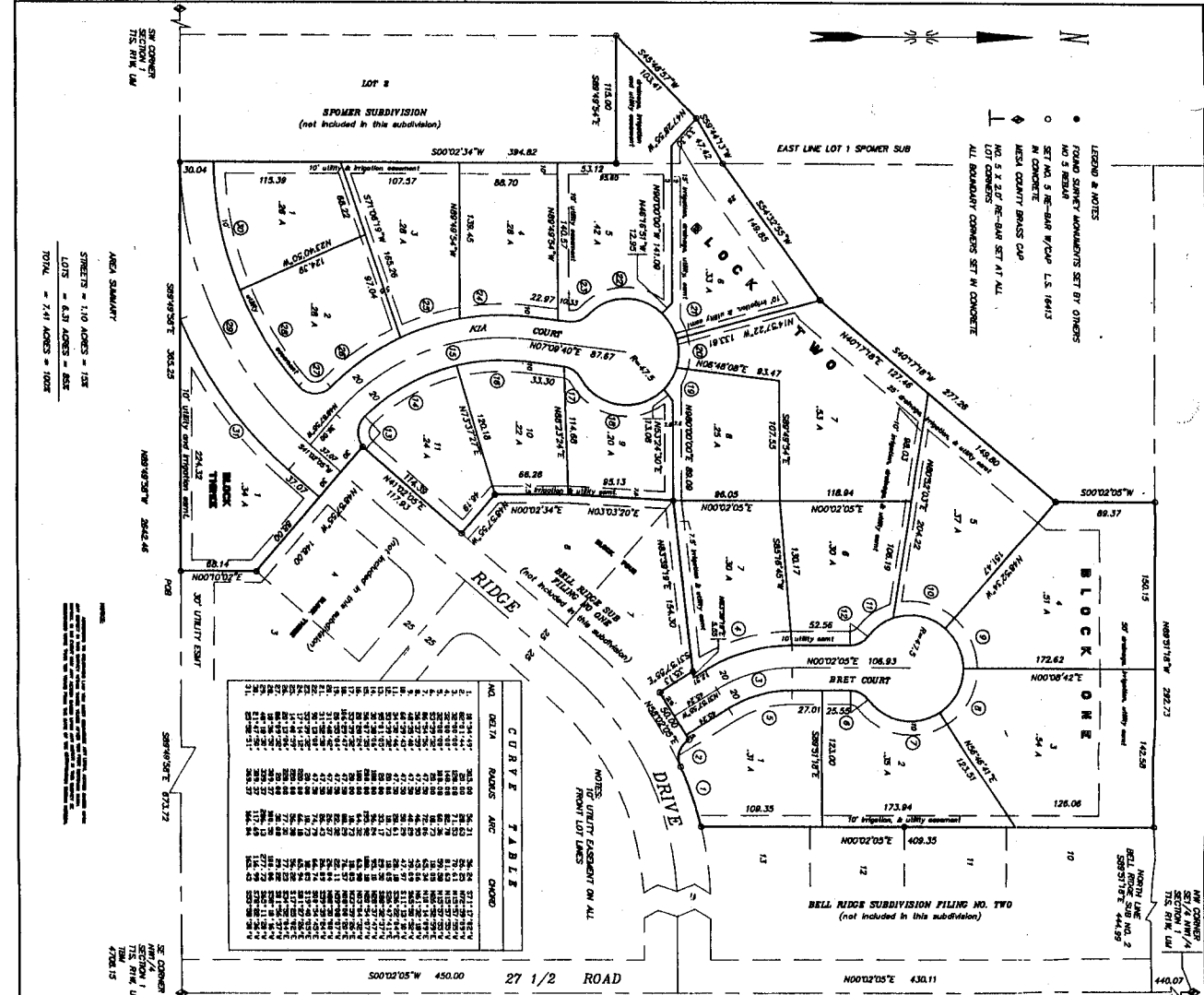


Table of Contents

File 1990-0025 - (2 of 2)

Name Ptarmigan / Preliminary Plan & Plat - 27.5 & Horizon-John Siegfried

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>		
X	X	Table of Contents	
		Review Sheet Summary	
		Application Form	
		Review Sheets	
X		Receipts for fees paid for anything	
		*Submittal checklist	
		*General project report	
		Reduced copy of final plans or drawings	
		Reduction of assessor's map.	
		Evidence of title, deeds, easements	
		*Mailing list to adjacent property owners	
		Public notice cards	
		Record of certified mail	
		Legal description	
		Appraisal of raw land	
		Reduction of any maps -- final copy	
X		*Final reports for drainage and soils (geotechnical reports)	
		Other bound or non-bound reports	
		Traffic studies	
		*Petitioner's response to comments	
		*Staff Reports	
		*Planning Commission staff report and exhibits	
		*City Council staff report and exhibits	
		*Summary sheet of final conditions	
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)	
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>			
X	X	Action Sheet -- approved PC-8/7/90 -- CC 9/5	X
X	X	Review Sheet Summary	X X
		Review Sheets	X X
X	X	Development Summary -- 8/27/90	X
X	X	Protective Covenants	X
X		Avigation Easement -- (original to City Clerks records)	
X		Development Application -- 7/2/90	X X
X	X	Improvements Agreement -- 1/25/91 - ** - (original to City Clerk)	X
X	X	Release from Improvements Agreement / Guarantee - ** - (original to City Clerk)	X X
X	X	Recorded Letter from Bennett Boeschstein to Whom it may Concern re: lots in Filing 1 subject to a Special Improvements District Lien -- 2/14/92.	X X
X		Additional Drainage Report and Response to City Engineers Comments	X
		Handwritten Notes to file -- no date	
		Memo from David Thornton to Larry Timm, John Shaver re: release of improvements agreement -- 11/03/92	
		Recorded surrender of all rights document for electrical power easement -- also contains Irrigation Line Easement - 2/20/91	
		Quit Claim Deed -- between Grand Valley Rural Power Lines, Inc. and Ptarmigan Investments, Inc. -- 2/20/91 - Book 1824, Page 866	
		Request for Treasurer's Certificate of Taxes Due -- 7/3/90	
		Subdivision Summary Form	
		Miscellaneous Record -- Easement Downing to Grand Valley Rural - Book 373, Page 500	
		Legal Ad published one time -- 7/31/90	
		Letter from Belridge Subdivision homeowners re: review of the covenants conditions and restrictions -- 8/10/90	
		Final Plat -- 8/2/90	
		Notice of Lis Pendens -- lands in which the defendant has an interest-received 9/14/90	



NO.	DELTA	ROUNDS	ARC	T ABLE	CHORD
1	0.000000	0.000000	0.000000	0.000000	0.000000
2	0.015708	0.000393	0.003937	0.007874	0.015708
3	0.031416	0.001571	0.015708	0.031416	0.031416
4	0.047124	0.003142	0.031416	0.047124	0.047124
5	0.062832	0.004713	0.047124	0.062832	0.062832
6	0.078540	0.006284	0.062832	0.078540	0.078540
7	0.094248	0.007855	0.078540	0.094248	0.094248
8	0.109956	0.009426	0.094248	0.109956	0.109956
9	0.125664	0.010997	0.109956	0.125664	0.125664
10	0.141372	0.012568	0.125664	0.141372	0.141372
11	0.157080	0.014139	0.141372	0.157080	0.157080
12	0.172788	0.015710	0.157080	0.172788	0.172788
13	0.188496	0.017281	0.172788	0.188496	0.188496
14	0.204204	0.018852	0.188496	0.204204	0.204204
15	0.219912	0.020423	0.204204	0.219912	0.219912
16	0.235620	0.021994	0.219912	0.235620	0.235620
17	0.251328	0.023565	0.235620	0.251328	0.251328
18	0.267036	0.025136	0.251328	0.267036	0.267036
19	0.282744	0.026707	0.267036	0.282744	0.282744
20	0.298452	0.028278	0.282744	0.298452	0.298452
21	0.314160	0.029849	0.298452	0.314160	0.314160
22	0.329868	0.031420	0.314160	0.329868	0.329868
23	0.345576	0.032991	0.329868	0.345576	0.345576
24	0.361284	0.034562	0.345576	0.361284	0.361284
25	0.376992	0.036133	0.361284	0.376992	0.376992
26	0.392700	0.037704	0.376992	0.392700	0.392700
27	0.408408	0.039275	0.392700	0.408408	0.408408
28	0.424116	0.040846	0.408408	0.424116	0.424116
29	0.439824	0.042417	0.424116	0.439824	0.439824
30	0.455532	0.043988	0.439824	0.455532	0.455532
31	0.471240	0.045559	0.455532	0.471240	0.471240
32	0.486948	0.047130	0.471240	0.486948	0.486948
33	0.502656	0.048701	0.486948	0.502656	0.502656
34	0.518364	0.050272	0.502656	0.518364	0.518364
35	0.534072	0.051843	0.518364	0.534072	0.534072
36	0.549780	0.053414	0.534072	0.549780	0.549780
37	0.565488	0.054985	0.549780	0.565488	0.565488
38	0.581196	0.056556	0.565488	0.581196	0.581196
39	0.596904	0.058127	0.581196	0.596904	0.596904
40	0.612612	0.059698	0.596904	0.612612	0.612612
41	0.628320	0.061269	0.612612	0.628320	0.628320
42	0.644028	0.062840	0.628320	0.644028	0.644028
43	0.659736	0.064411	0.644028	0.659736	0.659736
44	0.675444	0.065982	0.659736	0.675444	0.675444
45	0.691152	0.067553	0.675444	0.691152	0.691152
46	0.706860	0.069124	0.691152	0.706860	0.706860
47	0.722568	0.070695	0.706860	0.722568	0.722568
48	0.738276	0.072266	0.722568	0.738276	0.738276
49	0.753984	0.073837	0.738276	0.753984	0.753984
50	0.769692	0.075408	0.753984	0.769692	0.769692
51	0.785400	0.076979	0.769692	0.785400	0.785400
52	0.801108	0.078550	0.785400	0.801108	0.801108
53	0.816816	0.080121	0.801108	0.816816	0.816816
54	0.832524	0.081692	0.816816	0.832524	0.832524
55	0.848232	0.083263	0.832524	0.848232	0.848232
56	0.863940	0.084834	0.848232	0.863940	0.863940
57	0.879648	0.086405	0.863940	0.879648	0.879648
58	0.895356	0.087976	0.879648	0.895356	0.895356
59	0.911064	0.089547	0.895356	0.911064	0.911064
60	0.926772	0.091118	0.911064	0.926772	0.926772
61	0.942480	0.092689	0.926772	0.942480	0.942480
62	0.958188	0.094260	0.942480	0.958188	0.958188
63	0.973896	0.095831	0.958188	0.973896	0.973896
64	0.989604	0.097402	0.973896	0.989604	0.989604
65	1.005312	0.098973	0.989604	1.005312	0.989604
66	1.021020	0.100544	1.005312	1.021020	0.989604
67	1.036728	0.102115	1.021020	1.036728	0.989604
68	1.052436	0.103686	1.036728	1.052436	0.989604
69	1.068144	0.105257	1.052436	1.068144	0.989604
70	1.083852	0.106828	1.068144	1.083852	0.989604
71	1.100000	0.108800	1.100000	1.100000	0.989604

PTARMIGAN RIDGE FILING NO. ONE

STATE OF OREGON)
 COUNTY OF DESS)
 I, Surveyor, do hereby certify that the foregoing plat is a correct and true and correct copy of the original plat as filed in my office on this 17th day of June, 1977.

Subscribed and sworn to before me on this 17th day of June, 1977.

Notary Public

PTARMIGAN RIDGE FILING NO. ONE, a subdivision of the City of Deschutes, Oregon, is located in the City of Deschutes, Oregon, and is situated in the City of Deschutes, Oregon.

PLAT APPROVAL

The plat of PTARMIGAN RIDGE, FILING NO. ONE, a subdivision of the City of Deschutes, County of Deschutes, State of Oregon, was approved and recorded on this 17th day of June, 1977.

City Engineer: _____

City Auditor: _____

City Clerk: _____

City Assessor: _____

City Treasurer: _____

City Attorney: _____

City Recorder: _____

City Engineer: _____

City Auditor: _____

City Clerk: _____

City Assessor: _____

City Treasurer: _____

City Attorney: _____

City Recorder: _____

PTARMIGAN RIDGE FILING NO. ONE

FOR: PTARMIGAN INDUSTRIES

DATE: 6/27/77

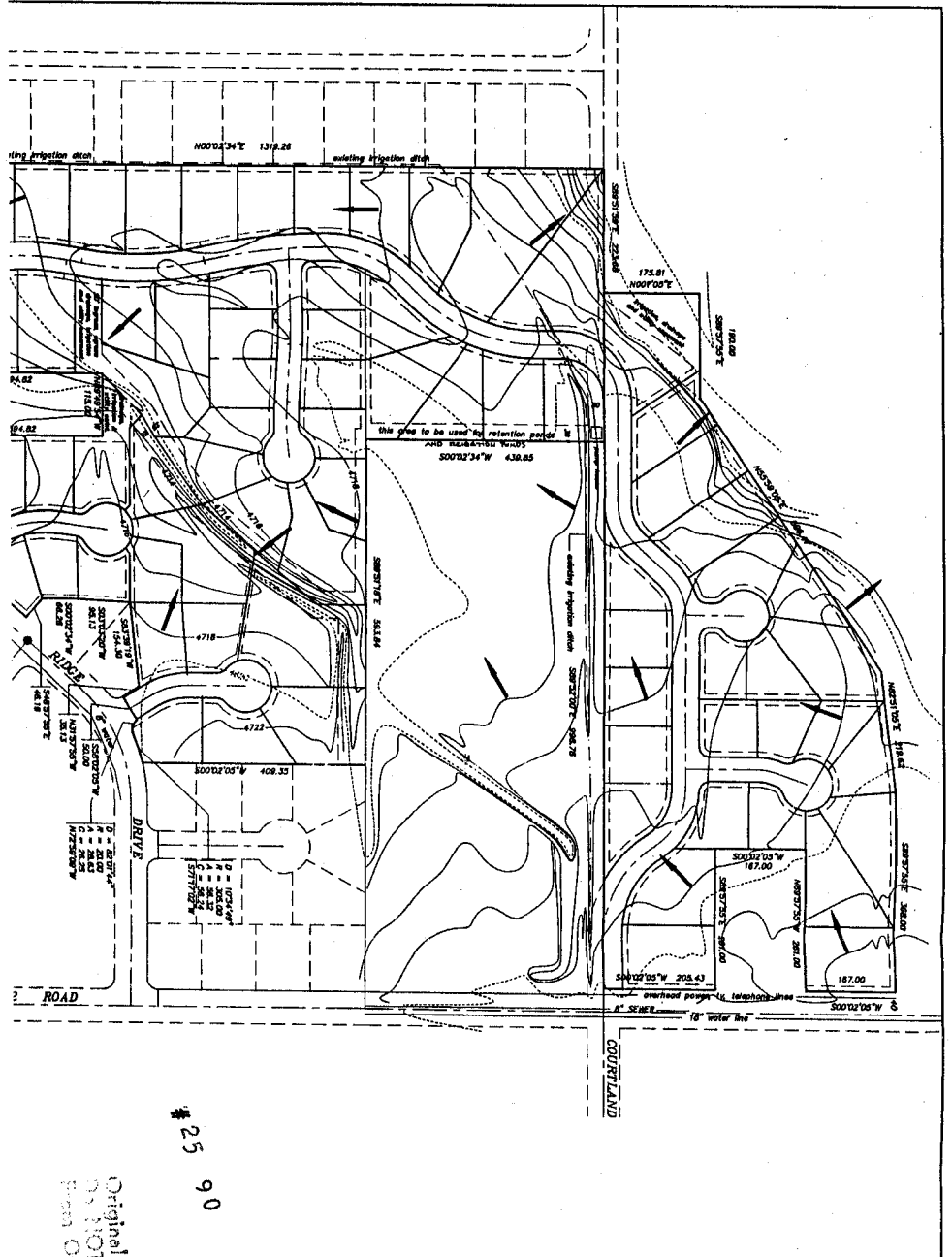
SCALE: 1" = 40'

DATE: 6/27/77

FIL: 80270

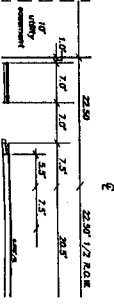
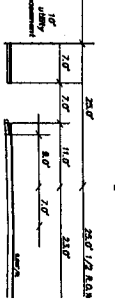
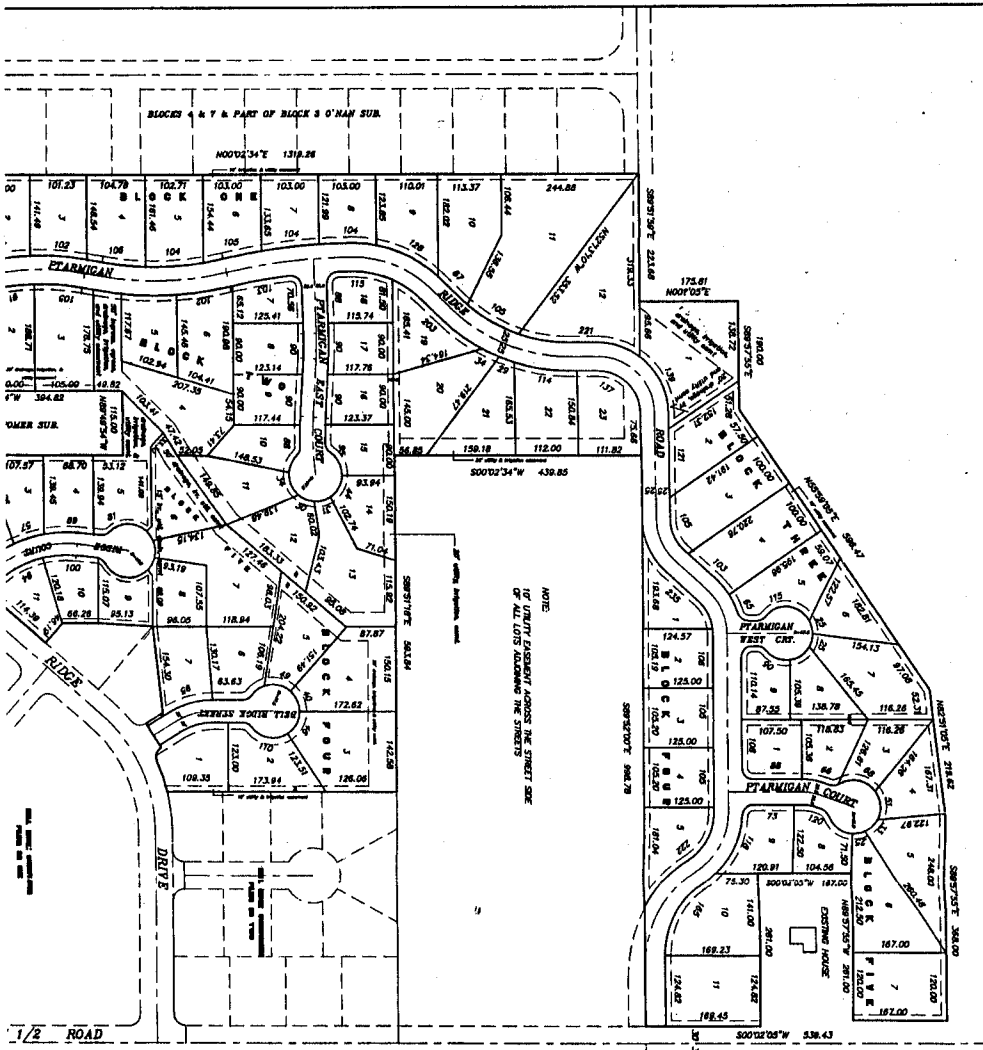


PTARMIGAN SURVEYING SYSTEMS INC.
 1010 OAK AVE.
 CANTON, OHIO 44705
 (614) 231-3370

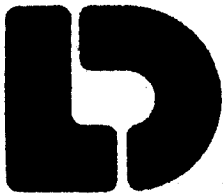


25 90

Original
 of 101
 pages



SUMMARY TABLE	
79 LOTS	26.43 ACRES
ROADS	5.97 ACRES
TOTAL	32.40 ACRES



Lincoln DeVore, Inc.
Geotechnical Consultants
1441 Motor St.
Grand Junction, CO 81505
(303) 242-8968

July 2, 1990

Mr. John Siegfried
P.O. Box 9088
Grand Junction, CO.

Re: Preliminary Subsurface Soils Information
Blk 4 & 5, Bell Ridge Subdivision
Grand Junction, CO.

As requested, Lincoln-DeVore personnel have recently completed a geotechnical exploratory program at the above referenced site. Three shallow test borings were placed within the building lots to determine as closely as possible the soil types which exist beneath this site. Our preliminary report of our findings, conclusions and recommendations for this site are presented below. A complete report of this Subsurface Soils Exploration will be shortly available.

Soil Profile: The soils on this site are quite variable, ranging from alluvial, low to medium density silty clays found at the surface to the clays of the weathered Mancos Shale Formation found at depths of 6 to 8 feet below the ground surface. These alluvial soils have very low expansive properties and the Mancos Shale exhibits low to medium expansive properties. For this preliminary report, the allowable bearing capacities of the alluvial soils can be assumed as 700 to 1100 psf maximum and 200 psf minimum. The weathered Mancos Shale can be assumed as 6000 psf maximum and 2000 psf minimum for shallow foundation systems.

Man-made Fill: Soils appear to be native to the site.

Soil Moisture Conditions: Moderate - NO FREE WATER OBSERVED

Foundation Type Recommended: Properly designed shallow foundation systems based on the above, preliminary allowable soil bearing capacities would be appropriate for lightly loaded structures this site.

Full basements or heavily loaded residential structures may be constructed on this site. Therefore, three foundation types which could be utilized for such buildings are recommended, based on our experience in this area. The choice between these foundation types depends on the internal loading of the foundation members and the amount of excavation planned to achieve the finished floor elevations.

Original
Do NOT Remove
Office

25 90

Mr. John Siegfried
Blk. 4 & 5 Bell Ridge Sub.
Preliminary SSE
July 2, 1990, Page 2


The three foundation types preliminarily recommended are as follows:

1. The voided wall on grade foundation system with the stem wall resting directly on the Shale Formation.
2. The isolated pad and grade beam foundation system in which the grade beam is voided and loads are transferred to the isolated pads.
3. The drilled pier and fully voided grade beam system with the loads transferred to the piers.

Onsite Grading, Drainage and Water runoff control are very important on this site and will be discussed in detail in the final report.

Respectfully submitted,

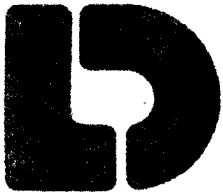
LINCOLN-DEVORE, INC.


By: Edward M. Morris
Western Slope Manager

LDTL Job # 72823-J

Original
Do NOT Remove
From Office

#25 90



Lincoln DeVore, Inc.
Geotechnical Consultants
1441 Motor St.
Grand Junction, CO 81505
(303) 242-8968

July 5, 1990

Mr. John Siegfried
P.O. Box 9088
Grand Junction, CO 81502

Re: File 72823-J
HVEEM-Carmany Testing
Bell Ridge Subdivision

Dear Mr. Siegfried:

At your request, personnel of this office have completed HVEEM-Carmany testing on a sample of soil obtained from the above referenced site. The results follow:

R = 15 by expansion
Average displacement = 3.677 @ 300 psi
Average expansion pressure = 3.1 @ 300 psi

High displacement over 4.50 indicated that material may be unstable unless confined.

If any questions arise or if we can be of any further assistance to you, please do not hesitate to contact this office at any time.

Respectfully Submitted,

LINCOLN DeVORE, Inc.

C. Michael Best

by: C. Michael Best
Engineering Technician

rdl

xc: City Planner
City Engineer
LD Colorado Springs

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUL 09 1990

A parcel of land situated in the NW1/4 Section 1, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Colorado being described as follows:

Considering the East line of the NW1/4 Section 1, T1S, R1W, U.M. to bear S00°02'05"W and all bearings contained herein to be relative thereto: Beginning at a point on the South line of the NW1/4 Section 1, T1S, R1W, U.M. being 673.72 feet N89°49'58"W of the SE corner of the NW1/4 Section 1, T1S, R1W, U.M. being the SW corner of BELL RIDGE SUBDIVISION FILING NO. ONE; thence N00°10'02"E 68.14 feet along the West line of BELL RIDGE SUB. FILING NO.

ONE; thence N48°57'55"W 148.00 feet to the North right-of-way line for Ridge Drive; thence N41°02'05"E 117.93 feet along the North right-of-way line for Ridge Drive to the SW corner of Lot 8 Block 4, BELL RIDGE SUBDIVISION FILING NO. ONE; thence along the westerly and northerly lines of BELL RIDGE SUBDIVISION FILING NO. ONE the following eight (8) courses and distances:

- | | | | |
|----------------|------------|----------------|-------------|
| 1. N48°57'55"W | 46.19 feet | 2. N00°02'34"E | 66.26 feet |
| 3. N03°03'20"E | 95.13 feet | 4. N83°39'19"E | 154.30 feet |
| 5. S31°57'55"E | 35.13 feet | 6. N58°02'05"E | 50.00 feet |

7. 28.63 feet along the arc of a curve to the left with a radius of 20.00 feet and whose chord bears S72°59'09"E 26.25 feet;

8. 56.32 feet along the arc of a curve to the right with a radius of 305.00 feet and whose chord bears N71°17'02"E 56.24 feet to the SW corner of BELL RIDGE SUBDIVISION FILING NO. TWO; thence N00°02'05"E 409.35 feet to the NW corner of BELL RIDGE SUBDIVISION FILING NO. TWO; thence N89°51'18"W 292.73 feet; thence S00°02'05"W 89.37 feet; thence S40°17'18"W 277.26 feet; thence S54°32'55"W 149.85 feet; thence S59°44'13"W 47.42 feet; thence S45°46'57"W 103.41 feet to the NW corner of Lot 2 SPOMER SUBDIVISION; thence S89°49'54"E 115.00 feet to the NE corner of SPOMER SUBDIVISION; thence S00°02'34"W 394.82 feet to the SE corner of SPOMER SUBDIVISION; thence S89°49'58"E 365.25 feet to the Point of Beginning, containing 7.41 Acres as described.

REVIEW SHEET SUMMARY

FILE NO. #25-90 TITLE HEADING: Ptarmigan Ridge Filing #1 Final
ACTIVITY: Final Plat on Filing 1
PETITIONER: Ptarmigan Investments
REPRESENTATIVE: John Siegfried
LOCATION: West of 27 1/2 Road, South of Horizon
PHASE: Final ACRES: 5
PETITIONER'S ADDRESS: Box 9088, Grand Junction, CO 81502
ENGINEER:

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

PUBLIC SERVICE COMPANY 07/10/90

GAS: No objections. C.B. 7/6/90

ELECTRIC: Requests additional easements as shown on plat. H.T. 7/9/90

PARKS & RECREATION 07/05/90

Open space fee based on 19 units at \$225.00 = \$4,275.00.

US WEST 07/05/90

New or additional telephone facilities necessitated by this project may result in a "contract" and up-front monies' required from developer prior to ordering or placing of said facilities. For more information, please call Leon Peach 244-4964.

UTE WATER 07/06/90

Water line for Ridge Court needs to be installed same as Bell Ridge Street (east side).

Policies and fees in effect at the time of application will apply.

POLICE 07/11/90

No problems noted.

CITY UTILITY ENGINEER 07/16/90

SEWER

1. A drop manhole will be required at the intersection of Ridge Drive and Bell Ridge Street or the "invert in" lowered so it is no more than two feet above the lowest "invert out".
2. Services as shown for Lots 7 and 8 cannot be combined. It would be easier and less costly to install sewer service lines to Lots 6, 7 and 8, Block 2, if the main line were extended further into the cul-de-sac.

CITY UTILITY ENGINEER continued 07/16/90

3. Show sewer service for Lot 3, Block 2.
4. The "Utility Plans" do not adequately depict how the irrigation system will serve all the lots in Blocks 1, 2 and 3. Will there be irrigation lines in all sewer trenches or just some of them?

CITY PROPERTY AGENT 07/19/90

I suggest further consideration be given to the alignment of Bell Ridge Street in an effort to eliminate the 5' wide flag to Lot 7, Block 1.

Please label bearing for southwesterly line, having a distance 37.07' located at the northerly portion of Lot 1, Block 3.

CITY ENGINEER 07/19/90

"Stop signs" will be required where each court connects to Ridge Drive. "Dead end" signs required for each Court. Concrete pan and fillets will be required where Courts connect to Ridge Drive.

Bell Ridge Street should be changed to Bell Ridge Court.

Curb or gutter grade and elevations should be shown around Court cul-de-sacs.

The right-of-way line on the west side of Bell Ridge Court. Should be adjusted to eliminate the flag pole portion of Lot 7, Block 1.

Proposed grade for Ridge Court is approximately 2' below existing at station 3+00 assuming ground line is accurate. This does not agree with contour map for Ptarmigan Subdivision.

Submit profile for 12" P.V.C. drainage pipe from Bell Ridge Court.

Submit pavement design calculations and show subgrade prep. and compaction requirements on typical street section.

Provide survey cross-sections or profiles showing how street sidewalks match existing ground.

Show tie in elevations where Courts connect to curb and gutter on Ridge Drive.

Drainage calculation are not complete.

What is the contribution from drainage Basin B to the retention area? Show units in calculations and describe what numbers are.

Show irrigation line locations and pipe sizes along each court.

Place following note on plans: All work within the public right-to-way shall be in accordance with City of Grand Junction standards and specifications.

Show required street light locations on road plan. (2 per court)

Submit improvements agreement including all public improvements costs.

Submit construction schedule and let me know who will be responsible for construction inspection and materials testing.

COUNTY PLANNING 07/17/90

On both of these, the irrigation and sewer are trenched together. Is this good practice?

CITY ATTORNEY

07/18/90

1. Need proof of ownership; consent of lender; irrigation water ownership.
2. Dedicatory language needs changes as shown on attached plat.
3. Misspelled Siegfried.
4. My packet has only a "final plat" sheet.
5. Since the preliminary is old, do we need soils, etc. information? Geologic; floods?
6. Need provisions for maintenance of open/common areas? Are there any?
7. Do we have a "historical/geological report"?
8. Is this complete? Doesn't seem to be; should it, therefore, be rejected until it is complete? See Section 6-8-1A
9. Elevation benchmark? Where?
10. Proposed improvement agreement? guarantee?

GRAND VALLEY WATER USERS

07/19/90

Enclosed herewith is copy of a portion of the original Bell Ridge Subdivision plat showing the location of some existing irrigation pipelines. The 8" PVC (80 psi) line serving Mrs. Eachus' property (colored yellow) appears to be recognized in the current Filing THREE and easement provided, but if such is not the case, it will be necessary to do so. Also, marked in red is the Association's main piped lateral which crosses under Ridge Drive as shown and is then located along the easterly boundary of old Block 5 or new BLOCK THREE where at least a 10' easement to protect the line and provide for future repair, if necessary, is requested.

Please see comments provided this same date on Ptarmigan Preliminary Review Sheet (File #25-90), relative to involved irrigation and drainage in this Bell Ridge Filing #3 area.

CITY PLANNING

07/20/90

Bell Ridge Street should be designated as a Court.

The flag pole created at the southeast corner of Lot 7, Block 1 along Bell Ridge Street should be eliminated.

This filing was designated as Filing 1 of Ptarmigan Ridge Subdivision in the preliminary plans and should remain as such.

Excepted parcels under different ownership must be marked "Not included in this subdivision" or "Not included in this plat" as appropriate (Section 6-8-2.A.1.e).

All block and lot monuments must be set pursuant to C.R.S. 38-51-101. The symbol used for corners is unclear on the plat.

Signature block should be more evenly spaced.

\$225.00 per lot must be paid into the parks & open space fund prior to recording.

The area of Lot 6, Block 2 is not shown.

Improvements Agreement and Guarantee, Covenants and any other required documents must be recorded with the plat.

Required changes to the plat must be submitted prior to the Planning Commission hearing.

REVIEW SHEET SUMMARY

TRANSFERRED FROM BELL RIDGE FILING #3

FILE NO. #25-90 TITLE HEADING: Ptarmigan Ridge Filing #1 Final
 ACTIVITY: Final Plat on Filing 1
 PETITIONER: Ptarmigan Investments
 REPRESENTATIVE: John Siegfried
 LOCATION: West of 27 1/2 Road, South of Horizon
 PHASE: Final ACRES: 5
 PETITIONER'S ADDRESS: Box 9088, Grand Junction, CO 81502
 ENGINEER:

*Missing
 Fire Dept
 Walker Field
 GV Rural Electric
 7/25/90*

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

PUBLIC SERVICE COMPANY 07/10/90

GAS: No objections. C.B. 7/6/90

ELECTRIC: Requests additional easements as shown on plat. H.T. 7/9/90

*done
on plat*

PARKS & RECREATION 07/05/90

Open space fee based on 19 units at \$225.00 = \$4,275.00.

US WEST 07/05/90

New or additional telephone facilities necessitated by this project may result in a "contract" and up-front monies required from developer prior to ordering or placing of said facilities. For more information, please call Leon Peach 244-4964.

UTE WATER 07/06/90

Water line for Ridge Court needs to be installed same as Bell Ridge Street (east side). *talked to Chuck Smith who said go ahead as drawn*

Policies and fees in effect at the time of application will apply. 8-3-90

*8-3-90
done*

POLICE 07/11/90

No problems noted.

CITY UTILITY ENGINEER 07/16/90

SEWER

1. A drop manhole will be required at the intersection of Ridge Drive and Bell Ridge Street or the "invert in" lowered so it is no more than two feet above the lowest "invert out". *done*
2. Services as shown for Lots 7 and 8 cannot be combined. It would be easier and less costly to install sewer service lines to Lots 6, 7 and 8, Block 2, if the main line were extended further into the cul-de-sac.

changed

CITY ATTORNEY

07/18/90

1. Need proof of ownership; consent of lender; irrigation water ownership.
2. Dedicatory language needs changes as shown on attached plat.
3. Misspelled Siegfried.
4. My packet has only a "final plat" sheet.
5. Since the preliminary is old, do we need soils, etc. information? Geologic; floods?
6. Need provisions for maintenance of open/common areas? Are there any?
7. Do we have a "historical/geological report"?
8. Is this complete? Doesn't seem to be; should it, therefore, be rejected until it is complete? See Section 6-8-1A
9. Elevation benchmark? Where?
10. Proposed improvement agreement? guarantee?

GRAND VALLEY WATER USERS

07/19/90

Enclosed herewith is copy of a portion of the original Bell Ridge Subdivision plat showing the location of some existing irrigation pipelines. The 8" PVC (80 psi) line serving Mrs. Eachus' property (colored yellow) appears to be recognized in the current Filing THREE and easement provided, but if such is not the case, it will be necessary to do so. Also, marked in red is the Association's main piped lateral which crosses under Ridge Drive as shown and is then located along the easterly boundary of old Block 5 or new BLOCK THREE where at least a 10' easement to protect the line and provide for future repair, if necessary, is requested. *done*

Please see comments provided this same date on Ptarmigan Preliminary Review Sheet (File #25-90), relative to involved irrigation and drainage in this Bell Ridge Filing #3 area.

CITY PLANNING

07/20/90

1. Bell Ridge Street should be designated as a Court. *done*
2. The flag pole created at the southeast corner of Lot 7, Block 1 along Bell Ridge Street should be eliminated. *given to RD, W. per Don Newton*
3. This filing was designated as Filing 1 of Ptarmigan Ridge Subdivision in the preliminary plans and should remain as such. *changed*
4. Excepted parcels under different ownership must be marked "Not included in this subdivision" or "Not included in this plat" as appropriate (Section 6-8-2.A.1.e). *done*
5. All block and lot monuments must be set pursuant to C.R.S. 38-51-101. The symbol used for corners is unclear on the plat. *see new final plat*
6. Signature block should be more evenly spaced. *done*
7. \$225.00 per lot must be paid into the parks & open space fund prior to recording. *I know*
8. The area of Lot 6, Block 2 is not shown. *on new plat*
9. Improvements Agreement and Guarantee, Covenants and any other required documents must be recorded with the plat. *to be done*
10. Required changes to the plat must be submitted prior to the Planning Commission hearing. *that's why I'm here today*, 8-3-90

CITY UTILITY ENGINEER continued 07/16/90

- 3. Show sewer service for Lot 3, Block 2. *done*
- 4. The "Utility Plans" do not adequately depict how the irrigation system will serve all the lots in Blocks 1, 2 and 3. Will there be irrigation lines in all sewer trenches or just some of them? *done*

CITY PROPERTY AGENT 07/19/90

I suggest further consideration be given to the alignment of Bell Ridge Street in an effort to eliminate the 5' wide flag to Lot 7, Block 1. *done*

Please label bearing for southwesterly line, having a distance 37.07' located at the northerly portion of Lot 1, Block 3. *done*

CITY ENGINEER 07/19/90

"Stop signs" will be required where each court connects to Ridge Drive. "Dead end" signs required for each Court. Concrete pan and fillets will be required where Courts connect to Ridge Drive. *I agree*

Bell Ridge Street should be changed to Bell Ridge Court. *done*

Curb or gutter grade and elevations should be shown around Court cul-de-sacs. *done*

X
The right-of-way line on the west side of Bell Ridge Court. Should be adjusted to eliminate the flag pole portion of Lot 7, Block 1. *changed*

Proposed grade for Ridge Court is approximately 2' below existing at station 3+00 assuming ground line is accurate. This does not agree with contour map for Ptarmigan Subdivision. *is correct as to the actual ground level. Explained to Don Newton 8-3-90*

zob
Submit profile for 12" S.W.C. drainage pipe from Bell Ridge Court. *shown as beginning and outlet elevations with slope indicated*
Submit pavement design calculations and show subgrade prep. and compaction requirements on typical street section. *on road plan as amended*

Bob Provide survey cross-sections or profiles showing how street sidewalks match existing ground. *done*

Show tie in elevations where Courts connect to curb and gutter on Ridge Drive. *done*

zob
Drainage calculations are not complete. *copy to Don Newton 8-3-90*
identified values in math backup

What is the contribution from drainage Basin B to the retention area? Show units in calculations and describe what numbers are. *same as above - very little (7 lots) actually return to retention area*
Show irrigation line locations and pipe sizes along each court. *done - in sewer and sewer lateral trenches*

Place following note on plans: All work within the public right-to-way shall be in accordance with City of Grand Junction standards and specifications.

Show required street light locations on road plan. (2 per court) *PSC says don't need, 8-2-90*

Submit improvements agreement including all public improvements costs. *done in Ptarmigan Ridge Preliminary*

Submit construction schedule and let me know who will be responsible for construction inspection and materials testing. *Engineer on construction inspection not known at this time. Will probably use Lincoln - Report for materials testing*

COUNTY PLANNING 07/17/90

On both of these, the irrigation and sewer are trenched together. Is this good practice? *City Utility Engineer approved*

August 10, 1990

Wm. McCurry, Mayor
and Grand Junction City Council

Re: #25-90
Ptarmigan Ridge
Final Plat #1

Gentlemen:

The Bellridge Subdivision homeowners wish a review of the covenance, conditions and restrictions (CC & Rs) which pertain to the abovementioned subdivision.

We, the undersigned, wish to register our concerns regarding the above subdivision.

Our main concern is the existing heavy noisy traffic on Ridge Drive which starts as early as 6:00 A.M. Ridge Drive is consistently used as an alternate route between 27½ Road and 15th Street so motorists can avoid the signal at 27½ Road and Patterson. We suggest that a traffic count on Ridge Drive be taken in the early morning and early evening to verify this fact. If nineteen (19) more houses are to be built with an average count of two cars per house, this would greatly add to our existing traffic problem on Ridge Drive.

To address our concern regarding this new subdivision, the possibility of smaller, less expensive homes being built would greatly reduce the value of our existing investments in our larger, more expensive homes. It is our understanding that the original CC & Rs run with the land, and that a new owner or developer of the land MUST abide by those CC & Rs under which we purchased our existing homes. This fact should be addressed prior to the finalization of the abovementioned subdivision.

We would like to suggest that a qualified traffic engineer consider the possibility of making streets (not cul-de-sacs) that would connect to a new extension of 15th Street to Courtland Avenue at 27½ Road. This would greatly reduce the traffic now existing on Ridge Drive.

It is our understanding that two accesses must exist for a new subdivision. Though we realize this is present in the Preliminary Plat, there is no assurance that it will take place.

Suppose, as a possibility, that the new developer opts not to continue with his building plans and builds only the 19 houses included in the Final Plat? This would then be a new subdivision with the only access being Ridge Drive thereby creating more traffic.

We, the undersigned, respectfully submit these concerns for your consideration.

NAMEADDRESS

W. L. Warden	1730 RIDGE DR.
Lucille L. Warden	" " "
Louis G. Morton	1753 Ridge Drive
Mary Ann Morton	1753 Ridge Drive
George E. Mead	1805 Ridge Dr.
Maurice G. Becker	1806 Ridge Dr.
Iheda M. Becker	1806 Ridge Dr.
Joe L. Crisman	1819 Ridge Dr.
Alton B. Crisman	1819 RIDGE DR.
James C. Davis	1829 Ridge Dr.
Shirley A. Davis	1829 Ridge Dr.
Zue Rozz	1741 Ridge Dr.
Donna Lopez	1716 Bell Ridge Ct.
Sten Lopez	1716 Bell Ridge Ct.
Katherine E. Smith	3635 Bell Ct.
Ray Smith	3635 Bell Ct.
Yva Calmes	1820 Ridge Dr.
Robert W. Bershenyi	1837 Ridge Dr.
Marcia C. Bershenyi	1837 Ridge Dr.

AMENDED PROTECTIVE COVENANTS
AND BUILDING RESTRICTIONS

BELL RIDGE SUBDIVISION FILING NO. 1 AND FILING NO. 2

KNOW ALL MEN BY THESE PRESENTS, that Robert O. O'Daniel and Lucille D. O'Daniel, being the sole owners of Lots 1, 2, 3, and 4, Block 1, Bell Ridge Subdivision, Filing No. 2, Mesa County, Colorado; Thomas T. Brownson and Mabel L. Brownson, being the sole owners of Lot 6, Block 1, Bell Ridge Subdivision, Filing No. 2, Mesa County, Colorado; Gerry Spomer, being the sole owner of Lot 7, Block 1, Bell Ridge Subdivision, Filing No. 2, Mesa County, Colorado; Verne Anderson Construction Company, a Colorado Corporation, being the sole owner of Lot 9, Block 1, of Bell Ridge Subdivision, Filing No. 2, Mesa County, Colorado; Gregory A. Guth, being the sole owner of Lot 11, Block 1, Bell Ridge Subdivision, Filing No. 2, Mesa County, Colorado; David A. Hendricks, being the sole owner of Lot 13, Block 1, Bell Ridge Subdivision, Filing No. 2, Mesa County, Colorado; Warren D. Lowe and Merlie Lowe, being the sole owners of Lot 2 in Block 2 of Bell Ridge Subdivision, Mesa County, Colorado; Edward J. Settle and Virginia L. Settle, being the sole owners of Lot 3 in Block 2, Bell Ridge Subdivision, Filing No. 1, together with any and all water and water rights, ditch and ditch rights of way thereunto appertaining or used in connection therewith, Mesa County, Colorado; George Earl Mead and Mae Mead, being the sole owners of Lot 4, Block 2 of Bell Ridge Subdivision, Filing No. 1, together with any and all water, water rights, ditches and ditch rights thereunto appertaining or used in connection therewith, Mesa County, Colorado; Louis G. Morton, Jr., and Mary Ann Morton, being the sole owners of Lot 5 in Block 2 of Bell Ridge Subdivision, Filing No. 1, Mesa County,

Colorado; Steven P. Lopez and Donna J. Lopez, being the sole owners of Lot 7, Block 2, Bell Ridge Subdivision, Filing No. 1, together with any and all water and water rights, ditch and ditch rights of way thereunto appertaining or used in connection therewith, Mesa County, Colorado; Crown Heights Development, a Partnership, being the sole owner of Lots 11 and 12 in Block 2, Bell Ridge Subdivision, Filing No. 1, Mesa County, Colorado; Richard E. Hollinger and Wyona J. Hollinger, being the sole owners of Lot 13 in Block 2 of Bell Ridge Subdivision, Filing No. 1, Mesa County, Colorado; E. Ann Willis, being the sole owner of Lot 14, Block 2, Bell Ridge Subdivision, Filing No. 1, Mesa County, Colorado; David J. Turner and Laureece M. Turner, being the sole owners of Lot 2 in Block 3 of Bell Ridge Subdivision, together with any and all water and water rights, ditch and ditch rights of way thereunto appertaining or used in connection therewith, Filing No. 1, Mesa County, Colorado; John D. Quest

and Sharon L. Quest, being the sole owners of Lot 3, Block 3, Bell Ridge Subdivision, Filing No. 1, together with any and all water, water rights, ditch and ditch rights of way thereunto appertaining or used in connection therewith, Mesa County, Colorado; and Spomer Construction Company, a Colorado corporation, hereinafter referred to as "Developer", being the sole owner of the balance of all lots in said subdivision in Mesa County, Colorado, which has been laid out, platted and subdivided as Bell Ridge Subdivision Filing No. 1 and Filing No. 2, desire to restrict the types, locations, construction, specifications and uses of buildings and provide for irrigation water and set forth other limitations and restrictions and uses which any of the said lots as shown in the subdivision plats, copies of which have been recorded with the Mesa County Clerk and Recorder on June 10, 1977, Plat Book 11 at Page 266, and on July 10, 1978, Plat Book 12 at Page 45, respectively, be put. Said owners hereby specify that said declaration shall constitute covenants to run with

all the land as shown on the plats, as provided by law, and shall be binding upon it, and for the benefit of and limitations upon all future owners of lots within the subdivision, this declaration of restrictions being designed for the purpose of keeping said subdivision as set forth in the subdivision plats, desirable, uniform and suitable in architectural design and use as herein specified.

1. The property in said subdivision inclusive shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one single family dwelling and a private garage for not more than three cars and other buildings incidental to residential use of the lot.
2. No trailer shall be placed on the premises except those that are concealed from the neighborhood by placing behind the main structure or in the garage or other out buildings. No basement, tent, shack, garage, barn or other outbuilding erected on any lot shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence. No livestock shall be maintained on the premises.
3. Fences, foliage, trees or hedges in the nature of a fence shall be built or planted in accordance with County and City subdivision and zoning regulations in effect at the time of filing.
4. The living space of the main structure of any residence built in the subdivision, exclusive of open porches, garages, and basements, shall not be less than 1,700 square feet, outside measurement.
 - (a) If said residence shall have a full basement, the living space of the main structure, exclusive of open porches and garages, shall not be less than 1,700 square feet, outside measurement.
 - (b) "Basement" as used herein shall mean a floor space, the floor of which is more than four feet below the grade of the surface at the exterior of the building, and split-level structures having a living space, the floor of which is less than four feet below the grade of the surface, shall not be deemed basement structures but shall be deemed "living space" as the term is used above.

5. Minimum front yard setbacks shall be in accordance with County and City subdivision and zoning regulations in effect at the time of filing.
6. No lot shall be used or maintained as a dumping ground for rubbish or storage area for junk. Trash, garbage, and other wastes shall not be kept except in sanitary containers. All equipment for the storage or disposal of refuse shall be kept in a clean and sanitary condition. No obnoxious or offensive activities shall be carried on upon any lot nor anything to be done thereon which may be or become an annoyance to or a nuisance to the neighborhood.
7. No oil, natural gas mining, coring, or other similar development of any kind shall be permitted upon the platted area, nor shall survey stakes pertinent to these operations be permitted on any portion of the platted area.
8. No assignment of a promotional nature shall be displayed to the public view except that one sign of no more than six square feet may be used to advertize property for sale or rent and signs of any dimensions may be used by developer or any builder to advertize during the development, construction and sales, and further accept street signs at the entrances to the development area which may be of any design and size as determined by the developer.
9. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats, or other household pets may be kept provided that they are not kept, bred or maintained for commercial purposes and any such household pets shall be limited to an aggregate of two per family.
10. Irrigation water shall be made available to each lot for use thereon through a system to be installed by the developer. The developer shall not be obligated to maintain the system, and will transfer all rights to such system to the Bell Ridge Subdivision, Filing No. 1 and Filing No. 2, Homeowners Association, referred to hereinafter, but in any case, no later than 30 days after developer has conveyed all of its interest in the subdivision.
11. The developer shall hereafter organize the Homeowners Association under the Non-Profit Corporation Act of the State of Colorado. All present owners or parties signing these covenants, their heirs, assigns, and personal representatives, agree to and shall be a member of and subject to the obligations, duly enacted By-laws, and rules of the Homeowners Association.
12. Each lot in the subdivision shall be connected to the irrigation system installed by the developer. The owner or owners of each lot shall pay an assessment to the Homeowners Association on a

pro rata share of the cost of operation, maintenance of the irrigation water system and for any other purpose which shall be determined to be a proper assessment for the operation and maintenance of any other common facilities of the subdivision. The assessment shall not be made against any lot until a residence has been constructed thereon. The assessments shall be paid promptly as the same become due and each assessment shall constitute a lien on the premises against which the same is assessed from the date of such assessment, which shall be subject only to a first lien on each lot, if any there be and may be enforced as in the case of any lien foreclosure. The assessment shall accrue to the benefit of and may be enforced jointly and severally by the property owners in the subdivision or by the Homeowners Association.

- 13. The restrictions, conditions, reservations and covenants herein shall be covenants running with the land and shall be binding upon all parties and all persons claiming under them until January 1, 1991, at which time said restrictions, conditions and covenants shall be automatically extended for successive periods of ten years, unless by vote of a majority of the then owners of said lots, it is agreed to change said covenants in whole or in part.
- 14. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein or provisions hereof, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute in proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or provisions and either to prevent him or them from so doing or to recover damages or other dues for such violation.
- 15. Invalidation of any one of these covenants or provisions by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

DATED this 1 day of June, 1980.

SPOMER CONSTRUCTION COMPANY,
a Colorado corporation

By: Edward Spomer
Edward Spomer, President

ATTEST:
[Signature]
SECRETARY

DEVELOPER

S

Planning

PTARMIGAN

ADDITIONAL DRAINAGE REPORT AND RESPONSE
TO CITY ENGINEERS COMMENTS

Drainage from basin A will be approximately 10% or 1.5 acres going to the northwest into the natural basin. This will be released over a longer time because most of this area will be planted in lawn or garden with the anticipated suburban usage as opposed to the present bare ground. Little or no impervious area will influence this 10% of basin A because of the building limits imposed by the steep slopes and soils conditions. The rest of basin A has been redesigned to enter a retention/irrigation impoundment as shown on the irrigation/ drainage plan. The end result will be lessened run-off to the northwest and this was deemed desirable in conversations with both irrigation districts.

The retention basin for basin C (and approximately 50% of basin B) will largely follow a newly created drainage easement as it is picked up from the northern and eastern influence to basin C and carried to a retention basin to be created using the natural ditch left over from an old drainage which no longer connects from the northeast. Drainage from Bellridge Street will be picked up at the end of the cul-de-sac and drained by covered pipe into this retention basin.

Outlet from this retention area will be at the permissible 2 year historic flow rate into a natural drainage which continues southwest per discussions with the Grand Balley Water Users (the drainage authority responsible).

The times of concentration were derived mathematically utilizing the formula:

$$T_c = \left(\frac{11.9 L^3}{\Delta h} \right)^{.385}$$

Comparing them to results derived graphically results in the following comparisons:

	<u>Mathematical</u>	<u>ft.</u>	<u>Slope %</u>	<u>Graphically</u>
A	10.3 minutes	1600	1.25	13.3
B	6.4 minutes	800	1.10	7.0
C	13.7 minutes	1650	1.10	14.4

RETENTION BASIN REQUIREMENT SUMMARY
(see attached hydrograph workup)

Basin A: 9000 cu. ft.
 Basin B: 1800 cu. ft.
 Basin C; 11000 cu. ft.

Original
Do NOT Remove
From Office

25 90

Basin A.

$$Q = CIA$$

$$A = 2.4 \times 1.5 = 3.6 \text{ cfs}$$

$$I = 3.75 \text{ ft} \quad \text{DEV} \quad C = .30$$

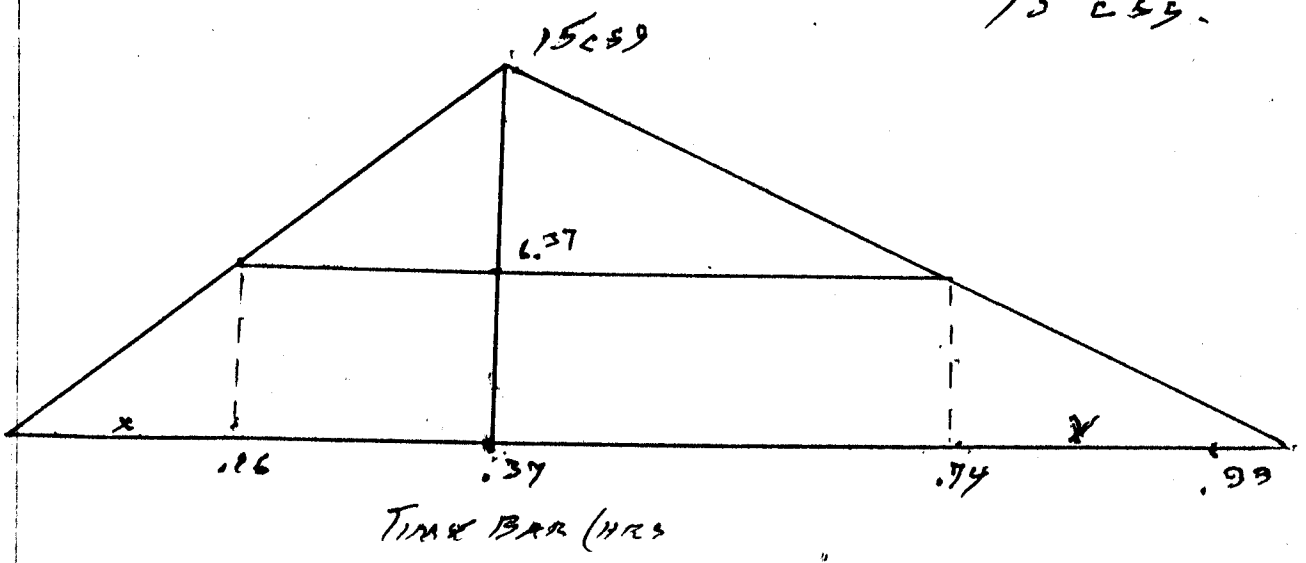
104R

Now $Q = 14.15 \times 2.4 \times 0.30 = 6.37$

$$Q_i = 3 \times 2.5 \times 0.95 = 6.84$$

$$Q_p = 11.15 \times 2.4 \times 0.30 = 8.02$$

15 cfs



$$T_c = 10$$

$$\Delta D = .5 \text{ HR}$$

$$A_p = 15 \text{ cfs}$$

$$T_p = \frac{\Delta D}{2} + \frac{L}{V} = \frac{.5}{2} + .6 \left(\frac{10}{.2} \right) = .25 + 12 = 12.25 \text{ HR}$$

$$T_b = 2.67 \times T_p = .99$$

$$\frac{x}{6.37} = \frac{.37}{15} \quad x = .16$$

$$\frac{y}{6.37} = \frac{.99 - .37}{15} = .25$$

$$V = \left(\frac{1}{2} \times .58 \times 8.63 \right) 9600 = 9000 \text{ FT}^3$$

RETENTION VOLUME

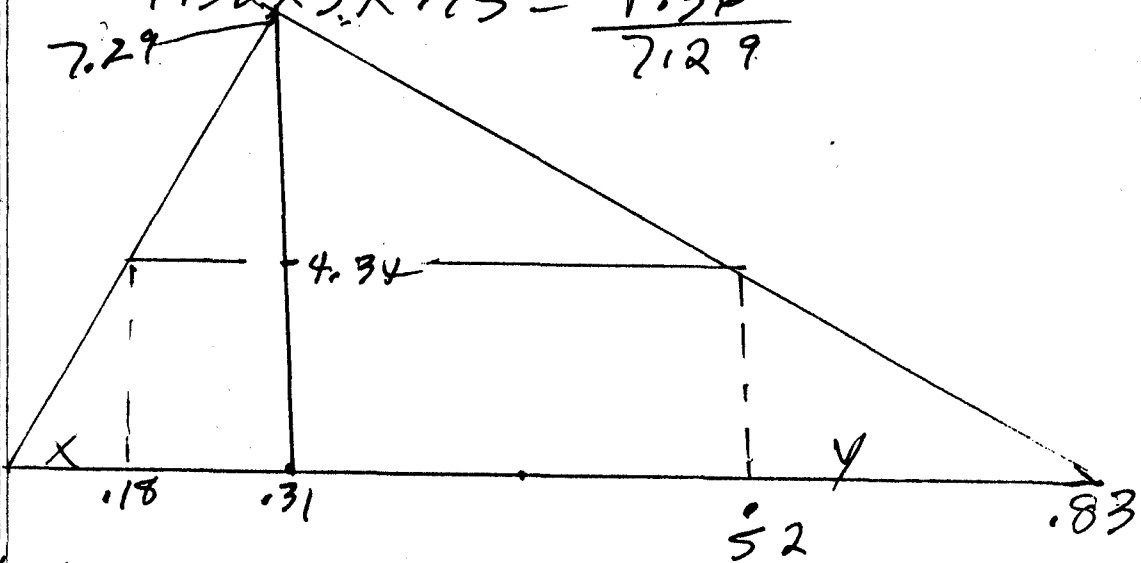
Original
Do NOT Remove
From Office

#25 90

Basin B retention volume $T = 2 \text{ yr} = 1.75$
 $10 \text{ yr} = 3.00$

2 yr undeveloped $4.82 \times 1.75 \times .30 = 2.53 \text{ CFS}$
 2 yr developed $Q_p \ 3.25 \times 1.75 \times .30 = 1.71$
 $Q_I \ 1.58 \times 1.75 \times .95 = 2.63$
 $\underline{\hspace{1.5cm}} = 4.34 \text{ CFS}$

10 yr $Q_p \ 3.25 \times 3 \times .30 = 2.92$
 $1.58 \times 3 \times .95 = 4.36$
 $\underline{\hspace{1.5cm}} = 7.29$



$T_c = 6.14$

$\Delta D = .5 \text{ hr}$

$\Delta q \ 7.29 \text{ CFS}$

$T_p = .5 + .6 (1.0) \text{ or } .25 + .06 = .31 \text{ hr}$

$T_b = 2.27 \times .31 =$

$\frac{X}{4.34} = \frac{.31}{7.29} \text{ or } \frac{1.345}{7.29} = .18$

$\frac{Y}{4.34} = .83 - .31 = \frac{.52}{7.29} = .31$

Original
Do NOT Remove
From Office

$\frac{1}{2} \cdot 34 \times 2.95 = .50 (300) \ 180 \text{ S} \text{ or } \text{FT}^3$
 $\# 25 \ 90 \text{ FT}^3$

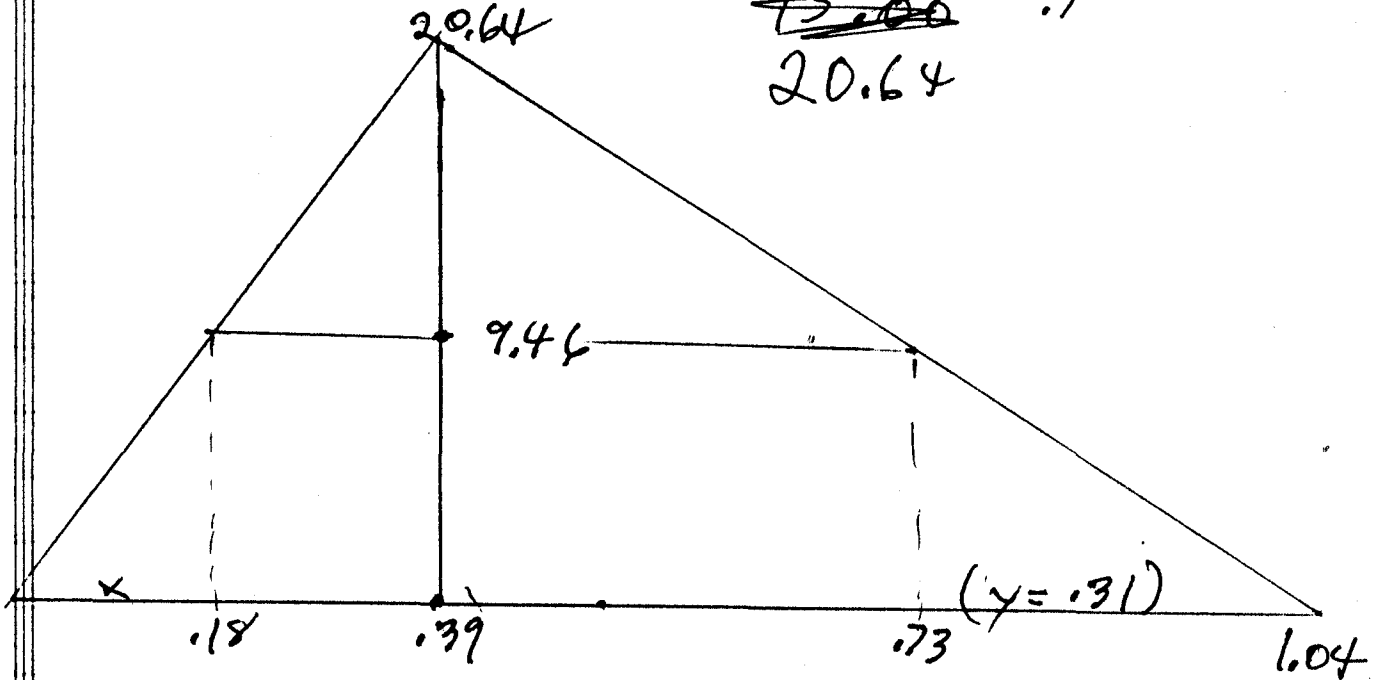
Basin C retention volume

$Q = CIA$ $A = 1.5$ ten yr.

undeveloped $Q = 21.03 \times 1.5 \times .30 = 9.46$ CFS

developed Q_p $17.21 \times 1.5 \times .30 = 7.74$ CFS } 2 yr
 Q_I $3.62 \times 1.5 \times .95 = 5.15$ " }
 12.89 CFS,

Q_p $17.21 \times 2.4 \times .30 = 12.39$ CFS
 Q_I $3.62 \times 2.4 \times .95 = 8.27$ "
~~15.00~~ "
 20.64



$T_c = 13.7$ min

$T_b = 2.67 \times .39$ or 1.04

$\Delta D = .5$ hr

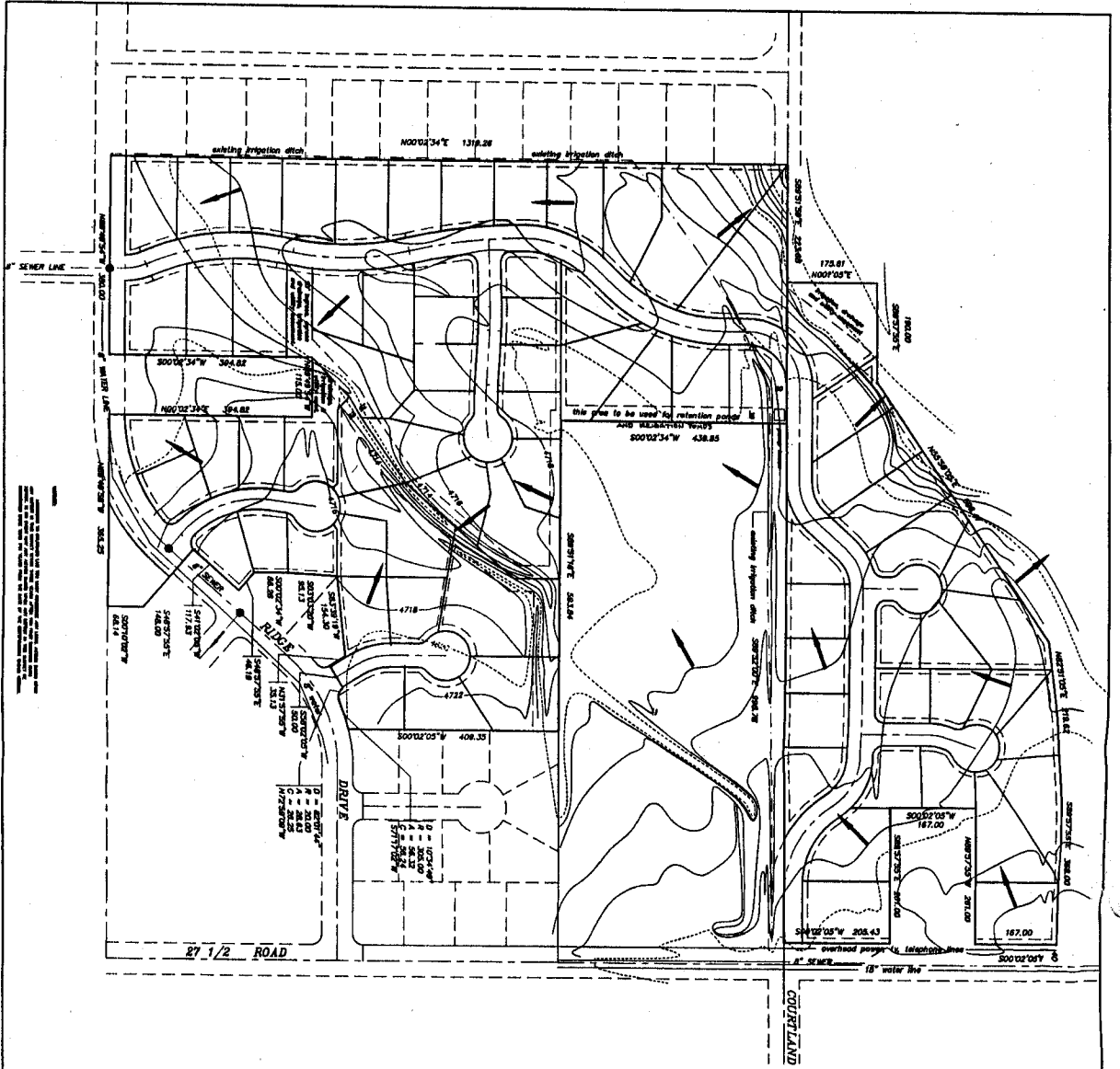
$\Delta q = 20.64$

$T_p = \frac{\Delta D + L}{2} = \frac{.5 + 16(.23)}{2}$ or say $125 + .14 = 39$ hr,

$x = \frac{.39}{20.64}$ or $\frac{3.62}{20.64} = .18$

$y = \frac{1.04 - .39}{20} = \frac{.65}{20} = 6.15 = y - .30$

#25 90
 Original
 Do NOT Remove
 From Office



SITE AND DRAINAGE PLAN PLANNING DIVISION	
FOR: JOHN SEIBER	DRAWN BY: JAW
SCALE: 1" = 40'	CHECK BY: RWB
DATE: 6/29/90	SHEET NO.: 50000
	O.E.D. SURVEYING SYSTEMS INC. 1098 OLD AVE. COLUMBIA, MO 65201 484-7588

Original
 NOT Removed
 From Office
 # 25 90
 JUL 5 1991

development summary



File # 25-90 Name Ptarmigan Ridge Date 08/27/90
 Preliminary Plan and
 Final Plat for Filing #1.

PROJECT LOCATION: West of 27 1/2 Road and South of Horizon Drive.

PROJECT DESCRIPTION:

A request for a Preliminary Plan for 79 lots on approximately 31 acres in a Residential Single Family (RSF-4) Zone. A request for Ptarmigan Ridge Final Plat for 19 lots on approximately 7.4 acres, Filing #1.

REVIEW SUMMARY (Major Concerns)

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

* See explanation below

Three appeals to the approval of the Final Plat have been filed. One appeal is based on the future traffic circulation of this area. The person who made the appeal feels that Cortland Avenue (F 3/4 Road) should become a leg of a major east/west traffic corridor and continue west of 27 1/2 Road connecting into Horizon Drive at about 15th Street. City staff does not see this alignment making sense from a traffic planning/engineering standpoint. A second appeal came from adjoining residents in the East Cliff Drive area who are concerned with the effect of drainage from the Ptarmigan Ridge property on their lower lying properties and septic systems. The petitioner will have final engineering reports to address that issue. The third appeal came from several residents in the existing Bell Ridge Subdivision. Their major concern was that the minimum house size in Filing #1 conform to the adjoining Bell Ridge Covenants. The petitioner has agreed to adopt the Bell Ridge Covenants for Filing #1. They also had some concerns about traffic circulation and numbers. The petitioner has conducted a traffic count and will address their concerns. All three appeals were made in writing after the Planning Commission Hearing.

STATUS & RECOMMENDATIONS:

Staff feels the development will fit in with the existing character of the area, and that all other concerns can be satisfactorily addressed.

Planning Commission Action

08/07/90 - Planning Commission approved the Preliminary Plan and Final Plat for Filing #1.

FF



ACTION SHEET

ACRES 1.41 **FINAL** FILE NUMBER #25 90

UNITS 18 Original Do NOT Remove From Office ZONE _____

DENSITY RSS-4 TAX SCHEDULE # 2945-012-00-001

ACTIVITY Final Plat on Flng I 092
096
011
052

PHASE Final

COMMON LOCATION W. of 27 1/2 Rd S. of Union Cr.

DATE SUBMITTED _____ DATE MAILED OUT _____ DATE POSTED _____

DAY REVIEW PERIOD _____ RETURN BY _____

OPEN SPACE DEDICATION (acreage) _____ OPEN SPACE FEE REQUIRED \$ _____ PAID RECEIPT # _____

RECORDING FEE REQUIRED \$ _____ PAID (Date) _____ DATE RECORDED _____

REVIEW AGENCIES	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	
● Planning Department <i>ok</i>	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● City Engineer <i>ok</i>	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ Transportation Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● City Parks/Recreation <i>ok</i>	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● City Fire Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● City Police Department <i>ok</i>	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● County Planning <i>ok</i>	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ County Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ County Health	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ Floodplain Administration	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ G.J. Dept. of Energy	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● Walker Field	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ School District	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● Irrigation <i>G.V. Water Users</i>	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ Drainage	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● Water (Ute, Clifton) <i>ok</i>	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ Sewer Dist. (FV, CGV, OM)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● U.S. West <i>ok</i>	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● Public Service (2 sets) <i>ok</i>	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ State Highway Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ State Geological	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ State Health Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● City Property Agent <i>ok</i>	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● City Utilities Engineer <i>ok</i>	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● City Attorney <i>ok</i>	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ Building Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ DDA	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● GJPC (7 packets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ CIC (11 packets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● Other <i>G.V. Rural Electric</i>	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

TOTALS																																			
--------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BOARDS	DATE	
<u>PC</u>	<u>8/7</u>	<u>Final Plat approved</u>
<u>CIC</u>	<u>9/5</u>	<u>Approved</u>
STAFF		

APPLICATION FEE REQUIREMENTS
 \$225.00 plus \$5 per lot



Attention: DIRECTOR OF PLANNING
City of Grand Junction, CO.

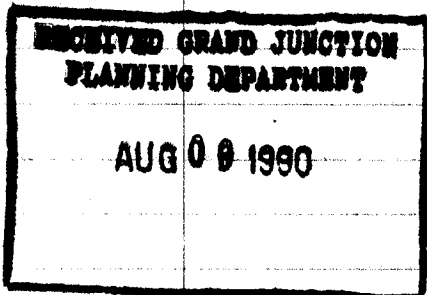
Notice: REQUEST FOR APPEAL TO
PRELIMINARY PLAN AND APPROVAL
by the Grand Jct. Planning Commission

FILE NO. 2590 KNOWN AS THE
PTARMIGAN RIDGE SUBDIVISION.

REASON: FLOOD PLAIN AND WATER
SATURATION OF THE O-NAN
SUBDIVISION, LOCATED ADJACENT
TO THE WEST SIDE OF PTARMIGAN.

THE ENTIRE O-NAN SUBDIVISION IS AT
DANGER OF FLOODING IF ANY
IRRIGATION OR RUN OFF WATER
COMES FROM PTARMIGAN.
PAST HISTORY OF THIS PROPERTY
HAS RESULTED IN WATER SAT-
URATION OF SOIL AND HAS
FLOODED IN THE PAST.

CONSIDERATION TO PREVENT
ANY FUTURE WATER DAMAGE
IS REQUESTED BY AN ENGINEER-
ING STUDY OF THE
PTARMIGAN RIDGE SUBDIVISION.



August 9, 1990

Ermer L. Noor 658 E. Cliff Dr. 242-7982

J. D. Walters 662 E. Cliff Dr. 242-3108

P. C. Walters 666 E. Cliff Dr. 245-9031

Rodney H. Wright 668 E. Cliff Dr. 243-1934

Dennis H. Ketchum 6601 E. Cliff Dr. 243-7623

Jimmy A. McCom 2716 Midway Ave 241-7497

Vesta J. Tenn 2715 Midway Dr. 242-6289

Louise C. Scalzo 656 Eastcliff Dr. 242-4093

NELSON,
HOSKIN &
FARINA

Professional Corporation

ATTORNEYS AT LAW

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

AUG 16 1990

August 14, 1990

Ms. Kathy Portner, Planner II
Grand Junction Planning Department
250 N. 5th
Grand Junction, Colorado 81501

RE: Ptarmigan Ridge

Dear Ms. Portner:

Thank you for taking the time to talk to me about the above matter and then furnishing me a photocopy of the preliminary plat.

As we discussed, my client Emanuel Epstein's concern relates to the protection of the existing zoning on property he has an ownership interest in along Horizon Drive. Especially since his zoning is of long-standing and for a legitimate purpose, I trust that everyone will remain sensitive to this concern as Ptarmigan Ridge expands from its first final plat and the 19 lots involved in the south 7.4 acres.

By the way, I did think some of the neighbors' concerns expressed at the Planning Commission hearing had some validity.

If you would like any further information, or wish to discuss this matter with Mr. Epstein or me, please feel free to give me a call.

Sincerely,


Terrance Farina

sm

200 Grand Avenue, Suite 400, Post Office Box 40, Grand Junction, Colorado 81502 (303) 242-4903 FAX: (303) 241-3760

Gregory K. Hoskin
Terrance Farina
Frederick G. Aldrich
Gregg K. Kampf
Edward A. Lipton

Curtis G. Taylor
Theodore Allegra
David A. Younger
David M. Scanga
David A. Price

Michael J. Russell
Susan R. Lundberg
James E. Majors

Of Counsel:
William H. Nelson

September 14, 1990

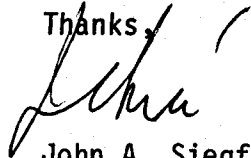
Dan Wilson
City Attorney
City of Grand Junction
Grand Junction, CO 81501

Dear Dan,

Pursuant to our conversation, we (Ptarmigan Ridge Subdivision, owned by Ptarmigan Investments, Inc.) would like to apply to be serviced by City of Grand Junction water. We currently have 19 lots with final approval, 60 lots which have been given preliminary approval and the possibility of an additional 30-40 lots in a contiguous property.

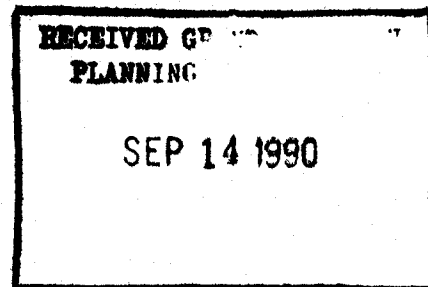
Thank you for your prompt consideration of this request. I look forward to discussing this further with you.

Thanks,



John A. Siegfried

cc: Community Development Dept., Attn: Cathy Portner
Bill Cheney, City Utility Engineer
Don Newton, City Engineer





BOOK 1880 PAGE 489

1593598 02:05 PM 02/19/92
MONIKA TODD CLK® MESA COUNTY CO

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

February 14, 1992

To Whom It May Concern:

RE: Ptarmigan Ridge Filing No. One Subdivision Plat

Ptarmigan Ridge Filing No. One Subdivision Plat, as recorded in Plat Book 13, Page 507, has the following notation: "The lots in this subdivision are subject to a Special Improvements District Lien. Grand Junction Planning Department should be consulted for further information. No lot may be developed nor occupied until a water tap has been paid to the City."

At this time, the subdivision is being serviced by Ute Water Conservancy District for domestic water. Tap fees are to be paid directly to Ute Water. There is currently no other Special Improvements District Lien.

The provision of this service is by agreement with the Ute Water Conservancy District and is or may be subject to the outcome of the civil litigation filed as 91 CV264 in Mesa County District Court.

A handwritten signature in cursive script, appearing to read "Bennett Boeschenstein".

Bennett Boeschenstein
Director

PROTECTIVE COVENANTS
Ptarmigan Ridge Subdivision
1st Filing
Mesa County, Colorado

BOOK 1824 PAGE 871

These covenants are meant to help establish and continue a strong sense of neighborhood and quality within Ptarmigan Ridges.

1. All lots shall only be used for one single family dwelling per lot and shall not be further subdivided.

2. No animals other than household pets, as defined by the City of Grand Junction, shall be allowed and shall be confined at all times by the owners to their lots. No animal shall be kept, bred, or maintained for commercial purposes or sale. No horses, cattle, sheep, goats or donkeys will be allowed to be kept on a Ptarmigan Ridges lot or in the subdivision.

3. Each single family dwelling shall be constructed so that the dwelling space on the first floor, excluding decks, patios, porches, carports and garages, shall be not less than the following minimum square footages: 1 story, 1,700 minimum; 2 story, 1,200 minimum first floor. If the structure is a tri-level, or the main living area is spread over two continuous and adjacent levels, the combination of such levels shall be construed to be the first floor. If a three story, the bottom floor must be at least 800 square feet.

4. All building set back requirements are to be to City standards.

5. All homes shall be able to accomodate at least two passenger vehicle automobiles under the roof (garage or carport).

6. All foundation plans shall be engineered by a licensed Colorado engineer and bear the the stamp of the same.

7. Invalidation of any one of these covenants by judgment, statute, or court order shall in no way affect any of the other covenants. These covenants are binding upon all purchasers of a lot or lots in Ptarmigan now and

in the future.

8. No trailer, basement, tent, barn, other outbuilding, or temporary structure shall be used as a residence, temporary or permanent.

9. Only persons holding title to land in Ptarmigan Ridges shall have the right to seek remedy at law or in equity against any person or persons violating or attempting to violate any of these covenants.

10. There is hereby established the Ptarmigan Ridges Homeowners Association, an association of which every lot owner will be a member. Membership passes automatically with the sale of a lot. The association shall have the duty to administer the water rights and irrigation practices for Ptarmigan Ridges, all filings. It shall have the right to assess members on any reasonable basis for their fair share of the costs of irrigation water, and such charges shall be a lien against each owner's lot. In the event that any such charges become more than thirty (30) days overdue, the association may assess a reasonable penalty, and add to the assessment all cost of collection. The lien, if foreclosed, shall be foreclosed in a manner of a mechanic's lien under Colorado law. The members of the association, by majority vote, may elect officers. They may, but are not required to, adopt bylaws governing their organization.

11. The above covenants may be modified and/or amended by a vote of members of the Homeowners Association with the approval of no less than 80 percent of the members.

12. These covenants shall run with the land for the benefit of all future owners.

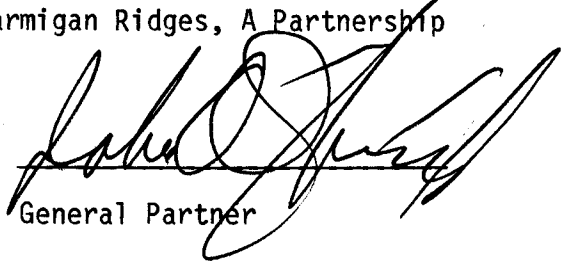
13. No vehicles shall be allowed on any lot that can not be driven under their own power within twenty-four hours.

14. Landscaping: All front yards shall have at least 60 percent of their total area in planting or plants, not to include weeds as defined by City code. This covenant is not intended to discourage low maintainance, low water, or zero-scaping but rather to eliminate paving front yards with gravel, asphalt, or concrete.

Dated:

Ptarmigan Ridges, A Partnership

BY:

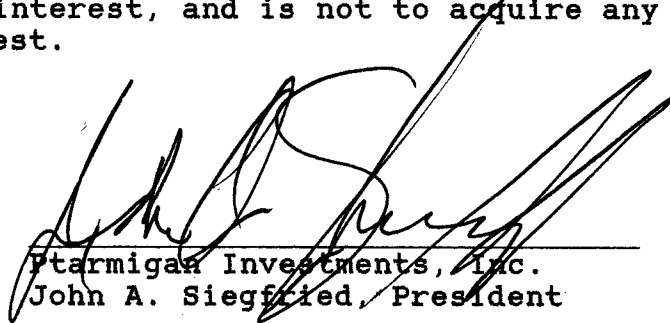


General Partner

BOOK 1824 PAGE 868

We Ptarmigan Investments Inc. herein renounce and surrender all rights to utilize the easement as described in Book 1824 Page 866 for the distribution of electrical power or any other usage.

The purpose of a quitclaim deed herein before executed and recorded at Book Page is solely to remove said easement from lands owned by Ptarmigan Investments Inc. and their successors in interest, and is not to acquire any other rights, title or interest.



Ptarmigan Investments, Inc.
John A. Siegfried, President

BOOK 1824 PAGE 876

IRRIGATION LINE EASEMENT

2/17/91

The following easement is for the purpose of installing and maintaining a pressurized irrigation system to PTARIMIGAM RIDGE FILING ONE, and the centerline is described as follows:

Beginning at the NE corner of Lot 6 Block 5 of PTARMIGAN RIDGE FILING ONE being 1085.23 feet N57°37'25"W of the SE corner of the NW1/4 Section 1, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado; and considering the East line of the NW1/4 Section 1, Township 1 South, Range 1 West, Ute Meridian to bear N00°02'05"E and all bearings contained herein to be relative thereto;
thence N22°04'34"W 139.48 feet along the centerline of a 10' wide easement;
thence N23°43'14"W 85.57 feet along the centerline of a 10' wide easement;
thence N00°02'34"E 83.94 feet along the centerline of a 10' wide easement to the beginning of the centerline of a 20' wide easement;
thence N89°51'18"W 40.00 feet along the centerline of a 20' wide easement to the beginning of the centerline of a 10' wide easement;
thence N00°02'34"E 449.85 feet along the centerline of a 10' wide easement to the point of termination.

John P. Siffert
for Ptarmigan Investment
Inc.

Recitals.

1564787 09:53 AM 03/08/91
MONIKA TODD CLK&REC MESA COUNTY CO

Ptarmigan Investments Inc., a Colorado corporation (hereinafter "PI"), represents that it owns, or will own, a tract of land which it desires to subdivide and develop as 79 single family lots ("Ptarmigan Ridge Subdivision") (PI may modify the number of lots requested; in such event this agreement shall be modified by virtue of the planning approvals given to reflect the revised number of lots). PI has applied for and has nearly received approval from the City of Grand Junction (hereinafter "City"), the appropriate governmental authority, for approval of the final plat. As a part of the review process, PR is required to show that it can supply water for domestic and fire protection purposes. Because PI is in the city limits, PI is required to make provision for the construction of a line extension, a pump station (to increase the pressure in the lines to be built) and appurtenant facilities. The City has estimated that the costs of building such facilities is \$170,000.00.

Because the City has determined that the proposed development is in the public interest and will serve a public need for housing, the City desires to assist PI to the extent reasonable and proper. PI's proposed development is in an area of the City that may be the subject of a dispute between the City and the Ute Water Conservancy District, in which dispute PI desires to avoid being involved.

The City desires that the line to be built by PI be upgraded in order to provide service to other areas. The City has agreed that the costs of such upgrade(s) are to borne by the City, later to be recouped from the benefitting property owners.

In consideration of the mutual benefits, burdens, obligations, promises and duties set forth and applicable to PI and the City, the adequacy and receipt of which the parties acknowledge and confess, PI and the City agree as follows:

1. PI shall deliver to the City a power of attorney, and other documents requested by the City (which shall bind and run with the lands owned by PI and shown on the attached exhibit labelled Ptarmigan 1), in order to initiate and complete the formation of a special improvement district to pay for the costs of construction and administration related to constructing and placing in service a water line, a pump station, and other facilities and materials sufficient in size, location, and specifications as determined by the Utility Engineer, generally as shown on the attached map labelled Ptarmigan 1.

2. The plat of Ptarmigan Ridge Subdivision Filing 1, and each plat and/or filing thereafter, shall provide that no lot may be developed nor occupied until a water tap of \$3,200.00 has been paid to the City no later than the time of issuance of a building permit for development on such lot. In addition, the City may, if it deems it appropriate, cause a notice to be recorded with the Clerk and Recorder of Mesa County, of like effect. No

Frank Beran
245-6562

building permittee of a lot in Ptarmigan Subdivision shall pay more than \$3,200 for a water tap or water plant investment fee.

3. The City may initiate the formation of the special improvement district at any time until January 1, 2015. If the City has not begun to form the district by such date, the power of attorney shall terminate and be of no further force and effect. The city intends to form the improvement district to pay for the costs of the line extension, pump stations and other facilities then required to provide adequate fire and domestic water and to bring an adequate water supply to the external boundary of the subdivision. If the City is able to purchase existing water lines from the Ute District, the amount of the construction to be paid for by the district may be reduced.

4. Until such time as the City and the Ute Conservancy District have either executed a written agreement resolving their differences or have prosecuted to a final judgment their differences (hereinafter such resolution shall be termed the "solution"), the City may allow Ptarmigan Ridge Subdivision to actually be supplied by Ute. Until the solution is reached, the City shall place each of the \$3,200 water tap fees (paid by the recipient of a building permit)¹ in an interest bearing account or fund.

If the resolution of the City/Ute dispute is such that the City is entitled to permanently serve Ptarmigan Ridge Subdivision, the City shall refund to the building permittee a portion of the \$3,200 calculated as follows: from the \$3,200 plus accrued interest on \$2,200 of the \$3,200 shall be subtracted: (a) any unreimbursed costs incurred by the City in constructing or placing into service any lines or other facilities deemed by the City to be necessary to serve the Ptarmigan Ridge Subdivision (unreimbursed costs shall include reasonable costs of administration and other related staff costs); (b) and, the costs of acquiring any of the Ute system, whether by condemnation, order of court, or by agreement. The parties agree that there may not be any refunds payable pursuant to the foregoing, depending on the actual costs incurred by the City at some future time.

If the solution is such that Ute is entitled to serve Ptarmigan Ridge Subdivision, the City, as part of the solution, recognizes the Ute position that the City will be obligated to pay to Ute the tap fees collected from building permittees.

5. Other than as set forth herein, the parties have no other agreements except those that are in writing as a part of the subdivision process. Ptarmigan Investments agrees and understands that it must, at its sole cost, construct all water facilities within the subdivision and connecting to the main water supply line and that such work must be guaranteed in the form provided for in the form of an improvements guarantee/agreement.

¹The existing city tap is \$1,000.00. The existing Ute tap is \$3,200.00.

6. It is the intent of the parties that the amount of the lien created by the formation of the contemplated improvement district will be equal, as to each platted lot, to 1/79 th of the total costs of the district (based on the current proposed number of lots to be subdivided; if the City approves a different number of lots in the future, as to such future lots, the denominator of the fraction '1/79' shall be changed to reflect the actual number of lots). In the event that the City forms the contemplated improvement district at such time as not all the proposed lots in the Ptarmigan Ridge Subdivision have been platted, the amount of money payable by each owner of a platted lot shall be 1/79th of the total costs and the balance not placed as a lien against a platted lot shall be assessed against the unplatted property. As other lots are platted, each shall be burdened with 1/79th of the original principal amount plus accrued interest thereon through the date of platting and the lien with respect to the balance of the unplatted land, if any, shall be reduced concomitantly.

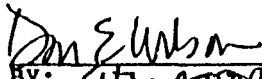
7. While the parties have written this agreement in order to receive the benefit of the rules and procedures applicable to special improvement districts, in the event that a court of competent jurisdiction deems, for whatever reason, that the agreement is not enforceable (i.e., so that the City may not be repaid any moneys it may incur in extending or providing water service to the subdivision), the parties agree that: (1) they intended to create a mortgage or other encumbrance on the lands and lots of Ptarmigan Ridge Investments and they agree to execute such documents and to do such other things as may be reasonably necessary to create such a mortgage or encumbrance until such time as the city has received all monies to which it would have been entitled except for the adverse judgment of the court; or, (2) they intended to enter into a contract for the payment of money to the City in return for benefits received by Ptarmigan Ridge Investments and the parties agree to execute such documents and to do such other things as may be reasonably necessary to accomplish the payment to the City of all monies to which it would have been entitled except for the adverse judgment of the court; or, (3) the City is then entitled to equitable relief, to be enforced against the land and the then owners of the properties of the subdivision, so that the City receives all monies to which it would have been entitled except for the adverse judgment of the court.

8. This agreement and the several provisions hereof, shall be binding on the parties and their successors, heirs and assigns.

PTARMIGAN INVESTMENTS, INC.

CITY OF GRAND JUNCTION

BY: 

BY: 

DATE: Feb. 19, 91

DATE: 2/19/91



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

August 26, 1991

Mr. John Siegfried
P.O. Box 9088
Grand Junction, Colorado 81502

Re: Ptarmigan Ridge Filing 1

Dear John:

Ridge Court and Ptarmigan Ridge Court were inspected at the request and in the presence of Lewis Hoffman on August 14, 1991.

The following items were observed as a result of this inspection:

Ridge Court

- NEW YORK 10-11
1. At the expansion joint in front of lot 5 there is an elevation difference in the curb, gutter and sidewalk. This is a tripping hazard and will need to be corrected. Met w/ Cliff Mays 9-20-91 - grind tripping hazard
 2. At the intersection of Ridge Ct. and Ridge Dr. the grade around the west radius appears to be flat. Please provide flow-line of gutter elevations to verify positive grade.
- 8-30 3. Compaction tests for subgrade and road base have not been submitted.

Bell Ridge Court

1. Need to install concrete headwall or other approved end section on end of P.V.C. drain pipe.

Upon completion of the above items, these street improvements will be accepted subject to a one year warranty period.

Sincerely,

J. Don Newton
J. Don Newton

xc: Jim Shanks
Dave Thornton
Bennett Boeschstein
Doug Cline
Walt Hoyt
Robert Coburn
Bill Cheney

October 4, 1991

Mr. John Siegfried
Ptarmigan Investments, Inc.
P.O. Box 9088
Grand Junction, Colorado 81502

Subject: Ptarmigan Ridge Filing 1

Dear Mr. Siegfried:

On Friday, October 4, 1991 I reinspected the street and drainage improvements on Ridge Court and Bell Ridge Court. The items listed as a result of my final inspection on August 26, 1991 have been satisfactorily corrected with the exception of the end of the 12 inch PVC drainage pipe on Bell Ridge Ct.

I had requested that a headwall, end section or other approved end treatment be placed around the end of the PVC pipe to protect the pipe and to prevent erosion of the ditch bank. The P.V.C. pipe has been cut off and replaced with a short, unstable section of transite pipe. This will not serve the purpose and will have to be removed. The cut off section of P.V.C. pipe should be reconnected to the pipeline with a solvent welded coupling and the end of the pipe and ditch bank protect as originally requested. Please submit a detail for the proposed end treatment before any further changes are made.

The following additional items have also been noted:

1. The required street light has not been installed at the cul-de-sac on Bell Ridge Ct.
2. A sunken area has appeared in the pavement at the north end of the cul-de-sac on Ridge Ct. This area will have to be cut out and patched back to grade.

It is my understanding that the sewer and water improvements have been accepted by Bill Cheney.

I have no objections to a partial release of the improvements guarantee. A new letter of credit or other form of guarantee in the amount of \$2000 will be required to cover the cost of the remaining items listed above.

Sincerely,

J. Don Newton
City Engineer

xc: Kathy Portner, Dave Thornton, Walt Hoyt, Bill Cheney



Public Service®
P. O. Box 849
Grand Junction, CO 81502

Public Service
Company of Colorado

14 October 1991

Lewis Hoffman
Ptarmigan Investments
P. O. Box 9088
Grand Junction, CO 81502

Re: Street Lighting Bell Ridge Court - CREG 242-91

Dear Mr. Hoffman:

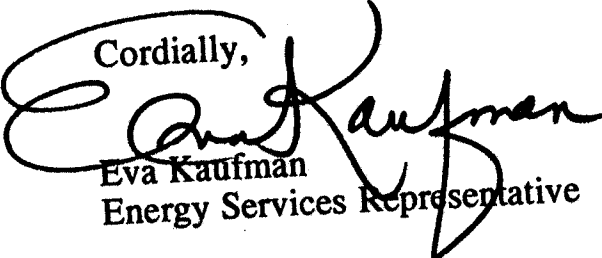
Our electric engineering department has completed the estimate for street lighting for Bell Ridge Court, block one, lot one, Ptarmigan Ridge Subdivision, Grand Junction, Mesa County, Colorado. The service will be supplied in accordance with our tariff and extension policy on file and in effect with the Public Utilities Commission of the state of Colorado.

The service will be installed as shown on the attached engineer's drawing. The estimated cost of installation is \$1,022.00 less \$440.00 construction allowance, leaves an advance construction payment of \$582.00. Our estimate will expire February 16, 1992.

Installation is contingent on receipt of the advance construction payment and a letter of authorization from the city of Grand Junction authorizing Public Service Company of Colorado to bill for the monthly usage and accept responsibility for same.

If you have any questions, please call me at 244-2678.

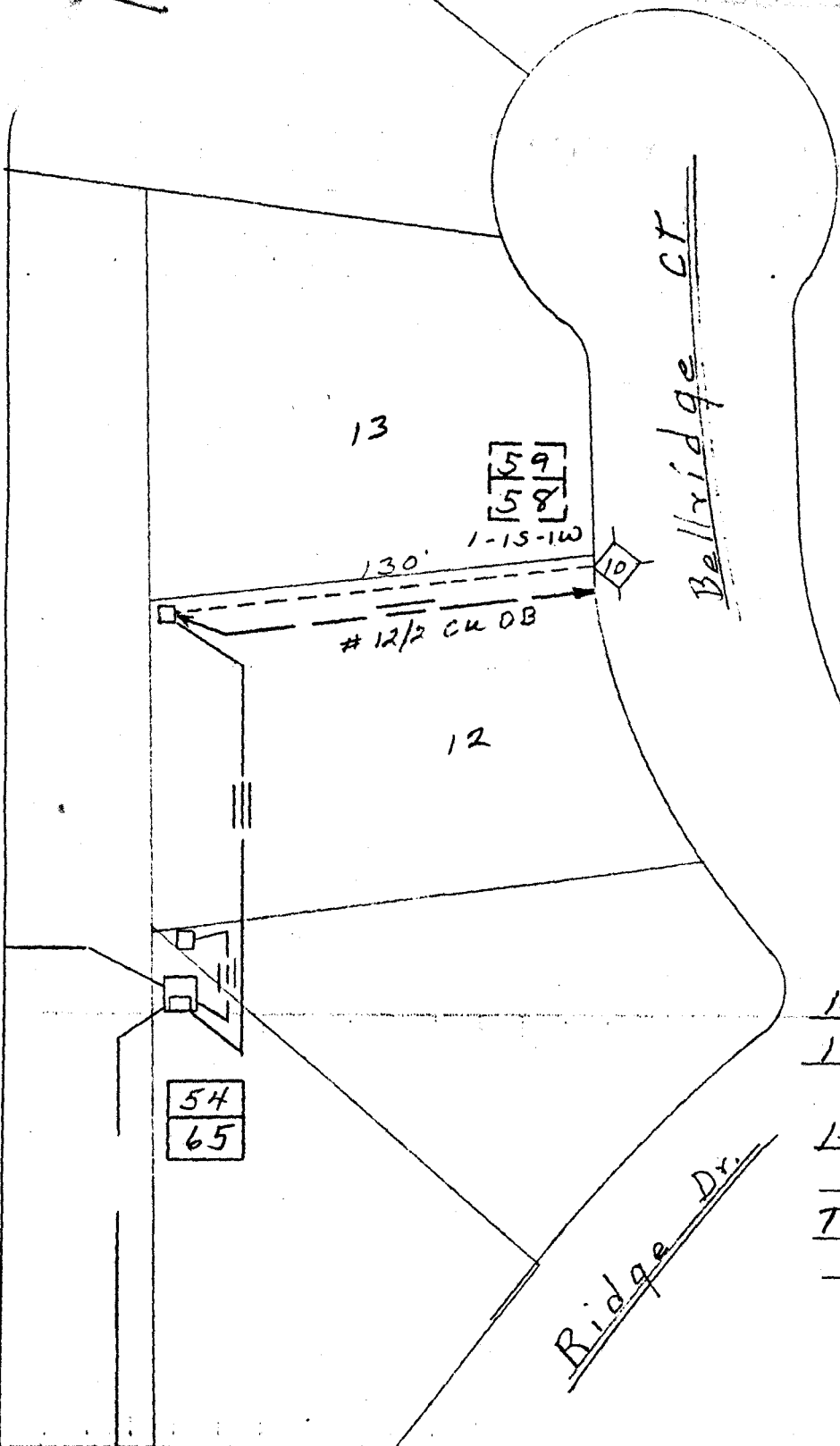
Cordially,


Eva Kaufman
Energy Services Representative

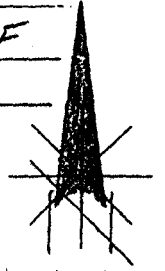
EK/pbl

Attachment: Engineer's Drawing

Obstructions	
Water	_____
Sewer	_____
Telephone	_____
Electric	_____
Cable T.V.	_____
Other	1-900-922-1987



Install
1- Pole 23' Fibre
1- Lum 9500h 100W
Post Top
1- comb # 12 1/2 cu 130'
+ 30' V
Trench & B F
130'
- 1 -



ORDER NUMBERS		DATE	APPROVAL		DATE	MAP NO.	SEC.	TWP.	RGE.	GRID NUMBER			
C.R.E.G.S. NO.	W.O. / J.O. NO.	M.S.T. & T. NO.	ENGR.	EST.	APPV'D.	FEEDER NUMBERS	ESTIMATED MAN HOURS	VER.	HOR.	VER.	HOR.	SHEET / OF /	
242-91			Bankett			1311		15	1W	59	58		1 / 1

DESCRIPTION:

ELECT. DIST. ENG. DEPT.

John
Larnigan
Box 9088

8	058	4	114	5	100	6	7	0	1	2	50
2	4X	3Y	3X	3Y	CN	CD	CN	CD	CN	CD	TOWN CODE

READING DATE		DESCRIPTIONS	AMOUNTS DUE
RETAIL		GAS	
SALES TAX		ELECTRICITY	
INCLUDED		POWER	
IN THE		PREVIOUS BALANCE	
AMOUNTS		MERCHANDISE DUE	
SHOWN			
		PAYMENT AFTER CYCLE CLOSED	
		OUTSTANDING BALANCE	



Public Service
 Public Service Company of Colorado

THIS STATEMENT IS ISSUED IN LIEU OF YOUR ORIGINAL BILL
 A COPY OF THE ORIGINAL BILL WILL BE SUPPLIED ON REQUEST

ISSUED BY *[Signature]*
 DATE *10-21-91*

PUBLIC SERVICE CO
 OF COLORADO
 PAID
 OCT 21 '91
 245 JUNCTION CO

MDSB GARR NO.	
<i>C9-7341</i>	<i>582.00</i>
GAS AND OR ELECTRIC	
TOTAL AMOUNT PAID	<i>582.00</i>

COUNTER STATEMENT



1593598 02:05 PM 02/19/92
MONIKA TODD CLK&REC MESA COUNTY CO

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

February 14, 1992

To Whom It May Concern:

RE: Ptarmigan Ridge Filing No. One Subdivision Plat

Ptarmigan Ridge Filing No. One Subdivision Plat, as recorded in Plat Book 13, Page 507, has the following notation: "The lots in this subdivision are subject to a Special Improvements District Lien. Grand Junction Planning Department should be consulted for further information. No lot may be developed nor occupied until a water tap has been paid to the City."

At this time, the subdivision is being serviced by Ute Water Conservancy District for domestic water. Tap fees are to be paid directly to Ute Water. There is currently no other Special Improvements District Lien.

The provision of this service is by agreement with the Ute Water Conservancy District and is or may be subject to the outcome of the civil litigation filed as 91 CV264 in Mesa County District Court.

A handwritten signature in cursive script, appearing to read "Bennett Boeschstein".

Bennett Boeschstein
Director

MEMORANDUM

April 13, 1992

To: Kathy Portner
 From: Tim Woodmansee *Tim W.*
 Subj: 15th Street Assessments

As requested by John Siegfried, I have researched the special assessments levied against certain lands within Street Improvement District 1985, Phase A. These properties were originally assessed a certain dollar amount per lineal foot based on actual construction costs. Some assessments were subsequently reduced pursuant to a settlement arising from a class action lawsuit for this district and Street Improvement District 1984, Phase B. Following is a breakdown of the original assessments and the final reduced assessment where applicable. The properties are referenced by the owners and Mesa County Schedule Numbers in existence at the time the assessments were levied:

Schedule No.	Cost/Ft	Footage	Bond Cost	6% Fee	Total Assmt.
2945-012-26-002 (Margaret Eaches)	\$13.00	115.0	\$177.76	N/A	\$1,672.76
This assessment was paid in full and was not included in the lawsuit. The cost per foot represents approximately 29% of the actual construction costs for 1/2 of a local residential street (asphalt only) adjacent to this property.					
¹ 2945-012-00-092 (Spomer Const.)	\$25.00	36.0	\$107.02	N/A	\$1,007.02
This assessment was included in the settlement and reduced by 50% to 503.51. The resulting assessment represents approximately 28% of the actual pavement costs for 1/2 of a local residential street.					
² 2945-012-00-092 (Spomer Const.)	\$29.9582	134.0	\$477.34	N/A	\$4,491.74
This assessment was reduced as a result of the settlement by 50% to 2245.87. The final assessments accounts for approximately 33% of the actual pavement costs for 1/2 of a local residential street.					

2945-012-26-001 \$29.9582 167.0 \$594.89 N/A \$5,597.91
(Spomer Const.)

This assessment was reduced by 10% under the settlement to a total amount of \$5038.12. The final assessment represents approximately 60% of the actual pavement costs for 1/2 of a residential street.

2945-013-00-009 \$30.5351 659.13 \$2393.17 \$1351.19 \$23,870.96
(Tamerlane Ltd.)

This assessment was reduced by 50% under the settlement for a total amount of \$11,935.48. This final amount represents approximately 33% of the actual pavement costs for 1/2 of a residential street.

To: Larry Timm
Cc: John Shaver
From: David Thornton
Subject: Release of Improvements PTMG #1
Date: 11/03/92 Time: 12:31p

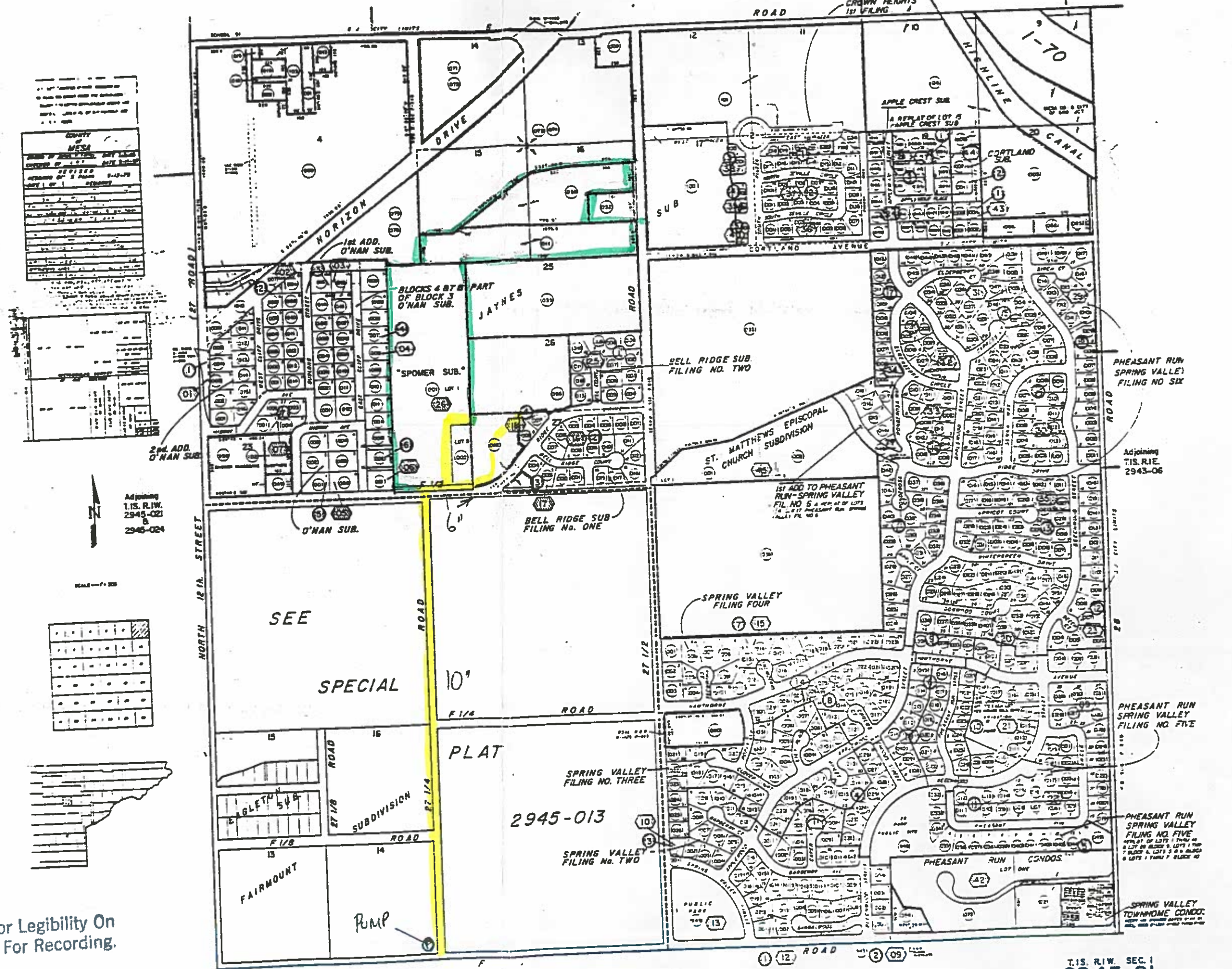
25-90

Larry,

I spoke with John Shaver and he agreed with our position that there is nothing we can do but accept the sign-off for the irrigation system for Ptarmigan Ridge filing one since it has been signed off by a licensed engineer. Although we have had residents of Ptarmigan Ridge complain that the irrigation system has problems, we have no ability to enforce compliance of the irrigation system working to their expectations. The code does not specify what type of irrigation must be supplied or how much water a person is suppose to receive, etc. Therefore, with Bob Coburn, Engineer signing off that he has personally inspected the completed system and that it was properly designed and installed and is fully operational, we must allow the release of the Improvements Agreement.

PTRMIGAN 1

T.15. R.1W. SEC. 1
2704-36

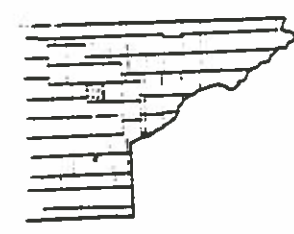


COUNTY OF MESA
PLAT OF THE 2945-013
REVISED 9-13-78



Adjoining
T.15. R.1W.
2945-021
2945-024

SCALE - 1" = 70'



Recorder's Note: Poor Legibility On Document Provided For Recording.

DIS TRIBUTION
LINE

PTRMIGAN INVESTMENTS INC PROPERTY

Adjoining
T.15. R.1W.
2945-021
2945-022

T.15. R.1W. SEC. 1
2945-01