

Aurora City Council approves Northridge preliminary plat

by Jonna M. Huseman

Aurora is one step closer to seeing the creation of a 300-plus home subdivision north of Streeter Park, thanks to a vote by the city council last Tuesday evening to approve a preliminary plat for the Northridge Subdivision.

The approved plans call for the construction of 70 houses in two phases of construction, which Bob Benes, president of Aspen Builders, is hoping will begin as soon as this summer.

Once final plans have been approved, Benes said construction on the project will begin.

"We're excited about this chance," Benes told Aurora City Council members, explaining that his company has been working on plans for the subdivision over the past eight or nine months.

The first phase of construction will see the paving of streets and the creation of sewers, gutters and sidewalks, along with houses that Benes calls "move-up purchases."

"Those will open up small homes in town for people to buy," he said.

Although all details have not

yet been approved, Benes is hoping to see a home-owners association form within the neighborhood, which would be responsible for the control and upkeep of Northridge's commons and open areas.

If such an organization were to form, it would be a first for Aurora.

"(Home owner's organizations) are what a lot of towns have gone to because they don't have the addition funds (for upkeep)," Benes said. "It's just like a non-profit corporation; they collect dues and elect a president."

The final plat for phases one and two is expected to be approved by City Council on April 8.

Benes said that if all goes according to plan, phase one of the Northridge project could be completed as soon as the end of this year, meaning interested buyers could be living in Northridge homes by November or December.

Construction for the second phase of the project would be dependent on house and lot sales.

And to help with home sales, Benes plans to hold a question-

answer session for anyone interested in putting a down payment on a Northridge home.

"As we get closer to a final plat here, I would like to set up a meeting where people can come and get a map and look at the price sheet and put a deposit down," he said. "It's something I want to do, it's coming, but I don't have a date."

In other action, the council gave approval to the first of three readings for Ordinance 888, which would rezone property belonging to Craig Bergen from residential to commercial.

The property is located at the southeast corner of 15th and Ceder Streets. Bergen requested the change for business interests.

The city council also approved:

- \$146,228.70 in a pay application to M.E. Collins for the downtown improvement project,
- \$709.68 for the historic lighting project,
- \$515.43 for utilities relocation on Highway 14,
- a cost-benefit analysis by Allan Jenkins that will examine the construction and operation of the proposed ethanol plant.

Flag flown in Iraq presented to county

Hamilton County Commissioners were presented with an American flag at their meeting Monday morning on behalf of Jana Sautter, an Aurora native currently serving overseas with the Air Force.

Sautter asked that the flag be presented to the commissioners, the courthouse and the residents of Hamilton County for the support they showed last year, when Sautter raised funds and

equipment so that a softball league could be formed at her camp in Iraq.

Sautter's father, Harold, gave the flag to commissioners Jerry Hoegh, Wally Driewer and Larry Fox on behalf of his daughter, the United States Air Force and the troops stationed in Iraq.

The flag flew over the camp on Sept. 11, 2007.

Commissioners also heard from Brian Crabtree, superin-

tendent of the noxious weed department, about hiring a full-time employee and a part-time employee during summer months.

In action, commissioners approved:

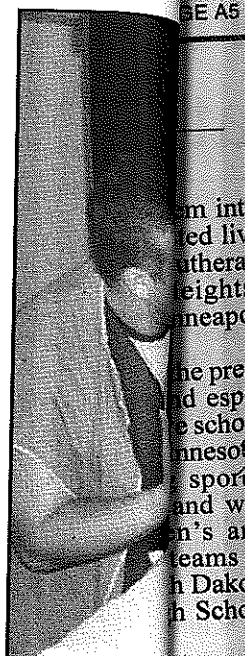
- two pipe memorandums for electrical lines to be laid near Giltner and Phillips, and
- a one-day liquor permit for the Vet's Club baseball stag to be held at the fairgrounds.

Giltner school levy override on May ballot

The Giltner School Board is planning for the future by put-

The money from the levy override would not be to pay

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Clarification

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