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File 1993-0091

Name: Ridge Heights Subdivision - Preliminary Plan - 11 lots on 51 Acres

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DOCUMENT DESCRIPTION:

X		Notice of Public Hearing mail-out 8/27/93			
X	X	Correspondence			
X		Contract to Buy And Sell Real Estate from Grand Junction Board of Realtors - 6/93			
X		E-mails			
X	X	Subsurface Soils Exploration - 9/1/93			
X	X	Planning Commission Minutes - ** - 9/7/93			
X	X	City Council Minutes - 9/15/93 - **			
X	X	Appeal of Ridge Heights Decision - 9/15/93			
X	X	Protective Covenants for "Ridge Heights" PUD			
X		Preliminary Plan			



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 8150

(303) 244-1628

The attached letter is a summarization of agreements, conditions and status of the Ridges Development. It reclarifies some 5 or 6 years of various development approvals and is intended to provide everyone with a common understanding of how the project is progressing and how future filings will be processed. If you have any questions regarding this document, please contact our department and we will get some clarifications.

Karl G. Metzner
Assistant Director

11-1

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 aesthetic 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

located at Ridges Boulevard and Highway 340. A later engineering design study reduced the required line size to 12 inch. When "The Ridges" reaches 2,000 dwelling units, an additional service feed line, if determined necessary for proper service, is to be provided by Ute Water to establish a loop system. (Contract For Bulk Purchase of Water For The Ridges Metropolitan District, page 2, paragraph 12 as referred to in Book 18, page 137).

MULTI-FAMILY SITES

Multi-family sites originally were granted ODP approval status at final plat approval of each filing (MCPC minutes March 22, 1977 and MCC minutes Book 17, page 152 and 153). In August, 1978, the level of approval was changed to Preliminary Plan status (MCPC minutes August 17, 1978 and MCC minutes Book 17, page 482). Upon platting of Filings #5 and #6, the Planning Commission and Board of Commissioners agreed with a Planning Department recommendation that all multi-family sites Final Plan processing and approval be delegated to the Planning Department only. A multi-family developer would still be required to gain Ridges Architectural Control Committee approval and key utility companies' approval prior to Planning Department signoff and obtaining a building permit. This process was not specifically requested at final plat approval of Filing #7 since it was understood that the decision applied to all existing and future filings. Density is variable on these sites.

COMMUNITY SERVICE SITES

Community Service sites are designed for those businesses which "do not sell merchandise over a counter through a cash register to the public." These sites are platted as one lot but may be split by metes and bounds description to separate purchasers with Ridges Development Corp. and Planning Department approval. These sites require Final Plan approval in the same process as multi-family sites (see above).

COMMERCIAL SITE

The Ridges Outline Development Plan includes a commercial area encompassing approximately 14.5 acres by planimeter. The Preliminary Plan as discussed on March 30, 1977 (MCC minutes Book 17, page 152) described the site as 16 acres. Considering the possible error in planimentering a 400 foot per inch print, the documented 16 acres would prevail. Since the site size was

preliminary plan discussions with school district personnel. Prior to final platting of Filing #5, the site was reduced to approximately 6 acres since school district personnel concurred that the adjacent park could be used for playground areas. An onsite meeting between Steven Sabeff of Ridges Development Corp. and Lou Grosso of School District #51 was held in early 1981 following the school bond election of November, 1980, to review the suitability of a new school. The site was not acceptable for the current district needs but as stated by Mr. Grosso, the site would be fitting for a two-round school to serve the immediate Ridges subdivision.

Very truly yours,



Warren E. Gardner
General Manager

WEG/jal


ACKNOWLEDGED:



Maxine Albers



George White



Rick Enstrom



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

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Receipt 481
 Date 8-2-93
 Rec'd By MD
 File No. #91 93

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

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input checked="" type="checkbox"/> Prelim <input type="checkbox"/> Final	51 46 acres +	NORTH OF BELLA PAGO	PR	VACANT
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> DEVELOPER	<input type="checkbox"/> REPRESENTATIVE
<input checked="" type="checkbox"/> Barry Tharaud		
Name	Name	Name
202 North Ave #144		Rolland Engineering
Address	Address	Address
Grand Jct, CO 81501		405 Ridges Blvd
City/State/Zip	City/State/Zip	City/State/Zip
248-1385		Grand Jct, CO 81503
Business Phone No.	Business Phone No.	Business Phone No.
		243-8300

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

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

Charles Osborne Signature of Person Completing Application 7-29-93 Date

Barry Tharaud Signature of Property Owner(s) - Attach Additional Sheets if Necessary 29 July 1993

✓ 2945-212-14-022
ELIZABETH JANE VANDERTUIN
2422 HIDDEN VALLEY DR
GRAND JUNCTION, CO 81503-4603

✓ 2945-212-14-046
LARRY W WOOD
V KAREN - CAIRO CENTER 5TH FL
2 ABDEL KADAR HAMZA ST
CAIRO EGYPT, FC 00048

✓ 2945-212-14-045
LOUIS R MARTINEZ
2422 1/2 HIDDEN VALLEY DR # A
GRAND JUNCTION, CO 81503-4603

✓ 2945-212-15-031
DARRELL R TOOL
ETAL
226 E FALLEN ROCK RD
GRAND JUNCTION, CO 81503-1131

✓ 2945-212-15-032
DARRELL R TOOL
ETAL
226 E FALLEN ROCK RD
GRAND JUNCTION, CO 81503-1131

✓ 2945-163-00-217
CARL D POLAND
L
2449 BROADWAY
GRAND JUNCTION, CO 81503-1510

✓ 2945-211-06-016
RONALD P DELANO
322 COUNTRY CLUB PARK
GRAND JUNCTION, CO 81503-4601

✓ 2945-211-00-019
MOUNTAIN MICROWAVE CORPORATION
C/O TELE-COMMUNITATIONS, INC
P O BOX 5630
DENVER, CO 80217-5630

✓ 2945-212-00-051
GENIE INC
P O BOX 3299
GRAND JUNCTION, CO 81502-3299

✓ 2945-212-01-006
LOIS B WARP
BOX 2191
GRAND JUNCTION, CO 81502-2191

✓ 2945-212-01-007
LOIS B WARP
P O BOX 2191
GRAND JUNCTION, CO 81502-2191

✓ 2945-212-01-002
GENIE INC
P O BOX 3299
GRAND JUNCTION, CO 81502-3299

✓ 2945-212-01-010
BOOKCLIFF BUILDERS LTD
316 CEDAR ST
GRAND JUNCTION, CO 81503

✓ 2945-212-01-004
KATHLEEN L FALCONER
2449 BELLA PAGO DR
GRAND JUNCTION, CO 81503-1603

✓ 2945-212-01-005
NEAL J GILMAN
2445 BELLA PAGO
GRAND JUNCTION, CO 81503-1603

✓ 2945-212-01-008
WILLIAM R HARRELL
2433 BELLA PAGO DR
GRAND JUNCTION, CO 81503-1603

#91 93

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2945-212-01-009
WILLIAM R HARRELL
2433 BELLA PAGO DR
✓ GRAND JUNCTION, CO 81503-1603

2945-212-01-001
LAURIEL HICK
C/O LAURIEL B HILL
✓ 2554 BELLA PAGO DR
GRAND JUNCTION, CO 81503-1617

2945-212-01-003
JOE F AGAPITO
VERONICA H
✓ 2483 SAGE RUN
GRAND JUNCTION, CO 81505-9674

2945-211-07-003
BRUCE D LAMBERT
405 COUNTRY CLUB PK RD
✓ GRAND JUNCTION, CO 81503

2945-211-07-014
ALVA E VAUGHN
400 DRESSEL DR
✓ GRAND JUNCTION, CO 81503-1615

2945-211-07-002
J B WOOTTEN
TRUSTEE - WOOTTEN REVOCABLE TR
404 COUNTRY CLUB PARK
GRAND JUNCTION, CO 81503-4625

2945-211-07-004
THOMAS E MORAN
LINDA J
✓ 406 COUNTRY CLUB PARK
GRAND JUNCTION, CO 81503-4625

2945-211-07-006
ELSIE M GRANERE
CLYDE J
✓ 408 COUNTRY CLUB PK
GRAND JUNCTION, CO 81503-4625

2945-211-07-010
ROBERT W CROSS
LUELLE F
✓ 412 COUNTRY CLUB
GRAND JUNCTION, CO 81503-4625

2945-211-07-005
PETER P HEIDEL
H L
✓ 407 COUNTRY CLUB PARK
GRAND JUNCTION, CO 81503-4626

2945-211-07-007
DAVID J YANOWICH
✓ 409 COUNTRY CLUB PARK
GRAND JUNCTION, CO 81503-4626

2945-211-07-009
KENNETH E MELSON
KAREN J SLAUGH
✓ 411 COUNTRY CLUB PARK
GRAND JUNCTION, CO 81503-4626

2945-211-07-008
GABRIEL FISHER
W
✓ W 21308 SR904
CHENEY, WA 99004

2945-212-14-025
CATHY L KILE
E JERRY POULIN
✓ 4052 SO YOSEMITE
DENVER, CO 80237-1926

2945-212-14-024
JUDITH A MARTIN
BOX 666
✓ GRAND JUNCTION, CO 81502-0666

2945-212-14-027
EDWARD C REED
KRISTEN K
✓ 391 HIGH RIDGE DR
GRAND JUNCTION, CO 81503

2945-212-14-026
MICHAEL W BATH
JUDITH K
✓ 389 HIGH RIDGE DR
GRAND JUNCTION, CO 81503-1642

2945-212-14-029
JOSEPH MARUCA
BARBARA
✓ 395 HIGH RIDGE DR
GRAND JUNCTION, CO 81503-1642

2945-212-14-028
JAMES V WILCOX
585 25 1/2 RD #30
✓ GRAND JUNCTION, CO 81505-6907

2945-212-15-001

SANDRA LYNN WILLMON
GLADYS
2423 HIDDEN VALLEY DR
GRAND JUNCTION, CO 81503-4604

2945-212-15-002

DIANE E KOCIS
2421 HIDDEN VALLEY DR
GRAND JUNCTION, CO 81503-4604

2945-163-10-003

AMY N ORENS
JAMES M FARRELL
403 DRESSEL DR
GRAND JUNCTION, CO 81503-1632

2945-163-10-008

JAMES A FOLSOM
DIXIE L
401 DRESSEL DR
GRAND JUNCTION, CO 81503-1632

2945-163-10-007

KAREN K MARQUETTE
GENE GANA & RODNEY GANA
9113 EMERALD GROVE
LAKESIDE, CA 92040-3605

2945-163-23-010

STEPHEN L LAICHE
408 RIDGEWAY DR
GRAND JUNCTION, CO 81503-1652

2945-211-00-007

OBIE J ATKINSON
VIOLET M
413 COUNTRY CLUB PK
GRAND JUNCTION, CO 81503-4626

2945-212-00-023

LAURIEL HICK
C/O LAURIEL B HILL
2554 BELLA PAGO DR
GRAND JUNCTION, CO 81503-1617

2945-212-00-011

CLAUDE A BARLIEB
MARIE L
253 WINDOW ROCK CT
GRAND JUNCTION, CO 81503-1164

2945-212-08-001

CLAUDE A BARLIEB
MARIE L
253 WINDOW ROCK CT
GRAND JUNCTION, CO 81503-1164

General Project Report for "Ridge Heights" subdivision

"Ridge Heights" is a development of 51± acres located in The Ridges, Phase III, lot #7. It is bounded on the east by Country Club Park, on the south by Bella Pago Drive, on the west by the Energy Center subdivision and by The Ridges filing no. 3 (west of High Ridge Drive), and on the north by a parcel of land south of the Redlands Canal that at this time has no dedicated access. Ridge Heights is located in the NE¼ NW¼ of Section 21, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado. Access is from Colorado State Highway 340 via Ridges Boulevard to Ridgeway Drive, to Hidden Valley Drive, to High Ridge Drive; and from Colorado State Highway 340 via Country Club Park Road to Bella Pago Drive.

Proposed use is for low density development: The approximately 51 acres will be divided into 11 lots ranging from 2 to approximately 8 acres. The property is currently vacant and consists of nonirrigated native vegetation. The development will be consistent with the surrounding areas, which are predominantly single-family subdivisions, and will tend toward large and expensive units similar to those south of Bella Pago Drive.

Public benefit of the proposed subdivision is both aesthetic and practical. First, the area has a rugged beauty that is the result of a series of knolls cut by ravines, with rock outcroppings and typical high desert flora such as cactus and wild flowers. The lot boundaries of this low density development are determined by the contours of the land, so that ten of the eleven sites are located on knolls with unobstructed views. Consequently, the land will be disturbed as little as possible in the development. Secondly, the development will benefit surrounding subdivisions in a number of practical ways: The development will help alleviate the tax liens in existing Ridges subdivisions; other surrounding areas outside The Ridges (Country Club Park) will feel minimal impact from increased traffic because of the low density, and the visual and noise impact will also be minimal (the previous 1980 proposal had upward of 100 units planned for this property!); and the residents of Country Club Park will also receive better utility service, because the power line that deadends on Bella Pago will become part of a power loop brought up from The Ridges.

Utilities will be provided through The Ridges or through Bella Pago Drive, depending on the closest access. Dual access is necessary because the property is cut by deep ravines in several places, so that access for some lots is not feasible from The Ridges. In the case of power and gas, a utility loop will be brought up from The Ridges that will connect with the line on Bella Pago. In the case of water (Ute), telephone (U.S. West), and cable television (United Artists Cable TV of Western Colorado), there are sufficient capacities on Bella Pago for those few units that have access from that end of the site, while these facilities are available at the top of High Ridge Drive for the sites that have access through The Ridges. Because Bella Pago is a county road while The Ridges is part of the city, the city will need to trade some water-service rights with Ute Water. The units with access from The Ridges will be on city sewer while the units with access from Bella Pago will be on septic. Irrigation will not be provided: The County Planning Commission on an earlier occasion specified that xeriscaping shall be used in this area (lots #1-6) for maximum soil stability. (The Soil Conservation Service [SCS] identifies the site as consisting of one soil type, classified

as Badland [Ba]. No interpretations regarding soil characteristics are made by the SCS due to variable soil properties.) Because the density is two acres or less per site, no additional fire protection is required. Finally, the site does not lie within the designated 100-year flood plain, and it is not adversely affected by off-site drainage flows. Storm water from the site follows natural drainage courses to existing drainage ditches nearby. If a system of drainage fees is adopted by City Planning and is available, I am interested in following that plan.

The sites will be marketed as soon as the approval process is completed, and development will proceed in accordance with the plans of individual site owners.

Charles & Joan Schneider

206 Country Club Park Grand Junction, CO 81503
303 245-6778

August 31, 1993

Dear Sirs,

We have been informed of the proposed development being called "Ridges Heights". Because of an emergency that takes us to Washington DC, we regretfully are unable to attend the meeting. We respectfully beg this letter will sufficiently represent our position and that we are heard.

While we have absolutely no problem with progress and new luxury homes being built in our neighborhood, we are quite concerned with the additional traffic Country Club Park (road) will have to bare.

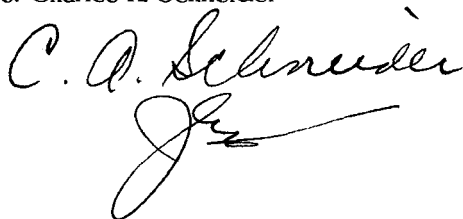
Our concerns are solely with the traffic and the safety involved. It is our understanding that ten large homes are being proposed. Average two vehicles per household represents twenty additional vehicles going down and returning up each day on Country Club Park. Forty additional vehicles per day on the sleepy Country Club Park (road) for one household member to go to work and one to run errands to the store. I suspect these projected homes will realistically generate more traffic than two round trips per day when you include teenage children and their friends..

To make the sharp turn into our drive way at 206 we take a chance each time we do so as the turn is absolutely blind and one makes the turn on guts alone. Once you begin the turn into the drive way you are committed and there is no turning back. You are 100% vulcrable until you have cleared the road and are fully onto the drive way. During the winter season and the road and or drive way is slick it often takes more than one try to make the sharp, steep turn successfully. WE DO NOT WELCOME ADDITIONAL TRAFFIC WHILE ATTEMPTING TO MAKE IT SAFELY INTO OUR DRIVE WAY.

It appears ludicrous not to mention irresponsible that the county would even entertain allowing the new development to use Country Club Park as the access road to the new development. Certainly a development that is so upscale that it can designate ten homes to fifty-one acres can surly allow their own road into the budget. Ten homes on fifty-one acres represent mini ranches, with live stock and the additional vehicles to transport the live stock. Will our Country Club Park (road) also have to bare the additional traffic for the construction vehicles for the development? Unrealistic.

Actually, we have been awaiting the county to improve Country Club Park (road) simply on the merits of safety hazards it presently represents. It seems to us the county is going backwards and the wrong direction.

Mr. and Mrs. Charles A. Schneider



STAFF REVIEW

FILE # 91-93

DATE: August 31, 1993

STAFF: Karl Metzner

REQUEST: Preliminary Plan for Ridge Heights Subdivision

LOCATION: The Ridges, North of Bella Pago

APPLICANT: Barry Tharaud

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

NORTH: Single family residential

EAST: Single family residential

SOUTH: Single family residential

WEST: Single family residential

EXISTING ZONING: Planned Residential, 4 units per acre

PROPOSED ZONING: N/A

SURROUNDING ZONING:

NORTH: R-2 (County)

EAST: R-2 (County)

SOUTH: R-2 (County)

WEST: Planned Residential

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: None applicable to this proposal.

STAFF ANALYSIS: The subject property consists of approximately 50 acres of rough desert terrain. The petitioner proposes to plat 11 lots on this site. Because of the topography the site is unsuitable to a typical subdivision design and the proposal would use access drives along ridge lines to the building sites. Three of the lots would access through the Ridges via High Ridge Drive while the other 8 lots would access Bella Pago Drive. The access through Bella Pago and Country Club Heights is a winding narrow road to the intersection with Broadway. Typically this access would be discouraged for a subdivision access. However the addition of 8 lots should not significantly increase traffic on this road. City staff is not in agreement with the comment from county engineering that Bella Pago be connected to High Ridge Drive. This could result in significant traffic coming from the Ridges through Bella Pago.

The 8 lots accessing on Bella Pago are proposed for on site sewage treatment. This is not typical for a City subdivision and will require a variance from City Council. Because of the unique topography of the site, and the lack of sewer lines in Bella Pago Drive, staff supports the use of on site septic systems in this specific case. The petitioner has satisfactorily responded to all review comments for the preliminary plan.

STAFF RECOMMENDATION: Recommend approval subject to completion of the items contained in the petitioners response to review comments and the following specific items.

1. Covenants to specify minimum construction requirements of all driveways for all weather access. Asphalt is not specifically required.
2. Septic systems be permitted for lots 4 through 11 subject to positive soils testing
3. Right of way from Bella Pago to the landlocked parcel to the west should be provided if one does not already exist.
4. Staff is evaluating the feasibility of trails through this development to tie onto the existing trail system in the Ridges and reserves the right to make additional comments at the final plat stage.

*P.C. 3-2
To approve.*

REPLY TO **Review Comments**

Page 1 of 2

File #91-93 Title Heading: Preliminary Plan - Ridge Heights

Location: The Ridges (North of Bella Pago)

Petitioner: Barry Tharaud
202 North Avenue #144
Grand Junction, CO 81501
248-1385 (W)
434-9228 (H)

Petitioner's Rep: Rolland Engineering

Staff Rep: Karl Metzner

City Development Engineer
Gerald Williams

- 1) Lots 4, 5, & 6 will have common access.
- 2) [no answer or comment required]

U.S. West
Leon Peach

- 1) As of a phone conversation last June and also 25 August, at this time there appear to be adequate facilities existing on Bella Pago.

City Police Department
Mark Angelo

- 1) Covenants require that driveways meet the Fire Department specifications as per telephone conversations with George Bennet and Ken Johnson. (Driveways over 150' long require a 40' wide turning pad at the dwelling.) The engineer recommends gravel driveways with 6" of $\frac{3}{4}$ " aggregate base course for all weather access and proper drainage.
- 2) Lots 4, 5, and 6 will share the same driveway. Lot 3 will have access from High Ridge Drive, as will lots 1 and 2. Hidden Valley Drive/High Ridge Drive do not require improvement where lots 1, 2, and 3 have access. Lots 4, 5, and 6 share the same driveway, but lot 5 only utilizes a few feet of it (lot 5 could easily have a short separate driveway off the Bella Pago cul de sac, but for aesthetic reasons it is preferable for it to share a driveway for a few feet. It would seem extreme to require this driveway to be paved, and in any case paving might be undesirable from both a drainage and aesthetic standpoint.

U.S. Postal Service
D. Mestas

[no concerns expressed]

City Parks and Recreation
Don Hobbs

- 1) Acknowledge \$2,475 Open Space Fees.

City Utility Engineer
Bill Cheney

- 1) Utility easements indicated on final plat.
- 2) Combined water lines indicated on final plat.
- 3) Lots 1, 2, and 3 will be on City Water through the Ridges; lots 5-11 will be on Ute Water from Bella Pago.
- 4) Lots 1, 2, and 3 will be connected to sanitary sewer.

Mesa County Building Department
Mike Joyce/Ken Simms

- 1) This is an extremely low-density development; why should lots on the south side of Bella Pago be given the privilege of development and not on the north side (there is currently a new house going up on the south side)? There may be possible future access through Spur Drive/Mariposa Road/Monument Road.
- 2) The assessor's map that was submitted was the most current available from the assessor's office.
- 3) Because of the topography some lots are better served by septic than by sewer. Again, why should lots on the north side of Bella Pago be required to connect to sewer and not those on the south side? The new house being built on the south side will be on septic.
- 4) As per discussions with George Bennet and Ken Johnson, because of the acreage of the sites involved (2+ acres to approximately 8 acres per lot), fire hydrants are not required. Again, why should the sites on the north side of Bella Pago be required to have fire protection, and not those on the south side of Bella Pago and throughout Country Club Park, which are much smaller lots and therefore a greater fire risk?
- 5) Building envelopes are provided for all lots in the final plat. (The envelope for lot 11 is 35' inside the lot boundaries; all other lots have a severely restricted building envelope.)
- 6) There are no trails in The Ridges that connect with or are contiguous to this property.

Community Development Department
Karl Metzner

- 1) We are in general agreement.
- 2) As per a phone conversation on 24 August with the owner of the Energy Center Subdivision, Claude "Red" Barlieb, a right-of-way to that subdivision from the cul de sac on Bella Pago already exists. If there are any questions, please call Mr. Barlieb at 245-5189.
- 3) Bella Pago was repaired during the last few months and no additions were made to the cul de sac. Does this indicate the condition is satisfactory?

Ute Water
Gary R. Matthews

- 1) All three statements acknowledged and agreed to.

REVIEW COMMENTS

Page 1 of 4

FILE #91-93

TITLE HEADING: Preliminary Plan - Ridge Height

LOCATION: The Ridges (North of Bella Pago)

PETITIONER: Barry Tharaud

PETITIONER'S ADDRESS/TELEPHONE: 202 North Avenue, #144
Grand Junction, CO 81501

PETITIONER'S REPRESENTATIVE: Rolland Engineering

STAFF REPRESENTATIVE: Karl Metzner

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., AUGUST 30, 1993.

CITY DEVELOPMENT ENGINEER

8/6/93

Gerald Williams

244-1591

1. Will lots 4, 5 & 6 have common access?
2. The Drainage Fee ordinance has been adopted by City Council, and may be used for this project. Normally, if drainage goes to private property, the fee option is not allowed. However, the discharge locations are to well defined channels, and the proposed changes are so minimal, we have decided to allow the option.

U.S. WEST

8/6/93

Leon Peach

244-4964

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

CITY POLICE DEPARTMENT

8/10/93

Mark Angelo

244-3587

With this type of terrain and it appears a lot of the houses are going to be built on the crest of hills; for better, safer, quicker access by emergency vehicles, the driveways should be paved.

Are lots 3, 4, 5 and 6 going to share the same driveway? Or is lot 3 and 1, 2 going to have access off of Hidden Valley Drive? If so, should Hidden Valley Drive be improved where it meets with lots 1, 2 and 3? If lots 3, 4 and 5 are going to share lot 6's driveway - should it be built to City street standards?

U.S. POSTAL SERVICE
D. Mestas

8/11/93
244-3409

No concerns.

CITY PARKS AND RECREATION
Don Hobbs

8/12/93
244-1542

Assuming 11 lots will yield 11 dwelling units, \$2,475.00 Open Space Fees will be required.

CITY UTILITY ENGINEER
Bill Cheney

8/16/93
244-1590

1. Show any easements required for utility service across adjacent lots.
2. Show water line if line is common to 2 or more lots.
3. Show or describe which lots will be on Ute and which will be on City water through the Ridges.
4. Show or describe which lots will be connected to sanitary sewer.

MESA COUNTY BUILDING DEPARTMENT
Mike Joyce/Ken Simms

8/16/93
244-1642/244-1830

1. Attached please find a copy of Mesa County Traffic's review of the project.
2. The petitioner does not have a current Assessor's map of the property.
3. All units proposed will be required to be served by sanitary sewer - NO SEPTIC.
4. Fire protection will be required due to the area being in the urbanizing area (201).
5. Building envelopes should be required due to slope hazards and badland soils. Development envelopes should also be considered - areas where the land can be disturbed and areas which should not.
6. Bike/hike trails and network were shown in the original Ridge's plan - how is this being addressed in this application?

COMMUNITY DEVELOPMENT DEPARTMENT
Karl Metzner

8/19/93
244-1439

This is an extremely low density development not typically proposed as a City development. However, the very rough topography of the site and limited access would make this proposal more feasible than a higher density development. The addition of 8 single family residences onto Bella Pago should not seriously impact the road. Recommend the petitioner dedicate a 50 foot right-of-way from the end of Bella Pago to the landlocked parcel to the west. This could provide a future alternative access to Monument Road via Maraposa Drive when it is constructed. Use of septic systems on lots fronting Bella Pago will require Council variance of Section 5-4 of the Zoning and Development Code. It appears such a variance may meet the criteria set forth in the Code. Some improvement may be required on the cul-de-sac of Bella pago. Further evaluation is required.

UTE WATER
Gary R. Matthews

8/16/93
242-7491

1. Ute Water has a 3" main on the north side of Bella Pago Drive. Ute has no objections supplying domestic water needs off Bella Pago Drive.
2. Contact between Ute and City management necessary before water services are installed.
3. Policies and fees in effect at the time of application will apply.

LATE COMMENTS

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

8/20/93
244-1400

Access to lots 1, 2, 3, 4, 5, 6 and 10 is not clear - please provide site plan showing access. Adequate turnarounds must be provided for emergency vehicles.

PUBLIC SERVICE COMPANY
Dale Clawson

8/27/93
244-2695

Electric & Gas: Require 14' front lot line easement along Bella Pago and 10' side and back lot line easements as shown on attached plat (not included with comments).

SUBSURFACE SOILS EXPLORATION

RIDGE HEIGHTS SUBDIVISION

Grand Junction, Colorado

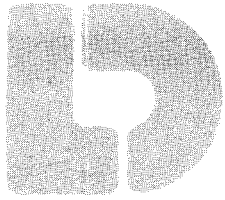
Prepared For:

ROLLAND ENGINEERING
205 Ridges Blvd.
Grand Junction, CO.

Prepared By:

LINCOLN-DeVORE, INC.
1441 Motor Street
Grand Junction, CO 81505

September 1, 1993



Lincoln DeVore, Inc.
Geotechnical Consultants
1441 Motor St.
Grand Junction, CO 81505

September 1, 1993

TEL: (303) 242-8968
FAX: (303) 242-1561

ROLLAND ENGINEERING
405 Ridges Blvd.
Grand Junction, CO 81503

Re: SUBSURFACE SOILS EXPLORATION
RIDGE HEIGHTS SUBDIVISION
Grand Junction, Colorado


Dear Sir:


Transmitted herein are the results of a Subsurface Soils Exploration for the proposed Ridge Heights residential subdivision.

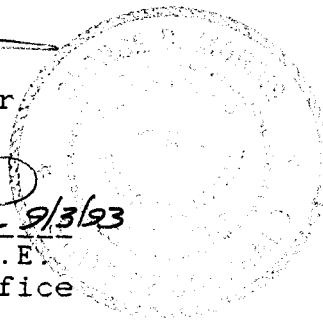
If you have any questions after reviewing this report, please feel free to contact this office at any time. This opportunity to provide Geotechnical Engineering services is sincerely appreciated.

Respectfully submitted,

LINCOLN-DeVORE, INC.

By: 
Edward M. Morris, E.I.T.
Western Slope Branch Manager
Grand Junction, Office

Reviewed by:  9/3/93
George D. Morris, P.E.
Colorado Springs Office

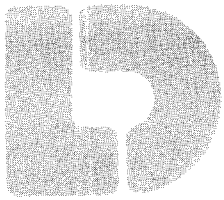


EMM/ss

LDTL Job No. 79314-J

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Lincoln DeVore, Inc.
Geotechnical Consultants
1441 Motor St.
Grand Junction, CO 81505

TEL: (303) 242-8968
FAX: (303) 242-1561

September 7, 1993

Rolland Engineering
405 Ridges Blvd.
Grand Junction, CO 81503

RE: Percolation Testing
Ridge Heights Subdivision
Grand Junction, CO

Gentlemen:

At your request, personnel of Lincoln-DeVore have performed percolation testing for the proposed Ridge Heights Subdivision.

The exploration pits were excavated utilizing a small rubber tired backhoe contracted from Jim West Builders. The percolation test locations were determined from on site staking of the proposed building envelopes, with the percolation testing being placed 20 to 50 feet, somewhat downhill of the building envelope stakes. The exploration pits were excavated on September 1, 1993 and were logged and the test holes prepared by Edward Morris, EIT. The test holes were initially soaked on September 1 & 2, 1993, with final soaking and testing performed on September 3, 1993.

Lots No. 1 through 9 have been tested for percolation rates and the results are included with this report. The building envelope for Lot No. 10 could not be located at the time of excavation and has not been completed at this time. Lot No. 11 contains existing structures and it is our understanding that no new structures are planned for this site at this time.

Lots No. 1 through 3 contained relatively thick deposits of alluvial gravels and cobbles, which are a part of the oldest Colorado River terrace deposit identified on the Redlands. This gravel and cobble deposit contains varying amounts of silty sand and sandy silt finds, which is normally compact enough that workable percolation rates can usually be obtained. The lower portions of the exploration pits encountered courser gravels and cobbles, which prohibited the proper preparation of the percolation test areas. These lower cobbles were observed to be partially nested and generally of medium size. The upper cobbles were found to be only somewhat nested and were of small size, which permitted the excavation of a proper sized test location. The Dakota Formation is considered bedrock beneath these lots but, was not encountered in the 3 exploration pits.

Lots No. 4 through 9 encountered the weathered Dakota Formation at very shallow depths. The Dakota Formation exposed in these pits is considered to be the very highest members, which are composed of relatively thin sandstones, siltstones, shales, some carbonaceous shales and siltstones, mudstones, all of which grade toward the very silty lower Mancos Shale Formation. Identifiable Mancos Shale Formation was not encountered in any of these exploration pits but is exposed on the higher slopes to the South, along Bela Pago Drive. The weathered Dakota Formation on this site was found to be quite fractured, with some separation of the individual beds of shale, siltstone and sandstone due to mechanical weathering and associated deposition of soluble sulfate salts.

The shales and claystones of the Dakota Formation exhibit low expansive characteristics, which in themselves, tends to slow down percolation rates over a period of time. A complicating factor is the presence of soluble sulfate salts, which tend to dissolve when subject to constant saturation and will increase percolation rates. Since both conditions are present on this site, Lincoln-DeVore opted for the two day saturation period in order to attempt to better define the on site characteristics. The presence of the weathered Dakota Formation will complicate the design of individual disposal fields for lots No. 4 through 9. The individual beds of sandstone, siltstone and more recently deposited sulfate salts account for some of the percolation rates, with the fracturing observed in the formation accounting for the remainder of the percolation rates. The amount of actual percolation which could be called absorption vrs. percolation along the fracture plans can not be determined.


Due to the close proximity of the weathered Dakota Formation, it is recommended the percolation rates obtained in these areas be utilized only with close inspection of the excavated trench or field areas. It must be noted that the presence of a relatively impermeable sandstone bed, which is not penetrated by the field or trench but runs along the bottom of the field may inhibit downward percolation and only sidewall area would be utilized for fluid disposal. Based upon the stratification of the site, it is believed that mounded combination (absorption/evapo-transpiration systems) may be the most feasible in this area. The absorption part of the system may require the use of a sand filter, in order to provide proper treatment of the fluids to be absorbed. Precise design or other recommendations are not a part of this report and should be left to the appropriate design engineers or health department officials.

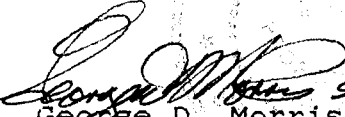
Rolland Engineering
Percolation Test, Ridge Heights Sub.
September 7, 1993 Page 3

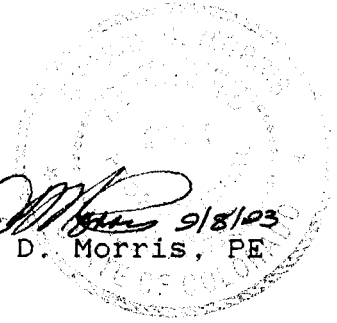
It is believed that all pertinent points have been addressed. If any further questions arise regarding this project or if we can be of any further assistance, please do not hesitate to contact this office at any time.

Respectfully Submitted,

LINCOLN DeVORE, Inc.


by: Edward M. Morris EIT
Engineer/Western Slope Manager

Reviewed By:  9/8/93
George D. Morris, PE



LD Job No.:79314-J

City Planning 9/5/93

Please don't use
Country Club Park road
for your new planning -
This road is too
narrow and dangerous
for any more traffic -
I hope you consider
building your own
access, to your
building project, before
any other construction
begins -

Resident of Country
Club Park.

Rep and June (Marris) Taylor

P.S. We don't want any
connecting road to
our Country Club Park
road at any time -

GOLDEN, MUMBY, SUMMERS & LIVINGSTON

ATTORNEYS AT LAW
NORWEST BANK BUILDING, SUITE 400
2808 NORTH AVENUE
P.O. BOX 398
GRAND JUNCTION, COLORADO 81502

JAMES GOLDEN
KEITH G. MUMBY
K.K. SUMMERS
J. RICHARD LIVINGSTON

AREA CODE 303
TELEPHONE 242-7322
FAX 242-0698

SUSAN M. DACKONISH

September 7, 1993

HAND DELIVERED

Karl Metzner
Community Development
City of Grand Junction
520 Rood Avenue
Grand Junction, CO 81501

Re: 91-93 Preliminary Plan - Ridge Heights Subdivision
Lauriel Hill, formerly Lauriel Hick

Dear Karl:

We represent Lauriel Hill, formerly Lauriel Hick, the owner of a parcel excluded from the proposed plan for Ridge Heights Subdivision which is located in the southeast corner of the area under consideration.

Mrs. Hill's property is improved with stables, corrals, and an arena. To access these improvements, Mrs. Hill has used a roadway located west and north of her improvements. This roadway commences at Bella Pago Drive and proceeds north and northeasterly. North of her improvements, and north of the roadway, Mrs. Hill has used an area for access purposes, storage of equipment and horse trailers, and other purposes related to her stable and arena activities. From time to time, Mrs. Hill has established a perimeter electric fence located outside of the roadway and utilized area to restrain her horses, when released from the areas under permanent fence.

Mrs. Hill's residence is located south and across Bella Pago drive from the site of the parcel and improvements described above. Mrs. Hill has lived in her residence, and has utilized the parcel as described above, for approximately twenty years.

In 1992, Community Hospital Association, the record title owner of the 51 plus acres subject to the preliminary plan for Ridge Heights Subdivision surveyed the boundary of their property and discovered that Mrs. Hill's uses encroached on property that the Association held legal title to. For your information, we supply you with a copy of a survey plat provided Mrs. Hill by the

Karl Metzner
September 7, 1993
Page Two

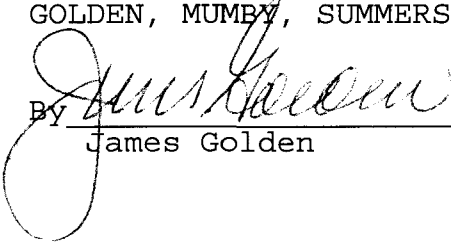
Association. We have highlighted in yellow that portion of the property the Association holds legal title to that has been utilized by Mrs. Hill. The Association has advised that the area in conflict consists of .655 acres.

Mrs. Hill claims title to the property in conflict through possessory rights through her open, notorious, and adverse usage for more than eighteen years. Mrs. Hill objects to the preliminary plan, or any final plan, for Ridge Heights Subdivision incorporating property she claims a possessory interest to. Accordingly, would you please consider recommending to the Planning Commission a deletion of the property Mrs. Hill claims an adverse right in from the preliminary plan for Ridge Heights Subdivision.

If you have any questions, please call.

Sincerely yours,

GOLDEN, MUMBY, SUMMERS & LIVINGSTON

By 
James Golden

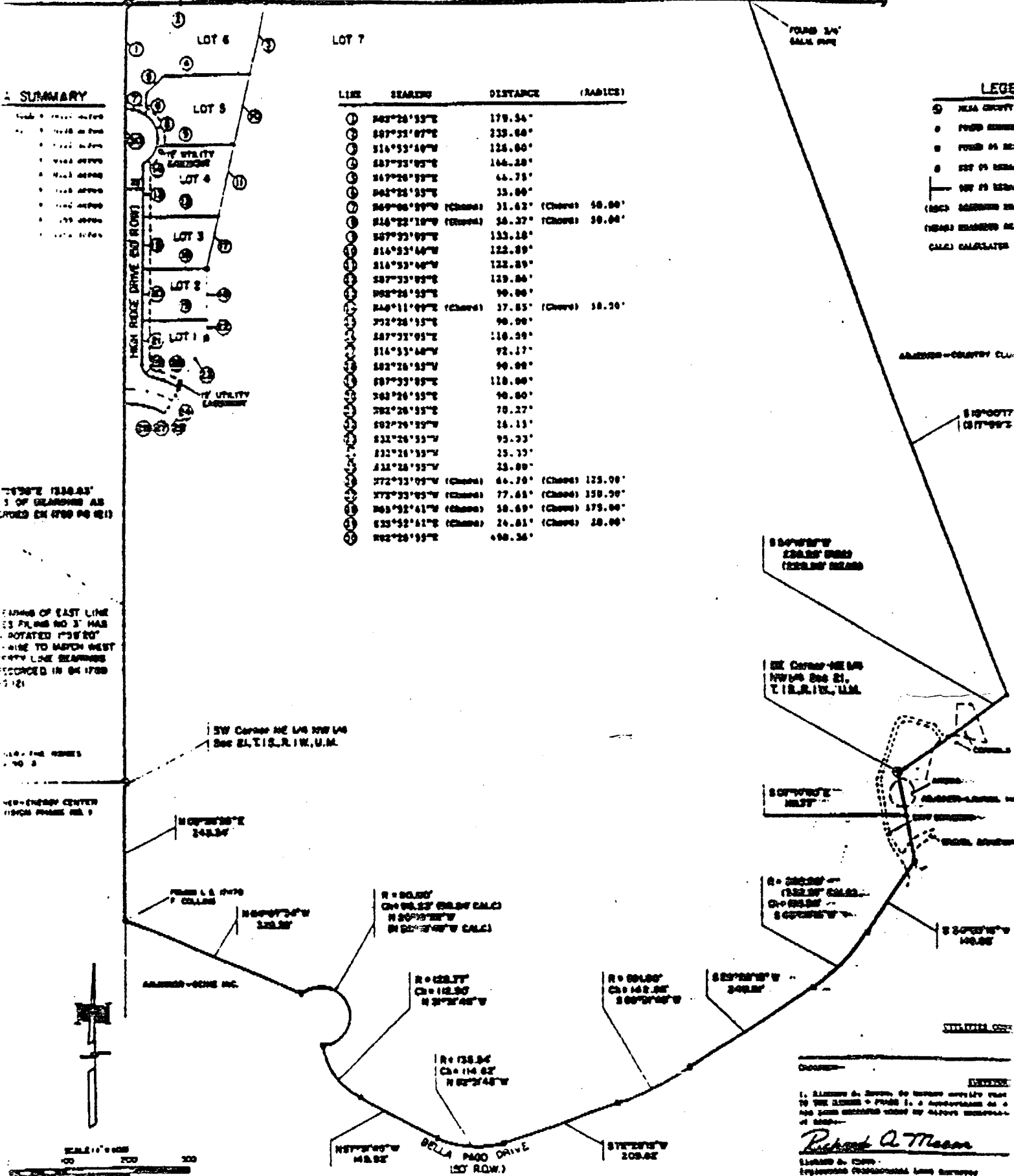
JG/dmh

Enclosure

xc: Timothy E. Foster (Hand Deliver)
Thomas R. LaCroix (Hand Deliver)
Laurie B. Hill

NW Corner NE 1/4 NW 1/4
Sec 21, T.12, R.1W, U.M.

NW 1/4 C
T.12, R.



SUMMARY

Lot 1	10,000 sq ft
Lot 2	10,000 sq ft
Lot 3	10,000 sq ft
Lot 4	10,000 sq ft
Lot 5	10,000 sq ft
Lot 6	10,000 sq ft

LINE	BEARING	DISTANCE	(RADICS)
1	S62°26'53"E	179.54'	
2	S87°33'07"E	235.64'	
3	S16°53'40"W	124.80'	
4	S87°33'07"E	144.28'	
5	S67°26'53"E	64.75'	
6	S62°26'53"E	33.80'	
7	S69°06'59"W (Chord)	31.62'	(Chord) 50.00'
8	S16°22'10"W (Chord)	54.37'	(Chord) 50.00'
9	S87°33'07"E	133.26'	
10	S16°53'40"W	122.89'	
11	S16°53'40"W	122.89'	
12	S87°33'07"E	129.84'	
13	S62°26'53"E	90.00'	
14	S48°11'09"E (Chord)	37.83'	(Chord) 50.00'
15	S72°26'53"E	90.00'	
16	S87°33'07"E	110.99'	
17	S16°53'40"W	92.17'	
18	S82°26'53"E	90.00'	
19	S87°33'07"E	110.00'	
20	S62°26'53"E	90.00'	
21	S82°26'53"E	70.27'	
22	S82°26'53"W	24.13'	
23	S32°26'53"E	93.33'	
24	S32°26'53"E	25.33'	
25	S32°26'53"E	25.00'	
26	S72°26'53"W (Chord)	64.75'	(Chord) 125.00'
27	S72°26'53"W (Chord)	77.61'	(Chord) 150.00'
28	S65°32'41"W (Chord)	50.49'	(Chord) 175.00'
29	S33°32'41"E (Chord)	24.81'	(Chord) 20.00'
30	S82°26'53"E	490.36'	

LEGEND

- ① NEAR CURVE
- FOUND EMBLEM
- FOUND AS REC.
- SET OF BENCH
- SET OF BENCH
- (S&C) BOUNDARY MARK
- (H&M) BOUNDARY MARK
- (CALC) CALCULATED

173°00"E 138.83'
S OF BOUNDARY AS
FOUNDED IN 1700 (P. 42)

FAIRING OF EAST LINE
IS FOUND NO 2' HAS
ROTATED 1°30'20"
TO MATCH WEST
LINE BEARINGS
RECORDED IN 04 1700
P. 121

SW Corner NE 1/4 NW 1/4
Sec 21, T.12, R.1W, U.M.

S 84°00'00"W
230.00' (CHORD)
(230.00' CHORD)

SE Corner NE 1/4
NW 1/4 Sec 21,
T.12, R.1W, U.M.

S 00°00'00"W
100.00'

R = 200.00'
Ch = 152.00'
S 00°00'00"W
S 00°00'00"W



1. ALLIANCE & BROWN, 60 YEARS SERVICE TO THE LUMBER & PAPER INDUSTRY AS A PROFESSIONAL ENGINEERING FIRM HAS BEEN ORGANIZED INTO A CORPORATION.

Richard A. Mason

Richard A. Mason
Professional Engineer
P.L.C. 20-1000

313 Country Club Park Dr.
Grand Junction, CO 81503
September 7, 1993

Grand Junction Community
Development Department
City Hall
Grand Junction, CO 81501


RE: Ridge Heights Subdivision Development

Our home is located at what would be the approximate north east corner of Country Club Park Dr. and Bella Pago Dr. Our driveway enters Country Club Park Dr. at the intersection of Country Club and Bella Pago, which forces us to be extra careful in watching for traffic from three different directions.

Should approval be given for eight new lots from the proposed subdivision to access Bella Pago, and should the six existing undeveloped lots in Bella Pago develop, there could be an additional 14 to 28+ vehicles traveling the subject roads on a daily basis. This would heighten the probability of accidents on roads never intended for such high usage, and increase the aggravation of travel on narrow, winding, hilly roads.

We request you deny approval of the request until safe and adequate access is available to the lots, either directly to Broadway to the North, or Monument Road to the South. The costs of improving Country Club Park and Bella Pago roads to meet minimum standards would be prohibitive, and would bring great loss to the quality of life and value of homes in the neighborhood. We are not against the development of Ridge Heights - only its proposed access.

Sincerely,


Daniel M. Roberts


Jacqueline L. Roberts

STAFF REVIEW

FILE # 91-93

DATE: September 9, 1993

STAFF: Karl Metzner

REQUEST: Motion to vary section 5-4-5B of the Zoning and Development Code

LOCATION: The Ridges, North of Bella Pago

APPLICANT: Barry Tharaud

EXECUTIVE SUMMARY: Section 5-4-5B of the Zoning and Development Code requires that all City developments must connect to a public sewer system. The proposed Ridge Heights development consists of 11 lots on 51 acres in an area with extremely rough terrain. No interior roads are proposed and 8 lots accessing Bella Pago Drive do not have sewer available. All proposed units on these lots would be more than 400 feet from an existing sewer line and one or more lift stations would be required for each lot to access the nearest sewer line. All lots are in excess of 4 acres in size. Section 5-4-16 of the Code allows variances of this requirement where: 1) There are exceptional topographic, soil, or othewr subsurface conditions.... 2) An undue hardship would be created by the strict application of the provisions of this section; 3) Such hardship is not created by an action of the applicant; 4) Such hardship would not be detrimental to the public welfare or impair the intent an purpose of this section.

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

NORTH: Single family residential

EAST: Single family residential

SOUTH: Single family residential

WEST: Single family residential

EXISTING ZONING: Planned Residential, 4 units per acre

PROPOSED ZONING: N/A

SURROUNDING ZONING:

NORTH: R-2 (County)

EAST: R-2 (County)

SOUTH: R-2 (County)

WEST: Planned Residential

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: None applicable to this proposal.

STAFF ANALYSIS: The subject property consists of approximately 50 acres of rough desert terrain. The petitioner proposes to plat 11 lots on this site. Because of the topography the site is unsuitable to a typical subdivision design and the proposal would use access drives along ridge lines to the building sites. Three of the lots would have access via through the Ridges via High Ridge Drive while the other 8 lots would access Bella Pago Drive. The access through Bella Pago and Country Club Heights is a winding narrow road to the intersection with Broadway. Typically this access would be discouraged as access to a subdivision. However the addition of 8 lots should not significantly increase traffic on this road. City staff is not in agreement with the comment from county engineering that Bella Pago be connected to High Ridge Drive. This could result in significant traffic coming from the Ridges through Bella Pago.

The 8 lots accessing on Bella Pago Drive are proposed for on site sewage treatment. This is not typical for a City subdivision and will require a variance from City Council. Because of the unique topography of the site, and the lack of sewer lines in Bella Pago Drive, staff supports the use of on site septic systems in this specific case. The petitioner has submitted a soils and geology report which indicated that absorption/evapo-transpiration systems would be will function best on these lots. These are the same types of systems used in many of the existing lots on Bella Pago Drive.

STAFF RECOMMENDATION: Recommend approval of request to vary section 5-4-5B by allowing on site septic systems on lots 4-11 of Ridge Heights Subdivision since this site meets the criteria established for a variance in section 5-4-16 of the Code due to its rugged topography; the hardship created by requiring lengthy individual sewer service lines with pumping facilities; and the ability of proposed lots to be serviced with individual treatment facilities.

PLANNING COMMISSION RECOMMENDATION: Planning Commission (3-2) has approved the preliminary plan for Ridge Heights Subdivision and unanimously (5-0) recommends approval of the request to vary section 5-4-5B of the zoning code based on the unique topography of the area.

314 COUNTRY CLUB PARK
GRAND JUNCTION, CO. 81503

SEPTEMBER 9, 1993

COUNTY COMMISSIONERS
MESA, COUNTY
GRAND JUNCTION, CO. 81501

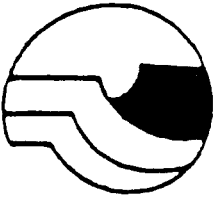
DEAR SIR:

AS A RESIDENT OF COUNTRY CLUB PARK SUBDIVISION
I ASK YOU TO VOTE AGAINST THE PROPOSED SUBDIVISION
OFF BELLA PAGO. AS KEN SUMMS HAS NOTED, THE EXISTING
ROAD IS OVERBURDENED NOW AND IS DANGEROUS, AS WELL
AS NON-CONFORMING TO COUNTY STANDARDS. COUNTY TAXPAYERS
SHOULD NOT HAVE TO PAY FOR REBUILDING THE ROAD.
PLEASE NOTE IF THE DEVELOPER WISHES TO UPGRADE
COUNTRY CLUB PARK ROAD AT HIS EXPENSE THEN I
HAVE NO OBJECTION TO HIS BUILDING PLANS.

EROSION CONTROL WILL BE A PROBLEM AND THERE
IS NO POSSIBILITY THAT PERK TESTS WILL ALLOW SEPTIC SYSTEMS.

SINCERELY,

Howard S. Ebright
HOWARD S. EBRIGHT



Mesa County, Colorado
BOARD OF COUNTY COMMISSIONERS

District 1 - John R. Crouch (303) 244-1605
District 2 - Jim Spehar (303) 244-1604
District 3 - Doralyn B. Genova (303) 244-1606

P.O. Box 20000 • 750 Main Street • Grand Junction, Colorado 81502-5010 • FAX (303) 244-1639

September 10, 1993

Howard S. Ebright
314 Country Club Park
Grand Junction, CO. 81503

RECEIVED
SEP 14 1993
MESA COUNTY
PLANNING DEPARTMENT

Dear Mr. Ebright:

Thank you for your letter of September 9, discussing your concerns with regard to the proposed subdivision off Bella Pago. The Board will review the item in the near future and will keep your comments in mind.

We appreciate your active involvement in the process and hope that your interest in our County government will continue.

Sincerely,

Doralyn B. Genova, Chair
Mesa County Commissioners

:ju

The Planning Commission
c/o Community Development Department
250 North 5th St.
Grand Junction, CO 81501

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

SEP 7 1993

September 3, 1993

Dear Sirs:

I recently learned from a neighbor that houses are planned for construction between Bella Pago Dr. and The Ridges. I will not be able to attend the public meeting on this development so I would like to voice my opposition through this letter.

I must admit, I have only lived here 2½ years and moved in from another state in order to obtain a job. However, withⁱⁿ this time-frame it seems like Grand Junction has grown considerably. The first year I was here G.J. had a small town feel. Now there seems like there is so much traffic and so many new buildings that have been or are going to be built that it is starting to feel more like Denver. The reason I have enjoyed living here is because of the closeness of the countryside. However, the countryside seems to be getting increasingly further away and with all the stinking Californians moving in, the Grand Valley will take on even more of an urban setting. From where I live I can only see a couple houses between me and the Colorado N.M. The houses are planned right in my field of view and will definitely make me feel like I am in a city rather than in the country.

I own a dog and walk her almost every day in the area between Dressel Dr. and The Ridges as do several other families. If houses are to be developed, people should at least be able to walk their dogs on existing trails on top of the hills as well as the valleys.

You may not be aware of this, but there are lots of native plants and animals that live in the area to be developed. I won't list all the plants but will tell you some of the animals that occupy the area. There are several reptiles and amphibians that I have seen myself including the collared lizard, Colorado checkered whiptail, plateau striped whiptail, sideblotched lizard, Eastern fence lizard, sagebrush lizard, yellowbellied racer (snake), corn snake, Woodhouse's toad and leopard frogs (near the canal). Frequently observed birds are the rock wren, kestrel, burrowing owl, redtailed hawk, magpie, hummingbirds, Gambel's quail, mourning dove, chukar, and whitecrowned sparrow. There are also several mammals I have observed using the area including the rock squirrel, antelope ground squirrel, desert cottontail, skunks, and bats. There is undoubtedly deer mice or whitefooted mice as well as voles and other small mammals that use the area. Additional houses in this area will displace or restrict most of these animals which are very fun and interesting to view when walking in the area. Increased erosion may occur from building the houses which may further destabilize the already unstable soils. Erosion will also cause accelerated rates of siltation in the ponds located just N and S of Broadway. Toads, frogs, ducks, and many other animals use these important wetlands.

If you want to do the Grand Valley some good you should stop advertising the area as such a wonderful spot to live before it's not. It already has its share of problems. For instance it seems like there is an awfully high murder and crime rate for a relatively small town. There also seems to be many people

with social or domestic problems. I can't believe the number of girls over 16 who have 1 or more kids; it seems like every other single woman I meet has a kid. They ought to change the name of this valley to Welfare Valley! Personally, I don't think I would want to raise a child in this town with all the problems it has. With ever increasing people comes increasing social problems. On the news a few months ago a policeman said that the 12% increase in crime rates the last year was largely due to Californian kids coming from broken homes moving into the area with their parent. Just what the Grand Valley needs more criminals!

With the increased number of people also comes increased environmental problems. More precious water will be needed for the people; more electricity will need to be used causing more pollution in the region; and even more smog than what already exists will occur. Grand Junction should support public transport if it's going to continue to advertise the area as a nice place to live. The reason that Californians think this is such a nice place is because California is even more screwed up than G.J. (from way too many people). If you are concerned about the quality of living in G.J., which I find hard to believe that you are, you should put up signs at the borders telling Californians (and Texans) to return to the state they came from.

I realize I have "spouted off" about too many people in the area but this provided me an opportunity to voice my opinion on what's

wrong with excessive numbers of people and why the City should stop trying to draw people to the Grand Valley. I'm against construction of the houses between Bella Pago and The Ridges but if the houses are built I recommend that they be placed at least 100 yards back from the edge of any valleys or gulleys, they be equipped with solar panels and other energy producing or saving devices, and restrictions are placed on the deeds allowing people to use trails for walking dogs or enjoying the wildlife that may remain after construction. Thank you for reviewing this letter.

Sincerely,

A handwritten signature in cursive script that reads "Terry Ireland". The signature is written in black ink and is positioned above the printed name.

Terry Ireland

GOLDEN, MUMBY, SUMMERS & LIVINGSTON

ATTORNEYS AT LAW
NORWEST BANK BUILDING, SUITE 400
2808 NORTH AVENUE
P.O. BOX 398
GRAND JUNCTION, COLORADO 81502

JAMES GOLDEN
KEITH G. MUMBY
K.K. SUMMERS
J. RICHARD LIVINGSTON

AREA CODE 303
TELEPHONE 242-7322
FAX 242-0698

SUSAN M. DACKONISH

September 14, 1993

HAND DELIVERED

Reford Theobold, Mayor and
Members of the Grand Junction City Council
City of Grand Junction
520 Rood Avenue
Grand Junction, CO 81501

Re: 91-93 Preliminary Plan - Ridge Heights Subdivision
Lauriel Hill, formerly Lauriel Hick

Dear Mayor Theobold and Council Members:

It is reported that the above item is on your agenda for your meeting of Wednesday, September 15, 1993. Prior commitments prevent us from attending this meeting in person. We are taking this means to communicate the information which we would communicate in person, if we were able to attend your meeting.

We represent Lauriel Hill, formerly Lauriel Hick, the owner of a parcel excluded from the proposed plan for Ridge Heights Subdivision which is located in the southeast corner of the area under consideration.

Mrs. Hill's property is improved with stables, corrals, and an arena. To access these improvements, Mrs. Hill has used a roadway located west and north of her improvements. This roadway commences at Bella Pago Drive and proceeds north and northeasterly. North of her improvements, and north of the roadway, Mrs. Hill has used an area for access purposes, storage of equipment and horse trailers, and other purposes related to her stable and arena activities. From time to time, Mrs. Hill has established a perimeter electric fence located outside of the roadway and utilized area to restrain her horses, when released from the areas under permanent fence.

Mrs. Hill's residence is located south and across Bella Pago drive from the site of the parcel and improvements described above. Mrs. Hill has lived in her residence, and has utilized the parcel as described above, for approximately twenty years.

Reford Theobald, Mayor and
Members of the Grand Junction City Council
September 14, 1993
Page Two

In 1992, Community Hospital Association (the Association), the record title owner of the 51 plus acres subject to the preliminary plan for Ridge Heights Subdivision, surveyed the boundary of their property; the survey established that Mrs. Hill's uses encroached on property that the Association held record title to. For your information, we supply you with a copy of a survey plat provided Mrs. Hill by the Association. We have highlighted in yellow that portion of the property the Association holds legal title to that has been utilized by Mrs. Hill. The Association has advised that the area in conflict consists of .655 acres. (Exhibit "A").

Mrs. Hill claims title to the property in conflict through possessory rights through her open, notorious, and adverse usage for more than eighteen years. Mrs. Hill objects to the preliminary plan, or any final plan, for Ridge Heights Subdivision incorporating property she claims a possessory interest to.

By letter of September 7, 1993, we communicated the above information to the City's Community Development Department. On the same date, we attended a Planning Commission meeting and orally communicated the same information contained above. We urged the Planning Commission to require the developer to delete the property in conflict from the preliminary plat stating that this issue required resolution before the preliminary plat moved forward. We reasoned that the City's rules and regulations would provide that an owner's property could not be included within a subdivision plan without the consent of the owner.

The Assistant City Attorney advised the Planning Commission that the City's procedure required the developer to represent to the City that the developer owned the property proposed to be subdivided and inferentially advised the Planning Commission that the issue presented by Mrs. Hill represented a dispute between the developer and Mrs. Hill which should be resolved by the parties, without involving the Planning Commission. The Planning Commission adopted the preliminary plan and recommended your approval.

Following the Planning Commission meeting, we examined the text of the current provisions of the City's Zoning & Development Code (Code). Through this examination we determined that there are specific regulations requiring evidence of proof of title by a developer to support a preliminary and final subdivision application. The Code's title provisions are sensitive to rights of others in the real properties proposed for a subdivision by requiring approval by parties holding rights in the land before the final subdivision may be accepted.

There is attached the following additional Exhibits:

1. Submittal Check List for a Major Subdivision: Preliminary, which lists among its requirements "Evidence of Title" (Exhibit "B").

2. Page VII-2 of VII-General Items, dated May 1993, which states at subparagraphs (a) and (b) of paragraph 11 thereof, the requirement of a current certificate or commitment for a title insurance company opinion advising the names of the owners of the property and all parties who have interest therein. (Exhibit "C").

3. Affidavit of Ownership Through Adverse Possession recorded at Book 2006, Page 826, on September 14, 1993, records of Mesa County, Colorado, executed by our client. (Exhibit "D").

The City's Community Development file contains no documentation supporting the developer's compliance with the Evidence of Title requirements of the Code. When a staff member was asked about this omission, the reply was, that the contract of sale between the owner and developer was sufficient.

We submit that there are strong policy reasons to adopt and follow the Evidence of Title provisions of the Code. Only through requiring a developer to establish at the outset the nature of the developer's ownership, and the interests of other parties, can a rational planning process be followed.

If the City Community Development Department and the City Council followed the express terms of the Code and required the developer to produce a current certificate or commitment for a title insurance company opinion for the property proposed to be subdivided, this information would establish that our client holds a record interest in a portion of this property; under the Code, without the approval of our client, her interest in the property in conflict cannot be made a part of the subdivision plat.

Reford Theobald, Mayor and
Members of the Grand Junction City Council
September 14, 1993
Page Four

For the above reasons, we request the Council to take appropriate action to direct the proposed subdivision plan be amended to exclude the property which our client claims title to.

Respectfully submitted,

GOLDEN, MUMBY, SUMMERS & LIVINGSTON

By 

James Golden

JG/dmh

Enclosures

xc: John Shaver, Assistant City Attorney
✓ Karl Metzner, City Community Development
Timothy E. Foster
Thomas R. LaCroix
Laurie B. Hill

NW Corner NE 1/4 NW 1/4
Sec 21, T.15, R.1W, U.M.

17' 09" ROWS ROAD 04 ROWS

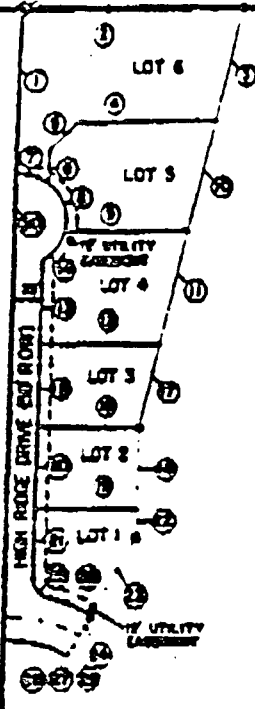
187°35'07" 1067.81'

130.00'

N 1/4 T.

SUMMARY

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LINE	BEARING	DISTANCE	(ARCS)
1	S63°28'35"E	179.34'	
2	S67°33'07"E	233.00'	
3	S16°53'40"W	128.00'	
4	S87°33'03"E	166.20'	
5	S67°26'03"E	66.75'	
6	S63°28'35"E	33.00'	
7	S69°06'09"W (Chord)	31.62'	(Chord) 30.00'
8	S16°33'10"W (Chord)	30.37'	(Chord) 30.00'
9	S67°33'07"E	133.10'	
10	S16°53'40"W	122.89'	
11	S16°53'40"W	122.89'	
12	S87°33'03"E	129.00'	
13	S63°28'35"E	90.00'	
14	S69°06'09"W (Chord)	37.85'	(Chord) 30.00'
15	S73°28'35"E	90.00'	
16	S87°33'03"E	110.00'	
17	S16°53'40"W	92.17'	
18	S63°28'35"W	90.00'	
19	S87°33'03"E	110.00'	
20	S63°28'35"E	90.00'	
21	S82°26'35"E	70.27'	
22	S82°26'35"W	24.13'	
23	S32°26'35"W	93.33'	
24	S32°26'35"W	23.33'	
25	S11°26'35"W	28.00'	
26	S72°33'03"W (Chord)	66.70'	(Chord) 125.00'
27	S72°33'03"W (Chord)	77.65'	(Chord) 150.00'
28	S63°32'41"W (Chord)	30.00'	(Chord) 175.00'
29	S33°32'41"E (Chord)	26.61'	(Chord) 20.00'
30	S63°28'35"E	100.36'	

- 1) AREA C
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NOTED ON 1700 04 02 11

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ROTATED 1°30'20"
TO MATCH WEST
LINE BEARING
RECORDED IN 04 1700
02 11

170 - THE BEARS
170 5

170 - ENERGY CENTER
17000 04 02 11

SW Corner NE 1/4 NW 1/4
Sec 21, T.15, R.1W, U.M.

S 63° 28' 35" W
233.00' DIST
(CHORD BEARING)

NE Corner NE 1/4
NW 1/4 Sec 21,
T.15, R.1W, U.M.

N 60° 00' 00" E
243.34'

N 60° 00' 00" W
243.34'

N 60° 00' 00" W
243.34'

R = 60.00'
CH = 60.00' (CALC)
N 60° 00' 00" W
(N 60° 00' 00" W CALC)

R = 62.17'
CH = 112.90'
N 31° 26' 45" W

R = 158.36'
CH = 114.82'
N 31° 26' 45" W

R = 60.00'
CH = 142.88'
S 88° 00' 00" W

S 60° 00' 00" W
243.34'

EXHIBIT
"A"

1. ALL LINES & BEARINGS DO NOT EXCEED THE
TO THE LINES & POINTS & A REPRESENTATIVE
OF THE LAND SURVEYOR'S OFFICE SHALL
BE PRESENT AT THE TIME OF SURVEY.

Richard A. Mason

REGISTERED SURVEYOR
STATE OF MISSISSIPPI
No. 12345 - 1988

SCALE 1" = 100'
00 100 200

Book 2006 PAGE 826
165278J 8:30 AM 9/14/93
MONIKA TEDD CLK REC MESA COUNTY CO 6

STATE OF COLORADO)
) ss.
COUNTY OF M E S A)

**AFFIDAVIT OF OWNERSHIP
THROUGH ADVERSE POSSESSION**

LAURIEL HILL, formerly LAURIEL HICK, of lawful age, upon her oath, doth state and depose:

1. Affiant resides at 2554 Bella Pago Drive, Grand Junction, CO 81503.
2. This Affidavit addresses the ownership of the hereinafter described real property:

That certain tract of land situate in the North one-half of Section 21, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, more particularly described by the following:

Beginning at a Mesa County brass cap for the Southwest Corner of the NW1/4NE1/4 of said Section 21, from whence a Mesa County brass cap for the Northwest corner of said NW1/4NE1/4 bears N01°10'13"E 1323.99 feet; thence the following calls:

1. S07°14'50"E 161.77 feet to the northerly right-of-way line of Bella Pago Drive;
2. S34°55'16" 28.31 feet;
3. Leaving said right-of-way line, N25°55'00"W 81.25 feet;
4. N09°36'00"W 116.20 feet;
5. N19°23'00"E 191.00 feet;
6. S74°05'00"W 181.16 feet;
7. S54°16'21"W 230.25 feet to the beginning.

This description contains 28,558 square feet within its perimeter ("Real Property").

3. The Affiant, and her predecessors in title, have used and possessed the Real Property openly, notoriously and adversely for more than 18 years, and through such use and possession the Affiant claims ownership of the fee title of said Property.

The Affiant further sayeth naught.

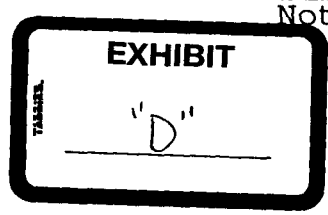
DATED this 13th day of September, 1993.

Lauriel Hill
Lauriel Hill,
formerly Lauriel Hick

The foregoing instrument was acknowledged before me this 13th day of September, 1993, by Lauriel Hill, formerly Lauriel Hick.

WITNESS my hand and official seal.
My commission expires: 6-14-97

Jan A. Raser
Notary Public



APPEAL OF RIDGE HEIGHTS DECISION
TO CITY COUNCIL
09/15/93

Roadway Access

See September 8, 1993 Memorandum from Gerald Williams to Don Newton and Karl Metzner.

Drainage

The increase in runoff from the site due to development is estimated at about 3 cubic foot per second (cfs). This is based upon 4,000 S.F. houses and 20' wide compacted gravel driveways having a total length of 4,450 lineal feet. Considering the size of the downstream drainage system, the increase and impact to downstream landowners is considered negligible.

Individual Site Disposal Systems (ISDS)

Adequate information for a thorough review of ISDS feasibility on the site is not required nor was it submitted with the preliminary submittal. Without a complete analysis, the issue of ISDS systems should appropriately be delayed until the final application.



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

January 20, 1994

Ted Munkres
Free Style Design and Building
121 Chipeta Avenue
Grand Junction, CO 81501

Dear Ted:

We thought it might be helpful to you if we put down in writing some considerations for your proposed plans for the Ridge Heights development. City Staff has identified the following issues/concerns:

1. Closely spaced cul-de-sacs. A minimum separation of 125' is desirable.
2. Broken back curve in the same area as the two cul-de-sacs. Broken back curves are not allowed. Minimum radius for a 40 mph design speed collector ranges from 464' to 561' depending on the superelevation.
3. It is likely Hidden Valley drive will be upgraded to a collector road. This requires 52' Right-of-Way.
4. The steep grades proposed are just barely within the acceptable limit. This is noted as a caution.
5. Some assessment of the impact on the Ridgeway Drive - Hidden Valley intersection should be made, particularly if the use is intensified by the proposed development.
6. All proposed roadways must meet current City standards.
7. The continuation of the open space/trail concept found throughout the Ridges is encouraged with this development.

We recognize the challenges this property presents for development and hope we can continue to work together toward solutions to the many problems that have been identified.

Sincerely,

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

Katherine M. Portner
Planning Supervisor

