adjoining residential uses. The planned development is to be a harmonious, interrelated combination of compatible uses. (7-1-2 c). The planned development is to preserve the scenic vistas, natural resources and avoid disruption of natural drainage patterns (7-1-2 d). I don't believe this proposal demonstrates the theme and thinking of the planned development - The project appears to be justified solely on the construction of the retirement residence, the other 18 acres of single family homes are a necessary evil, an admitted area of inexperience and disinterest by the developer and an aspect of the planned development that won't be directly completed by the petitioner. I don't believe the uses are harmonious with existing uses and I know of a lot of existing homeowners whose scenic vista is not being preserved.

*actual 5.2*

So what are we as adjoining and impacted homeowners getting for sure? **The extension** of Horizon drive through the Northridge Subdivision, a retirement structure, and 20 garden suites. Not a planned development, not a new, completed community, - a retirement structure - **Is** this really a planned development? Or is this a landscaped commercial building being parachuted into a single family residential area?

I believe it is also appropriate to examine the general purpose of zoning - as defined in section 4-1-1 of the City Zoning and Development Code:

A) The first purpose, as appears to be appropriately considered when the existing zone was established, is "To encourage the most appropriate use of land and ensure logical and orderly growth and development."

B) The second purpose, which also appears to have been appropriately interpreted at the time of zoning, is "To prevent scattered, haphazard, suburban growth".

C) The third purpose, which this proposal seems in direct conflict with is "To conserve and enhance economic, social and aesthetic property values".

D) The fourth purpose, as defined in the City of GJ Zoning and Development guide, is "To protect and maintain the integrity and character of established neighborhoods".

I believe an acceptance of the petitioned rezone would be completely contrary to these first four purposes of appropriate zone establishment. And if the justification for the rezone is at all related to the existing Mesa View Retirement residence, the zoning purposes go on to state, in point L, that "The existence of a specific zone district in a particular location shall NOT be considered acceptable criteria for expanding that district."

Based on the evaluation criteria set forth in the zoning and development code, I believe there to be definitive and irrefutable failure on all 6 mentioned criteria, and therefore urge the Planning Commission to deny the petitioner's rezone request.

Exhibit 1 - Summary of Petition

Area	Tot No Homes	Homes Contacted	Opposed	For	Undecided
Willowbrook	17	15	12	2	1
Northacres	7	6	4	2	
Northridge	96	90	71	12	7
Totals	120	111	87	16	8

78% of the homes contacted are opposed to the rezone  
 73% of all homes (including those not contacted) are opposed to the rezone  
 14% of homes contacted favor the rezone  
 7% of homes contacted are undecided or have no opinion

Petitions submitted contain 116 signatures representing 87 homes.  
 9 homes were not contacted, not home, vacation, etc.

Exhibit 2 - Population Projections

- 1) Likely Population growth projections from Metropolitan Planning Organization Technical Report No. 3.4 (attached) show 9% growth between 1990 and 1995.
- 2) Projected Age Distribution from Grand Junction City Planning Department Technical Report No. 4 (attached) shows a total increase in population distribution for ages > 64, from 1990-1995 of 1.9%. In other words, the > 64 population will climb from 11.8% of the population, to 13.7%.
- 3) With real growth of 9%, and the new projected distribution of ages, age groups below 65 will still show over twice as much real growth (in absolute numbers) than the > 64 population.

# Technical Report No. 3.4 Population Projections



September, 1988

	1984	1985	1986	1987	1988	1989	1990	1995	2000
<b>CITY OF GRAND JUNCTION</b>									
Low	29,000	28,500	28,500	29,000	29,500	29,500	30,000	31,000	32,000
Moderate	29,000	29,500	28,500	29,000	29,500	30,000	30,500	34,000	36,500
Likely	29,000	28,500	28,500	29,000	29,500	30,000	30,500	33,000	35,500
<b>MESA COUNTY</b>									
Low	64,000	83,000	83,000	84,500	86,500	87,000	87,500	91,000	95,500
Moderate	84,000	83,000	83,000	84,500	86,500	88,000	90,000	99,500	107,000
Likely	84,000	83,000	83,000	84,500	86,500	88,000	90,000	98,000	104,000

Note: All numbers are (+/- 2,000 for the County)  
(+/- 1,000 for the City)

### General Assumptions

1. Population estimates for September, 1988 for Mesa County is 86,500; for Grand Junction it is 29,500. The population has consistently and significantly increased in 1987 and 1988.
2. The Mesa County workforce is approximately 39,500 - - up 3% from the 1986/87 average.
3. Unemployment was at 9.8% for January-July 1988, almost a 20% drop from the 1986/1987 average.
4. The movement out of the Grand Junction/Mesa County area by unemployed persons will slow, even though Mesa County unemployment rates remain more than 30% above the Colorado state average and more than 50% above the Denver metro area rate. Indeed, overall population growth has been on the higher end of the previous years projections.
5. Population trends have been a function of employment levels and the influx of retirees, this is expected to continue for the near future.
6. Population projections for the City do not include increases due to annexation after 1986.
7. The number of persons per household (pph) has remained relatively constant since 1980. (We are unable to measure pph at this time).
8. The Colorado and United States economy will remain relatively constant throughout the projected period.



# Technical Report No. 4

## Grand Junction City Planning Department



### PROJECTED AGE DISTRIBUTION FOR GRAND JUNCTION MPO & MESA COUNTY

Age	1987 - 1990 % of Total		1991 - 1995 % of Total		1996+ % of Total	
	Male	Female	Male	Female	Male	Female
85+	.4	.7	.4	.7	.4	.7
80-84	.6	.8	.9	1.3	.9	1.3
75-79	.9	1.3	1.2	1.4	1.4	2.2
70-74	1.3	1.6	1.7	1.7	2.1	2.6
65-69	2.0	2.2	2.1	2.3	2.3	3.0
60-64	2.2	2.3	2.3	2.3	2.3	2.4
55-59	2.3	2.6	2.5	2.7	2.7	3.0
50-54	2.5	2.7	3.2	3.3	3.0	3.1
45-49	2.8	2.9	3.5	3.7	3.6	3.8
40-44	3.5	3.5	3.8	4.0	4.6	4.7
35-39	4.1	4.2	4.8	5.0	4.0	3.6
30-34	4.6	4.5	4.2	4.3	3.9	3.4
25-29	5.0	4.9	3.9	4.2	3.8	3.3
20-24	4.0	3.9	3.1	3.3	3.0	3.2
15-19	3.6	3.4	3.0	3.0	3.0	3.0
10-14	3.4	3.3	2.9	2.7	2.9	2.9
5-09	3.1	3.0	2.7	2.5	2.8	2.6
0-04	3.0	2.9	2.8	2.6	2.8	2.7
% of Total	49.3%	50.7%	49.0%	51.0%	49.5%	51.5%
Median Age	34.6	36.4	35.0	39.0	36.0	40.6
Combined Median Age	35.5		37.0		39.0	

13.7  
(+1.9%)

11.8

18.7%

**Assumptions:**

1. No significant increase in energy-related employment or in other fields which would attract a younger workforce to the area.
2. There is a natural aging of the WWII baby boom age group.
3. No new significant increase in birth rate.
4. Continued significant successful recruitment of retirement-aged persons.

**MEDIAN AGE**

	1980	1985*
United States	30.0	31.5
Colorado	28.6	30.2
Mesa County	29.0	31.0
Grand Junction	29.9	32.0

\* estimate only  
Source: Colorado State Demographer

Exhibit 3 - City Vacancy Data

6

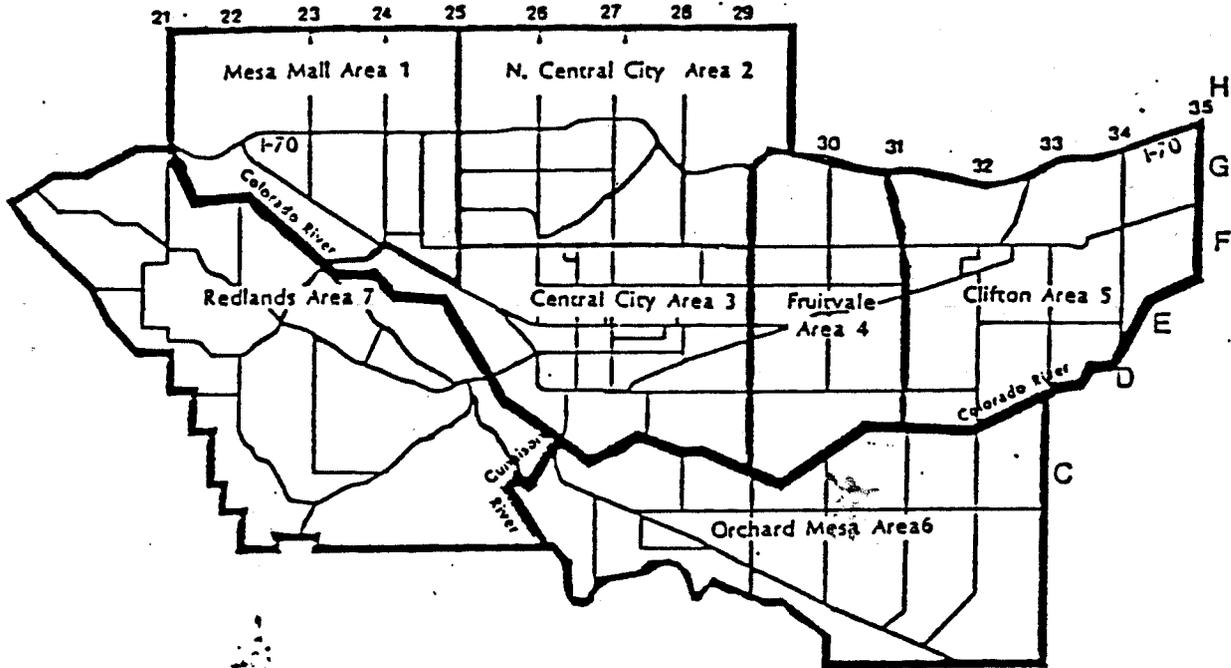
See attached Grand Junction City Planning Department Technical Report No. 1.2  
Residential Vacancy Survey - 1987.

# EXHIBIT 3

## METHODOLOGY

The 1987 survey was expanded to include both multifamily and mobile homes. A weighted cross-sectional survey design was chosen for single family units. The single family sampling frame was obtained from the Mesa County Assessors Records. A stratified random sampling method was used for the single family units. The multifamily and mobile home sampling frame was obtained from city and county records plus Polk's Directory. A stratified random sampling method plus a telephone survey of all major multifamily units and mobile home parks was utilized. In addition random checks and 100 % sample surveys of certain areas was utilized to cross check accuracy. The overall sample size was determined using a 95% confidence level with a margin of error of +/- 5%.

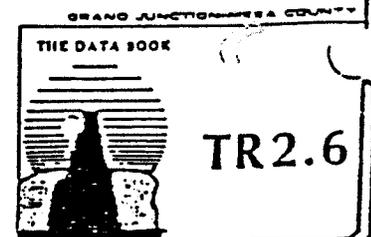
The map below displays the sub-areas used in the survey:



A special thanks to the following institutions and individuals for their assistance in this study:

- |  |   |
|--|---|
| -B & B Appraisal                               | -McArthur Real Estate Hgmt.               |
| -Bank Western                                  | -Mesa County Economic Development Council |
| -Bray & Company                                | -Mesa County Planning                     |
| -Carl Hockmuth                                 | -Mesa County Policy & Research            |
| -Central Bank                                  | -Mesa Federal Savings & Loan              |
| -Century 21 - Northridge                       | -Modern Federal Savings & Loan            |
| -Century 21-Old Homestead                      | -Parkview Realty                          |
| -First American Title                          | -Scott & Company                          |
| -Gale & Company                                | -Tamarach Properties                      |
| -Grand Junction Downtown Development Authority | -Target Realtors                          |
| -Great American Savings & Loan                 | -United Bank of G.J.-Down Town            |
| -Helpmate Legal Support                        | -Valley Federal Savings & Loan            |
| -Hill & Homes                                  | -Wakefield Property Hgmt.                 |
| -Junction Bell Federal C.U.                    | -Western Colorado Title                   |

Note: This study was made possible by a grant from the Metropolitan Planning Organization. The project was directed by Greg Flebbe with major assistance from Ronda Sherwood and Lance Nelson of the Mesa College Small Business Institute of the Small Business Administration. Special thanks also to Lauri Skala coordinator of the Colorado Alternative Sentencing Program and Nancy McCoy of the Mesa County Human Resource Department, RSVP program for the many volunteers.





# Residential Vacancy Survey - 1987

## INTRODUCTION

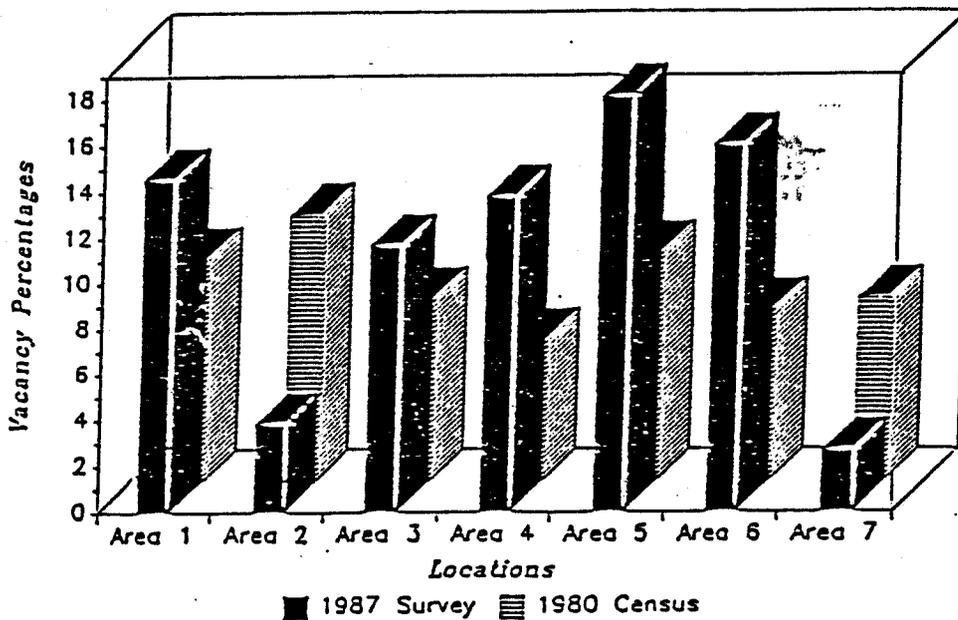
In November of 1987 the Grand Junction Planning Department and the Metropolitan Planning Organization, with the assistance of several financial, business and community institutions, conducted a vacancy survey of residential dwelling units within the metropolitan area (21 Road through 35 Road and A Road through I Road) of Mesa County. Vacancy rate information provides critical demographic data and is an important socioeconomic trend indicator.

## CONCLUSIONS

The study revealed the overall vacancy rate in the metropolitan area to be 11.3%. The single family is 9.35%, with the multifamily rate at 11.1% and the mobile home rate at 22.1%. The rate is 48% higher than the 1980 Census figure but 12.6% lower than 1986. (Additional detailed information is available from the MPO or Grand Junction Planning Office.)

The following graph illustrates the survey results for each sub-area within the Metropolitan area.

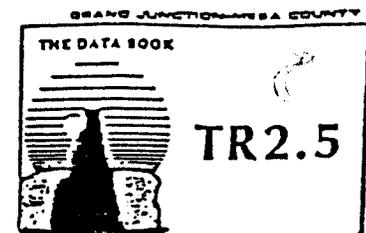
Mesa County Urban Area Vacancy Survey



The following table presents the results of the 1987 survey as compared to 1986 survey and 1980 Census figures:

Area Number	Area Name	1987 Survey	1980 Census (STFA - 3A)	Difference	Percent Change
1	Mesa Mall	14.6	9.8	4.9	49.7
2	N. Central City	3.9	11.7	-7.8	-66.8
3	Central City	11.7	8.0	3.7	45.9
4	Fruitvale	13.8	6.2	7.6	123.3
5	Clifton	18.1	10.0	8.1	80.8
6	Orchard Mesa	16.0	7.5	8.5	113.3
7	Redlands	2.7	8.0	-5.3	-66.2
Total		11.3	7.8	6.6	78.00

note: The 1987 survey totals and the 1980 Census totals are based on weighted averages.





# development summary



File # 48-89 Name Mesa View II Date 10/09/89

PROJECT LOCATION: Northeast corner of 1st and Patterson.

## PROJECT DESCRIPTION:

A request to change from Planned Residential, density of approximately 4 units per acre (PR-4) to Planned Residential, density of approximately 12.7 units per acre (PR 12.7) on approximately 10 acres for Mesa View Retirement Center. The request for the Preliminary Plan and Plat is for the entire parcel on approximately 28 acres.

## REVIEW SUMMARY (Major Concerns)

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

\* See explanation below

- More detailed information would be required at Final Plat/Plan stage for utilities, streets, irrigation, and drainage.
- Both the City and Ute Water have indicated they will serve this development. Planning Commission did not consider this issue.
- The petitioner has met all processing requirements of the Zoning and Development Code.

## STATUS & RECOMMENDATIONS:

The retirement center portion of this proposal is essentially the same plan approved last year. The street and lot layout for the single family portion have been revised. City Council, on 1/4/89, moved to approve the request subject to the petitioner showing ownership or contract to acquire ownership. On 2/1/89 Council denied the proposal since the petitioner could not satisfy this requirement. This request for filing 4 combines the previous requests for filings 4 and 5.

There is still strong opposition from the neighborhood except for a few property owners directly adjacent to the proposal.

### Planning Commission Action

10/03/89 - Recommended denial of the rezone for the following reasons; there is nothing wrong with the existing zone; the building and the increase in density is not compatible with the existing single family homes in the area; there is no change of character to justify the rezone; and the community need for a retirement center in this particular area has not been established. (unanimous vote)

The petitioner has appealed the decision.

*Plan  
JWA 10/27/89*

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*cc: Council  
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10/27/89*

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OF COUNSEL:  
WILLIAM H. NELSON  
JOHN W. GROVES

October 26, 1989

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

Re: Colson & Colson Construction--Northridge Estates  
Filing 4; File No. 48-89

Dear Council Members:

Although your decision of October 18, 1989 ran counter to my views, I do wish to express my appreciation for your continued patience in regards to this rather long and drawn-out matter.

Now that your decision has been made, we ask for and are in need of your vigilance to ensure that the petitioner complies with the promises it has made to you in connection with the rezone. Perhaps the single most important promise made, insofar as the adjoining neighbors are concerned, is that the proposed development will in fact be constructed as represented, and we will not later be confronted with a change in the plan, another rezone proposal, etc. Our protection is primarily contained in the Declaration of Covenants, Conditions and Restrictions which create restrictive covenants on both the retirement center and single-family residential area, enforceable by adjoining neighbors, that ensure development as represented. I have recently revised that Declaration in minor ways so as to be consistent with the petition as recently presented and so as to clarify certain portions. That Declaration has been sent to Mr. Edwards for his approval and for him to attach the necessary exhibits consisting of the correct legal description of the premises, site plan, elevation and floor plan of the retirement residence and the preliminary plan of the single-family residential area. Copies of that Declaration have also been provided to the City Attorney, Dan Wilson.

We ask that the City Council exercise its vigilance in ensuring that this Declaration is recorded as soon as

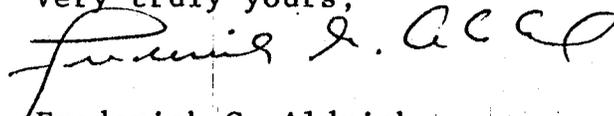
Members of the Grand Junction City Council  
October 26, 1989  
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Colson & Colson obtains title to the property, and before Colson & Colson is authorized to proceed further in regards to planning, or as to site work on the property. A method to prove compliance would be for Colson & Colson to present to the planning staff a copy of the recorded warranty deed to the premises and a copy of the recorded Declaration, both of which would be necessary before proceeding with final approvals and site development activities.

At any time in this process, I will be more than happy to meet with City representatives and Mr. Edwards or Colson & Colson representatives to iron out any technical problems and to see that promises made to the City Council and the adjoining neighbors are carried out.

Thank you for your attention.

Very truly yours,



Frederick G. Aldrich

FGA:jhc

pc: Russ Doran  
Marilyn Rabideau  
Dan Wilson  
Pat Edwards

*Manning*  
*SMA*  
*11/15/89*

*Council*  
*MEA*  
*11/14/89*

**NELSON, HOSKIN, GROVES & PRINSTER**

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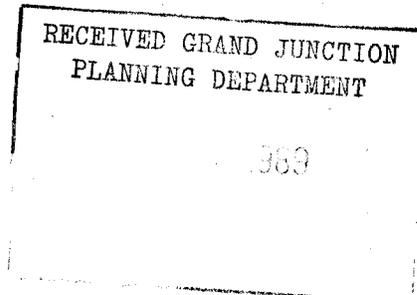
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November 14, 1989



Members of Grand Junction City Council  
250 North 5th Street  
Grand Junction, Colorado 81501-2668

Re: Colson & Colson Construction Co. --  
Northridge Estates, Filing No. 4  
File No. 48-89

Dear Council Members:

Anticipating that I will be unable to attend the final reading of the ordinance amending our zoning code in connection with the above-referenced petition, I write this letter to follow up on my letter of October 26, 1989 concerning completion of the Declaration of Covenants, Conditions and Restrictions for Northridge Estates, Filing No. 4, and to express concerns regarding completion of "Phase One" improvements.

Since my letter of October 26, 1989, I have discussed the need to complete the Declaration of Covenants, Conditions and Restrictions with Pat Edwards. Mr. Edwards advised that the modifications I made to the Declaration were acceptable and that there would be no problem in completing the Declaration by obtaining the necessary acknowledged signature and adding the Exhibits A, B and C as a condition of granting the rezone. For reasons stated in my October 26, 1989 letter, I reiterate the essential need to condition the ordinance approving of the rezone upon the completion of the Declaration of Covenants, Conditions and Restrictions by the attachment of Exhibits A (legal description), B (site plan, elevation and floor plan of retirement residence), and C (preliminary plan of single-family residential area), having an authorized officer of Colson & Colson execute the same having the signature acknowledged, and recording the Declaration in the real estate records of Mesa County, Colorado. These actions must take place prior to proceeding to final plan or authorizing any form of on-site development activities through building permit.

An essential feature of Colson & Colson's promises concerning development of the retirement center is the installation of public improvements to streets, curbs, gutters, etc. benefitting not only the area where the retirement residence will be constructed, but other portions of Northridge Estates, Filing No. 4, and specifically the entryway that includes a bus turnaround, etc. These improvements are referred to by Colson & Colson as "Phase One improvements." Colson & Colson has repeatedly promised the City of Grand Junction Planning Staff, neighbors surrounding the development site, the City of Grand Junction Planning Commission and yourselves that these Phase One improvements indeed would be constructed as described in the petition.

We now learn that Colson & Colson is seeking to substitute actual construction by some form of "guarantee," such as a letter of credit, cash escrow or set-aside construction loan letter. It is my experience that paper guarantees are a distant and poor second to improvements constructed on site. That is to say, in the event the developer is unable to meet or reneges on its obligation to complete the public infrastructure and related improvements, then it becomes the burden of the City to enforce the paper guarantee. In such cases, the risk is always present that the paper guarantee is insufficient in funds to complete the improvements, or that litigation will ensue over the enforceability of the paper guarantee. These risks are eliminated when the improvements are constructed on site and not allowed to be deferred by the substitution of a paper guarantee.

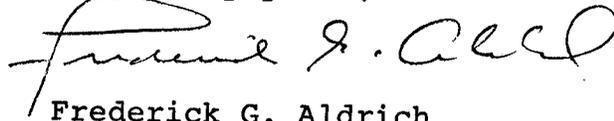
Accordingly, I ask that the ordinance amending the zoning for Northridge Estates, Filing No. 4, not permit Colson & Colson to substitute any form of paper guarantee for the previously unconditional promise to install on-site both Phase One and Phase Two improvements as a condition to construction of the retirement residence in the first instance and subsequently as a condition of constructing single-family residences on the single-family residential portions of the development.

I wish to emphasize that I do not seek to impose upon Colson & Colson any condition, promise or requirement it has not already volunteered to all of us, and specifically to you, our City Council. I seek only that Colson & Colson honor existing promises, such that neither the Council nor the adjoining neighbors will be later surprised or disappointed by

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a deviation or failure to perform paper guarantees. I thank you in advance for your concern and vigilance over this matter.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Frederick G. Aldrich".

Frederick G. Aldrich

FGA:slb  
pc: Russ Doran  
Marilyn Rabideau  
Dan Wilson  
Pat Edwards