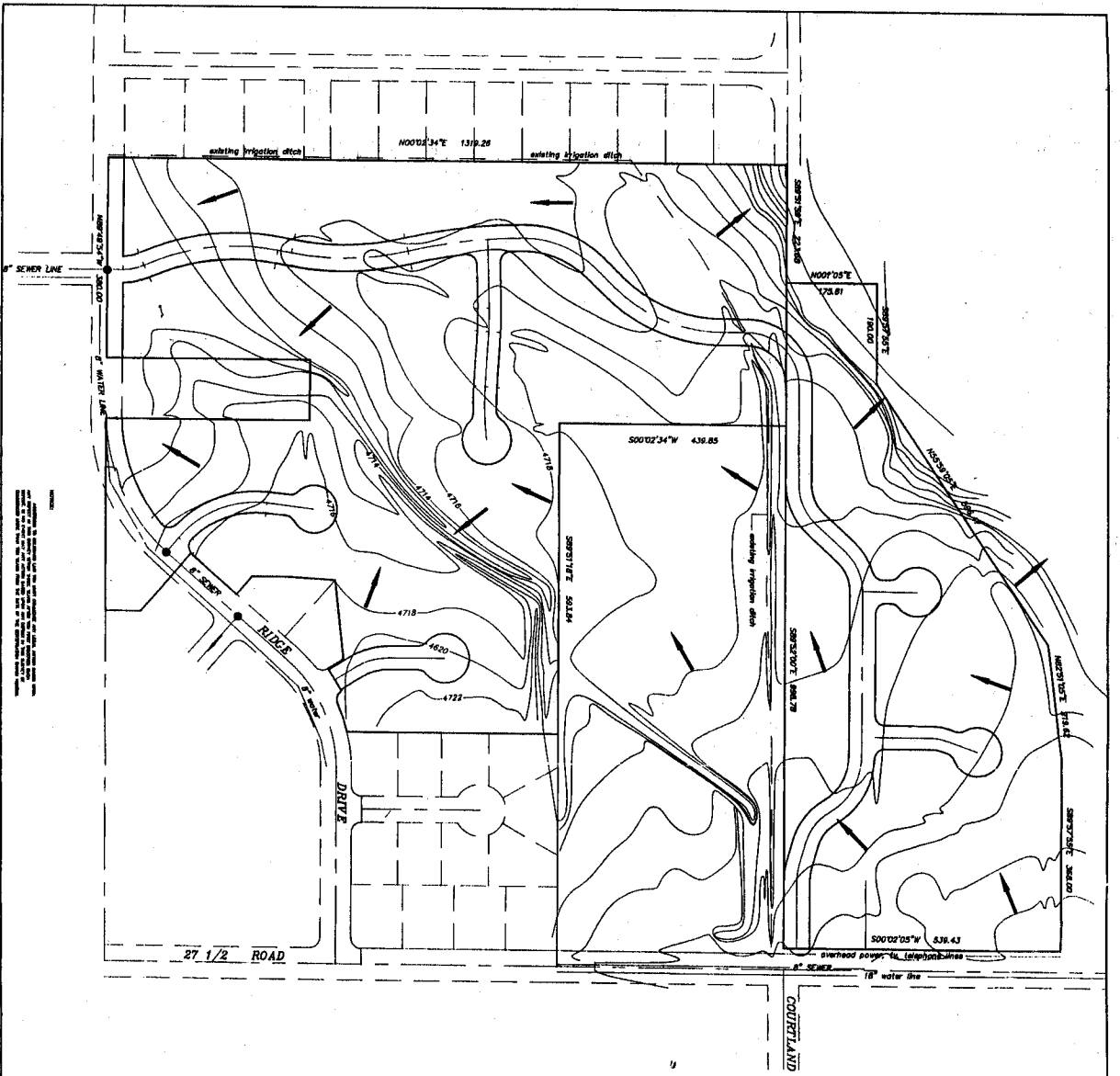


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| <p>Steven P. Lopez 1716 Bellridge Ct. Grand Junction, CO 81506</p> | <p>Marjory E. Spomer 1720 Ridge Dr. Grand Junction, CO 81506</p> | <p>Louis A. Frassetto 3621 Bell Ct. Grand Junction, CO 81506</p> |
| <p>Walter Bergman 1754 Bellridge Ct. Grand Junction, CO 81506</p> | <p>Volney C. Coleman 1820 Ridge Dr. Grand Junction, CO 81506</p> | <p>Maurice G. Becker 1806 Ridge Ct. Grand Junction, CO 81506</p> |
| <p>John O. Lancaster P. O. Box 2869 Page, AZ 86040</p> | <p>Mabel Brownson 3620 Bell Ct. Grand Junction, CO 81506</p> | <p>Thomas R. Jeys, Jr. 646 27½ Rd. Grand Junction, CO 81506</p> |
| <p>Kenneth E. Gregory 1820 Bellridge Ct. Grand Junction, CO 81506</p> | <p>Ione O'Brien 3636 Bell Ct. Grand Junction, CO 81506</p> | <p>C. Peterson - L.R. Trust 647 ½ Rd. Grand Junction, CO 81506</p> |
| <p>Laureece M. Turner 1739 Bellridge Ct. Grand Junction, CO 81506</p> | <p>James A. Alexander 3644 Bell Ct. Grand Junction, CO 81506</p> | <p>2945-012-00-096 Spomer Construction Company 1720 Ridge Dr. Grand Junction, CO 81506</p> |
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| <p>Mary B. Graham P. O. Box 1273 Grand Junction, CO 81506</p> | <p>2945-012-26-001 00-092 Spomer Construction Company 1720 Ridge Dr. Grand Junction, CO 81506</p> | <p>2945-012-00-011 -052 -059 Earl H. Davis P. O. Box 2783 Grand Junction, CO 81502</p> |
| <p>Wilbur Warden Lydia Family Trust 1730 Ridge Dr. Grand Junction, CO 81506</p> | <p>Gregory A. Guth 3150 Lakeside Dr. #309 Grand Junction, CO 81506</p> | <p>Andrew Christensen Family Ltd. Partnership 2669 Paradise Dr. Grand Junction, CO 81506</p> |
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|---|---|--|
| <p>Onion Hill Ltd. Box 2188 Grand Junction, CO 81502</p> | <p>Nelia G. Henderson 671 Eastcliff Dr. Grand Junction, CO 81506</p> | <p>Beverly A. Whitney 660 Eastcliff Dr. Grand Junction, CO 81506</p> |
| <p>First United Presbyterian Church 622 White Grand Junction, CO 81502</p> | <p>Elmer L. Moore 658 Eastcliff Dr. Grand Junction, CO 81506</p> | <p>Victor J. Tremm 2715 Midway Ave. Grand Junction, CO 81506</p> |
| <p>2945-012-00-073 -075 Emanuel Epstein 1900 Quentin Road Brooklyn, NY 11229</p> | <p>Conrad G. Pyle 674 Eastcliff Dr. Grand Junction, CO 81506</p> | <p>David H. Schoening 653 Eastcliff Dr. Grand Junction, CO 81506</p> |
| <p>2945-012-00-074 00-075 00-076 03-008 Jimmie L. Etter 697 27½ Road Grand Junction, CO 81501</p> | <p>Edgar W. Foy 664 Eastcliff Dr. Grand Junction, CO 81506</p> | <p>Vera M. Hutchinson 2714 F½ Rd. Grand Junction, CO 81506</p> |
| <p>Frank L. Webber 669 E. Cliff Dr. Grand Junction, CO 81506</p> | <p>J.D. Walters 666 Eastcliff Dr. Grand Junction, CO 81506</p> | <p>Andrew F. Wilhelm 652 Eastcliff Dr. Grand Junction, CO 81506</p> |
| <p>John T. Daniels 665 Eastcliff Dr. Grand Junction, CO 81506</p> | <p>Rodney H. Wright 668 Eastcliff Dr. Grand Junction, Co 81506</p> | <p>James D. Cihlar 654 Eastcliff Dr. Grand Junction, CO 81506</p> |
| <p>Kevin E. Tiedeman 663 Eastcliff Dr. Grand Junction, CO 81506</p> | <p>Michael D. Peterson 670 Eastcliff Dr. Grand Junction, CO 81506</p> | <p>Louise C. Scalzo 656 Eastcliff Dr. Grand Junction, CO 81506</p> |
| <p>Dennis A. Cotthaus 661 Eastcliff Dr. Grand Junction, CO 81506</p> | <p>Marguerite McGinn 672 Eastcliff Dr. Grand Junction, CO 81506</p> | <p>Alton B. Crisman 1819 Ridge Dr. Grand Junction, CO 81506</p> |
| <p>Michael D. McCoin 2716 Midway Ave. Grand Junction, CO 81506</p> | <p>J.D. Walters 662 Eastcliff Dr. Grand Junction, Co 81506</p> | <p>George E. Mead 1805 Ridge Dr. Grand Junction, CO 81506</p> |
| <p>Thomas N. Kriegshauser 673 Eastcliff Dr. Grand Junction, CO 81506</p> | <p>Ronald W. Rozga 1741 Ridge Dr. Grand Junction, CO 81506</p> | <p>Louis G. Morton, Jr. 1753 Ridge Dr. Grand Junction, CO 81506</p> |

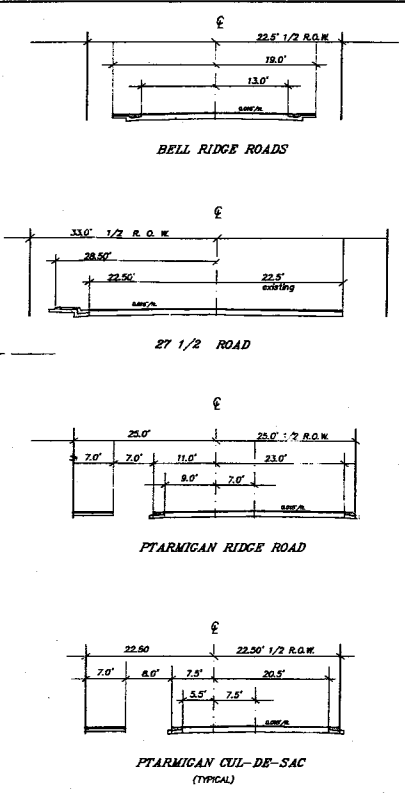
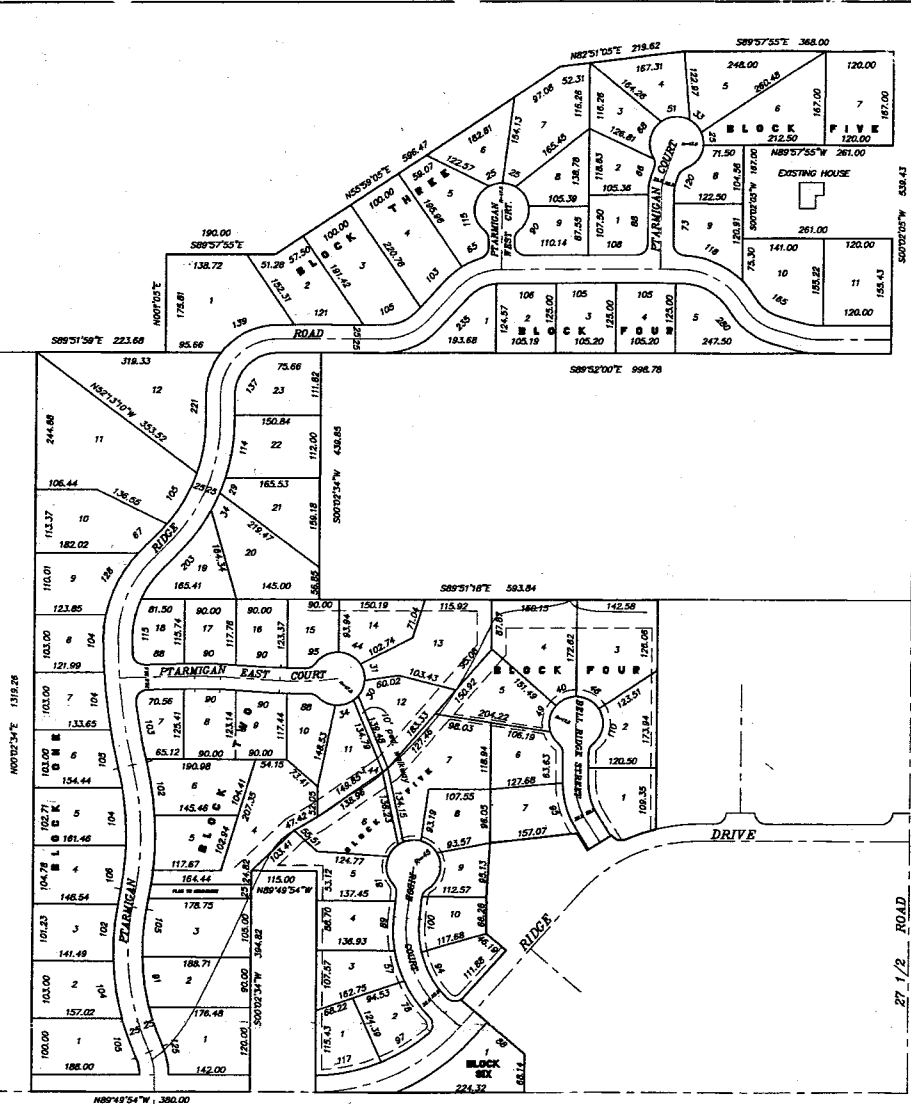


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| DATE: 6/7/90 | SCALE: 1" = 100' | FORM: JOB SHEET |
| | | |
| E.S. SYSTEMS INC. SURVEYING 241-2370 GRAND JUNCTION COLORADO 81501 | | |
| DATE: 6/7/90 | SHEET NO.: 90 | FILE: |

25 90
JUN 7 1990
 Original
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 From Office

SITE: DELINER & UTILITY PLAN
 SITE: PLUMBING SUBSTITUTION

DRAWN BY: MJK
 CHECKED BY: MJK
 DATE: 6/7/90



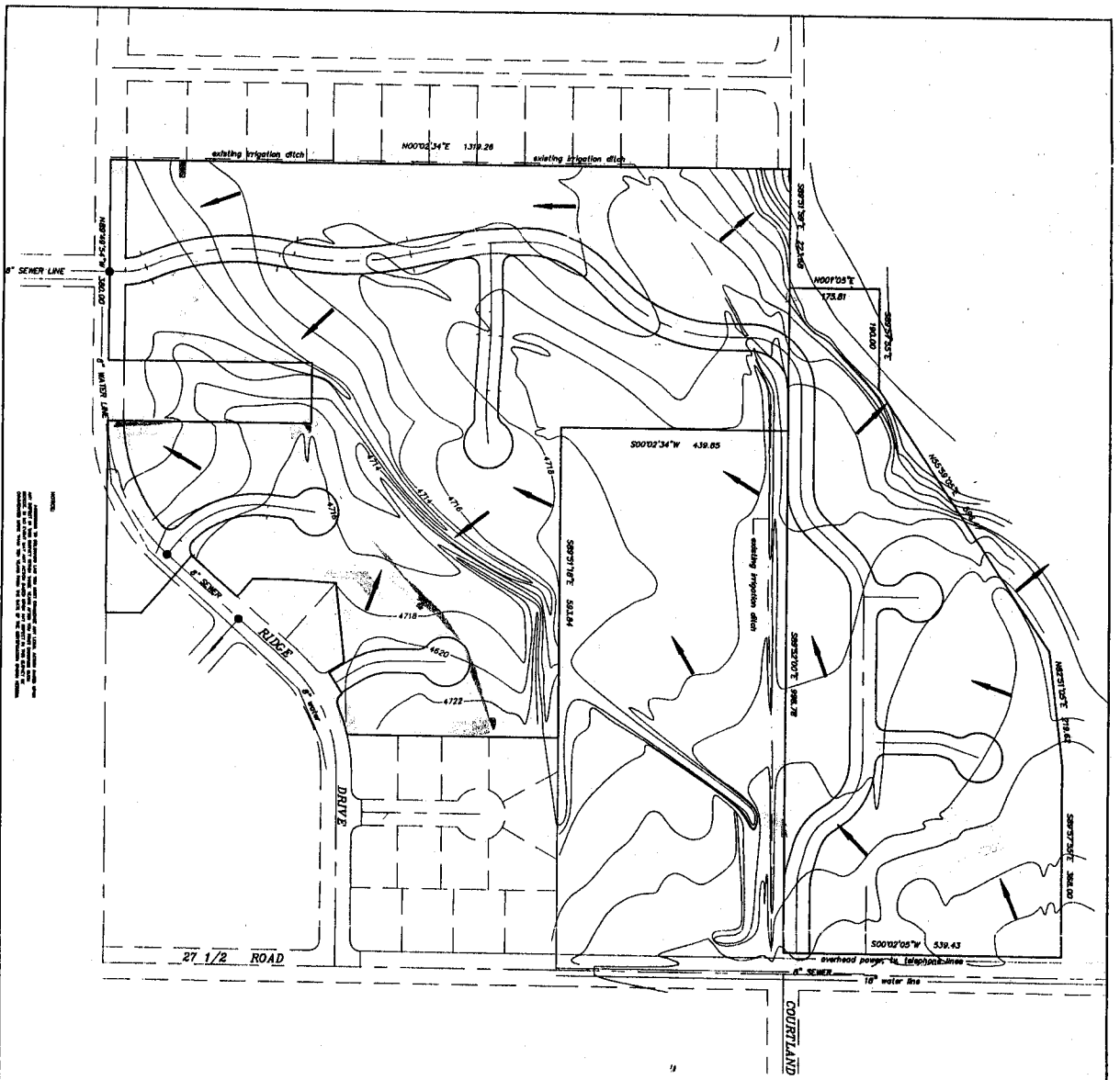
| SUMMARY TABLE | |
|-----------------|-------------|
| 79 LOTS | 28.43 ACRES |
| ROADS | 3.41 ACRES |
| TOTAL | 31.84 ACRES |
| LENGTH OF ROADS | 3430 FEET |

JUN 4 1996
 06 25 #

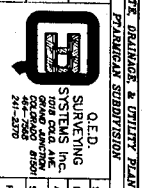
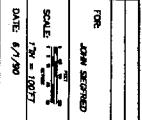
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NOTES:
 ANY DIMENSIONS OR BEARINGS ON THIS PLAN SHALL BE CONSIDERED AS THE FINAL DIMENSIONS AND BEARINGS UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR DRIVE UNLESS OTHERWISE SPECIFIED.
 THE SURVEYOR'S NAME AND ADDRESS SHALL BE PRINTED ON THIS PLAN IN A PROMINENT PLACE.

| PTARMIGAN PRELIMINARY PLAT | | |
|-------------------------------|---|----------------------|
| FOR: JOHN SEDTRED | | SURVEYED BY: MEM DKB |
| SCALE: 1" = 100 FT | | DRAWN BY: MEM |
| DATE: 6/1/90 | Q.E.D. SURVEYING SYSTEMS Inc. 1018 GOLD AVE. GRAND JUNCTION COLORADO 81501 (970) 241-2370 464-7568 | ACAD ID: PMPRE |
| | | SHEET NO. |
| | | FILE: 80090 |



| | |
|--|---|
| STEELE, ORLANDO & UTILITY PLAN SITE PLAN FOR SUBSTITUTION | |
| FOR: JOHN SHERMAN SURETYING SYSTEMS INC. 1018 OLD AVE. COLUMBUS, OHIO 43201 DATE: 8/1/90 | DRAWN BY: JED DMS CHECK BY: JED DMS SHEET NO.: 20 |



O.E.D.
 SURETYING SYSTEMS INC.
 1018 OLD AVE.
 COLUMBUS, OHIO 43201
 241-4370

IMPACT STATEMENT AND PROJECT NARRATIVE
BELLRIDGE SUBDIVISION AND PTARMIGAN RIDGE

from Office

Ptarmigan Ridge and Bell Ridge Subdivision (Blocks 4 and 5) are to be located on 31 acres bounded on the south by North 15th Street and Ridge Drive. It also touches 27 1/2 Road to the east. Both of these boundaries provide access to collector streets while other traffic flows will be internal.

From a design standpoint, the development consists of two separate types of development--Bell Ridge Subdivision blocks 4 and 5, are an extension and completion of an existing neighborhood, Bell Ridge Subdivision. Ptarmigan Ridge is a separate and planned neighborhood, Bell Ridge Subdivision. Ptarmigan Ridge is a separate and planned neighborhood which reflects a more rural setting.

Bell Ridge, blocks 4 and 5, as part of the overall filing of Ptarmigan are designed to relate to the existing Bell Ridge neighborhoods with a traditional lot configuration and street layout/profile. Density is 3.6 per acre, within the designated zoning of 4 per acre and lot size is equivalent to surrounding, existing lots. A walking path is proposed, which will join with the extensive path system in Ptarmigan.

Bell Ridge is scheduled for development in the fall of 1990 and the spring of 1991. Ptarmigan Ridge is scheduled for development over a three year period commencing in the fall of 1990. Both phases will use Ute water and City of Grand Junction services, as well as Grand Valley Water Users' irrigation.

Ptarmigan Ridge is a development planned for a density of 2.3 homes per acre, within an area zoned to permit four units per acre. It is designed to use a road/pedestrian system which uses less nonrenewable resources, results in reduced runoff to be artificially contained elsewhere and is simply more user friendly and aesthetically pleasing to the residents. The road configuration features a 7 foot wide walking path separated by seven feet from the streets, a feature which we feel is safer and permits greater pedestrian useage because people can actually walk side by side and converse, something regular suburban sidewalks do not readily accomodate.

There is a strong separation of Ptarmigan from neighborhoods to the east and southeast by an existing drainage system which we propose to enhance with natural plantings.

Ptarmigan can presently be served by Ute water from the northeast and southwest road frontages and city sewer is available at the same locations. Additional consideration will be given to joining the city water systems via a cost sharing extension on N. 15th street, and the technical and legal considerations of this will be explored further. Irrigation water is available from Grand Valley water Users Association, and should be adequate.

Ptarmigan will be further divided in the final plan into four to six blocks which will form the basis for phased development starting in the fall of 1990 and extending over approximately the next three years.

It is anticipated that phases consisting of 15 to 20 lots per phase will be developed on an annual basis. First phases logically will be those areas closet to 27½ Road and North 15th where it ends.

Part of Ptarmigan lies within the critical zone of Walker Field and an avigation easement will be provided.

An approximately one acre parcel which is quite linear lies next to Ptarmigan's southeast boundary and it is proposed that upon final plat a piece of land will be deeded to this neighbor in order to provide an additional access for another lot should the neighbor wish to subdivide this lot in the future.

O

DEVELOPMENT SCHEDULE

Anticipated development schedule is contained within narrative.

Q

SITE PLAN

Standard Grand Junction setbacks will apply to these lots. The only anticipated landscaping is along the drainage on the southeast corner of the subdivision for screening. Native plants with minimum water requirements will be used, and this will be encouraged on the lots. One lot will be landscaped as a model.

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U

LANDSCAPING

In Ptarmigan Ridge proper, due to the large lot size, a model lot will be developed in the first phase which will emphasize native plants and the latest xeriscaping which uses the least water and non-renewable resources.

V

PARKING

Lots are to meet city standards of two off street parking spaces per lot.

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W

ROAD SECTIONS

The road sections as proposed on the plat is a modification of the standard design for streets in Grand Junction. While allowing a more rural effect without the standard curb/gutter/sidewalk cross-section, the offset walkway/bike path is wide enough to permit side-by side walking and is safer than a sidewalk, being a distance from the street. This plan also eliminates curb cuts which are a hazard to walkers, particularly the elderly and joggers. See the plat for detailed road sections and designs.

Road sections in Bell Ridge blk 4 & 5 are conventional and conform to city standard.

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X, Y, Z

TRAFFIC ANALYSIS

Ten car trips per day per household, or 780 trips per day will be generated by this subdivision, as opposed to a maximum of 1240 trips per day which present zoning allows.

Ptarmigan Ridge Road, which traverses the entire development, will have stop signs at its junctures with 27½ Road and North 15th. This road has been aligned with Cortland with adequate straight line holding capacity in case a future traffic light is installed here.

All cul de sacs entering into Ptarmigan Ridge Road shall have stop signs.

The set back 7' wide walking/bike paths will serve as waiting/return home areas for school children.

Street signage and lighting will be installed to present city standards.

UTILITIES COMPOSITE NARRATIVE

Water:

Water for Ptarmigan is available from an 8" Ute Water line on the southern/southeastern boundry. This line comes up North 15th St. and continues along Ridge Drive.

An 18" Ute Water line runs in 27½ Road on the eastern boundry of Ptarmigan. By carrying a 6" water line along Ptarmigan Ridge Road a loop in the water line will be connected upon completion of the project. Existing water lines are shown on the site/utilities drawing. Water and/or sewer lines could be carried internally within the dedicated R. O. W. between the street and the detached walking/bike path for easier and less expensive repair if necessary. Nearest city water is at North 15th and Hermosa.

Irrigation Water:

Irrigation water is available in the two ditches shown on the drawing. In addition an 8" line enters Ptarmigan across 27½ Road on the east. Available water rights are adauate for "anticipated sub-division useage. Appropriate easements will be provided at final plat stages if additionally needed.

Sewer:

An 8" sewer line partially fronts Ptarmigan on the eastern most boundary fronting on 27½ Road. It is proposed that this line will be extended and approximately 15 units of the northerly part of Ptarmigan are anticipated to sewer into this line. Because of the grade slope from east to west the balance of Ptarmigan will sewer to the south into an 8" line running in North 15th Street. The exception being that part of Ptarmigan which is Blk 4,5 and 6 of Bell Ridge which will sewer into an existing 8" line in Ridge Drive which extends to the east and joins the 27½ Road sewer.

Manhole depth at the end of North 15th Street is approximately 11½' and the depth of the manhole at Ridge Court and Ridge Drive is approximately 6½'.

Gas and Electric (Phone and Cable):

Public service lines both overhead and underground are adjacent to Ptarmigans boundaries and extention of these services though Ptarmigan will be underground. Appropriate easements are provided.

PROTECTIVE COVENANTS
Ptarmigan Subdivision
Mesa County, Colorado

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

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

2. No animals other than household pets shall be allowed and these will be confined by the owners to their lot. No animals shall be kept, bred, or maintained for commercial purposes. No horses, cattle, sheep, goats or donkeys will be allowed to be kept on Ptarmigan Ridges lot.

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 for both single story and two (2) story structures. 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. Lots will be designated as to type on final plat.

| | <u>1 story</u> | <u>2 story</u> |
|--------|----------------|------------------------|
| A Lots | 1,400 min. | 800 min. first floor |
| B Lots | 1,600 min. | 900 min. first floor |
| C Lots | 1,800 min. | 1,000 min. first floor |

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

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

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

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

8. Only persons holding title to land in Ptarmigan Estates 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.

9. There is hereby established Ptarmigan Estates 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 Estates. 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 may add to the assessment all costs of collection. The lien, if foreclosed, shall be foreclosed in the 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.

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

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

12. Each lot owner whose lot is traversed by the walking/bicycle path shall maintain the strip of land between the part and the street.

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

Dated:

Ptarmigan Ridges, a partnership

By: _____

General Partner

DRAINAGE REPORT FOR PTARMIGAN

The subject property is logically divided into 3 areas or basins for purposes of this drainage study. They are as follows:

Basin A. includes the northern most portion of the subject and approximately two acres of adjacent property to the north and east. It is well defined on the south by the banks of an irrigation ditch which serves a number of properties and there is no plan to alter this. This ditch banks directs drainage to the major natural surface flow to the north/northwest. Additional increases from development will also drain into this drainage. On-site retention is not contemplated for this area due to the natural capacity of this drainage and because between $1/3$ and $1/2$ of the excess drainage created in this basin by the proposed development can be made to flow to the south when the road system is completed. The retention capacity on the southern extension of the subject property can be expanded to handle this additional flow. $27\frac{1}{2}$ Road delineates this basin to the east and the subject drains away from $27\frac{1}{2}$ Road. Total acreage in this basin is 14.15.

Basin B. is that part of Ptarmigan which was previously ploted as Blks. 4 & 5 of Bell Ridge subdivision and consists of approximately 4.82 acres which presently drains into the truncated drainage which bisects the subject northeast to southwest on its southern $1/3$. Some drainage is currently directed out on to Ridge Drive and this basin will drain primarily into this area when developed because of the street pattern and grade.

Basin C. is the largest area within the subject property approximately 14.03 acres and also is influenced by approximately 7 acres offsite. This area is bounded on the west by another irrigation ditch which direct flow to the south where it is primarily directed into the truncated natural drainage through the southeast/middle portion of the subject property. This area provides significant on-site retention and will be cleaned up to allow back flow to the north. A swale (solid blue line on map) on the southwest property border will direct flow from the north and then be taken under the road via a culvert. There is adequate area for this drainage to be converted to the necessary retention basin and appropriate easements and building set-backs will be addressed at final plat stage. A slight

realignment of this drainage is suggested and is the dashed blue line on the map.

SUMMARY

Due to the presence of large natural drainages, drainage barriers presented by irrigation ditches which help keep the subject properties run-off confined and adequate on-site retention capacity which can be developed further, the subject property presents no significant drainage problem. On-site retention augmentation, the proposed southern boundary swale and other drainage details will be addressed in the drainage/grading final plan.

DRAINAGE CALCULATION SUMMARY

Basin A. 14.15 acres total

| | | |
|---------------------|-------------|--------------------|
| Developed acreage - | 11.13 | lawns etc. |
| Developed acreage - | 1.53 | roads and walks |
| Developed acreage - | <u>1.49</u> | roofs, drives etc. |
| Total | 14.15 | (2 acrds off-site) |

| As developed drainage increases: | <u>Undeveloped</u> | <u>Developed</u> | <u>Increased</u> |
|----------------------------------|--------------------|------------------|------------------|
| 10 years | 6.37 C.F.S. | 9.30 C.F.S. | 2.93 C.F.S. |
| 100 years | 10.61 C.F.S. | 15.52 C.F.S. | 4.91 C.F.S. |

Time of concentration: 10.3 min.

Basin B. 4.82 acres total

| | | |
|---------------------|-------------|---------------------|
| Developed acreage - | 3.25 | lawns etc. |
| Developed acreage - | .51 | roads and walks |
| Developed acreage - | <u>1.07</u> | roofs, drives etc.. |
| Total | 4.82 | |

| As developed drainage increases: | <u>Undeveloped</u> | <u>Developed</u> | <u>Increased</u> |
|----------------------------------|--------------------|------------------|------------------|
| 10 years | 2.17 C.F.S. | 3.70 C.F.S. | 1.53 C.F.S. |
| 100 years | 3.62 C.F.S. | 6.18 C.F.S. | 2.56 C.F.S. |

Time of concentration: 6.4 min.

Basin C. 21.03 acres total

| | | |
|---------------------|-------------|--------------------|
| Developed acreage - | 17.21 | lawns etc. |
| Developed acreage - | 1.73 | roads and walks |
| Developed acreage - | <u>2.09</u> | roofs, drives etc. |
| Total | 21.03 | (7 acres off-site) |

| As developed drainage increases: | <u>Undeveloped</u> | <u>Developed</u> | <u>Increased</u> |
|----------------------------------|--------------------|------------------|------------------|
| 10 years | 9.46 C.F.S. | 13.18 C.F.S. | 3.79 C.F.S. |
| 100 years | 15.77 C.F.S. | 21.98 C.F.S. | 6.21 C.F.S. |

Time of concentration: 13.7 min.

Run-off coefficients of .30 for lawns and .95 for impervious surfaces such as roos, roads, walks, driveways, etc., were used. 2600 square feet of impervious surface per dwelling was also used.

Note: Arrows on site/drainage drawing indicate flow directions before development of subject property.



**GEOLOGIC INVESTIGATION
PTARMIGAN SUBDIVISION**

Mesa County, Colorado
April 16, 1990

John H. Wright, C.P.G.
& Associates

(303) 241-6619
336 Main St., Suite 201

P.O. Box 2355
Grand Junction, CO 81502

**GEOLOGIC INVESTIGATION
PTARMIGAN SUBDIVISION**

Mesa County, Colorado
April 16, 1990

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Conclusions and Recommendations
Scope
Geology
 Geologic Hazards
 Mineral Resources
Site Conditions
 Surface Features
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 Construction Factors
Water
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References
Radiation Examination
Geologic Plan

GEOLOGIC INVESTIGATION

PTARMIGAN SUBDIVISION

Mesa County, Colorado
April 16, 1990

INTRODUCTION

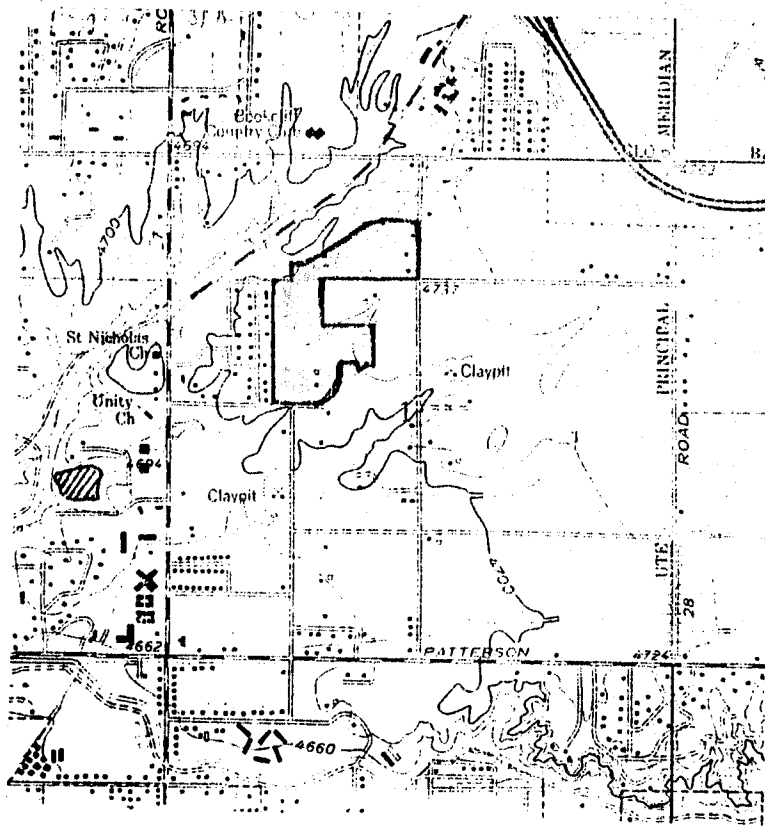
The proposed Ptarmigan Subdivision is being developed by Ptarmigan Investments Inc., P.O. Box 9088, Grand Junction, CO 81501. The property consists of approximately 33 acres to be subdivided into an as yet undetermined number of residential lots. It is located in a portion of Section 1, T 1 S, R 1 W, Ute P.M. in Mesa County, Colorado southwest of the intersection of G Road and 27 1/2 Road. (See location map).

CONCLUSIONS AND RECOMMENDATIONS

1. Collapsible soils and potentially unstable slopes occur to a limited extent along the northwest margin of the property. These are described more fully below, and their location is indicated on the geologic hazards map which accompanies this report. The recommended means for mitigation of these hazards is avoidance.
2. Several open irrigation ditches cross the property. At the time of this investigation, they contained flowing water. These ditches, along with poorly drained natural channels nearby but off site suggest a seasonally high water table. Basement structures are therefore not recommended with out a specific plan to prevent seepage into the structure.
3. Some of the irrigation ditches have been reinforced by a levee. If no plan is made to capture and bury the irrigation water in an underground pipe system, then construction should heed a setback from the artificial fill which composes the levee. The suggested set back is indicated on the hazards map which accompanies this report.
4. Subsurface soils testing is recommended to test for water table and other soil properties to guide foundation and other construction design. The tests should be conducted by a Registered Professional Soils Engineer who has been appraised of the findings given in this report.

SCOPE

This report represents the results of a geologic investigation of the proposed Ptarmigan Subdivision as required by Colorado S.B. 35 and local regulations. The investigation included a field examination as well as a review of available geologic literature.



PROPERTY LOCATION MAP (From USGS 7.5 min.quad: "Grand Junction, Colorado")
Scale: 1"= 2,000'
Section 1, T 1 S, R 1 W, Ute PM.

A copy of a preliminary property map (1"=200' with 2' contour topography) was provided by the developer. This map was used as the base for plotting geologic features and is reproduced to accompany this report. Monumentation from the survey was not precisely located in the field, and all the individual lot lines have not been shown.

The conclusions of this investigation are based solely on the site conditions at the time of investigation. They do not reflect hazards which might develop from improper design or construction methods.

GEOLOGY

The property lies entirely upon a soil horizon developed on top of Cretaceous Mancos shale (Km). The Mancos Shale is weathered sufficiently on the site so that no outcrops of formational material exist. Bedding is presumed to be nearly flat.

A geologic plan and hazards map (1"= 200') accompanies this report

Geologic Hazards

Collapsible soils (cs) have been identified along the northwest margin of the property. These occur near or with areas that have been artificially filled with soil and construction debris. The piles of fill and debris appear to have been bulldozed over the edge of a pre-existing slope with little effort made for thorough compaction. Near one of these areas of fill and debris accumulation, but apparently upon the original agricultural surface, concentric soil cracks and a depressed surface were observed. This is interpreted as subsidence due to soil collapse. In the absence of any other plan for mitigation or remedial action, new construction should avoid these areas.

Potentially unstable slopes (pus) also occur along the northwest margin of the property. Whereas most of the property is of fairly level grade, the areas of potential instability grade in excess of 30%. These fall off into an established natural drainage which lies to the north and west of the property. There is no present sign of active instability. However, it is felt that new construction in the areas designated as potentially unstable could initiate slumping or sliding soils conditions. In the absence of any other plan for mitigation or remedial action, new construction should avoid these areas.

A shallow water table, at least seasonally present, is suspected to underlie much of the property. This water is introduced to the substrata through open and unlined irrigation ditches which cross the property. Foundation design following soils testing should contemplate problems that might arise from a shallow water table.

No other geologic hazards, including radiation hazard (see attached Radiation Examination), are apparent.

Mineral Resources

No developable valuable mineral resources are known to occur on the property.

SITE CONDITIONS

Surface Features

Excepting the areas pointed out as potentially unstable, the remainder of the natural topography is gentle -- grading roughly 2% southwesterly.

The surface consists of level graded agricultural fields -- about 50% fallow and 50% freshly tilled, and level construction graded land. In the northeast and the southwest corners of the property are two small areas of plantings of trees and/ or lawn. Two irrigation ditches cross the property.

Drainage

The property contains an incipient stream channel which originates on the property and drains to the southwest. This channel empties into a pond which is well off site and which is adjacent to the Grand Valley Canal. The source and discharge of the Canal is the Colorado River.

The incipient stream channel, at the time of this investigation, contained a few inches of slowly running water. The probable source of this water is leakage from nearby irrigation systems. The water "daylights" in this channel and drains poorly towards the southwest where just before exiting the property, it creates marshy conditions. While the channel has been modified by artificial means with levees and ditch work, without further modifications, new construction should avoid the marshy areas and heed a set back from the levees. The marshy areas and suggested setbacks are indicated on the geologic plan and hazards map.

Construction Factors

No hard or resistant outcrops of rock occur on the property. Surficial materials are easily rippable with conventional means.

As described above, subsurface water may be a problem in construction.

WATER

Potable water will be obtained from Ute Water Conservancy.

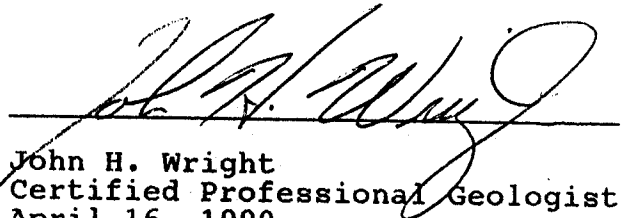
Irrigation water will be derived from Grand Valley Water User's Association.

Sewage will be conveyed off property by the City of Grand Junction systems.

SOILS

Surface soils are comprised entirely of soil type: "Fruita clay loam". This is a light brown to reddish brown, somewhat calcareous soil. It typically exhibits the following properties: slow surface runoff, medium internal drainage, "slight" erosion hazard, easy rippability, and low to absent alkalinity. (These properties are confirmed by field observations at the site.) County wide, the soil type shows a low shrink-swell potential. However, the unweathered Mancos Shale lying immediately beneath it has a higher such potential.

It is recommended that a subsurface soils interpretation be conducted by a Professional Engineer prior to building construction. The soils characteristics thus determined should be considered in foundation and road design.



John H. Wright
Certified Professional Geologist
April 16, 1990

REFERENCES

1. Soil Conservation Service; Soil Survey of the Grand Junction Area, CO; Series 1940, No. 19; 1955.
2. Soil Conservation Service; Soil Survey of Mesa County; 1978.
3. Lohman, S.A.; Geology and Artesian Water Supply, Grand Junction Area, Colorado; U.S. Geological Survey P.P. 451; 1965.

RADIATION EXAMINATION

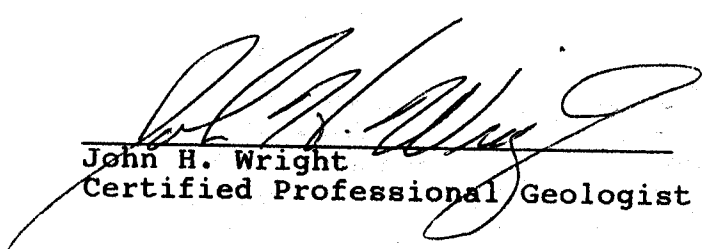
PTARMIGAN SUBDIVISION

**Mesa County, Colorado
April 16, 1990**

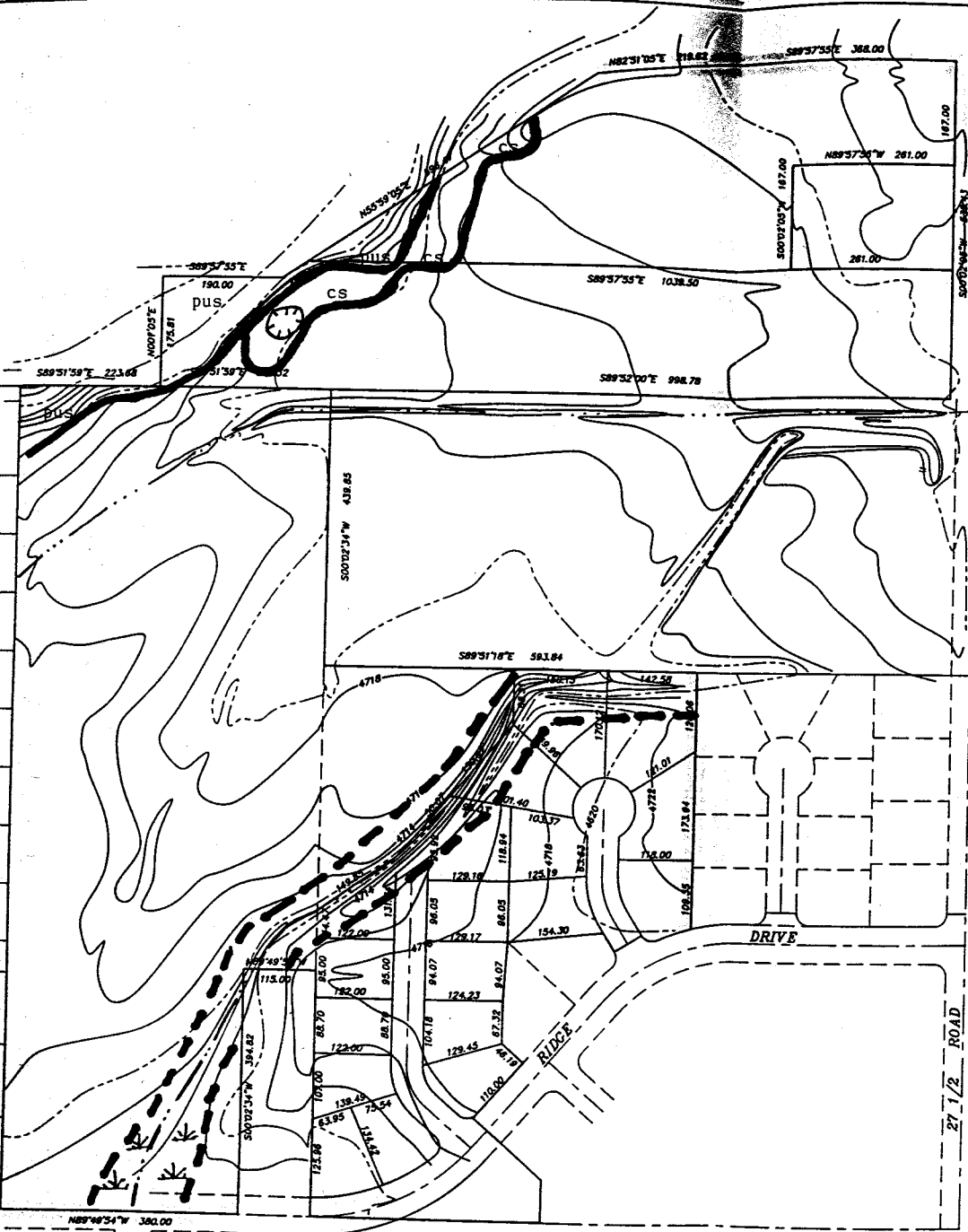
The proposed Ptarmigan Subdivision, being developed by Ptarmigan Investments Inc., P.O. Box 9088, Grand Junction, CO 81501, was examined for potential radiation hazard. The property is located in a portion of Section 1, T 1 S, R 1 W, Ute P.M. in Mesa County, Colorado. Conditions at the site at the time of this investigation indicate the site is free of radiation hazard.

The examination of the site was carried out according to the requirements of Colorado SB 35, and of local regulations which require radiation examinations for proposed subdivisions. The field examination was carried out in conjunction with the foregoing geologic field investigation, using a Urinco Scintillation Counter Model #720N. The surface was thoroughly traversed on foot and the man-made structures and accumulations of debris were checked. Background radiation was 50 counts per second, +/- 10cps. No where on the property was found a reading higher than background.

As all readings were well below Colorado Health Department standards of 250 counts per second, there is no apparent reason for more detailed radiation survey work.



John H. Wright
Certified Professional Geologist

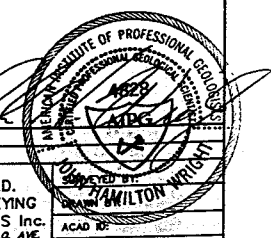



LEGEND & NOTES
 ● FOUND SURVEY MONUMENTS SET BY
 ○ SET NO. 5 RE-BAR W/CAP L.S. 18413

- ◆
- Contact or boundary between hazards
- - - Suggested set back
- ☼ Marshy ground
- ⊗ Collapsed ground
- pus Potentially unstable slopes
- cs Collapsible soil



PTARMIGAN SUBDIVISION



| | | |
|------------------|--|--------------------|
| FOR: |  Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLG AVE. GRAND JUNCTION COLORADO 81501 484-7588 241-2370 | SHEET NO. FILE: |
| SCALE: 1" = 200' | | |
| DATE: | | |
| | | |

NOTICE: THIS DRAWING IS THE PROPERTY OF Q.E.D. SURVEYING SYSTEMS INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF Q.E.D. SURVEYING SYSTEMS INC.

REVIEW SHEET SUMMARY

FILE NO. #25-90 **TITLE HEADING:** Ptarmigan
ACTIVITY: Preliminary Plan and Final Plat Filing #1
PETITIONER: Ptarmigan Investments, Inc.
REPRESENTATIVE: John A. Siegfried
LOCATION: North 15th Street & 27 1/2 Road
PHASE: Prelim Plan & Final Plat **ACRES:**
PETITIONER'S ADDRESS: Box 9088, Grand Junction, CO
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.**

#25-90 PTARMIGAN (Page 1 of 4)

06/13/90 UTE WATER

No objections.

Ute Water has a 18" main line at the corner of 27 1/2 Road and Cortland Street. Also a 8" at 15th and Ridge Road. This line continues up Ridge Drive.

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

06/06/90 CITY ENGINEER

Street Sections: Half right-of-way width required for 27 1/2 Road is 30 feet. R.O.W. width required for Bell Ridge Roads is 40 feet. Proposed sidewalk for Ptarmigan Ridge Road and Ptarmigan cul-de-sacs does not conform to existing or proposed City Standards. However, I have no objections to the concept of a detached sidewalk on one side of the streets if provisions are made for landscaping, irrigation and maintenance of the space between the curb and sidewalk. R.O.W. lines should be no less than 6 inches from any curb or sidewalk on all streets.

On the final plan, show the existing R.O.W. and street improvements on 15th Street, Ridge Drive and Cortland Avenue where being matched.

A 10' wide utility easement will be required adjacent to all street R.O.W. lines per proposed City Street Standards.

The pedestrian walkway between Ptarmigan East Court and Ridge Court will not be owned or maintained by the City.

I have no objections to the proposed street widths. Minimum radius to inside edge of gutter in all cul-de-sacs shall be 40'.

Stop signs shall be installed at all street intersections as directed by City Engineer. What is the detail for curb and gutter on streets where there is no adjacent sidewalk? Finals plans shall include complete street design (plan and profiles), street lighting layout, irrigation plan and details and storm drainage facilities.

Drainage Report: Drainage from Basin A is split with part flowing northwest and the remainder flowing southwest. How much will go each way? What is the affect of the drainage flowing northwest on other properties? What is the route this drainage will take off-site?

Table 3.--Curve numbers (CN) for wet (AMC III) and dry (AMC I) antecedent moisture conditions corresponding to an average antecedent moisture condition (AMC II)^{1/}.

| CN for AMC II | Corresponding CN's | |
|---------------|--------------------|---------|
| | AMC I | AMC III |
| 100 | 100 | 100 |
| 95 | 87 | 98 |
| 90 | 78 | 96 |
| 85 | 70 | 94 |
| 80 | 63 | 91 |
| 75 | 57 | 88 |
| 70 | 51 | 85 |
| 65 | 45 | 82 |
| 60 | 40 | 78 |
| 55 | 35 | 74 |
| 50 | 31 | 70 |
| 45 | 26 | 65 |
| 40 | 22 | 60 |
| 35 | 18 | 55 |
| 30 | 15 | 50 |
| 25 | 12 | 43 |
| 20 | 9 | 37 |
| 15 | 6 | 30 |
| 10 | 4 | 22 |
| 5 | 2 | 13 |

- ^{1/} AMC I. Lowest runoff potential. Soils in the watershed are dry enough for satisfactory plowing or cultivation.
 AMC II. The average condition.
 AMC III. Highest runoff potential. Soils in the watershed are practically saturated from antecedent rains.

WATERSHED LAG AND TIME OF CONCENTRATION

The average slope within the watershed together with the overall length and retardance of overland flow are major factors affecting the runoff rate through the watershed.

Time of concentration (T_c) is the time it takes for water to travel from the most hydraulically distant point in a watershed to its outlet. Lag (L) can be considered as a weighted time of concentration. When runoff from a watershed is nearly uniform it is usually sufficient to relate lag to time of concentration as follows:

$$L = 0.6 T_c \quad (5)$$

The lag for the runoff from an increment of excess rainfall can further be considered as the time between the center of mass of the excess

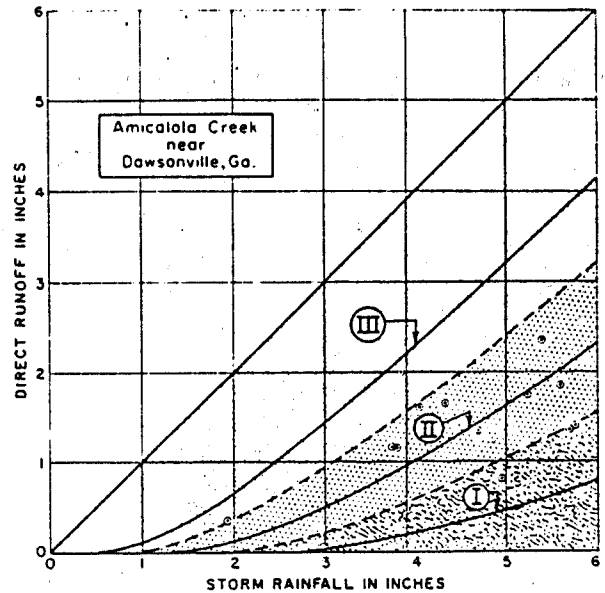
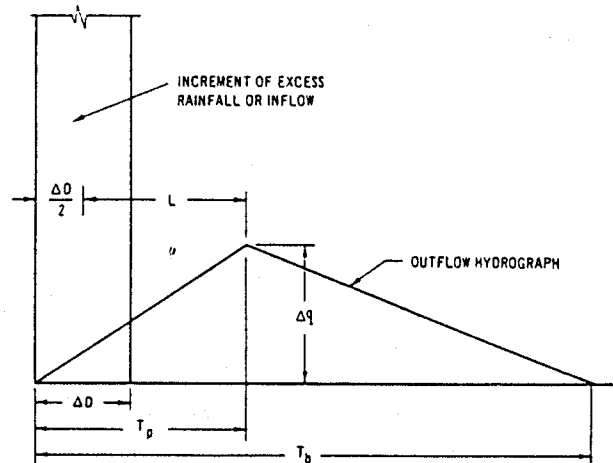


Figure 4.--Limited-gage data used to assign curve numbers to new and unmeasured watershed characteristics.



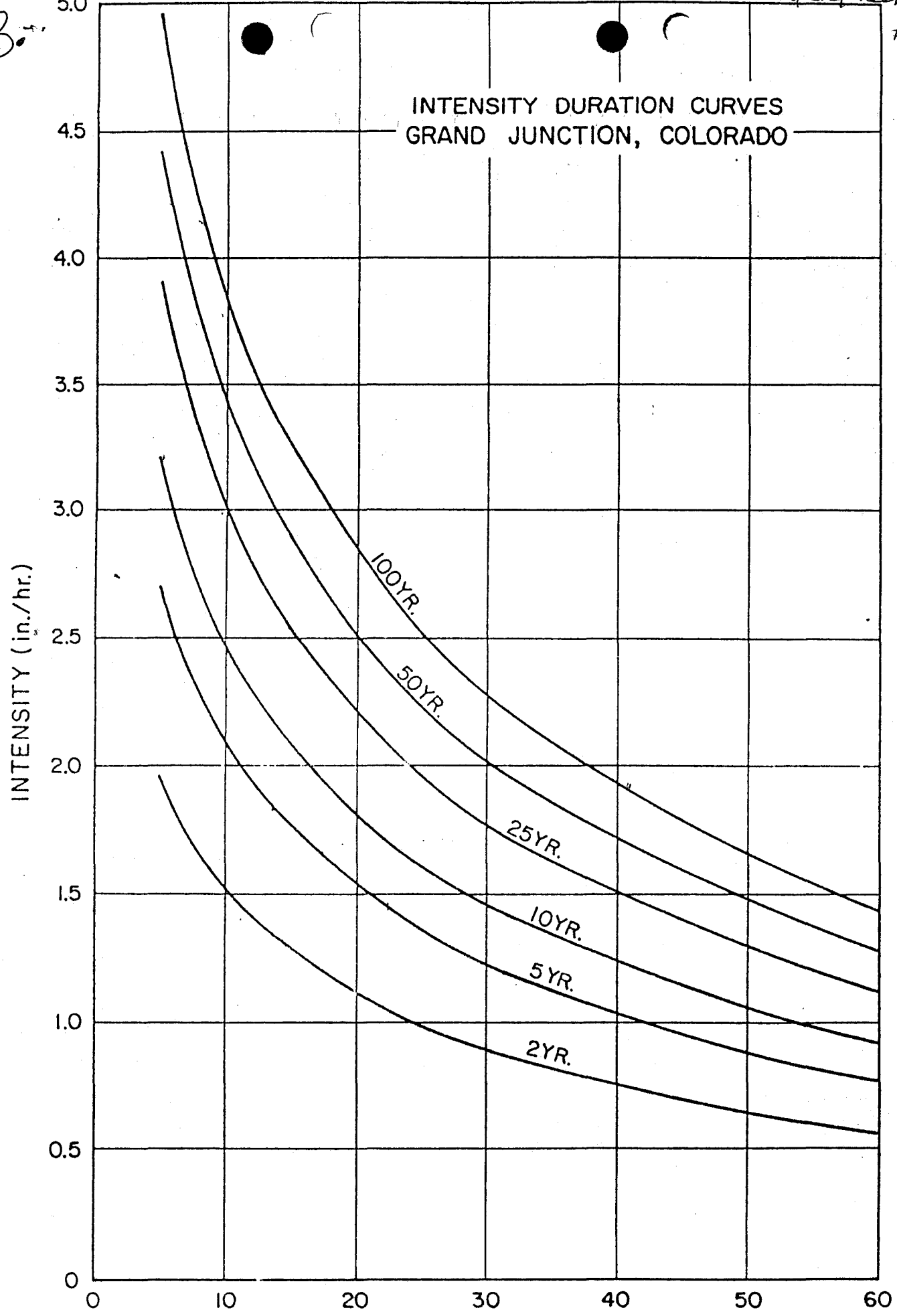
$$\Delta q = \frac{484 A (\Delta D)}{\frac{\Delta D}{2} + L} \text{ in C.F.S.}$$

- Where:
 ΔD = INCREMENT OF STORM PERIOD IN HOURS
 ΔQ = RUNOFF IN INCHES DURING PERIOD ΔD
 Δq = PEAK DISCHARGE IN C.F.S. FOR AN INCREMENT OF RUNOFF
 A = DRAINAGE AREA IN SQUARE MILES
 T_p = TIME TO PEAK ($= \frac{\Delta D}{2} + L$) IN HOURS
 T_b = TIME OF BASE ($= 2.67 T_p$) IN HOURS

Figure 5.--Triangular hydrograph relationships.

$\Delta D = 1/2 \text{ hour min.}$

INTENSITY DURATION CURVES GRAND JUNCTION, COLORADO



B.

06/06/90 **CITY ENGINEER continued**

Lots 1 and 2 in Blocks 1 and 2 appear to be within the proposed detention area for drainage basin C. How will this be dealt with? How will runoff be outlet from the detention basin and where will it go? What properties, streets and existing drainage facilities will be affected and how?

What happens to the runoff from drainage basin B? What streets and properties are affected?

How were time of concentrations determined for each drainage basin? They seem high for the basin sizes.

The runoff hydrograph for sizing detention volume should be based on the Bureau of Reclamation or Soil Conservation Service method for a 10 year storm with a 1/2 hour duration. (See procedure attached).

Outlet from detention basins shall be limited to the 2 year historic flow rate. Provide a copy of all drainage calculations.

See attached copies A & B.

06/11/90 **U.S. WEST**

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.

06/07/90 **FIRE DEPARTMENT**

Access appears to be adequate at this time. If any changes in the widths of the streets and cul-de-sacs are made, on street parking would have to be restricted.

Our office needs to review the utilities composite to determine adequate placement of the fire hydrants and line sizes. Fire hydrants are to be placed at a maximum of 500' (ft) apart and on a six (6) inch looped supply line in residential subdivisions. A fire flow survey needs to be conducted to determine the required flow for the types and size of homes to be built in the subdivision.

If there are any changes or additions, we will need to conduct another review. If you have any questions, please contact our office. George Bennett 244-1400.

06/06/90 **POLICE DEPARTMENT**

Would the increased traffic cause a problem on the lesser improved access of 27 1/2 Road and G Road?

No other problems noted.

06/13/90 **COUNTY PLANNING**

Detached pedestrian path and xeriscape concepts are innovative. No objections.

06/15/90 **PUBLIC SERVICE**

GAS: Requests 6' front lot easements on all lots adjacent to R.O.W.'s. C.B. 6/6/90

ELECTRIC: Requests 10' utility easements as highlighted on copy. H.T. 6/13/90 (Sent to Q.E.D. Surveying)

06/18/90 GRAND VALLEY WATER USERS

The discussion of irrigation within the enclosures received relative to this proposed development (Ptarmigan) is much to incomplete to adequately address the facts and complexities that exist. Time and space do not allow for addressing all the numerous issues, but a few are:

1. From enclosed Impact Statement: The comment that available irrigation water "should be adequate" is true only if well managed. Satisfactory irrigation within a residential subdivision can only be achieved by a carefully planned, constructed and managed system within the subdivision after the water has been delivered to it at a historical delivery point by the Association.
2. From enclosed Utilities Composite Narrative - Irrigation Water: The statement "Available water rights are adequate for anticipated subdivision usage", is true only if as stated above, the water is carefully managed by a homeowners group or similar type organization, thru a well planned and constructed distribution system within the subdivision. A "run-of-the-stream" irrigation system can not meet the inner day peaks of demand while during the night-time hours most of the water is flowing away unused. The most workable and efficient system provides for a storage impoundment with a centralized pump system and distribution lines to the residents, such as that at Spring Valley Subdivision or Paradise Hills Subdivision.
3. From the enclosed Drainage Report for Ptarmigan:
 - (a) The irrigation ditch mentioned in "Basin A: is an Association lateral with many considerations to address it is to be surrounded by subdivision.
 - (b) The "irrigation ditches" mentioned in "Basin C" are either the Association's or privately owned and in neither case does the subdivision have the right to use water from them except at the historical points of delivery from the Association lateral.

To limit the length of these comments, it is necessary to discontinue specifics and generally say there are other irrigation matters to be addressed including service to bell Ridge (Blocks 4 and 5) and there is much to be discussed about the drainage channels and their function both present and future.

Obviously, this Association cannot accept nor approve the proposed development until a comprehensive understanding is reached concerning both irrigation and drainage within the affected area. G. W. Klapwyk, Manager

06/19/90 CITY PROPERTY AGENT

The parcel labeled "Flag to Neighbors" should be re-labeled "ingress & egress easement". The north/south lines on this parcel should be drawn to make it clear who benefits from its use.

Show all curve data and easement widths.

06/19/90 CITY ATTORNEY

1. Escrow for improvements should be established if established review of escrow agreement is necessary.
2. "Legal Technicalities" for 15th Street extension of water line/proposal? Has developer contacted Public Works? City Attorney needs to be contacted.
3. Walker Field Critical Zone/Navigation easement needs to be addressed.

06/19/90 UTILITY ENGINEER

An "Utility Plan" containing information as required in Section 6-7-2-8. Utilities is needed to supplement the "Utilities Composite Narrative" that was submitted for preliminary review.

Final comment on preliminary review will be made after the "Utility Plan" has been reviewed.

Since the "Improvements Agreements" are general in scope, monies for construction supervision should be included in total estimated cost of improvements. Costs as shown do not necessarily reflect cost of supervision or inspection.

06/20/90 CITY PLANNING

Because of inadequacies in several of the engineering reports, the submittal will not go to Planning Commission hearing in July. It will be scheduled for the August hearing provided all the deficiencies are taken care of to the satisfaction of the appropriate reviewing agency.

The name of the proposed subdivision, Ptarmigan Ridge, may be confused with the recently approved Ptarmigan Estates. Staff suggests a name change.

The use of Ptarmigan in so many street names is also confusing. They should be changed.

All cul-du-sacs must be labeled as courts. Bell Ridge Street should be designated as a court. Courts at right angles to a street must receive a name substantially different from that street (section 5-3-4.A.b).

The tract of land shown as "Flag to Neighbors" should be designated as Tract A and must be deeded to an adjoining property at the time of plat recording.

This property is within the Airport's Critical Zone. Low density residential development (less than 4 units/acre) requires a Special Use Permit. However, the subdivision review will fulfill that requirement.

An irrigation system using raw water should be provided to all lots. The covenants should cover the operation of the system.

Who will maintain the 10' pedestrian walkway shown between Ridge Court and Ptarmigan East Court.?

Easements shown need to be identified as to type and width. The easement shown across lot 15, block 2 ends in the middle of the lot. Are additional easements needed for utilities or irrigation?

The preliminary plan should clearly show the proposed filings.

06/20/90 WALKER FIELD

This proposed subdivision is entirely within the Airport Area of Influence, and portions are within the Critical Zone. Therefore, an aviation easement is required for the subdivision and height restrictions (per zoning code) will apply.

Please submit executed copy of easement; included should be Book and Page Number for future reference. Send to:

Walker Field Public Airport
Attn: Mike Sutherland
2828 Walker Field Drive Suite 211
Grand Junction, CO 81506

FIRE DEPARTMENT

07/27/90

This particular portion appears to meet our requirements for access and fire flow at this time. If any changes or deviations are planned, a review by our office must be conducted prior to approval.

REVIEW SHEET SUMMARY

FILE NO. #25-90 TITLE HEADING: Ptarmigan Ridge Preliminary
ACTIVITY: Preliminary Plan & Plat
PETITIONER: Ptarmigan Investments
REPRESENTATIVE: John Siegfried
LOCATION: West of 27 1/2 Road, South of Horizon
PHASE: Preliminary ACRES: 31
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.

PARKS & RECREATION 07/06/90

Must submit the number of housing units involved for determination of open space fees.

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

8" Water line to be installed on the east side and north side of road, 3' from curb. Water line and sewer line crossings to be installed by Health Department specs. Manhole adjustments can be made to minimize water line crossings.

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

POLICE 07/11/90

No problems noted.

PUBLIC SERVICE COMPANY 07/10/90

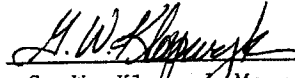
GAS: No objections. C.B. 7/6/90

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

CITY UTILITY ENGINEER 07/16/90

Sewer - Sewer lines can be extended to the back of the cul-de-sacs, thereby reducing the length of service lines and providing better access into the main from lots at the backside of the cul-de-sac. Sewer plan as proposed appears to be acceptable, providing that minimum cover on the line is at least 3 1/2 feet.

- (3) Handling of the existing drainage channel through the subdivision so as to be in the best interests of all involved parties, including the Christenson property, will be subject to approval by the Association.
- (4) These comments may not be all-inclusive and in the event other matters relative to irrigation and/or drainage arise, we will cooperate in addressing them at the appropriate time.
- (5) It should be noted that Lot 1, Block 6 on Ptarmigan Prelim Plat (June 30, 1990) is shown as Lot 1, Block 3 on Bell Ridge Subdivision Filing #3 - Final Plat. Surly one is in error.


G. W. Klawnsky - Manager

CITY UTILITY ENGINEER, continued 07/16/90

Drainage - 6-7-2-B.9.c.1) & 3) - Drainage basins do not appear to be denoted on the drainage plan, therefore making it difficult to follow the narrative. Item 1) and 3) above have not been adequately defined for the lower portion of the subdivision.

COUNTY PLANNING 07/20/90

No comments.

CITY ATTORNEY 07/18/90

No comments at this time.

CITY ENGINEER 07/19/90

Road Layout: What are the radii and design speed of the horizontal curves on Ptarmigan Ridge Road. Minimum centerline curve radius is 200'. The right-of-way on Ptarmigan Ridge Road should be increased to 51' to allow 6" between the sidewalk (or curb) and the right-of-way line.

The typical street section for Ptarmigan cul-de-sac should be shifted 6" to center it in the right-of-way.

On the Ptarmigan cul-de-sacs, how far will proposed sidewalk be extended around the cul-de-sacs.

Drainage: The drainage basins identified in the report need to be identified on the drainage plan. High water line for the 10 and 100 year storms should be shown on the final drainage plan. Containment boundaries of each detention or retention area should be shown on the final drainage plan.

Which lots would be affected by overflows from the retention areas? Are the lots in 100 year floodplain?

REVIEW SHEET SUMMARY

FILE NO. #25-90 TITLE HEADING: Ptarmigan Ridge Preliminary
ACTIVITY: Preliminary Plan & Plat
PETITIONER: Ptarmigan Investments
REPRESENTATIVE: John Siegfried
LOCATION: West of 27 1/2 Road, South of Horizon
PHASE: Preliminary ACRES: 31
PETITIONER'S ADDRESS: Box 9088, Grand Junction, CO 81502
ENGINEER:

Response from John

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

PARKS & RECREATION 07/06/90

Must submit the number of housing units involved for determination of open space fees. *80 units*

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

8" Water line to be installed on the *west side installation oked by Chuck Smith 8-3-90* east side and north side of road, 3' from curb. Water line and sewer line crossings to be installed by Health Department specs. Manhole adjustments can be made to minimize water line crossings.

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

POLICE 07/11/90

No problems noted.

PUBLIC SERVICE COMPANY 07/10/90

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

ELECTRIC: Request *done* additional easements as shown on plat. H.T. 7/9/90

CITY UTILITY ENGINEER 07/16/90

Sewer - Sewer lines can be extended to the back of the cul-de-sacs, thereby reducing the length of service lines and providing better access into the main from lots at the backside of the cul-de-sac. Sewer plan as proposed appears to be acceptable providing that minimum cover on the line is at least 3 1/2 feet. *will be*

CITY UTILITY ENGINEER, continued 07/16/90

Drainage - 6-7-2-B.9.c.1) & 3) - Drainage basins do not appear to be denoted on the drainage plan, therefore making it difficult to follow the narrative. Item 1) and 3) above have not been adequately defined for the lower portion of the subdivision.

COUNTY PLANNING

07/20/90

No comments.

CITY ATTORNEY

07/18/90

No comments at this time.

CITY ENGINEER

07/19/90

Road Layout: What are the radii and design speed of the horizontal curves on Ptarmigan Ridge Road. Minimum centerline curve radius is 200'. The right-of-way on Ptarmigan Ridge Road should be increased to 54' to allow 6" between the sidewalk (or curb) and the right-of-way line. *will be centered at final plat submittal*

The typical street section for Ptarmigan cul-de-sac should be shifted 6" to center it in the right-of-way. *will be done at final stage*

On the Ptarmigan cul-de-sacs, how far will proposed sidewalk be extended around the cul-de-sacs. *will be tapered to blend to near side of cul-de-sac, drawings at final stage*

Drainage: The drainage basins identified in the report need to be identified on the drainage plan. High water line for the 10 and 100 year storms should be shown on the final drainage plan. Containment boundaries of each detention or retention area should be shown on the final drainage plan. *will be done*

Which lots would be affected by overflows from the retention areas? Are the lots in the 100 year floodplain? *will be pointed at back of lots 1, 2, 3 of block #2 as per conversation with Don Newton 8-3-90*


GRAND VALLEY WATER USERS

07/19/90

- (1) Ptarmigan Subdivision Irrigation and Utility Plan (June 30, 1990), shows an existing irrigation ditch passing thru Lots 10, 11 and 12, Block 1 and Lot 23, Block 2. This ditch is a service lateral of the Grand Valley Water Users Association (Association) and serves numerous acres and water users beyond this location. An undescribed right-of-way of long standing exists for such lateral and a right-of-way of 25' or more, will need to be shown for the records, on the final plat if such lateral is to continue in service as presently located. For serviceability safety, and better utilization of the lots, such lateral should be suitably re-routed and piped through the subdivision, all of which will require necessary easements and approval by the Association. *this will be done at final Design/Plat*

- (2) The subdivision's water supply will be delivered on a constant flow rate over 24 hours and not at intermittent flow rates throughout the day. Therefore, the irrigation impoundment(s), to be effective, needs to be sized to accommodate at least the amount of water needed for one day of peak irrigation, plus a contingency for variables such as silting, etc. Obviously the impoundment(s) will be the subdivision pump's source of supply and such pump should be located to draw water from the impoundment(s) beyond the headgate structure from which water is delivered to the subdivision by the Association and not on the Association lateral right-of-way as would be the case as it is preliminarily shown. *done*

- (3) Handling of the existing drainage channel through the subdivision so as to be in the best interests of all involved parties, including the Christenson property, will be subject to approval by the Association.
- (4) These comments may not be all-inclusive and in the event other matters relative to irrigation and/or drainage arise, we will cooperate in addressing them at the appropriate time.
- (5) It should be noted that Lot 1, Block 6 on Ptarmigan Prelim Plat (June 30, 1990) is shown as Lot 1, Block 3 on Bell Ridge Subdivision Filing #3 - final Plat. ~~Sorry~~ one is in error. *the new designation should be the residence.*


G. W. Klapwyk - Manager

SEE ALSO REVIEW SHEET SUMMARY DATED JUNE, 1990.

*missing
file Dept
Walker field*

7/25/90

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.



ACTION SHEET

FF

REZONE AND PRELIMINARY

ACRES 31
 UNITS 124
 DENSITY _____
 ACTIVITY Rezone to PR-4 and Preliminary Plat & Plan
 PHASE Preliminary
 COMMON LOCATION W. of 67 1/2 Rd S. of Horizon Dr.
 DATE SUBMITTED _____ DATE MAILED OUT _____ DATE POSTED _____
 DAY REVIEW PERIOD _____ RETURN BY _____ *-- don't need*
 OPEN SPACE DEDICATION (acreage) _____ OPEN SPACE FEE REQUIRED \$ _____ PAID RECEIPT # _____
 RECORDING FEE REQUIRED \$ _____ PAID (Date) _____ DATE RECORDED _____

FILE NUMBER _____
 ZONE RSF-440 PR-4 RSF-44
 TAX SCHEDULE # 2945-012-00-001
 -092
 096
 011
 053

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>X ok</i> | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| ● City Engineer <i>X ok</i> | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| ○ Transportation Engineer | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| ○ City Parks/Recreation <i>X</i> | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| ● City Fire Department <i>X ok</i> | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| ● City Police Department <i>X ok</i> | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| ● County Planning <i>X ok</i> | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| ○ County Engineer | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| ○ County Health | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| ○ Floodplain Administration | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| ○ G.J. Dept. of Energy | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| ● Walker Field <i>X ok</i> | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| ○ School District | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| ● Irrigation <i>Gov. Water Util. Dist.</i> | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| ○ Drainage | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| ● Water (Ute, Clifton) <i>X ok</i> | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| ○ Sewer Dist. (FV, CGV, OM) | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| ● U.S. West <i>X ok</i> | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| ● Public Service (2 sets) <i>X ok</i> | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| ○ State Highway Department | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| ○ State Geological | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| ○ State Health Department | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| ● City Property Agent <i>X ok</i> | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| ● City Utilities Engineer <i>X ok</i> | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| ● City Attorney <i>X ok</i> | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| ○ Building Department | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| ○ DDA | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| ● GJPC (7 packets) | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| ● CIC (11 packets) | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| ○ Other | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |

TOTALS

| BOARDS | DATE | |
|------------|---------------|-------------------------|
| <i>CC</i> | <i>8/7/90</i> | <i>Prelim. Approved</i> |
| <i>CIC</i> | <i>9/5/90</i> | <i>Approved</i> |
| STAFF | | |
| | | |
| | | |

APPLICATION FEE REQUIREMENTS
 \$500.00 + average fees (\$350.00) payable to City of M.G. at time of submittal
 Prelim 315 + 350 = \$665



MEMORANDUM

DATE: August 7, 1990
TO: City Planning Department
FROM: Don Newton, City Engineer *JDN*
SUBJ: Extension of F 3/4 Road (Cortland Avenue)

Mr. Ken Etter has proposed the extension of F 3/4 Road and G Road to link Palisade with Highway 6&50.

With Interstate 70 and F Road already providing this connection, I see no present or future need for another major road on the F 3/4 Road alignment.

The proposed new road would split the property west of 27 1/2 Road, which John Siegfried is currently proposing to develop as Ptarmigan Subdivision.

The road would require a new intersection on Horizon Drive between 12th Street and G. Road. Such an intersection is not geometrically feasible or desirable.

In my opinion, another major east-west roadway is not feasible, not needed and should not delay or otherwise affect the development of Ptarmigan Subdivision. I support Siegfried's proposed connection between 15th Street and Cortland Avenue as a residential street.

skw

xc: File

FILE:DN:CORTLAN

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

AUG 07 1990

KENNETH L. ETTER
P. O. Box 1653
Grand Junction, Colorado 81502

August 7, 1990

To the Grand Junction Planning Commission:

(Regarding item #25-90, scheduled for the Planning Commission meeting on August 7, 1990)

Please be advised that the "Recommendation For New Roads" dated June 27, 1990, (shown on the reverse side hereof) was prepared and submitted by the undersigned, Kenneth Lamar Etter. Also be advised that part 2 of this recommendation specifically effects those subject lands in G. J. Planning Commission item #25-90. (Those lands being adjacent to, and West of 27.5 Road, and adjacent to, and North of 'projected' F.75 Road).

Please see the copy of a portion of the minutes of the Mesa County Commissioners meeting, of July 31, 1990. (This records the county's response to the previously mentioned recommendation for new roads.) Please note items 1 and 2 in the minutes. Mesa County, is undertaking a major corridor traffic study, and a companion traffic study for the Horizon Drive area.

The construction of a major traffic artery, as discussed in the recommendation, is currently an option. Public funds have already been dedicated to specifically address the issue of whether a major roadway should be constructed across some portion of the subject lands (in planning commission item #25-90). Any action by the City of Grand Junction, which might impede, obstruct or eliminate this option, at this time, would be counter productive to those planning measures enacted by Mesa County. The Planning Commission for the City of Grand Junction should act on item #25-90, after the county's traffic studies are completed, and after any road planning in the area is completed.

Sincerely,

Ken Etter
Kenneth Lamar Etter

RECEIPT

The undersigned, on behalf of the Grand Junction City Planning Commission, hereby acknowledges receipt of a copy of this correspondence.

8/7/1990 _____



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

January 31, 1991

Jan Peterson
670 East Cliff Drive
Grand Junction, CO 81506

Dear Ms. Peterson:

In follow-up to our telephone conversation I'd like to clarify the status of the Ptarmigan Ridge Subdivision. The Preliminary Plan for the entire 31 acres was approved by City Council on 9/5/90. The Final Plat for Filing 1, 18 lots on 7.4 acres adjacent to the Bell Ridge Subdivision was also approved by Council.

Filing 1 of Ptarmigan Ridge Subdivision is located in the south-east corner of the property and is not directly adjacent to O'nan Subdivision. There are two small irrigation ponds proposed for Filing 1 along the east boundary of the property. Prior to recording the plat the developer must provide us with engineered drawings of the irrigation system, including details on the lining of the ponds.

Future filings of Ptarmigan Ridge adjacent to O'nan Subdivision will require review and approval through a public hearing process. Property owners within 200 feet will again be notified, signs will be posted and a legal ad will appear in the paper. At that time the developer will be required to provide additional engineered plans on irrigation and drainage, specific to ponds, ditches and watering.

The developer, John Siegfried, has shown a willingness to work with the neighborhood toward a compatible plan. I would encourage you to keep in contact with him as the planning process progresses. He can be reached at 241-5331. Also feel free to call me at 244-1446 if you have any further questions or concerns.

Sincerely,

A handwritten signature in cursive script that reads "Kathy Portner".

Kathy Portner
Senior Planner

xc: Mark Achen, City Manager
Bill Cheney, City Utility Engineer
✓ File #25-90

Recitals.

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

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.

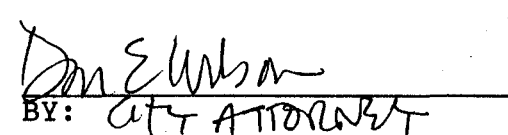
7. While the parties have written this agreement in order to receive the benefit of the rules and procedures applicable to special improvement districts, in the event that a court of competent jurisdiction deems, for whatever reason, that the agreement is not enforceable (i.e., so that the City may not 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 agrees 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.

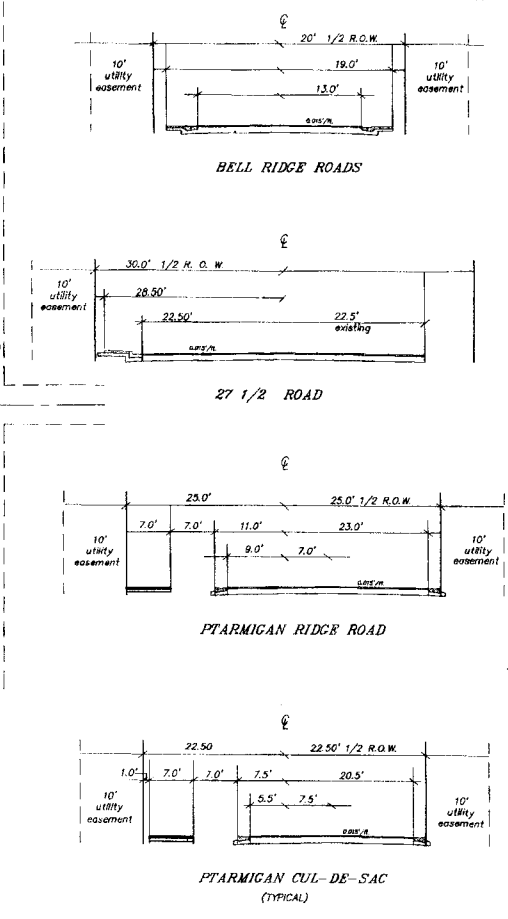
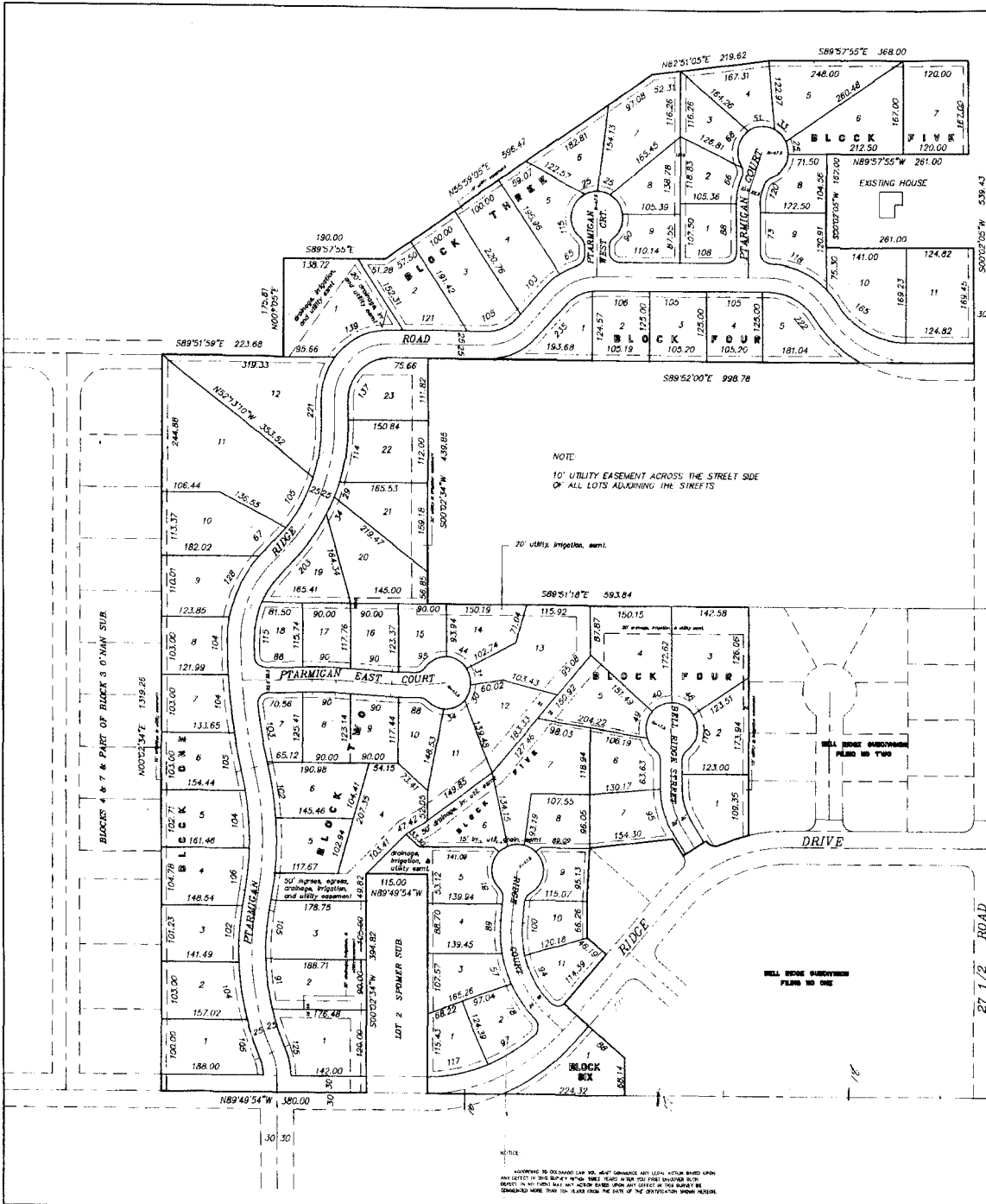
CITY OF GRAND JUNCTION

BY: 

BY:  CITY ATTORNEY

DATE: Feb. 19, 91

DATE: 2/19/91



NOTE:
10' UTILITY EASEMENT ACROSS THE STREET SIDE
OF ALL LOTS ADJOINING THE STREETS

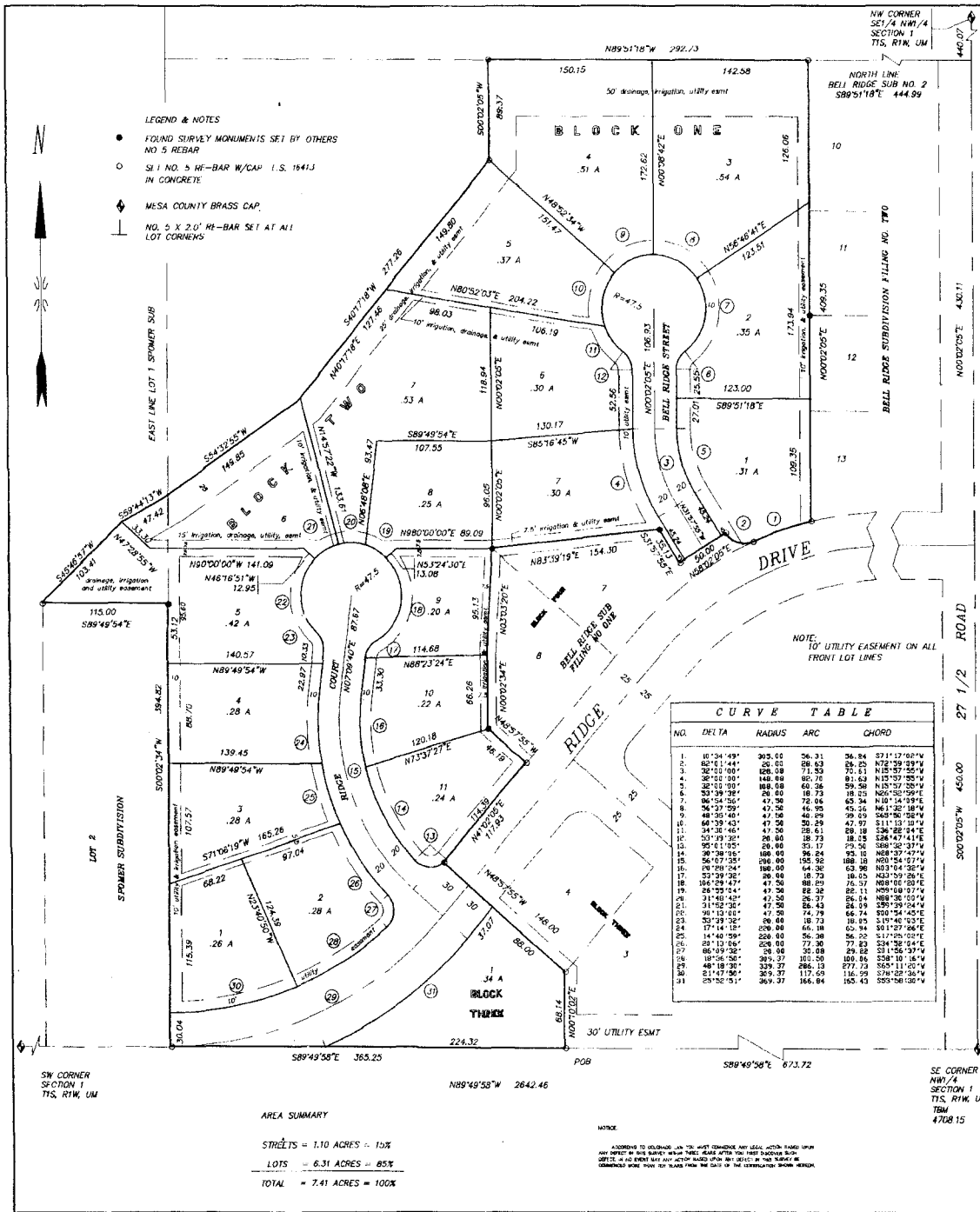
| SUMMARY TABLE | |
|-------------------|-------------|
| 79 LOTS | 28.43 ACRES |
| ROADS | 5.41 ACRES |
| TOTAL | 33.84 ACRES |
| (LENGTH OF ROADS) | 3430 FEET |

| | | | |
|--------------------------------------|--|-----------------------------|--------------------|
| PTARMIGAN PRELIMINARY PLAT | | SURVEYED BY: MEW DKB | |
| FOR: JOHN SIEGFRIED | | DRAWN BY: MEW | |
| SCALE: 1" = 100' ± | | ACAD ID: PIPRE | |
| DATE: 6/30/90 | Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION, COLORADO 81501 (303) 241-2370 464-7568 | | SHEET NO. |
| | | | FILE: 90090 |

NOTICE:
APPROVED BY OBSERVATION CAN NOT GUARANTEE ANY LEGAL ACTION TAKEN BASED UPON ANY DEFECT IN THIS SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DEFECTS IN THE ORIGINAL RECORD OR FOR ANY DEFECTS IN THE ORIGINAL RECORD OR FOR ANY DEFECTS IN THE ORIGINAL RECORD.



085-90



BELL RIDGE SUBDIVISION FILING NO. THREE

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Ptarmigan Investments, a Colorado Corporation, is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and is described in Book _____ of Pages _____ of the Mesa County Clerk and Recorder's Office, and being situated in the NW 1/4 Section 1, Township 1 South, Range 1 West of the 11th Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

A parcel of land situated in the NW 1/4 Section 1, Township 1 South, Range 1 West of the 11th Meridian, Grand Junction, Colorado being described as follows: Considering the East line of the NW 1/4 Section 1, T1S, R1W, U1M, being S20°02'30"W and all bearings contained therein to be read: Beginning at a point on the South line of the NW 1/4 Section 1, T1S, R1W, U1M, being S73°32'52"W of the SE corner of the NW 1/4 Section 1, T1S, R1W, U1M, being the SW corner of BELL RIDGE SUBDIVISION FILING NO. ONE, thence N0°02'02"E 261.14 feet along the West line of BELL RIDGE SUBDIVISION FILING NO. ONE, thence S02°02'02"E 148.50 feet to the North right-of-way line for Ridge Drive, thence N41°02'02"E 117.82 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 right (8) courses and distances:

- N42°37'53"W 48.18 feet
- N00°02'02"E 82.28 feet
- N00°02'02"E 82.13 feet
- N43°38'19"E 154.30 feet
- S17°05'27"E 55.15 feet
- N02°02'02"E 60.00 feet
- 28.81 feet along the arc of a curve to the left with a radius of 20.00 feet and whose chord bears S72°59'02"E 26.25 feet
- 85.25 feet along the arc of a curve to the right with a radius of 300.00 feet and whose chord bears N71°02'02"E 36.24 feet to the SW corner of BELL RIDGE SUBDIVISION FILING NO. TWO, thence N00°02'02"E 408.35 feet to the NW corner of BELL RIDGE SUBDIVISION FILING NO. TWO, thence N88°57'18"W 292.72 feet, thence S02°02'02"E 88.37 feet, thence S47°17'18"W 277.28 feet, thence S54°02'55"W 146.85 feet, thence S38°54'12"W 47.42 feet, thence S6°08'37"W 103.11 feet to the NW corner of Lot 2 SPOKEN SUBDIVISION, thence S89°49'54"E 115.00 feet to the NE corner of SPOKEN SUBDIVISION, thence S02°02'34"W 384.82 feet to the Point of Beginning, containing 7.41 Acres as described.

That said owner has caused the said real property to be laid out and surveyed as BELL RIDGE SUBDIVISION FILING NO. THREE, a subdivision of a part of City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart all of the streets and right-of-way as shown on the accompanying plat to the City of Grand Junction, for the use of the public forever and dedicate to the CITY OF GRAND JUNCTION, for the use of the public those portions of said real property which are located as utility easements on the accompanying plat as separate easements for the installation and maintenance of utility, irrigation, and drainage facilities, including but not limited to electric lines, gas lines, sewer lines, telephone lines, and aqueducts, together with the right to install, install, and maintain, with perpetual right of ingress and egress for installation and maintenance of such lines, and said owner hereby dedicates all common areas to the use and benefit of the owners of the lots hereby platted. Such easements and rights shall be subject to a reasonable and prudent manner, the areas shown as ingress and egress and utility easements are dedicated to the owners of the property which said BELL RIDGE SUBDIVISION, FILING NO. THREE, for perpetual ingress and egress for themselves and the general public, including the postal service, train, the police, emergency vehicles, and the City of Grand Junction.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the Government. *06/09/93*

IN WITNESS WHEREOF said owner has caused his name to be hereto subscribed this _____ day of _____ A.D., 199____

Ptarmigan Investments, a Colorado Corp
John A. Spilhaus, President

STATE OF COLORADO }
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 199____, by John A. Spilhaus, president of Ptarmigan Investments, a Colorado Corporation.

My commission expires: _____ Notary Public
Address _____

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA }
I hereby certify that this instrument was filed in my office of _____ o'clock _____ M this _____ day of _____ A.D., 199____, and is duly recorded in Plat Book No. _____ Page _____

CITY APPROVAL
This plat of BELL RIDGE SUBDIVISION, FILING NO. THREE, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this _____ day of _____ A.D. 199____

City Manager _____ President of Council _____
Director of Development _____ Chairman, Grand Junction Planning Commission _____
Grand Junction City Engineer _____

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of BELL RIDGE SUBDIVISION, FILING NO. THREE, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accuracy represents a true and correct survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Max E. Morris, C.E.D. Surveying Systems, Inc.
Colorado Registered Professional Land Surveyor L.S. 18413

Date _____

BELL RIDGE SUBDIVISION FILING NO. THREE FINAL PLAT

| | | |
|--|--|----------------------|
| SITUATED IN THE NW 1/4 SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, 11TH MERIDIAN, GRAND JUNCTION, CO. | | |
| FOR: PTARMIGAN INVESTMENTS | Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION, COLORADO 81501 (937) 241-2370 484-7568 | SURVEYED BY: MEM DMM |
| SCALE: 1"= 50 FT | DATE: 7/1/90 | DRAWN BY: MEM |
| | | ACAD ID: BEL13 |
| | | SHEET NO. |
| | | FILE: 90090 |

25-90