

April 13, 2011

Jason Smith
CDOT Resident Engineer
222 So 6th Street, Room 317
Grand Junction, CO 81501

Project: CDOT I-70B West Reconstruction 24 Road to 24 $\frac{1}{2}$ Road
Subject: City of Grand Jct. Parks Department Landscape Maintenance Obligation

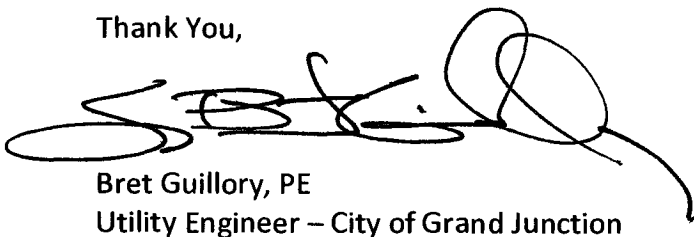
Dear Jason,

Per our phone conversation last week, we believe that the City and CDOT are in agreement as to the limits of the City's landscape maintenance responsibilities associated with the above referenced project. Our understanding is that the City of Grand Junction Parks Department will be maintaining landscape and irrigation systems for the completed project from back of walk to back of walk.

There are properties adjacent to the project which have landscape improvements located within CDOT rights-of-way. Maintenance of those landscape areas, which are in CDOT rights-of-way behind the back of walk, will be the responsibility of the property owner per the City of Grand Junction Development Code Section 21.06.040.(b)(16). This section of the Code identifies adjacent properties as being responsible for maintenance of unimproved rights-of-way abutting their property.

Please let me know if you have any questions.

Thank You,



Bret Guillory, PE
Utility Engineer – City of Grand Junction

pc: Dwight Burgess - CDOT Utility Engineer
Mike Vendegna- City of Grand Junction Parks Department
Tom Ziola - City of Grand Junction Parks Department
Trent Prall - City of Grand Junction Engineering Manager
Lisa Cox - City of Grand Junction Planning Manager
Tim Woodmansee - CDOT
Dorlynn Erickson - CDOT

file



May 19, 2011

fnrockies.com
2452 HIGHWAY 6 AND 50
GRAND JUNCTION
COLORADO 81505-1108
970-242-2255
FAX 970-242-7722

Colorado Department of Transportation
Attn: Asa Farrington, Project Engineer
606 South 9th Street, room 201
Grand Junction, CO 81501

Project: CDOT I-70B Reconstruction; regarding maintenance of landscaping improvements adjacent to and within CDOT Right of Way along the frontage of First National Bank of the Rockies (FNBR) located at 2452 Highway 6 & 50, Grand Junction, Colorado

Dear Asa,

FNBR has received authorization to deviate from both CDOT and the City of Grand Junction landscape requirements along the frontage area adjacent to I-70 B. Correspondence previously transmitted on this subject from Bret Guillory City Engineer are attached to this correspondence.

FNBR agrees to maintain the landscaped area along the I-70B frontage and within CDOT right of way from the back of the curb to the Bank property. This area will be maintained to the same standard as those appurtenances within the Bank's property and will include plant materials, irrigation system, and any other items deemed to be integral to the landscape in this area.

Sincerely,

Kevin Cochran,
Executive Vice President and CFO
First National Bank of the Rockies

CC: Bret Guillory, PE, City of Grand Junction
Tom Ziola, Grand Junction Parks Department
Jamie Beard, City Attorney
Jason Smith, CDOT engineer
Bryan Sims, Design Specialists pc Architects
Lisa Cox, Grand Junction Planning Department

Attachments: letters from Bret Guillory dated 5/12/11 and 4/13/11

RBS/ccs



PUBLIC WORKS & PLANNING

May 12, 2011

Dan Penny
First National Bank of the Rockies
2452 Hwy 6&50
Grand Junction, CO 81505

Project: CDOT I-70B Reconstruction

Subject: Landscape Improvements along First National Bank of the Rockies

Dear Mr. Penny,

It has come to our attention that First National Bank of the Rockies is interested in having a higher standard of landscape improvements along the frontage of the I-70B corridor than that proposed by CDOT and approved by the City of Grand Junction.

We are writing to inform you that we are not opposed to deviating from the landscape treatments installed as part of the CDOT project. Per City Code, Section 8.32.080 Maintenance of planting strip, the property owner adjacent to the frontage improvements shall be responsible for maintaining the improvements meeting City standards. Based on the City Code First National Bank of the Rockies will be responsible for maintenance of landscape appurtenances along the I-70B frontage, within CDOT rights of way, from the back of curb to the bank property. This maintenance effort will include plant materials, irrigation system, and appurtenances.

Please let me know if you have any questions.

Regards,

A handwritten signature in black ink, appearing to read "Bret Guillory", with a long horizontal line extending to the right.

Bret Guillory, PE
Utility Engineer
City of Grand Junction
970-244-1590
bretg@gjcity.org

pc Tom Ziola – City of Grand Junction Parks
Jamie Beard – City Attorneys office
Dwight Burgess – CDOT
file



PUBLIC WORKS & PLANNING

May 12, 2011

Paul Peterson
Mesa Mall/Macerich Management Co
2424 US Hwy 6&50
Grand Junction, CO 81505

Project: CDOT I-70B Reconstruction
Subject: Landscape Improvements Along Mesa Mall

Dear Mr. Peterson,

It has come to our attention that Mesa Mall / Macerich Management Co. is interested in having a higher standard of landscape improvements along the Mall frontage of the I-70B corridor than that proposed by CDOT and approved by the City of Grand Junction.

We are writing to inform you that we are not opposed to deviating from the landscape treatments installed as part of the CDOT project. Per City Code, Section 8.32.080 Maintenance of planting strip, the property owner adjacent to the frontage improvements shall be responsible for maintaining the improvements meeting City standards. Based on the City Code the Mesa Mall organization will be responsible for maintenance of landscape appurtenances along the I-70B frontage, within CDOT rights of way, from the back of curb to the Mesa Mall property. This maintenance effort will include plant materials, irrigation system, and appurtenances.

Please let me know if you have any questions.

Regards,

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Bret Guillory, PE
Utility Engineer
City of Grand Junction
970-244-1590
bretg@jcity.org

pc Tom Ziola – City of Grand Junction Parks
Jamie Beard – City Attorneys office
Dwight Burgess – CDOT
file



PUBLIC WORKS & PLANNING

May 19, 2011

Mike Tamblyn
THF Realty, Inc.
16888 East 144th Avenue
Brighton, CO 80601

Project: CDOT I-70B Reconstruction
Subject: Landscape Improvements Along Grand Mesa Center

Dear Mr. Tamblyn,

It has come to our attention that THF Realty (Grand Mesa Center) is interested in having a higher standard of landscape improvements along the Grand Mesa Center frontage of the I-70B corridor than that proposed by CDOT and approved by the City of Grand Junction.

We are writing to inform you that we are not opposed to deviating from the landscape treatments installed as part of the CDOT project. Per City Code, Section 8.32.080 Maintenance of planting strip, the property owner adjacent to the frontage improvements shall be responsible for maintaining the improvements meeting City standards. Based on the City Code THF Realty will be responsible for maintenance of landscape appurtenances along the I-70B frontage, within CDOT rights of way, from the back of curb to the Grand Mesa Center properties. This maintenance effort will include plant materials, irrigation system, and appurtenances.

Please let me know if you have any questions.

Regards,

A handwritten signature in black ink, appearing to read "Bret Guillory", is written over a large, stylized, circular graphic element.

Bret Guillory, PE
Utility Engineer
City of Grand Junction
970-244-1590
bretg@qjcity.org

pc Tom Ziola – City of Grand Junction Parks
Jamie Beard – City Attorneys office
Dwight Burgess – CDOT
file