

General Meeting/Pre-Application Conference Checklist

Date 1-25-01

Applicant RICHARD ADKINS Phone 245-6630 Tax Parcel # 2943-062-35-018

Location _____ Proposal GRAND VIEW SUBD. PHASE 5

Meeting Attendees BILL MORGAN, ERIC HALL, RICHARD ADKINS

While all factors in a development proposal require careful thought, preparation and design, the following circled 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. General meetings and pre-application conference notes/standards are **valid for only six months** following the meeting/conference date shown above. Incomplete submittals will not be accepted. Submittals with insufficient information identified during the review process, which have not been addressed by the applicant will not be scheduled for a public hearing. Failure to meet any deadlines for the review process may result in the project not being scheduled for hearing or being pulled from the agenda. Any changes to the approved plan will require re-review and approval prior to those changes being accepted.

ZONING & LAND USE

- a. Zoning: RMF-5
- b. Future Land Use Designation:
- c. Growth Plan, Corridor & Area Plans Applicability:

OFF-SITE IMPACTS

- a. access/right-of-way required
- b. traffic impact
- c. street improvements
- d. drainage/stormwater management
- e. availability of utilities

SITE DEVELOPMENT

- a. bulk requirements
- b. traffic circulation
- c. parking (off-street: handicap, bicycle, lighting)
- d. landscaping (street frontages, parking areas)
- e. screening & buffering
- f. lighting & noise
- g. signage

MISCELLANEOUS

- a. revocable permit
- b. State Highway Access Permit
- c. floodplain, wetlands, geologic hazard, soils
- d. proximity to airport (clear or critical zone)

OTHER

- a. related files FP-1999-117
- b. neighborhood meeting

FEES

- a. application fee: 740 + 15/AC + 50 LABELS
Due at submittal. Checks payable to City of GJ
- b. Transportation Capacity Payment (TCP): -As SUBD PERMIT
- c. Drainage fee:
- d. Parks Impact Fee: 225/LOT
- e. Open Space Fee or Dedication:
- f. School Impact Fee:
- g. Recording Fee:
- h. Plant Investment Fee (PIF) (Sewer Impact):

PROCESSING REQUIREMENTS

- a. Documents - ZDC, SSID, TEDS, SWMM
- b. Submittal Requirements/Review Process
- c. Annexation (Persigo Agreement)

PLANNER'S NOTES

* COMPOSITE PLANS MUST SHOW ALL UTILITIES TO PARCELS

PLEASE RETURN A COPY OF THIS FORM IN THE COMMUNITY DEVELOPMENT DEPT. REVIEW PACKET

1-25-01

SUBMITTAL CHECKLIST

OLD CODE

MAJOR SUBDIVISION: FINAL

PLUMB 6

Location: 28 RD NO OF F

Project Name: GRAND VIEW BLIND 5

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 G.J.P.C. (8/2006)	City Downtown Dev. Auth.	City Police	County Planning	County Building Department	Walker Field	School Dist. #51	Irrigation District 61WU	Drainage District	Water District VTE	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geologic Survey	U.S. Postal Service	Persigo WWTF	TCL Cable	TOTAL REQ'D.
		● Application Fee 9740 + #15/ACJ	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	1
● Application Form*	VII-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	1	1
● Reduction of Assessor's Map	VII-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	1	1
● Evidence of Title	VII-2	1		1			1																						
○ Appraisal of Raw Land	VII-1	1			1	1																							
● Names and Addresses*	VII-2	1																											
● Legal Description*	VII-2	1		1																									
○ Deeds	VII-1	1		1			1																						
○ Easements	VII-2	1	1	1	1			1												1	1	1						1	
○ Avigation Easement	VII-1	1			1			1						1															
○ ROW IF APPLICABLE	VII-2	1	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				1																					
○ CDOT Access Permit	VII-3	1	1																										
○ 404 Permit	VII-3	1	1																										
○ Floodplain Permit*	VII-4	1	1																										
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1
● Composite Plan	IX-10	1	2	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
● 11"x17" Reduction Composite Plan	IX-10	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
● Final Plat	IX-15	1	2	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
○ 11"x17" Reduction of Final Plat	IX-15	1						1	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	1			1	
● Storm Drainage Plan and Profile	IX-30	1	2														1		1	1	1							1	
● Water and Sewer Plan and Profile	IX-34	1	2	1			1										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				8																					
● Geotechnical Report	X-8	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						
○ Site Plan	IX-29	1	2	1	1		1	8																					

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

RECEIPT OF APPLICATION

DATE BROUGHT IN: 2/28/01
CHECK #: 1887 AMOUNT: 950.00
DATE TO BE CHECKED IN BY: 3/21/01
PROJECT/LOCATION: 28 Rd N of FRD

If application is found to be complete, the Community Development Department guarantees that the review comments for this application will be available for pick up at our office by the end of the day on 3/21/01 or we'll refund up to \$100 of your application fee.

This guarantee does not include late comments from outside review agencies. The date that the comments will be ready only applies if the application is accepted as complete. It is possible that additional items and/or fees may be required.

Items to be checked for on application form at time of submittal:

- Application type(s)
- Acreage
- Zoning
- Location
- Tax #(s)
- Project description
- Property owner w/ contact person, address & phone #
- Developer w/ contact person, address & phone #
- Representative w/ contact person, address & phone #
- Signatures of property owner(s) & person completing application

Grand View [#] 5 [#] 6



DEVELOPMENT APPLICATION

Community Development Dept
250 North 5th Street
Grand Junction CO 81501
(970) 244-1430

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do hereby petition this

PETITION	PHASE	ACREAGE/ SQ. FT.	LOCATION	EXISTING ZONING	EXISTING LAND USE
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input checked="" type="checkbox"/> Major	12.72 acres	E OF 28 RD N OF F	RMF-5	SE RESIDENTIAL
<input type="checkbox"/> Rezone / GPA				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					
<input type="checkbox"/> Site Plan Review					
<input type="checkbox"/> Property Line Adj./ Replat					
Project Site Tax No.(s): 2943-062-35-018					
Project Description: Grand View Subdivision, Filing No. Five and Filing No. Six					

Donada, Inc.	Same	Atkins and Associates, Inc
Property Owner Name	Developer Name	Representative Name
626 Grand View Drive	Same	P.O. Box 2702
Address	Address	518 28 Road, Suite B-105
Grand Junction, CO 81506	Same	Address
City/State/Zip	City/State/Zip	Grand Junction, CO 81502
(970) 255-8141	Same	City/State/Zip
Business Phone No.	Business Phone No.	(970) 245-6630
		Business Phone No.
		atkinsr1@aol.com
E-Mail	E-Mail	E-Mail
		(970) 245-2355
Fax Number	Fax Number	Fax Number

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 required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing Application

2/28/01
Date

Received Signature of Donada Motte

2-28-01

APPLICATION COMPLETENESS REVIEW

Use "N/A" for items which are not applicable

Date: 3/1/01

Project Name: Grandview Sub. Filings S46 (if applicable)

Project Location: 28 Rd N. of F Rd. (address or cross-streets)

Check-In Staff Community Development: PC initials of check-in
Development Engineer: _____ staff members

APPLICATION TYPE(S):
(e.g. Site Plan Review)

Final Plat

FEE PAID: Application: _____
Acreage: _____
Public Works: _____
TOTAL: _____

740⁰⁰
210⁰⁰
950⁰⁰

BALANCE DUE:

yes, amount \$ _____
 no

COMPLETENESS REVIEW:

Originals of all forms received w/signatures? yes no, list missing items below

- _____
- _____
- _____

Missing drawings, reports, other materials? no yes, list missing items below
Note: use SSID checklist

- _____
- _____
- _____

Incomplete drawings, reports, other materials? no yes, list missing items below
Note: Attach SSID checklist(s) w/incomplete information identified

- _____

GRAND VIEW 6

FINAL APPROVAL CHECKLIST

o 1. Development Improvements Agreement (DIA) # ~~K/A~~ OIK

o 2. Improvements Guarantee (type used: PLAT HOLD) #

✓ o 3. Final Plans #

✓ o 4. Articles of Incorporation of HOA

✓ o 5. CC&Rs

✓ o 6. Plat

① ERIC
PATCH JOB
STREET SIGNS

✓ o 7. Disk of Plat - EMAIL PLAT

✓ o 8. UCC Approval _____

✓ o 9. TCP Credit Request NO CREDIT AVAILABLE

✓ o 10. City Surveyor Certificate _____

o 11. ^② CONTRACTING ~~DIVID DESTROYED~~ 12/21/16 ESSENTIAL TO HOA
o 12. ERIC / WORKS FINAL INSPECTION
#: Minimum required for commencement of construction

FEEES

✓ Open Space Fees - \$ PAID

③ CONTRACTING FEES 31.00
CITY

TCP - \$ 500 /lot

School Impact Fee - \$ 292 /lot

④ PLAT FEES
PLAT 20
DEEDS 5
25

CITY OF GRAND JUNCTION FILE #FP-2001-058 GRANDVIEW SUBDIVISION
FILINGS #5 & #6 LOCATED AT 28 RD & NORTH OF F RD. HAS BEEN REVIEWED
AND APPROVED BY THE UTILITY COORDINATING COMMITTEE.

Salal Toh

CHAIRMAN

4/11/01

DATE



REVIEW AGENCY COVER SHEET

Community Development Department
250 North 5th Street, Grand Junction, CO 81501
(970)244-1430

FILE NO. FP-2001-056

Petitioner Please Fill In:

Petitioner Please Fill In:

Review Agency
Walker Field

PROPOSAL GRAND VIEW Sub 546
LOCATION 28 Rd North of F Rd
ENGINEER/REPRESENTATIVE RICHARD L. ATKINS
PETITIONER Donda, Inc
ADDRESS 626 GRAND VIEW DR
PHONE NO 255-8141

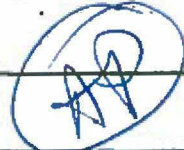
Return to Community Development Dept By 3/16/01

Staff Planner Bill

COMMENTS - For Review Agency Use Only

Seeth asked letter

RECEIVED
MAR 15 2001
COMMUNITY DEVELOPMENT
DEPT.



Use Additional Sheets If Necessary And Refer To File Number

REVIEWED BY GARY MANCUSO

PHONE 2449100

DATE 3-13-01



WALKER FIELD AIRPORT AUTHORITY
2828 Walker Field Drive, Suite 211 • Grand Junction, CO 81506
(970) 244-9100 • FAX: (970) 241-9103 • www.walkerfield.com

May 14, 1999


Community Development Department
City of Grand Junction
FILE NO: ~~GPA-2001-060~~, Grand View, Filing Five and Six
FP-2001-058

Walker Field Airport Authority has reviewed the proposed development of the Grand View, Filing Five and Six development located east of 28 road and north of F Road. This development lies within the Airport Influence Area but is not within the Airport Critical Zone or within a noise contour.

The Walker Field Airport Authority requests that an Avigation Easement specific to this property be filed with the City of Grand Junction with a copy provided to the Airport Authority. All exterior lighting must be downward directional and lighting elements must be chosen to reduce or eliminate any possible glare that might affect aircraft operations.

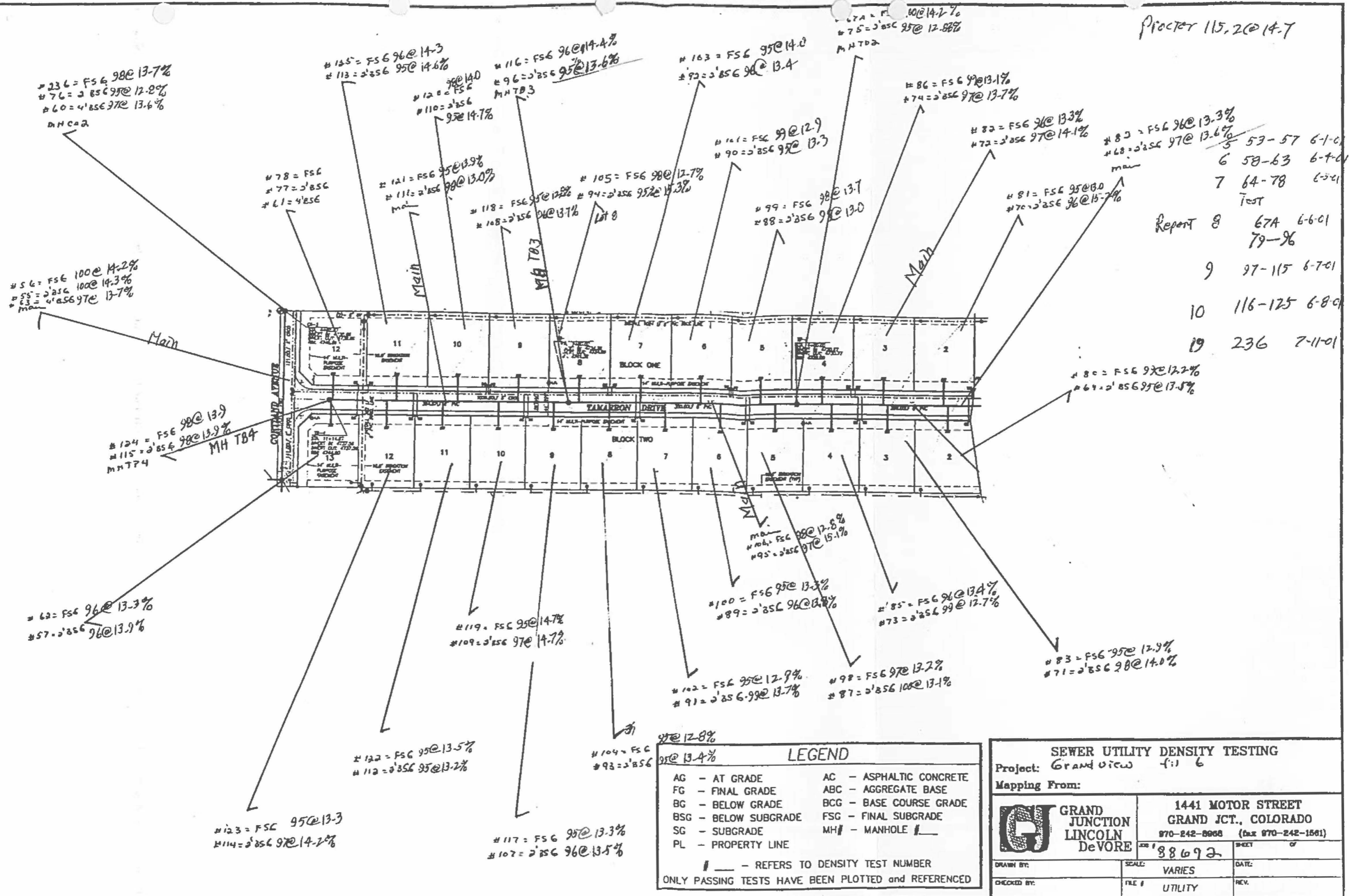
Walker Field Airport Authority appreciates this opportunity to comment. For questions or clarifications, please do contact us at 244-9100.

Sincerely,


Gary Mancuso
Properties Manager

RECEIVED
MAR 15 2001
COMMUNITY DEVELOPMENT
DEPT.

Proctor 115.2 @ 14.7



5	53-57	6-1-01
6	58-63	6-7-01
7	64-78	6-2-01
TEST		
8	67A	6-6-01
	79-96	
9	97-115	6-7-01
10	116-125	6-8-01
19	236	7-11-01

Report 8 67A 6-6-01
79-96

LEGEND	
AG - AT GRADE	AC - ASPHALTIC CONCRETE
FG - FINAL GRADE	ABC - AGGREGATE BASE
BG - BELOW GRADE	BCG - BASE COURSE GRADE
BSG - BELOW SUBGRADE	FSG - FINAL SUBGRADE
SG - SUBGRADE	MH - MANHOLE
PL - PROPERTY LINE	
# - REFERS TO DENSITY TEST NUMBER	
ONLY PASSING TESTS HAVE BEEN PLOTTED and REFERENCED	

SEWER UTILITY DENSITY TESTING	
Project: Grandview #116	
Mapping From:	
	1441 MOTOR STREET GRAND JCT., COLORADO
	870-242-8868 (fax 870-242-1561)
88692	SHEET OF
DRAWN BY:	SCALE: VARIES
CHECKED BY:	FILE # UTILITY
	DATE:
	REV.

GRADING AND STORMWATER MANAGEMENT PLAN

1. The drawings indicate that hay bail barriers and silt fencing will be placed "as directed by the engineer." This seems to imply that the engineer will be onsite during the construction of the project. Please verify that this is what is planned and agreed to by the developer, or provide specific direction on the plans, including exact locations and details of hay bail barriers and silt fencing.

TAMARRON DRIVE STREET PLAN AND PROFILE (FILING 5)

2. Item 3, Page IX-28 of the SSID Manual requires that an existing and proposed profile be provided for the centerline alignment. Please modify the drawings to include the centerline profiles, or otherwise demonstrate how the flowline elevations relate to adjacent centerline elevations.
3. The grade of the left flowline as it transitions out of the intersection with Ridge Drive (stations 9+62.66 - 9+83.43) is at a grade of approximately 4.5%. The maximum grade within 50' of an intersection is 4%. Additionally, the algebraic difference across the grade break at station 9+83.43 is approximately 3.6%. The maximum algebraic difference allowed across a grade break with no vertical curve is 0.5%. All of these grades are different from what is shown for the flowline on the opposite side of the street. There seems to be no reason for this particular configuration. With the exception of the difference in flowline elevations at the intersection, it appears that the flowline profiles could be virtually identical. And that the flowline elevations at the end of the street stub could be identical. Please modify the design to at least correct the grades and grade breaks to be within City design standards.
4. The flowline elevation shown on the right flowline profile at station 0+00 is 4725.45. This should probably be 4726.45, as shown on the plan view.
5. Show the locations of proposed stop signs and other traffic control signs.

TAMARRON DRIVE STREET PLAN AND PROFILE (FILING 6)

6. Since the flowline profiles are not parallel, and no centerline profile or cross sections are provided, it is impossible to establish the cross slopes of the street at any location. Please modify the drawings accordingly.

SEWER PLAN & PROFILE (FILING 5)

7. Verify that there is a minimum 10' horizontal separation between the sewer main and water main at all locations. The length of sewer main between stations 2+00 and 3+00 appears to be too close to the water main.
8. The invert elevations for manhole RD-2/TB-1 are not consistent on the two profiles it is shown.
9. Include a note in the Waterline Construction Notes that requires all water mains to be bedded per City standards. See the Typical Trench Detail (GU-03) in the Standard Contract Documents for reference.

SEWER PLAN & PROFILE (FILING 6)

10. Include a note in the Waterline Construction Notes that requires all water mains to be bedded per City standards. See the Typical Trench Detail (GU-03) in the Standard Contract Documents for reference.

STREET DETAILS

11. There is no typical cross section details shown for Tamarron or Ridge Drives. The details must match the recommendations given in the geotechnical report.

WATER DETAILS

12. Modify the "Trench Detail" to show the pipe bedded per City standards. See the Typical Trench Detail (GU-03) in the Standard Contract Documents for reference.

REVIEW COMMENTS

Page 1 of 4

FILE # FP-2001-058

TITLE HEADING: Grandview Subdivision Filings 5 & 6

LOCATION: 28 Rd N of F Rd

PETITIONER: Donada, Inc.

PETITIONER'S ADDRESS/TELEPHONE: 626 Grand View Dr
Grand Junction, CO 81506
255-8141

PETITIONER'S REPRESENTATIVE: Atkins & Associates, Inc. – Richard Atkins
245-6630

STAFF REPRESENTATIVE: Bill Nebeker

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT AND LABEL A RESPONSE TO COMMENT FOR EACH AGENCY OR INDIVIDUAL WHO HAS REQUESTED ADDITIONAL INFORMATION OR REVISED PLANS, AND A COPY FOR THE CITY ON OR BEFORE 5:00 P.M., MARCH 30, 2001.

CITY COMMUNITY DEVELOPMENT

3/19/01

Bill Nebeker

244-1447

1. Both filings contain one less lot than the approved preliminary plan. (Block 2 of Filing 5 and block 1 of Filing 6) What is the purpose of this?
2. Place a designation of the location of the front yard on corner lots.
3. Place a note on the plat for filing 6 which states that no driveway access is allowed to Cortland Avenue for lot 12, block 1 and lot 13, block 2.
4. Provide dedication statement for utility easements on filing 5.
5. Eliminate dedication language for irrigation easements on filings 5 & 6 unless they are shown on the plat. (No irrigation easements are shown on the plats.) If they are, they must be conveyed to the HOA by separate deed. They cannot be dedicated to the HOA on the plat. See standard dedication language.
6. A temporary turnaround easement is not needed on Tamarron Drive in filing 5.
7. No geotechnical report was submitted for my file.
8. Provide a signature blank for the Fire Inspector on the utility composite plans.
9. The growth plan designation on filing 6 is in error. The plan shows a park land use.
10. No TCP credit is available for either of these two filings.

NOTE: In addition to the full size drawings, please submit one 11" X 17" copy of plat sheets with your response to comments.

CITY UTILITY ENGINEER

3/14/01

Trent Prall

244-1590

DIA: Increase sewer line item to at least \$18 and manhole bid item to at least \$1600 unless bids have been received.

PUBLIC SERVICE

3/12/01

John Salazar

244-2781

No objections

CITY DEVELOPMENT ENGINEER

3/16/01

Eric Hahn

244-1443

GRADING AND STORMWATER MANAGEMENT PLAN

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CITY ATTORNEY

3/16/01

Stephanie Rubinstein

244-1501

1. Do the CC&R's include Filings 5&6? If not, please submit an amendment to the CC&R's.
2. Use Sample/Model Dedication language, where applicable.

GRAND VALLEY RURAL POWER

3/12/01

Perry Rupp

242-0040

Not in G.V. Power service area.

UTE WATER

3/14/01

Jim Daugherty

242-7491

1. Fire Hydrants should be located between water meters to allow other utilities space on opposite corners.
2. Water meters on Lot 1, Block 3 and Lot 1, Block 4 need to be moved to south side of lot unless filing 5 & 6 are constructed at the same time.
3. Water mains shall be C900, Class 150 PVC. Installation of pipe, fittings, valves, and services, including testing and disinfection shall be in accordance with Ute Water standard specifications and drawings
4. Developer is responsible for installing meter pits and yokes (pits and yokes supplied by Ute Water).
5. Construction plans required 48 hours before construction begins. If plans are changed the developer must submit a new set of plans.
6. Electronic drawings of the utility composite for the subdivision, in Autocad.dwg format, must be provided prior to final acceptance of water infrastructure.
7. Water meters will not be sold until final acceptance of the water infrastructure.
8. **ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY**
If you have any questions concerning any of this, please feel free to contact Ute Water.

WALKER FIELD AIRPORT AUTHORITY

3/15/01

Gary Mancuso

244-9100

Walker Field Airport Authority has reviewed the proposed development of the Grand View, Filing Five and Six development located east of 28 Road and north of F Rd. This development lies within the Airport Influence Area but is not within the Airport Critical Zone or within a noise contour.

The Walker Field Airport Authority requests that an Avigation Easement specific to this property be filed with the City of Grand Junction with a copy provided to the Airport Authority. All exterior lighting must be downward directional and lighting elements must be chosen to reduce or eliminate any possible glare that might affect aircraft operations.

MESA COUNTY SCHOOL DISTRICT #51

3/12/01

Lou Grasso

242-8500

	Elementary	Middle School	High School
Schools impacted by the development	Orchard Ave	East	GJHS
Current capacity of schools impacted	450	500	1800
Current enrollment in the schools impacted	425	436	1624
Expected number of students from the development	5	2	3
Within school walking route or will students be bussed	Bus	Bus	Bus

CITY PARKS & RECREATION DEPT

3/16/01

Shawn Cooper

244-3869

POS Fees will be \$4,725.

U.S. POSTAL SERVICE

3/14/01

Jimmy Korbe

244-3480

Request centralized Delivery

CITY FIRE DEPARTMENT

3/19/01

Hank Masterson

244-1414

No objections.

Comments not received as of 3/19/01:

AT&T Cable Services,

City Police Dept.,

City Property Agent,

Grand Valley Water Users,

Persigo WWTF,

U.S. West

GRAND VIEW OPEN SPACE FEES

RECORDING FEES

RECEIVED

5-21 LOTS 4725

6-23 LOTS 5175

\$ 9900 OPEN SPACE

RECEIVED

COPYING FEES \$ 90⁰⁰

RECORDING FEES 5-

6-

2001-058

\$ 9990 -

\$ 30 -

LANDesign

ENGINEERS • SURVEYORS • PLANNERS

244 N 7th STREET – GRAND JUNCTION, CO 81501
(970) 245-4099 FAX: (970) 245-3076

LETTER OF TRANSMITTAL

TO: Bill Nebeker
Community Development

Date: 3/30/01
Job No: 201002.00
Attention:
RE: North Crest

WE ARE SENDING YOU Attached via: Hand deliver the following items:
 Proj. Submittal Prints Plans Samples Specifications
 Copy of letter Change Order

Copies	Date	Description
4	3/30/01	Response to Comments, Letter and Plans
1	3/30/01	Signed traffic study

RECEIVED

MAR 30 2001

COMMUNITY DEVELOPMENT DEPT.

THESE ARE TRANSMITTED as checked below:

- For your Approval
- For your use
- As requested
- For review and comment
- Prints returned after loan to us
-

REMARKS:

RECEIVED
MAR 30 2001
COMMUNITY DEVELOPMENT DEPT.

COPY TO:

RECEIVED
APR 2 2001
COMMUNITY DEVELOPMENT DEPT.

SIGNED: Brunetta

RESPONSE TO REVIEW COMMENTS

PAGE 1 OF 4

FILE # FP-2001-058 TITLE HEADING: Grand View Subdivision Filings 5 & 6

LOCATION: 28 Road North of F Rd

PETITIONER: Donada, Inc.

PETITIONER'S ADDRESS/TELEPHONE: 626 Grand View Drive
Grand Junction, CO 81506
255-8141

PETITIONER'S REPRESENTATIVE: Atkins and Associates, Inc.
Richard Atkins
245-6630

STAFF REPRESENTATIVE: Bill Nebeker

CITY COMMUNITY DEVELOPMENT
Bill Nebeker

3/19/01
244-1447

-
1. One lot was eliminated from each filing so that some of the lots could be larger to accommodate RV parking.
 2. Front yard designations (F) have been added to the corner lots.
 3. A note has been placed on the Filing 6 Plat that reads: "NOTE: DRIVEWAY ACCESS FOR BLOCK 1, LOT 12 AND BLOCK 2, LOT 13 IS NOT ALLOWED ON CORTLAND AVENUE."
 4. A dedication statement for utility easements in Filing 5 was already on the plat.
 5. Dedication of irrigation easements was left on the plats since irrigation easements were added to both plats. It is noted that they must be conveyed to the HOA by separate deed.
 6. All temporary turnaround easements in Filing 5 have been removed.
 7. Another copy of the geotechnical report is being submitted.
 8. A signature box for the Fire Inspector has been added to the utility composite plans.
 9. It has been noted that the growth plan designation on Filing 6 is in error.
 10. It is understood that no TCP credit is available for either of these two filings.
An 11x17 copy of the plat sheets will be submitted with our response to review comments.

CITY UTILITY ENGINEER
Trent Prall

3/14/01
244-1590

The sewer line item in the DIA has been increased to \$18 and the manhole bid item has been

increased to \$1600.

PUBLIC SERVICE
John Salazar

3/12//01
244-2781

It is noted that there are no objections.

CITY DEVELOPMENT ENGINEER
Eric Hahn

3/16/01
244-1443

GRADING AND STORMWATER MANAGEMENT PLAN:

- OK* 1. Specific directions for the exact locations and details of the bale barriers and silt fencing have been added to the plans.

TAMARRON DRIVE STREET PLAN AND PROFILE (FILING 5)

- NOBS OK* 2. The drawings have been modified to include the centerline profile and the plans have been modified to demonstrate how the flowline elevations relate to adjacent centerline elevations.
- OK* 3. The design has been modified to correct the grades and grade breaks to be within City design standards.
- OK* 4. The flowline elevation shown on the right flowline profile at station 0+00 has been changed to 4726.45 as shown on the plan view.
- OK* 5. The locations of the proposed stop signs and other traffic control signs have been shown.

TAMARRON DRIVE STREET PLAN AND PROFILE (FILING 6)

- OK* 6. The drawings have been modified to show centerline profiles.

SEWER PLAN & PROFILE (FILING 5)

- HECK 1PM* *OK* 7. The angle of the sewerline was changed to maintain a 10' horizontal distance between the water and sewer lines.
- OK* 8. The invert elevations have been changed from .28 and .08 to .24 and .04 to match other profile and plan view.
- OK* 9. A note has been added that all water lines are to be bedded per Ute Water Standards not City standards as comments indicate.

SEWER PLAN & PROFILE (FILING 6)

- OK* 10. A note has been added that all water lines are to be bedded per Ute Water Standards not City standards as comments indicate.

STREET DETAILS

- OK* 11. The street names under section detail have been changed to reflect the names used in Filings 5 & 6 and the Details match the recommendations made in the geotechnical report.

WATER DETAILS

12. Water for this subdivision is provided by Ute Water not the City of Grand Junction. The trench detail on the water detail sheet is per Ute Water Standards; therefore, it should not be modified to reflect City of Grand Junction Standards.

RESPONSE TO REVIEW COMMENTS / FILE #FP-2001-058 / PAGE 3 OF 4

CITY ATTORNEY
Stephanie Rubinstein

3/16/01
244-1501

5. CC&Rs include Filings 5 & 6.
6. Have we used Sample/Model Dedication language, where applicable

GRAND VALLEY RURAL POWER
Perry Rupp

3/12/01
242-0040

It is noted that Grand View 5 & 6 is not in G.V. Power service area.

UTE WATER
Jim Daugherty

3/14/01
242-7491

1. Fire hydrants have been relocated to the area between water meters.
2. Both Filing 5 and Filing 6 will be constructed at the same time so this comment does not apply.
3. Water mains have been labeled as C900.
4. It is understood that the developer is responsible for installing meter pits and yokes (pits and yokes supplied by Ute Water).
5. Construction plans will be submitted 48 hours before construction begins.
6. Electronic drawings of the utility composite, in Autocad.dwg format, will be provided prior to final acceptance of the water infrastructure.
7. It is understood that water meters will not be sold until final acceptance of the water infrastructure.
8. It is understood that all fees and policies in effect at the time of application will apply.

WALKER FIELD AIRPORT AUTHORITY
Gary Muncuso

3/15/01
244-9100

An Avigation Easement specific to this property will be filed with the City of Grand Junction with a copy provided to the Airport Authority. It is understood that all exterior lighting must be downward directional and lighting elements must be chosen to reduce or eliminate any possible glare that might affect aircraft operations.

MESA COUNTY SCHOOL DISTRICT #51
Lou Grasso

3/12/01
242-8500

The subdivision meets the School District's impact criteria.

RESPONSE TO REVIEW COMMENTS / FILE #FP-2001-058 / PAGE 4 OF 4

CITY PARKS & RECREATION DEPT.
Shawn Cooper

3/16/01
244-3869

It is understood that POS fees will be \$4,725.

U.S. POSTAL SERVICE
Jimmy Korbe

3/14/01
244-3480

Centralized delivery has been planned for the subdivision.

CITY FIRE DEPARTMENT
Hank Masterson

3/19/01
244-1414

It is noted that there are no objections.

It is noted that comments were not received as of 3/19/01 from the following:

AT&T Cable Services
City Police Department
City Property Agent
Grand Valley Water Users
Persigo WWTF
U.S. West



REVIEW AGENCY COVER SHEET

Community Development Department
250 North 5th Street, Grand Junction, CO 81501
(970)244-1430

FILE NO. FP-2001-058

REC'D BY BUSINESS OFFICE

MAR 05 2001

Petitioner Please Fill In:

Review Agency
<u>SCHOOL DIST. #51</u>

Petitioner Please Fill In:

PROPOSAL <u>GRAND VIEW Sub 546</u>
LOCATION <u>28 Rd North of Fed</u>
ENGINEER/REPRESENTATIVE _____
<u>RICHARD L. ATKINS</u>
PETITIONER <u>Donda, Inc</u>
ADDRESS <u>626 GRAND VIEW DR</u>
PHONE NO <u>255-8141</u>

Return to Community Development Dept By 3/16/01

Staff Planner Bill

COMMENTS - For Review Agency Use Only

SEE ATTACHED

RECEIVED
MAR 9 2001
COMMUNITY DEVELOPMENT
DEPT.

AP

Use Additional Sheets If Necessary And Refer To File Number


REVIEWED BY L. Gross

PHONE 242-8508

DATE 3/07/01

Mesa County Valley School District #51 Development Impact Sheet

Development Name: Garden View 5/6

	Elementary School	Middle School	High School
Schools impacted by the development	CR Ave	East	GJHS
Current capacity of schools impacted	450	500	1800 1824
Current enrollment in the schools impacted	425	436	1624
Expected number of students from the development	5	2	3
Within school walking route or will students be bussed	Bus	Bus	Bus
Improvements needed for school walking routes			
Improvements needed for safe bus stops			
Other issues			
Reviewer's Signature: 			Date: 3/07/01

Distribution:

- White: City/County
- Yellow: District 51 Support Services
- Pink: District 51 Reviewer



REVIEW AGENCY COVER SHEET

Community Development Department
250 North 5th Street, Grand Junction, CO 81501
(970)244-1430

FILE NO. FP-2001-058

Petitioner Please Fill In:

Review Agency
G.V.R.P

Petitioner Please Fill In:

PROPOSAL GRAND VIEW Sub 546
LOCATION 28th North of FED
ENGINEER/REPRESENTATIVE _____
RICHARD L. ATKINS
PETITIONER Donda, Inc
ADDRESS 626 GRAND VIEW DR
PHONE NO 255-8141

Return to Community Development Dept By 3/16/01

Staff Planner Bill

COMMENTS - For Review Agency Use Only

1) NOT IN G.V. POWER SERVICE AREA.

RECEIVED
MAR 9 2001
COMMUNITY DEVELOPMENT
DEPT.

Use Additional Sheets If Necessary And Refer To File Number

REVIEWED BY PERRY RUPP PHONE 242-0040 DATE 3-6-01



REVIEW AGENCY COVER SHEET

Community Development Department
250 North 5th Street, Grand Junction, CO 81501
(970)244-1430

FILE NO. FP2001-058

Petitioner Please Fill In:

Review Agency <u>U.S. Postal Service</u>
--

Petitioner Please Fill In:

PROPOSAL <u>GRAND VIEW Sub 546</u> LOCATION <u>28 Rd North of FRD</u> ENGINEER/REPRESENTATIVE _____ <u>RICHARD L. ATKINS</u> PETITIONER <u>Donda, Inc</u> ADDRESS <u>626 GRAND VIEW DR</u> PHONE NO <u>255-8141</u>

Return to Community Development Dept By 3/16/01

Staff Planner Bill

COMMENTS - For Review Agency Use Only

Request Centralized delivery

RECEIVED
 MAR 16 2001
 COMMUNITY DEVELOPMENT
 DEPT.

AP

Use Additional Sheets If Necessary And Refer To File Number

REVIEWED BY [Signature]

PHONE (970)244-3480

DATE 03/16/01



REVIEW AGENCY COVER SHEET

Community Development Department
250 North 5th Street, Grand Junction, CO 81501
(970)244-1430

FILE NO: EP 2001-058

Petitioner Please Fill In:

Review Agency
<u>Public Service</u>

Petitioner Please Fill In:

PROPOSAL <u>GRAND VIEW Sub 546</u>
LOCATION <u>28th North of FRD</u>
ENGINEER/REPRESENTATIVE _____
<u>RICHARD L. ATKINS</u>
PETITIONER <u>Donda, Inc</u>
ADDRESS <u>626 GRAND VIEW DR.</u>
PHONE NO <u>255-8141</u>

Return to Community Development Dept By 3/16/01

Staff Planner Bill

COMMENTS - For Review Agency Use Only

GAS & ELECTRIC: No objections.

RECEIVED
MAR 14 2001
COMMUNITY DEVELOPMENT
DEPT.

AP

Use Additional Sheets If Necessary And Refer To File Number

REVIEWED BY John Salazar PHONE 244-2781 DATE 3-13-01



REVIEW AGENCY COVER SHEET

Community Development Department
250 North 5th Street, Grand Junction, CO 81501
(970)244-1430

FILE NO. PP-201-056

Petitioner Please Fill In:

Review Agency
WALKER FIELD

Petitioner Please Fill In:

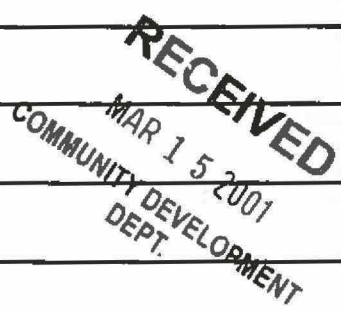
PROPOSAL GRAND VIEW Sub 546
LOCATION 28 Rd North of F Rd
ENGINEER/REPRESENTATIVE _____
RICHARD L. ATKINS
PETITIONER Donda, Inc
ADDRESS 626 GRAND VIEW DR
PHONE NO 255 - 8141

Return to Community Development Dept By 3/16/01

Staff Planner Bill

COMMENTS - For Review Agency Use Only

See Attached letter



Use Additional Sheets If Necessary And Refer To File Number

REVIEWED BY GARY MANCUSO

PHONE 244 9100

DATE 3-13-01



WALKER FIELD AIRPORT AUTHORITY
2828 Walker Field Drive, Suite 211 • Grand Junction, CO 81506
(970) 244-9100 • FAX: (970) 241-9103 • www.walkerfield.com

May 14, 1999

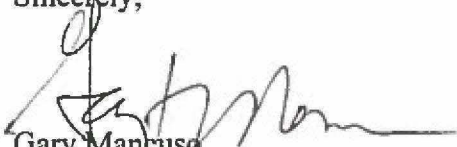
Community Development Department
City of Grand Junction
FILE NO: ~~GPA-2001-060~~, Grand View, Filing Five and Six
FP-2001-058

Walker Field Airport Authority has reviewed the proposed development of the Grand View, Filing Five and Six development located east of 28 road and north of F Road. This development lies within the Airport Influence Area but is not within the Airport Critical Zone or within a noise contour.

The Walker Field Airport Authority requests that an Avigation Easement specific to this property be filed with the City of Grand Junction with a copy provided to the Airport Authority. All exterior lighting must be downward directional and lighting elements must be chosen to reduce or eliminate any possible glare that might affect aircraft operations.

Walker Field Airport Authority appreciates this opportunity to comment. For questions or clarifications, please do contact us at 244-9100.

Sincerely,


Gary Mancuso
Properties Manager

RECEIVED
MAR 15 2001
COMMUNITY DEVELOPMENT
DEPT.

From: Eric Hahn
To: Atkins, Richard; Ferguson, Nathan; Nebeker, Bill
Date: 3/29/02 11:24AM
Subject: Re: Grand View - Filing 6

As with all DIA's, the cost estimate must be submitted by the applicant and reviewed/approved by the City Development Engineer.

>>> Bill Nebeker 03/29/02 11:13AM >>>

I've discussed the need for a new DIA with Richard Atkins. I'll need from Public Works or the applicant a cost estimate of the needed correction. The plat is being reviewed by Peter Krick at this time and when he's completed his comments will be forwarded to Richard Atkins.

>>> Eric Hahn 03/29/02 11:10AM >>>

Gentlemen,

This email is intended to follow-up on the email from Dave Donohue dated October 26, 2001, and the field visit that took place on Wednesday, March 27, 2002.

Mr. Donohue's email made two specific points, paraphrased below:

1. Before the City would begin the warranty period and eventually accept the street (Tamarron Drive), it will be necessary for the developer to conduct a geotech evaluation that will determine the extent and cause of the observed street failures, and determine what should be done to prevent future failures.
2. The entire width of the affected street segment must be milled and overlaid, so that there are no longitudinal seams in the street.

The results of the recent field visit as well as subsequent discussions with Walt Hoyt have not revealed any conditions or reasons to modify Mr. Donohue's observations and requirements. The only additional thought that can be offered to the developer is to consider conducting the geotech evaluation at or near the end of the coming summer irrigation season. This would allow the geotech consultant the opportunity to observe what, if any, problems are being caused by seasonal groundwater.

As I understand it, none of these concerns should prohibit the developer's ability to file the plat and begin selling lots. The only thing that would be required would be a DIA that guarantees the probable reconstruction/repair of the affected length of street. Please contact the Planner, Bill Nebeker, to discuss this issue.

If you have any questions regarding this message, please call (244-1443) or email me.

Thank you,

Eric Hahn, PE
City Development Engineer

CC: Barslund, Mark; Hoyt, Walt; McDill, Mike

FP-2001-058

From: Eric Hahn
To: FergusonND@aol.com
Date: 4/1/02 11:29AM
Subject: Re: Grand View Repair

Nathan,

Is this DIA based on a proposal from the contractor? Also, please give me a description of the depth and width of materials replacement that the DIA is intended to cover. Keep in mind, until we receive the results of the geotech report and agree on a course of action, any DIA that is intended to guarantee the repairs must be conservative so that it is able to financially "cover" a range of anticipated possible courses of action. Give me a call or email this info to me.

Thanks,

Eric

>>> <FergusonND@aol.com> 04/01/02 09:37AM >>>

Eric,

Attached is a DIA for the anticipated cost of repairs at Grand View Subdivision, Filing 6. Also attached is a drawing showing the areas of repair and overlay. The study of trench settlement being performed by Grand Junction Lincoln DeVore study will not be complete for approximately 2-3 weeks.

Please review the DIA.

Nathan Ferguson
Atkins and Associates, Inc.

GRAND VIEW 6
01-058

April 1, 2002

GRAND VIEW SUBDIVISION FILING NO. SIX

REVIEW COMMENTS

1. All dates to be updated to the current year of 2002.
2. Sheet 2 of 2 shall have the seal and signature of the Surveyor, per Rule 6.1.2(a).
3. Revise the corner monuments indicated on the Plat boundary. The two monuments indicated at the East and West right of way for Tamarron Drive, along the Southerly limits of the Plat, are not aluminum caps. The Northeast monument, being the Northwest corner of Lot 12, Block One, is a bare 5/8" Rod and should be upgraded with an appropriate cap.

By: Peter T. Krick
Senior Real Estate Technician

From: Trenton Prall
To: Bill Nebeker
Date: 4/12/01 7:58AM
Subject: Re: Grand View 5 & 6

Impact AP shows my April 3 comments that response was adequate. But thanks for checking.....should be good to go. TCP

>>> Bill Nebeker 04/11/01 10:37AM >>>

Did you have any further comments on the final plans for this project? Please email them to me. Thanks

bill

ATKINS AND ASSOCIATES, INC.
518 28 Road, Suite B-105, P.O. Box 2702
Grand Junction, Colorado 81502
PH. (970) 245-6630 Fax (970) 245-2355

April 25, 2001

Mr. Eric Hahn, P.E.
Community Development Department
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Re: Grand View Subdivision, Filing No. Four

Dear Eric:

Attached you will find two blue-line copies and one mylar copy of the record drawings for the above referenced project. Enclosed are the testing reports and a 3 1/2" floppy disk containing the drawing files.

Please call me if you have any questions or need additional information.

Respectfully yours,


Richard L. Atkins, PE-PLS

Transmittal

To: Bill Nebeker
Planning Department
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

From: Richard L. Atkins

Date: 4-08-02

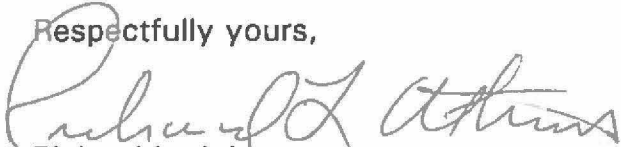
Re: Grand View Subdivision, Filing No. Six

Dear Bill:

Attached is Don dela Motte's check in the amount of \$50.00. This is the fee for the six-month extension for filing of the plat for Grand View Filing Six.

Please let us know if you have any questions or need additional information.

Respectfully yours,



Richard L. Atkins

Atkins and Associates, Inc.
518 28 Road, Suite B-105, P.O. Box 2702
Grand Junction, CO 81502-2702

PH. (970) 245-6630
FAX (970) 245-2355

ATKINS AND ASSOCIATES, INC.
518 28 Road, Suite B-105, P.O. Box 2702
Grand Junction, Colorado 81502
PH. (970) 245-6630, FAX (970) 245-2355

April 8, 2002

Dr. Paul Dibble, Chairman
Planning Commission.
C/O Community Development
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

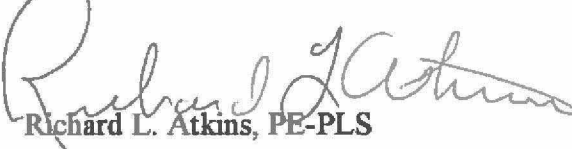
Re: Grand View Subdivision, Filing No. Six

Dear Dr. Dibble:

Donada, Inc., the developer of Grand View Subdivision, is requesting a six-month extension for filing the plat for Grand View Subdivision, Filing No. Six. This extension is being requested in order to give Grand Junction Lincoln-Devore, Inc. time to prepare a geotechnical report for the areas in Tamarron Drive that require repair. We would appreciate having this item placed on the Planning Commission Consent Agenda for May.

A representative from our office will be available to answer any questions or provide additional information that the Planning Commission may need to make a decision.

Respectfully yours,


Richard L. Atkins, PE-PLS



INTERSTATE 76

CANAL

2943-062-35-018



F RD

E. BAZZA CT

19314 LODGE BL

ANNETT LN

EMERY CT

BIRCH CT

FRASER

SEBASTIAN

ELDER LN

AFRODITE CT

MIRANDA BEE LN

DORWOOD DR

WILSON DR

BEESMAN BLVD

SPRINGWOOD

W. 1500 ST

GRAND VIEW DR

ELM DR

MOORE LN

BRAND NEW DR

E. PROSPECT DR

E. PROSPECT DR

JANUSSEN DR

COTTAGE LN

DAY BREAK DR

HAWLET ST

CITY OF GRAND JUNCTION FILE #FP-2001-058 GRANDVIEW SUBDIVISION
FILINGS #5 & #6 LOCATED AT 28 RD & NORTH OF F RD. HAS BEEN REVIEWED
AND APPROVED BY THE UTILITY COORDINATING COMMITTEE.

Charles T. ...
CHAIRMAN

4/11/01
DATE

GRAND JUNCTION PLANNING COMMISSION

APRIL 10, 2001 MINUTES

7:05 P.M. 9:50 P.M.

The regularly scheduled Planning Commission hearing was called to order at 7:05 P.M. by Chairman John Elmer. The public hearing was held in the City Hall Auditorium.

In attendance, representing the Planning Commission, were John Elmer (Chairman), Dr. Paul Dibble, Terri Binder, James Nall, Mike Denner and Nick Prinster. William Putnam was absent.

In attendance, representing the Community Development Department, were Lisa Gerstenberger (Senior Planner), Pat Cecil (Development Services Supervisor) and Bill Nebeker (Senior Planner).

Also present were John Shaver (Assistant City Attorney), Rick Dorris and Eric Hahn (Development Engineers).

Terri Troutner was present to record the minutes.

There were approximately 30 interested citizens present during the course of the hearing.

I. APPROVAL OF MINUTES

Available for consideration were the minutes from the March 13 and March 20, 2001 public hearings.

MOTION: (Commissioner Binder) "Mr. Chairman, I move that we approve the minutes of March 13."

Commissioner Dibble seconded the motion. A vote was called and the motion passed by a vote of 4-0, with Commissioners Prinster and Denner abstaining.

MOTION: (Commissioner Binder) "Mr. Chairman, I move that we approve the minutes of March 20."

Commissioner Dibble seconded the motion. A vote was called and the motion passed by a vote of 3-0, with Commissioners Prinster, Nall and Denner abstaining.

II. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

Chairman Elmer introduced and welcomed new Planning Commission member, Mike Denner. Chairman Elmer mentioned that Mr. Denner had served on the Planning Commission once before.

Items pulled from the agenda included ANX-2001-043 (Zoning the Annexation - Sage Properties Subdivision), CUP-2001-054 (Conditional Use Permit - Jenkins Floral Amended), ANX-2001-011 (Preliminary Plan - Westland Subdivision), ANX-2001-052 (Zoning the Annexation - Cantrell Subdivision), and ANX-2001-061 (Annexation/Rezone/Preliminary Plan - Flint Ridge Subdivision).

III. CONSENT AGENDA

The Consent Agenda consisted of items CUP-2001-055 (Conditional Use Permit - Standard tire), FP-2001-058 (Final Plat - Grandview Subdivision, Filings 5 & 6), and FPP-1999-280 (Correction of Zoning - Faircloud Subdivision). Clarification on item FP-2001-058 (Final Plat - Grandview Subdivision, Filings

PLANNING COMMISSION

STAFF PRESENTATION: Bill Nebeker

CONSENT AGENDA

AGENDA TOPIC: Final Plat – Grand View Subdivision Filings 5 & 6, located on the east side of 28 Road north of F Road; File #FP-2001-058.

SUMMARY: The applicant requests final plat approval for the two remaining filings for Grand View Subdivision. The two filings will be constructed at the same time but platted at different times depending on lot sales in filing 5. There are no outstanding issues regarding this subdivision. Staff recommends approval with only minor technical comments.

ACTION REQUESTED: Decision on final plats

<i>BACKGROUND INFORMATION</i>		
Location:	E side 28 Road, 1300 feet north of F Road	
Applicant:	Atkins & Associates for Donada Inc.	
Existing Land Use:	Vacant	
Proposed Land Use:	Single family residential	
Surrounding Land Use:	North	Vacant
	South	Single family residential
	East	Vacant – agricultural
	West	Single family residential
Existing Zoning:	RMF-5	
Proposed Zoning:	No change proposed	
Surrounding Zoning:	North	RMF-5
	South	RMF-5
	East	CSR
	West	RMF-5
Growth Plan Designation:	Residential Medium: 4 to 8 units per acre	
Zoning within density range?	X	Yes
		No

Staff Analysis:

Compliance with Preliminary Plan Condition: A revised preliminary plan for the Grand View Subdivision was approved on January 13, 1998 with one condition listed below:

1. Half street improvements including curb, gutter, sidewalk and at least 22 foot pavement width shall be constructed in Cortland Avenue concurrent with the phase of development that includes Cortland Avenue.

This condition has been satisfied with each subsequent filing of this subdivision, including Filing 6.

In addition to the condition above, the revised preliminary plan shows two additional lots than those shown on the final plat for Filings 5 and 6. There is one less lot in Block 2 of Filing 5 and one less lot in Block 1 of Filing 6. The applicant has stated that the reason for this decrease is to make the lots slightly larger to accommodate RV parking. Some of the larger lots also create a larger buffer to the future Matchett Park to be constructed to the east of these filings. The density of this subdivision is already lower than the recommended growth plan density, however the Grand View Subdivision is being developed under the provisions of the old code and minimum densities do not apply here.

Final Plat: Filing 5 contains 21 lots on 6.33 acres and filing 6 includes 23 lots on 6.39 acres. Each lot is much larger than the 6500 square foot minimum lot size required in the RMF-5 zone district. The smallest lot in both subdivisions is 9,180 square feet. The largest lot size is 12,757.

Access to the subdivision filings is per existing streets stubbed to these filings. Ridge Drive in filing 5 and Cortland Avenue in filing 6 continue through the subdivision and stub at the east property line. These streets provide future access to Matchett Park to the east. Cortland will be constructed with half street improvements per preliminary plan approval.

All drainage facilities and common open space have been developed with other previously approved and platted filings. Filings 5 and 6 only contain lots and streets.

See applicant's general project report for more detailed information on this proposal.

STAFF RECOMMENDATION: Approval of both requests with the following condition:

1. Minor planning and engineering technical review comments shall be complied with prior to construction or plat recordation.

RECOMMENDED PLANNING COMMISSION MOTION: Mr. Chairman, on item FP-2001-058 I move that we:

Find the final plat for Grand View Filing 5 and Filing 6 to be consistent with the Growth Plan, the approved preliminary plan and the Zoning and Development Code and approve the plat subject to staff's recommendation and condition.

ATTACHMENTS TO THIS REPORT INCLUDE THE FOLLOWING:

1. aerial photo
2. vicinity map
3. subdivision plat
4. review comments and response to review comments

16400

City of Grand Junction
Department of Community Development



Your Bridge to a Better Community

Date 5-8-02

Payee Name DOWADA Inc

Address, City, State, Zip 626 Grand View Dr 6181506

Telephone _____

Project Address/File/Name Grand View 6

* PLEASE CIRCLE ALL THAT APPLY

DESCRIPTION *	AMT	DESCRIPTION *	AMT
DEVELOPMENT PROJECTS 100-321-43195-13-109465 (DEV)		PERMITS 100-321-43195-13-124415 (PERMIT)	
Rezone		Temporary Use Permit	
Conditional Use		Floodplain Permit	
Special Use		Sign Permit (#)	
Major Sub-ODP, Prelim, Final		Special Events Permit (#)	
Simple Subdivision		Fence Permit (#)	
PDR - ODP, Prelim, Final		Home Occupation Permit	
ROW / Easement Vacation			
Replat / Property Line Adj		OTHER	
Variance		School Impact 701-905-43994 (SLD)	
Site Plan Review		Drainage 202-61314-43995-30 (DRAIN)	
Minor Change		TCP 2071-61314-43993-30 (TCP)	
Change of Use		Sign Dep 100-21090-131840 (SIGN)	
PLANNING CLEARANCE (#) 100-321-43195-13-124450 (PLAN)		Manuals, Copies, etc. 100-321-43195-13-120515 (MANUAL)	<i>SD</i>

Treasurer Receipt No. 103123 TOTAL \$ SD BV
2004

(White: Customer) (Canary: Finance) (Pink: Planning) (Goldenrod: File)

TIME EXT - ADVERTISING FEE

PLANNING COMMISSION

STAFF PRESENTATION: Bill Nebeker

CONSENT AGENDA

AGENDA TOPIC: Time Extension – Final Plat – Grand View Subdivision Filing 6, located on the east side of 28 Road north of F Road; File #FP-2001-058.

SUMMARY: The applicant requests a six-month time extension for recording the final plat for Grand View Filing 6. This subdivision was approved by the Planning Commission on April 10, 2001. Staff recommends approval with no conditions.

ACTION REQUESTED: Decision time extension request.

<i>BACKGROUND INFORMATION</i>			
Location:		E side 28 Road, 1300 feet north of F Road	
Applicant:		Atkins & Associates for Donada Inc.	
Existing Land Use:		Vacant	
Proposed Land Use:		23 Single family residential lots	
Surrounding Land Use:	North	Vacant	
	South	Single family residential	
	East	Vacant – agricultural	
	West	Single family residential	
Existing Zoning:		RMF-5	
Proposed Zoning:		No change proposed	
Surrounding Zoning:	North	RMF-5	
	South	RMF-5	
	East	CSR	
	West	RMF-5	
Growth Plan Designation:		Residential Medium: 4 to 8 units per acre	
Zoning within density range?		X	Yes
			No

Staff Analysis:

Grand View Subdivision Filings 5 and 6 were approved by the Planning Commission at its hearing of April 10, 2001. The code requires that the final plat be recorded within 12 months of the date of approval. The applicant used the plat as the financial guarantee for the installation of improvements in both filings. Filing 5 was recorded on September 26, 2001. Full improvements have been constructed in Filing 6 but there has been some pavement settling problems in Tamarron Drive. Because the applicant is using the plat as the guarantee for the satisfactory

installation of all improvements, the plat cannot be recorded until the pavement problems are fixed. For this purpose the applicant has requested a six-month time extension to record the plat.

See attached letter from applicant for more information.

STAFF RECOMMENDATION: Approval of time extension to November 14, 2002.

RECOMMENDED PLANNING COMMISSION MOTION: Mr. Chairman, on item FP-2001-058 I move that we:

Approve a time extension to November 14, 2002 for the recording of the final plat for Grand View Filing 6.

ATTACHMENTS TO THIS REPORT INCLUDE THE FOLLOWING:

1. aerial photo/vicinity map
2. subdivision plat

bn\fp\01058-Grandview5&6-TEpcc.doc\report prepared050302

From: Eric Hahn
To: Atkins, Richard; Ferguson, Nathan
Date: 6/16/02 8:48PM
Subject: Utility Trench Settlement Report - Grand View Subdivision

Gentlemen,

I have received and reviewed the report entitled "Pavement Distress/Sewer Utility Trench Settlement - Grand View Subdivision, Filing 6", dated May 17, 2002, prepared by Grand Junction Lincoln-Devore, submitted by your office for the City's review.

My understanding of the conclusions of the report can be summarized as follows:

1. The report indicates that the trench settlement was not caused by inadequate construction procedures. The trench backfill compaction process met project specifications.
2. The report indicates that the trench settlement was caused by storm water that passed through the trench backfill, inundated the sewer bedding material, and initiated a "columnar"-type collapse of the backfill material.
3. The report indicates that the settlement may have been avoided if the Modified Proctor (ASTM D-1557, AASHTO T-180) would have been used as the basis of compaction and moisture specifications for the backfill material.
4. The report also indicates that the use of poorly graded gravel for pipe bedding also contributed to the settlement.

My understanding of the recommendations of the report is as follows:

1. "Proof-roll" the sewer trench and travel lanes with a 3-axle water truck. All settled areas and other areas observed to be weak should have the asphalt removed. The underlying base course should then be "proof-rolled," reworked as necessary, and all exposed areas should then be re-paved.
2. The City of Grand Junction should re-evaluate the specifications relative to trench compaction and bedding material.

City staff may not agree with all the findings of the report, however, the report is signed and sealed by a registered Professional Engineer. As such, the City is comfortable in treating it as a design document. Therefore, the proposed mitigation procedure is acceptable. Please submit details that show the extent and location of the proposed repairs, or schedule a meeting with City staff to discuss the extent of repairs that must be accomplished.

Thank you for your cooperation in resolving this issue.

Sincerely,

Eric Hahn, PE
City Development Engineer

CC: Barslund, Mark; Cline, Doug; Hoyt, Walt; McDill, Mike; Prall, Trenton

From: Eric Hahn
To: Atkins, Richard; Ferguson, Nathan
Date: 6/17/02 4:27PM
Subject: Grand View - Filing 6

Gentlemen,

This email is in response to your fax dated June 17, 2002, in which you outline the proposed repair areas in Filing 6 of Grand View.

As previously stated in an email to your office from David Donohue, dated October 26, 2001, the City will not accept new streets with patches. The patches and/or overlays must extend across the entire width of street pavement, from curb to curb. Additionally, the City requires that this repair operation extend to each manhole that defines the specific run of sewer main that caused the settlement. Please resubmit your proposal accordingly. Your "sketch and improvements list" that was submitted to the City on October 29, 2001, represents an accurate delineation of the required repairs, once the repair area shown is extended to each manhole as described above.

Please contact me if you have any questions or concerns.

Eric Hahn, PE
City Development Engineer

CC: Barslund, Mark; Hoyt, Walt; McDill, Mike

ATKINS AND ASSOCIATES, INC.
518 28 Road, Suite B-105, P.O. Box 2702
Grand Junction, Colorado 81502
PH. (970) 245-6630, FAX (970) 245-2355

FAX TRANSMITTAL

To: Eric Hahn, P.E.

Fax No.: 256-4031

Re: Grand View Filing No. 6 Trench Settlement

Date: 6/17/02

Comments: Following is a letter and drawing showing the proposed trench settlement repair areas.

From: Nathan Ferguson

ATKINS AND ASSOCIATIES, INC.
518 28 Road, Suite B-105, P.O. Box 2702
Grand Junction, Colorado 81502
PH. (970) 245-6630, FAX (970) 245-2355

June 17, 2002

Mr. Eric Hahn, P.E.
Development Engineer
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

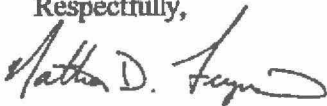
RE: Grand View Filing No. 6 Trench Settlement

Dear Mr. Hahn,

Attached is a drawing showing the proposed areas to be repaired as per Grand Junction Lincoln DeVore's report titled, "Pavement Distress/Sewer Utility Trench Settlement - Grand View Subdivision, Filing 6". This is for your review and approval.

Please respond with any questions or comments you may have.

Respectfully,



Nathan D. Ferguson, EIT

GRAND VIEW SUBDIVISION FILING NO. 6

BLOCK ONE

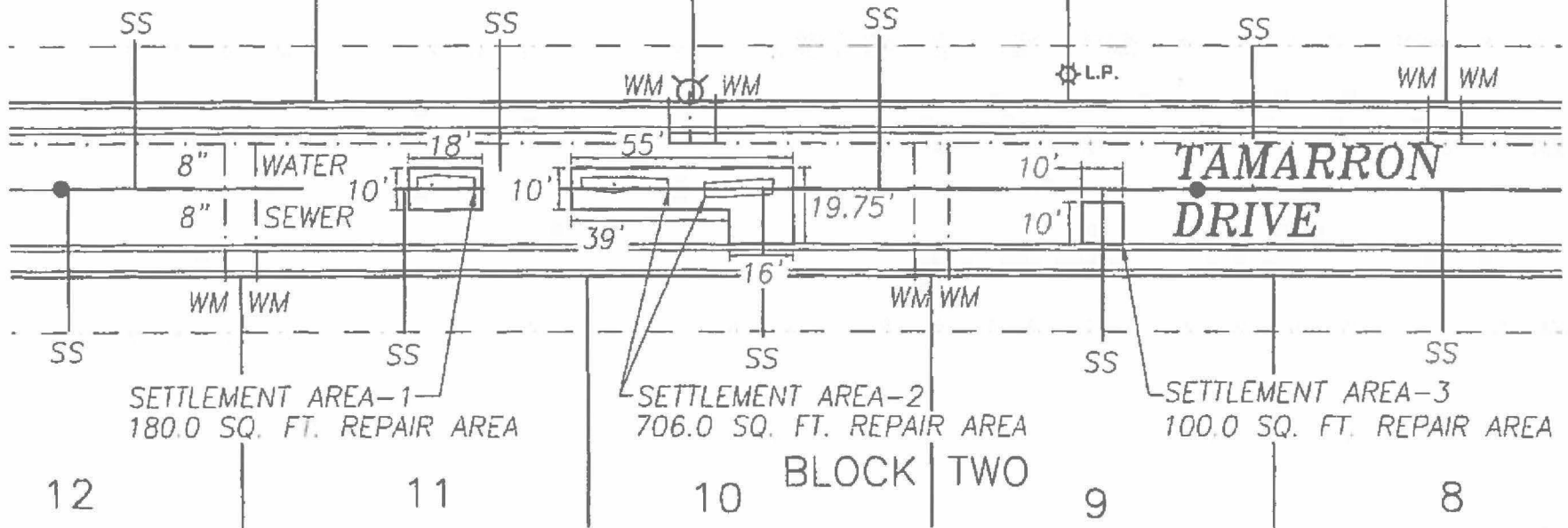
SCALE: 1" = 40'

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SETTLEMENT AREA-1
180.0 SQ. FT. REPAIR AREA

SETTLEMENT AREA-2
706.0 SQ. FT. REPAIR AREA

SETTLEMENT AREA-3
100.0 SQ. FT. REPAIR AREA

BLOCK TWO

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ATKINS AND ASSOCIATIES, INC.
518 28 Road, Suite B-105, P.O. Box 2702
Grand Junction, Colorado 81502
PH. (970) 245-6630, FAX (970) 245-2355

June 18, 2002

Mr. Eric Hahn, P.E.
Development Engineer
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

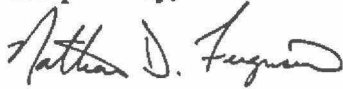
RE: Grand View Filing No. 6 Trench Settlement

Dear Mr. Hahn,

Attached is a drawing showing the location of settlement and asphalt mill/overlay area. Also attached is an Improvements List to complete the proposed repair. This is for your review and approval.

Please respond with any questions or comments you may have.

Respectfully,



Nathan D. Ferguson, EIT

GRAND VIEW SUBDIVISION FILING NO. 6

BLOCK ONE

SCALE: 1" = 40'

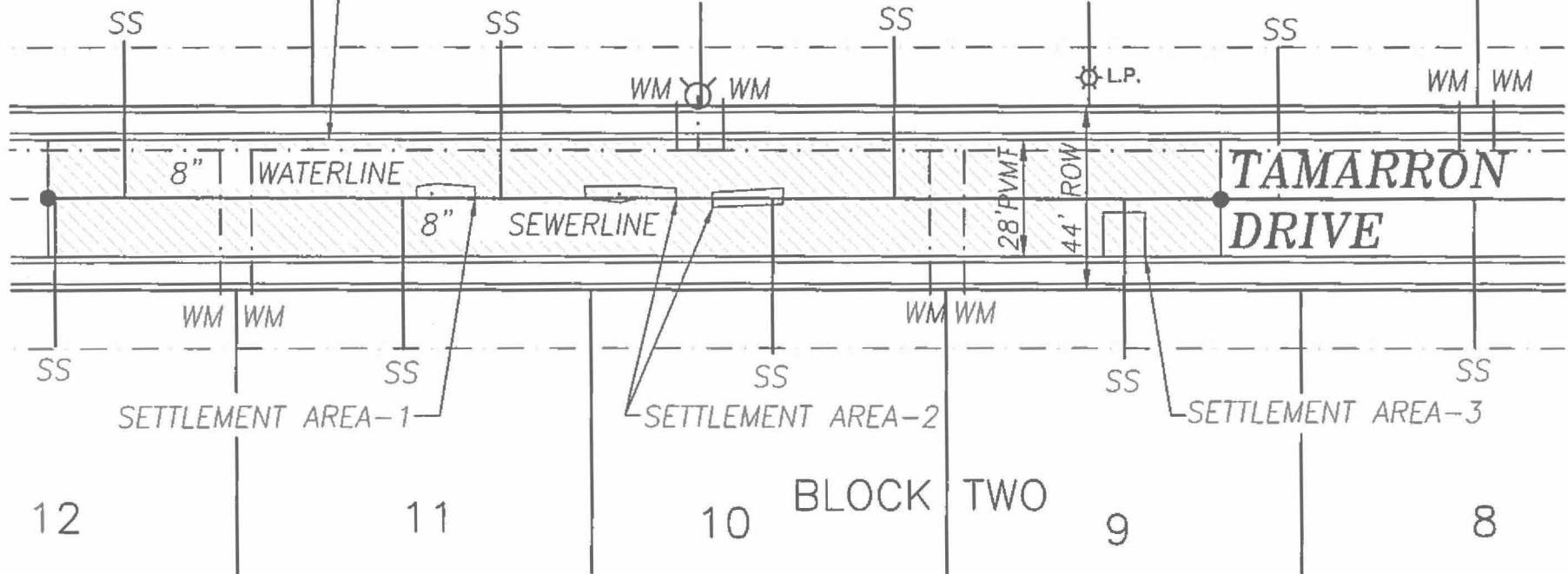
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MILL AND OVERLAY ASPHALT
MANHOLE TO MANHOLE 282 LF x 28 LF
282 LF x 28 LF = 7,896 SQ. FT. = 877 SQ. YD.



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BLOCK TWO

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EXHIBIT "B"

IMPROVEMENTS LIST/DETAIL

(Page 1 of 3)

DATE: 6/18/02
 NAME OF DEVELOPMENT: Grand View Filing No. Six - Street Repair
 LOCATION: 28 Rd. North of F Rd.
 PRINTED NAME OF PERSON PREPARING: Nathan D. Ferguson

	UNITS	TOTAL QTY.	UNIT PRICE	TOTAL AMOUNT
I. SANITARY SEWER				
1. Clearing and grubbing				
2. Cut and remove asphalt	SF	1012.0	\$ 0.60	\$ 607.20
3. PVC sanitary sewer main (incl. recompacting sewer trench)	LF	64	\$ 12.00	\$ 768.00
4. Sewer Services (incl. trenching, bedding & backfill)				
5. Sanitary sewer manhole(s)				
6. Connection to existing manhole(s)				
7. Aggregate Base Course				
8. Pavement replacement				
9. Driveway restoration				
10. Utility adjustments				
II. DOMESTIC WATER				
1. Clearing and grubbing				
2. Cut and remove asphalt				
3. Water Main (incl. excavation, bedding, backfill, valves, and appurtenances)				
4. Water services (incl. excavation, bedding, backfill, valves, and appurtenances)				
5. Connect to existing water line				
6. Aggregate Base Course				
7. Pavement Replacement				
8. Utility adjustments				
III. STREETS				
1. Clearing and grubbing				
2. Earthwork, including excavation and embankment construction				
3. Utility relocations				
4. Aggregate sub-base course (square yard)				

5. Aggregate base course (ton)	TON	15	\$ 12.00	\$ 180.00
6. Sub-grade stabilization				
7. Asphalt or concrete pavement (2" Overlay (SF))	SF	7896	\$ 0.60	\$ 4,737.60
8. Curb, gutter, & sidewalk (linear feet)				
9. Driveway sections (square yard)				
10. Crosspans & fillets				
11. Retaining walls/structures				
12. Storm drainage system				
13. Signs and other traffic control devices				
14. Construction staking				
15. Dust control				
16. Street Lights (each)				
IV. LANDSCAPING				
1. Design/Architecture				
2. Earthwork, (includes top soil, fine grading, & berming)				
3. Hardscape features (includes walls, fencing, and paving)				
4. Plant material and planting				
5. Irrigation system				
6. Other features (incl. statues, water displays, park equipment, and outdoor furniture)				
7. Curbing				
8. Retaining walls and structures				
9. One year maintenance agreement				
V. MISCELLANEOUS				
1. Design/Engineering	LS	1	\$ 1,000.00	\$ 1,000.00
2. Surveying				
3. Developer's inspection costs				
4. Quality control testing	LS	1	\$ 1,100.00	\$ 1,100.00
5. Construction traffic control				
6. Rights-of-way/Easements				
7. City inspection fees @\$45./hr				
8. Permit fees				
9. Recording costs				
10. Bonds				
11. Newsletters				
12. General Construction Supervision				

13. Other	<u>3" Asphalt Patch</u>	SF	<u>1012</u>	\$	<u>1.75</u>	\$	<u>1,770.13</u>
14. Other	<u>Mill of Existing Asphalt</u>	SY	<u>877</u>	\$	<u>3.60</u>	\$	<u>3,157.20</u>

TOTAL ESTIMATED COST OF IMPROVEMENTS: \$ 13,320.13

SCHEDULE OF IMPROVEMENTS

I. SANITARY SEWER	\$	<u>1,375.20</u>
II. DOMESTIC WATER	\$	<u>-</u>
III. STREETS	\$	<u>4,917.60</u>
IV. LANDSCAPING	\$	<u>-</u>
V. MISCELLANEOUS	\$	<u>7,027.33</u>

I have reviewed the estimated costs and schedule shown above and based on the plans and the current costs of construction agree to construct and install the Improvements as required above.

SIGNATURE OF DEVELOPER date
(If corporation, to be signed by president and attested
to by secretary together with the corporate seals.)

Reviewed and approved.

CITY ENGINEER date

COMMUNITY DEVELOPMENT date



1225 South 7th Street
 Grand Junction, Colorado 81501-7791
 (970) 242-5370 FAX (970) 245-7716

Date: April 3, 2002

Proposal

SUBMITTED TO:

Atkins & Associates, Inc.
 Attn: Nathan
 P.O. Box 2702
 Grand Junction, CO 81502

(970) 245-6630

JOB NAME & ADDRESS:

Grand View Subdivision
 Filing 6
 Grand Junction

Architect/Engineer:

Date of Plans:

We hereby propose: to furnish the following in connection with the street improvements for Grand View Subdivision – Filing 6 in accordance with the plans and current City of Grand Junction Standard Specifications:

Item Description	Unit	Quantity	Unit Price	Total Price
1. Milling	SY	550	3.50	1,980.00
2. 3" Asphalt Patching	SF	2,000	1.75	3,500.00
3. 2" Asphalt Overlay (28' X 282')	SF	7,896	0.60	4,737.60
4. Compliance Testing	LS	1	500.00	500.00
5. Mobilization	LS	1	250.00	250.00
				\$ 10,967.60

NOTES

1. Scheduling will be upon the mutual agreement between the owner and Elam Construction, Inc.
2. Construction staking, permits and fees are not included.
3. Final billing will be based on actual quantities installed.

All of the above work to be completed in a substantial and workmanlike manner for the sum or as stated above. This proposal must be accepted as provided and delivered to Elam Construction, Inc., 10 days from above date, or it shall expire.

The contract amount is payable to Elam Construction, Inc. monthly for work as it progresses with the entire balance payable upon completion unless otherwise provided in this contract or in the plans and specifications. Unless otherwise specified herein, the plans and specifications, if any, are expressly made a part of this contract. The contractor shall perform all of the work in a substantial and workmanlike manner and in accordance with the terms of the plans and specifications.

The customer may order additional work or changes in writing at any time, at an agreed price or at the contractor's regular rates for the time and material work.

If payments for work are not made when due, the contractor may stop work or terminate this contract and recover from the customer payment for all work executed and loss sustained and reasonable profit and damages. It is hereby mutually agreed that the contractor shall not be held responsible or liable for any loss, damage, liquidated damages or delay caused by fire, strike, civil or military authority or any other cause beyond its control.

A late charge of 18% per annum on the outstanding balance may be imposed upon all past due payments. Customer agrees to pay all costs of collection and a reasonable attorney's fee if the account becomes delinquent and is referred for collection.

If the customer disposes of the real estate by sale or otherwise, the full amount remaining unpaid on this contract becomes due at once and payable within forty-eight (48) hours after date of such disposal.

The contractor agrees to carry Workmen's Compensation and public liability insurance and to pay all sales taxes, old age benefit and unemployment compensation taxes upon the material and labor furnished under this contract, as required by the United States of America and the State in which this work is performed.

Respectfully submitted,
Elam Construction, Inc.

By David M. Verble
David M. Verble, Estimator

ACCEPTANCE OF PROPOSAL

The prices, specifications, terms and conditions stated above and on the reverse side hereof are satisfactory and are hereby accepted. By this acceptance, I understand that a binding contract has been created only when confirmed by Elam Construction, Inc. Customer may be required to provide satisfactory evidence of adequate financing before confirmation by contractor.

ACCEPTED this _____ day of _____, 19____.

Owner Signature: _____
Print Name _____

CONFIRMATION by CONTRACTOR

Contractor hereby confirms the proposal.

Date _____ by _____



Subj: Grand View - Filing 6

Date: 6/17/02 4:28:33 PM Mountain Daylight Time

From: erich@ci.grandjct.co.us (Eric Hahn)

To: Atkinsrl@aol.com, FergusonND@aol.com

CC: markb@ci.grandjct.co.us (Mark Barslund), mikemcd@ci.grandjct.co.us (Mike McDill), walth@ci.grandjct.co.us (Walt Hoyt)

Gentlemen,

This email is in response to your fax dated June 17, 2002, in which you outline the proposed repair areas in Filing 6 of Grand View.

As previously stated in an email to your office from David Donohue, dated October 26, 2001, the City will not accept new streets with patches. The patches and/or overlays must extend across the entire width of street pavement, from curb to curb. Additionally, the City requires that this repair operation extend to each manhole that defines the specific run of sewer main that caused the settlement. Please resubmit your proposal accordingly. Your "sketch and improvements list" that was submitted to the City on October 29, 2001, represents an accurate delineation of the required repairs, once the repair area shown is extended to each manhole as described above.

Please contact me if you have any questions or concerns.

Eric Hahn, PE
City Development Engineer

Headers

Return-Path: <erich@ci.grandjct.co.us>

Received: from rly-zd02.mx.aol.com (rly-zd02.mail.aol.com [172.31.33.226]) by air-zd04.mail.aol.com (v86.11) with ESMTP id MAILINZD42-0617182833; Mon, 17 Jun 2002 18:28:33 -0400

Received: from cityhall-fs.ci.grandjct.co.us (ngwnameserver.ci.grandjct.co.us [198.204.117.1]) by rly-zd02.mx.aol.com (v86_r1.13) with ESMTP id MAILRELAYINZD28-0617182824; Mon, 17 Jun 2002 18:28:24 2000

Received: from CityHall-DOM-MTA by cityhall-fs.ci.grandjct.co.us with Novell_GroupWise; Mon, 17 Jun 2002 16:28:18 -0600

Message-Id: <sd0e0e22.020@cityhall-fs.ci.grandjct.co.us>

X-Mailer: Novell GroupWise Internet Agent 6.0.2

Date: Mon, 17 Jun 2002 16:27:55 -0600

From: "Eric Hahn" <erich@ci.grandjct.co.us>

To: <Atkinsrl@aol.com>, <FergusonND@aol.com>

Cc: "Mark Barslund" <markb@ci.grandjct.co.us>,

"Mike McDill" <mikemcd@ci.grandjct.co.us>,

"Walt Hoyt" <walth@ci.grandjct.co.us>

Subject: Grand View - Filing 6

Mime-Version: 1.0

Content-Type: text/plain; charset=US-ASCII

Content-Transfer-Encoding: 7bit

Content-Disposition: inline

Subj: Utility Trench Settlement Report - Grand View Subdivision

Date: 6/16/02 8:49:06 PM Mountain Daylight Time

From: erich@ci.grandjct.co.us (Eric Hahn)

To: Atkinsrl@aol.com, FergusonND@aol.com

CC: dougc@ci.grandjct.co.us (Doug Cline), markb@ci.grandjct.co.us (Mark Barslund), mikemcd@ci.grandjct.co.us (Mike McDill), trentonp@ci.grandjct.co.us (Trenton Prall), walth@ci.grandjct.co.us (Walt Hoyt)

Gentlemen,

I have received and reviewed the report entitled "Pavement Distress/Sewer Utility Trench Settlement - Grand View Subdivision, Filing 6", dated May 17, 2002, prepared by Grand Junction Lincoln-Devore, submitted by your office for the City's review.

My understanding of the conclusions of the report can be summarized as follows:

1. The report indicates that the trench settlement was not caused by inadequate construction procedures. The trench backfill compaction process met project specifications.
2. The report indicates that the trench settlement was caused by storm water that passed through the trench backfill, inundated the sewer bedding material, and initiated a "columnar"-type collapse of the backfill material.
3. The report indicates that the settlement may have been avoided if the Modified Proctor (ASTM D-1557, AASHTO T-180) would have been used as the basis of compaction and moisture specifications for the backfill material.
4. The report also indicates that the use of poorly graded gravel for pipe bedding also contributed to the settlement.

My understanding of the recommendations of the report is as follows:

1. "Proof-roll" the sewer trench and travel lanes with a 3-axle water truck. All settled areas and other areas observed to be weak should have the asphalt removed. The underlying base course should then be "proof-rolled," reworked as necessary, and all exposed areas should then be re-paved.
2. The City of Grand Junction should re-evaluate the specifications relative to trench compaction and bedding material.

City staff may not agree with all the findings of the report, however, the report is signed and sealed by a registered Professional Engineer. As such, the City is comfortable in treating it as a design document. Therefore, the proposed mitigation procedure is acceptable. Please submit details that show the extent and location of the proposed repairs, or schedule a meeting with City staff to discuss the extent of repairs that must be accomplished.

Thank you for your cooperation in resolving this issue.

Sincerely,

Eric Hahn, PE
City Development Engineer

ATKINS AND ASSOCIATIES, INC.
518 28 Road, Suite B-105, P.O. Box 2702
Grand Junction, Colorado 81502
PH. (970) 245-6630, FAX (970) 245-2355

June 26, 2002

Mr. Eric Hahn, P.E.
Development Engineer
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

RE: Grand View Filing No. 6 Trench Settlement

Dear Mr. Hahn,

Attached is a drawing showing the location of settlement and asphalt mill/overlay area. The asphalt is to be removed in the settled areas and any additional areas that are found to be weak. This determination is to be done in the field by "proof rolling" the existing asphalt with a three-axel loaded water truck. Once the asphalt is removed, the subbase to be "proof rolled" with a three-axel loaded water truck to determine if these areas need reworking. Once the subbase has been reworked, the area shown will be milled and overlaid to match the existing asphalt.

This is for your review and approval. Construction will begin immediately upon your approval of this process. It is requested that a City of Grand Junction representative be onsite during the determination of areas of asphalt the needs to be removed.

Please respond with any questions or comments you may have.

Respectfully,



Nathan D. Ferguson, EIT

GRAND VIEW SUBDIVISION FILING NO. 6

BLOCK ONE

SCALE: 1" = 40'

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MILL AND OVERLAY ASPHALT
MANHOLE TO MANHOLE 282 LF x 28 LF
282 LF x 28 LF = 7,896 SQ. FT. = 877 SQ. YD.

SS

SS

SS

SS

WM WM

L.P.

WM WM

8" WATERLINE

8" SEWERLINE

28' P.V.M.F.

44' ROW

TAMARRON DRIVE

WM WM

WM WM

SS

SS

SS

SS

SS

SETTLEMENT AREA-1

SETTLEMENT AREA-2

SETTLEMENT AREA-3

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BLOCK TWO

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From: Eric Hahn
To: FergusonND@aol.com
Date: 6/27/02 12:28PM
Subject: Re: Grand View Filing No. 6 Trench Settlement

Nathan,

The proposed repairs described below appear to be adequate to bring this project into compliance with City Standards, and are acceptable. Please accept this message as the City's approval of your proposal.

The City requires that the Development Inspector, Mark Barslund, be contacted at least 48 hours prior to initial commencement of the repair activities, and that he be contacted prior to commencement of each step of the repair activities.

Once the repairs are complete, the City will conduct another walk-through inspection and establish what, if any, further items of concern must be addressed before Initial Acceptance of this Filing may be granted. In order to expedite the acceptance process, the developer and the design engineer are highly encouraged to review all "punchlist" items from past walk-throughs, as well as all previous correspondence from the City relating to the intended acceptance of the improvements in this Filing.

Thank you for your attention to these issues.

Sincerely,

Eric Hahn, PE
City Development Engineer

>>> <FergusonND@aol.com> 06/26/02 02:06PM >>>
June 26, 2002

Mr. Eric Hahn, P.E.
Development Engineer
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

RE: Grand View Filing No. 6 Trench Settlement

Dear Mr. Hahn,

Attached is a drawing showing the location of settlement and asphalt mill/overlay area. The asphalt is to be removed in the settled areas and any additional areas that are found to be weak. This determination is to be done in the field by "proof rolling" the existing asphalt with a three-axel loaded water truck. Once the asphalt is removed, the subbase to be "proof rolled" with a three-axel loaded water truck to determine if these areas need reworking. Once the subbase has been reworked, the area shown will be milled and overlaid to match the existing asphalt.

This is for your review and approval. Construction will begin immediately upon your approval of this process. It is requested that a City of Grand Junction representative be onsite during the determination of areas of asphalt the needs to be removed.

Please respond with any questions or comments you may have.

Respectfully,

Nathan D. Ferguson, EIT

CC: Barslund, Mark; Cline, Doug; Hoyt, Walt; McDill, Mike; Nebeker, Bill

From: Eric Hahn
To: Nebeker, Bill
Date: 7/10/02 3:47PM
Subject: Re: Grand View Filing No. 6 Plat

Bill, you might want to mention that there may be more items required once I've thoroughly reviewed the acceptance documents (punch list items, tests, as-builts, etc.).

>>> Bill Nebeker 07/10/02 03:45PM >>>

Eric and I are waiting on the following before Grand View 6 can be recorded:

1. Test results from work done in the right-of-way the other day.
2. Signed and notarized deed conveying irrigation easement to the HOA.
3. Check payable to City of Grand Junction for \$31.00 for copying of the plat.
4. Check payable to Mesa County Recorder for \$25.00 for recording plat and deed.

Please get these items to me ASAP.

>>> <FergusonND@aol.com> 07/09/02 09:22AM >>>

Bill,

Attached is the Final Plat for Filing No. 6 of Grand View Subdivision.
Thanks.

Nathan Ferguson
Atkins and Associates, Inc.

From: Eric Hahn
To: Nebeker, Bill
Date: 7/10/02 2:07PM
Subject: Re: Grand View 6

Just got verification from Mark Barslund that they constructed the repairs per our requirements, and the streets are acceptable. So, I will review the close-out documentation and see if we need anything else.

>>> Bill Nebeker 07/10/02 12:58PM >>>

Any word on the final outcome of Grand View 6 final inspection?

From: Eric Hahn
To: Atkins, Richard
Date: 7/12/02 1:55PM
Subject: Grand View, Filings 5 & 6

Richard,

Here are the last items that must be addressed before the City can issue an "Initial Acceptance" letter:

1. From the original walk-through punchlist generated 9/4/01, "propose a fix for the asphalt/concrete joint in front of Lot 4, Filing 6." There is a rather large gap between the edge of paving and the lip of gutter.
2. Install street signs on the Cortland/Tamarron Dr. intersection.
3. Provide verification that the water main was pressure tested. A phone call, email, or fax from Ute would suffice.

Thank you for your attention to these issues.

Sincerely,

Eric Hahn, PE
City Development Engineer

CC: Barslund, Mark; Cline, Doug



SUBSTANTIAL COMPLETION INSPECTION CHECKLIST

Project: GRAND VIEW 5+6

City of Grand Junction, Colorado
250 N. 5th Street
81501-2668
FAX: (303) 244-1599

DATE: 9/4/01

STREETS

- Pavement ^{OK}
NEED AS-BUILTS, SHOW LOCATION OF FABRIC REINFORCEMENT, PROPOSE FIX FOR ASPHALT/CONCRETE JOINT IN FRONT OF LOT 4-FILING 6?
- Concrete ^{OK}
NEED AS-BUILTS, CAULK ALL CONTROL JOINTS IN H.C. RAMPS/FILLETTS, TRIM EXP. JT. MATERIAL AS NECESSARY. ^{OK}
- Manholes ^{OK}
IN MH TB-4
TRIM RUBBER NECK ~~REPLACE RUBBER NECK~~ ^{OK}
- Signs ^{OK}
SIGN'S ON CORTLAND/TAMARRON?
REVERSE STOP SIGN DIRECTION AT TAMARRON/RIDGE INTERSECTION ^{OK}
- Lighting ^{OK}
FINISH INSTALLING STREET LIGHTS ^{OK}
- Site Grading ^{OK}
SUBMIT FULL ~~OK~~ OK. PACKET W/MAP OF TEST LOCATIONS PER SSID
- Other ^{OK}
INSTALL TYPE-3 BARRICADES AT DEAD END OF RIDGE DR. AND CORTLAND

UTILITIES & DRAINAGE

- Water lines
- Sewer Lines
NEED AIR TEST RESULTS ^{OK} - AIR TESTS ^{OK}
- Inlet Structures
- WATER TESTS ^{???}
- Detention Facilities
- COMPACTION ^{OK}
- Outlet Structures
- AS-BUILTS ^{OK}
- Other

Inspected by:

City Development Engineer

Developer or Representative:

Final acceptance of the Streets and Drainage Facilities will be made when the above items have been corrected and inspected. Please call 256-4031 when ready for final acceptance.

From: Eric Hahn
To: Ferguson, Nathan
Date: 7/15/02 10:20AM
Subject: Fwd: Grand View, Filings 5 & 6

Nathan,

I just received verbal confirmation from Ed Tolen at Ute Water that they did perform passing pressure tests for the water mains at Grand View Sub, Filings 5 & 6. There are now only two remaining issues to be resolved, please see the attached email to Richard Atkins dated 7/12/02.

Eric

From: Eric Hahn
To: FergusonND@aol.com
Date: 7/16/02 3:43PM
Subject: Re: Grand View Filing No. 6 Punch List

Nathan,

Your proposal to place "crack filler" in the area of concern is acceptable. Please let me know when this has been done, and I will issue the Initial Acceptance letter for these filings.

Eric

>>> <FergusonND@aol.com> 07/15/02 02:22PM >>>

Eric,

I spoke with Elam Construction today and street signs have been ordered and should be in place between 10 and 14 days.

In regard to the asphalt/concrete joint in front of Lot 4, Filing 6, we are proposing that a crack filler be placed between the asphalt and concrete. Upon your approval, Elam Construction will have this work scheduled and completed.

Please call if you have any questions. Thanks.

Nathan Ferguson
Atkins and Associates, Inc.

CC: Barslund, Mark

Memo

To: Mr. Bill Nebeker
Community Development Dept.
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

From: Claire E. Atkins

Date: 07-19-02

Re: Grand View Subdivision Filing No. Six

Bill:

Attached is the deed for the irrigation easement for the above referenced project.

If you have any questions, please let me know.

Sincerely yours,



Claire E. Atkins

Atkins and Associates, Inc.
518 28 Road, Suite B-105, P.O. Box 2702
Grand Junction, CO 81502-2702

PH. (970) 245-6630
FAX (970) 245-2355

ATKINS AND ASSOCIATES, INC.
P.O. Box 2702, 518 28 Road, Suite B-105
Grand Junction, Colorado 81502
PH. (970) 245-6630 Fax (970) 245-2355

June 29, 2001

Mr. Trent Prall, P.E.
Department of Public Works
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Re: Grand View Subdivision, Filings No. Five and Six
Sanitary Sewer

Dear Trent:

Attached you will find the results of the air tests run on the sanitary sewer lines in Grand View Subdivision, Filings No. Five and Six on June 26, 2001.

Please call me if you have any questions or need additional information.

Respectfully yours,


Richard L. Atkins, PE-PLS

Encl: 1

ATKINS AND ASSOCIATES, INC.
P.O. Box 2702, 518 28 Road, Suite B-105
Grand Junction, Colorado 81502
PH. (970) 245-6630 Fax (970) 245-2355

Grand View Subdivision
Filings No. Five and Six
Air Test
Performed 6/26/01

<u>Manhole</u>	<u>Time</u>	<u>Pressure</u>
Tamarron Drive		
Filing No. Five		
MH Existing	8:10 a.m.	4.0 psi
to		
MH TA1	8:15 a.m.	No Drop
MH TA1	8:23 a.m.	4.0 psi
to		
MH TA2	8:28 a.m.	No Drop
MH TA2	8:40 a.m.	4.0 psi
to		
MH TA3	8:45 a.m.	No Drop
MH RD2	9:05 a.m.	4.0 psi
to		
MH RD3	9:10 a.m.	No Drop
MH RD1	9:15 a.m.	4.0 psi
to		
MH RD2	9:20 a.m.	No Drop
Filing No. Six		
MH TR1	9:25 a.m.	4.0 psi
to		
MH TR2	9:30 a.m.	No Drop

<u>Manhole</u>	<u>Time</u>	<u>Pressure</u>
MH TR2	9:45 a.m.	4.0 psi
to		
MH TR3	9:50 a.m.	No Drop
MH TR3	9:55 a.m.	4.0 psi
to		
MH TR4	10:00 a.m.	No Drop
Cortland Avenue		
MH C1	10:13 p.m.	4.0 psi
to		
MH C2	10:18 p.m.	No Drop

From: Bill Nebeker
To: Eric Hahn
Subject: Grand View 6

The developer is posting a \$1000 guarantee so they can record the plat on Wednesday. The street signs and void in the pavement should be completed by the end of the week. Mark will you inspect on Monday and let me know the outcome?

Mark also pointed out that there are some cracks in the sidewalk on Ridge Drive next to the home at 650 Tamaron that must be fixed/replaced as part of the warranty requirement. I'm sending this email to assure that the developer is told about those cracks since they were brought to my attention by the homeowner at 650 Tamaron (Janet Hayes at 243-5647). I told her the cracks would be replaced and I don't want this to fall through the cracks! Oh boy am I a funny guy!

bill

CC: Mark Barslund

From: Trenton Prall
To: Mark Barslund
Date: 8/7/01 11:19AM
Subject: FP-2001-058 / Grand View Filing #6 / OK to pave

Red-line as-builts and air test certifications were received from Atkins and Associates on 8/7/01 and everything appears to be in order. If Mark is OK with the compaction testing and lamping, the subdivision should be OK to pave. TCP

CC: David Donohue; Eric Hahn; Rick Dorris

ATKINS AND ASSOCIATES, INC.
518 28 Road, Suite B-105, P.O. Box 2702
Grand Junction, Colorado 81502
PH. (970) 245-6630, FAX (970) 245-2355

September 12, 2001

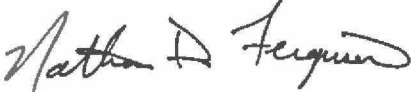
Eric Hahn, PE
Development Engineer
Public Works Department
City of Grand Junction
250 N. 5th St.
Grand Junction, CO 81501

Re: Grand View Subdivision Filing 5 and 6 Sewer Pressure Tests

Dear Mr. Hahn:

Attached are the results for the sewer pressure tests for Grand View Subdivision Filing 5 and 6.

Respectfully yours,



Nathan D. Ferguson, EIT

Encl: 1