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File **1994-0167** Name: Ridge Point Subdivision – Preliminary – North o Bella Pago – East of the Ridges

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		A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories. Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.
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DOCUMENT DESCRIPTION:

X	X	Quit Claim Deed – Bk 2076 / Pg 504 - **	X	X	Elevation Drawings
X	X	Subsurface Soils Exploration	X	X	Ridge Point Subdivision Plat – Filing 1 – GIS historical maps - **
X	X	Certification of Plat – 5/15/94	X	X	Map with set-backs to Site Development Plan- 5/31/95 – see historical maps
X	X	Correspondence	X		Utility Coordinating Committee Meeting Minutes-no date
X	X	Surficial Geology Investigation-2/18/92	X	X	Planning commission – Notice of Public Hearing-11/1/94
X	X	Notes to file	X		Special Warranty Deed -
X		Pre-Application Conference Application– 1/14/93	X		Declaration of Covenants - draft
X		Treasurer's Certificate of Taxes Due – 9/22/94	X	X	Planning Commission Minutes – 11/1/94 - **
X		Posting of Public Notice Signs Application – 10/21/94	X		Parks and Recreation Dept. receipt for $1350.00 – 6/1/95
X		Quit Claim Deed – Bk 2139 / Pg 316 – not conveyed to City	X		Street / Sewer Plan & Profile

X		Quit Claim Deed – Bk 2139 / Pg 312 – not conveyed to City	X		Quit Claim Deed – Bk 2139 / pg 314 – not conveyed to City

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

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

January 27, 1992

Mr. Mark Young
Rolland Engineering
518 28 Road
Grand Junction, CO 81501

Re: Subsurface Soils Exploration
Lots on High Ridge Court
Portion of Ridges Addition No. 3
Grand Junction, Colorado

Dear Mr. Young:

As requested, Lincoln-DeVore personnel have recently completed a geotechnical exploratory program at the above referenced site. Two shallow test borings were placed within the anticipated building pads to determine as closely as possible the soil types which exist on the site. Our conclusions and recommendations for this site are presented below.

To assist in our exploration, we were provided with a preliminary plan for the third addition to the Ridges, prepared by Paragon Engineering. It is our understanding that some changes may be made and the lot locations shown on the Boring Location Diagram included with this report may not accurately reflect the final plan. The Boring Location Plan attached to this report is based on that plan provided to us.

We understand that the proposed structures may consist of one to two-story, wood-framed structures with possible full basements and concrete floor slab on grade. Lincoln DeVore has not seen a full set of building plans, but structures of this type typically develop wall loads on the order of 600 to 1500 plf and column loads on the order of 8 to 14 kips.

The characteristics of the subsurface materials encountered were evaluated with regard to the type of construction described above. Recommendations are included here-in to match the described construction to the soil characteristics found. The information contained herein may or may not be valid for other purposes. If the proposed site use is changed or types of construction proposed, other than noted herein, Lincoln DeVore should be contacted to determine if the information in this report can be used for the new construction without further field evaluations.

General Geology: The geologic materials encountered on this site consist of alluvial, coarse-grained gravels and cobbles which overlie the rocks of the Dakota Formation. The geologic and engineering properties of the materials found in our two exploration borings will be discussed in the following sections.

The upper soils on this site consist of an alluvial deposit placed by the action of the ancient Colorado River. These soils are coarse-grained gravels and cobbles with very silty sandy fines. Many fragments of siltstone and very fine-grained sandstones are present in this deposit and is generally distinctive of this particular ancient terrace of the Colorado River.

Underlying this alluvial deposit are sandstones, siltstones, claystones, shales, lignites, and coals of the Dakota Formation. Many of the siltstones, claystones, and shales are carbonaceous to varying degrees. The various rock units tend to change laterally throughout the formation and tend to be very lenticular. This lenticular aspect of the Dakota Formation makes prediction of rock characteristics across a site quite difficult. Any interpretation from site to site must be done with a degree of caution.

The Dakota Formation encountered beneath this site was observed to have an attitude or dip ranging from four to nine degrees toward the north, northeast direction. The exploration borings for this project encountered an extremely hard sandstone which forms a cap over underlying lenticular beds of claystone, shale,and siltstone which all may be carbonaceous. At least two significant sandstone beds were observed in surface exposures to underlie site at depth ranging from 30 to 70 feet below the existing groundsurface at the exploration borings.

Soil Classification: This Soil Type is classified as a poorly sorted, very silty, sandy gravel and cobble (GM/GP) of coarse-grain size under the Unified Classification System. This soil type is non-plastic and of medium density. This soil will have virtually no tendency to expand upon the addition of moisture. Settlement will be minimal under the recommended foundation loads. This soil will undergo elastic settlement upon application of static foundation pressures. Such settlement is characteristically rapid and should be virtually complete by the end of construction. If the recommended allowable bearing values are not exceeded, and if all other recommendations are followed, differential movement will be within tolerable limits. At shallow foundation depths this soil was found to have an average allowable bearing capacity of 2600 psf.

Man-made Fill: The soils encountered in our test borings appear to be native to the site. All building foundations must penetrate any man-made fills which are present at the site at this time, as well as any fills which result from the excavation process. Careful examination of the open excavation will be necessary to determine the presence or absence of man-made fills. The open excavation must be examined prior to the placement of concrete to establish that materials of proper design bearing capacity have been exposed and that no soft spots or debris are present in the foundation area. A 24 hour notice is required for all field examinations to enable Lincoln-DeVore to schedule personnel and provide service when needed.

Soil Moisture Conditions: No free water was encountered during drilling on this site. In our opinion the true free water surface is fairly deep in this area, and hence, should not affect construction. Seepage moisture may affect construction if surface drainage is not properly controlled.

Due to the proximity of the sandstones of the Dakota Formation, there exists a possibility of a perched water table developing in the alluvial soils which overlie the soil. This perched water would probably be the result of increased irrigation due to the presence of lawns and landscaping and roof runoff. The exploration holes indicate that the top of the formation is dipping and that subsurface drainage would probably be quite slow to medium. While it is believed that under the existing conditions at the time of this exploration the construction process would not be effected by any free-flow waters, it is very possible that several years after development is initiated, a troublesome perched water condition may develop which will provide construction difficulties. In addition, this potential perched water could create some problems for existing or future foundations on this tract. Therefore it is recommended that the future presence of a perched water table be considered in all design and construction of both the proposed residential structures and any subdivision improvements.

Data presented in this report concerning ground water levels are representative of those levels at the time of our field exploration. Groundwater levels are subject to change seasonally or by changed environmental conditions.

Foundation Type Recommended: We recommend the use of a conventional shallow foundation system consisting of continuous spread footings beneath all bearing walls and isolated spread footings beneath all columns and other points of concentrated load. Such

a shallow foundation system, resting on the alluvial gravels and cobbles, may be designed on the basis of an allowable bearing capacity of 2800 psf maximum. A minimum dead load of 400 psf should be maintained if the foundations are founded within three feet of the upper portion of the Dakota Formation. Contact stresses beneath all continuous walls should be balanced to within + or - 150 psf at all points. Isolated interior column footings should be designed for contact stresses of about 150 psf less than the average used to balance the continuous walls. The criterion for balancing will depend somewhat upon the nature of the structure. Single-story, slab on grade structures may be balanced on the basis of dead load only. Multi-story structures may be balanced on the basis of dead load plus 1/2 live load, for up to 3 stories.

If the design of the upper structure is such that loads can be balanced reasonably well, a floating structural slab or raft type of foundation could be used on this site. Such a slab would require heavy reinforcing to resist differential bending. It is possible to design such a slab either as a solid or ribbed slab, but in either case, a rimwall must be used for confinement. Any such slab must be specifically designed for the anticipated loading. Such a foundation system will settle to some degree as the softer, underlying soils consolidate, but differential movement is held to a minimum.

Provided the recommendations presented in this report are completely followed, total and differential settlements should be less than one inch.

Voids Beneath Foundation Walls: Depending upon the final depth of excavation, the loading characteristics of the individual structure and the foundation type ultimately decided upon for the on-site soil conditions, void material placed in the bottom of the foundation walls may be required. If such void is required, the foundation design should be carefully followed.

Reinforcing: All foundation stem walls should be designed as "grade beams" capable of spanning at least ten feet. Where the foundation stem walls are relatively shallow in height, vertical reinforcing will not be necessary. However, in the walls retaining soil in excess of 4 feet in height, vertical reinforcing may be necessary to resist the lateral pressures (restrained case) of the soils along the wall exterior. To aid in designing such vertical reinforcing, an equivalent fluid pressure (E.F.P) on the order of 42 pcf for the alluvial sandy gravels would be appropriate.

These structures may be cut into the hillside, making the uphill wall a retaining wall. This wall must, therefore, be designed to resist these lateral earth pressures.

Vertical reinforcing will be required (suggest #4 rebars at 36 inches c/c) in walls retaining soil over four feet and less than eight feet in height.

Floor Slabs: Floor slabs on grade, if any, should be positively separated from all structural portions of this building and allowed to float freely. Frequent scoring (control joints) of the slabs should be provided to allow for possible shrinkage cracking of the slab. These control joints should be placed to provide maximum slab areas of approximately 200 to 360 square feet. Any man-made fill placed below floor slabs on grade should be compacted to a minimum of 90% of its maximum Modified Proctor dry density, ASTM D-1557. These soils should be placed at a moisture content conducive to the required compaction (usually Proctor optimum moisture content ±2%.

Excavations which are sufficiently deep as to place the final slab elevation very close to the sandstones of the Dakota Formation may encounter problems in the future due to small perched water tables on top of the Dakota Formation. Therefore, it is recommended that slabs on grade which are close to the Dakota Formation be constructed over a capillary break of approximately 6 inches in thickness. We recommend that the material used to form the capillary break be free draining, granular material and not contain significant fines. A free draining outlet is also recommended for this break so that it will not trap water beneath the slab. A vapor barrier is recommended beneath the floor slab and above the capillary break. To prevent difficulty in finishing concrete, a 2 inch sand layer should be placed above the break. An alternate method of reducing finishing problems would be to place the vapor barrier beneath approximately 6 inches of a minus 3/4 inch gravel fill. This method must be very carefully accomplished to minimize excessive puncturing and tearing of the vapor barrier.

Drainage and Grading: Surface grading should be completed in such a manner that all runoff moisture is removed from the vicinity of the structure as quickly as possible. It is recommended that a minimum surface gradient of 8% be maintained away from the structure for the first 10 feet. Roof downspouts and sill cocks should be carried across all backfill areas and allowed to discharge well away from the building. All lawn sprinkling heads should be placed at least 10 feet away from the foundation. Future owners

of this structure should be advised to fill in any settled yard areas to eliminate ponding of water near the structure and to provide adequate slope for proper drainage away from the structure and off the site at all times.

Provided all recommendations found herein pertaining to site surface drainage, grading and soil compaction are closely followed, a perimeter foundation drain would not be required. For fully finished basements, however, the use of a perimeter foundation drain would significantly reduce potential moisture related problems which can arise from subsequent area development.

If the final building elevation is such that a floor slab on grade will be located close to the sandstones of the Dakota Formation, it is recommended that a peripheral drain be constructed around the living area of the structure (see attached suggested detail). This peripheral drain is to provide a means of collecting any waters which are moving through the lower alluvial soils as a perched water table which may occur due to lawn irrigation and other development of this area.

It is recommended that this drain consist of a perforated drain pipe and a gravel collector, the whole being fully wrapped in a geotextile filter fabric. We recommend that this drain be constructed with a gravity outlet. If sufficient grade does not exist on the site for a gravity outlet, then a sealed sump and pump is recommended. Under no circumstances should a dry well be used on this site.

The existing drainage on the site must either be maintained carefully or improved. We recommend that water be drained away from structures as rapidly as possible and not be allowed to stand or pond near the building. We recommend that water removed from one building not be directed onto the backfill areas of adjacent buildings. We recommend that a hydrologist or drainage engineer experienced in this area be retained to complete a drainage plan for this site.

Backfill: To reduce settlement and aid in keeping water from reaching beneath this building, all backfill around this building should be mechanically compacted to 80% of its maximum Modified Proctor dry density ASTM D-1557. The only exception to this would be the components of the perimeter foundation drain. if any. All backfill should be composed of the native soils and should not be placed by soaking, jetting or puddling. All backfill placed in utility trenches around this structure or below foundation walls should be mechanically compacted to a minimum of 90% of its maximum Modified Proctor dry density ASTM D-1557. These soils

should be placed at a moisture content conducive to the required compaction (usually Proctor optimum content ±2%.

Cement Type: Type II, Type I-II or Type II-V cement is recommended for all concrete which is in contact with the soils on this site. Calcium chloride should not be added to a Type II, Type I-II or Type II-V cement under any circumstances.

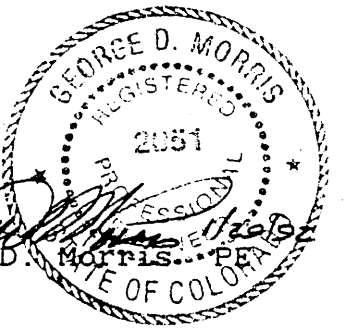
Remarks: The bottoms of all exterior foundations should be located a minimum of 24 inches below finished grade for frost protection.

Respectfully submitted,

LINCOLN-DeVORE, INC.

By: Edward M. Morris EIT
Western Slope Manager

Reviewed by: George D. Morris, PE



LDTL Job #75170-J

SOILS DESCRIPTIONS:

SYMBOL	USCS	DESCRIPTION
		Topsoil
		Man-made Fill
	GW	Well-graded Gravel
	GP	Poorly-graded Gravel
	GM	Silty Gravel
	GC	Clayey Gravel
	SW	Well-graded Sand
	SP	Poorly-graded Sand
	SM	Silty Sand
	SC	Clayey Sand
	ML	Low-plasticity Silt
	CL	Low-plasticity Clay
	OL	Low-plasticity Organic Silt and Clay
	MH	High-plasticity Silt
	CH	High-plasticity Clay
	OH	High-plasticity Organic Clay
	Pt	Peat
	GW/GM	Well-graded Gravel, Silty
	GW/GC	Well-graded Gravel, Clayey
	GP/GM	Poorly-graded Gravel, Silty
	GP/GC	Poorly-graded Gravel, Clayey
	GM/GC	Silty Gravel, Clayey
	GC/GM	Clayey Gravel, Silty
	SW/SM	Well-graded Sand, Silty
	SW/SC	Well-graded Sand, Clayey
	SP/SM	Poorly-graded Sand, Silty
	SP/SC	Poorly-graded Sand, Clayey
	SM/SC	Silty Sand, Clayey
	SC/SM	Clayey Sand, Silty
	CL/ML	Silty Clay

ROCK DESCRIPTIONS:

SYMBOL	DESCRIPTION
	SEDIMENTARY ROCKS
	CONGLOMERATE
	SANDSTONE
	SILTSTONE
	SHALE
x x x x x x	CLAYSTONE
	COAL
	LIMESTONE
	DOLOMITE
	MARLSTONE
	GYPSUM
	Other Sedimentary Rocks
	IGNEOUS ROCKS
	GRANITIC ROCKS
	DIORITIC ROCKS
	GABBRO
	RHYOLITE
	ANDESITE
	BASALT
	TUFF & ASH FLOWS
	BRECCIA & Other Volcanics
	Other Igneous Rocks
	METAMORPHIC ROCKS
	GNEISS
	SCHIST
	PHYLLITE
	SLATE
	METAQUARTZITE
	MARBLE
	HORNFELS
	SERPENTINE
	Other Metamorphic Rocks

SYMBOLS & NOTES:

SYMBOL	DESCRIPTION
	9/12 Standard penetration drive. Numbers indicate 9 blows to drive the spoon 12" into ground.
	ST 2-1/2" Shelby thin wall sample
	W_0 Natural Moisture Content
	W_x Weathered Material
Free water	Free water table
	γ^0 Natural dry density
	T.B. – Disturbed Bulk Sample
②	Soil type related to samples in report
15' W_x Form.	Top of formation
	Test Boring Location
	Test Pit Location
	Seismic or Resistivity Station. Lineation indicates approx. length & orientation of spread (S = Seismic, R = Resistivity)

Standard Penetration Drives are made by driving a standard 1.4" split spoon sampler into the ground by dropping a 140 lb. weight 30". ASTM test des. D-1586.

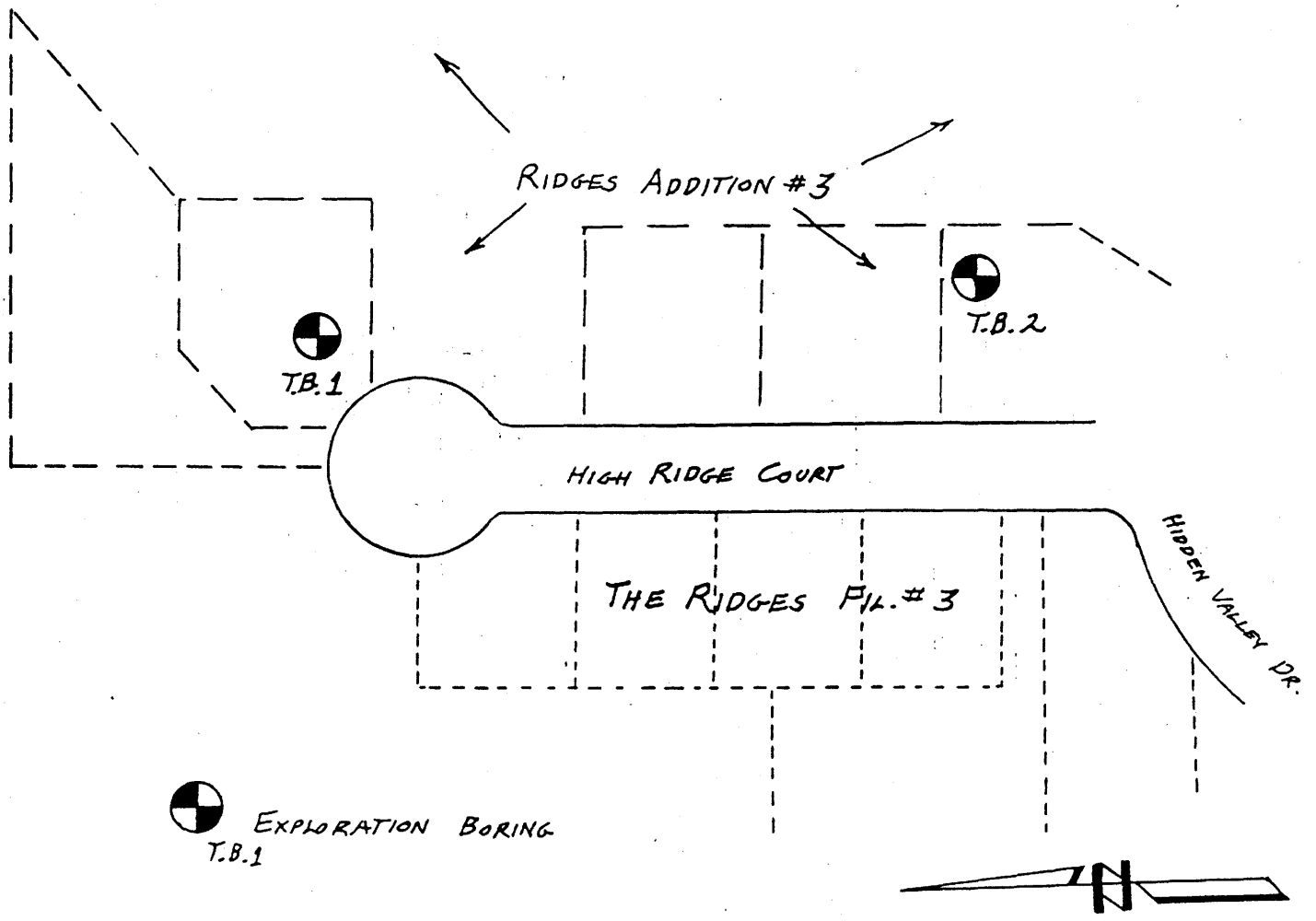
Samples may be bulk, standard split spoon (both disturbed) or 2-1/2" I.D. thin wall ("undisturbed") Shelby tube samples. See log for type.

The boring logs show subsurface conditions at the dates and locations shown, and it is not warranted that they are representative of subsurface conditions at other locations and times.

LINCOLN DeVORE TESTING LABORATORY

COLORADO: Colorado Springs, Pueblo, Glenwood Springs, Montrose, Gunnison, Grand Junction; – WYO. – Rock Springs

EXPLANATION OF BOREHOLE LOGS AND LOCATION DIAGRAMS



PLOT PLAN FROM PARAGON ENG. MAP

LOTS IN ADDITION #3 MAY BE CHANGED

SCALE ≈ 1"=100'

BORING LOCATION DIAGRAM

RIDGES ADDITION #3 - PARTIAL

LINCOLN DeVORE ENGINEERS GEOLOGISTS

COLORADO: COLORADO SPRINGS
GRAND JUNCTION, PUEBLO,
LD # 75170-J

BORING NO. 1

ELEVATION:

DEPTH (FT)	SYMBOL	SAMPLE	DESCRIPTION	PENETRATION RESISTANCE	IN-SITU DENSITY (PCF)	MOISTURE CONTENT (%)
5			ALLUVIAL GM/GP VERY SANDY, POORLY GRADED GRAVELS & COBBLES. MEDIUM DENSITY, STRATIFIED SILTSTONE Fragments - SL. MOIST GM/GP SULFATES, VERY LOW PLASTIC BULK			3.9%
			DAKOTA FORM. 7'-10"			
10			T.D. - 8' DRILL REFUSAL ON SANDSTONE APPARENTLY HEAVILY CEMENTED			
			SANDSTONE OUTCROPPING North East of SITE INDICATES A THIN MANGANESE CEMENTED CAP WITH VERY FIRM TO SLIGHTLY FRIABLE THIN TO MEDIUM BEDDED SANDSTONE of THE UPPER PART of THE DAKOTA FORM.			
			SANDSTONES ARE UNDERLAIN BY SHALE, CARBONACEOUS SHALE & SILTY SHALES AND VERY SILTY LIGNITE.			
			NO FREE WATER IN BORING 1-20-92			

LOG OF SUBSURFACE EXPLORATION

Lincoln DeVore, Inc.
Geotechnical Consultants

RIDGES ADD. #3 (PARTIAL) GRAND JUNCTION, CO.

ROLLAND ENGINEERING

DATE 1-23-92

JOB NO. 75170-J

DRAWN EMM

BORING NO. 2

ELEVATION:

DEPTH (FT)	SYMBOL	SAMPLE	DESCRIPTION	PENETRATION RESISTANCE	IN-SITU DENSITY (PCF)	MOISTURE CONTENT (%)
			MEDIUM DENSITY, ALLUVIAL, SLIGHTLY MOIST			
			POORLY GRADED, SANDY, COBBLES and GRAVELS			
		GM/GP	SULFATES, SLIGHTLY MOIST	BULK		4.1%
5			VERY LOW PLASTIC – SOME SILTSTONE FRAG.			
			DAKOTA FORM. 7'-4"	BULK		3.3%
			T.D. @ 9' DRILL REFUSAL ON SANDSTONE			
10			DAKOTA FORMATION DESCRIBED ON BORING #1 LOG.			
			NO FREE WATER IN BORING 1-20-92			

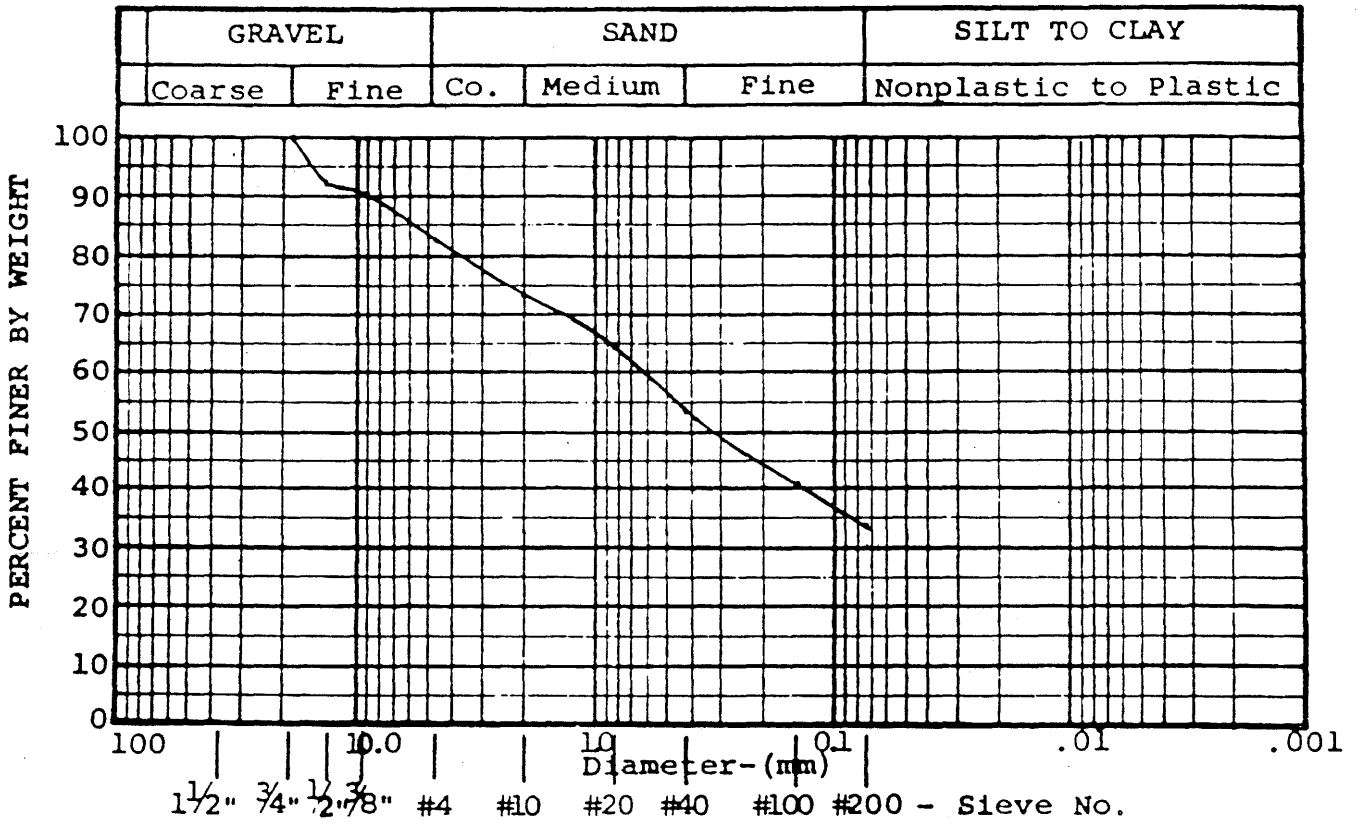
LOG OF SUBSURFACE EXPLORATION

Lincoln DeVore, Inc.
Geotechnical Consultants

RIDGES ADD. #3 (PARTIAL) GRAND JUNCTION, CO.

ROLLAND ENGINEERING | DATE 1-23-92

JOB NO. 75170-J | DRAWN EMM



Soil Sample SILTY SANDY GRAVEL MATRIX Sample Location T-8 # 1 @ 7'

Sample No. I - GM/GP

Specific Gravity

Moisture Content 3.9%

Effective Size

Cu

Cc

Fineness Modulus

L.L. 19.0 % P.I. 3.1 %

Bearing 2200 psf

Sulfates 500 ppm

Sieve Size	% Passing
1-1/2"	
1"	
3/4"	100
1/2"	91.7
3/8"	90.2
#4	82.5
#10	73.3
#20	64.6
#40	54.1
#100	40.2
#200	33.8
0.0200	
0.0050	

Lincoln DeVore, Inc.
Geotechnical Consultants

RIDGES ADDITION #3 (PARTIAL) GRD. JCT., CO

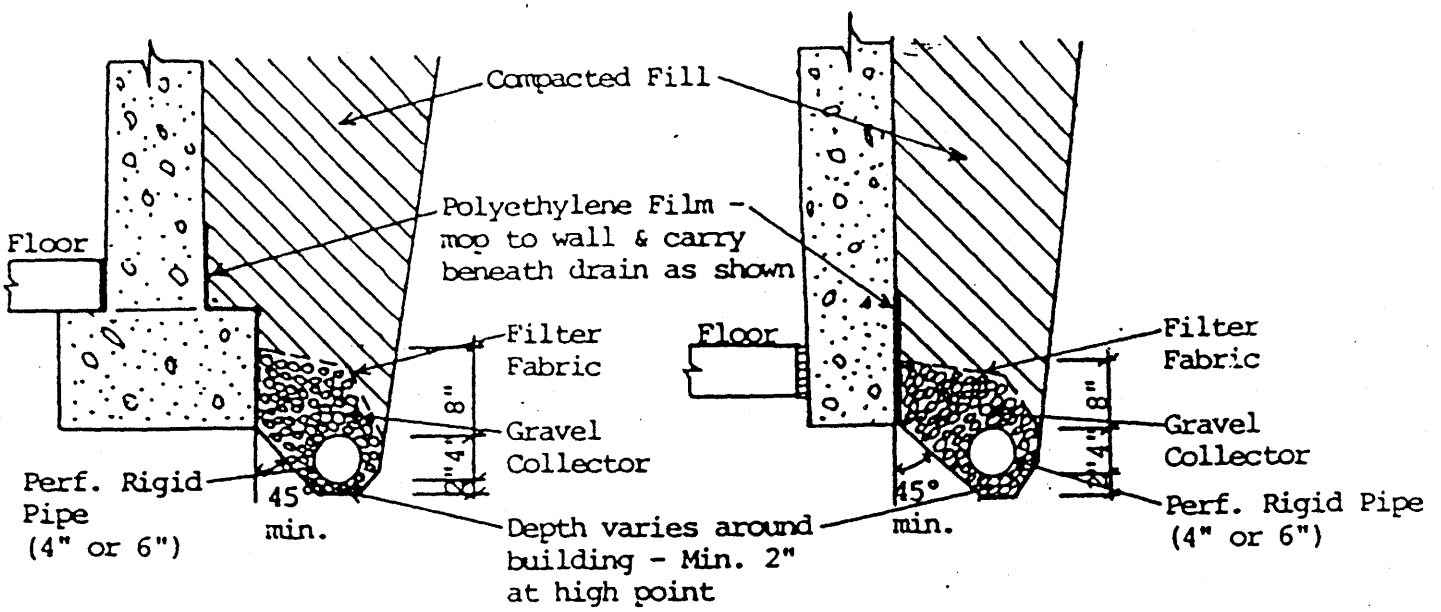
ROLLAND ENGINEERING

DATE 1-23-92

JOB NO. 75170-3

DRAWN EMM

EXTERIOR DRAIN DETAIL



SPREAD FOOTING TYPE

WALL-ON-GRADE TYPE

NOTES:

-Diameter of perforated pipe varies with amount of seepage expected. 4" diameter is most common.
-The required size of drain components should be determined by Lincoln-DeVore, Inc. personnel.
-Gravel size depends on size of pipe perforation: 85% gravel 2 x diameter of perforation.
-All pipe to be perforated VCP or PVC.
-4" flexible pipe may be used depth of 4 feet, but must be carefully graded. Discharge portion of all drain pipe should be non-perforated.
-Rigid pipe only to be used below backfill depths greater than 4 feet.
-All pipe to be laid at a minimum grade of 1.0% around building foundations.
-Outfall to be free, gravity outfall if at all possible. Use sump and pump only if no gravity outfall exists.
-Filter fabric may be any type, equivalent to Mirafi 140N.
-Lincoln-DeVore personnel should examine the drain system after it is installed and prior to backfilling.
-Exterior earth backfill material should be compacted to at least 80% maximum modified proctor.

Lincoln DeVore, Inc. Geotechnical Consultants	Exterior Drain Detail	
		DATE 12/4/86
JOB NO.	DRAWN Rick	D2

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

February 18, 1992

ROLLAND ENGINEERING
518 28 Road
Grand Junction, CO 81501

Attn: Mr. Mark Young

Re: File #75170-J
Surficial Geology Investigation
Ridges Subdivision, 3rd Addition
Grand Junction, Colorado

Dear Mr. Young

At your request, personnel from this office have completed a ground reconnaissance of the above referenced site in order to determine the general geologic conditions and constraints relating to construction on the site. Following are our findings.

The tract lies in the center portion of the North Half of Section 21, Township 1 South, Range 1 West of the UTE Principal Meridian, Mesa County, Colorado. The tract is bounded on the west by High Ridge Court and portions of the Ridges Subdivision, by Bella Pago Drive to the South and Country Club Drive to the east.

The topography of the tract ranges from moderate to steep foothills with a general slope to the northeast. The tract has an elevation ranging from approximately 4650 to 4825 feet above sea level, using the U.S.G.S. 7-1/2 minute mapping of the Grand Junction quadrangle.

The tract has been used for minor agricultural grazing purposes. The tract has not been subject to onsite irrigation. The tract drains toward the north to a major gully and eventually to the Colorado River. Surface drainage is fair to good and the subsurface drainage is poor.

This tract is near the head of a small drainage basin and the majority of the drainage exiting this tract originates on-site, with contributions from the small subdivisions along Bella Pago and Country Club Drives.

The general Geologic profile on this site can be described as a thin covering of silty clay and sandy clay surface soils, which are underlain by the Dakota Formation. The surface soils are an erosional product of the sandstone, siltstone, claystone, shale and lignite members of the Dakota Formation. These Soils range in thickness from only inches to approximately 8 feet.

Outcroppings of the basal member of the Mancos Shale were observed at the west end of Bella Pago Drive, off the subdivision. The Mancos Shale may be present at the extreme southwest corner of the Third Addition to The Ridges Subdivision. A light snow cover prevented a close examination of the ground surface.

The Mancos Shale is described as a thin-bedded, drab, light to dark gray marine shale, with thinly interbedded fine grain sandstone and limestone layers. Some portions of the Mancos Shale are bentonitic, and therefore, are highly expansive. The majority of the shale, however, has only a moderate expansion potential. It is anticipated that this formational shale, if encountered on this subdivision, will affect the construction and the performance of the foundations on the site.

The upper surfaces of the prominent ridges in the north portion of the tract are covered with a remnant of the ancient gravel and cobble Colorado River Terrace Deposit. This terrace remnant is believed to be up to 12 feet in thickness.

The Dakota Formation was observed to contain thin to massive bedded sandstones, with beds of siltstone, claystone, shale and lignite. Many of the beds are carbonaceous and may contain large amounts of sulfates.

For construction purposes, the surface soils and rocks of the Dakota Formation generally exhibit ample bearing capacity for lightweight, residential structures. The expansive characterisitcs, variable shearing strength and excavation characteristics of several members of the Dakota Formation will affect the design, construction and performance of building foundations and subdivision improvements on this site.

Several sandstone beds were observed which will be very difficult to excavate. The placement of roadways, utilities and foundations should be carefully planned to avoid the major sandstone beds.

Outcrops of lignite, carbonaceous siltstones and shales were noted on many of the slopes. These beds will present slope stability problems and must be carefully considered during design and construction. Active slope failure is most obvious in areas of large sandstone blocks which have detached from the main sandstone beds and have moved down the slope.

No evidence of permanent free water was observed on the tract. In our opinion, true free water is quite deep in this area and is probably associated with the deep artesian water system in the Grand Junction Area.

Due to the proximity and surface exposure of the Dakota Formation, there exists a possibility of numerous, small perched water tables developing in weathered portions of the Dakota Formation and beneath excavations, site improvements and road structures. This perched water would probably be the result of increased irrigation due to the presence of lawns, landscaping and roof runoff.

The presence of easily availible irrigation water tends to encourage overuse by landowners and has been observed to be instrumental in creating perched water tables in many residential areas. While it is believed that under the existing conditions at the time of this exploration, the construction process would not be effected by any free-flow waters, it is very possible that several years after development is initiated, troublesome perched water conditions may develop which will provide construction and structural difficulties.

In addition, this potential perched water could create some problems for future foundations on this tract. Therefore it is recommended that the future presence of a perched water table be considered in all design and construction of both the proposed residential structures and any subdivision improvements. Design of roadway drainage should be carefully considered. Positive, rapid removal of runoff should be accomplished to minimize water infiltration into the underlying formation.

The site is not located within any mapped floodplain or flood hazard area. A drainage plan, addressing the rapid removal of surface waters and not allowing infiltration is recommended.

No extractable minerals or deposits are known or suspected beneath this site which would affect the proposed development. The gravels and cobbles in the ancient river terrace are of poor quality and generally are acceptable only for structural fill and similar uses.

Active mudflow or debris flow are not anticipated to be a present hazard on this site.

Slope stability will be a consideration for the placement and design of subdivision improvements and residential structures.

No other hazards or limitations were observed or suspected of existing on or affecting this site. This study indicates that the expansive clays, low shear strength lignite soils, areas of difficult excavation and the potential for perched water tables constitute the most important limitations on this site.

It is believed that all pertinant points have been addressed. If any further questions arise or if LINCOLN-DeVORE can be of any further service, please do not hesitate to contact this office at any time.

Respectfully submitted,

LINCOLN-DeVORE, INC.

by: Edward M. Morris

Engineering Geologist

LD Job # 75170-J

STATE OF COLORADO

ROY R. ROMER
GOVERNOR

JOHN W. ROLD
DIRECTOR

COLORADO GEOLOGICAL SURVEY
DEPARTMENT OF NATURAL RESOURCES
715 STATE CENTENNIAL BUILDING — 1313 SHERMAN STREET
DENVER, COLORADO 80203 PHONE (303) 866-2611

C 23-92

April 7, 1992 MA-92-0017

Mesa County Planning Department
P.O. Box 20,000-5022
Grand Junction, Colorado 81502-5022

Re: Third Addition to The Ridges, Phase 1

Gentlemen:

At your request and in accordance with S.B. 35 (1972), we have reviewed the materials submitted for and made a field inspection on March 18, 1992, of the site of this latest addition to "The Ridges". The following comments summarize our findings.

The geotechnical investigation of and report about the subject area, conducted by Lincoln DeVore, Inc., adequately addresses the geologic constraints to residential development of this parcel. Because ancient Colorado River gravels that overlie Dakota Formation bedrock are found in some parts of the addition, it is possible that a perched water table will develop at or near their contact after development is completed. A similar condition could occur on impervious clay lenses in the bedrock. For this reason, we recommend that foundation-drain systems be installed in all structures with below-grade space (basements). Moreover, where expansive-clay bedrock is encountered in foundation excavations or is very near (5 ft or so) the bottom of of them in structures with basements, it may be advisable, in some cases, to use drilled-pier and grade-beam foundations rather than spread footings. Where non-expansive materials, such as hard sandstone or gravels, occur at the surface and/or at foundation depth, spread footings may be acceptable, especially for houses without basements. Therefore, considering this variability in "soil" conditions in the addition, the architect for each of the houses to be constructed should collaborate with a qualified soils and foundation engineer prior to final foundation-design selection.

If the recommendations made above and those in the submitted Lincoln DeVore, Inc., report are followed and made a condition of approval of this addition, then we have no geology-related objection to it.

Sincerely,

James M. Soule

James M. Soule
Engineering Geologist

DEVELOPMENT APPLICATION

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

Receipt 1647
Date 10/6/94
Rec'd By [illegible]

File No. 167 94

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
X Subdivision Plat/Plan	[ ] Minor [ ] Major X Resub	52 ± acres	N. of Bella Pago	PR	VACANT
[ ] Rezone				From: To:	
[ ] Planned Development	[ ] ODP [ ] Prelim [ ] Final				Original Do NOT Remove From Office
[ ] Conditional Use					
[ ] Zone of Annex					
[ ] Text Amendment					
[ ] Special Use					
[ ] Vacation					[ ] Right-of-Way [ ] Easement

[ ] PROPERTY OWNER [ ] DEVELOPER [ ] REPRESENTATIVE

X Ted Munkres		X Barry Tharaud
Name	Name	Name
X 121 Chipeta Ave.		X 5700 Baltimore #167
Address	Address	Address
X Grand Junction, CO 81501		X La Mesa, CA 91942
City/State/Zip	City/State/Zip	City/State/Zip
X 303-243-0929		X 619-465-3939
Business Phone No.	Business Phone No.	Business Phone No.

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

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

X Ted Munkres 9-21-94
Signature of Person Completing Application Date

X Ted Munkres

X Barry Tharaud 9-23-94
Signature of Property Owner(s) - Attach Additional Sheets if Necessary

ADMIN. Review MAJOR-

SUBMITTAL CHECKLIST

MAJOR SUBDIVISION: PRELIMINARY

Location: N. of Bella Pago EAST of Ridges   Project Name: Ridge Hts.

167 94

1320

Original
Do NOT Remove
From Office

ITEMS: DESCRIPTION	SSID REFERENCE	City Community Development ●	City Dev. Eng. ●	City Utility Eng. ●	City Property Agent ●	City Parks/Recreation ○	City Fire Department ●	City Attorney ●	City G J P C (8 sets) ●	City Downtown Dev. Auth. ○	City Police ●	County Planning ○	Walker Field ○	School Dist. #51 ○	Irrigation District ○	Drainage District ○	Water District ○	Sewer District ○	U S West ●	Public Service ●	GVRP ○	CDOT ○	Corps of Engineers ○	Colorado Geological Survey ○	US Postal Service ○	Persigo WWTF ○	TOTAL REQ'D
● Application Fee	VII-1	1																									
● Submittal Checklist*	VII-3	1																									
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Assessor's Map (REDUCTION)	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
~~● Evidence of Title~~	VII-2	1			1			1																			
● Names and Addresses	VII-3	1																									
● Legal Description ??	VII-2	1			1																						
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Location Map FULL SIZE ASSRS	IX-21	1																									
● Preliminary Plan	IX-26	1	2	1	1																						
● 11"x17" Reduction of Prelim. Plan	IX-26	1				1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Preliminary Drainage Report	X-12	1	2																								

PC ?
Parks & Rec.
County Plng Packet
to Geological Survey?
Prel. ?

ROW vacation
property line adj. must
happen before plat.

NOTES:
1) An asterisk in the item description column indicates that a form is supplied by the City.
2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

MAY 1993

167

KATHLEEN L. FALCONER
2449 BELLA PAGO
GRAND JUNCTION, CO 81503

JAMES V. WILCOX
CRYSTAL J. MILLER
585 25 1/2 RD LOT 30
GRAND JUNCTION, CO 81505

CARL D. POLAND
2449 BROADWAY
GRAND JUNCTION, CO 81503

167

ELLEN KEELY
2431 BELLA PAGO DR.
GRAND JUNCTION, CO 81503

TERRY I. TUSBERG
324 COUNTRY CLUB PARK RD
GRAND JUNCTION, CO 81503

MARVIN P. DEJONG
405 DRESSELL DR
GRAND JUNCTION, CO 81503

NEAL J. GILMAN
2445 BELLA PAGO DR.
GRAND JUNCTION, CO 81503

ALVA E. VAUGHN
400 DRESSELL DR.
GRAND JUNCTION, CO 81503

AMY N. ORENS
JAMES M. FARRELL
403 DRESSELL DR.
GRAND JUNCTION, CO 81503

WILLIAM R. HARRELL
2433 BELLA PAGO DR
GRAND JUNCTION, CO 81503

JB WOOTTEN
TRUSTEE - WOOTEN
404 COUNTRY CLUB PARK
GRAND JUNCTION, CO 81503

KAREN K. MARQUETTE
GENE GANA & RODNEY GANA
9113 EMERALD GROVE AVE
LAKESIDE, CA 92040

JEFFREY L. DRISCOLL
KATHY A. DRISCOLL
1926 GUNNISON AVE
GRAND JUNCTION, CO 81501

THOMAS E. MORAN
LINDA J. MORAN
406 COUNTRY CLUB PARK
GRAND JUNCTION, CO 81503

JAMES A. FOLSOM
DIXIE L. FOLSOM
401 DRESSELL DR.
GRAND JUNCTION, CO 81503

JUDITH A. MARTIN
PO BOX 666
GRAND JUNCTION, CO 81502

ELSIE GRANERE
CLYDE J. GRANERE
408 COUNTRY CLUB PARK
GRAND JUNCTION, CO 81503

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

MICHAEL W. BATH
JUDITH K. BATH
389 HIGH RIDGE DR
GRAND JUNCTION, CO 81503

ROBERT W. CROSS
LUELLA F. CROSS
412 COUNTRY CLUB PARK
GRAND JUNCTION, CO 81503

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

EDWARD C. REED
KRISTNE K. REED
391 HIGH RIDGE DR.
GRAND JUNCTION, CO 81503

OBIE J. ATKINSON
413 COUNTRY CLUB PARK
GRAND JUNCTION, CO 81503

COMMUNITY HOSPITAL FNDT
2021 N 12th ST.
GRAND JUNCTION, CO 81501

ELIZABETH J. VANDERTUIN
2442 HIDDEN VALLEY DR.
GRAND JUNCTION, CO 81503

MOUNTAIN MICROWAVE CORP
PO BOX 5630
DENVER, CO 80217

GENIE, INC.
PO BOX 3299
GRAND JUNCTION, CO 81502

CITY OF GRAND JUNCTION
250 N 5TH ST
GRAND JUNCTION, CO 81501

DAVID YANOWICH
409 COUNTRY CLUB PARK
GRNAD JUNCTION, CO 81503

TERRANCE W. WAKEFIELD
DONNA B. WAKEFIELD
2429 BELLA PAGO DR.
GRAND JUNCTION, CO 81503

KENNETH E. MELSON
KAREN J. SLAUGH
411 COUNTRY CLUB PARK
GRAND JUNCTION, CO 81503

ROBERT A. BARRY
DIANNE L. BARRY
385 RODELL DR.
GRAND JUNCTION, CO 81503

GABRIEL FISHER
W 21308 SR904
CHENEY, WA 99004

SANDRA L. WILLMON
GLADYS WILLMON
2423 HIDDEN VALLEY DR.
GRAND JUNCTION, CO 81503

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

DAVID H. DAHLEM
DELORIS K. DAHLEM
222 EASTER HILL DR.
GRAND JUNCTION, CO 81503

LOIS B. WARP
PO BOX 2191
GRAND JUNCTION, CO 81502

BRUCE D. LAMBERT
405 COUNTRY CLUB PARK
GRAND JUNCTION, CO 81503

PETER P HEIDEL
407 COUNTRY CLUB PARK
GRAND JUNCTION, CO 81503

167

GENERAL REPORT 167 94

FOR

RIDGE POINT

GENERAL - The enclosed maps and statements are provided as a requirement of the city of Grand Junction Development Regulations.

The proposal calls for the ultimate development of 6 single family lots on a site of approximately 1.997 acres. Minimum lot size will be 7,800 sq. ft. with the average being slightly over 11,000 sq. ft. The density resulting from the proposed plat is 3 dwelling units per acre. Each lot is designated as a future single family dwelling site. When a final plat is submitted the building setbacks will be compatible with those in the surrounding neighborhood.

LOCATION Ridge Point consists of 1.997 acres lying north and east of the intersections of High Ridge Drive and Hidden Valley Drive.

EXISTING LAND USE - The property is comprised of a single parcel of land and is vacant of structures or dwellings. The historic land use has been vacant land. Ridge Point is currently part of the Ridges overall development plan.

SURROUNDING LAND USE - The surrounding land use is considered to be moderate in nature. Ridge Point is an "infill" development. The site is adjacent to fully developed single family subdivisions.

ACCESS - The proposal calls for the use of High Ridge Drive to serve lots within Ridge Point. This will be completed to maintain uniformity with the existing roadway. The proposal calls for the use of an existing 50 foot ROW with a 38 foot asphalt section. Sidewalks have been purposely left out because it is inconsistent with the rest of the subdivisions in the area. High Ridge Drive provides access to Hidden Valley Drive, to Ridgeway Drive to Ridges Boulevard.

On street parking has been limited in the subdivision covenants. It calls for a minimum 18 foot driveway width and a limit for on street parking to 72 consecutive hours. The street radii have been designed to Grand Junction road standards.

UTILITY SERVICE - All utility service necessary for site development adjoins the property or exsist on the lots.

An existing sanitary sewer main is located in High Ridge Drive. The proposal calls for the construction of new laterals necessary to provide service to each property. All construction will be done in accordance with the City of Grand Junction specifications. Ultimate line maintenance will be by the City.

Domestic water service will be provided to each lot within Ridge Point by an existing 8" main The property is located within the Ridges Metropolitan

District. Since the proposal will require ultimate maintenance of the new main by Ridges Metropolitan District and all construction will be done in accordance with their standards.

Irrigation water will be delivered to each lot by an underground pressurized system under which currently exists. Water for this system is provided by the Ridges Metropolitan District.

New natural gas, electric, cable television, and communication lines will be extended into the development from existing facilities adjoining the property and be located in a 12 foot utility easement located along the front of each lot.

GRADING AND DRAINAGE - A minimum of material will be moved within the development. The site as it currently exists has an established drainage pattern suitable to single family sites. Detailed grading & drainage plans will be submitted in this application for final approval. The subject property is adjacent to an established flood runoff area. The flood plain study shows that no building area will be effected in the 100 year runoff.

DEVELOPMENT SCHEDULE - Development of all the lots within Ridge Point will begin immediately upon the approval of the final plat by the City of Grand Junction.. It is anticipated that the lots will be built on and sold within 12 to 18 months following site development .

IMPROVEMENTS GUARANTEE - The developer will provide a performance and payment bond in a form acceptable to the city of Grand Junction at the time the plat is recorded.

UTILITY COORDINATING COMMITTEE MEETING

The regularly scheduled meeting of the Mesa County Utilities Coordinating Committee met on Wednesday October 13, 1994 in the Public Service Company Conference Room.

Those in attendance were:

Linda Dannenberger	Mesa County Planning	244-1771
Gary Mathews	Ute Water	242-7491
Gary Lewis	Public Service Co.	244-2698
Phil Bertrand	Grand Valley Irrigation	242-2762
Kathy Portner	Gr. Jct. Comm. Development	244-1446
Perry Rupp	Grand Valley Power	242-0040
Leon Peach	U.S. West	244-4964
Bill Cheney	Grand Junction	244-1590
Michael Drollinger	Gr. Jct. Comm. Development	244-1439
Glen Vancil	TCI Cable	245-8777
Joe Beilman	Mesa County	244-1689
Max Ward	U.S. West Engineering	244-4721

Dale Clawson -

The meeting was opened at 1:30 by Phil Bertrand.

OLD BUSINESS

MESA COUNTY PLANNING:

GRAND JUNCTION PLANNING:
1.) 107-94 RANA ROAD REPLAT - Signed off.

2.) 122-94 VACATION OF R-O-W & REPLAT OF NORTHACRES SUBD. - Hold.

NEW BUSINESS

MESA COUNTY PLANNING:
1.) C116-94 REPLAT OF BROCK SUBDIVISION - Hold.

2.) C19-94-2 STEPPING STONE SUBDIVISION - FINAL PLAT - Reviewed. No original to sign off.

3.) C96-93 REPLAT OF PAULINE SUBDIVISION - FINAL PLAT - Signed off.

4.) C31-94 CIMARRON NORTH SUBDIVISION - FINAL PLAT - Hold.

5.) C87-93-2 COUGAR RUN FILING 3 - Signed off.

GRAND JUNCTION PLANNING:
1.) 144-94 FOURSQUARE SUBDIVISION - Signed off.

2.) 167-94 RIDGE POINT SUBDIVISION FILING 1 - Hold for City, fire protection and 14' front easement.

TOWN OF PALISADE:

DISCUSSION OF MESA COUNTY PLANNING COMMISSION AGENDA 10-20-94.

MID MONTH SIGN OFF:

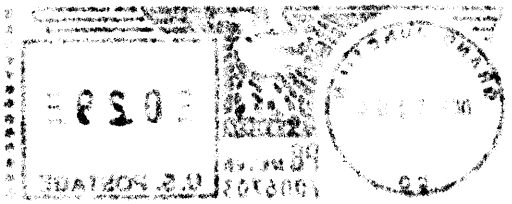
UTILITY PROJECT COORDINATION

UCC ADVISORY COMMITTEE

ADJOURNMENT: 2:40 pm.

Submitted

Perry Rupp, Secretary



CITY OF GRAND JUNCTION FILE #167-94 RIDGE POINT SUBDIVISION, FILING #1 LOCATED EAST OF HIGH RIDGE COURT & NORTH OF BELLA PAGO ROAD IN THE CITY OF GRAND JUNCTION HAS BEEN REVIEWED AND APPROVED BY THE UTILITY COORDINATING COMMITTEE.

CHAIRMAN _____ DATE _____

A 14' multi-purpose easement required along all front lot lines

Bill Cheney's comments on fire protection

COMM. HOSPITAL ...

PRE-APPLICATION CONFERENCE

Date: 1/14/93
Conference Attendance: Karl Metzner, Loren Ennis, Joe Boyle
Proposal: Final Plat Review - Ridges Phase III
Location: N. of Bella Pago

Tax Parcel Number:
Review Fee: $160
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? N/A
Adjacent road improvements required? N/A
Area identified as a need in the Master Plan of Parks and Recreation? N/A
Parks and Open Space fees required? YES Estimated Amount: 225/LOT
Recording fees required? YES Estimated Amount: ?
Half street improvement fees required? N/A Estimated Amount:
Revocable Permit required? N/A
State Highway Access Permit required? N/A

Applicable Plans, Policies and Guidelines None

Located in identified floodplain? FIRM panel # NO
Located in other geohazard area?

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required? NO

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- O Access/Parking
- O Drainage
- O Floodplain/Wetlands Mitigation
- O Other
- O Screening/Buffering
- O Landscaping
- O Availability of Utilities
- O Land Use Compatibility
- O Traffic Generation
- O Geologic Hazards/Soils

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

RES

SUBMITTAL CHECKLIST

RESUBDIVISION

Location: *N. of Bella Pago* Project Name: *Ridges Phase III*

ITEMS		DISTRIBUTION																																
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent	● ~~City Parks/Recreation~~	● ~~City Fire Department~~	● ~~City Attorney~~	● ~~City GJPC (8 sets)~~	○ City Downtown Dev. Auth.	● ~~City Police~~	○ County Planning	○ County Bldg. Dept.	● County Surveyor	○ Walker Field	○ School Dist. #51	○ Irrigation District	○ Drainage District	○ Water District	○ Sewer District	○ U.S. West	○ Public Service	○ GVRP	○ CDOT	○ Corps of Engineers	○ Colorado Geological Survey	○ U.S. Postal Service	○ Persigo WWTF						TOTAL REQ'D
● Application Fee	VII-1	1																																
● Submittal Checklist*	VII-3	1																																
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1						
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1						
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1						
● Evidence of Title	VII-2	1			1			1																										
~~● Appraisal of Raw Land*~~	VII-1	1			1																													
~~● Names and Addresses~~	VII-3	1																																
~~● Legal Description~~	VII-2	1			1																													
○ Deeds	VII-1	1			1			1																										
○ Easements	VII-2	1	1	1	1			1													1	1	1											
○ Aviation Easement	VII-1	1			1			1																										
○ ROW	VII-3	1	1	1	1			1													1	1	1											
~~● Covenants, Conditions, & Restrictions~~	VII-1	1	1					1																										
○ Common Space Agreements	VII-1	1	1					1																										
● County Treasurer's Tax Cert.	VII-1	1																																
● Improvements Agreement/Guarantee*	VII-2	1	1	1																														
○ CDOT, 404 or Floodplain Permit	VII-3	1	1																															
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1						
~~● Location Map~~	IX-21	1																																
~~● Composite Plan~~	X-10	1	2	1	1																													
~~● 11"x17" Reduction Composite Plan~~	IX-10	1				1	1	1	8	1	1	1	1				1	1	1	1	1	1	1	1	1	1		1						
● Final Plat	IX-15	1	2	1	1			1						1																				
● 11"x17" Reduction of Final Plat	IX-15	1							8	1	1	1			1	1	1	1	1	1	1	1	1				1							
○ Cover Sheet	IX-11	1	2																															
○ Grading & Stormwater Mgmt Plan	IX-17	1	2															1							1									
○ Storm Drainage Plan and Profile	IX-30	1	2															1			1	1	1											
● Water and Sewer Plan and Profile	IX-34	1	2	1															1	1	1	1	1					1						
● Roadway Plan and Profile	IX-28	1	2															1																
○ Road Cross-sections	IX-27	1	2																															
○ Detail Sheet	IX-12	1	2																															
○ Landscape Plan	IX-20	2	1	1																														
○ Geotechnical Report	X-8	1	1										1													1								
○ Phase I & II Environmental Report	X-10,11	1	1																															
○ Final Drainage Report	X-5,6	1	2															1																
○ Stormwater Management Plan	X-14	1	2															1							1									
○ Sewer System Design Report	X-13	1	2	1																1														
○ Water System Design Report	X-16	1	2	1															1															
○ Traffic Impact Study	X-15	1	2																					1										

NOTES:
1) An asterisk in the item description column indicates that a form is supplied by the City.
2) Required submittal items and distribution are indicated by filled in circles., some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: 1/14/93
Conference Attendance: Karl McBurney Loren Isaac Joe Boyle
Proposal: FINAL PLAT REVIEW - RIDGES PHASE III
Location: N. of Bella Pago

Tax Parcel Number: _____
Review Fee: $160
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? N/A
Adjacent road improvements required? N/A
Area identified as a need in the Master Plan or Parks and Recreation? N/A
Parks and Open Space fees required? YES Estimated Amount: 225/LOT
Recording fees required? YES Estimated Amount: ?
Half street improvement fees required? N/A Estimated Amount: _____
Revocable Permit required? N/A
State Highway Access Permit required? N/A

Applicable Plans, Policies and Guidelines NONE

Located in identified floodplain? FIRM panel # NO
Located in other geohazard area? _____

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? _____
Avigation Easement required? NO

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

○ Access/Parking	○ Screening/Buffering	○ Land Use Compatibility
○ Drainage	○ Landscaping	○ Traffic Generation
○ Floodplain/Wetlands Mitigation	○ Availability of Utilities	○ Geologic Hazards/Soils

○ Other _____
Related Files: _____

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

_____ _____
Signature(s) of Petitioner(s) Signature(s) of Representative(s)

TREASURER'S CERTIFICATE OF TAXES DUE

Date: 09/22/94 Certificate No: 36401

STATE OF COLORADO
COUNTY OF MESA

I, the undersigned do hereby certify that the entire amount of taxes and assessments due upon the parcels of real estate described below, and all sales of the same for unpaid taxes or assessments shown by the books in my office, from which the same may still be redeemed, with the amount required for redemption, are as noted herein:

Title Co : INDIVIDUAL REQUEST Order #: 167 95
Seller : Buyer :
Lender : Ordered: FREESTYLE DESIGN
Tax Year : 93
Schedule #: 2945-212-00-041

Description:
BEG N 87DEG35'07SEC W 230FT FR N4 COR SEC 21 1S 1W S 18DEG0'17SEC E 1260.62FT S 54DEG16'21SEC W 230.25FT S 7DEG14'50SEC E 161.77FT S 34DEG55'16SEC W 149.88FT ALG ARC OF CVE TO R RAD 332.96FT CH BEARS S 46DEG45'16 SEC W 136.56FT S 58DEG35'15SEC W 249.81FT ALG ARC OF CVE TO R RAD 591FT CH BEARS S 65DEG31'45SEC W 142.86FT S 72DEG28'15SEC W 209.82FT ALG ARC OF CVE TO R RAD 135 .84FT CH BEARS N 82DEG31'45SEC W 114.82FT N 57DEG31'45 SEC W 149.92FT ALG ARC OF CVE TO R RAD 128.77FT CH BEARS N 31DEG31'45SEC W 112.90FT ALG ARC OF CVE TO L RAD 50FT CH BEARS N 20DEG16'22SEC W 98.23FT N 64DEG07' 34SEC W 328.35FT N 02DEG26'55SEC E 243.34FT N 2DEG26' 55SEC E 1338.83FT S 87DEG35'07SEC E 1067.61FT TO BEG EXC ROW AS DESC B-1142 P-823 CO CLKS OFF

Base Tax Amounts Paid:
93 REAL $ 3,446.57

Total Due $ 0.00

BEFORE PAYING TOTAL DUE, PLEASE CALL FOR UPDATED FIGURES
IF PENALTY IS DUE OR IF THERE ARE OUTSTANDING TAX SALES

LIS - MESA COUNTY - 1994
09/22/94 09:46 $ 10.00
2945-212-00-041
PMT 836672 FOR DEPOSIT ONLY

--- Continued ---

Original
Do NOT Remove
From Office

2945-212-00-041
Tax Charges Distribution for Taxing Year '93:

Description	Rate	Amount	Description	Rate	Amount
Colo. River	0.3940	3.58			
Mesa County	21.0620	191.25			
Grand Jct	8.0710	73.28			
Sch Dst 51	40.8500	370.92			
Library	2.8100	25.51			
Ute Water	2.0000	18.16			
SD51 Bonds	6.6200	60.11			
Social Svcs	4.6580	42.29			
Rdg Met 2	293.1130	2661.47			
			Totals ------>	379.5780	3446.57

167 94

Original
Do NOT Remove
From Office

GENA M. HARRISON
Mesa County Treasurer

By: _____

CERTIFIED DATE

September 22, 1994

MEMORANDUM

TO: Marcia

FROM: Kathy KP

DATE: October 7, 1994

RE: File #167-94 Review Fee

After further research I've determined the review fee submitted for file #167-94, Ridge Point Subdivision, is in error. The fee should have been $160.00 not $1,320. The $1,320 fee was calculated for a future proposal they will be submitting for the site. Please process a refund of the balance. Thank you.

REVIEW COMMENTS

FILE # 167-94 **TITLE HEADING:** Final Plan/Plat - Ridge Point Sub.

LOCATION: East of High Ridge Ct.

PETITIONER: Ted Munkres/Freestyle Inc.

PETITIONER'S ADDRESS/TELEPHONE: 121 Chipeta Avenue
Grand Junction, CO 81501
243-0929

PETITIONER'S REPRESENTATIVE: Rolland Engineering

STAFF REPRESENTATIVE: Kathy Portner

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., OCTOBER 24, 1994.

U.S. WEST **10/07/94**
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.

CITY PARKS AND RECREATION DEPARTMENT **10/10/94**
Don Hobbs **244-1542**

Open space fees based upon 6 units at $225 = $1,350.00 due in fees.

CITY FIRE DEPARTMENT **10/11/94**
Hank Masterson **244-1414**

A complete utility composite needs to be submitted to the Fire Department showing hydrant locations and water main sizes. Hydrants must be no more than 500' apart and all property frontages must be within 250' of a hydrant. Minimum looped line size is 6" with an 8" line required if it is a dead end. Minimum fire flow required is 500 GPM.

COMMUNITY DEVELOPMENT DEPARTMENT **10/20/94**
Kathy Portner **244-1446**

Preliminary comments will be combined with Final comments.

CITY UTILITY ENGINEER **10/07/94**
Bill Cheney **244-1590**

Water: An additional fire hydrant will need to be installed near the north end of High Ridge Ct. since lots 5 & 6 appear to be more than 250' from the existing hydrant.

Sewer: Sewer services will have to be installed from the main for the majority of the lots since this was not done at the time the sewer line was installed.

Extend sewer services to a distance of 14' inside property lines.

CITY DEVELOPMENT ENGINEER
Jody Kliska **244-1591**

Engineering comments will be combined with Community Development final staff review.

FILE #167-94

CITY FIRE DEPARTMENT **REVISED COMMENTS - 10/26/94**
Hank Masterson **244-1414**

The location of the proposed new hydrant should be moved to the property line between lots 3 and 4. The water main is required to be a minimum of 6" if less than 250' long and it is served by a looped line at least 6" in size. If the line is served by a dead end main, the minimum size must be 8" and the total length of dead end line cannot exceed 1000'. The minimum fire flow required is 500 GPM. Petitioner must provide documentation that this minimum fire flow is provided.

RESPONSES TO REVIEW COMMENTS
FILE # 167-94
Final Plan/Plat Ridge Point Subdivision

Ted Munkres/FreeStyle
121 Chipeta Avenue
Grand Junction, CO 81501
243-0929

CITY FIRE DEPARTMENT: Hank Masterson

A utility composite has been provided to Mr. Masterson. Mr. Masterson and I discussed the placement of a hydrant between lots 3 and 4. Line size will be determined when excavation reveals what is in the street. City standards will be maintained with the possibility of adding an adequate line from Hidden Valley Drive.

CITY UTILITY ENGINEER: Bill Cheney

Additional fire hydrant, sewer and water service lines are a part of the utility composite and are planned to be installed.

RESPONSE TO STAFF ANALYSIS

1. Desert Landscaping: See covenants, Article II-4-u. A suggested addition to the covenants could read:

   1,000 square feet of irrigated lawn or no more than 40% of the front yard which ever is less. The balance to be desert or xeriscape landscape. A possible limitation on water use is being considered.

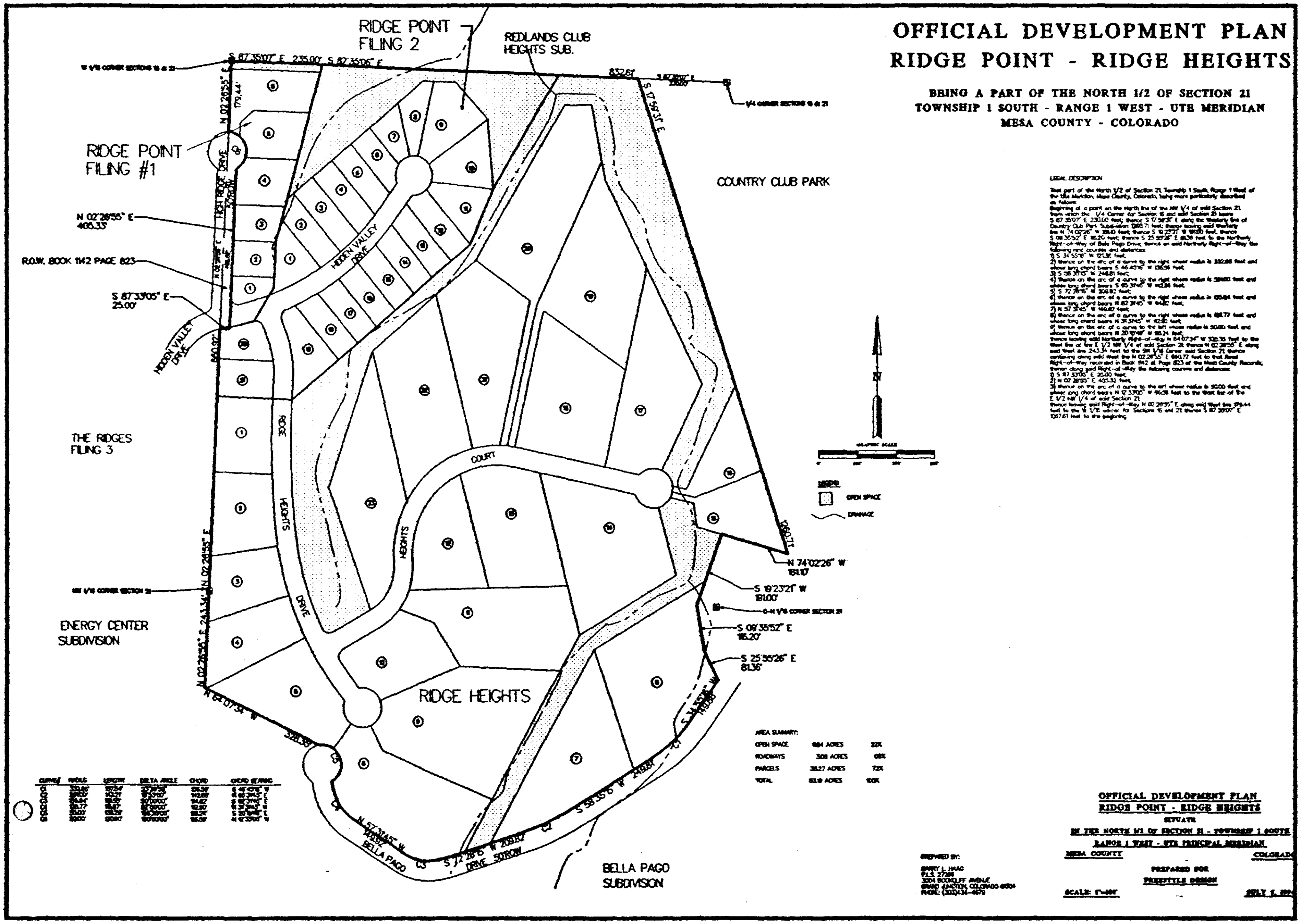
2. High Ridge Drive will be completed.

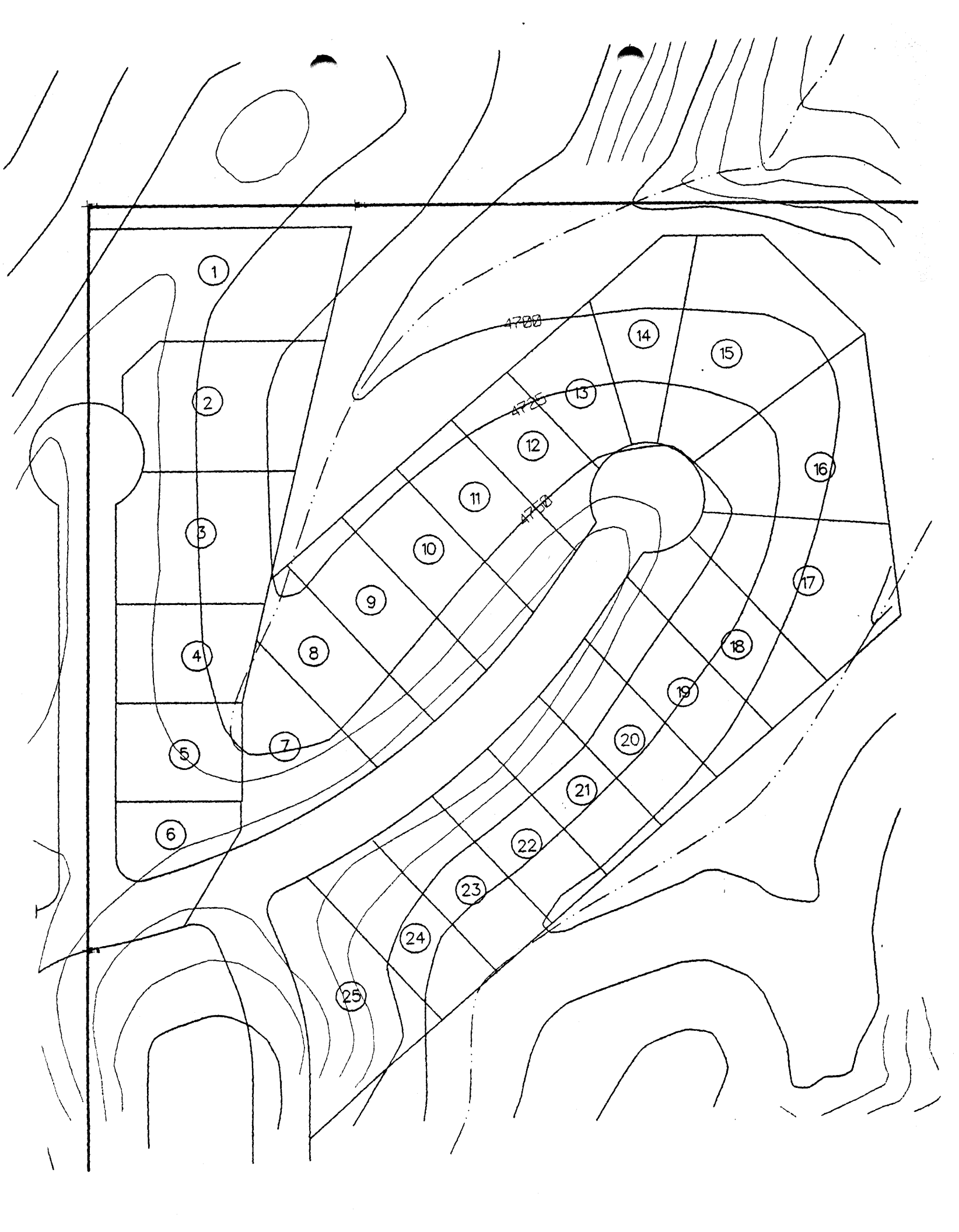
3. Engineered Foundations: See covenants Article II-4-t.
   Reading at present: The recommendations from the subsurface Soils Report should be considered prior to construction.

   To be changed to read: The recommendations from the subsurface Soils Report should be following when constructing foundations.

STAFF CONCERNS AND ISSUES:

- Items 1 and 2 are agreed to.
- Item 3 Slopes on lots 3, 4 and 5. Building envelopes are 70 feet from front property lines unless otherwise noted. Please see slope details attached.
- Item 4 Open space. 20 feet open space on the north end of the project connects existing Ridges open space with anticipated open space.
- Item 5 ACCO review. The ACCO has reviewed the project and recommended the establishment of a homeowners association. The association is provided for in the covenants.
- Items 6 and 7 are understood.


OFFICIAL DEVELOPMENT PLAN
RIDGE POINT - RIDGE HEIGHTS
BEING A PART OF THE NORTH 1/2 OF SECTION 21
TOWNSHIP 1 SOUTH - RANGE 1 WEST - UTE MERIDIAN
MESA COUNTY - COLORADO
RIDGE POINT FILING 2
REDLANDS CLUB HEIGHTS SUB.
RIDGE POINT FILING #1
COUNTRY CLUB PARK
THE RIDGES FILING 3
ENERGY CENTER SUBDIVISION
BELLA PAGO SUBDIVISION
RIDGE HEIGHTS
HIDDEN VALLEY DRIVE
RIDGE HEIGHTS DRIVE
HEIGHTS COURT
BELLA PAGO DRIVE
S 87°35'07" E 235.00'
S 87°35'06" E
832.61'
N 02°28'55" E 406.33'
R.O.W. BOOK 1142 PAGE 823
S 87°33'05" E 25.00'
N 74°02'26" W 181.10'
S 19°23'21" W 181.00'
S 09°35'52" E 116.20'
S 25°35'26" E 81.36'
N 64°07'34" W
S 72°28'6" W 209.82'
S 58°35'6" W 249.81'
LEGAL DESCRIPTION
AREA SUMMARY:
OPEN SPACE
ROADWAYS
PARCELS
TOTAL
OPEN SPACE
DRAINAGE
PREPARED BY:
OFFICIAL DEVELOPMENT PLAN
RIDGE POINT - RIDGE HEIGHTS
SITUATE
IN THE NORTH 1/2 OF SECTION 21 - TOWNSHIP 1 SOUTH
RANGE 1 WEST - UTE PRINCIPAL MERIDIAN
MESA COUNTY
COLORADO
PREPARED FOR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STAFF REVIEW

FILE: #167-94

DATE: October 20, 1994

STAFF: Kathy Portner

REQUEST: Final Plat for Ridge Point

LOCATION: North of Bella Pago, East of High Ridge Drive

APPLICANT: Ted Munkres, Freestyle

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH:	Undeveloped
SOUTH:	Undeveloped
EAST:	Undeveloped
WEST:	Single family residential--approx. 4 units per acre

EXISTING ZONING: PR-4

PROPOSED ZONING: PR-4

SURROUNDING ZONING:

NORTH:	PR-4 and R-2 (County)
SOUTH:	PR-4
EAST:	PR-4
WEST:	PR-4

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area. The City recently adopted an amended development plan for the Ridges that applies to this area. The general development standards in that plan require that structures be setback 20' from all bluff lines.

STAFF REVIEW

FILE: #167-94

DATE: November 1, 1994

STAFF: Kathy Portner

REQUEST: Final Plat for Ridge Point

LOCATION: North of Bella Pago, East of High Ridge Drive

APPLICANT: Ted Munkres, Freestyle

- City will not sign off on deeds unless they are warranty deeds.
- Will not contest recording w/ County approval.

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH:	Undeveloped
SOUTH:	Undeveloped
EAST:	Undeveloped
WEST:	Single family residential--approx. 4 to 8 units per acre

EXISTING ZONING: PR-4

PROPOSED ZONING: PR-4

SURROUNDING ZONING:

NORTH:	PR-4 and R-2 (County)
SOUTH:	PR-4
EAST:	PR-4
WEST:	PR-4

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area. The City recently adopted an amended development plan for the Ridges that applies to this area. The general development standards in that plan require that structures be setback 20' from all bluff lines.

STAFF ANALYSIS:

This proposal is for 6 single family lots along the east side of High Ridge Drive and 1 large (50 acre +) lot for future development. The subdivision is a part of the Ridges development and received approval from Mesa County in 1992. Subsequent to that approval, the Ridges was annexed by the City. The Mesa County approval included the following provisions: 1. Revised covenants to include a stipulation for desert landscaping; 2. Completion of High Ridge Drive to County standards; and submittal of improvements agreement and guarantee; 3. Engineered foundations to follow the geologist's recommendations; 4. Pertinent review agency comments.

Upon annexation of the Ridges (effective 5/92) the developers would have had 1 year to record the final plat without losing the approvals by the County (as per City Code requirements). Because the plat was not recorded within the year review and approval by the City Planning Commission is required.

Staff's major concern with the proposed plat is the steepness of the lots. The amended final plan for the Ridges, adopted by the Planning Commission and the City Council, includes "General Development Standards" for future development within the Ridges. The following standards must be considered with this proposal:

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.

3. 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.

4. 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.

Originally Staff had indicated that it appeared building on lots 3, 4 and 5 would appear to be in conflict with the above standards because of the steep drop-off of those lots from High Ridge Drive. Rough slope measurements of the building envelope areas of those three lots showed the following slopes: lot 3--approximately 20% slope, lot 4--approximately 34% slope, and lot 5--approximately 30% slope. Therefore lot 4 would be the only lot with a building envelope in direct conflict with the maximum slope standard.

There is no well defined ridge line or bluff line along these properties. There are rock outcroppings lower in the drainage way but not within the proposed building envelopes.

This property is also the subject of a boundary line dispute with the property to the east along Bella Pago Drive. The boundary line adjustment process must be completed and approved prior to recording a plat for this property.

STAFF RECOMMENDATION:

Staff recommends denial of the plat for 6 lots because they are not in compliance with the general development standards of the Ridges amended plan. Staff would support a plat which eliminated lot 4.

If Planning Commission chooses to approve the plat the following conditions should be noted:

1. An improvement agreement/guarantee is required for all infrastructure improvements needed, including the completion of High Ridge Drive.

2. A 14' multi-purpose easement is required on all front lot lines.

3. Building envelopes must be shown on a contour map to be recorded with the final plat. Minimum setbacks will be 20' front, 5' side and 20' rear and building envelopes shall not contain slopes in excess of 30%.

4. Dedication language must follow the City's standards. Open space must be dedicated as follows: "to the City of Grand Junction forever, that real property which is labeled as Open Space for the common use, enjoyment and benefit by the General Public".

5. Engineered foundations are required following the State Geologist's and Lincoln DeVore, Inc.'s recommendations.

6. The plat cannot be recorded until the boundary line adjustment between this property and the Hill property is approved and recorded.

7. $225 per lot for parks and open space fees will be due prior to recording the plat. A Transportation Capacity Payment of $500 per lot will be collected at the time of issuance of planning clearances for each lot.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #167-94, a final plat for Ridge Point Subdivision, I move we deny the request.

STAFF ANALYSIS:

This proposal is for 6 single family lots along the east side of High Ridge Drive and 1 large (50 acre +) lot for future development. The subdivision is a part of the Ridges development and received approval from Mesa County in 1992. Subsequent to that approval, the Ridges was annexed by the City. The Mesa County approval included the following provisions: 1. Revised covenants to include a stipulation for desert landscaping; 2. Completion of High Ridge Drive to County standards; and submittal of improvements agreement and guarantee; 3. Engineered foundations to follow the geologist's recommendations; 4. Pertinent review agency comments.

Upon annexation of the Ridges (effective 5/92) the developers would have had 1 year to record the final plat without losing the approvals by the County (as per City Code requirements). Because the plat was not recorded within the year review and approval by the City Planning Commission is required.

Staff has the following concerns and issues:

1. An improvement agreement/guarantee is required for all infrastructure improvements needing, including the completion of High Ridge Drive.

2. A 14' multi-purpose easement is required on all front lot lines.

3. Building envelopes in relation to contour lines must be shown for review by staff. The developer must justify why the general standards for Ridges development adopted by the City should not be followed in this case as it relates to setbacks from bluff lines. Two or three of the lots appear to have very little buildable area based on the slopes.

4. What is the purpose of the 20' open space strip and what does it connect to?

5. The Ridges ACC must have an opportunity to review the proposed subdivision. Please submit for their review and request comments to be sent to the City Community Development Department prior to the Planning Commission hearing.

6. If approved, the plat cannot be recorded until the boundary line adjustment between this property and the Hill property is approved and recorded.

7. $225 per lot for parks and open space fees will be due prior to recording the plat. $500 per lot will be collected at the time of issuance of planning clearances for the Transportation Capacity Payment.

STAFF RECOMMENDATION:

Staff will make a recommendation after receiving petitioners response to comments.

STAFF REVIEW

FILE: #167-94

DATE: October 20, 1994

STAFF: Kathy Portner

REQUEST: Final Plat for Ridge Point

LOCATION: North of Bella Pago, East of High Ridge Drive

APPLICANT: Ted Munkres, Freestyle

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

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SOUTH:	Undeveloped
EAST:	Undeveloped
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EXISTING ZONING: PR-4

PROPOSED ZONING: PR-4

SURROUNDING ZONING:

NORTH:	PR-4 and R-2 (County)
SOUTH:	PR-4
EAST:	PR-4
WEST:	PR-4

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area. The City recently adopted an amended development plan for the Ridges that applies to this area. The general development standards in that plan require that structures be setback 20' from all bluff lines.

STAFF ANALYSIS:

This proposal is for 6 single family lots along the east side of High Ridge Drive and 1 large (50 acre +) lot for future development. The subdivision is a part of the Ridges development and received approval from Mesa County in 1992. Subsequent to that approval, the Ridges was annexed by the City. The Mesa County approval included the following provisions: 1. Revised covenants to include a stipulation for desert landscaping; 2. Completion of High Ridge Drive to County standards; and submittal of improvements agreement and guarantee; 3. Engineered foundations to follow the geologist's recommendations; 4. Pertinent review agency comments.

Upon annexation of the Ridges (effective 5/92) the developers would have had 1 year to record the final plat without losing the approvals by the County (as per City Code requirements). Because the plat was not recorded within the year review and approval by the City Planning Commission is required.

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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.

3. 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.

4. 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.

Building on lots 3, 4 and 5 would appear to be in conflict with the above standards because of the steep drop-off of those lots from High Ridge Drive.

This property is also the subject of a boundary line dispute with the property to the east along Bella Pago Drive. The boundary line adjustment process must be completed and approved prior to recording a plat for this property.

STAFF RECOMMENDATION:

Staff recommends denial of the plat for 6 lots because they are not in compliance with the

general development standards of the Ridges amended plan. Staff would support a plat which eliminated lots 3, 4 and 5.

If Planning Commission chooses to approve the plat the following conditions should be noted:

1. An improvement agreement/guarantee is required for all infrastructure improvements needed, including the completion of High Ridge Drive.

2. A 14' multi-purpose easement is required on all front lot lines.

3. Building envelopes must be shown on a contour map to be recorded with the final plat. Minimum setbacks will be 20' front, 5' side and 20' from bluff line rear.

4. Dedication language must follow the City's standards. Open space must be dedicated as follows: "to the City of Grand Junction forever, that real property which is labeled as Open Space for the common use, enjoyment and benefit by the General Public".

5. Engineered foundations are required following the State Geologist's and Lincoln DeVore, Inc.'s recommendations.

6. The plat cannot be recorded until the boundary line adjustment between this property and the Hill property is approved and recorded.

7. $225 per lot for parks and open space fees will be due prior to recording the plat. A Transportation Capacity Payment of $500 per lot will be collected at the time of issuance of planning clearances for each lot.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #167-94, a final plat for Ridge Point Subdivision, I move we deny the request.

To: Kathy Portner
From: Jody Kliska
Subject: High Ridge Drive
Date: 5/15/95 Time: 10:30a

All improvements are complete and accepted. No charge was made for construction inspection.

To: Kathy Portner
From: Hank Masterson
Subject: Ridge Point subdivision
Date: 5/18/95 Time: 4:19p

Kathy, I drove by Ridge Point Subdivision on 5/18/95. All required hydrants were installed at correct locations. Based on area fire flows, the minimum required flows of 500 GPM are available. The Fire Department has no other concerns with this proposal. Hankm.

(Form for approval of filing & recording of SUBDIVISION PLATS)

SB-80-93

MESA COUNTY SURVEYOR
544 ROOD AVE.
GRAND JUNCTION, CO 81502
(303) 244-1821

This is to certify that the SUBDIVISION PLAT described below

RIDGE POINT-FILING 1

has been reviewed under my direction and to the best of my knowledge it conforms with the neccessary requirements pursuant to the Colorado Revised Statute 1994, 38-51-106 for the recording of Land Survey Plats in the records of the County Clerk's Office. This approval does not certify as to the possibility of omissions of easements and other Rights-of-Way or Legal Ownerships.

Dated this 24th day of April, 1995.

Signed: Udell S. Williams by Ken Sweargin
UDELL S. WILLIAMS

RECORDED IN MESA COUNTY RECORDS

DATE: _____

DRAWER: BB25

B14 P 348 + 349 + 350

$25.00

NOTE:
The recording of this plat is subject to all approved signatures & dates.

1717245 03:23 PM 05/15/95
MONIKA TODD CLK&REC MESA COUNTY CO

LEGAL

EXHIBIT "A"

B67 94

PARCEL 1:
That part of the N½ of Section 21, Township One South, Range One West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: Commencing at a Mesa County brass cap for the N¼ Corner of said Section 21, from whence a Mesa County brass cap for the NW corner of the NE¼NW¼ of said Section 21 bears N87°35'07"W 1297.61 feet; thence N87°35'07"W 230.00 feet to the point of beginning; thence S17°59'31"E on the westerly line of Country Club Park Subdivision 1260.71 feet; thence leaving said westerly line N74°02'26"W 180.10 feet; thence S19°23'21"W 191.00 feet; thence S09°35'52"E 116.20 feet; thence S25°55'26"E 81.36 feet to the northerly line of Bella Pago Drive; thence on said northerly line of Bella Pago Drive by the following nine courses and distances:

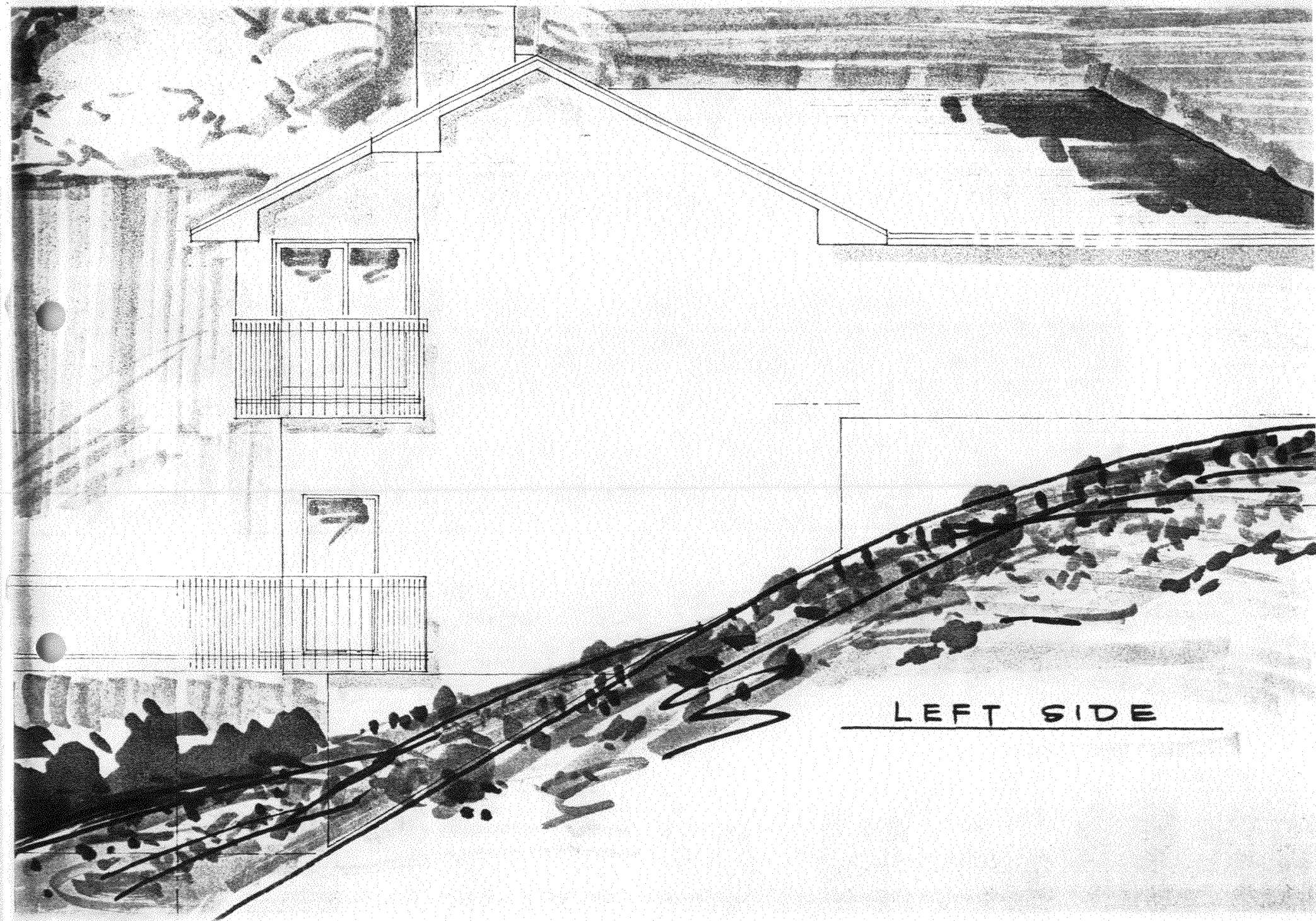
1) S34°55'16"W 121.38 feet;
2) thence on the arc of a curve to the right whose radius is 332.96 feet and whose long chord bears S46°45'16"W 136.56 feet;
3) S58°35'15"W 249.81 feet;
4) thence on the arc of a curve to the right whose radius is 591.00 feet and whose long chord bears S65°31'45"W 142.86 feet;
5) S72°28'15"W 209.82 feet;
6) thence on the arc of a curve to the right whose radius is 135.84 feet and whose long chord bears N82°31'45"W 114.82 feet;
7) N57°31'45"W 149.92 feet;
8) thence on the arc of a curve to the right whose radius is 128.77 feet and whose long chord bears N31°31'45"W 112.90 feet;
9) thence along the arc of a curve to the left whose radius is 50.00 feet and whose long chord bears N20°16'49"W 98.24 feet;

thence N64°07'34"W 328.35 feet to the west line of the E½NW¼ of said Section 21; thence N02°26'55"E on said west line 243.34 feet to the SW Corner of the NE¼NW¼ of said Section 21; thence continuing N02°26'55"E on said west line 1338.83 feet to the NW Corner of the NE¼NW¼ of said Section 21; thence S87°35'07"E 1067.61 feet to the point of beginning.

PARCEL 2:
An easement for ingress and egress, in the N½ of Section 21, Township One South, Range One West of the Ute Meridian, Mesa County, Colorado, twenty-five feet right and twenty-five feet left of the following centerline (the sidelines of which extending to and terminating at property lines and their extension), to wit:

Commencing at a Mesa County brass cap for the Southwest corner of the NW¼NE¼ of said Section 21, from whence a Mesa County brass cap for the Northwest corner of said NW¼NE¼ bears N01°10'13"E 1323.99 feet; thence the following calls:

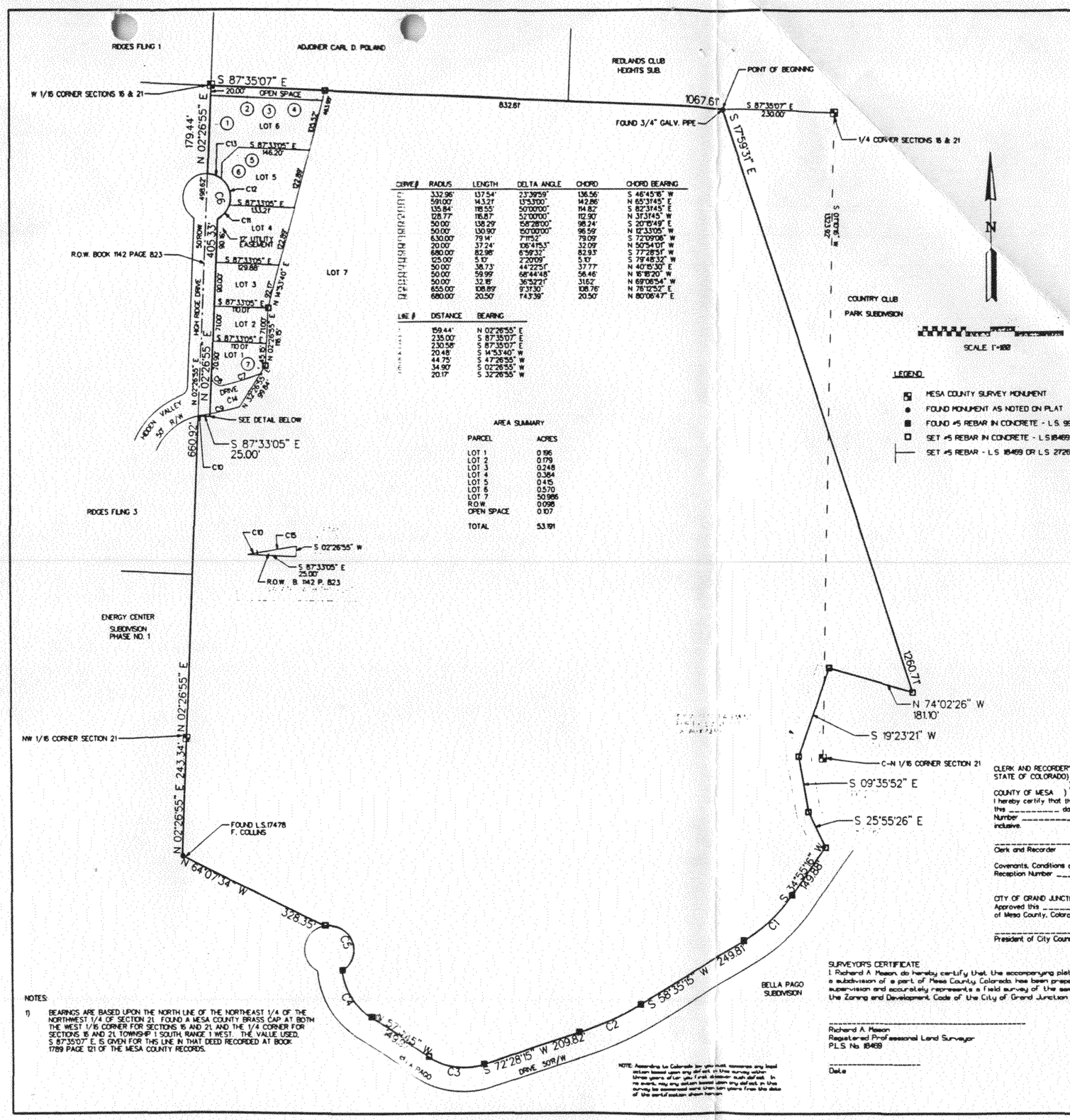
1) S07°14'50"E 161.77 feet to the northerly right-of-way line of Bella Pago Drive;
2) S34°55'16"W 28.50 feet to the beginning;
3) Leaving said right-of-way, N25°55'26"W 81.36 feet;
4) N09°36'00"W 116.20 feet;
5) N19°23'00"E 191.00 feet to the terminus from whence said Southwest corner of the NW¼NE¼ of said Section 21 bears S03°54'11"W 184.50 feet.


LEFT SIDE

A R E L E V.

RIDGE POINT - FILING 1

BEING A PART OF THE NORTH 1/2 OF SECTION 21 TOWNSHIP 1 SOUTH - RANGE 1 WEST - UTE MERIDIAN MESA COUNTY - COLORADO



CURVE #	RADIUS	LENGTH	DELTA ANGLE	CHORD	CHORD BEARING
C1	332.96'	137.54'	23°39'59"	136.56'	S 46°45'15" W
C2	591.00'	14.32'	1°53'00"	142.86'	N 65°31'45" E
C3	135.84'	118.55'	50°00'00"	114.82'	S 82°31'45" E
C4	128.77'	116.87'	52°00'00"	112.90'	N 31°31'45" W
C5	50.00'	138.29'	158°28'00"	98.24'	S 20°15'49" E
C6	50.00'	130.90'	150°00'00"	96.59'	N 12°33'05" W
C7	630.00'	79.14'	7°11'52"	79.09'	S 72°09'08" W
C8	20.00'	37.24'	106°41'53"	32.09'	N 50°54'01" W
C9	680.00'	82.98'	6°59'32"	82.93'	S 77°28'51" W
C10	125.00'	5.10'	2°20'09"	5.10'	S 79°48'32" W
C11	50.00'	38.73'	44°22'51"	37.77'	N 40°16'30" E
C12	50.00'	59.99'	68°44'48"	56.46'	N 15°18'20" W
C13	50.00'	32.81'	36°52'27"	31.62'	N 69°06'54" W
C14	655.00'	108.89'	9°31'30"	108.76'	N 76°12'52" E
C15	680.00'	20.50'	1°43'39"	20.50'	N 80°06'47" E

LINE #	DISTANCE	BEARING
L1	159.44'	N 02°26'55" E
L2	235.00'	S 87°35'07" E
L3	230.58'	S 87°35'07" E
L4	20.48'	S 14°53'40" W
L5	44.75'	S 47°26'55" W
L6	34.90'	S 02°26'55" W
L7	20.17'	S 32°26'55" W

AREA SUMMARY

PARCEL	ACRES
LOT 1	0.196
LOT 2	0.179
LOT 3	0.248
LOT 4	0.384
LOT 5	0.415
LOT 6	0.570
LOT 7	50.986
R.O.W.	0.098
OPEN SPACE	0.107
TOTAL	53.191

LEGEND

- MESA COUNTY SURVEY MONUMENT
- FOUND MONUMENT AS NOTED ON PLAT
- FOUND #5 REBAR IN CONCRETE - L.S. 9958
- SET #5 REBAR IN CONCRETE - L.S.18469
- SET #5 REBAR - L.S. 18469 OR L.S. 27266

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Barry Tharaud and Ted Munkres are the owners of that real property situated in the County of Mesa, State of Colorado, and that being a part of the Northwest 1/4 of Section 21, Township 1 South, Range 1 West, of the Ute Principal Meridian as recorded in Book ____, Page ____, of the Mesa County Records as shown on the accompanying plat, being more particularly described as follows:

Beginning at a point on the North line of the NW 1/4 of said Section 21 from which the 1/4 Corner for Section 16 and said Section 21 bears S 87°35'07" E 230.00 feet; thence S 17°59'31" E along the Westerly line of Country Club Park Subdivision 1260.71 feet; thence leaving said Westerly line N 74°02'26" W 181.10 feet; thence S 19°23'21" W 191.00 feet; thence S 09°35'52" E 116.20 feet; thence S 25°55'26" E 81.36 feet to the Northerly Right-of-Way of Bella Pago Drive; thence on said Northerly Right-of-Way the following nine courses and distances: 1) S 34°55'15" W 121.38 feet; 2) thence on the arc of a curve to the right whose radius is 332.96 feet and whose long chord bears S 46°45'15" W 136.56 feet; 3) S 58°35'15" W 249.81 feet; 4) thence on the arc of a curve to the right whose radius is 591.00 feet and whose long chord bears S 65°31'45" W 142.86 feet; 5) S 72°28'15" W 209.82 feet; 6) thence on the arc of a curve to the right whose radius is 135.84 feet and whose long chord bears N 82°31'45" W 114.82 feet; 7) N 57°31'45" W 149.92 feet; 8) thence on the arc of a curve to the right whose radius is 128.77 feet and whose long chord bears N 31°31'45" W 112.90 feet; 9) thence on the arc of a curve to the left whose radius is 50.00 feet and whose long chord bears N 20°15'49" W 98.24 feet; thence leaving said Northerly Right-of-Way N 64°07'34" W 328.35 feet to the West line of the E 1/2 NW 1/4 of said Section 21; thence N 02°26'55" E along said West line 243.34 feet to the SW 1/16 Corner said Section 21; thence continuing along said West line N 02°26'55" E 660.77 feet to that Road Right-of-Way recorded in Book 1142 at Page 823 of the Mesa County Records; thence on said Right-of-Way the following three courses and distances: 1) S 87°33'05" E 25.00 feet; 2) N 02°26'55" E 405.32 feet; 3) thence on the arc of a curve to the left whose radius is 50.00 feet and whose long chord bears N 12°33'05" W 96.59 feet to the West line of the E 1/2 NW 1/4 of said Section 21; thence leaving said Right-of-Way and along said West line of the E 1/2 NW 1/4 N 02°26'55" E 179.44 feet to the W 1/16 corner for Sections 16 and 21; thence S 87°35'07" E 1067.61 feet to the point of beginning.

That said owners have caused said real property to be laid out and surveyed as RIDGE POINT - FLING 1, a subdivision of a part of Mesa County, State of Colorado

That said owners do hereby dedicate and set apart all the streets and roads as shown hereon the accompanying plat to the use of the public forever, and hereby dedicates those portions of said real property which are labeled as "UTILITY EASEMENT" on the accompanying plat as easements for the installation and maintenance of such utilities and/or irrigation facilities, including but not limited to electrical lines, gas lines, telephone lines and cable television lines, with further right of ingress and egress to and from the above described drainage easements.

IN WITNESS WHEREOF said owners, Barry Tharaud and Ted Munkres have caused their names to be hereunto subscribed this ____day of _____, 1994

_____ Barry Tharaud

_____ Ted Munkres

STATE OF COLORADO)
)SS
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this ____day of _____, 1994 by Barry Tharaud and Ted Munkres.

My Commission expires _____
Witness my hand and official Seal

_____ Notary Public

Original Do NOT Remove From Office

1167 9 4 1

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
) ss
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at _____ o'clock ____M.,
this _____ day of _____ A.D. 1994 and is duly recorded as Reception Number _____ in Plat Book _____, Page _____ through _____ inclusive.

_____ Clerk and Recorder _____ Deputy _____ Fees

Covenants, Conditions and Restrictions recorded in Book _____, Page _____, Reception Number _____, Date _____.

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL
Approved this _____ day of _____ A.D. 1994, County Planning Commission of Mesa County, Colorado.

_____ President of City Council

_____ City Manager

SURVEYOR'S CERTIFICATE
I, Richard A. Mesa, do hereby certify that the accompanying plat of RIDGE POINT - FILING 1, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same and complies with the Zoning and Development Code of the City of Grand Junction (section 5-6).

_____ Richard A. Mesa Registered Professional Land Surveyor P.L.S. No. 18469

_____ Date

NOTE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

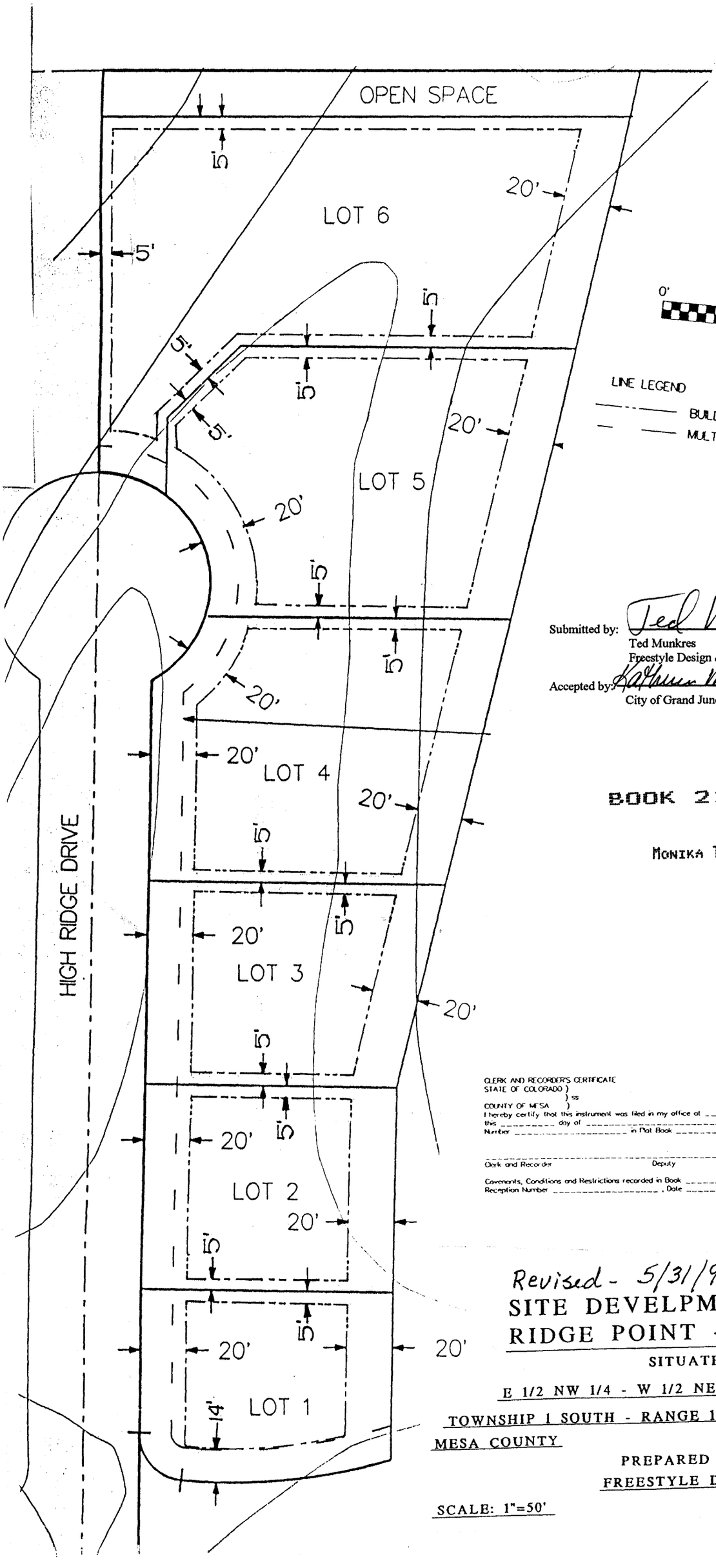
NOTES:

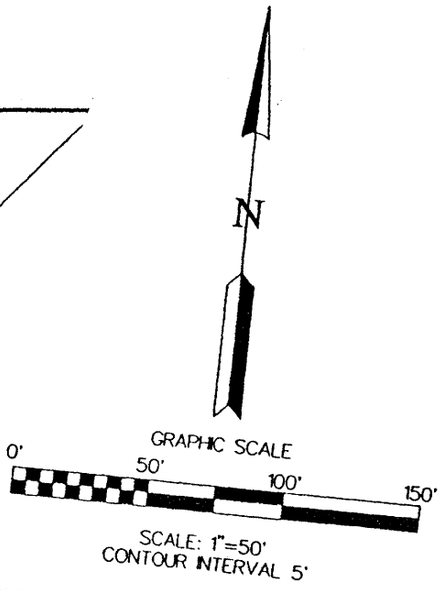
1) BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21. FOUND A MESA COUNTY BRASS CAP AT BOTH THE WEST 1/16 CORNER FOR SECTIONS 16 AND 21, AND THE 1/4 CORNER FOR SECTIONS 16 AND 21, TOWNSHIP 1 SOUTH, RANGE 1 WEST. THE VALUE USED, S 87°35'07" E, IS GIVEN FOR THIS LINE IN THAT DEED RECORDED AT BOOK 1789 PAGE 121 OF THE MESA COUNTY RECORDS.

ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(303) 243-8300

RIDGE POINT - FILING 1
LOCATED IN NE1/4 NW1/4 Sec 21
T1S, R1W, U.M.

Designed	Checked	Job No.	Sheet 1
Drawn	Date		OF 1





Submitted by: Ted Munkres
Ted Munkres
Freestyle Design & Building

Accepted by: Kathleen M. Parker 5/31/95
City of Grand Junction Community Development

BOOK 2148 PAGE 718

1718901 03:52 PM 06/01/95
MONIKA TODD CLK&REC MESA COUNTY CO

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
) ss
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at _____ o'clock ____ M.
this _____ day of _____ A.D. 1995 and is duly recorded as Reception
Number _____ in Plat Book _____, Page _____

_____ _____ _____
Clerk and Recorder Deputy Fees

Covenants, Conditions and Restrictions recorded in Book _____, Page _____.
Reception Number _____, Date _____

Revised - 5/31/95

SITE DEVELPMENT PLAN
RIDGE POINT - FILING 1

SITUATE

E 1/2 NW 1/4 - W 1/2 NE 1/4 - SECTION 21

TOWNSHIP 1 SOUTH - RANGE 1 WEST - UTE MERIDIAN

MESA COUNTY COLORADO

PREPARED FOR

FREESTYLE DESIGN

SCALE: 1"=50'

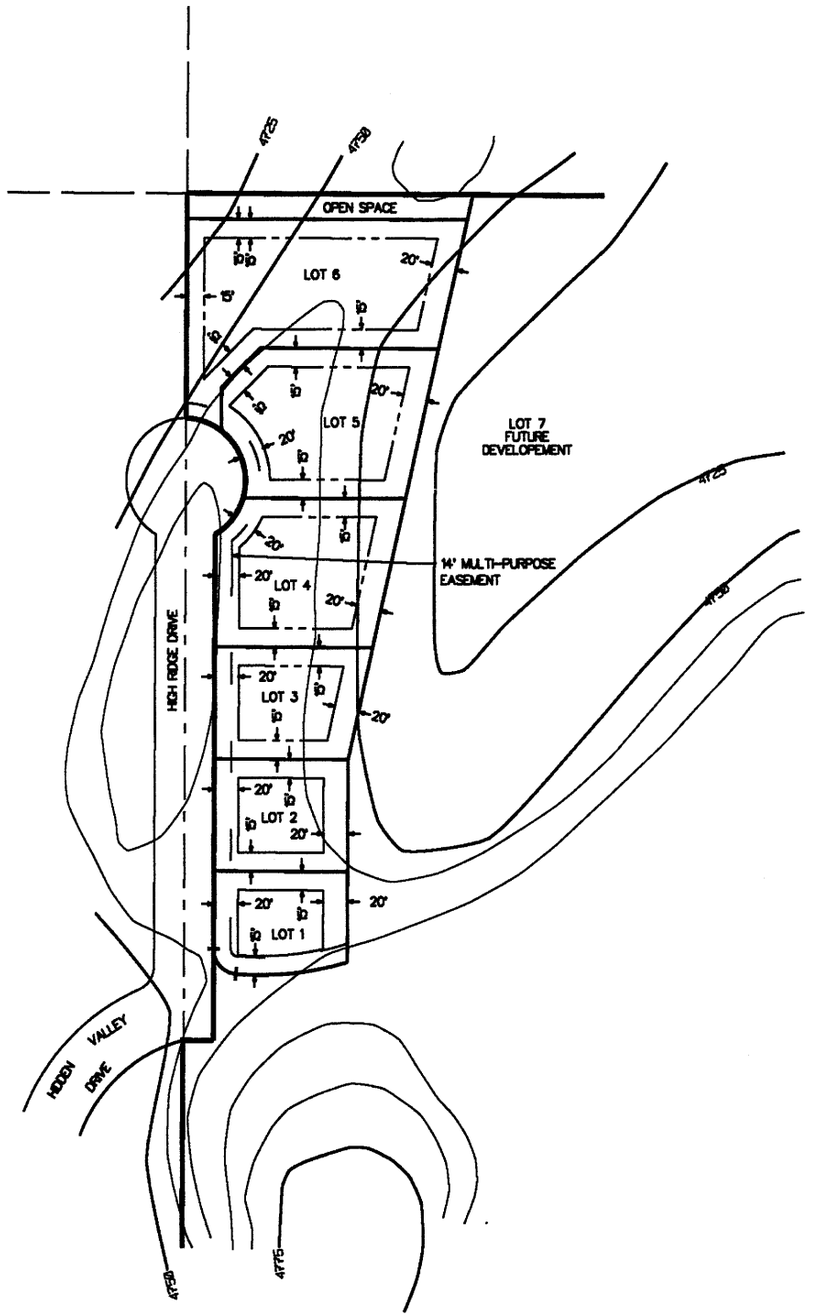
MAY 2, 1995

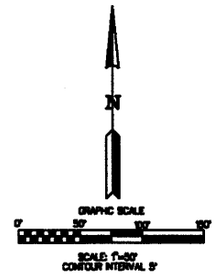
SITE DEVELOPMENT PLAN

FOR

RIDGE POINT - FILING 1

BEING A PART OF THE NORTH 1/2 OF SECTION 21
TOWNSHIP 1 SOUTH - RANGE 1 WEST - UTE MERIDIAN
MESA COUNTY - COLORADO





LINE LEGEND

BUILDING SETBACK LINE

MULTI-PURPOSE EASEMENT

NOTES:

1) BENCHMARK – CROSS CUT ON NORTH BONNET BOLT OF FIRE HYDRANT LOCATED AT NORTH-EAST CORNER OF HIDDEN VALLEY DRIVE AND HIGH RIDGE DRIVE. ELEVATION = 4729.57
2) TOPOGRAPHY IS FROM A COMPUTER DRAWING FILE PROVIDED BY SOLAND ENGINEERING TO FREESTYLE DESIGN. CONTOUR INTERVAL IS 5 FEET.
3) ENGINEERED FOUNDATIONS WILL BE REQUIRED AS PER THE RECOMMENDATION OF THE STATE GEOLOGIST AND LINCOLN DEVORE, INC.

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO } ss
COUNTY OF MESA }
I hereby certify that this instrument was filed in my office at _____ o'clock ___M.
this _____ day of _____ A.D. 1995 and is duly recorded as Reception Number _____ in Plat Book _____, Page _____

_____ _____ _____
Clerk and Recorder Deputy Fees

Covenants, Conditions and Restrictions recorded in Book _____, Page _____, Reception Number _____, Date _____.

SITE DEVELPMENT PLAN
RIDGE POINT - FILING 1
SITUATE
N 1/2 NW 1/4 - W 1/2 NE 1/4 - SECTION 21
TOWNSHIP 1 SOUTH - RANGE 1 WEST - UTE MERIDIAN
MESA COUNTY COLORADO
PREPARED FOR
FREESTYLE DESIGN
SCALE: 1"=50' MAY 5, 1995