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Present	Scanned	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories. Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.
X	X	**Table of Contents**
		***Review Sheet Summary**
X	X	***Application form**
X		Review Sheets
		Receipts for fees paid for anything
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X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	***Mailing list to adjacent property owners**
		Public notice cards
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X		Legal description
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		***Review Comments**
		***Petitioner's response to comments**
		***Staff Reports**
		***Planning Commission staff report and exhibits**
		***City Council staff report and exhibits**
		***Summary sheet of final conditions**

DOCUMENT DESCRIPTION:

X	X	Action Sheet - 2/10/93	X	X	Correspondence
X		Public Notice of Posting - 2/12/93	X	X	Approval letter from the Utility Coordinating Committee - 6/9/93
X	X	Temporary Cul-de-sac and Utilities Easement - 2/23/93 - scanned with this file	X		Certificate of Plat - 6/24/93
		Not recorded	X	X	Covenants, Conditions and Restrictions
X	X	Planning Commission Public Agenda - 2/10/93	X	X	General Warranty Deed - 5/27/93 - **
X	X	Development Schedule	X	X	Ptarmigan Ridge - Final Plat - GIS Historical Files - **
X	X	Traffic Analysis	X	X	Site Plan
X		Notes to file	X	X	Development Improvement Agrmt. with release - 1/27/94 - delivered to City Clerk to scan - **
X		Notice of Public Hearing - 1/26/93	X		Sewer Line "B" (Continuation of Line "B" - Filing 3)
X	X	Geologic Hazards Report - 12/92	X		Road Plans
X		Commitment for Title Ins. Fro Chicago Title Ins. Co.	X	X	Street, Sewer and Water Plan and Profile
X	X	Floodplain Analysis	X		Outfall Sewer Line

X		Legal Ad - 2/1/93			
X	X	Planning Commission Minutes - Agenda - 2/10/93,			
X		Display Ad - 2/9/93			
X	X	Grading and Drainage Plan			
X		Utility Plans			

DEVELOPMENT APPLICATION

Community Development Department
250 North 5th Street Grand Junction, CO 81501
(303) 244-1430

A Receipt _____
Date _____
Rec'd By _____
File No. # 6 93

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
☒ Subdivision Plat/Plan	☒ Minor [ ] Major [ ] Resub	1.53 AC	NORTH OF RIDGE DR. & EAST OF N.15th	P.R.	Residential
[ ] Rezone				From: To:	
☒ Planned Development	[ ] ODP [ ] Prelim ☒ Final				
[ ] Conditional Use					
[ ] Zone of Annex					
[ ] Text Amendment					
[ ] Special Use					
[ ] Vacation					[ ] Right-of-Way [ ] Easement

☒ PROPERTY OWNER	☒ DEVELOPER	☒ REPRESENTATIVE
JOHN A. SIEGFRIED	SAME	SAME
Name	Name	Name
PO BOX 9088	SAME	SAME
Address	Address	Address
GRAND JUNCTION, CO 81501	SAME	SAME
City/State/Zip	City/State/Zip	City/State/Zip
241-7025	SAME	SAME
Business Phone No.	Business Phone No.	Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing Application — Date 12-31-92

Signature of Property Owner(s) - Attach Additional Sheets if Necessary

C

SUBDIVISION SUMMARY FORM

City of Grand Junction

TYPE OF SUBMISSION

Preliminary Plan ____
Final Plat/Plan ✓

Subdivision Name: PTARMIGAN RIDGE Filing 5

Location of Subdivision: TOWNSHIP 15 RANGE 1W SECTION 1 1/4 NW

Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area
(✓) SINGLE FAMILY	5	1.35	88%
( ) APARTMENTS			
( ) CONDOMINIUMS			
( ) MOBILE HOME			
( ) COMMERCIAL	N.A.		
( ) INDUSTRIAL	N.A.		
Street		0.18	12%
Walkways			
Dedicated School Sites			
Reserved School Sites			
Dedicated Park Sites			
Reserved Park Sites			
Private Open Areas			
Easements			
Other (specify)			

Estimated Water Requirements 1700 (5x340) gallons/day.

Proposed Water Source UTE WATER

Estimated Sewage Disposal Requirement 1375 (5x275) gallons/day.

Proposed Means of Sewage Disposal GRAND JUNCTION

6

Kenneth Fallert
667 Eastcliff Dr.
Grand Junction, CO 81506

Frank L. Webber
669 Eastcliff Dr.
Grand Junction, CO 81506

Kevin E. Tiedeman
663 Eastcliff Dr.
Grand Junction, CO 81506

Dennis A. Cotthaus
661 Eastcliff Dr.
Grand Junction, CO 81506

Michael D. McCoin
2716 Midway Ave.
Grand Junction, CO 81506

Elmer L. Moore
658 Eastcliff Dr.
Grand Junction, CO 81506

Edgar W. Foy
664 Eastcliff Dr.
Grand Junction, CO 81506

Lyman Walters
666 Eastcliff Dr.
Grand Junction, CO 81506

Rodney H. Wright
668 Eastcliff Dr.
Grand Junction, CO 81506

Michael D. Peterson
670 Eastcliff Dr.
Grand Junction, CO 81506

Donna A. Hefner
409 W. Kennedy Apt. 1
Grand Junction, CO 81505

Marvin & Leta Higginson
534 E. Valley Dr.
Grand Junction, CO 81504

Margaret D. Eachus
652 27½ Road
Grand Junction, CO 81506

Andrew Christensen Family
Ltd. Partnership
2669 Paradise Dr.
Grand Junction, CO 81506

Carmen Allen
263 W. Parkview
Grand Junction, CO 81503

John A. Siegfried
PO Box 9088
Grand Junction, CO 81501

Daryld Richardson
665 Eastcliff Dr.
Grand Junction, CO 81506

Beverly Whitney
PO Box 2735
Grand Junction, CO 81502

J. D. Walters
662 Eastcliff Dr.
Grand Junction, CO 81506

Thomas Clink
3611 Ridge Ct.
Grand Junction, CO 81506

H

Jack Brown
681 27½ Road
Grand Junction, CO81506

Emanuel Epstien
1900 Quentin RD.
Brooklyn, N.Y. 11229

Jimmie Etter
697 27½ RD.
Grand Junction, CO81501

David Odelberg
2708 F½ Road
Grand Junction, CO 81506

Deborah Taylor
3645 27½ Road
Grand Junction, CO 81506

Eben Dean Massey
3635 27½ Road
Grand Junction, CO 81506

Ione O'Brien
3636 Bell CT.
Grand Junction, CO 81506

David Lacy
3644 Bell CT.
Grand Junction, CO 81506

Howard Rudolph
3648 Bell CT.
Grand Junction, CO 81506

Gerald Miller
3645 Bell CT.
Grand Junction, CO 81506

Gregory Guth
3635 Bell CT.
Grand Junction, CO 81506

Frank Beran
P.O. Box 60284
Grand Junction, CO 81506

Lawrence Hensley
592 Cleveland St.
Grand Junction, CO 81504

Rufus Jones
646 ½ Oxbow RD.
Grand Junction, CO 81504

Daniel Miller
PO Box 1703
Grand Junction, CO 81502

Barbara Briggs
3638 Bell Ridge Ct.
Grand Junction, CO 81506

Spomer Const.
1720 Ridge Dr.
Grand Junction, CO 81506

Marguerite McGinn
672 Eastcliff Dr.
Grand Junction, CO 81506

Conrad Pyle
674 Eastcliff Dr.
Grand Junction, CO 81506

Thomas Kriegshauser
673 Eastcliff Dr.
Grand Junction, CO 81506

Nelia Henderson
671 Eastcliff DR.
Grand Junction, CO 81506

B

IMPACT STATEMENT AND PROJECT NARRATIVE

PTARMIGAN RIDGE FILING 5

Ptarmigan Ridge is located on 26 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, Ptarmigan Ridge Filing # 5 is a continuation of Filing # 3, although the average lot size is approximately 1000 sq. ft. larger.

Ptarmigan Ridge is scheduled for development over a three year period that commenced in the fall 1990. It is anticipated that phases consisting of 25 to 30 lots per phase will be developed on an annual basis. First phases logically will be those areas closest to 27 1/2 Road and North 15th where it ends. Filing 5 will consist of 5 lots with development to commence in the fall of 1992, weather permitting. Street and sidewalk design has been reconfigured to conform to present City standards. The phases will use Ute water and City of Grand Junction services, as well as Grand Valley Water User's irrigation.

Ptarmigan Ridge Filing 4 is a development planned for a density of approximately 3 homes per acre, within an area zoned to permit four units per acre. This filing is in the PR-4 zone which allows us to define the setbacks. We will establish the setbacks as designated on the site plan; generally they will be 5 ft. side setback, 15 ft. rear setback, and 36 ft. from street centerline front setback, and only one front setback will be required (as determined by the direction the house faces) on corner lots.

Ptarmigan can presently be served by Ute water from the northeast and southwest road frontage and city sewer is available at 15th Street. Irrigation water is available from Grand Valley Water User's Association, and should be adequate with a homeowner watering schedule to share this limited resource.

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

#6 93

O DEVELOPMENT SCHEDULE

Construction will commence in the fall of 1992 and be completed in the spring of 1993.

Q SITE PLAN

The site plan shows information for Exhibits R (adjacent land use and zoning), Z(c) (setbacks), and AA (vicinity map.)

R

Adjacent land use and zoning is indicated on the site plan.

U LANDSCAPING

Individual landscaping of lots will be done by the lot-owners. There will be no common area landscaping in Filing 5.

FILE: PR5OQRU

X,Y TRAFFIC ANALYSIS

Ten car trips per day per household, or 50 trips per day will be generated by Filing 5, rather than the maximum of 61 trips per day which present zoning allows.

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

#6 93

I FLOODPLAIN ANALYSIS

This subdivision does not fall within any Federally established or published floodplain.

J.K

GEOLOGIC HAZARDS REPORT
AND
GAMMA RADIATION SURVEY
FOR
PTARMIGAN RIDGE SUBDIVISION

GRAND JUNCTION, COLORADO

DECEMBER, 1992

Prepared by:

Barnes Geologic Consulting, Inc.
2325 Elderberry Court
Grand Junction, CO 81506
Phone (303) 242-8655

Prepared for:

J.A. Siegfried
P.O. Box 9088
Grand Junction, CO 81502
Phone (303) 241-7025

GEOLOGIC HAZARDS REPORT
AND
GAMMA RADIATION SURVEY
FOR
PTARMIGAN RIDGE SUBDIVISION

GRAND JUNCTION, COLORADO

DECEMBER, 1992

INTRODUCTION

The Ptarmigan Ridge Subdivision is located in the northeast portion of the City of Grand Junction, Mesa County, Colorado. The property is in part of the SE 1/4 NW 1/4 of Section 1, Township 1 South, Range 1 West, Ute Principal Meridian. The site is southwest of the intersection of 27½ Road and Cortland Avenue.

This geologic report discusses an area of about 10 acres within a larger area being developed as the Ptarmigan Ridge Subdivision. A gamma radiation survey was conducted, as requested, on this same 10-acre parcel plus an additional 13 acres contingent to the site. The radiation survey involved a total surface area of 23 acres (see attached drawing). The 10-acre property is to be subdivided into 39 lots for residences.

The parcel which is the subject of this geology report has previously been irrigated cropland, but has not been farmed for several years. The vegetation is mostly a dense growth of grass and weeds. A man-made drain ditch traverses the property and contains a thick growth of Russian olive trees, cattails, willows, and brush. One existing residence on the property is surrounded by large cottonwood trees. The general nearby area has been used for irrigated crops and apple orchards in the past, but is gradually being developed for single family residences.

The purpose of this report is to identify geologic hazards, particularly hazards that might have an adverse effect on residential structures, and is based on a surface reconnaissance of the property and adjacent terrain. No subsurface exploration was conducted specifically for this study. References used included USGS Professional Paper 451 and soils mapping by the Soil Conservation Service (SCS). Additionally, reference was made to a report "Geologic Investigation -- Ptarmigan Subdivision" by John H. Wright dated April 16, 1990, and a report titled "Subsurface Soils Investigation -- Bell Ridge Subdivision" by Lincoln-DeVore, Inc. dated September 5, 1990.

REGIONAL GEOLOGY

This subdivision is located on the northeast flank of the Uncompahgre Uplift where the underlying sedimentary beds dip about 3° to the northeast into the Piceance Basin. The site is in the extensive Grand Valley which has been eroded into Mancos Shale of Cretaceous age by the Colorado River. The sedimentary layers beneath the Mancos range in age from Triassic to Cretaceous, and igneous and metamorphic rocks of Precambrian age lie beneath the sedimentaries.

Mancos Shale is a marine deposit and consequently contains soluble salts. The formation was originally about 4,000 feet in thickness, but the Mancos under the subject parcel is now about 1,200 feet thick due to erosion of the valley. The shale is dark gray, thin bedded, and composed mainly of clay and silt particles.

The Grand Valley has a history of minor seismic activity and the seismic risk is low. Recent and nearby earthquakes occurred on November 12, 1971, and January 30, 1975. The 1971 earthquake had a Richter magnitude of 4.0 and was located 13 miles southwest of Grand Junction. The 1975 earthquake had a magnitude of 4.4 and was located 14 miles northwest of Grand Junction. A mild quake of 2.5 magnitude occurred near Palisade on October 20, 1990. No damage was reported from any of these events.

SITE GEOLOGY

This 10-acre tract of the Ptarmigan Ridge Subdivision is located in the broad Grand Valley which has been eroded from Mancos Shale. The site has an average elevation of 4,720 feet above sea level and is very gently sloping. The area is semiarid and receives a long term, average annual precipitation of 8.6 inches. Irrigation is by diversions from the Colorado River.

Geologic Formations and Soils

This site is very gently sloping and represents the remnant of an ancient pediment surface formed at the base of the Bookcliffs with drainage towards the Colorado River. To the northwest and south, the original surface has been eroded downward by intermittent drainages to leave this site as a somewhat higher, mesa-like topographic feature.

The surface soils have been mapped by the SCS as Fruita clay loam. Based on data from the Lincoln-DeVore study on the property adjoining this site on three sides, the soils are silty clay to sandy clay with some interbedded silty sand and some gravelly layers overlying Mancos Shale. The depth to shale in the four holes nearest to this 10 acres was 7 to 17 feet (see attached Soils Map for hole locations).

Geologic Structure

The dip of the underlying bedrock is about 3° to the northeast away from the nearby Uncompahgre Uplift. The Redlands fault, a dominant structural feature, is located about 7 miles to the southwest.

Foundation Materials

The field and laboratory testing by Lincoln-DeVore, Inc. on soils from the property adjacent to this site found the silty clay to have low density, some shrink-swell potential relative to moisture changes, and some consolidation potential upon saturation and loading. The silty sand was also subject to consolidation upon wetting. The Mancos Shale found at depths of from 7 to 17 feet is sometimes bentonitic but generally has moderate expansion potential.

The data obtained in 1990 by Lincoln-DeVore on the subdivision adjacent to the subject 10-acre tract is presented only as an indication of the soil and bedrock properties which can be expected. Drilling and testing will be necessary at each building site on this tract to define site-specific subsurface conditions which will then allow proper engineering and design of residential foundations, road pavements, or other features to be constructed.

The soils at this site contain soluble salts that could cause deterioration of concrete. Sulfate resistant cement should be used to avoid this possibility.

Water Table

In the recent past, much of the nearby land was used for irrigated crops and numerous irrigation ditches traverse the general area. One small irrigation ditch and one open drain ditch traverse this 10-acre parcel. Dense vegetation along the drain ditch indicates that the water table has been intersected by the approximately 10-foot depth of the ditch.

The water tables measured in 1990 and 1991 in nearby test holes by Lincoln-DeVore varied from a depth of 8.0 to 15.6 feet depending on the time of the year. The water table in the past has been recharged mainly by irrigation of crops and canal leakage. Therefore, the ground water could lower somewhat in the future as irrigation has been mostly abandoned. However, the cessation of crop irrigation will be offset to an unknown degree by landscape watering near each new residence and roof and flatwork runoff. Although the water table does not appear to be excessively high, the water level at each residence site during the various seasons of the year should be known prior

to any foundation design. Such data would be particularly important at any site where a basement is considered. Surface drainage should be provided to rapidly move surface water away from any structure. Subsurface drainage could also be necessary depending on the type of structure planned and the water table elevation. Sewage would be conveyed offsite by municipal collector lines.

Slope Stability

The only slope stability hazard at this site is a minor potential for sliding or slumping along the man-made, open drain ditch which trends diagonally across the property. The ditch has steep banks and marshy conditions but is only approximately 10 feet deep. A building set-back requirement proposed by the developers will avoid any instability problems near the ditch.

No other landslide or slope stability hazards exist at this subdivision due to the very gentle slopes. The ground surface slopes southwesterly at 1.5 to 3.0 percent.

Flood Potential

This subdivision is located on a mesa-like topographic high and there are no streams or large drainage channels nearby and consequently no flooding hazard. A drainage plan for local storm runoff from the subdivision is being developed by Mr. Bill Heley, P.E.

Radiation Hazard

Uranium mill tailings were used extensively in the Grand Junction area between 1952 and 1965 for landfill and construction. A gamma radiation survey of a 23-acre parcel, which included the 10 acres discussed in this geology report, was conducted on December 22 to 26, 1992. The entire acreage was traversed on a 50-foot grid spacing and readings taken with a Ludlum Measurements Scintillometer (see attached drawing for details). Two areas of readings above background were found during the field survey. The first area is near the northeast corner of the property and is very small. The highest reading obtained was 30 microroentgens per hour (mR/hr); background readings were about 14 mR/hr over the entire site. The source of this anomaly is unknown but may be a small pocket of uranium tailings.

The second anomalous area of readings was a narrow, linear band along the property line and parallel to $27\frac{1}{2}$ Road. The highest reading found was 42 mR/hr. These readings may represent tailings used as backfill or bedding along some buried utility line. The high readings did not seem to extend under the pavement of $27\frac{1}{2}$ Road. The Department of Energy uses a guideline that

the gamma readings minus background must exceed 25 mR/hr when averaged over 100 square meters for a site to qualify for remediation assistance. Since the highest reading obtained on this property was 42 mR/hr, minus 14 mR/hr background, equals 28 at only one point, and the remainder of the higher readings were much lower than the 42 mR/hr, neither of the anomalous areas come close to the remediation requirement guideline.

In addition to the 50-foot grid survey of the site, the piles of soil, broken concrete, and other debris at the northwest corner of the 23-acre parcel were checked for gamma radiation. No readings above background were found.

CONCLUSIONS

A surface reconnaissance was conducted on a 10-acre tract of the Ptarmigan Ridge Subdivision on December 23 and 24, 1992, to identify geologic hazards to subdivision development. The hazards and recommendations are summarized as follows:

1. Drill holes by Lincoln-DeVore, Inc. on three sides of this 10-acre parcel have found about 7 to 17 feet of interbedded silty clay, sandy clay, and silty sand overlying Mancos Shale. Due to the geologic origin and topography, approximately the same sequence of surficial materials is expected at this site. The potential for expansion of the clays should be determined prior to foundation design of any large structure.

2. Some of the soils were found by Lincoln-DeVore to have low density, and settlement could therefore occur upon loading by a structure and/or subsequent saturation. The potential for settlement should also be determined as a part of foundation investigations. The ground surface should be sloped to allow drainage away from any structure foundation.

3. The Mancos Shale bedrock is sometimes bentonitic and its expansion potential must be investigated at any building site where the foundation would encounter the shale.

4. The test holes by Lincoln-DeVore found the water table to be at depths ranging from 8.0 to 15.6 feet in 1990 and 1991 depending on the season of the year. The location of ground water must be identified and considered in the design of any foundation.

5. A minor slope hazard presented by the 10-foot deep drain ditch on this parcel will be mitigated by the requirement of a building set-back. The 1.5 to 3.0 percent slopes of the remainder of this property do

not present any landslide or slope stability hazard.

6. Mancos Shale and soils derived from the shale contain sulfate salts due to the marine origin of the Mancos. Sulfate-resistant cement should be used where concrete would contact the shale or soil.

7. This subdivision is on a topographic high area and no flood potential is present.

8. A gamma radiation survey of a 23-acre tract, which included this 10-acre parcel, was conducted and two areas of anomalous readings found. Based on Department of Energy guidelines, the readings are not high enough to require remediation.

9. Commercial mineral resources are unlikely under this property. A small possibility of the occurrence of natural gas exists in the underlying sedimentary formations; production of natural gas from these formations occurs nearby.

10. The area has a low probability of destructive seismic events.

Site-specific investigations in accordance with the type of structure contemplated should precede any construction at this subdivision to allow design considerations in accordance with subsurface conditions, but no serious geologic hazards have been identified. The geotechnical data necessary to allow adequate design can be obtained by appropriate techniques such as drilling or augering, sampling, and laboratory testing of the various soil and bedrock materials.

Prepared by:

BARNES GEOLOGIC CONSULTING, INC.

Joe G. Barnes

Joe G. Barnes, President
Engineering Geologist

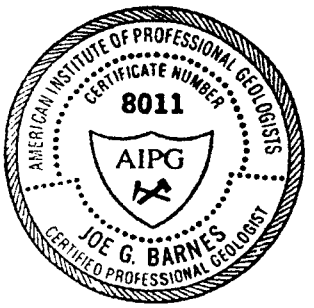
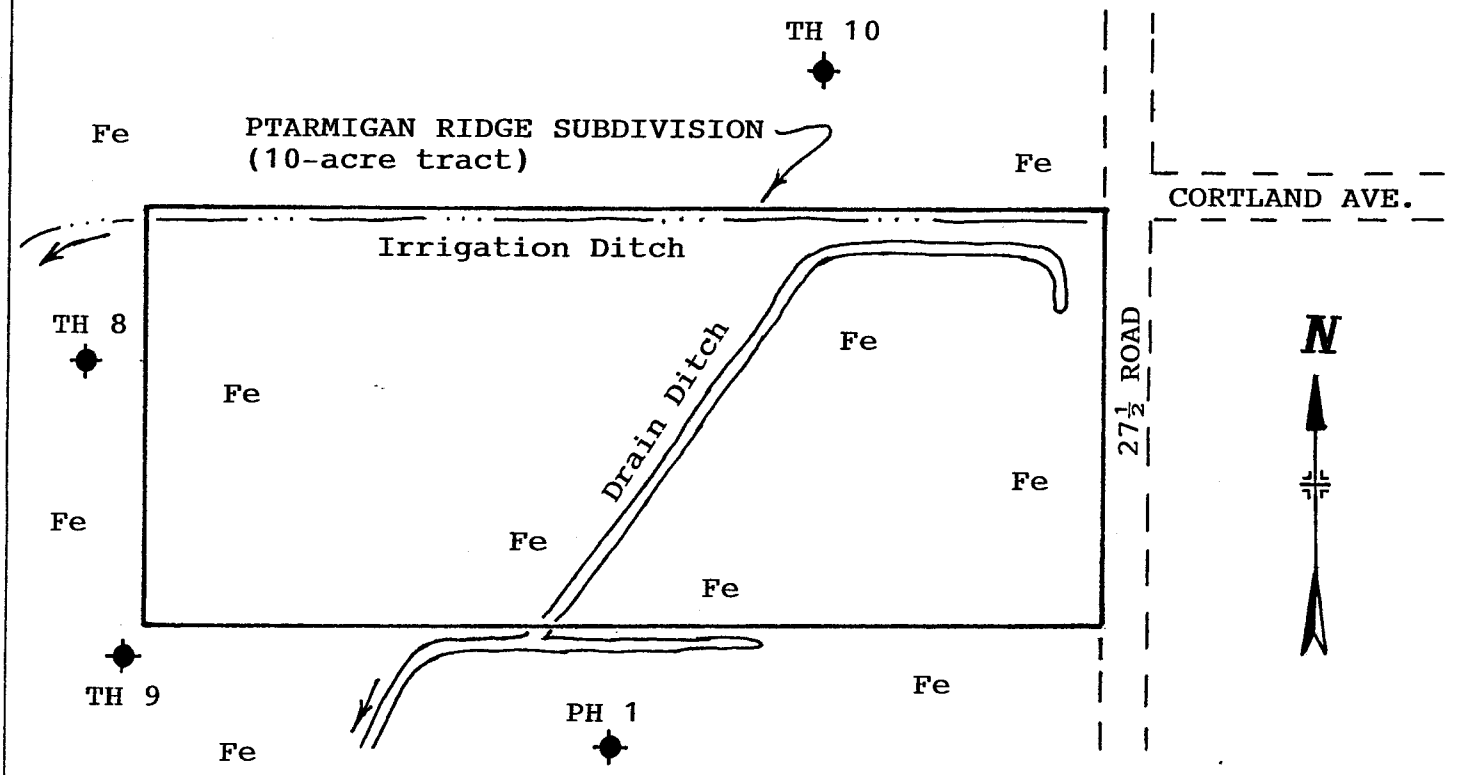


Photo looking northeast showing the vegetation and slopes in about the middle of the 10-acre tract. Mt. Garfield is in the background.

Looking easterly from near the southwest corner of the subdivision. Grand Mesa is in the background.

PTARMIGAN RIDGE SUBDIVISION -- PHOTOS TAKEN BY JOE G. BARNES, DECEMBER 23, 1992



EXPLANATION

Fe — Fruita clay loam

TH 8 — Hole drilled in 1990 by Lincoln-DeVore, Inc.

0 200 400

SCALE OF FEET

Adapted from "Soil Map, Grand Junction, Colorado Area", Soil Conservation Service, surveyed 1939-40.

SOILS MAP
PTARMIGAN RIDGE SUBDIVISION
DECEMBER, 1992

Barnes Geologic Consulting, Inc.
Drawn by JGB

SOIL CONSERVATION SERVICE
SOIL DATA SHEET

FRUITA CLAY LOAM, 0 to 2 percent slopes, Class IIs Land (Fe)

This fairly extensive soil occurs on old alluvial fans and in relatively low mesalike positions. The alluvial deposits are 4 to 10 feet thick and overlie Mancos shale. The alluvium is derived mainly from fine-grained sandstone but contains small quantities of material from shale and igneous rock.

The 8-to 10-inch surface soil is a slightly hard, calcareous clay loam, light brown to light reddish brown when dry and brown to reddish brown when moist. The upper subsoil is light-brown to light reddish-brown clay loam. At depths of 15 to 22 inches it grades into the lower subsoil, a very pale-brown, very strongly calcareous loam or clay loam that is mottled with soft, white accumulations of lime. Small fragments of sandstone and other rock occur in places.

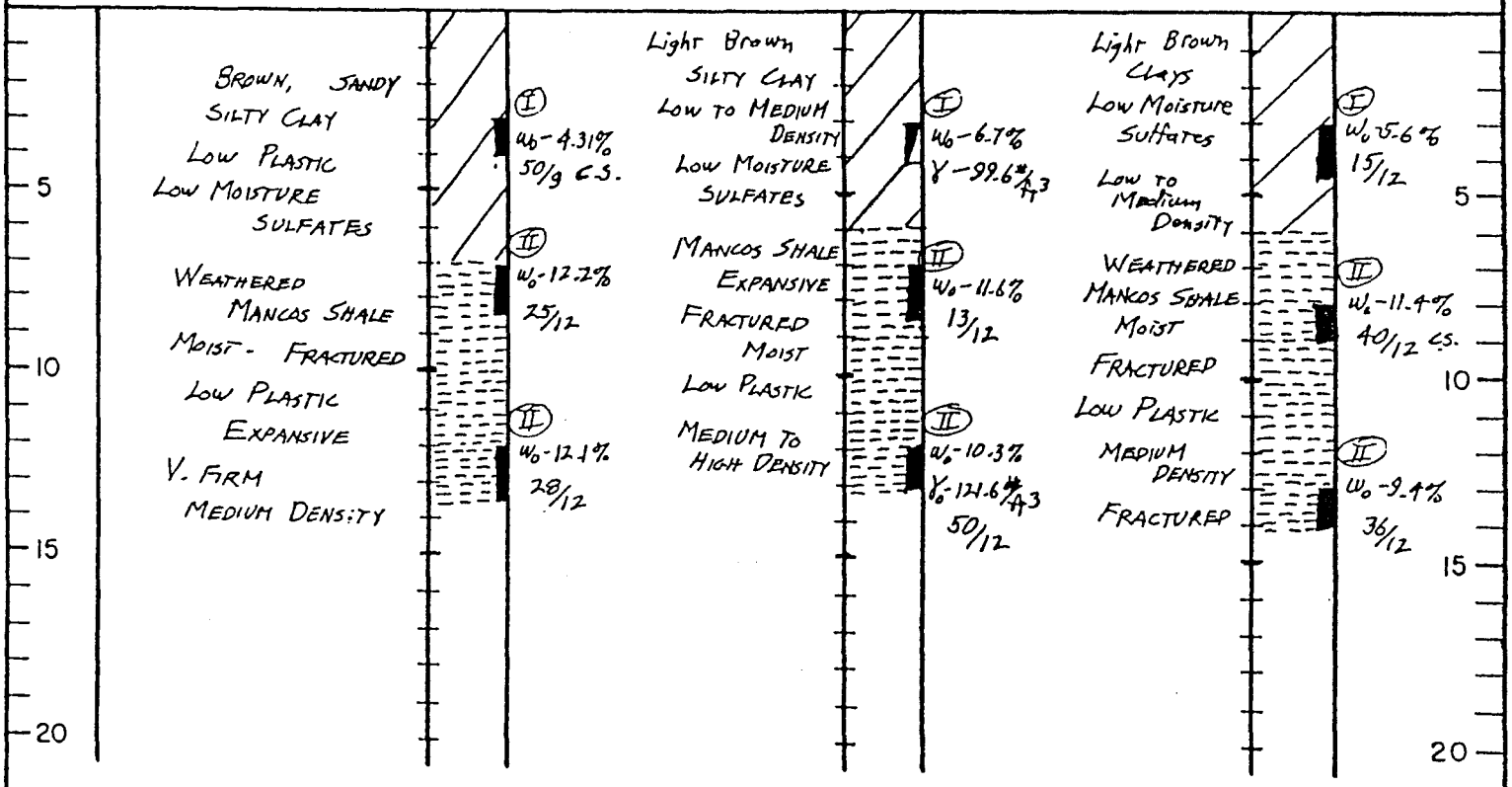
The very gentle slopes favor irrigated crops. The position of the soil on comparatively narrow mesas facilitates underdrainage, and practically all the soil is free of harmful concentrations of salts. Like other soils of the area, this one has a low organic-matter content. When moist, the soil is friable throughout the profile. Internal drainage is medium. The moderate permeability favors successful growth of deep-rooted crops.

Log of PH 1 From Lincoln-DeVore report dated September 5, 1990.

Job No. LD 72823-J

TEST HOLE NO. P-H-#1 P-H-#2 P-H-#3

ELEVATION



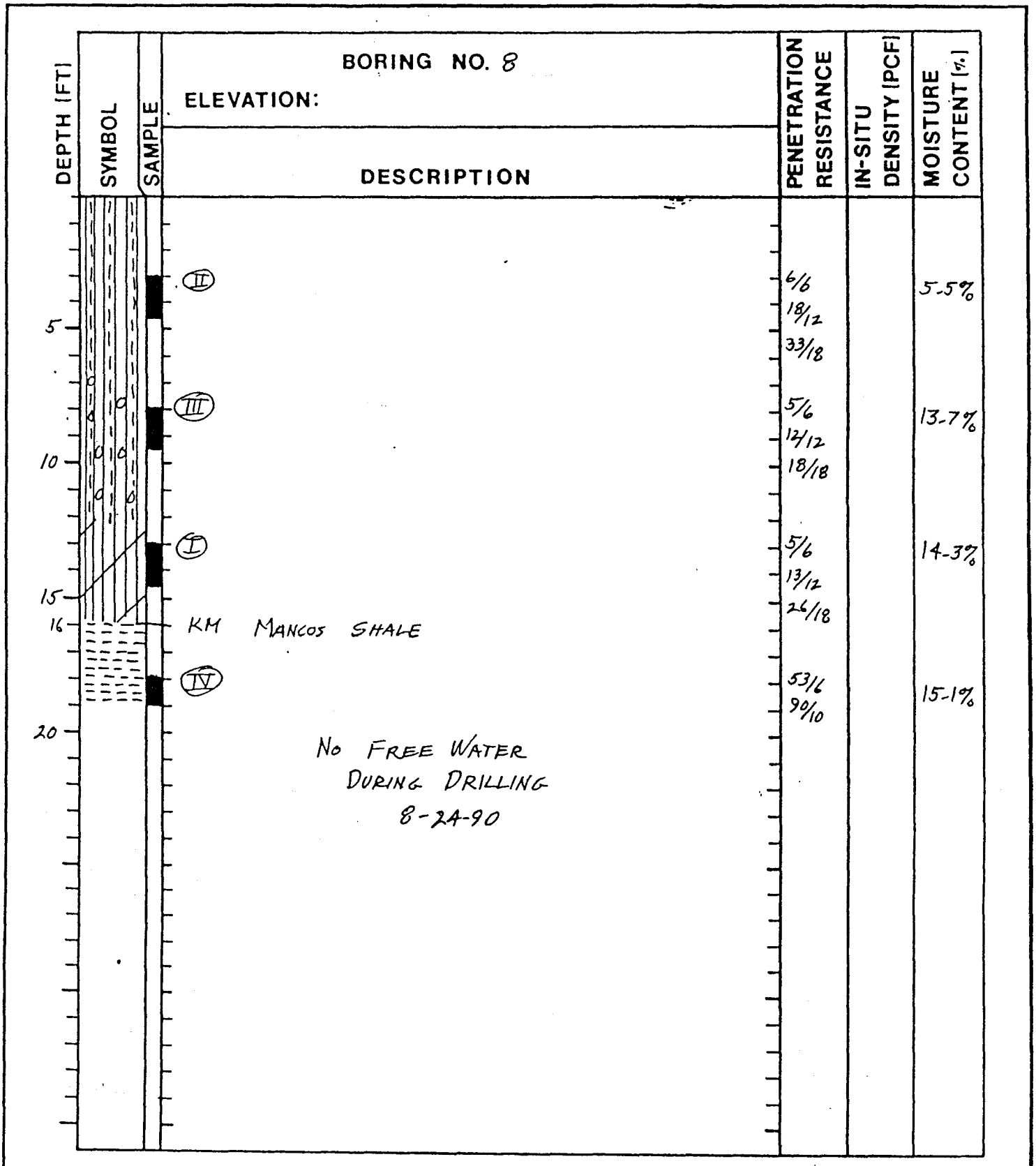
No Free Water In The Exploration Borings At Time of Drilling 6-28-90

DRILLING LOGS

LINCOLN DeVORE ENGINEERS • GEOLOGISTS

COLORADO: COLORADO SPRINGS, GRAND JUNCTION, PUEBLO,

Log of TH 8 From Lincoln-DeVore report dated September 5, 1990.



LOG OF SUBSURFACE EXPLORATION

Lincoln DeVore, Inc.
Geotechnical Consultants

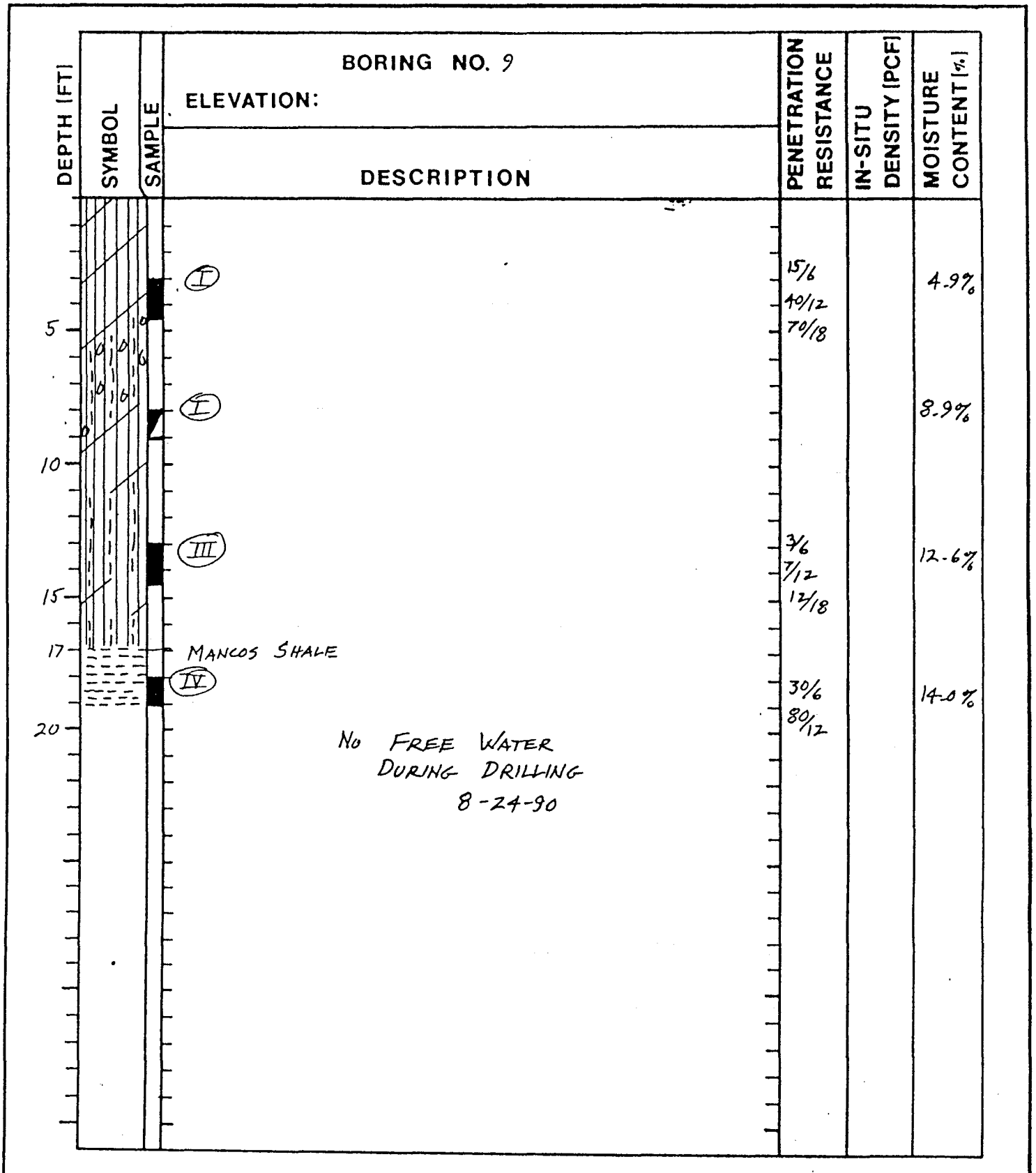
PTARMIGAN RIDGE

DATE 8-24-90

JOB NO. 72865-J

DRAWN EHM

Log of TH 9 From Lincoln-DeVore report dated September 5, 1990.



LOG OF SUBSURFACE EXPLORATION

Lincoln DeVore, Inc.
Geotechnical Consultants

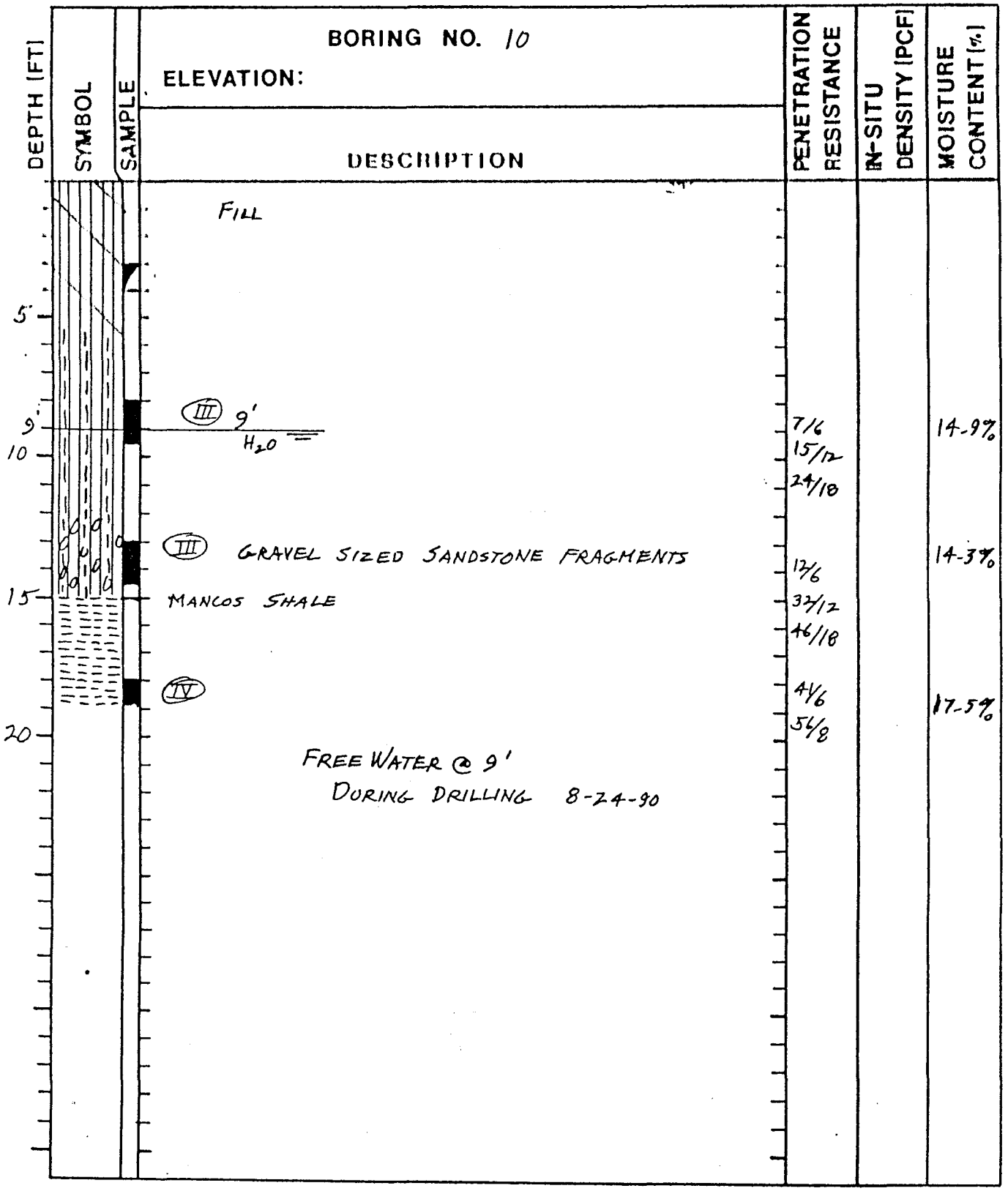
PTARMIGAN RIDGE

DATE 8-24-90

JOB NO. 72865-J

DRAWN EMM

Log of TH 10 From Lincoln-DeVore report dated September 5, 1990.



LOG OF SUBSURFACE EXPLORATION

Lincoln DeVore, Inc.
Geotechnical Consultants

PTARMIGAN RIDGE

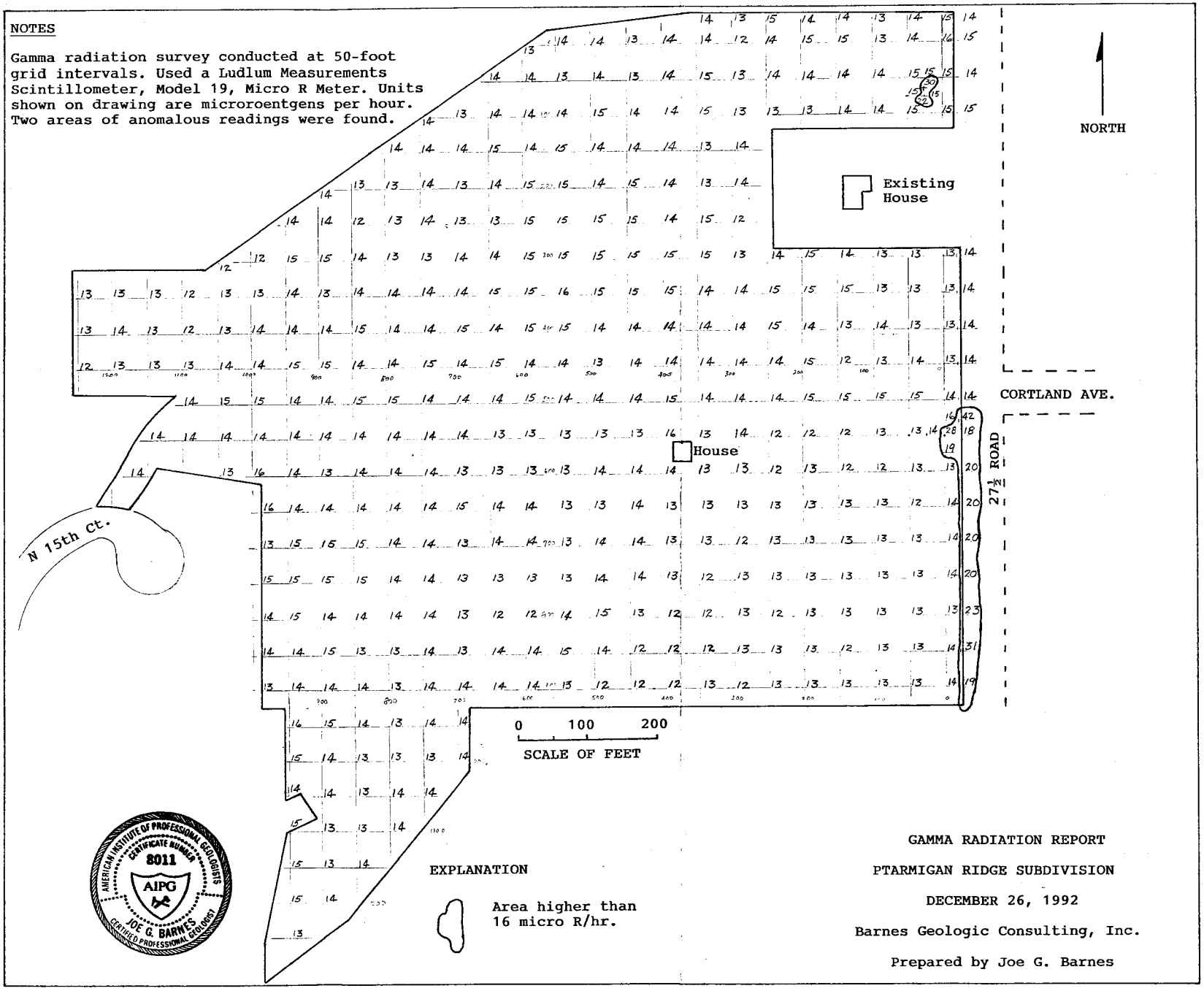
DATE 8-24-90

JOB NO. 72865-J

DRAWN EMM

NOTES

Gamma radiation survey conducted at 50-foot grid intervals. Used a Ludlum Measurements Scintillometer, Model 19, Micro R Meter. Units shown on drawing are microroentgens per hour. Two areas of anomalous readings were found.



AMERICAN INSTITUTE OF PROFESSIONAL GEOLOGISTS
CERTIFICATE NUMBER
8011
AIPG
JOE G. BARNES
CERTIFIED PROFESSIONAL GEOLOGIST

GAMMA RADIATION REPORT

PTARMIGAN RIDGE SUBDIVISION

DECEMBER 26, 1992

Barnes Geologic Consulting, Inc.

Prepared by Joe G. Barnes

Cust: 83977 PTARMIGAN ESTATES bal 0.00 cred 0.00

GG 1 of 2

TAX ACCOUNTS RECEIVABLE ACCOUNT DISPLAY

number to choose, <ESC> executes, <DEL> quits

	Type / Date	Ref # / Due	Bill #	Description	Original	Adjusted	Net Late	Net Total
1	Charge	2945-012-00-107			267.33	0.00		0.00
	01/01/92	06/15/92	412768	00000 0				
2	Payment	2945-012-00-107			267.33	267.33	14.71	282.04
	09/21/92		525068	1035e				

GG
2 of 2

2945-012-00-107

G 9

412768/00
1991 TAXES BASED ON ASSESSED
VALUE AS OF JANUARY 1, 1991.

00000 0

LAND	2850	267.33					
IMPROVE			1991				
			2945-012-00-107	******* 1.62	14100		1992

LOT 26 JAYNES SUB SEC 1 1S 1W EXC THAT PT OF BELL RIDGE SUBS FILS ONE & TWO & ALSO EXC THAT PT PTARMIGAN RIDGE FIL NO ONE

PTARMIGAN ESTATES
PO BOX 9088
GRAND JUNCTION, CO 81501

2945-012-00-107 133.67
00000 00

Colo. River	.394	1.12	Transltr TV	.220	.63		
Cen GV Pest	.136	.39	Sch Dst 51	40.246	114.70		1992
GJ Rd &Brdg	.961	2.74					
Grand Jct	8.071	23.00				2945-012-00-107	133.66
SD51 S Cap	8.380	23.88					
Cap Exp	.003	.01				00000 00	
Dev Dis Fnd	.309	.88					
Contingency	.577	1.64					
Gen Fund	17.133	48.83					
Library	2.813	8.01					
Lease-Purch	.300	.85					1992
Ute Water	2.000	5.70					
Rd & Bridge	.961	2.74				2945-012-00-107	267.33
SD51 Bonds	6.620	18.87					
Social Svcs	4.680	13.34				00000 00	
				93.805	267.33		

******* This number may refer to acres/lots/sq.ft.

New number for 1992 Tax Due 1993

2945-012-00-109 # 195.17

Jennifer Cockrum
Deputy Treasurer

FF

ACTION SHEET

ACRES 1.53

FINAL

FILE NUMBER # 95

UNITS 5

ZONE PR

DENSITY 3.26

TAX SCHEDULE #

ACTIVITY Final Filing #5 - Ptarmigan Ridge

PHASE Final

COMMON LOCATION North of Ridge Dr. & West of 27 1/2 Rd

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
● Community Development	●	●	●	●	●	●	●	●	●		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● City Engineer (2 sets)	●	●	●						●		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●			●				
○ Transportation Engineer	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●			●				
● City Parks/Recreation	●	●	●	●									●	●	●	●	●	●			●	●				●			●				
● City Fire Department	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●			●				
● City Police Department	●	●	●												●	●	●	●			●	●				●			●				
○ County Planning	●	●	●										●	●	●	●	●	●	●	●	●	●				●			●				
○ County Engineer	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●			●				
○ County Health	●	●	●							●	●		●	●	●	●	●	●			●	●				●			●				
○ Floodplain Administration	●	●	●						●				●	●	●	●	●	●			●	●				●			●				
○ G.J. Dept. of Energy	●	●	●										●	●	●	●	●	●			●	●				●			●				
● Walker Field	●	●	●										●	●	●	●	●	●			●	●				●			●				
○ School District 51	●	●	●										●	●	●	●	●	●			●	●				●			●				
● Irrigation } GRAND VALLEY	●	●	●										●	●	●	●	●	●	●		●	●				●			●				
○ Drainage }	●	●	●										●	●	●	●	●	●	●		●	●				●			●				
● Water (Ute, Clifton)	●	●	●										●	●	●	●	●	●	●		●	●				●			●				
○ Sewer Dist. (FV, CGV, OM)	●	●	●										●	●	●	●	●	●	●		●	●				●			●				
● U.S. West	●	●	●										●	●	●	●	●	●	●		●	●				●			●				
● Public Service (2 sets)	●	●	●										●	●	●	●	●	●	●		●	●				●			●				
○ State Dept. of Transportation	●	●	●										●	●	●	●	●	●			●	●				●			●				
○ State Geological Survey	●	●	●							●	●		●	●	●	●	●	●			●	●				●			●				
○ State Health Department	●	●	●										●	●	●	●	●	●			●	●				●			●				
● City Property Agent	●	●	●										●	●	●	●	●	●	●			●	●			●			●				
● City Utilities Engineer	●	●	●										●	●	●	●	●	●	●			●	●			●			●				
● City Attorney	●	●	●		●	●							●	●	●	●	●	●								●			●				
○ Building Department	●	●	●									●			●		●	●				●				●			●	●	●		
○ DDA	●	●	●												●														●	●	●		
● GJPC (7 packets)	●	●	●												●			●			●	●			●	●			●	●	●	●	
○ CIC (1 packet)	●	●	●												●			●			●	●				●			●	●	●		
● County Surveyor	●						●										●																
● Other GRAND VALLEY Rural Electric	●	●	●												●	●	●	●								●			●	●	●		
○																																	

FF — ACTION SHEET

FINAL

ACRES 10.53
UNITS 5
DENSITY 3.26
ACTIVITY Final Filing #5 - Ptarmigan Ridge
PHASE Final
COMMON LOCATION North of Ridge Dr. & West of 27 1/2 Rd

FILE NUMBER # 93
ZONE PR
TAX SCHEDULE #

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	X	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
● Community Development	●	●	●	●	●	●	●	●	●		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●			●	●	●	●	●
● City Engineer (2 sets)	●	●	●						●		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●			●				
○ Transportation Engineer	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●			●				
● City Parks/Recreation	●	●	●	●									●	●	●	●	●	●	●		●	●				●			●				
● City Fire Department	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●			●				
● City Police Department	●	●	●												●	●	●	●			●	●				●			●				
○ County Planning	●	●	●										●	●	●	●	●	●	●	●	●	●	●			●			●				
○ County Engineer	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●			●				
○ County Health	●	●	●							●	●		●	●	●	●	●	●	●		●	●				●			●				
○ Floodplain Administration	●	●	●						●				●	●	●	●	●	●	●		●	●				●			●				
○ G.J. Dept. of Energy	●	●	●										●	●	●	●	●	●	●		●	●				●			●				
● Walker Field	●	●	●										●	●	●	●	●	●	●		●	●				●			●				
○ School District 51	●	●	●										●	●	●	●	●	●	●		●	●				●			●				
● Irrigation } GRAND VALLEY	●	●	●										●	●	●	●	●	●	●	●	●	●				●			●				
○ Drainage }	●	●	●										●	●	●	●	●	●	●	●	●	●				●			●				
● Water (Ute, Clifton)	●	●	●										●	●	●	●	●	●	●	●	●	●				●			●				
○ Sewer Dist. (FV, CGV, OM)	●	●	●										●	●	●	●	●	●	●	●	●	●				●			●				
● U.S. West	●	●	●										●	●	●	●	●	●	●	●	●	●				●			●				
● Public Service (2 sets)	●	●	●										●	●	●	●	●	●	●	●	●	●				●			●				
○ State Dept. of Transportation	●	●	●										●	●	●	●	●	●	●		●	●				●			●				
○ State Geological Survey	●	●	●							●	●		●	●	●	●	●	●	●		●	●				●			●				
○ State Health Department	●	●	●										●	●	●	●	●	●	●		●	●				●			●				
● City Property Agent	●	●	●										●	●	●	●	●	●	●	●		●	●			●			●				
● City Utilities Engineer	●	●	●										●	●	●	●	●	●	●	●		●	●			●			●				
● City Attorney	●	●	●		●	●							●	●	●	●	●	●								●			●				
○ Building Department	●	●	●									●			●		●	●			●					●			●	●	●		
○ DDA	●	●	●												●														●	●	●		
● GJPC (7 packets)	●	●	●												●			●			●	●			●	●			●	●	●	●	
○ CIC (1 packet)	●	●	●												●			●			●	●				●			●	●	●		
● County Surveyor	●						●									●																	
● Other GRAND VALLEY Rural Electric	●	●	●												●	●	●	●								●			●	●	●		
○																																	
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TOTALS																																	

BOARDS	DATE	
PC	2/10/93	Approved w/ 20' front yard setback on lots 1-4, blk 1; & 17' front yard setback for lot 1, blk 2; side yard setback for lots 1 of blk 1 & 2 along west property line as 7'; rear yard setback for lot 2, blk 1 as 25'.
STAFF		

APPLICATION FEE REQUIREMENTS

$ 740.00 + Acreage fees
$ 50.00 Sign Deposit

PUBLIC NOTICE POSTING

The posting of the public notice is to make the public aware of development proposals. The requirement and procedure for public notice sign posting is required by the Grand Junction Zoning and Development Code. In order to expedite the posting of public notices, the following procedure has been prepared to assist petitioners in posting the required signs on their properties.

1) All petitioners/representatives will receive a SIGN POSTING SCHEDULE at the time of the Preapplication Conference which will serve as reminder of the dates the sign is to be picked up at the Community Development Department, posted on the property, and returned to the Community Development Department.

2) A DEPOSIT OF $50.00 (made payable to the City of Grand Junction) is required for each sign to be posted. The deposit is to be received at the time of application.

3) It is the responsibility of the petitioner/representative to pick-up, post and return the public notice signs. IF THE SIGN HAS NOT BEEN PICKED UP BY THE REQUIRED DATE, THE PROJECT WILL NOT BE SCHEDULED FOR THE PUBLIC HEARING.

4) The sign(s) must be posted in a location, position and direction so that it is an accessible and readable place and it may be easily seen by passing motorists and pedestrians.

5) Community Development Department staff will field check the property to ensure proper posting of the public notice sign. IF THE SIGN IS NOT IN AN APPROPRIATE PLACE, THE ITEM WILL NOT BE HEARD.

6) The sign shall remain posted until such time as the proposal has been through a public hearing by the Grand Junction Planning Commission.

7) After being heard by the Planning Commission, all SIGNS MUST BE RETURNED to the Community Development Department WITHIN 5 WORKING DAYS of the hearing date. The petitioner's deposit will be returned at that time. IF THE SIGN IS NOT RETURNED, THE DEPOSIT WILL BE USED TO REPLACE THE SIGN.

FILE NO. - TITLE 6-93 Ptarmigan Ridge North Final Filing # 5 DEPOSIT RECEIPT NO. 14613

PETITIONER/REPRESENTATIVE JOHN SIEGFRIED PHONE 241-7025

LOCATION SIGN(S) TO BE POSTED North of Ridge Dr. & East of N. 15th St.

DATE SIGN RETURNED 2-12-93 RECEIVED BY [signature]

DATE DEPOSIT RETURNED 2-12-93 DATE DEPOSIT CASHED _____

TEMPORARY CUL-DE-SAC AND UTILITIES EASEMENT

February 23, 1993

KNOW ALL MEN BY THESE PRESENTS, that THE ANDREW CHRISTENSEN FAMILY LIMITED PARTNERSHIP, a limited partnership, Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), the receipt and sufficiency of which is hereby acknowledged, has given and granted and by these presents does hereby give and grant unto the CITY OF GRAND JUNCTION, a Colorado home rule municipality, Grantee, its successors and assigns a Temporary Cul-de-sac and Utilities Easement on, along, over, under, through and across that certain real property situated in the Northwest Quarter of Section 1, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado the following described easement:

A parcel of land situated in the SE1/4 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 being 440.07 feet S00°02'05"W and 877.99 feet N89°51'18"W of the NE corner feet of the NE corner of the SE1/4 NW1/4 Section 7, T1S, R1W, U.M.; thence N39°02'36"E 35.50 feet; thence 231.49 feet along the arc of a curve to the right with a radius of 47.00 feet and whose chord bears S61°56'42"E 59.03 feet; thence N89°51'18"W 74.46 feet to the point of beginning, containing 7,558 sq.ft. as described.

Grantor hereby covenants with Grantee that it has a good title to the aforedescribed premises; that it has good and lawful right to grant this easement; that it will warrant and defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this day of 1992.

The Andrew Christensen Family Limited Partnership. Attest:

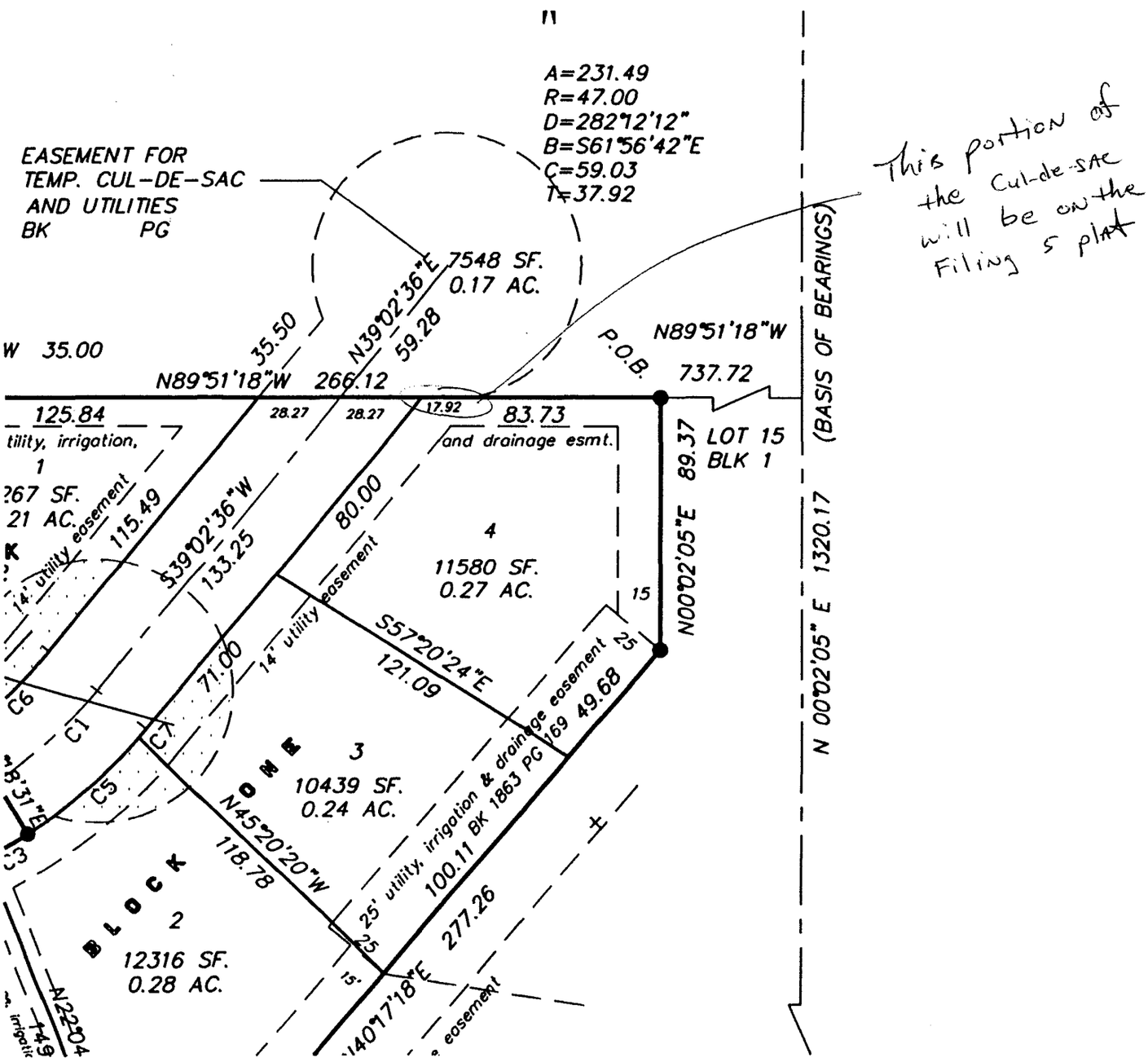
Sandra J. Christensen

STATE OF COLORADO)
)ss.
County of MESA)

The foregoing instrument was acknowledged before me this day of , 1993. by Sandra J. Christensen as Partner of The Andrew Christensen Family Partnership, a limited partnership.

My commission expires
Witness my hand and official seal.

Notary Public


A=231.49
R=47.00
D=282°12'12"
B=S61°56'42"E
C=59.03
T=37.92
EASEMENT FOR
TEMP. CUL-DE-SAC
AND UTILITIES
BK PG
7548 SF.
0.17 AC.
This portion of the Cul-de-sac will be on the Filing 5 plat
N89°51'18"W
737.72
P.O.B.
(BASIS OF BEARINGS)
N 00°02'05" E 1320.17
LOT 15
BLK 1
N00°02'05"E 89.37
N89°51'18"W 266.12
N39°02'36"E 59.28
35.50
W 35.00
125.84
28.27
28.27
17.92
83.73
and drainage esmt.
14' utility easement
115.49
S39°02'36"W
133.25
80.00
14' utility easement
4
11580 SF.
0.27 AC.
15
25
S57°20'24"E
121.09
71.00
C6
C1
C7
C5
3
10439 SF.
0.24 AC.
N45°20'20"W
118.78
25' utility, irrigation & drainage easement
BK 1863 PG 169
49.68
100.11
277.26
BLOCK 2
12316 SF.
0.28 AC.
25
15
N22°04
149
irrigation
easement

le-93

file in Ptarmigan Estates file - final

COPY:
DAN W
MIKE R
KATHY P
GERALD W

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

APR 0 7 1993

April 6, 1993

City of Grand Junction
250 N. Fifth Street
Grand Junction, CO 81501

ATTN: John P. Shaver, Assistant City Attorney

RE: Ptarmigan Estates Subdivision

Dear Mr. Shaver,

I believe that you or Mr. Wilson have sent a letter to John Siegfried on March 4, 1993 regarding deficiencies in the irrigation system at Ptarmigan Estates.

It has just recently come to my attention that certain portions of the irrigation system have been constructed on private property and not within easements. Two locations where this occurs are across the driveway to flag lot #11 and on lot #10.

Should you have further discussions with Mr. Siegfried about the irrigation system, please include these problems. Please call if you have questions, (241-9538).

Sincerely,

Keith E. Koler

Keith E. Koler
4224 27 1/2 Road, (Lot #11)

cc: Ralph W. Knapp

EVALUATION OF SYSTEM BY A THIRD PARTY ENGINEER SELECTED BY KATHY DEPPE & PAID FOR BY PTARMIGAN.

file w Ptarmigan Ridge, filing 5 #6-93

- INVOICE -
5/12/93

TO: Ms. Kathy Deppe
1401 N. 1st Street
Grand Junction, CO 81501

FOR: Consulting Engineering - Irrigation System Review/Analysis (Ptarmigan Ridge Subdivision)

11 Hours. @ $50.00/hr.	=	$ 550.00
Clerical - Lump Sum	=	$ 25.00
TOTAL DUE	=	$ 575.00

PAYABLE TO: Patrick M. O'Connor
141 W. Ottley Avenue
Fruita, CO 81521

May 12, 1993

Ms. Kathy Deppe
Remax Grand Junction
1401 N. 1st Street
Grand Junction, CO 81501

RE: PTARMIGAN RIDGE SUBDIVISION (FILINGS ONE THROUGH FIVE) - IRRIGATION

Dear Ms. Deppe:

This letter is in response to your request for general analysis of the adequacy of the above referenced irrigation system. It is based on information provided to me by Mr. Lewis Hoffman (Parmigan Investments, Inc.) and Mr. Ed Oest (Irrigation Systems Company of Western Colorado). The information was provided through discussions and reviews of existing design drawings. My response is not based on field verification of the system construction other than a brief site visit to the pumphouse on May 10 with Mr. Hoffman.

SUMMARY:

The system is adequate to deliver a reasonable amount of water (at least 2 inches per week) to 64 lots with an estimated average irrigable area of 6,000-square-feet each, but only with the cooperation of the 64 individual lot owners. Homeowners must follow a watering schedule designed to attenuate the demand on the pumping system. If cooperation is not obtained, the present system will likely fail in attempts to provide pressure and flowrate during peak demand periods.

GENERAL:

Homeowners in multi-lot subdivisions are often faced with similar situations and problems when dealing with irrigation. In general, they have two choices when electing to provide irrigation:

1) provide a modest system and depend upon cooperation, or

2) allow unrestricted use and spend a high unit cost per lot to provide storage (ponds) and a variable demand pumping system.

Costs for the latter option can typically run from $10,000 to $20,000 (or more) for pond construction, plus $15,000 to $25,000 for variable-stage pumping systems with pressure tanks. Most developers opt for the less costly arrangement and rely on continued cooperation among the users.

The information used to estimate demand and available supply is as follows:

DEMAND:

Typical Lot Size - 9,000 S.F.
Typical Irrigable Area Per Lot - 5,000 S.F.
Total Number of Lots (Filings 1-5) - 64 lots
64 lots (5,000 S.F. Irrig.) @ 2"/week = 40 g.p.m. (continuous)

INDIVIDUAL DEMAND:

Assume: 5 sprinklers @ 5 g.p.m. each = 25 g.p.m./user

SUPPLY:

Water Right = 168 G.P.M. (Lewis Hoffman 5/10/93)
Pump Feed Line: 6"PVC @ S = 0.91%, Q = 320 g.p.m. (available)
Pump Capacities: From Curves (Ed Oest 5/8/93) - 15 H.P.
100 g.p.m. @ 174' T.D.H. (74 p.s.i.)
400 g.p.m. @ 110' T.D.H. (47 p.s.i.)

CONCLUSION:

More than enough continuous flow water-right exists to provide irrigation to the 64-lot development. The pump feed line is capable of supplying approximately twice the allowable right and the pump is capable of moving this much, and more, dependent on operating pressure. Therefore, the system is adequate as long as peak demands don't exceed available water quantities or pump capabilities. This must be controlled by scheduling watering times. Otherwise, more than six (estimated) simultaneous users will exceed allowable water-rights and more than 12-to-15 (estimated) simultaneous users will exceed available supply to the pump.

POSSIBLE FUTURE PROBLEMS:

1) Too many simultaneous users. Solution: Set up watering schedule that users will abide by.

2) Exceeding allowable water right. Solution: Additional water may be used when it is available and not restricted, but watering schedule should be based on allowable maximum only.

3) Pump capacities exceeding suction feed. Solution: Throttle back the gate valve on the discharge side of the pump to keep it operating at (or behind) 300 g.p.m. (approximately) on the curve.

4) High pump temperatures during non-use (with pump timer on). Solution: Mr. Oest has designed a bypass system to circulate water through the pump during no-use periods. This is, in my opinion, a good system but may need to waste (to drain) a small stream of water to allow introduction of cool feed water to prevent overheating. This could easily be accomplished in the future, if necessary. The system should be tested for such conditions prior to overall use.

5) Increased operating pressures and flowrate problems associated with recent increase in pump size. Solution: Carefully, and slowly, open and close all control valves during operation. Test and monitor the distribution system prior to overall use.

Please feel free to call me with any questions you have associated with this report. I would be happy to assist you, or your users, in establishing a workable watering schedule to match the capabilities of your system.

Sincerely,

Patrick M. O'Connor, P.E.

xc: Mr. Lewis Hoffman
Mr. Ed Oest

IRRIGATION SYSTEMS COMPANY

OF WESTERN COLORADO
2098 HWY. 6 & 50 FRUITA, COLORADO 81521
(303) 242-2900 FAX (303) 242-8205

May 28, 1993

Lewis Hoffman
Ptarmegan Ridge Filing One
Box 9088
Grand Junction, CO 81501

RE: BOOSTER PUMP STATION MODIFICATION

Dear Mr. Hoffman

This Booster Station is intended to be a single pump pressure booster only as originally designed May 4, 1992 memo to you. It is hereby modified from the original 7.5 H.P. to a 15 H.P. Pump and from one outlet to two outlets.

This station is now operated by a Cornell 2.5 W 6.2" impeller 15-2 pump with + or - 2.0 feet positive head. There is no Jockie Pump and no pressure tank and there is but one 15 H.P. 3 Phase Pump operated by a 3 Phase Rotary RTG256 Phase converter through a KG15 panel. The pressure and/or volume can fluctuate depending on the use.

There is a time clock which can be set to shut the pump off or turn it on when desired. There is a variable time delay allowing overide of the low pressure cut off switch. There is a K-10 back pressure valve initially set at 62 psi which is below the 68 psi shut off head of the pump. At 62 psi the pump will begin to cycle water back into the intake to keep the pump cool when no other water is flowing. This also serves as over pressure protection in addition to pump cooling, and will hold the system at 62 psi.

This is the simplest and most inexpensive booster station design I know of. With free flow conditions through the Yak Screen at the Inlet and without cavitation or vortex losses, the 6" feeder line should provide about 300 gpm at 1 psi (2.31 feet) to the station.

The 15 H.P. Pump and 3 Phase 220 volt and motor has the ability to discharge approximately 300 gpm @ 54 psi, 360 gpm @ 44 psi, 100 gpm @ 67 psi. See curve enclosed.

A low pressure switch provides protection in case of a line break and also can serve to start the pump manually. It will shut the pump down if the discharge pressure drops below about 6 psi. When this happens, the cause for the low pressure, such as a broken line, must be repaired then restart the pump manually.

The pump must be started initially, at the beginning of each Irrigation season or after the system has been drained, with the gate valve closed. Then open the gate valve very gradually so as not to drop below the low pressure switch shut off pressure below 6 psi.

It is possible that the pump may not start by the time clock if the back pressure has been reduced to less than 6 psi and the time delay has run out. In that case the gate valve must be manually shut start the pump then gradually opened. The pump can therefore run continually even though no water is being used, only bypassed.

There is a one year warranty on all new parts. The used pump is sold As-Is. The electrical wiring was done by Eberhart Electric Co in Grand Junction, 434-0328.

IRRIGATION SYSTEMS COMPANY OF WESTERN COLORADO

ED OEST PH.D PRESIDENT

Enclosure - Cornell 2.5 W Pump Curve

lo

E.B. HAMILTON, JR.
Attorney At Law
Post Office Box 292
Durango, Colorado 81302
(303) 247-0916

COPY

July 28, 1994

Mr. Ralph W. Knapp
Ptarmigan Estates Homeowners
Post Office Box 3754
Grand Junction, CO 81502

Re: Irrigation system

Dear Mr. Knapp:

I would propose that we exchange our experts' and contractors' views on what, if anything, is wrong with the irrigation system, whose fault it is, and what should be done to correct it.

If we cannot come to agreement, I would propose arbitration, with a competent engineer or lawyer to be chosen to listen to our arguments and experts, and decide what should be done and who should pay for it. This should be speedier and less expensive for all of us than a lawsuit.

I enclose a check you may fill in for the charges. I misplaced the bill and will be out of town for about a week, but wanted you to have some evidence of progress before I left.

My new address is 274 Valle Vista Way, Durango, CO 81301. New phone number (303) 259-3615.

Very truly yours,

E. B. Hamilton, Jr.

EBH;JR/bdh

Ptarmigan 5 file
#6-93

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

May 13, 1993

Lewis Hoffman
c/o QED Surveying
1018 Colorado Ave.
Grand Junction, CO 81501

Dear Lewis:

This is in follow-up to our meeting with Tom and Dee Clink on April 26th concerning the drainage facility and easement on their property at 3611 Ridge Court. After discussing the plans the following three things were agreed to:

1. The drainage basin on the Clink's property will have slopes not to exceed 3:1.

2. If lot 1, block 1, filing 5, Ptarmigan Ridge Subdivision (as approved but not yet recorded) does not sell by September 1, 1993 the developer will seed the property by the end of September with native grasses to reduce the dust and weed problem.

3. The developer will record a document with filing 5 that describes the maintenance responsibilities for the drainage facility and the restrictions for the easement.

Please let me know if you take exception to any of the items listed above. I appreciate you making yourself available for the meeting with the Clink's and hope we can continue this cooperative approach to dealing with concerns in the subdivision.

Sincerely,

Kathy

Katherine M. Portner
Planning Supervisor

xc: Tom and Dee Clink
David Varley, Assistant City Manager

CITY OF GRAND JUNCTION DEVELOPMENT FILE 6-93, PTARMIGAN RIDGE FILING 5 - FINAL PLAT, LOCATED NORTH OF RIDGE DRIVE AND EAST OF NORTH 15TH STREET IN THE CITY OF GRAND JUNCTION HAS BEEN REVIEWED AND APPROVED BY THE UTILITY COORDINATING COMMITTEE.

L. Dale Clawson — 6/9/93

CHAIRMAN — DATE

Recorded on JUNE 24, 1993 at 3:42 p.M.
Book 1986 PAGE 765, 766
Reception # 1643571

F

Ptarmigan Ridge Filing 5

Mesa County, Colorado

Covenants, Conditions, and Restrictions

These covenants are meant to help establish and continue a strong sense of neighborhood and quality within Ptarmigan Ridge. These covenants shall be enforced by the association.

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

2. No animals other than housepets (as defined by section 5-10-4 of the City of Grand Junction Zoning and Development Code) 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 Ridge lots.

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, if 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.

1 story: 1500 min.
2 story: 750 min. first floor

4. All building set back requirements are designated on the site plan. Building envelopes are indicated on the site plan.

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 judgement, statute, or court order shall in no way effect any

6

other covenant. 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 Ridge 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 Ridge Homeowners Association, an association of which every lot owner will be a member. Membership passes automatically with the sale of the lot. The association shall have the duty to administer the water rights and irrigation practices for Ptarmigan Ridge. 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, including attorney's fees. 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. There shall be one vote per lot in any filed portion of the total Ptarmigan Ridge subdivision.

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. No vehicles shall be allowed on any lot, that can't be driven under their own power within twenty-four hours. Storage of Recreational Vehicles (as defined in Chapter Thirteen-Definitions of the City of Grand Junction Zoning and Development Code) is prohibited in the street. Storage of RV's is allowed on the lots behind a fenced area.

13. HOMEOWNERS ASSOC. SHALL MAINTAIN THE DRAINAGE FACILITIES.

RECORDED ON JUNE 24th, 1993 AT 3:42 p.m.
BOOK 1986 PAGE 767, 768
Reception # 1643572

AVIGATION EASEMENT

THIS EASEMENT is made and entered into by and between the WALKER FIELD, COLORADO, PUBLIC AIRPORT AUTHORITY, a body corporate and politic and constituting a political subdivision of the State of Colorado, hereinafter called GRANTEE, and PTARMIGAN INVESTMENTS, INC. hereinafter, GRANTOR;

WHEREAS, Grantee is the owner and operator of Walker Field Airport situated in the County of Mesa, State of Colorado, and in close proximity to the land of Grantor, and Grantee desires to obtain and preserve for the use and benefit of the public a right of free and unobstructed flight for aircraft landing upon, taking off from, or maneuvering about said airport; and

WHEREAS, Grantor is the owner in fee simple of that certain parcel of land situated in the County of Mesa, State of Colorado, to wit:

PTARMIGAN RIDGE FILING 5

NOW, THEREFORE, in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor, for himself, his heirs, administrators, executors, successors and assigns, does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns, for the use and benefit of the public, an easement and right of way appurtenant to Walker Field Airport, for the passage of all aircraft ("aircraft" being defined for the purposes of this instrument as any device known or hereafter invented, used or designed for navigation or flight in the air) by whomsoever owned and operated, in the navigable airspace above the surface of Grantor's Property to an infinite height above said Grantor's property, together with the right to cause in said airspace such noise and vibrations, smoke, fumes, glare, dust, fuel particles and all other effects that may be caused by the normal operation of aircraft landing at or taking off from or operating at or on said Walker Field Airport, and Grantor hereby waives, remises and releases any right or cause of action which Grantor now has or which Grantor may have in the future against Grantee, its successors and assigns, due to such noise, vibrations, smoke, fumes, glare, dust, fuel particles and all other effects caused by the normal operation of such aircraft.

FURTHER, Grantor hereby covenants, for and during the life of this easement, that Grantor:

(a) shall not hereafter construct, permit or suffer to maintain upon said land any obstruction that extends into navigable airspace required for use of said airport runway surfaces; (Navigable airspace is defined for the purpose of this instrument

as airspace at and above the minimum flight altitudes, including take off and landing, as prescribed in Federal Aviation Administration Federal Air Regulations Part 91, and as such regulations are amended.)

(b) shall not hereafter use or permit or suffer use of said land in such a manner as to create electrical or electronic interference with radio communication or radar operation between the installation upon Walker Field Airport and aircraft, or to make it difficult for flyers to distinguish between airport lights and others or to result in glare in the eyes of flyers using the said airport, or to impair visibility in the vicinity of the airport, or otherwise to endanger the landing, taking off or maneuvering of aircraft.

Grantor agrees the aforesaid covenants and agreements shall run with the land for the benefit of Grantee, its successors and assigns, until said airport shall be abandoned and shall cease to be used for public airport purposes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this 2ND day of JANUARY, A.D. 1993.

PRESIDENT
(Title)

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 2ND day of JANUARY, A.D. 1993, by JOHNNIE N. SIEGFRIED.

My Commission expires: 11/11/1995.

Notary Public

MAX E. MORRIS NOTARY PUBLIC STATE OF COLORADO

6/24/93 BK. 1986 PG. 654 REC. # 1643521

TEMPORARY CUL-DE-SAC AND UTILITY EASEMENT

May 27, 1993

KNOW ALL MEN BY THESE PRESENTS, that **THE ANDREW CHRISTENSEN FAMILY LIMITED PARTNERSHIP**, a limited partnership, Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), the receipt and sufficiency of which is hereby acknowledged, has given and granted and by these presents does hereby give and grant unto the **CITY OF GRAND JUNCTION**, a Colorado home rule municipality, its successors and assigns, a Temporary Cul-de-Sac and Utility Easement on, along, over, under, through and across that certain real property situate in the Northwest Quarter of Section 1, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, the following described easement:

A parcel of land situated in the SE1/4 NW1/4 of 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, Township 1 South, Range 1 West, U.M., to bear South 00°02'05" West and all bearings contained herein to be relative thereto:

BEGINNING at a point being 440.07 feet South 00°02'05" West and 877.99 feet North 89°51'18" West of the NE Corner of the SE1/4 NW1/4 Section 7, Township 1 South, Range 1 West, U.M.; thence North 39°02'36" East 35.50 feet; thence 231.49 feet along the arc of a curve to the right with a radius of 47.00 feet and whose chord bears South 61°56'42" East 59.03 feet; thence North 89°51'18" West 74.46 feet to the point of beginning, containing 7,558 sq. ft. as described.

Grantor hereby covenants with Grantee that it has a good title to the aforedescribed premises; that it has good and lawful right to grant this easement; that it will warrant and defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 17 day of June, 1993.

The Andrew Christensen Family Limited Partnership

Attest:

Sandra J. Christensen

STATE OF UTAH)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this 17th day of JUNE, 1993, by **Sandra J. Christensen** as Partner of **The Andrew Christensen Family Limited Partnership**, a Limited Partnership.

My commission expires: Aug 5 1995

Witness my hand and official seal.

David E Edwards
Notary Public

DAVID EDWARDS
NOTARY PUBLIC • STATE of UTAH
260 NORTH MAIN
MANTI, UTAH 84642
COMM. EXP. AUG-5-95

BOOK 1986 PAGE 656

1643521 10:36 AM 06/24/93
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

TEMPORARY CUL-DE-SAC AND UTILITY EASEMENT

May 27, 1993

KNOW ALL MEN BY THESE PRESENTS, that **THE ANDREW CHRISTENSEN FAMILY LIMITED PARTNERSHIP**, a limited partnership, Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), the receipt and sufficiency of which is hereby acknowledged, has given and granted and by these presents does hereby give and grant unto the **CITY OF GRAND JUNCTION**, a Colorado home rule municipality, its successors and assigns, a Temporary Cul-de-Sac and Utility Easement on, along, over, under, through and across that certain real property situate in the Northwest Quarter of Section 1, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, the following described easement:

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Considering the east line of the NW1/4 Section 1, Township 1 South, Range 1 West, U.M., to bear South 00°02'05" West and all bearings contained herein to be relative thereto:

BEGINNING at a point being 440.07 feet South 00°02'05" West and 877.99 feet North 89°51'18" West of the NE Corner of the SE1/4 NW1/4 Section 7, Township 1 South, Range 1 West, U.M.; thence North 39°02'36" East 35.50 feet; thence 231.49 feet along the arc of a curve to the right with a radius of 47.00 feet and whose chord bears South 61°56'42" East 59.03 feet; thence North 89°51'18" West 74.46 feet to the point of beginning, containing 7,558 sq. ft. as described.

Grantor hereby covenants with Grantee that it has a good title to the aforedescribed premises; that it has good and lawful right to grant this easement; that it will warrant and defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 17 day of June, 1993.

The Andrew Christensen Family Limited Partnership

Attest:

Sandra J. Christensen

STATE OF UTAH)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this 17th day of JUNE, 1993, by **Sandra J. Christensen** as Partner of **The Andrew Christensen Family Limited Partnership**, a Limited Partnership.

My commission expires: Aug 5 1995

Witness my hand and official seal.

David E Edwards
Notary Public

DAVID EDWARDS
NOTARY PUBLIC • STATE of UTAH
260 NORTH MAIN
MANTI, UTAH 84642
COMM. EXP. AUG 5 95

DAVE THORNTON

June 29, 1993

J. Don Newton, P.E.
City Engineer
City of Grand Junction
250 N. Fifth St.
Grand Junction, CO 81501

Re: Ptarmigan Ridge Subdivisions

Dear Don:

This letter shall serve to tie-up a variety of loose ends at Ptarmigan Ridge. First of all, I would like to request that the Letters of Credit for Filings 3, 4, and 5 be released. The warranty period is in progress and the Letters of Credit should no longer be necessary. I also would like to request that the Cash Bond ($3188.63) for the improvements agreement recorded in Book 1945 Page 178-188 be released. The three drainage facilities have been completed, with the exception of the catch basin and pipe at N. 15th St. and Ridge Dr. which you said would not be required back on March 22, 1993 after you and I discussed the merits of that improvement. If you are lacking anything from us which will not allow you to release any of these, please let me know.

Another matter we need to resolve, is the billing of the City's share of street improvements in front of Margaret D. Kachus' lot at 652 27 1/2 Rd. aka Ridge Drive; parcel #2945-012-26-002; Lot 2 Spomer Subdivision.

COST DETAIL (copies of invoices attached):

Engineering and surveying(10%)		$ 190.00
Dirtwork	115'x 7'x 1'= 805 CU. FT. = 30 CU. YDS. @ $1.25/cu. yd.	37.50
Roadbase	115'x 7.5'x 0.5'= 431.25 CU. FT. = 16 CU. YDS. = 8 Tons @ $13.80/ton	110.40
Concrete	94.5 LF of 7' C,G,& S @ $14.75/LF	1398.88
	143.5 SF of Driveway Apron @ $2.50/SF	358.75
TOTAL		$2095.53

Your help in clearing up these matters will be greatly appreciated. If you have any questions regarding any of these matters, please contact me at 241-7025.

Sincerely,

Lewis E. Hoffman III

Lewis E. Hoffman III

for Ptarmigan Investments Inc.
PO Box 9088
Grand Junction, CO 81501

MAYS CONCRETE INC
CONTRACTORS
P.O. BOX 4124
GRAND JUNCTION, CO 81502
(303) 243-5669

DATE	NUMBER
25 SEP 1992	10589

Page: 1

INVOICE

To:
JOHN SIEGFRIED

P O BOX 9088
GRAND JUNCTION, CO 81501-

For Job: 4194
PTARMIGAN RIDGE
LOCATION: 15TH ST & F 3/4 ROAD
TYPE OF WORK: CURB AND GUTTER
FOR: JOHN SIEGFRIED
CONTRACT DATE: 8-31-92
TAX: 7.75%
CONTACT: JOHN SIEGFRIED 241-5331

PHASE	DESCRIPTION	CONTRACT AMT	QUANTITY	RATE	UNIT	GROSS AMOUNT
LS	DRIVEWAY	0.00	560.00	2.50	SF	1,400.00
LS	7' HOLLYWOOD	0.00	477.00	14.75	LF	7,035.75
LS	6' HOLLYWOOD	0.00	92.00	14.25	LF	1,311.00
LS	EQUIPMENT USE-CLARK 45 GRADING	0.00	3.00	45.00	HR	135.00

Pd. 5000.00 #861 10/28
Pd. 5000.00 #883 11/25

------ Invoice Summary ------
ALL EQUIPMENT, LABOR AND MATERIAL TO PERFORM WORK DESCRIBED

------ Invoice Totals ------

Gross	9,881.75
Retention	0.00
Tax 1	0.00
Tax 2	0.00
TOTAL DUE	9,881.75

Pd. ~~10,000~~ OVER Pd. 118.25

TERMS: Net due upon receipt of invoice. Interest at the rate of 2% per month **(24% annually)** will be charged on all accounts 30 days past due.

Thank You

ORIGINAL

UNITED COMPANIES
REDI-MIX
PAVING
SAND & GRAVEL

618 Dike Road, P.O. Box 3609
Grand Junction, CO 81502
(303) 243-4900
FAX: (303) 243-5945

PROPOSAL SUBMITTED TO:	FAX# / PHONE# 241-7025	DATE / DATE 8/13/92
John Siegfried (NAME)	Ptarmigan Ridge Road (JOB NAME)	
PO Box 9088 (STREET)	15th Street & Ridge Drive (JOB LOCATION)	
Grand Junction, CO 81502 (CITY, STATE & ZIP CODE)	(ARCHITECT)	(DATE OF PLANS)

CHANGE ORDER #1

We propose to provide the following items in connection with your project based on plans dated 8/11/92.

Item	Description	Approximate Quantity
1.	Clear and grub the designated area.	
2.	Shape and compact the designated area.	384 Square Yards
3.	Place and compact 6" of road base over the designated area (Ridge Drive).	128 Tons
4.	Blade cut the asphalt along Ridge Drive.	1 Lump Sum
5.	Place and compact a 3" thick mat of hot bituminous pavement over the prepared area (Ridge Drive).	32 Tons
6.	Saw cut the curb, gutter, and sidewalk as required.	1 Lump Sum
7.	Remove and dispose of 72 lineal feet of concrete, curb, gutter, and sidewalk.	1 Lump Sum
8.	Thicken asphalt section:	
A.	Place and compact 7" of hot bituminous pavement as per plan (3 lifts).	

TOTAL FOR THE ABOVE ITEMS $5,195.00

NOTE: Unit price for additional road base (due to grade changes on plan)=$13.80/ton CIP

All of the above work to be completed in a substantial and workmanlike manner for the sum of ----------As Stated Above---------- ($ ----------) Dollars.

IMPORTANT: The terms and conditions stated on the reverse side hereof are expressly made a part of this contract. This proposal shall not become a binding contract unless and until the Acceptance of Proposal and Confirmation by Contractor on the reverse side have been executed. This proposal must be accepted as provided and delivered to United Companies, three (3) days from above date, or it shall expire.

Respectfully submitted,

UNITED COMPANIES OF MESA COUNTY, INC.

by Robert M. Mather
Robert M. Mather
Estimator

To accept the terms of this proposal sign the reverse side of the white copy and return to United Companies.

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

November 2, 1993

Mr. John Siegfried
Ptarmigan Investments
P.O. Box 9088
Grand Junction, CO 81501

Re: Detention Basin in Filing 5, Ptarmigan Ridge

Dear John:

We have received complaints regarding the detention basin in Filing 5. David Varley, Assistant City Manager, and Don Newton visited the site and verified the problem which was reported. The basin does not drain toward the outlet, which is a requirement per the Drainage Criteria Manual. Approximately 6-8 inches of ponding remains in the northwest quadrant of the pond below the outlet. This condition must be rectified by regrading the bottom of the pond to drain; however, the required detention volume must also be maintained.

We request that the work be performed prior to December 1st, 1993, and that we receive written notice of when the work is complete and ready for inspection.

Sincerely,

Gerald R Williams

Gerald Williams, P.E.
City Development Engineer

xc: Don Newton
Dave Thornton
Dave Varley

file\gerald\ptarm5.112

PB

ZONED PR-4

FUTURE DEVELOPMENT

PTARMIGAN

NORTH 15th COURT

RIDGE

PLTNG

FOUR

ZONED PR-4

FUTURE DEVELOPMENT

EASEMENT FOR TEMP. CUL-DE-SAC BK. PG.

R=47'

ZONING IS PR-4	
Minimum lot area	8,500 sq. ft.
Minimum street frontage	20 feet
Maximum height of structures	32 feet
Minimum lot width	70 feet
Minimum side yard setback	
Principal structure	5 feet
Accessory structure	3 feet
Minimum rear yard setback	
Principal structure	15 feet
Accessory structure	10 feet
Minimum front yard setback	
Local	36 feet

PART OF BLOCK 3 O'NAN SUB.

ZONED RSF-4

BLOCKS 4 & 7

BLOCK 2

1 9267 SF. 0.21 AC.

BUILDING ENVELOPE (TYP)

11580 SF. 0.27 AC.

BLOCK 1

3 10439 SF. 0.24 AC.

BLOCK 1

2 12316 SF. 0.28 AC.

1 14931 SF. 0.34 AC.

utility and drainage easement

PTARMIGAN RIDGE FILING THREE

ZONED RSF-4

PTARMIGAN RIDGE COURT

22' 22'

NORTH 15TH STREET

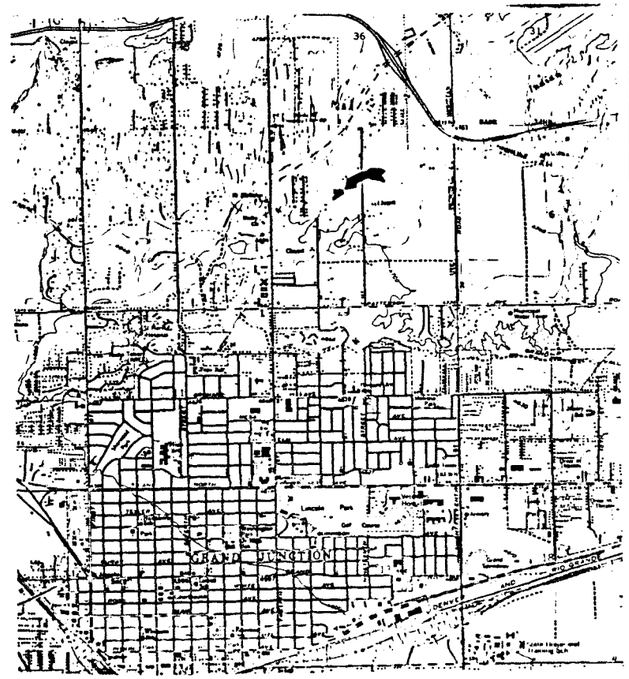
PTARMIGAN RIDGE FILING TWO

ZONED RSF-4

PTARMIGAN COURT NORTH

PTARMIGAN RIDGE FILING

ZONED RSF-5



INSERT: SCALE 1"N = 2000'FT

PTARMIGAN RIDGE FILING FIVE

SITE PLAN

FOR: PTARMIGAN INVESTMENTS

SCALE:

DATE: 12/24/92

Q.E.D. SURVEYING SYSTEMS Inc.
1018 COLO. AVE.
GRAND JUNCTION
COLORADO 81501
(303) 241-2370
464-7568

SURVEYED BY:	DMM MF
DRAWN BY:	MEM
ACAD ID:	PRSSITE
SHEET NO.	1 OF 6
FILE:	90090

REDUCTION