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File 1993-0072

Name: Ridges Development Plan and Amendment

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the 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.</p> <p>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.</p>
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X	X	<b>Table of Contents</b>
		<b>*Review Sheet Summary</b>
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X		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
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X	X	Reduction of assessor's map.
		Evidence of title, deeds, easements
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		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>

### DOCUMENT DESCRIPTION:

X		Board of Commissioners Minutes - 1/29/82	X	X	Newspaper Article - "City Considers Change in Ridges Zoning Rules" - 6/9/94
X	X	Correspondence	X	X	Ridges Newsletter - 8/29/94
X		Warranty Deed - Bk 1235/Pg 476	X		Notes to file
X	X	Ridges Newsletter	X	X	Planning Clearance - issued 9/23/94
X	X	Planning Commission Minutes - 7/6/93 - **	X		Planning Clearance - Cross - Index
X	X	City of Grand Junction Information Numbers for "The Ridges"	X	X	Outline Development Plan - GIS Historical Maps - **
X	X	Options for Transfer of Ridges Open Space	X	X	Ridges - Filing 6 Map - GIS Historical Maps - **
X	X	Remaining Density Calculations	X		"The Ridges" Overview of project -about 150 pages - not scanned - Ridges Development Process, Marketing Properties - Marketing Strategy, Golf Club overview, Mesa County Economic Profile, letter from Richard M. Phelps, LTD. Golf Course Architect
X		E-mails			



C 102-80

**RIDGES DEVELOPMENT CORP.**

P.O. Box 3240  
Grand Junction, Colorado 81502  
(303) 243-5001

August 16, 1983

Mr. James E. Wysocki  
City Manager  
City Hall  
Grand Junction, Colorado 81501

Re: Annexation of "The Ridges"

Dear Mr. Wysocki:

Information regarding development history and current status of "The Ridges" relative to Ridges Development Corp. is presented below for evaluation purposes pertaining to annexation. Subjects addressed are somewhat general in nature with brief summaries which can be further detailed if necessary.

On January 29, 1982, a letter of concurrence was established with the Mesa County Commissioners on previously agreed to development conditions for "The Ridges." This enclosed letter highlights many subjects which we feel should continue under Grand Junction City jurisdiction. In addition to that criteria under the heading of Streets, "The Ridges" has constructed streets with gravel shoulders suitable for mountainous terrain versus curb and gutter systems typical of the flatter downtown areas. We foresee continuing that construction for the remainder of "The Ridges" community.

The current land area to be developed under Ridges Metropolitan District jurisdiction totals 952 acres with a breakdown as follows:

Filings 1 through 6 developed	304 acres	
Filings 5 and 6 undeveloped area	<u>49 acres</u>	
		352 acres
Filing 7 platted and approved (not recorded)		78 acres
Raw land remaining		<u>522 acres</u>
		952 acres

Mr. James E. Wysocki  
August 16, 1983

Page 2

Further development of Filing 5 and 6 plus the continued processing of Filing 7 were halted in 1982 due to the downturn of the local economy.

Roadways in "The Ridges" have performed reasonably well over the past 6 years with minimal Mesa County maintenance. Through recent discussions with city personnel, a preliminary maintenance breakdown with associated estimated costs was prepared for the older areas. Final determination of such areas would require on-site visual inspection but for the purposes of this analysis average age was used. Estimated costs are as follows:

1. Seal coat: Approximately 50% of Ridges roadways may need a seal coat over the next 2 years. Current roadway pavement areas total approximately 125,000 yd<sup>2</sup>. Therefore, estimated seal coat cost would be  $\frac{125,000 \text{ yd}^2}{2} \times \$1.03 \text{ per yd}^2 = \$64,375.00$

or, approximately \$32,000.00 per year.

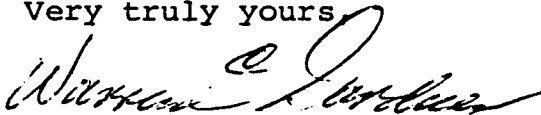
2. Striping: Replacement and new striping for all Ridges roadways would approximate \$4,700.00.

3. Ditches: Reshaping and dressing roadway ditches with a road grader would approximate a yearly cost of \$2,000.00.

4. Sweeping: Sweeping of all Ridges streets twice yearly would approximate \$1,000.00 per year.

If further clarification is desired on any of this information, please contact myself at 242-3517 or Steven Sabeff at 243-5001.

Very truly yours,



Warren E. Gardner  
General Manager

WEG/jlw

Enclosure

**RIDGES DEVELOPMENT CORP.**

P.O. Box 3240  
Grand Junction, Colorado 81502  
(303) 243-5001

January 29, 1982

Mesa County Board of Commissioners  
Mesa County Courthouse  
Grand Junction, Colorado 81501

Dear Commissioners:

Over the past five years that the Ridges Development Corp. has been developing "The Ridges," Mesa County has experienced turnover in Development Department staff, Planning Commission members, and Commissioners. Numerous conditions of approval were originally agreed upon during the rezone, outline, and preliminary plan stages which were in some cases unique to "The Ridges." Currently, we have six filings platted and recorded and with the seventh submitted for final approval, we believe it necessary to reclarify some of these previous agreements so as to avoid the repetitious requests made during processing of each filing for the same information or qualification of design. Key topics addressed below with past agreements summarized from meeting minutes are submitted for your review and concurrence by signature. A copy of this letter placed on file with each department would hopefully alleviate the reoccurrence of redundant requests made by future county personnel. We feel this would streamline the development process for both parties in the future 10± years remaining to complete this large project.

ACCESS ROADS

Five major accesses to "The Ridges" are planned and located as follows:

- (1) Main entrance, Ridges Boulevard adjoining Highway 340.
- (2) One access adjoining Monument Valley Sub-division.
- (3) One access tie to South Camp Road.
- (4) One access adjoining 23 Road.
- (5) One access adjoining No Thoroughfare Canyon Road through the old City dump (MCC minutes, Book 17, page 152).

Subsequently, the property for the South Camp access was sold to Monument Valley and they would make the tie in. In addition, the Outline Development Plan shows other tie in locations such as Rio Vista Road, etc. Upon designing the road system of Filing #6 to connect to Rio Vista, local opposition forced a design change preventing access (MCPC minutes September 18, 1980). Also, in designing the road system for the Ridges 3rd Addition Preliminary (Ridges East), tie in to Bella Pago Drive was denied (MCC minutes Book 18, Pages 107 & 108). We do feel these decisions were not in the best interests of the County.

#### STREETS

Recognizing "The Ridges" as a mountain subdivision, the Planning Department staff recommended variances from County Road Standards such as "Recommend that developer be allowed some latitude from County Road specs so as to 'roll' the roads to flow with the terrain both horizontally and vertically so as to avoid excessive cuts and fills for both asthetic reasons and to reduce erosion potential." (MCPC minutes March 22, 1977). Cross sections as proposed were also recommended for approval in that same meeting. Additionally, roadways were discussed with the Road Department on April 11, 1977 for acceptance of proposed construction which did include 40 foot right-of-ways (local street classification) with 22 foot pavement mat (MCC minutes Book 17, Page 158). In past years, this 22 foot mat has been upgraded to 24 feet for improved performance. Each dwelling unit is covenanted to provide off-street parking so as to provide unobstructed passage of emergency vehicles along these 24 foot streets.

#### GEOLOGICAL

Geologic reports for the entire Ridges subdivision property were prepared in 1973 and in 1977 in compliance with Senate Bill 35 which the Geological Survey has on file. Areas of potential slope instability, flash flooding and rockfall are reserved as open space or parks. Realizing soil structure varies in "The Ridges," we require that each building site has an individual soils investigation performed with an engineered foundation designed for those conditions prior to obtaining a building permit.

#### DOMESTIC WATER

The Ridges Metropolitan District, a quasi-municipality established for providing domestic water service to Ridges residents, contracted with Ute Water Conservancy District on May 12, 1977, for bulk delivery of water through a 16 inch tap

To Ridges File



A FUTURE CITY  
NEIGHBORHOOD

# THE RIDGES

A Publication of the City of Grand Junction  
For Its Current and Future Citizens

Vol 1; Number 2  
January 3, 1992

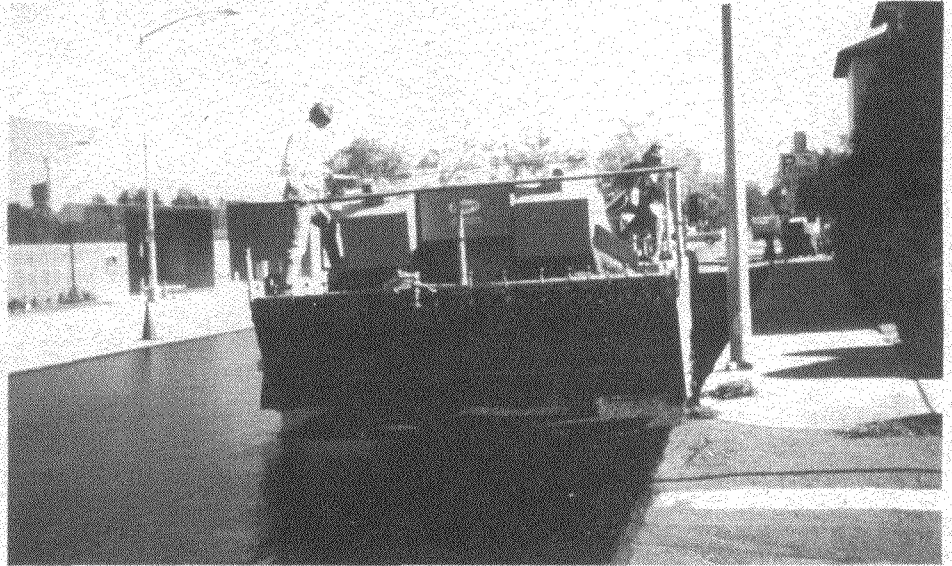
## PUBLIC WORKS: GETTING THE JOB DONE

by Jim Shanks, Director of  
Public Works

The Public Works and Utilities Department of the City of Grand Junction provides street maintenance, traffic maintenance, water treatment and distribution, sewer collection and treatment and trash collection services to citizens of the City. Once the Ridges annexation is complete, this department will provide these same services, plus some additional services, to the residents of The Ridges.

**STREET MAINTENANCE** - Street maintenance activities include street sweeping, leaf removal, spring cleanup, crack filling, chip sealing, pavement patching, drainage maintenance, and asphalt overlays. The evaluation of the existing pavement in The Ridges has shown a need for fairly extensive street maintenance work. The annexation and service plan includes \$300,000 in the first three years for overlay and sealing work. Assuming annexation in early to mid-1992, this work will begin in the summer of 1992. Top priority will be given to areas of pavement failure, where sections of the pavement will be removed and replaced. Top priority will also be given to drainage systems under the streets to make sure that they are functioning properly.

Other services in the street maintenance division include spring cleanup held in conjunction with the



*City crews chip seal 14 miles of streets annually.*

Freshazadaisy promotion put on by the Women's Division of the Chamber of Commerce. Each spring the City street maintenance division will canvas the entire City and pick up items that are too large to go into the regular trash. Residents will dispose of tree limbs, appliances, furniture and all kinds of bulky items. There is no additional charge for this service. An announcement of the starting date will be made through the news media each spring.

Each fall the City streets maintenance division picks up leaves. Since there are no curbs in the Ridges subdivision residents who wish to have their leaves picked up should place them in a pile along the shoulder of the roadway. During the fall the City is canvassed several times. In an area such as The Ridges we would expect to make two passes through the subdivision in the fall picking up leaves.

## Next Step: Court Hearing January 14, 1992

By Jody Kole, Assistant to  
City Manager

As mentioned in the first Ridges newsletter, the annexation process will require that a dissolution agreement be approved both by the District Court and a vote of Ridges electors.

The Court hearing is scheduled for **January 14, 1992**, at 8:00 a.m., in the Mesa County Courthouse, with Judge Massaro presiding. **The hearing is open to the public. Anyone may give testimony** regarding the proposed dissolution of the Ridges Metropolitan District, the proposed debt restructuring, and the City's proposed service

*see Public Works pg. 2.*

*see Next Step pg. 2*



# CWCB Negotiations Progress

by Ron Lappi, Administrative  
Services Director

The Ridges Metropolitan District has been negotiating with the Colorado Water Conservation Board for a number of years. The discussion has centered around agreeing to a compromise settlement of the disputed contractual obligation between the District and CWCB. The face amount of the obligation owed by the District to CWCB is approximately \$2 million, but almost \$2.5 million if the accrued interest is also considered. Although offers back and forth have actually been made, no settlement was reached.

The settlement of the disputed agreement is an important element of the annexation and dissolution agreement between the City of Grand Junction and the District. After several communications and meetings between CWCB, the District and City representatives, we may be closer to an agreement than ever before. We expect the CWCB Directors to formally consider a settlement at its January 22, 1992, meeting.

Without a reasonable settlement, this liability will continue to cloud the Ridges' financial condition: a final settlement agreement will be approved January 22, 1992, at or near the \$500,000 level anticipated in the annexation analysis.

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## Next Issue

The next issue of The Ridges will include more information on utility services and will feature an article on parks, trails, and open space in the Ridges neighborhood. An updated timetable for annexation will be included also.



*A City street sweeping machine at work.*

## *continue - Public Works*

**TRAFFIC SERVICES** - Traffic service activities include signing, striping and traffic signals. The City is presently in the process of replacing all of its street name signs. 1992 is the second year of a three year sign replacement program. By the end of 1993, all street name signs, including the Ridges will be replaced with the distinctive blue and white, high reflective signing. Existing pavement markings in the Ridges will be painted twice a year. Intersection markings such as stop bars will be replaced with a high visibility plastic marking that will last from 3 to 5 years. The City's Police Department and Traffic Services Division of Public Works work together to solve neighborhood traffic problems.

In the next newsletter, we will describe the services to be provided in The Ridges by the Utilities Division of the Public Works Department. These services include water, sewer, trash and irrigation. If you have any questions feel free to call Public Works and Utilities at 244-1554.

## *continue - Next Step*

plan, as adopted by the Ridges Board.

Judge Massaro will determine whether the Service Plan and debt restructuring adequately provide for the Ridges residents. If Judge Massaro approves, he will schedule the Ridges election, expected to be in mid-February. This will be your opportunity to voice your opinion on annexation and dissolution of the Ridges Metropolitan District.

Next month's newsletter will provide information about the election. An article "Who Gets to Vote?", on page 3, explains eligibility to vote in this important election.





# Perspectives on Annexation: an Interview with Ellsworth Stein, President, Ridges Metro Board

by Andrew Schmidt,  
Administrative Intern

"Annexation is good and necessary for The Ridges in order to promote further growth", says Ellsworth Stein, President of the Ridges Metro Board. Mr. Stein has been a Grand Valley resident since 1963 and a Ridges resident since 1986. He has seen many changes in both the valley and the Ridges as the area economy has progressed through several cycles.

As a result of economic downturn in the 1980's, the cost of living in the Ridges (property tax, tap fees, debt service, etc.) has risen at a financially uncomfortable rate. Mr. Stein sees annexation as a "means to provide considerable cost reduction to current residents and significant incentive for developers in the future." Stein believes that the large amounts of undeveloped land in the Ridges area are likely to become even more desirable once developers can assure potential residents of the benefit of City services.

Ridges residents experience a quality of life that is "as good or better than elsewhere in the valley," says Stein. "We have plenty of amenities: No truck traffic, our own trail system, beautiful views of the valley. This is an attractive place to live." With a successful annexation, residents will also be able to take advantage of the City's park and recreation facilities at in-city rates, receive in-city rates on water and sewer service, and also have City police protection. All these advantages "make the Ridges an even better place to live", says Stein.

Mr. Stein also says he "wouldn't be surprised to see this area's residents become very active in local politics" and suggests that, following January's judicial ruling on the annexation, the City hold an open forum discussing ramifications of the Ridges Annexation for Ridges residents and City residents, too.

"Throughout this whole complex process, the City has done an outstanding job of keeping Ridges residents informed, and has really gone the extra mile to include our concerns and perceptions in the decision-making process. I'd like to see that tradition continue" says Stein. In addition, he feels that, since the City Council will also serve as the Ridges Metro Board, the residents of this area will "keep the City Council on their toes, no doubt about it."

## Who Gets to Vote?

by Jody Kole, Assistant to City  
Manager

Following the January 14 court hearing on the dissolution agreement and service plan, Judge Massaro is expected to set a date for an election by Ridges residents and property owners on the issue. This election will be your opportunity to voice your opinion about annexation and dissolution of the Ridges Metropolitan District.

One of the most frequently asked questions is "who gets to vote in the dissolution election?" An overview of the state statutes on dissolution elections (32-1-801 C.R.S.) is included below. For additional information on eligibility to vote, please consult the statutes or your attorney.

A qualified elector is one who:

A. is an elector (registered to vote under

Colorado Election Code) AND whose name appears on the registration list or property owners list, AND

B. (I) has been a resident of the special district for 32 or more days, OR

(II) owns, or whose spouse owns, taxable real or personal property situated within the special district, whether the person resides within the special district or not, OR

(III) is obligated to pay taxes under a contract to purchase taxable property situated within the district.

Any person who qualifies under (II) or (III) above, and whose name does not appear on the registration or property owners list, shall be permitted to vote if an affidavit is signed. The affidavit shall require the person to state his/her qualifications (B above) and that the voter has not previously voted at the election.

### Questions & Answers:

Q. If a person owns 4 properties, does that person get one vote or four?

A. The statutes do not allow for multiple votes for multiple property ownership.

Q. If an individual's spouse owns property, do both the individual and the spouse get to vote?

A. Yes. The statute defines both as qualified electors.

Q. Do both an owner and a tenant of the same property get to vote?

A. Yes. The qualifications for voting include both owners and residents. See 32-1-804 C.R.S.

City Manager Mark Achen  
Mayor Pro Tem Paul Nelson  
Councilmember Reford Theobald

City Attorney Dan Wilson  
Councilmember John Bennett  
Councilmember Bill McCurry

Mayor Conner Shepherd  
Councilmember Jim Baughman  
Councilmember Bill Bessinger

If you have questions concerning the dissolution/annexation process, City services or this newsletter, please feel free to contact the following:

**NEWSLETTER** 244-1501  
Editor, Jody Kole  
Assistant to City Manager

Assistant Editor, Andrew Schmidt  
Administrative Intern

**ANNEXATION PROCESS** 244-1438  
Community Development Director  
Bennett Boeschstein

**ANNEXATION FINANCIAL ANALYSIS** 244-1515  
Administrative & Financial Services Director  
Ron Lappi

**CITY SERVICES by DEPARTMENT**  
Public Works & Utilities Director 244-1554  
Jim Shanks

Parks & Recreation Director 244-1542  
Ted Novack

Community Development Director 244-1438  
Bennett Boeschstein

Police, 911 Communications 244-3560  
Police Chief Darold Sloan

Fire, Emergency Medical 244-1400  
Fire Chief Michael Thompson

Administrative & Financial Services Director 244-1515  
Ron Lappi

City of Grand Junction  
250 North Fifth Street  
Grand Junction, CO 81501

BULK RATE  
U.S. POSTAGE  
PAID  
Grand Jct CO  
Permit #134

- 1st Grand  
- western neon  
- Permits -

STAFF REVIEW

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FILE # 72-93

DATE: June 29, 1993

STAFF: Karl Metzner

REQUEST: Amending the Development Plan of the Ridges Planned Development to amend setback requirements for "A" Lots.

LOCATION: Ridges Metropolitan District

APPLICANT: City of Grand Junction

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EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

NORTH: N/A

EAST: N/A

SOUTH: N/A

WEST: N/A

EXISTING ZONING: PR

PROPOSED ZONING: N/A

SURROUNDING ZONING:

NORTH: N/A

EAST: N/A

SOUTH: N/A

WEST: N/A

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RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: N/A

STAFF ANALYSIS: The development plan for residential lots in the Ridges Planned Development has three lots designations, "A", "B", or "C" lots. The "B" and "C" lots are similar to the City's standard single family lots. However the side yard setbacks for "A" lots are either 10 feet or 0 feet with no provision for any distance between. "A" lots permit single family or duplex units and two "A" lots may be joined to allow a 4-plex on the common lotline. For single family structure the side yard setback has created problems where a property owner does not want to go to a 0 setback but the lots are too narrow to allow a 10 foot setback

on both sides. In addition most single family structures have eaves which would extend over a neighboring property if the structure wall was placed at the property line. The proposed amendment would allow more flexibility in the side yard setbacks for "A" LOTS. The proposal allows any setback from 0 to 10 feet except that any setback on one side less than 10 feet automatically creates a 5 foot minimum on the other side. Also, the amendment specifically prohibits encroachment over adjoining properties.

STAFF RECOMMENDATION: Recommend approval subject to all review agency comments.

G.Y.P.C. - Approve 7/6/23

**CITY OF GRAND JUNCTION  
INFORMATION NUMBERS FOR  
"THE RIDGES"**

General Information	244-1509
Administration	244-1508
City/County Building Department	244-1631
City Clerk	244-1511
Community Development Department	
Planning and Zoning	244-1430
Code Enforcement	244-1593
Weed Abatement - private property	244-1583
Weed Abatement - open space & rights-of-way	244-1540
Fire Department	
Emergency	911
General Information	244-1400
Parks & Recreation Department	244-FUNN
Police Department	
Emergency	911
General Information	244-3555
Neighborhood Watch Program Information	244-3587
Public Works Department	
General Information	244-1554
Streets & Traffic Information	244-1575
"Fresh as a Daisy" & Leaf Removal Program	244-1571
Solid Waste Management	244-1570
Utility Billing Information	244-1579
Water	
Domestic Quality	244-1487
Irrigation Water	244-1540
Pipeline Maintenance	244-1572

## RIDGES COVENANTS/COMPARABLE CITY CODES

Listed below are the covenants (excluding the bulk requirements) for the Ridges Filings 1-6. The covenant numbers and general intent of the covenant is listed, as well as the comparable City code and the appropriate agency to contact for any suspected violations. The City cannot enforce covenant violations, only City code violations. Some itemized covenants are only partially covered by City codes, these items are noted. The covenants for the Ridges Filings 1-6 are generally consistent with one another, except as specified in the narratives.

Item #8-Noxious or offensive activities: City code reference 19-66, Enumeration of Nuisances. Contact the Code Enforcement Division.

Item #9-Signage Requirements: Covenants allow three (3) square feet of signage for real estate signs. City Zoning & Development Code allows these signs to be six (6) square feet in size. For signs exceeding six square feet contact the Code Enforcement Division.

Item #10-Animal Regulations: City Zoning & Development Code allows up to six household pets (e.g. dogs, cats, fish, birds), three per species per household. Agricultural animals (horses, cattle, sheep) are allowed on parcels greater than one-half acre by City code, although this covenant does not allow them within the Ridges. Code Enforcement regulates these provisions.

Item #11-No comparable City codes. Suspected violations would need to be enforced civilly.

Item #12- Junk, rubbish & weeds are regulated by City code. Contact Code Enforcement.

Item #13- Antenna Height is not regulated by any City code. Suspected violations would need to be enforced civilly.

Item #14- The Fire Department (244-1400) would enforce any violations regarding burning.

Item #15- Construction trailers are allowed by the Zoning Code providing construction is occurring on the property.

Item #16- Illumination from private property is regulated by the Zoning & Development Code. Contact Code Enforcement.

Item #17- Street Lighting-As an annexation agreement, the City pays for the cost of street lights.

Item #18-

Item #19-

Item #20- The City has no comparable codes.

Item #21- The Mesa County Building Department (244-1631) regulates the time frame for construction through enforcement of the Uniform Building Code.

Item #22- The keeping of trash in covered containers is required by Municipal Code. Violations may be reported to Code Enforcement.

Item #23- The Police Department enforces any violations pertaining to illegal hunting within the City limits. Contact the Police Department at 242-2522.

Item #24- Drainage onto the public right-of-way is regulated by City Code. Contact the Public Works Department at 244-1554.

Item #25- Fences are regulated by the Zoning & Development Code. The City allows fences in the front yard up to 42" in height, provided that they are at least 2/3 open (i.e. chain link, split rail), and up to six feet in height in rear yards. The Code does not control the type of materials which may be used for fencing, other than providing that they must be constructed in a professional manner. For architectural control on fences consistent with the covenants contact the Ridges ACCO. For all other fencing concerns contact Community Development at 244-1430. All fences erected within the City limits, a fence permit is required.

Item #26-The Zoning & Development Code requires that a Conditional Use permit be obtained in all zone districts prior to any mining activity occurring. Contact the Community Development Department at 244-1430.

Item #27- For concerns regarding cesspools contact the Mesa County Health Department, Environmental Health Division at 248-6960.

Item #28- Building coverage on a lot is regulated by the Zoning & Development Code. The amount of lot coverage allowed in residential districts varies somewhat from the covenants. For questions on permitted lot coverage in zone districts contact the Community Development Department at 244-1430.

Item #29- The home occupation ordinance in the City of Grand Junction varies slightly from that listed in the Ridges covenants. All persons conducting home occupations within the City limits must first obtain a Home Occupation license from the Community Development Department (244-1430). Allowed home occupations and the conditions of conducting them are attached.

Item #30- Any subdivision of lots or parcels must meet the requirements of the Zoning & Development Code. Contact the Community Development Department at 244-1430.

Item #31- Easement disputes are a civil matter and persons may



pursue these problems privately or through the Ridges ACCO.

Item #32- Plant diseases and proliferation of insects are not specifically regulated, however the Municipal Code does regulate nuisances contributing to these problems. Contact the Code Enforcement Division for information on weed control and other nuisances which may be factors.

Item #33- Illegal parking in the right-of-way is regulated by the Police Department (242-2522). For recreational vehicles, boats and trailers on the right-of-way contact the Code Enforcement Division at 244-1593. Filing #'s 4, 5, & 6, require that RV's must be stored inside an enclosed garage or in the designated RV area. The City will not enforce this aspect as it is not a City code requirement.

Item #34- Excessive noise in residential areas is regulated by the Police Department (242-2522). Noxious odors are regulated by Municipal Code and by the Health Department (248-6960). Filing #5 in this area also requires that auto repair and maintenance be done within an enclosed garage. The City does not regulate this aspect, however auto repair, other than incidental maintenance on one's own vehicle, is prohibited in residential areas. The Code Enforcement Division may be contacted for suspected commercial auto repair occurring in residential areas.

Item #35- There are no comparable City Codes governing this item. All violations would need to be pursued through the ACCO or as a civil matter.

#### Phone Numbers for City Departments

Administration-City Manager/City Attorney/City Council	244-1501
City Clerk	244-1509
Community Development (Planning Division/General)	244-1430
Community Development (Code Enforcement/Weeds)	244-1593
Finance Department (Utility Billing/Sales Tax, etc.)	244-1521
Fire Department	244-1400
Parks & Recreation	244-1540
Personnel	244-1512
Police Department (Dispatch)	242-2522
Police Department (Records/General)	244-3555
Public Works (Engineering, Property Management	244-1555
Public Works (Streets/Traffic/Solid Waste/Pipeline)	244-1575

#### Other Related Numbers

Mesa County Building Department	244-1631
Animal Control	242-4646
Mesa County Health Department	248-6960

## OPTIONS FOR TRANSFER OF RIDGES OPEN SPACE

### Intent and Purpose for Open Space

1. Preserve and Maintain Views and Vistas
2. Provide for separation between structures and clusters of structures.
3. Protect steep slopes, drainages, areas of flooding and other geologic hazard areas from encroachment of development.
4. Preserve areas of geologic, archaeological, or historic interest.
5. Provide access for recreational opportunities.

### Use of Open Space for Private Purposes

1. There may, occasionally be a request for TEMPORARY use of Open Space for short term uses such as storage of materials or equipment associated with construction, special events, etc. These temporary uses could be an administrative approval subject to review of potential impacts on adjoining uses and reclamation of any disturbed lands. Approval authority could be through the City Manager's delegation to the City Property Agent.

2. A request for PERMANENT private use of Open Space may result when lot improvements (lawns, irrigation systems, etc.) are unwittingly extended beyond lot boundaries or when a lot is too small to accommodate improvements desired by an owner.

The Intent and Purpose for Open Space should be used as criteria to evaluate whether a request to use open space for private purposes is appropriate. Additional criteria should be that the request should not change the character of the development and that a hardship situation exist which is not created by the applicant. If a request is considered appropriate the following methods could be used to accomplish a transfer from public to private use.

a. fee simple purchase- this may be the cleanest option since there is no confusion about ownership or right of use. A fair market price should be charged for all open space transferred to private ownership. The fund could go into the general Parks and Open Space fund or a special fund could be established to purchase additional open space in the Ridges area. If desired a deed restriction prohibiting structures could be placed on land sold to retain it as "private" open space.

b. easement purchase- purchase of an exclusive easement would allow a property owner to use open space for private purposes but retain ownership in the name of the City (metro district). There seems to be no special benefit to this alternative. Any land use controls which could be placed on an easement could also be placed on a fee simple purchase. Since easements are not as "visible" as fee simple ownership there is a greater potential for future confusion over the rights and responsibilities on the easement land.

c. use permit (revokable permit)- this option may be appropriate in a few limited cases

but in most instances it is the least desirable since it is the least "visible". There is a greater probability that future owners of a property may rely on the location of certain improvements and not recognize that their actual property is smaller than it appears. As with an easement a use permit would retain the property in City ownership and create confusion over the use of the property in the future.

Proposed Application procedure-

1. Application to City Property Agent consisting of:
  - a. application form with name, address, etc. of applicant.
  - b. narrative describing nature of request.
  - c. survey of lot and area requested for purchase.
  - d. typed legal description of area requested for purchase.
  - e. site plan showing all existing improvements on lot.
  - f. appraisal or other documentation to establish purchase price.
2. Review of request by:
  - a. Public Works/Engineering
  - b. Community Development
  - c. City Attorney
  - d. Ridges H.O.A./A.C.C.
3. Schedule request before council with staff recommendation.
4. If Council approves the request deeds are recorded upon payment.

## RIDGES FILINGS 1 THROUGH 6--REMAINING DENSITY CALCULATIONS

The following information and assumptions were used in calculating the density for the undeveloped lots in filings 1 through 6 of the Ridges:

1. Acreages for each filing are based on the total acres as it appears in the "Area Quantities" table on the plats.
2. Total number of lots was determined by counting the number of lots as they appear on the plats, taking into account any of the known replats.
3. Open space was included in the overall acreage in determining number of units allowed by the PR-4 zoning.
4. Commercial site acreage was not included in the overall acreage in determining number of units allowed by the PR-4 zoning.
5. The school site was allocated density to maintain value in the land for potential future trade or sale if it is determined a school is not needed in the area.
6. All multi-family sites already developed have been allocated their existing density.
7. All "A" lots were allocated as two units because the covenants and the proposed plan allow duplexes.

Total acreage of 352.56 less commercial acreage of 3.65 = 348.91 acres

348.91 acres X 4 units/acre possible = 1395.64 units possible

Platted A lots--278 x 2 =	556 units possible
Platted B & C lots	244
Developed multi-family units	<u>131</u>
	931 units existing or platted

1395.64 units possible less 931 units existing or platted =  
464.64 units remaining

Undeveloped multi-family sites =	42.92 ac.
School site	6.37 ac.
Replatted undeveloped acreage	<u>35.13 ac.</u>
	84.42 ac. undeveloped

464.64 units remaining  
84.42 ac. undeveloped = 5.5 units/ac. remaining density

# THE RIDGES

Filing	Acreage	A Lots	B & C Lots	Multifamily Lots Acreage	Multifamily Units	Commercial Acreage	School Site	Undeveloped Acreage
1	37.36		72					
2	46.73	36	48	1.89	13 (Clusters)	3.03		
				3.60				
				4.50	31 (La Roche)			
3	67.17	31	90	4.99		.62		
				2.34	19			
4	61.50	55	34	2.26				
				4.42				
				3.88				
				3.59	40			
5	42.52	56		3.58			6.37	12.08
				7.62				
6	97.28	100		3.41	28 (Columbine)			23.05
				2.95				
				7.64				
				1.98				
<b>TOTALS</b>	<b>352.56</b>	<b>278</b>	<b>244</b>	<b>58.65</b>	<b>131</b>	<b>3.65</b>	<b>6.37</b>	<b>35.13</b>
				<b>* 42.92</b> <b>* undeveloped</b>				

DATE: 10/25/93

RE: The Ridges - "A" Lots & Setbacks

Lot #	Address	Sideyard Setbacks
20A	388 Hidden Valley Ct.	7.8' & 10.4' - <i>enclose sundeck</i>
3A	2374 Rana Road	3' & 10.2'
8A	406 Prospectors Pt.	5' both sides
6A	404 Prospectors Pt.	20' & 21.54'
13A	411 Prospectors Pt.	2' & 8'
70A	402 Rana Ct.	5.01' & 5.67'
5A	419 Prospectors Pt.	5' both sides
37A	434 1/2 Prospectors Pt.	10' & 30'
19A	380 Explorer Ct.	7.5' & 20'
24A	2420 Hidden Valley Dr.	12' & 18.2' - <i>addition</i>
12A (Fil.#5)	361 Hillview Dr. (townhome)	6' & 0' - <i>addition/enclose carport</i>
10A	408 Prospectors Pt.	2' & 10'
16A	414 Prospectors Pt.	5' both sides
12A (Fil.#6)	411 1/2 Prospectors Pt. ??410 Prospectors Pt.	6' both sides
2A	421 1/2 Prospectors Pt.	3' & 10'
> 15A, <i>FIL.#6</i>	412 1/2 Prospectors Pt.	3' & 10'
26A	424 Prospectors Pt.	3' & 16'
30A	428 Prospectors Pt.	7.5' both sides
33A	430 1/2 Prospectors Pt.	2.5' & 10'
1A	431 Prospectors Pt.	10' & 21'

Lot #	Address	Sidyard Setbacks
68A	400 Rana Ct.	5' & 2'-8"
69A	400 1/2 Rana Ct.	5' & 7'
> 15A, <i>FIL. #2</i>	378 1/2 A Ridgeview Dr.	1' & 0'
18A	416 Prospectors Pt., <i>townhome</i>	15' & 37' - <i>new deck</i>
11A	421 Pleasant Hollow Ct.	interior remodel
17A	381 E. Valley Circle, #2	no drawing-enclose carport
25,11,18 ??	422 1/2 Prospectors Pt.	3' both sides





Department of Planning and Development  
City of Grand Junction, Colorado  
1000 North Grand Avenue  
Grand Junction, Colorado 81501  
Phone: (970) 241-1111  
Fax: (970) 241-1112

November 15, 1993

Marilyn Stein  
414 Stoneridge Court  
Grand Junction, CO 81503

Dear Marilyn:

Thank you for taking the time on November 5th to meet with City staff concerning the coordination of ACC and City of Grand Junction development review activities and procedures. The purpose of this letter is to confirm the outcome of our meeting, as follows:

**Setbacks:** The ACC will measure setbacks from property line to the building wall. When a deck is involved, the setback will be measured to the deck if the deck is in any way covered or having two stories. If the deck is not covered and is located at ground level, the deck is not considered for setback purposes. The ACC will make recommendations to the City regarding variances to setback requirements, with the final decision on all setbacks made by the City. Whenever a setback variance is needed, the City will seek to obtain a recommendation from the ACC.

**Fences:** A fence permit from the City is required prior to the construction of a fence. The City will request applicants to contact the ACC to see whether their proposed fence meets the covenant provisions. However, the City will issue a fence permit if the proposed fence meets City fence standards.

**Covenants:** The City will not enforce protective covenants in The Ridges. The City will only enforce standards and requirements of the City Zoning and Development Code.

To further clarify what the City will and will not enforce, we will be initiating a process through a Planning Commission public hearing to define the "final plan" for The Ridges. The final plan will specify required setbacks, height restrictions and densities for the platted Ridges. The ACC will be notified and asked to comment on that definition of the "final plan". At this time I anticipate that this will be on the agenda of the January 4, 1994 Planning Commission meeting.

If the above is not in agreement with your interpretation of the outcome of the meeting, please let me know within the next few days. Thank you.

Sincerely,

*Larry Timm*

*for* Larry Timm  
Director of Community Development

xc: Lee Garrett



Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1480 FAX (303) 244-1599

November 19, 1993

Bill Stubbs  
Dynamic Investments, Inc.  
391 1/2 Hillview Dr.  
Grand Junction, CO 81503

Re: Density allocation for Ridges Multifamily lots

Dear Bill:

First of all I want to express my thanks to you and Dan Roberts for your help in providing the base information needed to arrive at the following density calculations. This has certainly speeded up this project. I have attached a summary sheet showing the available densities for the remaining vacant multifamily sites in each filing of the Ridges. For filing 6 you have 12.39 units per acre available for the total 12.5 acres in the 3 vacant sites. As long as each site comes in at or under that density, no density transfers will be needed. Any site proposed for greater than 12.39 units per acre will require a transfer of density from another vacant site.

The densities indicated are the gross densities allowed by the overall PR 4 zoning of the Ridges PUD. Specific development plans for each multifamily site must receive final plan approval by the Grand Junction Planning Commission prior to construction. The processing of the final plan is in accordance with the provisions of Chapter 7 (Planned Development) of the Grand Junction Zoning and Development Code. Regardless of the density that is allowed by the zoning, the plan for each site must justify the number of units proposed and meet all standards of the Code.

Please let me know if you have any questions about this material or if you need additional information.

Sincerely

A handwritten signature in black ink, appearing to read "Karl G. Metzner".

Karl G. Metzner  
Senior Planner

# Location and Acreage of Undeveloped Ridges Multifamily Sites

Filings 1 and 2- no platted multifamily sites

Filing 3- Lot 1 Block 18, 5 acre site

Filing 4 - Lot 17 Block 11, 1 acre site

Filing 5- Lot 1 Block 27, 7.6 acre site

Filing 6- Lot 17 Block 9, 2.9 acre site  
 Lot 66 Block 13, 2.0 acre site  
 Lot 45, Block 9, 7.6 acre site  
Total  
 12.5 acres

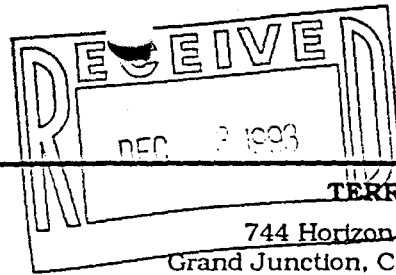
## FILINGS

	1	2	3	4	5	6
ACRES	37.359	46.727	77.17	63.982	48.266	74.232
S. F. LOTS	70	85	121	89	83	142*
M. F. UNITS	0	74	19	170	0	0
TOTAL UNITS	70	159	140	259	83	142
EXIST DENSITY	1.9 2.2	3.4 3.9	1.81 2.3	4.05 5.57	1.72 1.9	1.91 4.2
ALLOWED # UNITS	149.44	186.91	308.68	255.93	193.06	296.93
ADD'L UNITS AVAIL.	79.44	27.91	168.68	-3.07	110.06	154.93
# ACRES UNDEV. M. F. SITE	0	0	5	1	7.6	12.5
U/A AVAIL.	N/A	N/A	33.74	0	14.48	12.39

KM

# DOEHLING & SLATER, P.C.

ATTORNEYS AT LAW

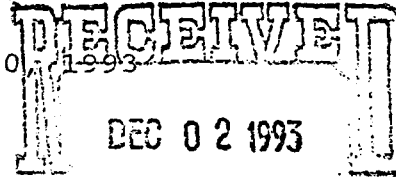


TERRY D. SLATER

744 Horizon Ct., Suite 360  
Grand Junction, Colorado 81506  
(303) 241-9363  
FAX (303) 242-4901

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

November 30, 1993



BUILDING DEPARTMENT

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

12/7/93  
C: MKA  
John S  
Tina S  
Lamy T  
Dave R  
File  
Ridge  
12/8/93  
EJ

Mesa County Building Division  
750 Main Street  
Grand Junction, CO 81501

Re: Construction at 405 Ridgeway Drive, Ridges  
Grand Junction, Colorado

Gentlemen:

My office represents the following homeowners in the Ridges subdivision:

Carol Zadrozny and Richard Skaer  
404 Stoneridge Court  
Grand Junction, CO 81503

Terri and Steve Holladay  
402½ Stoneridge Court  
Grand Junction, CO 81503

Steve and Pat Yamasheta  
406 Stoneridge Court  
Grand Junction, CO 81503

Sherry and Harry Perry  
408 Stoneridge Court  
Grand Junction, CO 81503

Tim and Susan Cain  
407 Ridgeway Drive  
Grand Junction, CO 81503

These homeowners all own property in the vicinity of 405 Ridgeway Drive, the residential lot owned by Alan Roe and upon which he is constructing a single family residence pursuant to building permit No. 46135.

As your department is fully aware, the Ridges subdivision in Mesa County, Colorado, is an extremely hazardous area for construction. The Ridges subdivision is characterized by complex subsurface geological conditions including artesian aquifers, perched watertables, and numerous other hazardous subsurface water conditions. Also, the subdivision is characterized by areas of expansive soils. Damage to property constructed in the Ridges and adjoining property from construction in the Ridges is a historical fact and is clearly foreseeable if inadequate construction techniques and safeguards are utilized.

Mesa County Building Division  
November 30, 1993  
Page -2-

The lot at 405 Ridgeway Drive, as you are aware, is a particularly hazardous location. As you know, there is a considerable amount of water present on this site including subsurface water that apparently reaches the surface at this location. Moreover, the construction techniques which your department has authorized at this site involve a clear risk of destruction of support to adjoining properties.


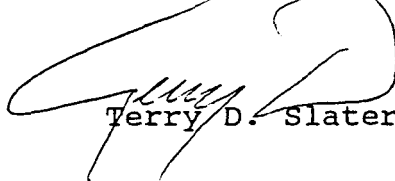
This letter is to put you on notice that my clients will hold you responsible for any and all damage which may occur to their property through the approved construction on this lot including damage to support, damage from or trespass by water, alteration of drainage and water patterns whether surface or subsurface, and any and all other damage.

I note from the building permit issued that your department has indicated that no geologic hazard exists at this site. Given your knowledge of the Ridges in general and the obvious water at this site, that failure to note the clear geologic hazard present at this site and account for it in your permit and inspection process is a breach of your duty to the citizens of this county and my clients. I would appreciate it if your department would be more diligent in reviewing this construction.

If you have any questions concerning this letter, please do not hesitate to call.

Yours truly,

DOEHLING & SLATER, P.C.



Terry D. Slater

TDS/cs

pc: Mesa County Attorney  
Grand Junction City Attorney  
Carol Zadrozny and Richard Skaer  
Terri and Steve Holladay  
Sherry and Harry Perry  
Steve and Pat Yamasheta  
Tim and Susan Cain



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

November 19, 1993

Bill Stubbs  
Dynamic Investments, Inc.  
391 1/2 Hillview Dr.  
Grand Junction, CO 81503

Re: Density allocation for Ridges Multifamily lots

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Please let me know if you have any questions about this material or if you need additional information.

Sincerely

A handwritten signature in black ink, appearing to read "Karl G. Metzner", is written over a horizontal line.

Karl G. Metzner  
Senior Planner



# Location and Acreage of Undeveloped Ridges Multifamily Sites

Filings 1 and 2- no platted multifamily sites

Filing 3- Lot 1 Block 18, 5 acre site

Filing 4 - Lot 17 Block 11, 1 acre site

Filing 5- Lot 1 Block 27, 7.6 acre site

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Total  
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# ACRES UNDEV. M.F.SITE	0	0	5	1	7.6	12.5
U/A AVAIL.	N/A	N/A	33.74	0	14.48	12.39

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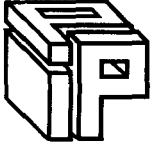
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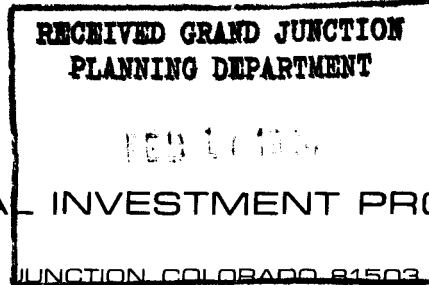
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U/A AVAIL.	N/A	N/A	33.74	0	14.48	12.39

*assumptions- all undeveloped A lots would have duplexes*



PROFESSIONAL INVESTMENT PROPERTIES, INC.

383 HILL VIEW DRIVE • GRAND JUNCTION, COLORADO 81503 • (303) 243-7745



February 15, 1994

Mr. Larry Timm  
Director, Planning Department  
Grand Junction City Government  
250 N. 5th Street  
Grand Junction, Colorado 81501

Good Morning Mr. Timm,

It is with sincere regret that I am taking the liberty of writing this letter regarding one of your ex-employees, Mr. Carl Metzner.

Yesterday, when visiting your Planning Department, I was informed Carl had terminated his position as a senior planner. This was indeed a disappointment in that I had relied on Carl's expertise in stating my projected development plans for Lot 2, Block 13, Filling Four, in the Ridges, would be approved within one month's time maximum from submittal. We had a number of meetings wherein this particular subject was discussed and the time-consuming delays and very costly process of going through the Planning Commission "would be avoided."

My project has unusual merit because of the topography, magnificent rock formation, views, etc. It has always been my intent to be extremely selective as to whom the builder would be. Quality of construction is of the essence to correlate the property.

Believing that time was not an obstacle, I turned down a number of so called buyer/builders in order to ensure a benefit to the community. And now I have been very fortunate in becoming associated with truly a premium contractor.

One of your staff members at the last meeting stated we would have to go through this lengthy subdivision application procedure. We are ready to go, but this unforeseen time delay through regular channels for plan approval could be disastrous.

May we kindly have your considerate opinion. Thank you for your courtesies

William E. Boll, President

c: Mr. Dan Wilson, City Attorney  
Enclosure

WILLIAM E. BOLL

City of Grand Junction  
Community Planning Dept.

February 28, 1994

Attention: Ms. Kathy Portner

Subject: **Multi-Family Density in the Ridges**

We have been informed that there is an on-going controversy regarding density of housing units in the Ridges, particularly in multi-family property sites within the Ridges of which we are a primary owner, and have most recently sold a Prospector Point lot # 17, Block #9 in Ridges Filing #6 which apparently is a part of this review..

We are not really aware of the nature of the potential problems or situations involving that particular site, nor are we aware of any firm plans by the City to attempt to make changes in density of **our** various property holdings in the Ridges. We are most anxious to be kept informed of any such efforts, activities, or meetings in which our interests may be involved, affected or altered as the affect on our development plans would be negatively impacted by any such density changes.

We therefore request that we be kept informed of any developments, memorandum or meetings, that would be detrimental or potentially in any way affect our property. We would anticipate attending any such meetings with counsel as to the legality, or propriety of any proposed density changes to the property annexed by the City in 1992 which would thus impact us.

We appreciate your cooperation and you may contact us as follows:

Mr. Willis Stubbs  
Secretary/Treasurer  
Dynamic Investments, Inc.  
391 1/2 Hillview Dr.  
Grand Junction, Co. 81503  
phone 241-1900 or 241-4161

March 7, 1994

Response to Marilyn Stein's letter

(I will assume her reference to the Planning Commission means the Planning Department--I'm not sure what the specific complaint is about the Planning Division, but I'll try to respond anyway--of course responding to this is decreasing my efficiency in dealing with other development issues)

In reviewing development proposals, whether for large-scale subdivisions, new commercial buildings, or planning clearances for single family homes, the Planning Division has to balance the concerns of costs in both time and dollars to the developer or builder and the community-wide concerns of minimizing future costs to the general taxpayers and maintaining the quality of life. We believe we have a fair and expedient review process but are open to suggestions as to how the process can be made better. I'm not sure what the specific complaints are about obtaining a building permit, but I can tell you that most requests for building permits for single-family homes are issued immediately upon application.

The Planning Division has seen a tremendous increase in workload in the last year. I'm not sure at the time of annexation of the Ridges any<sup>one</sup> anticipated the dramatic increase in development proposals the City is seeing today. Attached is a copy of statistics comparing this year with last year.

Review of proposals in the Ridges are more difficult for our staff because of the incomplete files on the requirements of the approved planned zone and the inconsistencies of the County approvals with existing City standards and policies. We recognize that the Ridges is a unique and special place and we'd like to make sure decisions we are making in reviews and issuing permits are in the best interest of the Ridges and the community as a whole. We are working on having a proposal before the Planning Commission in April to clarify the approved plan for the Ridges.

Signed,

the inefficient Planning "Commission"

*Sims Shanks  
Larry Tramm  
Your reactions? Well  
probably want to put  
something together for Council  
to report to Stein  
3/2/94  
C. Davel*

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
MAR 11 1994

City Council of Grand Junction  
250 North 5th Street  
Grand Junction Co 81501

Dear Members of the City Council,

Please accept my resignation from the Ridges Architectural Control Committee (ACCO). I serve on four boards of directors and on committees of several other organizations in the area and feel that my time is too limited to continue on a committee that is so ineffective and frustrated by the lack of cooperation from the paid city staff - the City Manager, the Planning Commission, the City Engineering Department and especially the Code Enforcement Department.

The ACCO is composed of five volunteers who give an inordinate amount of time and energy in attempting to uphold the covenants that were put in place by the developers of the Ridges Metropolitan District, the purpose to make the area an attractive and desirable residential section of the county. The Ridges has some of the most spectacular sights in the valley and could be a "show place" if there were more concern and cooperation from the Planning Commission and Code Enforcement. The ACCO has discussed this problem repeatedly with them and given them opportunities to help us, even furnishing detailed lists of covenant violations and making numerous follow up phone calls. Code Enforcement has taken little or no action, stating that they are understaffed. A few well handled disciplinary action cases could set the tone and turn the situation around.

When Mark Aiken was wooing the Ridges for annexation there were several meetings held in the Ridges and the question was always raised as to the city's ability to meet the new responsibilities that come with annexation. There was no mention at the time of the "understaffing" excuse we are given. In addition to the ACCO's disappointments there has been the residents' unfortunate experiences with the street repair ordeal. The dirt producing chip seal method was used with inadequate sweep up. Streets were left in half-completed states for many months "due to lack of manpower" , the repeated answer to our numerous queries.

Annexation by the City of Grand Junction is a one way affair. The city gains the advantage of increased population, making it eligible for various grants. At the same time the city does not want to spend the money nor require the departments responsible to perform the necessary added duties.

It is not only the Ridges that is frustrated and disappointed. It is getting to be common talk, even in social gatherings, about how difficult it is to deal with the Planning Commission. Obtaining building permits is made ridiculous. Longstanding residents who want to see the community progress and be part of it are exasperated by the inefficiency of the Planning Commission.

It is public knowledge from the newsmedia that the City of Grand Junction has considerable funds at its disposal. Why are they not being used for a more effective result? Why can't you, the City Council, sweep clean, hire personnel who will have enough concern and use their time with sufficient efficiency to HELP Grand Junction grow with ease and order - rather than IMPEDE that good growth? It is time for a change.

We have such a wealth of great assets here that we need to all work together to make the most them!

With deep concern,

*Marilyn M Stein*  
Marilyn M Stein

(Mrs Ellsworth F Stein)

*44 Stoneridge Court  
GJ 81503*

March 1, 1994

cc: Mark Aiken  
The Daily Sentinel  
Ridges Architectural Control Committee  
Linda Afman





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

Dear Ridges Resident and/or Property Owner:

Attached is a proposed amended final development plan for the Ridges as proposed by the City Community Development Department. The purpose of the amended plan is to clarify the zoning requirements in the Ridges, as well as to specify what elements of the covenants the City will enforce and what elements are the responsibility of the Architectural Control Committee and residents. Maximum densities for the remaining multi-family lots in filings 1 through 6 have also been calculated. The bulk of the proposed plan includes specific requirements for the existing filings 1 through 6, but also includes some general statements that will be used as guidelines for future development proposals for the undeveloped portion of the Ridges.

The proposed amended plan is scheduled for a public hearing before the City Planning Commission on May 3, 1994 at 7:00 p.m. where a recommendation will be made to the City Council. The dates of the City Council hearings will be announced at the Planning Commission hearing.

We have scheduled an informational meeting on the proposed amended plan for Tuesday, April 26th at 7:00 p.m. at Two Rivers Convention Center. **This meeting is to provide information and answer questions only. It is not to gather public testimony for or against the proposed plan amendment.** If you wish to provide public testimony on the amended plan, you must attend the Planning Commission Hearing on May 3rd and present your comments or you may provide written comments to the Planning Commission prior to the hearing. Written comments should be sent to the Community Development Department, 250 N. 5th Street, Grand Junction, CO 81501.



## Proposed Final Plan for Ridges

4/12/94

### A. Densities

The proposed maximum density for the remaining undeveloped large lots in the Ridges, filings 1 through 6 is 5.2 units per acre. That density would apply to all designated multi-family lots, the school site (if it were ever sold), and the undeveloped-replatted sites in filings 5 and 6. Density transfers between sites will not be allowed. The density of any site may be further limited by infrastructure, traffic, geologic or other constraints.

### B. Setbacks and Height

Setbacks will be measured from property line to the closest point on a structure wall. In no case shall the eaves or foundation of any structure extend over any adjacent lot, including Ridges Open Space, without an easement of record for such encroachment from the owner of said adjacent lot or open space. When a deck is involved, the setback will be measured to the deck if the deck is in any way covered or having two stories. If the deck is not covered and is located at ground level, the deck is not considered for setback purposes.

Height will be measured from the highest natural finished grade line immediately adjoining the foundation or structure.

#### A lots

Housing Type--Single family detached or attached with common wall on lot line or duplex on one lot.

#### Setbacks--

Front yard: 20 feet  
Rear yard: 10 feet  
Side yard: From 0' to 10'. For any sideyard setback less than 10' on one sideyard a minimum of 5' setback shall be required on the opposite sideyard line.

Minimum Building Separation: 10 feet between foundations

Maximum Height--25 feet (excludes chimneys)

#### B and C lots

Housing Type--Single family detached

#### Setbacks--

Front yard: 20 feet  
Rear yard: 10 feet  
Side yard: 10 feet

Maximum Height--25 feet (excludes chimneys)

#### ACC Review

Review by the Ridges Architectural Control Committee will be required prior to issuance of a Planning Clearance; however, the

Planning Clearance will be issued if all requirements as set forth in this plan document are met. ACC response must be within 30 days of the request for review.

C. Parking

- a. Filings 1 through 5--2 car garage plus 2 paved parking spaces for each single family unit (includes duplexes).
- b. Filing 6--1 car garage (or carport) plus 2 paved parking spaces for each single family unit (includes duplexes).
- c. Multi-family units--2.2 spaces per unit (would apply where there is common parking for more than 2 units).

All driveways must be paved.

D. Fencing

As per the Zoning and Development Code regulations for fence location and height; however, chain link fences are not allowed, except for at RV storage areas, tennis courts, public sports facilities, tot lots and playground areas. The City will request applicants contact the ACC to verify the proposed fence meets any other requirements of the covenants. The City will issue the fence permit if the proposed fence meets the City requirements.

Review by the Ridges Architectural Control Committee will be required prior to issuance of a fence permit; however, if all requirements as outlined above are met the permit will be issued. The ACC must respond within 30 days of the request for review.

E. Variances

Requests for variances to setbacks or fencing regulations will be processed through the City Board of Appeals as per chapter 10 of the Zoning and Development Code. The Ridges ACC recommendation will be considered in the review of the variance request.

F. Protective Covenants

Other than as listed above, the City will not enforce protective covenants in the Ridges. The City will only enforce standards and requirements of the City Zoning and Development Code and other City Ordinances. All provisions of the City Zoning and Development Code and other ordinances will apply if not addressed specifically in this document.

G. Multi-family lots/undeveloped large tracts

All platted multi-family lots and/or other undeveloped large tracts must go through the appropriate development review process for approval as per the then current Zoning and Development Code. Under the current Code, if a multi-family lot is being replatted into more than 5 lots a two step review process will be required--preliminary plan approval and final plan/plat approval by Planning Commission. If a multi-family lot is being replatted into 5 or

fewer lots final plan/plat approval by Planning Commission will be required.

The Ridges Architectural Control Committee will be given the opportunity to comment on proposed development of the multi-family lots and/or other large undeveloped tracts as a review agency.

H. Commercial sites

Uses for the designated commercial sites in filings 1 through 6 shall be limited to the following types of business uses: professional offices, preschools/nursery schools/day care centers, barber/beauty shops, self-service laundries, medical/dental clinics, counseling centers, schools, dance/music schools, membership clubs and community activity buildings, indoor cultural/educational/recreational facilities, churches, fire/emergency services.

I. New development

All new plats in the Ridges and all development of the existing multi-family lots must comply with then current City standards for development.

J. 5' Irrigation Easements

The plats for several filings of the Ridges include a statement "granting" a 5' irrigation and/or water easement along all lot lines to the Ridges Metropolitan District. Those easements can be released by the Director of Community Development if it is found the easement is not needed. A process for the review and release of such easements is identified in City Development File #72-93 (2).

K. Columbine Village--A Replat of lot 25, block 9, Ridges Filing #6

The private open space and ingress/egress easement as noted on the plat are dedicated to the owners within Columbine Village. Development and maintenance of facilities and roadways within these areas is and will continue to be the responsibility of the property owners within Columbine Village.

The setbacks for Columbine Village shall be as per the approved covenants, 10' rear yard and 10' front yard. The required sideyard setback shall be 0' to 10' measured to foundation wall with the building separation as per the Uniform Building Code. 0' sideyard setbacks are only allowed for common wall units.

L. General Development Standards for the Ridges

Site planning and design shall preserve, to the maximum extent possible, the existing natural features which enhance the attractiveness of the area and shall blend harmoniously with all uses and structures contained within the surrounding area.

Land which is unsuitable for development because of geologic constraints shall be preserved in its natural state. This shall include drainage ways, steep terrain and other rock outcrops. Areas

of "no disturbance" shall be identified around all proposed building sites, as applicable.

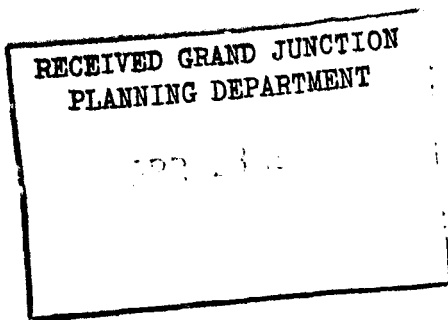
Existing trail systems within the developed and undeveloped Ridges shall be preserved and enhanced with future development.

All structures shall be setback a minimum of 20' from all bluff lines to maintain visual corridors within the Ridges.

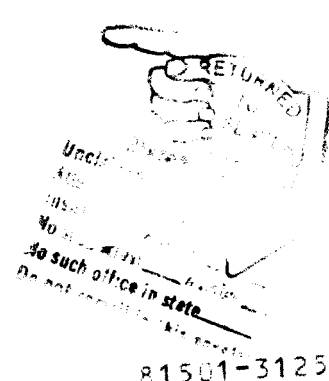
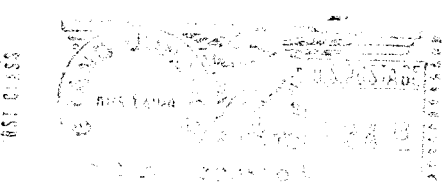
All development in the Ridges will be limited by geologic and transportation system constraints, as well as other infrastructure constraints.

Density transfers between filings 1 through 6 and the rest of the unplatted Ridges will not be allowed.

City of Grand Junction  
Community Development Department  
250 North 5th Street  
Grand Junction, CO 81501



5001-4240-10-0  
RUTH HALTMAN\*  
%PROPERTY SERVICES  
ATTN: MARY SIMPSON  
GRAND JCT CO



2421 Hidden Valley Drive  
Grand Junction, CO 81503  
April 22, 1994

Grand Junction Community Development Department  
250 North Fifth Street  
Grand Junction, CO 81501

RE: Written Comments to the Proposed Amended Ridges Final Development Plan

Development Department:

This letter provides comments to the Proposed Final Plan for Ridges Development. Section L. (General Development Standards for the Ridges) is not specific enough to ensure that land that is unsuitable for development "shall be preserved in its natural state."

The concept of "steep terrain" should be defined in the standards using conventional grade terms, such as "in excess of a 2.5:1 slope." Any variances granted to development on or adjacent to steep terrain should mandate erosion control measures (including revegetation specifications) and drainage accommodations.

I further suggest a time-saving planning measure: surveying and mapping the Ridges for "drainage ways, steep terrain, and other rock outcrops" to eliminate some of the discrepancies that will result from the non-specific language. More and more of the remaining Ridges development will be on "unsuitable" land, where the rights of adjacent homeowners could be jeopardized under the proposed code.

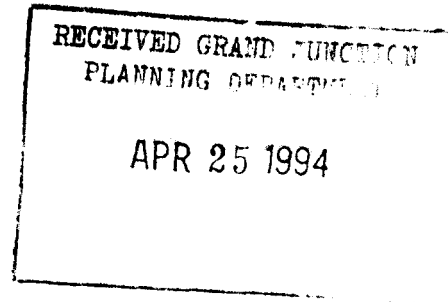
Thank you for your attention to this matter. I plan to attend the informational meeting on April 26, 1994, but would appreciate questions or comments to this letter prior to the meeting. I can be reached at 248-6574 from 8:00 am to 4:30 pm.

Sincerely,



Diane E. Kocis  
Ridges Resident

April 22, 1994



Grand Junction Community Development Dept.  
Planning·Zoning·Code Enforcement  
250 North Fifth St.  
Grand Junction, CO 81501-2668

Dear Development Dept.:

I am writing in response to your recent notice in regards to the final development plan for the Ridges. My family and I have been in the valley since 1982. Most of that time we have resided in the Ridges. We have looked at other developments in the area but we have found that we love the Ridges. The Ridges is great community that offers a quality living environment for individuals and families.

I do feel that your proposal for maximum density for the remaining undeveloped large lots will compromise the quality of the Ridges. One main concern with increases created by maximum density multi-family housing is the increased traffic flow created within an already limited access community. There is only one entrance and exit to the Ridges and that is the Ridges Boulevard. And with increased population, there always seems to be an increase in the crime rate.

The department shows a minimum building separation of 10 feet between foundations. This does not allow much protection from fires between residences. With the wind as a factor and the lack of a fire department in close proximity, this distance would not appear to be very safe. I also do not feel that this distance allows residents very much privacy and that this kind of crowding is not healthy for human beings.

The Ridges was originally developed as a healthy community **NOT** a suburban jungle. I value what I have paid for over the past 12 years in the Ridges and hope that the city will to. This proposal is **NOT** in the best interest of our community.

Sincerely,

A handwritten signature in black ink that reads "Lyn Ramsay". The signature is written in a cursive style with a large, looping "L" and "R".

Lyn J. Ramsay  
2396 E. Plateau Ct.  
Grand Junction, CO 81503  
Phone: 303/241-0706 (home), 303/245-8138 (work)

April 18, 1994

Community Development Department  
250 N. 5th Street  
Grand Junction, Colorado 81501

**Regarding Proposed Final Plan for Ridges**

Dear Planning Commission:

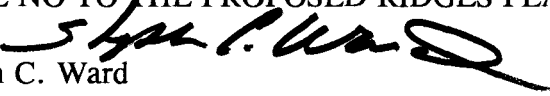
I am extremely disturbed over the proposed final plan for the Ridges. Eleven years ago I purchased my home at 395 Valley View Way understanding the covenants of the area would maintain a quality environment. When I review the proposed final plan for the Ridges as proposed by the City Community Development Department, I find the recommendation for maximum density for the remaining undeveloped large lots in the Ridges to not be consistent with the philosophy of the residents in my neighborhood. I further question the wisdom to give global density approvals without carefully advising each neighborhood of the resulting effect. I would hope the City would allow for sufficient time for petition drives to be initiated in those areas of the Ridges which do not want maximum density sites.

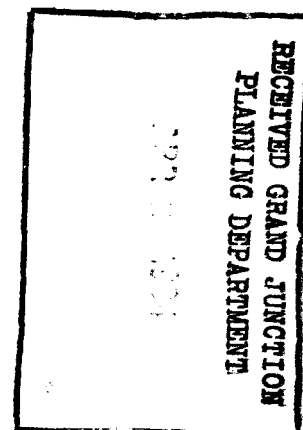
I further read, with intense concern, that the minimum building separation is listed at 10 feet between foundations in A lots. It appears to me the City is allowing growth within the Ridges to again be in conflict with existing desires of the Ridges community. Is the City attempting to increase the number of households within its taxing jurisdiction at the cost of the residents of the Ridges?

In years past, there was an ineffective Architectural Control Committee that has allowed the development of Prospector Point with no regard for blending into the existing environment. We now have a variety of stucco homes with a variety of color schemes that deviate from the natural setting. I wrote the Ridges Board of Directors noting my concern at that time. I was contacted in person and was told at that time the "Developer" may well be in violation. There was no follow up and the development continues to date. I hope the City does not assume an ineffective Architectural Control position that does not monitor the covenants of the Ridges.

I hope the City sees the seriousness of implementing, what I consider to be, a flawed proposed plan for the Ridges. It appears to me that the plan has been written for the benefit of developers and not for the benefit of the Ridges residents.

I VOTE NO TO THE PROPOSED RIDGES PLAN.

  
Stephen C. Ward  
395 Valley View Way  
Grand Junction, Colorado 81503  
Home - (303)-245-3127; Work - (303)-2458138





May 2, 1994

VIA HAND DELIVERY

Grand Junction Planning Commission  
250 North 5th Street  
Grand Junction, CO 81501

Re: Proposed Amendment to the Final Development Plan  
for The Ridges

Dear Sir or Madam:

I am the owner of Lot 17 of The Ridges Filing No. 6. I received a notice of a May 3, 1994 City Planning commission meeting, at which meeting a proposed amendment will be considered from the Grand Junction Community Development Department. That proposal would amend the final development plan for The Ridges and reduce the density permitted on Lot 17.

I strongly object to the Community Development Department proposal to the extent that it would not allow me to proceed with the preliminary development plan and any final development plan for the Eagle Crest at The Ridges at the densities in our current submittal.

The Eagle Crest at The Ridges preliminary development plan was submitted in February of 1994 for Lot 17 of The Ridges Filing No. 6, for 35 units on approximately 3 acres of property. The density proposed in the preliminary development plan was based upon the density indicated in a letter from Karl G. Metzner to Bill Stubbs dated November 19, 1993. That letter indicated that any density of less than 12.39 units per acre was consistent with the densities permitted for the property and would not require any density transfers from other sites.

I purchased Lot 17 in reliance on that letter. The Eagle Crest at The Ridges preliminary development plan was submitted consistent with the densities indicated in the letter. Since

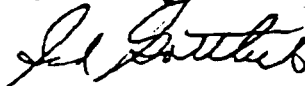
Grand Junction Planning Commn.  
May 2, 1994  
Page 2

February the application has been proceeding through the standard review process. We have received comments from the City staff, those comments have been responded to, and money and resources have been expended on the additional studies required.

We have proceeded with the development of Eagle Crest at The Ridges in good faith and in accordance with the City's procedures. To now change the rules and apply new density limitations to the property would be grossly unfair and inequitable. At a minimum, we believe that the proposed changes of the Community Development Department should not be applied to a preliminary development plan which was in already process before the Community Development Department amendments were proposed.

To allow us to submit our application, to treat it to normal processing, to require response to comments, to require the expense of additional studies, and then to reject it based on a subsequent proposal, would be terribly unfair. Provision should be made for allowing our project and any similarly situated projects which are already in the preliminary or final development plan stages to continue.

Sincerely,



Sid Gottlieb

EAGLE CREST

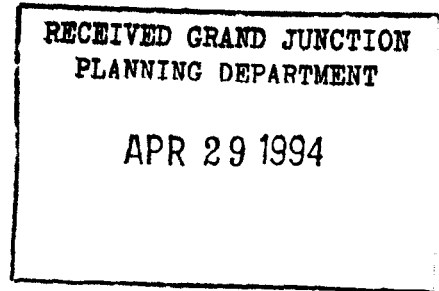
*Bathy P.*

**Dynamic Investments, Inc. 391 1/2 Hillview Drive, Grand Jct. Co.**

---

April 29, 1994

Mr. Larry Timm  
Community Development Director  
City of Grand Junction  
250 N. 5th St.  
Grand Junction, Co. 81501



Dear Larry,

The information meeting this week for the revisions of the Ridges Development Plan was appreciated by those who took the time to be there and we thank you. As we discussed after the meeting there are a few subjects that both you and John Shaver indicated would be helpful for us to make additional comments about and offer some alternative solutions.

There are a few areas that I would like to address at this time, and my other business partners at Dynamic Investments, Inc. will be offering separately their own thoughts as well in the next few days. We appreciated your comment that this is a process that is still in the formative stages and we will have time to meet with you for further discussions prior to any final determinations.

- 1. Eagle Crest Development density (Prospector's Point)**
- 2. Density Transfers.**
- 3. A one acre multifamily site located at the tennis courts, as part of the Desert Ridge Condominium complex..**
- 4. Replat of two of our multifamily sites in filing #6 which change density assumptions through reductions in building sites as well as redefining several lots from "A" to "B" designations.**
- 5. Assumptions regarding density calculations to arrive at conclusions of remaining potential.**

## **1. Eagle Crest Development**

We are in general agreement that density of a site is to be limited by infrastructure, traffic, geologic or other constraints as you propose. We believe that the City however, provided both us and that new property owner (Gottlieb) with a clear statement of possible density far greater than the proposed 5.2 / acre in an earlier City Planning Dept. letter, written by Carl Metzner, upon which basis this site was purchased by Mr. Gottlieb. To now arbitrarily reduce that density based only upon your new development plan will certainly result in legal action against the City, and us as well. We urge the City to review the site plans to be presented for Eagle Crest from the perspective of the other constraints outlined above without regard to this new density plan. In this way, we may both avoid potential litigation regarding the subject of density. In order to offset the question of available density, we will agree to adjust our other MULTIFAMILY site density nearby in filing #6, or redesignate lots from 'A' to 'B' on Rana road, or our other lots and/or sites as a means of increasing total available density to the acceptable levels as determined in this proposed development plan. Our accommodations in this regard may eliminate density as a stand-alone legal basis for Mr. Gottlieb to institute any legal actions against us or the City. In our earlier contract for purchase with Mr. Gottlieb, he requested density of 18-20 units for that 3 acre site. Upon receiving the density letter from the City, he then increased his request for us to assign (deed) density of up to the 10.35 units/acre in accordance with that letter. From these two earlier contract to purchase provisions it does appear that he would have been satisfied with the 18-20 density at the time of purchase, which is only 3-5 total units greater for that specific site than is currently being proposed by the City Planning Dept. for development planning. We are certainly willing to consider reducing our other densities for lots to meet that overall objective and avoid a potential litigation.

## **2. Density Transfers**

We believe that density transfers or shifting should be allowed in the development plan. We are interested in and support the concept you presented to me with John Shaver that there could be an immediate or simultaneous reduction elsewhere to permit the overall density remaining to be retained and tracked by the Planning Dept. We own several multifamily sites throughout the various Ridges filings #1-5 and these may represent logical site plans for greater density due to their being located on Ridges Blvd. which is the main traffic artery, than other sites which are on side streets in filing #6 that should perhaps not bear that heavier traffic. In this way we, as present owners of these multifamily sites, can have the flexibility of more effectively realizing the development potential within the density guidelines and zoning that exists and not suffer adversely through reducing possible density on these arterial street multifamily sites. We have been paying multifamily levels of property taxes, and standby fees on these various sites for several years and to now lose that density needlessly is approaching the concern of substantial financial loss.

### **3. One acre Condominium site at Desert Ridge Complex**

We briefly discussed that site with you. It is located adjacent to the tennis courts on Ridges Blvd., and was the third of three building lots for construction of the 20 unit Condominiums presently located on each of the other two lots of the original property. The third building was not constructed due to the economic conditions that resulted from the Exxon pullout in 1982. We believe that site should be allowed the 30 unit density as was originally deeded. At the same time, we would entertain the idea of exchanging this high density site for another property which the City owns. For example, immediately west of the Tennis Court park area is an open space of hilly property on Ridges Blvd. presently owned by the City and designated as future park expansion. An exchange for our flat site for Park and Recreation expansion might be mutually attractive and we welcome the opportunity to explore this further.

### **4. Replat of Multifamily sites in Filing #6**

We are in the process of an administrative replat of several 'A' LOTS on Rana Road and Rana Court. The present lots are quite narrow at an average of 50' wide, and we are proposing to change lot lines to increase most of these lots to a minimum 75' width. At the same time we are probably willing to redesignate these new lots as "B" lots which will reduce the number of potential building sites from 32 units ( 16 duplexable) to only 10 or 11 single family homes. We should be able to accomplish some of the City's density and planning objectives therefore without sacrificing our own investment interests.

At the present time we are in the process of developing a new site plan for two of our multifamily sites in filing #6, which are a 2 acre site ( Lot #66) and a 7.6 acre site (lot #45) into larger single family lots. This revised plan eliminates multifamily densities of these sites into single family lots of around 3-4 lots/acre or less. Thus we envision significantly lower densities for Filing #6 than you have assumed in your density calculations. This reduction should impact your review of total density for our other multifamily sites as well as the question of density for the proposed Eagle Crest on lot #17 (Prospector's Point). We feel this should be considered in your calculations and in the approach to future development.

## **5. Density Calculations Assumptions**

From the above areas of discussion it should be apparent that your calculations can possibly be revised as to density within the Ridges in general and specifically as to the properties owned by Dynamic Investments, Inc. We are ready to enter into discussions that will protect our investments through adjustments of lot designations, replat of lots, and multifamily replats.

### **Summary:**

We look forward to further discussions with you in regards to any and all of the above areas concerning the Ridges Development Plan. We believe we are in harmony with many of the objectives outlined in your development plan, and that some of these other matters outlined herein can be resolved to everyone's mutual satisfaction.

Sincerely,

*Willis E. Stubbs*

Willis E. Stubbs  
Secretary/Treasurer  
241-1900

bcc: John Shaver, Ass't. City Attorney

**Dynamic Investments, Inc. 391 1/2 Hillview Drive, Grand Jct. Co.**

---

April 29, 1994

Mr. Larry Timm  
Community Development Director  
City of Grand Junction  
250 N. 5th St.  
Grand Junction, Co. 81501

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

APR 29 1994

Dear Larry,

The information meeting this week for the revisions of the Ridges Development Plan was appreciated by those who took the time to be there and we thank you. As we discussed after the meeting there are a few subjects that both you and John Shaver indicated would be helpful for us to make additional comments about and offer some alternative solutions.

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Sincerely,

*Willis E. Stubbs*

Willis E. Stubbs  
Secretary/Treasurer  
241-1900

bcc: John Shaver, Ass't. City Attorney

May 2, 1994

**VIA HAND DELIVERY**

Grand Junction Planning Commission  
250 North 5th Street  
Grand Junction, CO 81501

Re: Proposed Amendment to the Final Development Plan  
for The Ridges

Dear Sir or Madam:

I am the owner of Lot 17 of The Ridges Filing No. 6. I received a notice of a May 3, 1994 City Planning commission meeting, at which meeting a proposed amendment will be considered from the Grand Junction Community Development Department. That proposal would amend the final development plan for The Ridges and reduce the density permitted on Lot 17.

I strongly object to the Community Development Department proposal to the extent that it would not allow me to proceed with the preliminary development plan and any final development plan for the Eagle Crest at The Ridges at the densities in our current submittal.

The Eagle Crest at The Ridges preliminary development plan was submitted in February of 1994 for Lot 17 of The Ridges Filing No. 6, for 35 units on approximately 3 acres of property. The density proposed in the preliminary development plan was based upon the density indicated in a letter from Karl G. Metzner to Bill Stubbs dated November 19, 1993. That letter indicated that any density of less than 12.39 units per acre was consistent with the densities permitted for the property and would not require any density transfers from other sites.

I purchased Lot 17 in reliance on that letter. The Eagle Crest at The Ridges preliminary development plan was submitted consistent with the densities indicated in the letter. Since

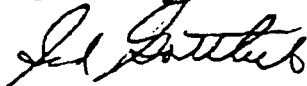
Grand Junction Planning Commn.  
May 2, 1994  
Page 2

February the application has been proceeding through the standard review process. We have received comments from the City staff, those comments have been responded to, and money and resources have been expended on the additional studies required.

We have proceeded with the development of Eagle Crest at The Ridges in good faith and in accordance with the City's procedures. To now change the rules and apply new density limitations to the property would be grossly unfair and inequitable. At a minimum, we believe that the proposed changes of the Community Development Department should not be applied to a preliminary development plan which was in already process before the Community Development Department amendments were proposed.

To allow us to submit our application, to treat it to normal processing, to require response to comments, to require the expense of additional studies, and then to reject it based on a subsequent proposal, would be terribly unfair. Provision should be made for allowing our project and any similarly situated projects which are already in the preliminary or final development plan stages to continue.

Sincerely,



Sid Gottlieb

EAGLE CREST

*Comments from PC  
5/3/94*

**STAFF REVIEW**

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FILE: #72-93  
DATE: May 3, 1994  
STAFF: Kathy Portner  
REQUEST: Ridges Final Plan  
LOCATION: Ridges Filings 1-6 and undeveloped  
APPLICANT: City of Grand Junction

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**STAFF ANALYSIS:**

City staff is proposing an amended final plan for the Ridges to clarify the zoning requirements in the Ridges, as well as to specify what elements of the covenants the City will enforce and what elements are the responsibility of the Architectural Control Committee and residents. Maximum densities for the remaining multi-family lots in filings 1 through 6 have also been calculated. The bulk of the proposed plan includes specific requirements for the existing filings 1 through 6, but also includes some general statements that will be used as guidelines for future development proposals for the undeveloped portion of the Ridges.

The majority of the plan clarifies the setback, height and fencing requirements in the existing filings that the City will enforce. It also lists uses that will be considered in those areas designated as commercial sites in the existing filings. The plan outlines two options to be considered for the side yard setback of A lots. Currently, the requirement is from "0' to 10'." For any sideyard setback less than 10' on one sideyard a minimum of 5' setback shall be required on the opposite sideyard line." The other option listed is to require a 5' setback for all side yards. Staff prefers that option, but recognizes that the remaining lots in filings 1 through 6 are already constrained by buildings on adjacent lots having less than a 5' setback. Because the filings are close to being built out Staff recommends the current requirement remain.

The plan also specifies a remaining density of 5.5 units per acre for the undeveloped lots in filings 1 through 6. Those lots include multi-family designated lots, the school site and two replatted large lots. The remaining density was based on an overall density of 4 units per acre for filings 1 through 6 and an inventory of the built and/or platted density. All "A" lots were counted as two units because under the covenants and the proposed plan, any "A" lot can have a duplex on it. There are "deeded" densities for some of the undeveloped lots in the Ridges which were not considered in the density designation. Two options to consider for density transfers within filings 1 through 6 are presented. One would not allow density transfers. The other option is to allow density transfers only if plans for all sites involved in the transfers are submitted, reviewed and approved at the same time. Staff recommends the latter approach.

General development standards and guidelines are also proposed for the undeveloped lots and remaining unplatted acreage within the Ridges. These are meant to preserve and enhance the amenities of the Ridges development and protect the natural resources of the area.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Ridges Plan as proposed with density transfers in filings 1 through 6 being allowed as described in option A.2 and with "A" lot sideyard setbacks being as described in option B.1.

**RECOMMENDED PLANNING COMMISSION MOTION:**

Mr. Chairman, on item #72-93, Amendment to the Final Plan for the Ridges, I move we forward this onto City Council with a recommendation of approval in accordance with the staff recommendation as stated.

## Proposed Final Plan for Ridges

5/3/94

### A. Densities

The proposed maximum density for the remaining undeveloped lots (lot 1, block 9, Filing 2; lot 1, block 18, Filing 3; lot 2, block 13, lot 1, block 21, lot 2, block 21, Filing 4; lot 17, block 13, lot 1, block 27, lot 1, block 22, Filing 5; lot 1, block 24, Replat of lots 19A-30A, block 13, lots 1A-2A, blk 23, lots 1A-15A, block 24, lots 1A-10A, block 25, Filing 5; lot 17, block 9, lot 45, block 9, lot 66, block 13, Filing 6; lot 1, block 23, a Replat of lots 48A-73A, block 9, lots 31B-56A, block 13, lots 3B-40A, block 23, lots 1A-7A, block 28, Filing 6) in the Ridges, filings 1 through 6 is 5.5 units per acre (see attached table 1). That density would apply to all designated multi-family lots, the school site (if it were ever sold), and the undeveloped-replatted sites in filings 5 and 6.

1. Density transfers between sites will not be allowed.  
or
2. Density transfers between sites will not be allowed unless the owners of all lots involved in the density transfer:
  - a. submit development applications concurrently with sufficient supportive information,
  - b. the Planning Commission approves the plans and transfers and
  - c. the plans are recorded concurrently.

Once a plat and/or plan for a site is recorded at a lower density, any remaining density that was not successfully transferred to another site is no longer available and the overall density remaining for Filings 1 through 6 is lowered accordingly.

The maximum density of any site which is allowed by the plan will normally not be reached because of site constraints including limitations on vehicular access to the site and egress to Ridges Boulevard, infrastructure deficiencies, geologic, soils or other constraints.

### B. Setbacks and Height

Setbacks for filing 1-6, excluding the undeveloped lots, will be measured from property line to the closest point on a structure wall. In no case shall the eaves, foundation, or any other portion of a structure, above or below the ground, extend over any adjacent lot, parcel or property, including Ridges Open Space, without a recorded easement for such encroachment from the owner of said adjacent lot, parcel or property or open space.

Porches, patios or decks which are open and uncovered may extend into any required setback area not more than 7 feet, but in no case closer than 3 feet to any property line provided it does not encroach on any easements and/or pedestrian ways. All others, those which are enclosed, covered, or having more than one level, must meet the setback for the principal structure.

Height will be measured from the highest natural grade line immediately adjoining the foundation or structure. Natural grade shall mean undisturbed ground level which may be determined by on-site evidence (vegetation, ground level on adjacent land, elevation of adjacent streets and roads, soil types and locations, etc.).

#### A lots

Housing Type--Single family detached or attached with common wall on lot line or duplex on one lot.

#### Setbacks--

Front yard: 20 feet

Rear yard: 10 feet

Side yard: 1. From 0' to 10'. For any sideyard setback less than 10' on one sideyard a minimum of 5' setback shall be required on the opposite sideyard line.

or

2. 5 feet (Variances will be considered for those lots constrained by lots on one or both sides having existing structures at a lesser setback.)

Minimum Building Separation: 10 feet between closest points of foundations *exterior walls*

Maximum Height--25 feet (excludes chimneys)

#### B and C lots

Housing Type--Single family detached

#### Setbacks--

Front yard: 20 feet

Rear yard: 10 feet

Side yard: 10 feet

Maximum Height--25 feet (excludes chimneys)

#### Architectural Control Committee (ACC) Review

Review by the Ridges Architectural Control Committee (ACC), as defined in the covenants of Filings 1-6, will be required prior to issuance of a Planning Clearance by the City of Grand Junction (City); however, the Planning Clearance will be issued by the City if all requirements as set forth in this plan document are met. Failure of the ACC to respond within 30 days of the request for review will constitute approval by the ACC for City review purposes.

#### C. Parking

- a. Filings 1 through 5--2 car garage plus 2 paved parking spaces for each single family unit and duplex unit.
- b. Filing 6--1 car garage (or carport) plus 2 paved parking spaces for each single family unit and duplex unit).
- c. Multi-family units--2.2 spaces per unit (would apply where there is common parking for more than 2 units--if no common parking, a. or b. would apply).



All required parking must be provided on-site. All driveways must be paved prior to occupancy.

D. Fencing

The Zoning and Development Code regulations for fence location and height shall apply; however, chain link fences are not allowed, except for at RV storage areas as approved by the City, tennis courts, public sports facilities, tot lots and playground areas, public or private. Each applicant shall contact the ACC, prior to issuance of a fence permit, to verify the proposed fence meets any other requirements of the covenants. The City will issue the fence permit if the proposed fence meets the City's requirements.

Review by the Ridges Architectural Control Committee will be required prior to issuance of a fence permit; however, if all requirements as outlined above are met the permit will be issued by the City. Failure of the ACC to respond within 30 days of the request for review will constitute approval by the ACC for the City review purposes.

E. Variances

A request to vary a setback or a fencing regulation will be heard by the City Board of Appeals pursuant to chapter 10 of the Zoning and Development Code. City staff will make the Ridges ACC recommendation available to the Board for its review of the variance request.

F. Protective Covenants

The City will not enforce covenants, restrictions or other limitations not adopted or imposed by the City in the Ridges. All provisions of the City Zoning and Development Code, other ordinances and applicable regulations shall apply if not addressed specifically in this document.

G. Undeveloped Lots--Filings 1-6

No use or development is allowed on or for a platted undeveloped lot unless the City has approved same in writing. Under the current Code, if a multi-family lot is being replatted into more than 5 lots, a two step process will be required: preliminary plan approval and final plan/plat approval by Planning Commission. If a multi-family lot is being replatted into 5 or fewer lots final plan/plat approval by Planning Commission will be required.

The Ridges Architectural Control Committee will be given the opportunity to comment on proposed development of the multi-family lots and/or other large undeveloped tracts as a review agency.

H. Commercial sites

Uses for the designated commercial sites in filings 1 through 6 shall be limited to the following types of business uses: professional offices, preschools/nursery schools/day care centers, barber/beauty shops, self-service laundries, medical/dental clinics, counseling centers, schools, dance/music schools, membership clubs and community activity buildings, indoor cultural /educational /recreational facilities, churches, fire/emergency services.

I. New development

No plat, or other subdivision, shall be allowed in the Ridges, and no development of the existing undeveloped lots shall occur without first having complied with then (as of the final approval or recordation of the plat) current City standards for development.

J. 5' Irrigation Easements

The plats for several filings of the Ridges include a statement "granting" a 5' irrigation and/or water easement along all lot lines to the Ridges Metropolitan District. Those easements can be released by the City of Grand Junction's Director of Community Development if it is found the easement is not needed. A process for the review and release of such easements is identified in City Development File #72-93 (2).

K. Columbine Village--A Replat of lot 25, Block 9, Ridges Filing #6

The private open space and ingress/egress easement as noted on the plat are dedicated to the owners within Columbine Village. Development and maintenance of facilities and roadways within these areas is and will continue to be the responsibility of the property owners within Columbine Village.

The setbacks for Columbine Village shall be 10' rear yard and 10' front yard. The required sideyard setback shall be 0' to 10' measured to foundation wall with the minimum building separation as required by the applicable building code. 0' sideyard setbacks are only allowed for common wall units.

L. Any terms not defined in this document shall have the meaning as set forth in the Zoning and Development Code. All other performance, design and other standards in the Zoning and Development Code and other City Codes and Policies shall apply unless specifically mentioned in this document.

M. General Development Standards for the Ridges--undeveloped lots and remaining unplatted acreage within the Ridges Metropolitan District boundaries

1. Site planning and design shall preserve, to the maximum extent possible, the existing natural features which enhance the attractiveness of the area and shall blend harmoniously with all uses and structures contained within the surrounding area.

*define steep*

2. Land which is unsuitable for development because of geologic constraints shall be preserved in its natural state. This shall include drainage ways, steep terrain and other rock outcrops. Areas of "no disturbance" shall be identified around all proposed building sites, as applicable.

3. Existing trails, whether or not improved or legally dedicated, within the platted and unplatted Ridges shall be preserved, improved and enhanced with future development. For the portion of the Ridges not already platted, each development shall integrate with an overall plan that serves to link existing trails with both new trails and trails which serve other areas.

4. All structures shall be setback a minimum of 20' from all bluff lines to maintain visual corridors within the Ridges. For ravines, drainages and washes which are defined by a distinct "rim" or "rimrock", structures shall be set back far enough that a person 6 feet tall cannot see any portion of a structure while standing in the thread of the stream bed.

5. All development in the Ridges, notwithstanding zoning potential or other approvals, will be limited by geologic and transportation system constraints, as well as other infrastructure constraints.

6. Density transfers between filings 1 through 6 and the rest of the unplatted Ridges will not be allowed.

*steep slope/terrain*

*Bluff line*

## STAFF REVIEW

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FILE: #72-93

DATE: May 26, 1994

STAFF: Kathy Portner

REQUEST: Ridges Final Plan

LOCATION: Ridges Filings 1-6 and undeveloped

APPLICANT: City of Grand Junction

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### EXECUTIVE SUMMARY:

Staff is proposing an amended final plan for the Ridges to clarify zoning and density requirements in the Ridges.

### STAFF ANALYSIS:

City staff is proposing an amended final plan for the Ridges to clarify the zoning requirements in the Ridges, as well as to specify what elements of the covenants the City will enforce and what elements are the responsibility of the Architectural Control Committee and residents. Maximum densities for the remaining multi-family lots in filings 1 through 6 have also been calculated. The bulk of the proposed plan includes specific requirements for the existing filings 1 through 6, but also includes some general statements that will be used as guidelines for future development proposals for the undeveloped portion of the Ridges.

The majority of the plan clarifies the setback, height and fencing requirements in the existing filings that the City will enforce. It also lists uses that will be considered in those areas designated as commercial sites in the existing filings.

The plan also specifies a remaining density of 5.5 units per acre for the undeveloped lots in filings 1 through 6. Those lots include multi-family designated lots, the school site and two replatted large lots. The remaining density was based on an overall density of 4 units per acre for filings 1 through 6 and an inventory of the built and/or platted density. All "A" lots were counted as two units because under the covenants and the proposed plan, any "A" lot can have a duplex on it. There are "deeded" densities for some of the undeveloped lots in the Ridges which were not considered in the density designation. The proposed plan would allow density transfers within filings 1 through 6 if plans for all sites involved in the transfers are submitted, reviewed and approved at the same time.

General development standards and guidelines are also proposed for the undeveloped lots and remaining unplatted acreage within the Ridges. These are meant to preserve and enhance the amenities of the Ridges development and protect the natural resources of the area.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Ridges Plan as proposed.

**PLANNING COMMISSION RECOMMENDATION:**

At their May 3, 1994 hearing, Planning Commission recommended approval of the proposed plan.

## Proposed Final Plan for Ridges

5/26/94

### A. Densities

The proposed maximum density for the remaining undeveloped lots (lot 1, block 9, Filing 2; lot 1, block 18, Filing 3; lot 2, block 13, lot 1, block 21, lot 2, block 21, Filing 4; lot 17, block 13, lot 1, block 27, lot 1, block 22, Filing 5; lot 1, block 24, Replat of lots 19A-30A, block 13, lots 1A-2A, blk 23, lots 1A-15A, block 24, lots 1A-10A, block 25, Filing 5; lot 17, block 9, lot 45, block 9, lot 66, block 13, Filing 6; lot 1, block 23, a Replat of lots 48A-73A, block 9, lots 31B-56A, block 13, lots 3B-40A, block 23, lots 1A-7A, block 28, Filing 6) in the Ridges, filings 1 through 6 is 5.5 units per acre (see attached table 1). That density would apply to all designated multi-family lots, the school site (if it were ever sold), and the undeveloped-replatted sites in filings 5 and 6.

Density transfers between sites will not be allowed unless the owners of all lots involved in the density transfer:

- a. submit development applications concurrently with sufficient supportive information,
- b. the Planning Commission approves the plans and transfers and
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Once a plat and/or plan for a site is recorded at a lower density, any remaining density that was not successfully transferred to another site is no longer available and the overall density remaining for Filings 1 through 6 is lowered accordingly.

The maximum density of any site which is allowed by the plan ~~will~~<sup>may</sup> normally not be reached because of site constraints including limitations on vehicular access to the site and egress to Ridges Boulevard, infrastructure deficiencies, geologic, soils or other constraints.

### B. Setbacks and Height

Setbacks for filing 1-6, excluding the undeveloped lots, will be measured from property line to the closest point on a structure wall. In no case shall the eaves, foundation, or any other portion of a structure, above or below the ground, extend over any adjacent lot, parcel or property, including Ridges Open Space, without a recorded easement for such encroachment from the owner of said adjacent lot, parcel or property or open space.

Porches, patios or decks which are open and uncovered may extend into any required setback area not more than 7 feet, but in no case closer than 3 feet to any property line provided it does not encroach on any easements and/or pedestrian ways. All others, those which are enclosed, covered, or having more than one level, must meet the setback for the principal structure.

Height will be measured from the highest natural grade line immediately adjoining the foundation or structure. Natural grade

shall mean undisturbed ground level which may be determined by on-site evidence (vegetation, ground level on adjacent land, elevation of adjacent streets and roads, soil types and locations, etc.).

#### A lots

Housing Type--Single family detached or attached with common wall on lot line or duplex on one lot.

#### Setbacks--

Front yard: 20 feet

Rear yard: 10 feet

Side yard: ~~10~~ From 0' to 10'. For any sideyard setback less than 10' on one sideyard a minimum of 5' setback shall be required on the opposite sideyard line.

Minimum Building Separation: 10 feet between closest points of exterior walls.

Maximum Height--25 feet (excludes chimneys)

#### B and C lots

Housing Type--Single family detached

#### Setbacks--

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#### F. Protective Covenants

The City will not enforce covenants, restrictions or other limitations not adopted or imposed by the City in the Ridges. All provisions of the City Zoning and Development Code, other ordinances and applicable regulations shall apply if not addressed specifically in this document.

#### G. Undeveloped Lots--Filings 1-6

No use or development is allowed on or for a platted undeveloped lot unless the City has approved same in writing. Under the current Code, if a multi-family lot is being replatted into more than 5 lots, a two step process will be required: preliminary plan approval and final plan/plat approval by Planning Commission. If a multi-family lot is being replatted into 5 or fewer lots final plan/plat approval by Planning Commission will be required.

The Ridges Architectural Control Committee will be given the opportunity to comment on proposed development of the multi-family lots and/or other large undeveloped tracts as a review agency.

#### H. Commercial sites

Uses for the designated commercial sites in filings 1 through 6 shall be limited to the following types of business uses: professional offices, preschools/nursery schools/day care centers, barber/beauty shops, self-service laundries, medical/dental clinics, counseling centers, schools, dance/music schools, membership clubs and community activity buildings, indoor cultural /educational /recreational facilities, churches, fire/emergency services.



I. New development

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L. Any terms not defined in this document shall have the meaning as set forth in the Zoning and Development Code. All other performance, design and other standards in the Zoning and Development Code and other City Codes and Policies shall apply unless specifically mentioned in this document.

M. General Development Standards for the Ridges--undeveloped lots and remaining unplatted acreage within the Ridges Metropolitan District boundaries

1. Site planning and design shall preserve, to the maximum extent possible, the existing natural features which enhance the attractiveness of the area and shall blend harmoniously with all uses and structures contained within the surrounding area.

2. Land which is unsuitable for development because of geologic constraints shall be preserved in its natural state. This shall include drainage ways, steep terrain (slopes in excess of 30%) and rock outcroppings to be identified and mapped by the developer. Areas of "no disturbance" shall be identified around all proposed building sites, as applicable.

3. Existing trails, whether or not improved or legally dedicated, within the platted and unplatted Ridges shall be preserved, improved

and enhanced with future development. For the portion of the Ridges not already platted, each development shall integrate with an overall plan that serves to link existing trails with both new trails and trails which serve other areas.

4. All structures shall be setback a minimum of 20' from all bluff lines (to be identified and mapped by the developer) to maintain visual corridors within the Ridges. For ravines, drainages and washes which are defined by a distinct "rim" or "rimrock", structures shall be set back far enough that a person 6 feet tall cannot see any portion of a structure while standing in the thread of the stream bed.

5. All development in the Ridges, notwithstanding zoning potential or other approvals, will be limited by geologic and transportation system constraints, as well as other infrastructure constraints.

6. Density transfers between filings 1 through 6 and the rest of the unplatted Ridges will not be allowed.

RIDGES FILINGS 1 THROUGH 6--REMAINING DENSITY CALCULATIONS

The following information and assumptions were used in calculating the density for the undeveloped lots in filings 1 through 6 of the Ridges:

1. Acreages for each filing are based on the total acres as it appears in the "Area Quantities" table on the plats.
2. Total number of lots was determined by counting the number of lots as they appear on the plats, taking into account any of the known replats.
3. Open space was included in the overall acreage in determining number of units allowed by the PR-4 zoning.
4. Commercial site acreage was not included in the overall acreage in determining number of units allowed by the PR-4 zoning.
5. The school site was allocated density to maintain value in the land for potential future trade or sale if it is determined a school is not needed in the area.
6. All multi-family sites already developed have been allocated their existing density.
7. All "A" lots were allocated as two units because the covenants and the proposed plan allow duplexes.

Total acreage of 352.56 less commercial acreage of 3.65 = 348.91 acres

348.91 acres X 4 units/acre possible = 1395.64 units possible

Platted A lots--278 x 2 =	556 units possible	-	405	-	278
Platted B & C lots	244		244		244
Developed multi-family units	<u>131</u>		<u>131</u>		<u>131</u>
	931 units existing or platted		780		653

1395.64 units possible less 931 units existing or platted =  
464.64 units remaining

Undeveloped multi-family sites =	42.92 ac.
School site	6.37 ac.
Replatted undeveloped acreage	<u>35.13 ac.</u>
	84.42 ac. undeveloped

464.64 units remaining  
84.42 ac. undeveloped = 5.5 units/ac. remaining density

*7.3 units/acre - based on maps*  
*8.8 units/acre - all A lots as 1*

# THE RIDGES

Filing	Acreage	A Lots	B & C Lots	Multifamily Lots Acreage	Multifamily Units	Commercial Acreage	School Site	Undeveloped Acreage
1	37.36		72					
2	46.73	36	48	1.89	13 (Clusters)	3.03		
				3.60				
				4.50	31 (La Roche)			
3	67.17	31	90	4.99		.62		
				2.34	19			
4	61.50	55	34	2.26				
				4.42				
				3.88				
				3.59	40			
5	42.52	56		3.58			6.37	12.08
				7.62				
6	97.28	100		3.41	28 (Columbine)			23.05
				2.95				
				7.64				
				1.98				
<b>TOTALS</b>	<b>352.56</b>	<b>278</b>	<b>244</b>	<b>58.65</b>	<b>131</b>	<b>3.65</b>	<b>6.37</b>	<b>35.13</b>
				<b>* 42.92</b> <b>* undeveloped</b>				

## RIDGES DENSITY ALLOCATIONS

*by  
Tom  
Logue  
6/1/94*

RESIDENTIAL AREA FILINGS 1-6	
TOTAL SITE AREA	352.6
LESS COMMERCIAL SITE	3.6
TOTAL RESIDENTIAL AREA	349.0

**TOTAL UNITS AVAILABLE (4 DU X 349.0) = 1396 DU'S**

EXISTING DWELLING UNITS	
EXISTING PER UTILITY BILLINGS	570
UNITS UNDER CONSTRUCTION	30
TOTAL EXISTING UNITS	<b>600</b>

REMAINING AVAILABLE UNITS	
TOTAL AVAILABLE UNITS	1396
LESS EXISTING	600
LESS 16 "A" LOTS (@ 2 EACH)	32
LESS 5 "B" LOTS	5
LESS 5 "C" LOTS	5
TOTAL AVAILABLE UNITS	<b>754</b>

REMAINING DENSITY
754 UNITS / 84 UNDEVELOPED ACRES = 9 DU PER ACRE

Ridges Density

434.64 units remaining (based on original chart)

Option #1:

School site-	6.37 ac.
Replatted Undeveloped-	<u>35.13 ac.</u>
Total	41.50 ac. x 4 u/a = 166 units

434.64 units - 166 units = 268.64 units remaining

MF site remaining--39.32 ac.

a  $\frac{268.64 \text{ units}}{39.32 \text{ acres}} = 6.8 \text{ units per acre for MF sites}$

or:

b MF sites--39.32 ac. x 4 u/a = 157.3 units  
268.64 units remaining - 157.3 units = **111.34 units remaining for a density pool to be drawn upon**

Option #2:

Incorporates the reduction of units as proposed with the Rana Road replats.

Rana Road Replats--11 A lots replatted into 6 C lots, which would reduce the number of units platted from 22 to 6. Therefore, 16 additional units would be available.

434.64 units remaining + 16 units = 450.64 units remaining

6.37 ac. (school site) + 35.13 ac (replatted undeveloped) = 41.50  
41.50 acres x 4 u/a = 166 units

450.64 units remaining - 166 units = 284.64 units remaining

a  $\frac{284.64 \text{ units remaining}}{39.32 \text{ ac MF sites remaining}} = 7.2 \text{ u/a for MF sites}$

or:

39.32 MF sites x 4 u/a = 157.3 units

b 284.64 units remaining - 157.3 units = **127.34 units remaining for density pool.**

<b>ECONOMIC IMPACT TO CITY</b>	
TAP FEE REVENUE	\$ 4210.00
USE TAX REVENUE	\$ 1500.00
SALES TAX REVENUE	\$ 300.00
TOTAL ONE TIME REVENUE PER UNIT BUILT	<b>\$ 6000.00</b>
754 UNITS @ 9/AC. LESS 462 @ 5.5/AC	292 UNITS
292 UNITS X \$600.00	<b>\$ 1,752,000.00</b>

# ISAACSON, ROSENBAUM, WOODS & LEVY, P.C.

ATTORNEYS & COUNSELORS AT LAW

STANTON D. ROSENBAUM  
GARY A. WOODS  
SAMUEL L. LEVY  
STEVEN G. WRIGHT  
EDWARD T. RAMEY  
WILLIAM M. SILBERSTEIN  
LAWRENCE J. DONOVAN, JR.  
SANDY GAIL NYHOLM  
LAWRENCE R. KUETER  
JONATHAN H. STEELER

RICHARD L. NATHAN  
R. G. (SHELLEY) KROVITZ  
MARK G. GRUESKIN  
GARY A. KLEIMAN  
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LISA J. MUTSCHLER  
REBECCA R. SOPKIN

JOSEPH CACHEY III  
JAMES P. SHIPMAN  
MARC H. SHTUL  
REBECCA HALL

LOUIS G. ISAACSON (1910-1993)  
CHARLES ROSENBAUM (1901-1973)  
SAMUEL M. GOLDBERG (1903-1974)  
JOSEPH J. STOLLAR (1946-1984)

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT JUN 1 1994	SUITE 2200 633 - 17TH STREET DENVER, COLORADO 80202-3622 TELEPHONE (303) 292-5656 TELECOPY (303) 292-3152
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May 31, 1994

*C To Kathy D  
Hess  
City Clerk*

Honorable R.T. Mantlo  
City Council  
City of Grand Junction  
250 North Fifth Street  
Grand Junction, CO 81501

Re: Proposed Final Development Plan for The Ridges

Ladies and Gentlemen:

Our firm represents Sid Gottlieb, the owner of Lot 17 of The Ridges Filing No. 6. We have received a copy of the Proposed Final Plan for Ridges dated May 3, 1994, as modified per the Grand Junction Planning Commission recommendation regarding densities.

We would like to comment on this proposal on behalf of our client. With the inclusion of the density alternative that does permit density transfers between sites, we are not opposed to the adoption of the Proposed Final Plan. The Planning Commission did have the alternative of prohibiting any density transfers. While they rejected that alternative which prohibited density transfers, we would like to be on record of opposing this Proposed Final Plan if there were a complete prohibition on density transfers between sites.

We would also like you to consider one other modification. That would be to modify Paragraph A.(2) to permit a transfer of densities even after a plat or site plan has been recorded at a lowered density. One reason for doing so may be that the property is never developed at that lower density in accordance with the plat or site plan. A second reason for doing so would be to encourage current property owners not to use all of their density because they would retain at least the possibility of transferring it to an alternative site. Without the ability to do that, there may be incentive to maximize the value and density at

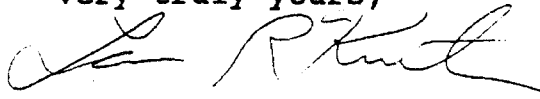


ISAACSON, ROSENBAUM, WOODS & LEVY, P.C.

Hon. R. T. Mantlo  
Grand Junction City Council  
May 31, 1994  
Page 2

the time of development. We would ask you to consider this additional modification as one that may benefit both landowners and the City.

Very truly yours,



Lawrence R. Kueter

LRK:ph

cc (via facsimile): Dan Wilson  
Sid Gottlieb  
Tom Logue  
Tom Volkmann

# City considers change in Ridges zoning rules

Judy Miller  
Daily Sentinel

The Grand Junction City Council and the Community Development Department will reconsider density requirements on property in the Ridges subdivision.

The original zoning regulations were assigned by the first Ridges developers and the Mesa County Planning Department nearly 20 years ago. But the densities assigned are higher than actual lot usage, and Ridges developers want their property deeds to reflect the way the community will continue to develop.

Developer Willis Stubbs of Dynamic Investments suggested "pooling," or transferring, unused density from property developed at lower-than-original density. Some property can't be developed at the original density because of topography and other limitations.

The pooled density then could be used in areas better suited for high-density development, such as Ridges Boulevard, near an already developed group of condominiums.

Stubbs owns several parcels of land in the Ridges, but said he plans to develop most parcels at lower density than allowed.

"It's important that we

---

*"We believe there should be a fair and equitable distribution of density based on acreage."*

— Willis Stubbs,  
Dynamic Investments

---

maximize the development without compromising or without negatively impacting the lifestyle of the people who live there," Stubbs said.

"We believe there should be a fair and equitable distribution of density based on acreage," he said.

Property owners would have to forfeit the extra density-use of their land after a date to be determined by the council so that multi-family units aren't built in the midst of single-family developments.

The Grand Junction City Council has said it will analyze the Ridges density requirements and talk with major property owners and residents before deciding what to do.

*Sentinel June 9, 1994*

7/28/94

Thomas & Cyndi Bentley,

The proposal for the back line of the property at 2371.5 Rana Road is denied. See Article 3, paragraph 1, sections A, B, C, and D of the Ridges Covenants Filing six.

The side line may be extended so long as it does not go beyond the existing ten foot set back.

Sincerely,

The Ridges A CCO

Ted Munkres  
Lee Garrett  
Pam Pearce

~~Rather~~

241-5889  
- work -

home 242-1992

Tom or Andy

**RIDGES NEWSLETTER**  
**8/29/94**

ACCO and City Relationship--City's position on enforcement of covenants

The recorded covenants for the Ridges development established an Architectural Control Committee (ACCO) to be appointed by the Ridges Development Corporation. The ACCO has the authority to review all construction and site alterations in the Ridges for conformance with the covenants. Covenant provisions the ACCO is to enforce include: review of all exterior improvements to conform and harmonize with the natural surroundings and with existing structures, landscaping to be completed within one year of occupancy of structures, paved driveways, minimum square footage for homes, signage, required screening, lighting standards, hedges and fences, maximum square footage for accessory buildings, storage of recreational vehicles and exterior paint or stain colors.

The City of Grand Junction enforces the provisions of the Zoning and Development Code and other ordinances that apply City-wide. Some of the things the City enforces are building setbacks and heights, fence height and location and types of uses. Covenants, which are specific to a subdivision, cannot be enforced by the City. The amended Ridges Plan does include a provision that ACCO review is required prior to issuance of any permit by the City. This will ensure that the ACCO is at least given an opportunity to comment on all proposals and pursue enforcement of any covenant provisions that apply.

Ridges Final Plan Amendment

An amended final plan for the Ridges was considered by Planning Commission and City Council at public hearings on May 3, 1994 and July 1, 1994 respectively. The plan clarifies the zoning requirements in the Ridges, as well as specifying what elements of the covenants the City will enforce and what elements are the responsibility of the Architectural Control Committee and residents. Maximum densities for the remaining multi-family lots in filings 1 through 6 are included in the plan. The bulk of the plan includes specific requirements for the existing filings 1 through 6, but also includes some general guidelines for future development proposals for the undeveloped portion of the Ridges.

The Planning Commission recommended approval of the proposed plan. The City Council gave final approval to that portion of the plan that clarifies the uses, setback, height and fencing requirements in the existing filings and includes the general guidelines for future development. Council did not give final approval to the portion of the plan that designated densities of 5.5 units per acre for the remaining undeveloped portions of filings 1 through 6. Instead, staff was directed to bring back other alternatives for allocation of remaining densities for the Council to consider.

Hearings on the proposed alternatives are tentatively scheduled for September. For more information contact Kathy Portner at 244-1446.

## STAFF REVIEW

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FILE: #72-93  
DATE: August 30, 1994  
STAFF: Kathy Portner  
REQUEST: Ridges Final Plan  
LOCATION: Ridges Filings 1-6 and undeveloped  
APPLICANT: City of Grand Junction

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### EXECUTIVE SUMMARY:

Staff is proposing an amended final plan for the Ridges to allocate remaining density in the Ridges, filings 1-6.

### STAFF ANALYSIS:

A proposed amended final plan for the Ridges was heard by the Planning Commission in May and City Council in July. The proposed plan clarified the zoning requirements in the Ridges, as well as specified what elements of the covenants the City enforces and what elements are the responsibility of the Architectural Control Committee and residents. Maximum densities for the remaining multi-family lots in filings 1 through 6 were also specified. The bulk of the proposed plan included specific requirements for the existing filings 1 through 6, but also included some general statements that will be used as guidelines for future development proposals for the undeveloped portion of the Ridges. Planning Commission recommended approval of the plan and the City Council gave final approval to the plan with the exception of the section allocating density. Council directed staff to look at some other alternatives for density allocation to be presented to the Planning Commission and City Council for their consideration.

The following are alternatives for density allocation:

#### All Alternatives

The allocated densities are maximum densities for the sites. The maximum density of any site which is allowed by the plan may normally not be reached because of site constraints including limitations on vehicular access to the site and egress to Ridges Boulevard, infrastructure deficiencies, geologic, soils or other constraints.

### Alternative A--5.5 units per acre overall

The amended plan as originally proposed specifies a remaining density of 5.5 units per acre for the undeveloped lots in filings 1 through 6. Those lots include multi-family designated lots, the school site and two replatted large lots. The remaining density was based on an overall density cap of 4 units per acre for filings 1 through 6 and an inventory of the built and/or platted density. All "A" lots were counted as two units because under the covenants and the proposed plan, any "A" lot can have a duplex on it. There are "deeded" densities for some of the undeveloped lots in the Ridges which were not considered in the density designation. The proposed plan would allow density transfers within filings 1 through 6 but only if plans for all sites involved in the transfers are submitted, reviewed and approved at the same time.

### Alternative B--6.8-7.5 units per acre for multi-family sites; 4 units per acre for other undeveloped sites

1. Alternative B uses the same base assumptions and calculations as alternative A, but allocates a higher density to the sites originally designated as multi-family sites. The 6.37 acre school site and the 35.13 acres of undeveloped property with no multi-family designation are assigned a density of 4 units per acre. The remaining density for the multi-family sites ranges from 6.8 units per acre to 7.5 units per acre. The 6.8 units per acre is the density remaining in filings 1-6 as they exist now. The 7.5 units per acre is the density that would be available if the proposed Rana Road Replats and Eagle Crest development are finalized and recorded.

2. Another option under alternative B is to allocate a density of 4 units per acre for all of the undeveloped acreage within filings 1-6 and create a "density pool" with the remaining units. The density pool would be available to draw upon to increase a property's density from 4 units per acre if through engineering and design it can be shown that the property can support a higher density. The density pool would contain a set number of units established up front based on the density remaining in the Ridges as of the adoption of the plan. Based on the above calculations, the density pool would contain 111 to 127 units depending on the status of the Rana Road Replats and Eagle Crest development. Units could not be added to the density pool with future reductions in units. The units available in the pool would be allocated on a first come first serve basis and could conceivably be depleted by one or two developments. A development proposal that uses units from the pool should be required to record a plat and/or plan within 1 year or the units taken from the pool will be returned to the density pool.

### Alternative C--9 units per acre for multi-family sites; 5.5 units per acre for all other undeveloped sites

Like alternative A, alternative C would allocate 5.5 units per acre for all the undeveloped property in the Ridges filings 1-6. An additional 3.5 units per acre would be available for all the sites originally designated as multi-family sites (39.32 ac.), bringing the total maximum density for all multi-family sites to 9 units per acre if the developer can show the site and surrounding area can support it in terms of design, topography and infrastructure.

The additional density for the multi-family sites is obtained from the "A" lots that are not built-out as duplexes. All "A" lots would forfeit any rights to duplex density beyond what they are currently developed at as of 12-31-95.

A density pool is not created by the reduction of density on any sites. Reductions in densities result in the forfeiting of those units for future use. A multi-family site being proposed for development at greater than 9 units per acre must be reviewed through the rezoning process.

A problem with this approach is that the additional density for the multi-family sites (coming from those "A" lots that do not build/convert to duplexes) will not be legally available until 12/31/95. So until 12/31/95, the maximum density for the multi-family sites would not be known so must remain at 5.5 units per acre.

### ISSUES

While all the alternatives are defensible, there are advantages and disadvantages to each of them. The density pool proposal is the least desirable. Administering the allocation of densities from a pool would tend to get confusing over a long period of time. The density pool concept might also only benefit those developments that come in first, even though there may be other properties better suited to handle additional density.

Alternative A that allocates density uniformly and makes no distinction between those sites designated as multi-family and those without that designation does not give special consideration for that original designation. Alternative B does allow for higher density for those sites designated for multi-family, however, it's not clear that the sites with that designation are any better suited for higher density than those sites without that designation.

Alternative C is a problem if anyone wants to develop a multi-family site prior to 12/31/95 when the "A" lot owners will have had to use or lose their duplex density. It also requires legal notice to all "A" lot owners explaining the use it or lose it provision.

### STAFF RECOMMENDATION:

Staff recommends approval of alternative B-1 which acknowledges the density distinction for the multi-family lots uses remaining densities as they exist today.

### PLANNING COMMISSION RECOMMENDATION:

Mr. Chairman, on item #72-93, an amended plan for the Ridges, I move we forward this onto City Council with a recommendation of approval of alternative B-1.





Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2568  
(303) 244-1430 FAX (303) 244-1599

MEMORANDUM

TO: Ridges property owners and residents  
FROM: Community Development Department  
DATE: August 31, 1994  
RE: Ridges density allocation

Attached is a copy of the proposed alternatives for density allocation in the Ridges Filings 1-6. The proposal is scheduled for hearing before the Planning Commission on Tuesday, September 6th at 7:00 p.m. and before the City Council on Wednesday, September 21st at 7:30 p.m. Both hearings are in the City/County Auditorium, 520 Rood Avenue. Copies of the proposal have been sent to the owners of the large undeveloped acreages and those who spoke at previous hearings or sent letters. If you have questions please call Kathy Portner at 244-1446.

*Mike Russell*  
*P.O. Box 40*  
*81502*

**DYNAMIC INVESTMENTS, INC.**

**391 1/2 HILLVIEW DRIVE  
GRAND JUNCTION, CO. 81503  
303-241-1900**

City of Grand Junction  
City Planning Commission

September 6, 1994

Gentlemen,

**SUBJECT: FILE #72-93 RIDGES FINAL PLAN RE: DENSITY**

**ALTERNATIVE B-1** (Staff recommendation)

This might be fair except for the fact that our 23 acre major undeveloped property in filings 1-6 has already been subjected to reduction by the Ridges Metro-District of over 20% in the early 1980's to reduce it to 23 acres. This site was over 32+ acres when originally platted. The original total acreage was allocated the 4 units per acre which resulted in a net lot development potential of approximately 5.5 units per acre. When the plat was vacated several years ago the Metro-District retained ownership of the open space dedicated from that original plat.. The net developable land elsewhere in the Ridges is in the 5.5/acre density and is appropriate for this site as well. All infrastructure is in place to support this development potential. We would ask that the parcel in question have **options following** applied to it for development planning purposes

**OPTION 1.** The City would relinquish ownership of the adjacent open space originally dedicated from that 23 acre site of an estimated 10-15 acres total and have it revert to our ownership, and we would then reallocate equivalent or appropriate acreage as part of the final development plan when it is submitted to the Planning Dept. In this way we could prepare a new development plan without the old property line restrictions and open space designation that was deeded as part of that vacated original plan. That plan is no longer viable for present plans and will be most cumbersome for us and the Planning Dept. to deal with in it's present state. We could then accept the 4 units per acre density on the entire property which appears is the intent of present staff recommendations. We may not utilize all the density allocated under the Final Plan, yet the flexibility of maximum potential density is important when analyzing financial feasibility. **Option #1** would appear to be most ideal from the perspective of permitting a new and creative development concept for this property. **Filing #6** was originally platted with **42% open space** and we believe there should be **reasonable development density** comparable to other density designations existing in the Ridges.

There are other undeveloped sites in the Ridges, most significantly a **495 acre parcel** just south of Ridges Blvd. which will soon be presented to the City for Development Planning, and which is also designated at 4 units per acre density. We own an additional **331 acres** recently annexed into the City which is adjacent to the Ridges that will utilize that 4 units/acre density. These sites will most certainly be required to provide a minimum of 20%+ open space as well, thus our site should be treated **fairly and equally** to these large parcels especially as they are adjacent to our 23 acre site!

**OPTION 2. Adopt plan C**, as it provides net 5.5 units for the undeveloped land, while providing a mechanism for increased density for multi-family sites within City Planning guidelines. Our option #1 should either be included or placed into consideration for immediate discussion as part of this recommendation to the City Council.

We would like to address the perceived "**problem**" of the "A" (duplex) lots as part of the Staff's density question as one of **extremely** conservative to the point of **redundancy**, as **not one** single family "A" lot home anywhere in the Ridges history has **ever** been converted to a Duplex! In an earlier Commission meeting, private legal counsel has presented the opinion that once a single family residence was constructed on an "A" lot, the duplex option legally became void! Further, we would suggest that the date suggested (use it or lose it) to the one or two homeowners out of a hundred homeowners or so who **might** desire such duplex conversion is an arbitrary one chosen by someone in the City and could therefore just as easily and arbitrarily be set at **12-31-94, or 3-31-95 instead of 12-31-1995**, thus not impacting any future multi-family developments' density proposal that might be forthcoming. This results in eliminating the staff's concerns on option C.

It seems someone has erected an artificial time barrier here and then attempted to make it appear real. Since no one wants to convert their lovely single family residence into a duplex anyway, why provide a year or more to consider an undesirable, unwanted solution while wasting development potential in the **best place in the City to optimize that development?**

**We strongly urge the City Planning Commission and Council to optimize and maximize development within the capabilities and capacity engineered into the Ridges Planned Community instead of arbitrarily reducing density using unrealistic assumptions about these "A" lots!**

**Community Growth Concerns are a Major Public Issue** and we have in the Ridges a **Planned Community Development** (The only one in Mesa County) with **ALL** the infrastructure in place, annexed into the City, and here you are trying to figure ways to **REDUCE** density when we should be searching for **Optimizing and Maximizing Ridges development** as a responsible contribution to resolving this widely recognized community development and growth concern. The City Planning Staff seems intent on **restricting and reducing rather than enhancing** appropriate growth in the Ridges area and we believe it is **YOUR RESPONSIBILITY** to step up to this density issue in an aggressively positive manner rather than with a density reduction negative attitude. **Growth is coming to the valley**, and you have an **Ideal Community** where this growth is already engineered and designed. The Ridges is under positive City Planning control and it makes good sense to actively **maximize it's potential** rather than restrict it while allowing or encouraging these little subdivisions to suddenly proliferate throughout the City & County without resolving satisfactorily their harmony, infrastructure, and support mechanisms in the community, and which will further compound the growth problems.

We just don't feel the City Planning Staff is dealing with density in the Ridges with all the broad community **growth issues** in mind in their staff recommendation. We hope and expect the City Planning Commission's broader scope of perspective recognizes the value of the Ridges as the logical place within the City and valley to optimize growth rather than stifle it!

Growth within the **Ridges Planned Community** means less impact in the immediate surrounding County area, which we know will eventually be annexed to the City and is then a City problem! We all know there is a battle between City and County, and residential growth control & regulation is an important part of this problem.. It's up to the City to be creating the solution and not just be part of the problem perpetuating itself. Maximizing population growth where it has already been designed and engineered is good for the City. There exists within and adjacent to the Ridges the capacity for an estimated **3,500** new homes to be built in the future on over **850 acres** of zoned development land situated on a main artery. This is the largest development land anywhere in Mesa County! This City located property would absorb **10,000** more people or over 5 years projected population increase within existing City boundaries!. **This** is the preferred growth area, **not** the farm land and far flung small patches scattered throughout the valley, so let's be applying some sound long range thinking to this population growth problem and let's start here and now to use the existing developments **in the City** to the maximum extent possible!

3. Lastly we also ask consideration that as we replat our lot #45 (a multi-family lot adjacent to lot #1, Block 23) as single family as previously discussed with you and staff, to combine its proposed multi-family density allocation of **56 units** with that of lot #23, thus achieving the total development potential of these development ready sites. We have completed redesigning the entrance to lot #45 to fully conform to City street standards for this replat purpose and **all utilities are in place for these sites**. We also need to deal soon with the issue of the open space which rambles through the 23 acre site as a remnant of the prior plat which was vacated and we seek planning commission guidance for this purpose. We recommend the option #1 previously discussed of reversion of open space to us pending presentation of a new development plan.

With the above concerns addressed and resolved we urge the adoption of Staff Option C as best serving all concerned including our Option #1, or Density decisions should be further tabled until The City Planning Commission can make a truly informed recommendation to City Council.

*Willis Stubbs*

Willis Stubbs  
Dynamic Investments, Inc.

KENNETH A. BUNDY  
The Ridges in Redlands  
382 1/2 Ridgeview Drive  
Grand Junction, CO 81503-1644

TO THE GRAND JUNCTION PLANNING COMMISSION:

Re: Bill Boll D/B/A Professional Development properties and Ridges density plan. Mr Boll bought 2.262 acres at 395 Hillview Jan. 1, 1991 from the directors of Ridges Metro District for \$5,000.

Only previous sale was by the original developers to Artyl D. Alred of Denver \$79,000. The P.U.D. plan of the property ~~showed~~ it was to be multi-family duplexes similar to The Cluster condominium duplex immediately east.

The Boll site is not even suitable for the same density as the Cluster. It has frontage on Ridge Circle dr. and Ridge View dr. The developer must provide an access street the length of the property. There is also a serious drainage problem that will be ascerbated by construction on the site.

The serious drainage problem at the Cluster will require action on the part of any developer. The RMD directors never intended to have a density greater than that of The adjacent Cluster for 395 Hillview and would not have approved any such density. Who supplied the 80 unit "deed" should be questioned.

I live at 382½ Ridge View drive, just 200 paces from the subject property.

I believe that 5 units per acre would be fair to area residents who have a far greater stake in the area than the developer who stands to make a big chunk of money on his investment..

(SIGNED): Kenneth A. Bundy *Kenneth A. Bundy* 382½ Ridge

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

SEP 6 1994



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

September 8, 1994

William E. Boll  
Professional Investment Properties  
383 Hill View Drive  
Grand Junction, CO 81503

Dear Bill:

At the September 6, 1994 Planning Commission hearing the Commission considered alternatives for allocating the remaining density for the undeveloped properties in the Ridges Filings 1-6. Planning Commission recommended approval of alternative B-1. That alternative would allow a maximum density of 6.8 to 7.5 units per acre on all lots in filings 1-6 designated as multi-family sites. The 6.8 units per acre is the density remaining in filings 1-6 as it now exists. Additional density up to 7.5 units per acre would become available if three pending replats along Rana Road and the Eagle Crest development are finalized and recorded at the lower densities proposed.

Allocated densities are maximum densities for the sites. The maximum density of any site which is allowed by the plan might not be reached because of site constraints including limitations on vehicular access to the site and egress to Ridges Boulevard, infrastructure deficiencies, geologic, soils or other constraints.

The Planning Commission recommendation on density allocation will be forwarded onto to City Council for their consideration on September 21, 1994 at 7:30 p.m. If you have other questions you can call me at 244-1446.

Sincerely,

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

Katherine M. Portner  
Planning Supervisor

## STAFF REVIEW

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FILE: #72-93  
DATE: September 15, 1994  
STAFF: Kathy Portner  
REQUEST: Ridges Final Plan  
LOCATION: Ridges Filings 1-6 and undeveloped  
APPLICANT: City of Grand Junction

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### EXECUTIVE SUMMARY:

Staff is proposing an amended final plan for the Ridges to allocate remaining density in the Ridges, filings 1-6.

### STAFF ANALYSIS:

A proposed amended final plan for the Ridges was heard by the Planning Commission in May and City Council in July. The proposed plan clarified the zoning requirements in the Ridges, as well as specified what elements of the covenants the City enforces and what elements are the responsibility of the Architectural Control Committee and residents. Maximum densities for the remaining multi-family lots in filings 1 through 6 were also specified. The bulk of the proposed plan included specific requirements for the existing filings 1 through 6, but also included some general statements that will be used as guidelines for future development proposals for the undeveloped portion of the Ridges. Planning Commission recommended approval of the plan and the City Council gave final approval to the plan with the exception of the section allocating density. Council directed staff to look at some other alternatives for density allocation to be presented to the Planning Commission and City Council for their consideration.

The following are alternatives for density allocation:

#### All Alternatives

The allocated densities are maximum densities for the sites. The maximum density of any site which is allowed by the plan may normally not be reached because of site constraints including limitations on vehicular access to the site and egress to Ridges Boulevard, infrastructure deficiencies, geologic, soils or other constraints.

### Alternative A--5.5 units per acre overall

The amended plan as originally proposed specifies a remaining density of 5.5 units per acre for the undeveloped lots in filings 1 through 6. Those lots include multi-family designated lots, the school site and two replatted large lots. The remaining density was based on an overall density cap of 4 units per acre for filings 1 through 6 and an inventory of the built and/or platted density. All "A" lots were counted as two units because under the covenants and the proposed plan, any "A" lot can have a duplex on it. There are "deeded" densities for some of the undeveloped lots in the Ridges which were not considered in the density designation. The proposed plan would allow density transfers within filings 1 through 6 but only if plans for all sites involved in the transfers are submitted, reviewed and approved at the same time.

### Alternative B--6.8-7.5 units per acre for multi-family sites; 4 units per acre for other undeveloped sites

1. Alternative B uses the same base assumptions and calculations as alternative A, but allocates a higher density to the sites originally designated as multi-family sites. The 6.37 acre school site and the 35.13 acres of undeveloped property with no multi-family designation are assigned a density of 4 units per acre. The remaining density for the multi-family sites ranges from 6.8 units per acre to 7.5 units per acre. The 6.8 units per acre is the density remaining in filings 1-6 as they exist now. The 7.5 units per acre is the density that would be available if the proposed Rana Road Replats and Eagle Crest development are finalized and recorded.

2. Another option under alternative B is to allocate a density of 4 units per acre for all of the undeveloped acreage within filings 1-6 and create a "density pool" with the remaining units. The density pool would be available to draw upon to increase a property's density from 4 units per acre if through engineering and design it can be shown that the property can support a higher density. The density pool would contain a set number of units established up front based on the density remaining in the Ridges as of the adoption of the plan. Based on the above calculations, the density pool would contain 111 to 127 units depending on the status of the Rana Road Replats and Eagle Crest development. Units could not be added to the density pool with future reductions in units. The units available in the pool would be allocated on a first come first serve basis and could conceivably be depleted by one or two developments. A development proposal that uses units from the pool should be required to record a plat and/or plan within 1 year or the units taken from the pool will be returned to the density pool.

### Alternative C--9 units per acre for multi-family sites; 5.5 units per acre for all other undeveloped sites

Like alternative A, alternative C would allocate 5.5 units per acre for all the undeveloped property in the Ridges filings 1-6. An additional 3.5 units per acre would be available for all the sites originally designated as multi-family sites (39.32 ac.), bringing the total maximum density for all multi-family sites to 9 units per acre if the developer can show the site and surrounding area can support it in terms of design, topography and infrastructure.



The additional density for the multi-family sites is obtained from the "A" lots that are not built-out as duplexes. All "A" lots would forfeit any rights to duplex density beyond what they are currently developed at as of 12-31-95.

A density pool is not created by the reduction of density on any sites. Reductions in densities result in the forfeiting of those units for future use. A multi-family site being proposed for development at greater than 9 units per acre must be reviewed through the rezoning process.

A problem with this approach is that the additional density for the multi-family sites (coming from those "A" lots that do not build/convert to duplexes) will not be legally available until 12/31/95. So until 12/31/95, the maximum density for the multi-family sites would not be known so must remain at 5.5 units per acre.

### ISSUES

While all the alternatives are defensible, there are advantages and disadvantages to each of them. The density pool proposal is the least desirable. Administering the allocation of densities from a pool would tend to get confusing over a long period of time. The density pool concept might also only benefit those developments that come in first, even though there may be other properties better suited to handle additional density.

Alternative A that allocates density uniformly and makes no distinction between those sites designated as multi-family and those without that designation does not give special consideration for that original designation. Alternative B does allow for higher density for those sites designated for multi-family, however, it's not clear that the sites with that designation are any better suited for higher density than those sites without that designation.

Alternative C is a problem if anyone wants to develop a multi-family site prior to 12/31/95 when the "A" lot owners will have had to use or lose their duplex density. It also requires legal notice to all "A" lot owners explaining the use it or lose it provision.

### STAFF RECOMMENDATION:

Staff recommends approval of alternative B-1 which acknowledges the density distinction for the multi-family lots uses remaining densities as they exist today.

### PLANNING COMMISSION RECOMMENDATION:

At their September 6, 1994 hearing Planning Commission recommended approval of alternative B-1.

The above alternatives do not specifically address the issue of whether density transfers are allowed. Staff would like Council to consider allowing density transfers between parcels only if all properties involved in the transfer are planned, reviewed and approved at the same time.

**Cobblestone  
Communities,  
Inc.**

September 19, 1994

Ms. Kathy Portner  
Community Development Department  
City of Grand Junction  
250 North 5th Street  
Grand Junction, CO 81501

RE: Proposed Final Plan for The Ridges

Dear Kathy:

Pursuant to our recent meeting and following phone conversation, I am writing to make certain requests with respect to the following properties within Ridges Filing #6:

- 1) 23 acres of undeveloped land at the end of Rana Rd, legally known as Lot 1, Block 23, Ridges Filing #6, and
- 2) 7.6 acres of multi-family land located north of Rana Rd, and legally known as Lot 45, Block 9, Ridges Filing #6.

Cobblestone Communities, Inc. (the developer) is currently working with Dynamic Investments, Inc. (the property owner) with respect to the future development of these parcels. Our desire is to develop these parcels collectively to support a minimum of 143 'A' lots as defined within the Ridges Covenants, with density restricted to one unit per lot. The 7.6 acres was originally designated as multi-family, and the 23.0 acres was originally designated as 'A' lots, accordingly, our desires are consistent with the original designations, as well as, either of the three proposed alternatives in your report dated August 30, 1994, as hereto attached.

Consistent with the above, our comments and requests are as follows.

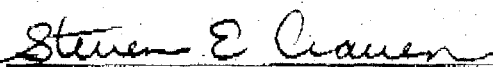
We support the Alternative B in your above referenced report, given that we can achieve the following:


- a) the ability to transfer densities between the two sites given concurrent processing of the same, and
- b) that all density assigned for these lots has the option of being platted as 'A' lots as defined within the "PROTECTIVE COVENANTS FOR 'THE RIDGES' PUD" with the added restriction that no more than one unit can be built upon any one lot.

Kathy, I believe this is consistent with our conversations. Thanks again for your help.

Sincerely,

Acknowledged by:

  
Cobblestone Communities, Inc.,  
Developer

  
Dynamic Investments, Inc.,  
Property Owner



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

September 23, 1994

William E. Boll  
Professional Investment Properties  
383 Hill View Drive  
Grand Junction, CO 81503

Dear Mr. Boll:

At their September 21, 1994 hearing the City Council considered alternatives for allocating the remaining density in the Ridges, Filings 1-6. The Council approved a maximum density of 4 units per acre for those undeveloped sites without a multi-family designation. For those sites designated as multi-family sites on the original plats of filings 1-6, a maximum density of 6.8 to 7.5 units per acre was allocated. The 6.8 units per acre is the density remaining in filings 1-6 as they exist now. The 7.5 units per acre is the density that will be available if the proposed Rana Road Replats and Eagle Crest development are finalized and recorded.

All allocated densities are maximum densities for the sites. The maximum density of any site which is allowed by the plan may normally not be reached because of site constraints including limitations on vehicular access to the site and egress to Ridges Boulevard, infrastructure deficiencies, geologic, soils or other constraints. Proposed increases to allocated density would require rezoning review and processing.

Sincerely,

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

Katherine M. Portner  
Planning Supervisor



## Amended Final Plan for Ridges

As adopted by Planning Commission 5/3/94, 9/6/94 and City Council 7/1/94, 9/21/94

### A. Densities

The allocated densities are maximum densities for the sites. The maximum density of any site which is allowed by the plan may normally not be reached because of site constraints including limitations on vehicular access to the site and egress to Ridges Boulevard, infrastructure deficiencies, geologic, soils or other constraints.

The remaining density for the undeveloped multi-family lots, the school site and two replatted large lots was based on an overall density cap of 4 units per acre for filings 1 through 6 and an inventory of the built and/or platted density. All "A" lots were counted as two units because under the covenants and the proposed plan, any "A" lot can have a duplex on its. There are "deeded" densities for some of the undeveloped lots in the Ridges which were not considered in the density designation. Density transfers within filings 1 through 6 are not allowed.

The 6.37 acre school site (filing #5) and the 35.13 acres of undeveloped property (Replat of lots 19A through 30A, Block 13, lots 1A through 2A, Block 23, lots 1A through 15A, Block 24, lots 1A through 10A, Block 25, filing #5 and Replat of lots 48A through 73 A, Block 9, lots 31B through 56A, Block 13, lots 3B through 40A, Block 23, lots 1A through 7A, Block 28, filing #6) with no multi-family designation are assigned a density of 4 units per acre. The remaining density for the multi-family sites ranges from 6.8 units per acre to 7.5 units per acre. The 6.8 units per acre is the density remaining in filings 1-6 as they exist now (as of 11/17/94). The 7.5 units per acre is the density that would be available if the proposed Rana Road Replats and Eagle Crest development are finalized and recorded.

### B. Setbacks and Height

Setbacks for filing 1-6, excluding the undeveloped lots, will be measured from property line to the closest point on a structure wall. In no case shall the eaves, foundation, or any other portion of a structure, above or below the ground, extend over any adjacent lot, parcel or property, including Ridges Open Space, without a recorded easement for such encroachment from the owner of said adjacent lot, parcel or property or open space.

Porches, patios or decks which are open and uncovered may extend into any required setback area not more than 7 feet, but in no case closer than 3 feet to any property line provided it does not encroach on any easements and/or pedestrian ways. All others, those which are enclosed, covered, or having more than one level, must meet the setback for the principal structure.

Height will be measured from the highest natural grade line immediately adjoining the foundation or structure. Natural grade shall mean undisturbed ground level which may be determined by on-site evidence (vegetation, ground level on adjacent land, elevation of adjacent streets and roads, soil types and locations, etc.).

#### A lots

Housing Type--Single family detached or attached with common wall on lot line or duplex on one lot.

#### Setbacks--

Front yard: 20 feet  
Rear yard: 10 feet  
Side yard: From 0' to 10'. For any sideyard setback less than 10' on one sideyard a minimum of 5' setback shall be required on the opposite sideyard line.

Minimum Building Separation: 10 feet between closest points of exterior walls.

Maximum Height--25 feet (excludes chimneys)

#### B and C lots

Housing Type--Single family detached

#### Setbacks--

Front yard: 20 feet  
Rear yard: 10 feet  
Side yard: 10 feet

Maximum Height--25 feet (excludes chimneys)

#### Architectural Control Committee (ACC) Review

Review by the Ridges Architectural Control Committee (ACC), as defined in the covenants of Filings 1-6, will be required prior to issuance of a Planning Clearance by the City of Grand Junction (City); however, the Planning Clearance will be issued by the City if all requirements as set forth in this plan document are met. Failure of the ACC to respond within 30 days of the request for review will constitute approval by the ACC for City review purposes.

#### C. Parking

- a. Filings 1 through 5--2 car garage plus 2 paved parking spaces for each single family unit and duplex unit.
- b. Filing 6--1 car garage (or carport) plus 2 paved parking spaces for each single family unit and duplex unit).
- c. Multi-family units--2.2 spaces per unit (would apply where there is common parking for more than 2 units--if no common parking, a. or b. would apply).

All required parking must be provided on-site. All driveways must be paved prior to occupancy.

D. Fencing

The Zoning and Development Code regulations for fence location and height shall apply; however, chain link fences are not allowed, except for at RV storage areas as approved by the City, tennis courts, public sports facilities, tot lots and playground areas, public or private. Each applicant shall contact the ACC, prior to issuance of a fence permit, to verify the proposed fence meets any other requirements of the covenants. The City will issue the fence permit if the proposed fence meets the City's requirements.

Review by the Ridges Architectural Control Committee will be required prior to issuance of a fence permit; however, if all requirements as outlined above are met the permit will be issued by the City. Failure of the ACC to respond within 30 days of the request for review will constitute approval by the ACC for the City review purposes.

E. Variances

A request to vary a setback or a fencing regulation will be heard by the City Board of Appeals pursuant to chapter 10 of the Zoning and Development Code. City staff will make the Ridges ACC recommendation available to the Board for its review of the variance request.

F. Protective Covenants

The City will not enforce covenants, restrictions or other limitations not adopted or imposed by the City in the Ridges. All provisions of the City Zoning and Development Code, other ordinances and applicable regulations shall apply if not addressed specifically in this document.

G. Undeveloped Lots--Filings 1-6

No use or development is allowed on or for a platted undeveloped lot unless the City has approved same in writing. Under the current Code, if a multi-family lot is being replatted into more than 5 lots, a two step process will be required: preliminary plan approval and final plan/plat approval by Planning Commission. If a multi-family lot is being replatted into 5 or fewer lots final plan/plat approval by Planning Commission will be required.

The Ridges Architectural Control Committee will be given the opportunity to comment on proposed development of the multi-family lots and/or other large undeveloped tracts as a review agency.

H. Commercial sites

Uses for the designated commercial sites in filings 1 through 6 shall be limited to the following types of business uses: professional offices, preschools/nursery schools/day care centers, barber/beauty shops, self-service laundries, medical/dental clinics, counseling centers, schools, dance/music schools, membership clubs

and community activity buildings, indoor cultural /educational /recreational facilities, churches, fire/emergency services.

I. New development

No plat, or other subdivision, shall be allowed in the Ridges, and no development of the existing undeveloped lots shall occur without first having complied with then (as of the final approval or recordation of the plat) current City standards for development.

J. 5' Irrigation Easements

The plats for several filings of the Ridges include a statement "granting" a 5' irrigation and/or water easement along all lot lines to the Ridges Metropolitan District. Those easements can be released by the City of Grand Junction's Director of Community Development if it is found the easement is not needed. A process for the review and release of such easements is identified in City Development File #72-93 (2).

K. Columbine Village--A Replat of lot 25, Block 9, Ridges Filing #6

The private open space and ingress/egress easement as noted on the plat are dedicated to the owners within Columbine Village. Development and maintenance of facilities and roadways within these areas is and will continue to be the responsibility of the property owners within Columbine Village.

The setbacks for Columbine Village shall be 10' rear yard and 10' front yard. The required sideyard setback shall be 0' to 10' measured to foundation wall with the minimum building separation as required by the applicable building code. 0' sideyard setbacks are only allowed for common wall units.

L. Any terms not defined in this document shall have the meaning as set forth in the Zoning and Development Code. All other performance, design and other standards in the Zoning and Development Code and other City Codes and Policies shall apply unless specifically mentioned in this document.

M. General Development Standards for the Ridges--undeveloped lots and remaining unplatted acreage within the Ridges Metropolitan District boundaries

1. Site planning and design shall preserve, to the maximum extent possible, the existing natural features which enhance the attractiveness of the area and shall blend harmoniously with all uses and structures contained within the surrounding area.

2. Land which is unsuitable for development because of geologic constraints shall be preserved in its natural state. This shall include drainage ways, steep terrain (slopes in excess of 30%) and rock outcroppings to be identified and mapped by the developer. Areas of "no disturbance" shall be identified around all proposed building sites, as applicable.

3. Existing trails, whether or not improved or legally dedicated, within the platted and unplatted Ridges shall be preserved, improved and enhanced with future development. For the portion of the Ridges not already platted, each development shall integrate with an overall plan that serves to link existing trails with both new trails and trails which serve other areas.

4. All structures shall be setback a minimum of 20' from all bluff lines (to be identified and mapped by the developer) to maintain visual corridors within the Ridges. For ravines, drainages and washes which are defined by a distinct "rim" or "rimrock", structures shall be set back far enough that a person 6 feet tall cannot see any portion of a structure while standing in the thread of the stream bed.

5. All development in the Ridges, notwithstanding zoning potential or other approvals, will be limited by geologic and transportation system constraints, as well as other infrastructure constraints.

6. Density transfers between filings 1 through 6 and the rest of the unplatted Ridges will not be allowed.



## City of Grand Junction

Community Development Department  
Planning • Zoning • Code Enforcement  
250 North 5th Street  
Grand Junction, CO 81501-2668

Phone: (970) 244-1430  
FAX: (970) 244-1599



January 7, 1998

Geraldine M. Deem  
2387 Pleasant Ridge Ct.  
Grand Junction, CO 81503

Re: Release of a 5' irrigation and water easement, Ridges Subdivision

Dear Ms. Deem:

I am returning your "request to release a 5' irrigation and water easement". Please sign the application form and have the Ridges ACCO review and sign the form. Return the signed application to our office with the easement to be vacated clearly marked on the attached plat map. There is also a \$50.00 processing fee required, payable to the City of Grand Junction.

If you have any questions, please call me at 244-1446. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner  
Planning Supervisor

## City of Grand Junction

Community Development Department  
Planning • Zoning • Code Enforcement  
250 North 5th Street  
Grand Junction, CO 81501-2668

Phone: (970) 244-1430  
FAX: (970) 244-1599



January 23, 1998

Mike Stubbs, President  
Dynamic Investments, Inc.  
2408 Hidden Valley Dr.  
Grand Junction, CO 81503

RE: Lot 17, Block 11, The Ridges, Filing No. 4, except that portion taken by Desert Ridge Condominium

Dear Mr. Stubbs:

I have researched the status of the undeveloped portion of Lot 17, Block 11, The Ridges Filing No. 4. That parcel was created through a foreclosure process and is recognized by the City as being a legal parcel. However, the piece is landlocked, except for an ingress/egress and utility easement "across the driveways of Desert Ridge Condominium amended", which may limit the development of the property.

On September 21, 1994, the Grand Junction City Council adopted an amended final plan for the Ridges, which established the remaining density for the undeveloped portions of the Ridges, Filings 1 through 6. The density allocation for all remaining multi-family sites was 7.1 units per acre as a maximum density. That maximum density would also apply to the remainder of Lot 17, Block 11, The Ridges, Filing No. 4. The plan also states:

The maximum density of any site which is allowed by the plan may normally not be reached because of site constraints, including limitations on vehicular access to the site and egress to Ridges Boulevard, infrastructure deficiencies, geologic, soils or other constraints.

Any proposed development of the site will require review and approval through the Planned Development process. Maximum density will be determined through the review process.

If you have other questions, please call me at 244-1446.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner  
Planning Supervisor

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2408 Hidden Valley Dr.  
Grand Junction, CO 81503

Phone: 970-257-0532

# Dynamic Investments, Inc.

January 14, 1998

Kathy Portner, Planning Supervisor  
City of Grand Junction  
250 N. 5<sup>th</sup> Street  
Grand Junction, CO 81501

Dear Kathy:

We recently discussed available density for a parcel of land we own in The Ridges subdivision, Lot 17, Block 11, The Ridges Filing No. 4 except that part taken by Desert Ridge Condominiums.


Enclosed please find a copy of the condo map which indicates location of the parcel, a copy of the deed from Ridges Development Corp. to Desert Ridge Corp. indicating density not to exceed 70 units, Public Trustees deed to Valley Federal Saving & Loan, copy of foreclosure notice indicating the action included an easement for ingress/egress, a copy of the deed from Valley Federal to Dynamic, and copies of current and delinquent tax notices indicating the property has been assessed as vacant residential and that stand-by fees have been levied on the parcel.

The original deed to Desert Ridge Corp. assigned density not to exceed 70 units, the condo declarations provided for 66 units. Desert Ridge Condominiums consists of 40 units, therefore, remaining density would be 30 units under the original designation.

Please investigate the City Planning Department's position relative to remaining density allowable for this parcel. We have a sale pending and need a determination as soon as possible.

Should you have questions or require additional information, please contact me at 257-0532. Thank you for your assistance.

Sincerely,



Mike Stubbs  
President

• • • • •

DISTR.

OPEN

SPACE

944  
R.M. DIST.

ROSA CT.

WEST I

EAST

THE RIDGES,  
FIL. NO. 4

LOT 17

unit 113-068  
 unit 213-069  
 unit 313-070  
 unit 112-065  
 unit 212-066  
 unit 312-067  
 unit 108-051  
 unit 208-052  
 unit 308-053  
 unit 107-048  
 unit 207-049  
 unit 307-050  
 unit 106-044  
 unit 206-045  
 unit 306-046  
 unit 105-038  
 unit 205-039  
 unit 305-040  
 unit 104-031  
 unit 204-032  
 unit 304-033  
 unit 103-027  
 unit 203-028  
 unit 303-029  
 unit 102-021  
 unit 202-022  
 unit 302-023

**DESERT RIDGE CONDOS**  
 AMENDED. RECPT. NO. 1303530  
 DECL. RECD. B-1309 P-753 THRU P-773  
 DECL. AMEND. B-1392 P-705,706,707

ST A  
PARK)  
LAT.

# CONDOMINIUM MAP FOR: DESERT RIDGE CONDOMINIUM AMENDED

LOCATED WITHIN LOT 12, BLOCK 10000, THE MOUNTAIN PALMS II, FOUR  
MESA COUNTY, COLORADO

**RECORDING INFORMATION**  
This map was recorded on 01/13/98 at 12:50 PM in Mesa County, Colorado. The recording fee was \$150.00. The map is subject to the provisions of the Colorado Condominium Act, C.R.S. 38-101-38-106. The map is subject to the provisions of the Colorado Real Estate Act, C.R.S. 38-101-38-106. The map is subject to the provisions of the Colorado Real Estate Act, C.R.S. 38-101-38-106.

**OWNER'S STATEMENT**  
I, the undersigned, being the owner of the above described property, do hereby certify that the above described property is a condominium project as defined in the Colorado Condominium Act, C.R.S. 38-101-38-106. I hereby certify that the above described property is a condominium project as defined in the Colorado Condominium Act, C.R.S. 38-101-38-106.



STATE OF COLORADO

NOTARY PUBLIC

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INDEXED

FILED

01/13/98

12:50 PM

MESA COUNTY, CO

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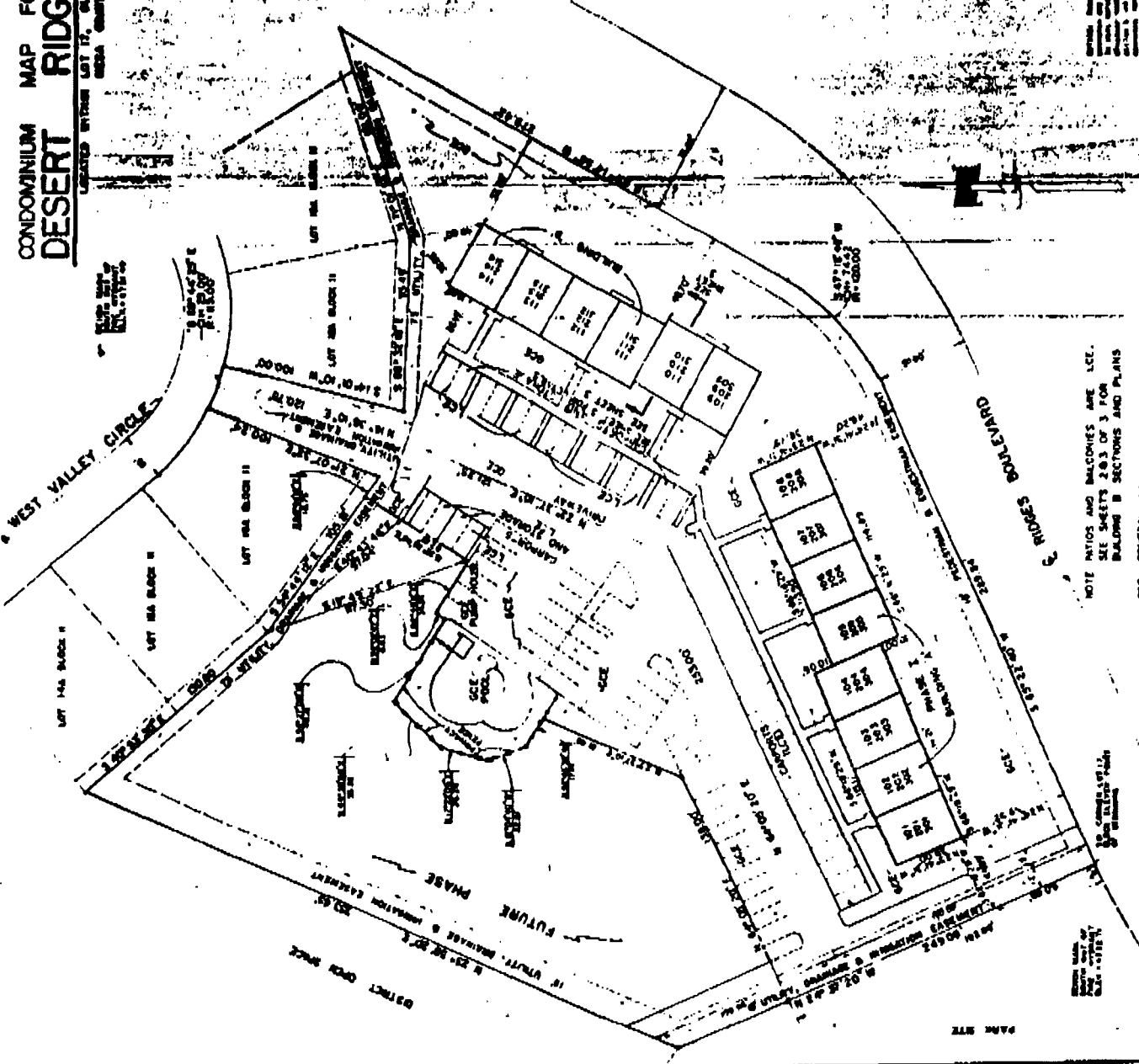
12:50 PM

MESA COUNTY, CO

RECORDED

INDEXED

FILED



NOTE: RATIOS AND BALCONIES ARE L.C.E.  
SEE SHEETS 2.03 OF 3 FOR  
BUILDING B SECTIONS AND PLANS  
L.C.E. = LIMITED COMMON ELEMENT

SHEET 1 OF 3

LOCATION MAP

PROPERTY MAP

CONDOMINIUM MAP

1/13/98

12:50 PM

MESA COUNTY, CO

RECORDED

INDEXED

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MESA COUNTY, CO

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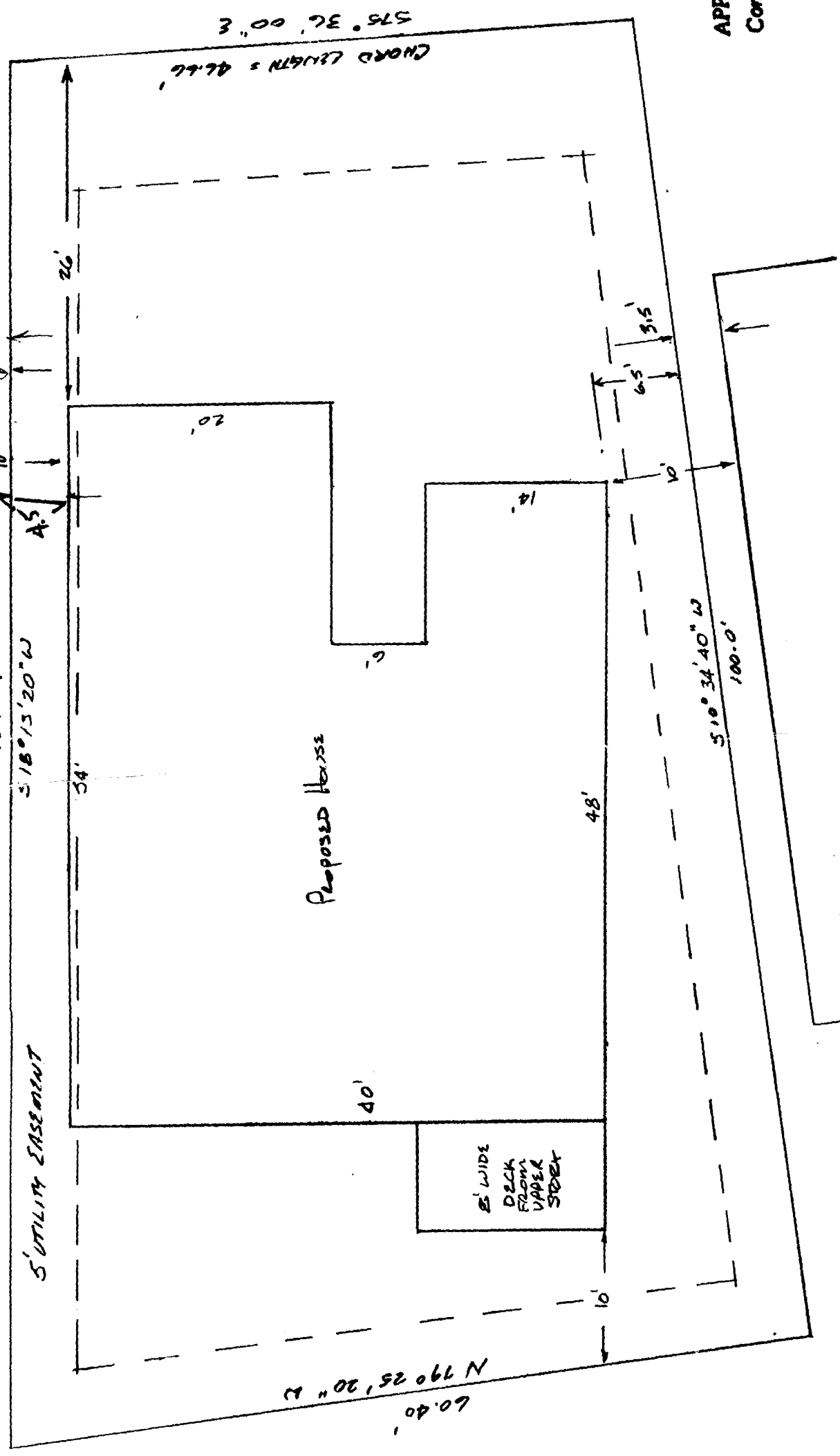
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FILED

Kristin Sawyer  
 405 1/2 Prospector Point

NOTE: WE NEED PERMISSION TO VACATE THE 5' UTILITY EASEMENT ON THE WEST PROPERTY LINE DUE TO AN ENCROACHMENT OF 6" OF THE WEST WALL OF THE PROPOSED STRUCTURE

Prospector Point Drive



APPROVED RIDGES AGENCY CONTROL COMMITTEE

TAX SCHEDULE # 2945-174-29-009

SITE PLAN

BUX 9 - LOT 9A FILING # 6

RIDGES SUBDIVISION  
 406 1/2 PROSPECTOR POINT

CONTACT: ROY COIT 858-3197  
 521 N. CHEERY  
 FEUITA, CO

REQUEST TO RELEASE A 5' IRRIGATION AND WATER EASEMENT  
RIDGES SUBDIVISION

I the undersigned owner of property within the Ridges subdivision in the City of Grand Junction, do hereby petition the City, in it's capacity as the Ridges Metropolitan District (Ridges), to release the below described 5' irrigation and water easement. To the best of my knowledge there are currently no irrigation or water lines within said easement and the easement is not necessary to serve any existing or future development. I hereby agree to accept all liability for facts which are not known and I release the City, and Ridges from liability which results from the requested release.

Legal Description of Easement to be released:

Irrigation easement with a north line of S 65° 27' 33" W located on lot 32A.

Name and Address of Property Owner:

G.H. Garrett  
2386 West Plateau Ct.  
Grand Junction, CO 81503

Legal Description of Property:

lot 32A in Block 9 of the Ridges Filing No. Six

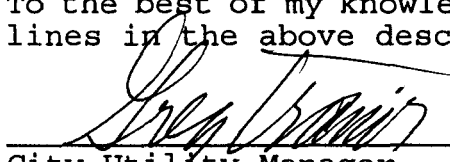
Tax Parcel Number:

~~2~~ 2949-174-29-032

List all property owners directly adjacent to the easement to be vacated, including the most current mailing address as shown in the records of the Mesa County Assessor's Office.

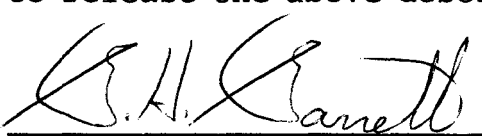
City of Grand Junction formerly Ridges Metropolitan District

To the best of my knowledge, there are no water lines or irrigation lines in the above described easement.

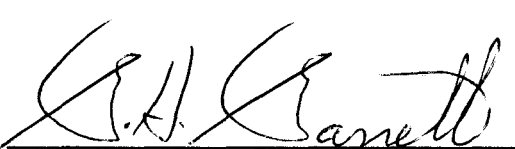
  
City Utility Manager

11/12/93  
Date

The Ridges Architectural Control Committee has reviewed the request to release the above described 5' easement and recommends approval.

  
Ridges ACCO Representative

Nov 9, 1993  
Date

  
Signature of Applicant

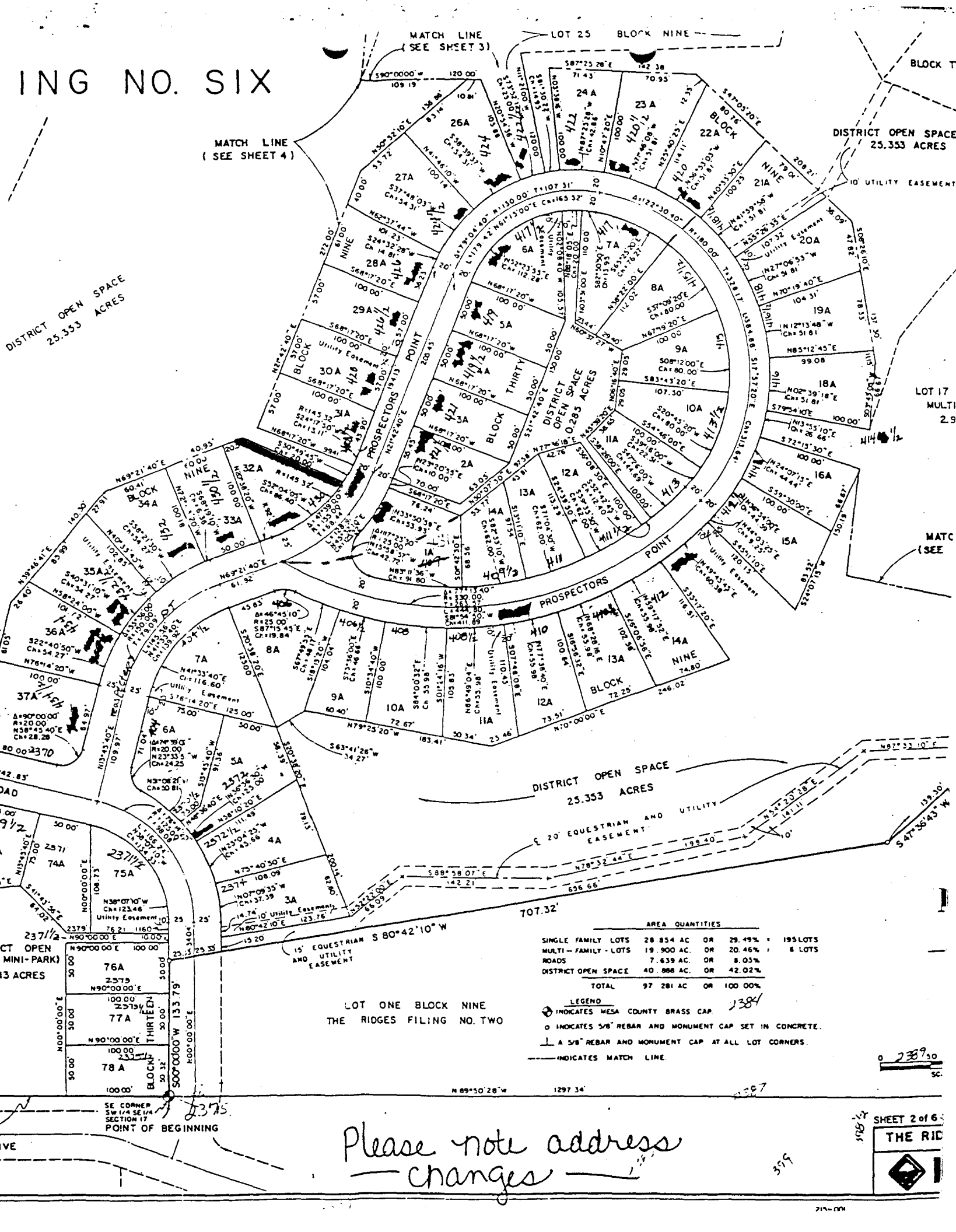
Nov 9, 1993  
Date

# ING NO. SIX

DISTRICT OPEN SPACE  
25.353 ACRES

MATCH LINE  
(SEE SHEET 4)

MATCH LINE  
(SEE SHEET 3)



DISTRICT OPEN SPACE  
25.353 ACRES

20' EQUESTRIAN AND UTILITY EASEMENT

AREA QUANTITIES		
SINGLE FAMILY LOTS	28.854 AC	OR 29.49% = 195 LOTS
MULTI-FAMILY LOTS	19.900 AC	OR 20.46% = 6 LOTS
ROADS	7.439 AC	OR 8.03%
DISTRICT OPEN SPACE	40.888 AC	OR 42.02%
TOTAL	97.281 AC	OR 100.00%

- LEGEND**
- INDICATES MESA COUNTY BRASS CAP
  - INDICATES 5/8" REBAR AND MONUMENT CAP SET IN CONCRETE.
  - └ INDICATES 5/8" REBAR AND MONUMENT CAP AT ALL LOT CORNERS.
  - INDICATES MATCH LINE.

LOT ONE BLOCK NINE  
THE RIDGES FILING NO. TWO

Please note address changes







REQUEST TO RELEASE A 5' IRRIGATION AND WATER EASEMENT  
RIDGES SUBDIVISION

I the undersigned owner of property within the Ridges subdivision in the City of Grand Junction, do hereby petition the City, in its capacity as the Ridges Metropolitan District (Ridges), to release the below described 5' irrigation and water easement. To the best of my knowledge there are currently no irrigation or water lines within said easement and the easement is not necessary to serve any existing or future development. I hereby agree to accept all liability for facts which are not known and I release the City, and Ridges from liability which results from the requested release.

Legal Description of Easement to be released:

Irrigation easement with a north line of  $S 65^{\circ} 27' 33'' W$   
located on lot 32A.

Name and Address of Property Owner:

G.H. Garrett  
2386 West Plateau Ct.  
Grand Junction, CO 81503

Legal Description of Property:

lot 32A in Block 9 of the  
Ridges Filing No. Six

Tax Parcel Number:

~~2~~ 2949 - 174 - 29 - 032

List all property owners directly adjacent to the easement to be vacated, including the most current mailing address as shown in the records of the Mesa County Assessor's Office.

City of Grand Junction formerly Ridges Metropolitan  
District

To the best of my knowledge, there are no water lines or irrigation lines in the above described easement.

\_\_\_\_\_  
City Utility Manager

\_\_\_\_\_  
Date

The Ridges Architectural Control Committee has reviewed the request to release the above described 5' irrigation and water easement.

11/10/93

THE 5 FT. EASEMENT ON NORTH SIDE OF LOT 32A BLK 9  
FILING #6 HAS NO FRR OR WATER LINES IN IT COULD BE  
RELEASED. WE HAVE A 15 FT TO 20' FT. RIGHT OF  
WAY ACCESS TO OPEN SPACE BETWEEN LOT 32A AND  
31A. BLK 9 FILING #6 THAT COULD BE USED  
FOR UTILITIES. IF NEEDED.

*Leonard Friedman*

REQUEST TO RELEASE A 5' IRRIGATION AND WATER EASEMENT  
RIDGES SUBDIVISION

I the undersigned owner of property within the Ridges subdivision in the City of Grand Junction, do hereby petition the City, in it's capacity as the Ridges Metropolitan District (Ridges), to release the below described 5' irrigation and water easement. To the best of my knowledge there are currently no irrigation or water lines within said easement and the easement is not necessary to serve any existing or future development. I hereby agree to accept all liability for facts which are not known and I release the City, and Ridges from liability which results from the requested release.

Legal Description of Easement to be released:

5' along north lot line of Lot 3A Block 9 Ridges Filing #6

Name and Address of Property Owner:

Richard Genova  
2234 Rimrock Road  
Grand Junction, CO 81503

Legal Description of Property:

Lot 3A Block 9 Ridges Filing #6  
Tax Parcel Number:

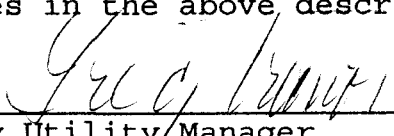
2945-174-29-003

List all property owners directly adjacent to the easement to be vacated, including the most current mailing address as shown in the records of the Mesa County Assessor's Office.

Gary and Patti Stubler  
603 Chipeta  
Grand Junction, CO 81501


City of Grand Junction  
215 North 5th Street  
Grand Junction, CO 81501

To the best of my knowledge, there are no water lines or irrigation lines in the above described easement.

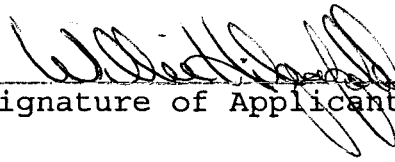
  
\_\_\_\_\_  
City Utility Manager

  
\_\_\_\_\_  
Date

The Ridges Architectural Control Committee has reviewed the request to release the above described 5' easement and recommends approval.

**APPROVED Ridges Architectural  
Control Committee**  
  
\_\_\_\_\_  
Ridges ACCO Representative

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date



QUIT CLAIM of Easement

The City of Grand Junction, acting as the Ridges Metropolitan District, Mesa County, State of Colorado, Grantor, pursuant to the authority provided by Resolution No. 74-93, and based upon the REQUEST submitted by the undersigned owner and the terms of said REQUEST, hereby quitclaims to said undersigned owner, whose address and affected property is identified below, a five (5) foot wide water/irrigation easement as granted to the Ridges Metropolitan District, by virtue of the filing of the Plat which created the Affected Property.

The name(s) of the owner(s): Scott Voytilla  
Address of the owner(s): 2631 Central Drive, Grand Junction, CO 81506  
Tax Parcel Number of the Affected Property: 2945-174-34-005  
Lot, Block, and Filing Number of the Affected Property:  
Lot 4A, Block 30, Filing #6, The Ridges

Legal Description of easement to be vacated: **BOOK 2024 PAGE 707**  
See attached Exhibit A

1660642 03:14 PM 11/15/99  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOC EXEMPT

Signed this 8<sup>th</sup> day of November, 1993.

5' easement  
72-93(2)

for Ridges Metropolitan District City of Grand Junction, acting

By: [Signature]  
Director of Community  
Development

STATE OF COLORADO )  
County of Mesa ) ss.

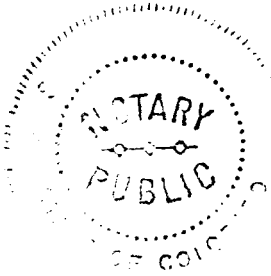
The foregoing instrument was executed before me this 8<sup>th</sup> day of November, 1993 by Larry Timm, Director of Community Development of the City of Grand Junction, Colorado.

My commission expires 10-10-94.

Witness my hand and official seal

[Signature]  
Notary Public

Address: 250 N 5th  
Grand Junction, CO 81501



11/15/93  
COUNTY CO  
EXEMPT

LEGAL DESCRIPTION

Commencing at the Northwest Corner of Lot 4A in Block 30 of The Ridges Filing No. Six as recorded in Plat Book 12 at Pages 385 through 390 in the office of the Mesa County Clerk and Recorder; thence S 68°17'20" E along the Northerly line of said Lot 4A a distance of 10.0 feet to the Point of Beginning; thence S 68°17'20" E along the Northerly line of said Lot 4A a distance of 85.0 feet; thence leaving said Northerly line S 21°42'40" W a distance of 5.0 feet; thence N 68°17'20" W a distance of 85.0 feet; thence N 21°42'40" E a distance of 5.0 feet to the Point of Beginning.

8th  
unity

ic

note

LOT 18A - 416 Prosp. Pt. - 15' x 37'  
new home

LOT 11A - 421 Pleasant Hollow Ct.  
int. remodd only

LOT #11 - 422 1/2 Prosp. Pt. - no plan says  
LOT #18 - " " " no plan - 3'

LOT #4 - 3605 Ridge Ct. - 10' both sides  
FIL. #1

~~LOT #2 - 1450 Ridge Dr.~~

LOT 17A - 381 E. Valley Cir #2 - ?  
enclose capot no drwg



"A" LOTS - location address - side yard

LOT-20A - 388 HIDDEN VALLEY CT. - 7.8' sideyard  
enclosed sundeck 10.4' sideyard

LOT-3A - 2374 Rana Road - 3'0' sideyard  
new residence 10.2' sideyard

LOT 8A - 406 Prospectors Pt. - 5'-0' sideyard  
new residence on both sides

LOT 6A - 404 Prospectors Pt. - 20' & 21.54'  
new residence side setbacks

LOT 13A - 411 Prospectors Pt. - 2' - & 8'  
new residence

LOT 70A - 402 Rana Ct. - 5.01' & 5.67'  
new residence

LOT 5A - 419 Prospectors Pt. - 5' both sides  
new residence

LOT 37A - 434 1/2 Prospectors Pt. - 10' & 29'-11 5/8"  
new residence

LOT 19A - 380 EXPLORER CT. - 7.5' & 20'  
new residence

LOT 24A - 2420 Hidden Valley Dr. 12' & 18.2'  
addition

FILE #5  
LOT 12A - 361 Hillview Dr. - 6' & 0' -  
new addition / enclose carport (townhome)

LOT 10A - 408 Prospectors Pt - 2' #10'  
new residence

LOT 16A - 414 Prospectors Pt - 5' both sides  
new residence

? ( LOT 25 - 422.5 Prosp. Pt. #10 - 3' both sides  
LOT 25 - " " #19 - 3' " "  
(new home)

LOT 12A - 411 1/2 Prosp. Pt. - 6' both sides  
7410 Fil. #4 new home

LOT 2A - 421 1/2 Prosp. Pt. - 3' #10'  
new home

LOT 15A - 412 1/2 Prosp. Pt. - 3' #10'  
new home

LOT 26A - 424 Prosp. Pt. - 3' # 16'  
new home

LOT 30A - 428 Prosp. Pt. - 7.5' both sides  
new home

LOT 33A - 430 1/2 Prosp. Pt. - 2'-6" #10'  
new home

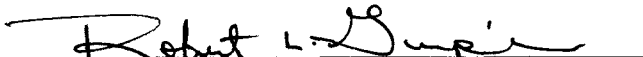
LOT 1A - 431 Prosp. Pt. - 10'-2" #21'  
new home

LOT 68A - 400 Rana Ct. - 5' # 2'-8"  
new home

LOT 69A - 400 1/2 Rana Ct. - 5' # 7'

LOT 15A - 378 1/2 A Ridgeview Dr - 1' #0'  
new deck (townhome)

I Robert L. Gimple owner of Lot 5A, Blk 30, Filing #6 of the Ridges Subdivision, or commonly known as 419 Prospector Point, do not object to Scott Voytilla owner of Lot 4A, Blk 30, Filing #6, or commonly known as 419 1/2 Prospector Point, building three feet from the common property line between the above mentioned properties. I further understand that the 5' irrigation and water easement on Lot 4A, Blk 30 along the property line adjoining my property must be released by the City of Grand Junction and have no objection to it being released.

  
Robert L. Gimple

Nov. 8, 1993  
Date

REQUEST TO RELEASE A 5' IRRIGATION AND WATER EASEMENT  
RIDGES SUBDIVISION

I the undersigned owner of property within the Ridges subdivision in the City of Grand Junction, do hereby petition the City, in it's capacity as the Ridges Metropolitan District (Ridges), to release the below described 5' irrigation and water easement. To the best of my knowledge there are currently no irrigation or water lines within said easement and the easement is not necessary to serve any existing or future development. I hereby agree to accept all liability for facts which are not known and I release the City, and Ridges from liability which results from the requested release.

Legal Description of Easement to be released:

*Acctn 5' of Lot 4A Blk 30 Filing # 6*

Name and Address of Property Owner:

*Scott Vogtella  
2631 Central Dr  
Grand Jct, CO 81506*

Legal Description of Property: *Lot 4A Blk 30 Filing # 6*

Tax Parcel Number: *2945-174-34-005*

List all property owners directly adjacent to the easement to be vacated, including the most current mailing address as shown in the records of the Mesa County Assessor's Office.

*See attached letter*

To the best of my knowledge, there are no water lines or irrigation lines in the above described easement.

*[Signature]*  
\_\_\_\_\_  
City Utility Manager

*11/8/93*  
\_\_\_\_\_  
Date

The Ridges Architectural Control Committee has reviewed the request to release the above described 5' easement and recommends approval.

*[Signature]*  
\_\_\_\_\_  
Ridges ACCO Representative

*Nov. 5, 1993*  
\_\_\_\_\_  
Date

*[Signature]*  
\_\_\_\_\_  
Signature of Applicant

*Nov 6, 1993*  
\_\_\_\_\_  
Date



IX

TCH LINE (SHEET 4)

10'  
10'  
20'

MATCH LINE (SEE SHEET 3)

25 BLOCK NINE

BLOCK TWENTY NINE

DISTRICT OPEN SPACE 25.353 ACRES

10' UTILITY EASEMENT

LOT 17 BLOCK NINE MULTI-FAMILY 2.951 AC

MATCH LINE (SEE SHEET 3)

DISTRICT OPEN SPACE 25.353 ACRES

UTILITY

20' EQUESTRIAN AND UTILITY EASEMENT

707.32'

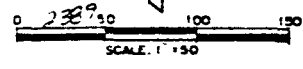
AREA QUANTITIES			
SINGLE FAMILY LOTS	28 854 AC	OR	29.49%
MULTI-FAMILY LOTS	19 900 AC	OR	20.46%
ROADS	7.639 AC	OR	8.03%
DISTRICT OPEN SPACE	40 888 AC	OR	42.02%
<b>TOTAL</b>	<b>97 281 AC</b>	<b>OR</b>	<b>100.00%</b>

LEGEND

- INDICATES MESA COUNTY BRASS CAP
- INDICATES 5/8" REBAR AND MONUMENT CAP SET IN CONCRETE
- A 5/8" REBAR AND MONUMENT CAP AT ALL LOT CORNERS.
- - - - - INDICATES MATCH LINE

LOT ONE BLOCK NINE THE RIDGES FILING NO. TWO

*Loote*



SHEET 2 of 6 THE RIDGES, FILING NO. SIX



PARAGON ENGINEERING

Please note address changes

11/5/93

5 FT. EASEMENT APPROVED LOT 4A BLK 30  
FILLING #6 HAS NO UTILITY IN EASEMENT EXCEPT  
ALONG FRONT OF LOT.

Leonard Spedman

QUIT CLAIM of Easement

The City of Grand Junction, acting as the Ridges Metropolitan District, Mesa County, State of Colorado, Grantor, pursuant to the authority provided by Resolution No. 74-93, and based upon the REQUEST submitted by the undersigned owner and the terms of said REQUEST, hereby quitclaims to said undersigned owner, whose address and affected property is identified below, a five (5) foot wide water/irrigation easement as granted to the Ridges Metropolitan District, by virtue of the filing of the Plat which created the Affected Property.

The name(s) of the owner(s): James A. Musgrave and Constance S. Musgrave  
Address of the owner(s): 412.5 Prospectors Point Grand Junction, Colorado 81503  
Tax Parcel Number of the Affected Property: 2945-174-29-015  
Lot, Block, and Filing Number of the Affected Property:  
Lot 15A in Block 9 of The Ridges Filing No. Six Mesa County, Colorado

Legal Description of easement to be vacated:  
A 5' Irrigation and water easement along the Northeast property line of Lot 15A in Block 9 of The Ridges Filing No. Six. Mesa County, Colorado

Signed this 13<sup>th</sup> day of March, 1995.

for Ridges Metropolitan District

City of Grand Junction, acting

By: Larry Timm  
Director of Community  
Development

BOOK 2132 PAGE 796

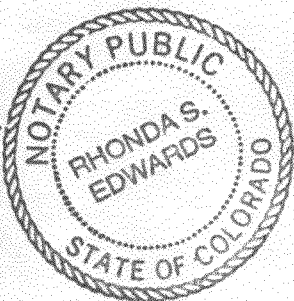
STATE OF COLORADO )  
 ) ss.  
County of Mesa )

1711428 03:04 PM 03/13/95  
MONIKA TODD CLK&REC MESA COUNTY CO  
DGC NO FEE

The foregoing instrument was executed before me this 13<sup>th</sup> day of March, 1995 by Larry Timm, Director of Community Development of the City of Grand Junction, Colorado.

My commission expires 9-20-97.

Witness my hand and official seal



Rhonda S. Edwards  
Notary Public

Address: 250 N. 5<sup>th</sup> St.  
Grand Junction, CO 81501

REQUEST TO RELEASE A 5' IRRIGATION AND WATER EASEMENT  
RIDGES SUBDIVISION

I the undersigned owner of property within the Ridges subdivision in the City of Grand Junction, do hereby petition the City, in it's capacity as the Ridges Metropolitan District (Ridges), to release the below described 5' irrigation and water easement. To the best of my knowledge there are currently no irrigation or water lines within said easement and the easement is not necessary to serve any existing or future development. I hereby agree to accept all liability for facts which are not known and I release the City, and Ridges from liability which results from the requested release.

Legal Description of Easement to be released:

5' WIDE EASEMENT ALONG THE WEST PROPERTY LINE (204.04' AT 518° 18' 20" E)

Name and Address of Property Owner:

JERALD W. CATT  
1710 NORTH 17<sup>TH</sup> STREET  
GRAND JUNCTION, CO 81501

Legal Description of Property: LOT 9A, BLOCK 9, THE RIDGES, FILING NO. 6, SECTION 17 1S 1W

Tax Parcel Number:

2945-174-29-009

List all property owners directly adjacent to the easement to be vacated, including the most current mailing address as shown in the records of the Mesa County Assessor's Office.

405 1/2 PROSPECTOR POINT  
NEW HOUSE CONSTRUCTED BY MOGENSEN BUILDERS

To the best of my knowledge, there are no water lines or irrigation lines in the above described easement.

[Signature]  
City Utility Manager

4/13/94  
Date

The Ridges Architectural Control Committee has reviewed the request to release the above described 5' easement and recommends approval.

**APPROVED Ridges Architectural Control Committee**  
[Signature]  
Ridges ACCO Representative

4.8.94  
Date

[Signature]  
Signature of Applicant

4/12/94  
Date

- \$50.00 fee to be paid w/ Planning Clearance  
- attached site plan looks o.k. for setbacks  
Need Planning Clearance & ACC approval.  
- fill out quit claim record.



REQUEST TO RELEASE A 5' IRRIGATION AND WATER EASEMENT  
RIDGES SUBDIVISION

I the undersigned owner of property within the Ridges subdivision in the City of Grand Junction, do hereby petition the City, in it's capacity as the Ridges Metropolitan District (Ridges), to release the below described 5' irrigation and water easement. To the best of my knowledge there are currently no irrigation or water lines within said easement and the easement is not necessary to serve any existing or future development. I hereby agree to accept all liability for facts which are not known and I release the City, and Ridges from liability which results from the requested release.

Legal Description of Easement to be released:

LOT 6A BLOCK 30 RIDGES FILING #6 (RIDGES 6<sup>TH</sup> FILING)

Name and Address of Property Owner:

RONALD E. HEDRICK  
2700 G RD D-5  
GRAND JUNCTION, COLO 81506

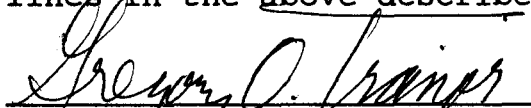
Legal Description of Property: LOT 6A BLK30 RIDGES 6<sup>TH</sup> FILING

Tax Parcel Number: 2945-174-34-006

List all property owners directly adjacent to the easement to be vacated, including the most current mailing address as shown in the records of the Mesa County Assessor's Office.

CITY OF GRAND JCT- DISTRICT OPEN SPACE

To the best of my knowledge, there are no water lines or irrigation lines in the above described easement.

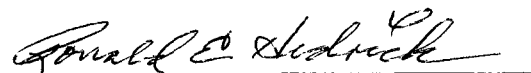
  
City Utility Manager

7/7/94  
Date

The Ridges Architectural Control Committee has reviewed the request to release the above described 5' easement and recommends approval.

  
Ridges ACCO Representative

7-7-94  
Date

  
Signature of Applicant

7-7-94  
Date

REQUEST TO RELEASE A 5' IRRIGATION AND WATER EASEMENT  
RIDGES SUBDIVISION

I the undersigned owner of property within the Ridges subdivision in the City of Grand Junction, do hereby petition the City, in it's capacity as the Ridges Metropolitan District (Ridges), to release the below described 5' irrigation and water easement. To the best of my knowledge there are currently no irrigation or water lines within said easement and the easement is not necessary to serve any existing or future development. I hereby agree to accept all liability for facts which are not known and I release the City, and Ridges from liability which results from the requested release.

Legal Description of Easement to be released:

5' WIDE EASEMENT ALONG THE WEST PROPERTY LINE (204.04' AT 518° 28' 20" E)

Name and Address of Property Owner:

JERALD W. CAT  
1710 NORTH 17<sup>TH</sup> STREET  
GRAND JUNCTION, CO 81501

Legal Description of Property: LOT 9A, BLOCK 9, THE RIDGES, FILING NO. 6, SECTION 17 25 1W

Tax Parcel Number:

2945-174-29-009

List all property owners directly adjacent to the easement to be vacated, including the most current mailing address as shown in the records of the Mesa County Assessor's Office.

405 1/2 PROSPECTOR POINT  
NEW HOUSE CONSTRUCTED BY MCGENSEN BUILDERS

To the best of my knowledge, there are no water lines or irrigation lines in the above described easement.

[Signature]  
City Utility Manager

4/13/94  
Date

The Ridges Architectural Control Committee has reviewed the request to release the above described 5' easement and recommends approval.

**APPROVED** Ridges Architectural  
Control Committee

[Signature]  
Ridges ACCO Representative

4.8.94  
Date

[Signature]  
Signature of Applicant

4/12/94  
Date

- \$50.00 fee to be paid w/ Planning Clearance
- attached site plan looks o.k. for setbacks  
Need Planning Clearance & ACC approval.
- fill out quit claim & record.

REQUEST TO RELEASE A 5' IRRIGATION AND WATER EASEMENT  
RIDGES SUBDIVISION

I the undersigned owner of property within the Ridges subdivision in the City of Grand Junction, do hereby petition the City, in it's capacity as the Ridges Metropolitan District (Ridges), to release the below described 5' irrigation and water easement. To the best of my knowledge there are currently no irrigation or water lines within said easement and the easement is not necessary to serve any existing or future development. I hereby agree to accept all liability for facts which are not known and I release the City, and Ridges from liability which results from the requested release.

Legal Description of Easement to be released:

LOT 6A BLOCK 30 RIDGES FILING #6 (RIDGES 6<sup>TH</sup> FILING)

Name and Address of Property Owner:

RONALD E. HEDRICK  
2700 G RD D-5  
GRAND JUNCTION, COLO 81506

Legal Description of Property: LOT 6A BLK 30 RIDGES 6<sup>TH</sup> FILING

Tax Parcel Number: 2945-174-34-006

List all property owners directly adjacent to the easement to be vacated, including the most current mailing address as shown in the records of the Mesa County Assessor's Office.

CITY OF GRAND JCT- DISTRICT OPEN SPACE

To the best of my knowledge, there are no water lines or irrigation lines in the above described easement.

Gregory O. Tranes  
City Utility Manager

7/7/94  
Date

The Ridges Architectural Control Committee has reviewed the request to release the above described 5' easement and recommends approval.

[Signature]  
Ridges ACCO Representative

7-7-94  
Date

Ronald E. Hedrick  
Signature of Applicant

7-7-94  
Date

QUIT CLAIM of Easement

1697594 09:48 AM 10/11/94  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOC EXEMPT

The City of Grand Junction, acting as the Ridges Metropolitan District, Mesa County, State of Colorado, Grantor, pursuant to the authority provided by Resolution No. 74-93, and based upon the REQUEST submitted by the undersigned owner and the terms of said REQUEST, hereby quitclaims to said undersigned owner, whose address and affected property is identified below, a five (5) foot wide water/irrigation easement as granted to the Ridges Metropolitan District, by virtue of the filing of the Plat which created the Affected Property.

The name(s) of the owner(s): Thomas & Cynthia Bentley  
Address of the owner(s): 2371.5 Rana Road, Grand Junction, CO 81503  
Tax Parcel Number of the Affected Property: 2945-174-30-075  
Lot, Block, and Filing Number of the Affected Property:  
Lot 75A, Block 13, Ridges Filing #6

Legal Description of easement to be vacated:  
A 5' irrigation and/or water easement granted to the Ridges Metropolitan District along the lot lines of lot 75A, block 13, the Ridges, Filing #6 with the following bearings and distances: N00°00'00"E a distance of 108.73' and N90°00'00"E a distance of 76.21'.  
Signed this 26 day of September, 1994.

for Ridges Metropolitan District

City of Grand Junction, acting

By: Larry Timm  
( ) Director of Community  
Development

STATE OF COLORADO )  
 ) ss.  
County of Mesa )

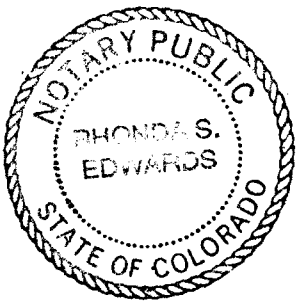
The foregoing instrument was executed before me this 26<sup>th</sup> day of Sept., 1994 by Larry Timm, Director of Community Development of the City of Grand Junction, Colorado.

My commission expires 9-20-97.

Witness my hand and official seal.

Rhonda S. Edwards  
Notary Public

Address: 250 N. 5<sup>th</sup> St.  
Grand Junction, CO 81501



QUIT CLAIM of Easement

The City of Grand Junction, acting as the Ridges Metropolitan District, Mesa County, State of Colorado, Grantor, pursuant to the authority provided by Resolution No. 74-93, and based upon the REQUEST submitted by the undersigned owner and the terms of said REQUEST, hereby quitclaims to said undersigned owner, whose address and affected property is identified below, a five (5) foot wide water/irrigation easement as granted to the Ridges Metropolitan District, by virtue of the filing of the Plat which created the Affected Property.

The name(s) of the owner(s): Gary Cape; John Hauer  
Address of the owner(s): 3014 Moorland Cir., G.J., CO 81504  
270 Commencheros Dr., Moab, UT 84532

1739396 1203PM 12/13/95  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOCUMENT FEE \$EXEMPT

Tax Parcel Number of the Affected Property: 2945-174-33-047  
2945-174-33-146

Lot, Block, and Filing Number of the Affected Property:

Lot 12A, Blk 29, The Ridges, Filing #6, as originally recorded in plat book 12, Pages 386-392, Mesa County Clerk and Recorder

Legal Description of Easement to be vacated:

The 5' wide water/irrigation easements along the northwesterly and southeasterly property lines of lot 12A, Blk 29, The Ridges, Filing #6 as granted by Note 2, sheet 2 of 6 and recorded in Plat Book 12, Pages 386-392, Mesa County Clerk & Recorder. The 10' utility easement along the street frontage to remain unaffected (see exhibit A).

Signed this 12th day of December, 1995.

CITY OF GRAND JUNCTION, acting for Ridges Metropolitan District

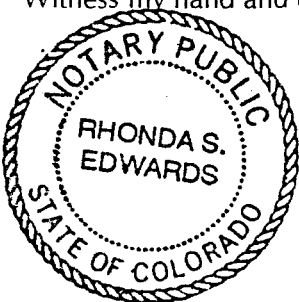
By: Larry R. Timm  
\* Director of Community Development

STATE OF COLORADO )  
County of Mesa ) ss.  
)

The foregoing instrument was executed before me this 12th day of December, 1995 by Larry Timm, Director of Community Development of the City of Grand Junction, Colorado.

My commission expires September 20, 1997.

Witness my hand and official seal.



Address: Rhonda S. Edwards  
Notary Public  
250 N. 5th St.  
Grand Junction, CO 81501

QUIT CLAIM of Easement

The City of Grand Junction, acting as the Ridges Metropolitan District, Mesa County, State of Colorado, Grantor, pursuant to the authority provided by Resolution No. 74-93, and based upon the REQUEST submitted by the undersigned owner and the terms of said REQUEST, hereby quitclaims to said undersigned owner, whose address and affected property is identified below, a five (5) foot wide water/irrigation easement as granted to the Ridges Metropolitan District, by virtue of the filing of the Plat which created the Affected Property.

The name(s) of the owner(s): Ronald E. Hedrick  
Address of the owner(s): 417 1/2 Prospector's Pt. Grand Jct, CO 81503  
Tax Parcel Number of the Affected Property: 2945-174-34-006  
Lot, Block, and Filing Number of the Affected Property: Lot 6A, Blk 30, Fil #6

Legal Description of easement to be vacated:

The 5' irrigation and/or water easement, as granted to the Ridges Metropolitan District, along the east property line, with the bearing and distance of N 02°08'40" W 105.57ft. of Lot 6A, Blk 30, The Ridges Filing #6 as recorded in plat book 12, page 386.

Signed this 14th day of July, 1994.

for Ridges Metropolitan District

City of Grand Junction, acting

By: Larry Timm  
Director of Community  
Development

**BOOK 2086 PAGE 248**

STATE OF COLORADO )  
County of Mesa ) ss.

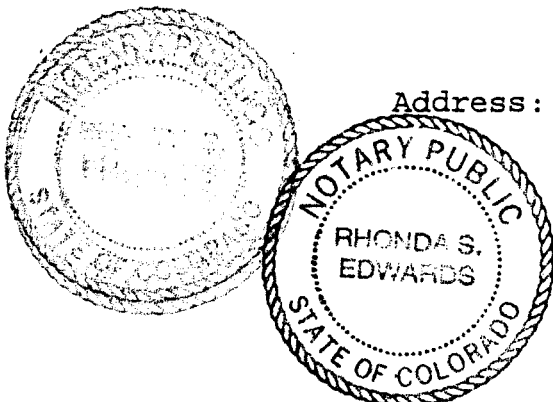
1689072 10:20 AM 07/15/94  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOC EXEMPT

The foregoing instrument was executed before me this 14th day of July, 1994 by Larry Timm, Director of Community Development of the City of Grand Junction, Colorado.

My commission expires 9-20-97.

Witness my hand and official seal.

Rhonda S. Edwards  
Notary Public



Address: 250 N. 5th St  
Grand Jct Co 81501

QUIT CLAIM of Easement

The City of Grand Junction, acting as the Ridges Metropolitan District, Mesa County, State of Colorado, Grantor, pursuant to the authority provided by Resolution No. 74-93, and based upon the REQUEST submitted by the undersigned owner and the terms of said REQUEST, hereby quitclaims to said undersigned owner, whose address and affected property is identified below, a five (5) foot wide water/irrigation easement as granted to the Ridges Metropolitan District, by virtue of the filing of the Plat which created the Affected Property.

The name(s) of the owner(s): Geraldine M. Deem  
Address of the owner(s): 2387 Pleasant Ridge Ct. Grand Junction, CO 81503  
Tax Parcel Number of the Affected Property: 2945-174-33-019  
Lot, Block, and Filing Number of the Affected Property: \_\_\_\_\_  
Lot 19A, Block 29, The Ridges, Filing No. Six  
Legal Description of easement to be vacated: \_\_\_\_\_  
5' irrigation easement over the Northwesterly side of described property

Signed this 6<sup>th</sup> day of October, 1998.

for Ridges Metropolitan District

City of Grand Junction, acting

By: [Signature]  
Director of Community  
Development

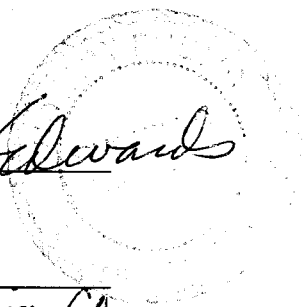
STATE OF COLORADO )  
) ss.  
County of Mesa )

The foregoing instrument was executed before me this 6<sup>th</sup> day of October, 1998 by Scott Harrington, Director of Community Development of the City of Grand Junction, Colorado.

My commission expires Sept. 20, 2001.  
Witness my hand and official seal.

[Signature]  
Notary Public

Address: 250 N. 5th St  
Grand Junction, CO 81501



# THE RIDGES FILING NO. SIX

Setbacks:  
Rear 10'  
Side 10'  
Front 20'

\* See covenants  
for different  
specifications on  
lots A, B or C  
(taped on back)



RECORDER NOTE: POOR QUALITY DOCUMENT  
PROVIDED FOR REPRODUCTION

MATCH  
SEE SHEET 1