

RECEIPT OF APPLICATION

DATE BROUGHT IN: 2/28/01
CHECK #: 3198 AMOUNT: 1340⁰⁰
DATE TO BE CHECKED IN BY: 3/2/01
PROJECT/LOCATION: White Willows Fil #1

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 3/2/01 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 RSF-4
- 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



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:

1 of 3

Petition for (check all appropriate boxes):

- | | | |
|---|--|--|
| <input type="checkbox"/> Subdivision Plat/Plan - Simple | <input type="checkbox"/> Site Plan Review - Major | <input type="checkbox"/> Concept Plan |
| <input type="checkbox"/> Subdivision Plat/Plan - Major Preliminary | <input type="checkbox"/> Site Plan Review - Minor | <input type="checkbox"/> Minor Change |
| <input checked="" type="checkbox"/> Subdivision Plat/Plan - Major Final | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Change of Use |
| <input type="checkbox"/> Planned Development - ODP | <input checked="" type="checkbox"/> Vacation, Right-of-Way | <input type="checkbox"/> Revocable Permit |
| <input type="checkbox"/> Planned Development - Preliminary | <input type="checkbox"/> Vacation, Easement | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Planned Development - Final | <input type="checkbox"/> Extension of Time | |
| <input type="checkbox"/> Annexation/Zone of Annexation | <input type="checkbox"/> Rezone | <input type="checkbox"/> Growth Plan Amendment |

From: _____

From: _____

From: _____

To: _____

To: _____

To: _____

Site Location:

28 1/2 Road and D Road

Site Tax No.(s):

2943-191-00-006, 043, 136

Site Acreage/Square footage:

38.874 AC. ±

Project Description:

62 single family lots

RSF-4

Patnode Family Trust

LA Enterprises of GJ

Criterion Engineering

Property Owner Name

Developer Name

Representative Name

3129 B Road

3129 B Road

2777 Crossroads Blvd.

Address

Address

Address

Grand Jct., CO 81503

Grand Jct., CO 81503

Grand Jct., CO 81506

City/State/Zip

City/State/Zip

City/State/Zip

(970) 640-2113

(970) 640-2113

(970) 243-2242

Business Phone No.

Business Phone No.

Business Phone No.

E-Mail

E-Mail

banner@wic.net

E-Mail

Fax Number

Fax Number

(970) 243-3810

Fax Number

Gene Patnode

Gene Patnode

Patrick M. O'Connor

Contact Person

Contact Person

Contact Person

Gene & Patnode

434-7688

(970) 243-2242, ex.213

Contact Phone No.

Contact Phone No.

Contact Phone No.

Note Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all 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

Date

Required Signature of Legal Property Owner(s) - attach additional sheets if necessary

Date



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:

2 of 3

Petition for (check all appropriate boxes):

- | | | |
|---|---|--|
| <input type="checkbox"/> Subdivision Plat/Plan - Simple | <input type="checkbox"/> Site Plan Review - Major | <input type="checkbox"/> Concept Plan |
| <input type="checkbox"/> Subdivision Plat/Plan - Major Preliminary | <input type="checkbox"/> Site Plan Review - Minor | <input type="checkbox"/> Minor Change |
| <input checked="" type="checkbox"/> Subdivision Plat/Plan - Major Final | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Change of Use |
| <input type="checkbox"/> Planned Development - ODP | <input type="checkbox"/> Vacation, Right-of-Way | <input type="checkbox"/> Revocable Permit |
| <input type="checkbox"/> Planned Development - Preliminary | <input type="checkbox"/> Vacation, Easement | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Planned Development - Final | <input type="checkbox"/> Extension of Time | |
| <input type="checkbox"/> Annexation/Zone of Annexation | <input type="checkbox"/> Rezone | <input type="checkbox"/> Growth Plan Amendment |

From: _____ From: _____ From: _____
 To: _____ To: _____ To: _____

SEE SHEET 1 OF 3

Site Location:

Site Tax No.(s):

Site Acreage/Square footage:

Project Description:

LA Enterprises of GJ

Property Owner Name

Developer Name

Representative Name

3129 B Road

Address

Address

Address

Grand Jct., CO 81503

City/State/Zip

City/State/Zip

City/State/Zip

(970) 640-2113

Business Phone No.

Business Phone No.

Business Phone No.

E-Mail

E-Mail

E-Mail

Fax Number

Fax Number

Fax Number

Gene Patnode

Contact Person

Contact Person

Contact Person

Contact Phone No.

Contact Phone No.

Contact Phone No.

Note Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all 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

Date

Gene Patnode
Required Signature of Legal Property Owner(s) - attach additional sheets if necessary

02-04-01
Date



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:

3 of 3

Petition for (check all appropriate boxes):

- | | | |
|---|---|--|
| <input type="checkbox"/> Subdivision Plat/Plan - Simple | <input type="checkbox"/> Site Plan Review - Major | <input type="checkbox"/> Concept Plan |
| <input type="checkbox"/> Subdivision Plat/Plan - Major Preliminary | <input type="checkbox"/> Site Plan Review - Minor | <input type="checkbox"/> Minor Change |
| <input checked="" type="checkbox"/> Subdivision Plat/Plan - Major Final | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Change of Use |
| <input type="checkbox"/> Planned Development - ODP | <input type="checkbox"/> Vacation, Right-of-Way | <input type="checkbox"/> Revocable Permit |
| <input type="checkbox"/> Planned Development - Preliminary | <input type="checkbox"/> Vacation, Easement | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Planned Development - Final | <input type="checkbox"/> Extension of Time | |
| <input type="checkbox"/> Annexation/Zone of Annexation | <input type="checkbox"/> Rezone | <input type="checkbox"/> Growth Plan Amendment |

SEE SHEET 1 OF 3

From: _____

From: _____

From: _____

To: _____

To: _____

To: _____

Site Location:

Site Tax No.(s):

Site Acreage/Square footage:

Project Description:

Robert J. & Marvelle F. Smith

Property Owner Name

Developer Name

Representative Name

P.O. Box 1057

Address

Address

Address

Canyon City, CO 81215

City/State/Zip

City/State/Zip

City/State/Zip

Business Phone No.

Business Phone No.

Business Phone No.

E-Mail

E-Mail

E-Mail

Fax Number

Fax Number

Fax Number

Contact Person

Contact Person

Contact Person

Contact Phone No.

Contact Phone No.

Contact Phone No.

Note Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all 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

2/4/01

Date

Required Signature of Legal Property Owner(s) - attach additional sheets if necessary

4/2/01

Date

General Meeting Notes – White Willows, Filing 2 (D Rd.)

November 5, 2003

Major Sub (residential)

Planner: Lisa C.

Engineer: Eric H.

Applicant/representative: Gene Patnode, Pat O'Conner

Water:	existing
Sewer:	existing
Drainage:	detain per SWMM
Flood plain:	--
Wetlands:	--
Access:	existing
Site circulation:	--
TCP:	yes
CDOT permit:	--
Street class:	D Road: Minor Arterial (80' right-of-way)
Street improvements:	no
Other:	--

Streets/Traffic notes:

- If the remaining portion of White Willows is broken into multiple filings, the first filing must be accomplished such that no part of the project exceeds the maximum dead-end length of 750'.

Drainage notes:

- Re-submit the original drainage report.
- Must construct an emergency overflow spillway on the south bank of the existing pond.
- Must modify the trash rack on the outlet structure so that it is not "flush" with the weir face.
- May need to otherwise modify or improve the combination irrigation/detention pond.

Utility notes:

- Submit fire flow form.

SUBMITTAL CHECKLIST

MAJOR SUBDIVISION: FINAL OLD CODE

Location: 2851 D ROAD

Project Name: WHITE WILLOWS FLING 1

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. (8/2/94)	City Downtown Dev. Auth.	City Police	County Planning / PUB WORKS	County Building Department	County Engineering	Walker Field	School Dist. #51	Irrigation District 6V	Drainage District 6J	Water District UTE	Sewer District CGV	U.S. West	Public Service	GVRP	CITY ADDRESSING	Corps of Engineers	Colorado Geologic Survey	U.S. Postal Service	Persigo WWTF	TCI Cable	TOTAL REQ'D.					
● Application Fee 740 + 18/AC + J	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	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	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	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															1	1	1											
○ Easements	VII-2	1	1	1	1		1															1	1	1											
○ Avigation Easement	VII-1	1		1			1								1																				
○ ROW	VII-2	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	1	2	1	1	1	1	1	1	1	1	1	1	1	1	
● Composite Plan	IX-10	1	2	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	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	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												
● Cover Sheet	IX-11	1	2																																
● Grading & Stormwater Mgmt Plan	IX-17	1	2														1								1	1									
● Storm Drainage Plan and Profile	IX-30	1	2														1				1	1	1												
● Water and Sewer Plan and Profile	IX-34	1	2	1		1											1	1	1	1	1	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				1																											
● Geotechnical Report	X-8	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																																
○ Site Plan	IX-29	1	2	1	1		1																												

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

REVISED 1-25-01 SUBMITTAL CHECKLIST OLD CODE

MAJOR SUBDIVISION: FINAL VACATION R/W

Location: 2851 D ROAD

Project Name: WHITE WILLOWS BLVD

ITEMS	DISTRIBUTION																												
	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.	City Downtown Dev. Auth.	City Police	County Planning	County Public Works	Walker Field	School Dist. #51	Irrigation District 6N	Drainage District 6J	Water District JTC	Sewer District 6G	U.S. West	Public Service	GVPP	CITY ADDRESSING	Corps of Engineers	Colorado Geologic Survey	U.S. Postal Service	Pursigo WWTF	TCI Cable	TOTAL REQ'D.
Date Received																													
Receipt #																													
File #																													
DESCRIPTION																													
Application Fee 740 + 15/PC	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																									
VACATION OF R/W 2851 D	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
Easements	VII-2	1	1	1	1		1													1	1	1						1	
Avigation Easement	VII-1	1		1			1							1															
ROW	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	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																									
Geotechnical Reports 595 FIDELAND	X-8	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-18	1	2	1														1											
Traffic Impact Study	X-15	1	2																										
Site Plan	IX-29	1	2	1	1		1																						

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.
 LEGAL - INCLUDE AREA TO BE VACATED

Pre-application Meeting
Development Engineer Notes

Date: 1/17/01
Time: _____

Project: WHITE WILLOWS - FILING 1

Location: 2851 D ROAD Tax ID no. _____

Applicant, representative: PAT O'CONNOR

Planner(s): BILL NEBECKER

Engineer: ERIC HAHN

Site visit (date: _____): _____

- | | | |
|------------------------|-------------------------|----------------------|
| Issues: water _____ | sewer _____ | storm drainage _____ |
| flood plain _____ | wetlands _____ | access _____ |
| site circulation _____ | TCP _____ | CDOT permit _____ |
| street class _____ | street impr. <u>YES</u> | other _____ |

Pre-application meeting notes: WIDTH OF STRIPING BETWEEN LEFT TURN LANE AND OPPOSING THRU LANE HAS NO MINIMUM DIMENSION, SHOULD BE AT LEAST DOUBLE STRIPS. ALL LANES MUST HAVE DISTINCT TAPER AREAS ^{THAT} ~~ARE~~ CONNECT TO LANES THAT ARE PARALLEL WITH THE D ROAD CENTERLINE (CALL ERIC HAHN @ 244-1443 FOR CLARIFICATION).

Follow-up items: _____

From: Rick Dorris
To: Bill Nebeker
Date: 10/13/99 10:25AM
Subject: 2851 D Road

Bill,

This is the old Patnode subdivision in a different configuration.

I am trying to get reviews done today. Hopefully this will suffice for my presence. If you need me grab me.

1. Because of our new policy on discussing all access with Don Newton before it is granted, I can't guarantee access onto D Road. However, I suspect at least a temporary access could be granted until the parcel to the east is developed.

2. A stub road will be required to the east parcel.

3. Florida is classified on the Major Street Plan as a collector. We are saying a residential collector on Skyler sub, two parcels east. This is 52' of right of way. They need to dedicate an additional 8' of right of way south of the existing right of way. *May move to south to line up w/ sewer.*

4. They need to build both sides of Florida where they own both sides of the street. They need to build the south half where they only own the south half. This means curb, gutter, and sidewalk, and at least 20' wide asphalt.

5. If sewer and water need to be in Florida, they need to be built too.

6. Since there is quite a bit of interest in developing this area along Florida, it may be beneficial to construct a storm sewer in Florida to get drainage north of Florida to the drainage ditch. If so, the alignment will probably need to go through this parcel. This is something I need to discuss with Don Newton or Tim Moore. PLEASE LET ME KNOW IF THESE GUYS ARE SERIOUS AND I WILL PURSUE THIS. This could result in the applicant needing to construct storm sewer or at least doing a conceptual drainage report and storm sewer system analysis of the area upstream to D and 29.

7. Drainage can be released at developed rates into the drainage ditch if the GJDD approves it.

8. Depending on the number of lots, a traffic study may be required. The focus would be a right turn and left turn lanes off of D road into the site.

9. It looks like there may be some recent fill several feet deep on the parcel just north of the drainage ditch. See what the conditions were on the placement of this fill. What was done. Were there tree limbs or other organic materials in it. Was it compacted and tests taken.

Call me with questions.

Rick

- STUB ST. TO SOUTH
- This is with Gene Patnode. The eastern 20 AC is still in mind when the owner passes on.
- Banner to set up meeting with Ray Richard and adjacent property owners about Florida Alignment.

APPLICATION COMPLETENESS REVIEW

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

Date: 3/1/01

Project Name: White Willows Filing #1 (if applicable)

Project Location: 2851 D 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)

R/W Vacation & final Plat (old code)

FEE PAID: Application: 740
Acreage: 600
Public Works: _____
TOTAL: \$1340

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

- _____

- _____
- _____

Professional stamp/seal missing from drawings/reports?

no yes, list missing items below

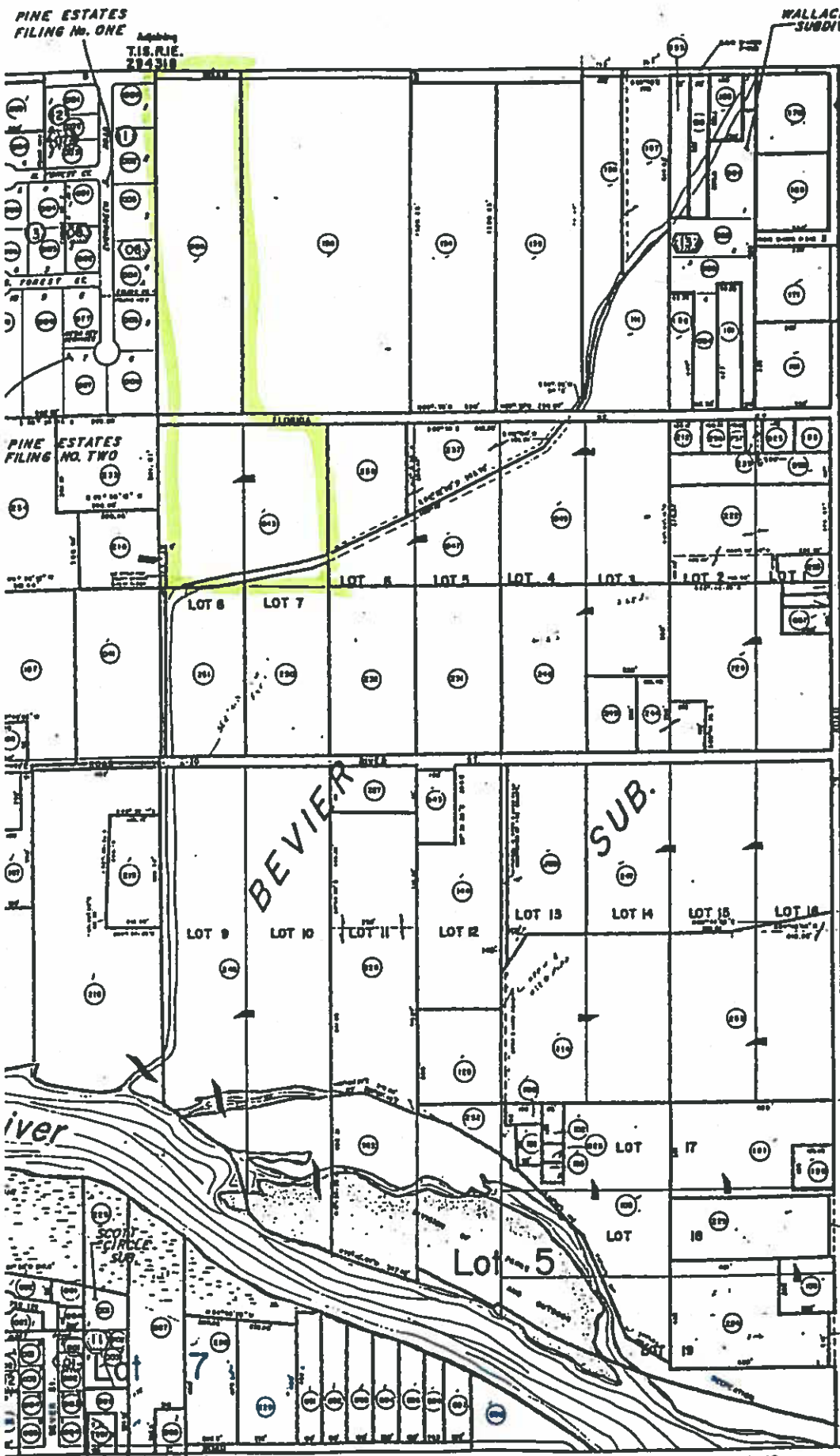
- _____
- _____
- _____

Other *Please list below*

PROJECT ASSIGNMENT AND PROCESSING

Project Manager: Bill

Special Processing Instructions:



Where is skyler?
 Tie access together
 on Florida.
 Access along drain
 ditch

- Release @ devel.
 to ditch if OK with
 GJDD

- What looks like
 recent fill on south
 parcel. What is
 this? How was
 it placed?

- Dedicate ROW so
 have ??' of ROW
 on Florida. ~~could~~
~~swing alignment~~
 to the south

- Build C&G on both
 sides of Florida
 but maybe not pave.
 Base to lip of gutter
 & # in lieu of pave.

February 28, 2001

A. PROJECT DESCRIPTION

The proposed WhiteWillows Subdivision is located in the southeast corner of 28 ½ Road and D Road. The project will consist of approximately 40 acres and is more particularly described as being in the NW ¼ of the NE 1/4 Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian. This application proposes to develop WhiteWillow Subdivision into RSF-4, consisting of 122 single-family lots and **one area of open space**. The corresponding density for the proposed development is 3.2 units per acre. Uses for the proposed open space area will include storm water detention, recreation and **possible RV storage**.

B. PUBLIC BENEFIT

This site provides an opportunity for development in an area that is starting to see development progressing this direction from the east, This is a proposal that provides moderately priced homes, which are still in demand. In addition, this area is attractive to potential buyers due to its quiet location. With it's proximity to the Colorado River, little development can occur to the south. With the north adjacent land being zoned PE (Planned Educational), the benefits of location near a future educational facility is a potential attraction.

C. PROJECT COMPLIANCE, COMPATIBILITY AND IMPACT

The proposed density of 3.2 units per acre is consistent with the RSF-4 straight zone **that is being applied for**. This area has been identified in the Growth Plan as "Residential Medium-Low", which has a corresponding density of 2.0 to 4.0 dwelling units per acre. Surrounding uses include vacant land to the north (Zoned PE), Pine Estates Subdivision to the west (Zoned R-1B), farmland to the east (Zoned PR-8), and vacant land to the south (Zoned AFT). Additional zoning in the vicinity includes R-2 to the southwest.

Access to the site will be via one entrance proposed from D Road, with future connections provided to the properties to the east, west and south. Improvements will be made for the portion of D Road that will front the subdivision. Completion of the half-street improvements will be in accordance with recommendations of the previously submitted traffic study.

GENERAL PROJECT REPORT WHITEWILLOWS SUBDIVISION

C. PROJECT COMPLIANCE, COMPATIBILITY AND IMPACT--(continued)

All utilities are available to the site, with the sanitary sewer available in D Road and in Florida Street (unimproved) right-of-way to the south. Domestic water (Ute) is available up to the intersections of 28 Road and D Road and 29 Road and D Road. Placement of the proposed utilities and fire hydrants are shown on the Final Plans and impact on public facilities will be typical of developments of this size.

Landscaping of the open space tracts will be completed by the developer per Landscape Plans prepared during final design of that respective phase. Maintenance of these open space tracts will then become the responsibility of the Homeowners Association. The landscaping and maintenance of all single family lots will be the responsibility of the lot owner.

Setback requirements are shown on the Final Plat and conform to the bulk requirements for an RSF-4 straight zone.

The soils at the site are typical for the area and the Valley. The soils generally consist of a Billings Silty Clay with lesser amounts of Billing Silty Clay Loam. This should not pose an adverse impact to development of the site. There are no known geological hazards at this location.

D. DEVELOPMENT SCHEDULE AND PHASING

It is proposed to develop Whitewillows Subdivision in two phases, or filings, as shown on the Final Plans. The design and construction of the infrastructure providing service to Filing One, which would consist of 62 single family lots, would be completed in 2001. The remainder of the project would be completed as the market dictates, but it is anticipated that all filings would be completed prior to June 2002.



CITY OF GRAND JUNCTION

250 N. 5th Street
Grand Junction, CO 81501
(970) 244-1581

INVOICE

ACCOUNT NUMBER: @00019964

INVOICE#: S0029489

LA Enterprises of GJ
Attn: Gene Patnode
3129 B Road

INVOICE DATE: October 31, 2003

DUE DATE: November 30, 2003

Grand Junction CO 81503

Amount Enclosed: _____

Please cut and return this portion with payment

CODE	DESCRIPTION	CHARGE AMOUNT	PAYMENTS CREDITS	BALANCE DUE
INSP	Dev Inspection Fees <div data-bbox="228 919 841 1081" style="border: 1px solid black; padding: 2px;"><p>Inspection Fees - 3rd Quarter 2003 White Willow Subdivision X01027 Engineer: Laura Lamberty - ERIC 256-4155 X 1443</p></div>	430.81	0.00	430.81
TOTAL		\$430.81	\$0.00	\$430.81

COMMENT:

If you have any questions, please contact your Development Engineer.

BREAKDOWN

INVOICE#: S0029489

ACCOUNT NUMBER: @00019964

CITY OF GRAND JUNCTION

250 N. 5th Street
Grand Junction, CO 81501
(970) 244-1581

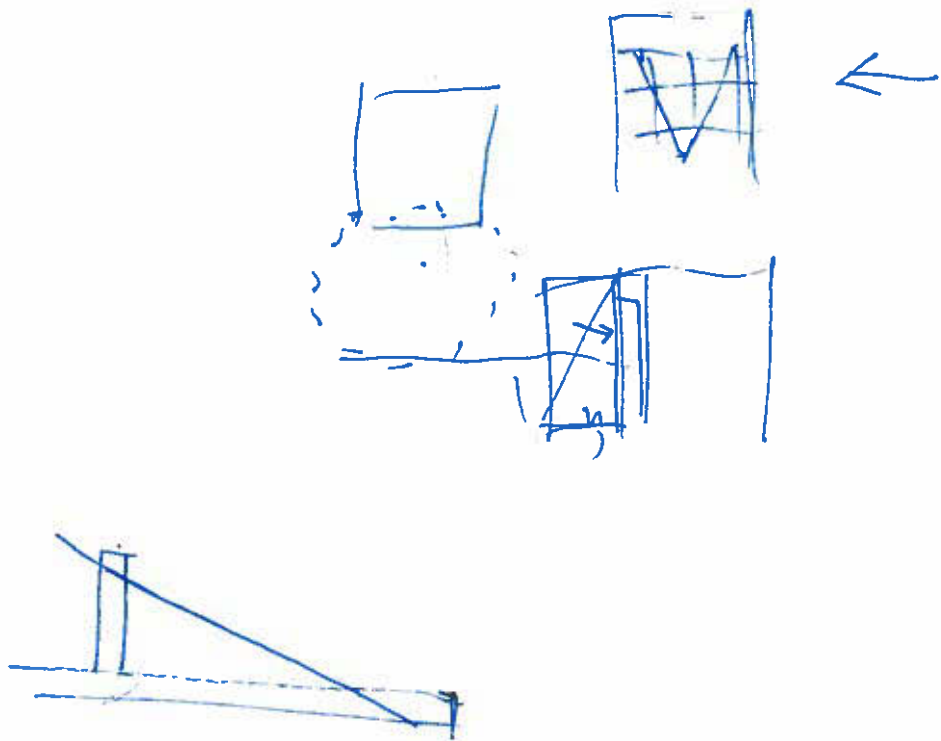
Site visit at White Willows, re: overtopping of pond

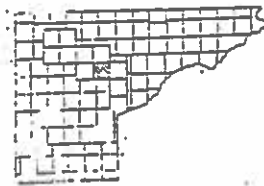
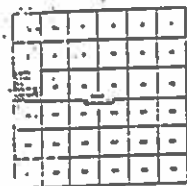
Summary of flooding event:

Irrigation flows exceeded the outlet control capacity, causing the pond to be overtopped across the south bank. The problem may have been exaggerated by debris clogging the trash rack. The emergency overflow grate on top of the overflow structure is approximately 1.0' higher than the south bank elevation, and is therefore ineffective.

Possible design changes:

1. Construct berm, separate the irrigation volume from the detention volume
2. Redesign irrigation inflow control to maintain a constant flow and/or limit the maximum possible flow
3. Construct an emergency overflow ^{SILLWAY} channel on the south bank.
4. Modify the trash rack so that it is not "flush" with the weir face.





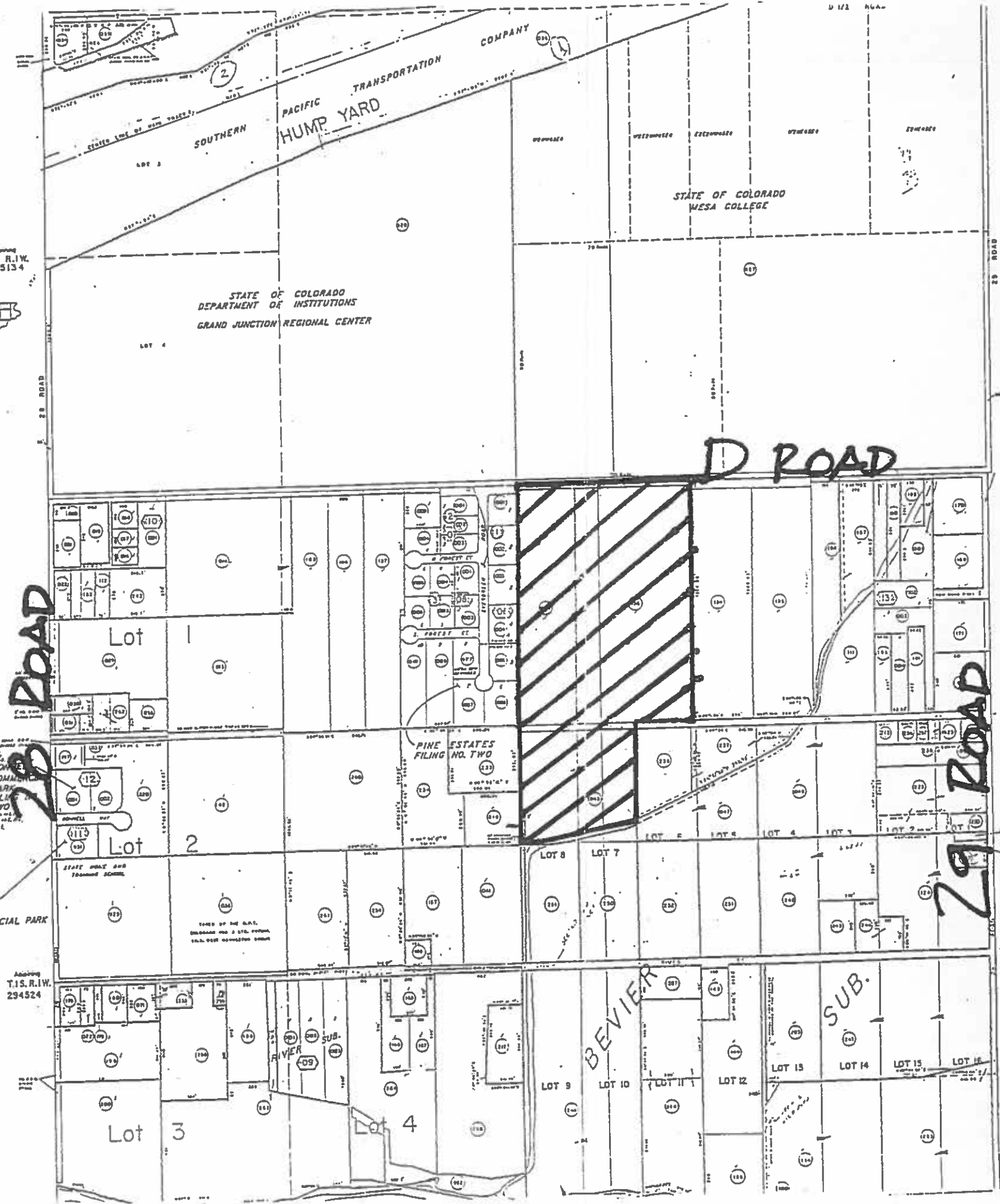
294

Addressing
T.S. R.I.W.
2945134



BONNELL COMMERCIAL PARK
FILING NO. ONE

Addressing
T.S. R.I.W.
294524



Addressing
T.S. R.I.E.
294320

RECEIVED

MAR 30 2001

COMMUNITY DEVELOPMENT
DEPT.

REVIEW COMMENT RESPONSES

March 30, 2001

WHITE WILLOWS SUBDIVISION - FILING 1, FINAL

File # VR-2001-059

These responses correspond with review comments provided by the City of Grand Junction for the above-referenced project generally dated mid-March, 2001.

Bill Nebeker - City Community Development

1. The plat has been revised. No ROW vacation is required for D Road.
2. Florida Street is shown to be vacated entirely across the property.
3. Tract "A" was modified to make a more efficient layout for both the lots and the pond area. No lots were added to the total number of the approved preliminary. No RV Storage is proposed in the revised plan. A landscaping plan is provided for Tract "A".
4. D Road is being widened in accordance with the traffic study to accommodate turn and accel/decel lanes. Plans are provided to detail these improvements.
5. See sheet 6 for phasing layout (2 phases to complete project).
6. No ROW is to be vacated along D Road. It will be dedicated to a 40' width as required and as shown. Florida Street will be vacated as requested.
7. Shrubs have been added as requested.
8. Trees have been revised to comply with the plant list.
9. All trees not interfering with construction will be preserved, this includes most of the trees along the southern end of the project in the Tract "A" area.
10. The petitioner does plan to have an entrance sign, but details for this are not yet available.
11. A landscape easement has been added to the plat and the plans revised accordingly.
12. No access to D Road will be allowed by the adjacent lots per the revised plat note.
13. Front lot designations have been added to the plat.
14. Bulk-standards have been removed from the plat.
15. Fire Department signature blocks have been added to the utility composite as requested.

16. Plans will be submitted to Grand Valley Power (plat and utility composite).
17. Discussions have been held with the development engineer regarding this issue.
18. Revised plans and reductions will be submitted as requested.

Eric Hahn - City Development Engineer

GENERAL COMMENTS

1. Engineer's stamps are included on the revised plans. Roadway designs which were inadvertently omitted have been submitted. We greatly appreciate the cooperation the development engineer has provided in completing his review of drawings not in his possession at the time of initial review and his assistance in keeping the project on schedule.

GEOTECHNICAL REPORT

2. A recommended depth of scarification is now shown.

FINAL DRAINAGE REPORT

3. Reduced plans are included to incorporate into the drainage report previously submitted.

CONSTRUCTION DRAWINGS

4. The waterline note has been added, see sheet 5.
5. D Road has been widened accordingly, as requested.

Hank Masterson - City Fire Department

1. The plans have been revised to show construction of a main line (8") in D Road connecting to the existing 8" near the northeast corner of the project. The minimum fire flow of 1000 gpm should be no problem based upon our discussion of the issue and given that no homes are anticipated to be as large as 3600 square feet.

Trent Prall - City Utility Engineer

Comment noted, plans will go to Ute and CGVSD.

John Ballagh - Grand Junction Drainage District

1. Comments are noted and appreciated, we have revised the plans to show the manhole in the open drain and have provided a bentonite liner in the design. We will provide recording information for the easement when complete.

John Salazar - Public Service

1. Comments noted - informational in nature.

Kellie Knowles - Central Grand Valley Sanitation District

The project phasing was revised from the preliminary plan to include 62 lots this filing and 60 for the next, and final, filing. A plan showing the entire project has been included to show the limits of each filing (sheet 6).

1. Manholes are now numbered in accordance with District mapping.
2. Temporary manholes have been added as required.
3. Stub-outs have been added as required.
4. Line F has been extended as required.
5. MH-C1 is now indicated as a 5' diameter manhole.
6. Invert-in at MH-C1 has been elevated to 9" above existing, as required.
7. Details for the T-Lock manholes have been added.
8. The two existing services along D Road will be utilized for this development, as now shown.
9. The standard approval blocks have been added.
10. Lot and block numbers have been added as required.
11. Manholes and services have been stationed as required.
12. The taps have been added as required.
13. The easement and temporary roadway have been added as required.
14. Clay cut-off walls are now shown as required.
15. Waterline and other utility crossings are now shown on the profiles as required.
16. Directional flow arrows have been added.
17. The described labeling and note have been corrected.

Jim Daugherty - Ute Water

1. The developer has been informed of the contract line in D Road, he would like to know the costs for this connection.
2. Hydrants have been relocated as requested.
3. The D Road line has been extended to the west end of the project.
4. Water lines have been relocated to the east and north sides of the streets.
5. The parallel line has been eliminated.
6. The valve has been added and the line extended.
7. - 12. Ute's standard comments have been noted and forwarded to the developer.

Stephanie Rubenstein - City Attorney

1. The addition has been included in the CCR's.
2. No Phase 1 environmental audit was required for this project.
3. Block 13 is basically the phase 2 area for future filing 2.
4. No dedicated bicycle/pedestrian access was required for this project, as discussed.
5. Updated title insurance information is included with this submittal.
6. The plat has been revised to reflect the recommended changes.
7. No lien-holder signature is required, given that the developer intends to close and hold title prior to recording.
8. The ingress/egress easement was correctly shown, as recorded, to allow access to the tract near the southeast corner of the project.

Lou Grasso - Mesa County School District #51

1. Comment noted - informational in nature.

18. Boring of D Road is now specified on the drawings.
19. Invert information is now included as requested.
20. Stationing described has been revised.
21. The invert elevations described are now complete.
22. The manholes have been separated to allow room for adjacent installation.
23. The stationing has been corrected.
24. 9 additional taps have been added as requested.
25. Title blocks now include the project name.
26. The Districts' standard notes have been added to the plans.
27. The Districts' standard detail sheet has been added to the plans.
28. The petitioner has been made aware of the District's requirements for extension.
29. Plans are now stamped and signed, the petitioner has received copies of all comments.

Linda Dannenberger - Mesa County Planning

1. Florida Street (proposed) is not extended far enough to warrant a temporary turnaround and Florida (existing) only exists on paper and will be vacated.
2. D Road is proposed to have a 40' half-ROW, which should be adequate for future needs.
3. All lots meet the bulk requirements for the current zoning (RSF-4).

Engineering - The ROW dedication for D Road is 40' (south-half).

Shawn Cooper - City Parks and Recreation

POS fees for the Filing 1 lots (62) are $62 \times \$225 = \$13,950.00$

Public access easements along the drain ditch will have to be negotiated with the GJ Drainage District.

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>		
Subject:	Florida Street Vacation – White Willows Subdivision	
Meeting Date:	April 18, 2001	
Date Prepared:	April 11, 2001	
Author:	Bill Nebeker	Senior Planner
Presenter Name:	Bill Nebeker	Senior Planner
	Workshop	X
		Formal Agenda

Subject: Florida Street Vacation - White Willows Subdivision (Filing 1); located at 2851 D Road; File# VR-2001-059.

Summary: In conjunction with the approval of White Willows Subdivision Filing 1 the applicant requests to vacate Florida Street right-of-way within the boundaries of this development. The purpose of the vacation is to align the street with the existing location of the water and sewer lines, which is approximately 100 feet south of the unimproved right-of-way. At its hearing of April 10, 2001 the Planning Commission recommended approval of this request.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: Adopt ordinance on first reading and schedule a hearing for May 2, 2001.

Citizen Presentation:	X	No	Yes	If Yes,
Name:				
Purpose:				

Report results back to Council:	X	No	Yes	When:
--	----------	-----------	------------	--------------

Placement on Agenda:	X	Consent	Indiv. Consideration	Workshop
-----------------------------	----------	----------------	-----------------------------	-----------------

BACKGROUND INFORMATION				
Location:		2856 C ½ Road, 2851 and 2863 D Road		
Applicants:		Robert J. & Marvelle F. Smith; LA Enterprises of GJ & The Patnode Family Trust (Gene & Loretta Patnode)		
Existing Land Use:		Agricultural/Vacant/Single Family		
Proposed Land Use:		Residential single family		
Surrounding Land Use:	North	Vacant & agricultural		
	South	Residential, agricultural & vacant		
	East	Agricultural & residential under construction (Skyler Subdivision)		
	West	Single family residential		
Existing Zoning:		RSF-4		
Proposed Zoning:		No change proposed		
Surrounding Zoning:	North	PE (Mesa County) – Planned Education		
	South	RSF-R (Mesa County) – 5 acre lot minimum		
	East	PD (City) – 4 units per acre		
	West	RSF-2 (Mesa County) – 2 units per acre		
Growth Plan Designation:		Residential Med Low: 2 to 4 units per acre		
Zoning within density range?		X	Yes	No

STAFF ANALYSIS:

Florida Street Vacation:

In conjunction with the approval of the White Willows Subdivision Filing 1, Florida Street is proposed to be relocated about 100 feet to the south to align with the location of the existing sewer and water line. Florida Street stubs are provided at the east and west property lines for future extension of the street to other property as it develops. As property develops to the east the street will curve to the north to follow the path of sewer and water lines. It is unknown why the sewer and water lines were not installed in the street right-of-way. Temporary turnarounds are not needed at the ends of the vacated street because it has not been constructed. Florida Street at this location only exists on paper.

At its hearing of April 10, 2001 the Planning Commission found that the requested street vacation complies with Section 2.11 of the Grand Junction Zoning and Development Code as follows:

1. Conformance with the Growth Plan, major street plan and other adopted plans and policies of the City.

The major street plan does not show the Florida Street alignment. However Florida Street is the only east-west street between 28 and 29 Road and D and C ½ Road. The extension of Florida Street is critical to the future buildout of this area. The vacation is not eliminating Florida Street, but merely realigning it over the existing water and sewer lines. The proposal is in general conformance with the Growth Plan.

2. No parcel shall be landlocked as a result of the vacation.

This vacation does not change the access to any parcel.

3. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation.

This vacation does not restrict access to any parcel.

4. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).

This vacation does not create adverse impacts on any parcel.

5. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter Six of this Code.

No public facilities or services are inhibited by this vacation.

6. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

The benefits to the City as a result of this vacation are better efficiency of land, greater access to public facilities and improved traffic circulation.

PLANNING COMMISSION RECOMMENDATION: Approval

ATTACHMENTS:

1. Vicinity map
2. Aerial photo
3. Vacation Exhibit
4. White Willows Preliminary Plat

CITY OF GRAND JUNCTION

Ordinance No. _____

VACATING FLORIDA STREET
LOCATED AT THE 28 ½ ROAD ALIGNMENT WITHIN THE APPROVED WHITE
WILLOWS SUBDIVISION, BEING A PORTION OF BEVIER SUBDIVISION

Recitals.

Florida Street is an unimproved right-of-way located between D and C ½ Road and between 28 and 29 Road. A 660-foot portion of the street at the 28 ½ Road alignment in the Bevier Subdivision falls within the approved White Willows Subdivision. The street is being vacated and realigned to the south about 100-feet to align with existing water and sewer lines. It is unknown why these lines were not installed in the Florida Street right-of-way to begin with. The vacated right-of-way will be incorporated into the lots in White Willows Subdivision Filing 1. There are no known utilities located in the right-of-way.

At its hearing of April 10, 2001 the Planning Commission found that the right-of-way vacation conforms to the criteria in Section 2.11 of the Zoning and Development Code and recommends approval of the vacation.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

City Council finds that the vacation meets the criteria set forth in Section 2.11 of the Grand Junction Zoning and Development Code and in accordance therewith the following described right-of-way is hereby vacated:

A tract of land located in the SW ¼ NE ¼ Section 19, T.1S., R.1E. Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Florida Street, which is identical with the northwesterly corner of Lot 8, Bevier Subdivision, filed in records of the Mesa County Clerk and Recorder's Office, in Plat Book 2 at Page 9, Reception No. 21700;

1. Thence East, 660.00 feet along said right-of-way line to the northeasterly corner of Lot 7 of said Bevier Subdivision;
2. Thence North, 40.00 feet to the northerly right-of-way line of Florida Street, which is identical with the north line of the SW ¼ NE ¼ Section 19;
3. Thence West, 660 feet along the said right-of-way to the C-N 1/16 corner of said Section 19;
4. Thence South, 40.00 feet along the west line of the SW ¼ NE ¼ Section 19, to the point of beginning.

INTRODUCED for FIRST READING and PUBLICATION this day of 2001.

PASSED on SECOND READING this day of , 2001.

ATTEST:

City Clerk

President of City Council

**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 5 & 6) was requested from Dr. William Young (649 West Pagosa, Grand Junction), who wondered if the

development would include any multi-family units. Planning staff responded "no" which satisfied Dr. Young's concern. No objection or commentary was received from any citizen, staff or planning commissioner on any of the items offered for placement on Consent.

MOTION: (Commissioner Dibble) "Mr. Chairman, I move that we approve the Consent Agenda as presented."

Commissioner Binder seconded the motion. A vote was called and the motion passed unanimously by a vote of 6-0.

IV. FULL PUBLIC HEARING

PP-2001-057 PRELIMINARY PLAN—NORTH CREST INDUSTRIAL PARK

A request for approval of a Preliminary Plat to subdivide 20 acres into 11 lots in an I-O (Industrial Office) zoning district.

Petitioner: North Crest LLC, Greg Cranston
Location: H Road, west of 3D Systems
Representative: LANDesign, Brian Hart

PETITIONER'S PRESENTATION

Brian Hart, representing the petitioner, noted the site's location on an overhead project location map. A second map, denoting subdivision layout and access points was also presented. While no issue was taken with staff conditions 1 and 2, Mr. Hart asked for further discussion and consideration on conditions 3 and 4. He said that since irrigation water was not available to the property, there was no way to water the turf required in condition 3. Ute Water had been contacted about providing a tap for irrigation use only; however, Ute representatives said that potable water taps could not be provided strictly for irrigation. As an alternative, Mr. Hart asked that xeriscaping be considered as a viable alternative to turf, with a plan to be submitted at Final. He agreed with Ute's position that using domestic water for irrigation purposes was not a good use of potable resources.

With regard to condition 4, he said that the word "not" should be placed between the words "does" and "include" to reflect that curb, gutter and sidewalk was *not* included. He stated that a left-turn lane and a right-hand decel lane had been required by the traffic study; however, he felt that full-section improvements along the frontage of H Road were unfair when the Code required only half-street improvements. Offered for consideration was the following verbiage change to condition 4: "The applicant shall bring H Road adjacent to this development up to City standards. This can be accomplished with removal and reconstruction or overlaying the north half of existing H Road to provide a smooth profile plus improvements required by the traffic study."

Mr. Hart also referenced comments made by City Public Works staff regarding sewer line extension to the property. Paraphrasing from a letter written by the petitioner to Greg Trainor, Mr. Hart felt that the extension would pose an undue financial burden on the development. The letter noted that the site's adjacent neighbor, 3D Systems, had not been required to extend sewer across its property to its western boundary. The petitioner would be expected to extend the sewer line across both the 3D property and its own as well to its western property line.

QUESTIONS

Commissioner Nall asked what kind of landscaping had been planned for individual lots. Mr. Hart said that landscaping would be addressed during Site Review, depending on the uses proposed by individual lot owners.

Commissioner Prinster asked about the type of landscaping proposed for the detention pond area. Mr. Hart said that landscaping plans were generally not required at a Preliminary development stage, so no plan had been submitted. He asked that flexibility be given by Planning Commissioners to allow xeriscaping.

Commissioner Binder said that xeriscaping still required water for its establishment. Mr. Hart agreed but added that this represented a minimal requirement. When Commissioner Binder asked who would be responsible for the detention pond's maintenance, Mr. Hart said that this responsibility would be borne by a property owners group (similar to a homeowners association). A less desirable alternative would be to attach the pond to a particular lot, which could then obligate a single property owner to shoulder the burden of its maintenance. Mr. Shaver confirmed that this option could be legally accomplished if Planning Commissioners so chose.

Chairman Elmer asked the petitioner to clarify its alternative to staff's stated condition. Mr. Hart explained that their alternative would include overlay to the north of the H Road centerline plus anything south of the existing H Road required to accommodate turn lanes. When asked how overlay of the north half of H Road would be accomplished, Mr. Hart acknowledged several ways of accomplishing this task, with the most practical being the grinding down of existing pavement.

STAFF'S PRESENTATION

Bill Nebeker read from the Code the description of I-O zoning. He said that the 3D detention pond had been landscaped with turf and a narrow strip of river rock; detention ponds lined with large river rock and/or cobble were unsightly, and such would not promote an appropriate business park atmosphere. He agreed that xeriscaping would require a water tap for initial irrigation. Since he knew of instances where Ute had granted taps solely for irrigation purposes, Mr. Nebeker contended that Ute had made exceptions when no other water source was available. Mr. Nebeker agreed that xeriscaping might provide an acceptable alternative if planning commissioners so permitted. Mr. Nebeker acknowledged that condition #4 should indicate that curb, gutter and sidewalk on the south side of H Road. Staff recommended approval of the Preliminary Plan subject to the following conditions:

1. The 65 ldn noise contour shall be shown on the Final Plat with a note referencing the Conditional Use Permits required in Table 7.3.
2. No lots within this subdivision shall have direct access to H Road. A note to this effect shall be placed on the Final Plat.
3. The detention pond in Tract A shall be improved with turf at Final approval rather than a more unsightly alternative.
4. The applicant shall bring H Road adjacent to this development up to City standards. This can be accomplished with removal and reconstruction or overlaying to provide a smooth profile. This condition does include curb, gutter or sidewalk on the south side.

QUESTIONS

Commissioner Dibble noted the seeming contradiction between the petitioner's understanding of Ute Water's position and that of staff. Mr. Nebeker recalled two specific examples where Ute Water had provided water taps solely for irrigation purposes.

Chairman Elmer noted that an avigation easement was required of the petitioner, yet it hadn't been mentioned as a condition of approval. Mr. Nebeker acknowledged the oversight and suggested that it be added as a fifth condition.

Chairman Elmer asked if FAA review should have been undertaken. Mr. Nebeker responded negatively. FAA review would only be required as specific uses are proposed for the industrial park. This understanding was confirmed by Mr. Shaver.

Rick Dorris presented an overhead drawing of the street configuration in front of the proposed development and a cross-section of H Road's existing profile. He said that H Road would require widening on both the north and south sides to accommodate both turn lanes. The uneven and irregular profile of H Road was noted. The only way to effectively match the asphalt laid down during the widening process with existing asphalt and meet both City standards and engineering/construction standards, would be either to grind down existing undulations and overlay with new asphalt or remove the asphalt altogether and start over. Code sections 6.2.A.1 and 6.2.B.1.d, he said, provided adequate justification for these additional street improvement requirements. Mr. Dorris questioned whether the Planning Commission could legally consider deviation of these standards given that the petitioner's contention was based solely on financial hardship? The question was deferred to Mr. Shaver.

QUESTIONS

Chairman Elmer asked where existing asphalt would be retained. Mr. Dorris answered that existing asphalt would be retained in the left-turn lane and perhaps half of each through lane.

Commissioner Dibble asked if 3D Systems had been required to undertake the same street improvements for its section of H Road. Mr. Dorris was unsure since that development had occurred while in the County's jurisdiction. He didn't believe that 3D had either a right- or left-turn lane from H Road.

Commissioner Dibble asked if H Road west of the subject property was in the same substandard condition, to which Mr. Dorris responded affirmatively.

Commissioner Dibble asked if H Road improvements were included in the City's CIP budget, to which Mr. Dorris replied negatively.

Commissioner Nall felt that this was a good case for longitudinal joints. A brief discussion among Planning Commissioners ensued over this aspect.

Commissioner Dibble wondered why sewer extension across its property hadn't been required of 3D Systems. Mr. Nebeker said that in discussions with the City's utility engineer, he understood that 3D Systems had developed under county jurisdiction. Because there was such a significant expense in bringing the line so far at a depth to its eastern boundary they had not been required to extend the line to the western property line. Also he understood that 3D's establishment in Grand Junction was promoted by the MCEDC. He noted, however, that extension of the sewer line to its current location made development of the current site feasible.

PUBLIC COMMENTS

There were no comments either for or against the request.

PETITIONER'S REBUTTAL

Gregg Cranston, petitioner, said that Ute Water representatives had told him that water tap exceptions were only granted for residential uses. Ute's position, he reiterated, was that no exception would be made for the industrial park.

Mr. Hart added that developers of this property relied on the Code for guidance. The Code, he maintained, clearly required only half-street improvements. Those and the ones required by the traffic study should be the petitioner's only street improvements obligations. He expressed no objection to the inclusion of a condition requiring an avigation easement since he had expected to provide one anyway. He acknowledged that discussions over the sewer line extension issue would continue with Public Works staff, with a decision to be rendered at Final. Mr. Hart reiterated that the combination of sewer extension and additional off-site street improvements would pose a significant financial burden.

DISCUSSION

Mr. Shaver said that the Planning Commission had no legal impediment to addressing the petitioner's request for deviation in street standards. He concurred with Mr. Dorris's presentation and said that the development engineer was justified in requiring additional improvements to ensure compliance with City and engineering/construction standards. Mr. Shaver cited two additional Code sections. These additional requirements were supported both by the Code and the petitioner's own traffic study. As to the addition of the word "not" between the words "does" and "include," Mr. Shaver suggested the amendment was proper.

Chairman Elmer asked if the petitioner would receive any TCP credit for off-site street improvements. Mr. Dorris said that curb, gutter and sidewalk on the north side would be eligible for TCP credit. He said that the TCP was generally assessed to each lot and addressed during individual site plan review. Additional improvements to H Road may be considered eligible for TCP credit. Mr. Shaver concurred with statements regarding curb, gutter and sidewalk improvements; however, he disagreed with credit given towards street improvements because street improvements, he emphasized, may not be "capacity improvements" and thus may not fall within Code criteria for credit. He suggested approving staff conditions as written or with slight modification to provide clarification.

Chairman Elmer offered the following verbiage change to staff condition 4: "The applicant shall bring existing asphalt of H Road adjacent to this development up to City standards per the City Engineer's comments. This condition does not include curb, gutter or sidewalk on the south side."

When asked if the sewer line issue should be discussed further by planning commissioners, Mr. Shaver said that, legally, there was no problem to be addressed.

Chairman Elmer agreed with Mr. Shaver's assessment. He also noted that even if an exception had been granted to 3D regarding sewer line extension, it was now a moot point.

When Commissioner Dibble asked if water tap/landscaping issues should be discussed by Planning Commissioners during Preliminary, Mr. Shaver remarked that providing direction to the petitioner now would put him on notice and would provide guidance to staff for the final design.

Planning commissioners were in general agreement that a rock or cobbled detention pond would not be acceptable. Commissioner Binder preferred turf substantial landscaping using xeriscape may be acceptable. Chairman Elmer said that options for bringing water to the site were available even if turf landscaping was preferred; however, he expressed concern over requiring this type of specificity in landscaping when straight zones did not mandate it.

Chairman Elmer suggested amending condition 3 to delete current verbiage after the word “turf” and add the following replacement verbiage: “...or xeriscaping that minimizes the use of gravel.” This met with general planning commissioner approval.

Chairman Elmer also suggested adding a condition 5 requiring an avigation easement prior to Final Plat.

MOTION: (Commissioner Binder) “Mr. Chairman, on item PP-2001-057, I move that we find the North Crest Industrial Park consistent with the Growth Plan and the requirements of the Zoning and Development Code and approve the Preliminary Plan with the conditions listed in staff’s recommendation and leaving conditions 1 and 2 as written; 3, that the detention pond in Tract A shall be improved with turf or substantial xeriscaping material without a lot of gravel, large rock, or cobble at Final approval rather than a more unsightly alternative; 4, the applicant shall bring the existing asphalt on H Road up to City standards as per the city engineer’s comments adjacent to this development. This can be accomplished with removal and construction of overlay to provide a smooth profile. This condition does not include curb, gutter or sidewalk on the south side; and condition 5, an avigation easement will be required at Final Plat.”

Chairman Elmer suggested altering verbiage of condition 3 in the motion to delete the words “...without...cobble” with the words “...which minimizes the use of gravel or cobble...” This amendment was acceptable to Commissioner Binder.

When asked by Mr. Shaver whether tap availability should be addressed in the motion, Chairman Elmer reaffirmed that a water tap would be required whether turf or xeriscaping were used.

The revised motion reads as follows:

MOTION: (Commissioner Binder) “Mr. Chairman, on item PP-2001-057, I move that we find the North Crest Industrial Park consistent with the Growth Plan and the requirements of the Zoning and Development Code and approve the Preliminary Plan with the conditions listed in staff’s recommendation and leaving conditions 1 and 2 as written; 3, that the detention pond in Tract A shall be improved with turf or substantial xeriscaping material which minimizes the use of gravel or cobble at Final approval rather than a more unsightly alternative; 4, the applicant shall bring the existing asphalt on H Road up to City standards as per the city engineer’s comments adjacent to this development. This can be accomplished with removal and reconstruction or overlay to provide a smooth profile. This condition does not include curb, gutter or sidewalk on the south side; and condition 5, an avigation easement will be required at Final Plat.”

Commissioner Denner seconded the motion. A vote was called and the motion passed unanimously by a vote of 6-0.

VR-2001-059 VACATION OF RIGHT-OF-WAY, WHITE WILLOWS FILING #1

A request for approval of: 1) a Final Plat to develop 62 single-family lots on 21.26 acres with a density of 2.96 units/acre in an RSF-4 (Residential Single Family not to exceed 4 units/acre) zoning district, and 2) to vacate a 660-foot portion of the Florida Street right-of-way.

Petitioner: L.A. Enterprises, Gene Patnode
Location: 2851 D Road
Representative: Criterion Engineering, Patrick O’Connor

PETITIONER’S PRESENTATION

Pat O’Connor, representing the petitioner, presented an overhead of the Final Subdivision Plat. The project, which had originally been proposed as a four-phase development would now be developed in

two phases. He noted the more efficient pond layout (Tract A) and said that some of the southern lots had been reconfigured. No additional density had been added to the project, however. Access points and street improvement locations were noted. Florida Street would be vacated and relocated approximately 100 feet to the south. This alignment would then correspond with utility line placement. Review agency comments had been addressed and no issue was taken with any of staff's approval conditions.

QUESTIONS

Commissioner Binder wondered if RV storage was still being proposed for an area near the pond, to which Mr. O'Connor replied negatively. He elaborated that a walkway had been proposed for the north side of the pond, while dense vegetation existed along the southern side of the pond. The site would be cleaned up and a picnic table would perhaps be installed. Specific landscaping details were still to be worked out with staff.

Commissioner Binder asked what the walkway and pond would look like. Mr. Shaver interjected that the petitioner was not obligated to provide that level of detail in a straight zone. In fact, he reminded the Commission that no aesthetic provisions were required within straight zones; thus, any landscaping or park amenities provided by the petitioner would exceed Code requirements.

Commissioner Binder strongly discouraged the petitioner from graveling or cobbling the pond. Mr. O'Connor said that the petitioner's intention was to utilize existing vegetation as much as possible to make the pond area an aesthetic addition to the subdivision.

STAFF'S PRESENTATION

Bill Nebeker acknowledged that the Final met conditions imposed at Preliminary. He said that the Florida Street misalignment first became apparent with the Skyler Subdivision proposal; vacation of the current right-of-way and its subsequent realignment 100 feet to the south made the most sense and was supported by staff. He presented a landscaping plan submitted by the petitioner but concurred with Mr. Shaver that the petitioner was not required by Code to provide a park. The pond would be used for irrigation and detention but staff was still unsure about how it would be landscaped. Staff also needed surface treatment particulars for Tract A's flagpole extension to Chamomile Street.

Staff recommended approval of the vacation and approval of the Final Plat subject to the following conditions:

1. The landscape plan for Tract A shall include a proper surface treatment for the sides of the detention/irrigation pond and the flagpole extension to Chamomile Drive. Temporary or permanent irrigation shall be provided, depending on the type of landscaping proposed.
2. A temporary irrigation system shall be required for the native seed mix along the D Road right-of-way.
3. Temporary irrigation shall be included for the native grass seed proposed on Tract A.
4. Eight additional shrubs shall be added to the landscape plan along D Road.
5. Technical planning and engineering review comments shall be incorporated into the plan set.

Mr. Nebeker concurred that the petitioner was providing more landscaping along D road than the Code required; picnic tables would be a nice amenity but they could be provided at the petitioner's discretion.

QUESTIONS

Chairman Elmer asked for clarification on the term “surface treatment.” He also asked for a brief history of Preliminary Plan approval, which were both given.

PUBLIC COMMENTS

There were no comments either for or against the request. Mark Fugere (382 Evergreen, Grand Junction) asked only for clarification on the first filing’s location.

PETITIONER’S REBUTTAL

Mr. O’Connor noted the location of the 'flagpole' to the pond tract. This would, he said, be dedicated to the homeowners association for maintenance. One of the flagpole extension’s main purposes was for conveyance of stormwater from the subdivision to the pond; however, Mr. O'Connor said pedestrians would be welcome to use it. No hard surface was being proposed for the flagpole tract. The pond, he conjectured, would be half-filled with irrigation water almost constantly. The lower half of the pond would be lined with bentonite. Lower portions of the pond’s sides could be planted with native grasses, with native or turf grasses used for the upper bank.

QUESTIONS

Chairman Elmer asked if runoff would be routed to the pond from east to west, to which Mr. O’Connor replied affirmatively; Mr. O'Connor said that sufficient area was available to accommodate a swale, overflow and vehicular access for maintenance.

DISCUSSION

Planning commissioners agreed that the Final Plat conformed with Preliminary Plan conditions. No objection was expressed. Commissioner Dibble felt that the Florida Street vacation made good sense.

MOTION: (Commissioner Dibble) “Mr. Chairman, on item VR-2001-059, I move that we approve the recommendation as submitted with the appropriate planning conditions as amended by staff.”

Commissioner Binder seconded the motion. A vote was called and the motion passed unanimously by a vote of 6-0.

MOTION: (Commissioner Binder) “Mr. Chairman, on item VR-2001-059, I move that we find the vacation of the Florida Street right-of-way consistent with section 2.11 of the Zoning and Development Code and forward a recommendation to the City Council for approval.”

Commissioner Denner seconded the motion. A vote was called and the motion passed unanimously by a vote of 6-0.

A brief recess was called at 8:50 P.M. The public hearing reconvened at 9:00 P.M.

GPA-2001-042 GROWTH PLAN AMENDMENT—GAURMER PROPERTY

A request for approval of: 1) a Growth Plan amendment from Residential Rural (one unit/5-35 acres) to Residential Medium (4-8 units/acre); and 2) a rezone from RSF-R (Residential Single-Family Rural not to exceed one unit/5 acres) to RMF-5 (Residential Multi-Family not to exceed 5 units/acre) zone district.

Petitioner: Sally Gaurmer
Location: 2918 G Road
Representative: Lyle Gaurmer

PETITIONER’S PRESENTATION

Lyle Gaurmer, representing the petitioner, said that his family had owned the property for the last 50 years; rezoning the property and development of a small subdivision would allow his mother to derive greater use and benefit from it. Copies of a site location map were passed out to planning commissioners for review. At the time of the property’s annexation into the City, Mr. Gaurmer said that he had not fully understood the ramifications of retaining the property’s rural zoning. Addressing Growth Plan Amendment (GPA) criteria, he noted that while properties to the north of G Road reflected properties containing 5 acres or more, properties to the south of G Road reflected smaller lots and higher densities. Approval of the GPA would be consistent with properties directly south of G Road and provide an appropriate transition zone. The airport’s critical zone boundary was noted, although his family’s property is not within the critical zone.

Mr. Gaurmer said that surrounding neighbors had all been contacted; neighbor comments had all been positive. He acknowledged that his family had collected a large quantity of junk over the years. Subdivision of the property would provide revenue to help clean it up. This was supported and encouraged by surrounding residents. He said that the business currently operating on the property would be disallowed in the RMF zone. Referencing City development engineer comments, sewer line extension would be required. Mr. Gaurmer said that the area’s high water table and irregular topography made this requirement impractical if not impossible. He asked that the Planning Commission permit flexibility to allow investigation into other options (*e.g.*, a denitrification system).

QUESTIONS

Commissioner Denner asked for clarification on the nature of a denitrification system. Mr. Gaurmer likened it to an individual sewer treatment plant installed for each subdivision lot, purifying water and waste onsite.

Chairman Elmer said that individual systems were not permitted on half-acre sites.

STAFF’S PRESENTATION

Lisa Gerstenberger corrected the staff report to reflect surrounding zoning as follows: north, RSF-R; S, RMF-5; E, RSF-R, and west, RSF-R/PD. She reviewed the request and responded to individual GPA criteria as contained in the April 4, 2001 staff report. Sewer provision, she said, was a significant issue; sewer service must be made available prior to any development occurring on the subject property. Septic systems are not appropriate or permitted on lots less than 2 acres in size. The applicant’s contention that other, higher density development existed nearby was not sufficient justification for the subject property to rezone to a higher density. The burden of proof to change a Growth Plan designation, she said, was on the petitioner. She did not feel that sufficient evidence had been presented to override the zone currently in place. Ms. Gerstenberger said that she had also recommended to Mr. Gaurmer that he meet with surrounding neighbors to include a larger area in his GPA request, but this had not been done. She was also concerned with the property’s proximity to the airport’s 60 ldn contour. A higher density would only result in greater noise impacts to more residents. Staff recommended denial of both the GPA and rezone request based on insufficient justification by the applicant.

QUESTIONS

Mr. Shaver stated that the applicant had indicated to staff that he would be making a presentation to the Planning Commission which further explained and justified his GPA/rezone requests. Mr. Shaver then asked Ms. Gerstenberger if there had been any new evidence brought forth in Mr. Gaurmer's presentation to alter her initial recommendation, to which she replied negatively.

Mr. Shaver asked what the County's zoning had been for the property, to which Ms. Gerstenberger replied that it had been AFT (5 to 35 acre parcels). When he asked about the minimum density for an RMF-5 zone, she replied that 2 units/acre was the minimum, with 5 units/acre as a maximum density.

PUBLIC COMMENTS

There were no comments either for or against the request.

PETITIONER'S REBUTTAL

Mr. Gaurmer said that he'd spoken with his neighbors about inclusion into the GPA process. Since they were satisfied with their current property zonings, they had not wanted to be included.

DISCUSSION

Chairman Elmer said that Growth Plan Amendments are intended to review and consider larger areas of land uses and not individual properties unless there was a very obvious error. In the current request, no error was apparent. And while there may be a transition zone suitable to buffer the north and south sides of G Road, RMF-5 is not it. Given noise concerns, the area's high water table, airport proximity, sewer extension difficulties, etc., the subject property was not suitable for a higher density. He agreed with staff that Growth Plan Amendment criteria had not been met.

Commissioner Dibble concurred. No compelling argument had been presented sufficient to change the property's current zoning.

Commissioner Nall agreed that sufficient justification must be evident before a GPA is approved. In the current instance, sufficient justification had not been demonstrated by the petitioner. He concurred with previous comments that the property would not support higher density development and that no error had occurred with the property's original zoning.

MOTION: (Commissioner Prinster) "Mr. Chairman, on item GPA-2001-042, a request for a Growth Plan Amendment to designate 2918 G Road from Residential Rural (one unit/5-35 acres) to Residential Medium (4-7.9 units/acre), I move that we forward this request to City Council with the recommendation to approve."

Commissioner Nall seconded the motion. A vote was called and the motion failed by a vote of 0-6, with all planning commissioners opposing.

MOTION: (Commissioner Prinster) "Mr. Chairman, on item GPA-2001-042, the request to rezone from Residential Rural (RSF-R, one unit/5 acres) to Residential Multi-Family 5 (RMF-5 zone district), I move that we forward the request to City Council with the recommendation to approve."

Commissioner Denner seconded the motion. A vote was called and the motion failed by a vote of 0-6, with all planning commissioners opposing.

V. GENERAL DISCUSSION

Since Chairman Elmer would be absent for the May 8 Planning Commission hearing and no vice-chair would be present, he selected Commissioner Binder to chair the meeting in his stead.

With no further business to discuss, the meeting was adjourned at 9:50 P.M.

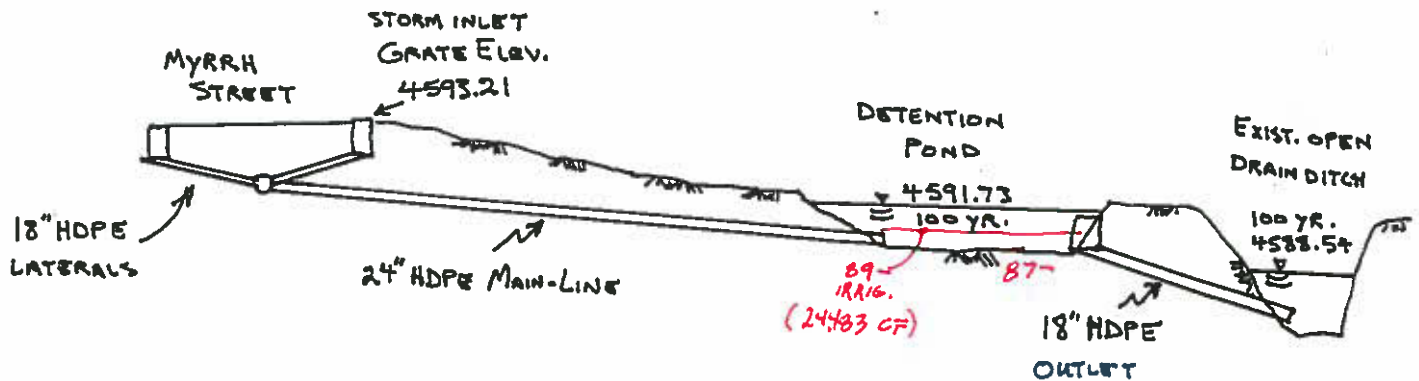
WHITE WILLOWS - INLET STORM SEWERS
Worksheet for Circular Channel

18" HDPE FROM INLETS
TO MAIN LINE

Project Description	
Project File	c:\haestad\fmw\whtwlws.fm2
Worksheet	INLET DISCHARGE LINE
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Discharge

Input Data	
Mannings Coefficient	0.010
Channel Slope	0.005000 ft/ft (HYDRAULIC SLOPE)
Depth	1.50 ft
Diameter	18.00 in

Results	
Discharge	9.66 cfs
Flow Area	1.77 ft ²
Wetted Perimeter	4.71 ft
Top Width	0.37e-7 ft
Critical Depth	1.20 ft
Percent Full	100.00
Critical Slope	0.005236 ft/ft
Velocity	5.46 ft/s
Velocity Head	0.46 ft
Specific Energy	1.96 ft
Froude Number	0.14e-3
Maximum Discharge	10.39 cfs ← CAPACITY
Full Flow Capacity	9.66 cfs
Full Flow Slope	0.005000 ft/ft
Flow is subcritical.	

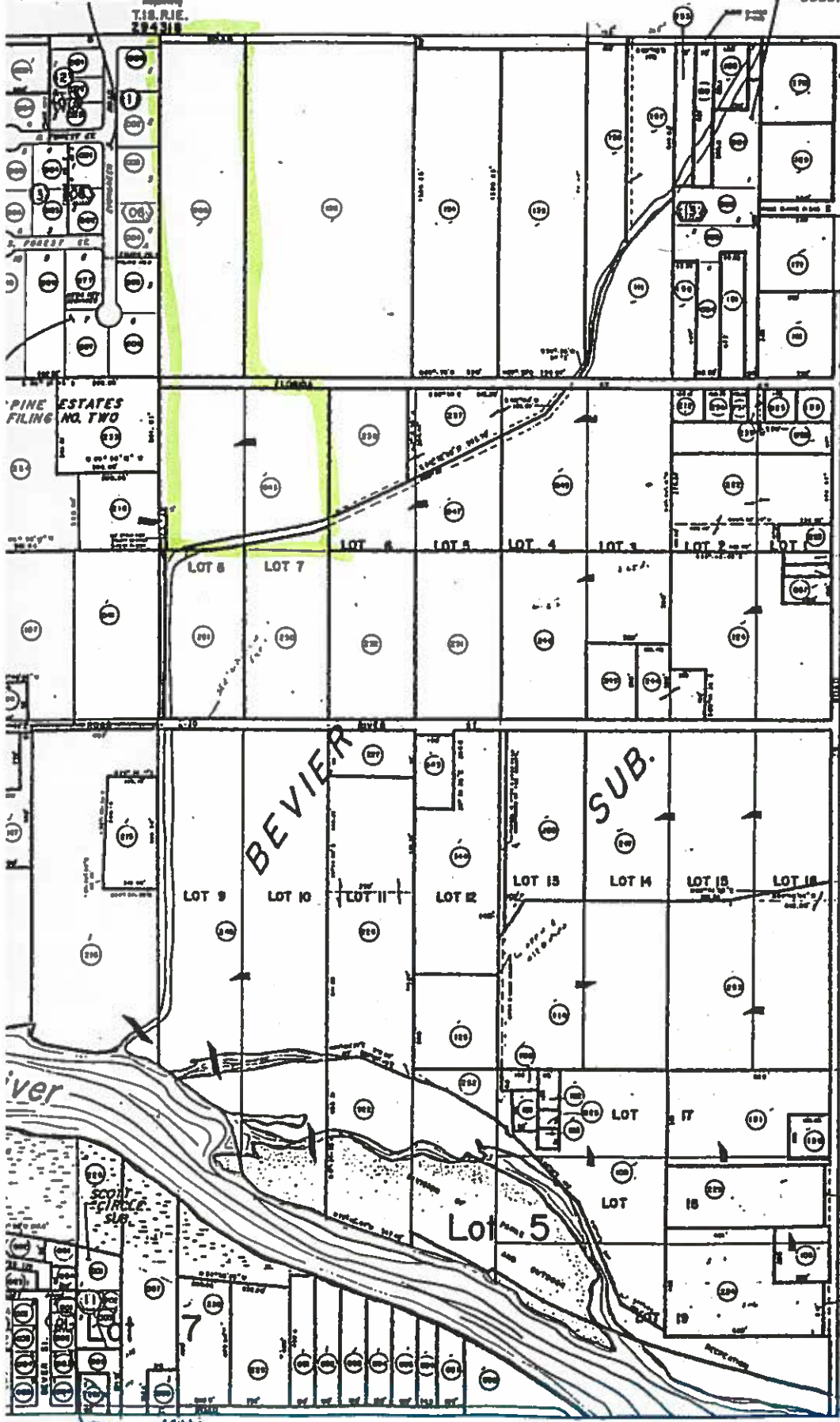


HYDRAULIC SCHEMATIC (NO SCALE)

PINE ESTATES
FILING No. ONE

Adjoining
T.18.R.1E.
294318

WALLACE MINOR
SUBDIVISION



Where is skyler?
 In access together
 on Florida.
 Access along drain
 ditch

- Release @ devel
 to ditch if OK with
 GJDD

- What looks like
 recent fill on south
 parcel. What is
 this. How was
 it placed?

- Dedicate ROW so
 have ??' of ROW
 on Florida. ~~Could~~
~~swing alignment~~
 to the south

- Build C&G on both
 sides of Florida
 but maybe not pave.
 Base to lip of gutter
 & # in lieu of pave.

Adjoining
T.18.R.1E.
294320

Adjoining
T.18.R.1E.
294330

T.18.R.1E. SEC. 19

294319

SUBDIVISION *White Willows Filing 1*

DATE *6-7-02*

OF LOTS *122*

BK/PG *19; 39-41*

ACRES *38.874*

ZONE *RSF-4*

OWNER *White Willows Developers of SJ, Inc.*

LOCATION *2851 D Rd*

TWP/RNG *19, T 1 S, R 1 E*

OPEN SPACE FEES *0*

FILE# *UR-2001-059*

SIF *292.00*

TCP *\$500.00*

TRAFFIC *60*

CENSUS *8*

FAX – 2 Pages

DATE: January 25, 2001

TO: Pat O'Conner
Banner

FROM: Bill Nebeker 

SUBJECT: Revised Submittal Checklist for White Willows Filing 1

Please use the attached checklist for this subdivision rather than the one I previously gave you. Please also be sure to check the vacation of right-of-way box on the application form and state clearly in your project report that you are requesting to vacate all or a portion of Florida Street.

If you have any questions please call me at (970) 244-1447.



REVIEW AGENCY COVER SHEET

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

FILE NO. VR-2001-059

RECEIVED

MAR 06 2001

COMMUNITY DEVELOPMENT
DEPT.

Petitioner Please Fill In:

Review Agency

Grand Junction Drainage dist.

Petitioner Please Fill In:

PROPOSAL White Willows Sub.

LOCATION 28 1/2 Road & D Road

ENGINEER/REPRESENTATIVE _____

Banner Associates, Inc.

PETITIONER Gene Patnode

ADDRESS 3129 B Road

PHONE NO (970) 434-7688

Return to Community Development Dept By 3/16/01

Staff Planner Bill

COMMENTS - *For Review Agency Use Only*

The site of the proposed WHITE WILLOWS subdivision is entirely within the Drainage

~~District. The open NO NAME DRAIN is correctly located along the southwesterly line of the tracts. The District has only a prescriptive right of use for both the open drain and the ditch bank maintenance road. The District would like to have dedicated easement for the facility which is has been in place and maintained for over fifty years. The District is willing to provide legal description and the document for grant of the easement. The District would like the recording data of the easement shown on the filing plat.~~

The water discharge point into the NO NAME DRAIN should be tied into a manhole located at the bend in the open drain, rather than have a sleeved plastic pipe with rip rap under the outlet of the pipe. The area is believed to have fairly stable soils conditions. However, an irrigation storage pond so close to the open drain will require an impervious liner. The Drainage District requests review and approval of the pond design prior to construction and acceptance of the irrigation pond.

Use Additional Sheets If Necessary And Refer To File Number

REVIEWED BY

John L Ballagh

PHONE

242-4343

DATE

3/7/01



REVIEW AGENCY COVER SHEET

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

FILE NO. VR-2001-059

REC'D BY BUSINESS OFFICER

MAR 05 2001

Petitioner Please Fill In:

Review Agency
<u>School District #51</u>

Petitioner Please Fill In:

PROPOSAL <u>White Willows Sub.</u>
LOCATION <u>28 1/2 Road & D Road</u>
ENGINEER/REPRESENTATIVE <u>Banner Associates, Inc.</u>
PETITIONER <u>Gene Patnode</u>
ADDRESS <u>3129 B Road</u>
PHONE NO <u>(970) 434-7688</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.

AD

Use Additional Sheets If Necessary And Refer To File Number

REVIEWED BY L. Gross

PHONE 242-8500

DATE 3/07/01

Mesa County Valley School District #51 Development Impact Sheet

Development Name: White Willows

	Elementary School	Middle School	High School
Schools impacted by the development	Columbine	East	GT
Current capacity of schools impacted	330	500	1800
Current enrollment in the schools impacted 10/11/00	224	436	1624
Expected number of students from the development	14	6	8
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: <i>[Signature]</i>			Date: 3/07/01

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

Review Comments

White Willows - Filing 1

By: Eric W. Hahn, P.E. - Development Engineer

Date: March 12, 2001

Draft

VR-2001-059

Page 1 of 1

GENERAL COMMENTS

1. None of the drawings are stamped and signed by a registered professional engineer, there are no road cross section sheets, and sheets C16 - C18 (D Road half-street improvements), C26 - C36 (interior stub streets plans & profiles), C38 (additional plan & profile sheet), and C42 (drainage and stormwater management plan) are missing. This submittal packet should not have been accepted for review, since it is clearly not complete. As such, all comments provided below are considered preliminary. Final comments will not be prepared, and the project will not go before the Planning Commission until a complete submittal packet is received and reviewed.

GEOTECHNICAL REPORT

2. The recommended pavement section calculated using the AASHTO method does not provide a depth of scarified and recompacted subgrade. However, later in the report, under Pavement Section Construction, the report recommendeds that subgrade be scarified and recompacted. Please clarify by providing a minimum depth of native subgrade scarification and recompaction.

FINAL DRAINAGE REPORT

3. The Report appears to be missing the following items that are listed in the Table of Contents for Appendix 1 - Final Plans: Existing Conditions Map, Grading and Stormwater Management Plan, Storm Drain Plan and Profile.

CONSTRUCTION DRAWINGS

4. 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.
5. The minimum half-street pavement width that must be constructed along this parcel's entire D Road frontage is 22' (based on a typical Collector street section). This minimum width appears to be provided in all locations except the extreme west end of the property frontage. Please show the additional paving necessary to provide the required 22' of half-street pavement width. The deceleration lane will not be impacted or modified due to this additional paving.

AS OF 3/13/01, FULL CONSTRUCTION DRAWINGS NOT REVIEWED DUE TO INCOMPLETE SUBMITTAL.



REVIEW AGENCY COVER SHEET

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

FILE NO. VR-2001-059

Petitioner Please Fill In:

Review Agency
Public Service

Petitioner Please Fill In:

PROPOSAL White Willows Sub.
LOCATION 28 1/2 Road & D Road
ENGINEER/REPRESENTATIVE Banner Associates, Inc.
PETITIONER Gene Patnode
ADDRESS 3129 B Road
PHONE NO (970) 434-7688

Return to Community Development Dept By 3/16/01

Staff Planner Bill

COMMENTS - For Review Agency Use Only

ELECTRIC: The lots north of Florida St. are in Xcel Energy's service area. The lots south of Florida St are in Grand Valley Power's service area.

GAS: 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. VR-2001-059

Petitioner Please Fill In:

Review Agency
<u>US Postal Service</u>

Petitioner Please Fill In:

PROPOSAL	<u>White Willows Sub.</u>
LOCATION	<u>28 1/2 Road & D Road</u>
ENGINEER/REPRESENTATIVE	<u>Banner Associates, Inc.</u>
PETITIONER	<u>Gene Patnode</u>
ADDRESS	<u>3129 B Road</u>
PHONE NO	<u>(970) 434-7688</u>

Return to Community Development Dept By 3/16/01

Staff Planner Bill

COMMENTS - For Review Agency Use Only

Centralized delivery requested

LATE

RECEIVED
MAR 26 2001
COMMUNITY DEVELOPMENT
DEPT

AP

Use Additional Sheets If Necessary And Refer To File Number

REVIEWED BY Cheryl Fiegel

PHONE 244-3434

DATE 3/13/01



REVIEW AGENCY COVER SHEET

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

FILE NO. VR-2001-059

Petitioner Please Fill In:

Review Agency
<u>Central Grand Valley</u>

Petitioner Please Fill In:

PROPOSAL <u>White Willows Sub.</u>
LOCATION <u>28 1/2 Road & D Road</u>
ENGINEER/REPRESENTATIVE <u>Banner Associates, Inc.</u>
PETITIONER <u>Gene Patnode</u>
ADDRESS <u>3129 B Road</u>
PHONE NO <u>(970) 434-7688</u>

Return to Community Development Dept By 3/16/01

Staff Planner Bill

COMMENTS - *For Review Agency Use Only*

See attached comments

RECEIVED

MAR 19 2001

COMMUNITY DEVELOPMENT
DEPT

AP

Use Additional Sheets If Necessary And Refer To File Number

REVIEWED BY C. Kellie Knowles, P.E PHONE (970)241-7076

DATE 3/16/01

cc: Trena Polzin, Dist. Manager

REVIEW COMMENTS FOR WHITE WILLOWS SUBDIVISION PLAN RESUBMITTAL -
CENTRAL GRAND VALLEY SANITATION DISTRICT, MARCH 16, 2001
CITY OF GRAND JUNCTION FILE VB-2001-059

The following are the Central Grand Valley Sanitation District's review comments on the resubmitted plan for the proposed White Willows Subdivision. The District received Sheets C-8 through C-14 inclusive and sheets 1-3 of the Plat dated 2-25 through 2-28-01. It appears that the boundaries for individual Filings has been revised since the original submittal dated January 2000, although an overall development plan showing the entire phased development is not included in the information provided to the District. Filing One now appears to be the perimeter lots along Chamomile Drive, Myrrh Street, Fenel Avenue, Burdock Way, and Sorrel Street to the vicinity of Mason Street, and includes 63 Lots. It also appears that the alignment of proposed sanitary sewers have been revised somewhat based on limited information shown relative to Filing One. A composite of the full development, including all of the Lots, streets and the proposed sewer alignments should be submitted to the District to clarify the proposed method for providing sewer service to all Lots in subsequent Filings, and to ensure that infrastructure installed under Filing One construction is compatible with future sewerline extensions within the interior of the proposed subdivision. The following are the District's comments for the proposed sewer system of Filing One. Many of the comments are repeated from June 8 and February 9, 2000 review comments. Because of the number of comments, and the incomplete nature of the submittal, the District reserves the right for additional comments in future submittals.

1. The District's existing manholes should be numbered consistent with the District's mapping on all future submittals.
2. Manholes are required at the ends of all sewerlines. If stub-outs are proposed, the maximum length is 5 feet. Manholes will be required at the upstream ends of proposed sewerlines E, G and H that are long stub-outs for future Filings. These manholes may be temporary for the interim until such time that the sewerlines are extended in subsequent Filings.
3. It is questioned whether all of the needed stub-outs have been provided for future sewerline extensions, in particular MH-F1, MH-F2 and MH-D3 where future streets are shown on the original submittal.
4. Proposed sewerline F and dead-end manhole MH-F4 need to be extended beyond property lines in order to provide service lines to the adjacent property that are perpendicular to the sewer main.
5. MH-C1 connects to the District's 18-inch interceptor sewerline and will need to be a 5-foot diameter manhole in order to accommodate the size and number of connecting pipes.
6. The inverts-in at MH-C1 should be raised about one foot above the existing invert of the District's 18-inch sewerline to prevent submerging the proposed connecting inlet pipes at peak hour flows.

7. Details for construction and installation of T-Lock MH-A1 and T-Lock MH-C1 should be provided on the Plans.
8. Any existing sewer service lines that provide service to properties along D Road and will be abandoned and replaced as a part of this project are to be excavated and capped with concrete to ensure a water tight seal to prevent infiltration of groundwater and debris into the District's system.
9. The District's standard approval blocks should be added on the Utility Composite Plans and on the Plan and Profile Sheets. This includes:
 - Accepted for Construction for One Year from this Date.
 - Initial Acceptance.
10. Lot and Block numbers and street names should be added to the Utility Composite and Plan and Profile Sheets.
11. All proposed manholes and sewer service lines should be stationed on the Utility Composite and on the plan portion of Plan and Profile Sheets, with equation stations as necessary. This may either be in addition to the coordinate system, or in lieu thereof.
12. Service taps are omitted and should be added for Lot 14 Block 11 and for Lot 5 Block 6.
13. A permanent easement 20 foot wide centered on sewerline F will be required between the improved portions of Mason Street to allow the District clear, unobstructed legal access to manholes and the sewerline during the interim of platting subsequent Filings. An all weather surface material such as 6" Class 6 base course will be required along the easement to provide a driving surface for maintenance vehicles.
14. Clay cut-off walls should be shown on the Utility Composite and on the Plan portion of Plan and Profile Sheets upstream from all manholes.
15. All utility crossings should be shown on the Profiles for each sewerline.
16. Directional flow arrows should be added to the Utility Composite and Plan portions of Plan and Profile Sheets.
17. Sewerline A is incorrectly labeled as line D on Sheets C-8 and C-10 in the descriptive note for MH-A1. Also, this note is cut off on Sheet C-10.
18. Requirements for crossing D Road should be verified by Mesa County and shown on the Plans. The County may require boring across D Road since the new manhole will be located in the shoulder of the road.

19. The invert-in at MH-A1 and at MH C-1 (existing sewerline) should be included in manhole information on the Profile portion of Plan and Profile Sheets.
20. Stationing given on the Profile of the C line does not match lengths of pipe between manholes and should be corrected.
21. Invert elevations have not been checked on line C, D, E, F, G and H. See comment 6 above.
22. It is questioned whether there is sufficient space to install 5-foot diameter MH-C1 at Station 0+00 and standard 4-foot diameter MH-D1 at Station 0+05.
23. Stationing given on the Profile of the D line at MH-D4 does not match the length of pipe between MH-D3 and MH-D4.
24. Full body wye service taps and capped service line stub-outs should be installed on the F line along the unimproved section of Mason Street if the future Lots will be served by the F line.
25. The Plans should include the subdivision name in the title blocks.
26. The District's standard notes should be included on the final construction Plans.
27. The District's standard detail sheet should be included in the final construction Plans.
28. The Petitioner will need to execute the District Sewerline Extension Agreement prior to approval for construction.
29. Final Plans will need to be stamped and signed by a registered Professional Engineer.

Please make the Petitioner aware of the District's aforementioned comments and resubmit revised Plans for the District's review and approval.

RECEIVED
MAR 19 2001
COMMUNITY DEVELOPMENT
DEPT.



REVIEW AGENCY COVER SHEET

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

FILE NO. RB-2001-059

Petitioner Please Fill In:

Review Agency
<u>County Planning</u>

Petitioner Please Fill In:

PROPOSAL <u>White Willows Sub.</u>
LOCATION <u>28 1/2 Road & D Road</u>
ENGINEER/REPRESENTATIVE <u>Banner Associates, Inc.</u>
PETITIONER <u>Gene Patnode</u>
ADDRESS <u>3129 B Road</u>
PHONE NO <u>(970) 434-7688</u>

Return to Community Development Dept By 3/16/01

Staff Planner Bill

COMMENTS - For Review Agency Use Only

Florida Street should have temporary turnaround
Plans for Block 13 are not provided.
Will 30' for D Road be adequate to
allow bike lanes?
Lots along D Road are shallow.
No VARIATION OF R/W - D ROAD IS MINOR ARTERIAL
AND REQUIRES 40' HALF R/W AND 80' FULL R/W.

RECEIVED

MAR 16 2001

COMMUNITY DEVELOPMENT
DEPT.

Use Additional Sheets If Necessary And Refer To File Number

REVIEWED BY County Planning PHONE 244-1771
& County Engineering

DATE 3/15/01

STATE OF COLORADO

COLORADO GEOLOGICAL SURVEY
Division of Minerals and Geology

Department of Natural Resources
1313 Sherman Street, Room 715
Denver, Colorado 80203
Phone: (303) 866-2611
FAX: (303) 866-2461

AP



DEPARTMENT OF
NATURAL
RESOURCES

Bill Owens
Governor

Greg E. Walcher
Executive Director

Michael B. Long
Division Director

Vicki Cowart
State Geologist
and Director

March 29, 2001

RECEIVED

APR 06 2001

MA-01-0034

COMMUNITY DEVELOPMENT
DEPT.

LATE

Mr. Bill Nebeker
City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction, Colorado 81501

Re: Proposed *White Willows Subdivision*: Immediately South of D Road at
Approximately the 28 1/2 Road Alignment,
Grand Junction

Dear Mr. Nebeker:

At your request, we have reviewed the materials submitted for and made a field inspection of the site of the proposed residential subdivision indicated above. The following comments summarize our findings.

(1) The general geology of this site consists of a sequence older clayey alluvial deposits which are associated with now regraded drainages which originated in the ancestral Book Cliffs. This sequence is interbedded in places with gravels and gravel terraces formed in the ancestral flood plain of the Colorado River. The thickness of these surficial materials is not known precisely but probably does not exceed 50 ft or so. There is a permanent shallow water table beneath this site that is about 8 to 12 feet below the modern land surface. The site is nearly level and flat and it has been most recently used as an agricultural field.

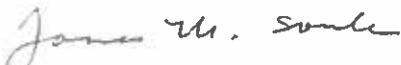
(2) The most significant geology-related conditions that must be considered for development of this parcel as planned are soils and drainage conditions.
(2a) The soils beneath this parcel are variable in composition because of the means by which they were formed as indicated above. The finer grained materials are low bearing strength and low density and will be prone to settle if subjected to relatively heavy or concentrated structural loads. Because of this, each building site should be investigated by a qualified soils and foundation engineer. All but the lightest weight structures (e.g.

Mr. Bill Nebeker
March 29, 2001
Page 2

manufactured housing) most likely will require soils remediation or specialized foundation designs to offset the adverse soils conditions. (2b) The topography of this site and the soils present will make much of this site susceptible to shallow sheet flooding during heavy precipitation events. Some regrading of the site to maintain positive drainage away from them will be advisable for this reason. After buildout of this parcel, it is likely that the ground water table will rise beneath this parcel. Because of this, we recommend that below-grade space (basements) not be used in this subdivision. If basements are used, foundation drains that can be pumped should be installed.

If the recommendations made above and those in the submitted *Lincoln DeVore Grand Junction, Inc.*, geotechnical report are followed and made conditions of approval of this subdivision proposal, then we have no geology-related objection to it.

Sincerely,


James M. Soule
Engineering Geologist

LETTER OF TRANSMITTAL

TO: GRAND JUNCTION CITY
COMMUNITY DEVELOPMENT

ATTENTION: BILL NEBEKER

SUBJECT: WHITE WILLOWS SUBDIVISION
VR-2001-059

CRITERION

ENGINEERING CORPORATION
 CONSULTING ENGINEERS & LAND SURVEYORS

2777 CROSSROADS BOULEVARD
 GRAND JUNCTION, COLORADO 81506
 (970) 243-2242
 (970) 243-3810 FAX

DATE: 03-30-01
 JOB NO. 4016.01

TRANSMITTED ARE:

- For Approval
- For Your Use
- As Requested
- For Review and Comment
- Submittal Accepted
- Submittal Accepted as Noted (Resubmit)
- Submittal Returned for Revisions (Resubmit)

- Submittal Not Accepted (Submit Anew)
- Preliminary Submittal
- For Reference Only
- Distributed Copy (Previously Accepted)

RECEIVED

MAR 30 2001

COMMUNITY DEVELOPMENT
DEPT.

COPIES	DATE	NO.	DESCRIPTION
4	03-30-01	47	COMPLETE BLUE PRINT SETS (2 SETS w/ ENGINEER SEAL) FOR KILLING ONE CONSTRUCTION.
1	03-30-01	5	WRITTEN RESPONSES TO REVIEW COMMENTS
4	03-30-01		PLAN REVISIONS OF SITE PLANS, PLAT, SWAMP w/ GRADING, STORM DRAIN PLAN, PROFILE, LANDSCAPE PLANS. (11x17)

REMARKS PARTIAL SETS ALSO BEING SENT TO CENTRAL GRAND VALLEY SANITATION, UTE WATER CO., GRAND JUNCTION DRAINAGE DISTRICT AND GRAND VALLEY POWER.

COPY TO _____

SIGNED 

Memorandum

DATE: April 2, 2001

TO: Eric Hahn
Hank Masterson
Stephanie Rubinstein

FROM: Bill Nebeker
Senior Planner

SUBJECT: Response to Review Comments – White Willows Filing 1

Attached are response to review comments for this project. Please review and return any further comments you have to me by Wednesday April 4, 2001.

If you have any questions please call me at 244-1447

REVIEW COMMENTS

Page 1 of 6

FILE # VR-2001-059

TITLE HEADING: White Willows Filing 1

LOCATION: 2851 D Rd

PETITIONER: L.A. Enterprises – Gene Patnode

PETITIONER'S ADDRESS/TELEPHONE: 3129 B Rd
Grand Junction, CO 81503
434-7688

PETITIONER'S REPRESENTATIVE: Criterion Engineering – Patrick O'Connor
243-2242 Ext: 204

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

3/6/01

Bill Nebeker

244-1447

1. D Road is designated as a minor arterial needing a 40-foot half street on the south side. Revise the plat to show a 40-foot half street for D Road. This should eliminate any excess right-of-way on D Road. Even if it doesn't the City and County are unwilling to vacate any right-of-way on D Road at this time.
2. It appears to be appropriate to vacate all of Florida Street at this time rather than in phases according to the phasing plan. A temporary turnaround is not needed for the remainder of the street since it is existing only on paper and will be realigned in the future anyway.
3. Block 12 and particularly Tract A has not been laid out in conformance with the approved preliminary plan. Also there were no provisions at preliminary approval that allowed RV storage in the common open space. Provide a landscape plan that shows all improvements on Tract A including ground cover, treatment of detention pond, fencing, walkways, irrigation, access, RV storage areas if proposed, etc.
4. Is D Road being widened at this time? If not what is ground cover for right-of-way between pavement and property line?
5. Provide a revised phasing plan if there are more than one additional phase.
6. Provide a written response as to how the proposed right-of-way vacation (Florida Street and D Road) complies with the approval criteria in Section 2.11.C.1-6. In the future please assure that your project report includes a discussion of any rights-of-way to be vacated. To my knowledge, there was no previous discussion of the vacation of any right-of-way along D Road.
7. Nine additional shrubs must be provided along D Road.
8. Confirm that number of trees placed on the plan is the same as the number in the plant list. (I count 22 trees on the plan and 25 on the plant list.)
9. Are there any trees on site that will be preserved?
10. Are any subdivision signs proposed for this subdivision?
11. A landscape easement conveyed to the HOA is required for the landscaped area along D Road.
12. Place a note on the plat that states that no access to D Road is allowed for any lot.
13. Designation the location of the front of the home on corner lots with a "F" on the plat and a corresponding note in the legend.

14. Remove the RSF-4 bulk standards from the plat.
15. Place signature blank on composite plans for Fire Inspector.
16. Please submit a full set of construction plans to Grand Valley Power for their review.
17. This item may be delayed from the April PC hearing to allow sufficient time for the Development Engineer to review drawings that were not submitted with the original submittal.
18. In addition to the 4 sets of full sized drawings indicated below, please submit revised drawings directly to Ute Water, Central Grand Valley Sanitation and Grand Junction Drainage.

NOTE: In addition to the full size drawings, please submit one 11" X 17" copy of the plat, C-6, C-7, C-43, and sheet showing improvements on Tract A with your response to comments.

CITY DEVELOPMENT ENGINEER

3/14/01

Erich Hahn

244-1443

GENERAL COMMENTS

1. None of the drawings are stamped and signed by a registered professional engineer, there are no road cross section sheets, and sheets C16 - C18 (D Road half-street improvements), C26 - C36 (interior stub streets plans & profiles), C38 (additional plan & profile sheet), and C42 (drainage and stormwater management plan) are missing. This submittal packet should not have been accepted for review, since it is clearly not complete. As such, all comments provided below are considered preliminary. Final comments will not be prepared, and the project will not go before the Planning Commission until a complete submittal packet is received and reviewed.

GEOTECHNICAL REPORT

2. The recommended pavement section calculated using the AASHTO method does not provide a depth of scarified and recompacted subgrade. However, later in the report, under Pavement Section Construction, the report recommended that subgrade be scarified and recompacted. Please clarify by providing a minimum depth of native subgrade scarification and recompaction.

FINAL DRAINAGE REPORT

3. The Report appears to be missing the following items that are listed in the Table of Contents for Appendix 1 - Final Plans: Existing Conditions Map, Grading and Stormwater Management Plan, Storm Drain Plan and Profile.

CONSTRUCTION DRAWINGS

4. 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.
5. The minimum half-street pavement width that must be constructed along this parcel's entire D Road frontage is 22' (based on a typical Collector street section). This minimum width appears to be provided in all locations except the extreme west end of the property frontage. Please show the additional paving necessary to provide the required 22' of half-street pavement width. The deceleration lane will not be impacted or modified due to this additional paving.

CITY FIRE DEPARTMENT

3/15/01

Hank Masterson

244-1414

In your general project report you state that domestic water is available up to the intersection of 28&D Road and 29&D Road. Your utility composite shows your 8" line connecting to an existing line in D Road. Please resubmit this composite plan showing the size of the existing water main in D Road. Also, be aware that the minimum fire flow for single family homes is 1000 gallons per minute for homes up to 3600 square feet. 1500 GPM and more depending on structure size is required for homes exceeding 3600 square feet in size. Please state in your response to comments that these minimum fire flows will be provided in each phase of your project. Information on available fire flows can be obtained from Ute Water.

CITY UTILITY ENGINEER

3/14/01

Trent Prall

244-1590

As this proposal falls within the Central Grand Valley Sanitation District as well as the Ute Water District, please contact those utilities directly for a full review of proposed utilities.

GRAND JUNCTION DRAINAGE

3/12/01

John Ballagh

242-4343

The site of the proposed White Willows subdivision is entirely within the Drainage District. The open No Name Drain is correctly located along the southwesterly line of the tracts. The District has only a prescriptive right of use for both the open drain and the ditch bank maintenance road. The District would like to have dedicated easement for the facility which has been in place and maintained for over fifty years. The District is willing to provide legal description and the document for grant of the easement. The District would like the recording data of the easement shown on the filing plat. The water discharge point into the No Name Drain should be tied into a manhole located at the bend in the open drain, rather than have a sleeved plastic pipe with rip rap under the outlet of the pipe. The area is believed to have fairly stable soils conditions. However, an irrigation storage pond so close to the open drain will require an impervious liner. The Drainage District requests review and approval of the pond design prior to construction and acceptance of the irrigation pond.

UTE WATER

3/14/01

Jim Daugherty

242-7491

1. Developer will be required to participate in contract water lines before wet taps and or water meters will be sold.
2. Fire Hydrants should be located between water meters at lot line.
3. Developer will need to extend 8" water line in D Rd. to west end of subject property.
4. Water lines must be on the north and east of ROW.
5. In Florida St. ROW there is no reason to run an 8" water line in the same ROW as 12" water line.
6. A gate valve will be required east of eastern most water meter in south road and extended 40' east of valve.
7. 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
8. Developer is responsible for installing meter pits and yokes (pits and yokes supplied by Ute Water).
9. Construction plans required 48 hours before construction begins. If plans are changed the developer must submit a new set of plans.
10. Electronic drawings of the utility composite for the subdivision, in Autocad.dwg format, must be provided prior to final acceptance of water infrastructure.
11. Water meters will not be sold until final acceptance of the water infrastructure.
12. 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.

CITY ATTORNEY

3/16/01

Stephanie Rubinstein

244-1501

1. Section 5.8 CC&R's--please add a section that the owners are also subject to the City of Grand Junction Zoning and Development Code.
2. Please send a copy of the Phase 1 environmental audit in regard to the dedication of the street ROW.
3. Please identify the phases of the project. Is Lot 13 Phase 2?
4. Please dedicate easements/ROW for the purpose of bicycle/pedestrian access pursuant to Section 6.2.B.1.e.
5. Please update the title insurance information--the information, which has been submitted, is from 1999.
6. Please make the following changes to the dedication language on Page 1 of the plat: a. Paragraph #5:

Change the dedication of Tract A to the Property/Homeowner's Association, rather than to the owners themselves; b. Paragraph under #5: "All easement" to "All easements" and "Detention" is misspelled; c. Paragraph which is two down from #5 starting "IN WITNESS WHEREOF..." change "has" to "have" and "subscribe" to "subscribed"; d. Make sure the pronouns match the signer--i.e. for the Acknowledgment of Ownership, Loretta Patnode is signing, and the paragraph refers to "he."

7. Please include a signature line for the bank/Lienor if the property will not be closed upon prior to the filing of the plat.
8. On page 3 of the plat, please continue the ingress/egress easement up to Florida Drive.

MESA COUNTY SCHOOL DISTRICT #51
Lou Grasso

3/12/01
242-8500

	Elementary	Middle School	High School
Schools impacted by the development	Columbine	East	GJHS
Current capacity of schools impacted	330	500	1800
Current enrollment in the schools impacted	224	436	1624
Expected number of students from the development	14	6	8
Within school walking route or will students be bussed	Bus	Bus	Bus

PUBLIC SERVICE
John Salazar

3/15/01
244-2781

Electric: The lots north of Florida St. are in XCEL Energy's service area. The lots south of Florida St are in Grand Valley Rural Power's service area.

Gas: No objections

CENTRAL GRAND VALLEY SANITATION
Kellie Knowles

3/16/01
241-7076

The following are the Central Grand Valley Sanitation District's review comments on the resubmitted plan for the proposed White Willows Subdivision. The District received Sheets C-8 through C-14 inclusive and sheets 1-3 of the Plat dated 2-25 through 2-28-01. It appears that the boundaries for individual Filings has been revised since the original submittal dated January 2000, although an overall development plan showing the entire phased development is not included in the information provided to the District. Filing One now appears to be the perimeter lots along Chamomile Drive, Myrrh Street, Fenel Avenue, Burdock Way, and Sorrel Street to the vicinity of Mason Street, and includes 63 lots. It also appears that the alignment of proposed sanitary sewers have been revised somewhat based on limited information shown relative to filing One. A composite of the full development, including all of the Lots, streets and the proposed sewer alignments should be submitted to the District to clarify the proposed method for providing sewer service to all lots in subsequent Filings, and to ensure that infrastructure installed under Filing One construction is compatible with future sewerline extensions within the interior of the proposed subdivision. The following are the District's comments

for the proposed sewer system of Filing one. Many of the comments are repeated from June 8 and February 9, 2000 review comments. Because of the number of comments, and the incomplete nature of the submittal, the District reserves the right for additional comments in future submittals.

1. The District's existing manholes should be numbered consistent with the District's mapping on all future submittals.
2. Manholes are required at the ends of all sewerlines. If stub-outs are proposed, the maximum length is 5 feet. Manholes will be required at the upstream ends of proposed sewerlines E, G, and H that are long stub-outs for future Filings. These manholes may be temporary for the interim until such time that the sewerlines are extended in subsequent Filings.
3. It is questioned whether all of the needed stub-outs have been provided for future sewerline extensions, in particular MH-F1, MH-F2 and MH-D3 where future streets are shown on the original submittal.
4. Proposed sewerline F and dead-end manhole MH-F4 need to be extended beyond property lines in order to provide service lines to the adjacent property that are perpendicular to the sewer main.
5. MH-C1 connects to the District's 18-inch interceptor sewerline and will need to be a 5-foot diameter manhole in order to accommodate the size and number of connecting pipes.
6. The inverts-in at MH-C1 should be raised about one foot above the existing invert of the District's 18-inch sewerline to prevent submerging the proposed connecting inlet pipes at peak hour flows.
7. Details for construction and installation of T-Lock MH-A1 and T Lock MH-C1 should be provided on the Plans.
8. Any existing sewer service lines that provide service to properties along D Road and will be abandoned and replaced as a part of this project are to be excavated and capped with concrete to ensure a water tight seal to prevent infiltration of groundwater and debris into the District's system.
9. The District's standard approval blocks should be added on the Utility Composite Plans and on the Plan and Profile Sheets. This includes:
 - * Accepted for Construction for One Year from this Date.
 - * Initial Acceptance.
10. Lot and block numbers and street names should be added to the Utility Composite and Plan and Profile Sheets.
11. All proposed manholes and sewer service lines should be stationed on the Utility Composite and on the plan portion of Plan and Profile Sheets, with equation stations as necessary. This may either be in addition to the coordinate system, or in lieu thereof.
12. Service taps are omitted and should be added for Lot 14 Block 11 and for Lot 5 Block 6.
13. A permanent easement 20 foot wide centered on sewerline F will be required between the improved portions of Mason Street to allow the District clear, unobstructed legal access to manholes and the sewerline during the interim of platting subsequent Filings. An all weather surface material such as 6" Class 6 base course will be required along the easement to provide a driving surface for maintenance vehicles.
14. Clay cut-off walls should be shown on the Utility Composite and on the Plan portion of Plan and Profile Sheets upstream from all manholes.
15. All utility crossings should be shown on the Profiles for each sewerline.
16. Directional flow arrows should be added to the Utility Composite and Plan portions of Plan and Profile Sheets.
17. Sewerline A is incorrectly labeled as line D on Sheets C-8 and C-10 in the descriptive note for MH-A1. Also, this note is cut off on Sheet C-10.
18. Requirements for crossing D Road should be verified by Mesa County and shown on the Plans. The County may require boring across D Road since the new manhole will be located in the shoulder of the road.
19. The invert-in at MH-A1 and at MH-C-1 (existing sewerline) should be included in manhole information on the Profile portion of Plan and Profile Sheets.

20. Stationing given on the Profile of the C line does not match lengths of pipe between manholes and should be corrected.
21. Invert elevations have not been checked on line C, D, E, F, G and H. See comment 6 above.
22. It is questioned whether there is sufficient space to install 5-foot diameter MH-C1 at station 0+00 and standard 4-foot diameter MH-D1 at Station 0+05.
23. Stationing given on the Profile of the D line at Mh-D4 does not match the length of pipe between MH-D3 and MH-D4.
24. Full body wye service taps and capped service line stub-outs should be installed on the F line along the unimproved section of Mason Street if the future Lots will be served by the F line.
25. The Plans should include the subdivision name in the title blocks.
26. The District's standard notes should be included on the final construction Plans.
27. The District's standard detail sheet should be included in the final construction Plans.
28. The Petitioner will need to execute the District Sewerline Extension Agreement prior to approval for construction.
29. Final Plans will need to be stamped and signed by a registered Professional Engineer.
Please make the Petitioner aware of the District's aforementioned comments and resubmit revised plans for the District's review and approval.

MESA COUNTY PLANNING

3/16/01

Linda Dannenberger

244-1771

Planning

1. Florida Street should have temporary turnaround plans for Block 13 are not provided.
2. Will 30' for D Road be adequate to allow bike lanes?
3. Lots along D Road are shallow

Engineering:

No vacation of R/W - D Road is minor arterial and requires 40' half R/W and 80' full R/W.

CITY PARKS AND RECREATION

3/16/01

Shawn Cooper

244-3869

POS fees of \$27,450 will be required.

A public recreational access easement may be required along the drainage ditch.

Comments not received as of 3/19/01:

AT&T Cable Services,
City Addressing,
City Police Dept.,
City Property Agent,
Colorado Geologic Survey,
Grand Valley Irrigation,
Mesa County Traffic Services,
Persigo WWTF,
U.S. West,
U.S. Postal Service

REVIEW COMMENT RESPONSES
September 10, 2001
WHITE WILLOWS SUBDIVISION - FILING 1
File # : VR-2001-059

These responses correspond with **THIRD ROUND** review comments provided by the City of Grand Junction for the above-referenced project dated September 4, 2001.

Bill Nebeker -

1. Note 7 (sheet C-45) has been changed and a weed barrier and gravel have been added as requested.
2. A weed barrier and gravel have been added to sheet C-44 as requested.
3. Note 6 has been removed from the plat as requested.
4. A revised DIA will be submitted with guarantee prior to the pre-construction meeting.
5. Please have plat review comments completed as soon as possible.

Eric Hahn -

- OK 1. The developer does not want to fence the pond given the effort to landscape around it and to visually enhance the immediate area. Flattening the sides would not provide sufficient volume to allow for stormwater management and irrigation storage. Safety will be a responsibility of the homeowners near the pond who will decide for themselves regarding the need to fence their yards. A fence could produce a visual barrier which might hinder the ability to see a potential safety problem developing and to immediately respond to prevent it. This is always a difficult problem to deal with when providing required storage for stormwater and irrigation, but it has been discussed with the developer.
- OK 2. Flow velocities for the temporary stormwater ditch were provided in the drainage report in the appendix (Section 6 - Hydraulics - 5th page). This "Haestad Flowmaster" evaluation provides a Manning's Coefficient of 0.035 (conservatively used to insure adequate capacity) and shows a velocity of less than 2 feet per second. Another "Flowmaster calculation is provided with these responses using a smoother "N" of 0.022 (consistent with the SWM manual and "Flowmaster" tables for earth channels) an shows a velocity of 2.44 feet per second which is less than the 2.5 fps maximum required by the section you refer to.
- OK 3. The outfall drain line now has a riprap blanket indicated for erosion protection.

OK 4. The irrigation level will be controlled by the v-notch outlet on the combined irrigation-stormwater pond. Irrigation inflow is equal to 38 shares of Grand Valley Ditch Company water (0.39 cfs) which is negligible compared to the relatively large stormwater flows entering the pond during a 100 year event. Mechanical devices could be used to shut down the irrigation inflow, but these require operation/maintenance costs and efforts which were not considered to be justified in this case.

OK 5. The geotechnical report (copies provided recently) indicates a proposed section for D Road of 5.5" HBP on 12" Roadbase on 10" Base on 10" of scarified and recompacted subgrade. The reworked subgrade will be mainly pitrun anyway, given that it will be partially within the existing 16" of sandy gravel subbase indicated. This is the recommended structural section for D Road.

OK 6. Stormwater from D Road will consist only of runoff produced south of the crown within the frontage of the project and will be relatively insignificant. Recent revisions to the grading plan, however, show a shallow landscape channel proposed along D Road which will drain to the west, into the existing ditch along the western boundary of the site. Any excess runoff which might get past the landscape channel will flow south by overland flow and by shallow channel flow in much the same manner as it has historically (between elevated structures and lots) and be intercepted by the proposed street to the south.

OK 7. Copies of the geotechnical report were submitted recently.

OK 8. See response to # 6 above.

George Miller -

1. Striping for redirect tapers and storage has been revised as requested and discussed.

From: Rick Dorris
To: Bill Nebeker; Stephanie Rubinstein
Date: 4/4/01 9:46AM
Subject: Re: Response to Comments

Steph,

Just to clarify. I assume we are not requiring new code stuff on old code projects, i.e. the phase I. Is this correct? Please advise.

Thanks,

Rick Dorris
Development Engineer
City of Grand Junction, CO

>>> Stephanie Rubinstein 04/03/01 04:41PM >>>

I am not sure if you need me to comment at this point, but yes, we are requiring for new code stuff--I didn't realize this was old code.

>>> Rick Dorris 04/03/01 04:38PM >>>

Thats my take

Thanks,

Rick Dorris
Development Engineer
City of Grand Junction, CO

>>> Bill Nebeker 04/03/01 04:32PM >>>

This is an old code project. So we are requiring a Phase I Audit for all NEW projects that have right-of-way dedication? (but not this one)

>>> Rick Dorris 04/03/01 04:30PM >>>

Bill and Eric,

Isn't this an old code project? If so, the old code didn't require the Phase I Environ. If new code, we definately need it.

Thanks,

Rick Dorris
Development Engineer
City of Grand Junction, CO

>>> Stephanie Rubinstein 04/03/01 04:05PM >>>

Bill,

1. SS-2001-048 (The Villas at Country Club Filing No. Four)--They have satisfied my comments.

2. VR-2001-059 (White Willows)--They have satisfied most of my comments. I had requested updated title insurance information which they state they have included, but I did not get. If you received this information, could you please forward it to me. Second, I had requested a copy of the Phase I Environmental Audit for any land dedicated as a street. He responds that no phase 1 audit was required.

My question is "why?" Is there no streets being dedicated? If there are not, then that portion of the dedication language needs to be removed from the plat. It is also possible that there was a phase 1 done when the property was purchased, or for some other purpose, and if so, I just want a copy for the file.

Let me know if you have any questions about any of this.

Steph

CC: Eric Hahn

From: Hank Masterson
To: Bill Nebeker
Date: 4/5/01 8:41AM
Subject: White Willows, filing one: response to comments..

Bill,

I've been waiting for a return phone call from Pat O'Conner, but haven't heard anything yet. Fire needs documentation from Ute Water showing fire flow is adequate in this area before we give a Planning Clearance. Same thing applies to the UCC meeting next week. I made comments in Impact under City Fire -2 for the record... I'll let you know if anything changes.

Thanks,

Hank

From: Eric Hahn
To: Nebeker, Bill
Date: 4/9/01 8:12AM
Subject: White Willows

Bill,

Here are my comments for White Willows, look them over and see if you see anything that you would consider "major" and that would possibly cause us to pull them from the agenda. I view all of the comments as "minor." Come talk to me if you want.

SEWER & WATER PLANS AND PROFILES

1. The line weights of the road centerline and the proposed sewer mains are similar, and the manhole symbols are relatively small, causing it to be extremely difficult to determine where sewer mains end or begin. This minor issue has no affect on the approval of the project, but it should be considered on subsequent projects.

STORM DRAIN PLAN, PROFILE AND DETAILS

2. For maintenance purposes, the irrigation/detention pond must provide some way to completely drain the pond. Additionally, if the pond will be completely empty during the winter months, as expected, the pond bottom must be sloped toward the outlet control structure per the SWMM.
3. The outlet structure detail indicates that the invert of the V-notch will match with the concrete pan invert. If there is to be a valley pan in the pond bottom, show it on the pond plan view and provide spot elevations and flowline grades.
4. The Storm Outfall Line profile indicates that the V-notch invert is to be 4588, this conflicts with the outlet structure detail, please clarify.
5. What are the proposed surface characteristics of the storm drain surface ditch? Erosion control must be maintained in the ditch until the construction of future filings makes the ditch unnecessary.
6. Please add a note requiring the grate on top of the outlet control structure be fastened down with galvanized bolts.
7. How will the level of irrigation water be maintained at elevation 4589? If the V-notch outlet control is the only level control in the pond, the irrigation water may interfere with the performance of the outlet control structure during a storm event.

D ROAD IMPROVEMENTS

8. The 22' half-street pavement width at the west edge of the property must transition back to the existing edge of pavement at a minimum transition ratio of 25/1 (assuming a 40-mph design speed on D Road).
9. Some of the D Road cross sections appear to be repeated.
10. The materials thickness in the proposed D Road section must match the materials thickness currently existing in D Road. The geotechnical report indicates that the existing road section consists of 5.5" of HBP over 12" of ABC over 16" sandy gravel subbase. Please modify the proposed road section to match the existing section, or provide a section that provides similar strength, especially for the proposed through lane.
11. How will stormwater from D Road be handled?

GENERAL STREET PLAN & PROFILE COMMENTS

12. The typical road sections do not match the recommended sections given in the geotechnical report, please modify the sections or provide revised geotech information to support the proposed sections.
13. The widened curves do not appear to be adequately described on the plans. What is the taper length, taper ratio, street width?
14. The flowline profiles for all the east/west stub streets indicate that the north flowlines will be "flat" at the curb returns, please clarify.

MYRRH STREET PLAN & PROFILE

15. The proposed sag vertical curves in the left and right flowlines at station 0+00 may cause water to

collect on each side of the proposed inlets. It is recommended that the inlet be lowered so that the flowlines continue at a minimum grade of 0.5% all the way to the grate, forming a grade break at the inlet.

SORREL STREET PLAN & PROFILE

16. The proposed sag vertical curves in the left and right flowlines at station 0+00 may cause water to collect just short of the end of the road stub. It is recommended that the flowlines continue at a minimum grade of 0.5% all the way to the end of the road stub.

CHAMOMILE WAY PLAN & PROFILE

17. See the comment above regarding the flowline vertical curves located at the end of Myrrh Street.

GRADING, DRAINAGE AND STORMWATER MANAGEMENT PLAN

18. Neither the D Road improvement plans nor the grading and drainage plans indicate how stormwater from the south half of D Road will be conveyed. The grading and drainage plans show low spots at the northeast corner of the site and on the east side of the entry road. Please clarify.

UTE WATER DETAIL SHEET

19. Ute Water has agreed to require that any new water mains installed within City limits be bedded per City Standards. 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.

From: Hank Masterson
To: Bill Nebeker
Date: 4/9/01 5:56PM
Subject: UCC meeting: 4/11/01

Bill,

Fire has two items to put on hold:

1. VR-2001-059: we need flow data from developer ensuring adequate fire flows.
2. FP-2000-198: We need a revised utility composite showing the fire hydrant supplied by at least a 6" main. Also, a signature block for FD approval must be on the composite.

*Red Jones
MESA*

Let Norm or I know if you want us to attend. Thanks.

Hank



WestWater Engineering

2516 FORESIGHT CIRCLE, #1 GRAND JUNCTION, COLORADO 81505 (970) 241-7076 FAX (970) 241-7097

April 9, 2001

Pat O'Connor
Criterion Engineering Corporation
2777 Crossroads Boulevard
Grand Junction, Colorado 81506

AP

RECEIVED

APR 10 2001

COMMUNITY DEVELOPMENT
DEPT.

RE: White Willows Subdivision
Central Grand Valley Sanitation District

Dear Pat,

We have reviewed the revised Plans received by our office on April 2, 2001 for the above referenced project. The follow are the Central Grand Valley Sanitation District's comments on the proposed sanitary sewer system shown to be installed under Filing 1 improvements. Comments are in the same general order of previous comments dated March 16.

1. The Plat should include a minimum 20 foot wide easement centered on the proposed sewerline east of the right-of-way of Chamomile Drive to encompass the sewerline and SSMH D-3. An easement should also be provided for temporary manholes at the upstream end of sewerlines E, G and H if the temporary manholes are located east of the street right-of-way.
2. A note should be added to the sewer notes on Sheet 5 to indicate that these general notes apply to all Sheets pertaining to sewerline construction.
3. Sewer Note 15 on Sheet 5 references constructing new manholes around existing sewerlines should be modified since the two proposed connecting manholes will be special T-Lock construction. The Contractor should be allowed to complete the T-Lock manhole construction, including the District's inspection and testing prior to cutting and removing the top half of the existing pipe. This may minimize humidity and the potential accumulation of hydrogen sulfide gas in the manholes, while providing a more suitable working environment for completing the T-Lock welding.
4. Sewer Note 16 on Sheet 5 references requirements for connecting to existing manholes does not appear to apply to the project and should be deleted.
5. Text blocks to the left of the T-Lock manhole detail near the manhole base and bottom wall section on Sheet 6 are overlapped and should be separated to be clearly legible. Also, since proposed SSMH A-1 and SSMH C-1 are noted as 60" diameter manholes on subsequent

Sheets, the standard T-Lock manhole detail should be edited accordingly. Referenced dimension of 48" minimum diameter should be changed to 60" diameter for clarity. Also, each of the T-lock manholes shall be installed by a qualified Contractor approved by the District.

6. The District will conduct testing of the two proposed T-Lock manholes by one or two methods, depending upon the timing of construction of White Willows Filing #1 and the District's on-going T-Lock manhole installation along the C³/₄ Road interceptor sewerline. New T-Lock manholes will be holiday tested at the time a holiday test probe is available, that generally occurs in the late spring or early summer in conjunction with the District's capital improvements plan. This may be conducted during the one year warranty period. Physical (destructive) testing may be conducted as a part of the inspection for initial acceptance if construction of the two projects is not concurrent. This is mentioned only for the petitioner's information, and is not required to be reiterated on the Plans at your discretion.
7. Proposed SSMH D-3 shown on Sheets C-10 and C-13 appears to be a dead-end manhole with no stub-outs for a future sewerline extension to the north. It is questioned how Filing #2 lots in the vicinity of the manhole will be provided with service.
8. A note should be added on the Utility Composite and on applicable Plan and Profile Sheets to cross reference proposed T-Lock manholes SSMH A-1 and SSMH C-1 to the detail on Sheet C-6.
9. Proposed use of two existing service lines that are connected to the District's interceptor sewerline in D Road should be reconsidered if new homes are built on Lot 4 of Block 1 and Lot 5 of Block 11, since the condition of the service lines is unknown, and to avoid potential odor problems with connections directly on major interceptor sewerlines. New service taps and service lines should be provided from the new sewer system if new homes are constructed. Existing service lines should be abandoned by cutting the service line and installing a capped end encased in concrete. The District will need to inspect the capped ends prior to backfill.
10. The standard approval block that is signed upon the District's acceptance of the sewerline construction, testing and receipt of as-built drawings should be edited to be worded "Initial Acceptance".
11. Street names should be added to the Utility Composite and Plan and Profile Sheets.
12. Block numbers should be added to individual Plan and Profile Sheets for the District's future reference.

13. Equation stations should be provided at manholes common to two or more individual sewerlines, including SSMH A-2, SSMH C-1, SSMH C-2, SSMH C-3, and SSMH C-5.
14. The finished grade for road base along the Mason Street easement during the interim of development of Filing #2 is unclear on the profile portion of Sheet C-14. Since manhole rims are adjusted to the future finished street grade, the temporary gravel easement should be filled and graded to approximately the future finished grade. —
15. A detail for sewerline encasement across D Road should be provided, including specifications for the casing pipe slope, invert elevations, diameter, wall thickness and pipe material, and should also include internal supports for the sewerline, fill material in the annular space and end caps. Also, the terminology for sewerline encasement across D Road should be clarified to avoid confusion between concrete encasements required at water line crossings. The casing pipe should be shown, stationed and labeled on the profile view as well.
16. SSMH D-1 at Station 0+10 should be stationed on the Utility Composite and on the plan view of Plan and Profile Sheets. Also, a second manhole labeled SSMH D-1 located at Station 2+10.64 should be renumbered to provide unique numbering for all new manholes.
17. SSMH D-3 located in the flowline of an interim storm drain surface ditch should be raised to an elevation above the estimated 100-year flood elevation, and the ring and cover should be gasketed to prevent inflow of storm runoff into the sanitary sewer system.
18. The beginning and end station for concrete encasement of sewerlines at water line crossings should be specified on the profile views of Plan and Profile Sheets.
19. Stationing should be provided in all plan views for SSMH A-1, SSMH C-1, SSMH E-1, SSMH G1 and SSMH H-1. Also, SSMH E-1, SSMH G1 and SSMH H-1 should be labeled on all plan views and on the profiles.
20. The length of pipe given on plan and profile views between SSMH C-3 and SSMH F-1 does not match stationing of SSMH F-1 on plan views.
21. Service lines along the D sewerline will need to be backfilled with concrete flow fill similar to requirements for the sewer main.
22. All manholes that are less than 3 feet from ring and cover to the invert elevation should be called out as shallow manholes.

Pat O'Connor
April 9, 2001
Page 4

Please revise the Plans to address the aforementioned comments and resubmit final drawings for the District's approval, along with the Sewerline Extension Application and Agreement. Once the District's comments are addressed and the Agreement is executed, the Plans can be approved for construction for a one year period.

Should you have any questions or comments, please do not hesitate to call our office.

Respectfully,



C. Kellie Knowles, P.E.

cc: Anne Fees, District Manager
Bill Nebeker, City GJ Community Development



April 25, 2001

Gene Patnode
3129 B Rd.
Grand Junction, CO 81503

Re: Irrigation/Detention Pond, White Willow Subdivision, Grand Junction, CO

As we discussed on Tuesday, 4-24-01, several options for reducing water infiltration either out of or into the above referenced pond are available.

The use of a PVC or similar plastic liner is available but, a significant amount of cover protection for this liner will be required. This protection normally takes the form of a soil cover of 12 to 24 inches thick. The purpose of this soil cover is to provide protection against ultraviolet radiation and puncturing due to traffic associated with cleaning the pond and wildlife (particularly deer) which may enter the pond at various times.

The option of a sodium bentonite additive to the soils is possible. In general, this works best with a silty or sandy soil. If clayey soils are present, proper mixing is often times rather difficult and the liner may experience excessive shrinkage if the pond surface dries, which may very well occur during the winter months. Such drying shrinkage has resulted in complete penetration of the bentonite blanket, resulting in significant leakage and literal failure of the blanket. If the soils are sandy or silty, to include gravels and some cobbles, a bentonite additive can be used and be effective.

The upper clayey soils which are present over the majority of this site could be utilized as a compacted blanket. One advantage of the native soils is that they exhibit a relatively low shrink/swell potential, reducing the possibility of excessive shrinkage cracking if and when the pond is dry. The following recommendations will be made for the native soils but, will also apply for a sodium bentonite additive to silty or sandy soils, which are present in the lower portions of the pond.

- Removal of excessive over sized materials, generally greater than 4 inch diameter will be required.
- The soils to be utilized for the blanket should be well mixed and water added 1 to 3 days prior to actual compaction to provide a more uniform soil during compaction.
- The subgrade soils should be carefully shaped, reworked and compacted to a minimum of 95% of the soils maximum standard proctor density, ASTM D-698. These soils should be compacted at $\pm 2\%$ of the soils optimum moisture content.
- The compacted blanket thickness should be at least 18 inches, with a minimum of 6 inches of moderately compacted soil cover, composed of native lean clays and silty clays.
- The blanket should be placed and compacted in lifts with the final compacted lift thickness being no more than 6 inches.

Gene Patnode

Irrigation/Detention Pond, White Willow Subdivision, Grand Junction, CO

April 25, 2001

Page 2

- The blanket materials should be compacted with a knob type compactor (often times referred to as a sheeps foot).
- The blanket soils should be compacted at or slightly above the soils optimum moisture content (-1% to +3%).
- The 18 inch thick blanket should be compacted to a minimum of 95% of the soils standard proctor density, ASTM D-698.
- The 6 inch thickness surface cover of native lean clays and silty clays should be compacted to a minimum of 85% and a maximum of 95% of the soils maximum dry density, ASTM D-698. In areas which will be planted with landscape and erosion protection vegetation, should be compacted to approximately 85% to 90% of the standard proctor, ASTM D-698.

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

Respectfully Submitted,

GRAND JUNCTION
LINCOLN DeVORE, Inc.



by: Edward M. Morris PE
Principal Engineer



GJLD Job No.: 88462-GJ



**GRAND JUNCTION
LINCOLN DeVORE, Inc.**
GEOTECHNICAL ENGINEERS - GEOLOGISTS

1441 Motor St.
Grand Junction, CO 81505

TEL: (970) 242-8968
FAX: (970) 242-1561

April 25, 2001

Gene Patnode
3129 B Rd.
Grand Junction, CO 81503

Re: D Road Improvements, White Willow Subdivision, Grand Junction, CO

At the request of Mr. Pat O'Conner, Criterion Engineering, Grand Junction, CO, the proposed road section of D Road which adjoins the White Willows Subdivision was drilled and sampled by personnel of GRAND JUNCTION LINCOLN-DeVORE, INC. as part of our original Subsurface Soils Exploration for this project. The samples were subjected to Laboratory Testing and appropriate road sections were computed. Following are our findings and recommendations.

Samples of the surficial native soils that may be required to support pavements have been evaluated using the Hveem-Carmany method (ASTM D-2844) to determine their support characteristics. The results of the laboratory testing are as follows:

AASHTO Classification - A-4(8) Unified Classification - CL
Soil Type # 1, Lean Clay, encountered immediately beneath the existing aggregate base course and 'pit run'.

R	=	5
Expansion @ 300 psi	=	48.6 psf
Displacement @ 300 psi	=	5.6

Displacement values higher than 4.00 generally indicate the soil is unstable and may require confinement for proper performance.

Traffic Counts and anticipated volumes along D Road have been provided to Grand Junction Lincoln DeVore by Mr. Pat O'Conner. It is our understanding these traffic counts, along with projections in the year 2020 were contained within a traffic report prepared for this subdivision. Grand Junction Lincoln DeVore has not seen a copy of this complete report. Based upon the information from this traffic count, the year 2020 ADT is believed to be 10,050 vehicles. Based upon previous studies along this stretch of D Road, Grand Junction Lincoln DeVore understands that D Road will be considered at capacity for a two-lane road by 2005 to 2010. For purposes of this report, we are going to assume that accel/decel lanes will be constructed which may later be incorporated into a four-lane road. Due to anticipated truck traffic along this road, to include future gravel pit operations in the general area, 5% of the traffic is considered to be single unit trucks and 2% of the traffic will be considered to be combination axle trucks. For purposes of the turning lanes and assumed future four-lane roadway, an 18K EDLA of 127 was utilized in our calculations.

One methods of design were utilized for this project. The 1986 AASHTO procedure, recognized by the Colorado Department of Transportation was used, with a design life of 30 years and an annual growth rate of 3%.

Gene Patnode

D Road Improvements, White Willow Subdivision, Grand Junction, CO

April 25, 2001

Page 2

Based upon the existing topography, the anticipated final road grades and subsurface soils conditions encountered during the drilling program, a Drainage Factor of 0.9 has been utilized for the section analysis.

Calculated Pavement Sections

18K EAL = 127

Soil "R" Value = 5

1986 AASHTO

Drainage Coefficient = 0.9

AC 5 ½"

ABC 12"

Subbase 10"

10" Compacted Subgrade

To make minor adjustments in the thickness of the asphalt versus the aggregate base course and subbase materials, ½ inch of asphalt will equal 4 inches of ABC for this particular drainage coefficient, with a maximum change in the asphalt thickness of 1 ½ inches.

Due to the possibility of very high soil moisture in the subgrade soils, the use of a Geotextile Fabric for separation and minor reinforcement placed beneath the Structural Section, may be required in some soft, wet areas. It is recommended a woven fabric, such as Amoco 2002 or Contech C-180 or Mirafi 500-X, be utilized unless free water is present in the excavation. If free water is present, the non-woven fabric, such as Amoco 4547, Contech C-50NW or Mirafi 140N, while possessing lower strength generally provides better constructability. If required, Equivalent Reinforcement Strength can be obtained by using Amoco 4552 or Contech C-70NW or Mirafi 180N.

The additional materials and effort expended in subgrade stabilization is to provide a construction platform, so the actual Road Section can be placed and compacted. The specific areas which will require placement of the Geotextile Fabric will depend on the actual conditions encountered during construction. The subgrade and road section construction should be monitored by representatives of the Geotechnical Engineer.

Geotextile Fabric for separation and minor reinforcement should be either a woven with a minimum Grab Strength of 180 lb., in the weakest direction (such as Amoco 2002 or Contech C-180 or Mirafi 500-X). If free water is encountered, Equivalent Reinforcement Strength (minimum Grab Strength of 180 lb., in the weakest direction) can be obtained by using Amoco 4552 or Contech C-70NW or Mirafi 180N may be used for better constructability. In instances requiring only separation properties, a non-woven/needle punched Geotextile with a minimum Grab Strength of 120 lbs., in the weakest direction (such as Amoco 4506, Contech C-50NW or Mirafi 140N) may be utilized, even though it is a weaker fabric.

The imported structural fill (Hveem-Carmany R>70 , swell not critical) is to be Granular, Medium to Coarse Grained, Very low plastic (PI<4), Non Freedraining, Compactable and within the following Gradation:

Maximum size, by screening	<u>8"</u>
Passing the #4 screen	20% - 85%
Passing the #40 screen	10% - 60%
Passing the #200 screen	3% - 15%

The maximum aggregates size may be exceeded if the contractor can provide evidence of proper compaction of the matrix material while avoiding excessive particle size segregation of the fill material.

Imported Structural Fill and Aggregate Base Course (ABC) to be compacted to 90% of its maximum Modified Proctor dry density (ASTM-D-1557) at a moisture content within $\pm 2\%$ of optimum moisture. The use of light weight tracked equipment will minimize subgrade degradation, vibratory compaction equipment is not recommended.

During the placement of any structural fill, it is recommended that a sufficient amount of field tests and observation be performed under the direction of the Geotechnical Engineer. The Geotechnical Engineer should determine the amount of observation time and field density tests required to determine substantial conformance with these recommendations.

Any areas of Fill or Subgrade instability encountered during construction are to be immediately brought to the attention of the Geotechnical Engineer, so recommendations for stabilization can be given.

The Subgrade Stabilization is normally considered effective if the imported structural fill materials are confined, if specified imported fill and specified asphalt densities are obtained and the final traffic surface is stable according to local practices. Some 'pumping and rolling' of the finish Base Course (ABC) surface is anticipated but, rutting should not occur.

EXISTING PAVEMENT SECTIONS

The existing road pavement sections along the existing alignment were measured and found to be:

Boring #	Surface Coarse	Base Coarse	Subbase
P # 13	5-1/2' A.C.	12" of A.B.C.	16" of sandy gravel and cobble (PR)

PAVEMENT SECTION CONSTRUCTION

FLEXIBLE PAVEMENT

We recommend that the asphaltic concrete pavement meet the State of Colorado requirements for a Grade C mix. In addition, the asphaltic concrete pavement should be compacted to a minimum of 95% of its maximum Hveem density. The aggregate base coarse should meet the requirements of State of Colorado Class 5 or Class 6 material, and have a minimum R value of 78. We recommend that the base coarse be compacted to a minimum of 95% of its maximum Modified Proctor dry density (ASTM D-1557), at a moisture content within + or -2% of optimum moisture. The native subgrade shall be scarified and recompactd to a minimum of 90%

Gene Patnode

D Road Improvements, White Willow Subdivision, Grand Junction, CO

April 25, 2001

Page 4

of their maximum Modified Proctor dry density (ASTM D-1557) at a moisture content within + or -2% of optimum moisture.

All pavement should be protected from moisture migrating beneath the pavement structure. If surface drainage is allowed to pond behind curbs, islands or other areas of the site and allowed to seep beneath pavement, premature deterioration or possibly pavement failure could result.

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

Respectfully Submitted,

GRAND JUNCTION
LINCOLN DeVORE, Inc.



by: Edward M. Morris PE
Principal Engineer

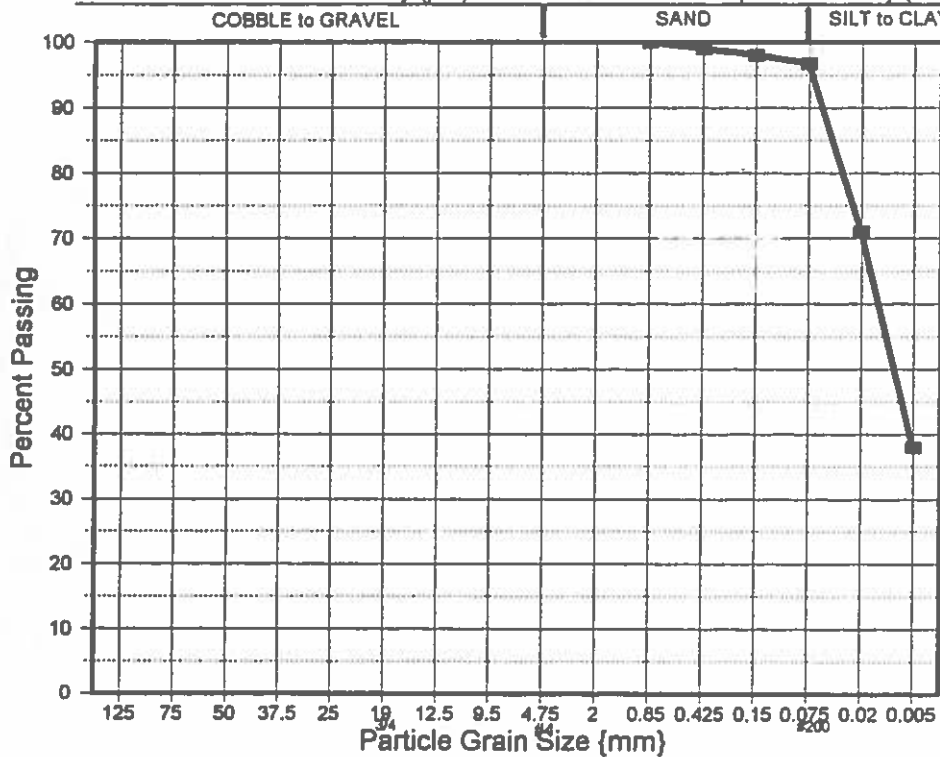


GJLD Job No.: 88462-GJ

Soil Sample: **LEAN CLAY (CL)**
 Geologic Origin: **ALLUVIAL/DEBRIS FAN DEPOSITS**

Sample No.: **1 (Typical)**
 Test by: **LRS**

Natural Water Content (w): **23.6%** Boring No.: **1** Depth: **3'**
 In-Place Density (pcf): **98.4** Soil Specific Gravity (Gs):



Effective size mm
 Cu
 Cc
 Plastic Limit (PL) **18%**
 Liquid Limit (LL) **28%**
 Plasticity Index (PI) **10%**
 Shrinkage Limit (SL)
 Shrinkage Ratio
DIRECT SHEAR: CD
 Ult. Res.
 Shear Angle: **deg.**
 Tan Shear:
 Cohesion: **psf**

Sieve (mm)	% Passing	
5"	125	
3"	75	
2"	50	
1-1/2"	37.5	
1"	25	
3/4"	19	
1/2"	12.5	
3/8"	9.5	
#4	4.75	
#10	2	
#20	0.85	100
#40	0.425	99
#100	0.15	98
#200	0.075	96.7
	0.02	71
	0.005	38

**Maximum
 Size Allowed
 By Sampler
 2-1/2"**

MOISTURE / DENSITY RELATIONSHIP:

ASTM Method: **D-698 A** D 4718 - 30% Correction
 Max. Dry Density : pcf pcf
 Optimum Moisture :

HVEEM-CARMANY:

'R' Value @ 300 psi: **5**
 Displacement 300 psi: **5.6**
 Expansion @ 300 psi: **48.6 psf**

FHA Soil Swell:

% Swell
 psf
 Remolded Sample

ALLOWABLE BEARING (net): **1000** psf by Consolidometer
 Standard Penetration (SPT): **950** psf by Penetrometer
 Unconfined Compression (qu): psf

CONSOLIDATION: **2.07%** @ **1025** psf

CONSOLIDATION: **2.77%** @ **2050** psf

SULFATE SALTS: **100** ppm In North Portion

SOME SPECIMENS ARE MORE DENSE AND MAY SWELL
CONSTANT VOLUME SWELL: **1770** psf V. Dry Sample
COLLAPSE OF 0.54% DURING SWELL PHASE

SOIL ANALYSIS and SUMMARY



**GRAND JUNCTION
 LINCOLN - DeVORE, Inc.**
 Geotechnical Consultants
 Grand Junction, Colorado

**WHITE WILLOWS SUBDIVISION
 D & 28-1/2 ROAD, Grand Junction, CO.**

**Mr. GENE PATNODE
 Grand Junction, Colorado**

Date
2-10-2001

Job No.
88462-GJ

Drawn
EMM

EDLA by GRAND JUNCTION LINCOLN DeVORE, Inc.

ROAD LOCATION: D ROAD @ 28-1/2 ROAD

		DESIGN ADT	9400
VEHICLE	Equiv	VEHICLE TYPE	18k
%	Factor		EDLA
90.0%	0.800	PASSENGER	6.77
3.0%	9.093	PICK-UPS	2.56
5.0%	176.908	SINGLE UNIT	83.15
2.0%	1008.151	COMBINATION	189.53
100%		TOT. 18k EDLA	282.01

PER LANE 18k		
ROAD TYPE	TRAFFIC	18k
	%	EDLA
Turning Lane	40%	112.8
SINGLE LANE	100%	282.0
2 LANE ROADWAY	60%	169.2
4 LANE ROADWAY	45%	126.9
6 LANE ROADWAY	40%	112.8

ROAD LOCATION: D ROAD @ 28-1/2 ROAD

		DESIGN ADT	9700
VEHICLE	Equiv	VEHICLE TYPE	18k
%	Factor		EDLA
90.0%	0.800	PASSENGER	6.98
3.0%	9.093	PICK-UPS	2.65
5.0%	176.908	SINGLE UNIT	85.80
2.0%	1008.151	COMBINATION	195.58
1		TOT. 18k EDLA	291.01

PER LANE 18k		
ROAD TYPE	TRAFFIC	18k
	%	EDLA
Turning Lane	40%	116.4
SINGLE LANE	100%	291.0
2 LANE ROADWAY	60%	174.6
4 LANE ROADWAY	45%	131.0
6 LANE ROADWAY	40%	116.4

ROAD LOCATION: D ROAD @ 28-1/2 ROAD

		DESIGN ADT	10050
VEHICLE	Equiv	VEHICLE TYPE	18k
%	Factor		EDLA
90.0%	0.800	PASSENGER	7.24
3.0%	9.093	PICK-UPS	2.74
5.0%	176.908	SINGLE UNIT	88.90
2.0%	1008.151	COMBINATION	202.64
100%		TOT. 18k EDLA	301.51

PER LANE 18k		
ROAD TYPE	TRAFFIC	18k
	%	EDLA
Turning Lane	40%	120.6
SINGLE LANE	100%	301.5
2 LANE ROADWAY	60%	180.9
4 LANE ROADWAY	45%	135.7
6 LANE ROADWAY	40%	120.6

TRAFFIC / 18k EAL WORKSHEET

D ROAD & 28-1/2 Road

WHITE WILLOW SUB. Grand Junction

GENE PATNODE

Date

Grand Junction, Colo.

4-25-2001

Job No.

Drawn

88462-GJ

EMM



**GRAND JUNCTION
LINCOLN - DeVORE, Inc.**
Geotechnical Consultants
Grand Junction, Colorado

From: Bill Nebeker
To: Reford Theobald
Subject: Vacation of Florida Street Right-of-way

After last night's hearing I got to thinking that perhaps we should have done a little more homework on why the sewer line shifted south of the Florida Street right-of-way and hence the need to vacate the street; and how we're going to get it lined up with Florida Street on the west side someday. After doing a little more research this is what I found out. It may be more information than you want to know.

According to Kellie Knowles, the engineer for Central Grand Valley Sanitation, the sewer line was designed by William Bennett, an engineer with Plateau Engineering in the 1980s. The line was originally designed to flow in generally a straight line between 15th Street and 30 Road. This line is an 18"interceptor for CGVS and carries about two-thirds of their flows. The original plans are erased along the Florida alignment and redrawn to show the shift to the south. Kellie didn't know why they were changed but surmised that perhaps they had trouble getting right-of-way (where Florida Street ends), a ditch or drainage facility may have been in the way, perhaps there was a right-of-way dispute or perhaps they ran into boggy soil conditions at the south end of farmer's fields. Plateau Engineering is out of business and I couldn't find Mr. Bennett in the phone book.

We agreed with the developer that it was cheaper to vacate Florida Street and rededicate it to the south rather than move the sewer and water line to the north into the right-of-way OR leave the street in its current location and have a wide sewer and water line easement running through people's yards - especially since it looked unfeasible to continue the street to the west of White Willows. And this is something I should have brought up at the hearing last night. When the Pine Terrace Subdivision was platted to the west of the property that is becoming White Willows, they did not dedicate any right-of-way for Florida Street. In fact there is no right-of-way for Florida Street for a distance of approximately 1300 feet between 28 and 29 Road. And since Florida Street is along the C 3/4 Road alignment full dedication of the road at any point requires dedication from two property owners - one on the north and one on the south since this is a quarter section line. With the alignment 100 feet south full dedication will require only one property owner. This alignment is more easily seen on the GIS on the following page which also shows the sewer line. (I don't know if you have access to the GIS or not but if you do this is the address: <http://198.204.121.34/MAPS/INDEX.HTM>)

Anyway I hope this additional information perhaps explains why we had to vacate Florida Street. In the future I'll try to have more information at the hearing.

bill

CC: Kathy Portner



2516 FORESIGHT CIRCLE, #1 GRAND JUNCTION, COLORADO 81505 (970) 241-7076 FAX (970) 241-7097

~~FPP-1999-012~~

VR-2001-059

August 14, 2001

Paul Price
Vista Engineering Corp.
2777 Crossroads Blvd.
Grand Junction, Colorado 81506

RE: White Willows Subdivision Filing #1
Central Grand Valley Sanitation District

RECEIVED
AUG 15 2001
COMMUNITY DEVELOPMENT
DEPT.

Dear Paul,

We have reviewed the revised Plans received by our office on August 13, 2001, for the above reference project. The following are the Central Grand Valley Sanitation District's comments on the proposed sanitary sewer system shown to be installed under Filing #1 improvements. Comments are in the same general order of previous comments dated April 9, 2001.

1. The Plat should include a minimum 20-foot wide easement centered on the proposed sewerlines E, G and H, where a temporary manhole is proposed to be installed beyond the limits of asphalt paving and right-of-way being platted on Yarrow, Basil and Florida Streets, respectively, in this Filing.
2. The District will conduct continuity testing of the two T-Lock manholes as identified previously. For your information, the District's 2001 T-Lock manhole project is currently in progress, with manhole delivery scheduled within a week or two. Depending upon the construction schedule for White Willows Filing #1, it may be possible for the District to conduct holiday testing this year as a part of the initial acceptance rather than during the one year performance period.
3. It is noted that SSMH D-3 has been relocated to the west and is proposed as a temporary manhole, however, the original sewerline that extended east to the drainage easement is still shown between the new manhole location and the drainage easement.
4. The note added in reference to abandoning existing service lines to Lot 4 of Block 1 and Lot 5 of Block 11 should clarify the location of excavation and cap. Since the sewer main is located north of the existing asphalt of D Road, the taps should be abandoned at the main rather than at the property line south of D Road.
5. Street names should be added to the Utility Composite and Plan and Profiles Sheets.

Paul Price
August 14, 2001
Page 2

6. Block numbers should be added to individual Plan and Profile Sheets for the District's future reference.
7. The finished grade for road base required along the Mason Street easement during the interim of development of Filing #2 is unclear on the profile portion of Sheet C-14. Since manhole rims are noted to be adjusted to finished grade, the temporary gravel easement should be filled and graded to approximately the future finished asphalt grade.
8. The proposed sewerline crossing at D Road is inconsistently shown. The Plan view indicates that the crossing is to be bored per Mesa County requirements, but the Profile view calls for encasement that is shown and noted similar to concrete encasement at water line crossings. The actual requirements for crossing D Road should be clearly stated, and details provided as necessary if a bored casing pipe is required.
9. Shallow manholes along the D sewerline should be noted as such on the Profile view.
10. Reference ties should be provided for the ends of sewer service lines on all lots where the service line is not perpendicular to the sewer main, including Lot 4 of Block 1, Lot 1 of Block 10, and Lot 5 of Block 11.
11. The service line for Lot 4 of Block 1 should be realigned with a slightly different angle of deflection to the downstream sewerline, in order to offset the service line away from the southeast property corner and to keep the service line entirely on Lot 4 where it is not within street right-of-way.

Please revise the Plans to address the aforementioned comments and resubmit final drawings for the District's approval. We have already received the Sewerline Extension Application and Agreement. Once the District's comments are adequately addressed, the Plans can be approved for construction.

Should you have any questions or need clarification on any item, please do not hesitate to call our office.

Respectfully,



C. Kellie Knowles, P.E.

cc: Anne Fees, District Manager
Bill Nebeker, City GJ Community Development



WestWater Engineering

2516 FORESIGHT CIRCLE, #1 GRAND JUNCTION, COLORADO 81505 (970) 241-7076 FAX (970) 241-7097

August 20, 2001

Paul Price
Vista Engineering Corp.
2777 Crossroads Blvd.
Grand Junction, Colorado 81506

RECEIVED

AUG 21 2001
COMMUNITY DEVELOPMENT
DEPT.

RE: White Willows Subdivision Filing #1
Central Grand Valley Sanitation District

Dear Paul,

Per your most recent submittal of revised Plans for White Willows Subdivision Filing #1, it is our understanding that Ute Water has required locating the new water line along the south side of Florida Street in lieu of the north side as shown in the previous submittals. Since this requirement caused a conflict with the proposed sewerline alignment, the new sewerline is now proposed to be located along the north side of the street. This new sewer alignment will encroach upon the existing 18-inch interceptor sewer and manholes, and the curb and gutter in Filing #2. The proposed new alignment of the sewerline along Florida Street for service to lots in Filing #2 is not acceptable.

As an alternative, it may be possible to extend the D sewerline east along Chamomile Drive then north along future Thyme Street in Filing #2 to provide service to the four lots at the intersection of Florida and Thyme. If this is not feasible, a sewerline could be extended south from future Basil Place along future Thyme Street to provide service to the four lots at the intersection of Florida and Thyme. Service to remaining lots along Florida Street that do not have frontage along either Myrrh Street or future Thyme Street could be provided through the existing 18-inch interceptor sewerline. Any service taps connected to the existing sewer interceptor line will be completed by the District's Contractor after the appropriate tap fee(s) are paid, including the cost for installation of the service tap. Future residences that tap directly to the interceptor sewer should include carbon filters on vent stacks to minimize potential odors at these homes. Information on carbon filters can be provided upon request.

Pending a final decision on whether a new sewerline will be extended along Florida Street and for what distance, the final plat may require modification if the easement along Florida Street is not necessary.

Also, the bored and encased detail for the sewerline crossing at D Road should include water tight end seals; sand bags will not be acceptable. If the casing pipe is bored, the need for a clay

Paul Price
August 20, 2001
Page 2

cut-off wall upstream from proposed SSMH A-1 will not be necessary since the casing pipe will not be bedded in clean rock. All other comments from our August 14, 2001 letter have been adequately addressed.

Once sewer service and main line extensions for lots along Florida Street in Filing #2 is resolved, the Plans can be approved for construction.

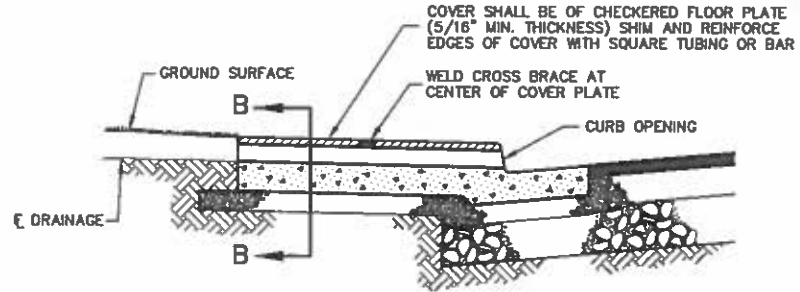
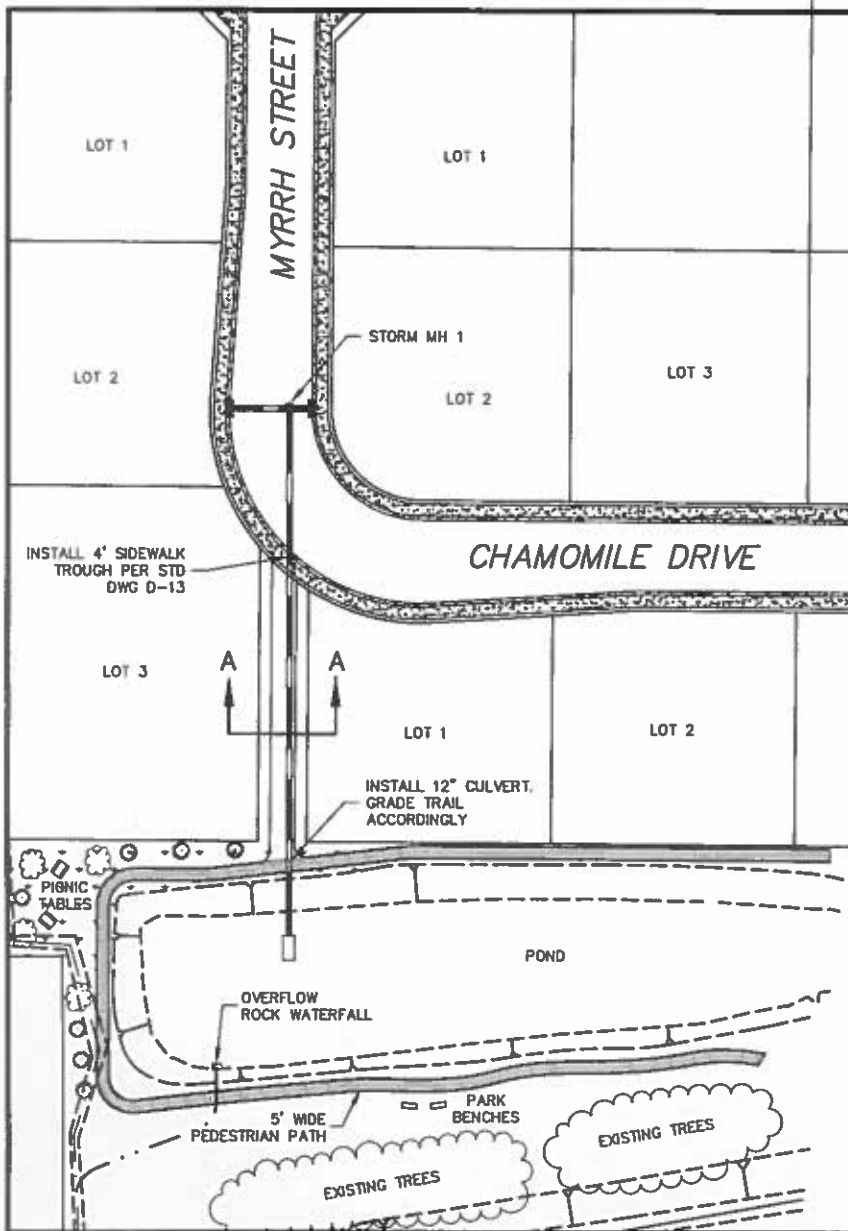
The District would like to schedule their T-Lock work on existing MH-18W and MH-18X prior to construction of Florida Street in Filing #2. The current schedule for manhole upgrades is 2002. Please provide an estimated time frame for construction of Filing #2 so that the District's work can be completed prior to improvements in Filing #2.

Respectfully,

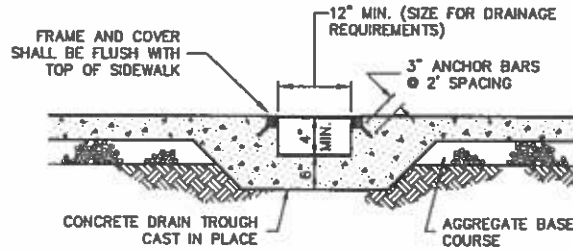


C. Kellie Knowles, P.E.

cc: Anne Fees, District Manager
Bill Nebeker, City GJ Community Development



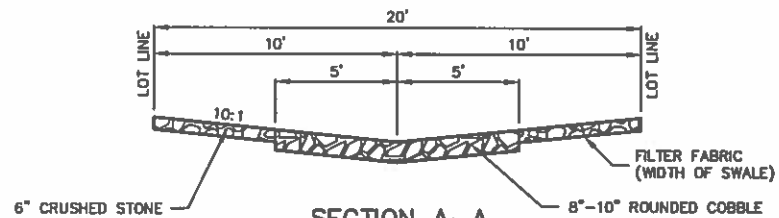
DRAIN TROUGH FOR SIDEWALK CROSSING
N.T.S.



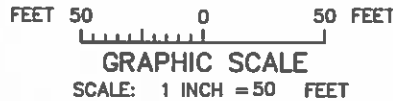
SECTION B-B

NOTES:

1. BOTH FRAME AND COVER SHALL BE FABRICATED OF STEEL ALL STEEL SURFACES SHALL BE GALVANIZED PER AASHTO M-111.
2. SEE STANDARD PAVEMENT DETAILS FOR DIMENSIONS OF MONOLITHIC CURB GUTTER AND SIDEWALK.



SECTION A-A
STORM DRAIN SURFACE DITCH SECTION
SCALE: 1" = 5'



ATTACHMENT #1

VISTA ENGINEERING CORP.

CONSULTING ENGINEERS AND LAND SURVEYORS

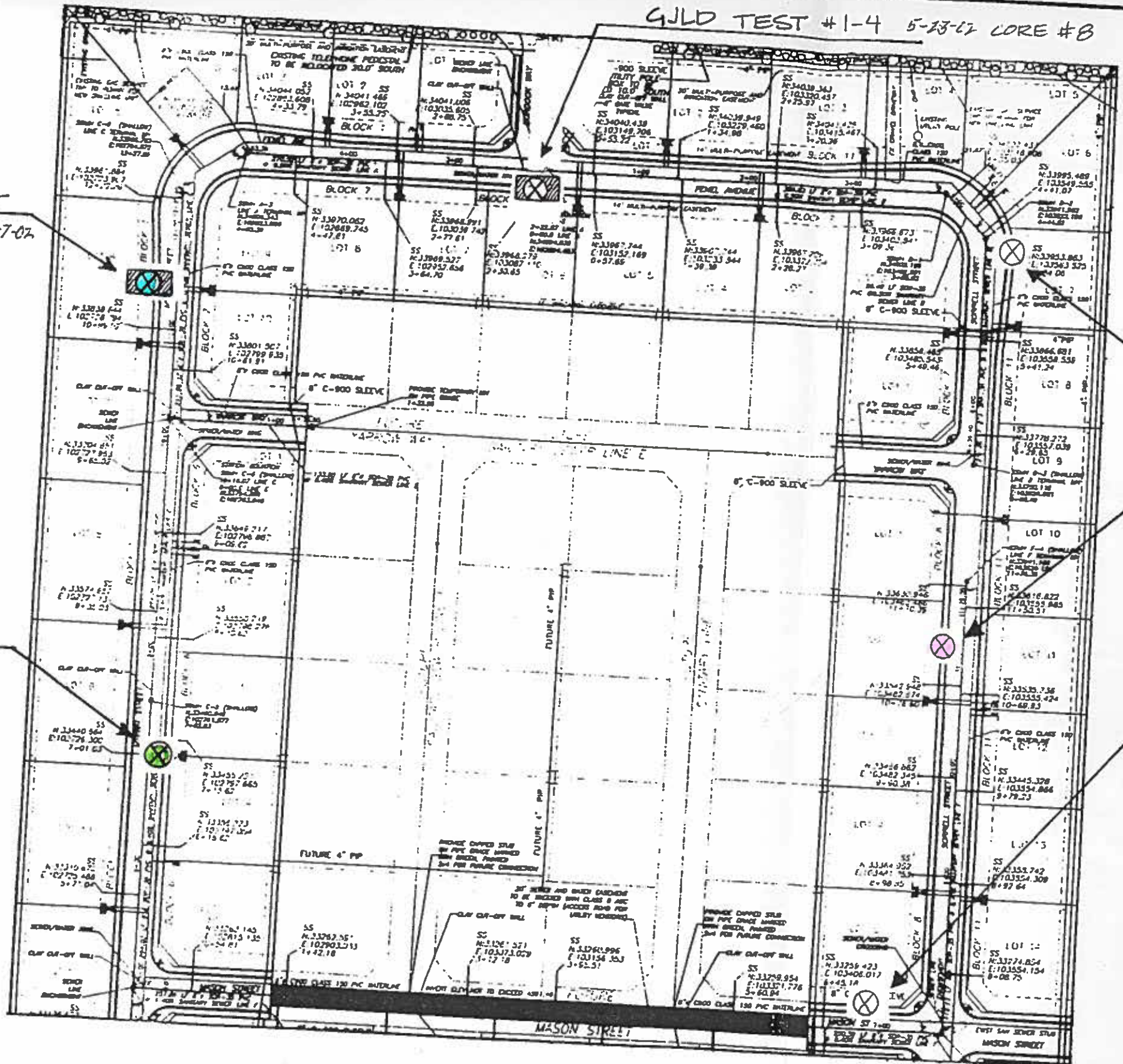
606 28 1/4 ROAD, SUITE B • GRAND JUNCTION, CO 81506 • (970) 248-2242

JOB NO. 4016.01-07

C:\SDS\PROJ\4016.01-07.dwg ATTACHMENT.dwg - 5/6/2005 2:51:48 PM - Owner, FRANCES

GILD TEST #1-4 5-13-02 CORE #8

GILD TEST #9-12 6-7-02 CORE #7






CORE #1

CORE #2


CORE #3

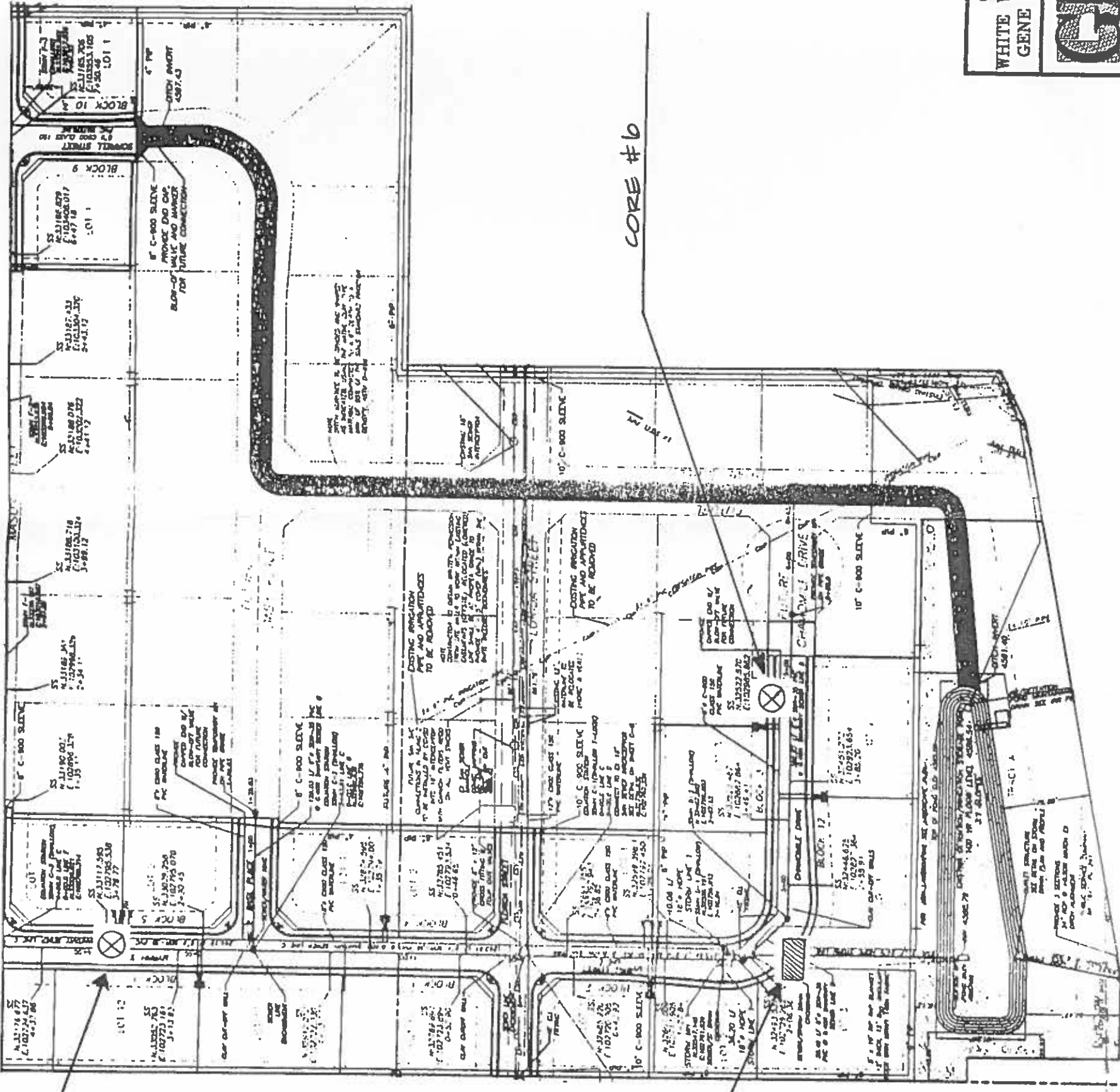
CORE #4

-  GILD CONCRETE TEST STRENGTH & AIR CONTENT PER SPEC.
-  GILD CONCRETE TEST STRENGTH PER SPEC./ CORE FOR AIR CONTENT
-  CORE FOR STRENGTH & AIR CONTENT

MAPPING ADAPTED FROM:
VISTA ENGINEERING CORP.
Grand Junction, CO

CURB/GUTTER/SIDEWALK CONCRETE
WHITE WILLOWS SUBDIVISION, Grand Junction, CO
GENE PATNODE, Owner - MAYS CONC., CONST.




	GRAND JUNCTION LINCOLN DeVORE	1441 MOTOR STREET GRAND JCT., COLORADO
		970-242-8908 (fax 970-242-1561)
DRAWN BY:	M. T. WENDLAND	SCALE:
CHECKED BY:	E. M. MORRIS	FILE #
		89100CT
		SHEET 1 of 2
		DATE: 4-25-2003
		REV.



CORE #5

GILD TEST #5-8
5-30-02

CORE #6

-  GILD CONCRETE TEST STRENGTH & AIR CONTENT PER SPEC.
-  GILD CONCRETE TEST STRENGTH PER SPEC./CORE FOR AIR CONTENT
-  CORE FOR STRENGTH & AIR CONTENT

MAPPING ADAPTED FROM:
VISTA ENGINEERING CORP.
Grand Junction, CO

WHITE WILLOWS SUBDIVISION, Grand Junction, CO
GENE PATNODE, Owner - MAYS CONC., CONST.

G GRAND JUNCTION LINCOLN DEVORE

1441 MOTOR STREET
 GRAND JCT., COLORADO
 970-242-8868 (fax 970-242-1561)

DRAWN BY: M. T. WENDLAND
 CHECKED BY: E. M. MORRIS

JOB # 89100-GJ
 SCALE: SHEET 2 OF 2
 DATE: 4-25-2003
 REV: 89100CT

102 - 2001-059



2516 FORESIGHT CIRCLE, #1 GRAND JUNCTION, COLORADO 81505 (970) 241-7076 FAX (970) 241-7097

August 24, 2001

RECEIVED

AUG 27 2001

COMMUNITY DEVELOPMENT
DEPT.

Paul Price, Pat O'Connor
Vista Engineering Corp.
2777 Crossroads Blvd.
Grand Junction, Colorado 81506

RE: White Willows Subdivision Filing #1
Central Grand Valley Sanitation District

Dear Paul and Pat,

The revised Plans for White Willows Subdivision Filing #1 meet the District's requirements and have been approved for construction. Prior to construction, the District will need 3 sets of blueprints of the project. Also, please advise us of the Contractor proposed to complete the work for the District's advance approval, and provide at least 48 hours advance notification of the City's preconstruction meeting and commencement of construction.

It is our understanding that sewer service for lots along Florida Street in Filing #2 that are discussed in our letter dated August 20, 2001 will be provided through a combination of service taps directly on the District's 18-inch interceptor and through new sewerline extensions along Thyme Street from the D and G sewerlines. As part of the final design of the new sewerline extensions in Filing #2, you may want to review an alternative that includes a new T-Lock manhole on the existing interceptor with short sewerline extensions to the north and to the south if elevations of the D and G sewerline extensions become problematic. Also, an as-built composite of the sewerlines and service lines showing both Filing #1 and Filing #2 will be required prior to the District's initial acceptance of Filing #2.

Should you have any questions or need clarification on any item, please do not hesitate to call our office.

Respectfully,

A handwritten signature in cursive script that reads "C. Kellie Knowles".

C. Kellie Knowles, P.E.

cc: Anne Fees, District Manager
Bill Nebeker, City GJ Community Development



FAX

City of Grand Junction
Community Development Department
250 N. 5th Street
Grand Junction CO 81501

Date September 4, 2001

Pages including cover sheet 2

To:

Pat O'Conner

Vista Engineering

Phone _____

Fax _____

From:

Bill Nebeker *BN*

City of Grand Junction

Community Development Dept.

250 N. 5th Street

Grand Junction Co 81501

Phone (970) 244-1447

Fax (970) 256-4031

REMARKS:

Urgent For your review Reply ASAP Please comment

Attached are 3rd Round review comments from Eric and I. Please make corrections or submit required information and submit corrected mylars for signature. If you have any questions please call.

Comments from Bill Nebeker:

1. Change note 7 on sheet C-45 to eliminate reference to 25 and F ½ Road and to include a weed barrier and gravel to the area between the 5' concrete walk and the rear property line of block 12.
2. Add a note to sheet C-44 to include a weed barrier and gravel in the landscape easement along D Road.
3. Remove note 6 from plat.
4. Submit an executed Development Improvements Agreement with a financial guarantee (or a plat hold option) prior to the pre-construction meeting.
5. Peter Krick will review plat and comments on it will be forwarded at a later date.

Comments from Eric Hahn:

STORM DRAIN PLAN, PROFILE AND DETAILS

1. The pond appears to conform to the requirements of the SWMM manual. However, neighbors have indicated that they are concerned about the depth of the pond and the steep side slopes. Will the pond be fenced? Is it possible to flatten the side slopes? What can be done to improve the safety of the pond?

2. Compacting the surface of the storm drain ditch may or may not inhibit erosion of the ditch, but it will increase the flow velocities. Please provide calculations demonstrating that the flow velocity in the channel is 2.5 fps, as provided in Table I-4 of SWMM.

3. The outfall for the drain line must be protected from erosion.

4. How will the level of irrigation water be maintained at elevation 4589? If the V-notch outlet control is the only level control in the pond, the irrigation water may interfere with the performance of the outlet control structure during a storm event.

D ROAD IMPROVEMENTS

5. The materials thickness in the proposed D Road section must match the materials thickness currently existing in D Road. The geotechnical report indicates that the existing road section consists of 5.5" of HBP over 12" of ABC over 16" sandy gravel subbase. Please modify the proposed road section to match the existing section, or provide a section that provides similar strength, especially for the proposed through lane. The drawings reference a geotechnical report that has not been submitted for review. Please provide the report.

6. How will stormwater from D Road be handled?

GENERAL STREET PLAN & PROFILE COMMENTS

7. The drawings reference a geotechnical report that has not been submitted for review. Please provide the report.

GRADING, DRAINAGE AND STORMWATER MANAGEMENT PLAN

8. Neither the D Road improvement plans nor the grading and drainage plans indicate how stormwater from the south half of D Road will be conveyed. The grading and drainage plans show low spots at the northeast corner of the site and on the east side of the entry road. Please clarify.

VR-2001-059

From: George Miller
To: Hahn, Eric
Date: 9/6/01 10:10AM
Subject: White Willows Sub. comments

Striping comments: Redirect tapers, both east and west of Burdock should be 540' long (for 45mph approach speed limit), the westbound L. Turn pocket drop in taper need only be 90' long, and pocket storage need only be 50' long (based on the traffic impact study modeled 2020 peak hour left turns - thought this number seems small - how many housing units are being built in this sub? If it's approx. 120, as noted in the impact study, future left turn needs could be closer to 80-100vph, requiring more storage)

Overall geometry:

I know you'd stated we're past the molding stage on this project, but I wanted to make an observation. The close proximity of Fenel to D Rd. could pose intersection blockages at Fenel / Burdock, if more than 6 northbound cars are staging at D Rd. If the blockages are severe, they in turn to backup southbound entering vehicles, and, in turn, block flow on eastbound (and possibly westbound) D Rd.

If, for some reason, this should go through another design iteration, bike lanes will have to be provided in the profile.

I'll return the marked drawing to you today. Thanks.

CC: Kliska, Jody

FAY TO: PAT O'CONNOR
FROM: GEORGE MILLER
(TRAFFIC SETBACKS)
VIA BILL NEBEKER

Comments from GEORGE MILLER REGARDING
WHITE WILLOWS SUBDIVISION. PLEASE MAKE
CHANGES.

BILL 244-1447

VR-2001-059

Eric Hahn - White Willows, Filing 1: release of Planning Clearance holds

From: Eric Hahn
To: Aragon, Nishi; Gibson, Faye; Henderson, Gayleen
Date: 11/13/2003 11:47 AM
Subject: White Willows, Filing 1: release of Planning Clearance holds
CC: Blanchard, Bob; Cecil, Pat; Patnode, Gene; Portner, Kathy

The bank is still holding the remaining DIA funds for Filing 1, and the loan officer indicates that there will be very little problem in converting a portion of those funds into security (such as letters of credit) for a landscaping DIA and Maintenance Agreement security. I have discussed this with Bob Blanchard and Pat Cecil, and we are all comfortable with releasing all current Planning Clearance holds on White Willows, Filing 1. Please remove any notes of such holds from the plat book.

Thank you.

Eric Hahn, PE
City Development Engineer
244-1443

From: Eric Hahn
To: O'Conner, Pat
Date: 1/18/02 4:29PM
Subject: White Willows - organic material in subgrade

One modification to the original message below: the verification letter mentioned in step #4 must be signed and sealed by the geotechnical engineer, not the project design engineer.

Pat,

Pursuant to our meeting at the White Willows project site this afternoon, before any more work is done in the area of concern, the City requires that the following items be completed:

1. Delineation or description of the proposed length of public ROW that is affected by the organic material. This description should be based on the proposed street stationing, and must be field verified by Mark Barslund.
2. The geotechnical engineer must establish a proposed limit of organic material in the subgrade that is acceptable. In our field meeting today, Ed Morris initially proposed a 2% by volume limit of organic material within the first 3' of subgrade. This proposal would probably be acceptable, but it must be formalized by a letter or report and submitted to the City for review and approval. Upon approval, this will constitute the accepted standard by which the subgrade conditions will be measured.
3. The subgrade must be processed according to the accepted standard.
4. After processing the subgrade, the City must receive a letter signed and sealed by a professional engineer (preferrably the geotechnical engineer) verifying that the entire volume of subgrade within the area of concern has been processed according to the accepted standard.

Please call me at 244-1443 if you have any questions or concerns about this issue.

Thank you.

Eric Hahn, PE
City Development Engineer

CC: Barslund, Mark; Dorris, Rick; Hahn, Eric; McDill, Mike



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (970)244-1599

April 15, 2002

Gene Patnode
Patnode Family Trust
3129 B Road
Grand Junction, CO 81503

Dear Gene:

This is a follow up letter to our meeting last week regarding proposed changes to the White Willows Subdivision. According to my notes, you are proposing to make the following changes to the approved plans for this subdivision:

1. Change 6-foot cedar fence to vinyl or block.
2. Add flowers to the entrance at Burdock Way.
3. Add a sign and lights to the entrance at Burdock Way.
4. Eliminate shrubs in the portion of Tract A that connects Chamomile Way with the remainder of Tract A.
5. Change the 5-foot concrete walk in Tract A to a gravel path.

Changes 1-4 are somewhat minor in nature and can be accomplished by submitting two copies of a revised landscaping plan to me showing these changes. Please note that a fence permit is required for #1 and a sign permit is required for #3. Change #5 requires Planning Commission approval. Please note that staff will likely not support this request since it reduces the usability of the Tract A as a recreation area for wheeled travel such as in-line skating and strollers.

If you wish to proceed with the change desired in #5 above please note the following. Submit a detailed letter explaining why you're proposing the change, along with a revised landscaping plan showing what you're proposing and a check for \$100 payable to the City of Grand Junction. The fee is for advertising notice in the newspaper and the preparation of labels for notice to the neighborhood. A sign will be required to be posted by you on the property also. Please submit your request by April 26th to be considered for the May 14th Planning Commission hearing. If scheduled for May 14th the public hearing sign must be posted on the property by May 3rd.

If you have any questions please call me at 244-1447.

Sincerely,

A handwritten signature in black ink that reads "Bill Nebeker". The signature is written in a cursive, flowing style.

Bill Nebeker
Senior Planner

WHITE WILLOWS

60 = PERIOD

640-2113

- CHANGE CEDAR FENCE TO VINYL OR BLOCK
- ADD FLOWERS
- ADD SIGN & LIGHTS
- ELIMINATE STAIRS
- ELIMINATE

= 6" BLANK w/ 5' FENCE / 1' LATTICE

- HOW TO AMEND PLAN

Memorandum

DATE: June 5, 2002

TO: Faye Gibson

FROM: Bill Nebeker

SUBJECT: Recording Instructions for Plat Recordation

White Willows Filing 1 (VR-2001-059) is ready to be recorded. Please note the following when recording.

1. Fees:

A.	Plat copying \$15.50 per 1 pages	previously paid
B.	Open Space fees:	n/a
C.	Parks Fee	paid
	Drainage fee:	N/A

2. Recording fees

Plat (3 pages)	\$30
Deed (1)	\$ 5
DIA & DIS (14 pages)	\$70
Bylaws (16 pages)	\$80
CC&Rs (10 pages)	\$50
Total	\$235

Check # 4223 & 4238 for \$235 attached for recording fees

3. TCP for this subdivision is as follows: \$500

4. Instructions: Record documents in the following order

- a. Plat first
- b. Warranty Deed
- c. Bylaws
- d. CC&Rs
- e. DIA & DIS

5. Fill in appropriate recording information on each document as follows:

- a. Plat – 3 places for Tract A, irrigation and landscaping easements conveyed to HOA
- b. Plat – 1 place for CC&Rs
- c. Deed – 1 place for plat recording info
- d. CC&Rs – page 2, section F – insert plat recording info

6. Electronic copy of plat has been submitted.

7. Return recording information to me.

If you have any questions please submit a written request in duplicate form and allow 6-8 weeks for delivery, or call me at 244-1447.

*

MK SERVICES
 PO BOX 1964
 GRAND JUNCTION CO 81502
 (970) 243-9848
 (970) 260-6024

Statement

DATE
11/1/2001

TO:
LA ENTERPRISES 3129 B ROAD GRAND JUNCTION, CO. 81503 434-7688

		AMOUNT DUE	AMOUNT ENC.		
		\$804.00			
DATE	TRANSACTION	AMOUNT	BALANCE		
12/31/2000	Balance forward		0.00		
03/17/2001	INV #347	2,310.00	2,310.00		
03/18/2001	INV #349	24,200.00	26,510.00		
03/18/2001	PMT #3246 - INV. 349	-20,000.00	6,510.00		
03/18/2001	PMT #8592 - INV. 349	-4,200.00	2,310.00		
03/27/2001	INV #358	9,000.00	11,310.00		
04/02/2001	PMT #8591 - INV.358	-9,000.00	2,310.00		
04/05/2001	INV #364	9,000.00	11,310.00		
04/13/2001	INV #368	4,100.00	15,410.00		
04/17/2001	INV #372	680.00	16,090.00		
04/19/2001	PMT #3299 - INV.347	-2,310.00	13,780.00		
04/19/2001	PMT #3300 - INV.3688	-4,100.00	9,680.00		
04/27/2001	INV #386	270.00	9,950.00		
05/29/2001	INV #414	96.84	10,046.84		
05/29/2001	PMT #3392 - PARTIAL	-5,000.00	5,046.84		
06/04/2001	INV #417	1,439.14	6,485.98		
06/14/2001	INV #428	2,436.13	8,922.11		
06/15/2001	PMT	-9,000.00	-77.89		
06/16/2001	INV #434	922.50	844.61		
06/19/2001	INV #436	3,221.43	4,066.04		
06/19/2001	PMT #3437 - PARTIAL	-2,500.00	1,566.04		
06/28/2001	INV #458	2,055.30	3,621.34		
07/11/2001	PMT #3474	-3,621.34	0.00		
07/26/2001	INV #3499	124.00	124.00		
08/06/2001	INV #3757	680.00	804.00		
10/11/2001	INV #2912	2,638.00	3,442.00		
10/17/2001	PMT #4015	-2,638.00	804.00		
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	AMOUNT DUE
0.00	0.00	0.00	680.00	124.00	\$804.00

From: Bill Nebeker
To: George Miller
Subject: Re: White Willows Sub

These aren't plans that I normally review so I can't comment on their incompleteness. Since they're asking for a change you're free to ask for any changes that need to be made to bring the revised plans up to our specifications. Let me know if you need more from me on this.

bill

>>> George Miller 05/06/02 11:16AM >>>
Bill, I hope you're having a good day.

I'm writing to pass on something that has developed with White Willows Sub.

Pat O'Connor, the design engineer had contacted me, through Eric, with a concern about transition design along D Rd. in front of the project. When I met with Pat, the plan set he showed me not only had issues with D Rd, but did not have street names or a stop at Burdock and D Rd.

I've prepared some design notes for him, but I wanted to advise that the plans are not complete by any means. I've detailed my design notes in Impact, if you wanted to take a look at them.

CC: Eric Hahn

From: George Miller
To: Nebeker, Bill
Date: 5/6/02 11:17AM
Subject: White Willows Sub

Bill, I hope you're having a good day.

I'm writing to pass on something that has developed with White Willows Sub.

Pat O'Connor, the design engineer had contacted me, through Eric, with a concern about transition design along D Rd. in front of the project. When I met with Pat, the plan set he showed me not only had issues with D Rd, but did not have street names or a stop at Burdock and D Rd.

I've prepared some design notes for him, but I wanted to advise that the plans are not complete by any means. I've detailed my design notes in Impact, if you wanted to take a look at them.

CC: Hahn, Eric



November 14, 2002

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

City of Grand Junction
Public Works Department
250 North 5th Street
Grand Junction CO 81501-2668
FAX: (970) 256-4022

Regarding: White Willows Subdivision

Dear Mr. Penny:

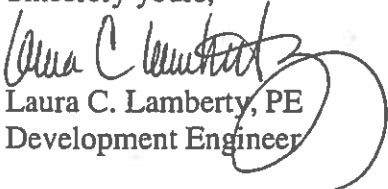
At the request of Gene Patnode, the developer of White Willows Subdivision, I am notifying you of the terms of the City's Disbursement Agreement with Mr. Patnode. The White Willows subdivision was processed under the City's previous Zoning and Development Code wherein no security is held through the 1 year warranty phase and down to 10% security is disbursed prior to project acceptance for warranty. The project currently has substantially complete improvements with minor punch list work, Final Quality Assurance (QA) submittals, and as-builts drawings pending.

As I advised Mr. Patnode, the City is not accepting for warranty any improvements until the above items are satisfactorily completed.

For new Code projects, we will only be permitting disbursement to a 20% level with a 20% security held through the warranty period. Further, future sign-offs on New Code projects will be tied to completed QA submittals.

If you have questions, please contact me at 256-4155.

Sincerely yours,


Laura C. Lamberty, PE
Development Engineer

C: Gene Patnode

**DEVELOPMENT IMPROVEMENTS AGREEMENT
DISBURSEMENT LOG AND AUTHORIZATION**

PROJECT: White Willows - Filing 1
DEVELOPER: Gene Patnode
ESCROW AGENCY: First National Bank of the Rockies

DIA NOT RECORDED: x
DIA RECORDED:
Book -
Page -

DATE	BY	SANITARY	WATER	STREETS	GRADING & DRAINAGE	LANDSCAPE and IRRIG.	MISC.	TOTAL
Original Amount								
26-Dec-01	ewh	\$102,993.75	\$146,075.85	\$673,446.75	\$33,283.30	\$115,075.00	\$111,203.05	\$1,182,077.70
Disbursements								
07-Jan-02	ewh		\$49,790.82				\$24,269.04	\$74,059.86
07-Feb-02	ewh	\$3,562.50	\$95,982.43				\$16,951.80	\$116,496.73
11-Mar-02	ewh	\$46,307.33		\$12,952.50	\$6,550.00	\$37,596.00		\$103,405.83
25-Apr-02	ewh	\$24,561.90		\$79,290.95	\$2,281.10	\$13,892.00	\$10,747.00	\$130,772.95
17-Jun-02	ewh			\$173,680.20		\$10,901.00	\$2,275.00	\$186,856.20
18-Sep-02	ewh	\$28,562.02	\$302.60	\$166,990.12	\$24,452.20			\$220,306.94
12-Nov-02	lcl			\$181,386.31		\$12,000.00		\$193,386.31
30-Dec-02	lcl				\$36,000.00	\$13,654.63	(\$11,069.52)	\$38,585.11
								\$0.00
Total								\$0.00
Disbursed		\$102,993.75	\$146,075.85	\$614,300.08	\$69,283.30	\$88,043.63	\$43,173.32	\$1,063,869.93
Remaining Balance		\$0.00	\$0.00	\$59,146.67	(\$36,000.00)	\$27,031.37	\$68,029.73	\$118,207.77

The City of Grand Junction, Community Development Department hereby authorizes the Escrow Agency to release up to \$1,063,869.93, including all previous payments, to the Developer for work completed on the Project. Adjustment has been made to allow for 10% balance until project completion

Signature: Laura C Lambert
Name: Laura C Lambert

Date: 12/30/02
Title: Development Engineer

1/27/97

APPLICATION FOR PAYMENT NO. 8

To: GENE PATNODE (owner), for work at WHITE WILLOWS SUB.- FILING 1 (subdivision)

accomplished through the date of 11/28/02 by MOUNTAIN VALLEY CONTRACTING (subcontractor) as follows or attach an itemized list.

SEE INVOICES.

CONTRACTOR'S Certification: MOUNTAIN VALLEY CONTRACT. (subcontractor) certifies that all progress payments received from OWNERS on account of Work done under the Work Agreement referred to above have been applied to discharge in full all obligations of MOUNTAIN VALLEY CONTRACTING (subcontractor) incurred in connection with the Work covered by this Application For Payment Number _____ inclusive; AND title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application For Payment will pass to OWNERS at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated _____, 199__

MOUNTAIN VALLEY CONTRACTING (subcontractor)
By: Richard Davis
Title: PRESIDENT

PROJECT MANAGER'S Recommendation: This Application (with any accompanying documentation) meets the requirements of the Contract Documents and payment of the above Current Payment Due is recommended.

Dated 12/20/2002, 199__

Name: VISTA ENGINEERING CORP.
By: Pat M. O'Con

CITY OF GRAND JUNCTION RECOMMENDATIONS: This Application (with accompanying documentation) meets the requirements of the Development Improvements Agreement and payment of the above Current Payment Due is recommended.

Dated 12/30, 2002, 199__

CITY OF GRAND JUNCTION
By: Laura C Lambertz
Title: Development Engineer

OWNER'S Acceptance: This application (with accompanying documentation) is accepted and payment of the above Current Payment Due is recommended.

Dated _____, 199__

Company: _____
By & Title: _____

1/20/97

REQUEST FOR DISBURSEMENT

Per paragraph 2(a) of the disbursement agreement for WHITE WILLOWS - FILING 1 Subdivision, the signatures below certify that all costs for which the advance is being requested have been incurred in connection with the construction of the improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; the Project Engineer has inspected the improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans.

DEVELOPER:

GENE PATNODE

(name)

(signature)

DEVELOPER'S PROJECT ENGINEER:

VISTA ENGINEERING CORP.

(name)

Fah/M. O'Conor 12/20/02
(name)

CITY ENGINEER:

Laura Lambert

(name)

Laura C Lambert 12/30/02
(name)



647 - 25 Road
Grand Junction, CO 81505

Invoice

DATE	INVOICE NO.
10/29/2002	1935

BILL TO
Gene Patnode 3129 B Road Grand Junction, CO 81503

PROJECT
White Willows Subdivision

JOB #	TERMS	DUE DATE
01.075	Net 30	11/28/2002

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
1	Munro Pump, Invoice #84505	1	36,000.00	36,000.00
2	Balance of Contract	1	15,949.00	15,949.00

Payment NOT AUTHORIZED
UNTIL PRESSURE TESTING
COMPLETE. PMO 12/29/02

Total	\$51,949.00
--------------	-------------

POSTED

MUNRO SUPPLY INC.

P.O. Box 519 • Grand Junction, CO 81502

Invoice No. S 84505

INVOICE

SALES
735 South Ninth Street
Grand Junction, CO 81501
Phone 970-242-6910
Fax 970-241-1368



PARTS AND SERVICE
808 South Ninth Street
Grand Junction, CO 81501
Phone 970-243-2101
Fax 970-241-3524

Sold To: **MOUNTAIN VALLEY CONTRACTING**
647 25 RD.

Ship To: **Attn: RICHARD DAVIS**
MOUNTAIN VALLEY CONTRACTING
647 25 RD.

GRAND JUNCTION CO 81505

GRAND JUNCTION CO 81505

Account No.	Invoice Date	Ship Via	Terms	Page
MOUN647	3/29/02		Net 30 Days Date of INVOICE	
Purchase Order No.	Date Shipped	Salesperson	PO#	
WHITEWILLOWS	3/29/02	Ken Bingham		
Quantity Shipped	Item Number/Description	Munro List	Unit Price	Extended Price
1	MPS2010VFDKID (2ea)20hp(1ea)10hp,3ph, 230v.VFD 5x6	33,951.00000	33,951.00	33,951.00
<i>The actual quote was \$35,219.53, as per attached. Difference is sales tax.</i>				
Credit Terms: All accounts are due and payable according to the terms stated above. Past due accounts are subject to interest at the rate of 2% per month (24% per annum) applied to the principal monthly plus any costs of collection, including reasonable attorney's fees.				33,951.00
Rec'd by: X				2,597.25
Customer Original				36,548.25

Alternative Carefree Building Products, Inc.

CUSTOM VINYL FENCING
 2944 I-70 Business Loop, #202
 Grand Jct., CO 81504
 970-243-1853 Fax 970-243-2920

Invoice

DATE	INVOICE #
11/26/2002	851

BILL TO
The White Willows 28 1/2 & D Road Grand Jct., CO 81501

SHIP TO

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
			11/26/2002			SP/Tan Panel/...
QUANTITY	ITEM CODE	DESCRIPTION			PRICE EACH	AMOUNT
968	SPWhite/Tan	Solid Privacy white w/Tan Panels & Lattice Top			19.15	18,537.20F
117	S55NE New ...	5x5 New England Cap			2.98	348.66F
968	6' Priv Inst	6' Privacy Installation			5.50	5,324.00
	Down Payment	Down Payment				-6,000.00
	Payment	Payment				-6,000.00
		Sales Tax				1,444.77

TERMS: NET 30 DAYS Payment is due upon presentation of invoice. If any invoice is not paid in full within 30 days after its billing date, the Customer hereby agrees to pay interest at the rate of 18% per annum upon the unpaid balance portion of the invoice. If action or suit is brought by Alternative Carefree Building Products, Inc to collect any amount due or owing under this bill, Customer agrees to pay all costs of collection including reasonable attorney fees.

Total \$13654.63

LETTER OF TRANSMITTAL

VISTA ENGINEERING CORP.

CONSULTING ENGINEERS & LAND SURVEYORS

2777 CROSSROADS BOULEVARD
 GRAND JUNCTION, COLORADO 81506
 (970) 243-2242
 FAX: (970) 243-3810

TO: CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT

ATTENTION: LAURA LAMBERTY - DEV. ENGR.

SUBJECT: WHITE WILLOWS SUBDIVISION
FILING # 1

DATE: 1/24/03
 JOB NO. 4016.01-10

TRANSMITTED ARE:

- For Approval
- For Your Use
- As Requested
- For Review and Comment
- Submittal Accepted
- Submittal Accepted as Noted (Resubmit)
- Submittal Returned for Revisions (Resubmit)

- Submittal Not Accepted (Submit Anew)
- Preliminary Submittal
- For Reference Only
- Distribution Copy (Previously Accepted)

RECEIVED

JAN 24 2003

COMMUNITY DEVELOPMENT
 DEPT.

COPIES	DATE	NO.	DESCRIPTION
1	1/21/03	20	BLUELINE "AS-BUILTS" ROADWAY P+P (SHEETS C-19 THRU C-38)
1	SEALED 10/4/02	5	" " " SAN. SEWER P+P (SHEETS C-11 THRU C-15)
1	1/21/03		QUALITY ASSURANCE DATA FROM LINCOLN-DEVORE
1	1/24/03	1	STORMWATER MANAGEMENT FACILITY CERTIFICATION LETTER

REMARKS LAURA - IN RESPONSE TO YOUR LETTER OF 1/6/03, AND SUBSEQUENT CONVERSATIONS:
PLEASE REVIEW THE BLUE-LINE "AS-BUILTS" AND LET ME KNOW IF THEY ARE
SATISFACTORY (ONCE THEY ARE, WE CAN PROVIDE THE SEALED MYLARS AND
ELECTRONIC FILES). NOTE THE X-SLOPE FROM CROWN IS OUT-OF-COMPLIANCE
IN THE AREA NEAR THE STORM INLET (SOUTHWEST CORNER OF PROJECT - SEE
SHEETS C-37 AND C-38). I TALKED THIS OVER WITH ERIC HAHN WHO SAID
HE WOULD DISCUSS IT WITH YOU. CAN THIS AREA BE ISOLATED FOR RESOLUTION
AND ALLOW THE WARRANTY PERIOD TO BEGIN ON THE REMAINDER? THE
OWNER IS NATURALLY ANXIOUS TO BEGIN THIS WARRANTY AS SOON AS
POSSIBLE. PLEASE LET ME KNOW AS SOON AS POSSIBLE. THANK YOU.

COPY TO FILE

SIGNED P. M. O'Connell

VISTA ENGINEERING CORP.

CONSULTING ENGINEERS & LAND SURVEYORS

January 24, 2003

Laura Lamberty
Development Engineer
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

RE: White Willows Subdivision - SWM Facility Certification

Dear Ms. Lamberty:

This is to certify that the Stormwater Management Facility constructed for the above-referenced project was surveyed and observed in accordance with the City of Grand Junction Requirements and was found to be constructed, to the best of my knowledge, in general conformance with the design and report produced by our office. The facility is therefore, in my professional opinion, in compliance with applicable codes and ordinances. This includes the detention pond volume and outlet structure.

Sincerely,



Patrick M. O'Connor, P.E.
Senior Project Manager

PMO

RECEIVED
JAN 24 2003
COMMUNITY DEVELOPMENT
DEPT.



City of Grand Junction
Department of Public Works and Utilities
Engineering Division
250 North Fifth Street
Grand Junction, CO 81501-2668
FAX: (970) 256-4011

July 9, 2003

Gene Patnode
L A Enterprises
3129 B Road
Grand Junction, CO 81503

Regarding: White Willows Subdivision, VR-2001-059
Concrete Air Entrainment Test Results

Mr. Patnode:

We are in receipt of in situ concrete materials test results from Grand Junction Lincoln Devore and Construction Petrographics dated June 17, 2003. These test results indicate two samples, Numbers 2 and 4, have air entrainment less than that required by our specification (5% - 8%) and a spacing factor equal to or greater than .008" which is considered inadequate for freeze-thaw resistance.

Based on this information, the concrete represented by these two samples does not meet our specification nor does it exhibit other materials properties which are recommended by ACI to demonstrate an adequate freeze thaw system is present. The City cannot accept deficient materials as such.

Please provide us with any data that you have regarding the limits of pours in these areas or how we might best determine what these samples are representative of. Once the City has had an opportunity to review the data provided, I would suggest that we meet with you and your representatives to determine the appropriate corrective action.

Please ensure that your Development Improvements Agreement is up to date, extending it if need be.

Please contact me at 256-4155 when you have all relevant data requested above.

Sincerely,

Laura C. Lamberty, PE
Development Engineer

C: John Shaver, Assistant City Attorney
Mike McDill, City Engineer
Pat Cecil, Development Services Supervisor
Pat O'Connor, Vista Engineering
Ed Morris – Grand Junction Lincoln-Devore



**GRAND JUNCTION
LINCOLN DeVORE, Inc.**
GEOTECHNICAL ENGINEERS - GEOLOGISTS

RECEIVED

JUL 25 2003

COMMUNITY DEVELOPMENT
DEPT.

1441 Motor Street
Grand Junction, CO. 81505

Tel: (970) 242-8968

Fax: (970) 242-1561

E-mail: www.gjldem@earthlink.net

July 23, 2003

Mr. Gene Patnode
3129 B Road
Grand Junction, Colorado 81503

Re: Curb, Gutter & Sidewalk Concrete, White Willows Sub., Grand Junction, CO.

I am in receipt of the July 9, 2003 letter from Laura C. Lamberty, PE, Development Engineer, City of Grand Junction. According to the letter, 2 portions of the placed concrete are declared '*deficient materials*' as '*the concrete represented by these two samples does not meet our specification nor does it exhibit other materials properties which are recommended by ACI to demonstrate an adequate freeze thaw system is present*'.

The resistance to freeze-thaw is a good deal more than a minimum entrained air content, modified by a spacing factor. Considering the in-place concrete properties, I have no reason to suspect any significant long-term performance problems with the in-place concrete properties. The concrete has been in use over 1 year and has gone through a season of freeze-thaw events. The in-place concrete properties, taken as a whole, have been found to exceed normal requirements for resistance to freeze-thaw and chemical aggression common to the Grand Junction area. No obvious deterioration of the subdivision concrete has been observed.

It is my opinion the in-place Curb, Gutter & Sidewalk concrete has a combination of sufficient air entrainment, sufficient compressive strength and appropriate mix constituents for the intended use, within the climatic and relatively low to moderate aggressive environment in the Grand Junction area, in general, and the White Willows Subdivision, in particular.

The following is a short bibliography used for this analysis/opinion:

- ACI 201.2R-01 GUIDE TO DURABLE CONCRETE
- ACI 318-02/318R-02 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- CONCRETE ADMIXTURES, Vance H. Dodson, 1990
- PCA CONTROL of AIR CONTENT in CONCRETE, EB116, 1998
- PCA DESIGN & CONTROL of CONCRETE MIXTURES, 13th Edition

Following is an abridged version of our June 17, 2003 letter, excerpts from the appropriate ACI (2003), along with our more thorough analysis.

The concrete was cored by Grand Junction Lincoln DeVore, Inc. on 5-2-2003. The cores, taken in pairs, were obtained from the Curb, Gutter & Sidewalk White Willow Subdivision, Grand Junction, Colorado.

The concrete was Machine Placed (Slip-Formed) and our limited field testing indicated slumps of 1" to 2-1/2". The entrained air contents ranged from 4.2% to 5.4%. The concrete was placed in May and June of 2002. Two concrete suppliers were utilized, United Companies and Whitewater Building Materials.

Mr. Gene Patnode

Curb, Gutter & Sidewalk Concrete, White Willows Sub., Grand Junction, CO.

July 23, 2003

Page 2

The physical properties of the cores and the results of laboratory testing are presented on the attached *Grand Junction Lincoln DeVore, Inc.* Concrete Compression Reports.

The cores were first sent to *Campbell Petrographic Services, Inc.* for an estimate of the air contents. The results of this estimate are presented on the attached report. This type of examination often underestimates the air content a slight amount. The cores were forwarded to *Construction Petrographics, Inc.*, for a detailed Air Void System Analysis. The full reports are attached and the results from *Construction Petrographics, Inc.* and *Grand Junction Lincoln DeVore, Inc.* are presented below.

Construction Petrographics, Inc. Air Void System Analysis				Computed by GJLD	Grand Junction Lincoln DeVore, Inc. Testing of Adjacent Cores	
Core #	Entrained Air %	Entrained Air Spacing Factor	Paste/Air Ratio	% Entrained Air in Mortar	Compressive Strength 1 Year psi	Unit Weight pcf
1	5.0	0.005"	5.14	8.53	7490	143.1
2	3.5	0.008"	7.69	6.02	7220	143.1
3	5.0	0.005"	5.14	9.33	6640	143.1
4	3.7	0.009"	6.81	7.28	8540	143.2
5	5.5	0.007"	5.02	8.86	6520	140.9
6	7.2	0.005"	3.64	12.2	7340	140.6
7	5.7	0.005"	4.86	8.25	7730	140.7
8	4.2	0.005"	5.74	7.98	6590	145.0

Review of the above chart indicates, *without considering the actual Exposure condition for Air Content purposes*:
the entrained air contents are low for 3 out of 8 samples.
the % Entrained Air in Mortar are low in 2 out of 8 samples and high in 3 out of 8 samples
the Entrained Air Spacing Factor is slightly large (> 0.008") in 1 out of 8 samples.

ACI 201.2R-01 Guide to Durable Concrete provides the basic 'Industry Standard' for the recommended entrained air content of concrete and following is a summary from Table 1.1 and the article discussion.

-3/4" Agg., Moderate Exposure, 5%±1.5% (3.5% to 6.5%), {% Entrained Air in Mortar 7%±1% (5.5% to 8.5%)}

-3/4" Agg., Severe Exposure, 6%±1.5% (4.5% to 7.5%), {% Entrained Air in Mortar 9%±1.5% (7.5% to 10.5%)}

*A reasonable tolerance for air content in field construction is ± 1-1/2%.

†Outdoor exposure in a cold climate where the concrete may be in almost continuous contact with moisture before freezing or where deicing salts are used. Examples are pavements, bridge decks, sidewalks, and water tanks.

‡Outdoor exposure in a cold climate where the concrete will be only occasionally exposed to moisture before freezing and where no deicing salts will be used. Examples are certain exterior walls, beams, girders, and slabs not in direct contact with soil.

Mr. Gene Patnode

Curb, Gutter & Sidewalk Concrete, White Willows Sub., Grand Junction, CO.

July 23, 2003

Page 3

Note: There is conflicting opinion on whether air contents lower than those given in the table should be permitted for high-strength (approximately 5500 psi) (37.8 MPa) concrete. This committee believes that where supporting experience and experimental data exist for particular combinations of materials, construction practices and exposure, the air contents can be reduced by approximately 1%. (For nominal maximum aggregate sizes over 1-1/2 in. (37.5 mm), this reduction applies to the minus 1-1/2 in. (37.5 mm) fraction of the mixture.

The % Entrained Air in Mortar is the real concern. The entrained air contents are 'set' for the mortar fraction and are then modified for the actual coarse aggregate fraction. ACI 201.2R-01 Table 1.1 assumes a 'typical' percentage of coarse aggregate and provides recommended entrained air contents for different aggregate sizes.

Proper definition of the actual Exposure conditions of the concrete is required to make a reasoned evaluation. Considering the definitions of ACI and comparing with the other source referenced above, the vast majority of concrete placed as Curb, Gutter & Sidewalk in the Grand Junction area must be considered in a Moderate Exposure, for purposes of determining freeze-thaw durability. The exception would be streets and areas which are subjected to the application of de-icing chemicals, such as highways and major thoroughfares. Another item of importance is the majority of published criteria, to include ACI discussion & ASTM testing processes, is considering only the Severe Exposure Conditions.

from ACI 201.2R-01,

1.2.3. *Overall effects in concrete*—Without entrained air, the paste matrix surrounding the aggregate particles can fail when it becomes critically saturated and is frozen. If the matrix contains an appropriate distribution of entrained air voids characterized by a spacing factor less than about 0.008 in. (0.20 mm), freezing does not produce destructive stress (Verbeck 1978).

1.4.1 *Exposure to moisture*—Because the vulnerability of concrete to cyclic freezing is greatly influenced by the degree of saturation of the concrete, precautions should be taken to minimize water uptake in the initial design of the structure. The geometry of the structure should promote good drainage. Tops of walls and all outer surfaces should be sloped. Low spots conducive to the formation of puddles should be avoided. Weep holes should not discharge over the face of exposed concrete. Drainage from higher ground should not flow over the top or faces of concrete walls (Miesenhelder 1960).

Joints not related to volume change should be eliminated. Provisions for drainage, such as drip beads, can prevent water from running under edges of structural members. Water traps or reservoirs, which can result from extending diaphragms to the bent caps of bridges, should be avoided during design. Even though it is seldom possible to keep moisture from the underside of slabs on grade, subbase foundations incorporating the features recommended in ACI 325.9R will minimize moisture buildup. Care should also be taken to

minimize cracks that can collect or transmit water.

Extensive surveys of concrete bridges and other structures have shown a striking correlation between freezing and thawing damage of certain portions and excessive exposure to moisture of these portions due to the structural design (Callahan et al. 1970; Jackson 1946; Lewis 1956).

1.4.2 Water-cement ratio—Frost-resistant normalweight concrete should have a *w/cm* not exceeding the following: thin sections (bridge decks, railings, curbs, sills, ledges, and ornamental works) and any concrete exposed to deicing salts, *w/cm* of 0.45; all other structures, *w/cm* of 0.50.

Because the degree of absorption of some lightweight aggregates may be uncertain, it is impracticable to calculate the *w/cm* of concretes containing such aggregates. For these concretes, a 28 day compressive strength of at least 4000 psi (27.6 MPa) should be specified.

1.4.3 Entrained air—Too little entrained air will not protect cement paste against freezing and thawing. Too much air will penalize the strength. Recommended air contents of concrete are given in Table 1.1.

Air contents are given for two conditions of exposure: severe and moderate. These values provide approximately 9% of air in the mortar fraction for severe exposure and approximately 7% for moderate exposure.

Table 1.1—Recommended air contents for frostresistant concrete

Nominal maximum aggregate size, in. mm)	Air content, % Severe exposure	Air content, % Moderate exposure
3/8	7.5	6
1/2	7	5.5
3/4	6	5
1 6	6	4.5
1-1/2	5.5	4.5
2†	5	4
3†	4.5	3.5

*A reasonable tolerance for air content in field construction is $\pm 1-1/2\%$.

†Outdoor exposure in a cold climate where the concrete may be in almost continuous contact with moisture before freezing or where deicing salts are used. Examples are pavements, bridge decks, sidewalks, and water tanks.

‡Outdoor exposure in a cold climate where the concrete will be only occasionally exposed to moisture before freezing and where no deicing salts will be used. Examples are certain exterior walls, beams, girders, and slabs not in direct contact with soil.

Note: There is conflicting opinion on whether air contents lower than those given in

Mr. Gene Patnode

Curb, Gutter & Sidewalk Concrete, White Willows Sub., Grand Junction, CO.

July 23, 2003

Page 5

the table should be permitted for high-strength (approximately 5500 psi) (37.8 MPa) concrete. This committee believes that where supporting experience and experimental data exist for particular combinations of materials, construction practices and exposure, the air contents can be reduced by approximately 1%. (For nominal maximum aggregate sizes over 1-1/2 in. (37.5 mm), this reduction applies to the minus 1-1/2 in. (37.5 mm) fraction of the mixture.

1.4.5 Maturity—Air-entrained concrete should withstand the effects of freezing as soon as it attains a compressive strength of about 500 psi (3.45 MPa), provided that there is no external source of moisture. At a temperature of 50 F (10 C), most well-proportioned concrete will reach this strength some time during the second day.

Before being exposed to extended freezing while critically saturated (ASTM C 666), the concrete should attain a compressive strength of about 4000 psi (27.6 MPa). A period of drying following curing is advisable. For moderate exposure conditions, a strength of 3000 psi (20.7 MPa) should be attained (Kleiger 1956).

1.4.6 Construction practices—Good construction practices are essential when durable concrete is required. Particular attention should be given to the construction of pavement slabs that will be exposed to deicing chemicals because of the problems inherent in obtaining durable slab finishes and the severity of the exposure. The concrete in such slabs should be adequately consolidated; however, overworking the surface, overfinishing, and the addition of water to aid in finishing must be avoided. These activities bring excessive mortar or water to the surface, and the resulting laitance is particularly vulnerable to the action of deicing chemicals. These practices can also remove entrained air from the surface region. This is of little consequence if only the larger air bubbles are expelled, but durability can be seriously affected if the small bubbles are removed. Timing of finishing is critical (ACI 302.1R).

from **ACI 318/318R-41 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY**

4.1 — Water-cementitious materials ratio

4.1.1 — The water-cementitious materials ratios specified in Tables 4.2.2 and 4.3.1 shall be calculated using the weight of cement meeting ASTM C 150, C 595, C 845, or C 1157 plus the weight of fly ash and other pozzolans meeting ASTM C 618, slag meeting ASTM C 989, and silica fume meeting ASTM C 1240, if any, except that when concrete is exposed to deicing chemicals, 4.2.3 further limits the amount of fly ash, pozzolans, silica fume, slag, or the combination of these materials.

COMMENTARY

Chapters 4 and 5 of earlier editions of the code were reformatted in 1989 to emphasize the importance of considering durability requirements before the designer selects f_c and

Concrete exposed to freezing and thawing in a moist condition or to deicing chemicals	0.45	4500
For corrosion protection of reinforcement in concrete exposed to chlorides from deicing chemicals, salt, salt water, brackish water, seawater, or spray from these sources.	0.40	5000

* When both Table 4.3.1 and Table 4.2.2 are considered, the lowest applicable maximum w/cm and highest applicable minimum fc' shall be used.

4.2.3 — For concrete exposed to deicing chemicals, the maximum weight of fly ash, other pozzolans, silica fume, or slag that is included in the concrete shall not exceed the percentages of the total weight of cementitious materials given in Table 4.2.3.

COMMENTARY

R4.2.3 — Section 4.2.3 and Table 4.2.3 establish limitations on the amount of fly ash, other pozzolans, silica fume, and slag that can be included in concrete exposed to deicing chemicals. 4.4-4.6 Recent research has demonstrated that the use of fly ash, slag, and silica fume produce concrete with a finer pore structure and, therefore, lower permeability. 4.7-4.9

TABLE 4.2.3—REQUIREMENTS FOR CONCRETE EXPOSED TO DEICING CHEMICALS

Cementitious materials	Maximum percent of total cementitious materials by weight*
Fly ash or other pozzolans conforming to ASTM C 618	25
Slag conforming to ASTM C 989	50
Silica fume conforming to ASTM C 1240	10
Total of fly ash or other pozzolans, slag, and silica fume	50†
Total of fly ash or other pozzolans and silica fume	35†

* The total cementitious material also includes ASTM C 150, C 595, C 845, and C 1157 cement.

The maximum percentages above shall include:

- (a) Fly ash or other pozzolans present in Type IP or I(PM) blended cement, ASTM C 595, or ASTM C 1157;
- (b) Slag used in the manufacture of a IS or I(SM) blended cement, ASTM C

595, or ASTM C 1157;

(c) Silica fume, ASTM C 1240, present in a blended cement.

† Fly ash or other pozzolans and silica fume shall constitute no more than 25 and 10 percent, respectively, of the total weight of the cementitious materials.

CONCLUSIONS:

The ACI excerpts given above provides much of the basic criteria BUT, is not an analysis of the total materials system. The PCA DESIGN & CONTROL of CONCRETE MIXTURES, 13th Edition, Chapter 5, provides a very clear discussion of the issues involved, which is not an exercise in proving one or two numbers but, providing a system of material properties which will provide adequate durability. The section on Resistance to Deicers and Salts actually provides better criteria for durability, both to chemical but, also freeze-thaw.

The correlation of the concrete properties is complex and does not lend itself to pass/fail criteria based on only one or two factors. It is for this reason that criteria developed by ACI is quite conservative, usually based upon severe conditions. The use of less stringent criteria is allowed and guidance (very conservative) is given.

The Concrete Strength/Freeze-Thaw Resistance discussion in CONCRETE ADMIXTURES, Vance H. Dodson, 1990, addresses the particular problem at hand in a manner which allows some comparison of material variables. Dodson uses a computation he calls the Freeze-Thaw Durability Index (F-T D.I.) To correlate Compressive Strength at the time the concrete is subjected to the hostile environment and the Air Spacing Factor with Concrete Specimens subjected to the Freeze-Thaw Test (ASTM C 666, Method A)

The relationship is $F-T D.I. = (\text{Compressive Strength, psi}) / (\text{Spacing Factor, inch} \times 1000)$

With 450 being the minimum value as a GUIDE to whether a given air entrained concrete will meet ASTM C 666.

Following is a compilation of the F-T D.I. criteria applied to the White Willows concrete data. The core strengths were reduced to 0.67 of the measured psi (1 Year Compressive Strength), to approximate the 4 month concrete age the concrete is subjected to the hostile environment (Late Fall).

Core #	Entrained Air Spacing Factor	Core Compressive Strength 1 Year psi	F-T D.I. 0.67 of the 1 Year Compressive Strength	F-T D.I. Lowest 28 day Compressive Strength, 3935 psi	F-T D.I. Lowest 7 day Compressive Strength, 3100 psi
1	0.005"	7490	1004	787	620
2	0.008"	7220	605	492	388
3	0.005"	6640	890	787	620
4	0.009"	8540	636	437	344
5	0.007"	6520	624	562	443
6	0.005"	7340	984	787	620
7	0.005"	7730	1036	787	620
8	0.005"	6590	883	787	620

As can be seen from this table, all F-T D.T. values, based upon reduced core strengths, are well in excess of 450, indicating good, long term resistance to Freeze-Thaw deterioration.

For comparative purposes, the F-T D.T. was also calculated for the lowest 28 day and 7 day compressive strengths measured by Grand Junction Lincoln DeVore, Inc.. This is particularly illuminating, as the importance of low strength at the time the concrete is subjected to the hostile environment becomes obvious. The most critical time for the concretes placed in the Grand Junction area are the late fall and winter months. This should not be a surprise.

The City of Grand Junction Standard Contract Documents- Table 1, REQUIRED QUALITY ASSURANCE TESTING, Concrete Tests, Compressive Strength ASTM C 31 3000 psi (assume @ 28 days) & Air Content ASTM C 231 5-8% Please note that ACI and other definitive sources require the Air Content to be defined with the coarse aggregate size.

ACI 201.2R-01 summary from Table 1.1:

-3/4" Agg., Moderate Exposure, 5%±1.5% (3.5% to 6.5%), % Entrained Air in Mortar 7%±1.5% (5.5% to 8.5%)

-3/4" Agg., Severe Exposure, 6%±1.5% (4.5% to 7.5%), % Entrained Air in Mortar 9%±1.5% (7.5% to 10.5%)

It must also be noted that ACI Table 1.1 assumes a 'Cold Climate'. Grand Junction can hardly be considered a 'Cold Climate' and the conditions on this site do not meet the 'Severe Exposure' criteria. The 'Moderate Exposure' criteria (ACI) is appropriate.

It is my opinion the in-place Curb, Gutter & Sidewalk concrete have a combination of sufficient air entrainment, sufficient compressive strength and appropriate mix constituents for the intended use, within the climatic and relatively low aggressive environment in the Grand Junction area, in general, and the White Willows Subdivision, in particular, Using ACI criteria, discussion taken from CONCRETE ADMIXTURES, Vance H. Dodson,

I can find no cause to postulate the in-place concrete, from either concrete supplier, is inadequate for curb, gutter and sidewalk use in the White Willows Subdivision.

GRAND JUNCTION
LINCOLN DeVORE, Inc.



by: Edward M. Morris PE
Principal Engineer

GJLD Job No.: 89100-GJ

cc: Ms. Laura Lamberty, P.E., City of Grand Junction
Mountain Valley Contracting
Mays Concrete The United Companies, GJ,
Mr. Pat O'Connor, P.E., Vista Engineering

Whitewater Building Materials

CITY OF GRAND JUNCTION - DEVELOPMENT ENGINEERING

DATE: 8/21/03
TO: MARK RELPH, PUBLIC WORKS DIRECTOR
CC: MIKE MCDILL, CITY ENGINEER
FROM: LAURA C. LAMBERTY, DEVELOPMENT ENGINEER
RE: WHITE WILLOWS SUBDIVISION- DEFICIENT AIR ENTRAINMENT IN CONCRETE

We are in receipt of an independent evaluation of the air entrainment results submitted to the City for the White Willows Subdivision, Filing 1. This evaluation, performed at your request, by Geotechnical Engineering Group was provided to give City Engineering staff an independent, professional-level review of the materials test properties for Portland cement concrete on the above-referenced project.

History: The White Willows project was approved in the fall of 2001 and concrete curbing was placed in late May and early June of 2002. The punch list was created in November 2002. Final materials test reports for the subdivision were furnished substantially later in January 2003. At that time, it was identified that an insufficient number of tests existed on the concrete (3 of required 8) and that air entrainment was low in two of the three tests that were taken. Petrographic analysis was performed in June 2003 with results provided to the City in that same month. On July 10, I sent a letter to Mr. Patnode rejecting the material represented by samples 2 and 4 and requesting that he provide us information in establishing removal limits. That letter was responded to by Ed Morris of Grand Junction Lincoln-Devore rebutting the need for removal.

The test data and report was reviewed by the development engineers and Mike McDill with the conclusion that the material did not meet our specification *nor* did it exhibit other properties which would lead us to believe that a sufficient and well-dispersed air matrix was present in the concrete that would exhibit a freeze-thaw protection system consistent with what is required in our specification.

Per your request, Geotechnical Engineering Group has reviewed the data provided to us by Lincoln Devore and other laboratories to give their independent and professional opinion as to whether the materials would meet our specification or if the other materials properties reported demonstrated that a sufficient freeze-thaw protection system was present. Their report is attached.

It is our recommendation that materials represented by Core Samples 2 and 4 do not conform to our specifications be removed and replaced with the proper materials. This represents approximately 1150 lf of curb, gutter and sidewalk fronting 10 residential lots, 8 of which have building permits. The developer will also need to address the issue of constructing the replacement while maintaining the overall workmanship and quality that we would expect from any subdivision.

Please find the following materials attached for your use:

1. Summary of technical data and conclusions
2. Lincoln Devore Report dated June 17, 2003
3. My letter to Gene Patnode dated July 9, 2003
4. Lincoln Devore Report dated July 23, 2003
5. Geotechnical Engineering Group letter dated August 21, 2003

Summary of Technical Data

MATERIALS TESTS PER STANDARD SPECIFICATION

Factor	Criteria	Result	Conclusion
Number of tests:	1 per 100 CY/8 tests required	3 tests taken	5 tests missed
Compressive Strength	3000 psi min @ 28 days	4030-4850 psi	ok
Air Entrainment	5%-8%, ASTM C 231	4.2%, 4.7% and 5.2%	2/3 tests failed
Slump	4" maximum, ASTM C143	1.5"-2.5"	ok

ADDITIONAL MATERIALS TESTS & DATA

Factor	Criteria	Result	Conclusion
Compressive Strength 1 year	--	6520-8540 psi	ok
% Entrained Air (Petrographic Analysis)	5% - 8%	Core 2: 3.5% Core 4: 3.7% Core 8: 4.2%	very low very low very low
Air Spacing Factor	Less than .008"	Core 2: .008" Core 4: .009" Core 8: .005" All others: .005" avg	marginal high ok ok
Freeze Thaw Durability Index	450 minimum (as a guide) (approx 4 month strenfth)	Core 2: 605 Core 4: 636 Core 8: 883 All others: 907 avg	Index is significantly low in Cores 2 & 4, Not sure of value of index
% Ent. Air in Mortar	5.5%-8.5% Moderate 7.5%-10.5% Severe (ACI 201.2R-01) (GEG questions value of test)	Core 2: 6.02 Core 4: 7.28 Core 8: 7.98 All others: 9.42% avg	low low ok ok
Visual Inspection 1 year	Visual Defects	No defects	None
Exposure Classification	Climate, Exposure to Salts, Moisture	GJLD - "Moderate" City/GEG - "Severe"	Severe Climate

CONCLUSION: Core samples 2 and 4 represent concrete that does not conclusively demonstrate materials properties which conform to our specification. Grand Junction Lincoln-Devore relies on the classification of the concrete in a moderate exposure to justify meeting ACI criteria.



**GRAND JUNCTION
LINCOLN DeVORE, Inc.**
GEOTECHNICAL ENGINEERS - GEOLOGISTS

1441 Motor Street
Grand Junction, CO. 81505

Tel: (970) 242-8968

Fax: (970) 242-1561

E-mail: www.gjldcm@earthlink.net

June 17, 2003

Mr. Gene Patnode
3129 B Road
Grand Junction, Colorado 81503

Re: Curb, Gutter & Sidewalk Concrete, White Willows Sub., Grand Junction, CO.

The above referenced concrete was cored by Grand Junction Lincoln DeVore, Inc. on 5-2-2003. The cores were obtained from the Curb, Gutter & Sidewalk White Willow Subdivision, Grand Junction, Colorado.

The concrete was Machine Placed (Slip-Formed) and our limited field testing indicated slumps of 1" to 2-1/2". The air contents ranged from 4.2% to 5.4%. The concrete was placed in May and June of 2002. Two concrete suppliers were utilized, United Companies and Whitewater Building Materials. The aggregates are both from the 'Colorado River Alluvium' and the pits are within a couple of miles of each other. We have no reason to suspect any significant problems with the in-place concrete properties. No obvious deterioration of the subdivision concrete has been observed.

The physical properties of the cores and the results of laboratory testing are presented on the attached *Grand Junction Lincoln DeVore, Inc. Concrete Compression Reports*.

The cores were first sent to *Campbell Petrographic Services, Inc.* for an estimate of the air contents. The results of this estimate are presented on the attached report. This type of examination often underestimates the air content a slight amount. As the majority of the estimates (6 out of 8) were low, the cores were forwarded to *Construction Petrographics, Inc.*, for a detailed Air Void System Analysis. The full reports is attached and the results from *Construction Petrographics, Inc.* and *Grand Junction Lincoln DeVore, Inc.* are presented below.

<i>Construction Petrographics, Inc.</i> Air Void System Analysis				Computed by GJLD	<i>Grand Junction Lincoln DeVore, Inc.</i> Testing of Adjacent Cores	
Core #	Entrained Air %	Entrained Air Spacing Factor	Paste/Air Ratio	% Entrained Air in Mortar	Compressive Strength 1 Year psi	Unit Weight pcf
1	5.0	0.005"	5.14	8.53	7490	143.1
X 2	3.5	0.008"	7.69	6.02	7220	143.1
3	5.0	0.005"	5.14	9.33	6640	143.1
X 4	3.7	0.009"	6.81	7.28	8540	143.2
5	5.5	0.007"	5.02	8.86	6520	140.9
6	7.2	0.005"	3.64	12.2	7340	140.6
7	5.7	0.005"	4.86	8.25	7730	140.7
X 8	4.2	0.005"	5.74	7.98	6590	145.0

Mr. Gene Patnode
Curb, Gutter & Sidewalk Concrete, White Willows Sub., Grand Junction, CO.
June 17, 2003

Page 2

ACI 201.2R-01 Guide to Durable Concrete provides the basic 'Industry Standard' for the recommended entrained air content of concrete and following is a summary from Table 1.1 and the article discussion.

-3/4" Agg., Moderate Exposure, $5\% \pm 1.5\%$ (3.5% to 6.5%), % Entrained Air in Mortar $7\% \pm 1.5\%$ (5.5% to 8.5%)

-3/4" Agg., Severe Exposure, $6\% \pm 1.5\%$ (4.5% to 7.5%), % Entrained Air in Mortar $9\% \pm 1.5\%$ (7.5% to 10.5%)

Also from ACI 201.2R-01, 1.2.3. "If the matrix contains an appropriate distribution of entrained air voids characterized by a Spacing Factor less than about 0.008 inch (0.20 mm), freezing does not produce destructive stress."

Review of the above chart indicates:

the entrained air contents are low for 3 out of 8 samples.

the % Entrained Air in Mortar are low in 2 out of 8 samples and high in 3 out of 8 samples

the Entrained Air Spacing Factor is slightly large (> 0.008) in 1 out of 8 samples.

Using ACI criteria, within ACI 201.2R-01 Guide to Durable Concrete, The in-place Curb, Gutter & Sidewalk concrete appears to have sufficient air entrainment for the use, climatic and relatively low aggressive environment in the Grand Junction area, in general, and the White Willows Subdivision, in particular.

The % Entrained Air in Mortar is the real concern. The entrained air contents are 'set' for the mortar fraction and are then modified for the actual coarse aggregate fraction. Table 1.1 assumes a 'typical' percentage of coarse aggregate and provides recommended entrained air contents for different aggregate sizes.

It must also be noted that Table 1.1 assumes a 'Cold Climate'. Grand Junction can hardly be considered a 'Cold Climate' and the conditions on this site do not meet the 'Severe Exposure' criteria. The 'Moderate Exposure' criteria is appropriate.

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

Respectfully Submitted,


GRAND JUNCTION
LINCOLN DeVORE, Inc.



by: Edward M. Morris PE
Principal Engineer

GJLD Job No.: 89100-GJ

cc: Ms. Laura Lamberty, P.E., City of Grand Junction
Mountain Valley Contracting
Mays Concrete
Mr. Pat O'Connor, P.E., Vista Engineering

Client:		Mountain Valley Contracting			GJLD Job No.:		89100-GJ			
					Field Test By:		JS, BK			
Project:		White Willow Subdivision			Location of Test:		drilled corcs from sidewalks from pre-determined locations			
Concrete Contractor: Mays Concrete					Cement Type:					
Concrete Supplier: United/WWBM								Test	Specs.	
Truck No.: NA					Slump (ASTM C-143)			NA	Inches	
Ticket No.: BA					Air Content (ASTM C-231)			NA	%	
Date of Coring: 5-2-03					Conc. Temp. (ASTM C-1064)			NA	°F	
Mix ID/Description: Class B					Test Taken @			NA	Yards	
28-Day Req. Strength: 3000					Water Added			NA	Gal.	
Deliver to Lab on:					Above Data Supplied By:					
Aggregate Correction Factor: NA										
Specimen No.:	Spec. Height inch	Spec. Weight lbs.	Ave. Diam. inch	X-section Area inch ²	Unit Weight pcf	Total Load lbs	Unit Stress psi	Break Type	Break Date	Break Age
1	5.13	4.44	3.65	10.46	143.07	82500	7490	CA	5-6	1 YR
2	5.13	4.44	3.65	10.46	143.07	79500	7220	CA	5-6	1 YR
3	5.13	4.44	3.65	10.46	143.07	73100	6640	CA	5-6	1 YR
4	5.00	4.36	3.66	10.52	143.22	94560	8540	CA	5-6	1 YR
5	5.25	4.48	3.65	10.46	140.92	71800	6520	CA	5-6	1 YR
6	5.00	4.28	3.66	10.52	140.59	81300	7340	CA	5-6	1 YR
Remarks:		Sample Break Using Sulfur 'Capping'								
Specimen or Cap Defects:		.95 correction factor used per ASTM C-42/C-42M								
Distribution:		Compressive Strength Test performed in general conformance to ASTM C-42/C-42M. Final Report will include data for all specimens and will be sent after petrographic data is complete.								
Date Issued:		* Does Not Meet Required Strength (if Applicable)				GRAND JUNCTION LINCOLN DeVORE, Inc. BY:				
 GRAND JUNCTION LINCOLN DeVORE, Inc. GEOTECHNICAL ENGINEERS-GEOLOGISTS Grand Junction, Colorado					CONCRETE COMPRESSIVE TEST REPORT					



CONSTRUCTION PETROGRAPHICS, INC.

Petrographic Laboratory Services

713 W. Ellsworth Road • Suite C • Ann Arbor, Michigan 48108 • (734) 222-5330 • Fax (734) 222-5331

AIR-VOID SYSTEM ANALYSIS DATA REPORT (ASTM C 457 - Modified Point-Count Method)

Project No.: 03-851

Date: 06/12/03

Project: Curb, Gutter, and Sidewalk,
White Willow Subdivision, Grand Junction, Colorado.

Tested by: J. L. Randolph

Sample Orientation: Perpendicular through structure.

JLR

	<u>Sample Designation</u>			
	<u>CORE 1</u>	<u>CORE 2</u>	<u>CORE 3</u>	<u>CORE 4</u>
<u>Air-Void Parameters:</u>				
Air content (A), volume %	5.0	3.5	5.0	3.7
[Air voids < 1-mm-dia.]	[3.7]	[2.9]	[3.7]	[2.9]
[Air voids ≥ 1-mm-dia.]	[1.3]	[0.6]	[1.3]	[0.8]
Voids per inch (n)	11.2	6.2	11.8	5.6
Specific surface (∞), in. ² /in. ³	896	709	944	605
Spacing factor, (\bar{L}), inch	0.005	0.008	0.005	0.009
<u>Other Data:</u>				
Cement paste content, volume %	25.7	26.9	25.7	25.2
Aggregate content, volume %	69.3	69.6	69.3	71.1
[Coarse aggregate]	[36.4]	[38.4]	[41.4]	[35.5]
[Fine aggregate]	[32.9]	[31.2]	[27.9]	[35.6]
Cement paste-to-air ratio	5.14	7.69	5.14	6.81
Maximum aggregate size, in.	5/8	5/8	3/4	5/8
Surface area tested, in. ²	15.7	15.3	17.2	15.7
Length of traverse, in.	94.6	92.7	91.5	91.1
Total points of analysis	1909	1872	1845	1839



CONSTRUCTION PETROGRAPHICS, INC.

Petrographic Laboratory Services

713 W. Ellsworth Road • Suite C • Ann Arbor, Michigan 48108 • (734) 222-5330 • Fax (734) 222-5331

AIR-VOID SYSTEM ANALYSIS DATA REPORT (ASTM C 457 - Modified Point-Count Method)

Project No.: 03-851

Date: 06/12/03

Project: Curb, Gutter, and Sidewalk,
White Willow Subdivision, Grand Junction, Colorado.

Tested by: J. L. Randolph

Sample Orientation: Perpendicular through structure.

Sample Designation

	<u>CORE 5</u>	<u>CORE 6</u>	<u>CORE 7</u>	<u>CORE 8</u>
<u>Air-Void Parameters:</u>				
Air content (A), volume %	5.5	7.2	5.7	4.2
[Air voids < 1-mm-dia.]	[4.4]	[5.8]	[4.9]	[3.3]
[Air voids ≥ 1-mm-dia.]	[1.1]	[1.4]	[0.8]	[0.9]
Voids per inch (n)	9.8	13.2	13.7	10.0
Specific surface (∞), in. ² /in. ³	713	733	961	952
Spacing factor, (\bar{L}), inch	0.007	0.005	0.005	0.005
<u>Other Data:</u>				
Cement paste content, volume %	27.6	26.2	27.7	24.1
Aggregate content, volume %	66.9	66.6	66.6	71.7
[Coarse aggregate]	[32.4]	[34.0]	[25.2]	[43.2]
[Fine aggregate]	[34.5]	[32.6]	[41.4]	[28.5]
Cement paste-to-air ratio	5.02	3.64	4.86	5.74
Maximum aggregate size, in.	1/2- 5/8	1/2-5/8	1/2	3/4
Surface area tested, in. ²	17.5	17.2	17.0	17.3
Length of traverse, in.	92.5	91.3	81.1	92.2
Total points of analysis	1867	1843	1636	1861



**Geotechnical
Engineering
Group, Inc.**

August 25, 2003

**City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501**

Attention: Ms. Laura Lamberty

**Subject: Construction Consultation Services
Portland Cement Concrete Petrographic Analysis
White Willows Subdivision
Grand Junction, Colorado
Job No. 1,455**

Dear Ms. Lamberty,

As requested, Geotechnical Engineering Group (GEG) reviewed a letter from Grand Junction Lincoln DeVore, Inc. (GJLD) dated June 17, 2003 regarding petrographic and voids system analysis on hardened concrete cores from sidewalks within the White Willows Subdivision in Grand Junction, Colorado. The GJLD letter contained results of analysis performed on the cores by Construction Petrographics, Inc.. The purpose of this letter is to comment on the results presented in the GJLD letter as they relate to the total air content requirements of the City of Grand Junction and Colorado Department of Transportation specifications for concrete sidewalk, curb and gutter potentially exposed to freeze / thaw cycles.

The air-void content as reported in the hardened concrete cores by Construction Petrographics, Inc. by ASTM test method C 457 ranged from 3.5 to 7.2 percent. Air-void content may correlate well with the air content as measured in accordance with ASTM C 231; however, when in error, the air-void content as measured by ASTM C 457 may be high relative to that measured by ASTM C 231 (Section 5.6, ASTM C457-98).

The information reported in the GJLD letter indicates that the tested concrete was air-entrained. However, the reported unit weights and the percent entrained air by ASTM C457 for core numbers 1 through 4, and 8 indicate that air contents by ASTM C231 may be below 5 percent.

Geotechnical, Environmental and Materials Testing Consultants

(970) 245-4078 • fax (970) 245-7115 • geotechnicalgroup.com
2308 Interstate Avenue, Grand Junction, Colorado 81505

White Willows Subdivision
August 25, 2003
GEG Job No. 1,455
Page 2

We appreciate the opportunity to provide consulting services. When we can be of further service, please call.

Sincerely,
GEOTECHNICAL ENGINEERING GROUP, INC.



Jim Huddleston
Senior Geologist

JH:cd
(2 copies sent)

Subj: **WhiteWillows Subdivision**
Date: 10/14/03 4:58:43 PM Pacific Daylight Time
From: MtnValleyCon Inc
To: timmm@ci.grandjct.co.us
CC: MtnValleyConRD

TIM
ASK ^ IF THIS WAS APPROV'D

Tim:

I am writing to summarize our meeting at 4:00pm today regarding the concrete sidewalks at White Willows Subdivision. Present at the meeting with us was Gene Patnode, the Owner of the subdivision project.

The main purpose of the meeting was to obtain a lift on a recently imposed suspension of permits for the White Willows Subdivision. This suspension was initiated on the 8th of October, 2003, without notification to the Owner. A building contractor attempting to acquire a building permit was denied and he in turn notified Gene of the situation. This incident occurred today. The reasoning presented to the Owner for the suspension was due to lack of resolution pertaining to the concrete sidewalks and failed concrete test. During our meeting with you this afternoon, it was explained that I have been trying to get this issue resolved for approximately two months. As you agreed, we had meet several weeks ago and discussed this issue. It is our position that the concrete in place exceeds the City Standards and should not have to be removed and replaced. The City has taken a position that it does not. I had asked that a meeting be set up with City Engineers and professionals in the area of concrete supply and construction in order to present our case. As of today's date, this meeting has not taken place.

It is the Owners position at this time, as well as my own, that the reason the issue has not been resolved is not due to negligence on the part of the Owner or Contractor, but rather on the part of the City in not addressing the situation in a timely manner. This lack of response has caused a considerable time delay and therefore, the suspension was initiated. The Owner and I both feel that the suspension should be lifted immediately and progress made towards resolving the concrete concerns. As I stated at our meeting, it appears the Planning and Development Department does not or did not know that we have been actively pursuing this issue for several months. The initiation of a suspension would indicate this.

At our meeting we discussed the ACI Standards that require a minimum of 3 test be taken for concrete analysis and an average of those test be used as a representation of the product. You stated that you would have to contact John Shaver in regard to the suspension and would try to do that this afternoon, if possible. You did in fact contact Mr. Shaver and he recommended that a deposit be put up by the Owner for the replacement of the concrete in question and then the suspension could be lifted. This information was relayed to the Owner and he stated that the City already has over \$100,000.00 in cash deposit for that purpose and he was not clear as to why more was needed. The estimated cost for the concrete replacement is \$10,000.00.

In our meeting we agreed to take more concrete core samples and have the analytical work done in order to further isolate the unacceptable concrete areas as interpreted by the City. We have made calls to the testing engineers and the concrete cores have been ordered. They will try to have those done this week with results expected within two weeks.

During my conversation with Ed Morris of Grand Junction Lincoln-Devore, he stated that there was some mathematical errors of the first reports of concrete testing and that there is actually only one failed test. This information was relayed to you via phone late this afternoon. Ed will be writing a letter to clarify this information.

To summarize, it was agreed to have the additional cores done, the results obtained and reviewed for compliance when available. It was further agreed that you would attempt to have the suspension lifted as long as we are actively pursuing this matter. As mentioned above, you are working with Mr. Shaver on the suspension issue and hopefully a resolution will be made first thing tomorrow morning. It appears that more information is needed regarding the cash deposit that is now in place with the City and the requirement for more.

If the items mentioned above are a reasonable interpretation of the issues discussed at our meeting to day please respond with acknowledgment or comments to the contrary.

Sincerely,

Rick Davis
President

Mtn Valley Contracting

Tuesday, October 14, 2003 America Online: MtnValleyConRD

From: John Shaver
To: Pat Cecil
Date: 10/21/03 4:04PM
Subject: White Willows

Pat,

Thanks for speaking with me about White Willows. As we discussed the approval was for 122 lots on 39.56 acres. The only temporal condition of the approval is that the final plat for filing 1 must be approved by September 20, 2001. A phasing plan is not described in the approval. Was a schedule ever proposed/approved?

Did the developer enter into a phasing plan either before or after approval of filing 1? Is there anything in writing stating the deadline for the submittal of filing 2?

I've sent a copy of the final decision letter for your review. The developer and his attorney want to meet yet this week if possible. Can you find time?

If not can you make a list of what we want/will be different with a new submittal? I spoke with Eric who was of the general opinion that not much would change from the TEDS/engineering standpoint because of the existing street stubs/geometry and the fact that the next filing is all interior to the earlier filing.

I look forward to hearing from you.

CC: Bob Blanchard

From: John Shaver
To: Pat Cecil
Date: 10/22/03 5:50PM
Subject: Re: White Willows

1400 it is.

>>> Pat Cecil 10/22/03 10:45AM >>>
Between 1PM and 3PM

>>> John Shaver 10/22/03 10:43AM >>>
Pat,

Thanks very much for the information. What time on Friday?

>>> Pat Cecil 10/22/03 10:41AM >>>

The general project report that was submitted with the final plat for Phase 1 states "It is proposed to develop Whitewillows Subdivision in two phases, or filings, as shown on the Final Plans. The design and construction of the infrastructure providing service to Filing One, which would consist of 62 single family lots, would be completed in 2001. The remainder of the project would be completed prior to June 2002."

The Final Decision letter for the final plat for Phase 1 states " This approval is valid for one year. If the final plat is not recorded prior to April 10, 2002 this approval becomes void.

I can find no documentation in the file as to why Bill Nebecker allowed the recording of the Phase 1 final plat on June 7, 2002, which was clearly beyond the April 10, 2002 deadline listed in the Final Decision letter.

There was no phasing schedule submitted with the preliminary plat file that I can find.

As for meeting, Friday afternoon is the only possible time that will work with me this week.

As for differences between old and new code, the most significant change is the payment of open space fees (10% of property values of phase 2 raw land) based on a current MAI appraisal at final plat, and the new platting standards that have been instituted since the last filing.

>>> John Shaver 10/21/03 04:04PM >>>
Pat,

Thanks for speaking with me about White Willows. As we discussed the approval was for 122 lots on 39.56 acres. The only temporal condition of the approval is that the final plat for filing 1 must be approved by September 20, 2001. A phasing plan is not described in the approval. Was a schedule ever proposed/approved?

Did the developer enter into a phasing plan either before or after approval of filing 1? Is there anything in writing stating the deadline for the submittal of filing 2?

I've sent a copy of the final decision letter for your review. The developer and his attorney want to meet yet this week if possible. Can you find time?

If not can you make a list of what we want/will be different with a new submittal? I spoke with Eric who was of the general opinion that not much would change from the TEDS/engineering standpoint because of the existing street stubs/geometry and the fact that the next filing is all interior to the earlier filing.

I look forward to hearing from you.

VISTA ENGINEERING CORP.

CONSULTING ENGINEERS & LAND SURVEYORS

October 22, 2003

RE: White Willows Subdivision - REVISED T.C. Elevations

Mr. Bob Lee (By fax: 244-1769)
Mesa County Building Department
750 Main Street
Grand Junction, CO 81501

Dear Mr. Lee:

It has been brought to our attention that the original Grading Plan for the above-referenced subdivision, as prepared by Vista Engineering Corporation, with latest revisions dated 09/07/01, is in error regarding minimum top-of-concrete elevations (labeled "MIN F.F." on the plan). Please note that the corrected minimum top-of-concrete elevations should be 4595.00 for Lot 1, Block 2 and 4594.60 for Lot 2, Block 2. The plan currently lists these both as 4597.00, which is incorrect. Other revised minimum T.C. elevations, or a revised grading plan listing all minimums, may follow.

We hope these revisions have not caused you any inconvenience.

Sincerely,

VISTA ENGINEERING CORP.



Patrick M. O'Connor, P.E.
Project Manager

cc: Laura Lamberty - City Development Engineer (by fax: 256-4031)
Just Company, Inc - Builder (by fax: 256-9717)



**GRAND JUNCTION
LINCOLN DeVORE, Inc.**
GEO/TECHNICAL ENGINEERS - GEOLOGISTS

1441 Motor Street
Grand Junction, CO. 81505

Tel: (970) 242-8968

Fax: (970) 242-1561

E-mail: www.gjldcm@earthlink.net

October 29, 2003

Ms. Laura Lamberty, PE
Department of Public Works and Utilities
City of Grand Junction
250 North 5th Street
Grand Junction, Colorado 81501

Mr. Gene Patnode
3129 B Road
Grand Junction, Colorado 81503

Re: Curb, Gutter & Sidewalk Concrete, White Willows Sub., Grand Junction, CO.

Eight specimens of the hardened concrete from the above referenced project were subjected to a detailed Air Void System Analysis, ASTM C 457 - Modified Point-Count Method, as reported by Grand Junction Lincoln DeVore, Inc. Letter, June 17, 2003. Two of these specimens were found to have Spacing Factors of 8 or greater, as reported by Construction Petrographics, Inc. and were determined to not meet the City specifications, City of Grand Junction Letters, July 9, 2003 & September 3, 2003.

Information provided to Grand Junction Lincoln DeVore, Inc. indicates that 58 feet is the typical machine placement length for this style of Curb, Gutter & Sidewalk, using a 7 cubic yard delivery truck. The new sample points were determined to be 60' from the original Core # 4.

The in-place concrete, 60 feet north and south of original Core # 4, was cored by Grand Junction Lincoln DeVore, Inc. on 10-23-2003. The cores were obtained from the machined formed concrete Curb, Gutter & Sidewalk White Willow Subdivision, Grand Junction, Colorado. A core from each sampling point has been shipped to have been sent to Construction Petrographics, Inc., for a detailed Air Void System Analysis, ASTM C 457.

Following is a recalculation of the Entrained Air Spacing Factor for the 2 Cores. This recalculation utilizes the results from Construction Petrographics, Inc., previously submitted, GJLD Letter, June 17, 2003.

Construction Petrographics, Inc. Air Void System Analysis				Computed by GJLD	Grand Junction Lincoln DeVore, Inc. Testing of Adjacent Cores	
Core #	Entrained Air %	Entrained Air Spacing Factor	Paste/Air Ratio	% Entrained Air in Mortar	Compressive Strength 1 Year psi	Unit Weight pcf
2	3.5	0.0079"	7.69	6.02	7220	143.1
4	3.7	0.0088"	6.81	7.28	8540	143.2

East

Ms. Laura Lamberty, PE & Mr. Gene Patnode
Curb, Gutter & Sidewalk Concrete, White Willows Sub., Grand Junction, CO.
October 29, 2003

Page 2

As can be seen, the computed Entrained Air Spacing Factor value for Core # 2 is less than .008". Utilizing the criteria set forward in numerous verbal communications, the concrete represented by Core # 2 does meet the City specifications. The concrete represented by Core # 2 has not been cored for additional testing.

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

Respectfully Submitted,

GRAND JUNCTION
LINCOLN DeVORE, Inc.



by: Edward M. Morris PE
Principal Engineer

GJLD Job No.: 89100-GJ

cc: Mountain Valley Contracting
Mays Concrete
Mr. Pat O'Connor, P.E., Vista Engineering
The United Companies
Whitewater Building Materials



GRAND JUNCTION
LINCOLN DeVORE, Inc.
GEOTECHNICAL ENGINEERS - GEOLOGISTS

1441 Motor Street
Grand Junction, CO. 81505

Tel: (970) 242-8968
Fax: (970) 242-1561

E-mail: www.gjldcm@earthlink.net

October 30, 2003

Ms. Laura Lamberty, PE
Department of Public Works and Utilities
City of Grand Junction
250 North 5th Street
Grand Junction, Colorado 81501

Mr. Gene Patnode
3129 B Road
Grand Junction, Colorado 81503

Re: Curb, Gutter & Sidewalk Concrete, White Willows Sub., Grand Junction, CO.

This morning, while I was in the White Willows Subdivision, I realized the cores referenced in yestordays' letter had been obtained on the wrong section of the road. The new cores were mistakenly obtained at Core Location # 5, instead of Core Location # 4. We will obtain cores at the proper location before noon today. The cores will be shipped the most expedient manner to *Construction Petrographics, Inc.* Based upon the original scheduling, we believe the final receipt of the Air Void System Analysis from *Construction Petrographics, Inc.* will be set back less than 2 days.

GRAND JUNCTION
LINCOLN DeVORE, Inc.



by: Edward M. Morris PE
Principal Engineer

GJLD Job No.: 89100-GJ

cc: Mountain Valley Contracting
Mays Concrete
Mr. Pat O'Connor, P.E., Vista Engineering
The United Companies
Whitewater Building Materials



City of Grand Junction
Department of Public Works and Utilities
Engineering Division
250 North Fifth Street
Grand Junction, CO 81501-2668
FAX: (970) 256-4031

December 4, 2003

Mr. Gene Patnode
3129 B Rd
Grand Junction, CO 81503

Re: Concrete removal – White Willows, Filing 1 (VAR-2001-059)

Dear Mr. Patnode,

As you are aware, the City has identified defect in a certain portion of in-place concrete on your project site. Such defect is considered to be a warranty item, and will be automatically included in the warranty re-inspection punch-list, unless it is remedied prior to re-inspection. In an effort to further define the limits of the defective concrete, your consultants have recently submitted additional information in the form of a letter from Grand Junction Lincoln DeVore, dated Nov. 18, 2003, and an attached report from Construction Petrographics, Inc dated Nov. 12, 2003. These documents verify that the defective concrete is localized and limited to the area surrounding Core #4 as referenced in a previous letter from Grand Junction Lincoln Devore, dated October 29, 2003.

Therefore, unless your consultants wish to further define the limits of the defective concrete, the City requires that 100' of curb, gutter, and walk (50' on each side of Core #4) be removed and replaced per current City standards. The removal and replacement must be accomplished before the end of the current warranty period.

Thank you for your cooperation in the completion of the work on this project.

Sincerely,

Eric Hahn, PE
City Development Engineer

cc: Tim Moore
Doug Cline
Mark Barslund
~~Santa Cecilia~~ PAT CECIL



City of Grand Junction
Department of Public Works and Utilities
Engineering Division
250 North Fifth Street
Grand Junction, CO 81501-2668
FAX: (970) 256-4031

November 13, 2003

Gene Patnode
3129 B Rd
Grand Junction, CO 81503

Re: Initial Acceptance – White Willows, Filing 1 (VAR-2001-059)

Dear Mr. Patnode,

“As Built” record drawings and required test results for the subdivision were received and reviewed, corrected as necessary, and are now acceptable. A final inspection of the streets and drainage facilities for the referenced project was conducted. A list of items to be corrected and/or furnished was given to the project representative. Subsequent inspections have revealed that these items have been satisfactorily completed, with the exceptions described below. The streets and drainage facilities within the public right-of-way are eligible to be accepted for future maintenance by the City of Grand Junction one year after the date of initial acceptance. The date of initial acceptance is October 31, 2003.

Your warranty obligation, for all materials and workmanship, is for a period of one-year beginning with the date of initial acceptance. The City will re-inspect the project prior to the end of the warranty period. Any defects discovered during this re-inspection must be corrected. The City will then establish a new acceptance date and an extended warranty period. The warranty period will expire upon final acceptance by the City. The City has currently identified defects in a certain portion of in-place concrete on this site (defective concrete is identified as that which is associated with Core #4 referenced in a letter from Grand Junction Lincoln Devore, dated October 29, 2003). Such defect is considered to be a warranty item, and will be automatically included in the warranty re-inspection punch-list, unless it is remedied prior to such re-inspection.

A Maintenance Agreement and associated financial security in the amount of \$15,000 and a DIA guaranteeing the remaining landscaping must be received and executed before the City will release the \$118,207.77 remaining in the original DIA and associated Disbursement Agreement.

Thank you for your cooperation in the completion of the work on this project.

Sincerely,

Eric Hahn, PE
City Development Engineer

cc: Tim Moore
~~Santa Costello~~
PAT CECIL

Doug Cline
Bruce Penney, 1st Nat'l Bank of the Rockies

Walt Hoyt

Jody Kliska

VR-2001-059



647 - 25 Road
Grand Junction, CO 81505
(970) 245-1990
(970) 248-9155 - fax

December 5, 2003

RECEIVED

DEC 05 2003

COMMUNITY DEVELOPMENT
DEPT.

Gene Patnode
3129 B Road
Grand Junction, Colorado 81503

Re: Repair of Curb, Gutter and Sidewalk, White Willows Subdivision

Gene;

This letter is to inform you that we will be pouring the curb, gutter and sidewalk approximately April 1, 2004. We prefer to do this in the spring rather than risking the quality by pouring in the winter. If you have any questions, please feel free to call Rick at (970) 216-3418.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Collier".

Tracy M. Collier
Vice President

Cc: file



January 6, 2003

Gene Patnode
3129 B Road
Grand Junction, CO 81503

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (970)244-1599

Regarding: WhiteWillows Subdivision, VR-2001-059
Reinspection of Punch List

Dear Mr. Patnode:

On Thursday, January 2, 2003, we re-inspected the punch list per your request. No representative was present from your firm or the Contractor. The inspection yielded the following results:

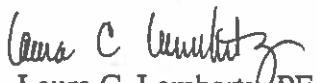
1. The frame and cover on the outlet structure of the detention pond needs to be anchored with galvanized bolts. The thin layer of grout will not be adequate.
2. The frame and cover on the manhole located in the drainage ditch where the pond discharges needs to be anchored as above per the punchlist.

In addition, the following non-construction items were noted on the punchlist and remain incomplete.

1. As-built drawings (1 mylar set, 4 blueline sets, 1 electronic copy on CD-ROM).
2. Quality Assurance data in Final Report Format per SSID's and Standard Specifications.
3. Letter from CGVSD/Westwater indicating acceptance of sanitary sewer facilities.
4. Letter from your engineer certifying the as-built volumes and condition of the detention facilities meet the design requirements.

Please provide me with the items listed above within 30 days from the date of this letter. Once the above items are complete and satisfactory, the City can accept the project for the one-year warranty period.

Sincerely yours,


Laura C. Lamberty, PE
Development Engineer

C: Pat O'Connor, Vista Engineering
Pat Cecil

Mark Barslund
File



City of Grand Junction
Public Works Department
250 North 5th Street
Grand Junction, CO 81501-2668
Phone: (970) 256-4034
FAX: (970) 256-4031

March 5, 2003

Gene Patnode
L A Enterprises
3129 B Road
Grand Junction, CO 81503

Regarding: White Willows Subdivision, VR-2001-059
Outstanding Items

Dear Mr. Patnode:

The following items remain to be completed on the subject subdivision prior to issuance of the Initial Acceptance for Warranty:

1. Provide missing concrete materials test data for compression and air entrainment. The results that we receive indicate that three tests were taken in approximately 800 cubic yards of concrete. We will require analysis of 5 additional samples taken at locations representative of separate pours than those sampled. Those samples shall be analyzed for compressive strength and air content. A petrographic analysis method may be used to obtain air entrainment results. Submit a location map for where you propose to sample the concrete prior to taking core samples.
2. Repair asphalt grading situation at the corner of Myrhh and Chamomile by infrared patch method. Correct drainage such that water does not flow into sanitary manhole.
3. Satisfy obligations for payment for City inspection services as provided for in your Development Improvements Agreement.

When these three items are complete and satisfactory, your subdivision may be accepted for warranty and your DIA and its financial security will be released. There is still an obligation for a one-year warranty of the improvements after the date of initial acceptance.

Sincerely yours,

A handwritten signature in black ink that reads "Laura C. Lamberty".

Laura C. Lamberty, PE
Development Engineer

C: John Shaver, Assistant City Attorney
✓ Pat Cecil, Development Services Supervisor
Pat O'Connor, Vista Engineering



**GRAND JUNCTION
LINCOLN DeVORE, Inc.**
GEOTECHNICAL ENGINEERS – GEOLOGISTS

1441 Motor St.
Grand Junction, CO 81505

TEL: (970) 242-8968
FAX: (970) 242-1561

April 25, 2003

Mr. Gene Patnode
3129 B Rd.
Grand Junction, CO 81503

Re: Curb/Gutter/Sidewalk Concrete, Destructive Testing
White Willows Subdivision, Grand Junction, CO

Enclosed please find two maps of the White Willow Subdivision and copies of the 3 concrete tests performed by Grand Junction Lincoln DeVore during placement of concrete in the above referenced subdivision.

Plotted on these maps are 6 core locations for concrete strength and air content determination and two core locations for air content only. Grand Junction Lincoln DeVore does not have a set of daily records of concrete placement. The sampling locations indicated are believed to be representative throughout the subdivision. A copy of this letter and these attachments is being delivered to Ms. Laura Lamberty, P.E., City of Grand Junction for review and comments.

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

Respectfully Submitted,

GRAND JUNCTION
LINCOLN DeVORE, Inc.

by: Edward M. Morris PE
Principal Engineer

GJLD Job No.: 89100-GJ

cc: Ms. Laura Lamberty, P.E., City of Grand Junction
Mountain Valley Contracting
Mays Concrete
Mr. Pat O'Connor, Vista Engineering

RECEIVED

APR 25 2003

COMMUNITY DEVELOPMENT
DEPT.

Memorandum

DATE: May 17, 2002
TO: Gene Patnode Fax # 434-3134
FROM: Bill Nebeker BN
SUBJECT: White Willows Filing 1

To record the final plat:

1. Submit signed and notarized plat (when I instruct you to do so. City Right-of-way manager is still reviewing it)
2. Submit signed and notarized deed to convey Tract A and irrigation and landscaping easements to the homeowner's association. These deeds will be recorded with the plat.
3. Submit electronic version of plat on AutoCAD by disk or email to me at billn@ci.grandjct.co.us. (when I instruct you to do so. City Right-of-way manager is still reviewing it)
4. Submit 2 copies of any proposed revisions to landscape plan.
5. I have a development improvements agreement in the file with a disbursement agreement for the amount of \$1,182,077.70. If you desire to exclude the items that have been completed to date, you'll need to submit a new one. (Don't submit the monetary guarantee until Eric Hahn has approved the overall amount and cost.)
6. Submit Articles of Incorporation for formation of homeowner's association and proof that the association has been formed. Generally a date stamp on the articles from the Secretary of State is sufficient evidence of formation.
7. Submit signed originals of CC&Rs.
8. Submit TCP credit, if desired, for any off-site improvements.
9. Pay open space fees of \$225 per lot. Make check payable to City of Grand Junction.
10. Recording fees for plat, CC&Rs, DIA and deeds conveying easements will be determined prior to recording.

If you have any questions please call me at 244-1447 or email me.

Memorandum

DATE: June 5, 2002

TO: Faye Gibson

FROM: Bill Nebeker

SUBJECT: Recording Instructions for Plat Recordation

White Willows Filing 1 (VR-2001-059) is ready to be recorded. Please note the following when recording.

1. Fees:

A.	Plat copying \$15.50 per 1 pages	previously paid
B.	Open Space fees:	n/a
C.	Parks Fee	paid
	Drainage fee:	N/A

2. Recording fees

Plat (3 pages)	\$30
Deed (1)	\$ 5
DIA & DIS (14 pages)	\$70
Bylaws (16 pages)	\$80
CC&Rs (10 pages)	\$50
Total	\$235

Check # 4223 & 4238 for \$235 attached for recording fees

3. TCP for this subdivision is as follows: \$500

4. Instructions: Record documents in the following order

- a. Plat first
- b. Warranty Deed
- c. Bylaws
- d. CC&Rs
- e. DIA & DIS

5. Fill in appropriate recording information on each document as follows:

- a. Plat – 3 places for Tract A, irrigation and landscaping easements conveyed to HOA
- b. Plat – 1 place for CC&Rs
- c. Deed – 1 place for plat recording info
- d. CC&Rs – page 2, section F – insert plat recording info

6. Electronic copy of plat has been submitted.

7. Return recording information to me.

If you have any questions please submit a written request in duplicate form and allow 6-8 weeks for delivery, or call me at 244-1447.

*



City of Grand Junction
Department of Public Works and Utilities
Engineering Division
250 North Fifth Street
Grand Junction, CO 81501-2668
FAX: (970) 256-4011

July 9, 2003

Gene Patnode
L A Enterprises
3129 B Road
Grand Junction, CO 81503

Regarding: White Willows Subdivision, VR-2001-059
Concrete Air Entrainment Test Results

Mr. Patnode:

We are in receipt of in situ concrete materials test results from Grand Junction Lincoln Devore and Construction Petrographics dated June 17, 2003. These test results indicate two samples, Numbers 2 and 4, have air entrainment less than that required by our specification (5% - 8%) and a spacing factor equal to or greater than .008" which is considered inadequate for freeze-thaw resistance.

Based on this information, the concrete represented by these two samples does not meet our specification nor does it exhibit other materials properties which are recommended by ACI to demonstrate an adequate freeze thaw system is present. The City cannot accept deficient materials as such.

Please provide us with any data that you have regarding the limits of pours in these areas or how we might best determine what these samples are representative of. Once the City has had an opportunity to review the data provided, I would suggest that we meet with you and your representatives to determine the appropriate corrective action.

Please ensure that your Development Improvements Agreement is up to date, extending it if need be.

Please contact me at 256-4155 when you have all relevant data requested above.

Sincerely,


Laura C. Lamberty, PE
Development Engineer

C: John Shaver, Assistant City Attorney
Mike McDill, City Engineer
Pat Cecil, Development Services Supervisor
Pat O'Connor, Vista Engineering
Ed Morris - Grand Junction Lincoln-Devore



City of Grand Junction
Department of Public Works and Utilities
Engineering Division
250 North Fifth Street
Grand Junction, CO 81501-2668
FAX: (970) 256-4011

September 3, 2003

Gene Patnode
c/o L A Enterprises
3129 B Road
Grand Junction, CO 81503

Re: White Willows Subdivision, VR-2001-059
Concrete Air Entrainment Test Results

Mr. Patnode:

We have reviewed the data that you recently provided regarding concrete test properties in the White Willow subdivision. Included in the information that you submitted was an opinion by Ed Morris PE.

Unfortunately neither the initial and now supplementary testing nor the opinion supplied by Mr. Morris shows that the concrete meets City specification; core samples 2 and 4 clearly do not. Mr. Morris does not state that the specification is met but instead suggests an alternative, less rigorous standard. While I appreciate Mr. Morris' observations the fact remains that the air entrainment specification has not been met. The only recourse therefore is the removal and replacement of the deficient concrete. This determination has been made after careful consideration of all the data presented; the decision has been confirmed at the highest levels of our department.

In my July 10, 2003 letter, I requested information to help us determine the appropriate limits for removal of the concrete represented by core samples 2 & 4. As of this writing no information that would help define the limits of the area to be replaced has been provided. Without that information I have calculated that 1150 feet of the curb, gutter and sidewalk will need to be replaced. These limits are:

- 1) From the northeast corner of Lot 1 Block 6, west along Yarrow Drive to the northwest corner of Lot 1 Block 6, thence south along Myrrh Street to the southwest corner of Lot 5 Block 6, thence east on Mason Drive to the southeast corner of Lot 5 Block 6.
- 2) From the northwest corner of Lot 1 Block 8, east along Yarrow Drive to the northeast corner of Lot 1 Block 8, thence south along Sorrel Street to the southwest corner of Lot 5 Block 8, thence west on Mason Drive to the southwest corner of Lot 5 Block 8.

Certainly I will review any information that you care to provide such as the foreman's diary, information about the mix and when and where different loads were used but absent any clear information to the contrary, we will assume the removal and replacement of the 1150 LF as detailed above.

Please be advised that base work as well as any other improvements that are disturbed or reconstructed during the replacement work is required to meet all City standards for quality, workmanship, materials properties and quality assurance.

Your Development Improvements Agreement including the security for the removal and replacement work will need to be updated. Please do so at your earliest convenience and in any event by September 17, 2003. Either the planner or I can assist you if you have questions or otherwise require assistance. The updated DIA will need to be approved by the City before any work begins.

Sincerely,



Laura C. Lamberty, PE
Development Engineer

C: John Shaver, Assistant City Attorney
Bruce Penny, First National Bank of the Rockies
Mike McDill, City Engineer
Pat Cecil, Development Services Supervisor
Pat O'Connor, Vista Engineering
Ed Morris – Grand Junction Lincoln-Devore

- Holman House
 - Bar Mac Subdivision
- } Chris McCallan
243-4642

Mary Timon -
(Summit View Ranch #2)
50024938
323-1514

\$56.91

Dan Adams
FCI Construction



GRAND JUNCTION
LINCOLN DeVORE, Inc.
GEOTECHNICAL ENGINEERS – GEOLOGISTS

1441 Motor St.
Grand Junction, CO 81505

TEL: (970) 242-8968
FAX: (970) 242-1561

November 18, 2003

Mr. Gene Patnode
3129 B Rd.
Grand Junction, CO 81503

Re: Curb, Gutter and Sidewalk Concrete
White Willow Subdivision, Grand Junction, CO

Enclosed, herewith, is a copy of the air void system analysis report from Construction Petrographics Inc., for 3 cores, taken adjacent to and in relation to core # 4, as defined in Grand Junction Lincoln DeVore letter report, dated 6-17-03.

The new Core #4a was taken adjacent to Core #4, 4.6 feet to the north. Core N4 was sampled 64.5 feet north of the original Core #4 and Core #S4 was sampled 54.8 feet south of the original Core #4. The spacing of Core #N4 & S4 was intended to 'bracket' the Core # 4. Assuming a 7 yd³ concrete truck, the standard Machine Placed Length for this style of structure is from 55 to 60 feet. The coring assumed Core #4 was obtained either at the very beginning or the very end of the individual truck placement. Please note that actual field sampling of plastic concrete at the very beginning or the very end of the individual truck placement is specifically prohibited in procedures described by ASTM & ACI.

As can be seen in the Construction Petrographics Inc. report, the air content in Core #4a is still quite low, particularly compared to Core # N4 & S4. This air content is lower than the original Core #4. Further observations of the void system analysis indicate the spacing factor for the individual entrained air bubbles is significantly less than 0.008 inches, indicating the existing air void system to accept water from the hardened concrete paste is marginal but, reasonable, utilizing ACI criteria. Considering Core #4a, the advantages of using the 'Micro Air' additive, which is designed to produce relatively small air bubbles, appears to be successful. It should be noted that the amount of large air bubbles, primarily entrapped air, has remained the same in Core #4a versus Core # 4.

The actual differences in the Core #4a compared with Core #4 are relatively minor, with the aggregate and cement paste contents being essentially the same. The differences of the individual samples and test results properly illustrate the problems of sampling, testing and interpretation, partially addressed in the Precision and Bias section contained in virtually all ASTM standard test methods.

Based upon the previous and present air void system analysis, Edward M. Morris, P.E., Grand Junction Lincoln DeVore does not see any reason to change the opinion regarding the adequacy of the in-place concrete, curb, gutter and sidewalk concrete in the White Willow Subdivision to resist the affect the freeze-thaw and minor applications of de-icing agents. This opinion is made based upon the moderate to severe aggressive environment implied by the City of Grand Junction Standard Specifications. This opinion is enhanced by the knowledge that this concrete is placed in a relatively low to moderate aggressive environment.

Mr. Gene Patnode
Curb, Gutter and Sidewalk Concrete
November 18, 2003

White Willow Subdivision, Grand Junction, CO
Page 2

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

Respectfully Submitted,

GRAND JUNCTION
LINCOLN DeVORE, Inc.



by: **Edward M. Morris PE**
Principal Engineer

GJLD Job No.: 89100-GJ

CF: **Eric Hahn**, Public Works Department
Mountain Valley Contracting
Mays Concrete
United Companies
WWBM
Pat O'Conner, Vista Engineering



CONSTRUCTION PETROGRAPHICS, INC.

Petrographic Laboratory Services

713 W. Ellsworth Road • Suite C • Ann Arbor, Michigan 48108 • (734) 222-5330 • Fax (734) 222-5331

REPORT ON
AIR-VOID SYSTEM ANALYSIS OF
CONCRETE CORES FROM
CURB, GUTTER AND SIDEWALK--
WHITE WILLOWS SUBDIVISION
CPI Project No. 03-903
November 12, 2003

RECEIVED NOV 17 2003

Testing performed by:
Jean Randolph



CONSTRUCTION PETROGRAPHICS, INC.

Petrographic Laboratory Services

713 W. Ellsworth Road • Suite C • Ann Arbor, Michigan 48108 • (734) 222-5330 • Fax (734) 222-5331

AIR-VOID SYSTEM ANALYSIS DATA REPORT (ASTM C 457 - Modified Point-Count Method)

Project No.: 03-903

Date: 11/12/03

Project: Curb, Gutter, and Sidewalk--
White Willows Subdivision.

Tested by: J. L. Randolph

JLR

Sample Orientation: Perpendicular through structures.

Sample Designation

CORE 4A CORE N4 CORE S4

Air-Void Parameters:

Air content (A), volume %	2.5	5.1	5.1
[Air voids < 1-mm-dia.]	[1.8]	[4.5]	[4.3]
[Air voids ≥ 1-mm-dia.]	[0.7]	[0.6]	[0.8]
Voids per inch (n)	6.4	13.5	13.7
Specific surface (∞), in. ² /in. ³	1024	1059	1075
Spacing factor, (\bar{L}), inch	0.006	0.004	0.004

Other Data:

Cement paste content, volume %	26.2	25.7	27.2
Aggregate content, volume %	71.3	69.2	67.7
[Coarse aggregate]	[37.3]	[35.5]	[29.8]
[Fine aggregate]	[34.0]	[33.7]	[37.9]
Cement paste-to-air ratio	10.48	5.04	5.33
Air content in mortar, volume %	4.2	8.6	7.8
Maximum aggregate size, in.	5/8	1/2 - 5/8	1/2 - 5/8
Surface area tested, in. ²	17.3	17.7	17.0
Length of traverse, in.	91.8	93.7	90.5
Total points of analysis	1853	1391	1826



COMMENTS:

A. CORE 4A

1. Core 4A consists of one concrete mixture.
Core length = 5-3/4 inches. Core diameter = 3-3/4 inches.
2. The concrete appears air-entrained.
3. Air-void size: The air voids are small, "typical" entrained air-void size.
4. Air-void distribution: The air voids are present throughout the concrete. Possibly fewer air voids are present in the top 1/8 inch of the concrete than in the remainder of the concrete.

B. CORE N4

1. Core N4 consists of one concrete mixture.
Core length = 5-3/4 inches. Core diameter = 3-3/4 inches.
2. The concrete is air-entrained.
3. Air-void size: The air voids are very small.
4. Air-void distribution: The air voids are uniformly distributed in the concrete. Possibly, slightly fewer air voids are present in the top 2 mm of the concrete than in the remainder of the concrete.

C. CORE S4

1. Core S4 consists of one concrete mixture.
Core length = 5-7/8 inches. Core diameter = 3-3/4 inches.
2. The concrete is air-entrained.
3. Air-void size: The air voids are very small.
4. Air-void distribution: The air voids are uniformly distributed in the concrete. Possibly, slightly fewer air voids are present in the top 2 mm of the concrete than in the remainder of the concrete.

AIR-VOID SYSTEM ANALYSIS DATA REPORT -- CONTINUED

CPI Project No. 03-903

Page 3

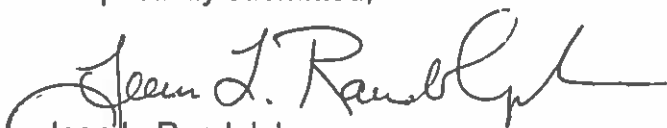
INTRODUCTION

Three concrete cores, identified as 4A, N4, and S4 (Photos 1 and 2), were received October 31, 2003, from Grand Junction Lincoln DeVore, Inc., Grand Junction, Colorado. Reportedly, the cores are from a concrete curb, gutter, and sidewalk project at the White Willows Subdivision. Air-void system analysis, by ASTM C 457, of the three cores was requested, to obtain the measured air-void parameters of the concretes.

LABORATORY TESTING

Air-void system analysis was performed on Cores 4A, N4, and S4, in accordance with ASTM C 856, "Standard Practice for Petrographic Examination of Hardened Concrete." The cores were saw-cut in half longitudinally, and one resultant saw-cut surface from each core was lapped and polished. The analysis was performed on the polished concrete surfaces, using the modified point-count method, at a magnification of 75X.

Respectfully submitted,



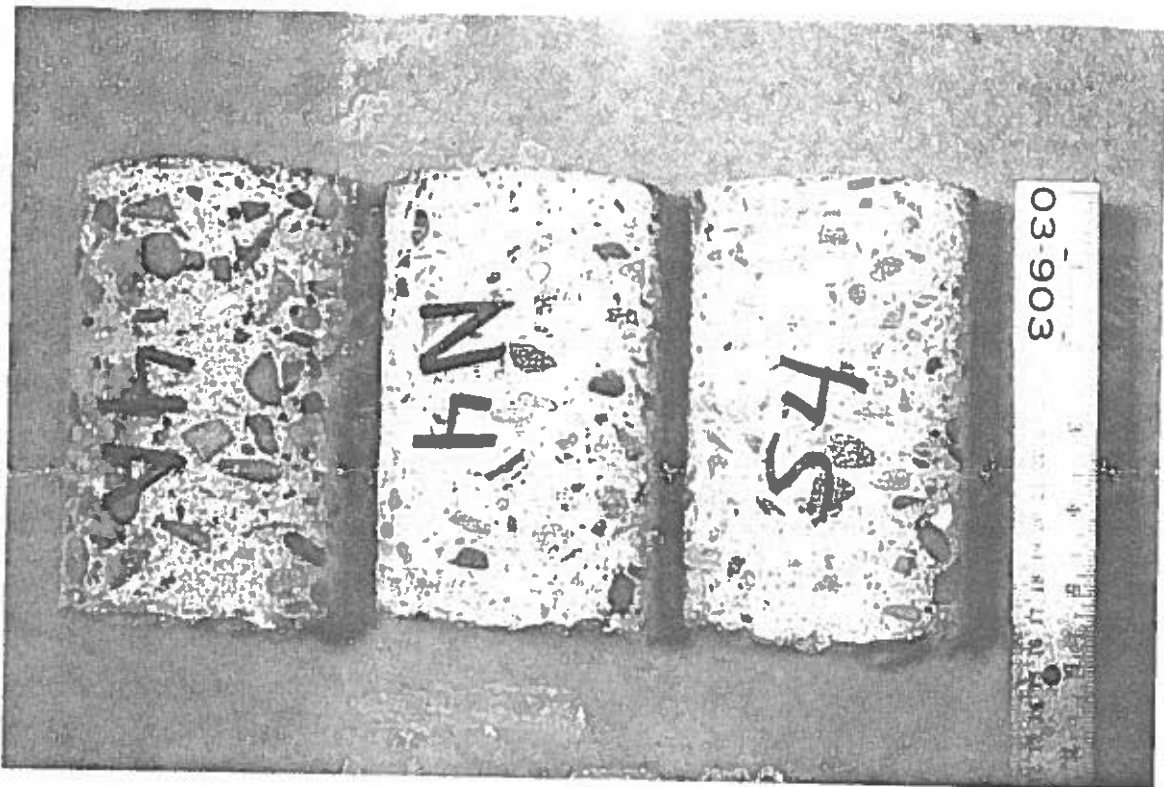
Jean L. Randolph
Petrographer
President of Construction Petrographics, Inc.

Attachment

Your samples will be retained in our laboratory storage facility for a period of three months. At that time they will be automatically discarded, unless we hear otherwise from you.



(1)



(2)

Photos 1 and 2. Three concrete cores, identified as 4A, N4, and S4, as received for testing.

Photo 1: Core top view.

Photo 2: Core side view.

**CITY OF GRAND JUNCTION PLANNING COMMISSION
GRAND JUNCTION, COLORADO**

	)	FINAL
FOR	)	DECISION
)	
Gene Patnode	)	VR-2001-059
LA Enterprises of GJ)	
3129 B Road)	
Grand Junction, CO 81503)	

An application by Gene Patnode of LA Enterprises of GJ, requesting final plat approval for White Willows Subdivision Filing 1 was considered by the Grand Junction Planning Commission on April 10, 2001. The site is located at 2851 D Road.

After considering all the pertinent testimony and reviewing various data, the Planning Commission approved the final plat with the following conditions:

1. The landscape plan for Tract A shall include a proper surface treatment for the sides of the detention/irrigation pond and the flagpole extension to Chamomile Drive. Temporary or permanent irrigation shall be required depending on the landscaping installed.
2. A temporary irrigation system shall be required for the native seed mix along the D Road right-of-way.
3. Temporary irrigation shall be included for the native grass seed proposed on tract A.
4. Eight additional shrubs shall be added to the landscape plan along D Road.
5. Technical planning and engineering review comments shall be incorporated into the plan set.

This approval is valid for one year. If the final plat is not recorded prior to April 10, 2002 this approval becomes void.

NOTE: At its hearing of May 2, 2001 the City Council adopted ordinance no. 3342, vacating the Florida Street right-of-way within the boundaries of this subdivision.

The following items are required to be completed before construction may begin on this site:

1. Submit signed, development improvements agreement (DIA) on our form with an executed guarantee. The DIA shall contain originals of the improvements estimate and legal description (not a FAXED copy).

2. Submit at least four full sized copies and one 11" X 17" copy of the final construction plans per the conditions of Planning Commission approval and technical review comments from the City Development Engineer.

A preconstruction meeting with the Public Works Department may be scheduled AFTER final plans have been approved and the DIA signed and recorded, unless a "Plat Hold" option is used for the guarantee.

The following items must be completed before the plat may be recorded:

1. Submit a revised development improvements agreement with an alternate improvements guarantee, if necessary.
2. Submit two blueline copies of final plat with corrections per the conditions of Planning Commission approval, if applicable, for final review before a mylar is submitted.
3. Submit Articles of Incorporation for formation of homeowner's association and proof that the association has been formed. Generally a date stamp on the articles from the Secretary of State is sufficient evidence of formation.
3. Submit signed originals of CC&Rs.
4. Submit signed originals of deeds conveying private easements to the homeowner's association.
5. Submit TCP credit request if any improvements are being made to D Road Road.
6. Once all corrections have been made to final plat, email the plat on AutoCAD to me at billn@ci.grandjct.co.us.
7. Pay open space fees of \$225 per lot. Make check payable to City of Grand Junction.
8. Recording fees for plat, CC&Rs, DIA and deeds conveying easements will be determined prior to recording.

If you have any questions please call me at 244-1447.



Bill Nebeker
Senior Planner

6-8-2001
Date

C: Pat O'Conner – Vista Engineering Corp.
Eric Hahn - City Development Engineer

White Willows

Revised comments

1. need to know surface treatment of flagpole out to Chamomile Drive on Tract A.
2. Need temporary irrigation for native grass seed on tract A.
3. Surface treatment of pond in tract a – turf?
4. Change note #7 of C-45 to reflect this plan
5. No criteria for vacation of Florida street
6. Only one shrub was added to D Road, instead of the 9 requested in the review comments
7. Ok on # of trees even though they reduced the # provided
8. Fence in site triangle?
9. Change the “F” note in the legend to state that F designates front of home (not the front setback since the other side of the lot next to the street is a front setback also.)
10. Remove bulk standards from the plat in note #5.

**CITY COUNCIL
GRAND JUNCTION, COLORADO**

FOR	)	FINAL DECISION
)	
Gene Patnode	)	PP-2000-106
L.A. Enterprises)	
3129 B Road)	
Grand Junction CO 81503)	

An application by Gene Patnode of L.A. Enterprises, requesting approval of a Preliminary Plan and Zone of Annexation for a 122-lot residential subdivision known as White Willows Subdivision, located on 39.56 acres at 2856 C1/2 Road and 2851 and 2863 D Road, was heard on appeal by the City of Grand Junction City Council on September 20, 2000.


After considering all the pertinent testimony and reviewing various data, the City Council upheld the Planning Commission's decision and approved the preliminary plan and the zone of annexation of this property to RSF-4, with the following conditions:

CONDITIONS

1. A six-foot high solid fence shall be constructed by the developer along the D Road frontage behind a five-foot wide irrigated and landscaped setback with trees and shrubs provided by the developer in a tract or easement. The tract or easement shall be conveyed to the Homeowner's Association for maintenance.
2. Provide road width transition tapers per Table 10, Page 31 of the TEDS manual, east and west of the proposed improvements along the D Road frontage.

This approval is valid for one year. If the final plat for Filing 1 is not approved prior to September 20, 2001 this approval becomes void.

A copy of the approved preliminary plan is located in file #PP-2000-106 in the City Community Development Department.



Bill Nebeker
Senior Planner

10-24-00
October 24, 2000

c: Pat O'Connor – Banner Associates

CITY OF GRAND JUNCTION FILE #VR-2001-059 WHITE WILLOWS FILING #1
LOCATED AT 2851 D Rd. HAS BEEN REVIEWED AND APPROVED BY THE UTILITY
COORDINATING COMMITTEE. AND VACATION OF FLORIDA STREET

Blal Tolh
CHAIRMAN

4/11/01
DATE

A signature from Hank Masterson of the Grand Junction Fire Department is required before the plat may be recorded.

OK HM PER BILL NEISKEE 6-6-02
Hank Masterson - GJ Fire Dept DATE

FIRE SIGNATURE OFF ON UTILITY PLAN MONTHS AGO



**GRAND JUNCTION
LINCOLN DeVORE, Inc.**
GEOTECHNICAL ENGINEERS - GEOLOGISTS

1441 Motor Street
Grand Junction, CO. 81505

Tel: (970) 242-8968
Fax: (970) 242-1561

E-mail: www.gjldem@earthlink.net

RECEIVED
JUN 20 2003
COMMUNITY DEVELOPMENT
DEPT. June 17, 2003

Mr. Gene Patnode
3129 B Road
Grand Junction, Colorado 81503

Re: Curb, Gutter & Sidewalk Concrete, White Willows Sub., Grand Junction, CO.

The above referenced concrete was cored by Grand Junction Lincoln DeVore, Inc. on 5-2-2003. The cores were obtained from the Curb, Gutter & Sidewalk White Willow Subdivision, Grand Junction, Colorado.

The concrete was Machine Placed (Slip-Formed) and our limited field testing indicated slumps of 1" to 2-1/2". The air contents ranged from 4.2% to 5.4%. The concrete was placed in May and June of 2002. Two concrete suppliers were utilized, United Companies and Whitewater Building Materials. The aggregates are both from the 'Colorado River Alluvium' and the pits are within a couple of miles of each other. We have no reason to suspect any significant problems with the in-place concrete properties. No obvious deterioration of the subdivision concrete has been observed.

The physical properties of the cores and the results of laboratory testing are presented on the attached *Grand Junction Lincoln DeVore, Inc. Concrete Compression Reports*.

The cores were first sent to *Campbell Petrographic Services, Inc.* for an estimate of the air contents. The results of this estimate are presented on the attached report. This type of examination often underestimates the air content a slight amount. As the majority of the estimates (6 out of 8) were low, the cores were forwarded to *Construction Petrographics, Inc.*, for a detailed Air Void System Analysis. The full reports is attached and the results from *Construction Petrographics, Inc.* and *Grand Junction Lincoln DeVore, Inc.* are presented below.

<i>Construction Petrographics, Inc.</i> Air Void System Analysis				Computed by GJLD	<i>Grand Junction Lincoln DeVore, Inc.</i> Testing of Adjacent Cores	
Core #	Entrained Air %	Entrained Air Spacing Factor	Paste/Air Ratio	% Entrained Air in Mortar	Compressive Strength 1 Year psi	Unit Weight pcf
1	5.0	0.005"	5.14	8.53	7490	143.1
2	3.5	0.008"	7.69	6.02	7220	143.1
3	5.0	0.005"	5.14	9.33	6640	143.1
4	3.7	0.009"	6.81	7.28	8540	143.2
5	5.5	0.007"	5.02	8.86	6520	140.9
6	7.2	0.005"	3.64	12.2	7340	140.6
7	5.7	0.005"	4.86	8.25	7730	140.7
8	4.2	0.005"	5.74	7.98	6590	145.0

Mr. Gene Patnode
Curb, Gutter & Sidewalk Concrete, White Willows Sub., Grand Junction, CO.
June 17, 2003 Page 2

ACI 201.2R-01 Guide to Durable Concrete provides the basic 'Industry Standard' for the recommended entrained air content of concrete and following is a summary from Table 1.1 and the article discussion.

-3/4" Agg., Moderate Exposure, $5\% \pm 1.5\%$ (3.5% to 6.5%), % Entrained Air in Mortar $7\% \pm 1.5\%$ (5.5% to 8.5%)

-3/4" Agg., Severe Exposure, $6\% \pm 1.5\%$ (4.5% to 7.5%), % Entrained Air in Mortar $9\% \pm 1.5\%$ (7.5% to 10.5%)

Also from ACI 201.2R-01, 1.2.3. "If the matrix contains an appropriate distribution of entrained air voids characterized by a Spacing Factor less than about 0.008 inch (0.20 mm), freezing does not produce destructive stress."

Review of the above chart indicates:

the entrained air contents are low for 3 out of 8 samples.

the % Entrained Air in Mortar are low in 2 out of 8 samples and high in 3 out of 8 samples

the Entrained Air Spacing Factor is slightly large (> 0.008 ") in 1 out of 8 samples.

Using ACI criteria, within ACI 201.2R-01 Guide to Durable Concrete, The in-place Curb, Gutter & Sidewalk concrete appears to have sufficient air entrainment for the use, climatic and relatively low aggressive environment in the Grand Junction area, in general, and the White Willows Subdivision, in particular.

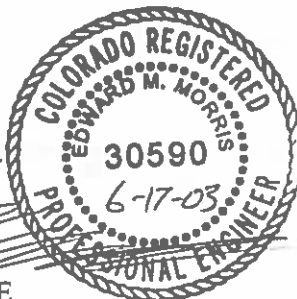
The % Entrained Air in Mortar is the real concern. The entrained air contents are 'set' for the mortar fraction and are then modified for the actual coarse aggregate fraction. Table 1.1 assumes a 'typical' percentage of coarse aggregate and provides recommended entrained air contents for different aggregate sizes.

It must also be noted that Table 1.1 assumes a 'Cold Climate'. Grand Junction can hardly be considered a 'Cold Climate' and the conditions on this site do not meet the 'Severe Exposure' criteria. The 'Moderate Exposure' criteria is appropriate.

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

Respectfully Submitted,

GRAND JUNCTION
LINCOLN DeVORE, Inc.



by: Edward M. Morris PE
Principal Engineer

GJLD Job No.: 89100-GJ

cc: Ms. Laura Lamberty, P.E., City of Grand Junction
Mountain Valley Contracting
Mays Concrete
Mr. Pat O'Connor, P.E., Vista Engineering

Client:	Mountain Valley Contracting	GJLD Job No.:	89100-GJ
		Field Test By:	JS, BK
Project:	White Willow Subdivision	Location of Test:	drilled cores from sidewalks from pre-determined locations

Concrete Contractor:	Mays Concrete	Cement Type:		
Concrete Supplier:	United/WWBM		Test	Specs.
Truck No.:	NA	Slump (ASTM C-143)	NA	Inches
Ticket No.:	BA	Air Content (ASTM C-231)	NA	%
Date of Coring:	5-2-03	Conc. Temp. (ASTM C-1064)	NA	°F
Mix ID/Description:	Class B	Test Taken @	NA	Yards
28-Day Req. Strength:	3000	Water Added	NA	Gal.
Deliver to Lab on:				
Aggregate Correction Factor:	NA	Above Data Supplied By:		

Specimen No.:	Spec. Height inch	Spec. Weight lbs.	Ave. Diam. inch	X-section Area inch ²	Unit Weight pcf	Total Load lbs	Unit Stress psi	Break Type	Break Date	Break Age
1	5.13	4.44	3.65	10.46	143.07	82500	7490	CA	5-6	1 YR
2	5.13	4.44	3.65	10.46	143.07	79500	7220	CA	5-6	1 YR
3	5.13	4.44	3.65	10.46	143.07	73100	6640	CA	5-6	1 YR
4	5.00	4.36	3.66	10.52	143.22	94560	8540	CA	5-6	1 YR
5	5.25	4.48	3.65	10.46	140.92	71800	6520	CA	5-6	1 YR
6	5.00	4.28	3.66	10.52	140.59	81300	7340	CA	5-6	1 YR

Remarks:	Sample Break Using Sulfer 'Capping'
----------	-------------------------------------

Specimen or Cap Defects:	.95 correction factor used per ASTM C-42/C-42M
--------------------------	--


Distribution:	Compressive Strength Test performed in general conformance to ASTM C-42/C-42M. Final Report will include data for all specimens and will be sent after petrographic data is complete.
---------------	--

* Date Issued:	Does Not Meet Required Strength (if Applicable)	GRAND JUNCTION LINCOLN DeVORE, Inc. BY:
-------------------	---	--



**GRAND JUNCTION
LINCOLN DeVORE, Inc.**
GEOTECHNICAL ENGINEERS-GEOLOGISTS
Grand Junction, Colorado

CONCRETE COMPRESSIVE TEST REPORT

Client:	Mountain Valley Contracting				GJLD Job No.:	89100-GJ					
					Field Test By:	JS, BK					
Project:	White Willow Subdivision				Location of Test:	drilled cores from sidewalks from pre-determined locations					
Concrete Contractor:	Mays Concrete				Cement Type:						
Concrete Supplier:	United/WWBM						Test		Specs.		
Truck No.:	NA				Slump (ASTM C-143)	NA		Inches			
Ticket No.:	NA				Air Content (ASTM C-231)	NA		%			
Date of coring:	5-2-03				Conc. Temp. (ASTM C-1064)	NA		°F			
Mix ID/Description:	Class B				Test Taken @	NA		Yards			
28-Day Req. Strength:	3000				Water Added	NA		Gal.			
Deliver to Lab on:					Above Data Supplied By:						
Aggregate Correction	Factor: NA										
Specimen No.:	Spec. Height inch	Spec. Weight lbs.	Ave. Diam. inch	X-section Area inch ²	Unit Weight pcf	Total Load lbs	Unit Stress psi	Break Type	Break Date	Break Age	
7	5.00	4.26	3.65	10.46	140.70	85000	7730	CA	5-6	1 YR	
8	5.13	4.50	3.65	10.46	145.01	72600	6590	CA	5-6	1 YR	
Remarks:	Sample Break Using Sulfer 'Capping'										
Specimen or Cap Defects:	.95 correction factor used per ASTM C-42/C-42M										
Distribution:					Compressive Strength Test performed in general conformance to ASTM C-42/C-42M Final Report will include data for all specimens and will be sent after petrographic data is complete.						
Date Issued:	* Does Not Meet Required Strength (if Applicable)				GRAND JUNCTION LINCOLN DeVORE, Inc. BY:						
 GRAND JUNCTION LINCOLN DeVORE, Inc. GEOTECHNICAL ENGINEERS-GEOLOGISTS Grand Junction, Colorado					CONCRETE COMPRESSIVE TEST REPORT						

CAMPBELL PETROGRAPHIC SERVICES, INC.

4001 Berg Road
Dodgeville, WI 53533-8508

www.campbellpetro.com
campbell@mhtc.net

Tel: (608) 623-2387
Fax: (608) 623-2594

27 May, 2003

Mr. Edward M. Morris, P.E.
Principal Engineer
Grand Junction Lincoln DeVore, Inc.
1441 Motor Street
Grand Junction, Colorado 81505

Mr. Morris:

Eight concrete cores, labeled 1 through 8, respectively, were received in early May for an estimate of the air content of each core.

Method of Sample Preparation

Longitudinally sawn and lapped sections of each core were examined with a stereomicroscope at magnifications up to 50X to estimate the air contents. In addition, fracture surfaces were studied.

Findings and Conclusions

Examination of the lapped longitudinal sections of each core, and fracture surfaces located at about mid-core, indicate the following estimates of total air content:

Core 1—3 to 5%
Core 2—2 to 4%
Core 3—4 to 6%
Core 4—2 to 4%
Core 5—2 to 4%
Core 6—3 to 5%
Core 7—3 to 5%
Core 8—4 to 6%

Local areas in some of the cores (No.1, 4, and 5) have estimated air contents up to 6%.

As instructed, the cores were sent on to Jean Randolph at Construction Petrographics, Ann Arbor, Michigan, for analysis according to ASTM C 457, "Microscopical Determination of Parameters of the Air-Void System in Hardened Concrete."

Sincerely,



Donald H. Campbell, Ph.D.
Project 4075

RECEIVED MAY 30 2003



CONSTRUCTION PETROGRAPHICS, INC.

Petrographic Laboratory Services

713 W. Ellsworth Road • Suite C • Ann Arbor, Michigan 48108 • (734) 222-5330 • Fax (734) 222-5331

REPORT ON
AIR-VOID SYSTEM ANALYSIS OF
CONCRETE CORES FROM
CURB, GUTTER, AND SIDEWALK,
WHITE WILLOW SUBDIVISION,
GRAND JUNCTION, COLORADO
CPI Project No. 03-851
June 12, 2003

Testing performed by:
Jean Randolph

RECEIVED JUN 16 2003



CONSTRUCTION PETROGRAPHICS, INC.

Petrographic Laboratory Services

713 W. Ellsworth Road • Suite C • Ann Arbor, Michigan 48108 • (734) 222-5330 • Fax (734) 222-5331

AIR-VOID SYSTEM ANALYSIS DATA REPORT (ASTM C 457 - Modified Point-Count Method)

Project No.: 03-851

Date: 06/12/03

Project: Curb, Gutter, and Sidewalk,
White Willow Subdivision, Grand Junction, Colorado.

Tested by: J. L. Randolph

JLR

Sample Orientation: Perpendicular through structure.

Sample Designation

CORE 1 CORE 2 CORE 3 CORE 4

Air-Void Parameters:

Air content (A), volume %	5.0	3.5	5.0	3.7
[Air voids < 1-mm-dia.]	[3.7]	[2.9]	[3.7]	[2.9]
[Air voids ≥ 1-mm-dia.]	[1.3]	[0.6]	[1.3]	[0.8]
Voids per inch (n)	11.2	6.2	11.8	5.6
Specific surface (∞), in. ² /in. ³	896	709	944	605
Spacing factor, (\bar{L}), inch	0.005	0.008	0.005	0.009

Other Data:

Cement paste content, volume %	25.7	26.9	25.7	25.2
Aggregate content, volume %	69.3	69.6	69.3	71.1
[Coarse aggregate]	[36.4]	[38.4]	[41.4]	[35.5]
[Fine aggregate]	[32.9]	[31.2]	[27.9]	[35.6]
Cement paste-to-air ratio	5.14	7.69	5.14	6.81
Maximum aggregate size, in.	5/8	5/8	3/4	5/8
Surface area tested, in. ²	15.7	15.3	17.2	15.7
Length of traverse, in.	94.6	92.7	91.5	91.1
Total points of analysis	1909	1872	1845	1839

AIR-VOID SYSTEM ANALYSIS DATA REPORT -- CONTINUED

CPI Project No. 03-851, Cores 1 through 4

Page 2

COMMENTS:

A. CORE 1 (one longitudinal core half)

1. Core-half length = 5-1/2 inches. Core-half diameter = 3-5/8 inches.
2. The concrete is air-entrained.
3. Air-void size: The entrained air voids are very small. Also, a few entrapped, 1- to 3-mm-dia. air voids are present.
4. Air-void distribution: Uniform.

B. CORE 2 (one longitudinal core half)

1. Core-half length = 5-5/8 inches. Core-half diameter = 3-5/8 inches.
2. The concrete is air-entrained.
3. Air-void size: Uniform; many air voids are very small.
4. Air-void distribution: Uniform.

C. CORE 3 (one longitudinal core half)

1. Core-half length = 6 inches. Core-half diameter = 3-5/8 inches.
2. The concrete is air-entrained.
3. Air-void size: The entrained air voids are typically very small. Also, a few large (1- to 5-mm-dia.), entrapped air voids are present.
4. Air-void distribution: Uniform.

D. CORE 4 (one longitudinal core half)

1. Core-half length = 5-3/4 inches. Core-half diameter = 3-5/8 inches.
2. The concrete is air-entrained.
3. Air-void size: The entrained air voids are typically very small. Also, a few 1- to 3-mm-dia. air voids are present.
4. Air-void distribution: Appears uniform; but, too few air voids to evaluate well.

LABORATORY TESTING

Eight lapped concrete core halves, identified as Nos. 1 through 8 (Photos 1 and 2) were received May 28, 2003, from Campbell Petrographic Services, Inc., Dodgeville, Wisconsin, on behalf of Grand Junction Lincoln DeVore, Inc., Grand Junction, Colorado. The specimens were submitted for air-void system analysis, in accordance with ASTM C 457, "Standard Test Method for Microscopical Determination of Parameters of the Air-Void System in Hardened Concrete." The as-received lapped concrete surfaces were relapped, then polished. The analysis was performed on the polished concrete surfaces, across the length of the cores, using the modified point-count method, at a magnification of 75X.



CONSTRUCTION PETROGRAPHICS, INC.

Petrographic Laboratory Services

713 W. Ellsworth Road • Suite C • Ann Arbor, Michigan 48108 • (734) 222-5330 • Fax (734) 222-5331

AIR-VOID SYSTEM ANALYSIS DATA REPORT (ASTM C 457 - Modified Point-Count Method)

Project No.: 03-851

Date: 06/12/03

Project: Curb, Gutter, and Sidewalk,
White Willow Subdivision, Grand Junction, Colorado.

Tested by: J. L. Randolph

JLR

Sample Orientation: Perpendicular through structure.

	<u>Sample Designation</u>			
	<u>CORE 5</u>	<u>CORE 6</u>	<u>CORE 7</u>	<u>CORE 8</u>
<u>Air-Void Parameters:</u>				
Air content (A), volume %	5.5	7.2	5.7	4.2
[Air voids < 1-mm-dia.]	[4.4]	[5.8]	[4.9]	[3.3]
[Air voids ≥ 1-mm-dia.]	[1.1]	[1.4]	[0.8]	[0.9]
Voids per inch (n)	9.8	13.2	13.7	10.0
Specific surface (∞), in. ² /in. ³	713	733	961	952
Spacing factor, (\bar{L}), inch	0.007	0.005	0.005	0.005
<u>Other Data:</u>				
Cement paste content, volume %	27.6	26.2	27.7	24.1
Aggregate content, volume %	66.9	66.6	66.6	71.7
[Coarse aggregate]	[32.4]	[34.0]	[25.2]	[43.2]
[Fine aggregate]	[34.5]	[32.6]	[41.4]	[28.5]
Cement paste-to-air ratio	5.02	3.64	4.86	5.74
Maximum aggregate size, in.	1/2- 5/8	1/2-5/8	1/2	3/4
Surface area tested, in. ²	17.5	17.2	17.0	17.3
Length of traverse, in.	92.5	91.3	81.1	92.2
Total points of analysis	1867	1843	1636	1861



COMMENTS:

A. CORE 5 (one longitudinal core half)

1. Core-half length = 5-1/2 inches. Core-half diameter = 3-5/8 inches.
2. The concrete is air-entrained.
3. Air-void size: The entrained air voids are very small, as well as some "typical" entrained air-void size. A few 3/4- to 1-1/2-mm-dia. air voids are also present.
4. Air-void distribution: Uniform.

B. CORE 6 (one longitudinal core half)

1. Core-half length = 5-3/8 inches. Core-half diameter = 3-5/8 inches.
2. The concrete is air-entrained.
3. Air-void size: Uniform. Also, some 1- to 2-mm-dia. air voids are present.
4. Air-void distribution: Uniform, except slightly fewer air voids are present in the core's top 2 mm than in the remainder of the concrete.

C. CORE 7 (one longitudinal core half)

1. Core-half length = 5-3/4 inches. Core-half diameter = 3-5/8 inches.
2. The concrete is air-entrained.
3. Air-void size: The entrained air voids are typically very small. Also, a few 1- to 4-mm-dia. air voids are present.
4. Air-void distribution: Uniform, except perhaps slightly fewer air voids are present in the core's top 2 mm than in the remainder of the concrete.

D. CORE 8 (one longitudinal core half)

1. Core-half length = 5-3/4 inches. Core-half diameter = 3-5/8 inches.
2. The concrete is air-entrained.
3. Air-void size: The entrained air voids are typically very small. Also, a very few 1- to 4-mm-dia. air voids are present.
4. Air-void distribution: Uniform.

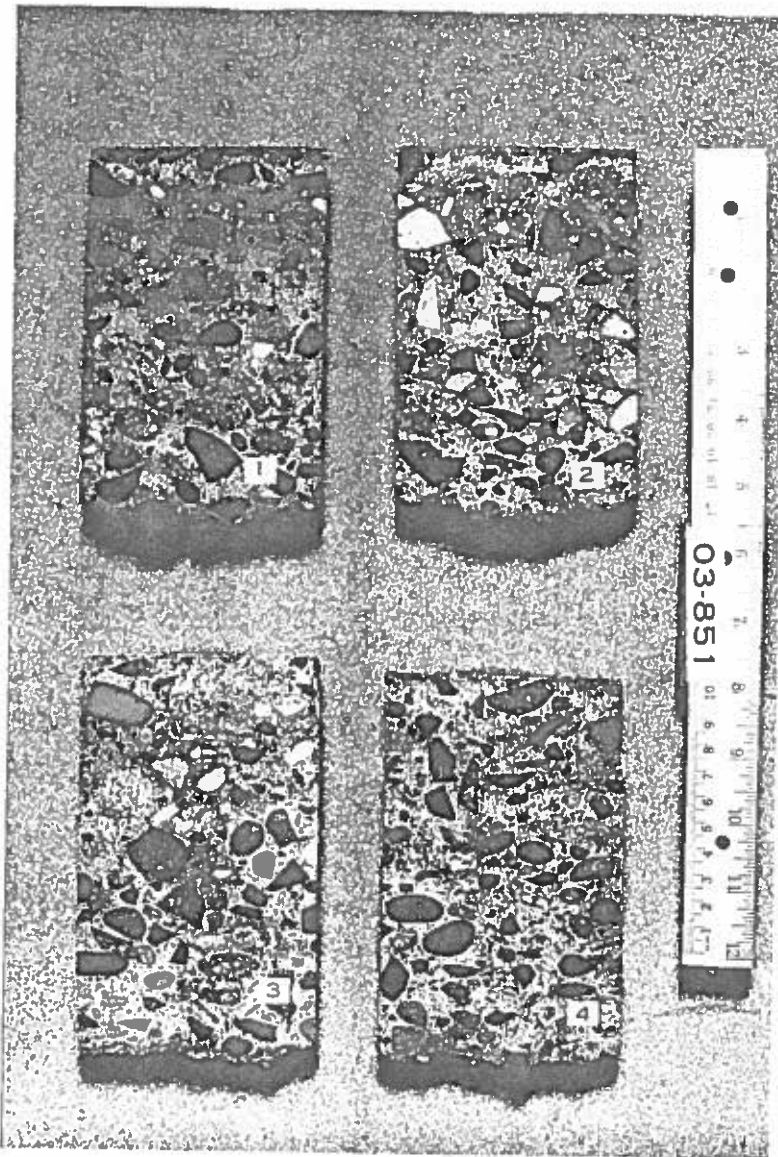


Photo 1. Four lapped, longitudinal core halves, identified as 1, 2, 3, and 4, as received for testing.

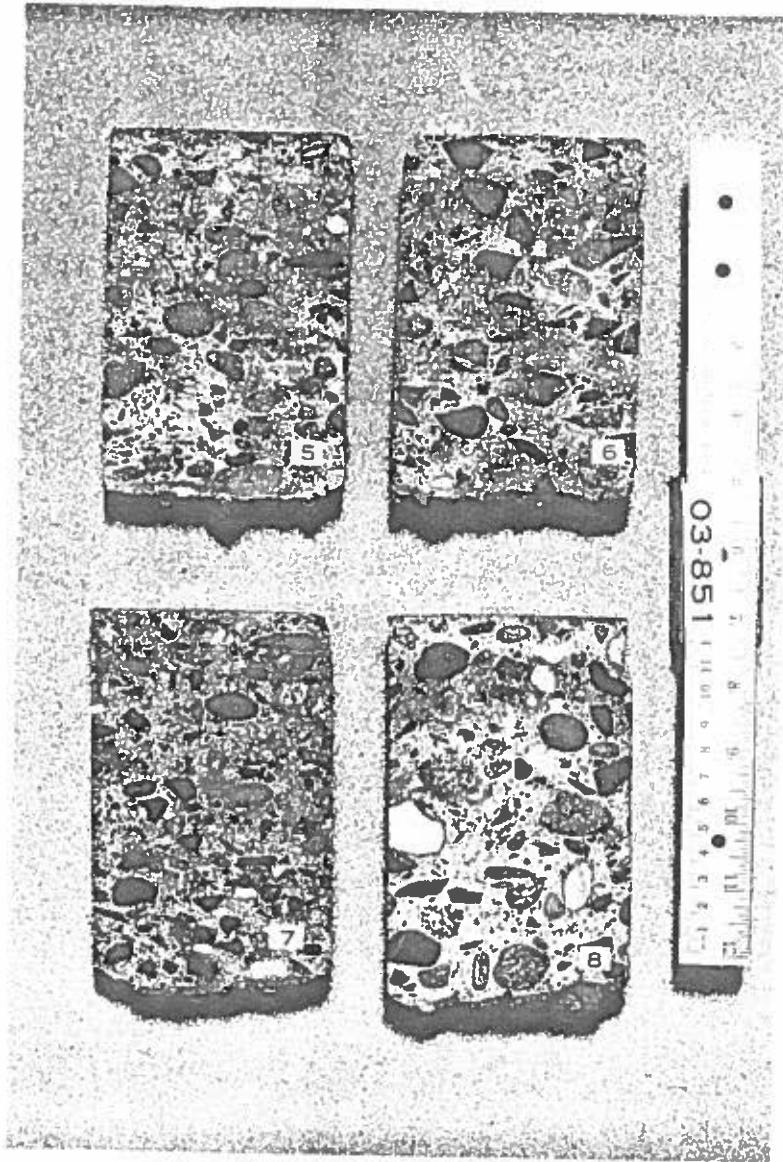
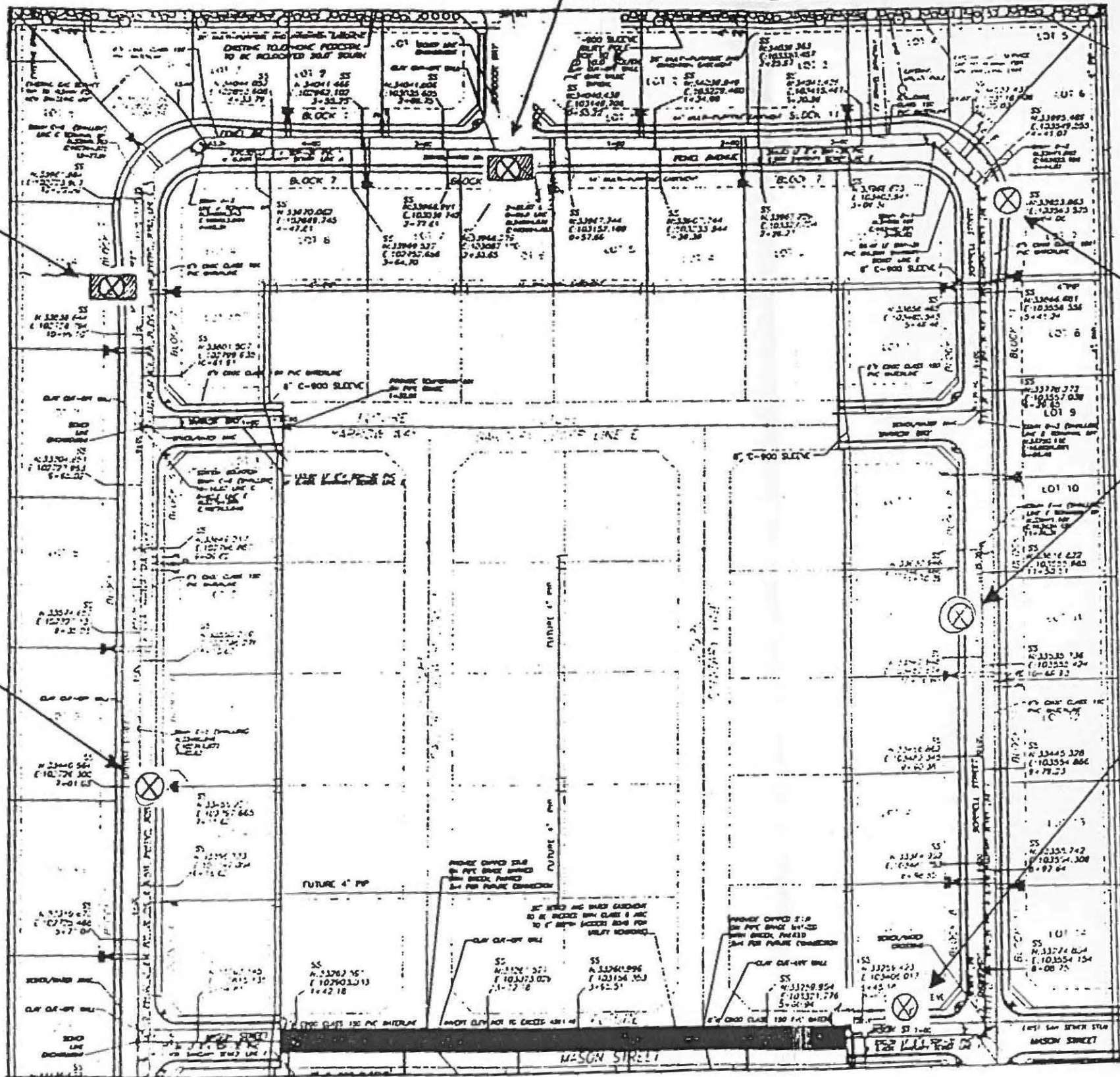


Photo 2. Four lapped, longitudinal core halves, identified as 5, 6, 7, and 8, as received for testing.

GILD TEST #1-4 5-13-02 CORE #B 4.2%



GILD TEST #9-12 6-7-02 CORE #7




5.4%

CORE #1

CORE #2

CORE #4

CORE #3

-  GILD CONCRETE TEST STRENGTH & AIR CONTENT PER SPEC.
-  GILD CONCRETE TEST STRENGTH PER SPEC./ CORE FOR AIR CONTENT
-  CORE FOR STRENGTH & AIR CONTENT

CURB/GUTTER/SIDEWALK CONCRETE
 WHITE WILLOWS SUBDIVISION, Grand Junction, CO
 GENE PATNODE, Owner - MAYS CONC., CONST.

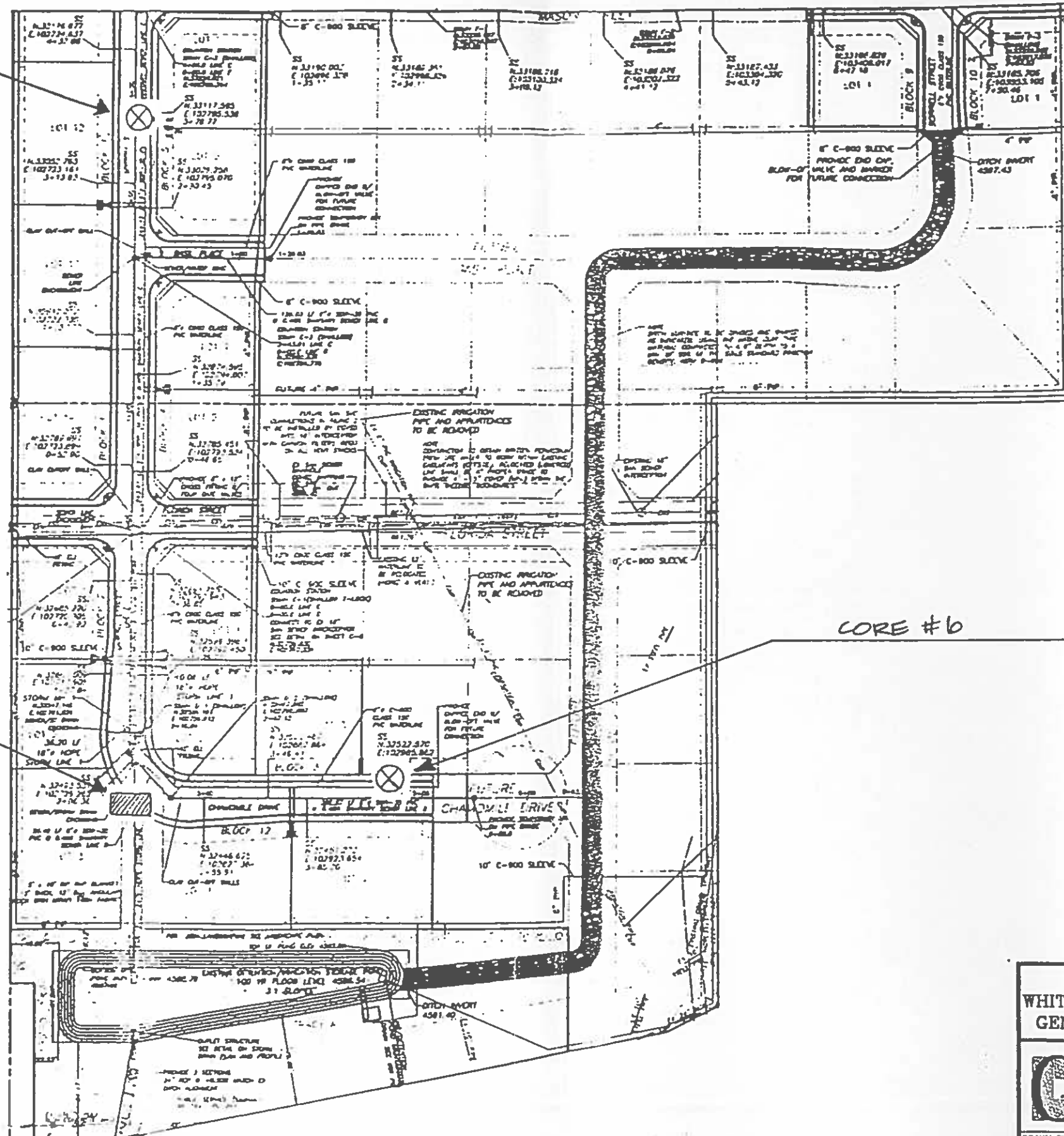


1441 MOTOR STREET
 GRAND JCT., COLORADO
 970-242-8968 (fax 970-242-1561)

MAPPING ADAPTED FROM
 VISTA ENGINEERING CO.
 Grand Junction, CO




JOB #	89100-GJ	SHEET	1 OF 2
DRAWN BY	M. T. WENDLAND	SCALE	
CHECKED BY	E. M. MORRIS	FILE #	89100CT
		DATE	4-25-2003
		REV.	

CORE #5



CORE #6

GILD TEST #5-8
5-30-02
4.7%

-  GILD CONCRETE TEST STRENGTH & AIR CONTENT PER SPEC.
-  GILD CONCRETE TEST STRENGTH PER SPEC./ CORE FOR AIR CONTENT
-  CORE FOR STRENGTH & AIR CONTENT

MAPPING ADAPTED FROM:
VISTA ENGINEERING CORP.
Grand Junction, CO

CURB/GUTTER/SIDEWALK CONCRETE WHITE WILLOWS SUBDIVISION, Grand Junction, CO GENE PATNODE, Owner - MAYS CONC., CONST.			
G GRAND JUNCTION LINCOLN DeVORE	1441 MOTOR STREET GRAND JCT., COLORADO 970-242-8968 (fax 970-242-1581)		JOB #
	89100-GJ	SHEET	2 of 2
DRAWN BY: M. T. WENDLAND	SCALE:	DATE: 4-25-2003	
CHECKED BY: E. M. MORRIS	FILE #	REV.	
	89100CT		

CERTIFIED MAIL RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

Sent To

Gene Patnode

Street, Apt. No., or PO Box No.

3129 B Road

City, State, ZIP+4

Graud Junction, CO 81504

7000 1670 0010 0684 7889

**CITY OF GRAND JUNCTION PLANNING COMMISSION
GRAND JUNCTION, COLORADO**

	)	FINAL
FOR	)	DECISION
)	
Gene Patnode	)	VR-2001-059
LA Enterprises of GJ)	
3129 B Road)	
Grand Junction, CO 81503)	

An application by Gene Patnode of LA Enterprises of GJ, requesting final plat approval for White Willows Subdivision Filing 1 was considered by the Grand Junction Planning Commission on April 10, 2001. The site is located at 2851 D Road.

After considering all the pertinent testimony and reviewing various data, the Planning Commission approved the final plat with the following conditions:

1. The landscape plan for Tract A shall include a proper surface treatment for the sides of the detention/irrigation pond and the flagpole extension to Chamomile Drive. Temporary or permanent irrigation shall be required depending on the landscaping installed.
2. A temporary irrigation system shall be required for the native seed mix along the D Road right-of-way.
3. Temporary irrigation shall be included for the native grass seed proposed on tract A.
4. Eight additional shrubs shall be added to the landscape plan along D Road.
5. Technical planning and engineering review comments shall be incorporated into the plan set.

This approval is valid for one year. If the final plat is not recorded prior to April 10, 2002 this approval becomes void.

NOTE: At its hearing of May 2, 2001 the City Council adopted ordinance no. 3342, vacating the Florida Street right-of-way within the boundaries of this subdivision.

The following items are required to be completed before construction may begin on this site:

1. Submit signed, development improvements agreement (DIA) on our form with an executed guarantee. The DIA shall contain originals of the improvements estimate and legal description (not a FAXED copy).

2. Submit at least four full sized copies and one 11" X 17" copy of the final construction plans per the conditions of Planning Commission approval and technical review comments from the City Development Engineer.

A preconstruction meeting with the Public Works Department may be scheduled AFTER final plans have been approved and the DIA signed and recorded, unless a "Plat Hold" option is used for the guarantee.

The following items must be completed before the plat may be recorded:

1. Submit a revised development improvements agreement with an alternate improvements guarantee, if necessary.
2. Submit two blueline copies of final plat with corrections per the conditions of Planning Commission approval, if applicable, for final review before a mylar is submitted.
3. Submit Articles of Incorporation for formation of homeowner's association and proof that the association has been formed. Generally a date stamp on the articles from the Secretary of State is sufficient evidence of formation.
3. Submit signed originals of CC&Rs.
4. Submit signed originals of deeds conveying private easements to the homeowner's association.
5. Submit TCP credit request if any improvements are being made to D Road Road.
6. Once all corrections have been made to final plat, email the plat on AutoCAD to me at billn@ci.grandjct.co.us.
7. Pay open space fees of \$225 per lot. Make check payable to City of Grand Junction.
8. Recording fees for plat, CC&Rs, DIA and deeds conveying easements will be determined prior to recording.

If you have any questions please call me at 244-1447.



Bill Nebeker
Senior Planner

6-8-2001
Date

C: Pat O'Conner – Vista Engineering Corp.
Eric Hahn - City Development Engineer

White Willows

Revised comments

1. need to know surface treatment of flagpole out to Chamomile Drive on Tract A.
2. Need temporary irrigation for native grass seed on tract A.
3. Surface treatment of pond in tract a – turf?
4. Change note #7 of C-45 to reflect this plan
5. No criteria for vacation of Florida street
6. Only one shrub was added to D Road, instead of the 9 requested in the review comments
7. Ok on # of trees even though they reduced the # provided
8. Fence in site triangle?
9. Change the “F” note in the legend to state that F designates front of home (not the front setback since the other side of the lot next to the street is a front setback also.)
10. Remove bulk standards from the plat in note #5.

QUITCLAIM DEED

Grantor(s) **Gene Patnode and Loretta Patnode**

2060130 06/07/02 0305PM
MONIKA TODD CLK&REC MESA COUNTY Co
REG FEE \$5.00
DOCUMENTARY FEE \$NO FEE

whose address is **3129 B Road, Grand Junction 81503**

County of **Mesa** and State of **Colorado**, for the consideration of
-----no consideration----- Dollars,

in hand paid, hereby sells and quitclaims to **White Willow Homeowners Association, Inc.**
whose address is **3129 B Road, Grand Junction 81503**,
County of **Mesa** and State of **Colorado**, the following real property, in the County of **Mesa** and
State of **Colorado**, to wit:

The irrigation easement, the landscaping easement and the Common Area (the
Common Area being described as Tract "A") as set forth and described in that
certain subdivision plat of White Willows, Filing #1, recorded in Plat Book
19 at Page 39 of the records of Mesa County, Colorado,

also known as street and number:
assessor's schedule or parcel number:
with all its appurtenances.

Signed this 23rd day of May, 2002.

Gene Patnode
GENE PATNODE

Loretta Patnode
LORETTA PATNODE

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing Quitclaim Deed was acknowledged before me this 23rd day of May,
2002, by **Gene Patnode** and **Loretta Patnode**.

My Commission expires: 1/20/03
Witness my hand and official seal.



Anita Gronum
Notary Public

QUITCLAIM DEED

Grantor(s) **Gene Patnode and Loretta Patnode**

whose address is **3129 B Road, Grand Junction 81503**

County of **Mesa** and State of **Colorado**, for the consideration of
-----no consideration----- Dollars,

in hand paid, hereby sells and quitclaims to **White Willow Homeowners Association, Inc.**
whose address is **3129 B Road, Grand Junction 81503**,
County of **Mesa** and State of **Colorado**, the following real property, in the County of **Mesa** and
State of **Colorado**, to wit:

The irrigation easement, the landscaping easement and the Common Area (the
Common Area being described as Tract "A") as set forth and described in that
certain subdivision plat of White Willows, Filing #1, recorded in Plat Book
19 at Page 39 of the records of Mesa County, Colorado,

also known as street and number:
assessor's schedule or parcel number:
with all its appurtenances.

Signed this 23rd day of May, 2002.

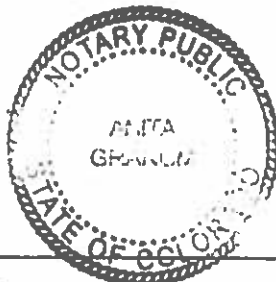
Gene Patnode
GENE PATNODE

Loretta Patnode
LORETTA PATNODE

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing Quitclaim Deed was acknowledged before me this 23rd day of May,
2002, by **Gene Patnode and Loretta Patnode**.

My Commission expires: 1/20/03
Witness my hand and official seal.



Anita Groums
Notary Public

Grantee address: 3129 B Rd.
Grand Jct Co
81503

**QUITCLAIM
DEED**

THIS DEED, Made this 30th day of June, 1999
BETWEEN L.A. Enterprises of Grand Junction, LLC of the County of Mesa
and State of Colorado, grantor(s), and The Patnode Family Trust dated 6/30/99
County of Mesa and State of Colorado, grantees(s).

WITNESSETH, That the grantor(s), for and in consideration of the sum of
One and 00/100 DOLLARS has/have remised, released, sold and QUITCLAIMED,
and by these presents do remise, release, sell and QUITCLAIM unto the grantees(s)
its heirs, successors and assigns, forever, all the right, title, interest, claim and
demand which the grantor(s) has/have in and to the real property, together with improvements,
if any, situate, lying and being in the _____ County of Mesa
and the State of Colorado, to-wit:

The W1/4NW1/4NE1/4 of Section 19, Township 1 South, Range 1 East
of the Ute Meridian

also known by street and number as: 2851 D Rd., Grand Junction, CO. 81501
assessor's schedule or parcel number:

TO HAVE AND TO HOLD THE SAME, Together with all and singular the appurtenances and privileges
thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest
and claim whatsoever, of the grantor(s), either in law or equity, to the only proper use, benefit and
behooof of the grantees(s) heirs and assigns forever.

IN WITNESS WHEREOF, The said grantor(s) has/have executed this deed on the date set forth above.

L.A. Enterprises, Quita Patnode

GLENN T. GROSH
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires 10/08/2002

STATE OF Colorado
COUNTY OF Mesa } ss.

Acknowledge before me on 6/30/99

My Commission expires _____

L.A. Enterprises, LLC

DESCRIPTION OF A TRACT OF LAND

A tract of land located in the SW 1/4 of the NE 1/4 of Section 19, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Florida Street, which is identical with the northwesterly corner of Lot 8, Bevier Subdivision, filed in the records of the Mesa County Clerk and Recorder's Office, in Plat Book 2 at Page 9, Reception No. 21700;

1. Thence East, 660.00 feet along said right-of-way line to the northeasterly corner of Lot 7 of said Bevier Subdivision;
2. Thence North, 40.00 feet to the northerly right-of-way line of Florida Street, which is identical with the north line of the SW 1/4 of the NE 1/4 of said Section 19;
3. Thence West, 660 feet along the said right-of-way line to the C-N 1/16 corner of said Section 19;
4. Thence South, 40.00 feet along the west line of the SW 1/4 of the NE 1/4 of said Section 19 to the point of beginning.

The tract of land as described above contains 0.606 acres more or less.

C-N 1/16 CORNER,
SECTION 19,
T1S, R1E, UM
M.C.S.M.

NE 1/16 CORNER,
SECTION 19,
T1S, R1E, UM
B.L.M.

WEST 660.00'

FLORIDA STREET

40' RIGHT-OF-WAY

SOUTH

40.00'

40.00'
NORTH

EAST

660.00'

POINT OF BEGINNING



LOT 8

LOT 7

BEVIER SUBDIVISION
PLAT BOOK 2, PAGE 9

CENTERLINE OF DRAIN DITCH

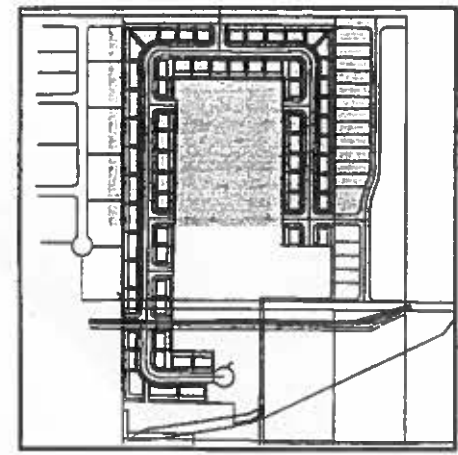
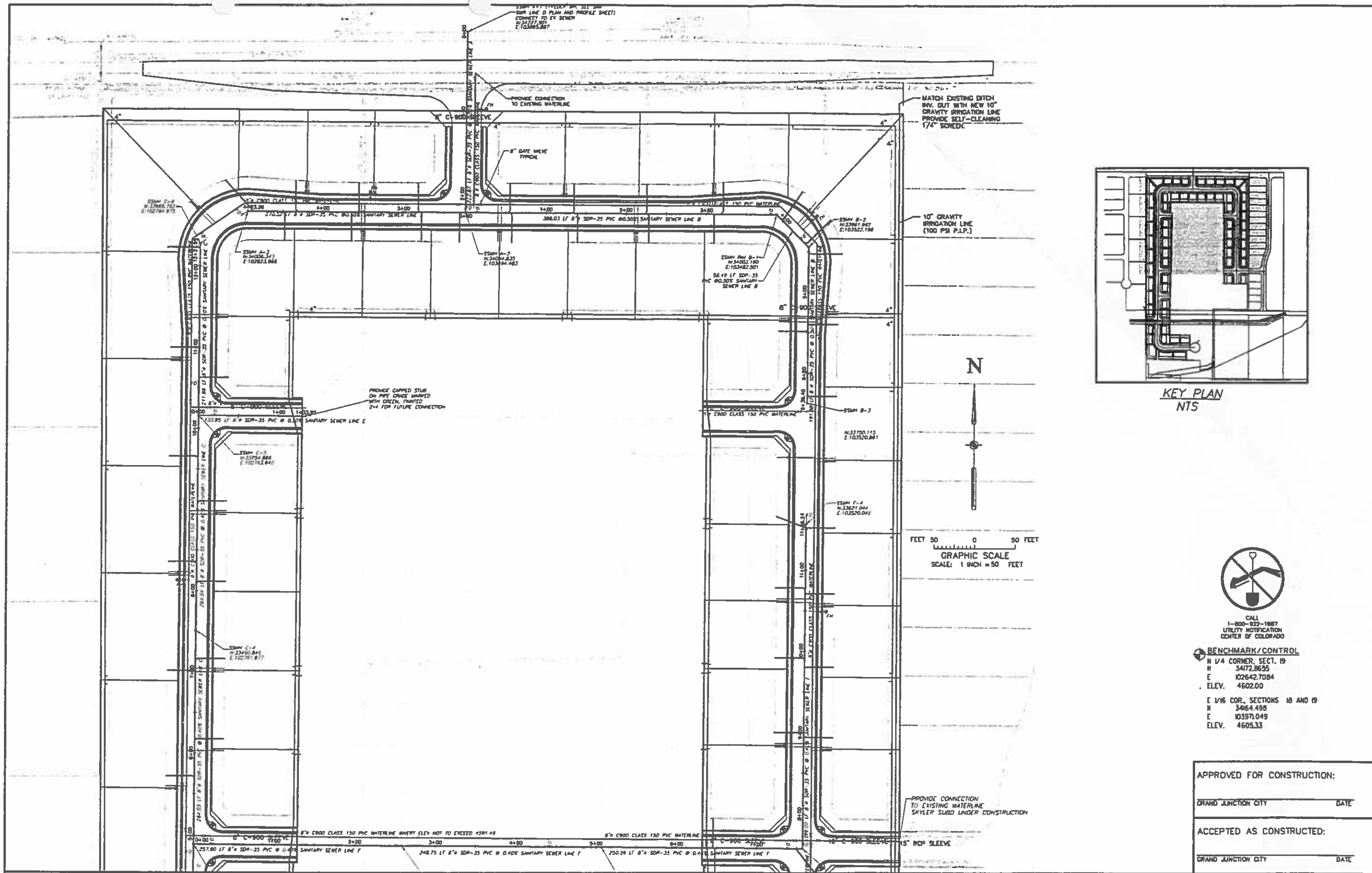
FEET 100 0 100 FEET

GRAPHIC SCALE

SCALE: 1 INCH = 100 FEET

C 1/4 CORNER,
SECTION 19,
T1S, R1E, UM
M.C.S.M.

C:\Land Projects R2\40016.01\dwg\UTILCOMP.dwg, 02/28/01 09:55:05 AM, Paul



KEY PLAN NTS

N



UTILITY NOTIFICATION CENTER OF COLORADO
BENCHMARK/CONTROL
N 1/4 CORNER, SECT. 19
N 3472.8695
E 102642.7084
ELEV. 4602.00
E 1/16 COR., SECTIONS 18 AND 19
N 34864.498
E 103971.049
ELEV. 4605.33

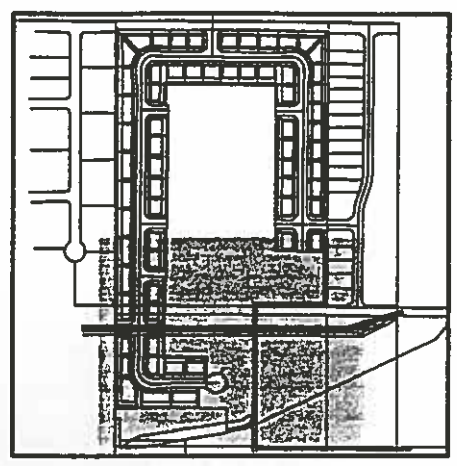
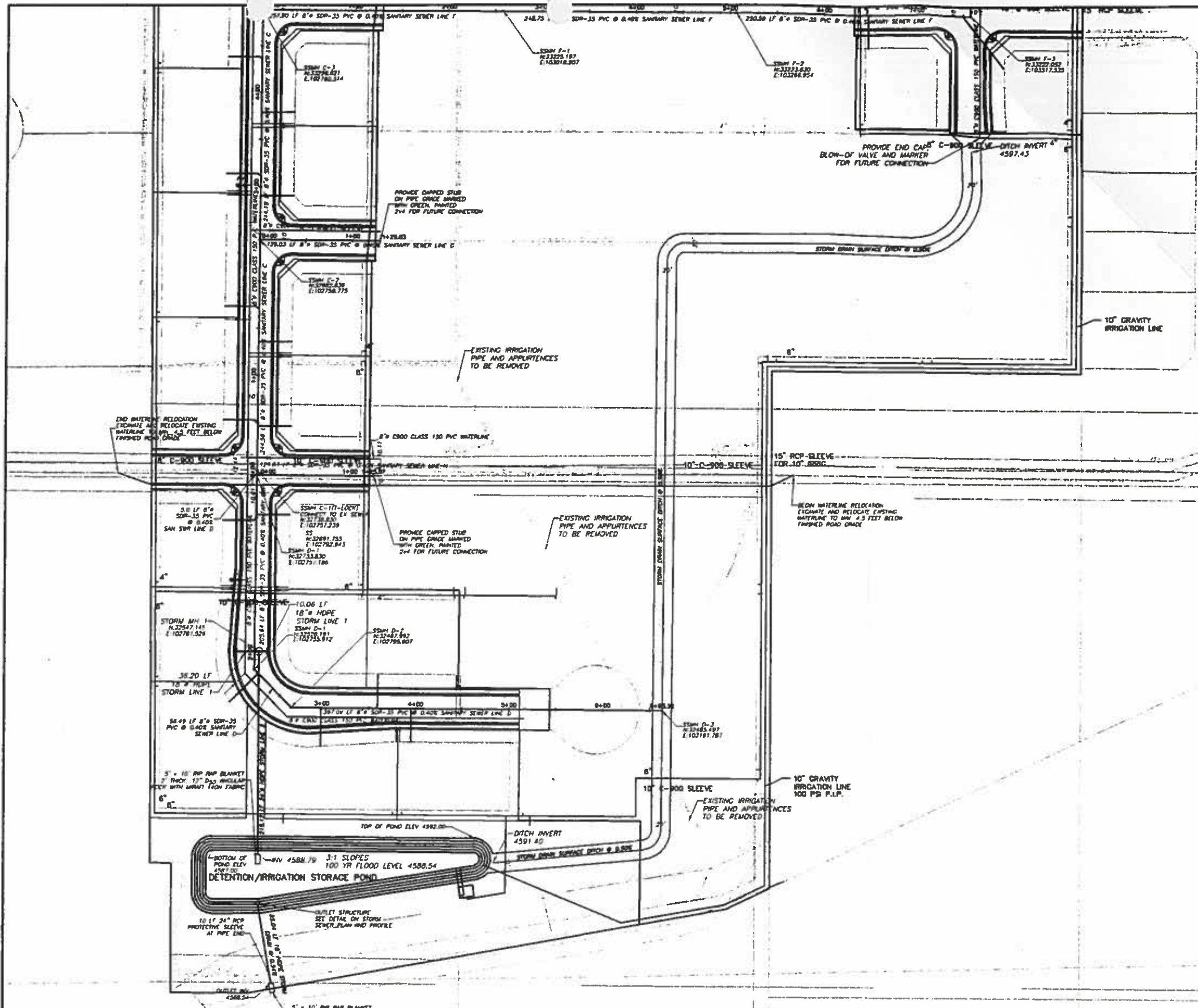
APPROVED FOR CONSTRUCTION:
GRAND JUNCTION CITY _____ DATE _____
ACCEPTED AS CONSTRUCTED:
GRAND JUNCTION CITY _____ DATE _____

DATE	REVISION	DATE	DESCRIPTION	BY	CHK
	PCP				
	PCP				
	PWO				

CRITERION
ENGINEERING CORPORATION
CONSULTING ENGINEERS AND LAND SURVEYORS
2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO • 81506 (970) 243-2242

GENE PATNODE GRAND JUNCTION, COLORADO
SCALE: Horiz: 1" = 50'
Vert: 1" = 5'
DATE: 02-27-01
Project No: 4016.01.02
SHEET No: C-8 OF 45

C:\Land Projects R2\40016.01\dwg\UTILCOMP.dwg, 02/28/01 09:55:49 AM, Paul



KEY PLAN
NTS



CALL
1-303-922-1887
UTILITY NOTIFICATION
CENTER OF COLORADO

BENCHMARK/CONTROL
N 1/4 CORNER, SECT. 19
N 3472.8655
E 102642.7084
ELEV. 4602.00

E 1/16 COR. SECTIONS 18 AND 19
N 3464.498
E 103970.449
ELEV. 4605.33

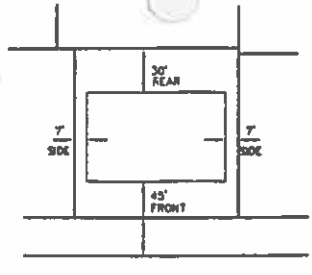
APPROVED FOR CONSTRUCTION:	
GRAND JUNCTION CITY	DATE
ACCEPTED AS CONSTRUCTED:	
GRAND JUNCTION CITY	DATE

DRAWN BY:	REVISION	DATE	DESCRIPTION	BY	CHKD
PCP					
PCP					
PCP					

CRITERION
ENGINEERING CORPORATION
CONSULTING ENGINEERS AND LAND SURVEYORS
2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81506 (970) 243-2242

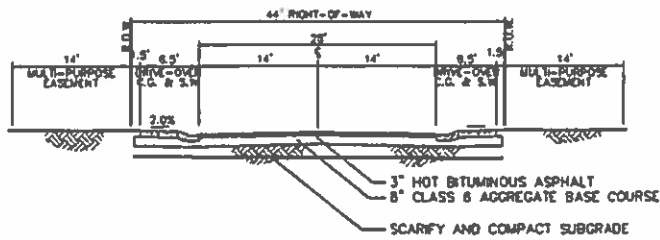
GENE PATNODE
GRAND JUNCTION, COLORADO
SCALE: Horizontal: 1" = 50'
Vertical: 1" = 5'
DATE: 02-27-01
Project No: 4016.01.02
SHEET NO: C-9 OF 45

SOUTH UTILITY COMPOSITE PLAN



TYPICAL SETBACKS
NOT TO SCALE

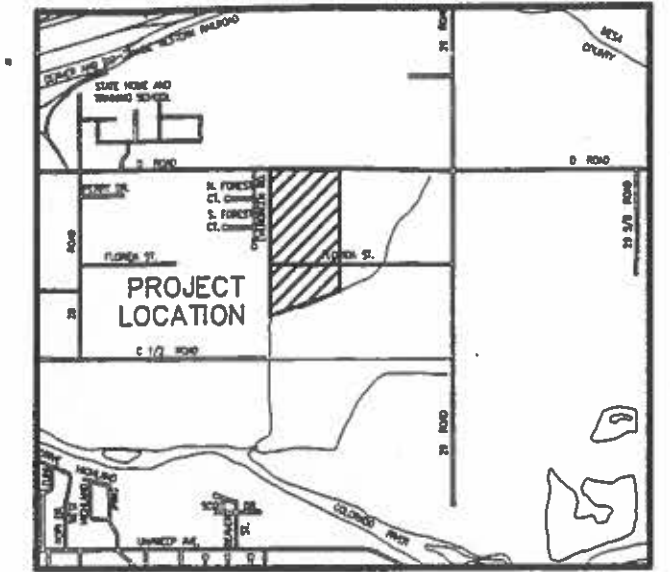
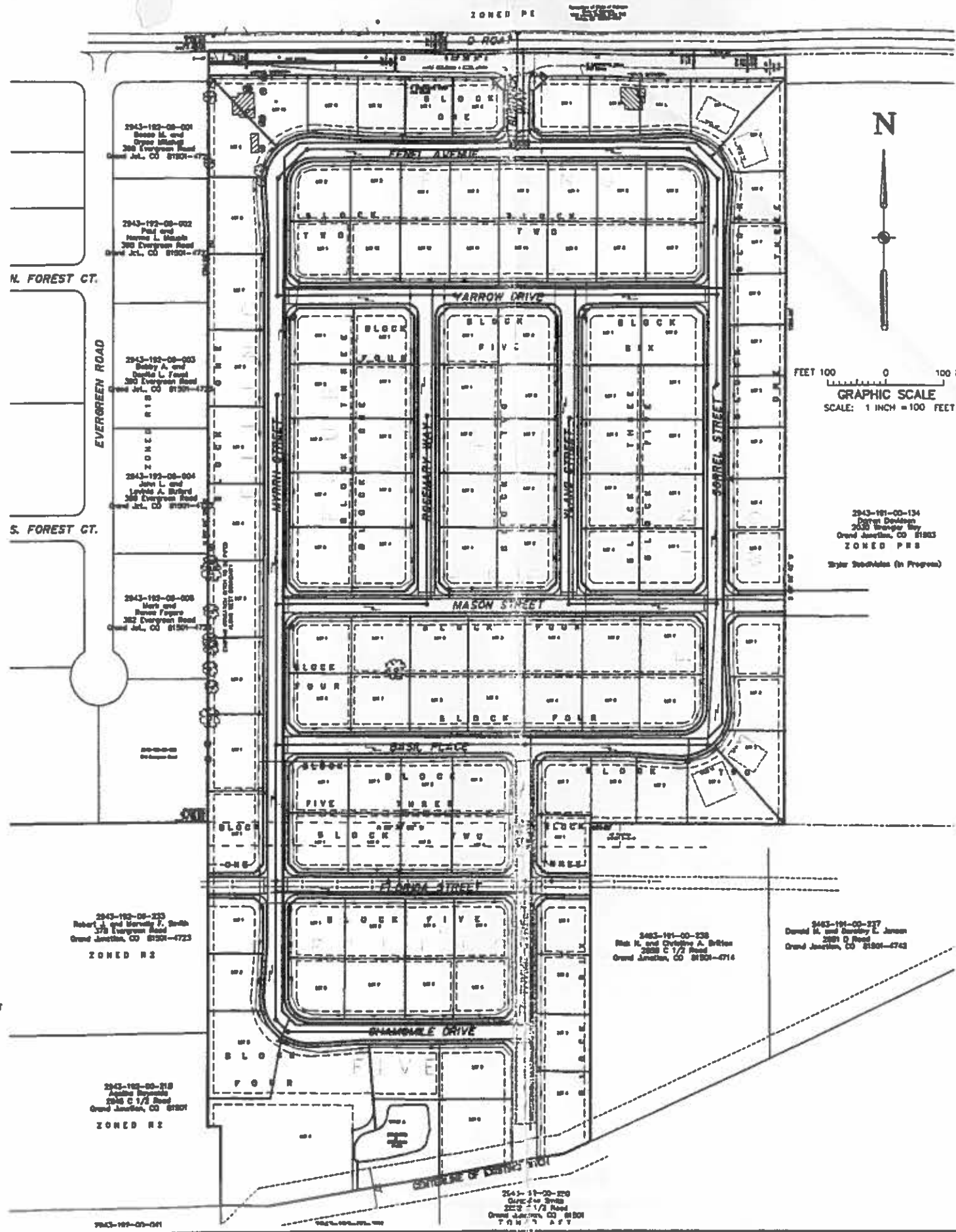
NOTE: PRINCIPAL AND ACCESSORY BUILDINGS WILL BE CONSTRUCTED IN CONFORMANCE WITH THE SETBACKS AS STATED IN THE BULK REQUIREMENTS FOR THE RSF-4 ZONING.



TYPICAL ROADWAY SECTION (SUBDIVISION INTERIOR)
NOT TO SCALE

LEGEND

- ⊙ MANHOLE
- ⊙ SEWER MANHOLE
- ☐ MAILBOX
- ☐ TELEPHONE JUNCTION BOX
- ⊙ SATELLITE DISH
- ⊙ EXISTING TREES
- P — POWER POLE AND GUY WIRE
- OP — EXISTING OVERHEAD POWER AND TELEPHONE LINE
- S — EXISTING SEWER LINE
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- P — PROPOSED 8" SEWER LINE AND MANHOLE
- P — PROPOSED 8" WATER LINE AND FIRE HYDRANT
- - - PROPOSED MULTIPURPOSE OR IRRIGATION EASEMENT
- ▨ EXISTING STRUCTURE TO BE REMOVED



VICINITY MAP
AREA BREAKDOWN

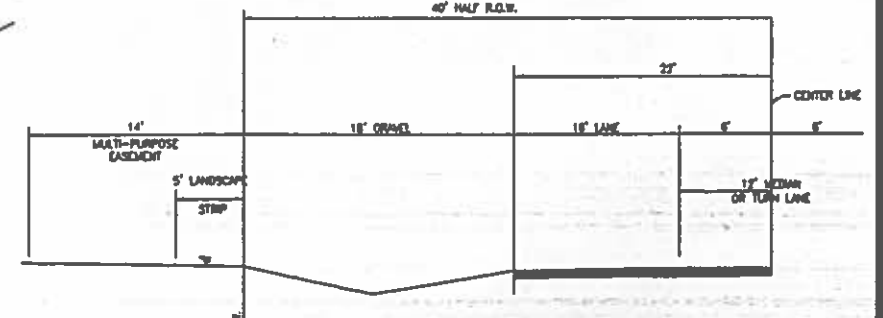
122 RESIDENTIAL LOTS	29.94 ACRES	75.7%
TRACT A	0.46 ACRES	1.1%
INTERIOR ROADS	8.01 ACRES	20.2%
D ROAD DEDICATION	1.15 ACRES	2.9%
TOTAL	39.56 ACRES	100.0%

PUBLIC FACILITIES

SANITARY SEWER	Central Grand Valley Sanitation District
DOMESTIC WATER	Ute Water
GAS AND ELECTRIC	Public Service Company of Colorado
TELEPHONE	US West Communications
CABLE TV	TCI-United Artists Cable of Western Colorado
STORM SEWER	Grand Junction Drainage District
IRRIGATION	Grand Valley Irrigation Company
ELECTRIC (FLING 5)	Grand Valley Power

SITE DATA BREAKDOWN

	NO. OF LOTS	ACREAGE
FLING ONE	28	7.92 AC. ±
FLING TWO	28	7.65 AC. ±
FLING THREE	21	6.02 AC. ±
FLING FOUR	23	7.42 AC. ±
FLING FIVE	24	9.40 AC. ±



1/2 STREET ROAD IMPROVEMENTS (D ROAD)
NOT TO SCALE

DRAWN BY: DJH	REVIEWED: _____
DESIGNED BY: DEC/PMO	DATE: _____ FOR _____
CHECKED BY: PAF	REVIEWED: _____
	DATE: _____ FOR BANNER ASSOCIATES, INC.

BANNER
AMERICAN CONSULTING ENGINEERS COUNCIL OF COLORADO
BANNER ASSOCIATES, INC. • CONSULTING ENGINEERS & SURVEYORS
2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81506 • (970) 243-2242

REVISION	DATE	DESCRIPTION	BY	CHKD
1	02/MAR/00	REVISE PER REVIEW COMMENTS	D.J.H.	D.J.H.
2	5/28/00	REVISED LOT LAYOUT	B.K.R.	P.M.O.
3	8/28/00	REVISED D ROAD	D.J.H.	D.J.H.

GENE PATNODE
GRAND JUNCTION, COLORADO
SCALE: 1" = 100'
JOB NO: 058
DATE: 26 JAN 2000
SHEET NO.
1 of 3

WHITE WILLOWS SUBDIVISION PRELIMINARY PLAN

WHITE WILLOWS, FILING ONE
 LOCATED IN THE W 1/2 OF THE NE 1/4 OF SECTION 19,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN,
 MESA COUNTY, COLORADO

AREA SUMMARY

LOTS	14.818 AC.±	37.8%
ROADS	4.806 AC.±	12.2%
TRACT A	1.041 AC.±	4.7%
BLOCK 18	17.811 AC.±	46.3%
TOTAL	38.874 AC.±	100%

NOTES:

1. **Notice:** According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon a defect in this survey be commenced more than ten years from the date of certification shown herein.
2. **BASIS OF BEARINGS:** Assume the North line of the NW 1/4 of the NE 1/4 of Section 19, Township 1 South, Range 1 East, Ute Meridian to bear N 89° 35' 21" W. Measurements on this line are indicated as shown on this Plat.
3. Labeling corner monuments which were recovered during this survey which were within 0.25 feet ± of the position of record were accepted as being in the precise location as shown by record.
4. Lots 1 through 4, Block 1 and Lots 1 through 3, Block 11 shall have no vehicular access to D Road.
5. The following accessory shall apply:
 Priced Building - 25' front
 30' rear
 7' side
 Accessory Building - Limited to rear 1/2 of Lot
 10' rear (or easement width, whichever is greater)
 5' side (or easement width, whichever is greater)

NECESSITY OF CONVEYANCE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that L.A. Enterprises of Grand Junction, LLC, a Colorado Limited Liability Company and The Patonzo Family Trust being the sole owners in fee simple of all of the property plotted herein and as described in the instruments recorded in Book 2704, Page 188 and Book 2603, Page 532 and Book _____, Page _____ in the records of the office of the Mesa County Clerk and Recorder which is a portion of the W 1/2 of the NE 1/4 of Section 19, Township 1 South, Range 1 East, Ute Meridian, does hereby Plat said real property under the name and title of WHITE WILLOWS, FILING ONE, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, in accordance with the Plat shown herein.

DESCRIPTION OF WHITE WILLOWS, FILING ONE

A tract of land located in a portion of the W 1/2 of the NE 1/4 of Section 19, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado, and being more specifically described as follows:

Beginning at the northwest corner of a tract of land whence the N 1/4 corner of Section 19, Township 1 South, Range 1 East, Ute Meridian bears N 00° 04' 41" W, 30.00 feet and continuing the north line of the NW 1/4 of the NE 1/4 of said Section 19 to bear N 89° 35' 21" W, with all other bearings contained herein read as follows:

1. Thence S 89° 35' 21" E, 998.16 feet;
2. Thence S 00° 08' 03" W, 1293.71 feet;
3. Thence N 89° 35' 40" E, 328.42 feet;
4. Thence S 00° 01' 51" W, 548.82 feet;
5. Thence S 84° 44' 29" W, 31.21 feet;
6. Thence S 00° 00' 59" W, 214.97 feet;
7. Thence N 89° 35' 31" E, 13.00 feet;
8. Thence N 00° 03' 31" W, 137.50 feet;
9. Thence N 89° 35' 31" E, 22.50 feet;
10. Thence N 00° 03' 31" W, 323.30 feet;
11. Thence N 00° 04' 41" W, 1294.10 feet to the point of beginning.

White Willows, Filing One as described above contains 38.874 acres more or less.

This said owner does hereby dedicate and set apart real property as shown and located on the accompanying plat as follows:

1. All streets, roads and Right-of-Ways are dedicated to the City of Grand Junction for the use of the public forever. Before acceptance of a dedication of any Street or Right-of-Way, the City may require that all acceptable environmental conditions by a.s. a "phase 1" environmental audit.
2. All Multi-Purpose Easements to the City of Grand Junction for the use of City- and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
3. All Grand Junction Drainage Easements to the Grand Junction Drainage District. Its successors and assigns for the installation, operation, maintenance, and repair of Grand Junction Drainage District facilities.
4. All Central Grand Valley Sanitation District Easements to the Central Grand Valley Sanitation District. Its successors and assigns for the installation, operation, maintenance, and repair of Central Grand Valley Sanitation District facilities.
5. All Irrigation easements are dedicated to the Owners Association, if formed now or in the future, or if not, to the owner as individual co-tenants, not subject to partition, of the lots and tracts hereby plotted as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water. Deed of conveyance recorded in Book _____ of Page _____ subject to the to further conditions and restrictions as may be set forth in that instrument.
6. All landscaping easements are dedicated to the Owners Association, if formed now or in the future, or if not, to the owner as individual co-tenants, not subject to partition, of the lots and tracts hereby plotted as perpetual easements for aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded in Book _____ of Page _____ subject to the to further conditions and restrictions as may be set forth in that instrument.
7. Tract A (Private Open Space) is dedicated to the Owners Association, if formed now or in the future, or if not, to the owner as individual co-tenants, not subject to partition, of the lots and tracts hereby plotted as perpetual easements for (a) enjoyment of natural features which have been within the tract hereby plotted or from adjacent areas, through natural or man-made facilities above or below ground (b) the installation, operation, maintenance, and repair of private irrigation systems (c) the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines (d) recreational and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded in Book _____ of Page _____ subject to the to further conditions and restrictions as may be set forth in that instrument.

All easements include the right of ingress and egress on, along, over, under, through, and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to discharge provided however, that the beneficiaries of said easement shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby plotted shall not burden or encumber said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Said owner hereby acknowledges that all non holders or encumbrances, if any, associated with the interests of this plat have been represented herein.

IN WITNESS WHEREOF, said owners, L.A. Enterprises of Grand Junction, LLC, have caused their names to be hereunto subscribed this _____ day of _____ A.D., 2001.

Loretta A. Patonzo

ACKNOWLEDGMENT OF CONVEYANCE

State of Colorado }
 County of Mesa }

On this _____ day of _____ A.D., 2001, before me the undersigned officer, personally appeared Loretta A. Patonzo as _____ and acknowledged that she executed the foregoing Certificate of Conveyance, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
 My commission expires _____

Notary Public

IN WITNESS WHEREOF, said owners, The Patonzo Family Trust, has caused their names to be hereunto subscribed this _____ day of _____ A.D., 2001.

Loretta A. Patonzo

Gave Patonzo

ACKNOWLEDGMENT OF CONVEYANCE

State of Colorado }
 County of Mesa }

On this _____ day of _____ A.D., 2001, before me the undersigned officer, personally appeared Loretta A. Patonzo as _____ and Gave Patonzo as _____ and acknowledged that they executed the foregoing Certificate of Conveyance, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
 My commission expires _____

Notary Public

CITY APPROVAL

The White Willows, Filing One is approved and accepted this _____ day of _____ A.D., 2001.

City Manager

Mayor

COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado }
 County of Mesa }

I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County of _____, M., on the _____ day of _____ A.D. 2001 in Plat Book No. _____ Page No. _____ Reception No. _____

Drewer No. _____ Fees _____

Mesa County Clerk and Recorder

Deputy

DECLARATIONS

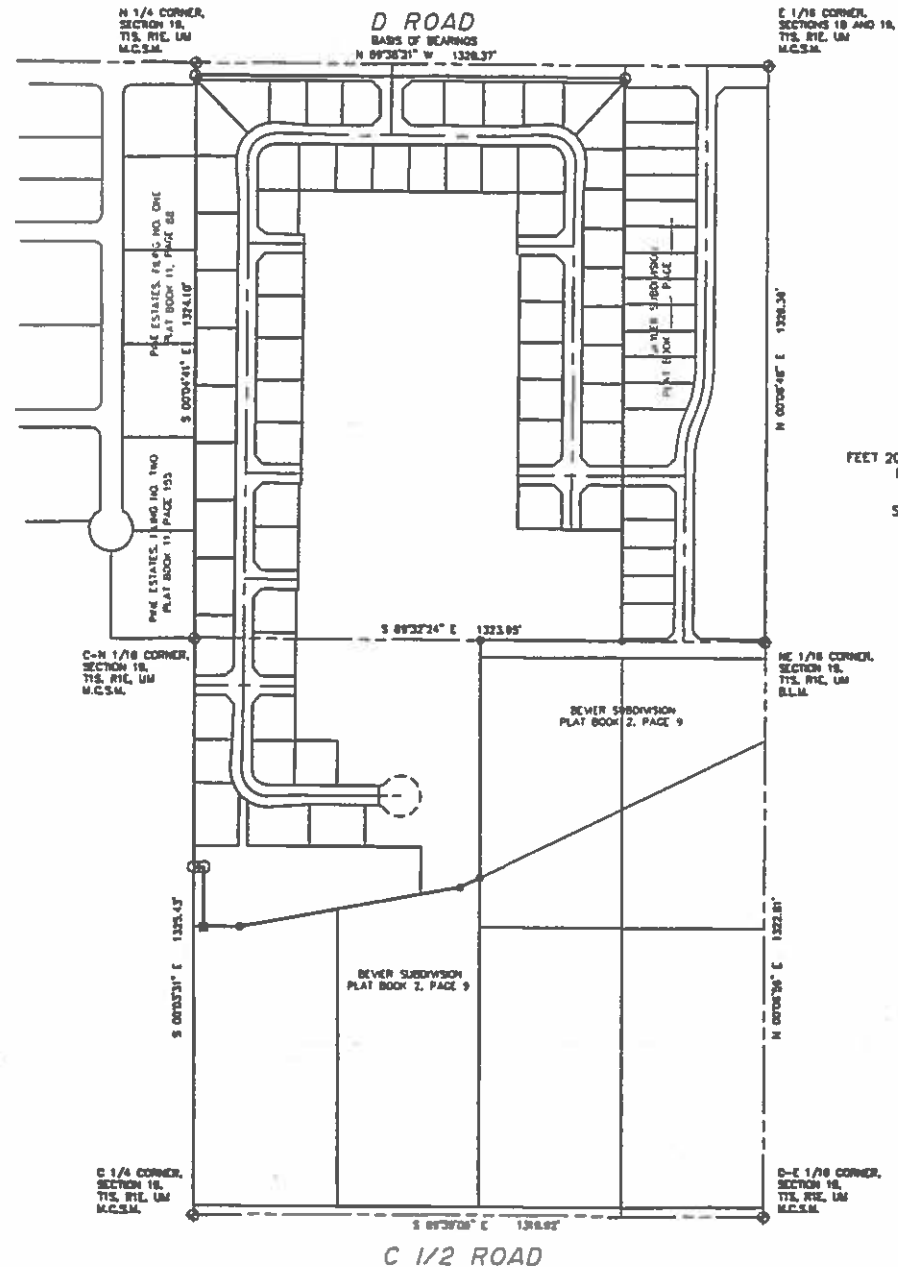
The Declaration of Conveyance and Restrictions are recorded in Book _____ of Page _____ in the records of the office of the Mesa County Clerk and Recorder.

SURVEYOR'S CERTIFICATE

I, Don C. Fitch, an employee of Criterion Engineering Corporation, and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of White Willows, Filing One shown herein was prepared under my direct supervision and to be in accordance with applicable City of Grand Junction Zoning and Development Codes and State of Colorado regulations and to be true and accurate to the best of my knowledge and belief.

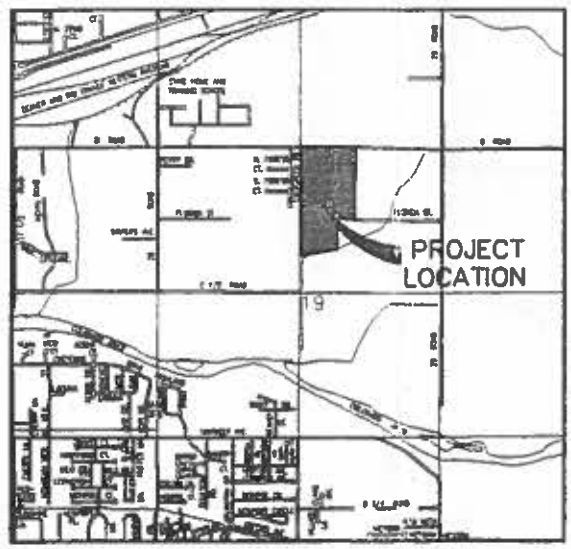
IN WITNESS WHEREOF, I hereunto affix my hand and seal this _____ day of _____ A.D., 2001.

Don C. Fitch
 P.L.S., 19987



LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED PLS 1597
 - ▲ FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED MONUMENT, PLS 24943
 - FOUND THIS SURVEY, 5/8" REBAR WITH CAP, MARKED P.S.C. TRANS. ENG. LS 10091
 - FOUND THIS SURVEY, BARE 5/8" REBAR.
 - ◆ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- ALL BOUNDARY CORNERS SET IN CONCRETE PER CITY OF GRAND JUNCTION CODE



VICINITY MAP

WHITE WILLOWS, FILING ONE
 LOCATED IN THE
 W 1/2 OF THE NE 1/4 SECTION 19,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST,
 UTE MERIDIAN, MESA COUNTY, COLORADO

CRITERION ENGINEERING CORP.
GRAND JUNCTION, COLORADO

SCALE: 1" = 200'	JOB NO: 4015.01-02	DATE: 3-29-01	SHEET NO: 1 of 3
------------------	--------------------	---------------	------------------

C:\SDSKPROJ\40015.01-02\A\cwg\pic\cwg, 03/30/01 02:10:13 PM, FRANCES

EXISTING D-ROAD

D ROAD

N

FEET 50 0 50 FEET

GRAPHIC SCALE
SCALE: 1 INCH = 50 FEET

LEGEND

- SET THIS SURVEY, 3/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED PLS 19597
 - ▲ FOUND THIS SURVEY, 3/8" REBAR WITH CAP MARKED MONUMENT, PLS 24943
 - FOUND THIS SURVEY, 5/8" REBAR WITH CAP, MARKED P.S.C. TRANS ENCL L3 10091
 - FOUND THIS SURVEY, BARE 3/8" REBAR
 - ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED
 - F FRONT SETBACK (IDENTIFIED ON CORNER LOTS)
- ALL BOUNDARY CORNERS SET IN CONCRETE PER CITY OF GRAND JUNCTION CODE

LINE DIMENSIONS

NO.	BEARING	DISTANCE
1	S 45°21'16" W	28.02'
2	S 44°38'21" E	26.34'
3	N 44°38'17" W	26.34'
4	S 43°21'39" W	26.34'
5	S 01°32'54" E	30.25'
6	N 48°21'30" E	26.34'
7	S 44°38'21" E	26.34'
8	N 43°21'38" E	26.34'
9	N 44°38'21" W	26.34'
10	S 45°21'39" W	26.34'
11	S 44°38'21" E	26.34'
12	S 44°38'21" E	26.34'
13	S 45°21'39" W	26.34'
14	S 44°38'21" E	26.34'
15	N 43°21'39" E	26.34'
16	S 44°38'21" E	26.34'
17	N 48°21'30" E	26.34'
18	N 48°21'30" E	26.34'
19	N 44°38'21" E	26.34'
20	S 44°38'21" E	26.34'
21	S 45°21'39" W	26.34'

CURVE INFORMATION

①	Δ = 22°05'58"	R = 67.00'	L = 33.96'	T = 16.99'	C = 33.38'	CB = N 76°30'21" W
②	Δ = 72°51'07"	R = 67.00'	L = 34.70'	T = 17.58'	C = 34.47'	CB = N 56°08'48" W
③	Δ = 34°48'27"	R = 67.00'	L = 37.87'	T = 19.13'	C = 37.38'	CB = N 32°17'00" W
④	Δ = 70°14'26"	R = 67.00'	L = 30.73'	T = 15.53'	C = 30.87'	CB = N 08°48'34" W
⑤	Δ = 90°00'00"	R = 67.00'	L = 96.12'	T = 37.00'	C = 52.53'	CB = N 44°38'21" W
⑥	Δ = 90°00'00"	R = 67.00'	L = 136.66'	T = 67.00'	C = 123.04'	CB = N 44°38'21" W
⑦	Δ = 90°00'00"	R = 67.00'	L = 96.12'	T = 37.00'	C = 52.53'	CB = S 45°21'39" W
⑧	Δ = 97°37'41"	R = 67.00'	L = 148.24'	T = 96.43'	C = 130.98'	CB = S 41°32'48" W
⑨	Δ = 08°07'08"	R = 67.00'	L = 12.33'	T = 0.17'	C = 12.32'	CB = S 06°18'06" W
⑩	Δ = 34°36'26"	R = 67.00'	L = 56.28'	T = 28.78'	C = 54.58'	CB = S 03°08'17" W
⑪	Δ = 38°44'54"	R = 67.00'	L = 60.34'	T = 31.44'	C = 59.14'	CB = S 20°49'58" W
⑫	Δ = 13°09'48"	R = 67.00'	L = 19.09'	T = 10.04'	C = 19.94'	CB = S 00°41'11" E
⑬	Δ = 31°45'08"	R = 67.00'	L = 33.88'	T = 16.68'	C = 32.78'	CB = S 10°28'33" E
⑭	Δ = 18°06'21"	R = 67.00'	L = 26.78'	T = 14.91'	C = 28.63'	CB = S 30°48'28" E
⑮	Δ = 17°25'23"	R = 67.00'	L = 26.48'	T = 13.33'	C = 26.38'	CB = S 49°00'27" E
⑯	Δ = 31°56'18"	R = 67.00'	L = 48.47'	T = 24.88'	C = 47.84'	CB = S 78°40'44" E
⑰	Δ = 90°00'00"	R = 67.00'	L = 136.66'	T = 67.00'	C = 123.04'	CB = S 44°38'21" E
⑱	Δ = 90°00'00"	R = 67.00'	L = 96.12'	T = 37.00'	C = 52.53'	CB = S 44°38'21" E
⑲	Δ = 34°04'17"	R = 18.30'	L = 12.74'	T = 6.88'	C = 12.27'	CB = N 03°19'31" E
⑳	Δ = 298°08'34"	R = 47.00'	L = 236.36'	T = 34.06'	C = 25.18'	CB = N 00°21'38" E
㉑	Δ = 34°04'17"	R = 18.30'	L = 12.74'	T = 6.88'	C = 12.27'	CB = N 82°56'12" W

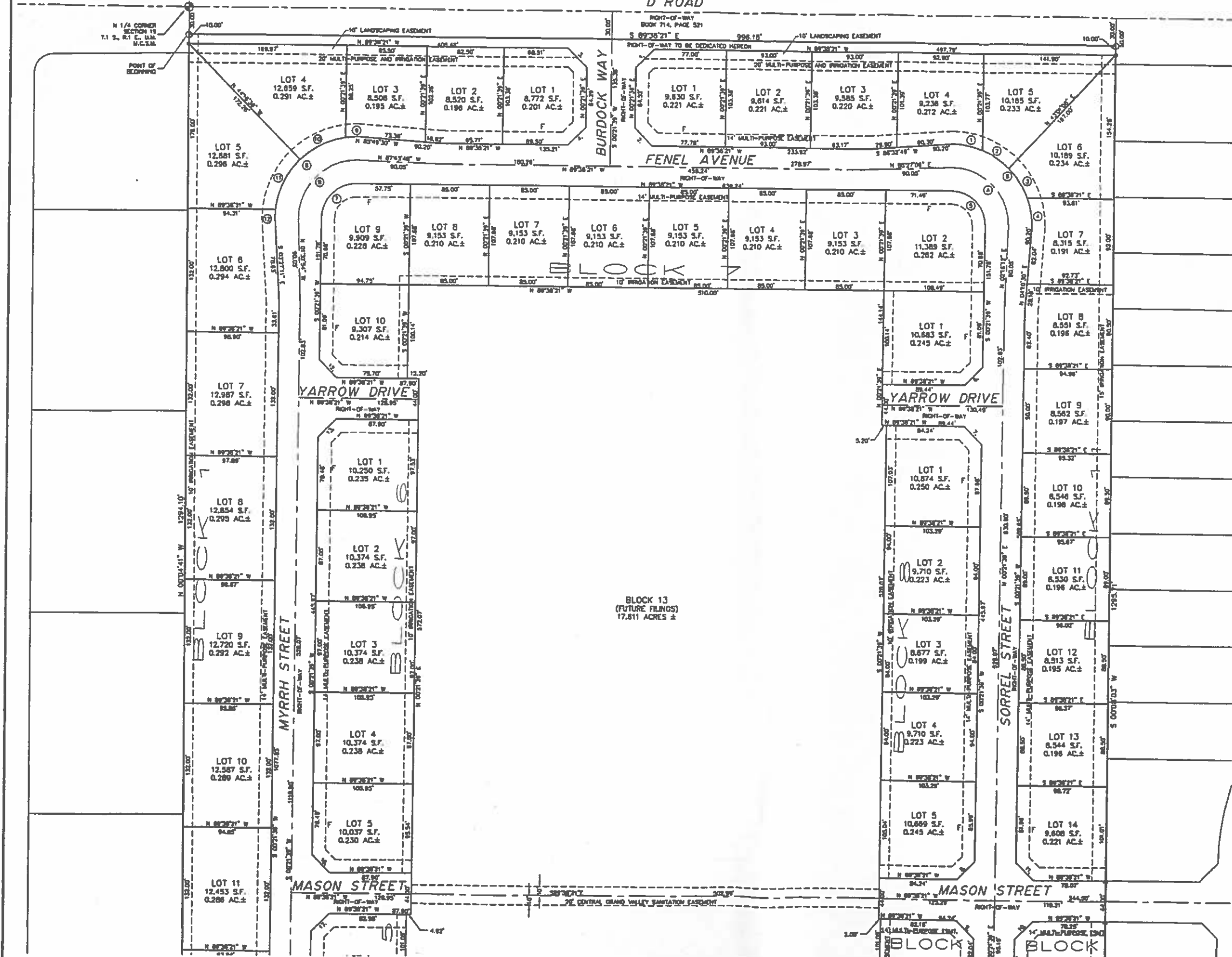
CENTERLINE CURVE INFORMATION

①	Δ = 30°00'00"	R = 62.00'	L = 97.38'	T = 62.00'	C = 67.68'	CB = N 44°38'21" W
②	Δ = 90°00'00"	R = 62.00'	L = 97.38'	T = 62.00'	C = 67.68'	CB = S 45°21'39" W
③	Δ = 90°00'00"	R = 62.00'	L = 97.38'	T = 62.00'	C = 67.68'	CB = S 44°38'21" E

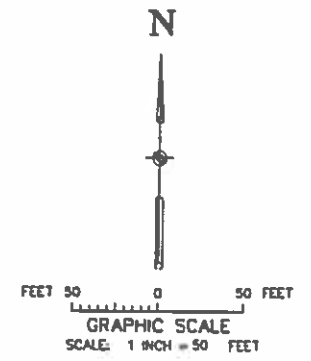
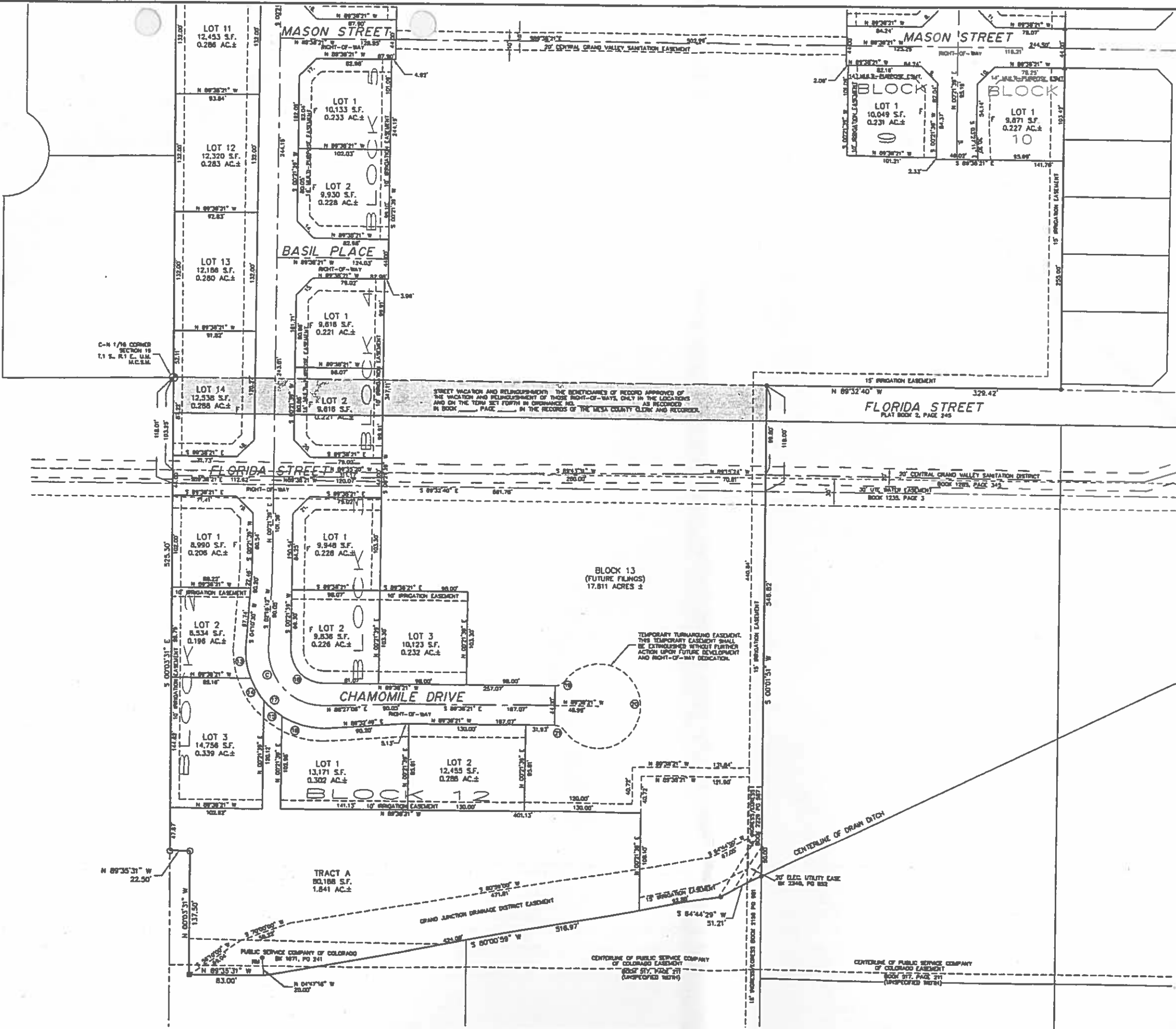
WHITE WILLOWS, FILING ONE
LOCATED IN THE
W 1/2 OF THE NE 1/4 SECTION 19,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, MESA COUNTY, COLORADO

CRITERION ENGINEERING CORP.
GRAND JUNCTION, COLORADO

SCALE: 1" = 50'
JOB NO: 4018.01-02
DATE: 3-28-01
SHEET NO: 2 of 3



BLOCK 13
(FUTURE FILINGS)
17.811 ACRES ±



- LEGEND**
- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED PLS 19587
 - ▲ FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED MONUMENT, PLS 24943
 - FOUND THIS SURVEY, 5/8" REBAR WITH CAP, MARKED P.S.C. TRAKE, ENG. LS 10081
 - FOUND THIS SURVEY, BARE 5/8" REBAR
 - ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED
 - F FRONT SETBACK (DEFINIED ON CORNER LOTS)
- ALL BOUNDARY CORNERS SET IN CONCRETE PER CITY OF GRAND JUNCTION CODE

LINE DIMENSIONS

NO.	BEARING	DISTANCE
1	S 48°21'18" W	26.02'
2	S 44°38'21" E	26.94'
3	N 44°38'17" W	26.38'
4	S 48°21'38" W	26.94'
5	S 01°32'54" E	50.25'
6	N 48°21'30" E	26.94'
7	S 44°38'21" E	26.94'
8	N 48°21'38" W	26.94'
9	N 44°38'21" W	26.94'
10	S 48°21'38" W	26.94'
11	S 44°38'21" E	26.94'
12	S 44°38'21" E	26.94'
13	S 48°21'38" W	26.94'
14	S 44°38'21" E	26.94'
15	N 48°21'38" E	26.94'
16	S 44°38'21" E	26.94'
17	N 48°21'38" E	26.94'
18	N 48°21'38" E	26.94'
19	N 44°38'21" W	26.94'
20	S 44°38'21" E	26.94'
21	S 48°21'38" W	26.94'

CURVE INFORMATION

1	Δ	22°08'00"	R	87.00'	L	33.96'	T	16.99'	C	33.35'	CB	N 78°38'21" W
2	Δ	22°31'09"	R	87.00'	L	34.70'	T	17.58'	C	34.47'	CB	N 58°06'48" W
3	Δ	24°48'27"	R	87.00'	L	37.67'	T	18.13'	C	37.38'	CB	N 38°17'00" W
4	Δ	20°14'26"	R	87.00'	L	30.78'	T	15.33'	C	30.57'	CB	N 08°46'34" W
5	Δ	90°00'00"	R	37.00'	L	36.12'	T	27.00'	C	52.33'	CB	N 44°38'21" W
6	Δ	90°00'00"	R	87.00'	L	136.98'	T	67.00'	C	193.04'	CB	N 44°38'21" W
7	Δ	90°00'00"	R	37.00'	L	36.12'	T	27.00'	C	52.33'	CB	S 48°21'38" W
8	Δ	87°37'41"	R	87.00'	L	148.24'	T	69.43'	C	130.95'	CB	S 41°32'48" W
9	Δ	08°07'08"	R	87.00'	L	12.33'	T	6.17'	C	12.32'	CB	S 90°18'05" W
10	Δ	34°38'28"	R	87.00'	L	68.88'	T	28.78'	C	64.63'	CB	S 82°50'17" W
11	Δ	38°44'24"	R	87.00'	L	60.34'	T	21.44'	C	56.14'	CB	S 28°48'02" W
12	Δ	13°08'48"	R	87.00'	L	19.99'	T	10.66'	C	19.94'	CB	S 00°41'11" E
13	Δ	21°43'08"	R	87.00'	L	32.98'	T	16.65'	C	32.78'	CB	S 10°29'53" E
14	Δ	18°56'21"	R	87.00'	L	28.78'	T	14.31'	C	28.63'	CB	S 30°48'56" E
15	Δ	17°29'38"	R	87.00'	L	26.46'	T	13.33'	C	26.39'	CB	S 48°00'27" E
16	Δ	31°05'12"	R	87.00'	L	48.47'	T	24.88'	C	47.84'	CB	S 73°40'44" E
17	Δ	90°00'00"	R	87.00'	L	136.98'	T	67.00'	C	193.04'	CB	S 44°38'21" E
18	Δ	90°00'00"	R	37.00'	L	36.12'	T	27.00'	C	52.33'	CB	S 44°38'21" E
19	Δ	84°04'17"	R	13.30'	L	12.74'	T	6.88'	C	12.27'	CB	N 63°18'31" E
20	Δ	288°08'54"	R	47.00'	L	238.38'	T	54.06'	C	96.18'	CB	N 00°21'38" E
21	Δ	84°04'17"	R	13.30'	L	12.74'	T	6.88'	C	12.27'	CB	N 62°58'12" W

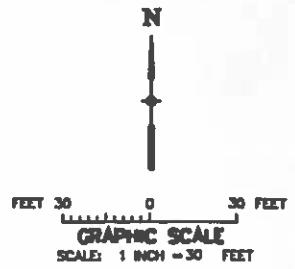
CENTERLINE CURVE INFORMATION

1	Δ	90°00'00"	R	67.00'	L	67.38'	T	66.00'	C	67.68'	CB	N 44°38'21" W
2	Δ	90°00'00"	R	67.00'	L	67.38'	T	66.00'	C	67.68'	CB	S 48°21'38" W
3	Δ	80°08'00"	R	67.00'	L	67.38'	T	66.00'	C	67.68'	CB	S 44°38'21" E

WHITE WILLOWS, FILING ONE
 LOCATED IN THE
 W 1/2 OF THE NE 1/4 SECTION 19,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST,
 UTE MERIDIAN, MESA COUNTY, COLORADO

CRITERION ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 50' JOB NO: 4018.01-02 DATE: 3-28-01 SHEET NO: 3 of 3



NOTES

ALL EXISTING TREES ON THIS PROPERTY ARE TO REMAIN IN PLACE AND PRESERVED UNLESS REMOVAL IS REQUIRED FOR NEW CONSTRUCTION

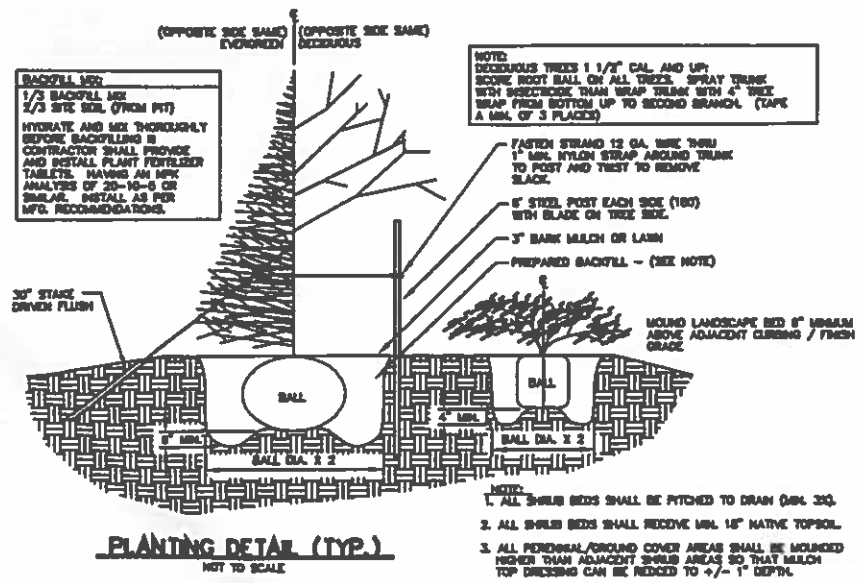
- TREES AND SHRUBS TO BE PLANTED AS PART OF THIS PLAN ARE TO BE SELECTED FROM THOSE INCLUDED IN THE PLANT LIST AS DETERMINED BY INVENTORY FROM LOCAL NURSERIES.
- ALL SHRUB BEDS SHALL RECEIVE A MINIMUM OF 3" DEEP MULCH CONSISTING OF SHREDDED ASPEN MULCH.
- LANDSCAPED AREAS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LANDSCAPED AREAS (EXCEPT DETENTION POND) ARE TO BE IRRIGATED BY A DRIP SYSTEM CONNECTED TO THE PRESSURIZED UNDERGROUND SYSTEM THAT WILL BE CONSTRUCTED AS PART OF THIS PROJECT. DETENTION POND TURF SHALL BE IRRIGATED BY POP-UP IMPACT HEADS CAPABLE OF PROVIDING 3" PER WEEK WITHIN A PERIOD OF NO LONGER THAN 12 HOURS. IRRIGATION SYSTEMS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. IRRIGATION DESIGNS (DRIP AND IMPACT) SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
- PLANTS WHICH DIE OR ARE UNHEALTHY SHALL BE REPLACED.
- IRRIGATION SYSTEM SHALL BE DESIGNED TO MITIGATE FLOW OF IRRIGATION WATER OVER SIDEWALKS.

LEGEND

- EXISTING TREES TO REMAIN WHERE POSSIBLE (SEE SHEET 21 OF 24 FOR MORE DETAILS)
- 6" CEDAR PRIVACY FENCE

PLANT LIST

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
SHRUBS:				
DECIDUOUS				
○	CHARLES JULY LILAC	SYRINGA VULGARIS "CHARLES JULY"	30	8 GAL.
○	COMMON WHITE LILAC	SYRINGA VULGARIS "ALBA"	30	8 GAL.
○	COMMON PURPLE LILAC	SYRINGA VULGARIS	28	8 GAL.
TREES:				
DECIDUOUS				
○	LITTLE LEAF LINDEN	TILIA CORDATA	8	1 1/2"
○	SKYLINE HONEY LOCUST	GLYPTIS TRACHYNOS HORNS	7	1 1/2"
○	URBANITE ASH	FRAXINUS PENNSYLVANICA "URBANITE"	7	1 1/2"

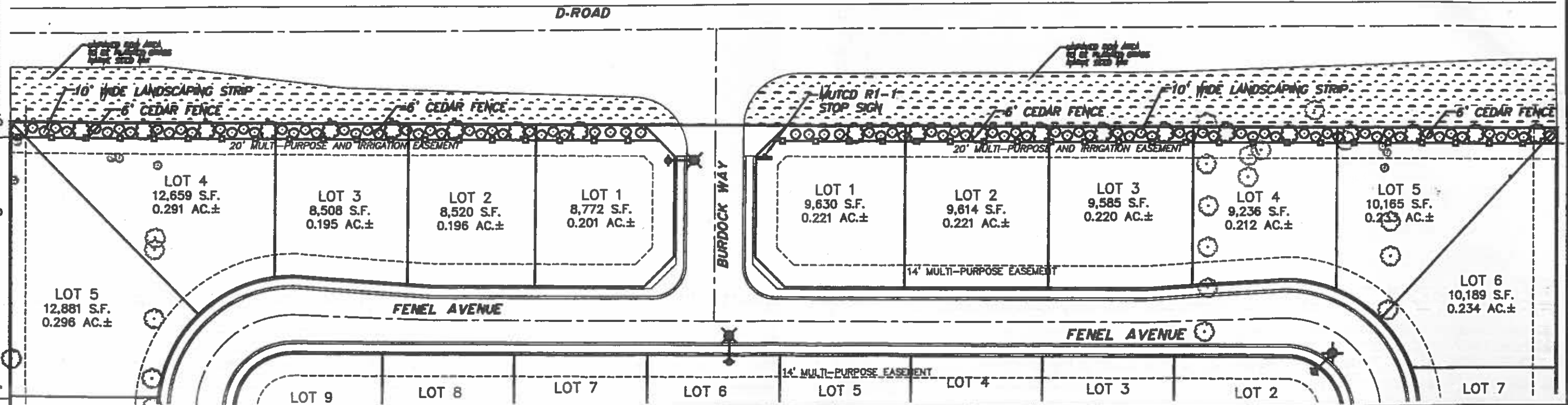


NATIVE GRASS SEED MIXTURE FOR UNMAINTAINED, NONIRRIGATED AREAS

COMMON NAME	VARIETY	PLS ^a LBS./ACRE ^b
PUBESCENT WHEATGRASS ELYTRIGIA INTERMEDIA (HOST)	LUNA	3.5
SMOOTH BROME BROMUS INERMIS LEYSS.	LINCOLN	2.0
WESTERN WHEATGRASS PASCOPYRUM SMITHII (RYDB.)	ARRIBA	1.5
SAINFOIN ONOBRYCHIS VICIFOLIA SCOP.	ESQ	8.0

^aPLS = PURE LIVE SEED
^bDRILL SEEDING RATE. THIS RATE SHALL BE DOUBLED FOR BROADCAST SEEDING.

C:\p01\BIS R2140016.01\DWG\LAND.dwg, 03/30/01 01:50:25 PM, Paul



REVISION	DATE	DESCRIPTION	BY	CHKD
1	03-30-01	REVISED PER AGENCY REVIEW COMMENTS	PCP	PMO

CRITERION
ENGINEERING CORPORATION
CONSULTING ENGINEERS AND LAND SURVEYORS
2777 CROSSROADS BOULEVARD GRAND JUNCTION, CO 81508 (970) 248-2242

GENE PATNODE
GRAND JUNCTION, COLORADO
**WHITE WILLOWS SUBDIVISION FILING ONE
NORTH LANDSCAPING EASEMENT PLAN**

SCALE: 1" = 30'	PROJECT NO: 408L0102
DATE: 03-30-01	SHEET NO: C-44 OF 47

PROJECT RZ140016.0110WGLAND.DWG, 03/30/01 01:51:05 PM, PAU



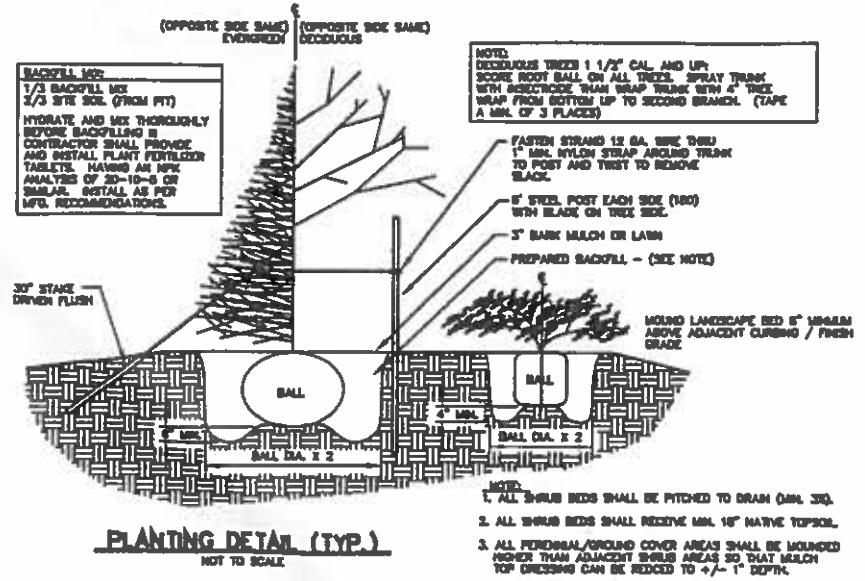
LEGEND

- EXISTING TREES TO REMAIN WHERE POSSIBLE (SEE SHEET 21 OF 24 FOR MORE DETAILS)
- 6' CEDAR PRIVACY FENCE

NOTES

1. ALL EXISTING TREES ON THIS PROPERTY ARE TO REMAIN IN PLACE AND PRESERVED UNLESS REMOVAL IS REQUIRED FOR NEW CONSTRUCTION
2. TREES AND SHRUBS TO BE PLANTED AS PART OF THIS PLAN ARE TO BE SELECTED FROM THOSE INCLUDED IN THE PLANT LIST AS DETERMINED BY INVENTORY FROM LOCAL NURSERIES.
3. ALL SHRUB BEDS SHALL RECEIVE A MINIMUM OF 3" DEEP MULCH CONSISTING OF SHREDDED ASPEN MULCH.
4. LANDSCAPED AREAS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. LANDSCAPED AREAS (EXCEPT DETENTION POND) ARE TO BE IRRIGATED BY A DRIP SYSTEM CONNECTED TO THE PRESSURIZED UNDERGROUND SYSTEM THAT WILL BE CONSTRUCTED AS PART OF THIS PROJECT. DETENTION POND TURF SHALL BE IRRIGATED BY POP-UP IMPACT HEADS CAPABLE OF PROVIDING 3" PER WEEK WITHIN A PERIOD OF NO LONGER THAN 12 HOURS. IRRIGATION SYSTEMS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. IRRIGATION DESIGNS (DRIP AND IMPACT) SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
6. PLANTS WHICH DIE OR ARE UNHEALTHY SHALL BE REPLACED.
7. IRRIGATION SYSTEM SHALL BE DESIGNED TO MITIGATE FLOW OF IRRIGATION WATER OVER SIDEWALKS.
8. LANDSCAPING CONTRACTOR TO INSTALL A WEED BARRIER AND 1" LAYER OF CRUSHED GRAVEL FOR ALL AREAS ALONG 25 ROAD AND F-1/2 ROAD BETWEEN FENCE AND BACK OF WALK.

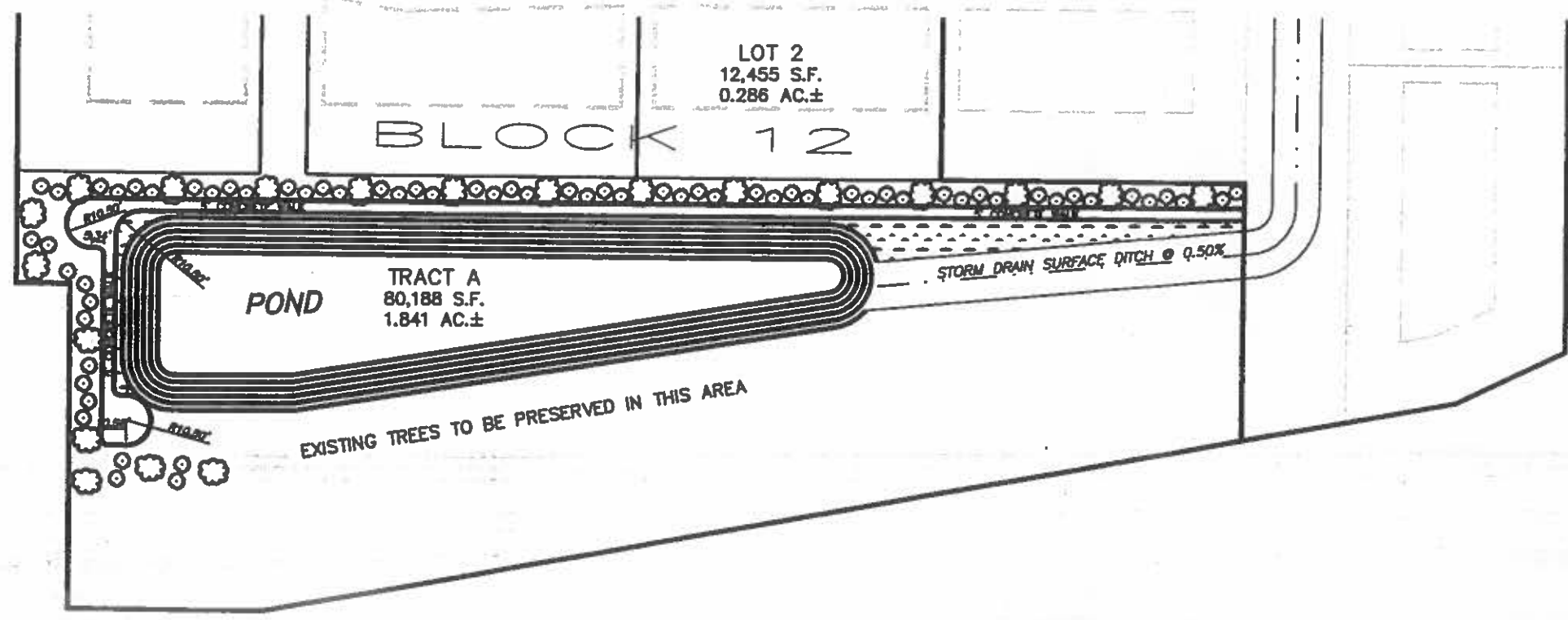
PLANT LIST					
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	
SHRUBS:					
DECIDUOUS					
○	CHARLES JULY LIAC	SYRINGA VULGARIS "CHARLES JULY"	22	5 GAL	
	COMMON WHITE LIAC	SYRINGA VULGARIS "ALBA"	22	5 GAL	
	COMMON PURPLE LIAC	SYRINGA VULGARIS	22	5 GAL	
TREES:					
DECIDUOUS					
○	LITTLE LEAF LINDEN	TILIA CORDATA	6	1 1/2"	
	SKYLINE HONEY LOCUST	GLADSTONIA TRICANTHOS INERMIS	7	1 1/2"	
	URBANITE ASH	FRAXINUS PENNSYLVANICA "URBANITE"	7	1 1/2"	



NATIVE GRASS SEED MIXTURE FOR UNMAINTAINED, NONIRRIGATED AREAS

COMMON NAME SCIENTIFIC NAME	VARIETY	PLS ^a LBS./ACRE ^b
PUBESCENT WHEATGRASS ELYTRIGIA INTERMEDIA (HOST)	LUNA	3.5
SMOOTH BROME BROMUS INERMIS LEYSS.	LINCOLN	2.0
WESTERN WHEATGRASS PASCOPYRUM SMITHII (RYDB.)	ARRIBA	1.5
SANFON ONOBRYCHIS VICIFOLIA SCOP.	ESQ	5.0

^aPLS = PURE LIVE SEED
^bDRILL SEEDING RATE. THIS RATE SHALL BE DOUBLED FOR BROADCAST SEEDING.

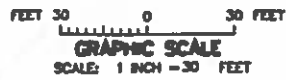


REVISION	DATE	DESCRIPTION	BY	CHKD
1	03-30-01	REVISED PER AGENCY REVIEW COMMENTS	PCP	PMO

CRITERION
ENGINEERING CORPORATION
CONSULTING ENGINEERS AND LAND SURVEYORS
2777 GROMBOACH BOULEVARD GRAND JUNCTION, CO 81502 (970) 248-2242

GENE PATHOGE GRAND JUNCTION, COLORADO
SCALE: 1/8" = 1'-0"
DATE: 03-30-01
PROJECT NO: 406-0102
SHEET NO: C-45 OF 47

WHITE WILLOWS SUBDIVISION FILING ONE
TRACT A LAYOUT AND LANDSCAPING PLAN



LEGEND

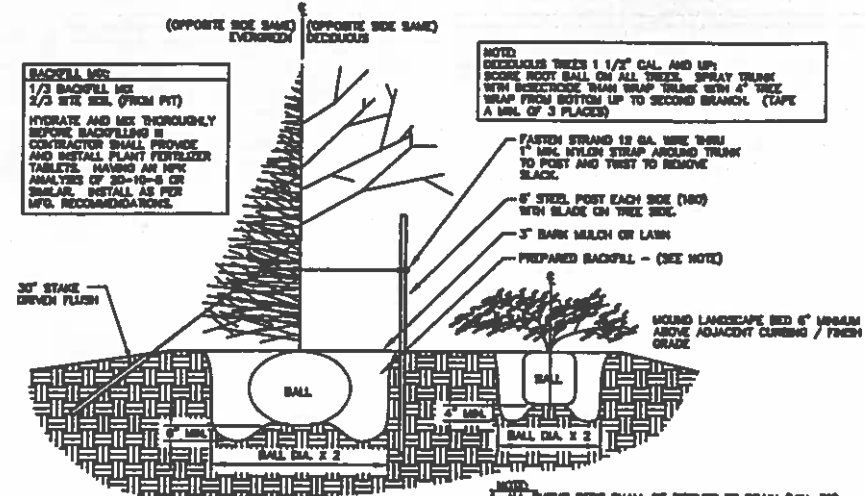
- EXISTING TREES TO REMAIN WHERE POSSIBLE (SEE SHEET 21 OF 24 FOR MORE DETAILS)
- 6' CEDAR PRIVACY FENCE

NOTES

ALL EXISTING TREES ON THIS PROPERTY ARE TO REMAIN IN PLACE AND PRESERVED UNLESS REMOVAL IS REQUIRED FOR NEW CONSTRUCTION

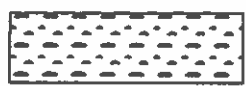
1. TREES AND SHRUBS TO BE PLANTED AS PART OF THIS PLAN ARE TO BE SELECTED FROM THOSE INCLUDED IN THE PLANT LIST AS DETERMINED BY INVENTORY FROM LOCAL NURSERIES.
2. ALL SHRUB BEDS SHALL RECEIVE A MINIMUM OF 3" DEEP MULCH CONSISTING OF SHREDDED ASPEN MULCH.
3. LANDSCAPED AREAS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. LANDSCAPED AREAS (EXCEPT DETENTION POND) ARE TO BE IRRIGATED BY A DRIP SYSTEM CONNECTED TO THE PRESSURIZED UNDERGROUND SYSTEM THAT WILL BE CONSTRUCTED AS PART OF THIS PROJECT. DETENTION POND TURF SHALL BE IRRIGATED BY POP-UP IMPACT HEADS CAPABLE OF PROVIDING 3" PER WEEK WITHIN A PERIOD OF NO LONGER THAN 12 HOURS. IRRIGATION SYSTEMS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. IRRIGATION DESIGNS (DRIP AND IMPACT) SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
5. PLANTS WHICH DIE OR ARE UNHEALTHY SHALL BE REPLACED.
6. IRRIGATION SYSTEM SHALL BE DESIGNED TO MITIGATE FLOW OF IRRIGATION WATER OVER SIDEWALKS.
7. LANDSCAPING CONTRACTOR TO INSTALL A WEED BARRIER AND 1" LAYER OF CRUSHED GRAVEL FOR ALL AREAS ALONG 25 ROAD AND F-1/2 ROAD BETWEEN FENCE AND BACK OF WALK.

PLANT LIST					
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	
SHRUBS:					
DECIDUOUS					
○	CHARLES JOLY LILAC	SYRINGA VULGARIS "CHARLES JOLY"	22	6 GAL.	
	COMMON WHITE LILAC	SYRINGA VULGARIS "ALBA"	22	6 GAL.	
	COMMON PURPLE LILAC	SYRINGA VULGARIS	22	6 GAL.	
TREES:					
DECIDUOUS					
○	LITTLE LEAF LINDEN	TILIA CORDATA	8	1 1/2"	
	SKYLINE HONEY LOCUST	GLADSTONIA TRIACANTHOS INERMIS	7	1 1/2"	
	URBANITE ASH	FRAXINUS PENNSYLVANICA "URBANITE"	7	1 1/2"	



PLANTING DETAIL (TYP.)
NOT TO SCALE

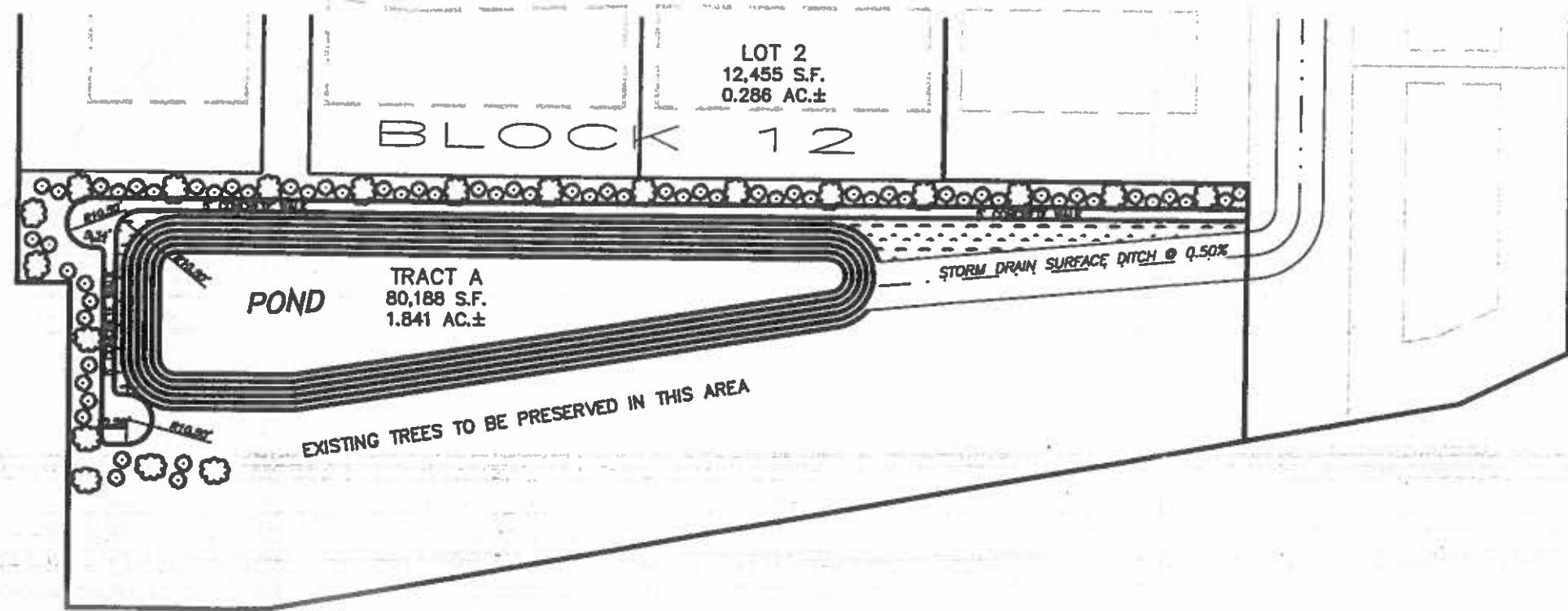
1. ALL SHRUB BEDS SHALL BE PITCHED TO DRAIN (MIN. 3%).
2. ALL SHRUB BEDS SHALL RECEIVE MIN. 16" NATIVE TOPSOIL.
3. ALL PERENNIAL/GROUND COVER AREAS SHALL BE MOUNDING HIGHER THAN ADJACENT SHRUB AREAS SO THAT MULCH TOP DRESSING CAN BE REDUCED TO +/- 1" DEPTH.



NATIVE GRASS SEED MIXTURE FOR UNMAINTAINED, NONIRRIGATED AREAS

COMMON NAME	SCIENTIFIC NAME	VARIETY	PLS ^a LBS./ACRE ^b
PUBESCENT WHEATGRASS	ELYTRIGIA INTERMEDIA (HOST)	LUNA	3.5
SMOOTH BROME	BROMUS INERMIS LEYSS.	LINCOLN	2.0
WESTERN WHEATGRASS	PASCOPYRUM SMITHII (RYDB.)	ARRIBA	1.5
SANFORD	ONOBRYCHIS VIOIFOLIA SCOP.	ESQ	8.0

^aPLS = PURE LIVE SEED
^bDRILL SEEDING RATE. THIS RATE SHALL BE DOUBLED FOR BROADCAST SEEDING.



Project: R240016.011awg\LAND.dwg, 03/30/01 01:51:05 PM, PAU

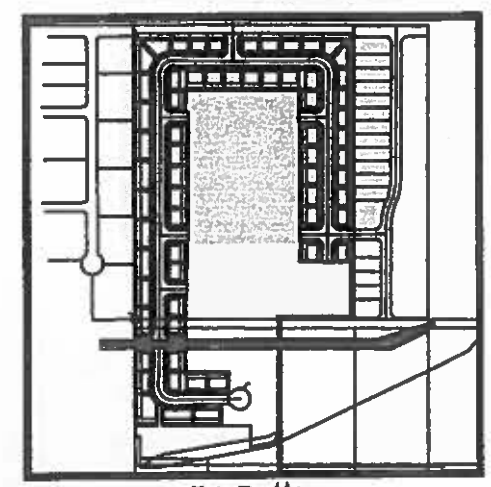
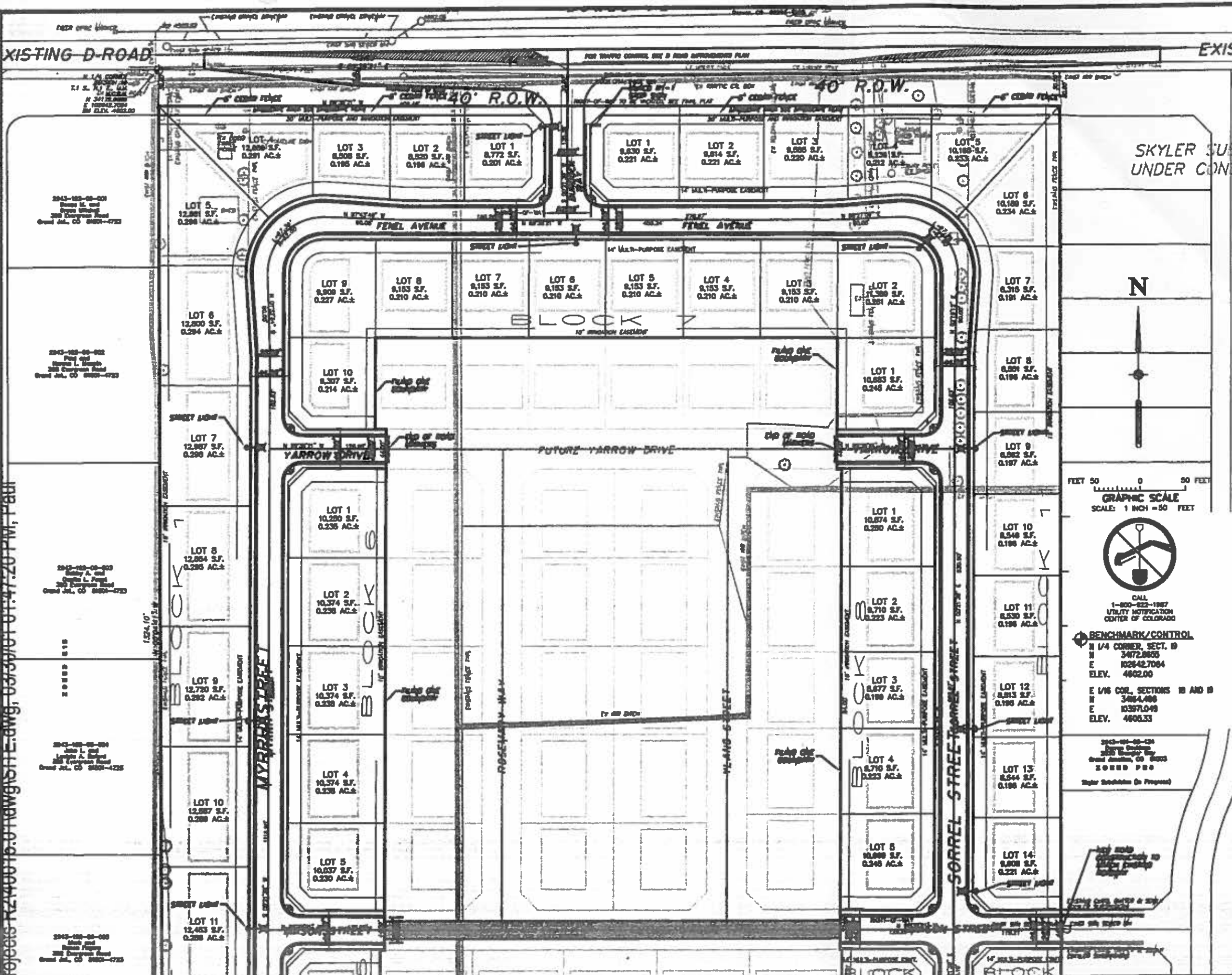
REV	DATE	DESCRIPTION	BY	CHK
1	03-30-01	REVISED PER AGENCY REVIEW COMMENTS	PCP	PMO

ORTURION
ENGINEERING CORPORATION
CONSULTING ENGINEERS AND LAND SURVEYORS
2777 CROSSROADS BOULEVARD GRAND JUNCTION, CO 81502 970 245-2242

GENE PATWOCZ
GRAND JUNCTION, COLORADO

**WHITE WILLOWS SUBDIVISION FILING ONE
TRACT A LAYOUT AND LANDSCAPING PLAN**

SHEET NO. 4086.01.02
DATE: 03-30-01
SHEET NO. C-45 OF 47



N

FEET 0 50
GRAPHIC SCALE
 SCALE: 1 INCH = 50 FEET



CALL
 1-800-322-1987
 UTILITY NOTIFICATION
 CENTER OF COLORADO

BENCHMARK/CONTROL
 N 1/4 CORNER, SECT. 10
 N 3472.8600
 E 102642.7004
 ELEV. 4802.00

E 1/16 COR. SECTIONS 10 AND 11
 N 3464.480
 E 103970.48
 ELEV. 4805.33

- DRAWING NOTES**
1. FOR GRADING AND DRAINAGE INFORMATION SEE GRADING AND STORM WATER MANAGEMENT PLANS.
 2. FOR LANDSCAPING INFORMATION SEE LANDSCAPE PLANS.
 3. FOR UTILITY INFORMATION SEE UTILITY COMPOSITE PLANS.
 4. FOR ROADWAY CONSTRUCTION SEE ROADWAY PLANS AND PROFILES.
 5. ALL STREET LIGHTING SHALL BE CONSTRUCTED ACCORDING TO PUBLIC SERVICE COMPANY OF COLORADO, OR GRAND VALLEY POWER CO. SPEC.
 6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 7. ALL END OF ROAD MARKERS SHALL BE ACCORDING TO MUTCD SECTION 3C-4.

APPROVED FOR CONSTRUCTION:	APPROVED FOR CONSTRUCTION:
CITY BOUNDARY CROSSING: _____	COUNTY BOUNDARY CROSSING: _____
ACCEPTED AS CONSTRUCTED:	ACCEPTED AS CONSTRUCTED:
CITY BOUNDARY CROSSING: _____	COUNTY BOUNDARY CROSSING: _____

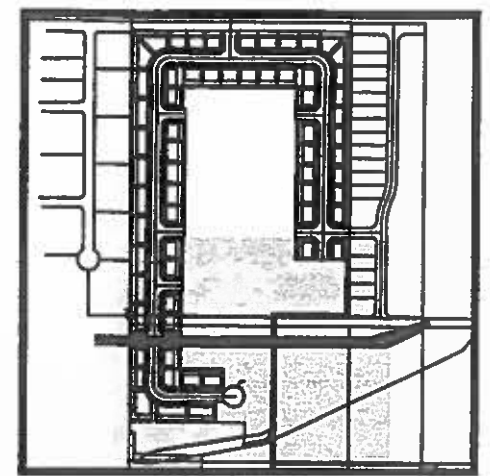
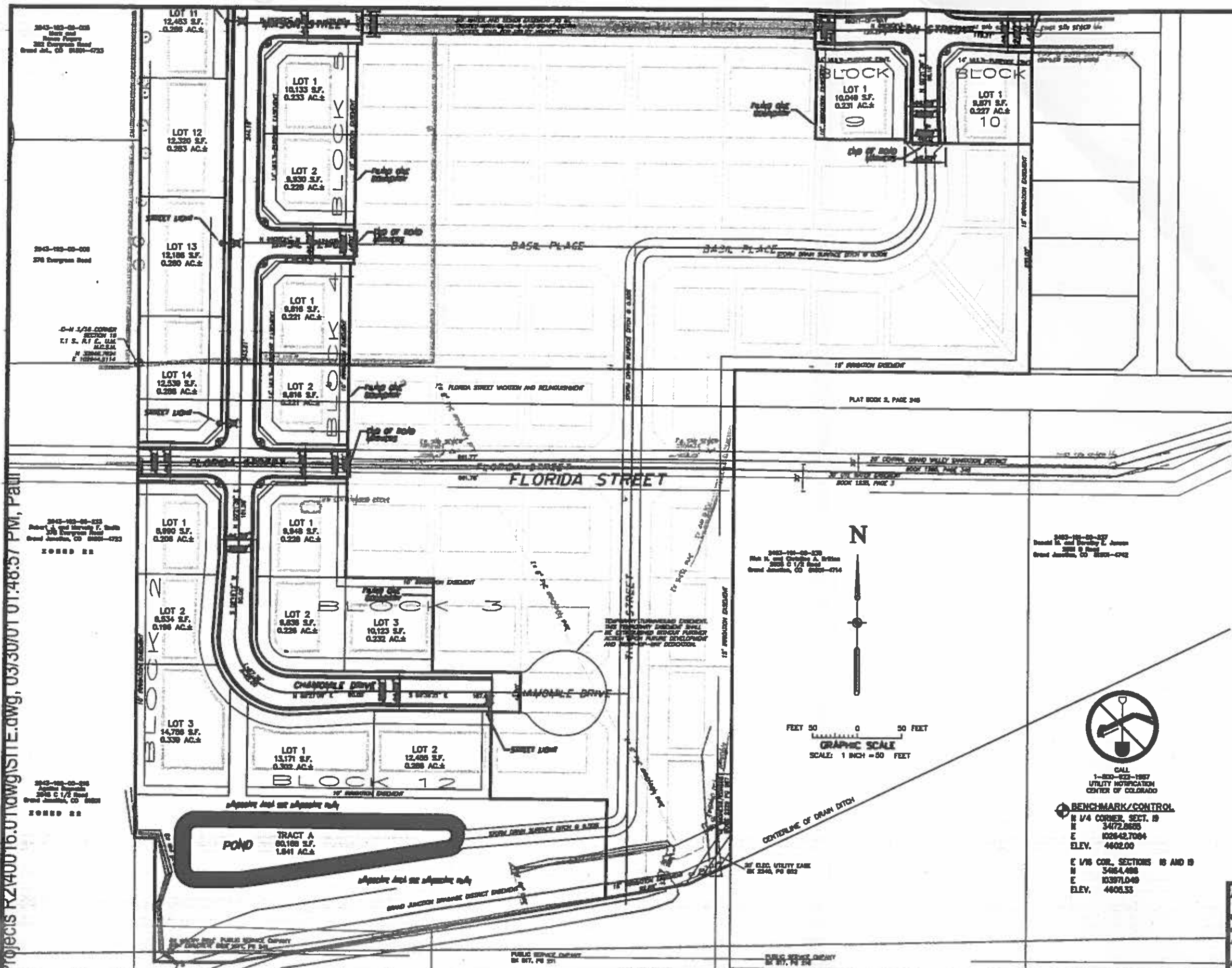
DATE	BY	REV	DESCRIPTION	BY	DATE
03-30-01	PCP	1	REVISED PER AGENCY REVIEW COMMENTS	PCP	03-30-01

CRITERION
 ENGINEERING CORPORATION
 CONSULTING ENGINEERS AND LAND SURVEYORS

GENE PATNOCE
 GRAND JUNCTION, COLORADO
 SCALE: 1" = 50'
 SHEET NO. 406.02.01
 DATE: 03-30-01
 SHEET NO. C-7 OF 47

WHITE WILLOWS SUBDIVISION FILING ONE
OVERALL SITE PLAN, NORTH

PROJECT RZ140016.UTOWG\SITE.dwg, 03/30/01 01:48:57 PM, Paul



KEY PLAN
NTS

- DRAWING NOTES**
1. FOR GRADING AND DRAINAGE INFORMATION SEE GRADING AND STORM WATER MANAGEMENT PLANS.
 2. FOR LANDSCAPING INFORMATION SEE LANDSCAPE PLANS.
 3. FOR UTILITY INFORMATION SEE UTILITY COMPOSITE PLANS.
 4. FOR ROADWAY CONSTRUCTION SEE ROADWAY PLANS AND PROFILES.
 5. ALL STREET LIGHTING SHALL BE CONSTRUCTED ACCORDING TO PUBLIC SERVICE COMPANY OF COLORADO, OR GRAND VALLEY POWER CO. SPEC.
 6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 7. ALL END OF ROAD MARKERS SHALL BE ACCORDING TO MUTCD SECTION 3C-4.



FEET 50 0 50 FEET
GRAPHIC SCALE
SCALE: 1 INCH = 50 FEET

CALL
1-800-822-1987
UTILITY NOTIFICATION
CENTER OF COLORADO

BENCHMARK/CONTROL
1/4 CORNER, SECT. 19
3472.2650
102842.7004
ELEV. 4402.00

1/8 COR. SECTIONS 18 AND 19
3484.498
103970.49
ELEV. 4405.33

APPROVED FOR CONSTRUCTION:	APPROVED FOR CONSTRUCTION:
CITY ENGINEER/DESIGNER: _____ DATE: _____	COMMUNITY DEVELOPMENT: _____ DATE: _____
ACCEPTED AS CONSTRUCTED:	ACCEPTED AS CONSTRUCTED:
CITY ENGINEER/DESIGNER: _____ DATE: _____	COMMUNITY DEVELOPMENT: _____ DATE: _____

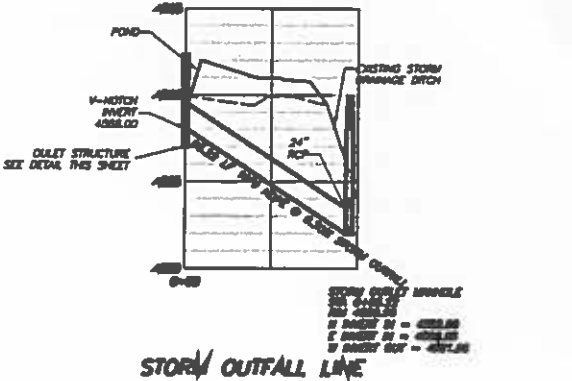
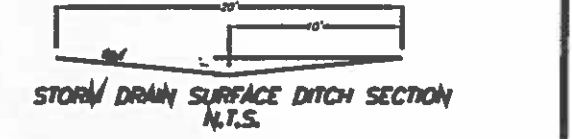
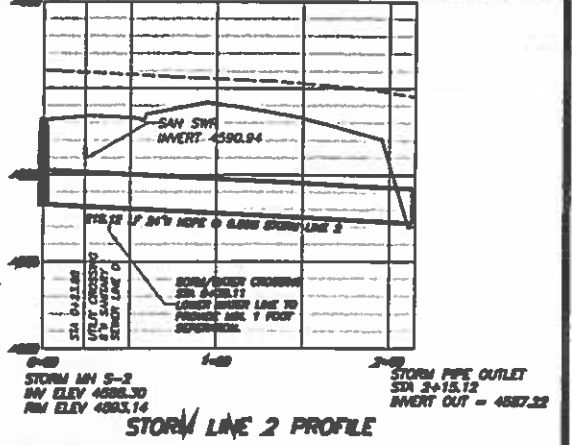
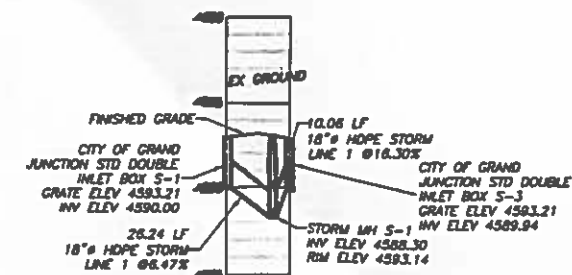
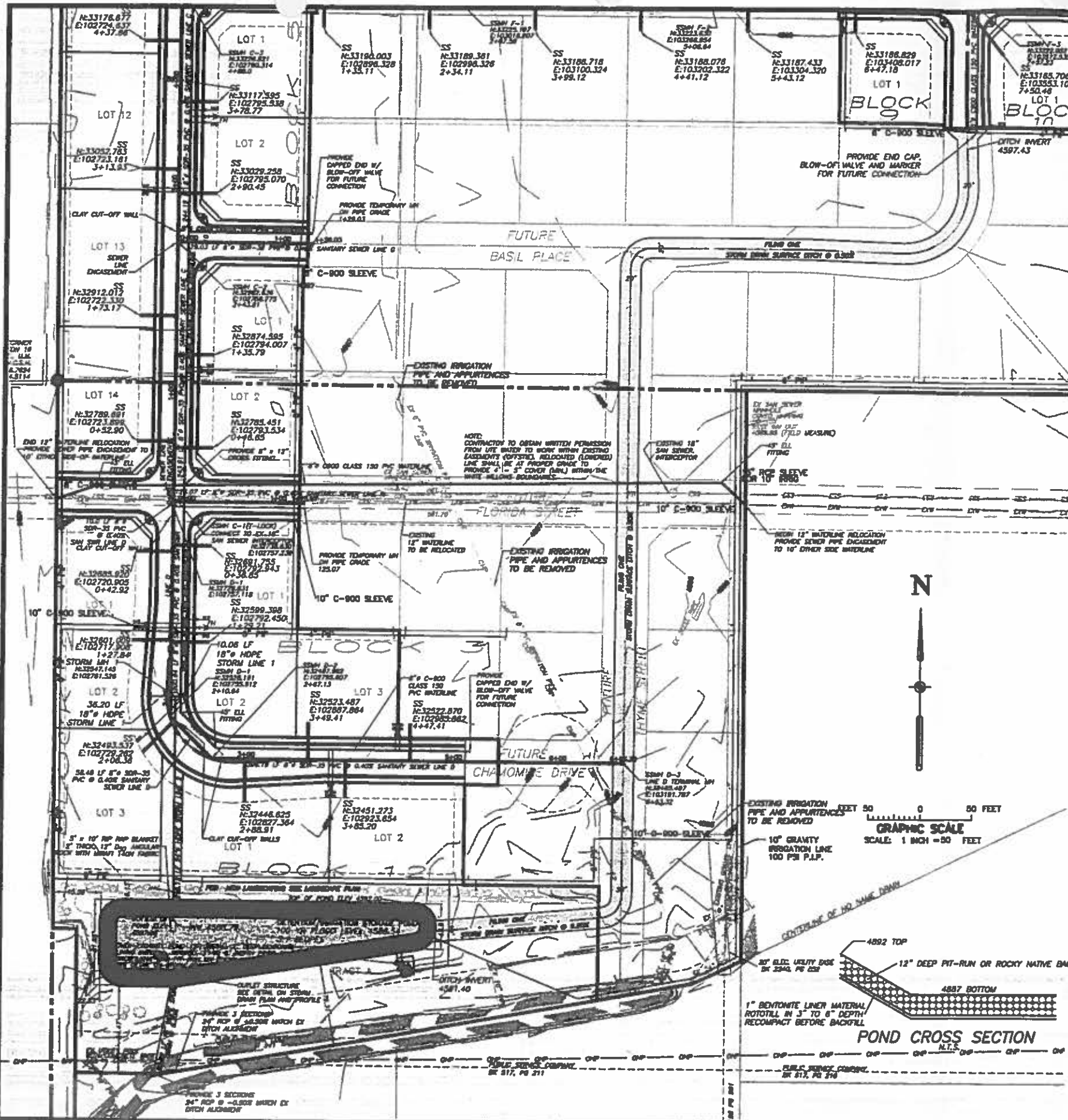
REVISION	DATE	DESCRIPTION	BY	CHKD
1	03-30-01	REVISED PER AGENCY REVIEW COMMENTS	PCP	PMO

CRITERION
ENGINEERING CORPORATION
CONSULTING ENGINEERS AND LAND SURVEYORS

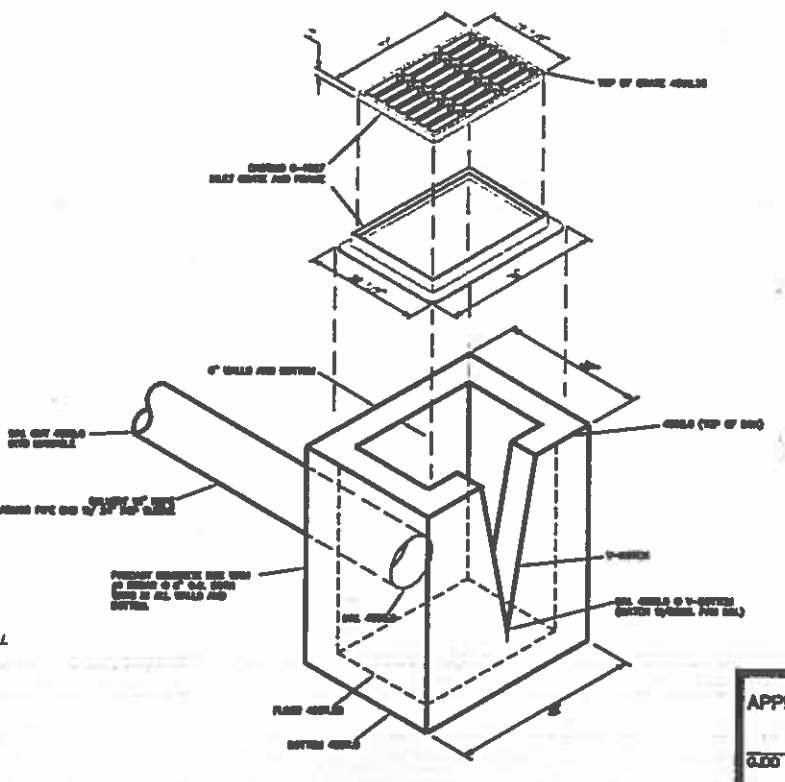
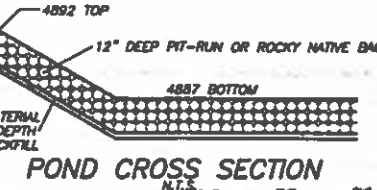
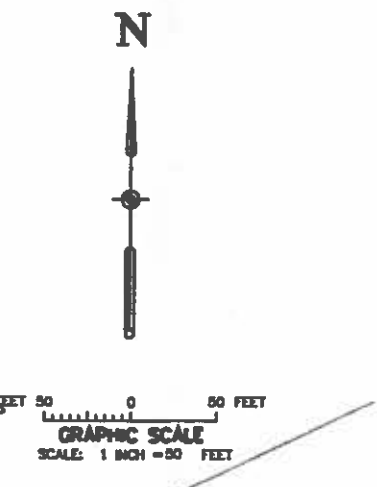
GENE PATNOCE
GRAND JUNCTION, COLORADO

WHITE WILLOWS SUBDIVISION FILING ONE
OVERALL SITE PLAN, SOUTH

SCALE: 1" = 50'
SHEET NO. 40N.01.02
DATE: 03-30-01
SHEET NO. C-8 OF 47



UTILITY NOTES:
 1. CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATION AND FIELD VERIFICATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED IMPROVEMENTS AND CONNECTIONS. THE CONTRACTOR HAS PRIMARY RESPONSIBILITY AND LIABILITY FOR DAMAGE TO ANY EXISTING UTILITIES AND MUST REPORT ANY HORIZONTAL OR VERTICAL LOCATION DISCREPANCIES TO ENGINEER IMMEDIATELY.
 2. CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATION AND VERIFICATION OF THE FIBER-OPTIC CABLE BURIED NORTH OF D-ROAD. THIS CABLE WAS INSTALLED IN FLEXIBLE CONDUIT BY MEANS OF DIRECTIONAL BORING MACHINERY. THE CONTRACTOR MUST CONTACT THE CABLE OWNER AND LOCATE THE CONDUIT PRIOR TO THE USE OF ANY EXCAVATION OR BORING EQUIPMENT AND MUST AVOID DAMAGE TO THE BURIED CABLE.



CALL 1-800-822-1987
 UTILITY NOTIFICATION
 CENTER OF COLORADO
BENCHMARK/CONTROL
 N 1/4 CORNER, SECT. 19
 N 3472.0650
 E 102642.7004
 ELEV. 4602.00
 E 1/4 COR. SECTIONS 18 AND 19
 N 3484.400
 E 103871.048
 ELEV. 4605.33

APPROVED FOR CONSTRUCTION:	
_____	_____
DATE	
ACCEPTED AS CONSTRUCTED:	
_____	_____
DATE	

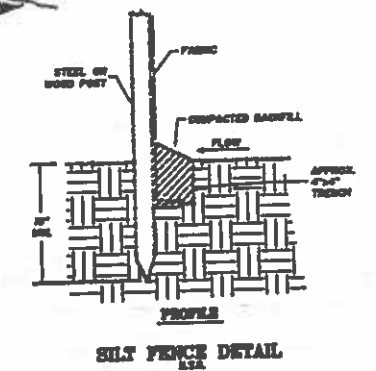
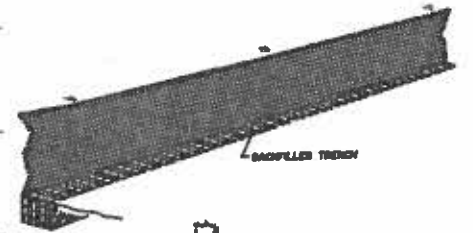
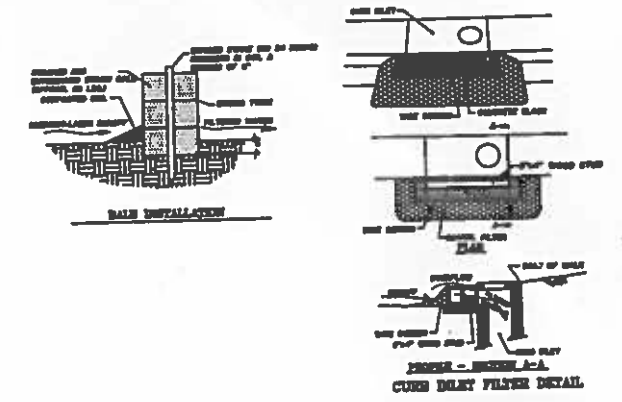
REVISION	DATE	DESCRIPTION	BY	CHKD
1	03-30-01	REVISED PER AGENCY REVIEW COMMENTS	PCP	PMO

CRITERION
 ENGINEERING CORPORATION
 CONSULTING ENGINEERS AND LAND SURVEYORS
 2777 CROSSROADS BOULEVARD GRAND JUNCTION, CO 81505 970-248-2243

GENE PATHOGE
 GRAND JUNCTION, COLORADO
 SCALE: PLAN: 1" = 40'; PROFILE: 1" = 10'
 DATE: 03-30-01
 SHEET NO: C-16 OF 47
 PROJECT NO: 4016.01.02

PLAN NOTES
 1. FOR ROAD GRADING AND SLOPES SEE ROADWAY PLAN AND PROFILE SHEETS
 2. ALL CONSTRUCTION ACTIVITIES AND DISTURBANCES SHALL BE CONTAINED WITHIN PATNODE PROPERTY AS IDENTIFIED IN THIS PLAN SET

- General Notes**
1. At all times during construction, erosion and sediment control shall be maintained by the developer or his designated representative.
 2. Erosion control system shall be installed as grading progresses.
 3. Erosion bales shall be straw or hay, depending on availability.
 4. Details shown are schematic only. Adjust as necessary to fit field conditions.
 5. Erosion bales shall be placed to avoid runoff flowing between, around or under bales. Bales shall be anchored with 2" x 2" x 4' wooden stakes or #4 reinforcing bars, two per bale (see details for further instructions).
 6. Negative impacts to downstream creeks (or receiving waters) caused by the overtop grading to be monitored and corrected by the developer.
 7. Mulch shall be applied to achieve a stubbled surface to the designated areas to prevent dust and aid in limiting wind erosion. Contractor shall have a water truck made available to assist in controlling dust and wind erosion.
 8. Construction traffic entrances shall be cleaned on a continual basis during overlotting and during the duration home construction.



CALL
 1-800-822-1887
 UTILITY NOTIFICATION
 CENTER OF COLORADO

BENCHMARK/CONTROL
 N 1/4 CORNER, SECT. 19
 N 3472.8655
 E 102842.7084
 ELEV. 4602.00

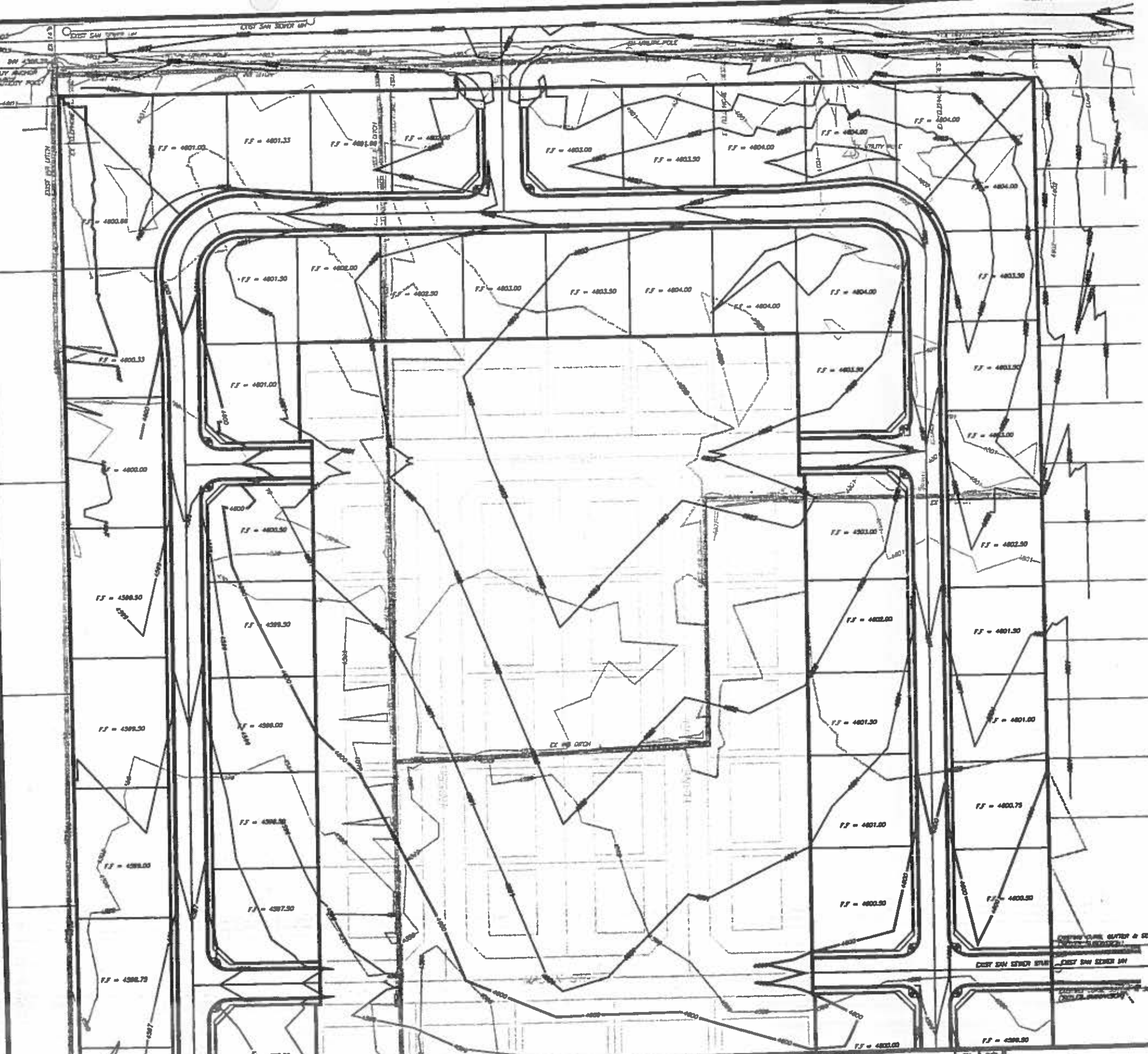
E 1/8 COR. SECTIONS 18 AND 19
 N 3484.488
 E 103871.048
 ELEV. 4605.33

APPROVED FOR CONSTRUCTION:

DESIGNED _____ DATE _____

ACCEPTED AS CONSTRUCTED:

CONSTRUCTED _____ DATE _____



DESIGNED BY: PCP	REVIEWED BY: PCP
DATE:	FOR:

CRITERION
 ENGINEERING CORPORATION
 CONSULTING ENGINEERS AND LAND SURVEYORS

REVISION	DATE	DESCRIPTION	BY	CHKD
1	03-20-07	REVISED FOR REVIEW AGENCY COMMENTS	PCP	PHD

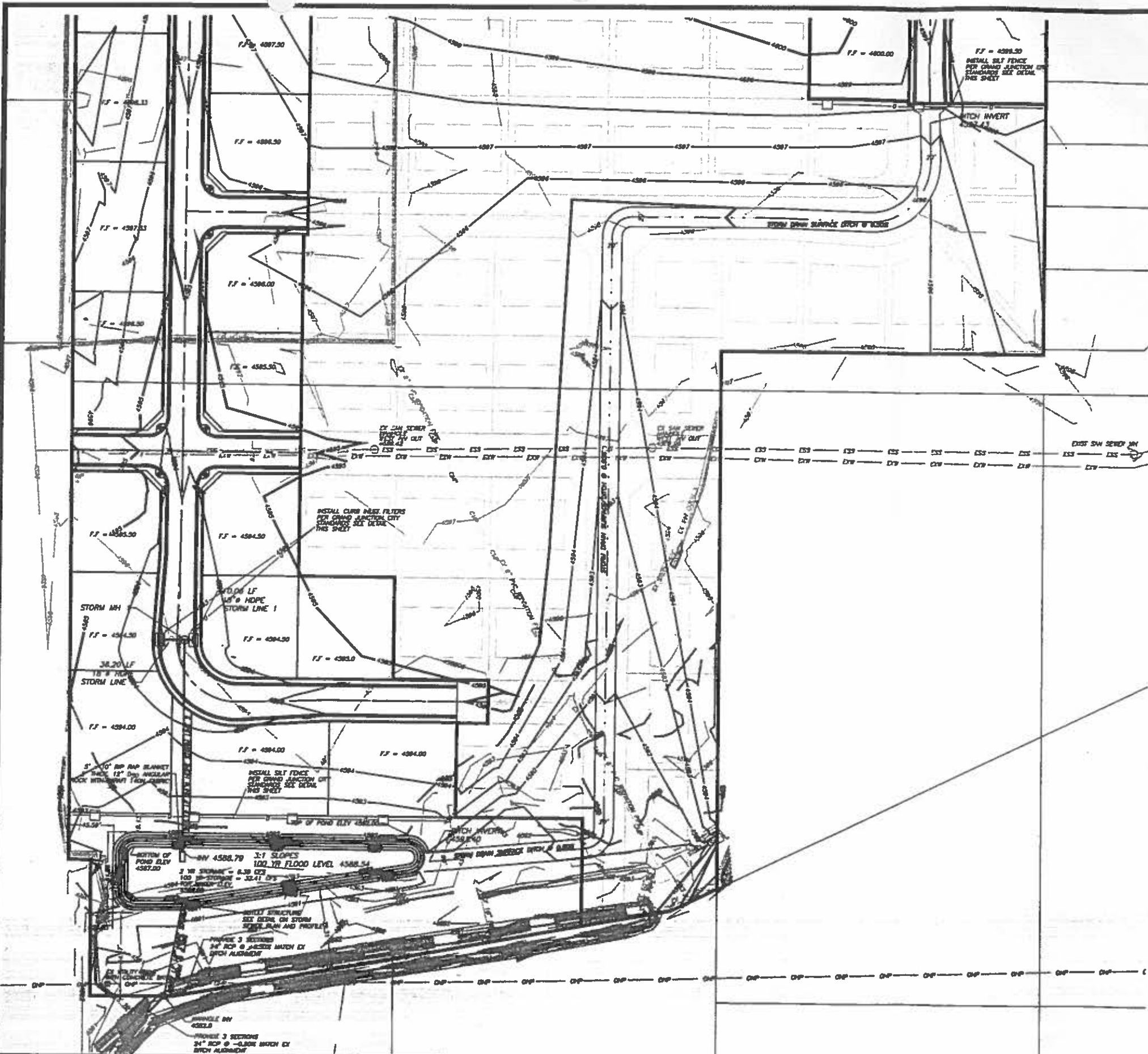
GENE PATNODE

GRAND JUNCTION, COLORADO

WHITE WILLOWS SUBDIVISION FILING ONE
 GRADING, DRAINAGE AND STORMWATER MANAGEMENT PLAN, NORTH

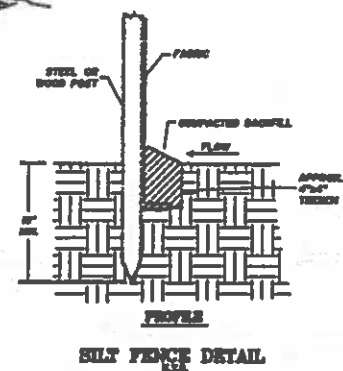
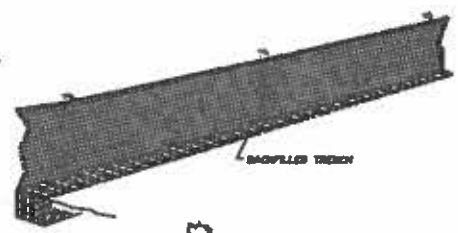
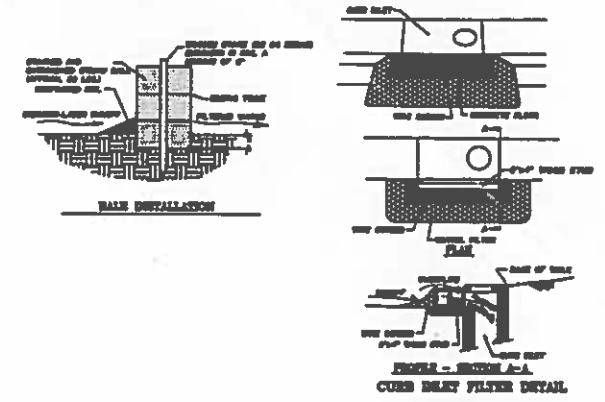
NO. OF SHEETS	SHEET NO.	DATE
1	42	05-09-07

C.42 OF 47



PLAN NOTES
 1. FOR ROAD GRADING AND SLOPES SEE ROADWAY PLAN AND PROFILE SHEETS
 2. ALL CONSTRUCTION ACTIVITIES AND DISTURBANCES SHALL BE CONTAINED WITHIN PATNODE PROPERTY AS IDENTIFIED IN THIS PLAN SET

- General Notes**
- At all times during construction, erosion and sediment control shall be maintained by the developer or his designated representative.
 - Erosion control system shall be installed as grading progresses.
 - Erosion bores shall be straw or hay, depending on availability.
 - Details shown are schematic only. Adjust as necessary to fit field conditions.
 - Erosion bores shall be placed to avoid runoff flowing between, around or under bores. Bores shall be anchored with 2" x 2" x 4" wooden stakes or #4 reinforcing bars, two per bore (see details for further instructions).
 - Negative impacts to downstream areas (or receiving waters) caused by the overtop grading to be monitored and corrected by the developer.
 - Mulch shall be applied to achieve a stubbled surface to the designated areas to prevent dust and soil in blowing wind erosion. Contractor shall have a water truck made available to assist in controlling dust and wind erosion.
 - Construction traffic entrances shall be cleaned on a continual basis during overtopping and during the duration home construction.



CALL
 1-800-822-1867
 UTILITY NOTIFICATION
 CENTER OF COLORADO

BENCHMARK/CONTROL
 1/4 CORNER, SECT. 18
 N 3472.8655
 E 102642.7084
 ELEV. 4802.00

E 1/8 COR. SECTIONS 18 AND 19
 N 3485.4488
 E 103971.0448
 ELEV. 4806.33

APPROVED FOR CONSTRUCTION:
 _____ DATE _____

ACCEPTED AS CONSTRUCTED:
 _____ DATE _____

DESIGNED BY: PCP	REVIEWED _____ DATE _____ FOR _____
CHECKED BY: PMO	REVIEWED _____ DATE _____ FOR BANNER ASSOCIATES, INC.

CRITERION
 ENGINEERING CORPORATION
 CONSULTING ENGINEERS AND LAND SURVEYORS
 2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81508 • 970 248-2242

REVISION	DATE	DESCRIPTION	BY	CHKD
1	03-30-01	REVISED PER REVIEW AGENCY COMMENTS	PCP	PMO

GENE PATNODE
 GRAND JUNCTION, COLORADO

WHITE WILLOWS SUBDIVISION FILING ONE
 GRADING, DRAINAGE AND STORMWATER MANAGEMENT PLAN, SOUTH

SCALE: 1" = 40'

DATE: 06-20-01

SHEET NO. **C-43 OF 47**

WHITE WILLOWS, FILING ONE
 LOCATED IN THE W 1/2 OF THE NE 1/4 OF SECTION 19,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN,
 MESA COUNTY, COLORADO

AREA SUMMARY

LOTS	14,816 AC.±	37.6%
ROADS	4,806 AC.±	12.4%
TRACT A	1,841 AC.±	4.7%
BLOCK 13	17,811 AC.±	45.3%
TOTAL	38,874 AC.±	100%

LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED PLS 19597
 - ▲ FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED MONUMENT, PLS 24943
 - FOUND THIS SURVEY, 5/8" REBAR WITH CAP, MARKED P.S.C. TRANS. ENG. LS 10091
 - FOUND THIS SURVEY, BARE 5/8" REBAR.
 - ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- ALL BOUNDARY CORNERS SET IN CONCRETE PER CITY OF GRAND JUNCTION CODE

NOTES:

1. Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon a defect in this survey be commenced more than ten years from the date of certification shown hereon.
2. BASIS OF BEARINGS: Assume the North line of the NW 1/4 of the NE 1/4 of Section 19, Township 1 South, Range 1 East, Ute Meridian to bear N 89° 38' 21" W. Monuments on this line are indicated as shown on this Plat.
3. Existing property corners which were recovered during this survey which were within 0.25 feet ± of the position of record were accepted as being in the proper location as shown by record.
4. Lots 1 through 4, Block 1 and Lots 1 through 3, Block 11 shall have no vehicular access to D Road.
5. All Dwelling units will require a foundation design performed by a registered professional engineer certified to perform such work. This site contains uncompactd fill used for overall grading throughout the site. Dwelling foundations must be directly supported on the soils existing prior to the time construction (grading) activities commenced for this site. See the grading and drainage plan for finish floor elevations and maximum bottom of footer elevations to ensure compliance. Other concrete footwork (driveways, patios, sidewalks, etc.) should be properly supported below finished grade as recommended by the foundation designer.

CERTIFICATE OF OWNERSHIP AND DEDICATION

DESCRIPTION OF WHITE WILLOWS, FILING ONE

more specifically described as follows:

30.00 feet and considering the north line of the NW 1/4 of the NE 1/4, of said relative thereto:

1. Thence S 89° 38' 21" E, 996.18 feet;
2. Thence S 00° 08' 03" W, 1295.71 feet;
3. Thence N 89° 32' 40" W, 329.42 feet;
4. Thence S 00° 01' 51" W, 546.82 feet;
5. Thence S 84° 44' 29" W, 512.1 feet;
6. Thence S 80° 00' 59" W, 516.97 feet;
7. Thence N 89° 35' 31" W, 83.00 feet;
8. Thence N 00° 03' 31" W, 137.50 feet;
9. Thence N 89° 35' 31" E, 22.50 feet;
10. Thence N 00° 03' 31" W, 525.30 feet;
11. Thence N 00° 04' 41" W, 1294.10 feet to the point of beginning.

White Willows, Filing One as described above contains 38,874 acres more or less.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

1. All streets, roads and Right-of-Ways are dedicated to the City of Grand Junction for the use of the public forever. Before acceptance of a dedication of any Street or Right-of-Way, the City may require proof of acceptable environmental condition by e.g. a "phase 1" environmental audit.
2. All Multi-purpose Easements to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
3. All Utility Easements to the City of Grand Junction for the use of City-approved public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public providers and appurtenant facilities.
4. All Central Grand Valley Sanitation District Easements to the Central Grand Valley Sanitation District, its successors and assigns for the installation, operation, maintenance, and repair of Central Grand Valley Sanitation District facilities.
5. All Irrigation easements are dedicated to the White Willows Homeowners Association, Inc. as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water. Deed of conveyance recorded in Book _____ at Page _____, subject to the to further conditions and restrictions as may be set forth in that instrument.
6. All landscaping easements are dedicated to the White Willows Homeowners Association, Inc. as perpetual easements for aesthetic purposes as determined appropriate by said homeowners association. Deed of conveyance recorded in Book _____ at Page _____, subject to the to further conditions and restrictions as may be set forth in that instrument.
7. Tract A (Private Open Space) is dedicated to the White Willows Homeowners Association, Inc. as perpetual easements for (a) conveying and detaining/retaining of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; (b) the installation, operation, maintenance and repair of private irrigation systems (c) the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines (d) recreational and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded in Book _____ at Page _____, subject to the to further conditions and restrictions as may be set forth in that instrument.

All easements include the right of ingress and egress on, along, over, under, through, and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to Dredge; provided however, that the beneficiaries of said easement shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owners, White Willow of Grand Junction, Inc., have caused their names to be hereunto subscribed this _____ day of _____, A.D., 2002.

Eugene Patnode, President

 Loretta Patnode, Vice President

ACKNOWLEDGMENT OF OWNERSHIP

State of Colorado } ss
 County of Mesa }

On this _____ day of _____, A.D., 2002, before me the undersigned officer, personally appeared Eugene Patnode, President; Loretta Patnode, Vice President of White Willow Developers of Grand Junction, Inc., and acknowledged that they executed the foregoing Certificate of Ownership, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
 My commission expires _____

Notary Public

LIEN HOLDER'S CERTIFICATE

The First National Bank of the Rockies, having properly interests in or encumbrances upon the property involved approve this plat of White Willows, Filing One this _____ day of _____, A.D., 2002.

Bruce Penny, Vice President

ACKNOWLEDGMENT OF LIEN HOLDER

State of Colorado } ss
 County of Mesa }

On this _____ day of _____, A.D., 2002, before me the undersigned officer, personally appeared Bruce Penny, as Vice President of the First National Bank of the Rockies and acknowledged that he executed the foregoing Certificate of Lien Holder, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
 My commission expires _____

Notary Public

CITY APPROVAL

The White Willows, Filing One is approved and accepted this _____ day of _____, A.D., 2002.

City Manager

Mayer

COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado } ss
 County of Mesa }

I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County of _____, M., on the _____ day of _____, A.D. 2002 in Plat Book _____.

No. _____ Page No. _____ Reception No. _____
 Drawer No. _____ Fees _____

Mesa County Clerk and Recorder

Deputy

DECLARATIONS

The Declaration of Covenants and Restrictions are recorded in Book _____ at Page _____ through _____ in the records of the office of the Mesa County Clerk and Recorder.

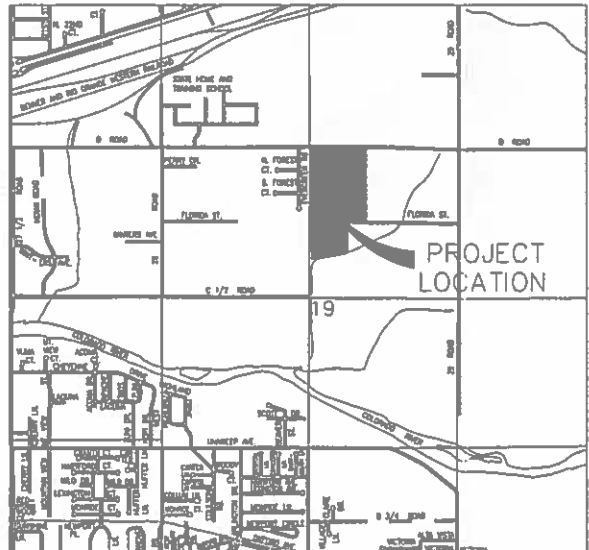
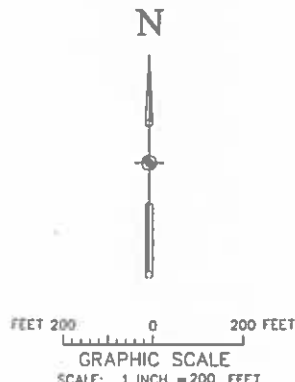
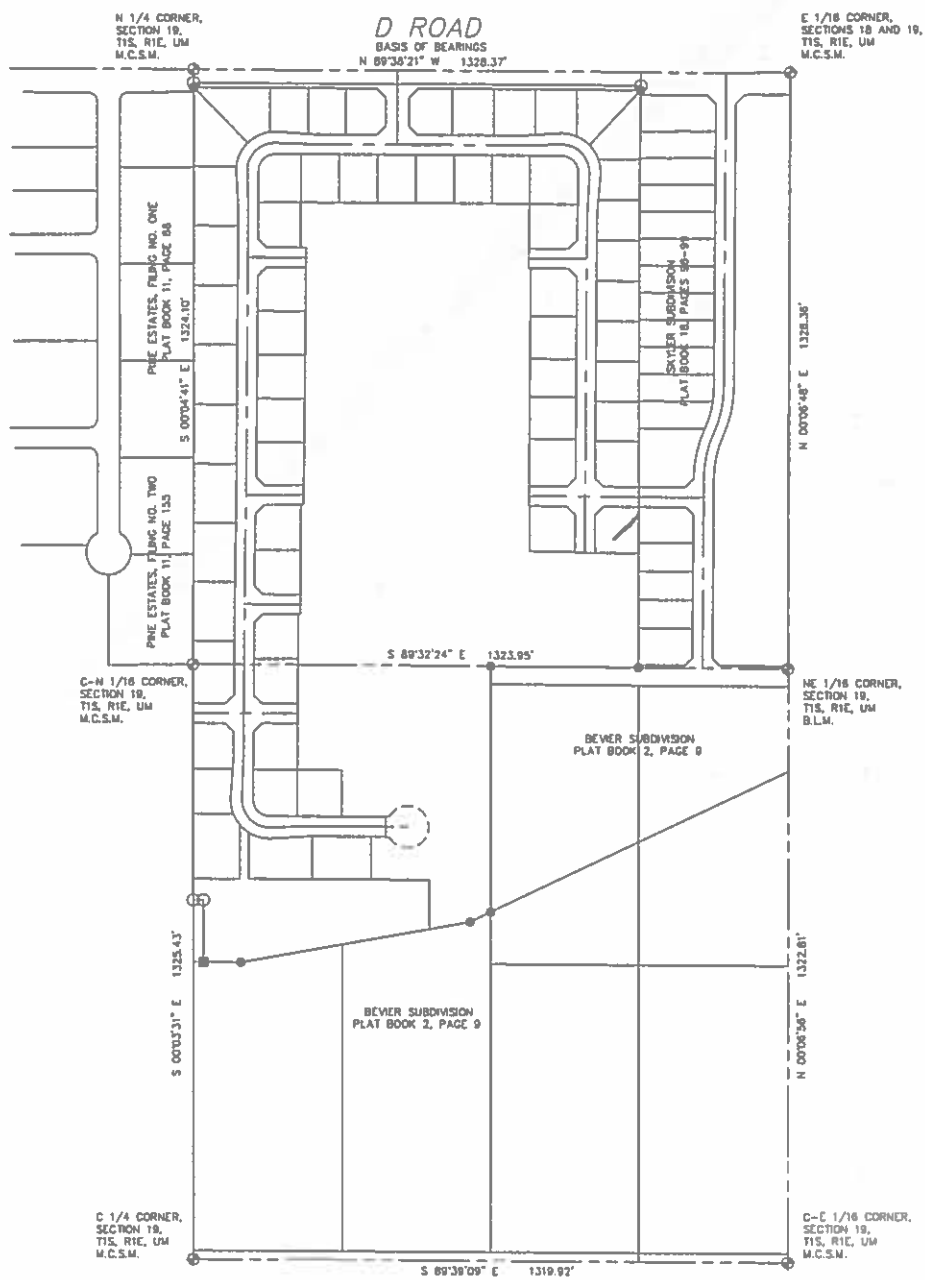
SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Vista Engineering Corporation, and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of White Willows, Filing One shown hereon was prepared under my direct supervision and is in compliance with applicable City of Grand Junction Zoning and Development Codes and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and seal this _____ day of _____, A.D., 2002.

Dean E. Ficklin
 P.L.S., 19597

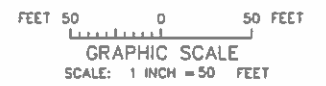
62 LOTS



VICINITY MAP

WHITE WILLOWS, FILING ONE
 LOCATED IN THE
 W 1/2 OF THE NE 1/4 SECTION 19,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST,
 UTE MERIDIAN, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP. GRAND JUNCTION, COLORADO			
SCALE:	JOB NO:	DATE:	SHEET NO:
1" = 200'	4016.01-02	5-24-02	1 of 3



LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED PLS 19597
 - ▲ FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED MONUMENT, PLS 24843
 - FOUND THIS SURVEY, 5/8" REBAR WITH CAP, MARKED P.S.C. TRANS. ENG. LS 10091
 - FOUND THIS SURVEY, BARE 5/8" REBAR.
 - ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
 - F FRONT SETBACK (IDENTIFIED ON CORNER LOTS)
- ALL BOUNDARY CORNERS SET IN CONCRETE PER CITY OF GRAND JUNCTION CODE

LINE DIMENSIONS

NO.	BEARING	DISTANCE
1.	S 45°21'18" W	28.02'
2.	S 44°38'21" E	26.94'
3.	N 44°38'17" W	28.35'
4.	S 45°21'39" E	26.94'
5.	S 01°32'54" E	20.25'
6.	N 45°21'39" E	26.94'
7.	S 44°38'21" E	26.94'
8.	N 45°21'39" E	26.94'
9.	N 44°38'21" W	26.94'
10.	S 45°21'39" W	26.94'
11.	S 44°38'21" E	26.94'
12.	S 44°38'21" E	26.94'
13.	S 45°21'39" W	26.94'
14.	S 44°38'21" E	26.94'
15.	N 45°21'39" E	26.94'
16.	S 44°38'21" E	26.94'
17.	N 45°21'39" E	26.94'
18.	N 45°21'39" E	26.94'
19.	N 44°38'21" W	26.94'
20.	S 44°38'21" E	26.94'
21.	S 45°21'39" W	26.94'

CURVE INFORMATION

①	Δ = 22°05'38"	R = 87.00'	L = 33.56'	T = 16.89'	C = 33.33'	CB = N 76°35'21" W
②	Δ = 22°51'07"	R = 87.00'	L = 34.70'	T = 17.56'	C = 34.47'	CB = N 56°06'46" W
③	Δ = 23°23'50"	R = 87.00'	L = 35.53'	T = 18.01'	C = 35.26'	CB = N 32°59'19" W
④	Δ = 21°39'04"	R = 87.00'	L = 32.86'	T = 16.64'	C = 32.66'	CB = N 107°27'52" W
⑤	Δ = 90°00'00"	R = 37.00'	L = 58.12'	T = 37.00'	C = 52.33'	CB = N 44°38'21" W
⑥	Δ = 90°00'00"	R = 87.00'	L = 136.66'	T = 87.00'	C = 123.04'	CB = N 44°38'21" W
⑦	Δ = 90°00'00"	R = 37.00'	L = 58.12'	T = 37.00'	C = 52.33'	CB = S 45°21'39" W
⑧	Δ = 97°37'41"	R = 87.00'	L = 148.24'	T = 96.43'	C = 130.95'	CB = S 41°32'49" W
⑨	Δ = 08°07'09"	R = 87.00'	L = 12.33'	T = 6.17'	C = 12.32'	CB = S 86°16'05" W
⑩	Δ = 36°36'28"	R = 87.00'	L = 55.59'	T = 28.78'	C = 54.65'	CB = S 63°56'17" W
⑪	Δ = 39°44'24"	R = 87.00'	L = 60.34'	T = 31.44'	C = 58.14'	CB = S 25°45'52" W
⑫	Δ = 13°09'42"	R = 87.00'	L = 18.89'	T = 10.04'	C = 18.94'	CB = S 00°41'11" E
⑬	Δ = 21°43'05"	R = 87.00'	L = 32.98'	T = 16.69'	C = 32.76'	CB = S 102°59'53" E
⑭	Δ = 18°58'21"	R = 87.00'	L = 28.76'	T = 14.51'	C = 28.63'	CB = S 30°49'36" E
⑮	Δ = 17°25'32"	R = 87.00'	L = 26.46'	T = 13.33'	C = 26.35'	CB = S 49°00'27" E
⑯	Δ = 31°55'12"	R = 87.00'	L = 48.47'	T = 24.68'	C = 47.84'	CB = S 73°40'44" E
⑰	Δ = 90°00'00"	R = 87.00'	L = 136.66'	T = 87.00'	C = 123.04'	CB = S 44°38'21" E
⑱	Δ = 90°00'00"	R = 37.00'	L = 58.12'	T = 37.00'	C = 52.33'	CB = S 44°38'21" E
⑲	Δ = 54°04'17"	R = 13.50'	L = 12.74'	T = 8.89'	C = 12.27'	CB = N 63°16'31" E
⑳	Δ = 288°08'34"	R = 47.00'	L = 236.36'	T = 34.06'	C = 55.16'	CB = N 00°21'39" E
㉑	Δ = 54°04'17"	R = 13.50'	L = 12.74'	T = 8.89'	C = 12.27'	CB = N 62°36'12" W

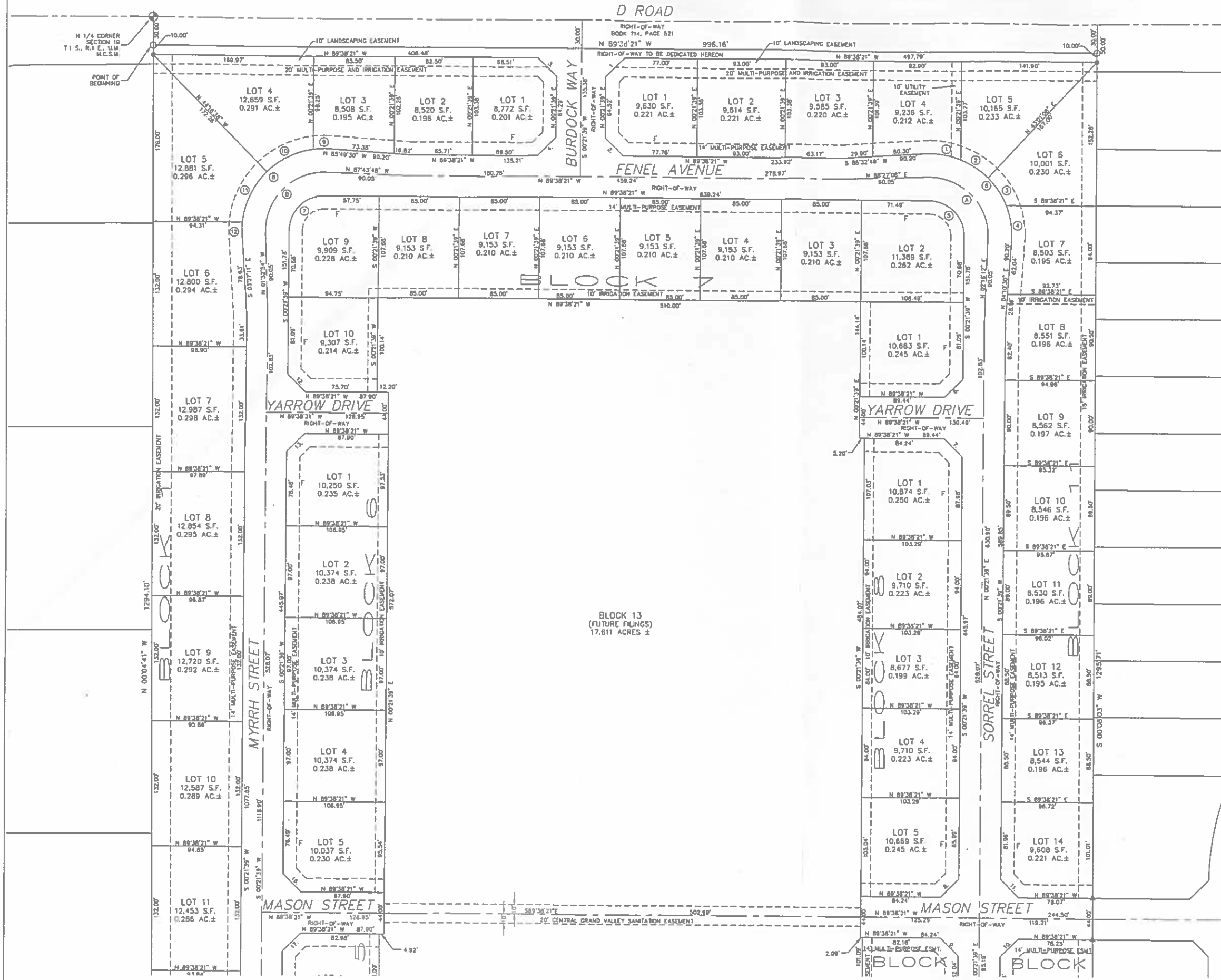
CENTERLINE CURVE INFORMATION

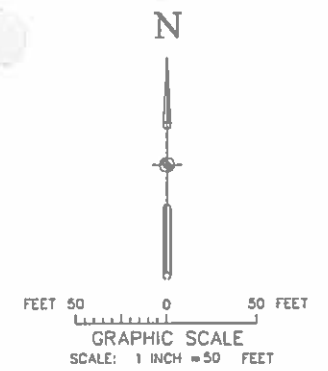
①	Δ = 90°00'00"	R = 62.00'	L = 97.39'	T = 62.00'	C = 87.68'	CB = N 44°38'21" W
②	Δ = 90°00'00"	R = 62.00'	L = 97.39'	T = 62.00'	C = 87.68'	CB = S 45°21'39" W
③	Δ = 90°00'00"	R = 62.00'	L = 97.39'	T = 62.00'	C = 87.68'	CB = S 44°38'21" E

WHITE WILLOWS, FILING ONE
 LOCATED IN THE
 W 1/2 OF THE NE 1/4 SECTION 19,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST,
 UTE MERIDIAN, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

SCALE:	JOB NO:	DATE:	SHEET NO:
1" = 50'	4016.01-02	5-24-02	2 of 3





LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED PLS 19567
 - ▲ FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED MONUMENT, PLS 24943
 - FOUND THIS SURVEY, 5/8" REBAR WITH CAP, MARKED P.S.C. TRANS. ENG. LS 10081
 - FOUND THIS SURVEY, BARE 5/8" REBAR.
 - FOUND IN PLACE, MONUMENT AS DESCRIBED.
 - F FRONT SETBACK (IDENTIFIED ON CORNER LOTS)
- ALL BOUNDARY CORNERS SET IN CONCRETE PER CITY OF GRAND JUNCTION CODE.

LINE DIMENSIONS

NO.	BEARING	DISTANCE
1.	S 43°21'18" W	28.02'
2.	S 44°38'21" E	28.94'
3.	N 44°38'17" W	28.35'
4.	S 45°21'39" W	28.94'
5.	S 01°32'54" E	38.23'
6.	N 45°21'39" E	28.94'
7.	S 44°38'21" E	28.94'
8.	N 45°21'39" E	28.94'
9.	N 44°38'21" W	28.94'
10.	S 45°21'39" W	28.94'
11.	S 44°38'21" E	28.94'
12.	S 44°38'21" E	28.94'
13.	S 45°21'39" W	28.94'
14.	S 44°38'21" E	28.94'
15.	N 45°21'39" E	28.94'
16.	S 44°38'21" E	28.94'
17.	N 45°21'39" E	28.94'
18.	N 45°21'39" E	28.94'
19.	N 44°38'21" E	28.94'
20.	S 44°38'21" E	28.94'
21.	S 45°21'39" W	28.94'

CURVE INFORMATION

①	Δ = 22°05'38" R = 87.00' L = 33.56' T = 16.99' C = 33.35' CB = N 78°35'21" W
②	Δ = 22°51'07" R = 87.00' L = 34.70' T = 17.58' C = 34.47' CB = N 58°06'48" W
③	Δ = 23°23'50" R = 87.00' L = 35.53' T = 18.01' C = 35.28' CB = N 32°59'19" W
④	Δ = 21°39'04" R = 87.00' L = 32.88' T = 16.84' C = 32.88' CB = N 10°27'52" W
⑤	Δ = 90°00'00" R = 37.00' L = 38.12' T = 37.00' C = 52.33' CB = N 44°38'21" W
⑥	Δ = 90°00'00" R = 87.00' L = 138.88' T = 87.00' C = 123.04' CB = N 44°38'21" W
⑦	Δ = 90°00'00" R = 37.00' L = 58.12' T = 37.00' C = 52.33' CB = S 45°21'39" W
⑧	Δ = 97°37'41" R = 87.00' L = 148.24' T = 99.43' C = 130.95' CB = S 41°32'49" W
⑨	Δ = 08°07'09" R = 87.00' L = 12.33' T = 6.17' C = 12.32' CB = S 88°18'05" W
⑩	Δ = 38°36'28" R = 87.00' L = 55.59' T = 28.78' C = 54.85' CB = S 63°58'17" W
⑪	Δ = 39°44'24" R = 87.00' L = 80.34' T = 31.44' C = 59.14' CB = S 25°45'52" W
⑫	Δ = 13°09'42" R = 87.00' L = 19.99' T = 10.04' C = 19.94' CB = S 00°41'11" E
⑬	Δ = 21°43'05" R = 87.00' L = 32.98' T = 18.69' C = 32.78' CB = S 1°02'53" E
⑭	Δ = 18°36'21" R = 87.00' L = 28.78' T = 14.51' C = 28.63' CB = S 30°49'38" E
⑮	Δ = 17°25'22" R = 87.00' L = 28.46' T = 13.35' C = 28.35' CB = S 49°00'27" E
⑯	Δ = 31°56'12" R = 87.00' L = 48.47' T = 24.88' C = 47.84' CB = S 73°40'44" E
⑰	Δ = 90°00'00" R = 87.00' L = 138.88' T = 87.00' C = 123.04' CB = S 44°38'21" E
⑱	Δ = 90°00'00" R = 37.00' L = 58.12' T = 37.00' C = 52.33' CB = S 44°38'21" E
⑲	Δ = 54°04'17" R = 13.50' L = 12.74' T = 6.89' C = 12.27' CB = N 63°19'31" E
⑳	Δ = 288°08'34" R = 47.00' L = 236.36' T = 34.06' C = 55.16' CB = N 00°21'39" E
㉑	Δ = 54°04'17" R = 13.50' L = 12.74' T = 6.89' C = 12.27' CB = N 62°38'12" W

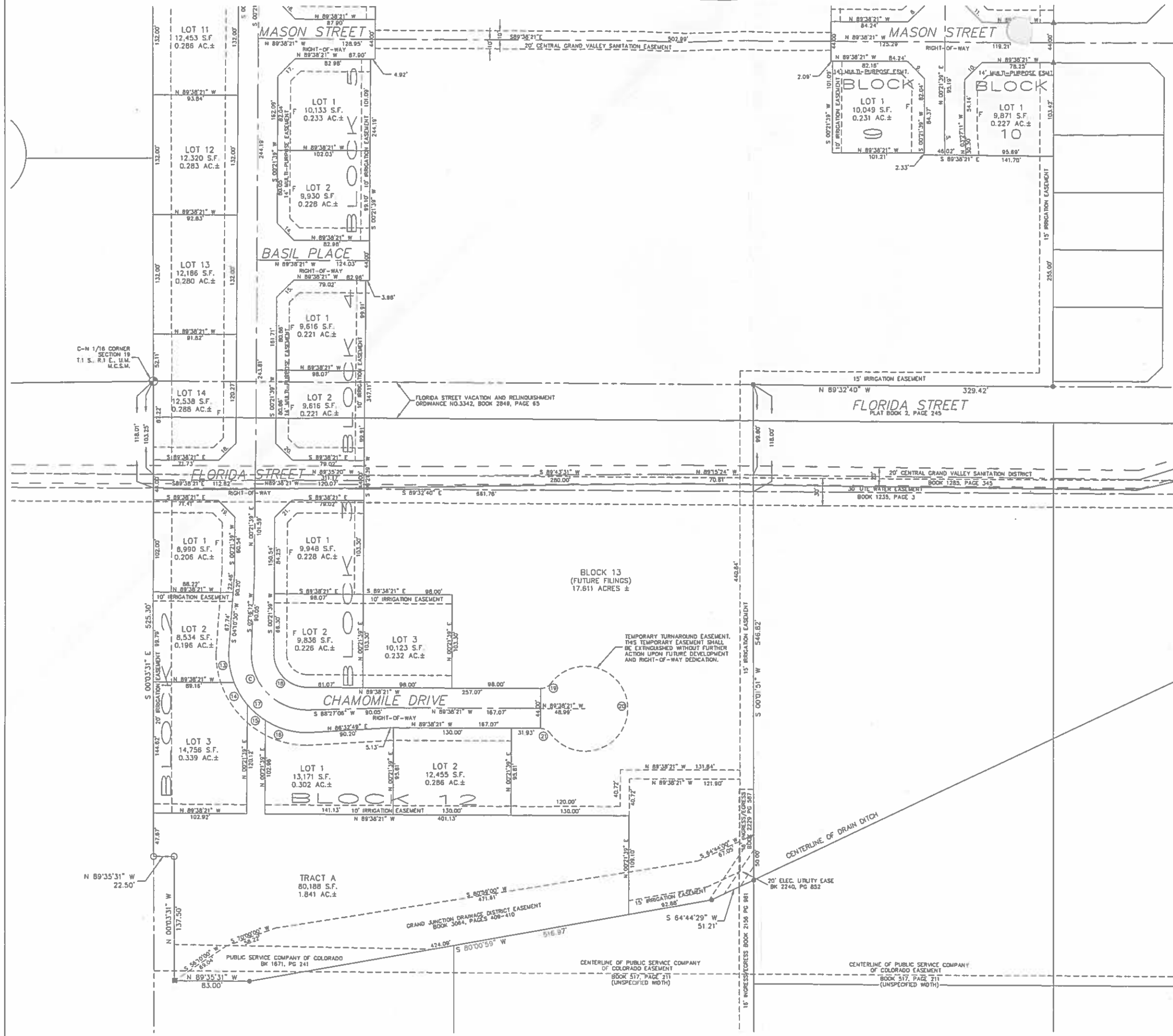
CENTERLINE CURVE INFORMATION

Ⓐ	Δ = 90°00'00" R = 62.00' L = 87.39' T = 62.00' C = 87.88' CB = N 44°38'21" W
Ⓑ	Δ = 90°00'00" R = 62.00' L = 87.39' T = 62.00' C = 87.88' CB = S 45°21'39" W
Ⓒ	Δ = 90°00'00" R = 62.00' L = 87.39' T = 62.00' C = 87.88' CB = S 44°38'21" E

WHITE WILLOWS, FILING ONE
 LOCATED IN THE
 W 1/2 OF THE NE 1/4 SECTION 19,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST,
 UTE MERIDIAN, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 50' JOB NO: 4016.01-02 DATE: 5-24-02 SHEET NO: 3 of 3



A tract of land located in the SW 1/4 of the NE 1/4 of Section 19, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Florida Street, which is identical with the northwesterly corner of Lot 8, Bevier Subdivision, filed in the records of the Mesa County Clerk and Recorder's Office, in Plat Book 2 at Page 9, Reception No. 21700;

1. Thence East, 660.00 feet along said right-of-way line to the northeasterly corner of Lot 7 of said Bevier Subdivision;
2. Thence North, 40.00 feet to the northerly right-of-way line of Florida Street, which is identical with the north line of the SW 1/4 of the NE 1/4 of said Section 19;
3. Thence West, 660 feet along the said right-of-way line to the C-N 1/16 corner of said Section 19;
4. Thence South, 40.00 feet along the west line of the SW 1/4 of the NE 1/4 of said Section 19 to the point of beginning.

The tract of land as described above contains 0.606 acres more or less.

C-N 1/16 CORNER,
SECTION 19,
T1S, R1E, UM
M.C.S.M.

NE 1/16 CORNER,
SECTION 19,
T1S, R1E, UM
B.L.M.

WEST 660.00'

FLORIDA STREET

40' RIGHT-OF-WAY

SOUTH

40.00'

40.00'

NORTH

EAST

660.00'

POINT OF BEGINNING

LOT 8

LOT 7

BEVIER SUBDIVISION
PLAT BOOK 2, PAGE 9

CENTERLINE OF DRAIN DITCH

FEET 100

0

100 FEET



NAME OF DEVELOPMENT: White Willows Subdivision-Filing One

LOCATION: 2851 D Road

PRINTED NAME OF PERSON PREPARING: Pat O'Connor

ITEM#	DESCRIPTION	Quantity	Units	Unit Price	Total
1	Demolish and dispose of Structure (House)	0	Ea.	\$ 4,800.00	\$ -
2	Cut, Remove and Dispose Asphalt Pavement	130	Sq. Yd.	\$ 4.50	\$ 585.00
3	Wheel Cut Existing Asphalt Pavement	1,165	Lin. Ft.	\$ 0.65	\$ 757.25
4	Clearing and Grubbing	0	Acres	\$ 1,200.00	\$ -
5	Dust Control	1	L.S.	\$ 18,975.00	\$ 18,975.00
6	Quality Control & Conformance Testing	1	L.S.	\$ 12,512.50	\$ 12,512.50
7	Mobilization & Staging	0	L.S.	\$ 6,500.00	\$ -
8	Imported Embankment Material, Complete in place	0	Cu. Yd.	\$ 8.50	\$ -
9	Imported utility trench backfill	0	Ton	\$ 8.00	\$ -
10	Unclassified Excavation, including overlot grading	0	Cu. Yd.	\$ 2.35	\$ -
11	6" Aggregate Base Course, import, place & compact	2,632	Sq. Yd.	\$ 3.60	\$ 9,475.20
12	11" Aggregate Base Course	14,045	Sq. Yd.	\$ 6.65	\$ 93,399.25
13	12" Aggregate Base Course	1,508	Sq. Yd.	\$ 8.10	\$ 12,214.80
14	10" Sub-base	1,508	Sq. Yd.	\$ 6.70	\$ 10,103.60
15	Subgrade prep	22,295	Sq. Yd.	\$ 1.05	\$ 23,409.75
16	Flowable Fill	0	Cu. Yd.	\$ 45.20	\$ -
17	Road Subgrade stabilization Trench subgrade stabilization	500	Ton	\$ 14.45	\$ 7,225.00
18	Trench Subgrade Stabilization	0	Ton	\$ 13.00	\$ -
19	3" Bituminous Pavement	14,045	Sq. Yd.	\$ 5.55	\$ 77,949.75
20	5-1/2" Bituminous Pavement	1,508	Sq. Yd.	\$ 10.90	\$ 16,437.20
21	5' Wide, 4" Thick concrete sidewalk	3,533	Sq. Yd.	\$ 2.90	\$ 10,245.70
22	18" HDPE Storm Drain pipe	131	Lin. Ft.	\$ 26.30	\$ 3,445.30
23	24" HDPE Storm Drain Pipe	215	Lin. Ft.	\$ 36.30	\$ 7,804.50
24	24" RCP Storm Drain Pipe	45	Lin. Ft.	\$ 41.30	\$ 1,858.50
25	8" SDR-35 Pipe	0	Lin. Ft.	\$ 10.50	\$ -
26	4" SDR-35 PVC Pipe	0	Lin. Ft.	\$ 5.35	\$ -
27	4" PVC Wye fittings	0	Ea.	\$ 30.00	\$ -
28	Boring/encasement 8" San Sewer-D Rd Crossing 40.0L.F.	0	L.S.	\$ 5,065.00	\$ -
29	Double Storm drain inlet, grate w/ drive over opening	2	Ea.	\$ 1,815.00	\$ 3,630.00
30	Storm sewer outlet struc.	1	Ea.	\$ 1,540.00	\$ 1,540.00
31	Storm sewer manhole	2	Ea.	\$ 2,230.00	\$ 4,460.00
32	Adj. Storm/San Sew manhole rims	21	Ea.	\$ 340.00	\$ 7,140.00
33	Rip rap 12" Angular Rock	8	Cu. Yd.	\$ 195.00	\$ 1,560.00
34	12" RCP Culvert inc. 2-F.E.S. @ D Rd.	45	Lin. Ft.	\$ 41.00	\$ 1,845.00
35	Temp. san. Sew. Manhole	0	Ea.	\$ 1,345.00	\$ -
36	San Sew manhole 48"	0	Ea.	\$ 1,275.00	\$ -
37	San Sew MH, T-Lock 60" diam conn	0	Ea.	\$ 3,640.00	\$ -
38	6' Privacy Fence	880	Lin. Ft.	\$ 15.75	\$ 13,860.00
39	6.5 W Monolithic drive over curb & gutter	7,678	Lin. Ft.	\$ 16.75	\$ 128,606.50
40	8" corner fillet	6,804	Sq. Yd.	\$ 3.85	\$ 26,195.40
41	8" Valley Pan	1,512	Sq. Yd.	\$ 3.85	\$ 5,821.20
42	Dry utility trenching	7,000	Lin. Ft.	\$ 3.50	\$ 24,500.00
43	Traffic Signs	12	Ea.	\$ 310.00	\$ 3,720.00
44	3-Pole Marker	8	Ea.	\$ 235.00	\$ 1,880.00
45	Irrigation riser	0	Ea.	\$ 35.00	\$ -
46	4" plastic irrigation pipe	0	Lin. Ft.	\$ 2.90	\$ -
47	6" Plastic irrigation pipe	0	Lin. Ft.	\$ 4.35	\$ -
48	4" Pond drain	0	L.S.	\$ 1,270.00	\$ -
49	10" Plastic irrigation pipe	0	Lin. Ft.	\$ 5.25	\$ -
50	Native materials irrigation/detention pond liner	0	L.S.	\$ 13,125.00	\$ -
51	Irrigation pump facility	1	L.S.	\$ 52,340.00	\$ 52,340.00
52	8" C-900, PVC Sleeves	0	Lin. Ft.	\$ 6.35	\$ -
53	10" C-900 PVC Sleeves	0	Lin. Ft.	\$ 8.95	\$ -
54	15" C-900 PVC Sleeves	0	Lin. Ft.	\$ 22.70	\$ -
55	6" C-900 Class 150 PVC Pipe	0	Lin. Ft.	\$ 12.35	\$ -
56	8" C-900 Class 150 PVC Pipe	0	Lin. Ft.	\$ 8.70	\$ -
57	12" C-900 150 PVC Pipe	0	Lin. Ft.	\$ 21.00	\$ -
58	6" Gate Valve	0	Ea.	\$ 455.00	\$ -
59	8" Gate Valve	0	Ea.	\$ 640.00	\$ -
60	12" Gate Valve	0	Ea.	\$ 1,100.00	\$ -
61	Fire Hvdrant	0	Ea.	\$ 1,550.00	\$ -

				Unit Price		
65	8" x 12" Cross fitting	0	Ea.	\$ 715.00	\$	-
66	8" 45 Elbow	0	Ea.	\$ 190.00	\$	-
67	8" 90 Elbow	0	Ea.	\$ 200.00	\$	-
68	12" 45 Elbow	0	Ea.	\$ 340.00	\$	-
69	12" 11.25 Elbow	0	Ea.	\$ 350.00	\$	-
70	3/4 type K copper tubing, fittings	0	Lin. Ft.	\$ 8.25	\$	-
71	8" x 3/4 Service Connection	0	Ea.	\$ 90.00	\$	-
72	Tie connection to existing 8" waterline	0	Ea.	\$ 665.00	\$	-
73	8" Plug or cap, standard and 2" tapped plug w/ restraint	0	L.S.	\$ 225.00	\$	-
74	Boring/encasement 8" Domestic Waterline - D Rd Crossing	0	Ea.	\$ 5,065.00	\$	-
75	Adjust waterline valve sleeve & cover	29	Ea.	\$ 115.00	\$	3,335.00
76	Dry Utility Sleeves, 4" PVC @ 44 L.F. ea.	0	L.S.	\$ 240.00	\$	-
77	Traffic Control, plans, devices & personnel	1	L.S.	\$ 16,005.00	\$	16,005.00
78	Traffic Striping (D-Road)	1	L.S.	\$ 2,000.00	\$	2,000.00
79	MISCELLANEOUS					
	Staking/Surveying	1	L.S.	\$ 2,000.00	\$	2,000.00
	Developer's Inspection Costs	1	L.S.	\$ 2,000.00	\$	2,000.00
	City Inspection Fees	1	L.S.	\$ 2,000.00	\$	2,000.00
	As-Builts	1	L.S.	\$ 2,500.00	\$	2,500.00
	Recording Costs	1	L.S.	\$ 500.00	\$	500.00
	TOTAL ESTIMATED COSTS OF IMPROVEMENTS				\$	613,836.40

SCHEDULE OF IMPROVEMENTS

- I SANITARY SEWER COMPLETE
- II DOMESTIC WATER COMPLETE
- III STREETS JUNE 15, 2002
- IV LANDSCAPING OCTOBER 15, 2002
- V MISCELLANEOUS DECEMBER 15, 2002

I have reviewed the estimated costs and time 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 corporate seals.)

Reviewed and approved

CITY ENGINEER DATE

COMMUNITY DEVELOPMENT DATE

Fabian M. O'Connell PROJ. ENGINEER 5/28/02

COLORADO GEOLOGICAL SURVEY

SUBMITTAL FORM FOR LAND-USE REVIEWS

County: Mesa Date: 1-31-01
 Project Name: White Willows Subdivision

APPLICANT

(or Applicant's Authorized Representative responsible for paying CGS-review fee)

Name: LA Enterprises of Grand Junction
 Address: 3129 B Road
Grand Junction, Colorado 81503
 Phone No.: 970-640-2113 FAX No.: 2943-191-00-006
2943-191900-043 2943-191-00-136

FEE SCHEDULE

Reviews for Counties

Small Subdivision (less than 10 dwellings or 20 acres)
 Large Subdivision (more than 10 dwellings or 20 acres)
 Very Large or Complex Subdivision

Prepayment*

\$ 485
 \$ 595

At hourly rate of reviewer

Reviews for Municipalities
Special Reviews

At hourly rate of reviewer
 At hourly rate of reviewer

A RETURN MUST BE RECEIVED WITHIN 10 BUSINESS DAYS
YELLOW WITH 6 BUSINESS DAYS INCLUDING

* Important: a \$25 processing fee will be added to invoice if not prepaid.

CGS LAND USE REVIEWS

Geological studies are required by Colorado counties for all subdivisions of unincorporated land into parcels of less than 35 acres, under State statute C.R.S. 30-28-101 et seq. (Senate Bill 35, 1972). Some Colorado municipalities require geological studies for subdivision of incorporated land. In addition, local governments are empowered to regulate development activities in hazardous or mineral-resource areas under C.R.S. 24-65.1-101 et seq. (House Bill 1041, 1974) and C.R.S. 34-1-301 et seq. (House Bill 1529, 1973), respectively.

Local-government agencies submit proposed subdivision applications and supporting technical reports to the Colorado Geological Survey "...for evaluation of those geologic factors which would have significant impact on the proposed use of the land," in accordance with State statutes. The CGS reviews the submitted documents and serves as a technical advisor to local-government planning agencies during the planning process. Since 1984, the CGS has been required by law to recover the full direct cost of performing such reviews.

The adequate knowledge of a site's geology is essential for any development project. It is needed at the start of the project in order to plan, design, and construct a safe development. Proper planning for geological conditions can help developers and future owners/users reduce unnecessary maintenance and/or repair costs.

Questions and Answers on CGS Land Use Reviews per Senate Bill 35 (C.R.S.30-28-101 et seq.)

1.) *Why am I required to have a CGS review?*

By law, any person, or entity subdividing property into parcels, any of which are 35 acres or less, on unincorporated land must submit a geologic or geotechnical reports to the county as part of the preliminary plat application. The CGS serves as the county's review agency, for which we charge a fee. Municipalities may also request reviews, although these would not be governed by statute.

2) *Why do I have to pay CGS when I already hired and paid for my own geologist?*

The CGS fee is for services provided to the county or municipality as part of the review process. The consulting geologist's report provides information that is necessary for design and development. CGS reviews the geology of a site and the geological and geotechnical reports on a site to ensure that issues of concern are not missed, the evaluations are accurate and complete, and the proposal is feasible.

3) *Why do you charge for a review? Doesn't taxpayer money pay for this service?*

In 1984, the state legislature decided that this service would not be supported from general funds of the state, but by fees borne by the proponent of the development under review. Some other review agencies continue to be subsidized by taxpayer money.

4) *Did the geologist make a field visit?*

Generally, yes, unless the referral is a resubmittal and the site had been visited previously. Replats of properties may require a second site visit.

5) *Why is the CGS review so short and simple? How does the review relate to the fee?*

The length of the review letter is to some extent based on the quality and the accuracy of the report submitted. Where all issues are properly addressed and appropriate actions recommended, a simple reiteration and concurrence is the most cost-effective method of response.

6) *What type of information do I need to submit?*

The type of information and level of detail is a function of the potential problems that might exist at the site, their impact on the proposed development plan, and the potential for the development to exacerbate those problems. Generally, as a minimum, information regarding slope, surficial materials, underlying bedrock, presence of groundwater and its depth, and the presence of geologic hazards or constraints should be evaluated with respect to the feasibility of the proposed site plan. This evaluation should include alternatives such as avoidance and/or mitigation techniques.

7) *The subdivision down the road was approved, why not mine?*

One of several reasons is likely: each plan and each site are somewhat unique and each is evaluated individually; older subdivisions (prior to 1973) were not required to submit supporting information regarding geologic suitability; the area down the road may be within the incorporated limits of a municipality, in which no review is required by law. Also, the geologic review process is an ongoing activity, and site conditions deemed acceptable in the past may no longer be considered as such, based on our understanding of phenomena and the adverse impacts associated with them.

8) *Why are reviews required on very low-density properties?*

Geologic hazards are a function of the spatial relationships between dangerous geologic phenomena and the proposed development components. Mere reliance on low density cannot assure that adverse interactions will not occur. The law addresses the density issue by restricting the review process to lots of 35 acres or less.

9) *For geology, why can't I use the soils conservation maps?*

The soils maps and accompanying texts generally do not contain sufficient detail on the geology-related problems to render valid opinions regarding the suitability for other higher-order development.

10) *Your comments are beyond the purview of the CGS.*

While other agencies may actually have regulatory authority regarding issues such as flood plains and groundwater availability, we believe that where these issues are important in the overall geological context of the site, that it is appropriate for us to comment. This is not intended to preclude or usurp the statutory authority of any other agency, but to ensure all parties are aware of potentially dangerous geologic conditions.

11) *The person I bought this ground from didn't say anything about a problem; can I go back to him somehow?*

CGS can not give legal advice. Depending on the representations made during the sale, if the seller was aware of adverse conditions with respect to the envisioned use, then failure to disclose may constitute grounds for relief. A legal opinion should be sought.

12) *All I want to do is divide up part of my farm and give it to my kids. Can I get a waiver?*

The discretion to grant waivers is vested in the counties under the law. Once an application is submitted to us, we are under a statutory responsibility to respond.

13) *If I'm willing to take the risk, why is it anyone's business what I do on my own land?*

The presumption associated with subdivision is the sale of at least portions of the property to others. This assigns the risk to the buyers and the counties are required under public protection laws to protect their interests. Senate Bill 35 addresses a wide variety of land use issues as well as geologic suitability in an attempt to provide information on which the overall suitability and appropriateness of the subdivision proposal can be evaluated.

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

DESCRIPTION OF WHITE WILLOWS, FILING ONE

A tract of land located in a portion of the W 1/2 of the NE 1/4 of Section 19, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado, and being more specifically described as follows:

Beginning at the northwest corner of a tract of land whence the N 1/4 corner of Section 19, Township 1 South, Range 1 East, Ute Meridian bears N 00° 04' 41" W, 30.00 feet and considering the north line of the NW 1/4 of the Ne 1/4, of said Section 19 to bear N 89° 38' 21"W, with all other bearings contained herein relative thereto:

1. Thence S 89° 38' 21" E, 996.16 feet;
2. Thence S 00° 08' 03" W, 1295.71 feet;
3. Thence N 89° 32' 40" W, 329.42 feet;
4. Thence S 00° 01' 51" W, 546.82 feet;
5. Thence S 64° 44' 29" W, 51.21 feet;
6. Thence S 80° 00' 59" W, 516.97 feet;
7. Thence N 89° 35' 31" W, 83.00 feet;
8. Thence N 00° 03' 31" W, 137.50 feet;
9. Thence N 89° 35' 31" E, 22.50 feet;
10. Thence N 00° 03' 31" W, 525.30 feet;
11. Thence N 00° 04' 41" W, 1294.10 feet to the point of beginning.

White Willows, Filing One as described above contains 38.874 acres more or less.

DESCRIPTION OF WHITE WILLOWS, FILING ONE

A tract of land located in a portion of the W 1/2 of the NE 1/4 of Section 19, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado, and being more specifically described as follows:

Beginning at the northwest corner of a tract of land whence the N 1/4 corner of Section 19, Township 1 South, Range 1 East, Ute Meridian bears N 00° 04' 41" W, 30.00 feet and considering the north line of the NW 1/4 of the Ne 1/4, of said Section 19 to bear N 89° 38' 21"W, with all other bearings contained herein relative thereto:

1. Thence S 89° 38' 21" E, 996.16 feet;
2. Thence S 00° 08' 03" W, 1295.71 feet;
3. Thence N 89° 32' 40" W, 329.42 feet;
4. Thence S 00° 01' 51" W, 546.82 feet;
5. Thence S 64° 44' 29" W, 51.21 feet;
6. Thence S 80° 00' 59" W, 516.97 feet;
7. Thence N 89° 35' 31" W, 83.00 feet;
8. Thence N 00° 03' 31" W, 137.50 feet;
9. Thence N 89° 35' 31" E, 22.50 feet;
10. Thence N 00° 03' 31" W, 525.30 feet;
11. Thence N 00° 04' 41" W, 1294.10 feet to the point of beginning.

White Willows, Filing One as described above contains 38.874 acres more or less.



First American Title Company

TO: L. A. ENTERPRISES OF GRAND JUNCTION LLC
3129 B ROAD
GRAND JUNCTION, CO 81503

DATE: MAY 25 1999

ORDER NO.: 00133537

OWNER: L. A. Enterprises of Grand Junction LLC

ADDRESS: 2851 D Road

PLEASE FIND ATTACHED:

OWNER'S TITLE POLICY #J1067973

Your Title Insurance Policy should be kept with your permanent records. All premiums were paid at the time of closing. Please feel free to contact our title department if you should have any questions in connection with this policy.

We will maintain a file on your property enabling us to give you fast and accurate service in the future. In the event you choose to sell or refinance your property within the next 3 years, First American Title Company offers a discount on insurance premiums.

Thank You for Choosing First American Title Company

330 GRAND AVENUE · GRAND JUNCTION, COLORADO 81501-2448
(970) 241-8555 · FAX (970) 241-0934

PLEASE REFER POLICY QUESTIONS TO THE POLICY DEPARTMENT AT THE ABOVE PHONE NUMBER.

TRANSP.TTL.12/95

2745-171-00-006

2140-111-00-040



The Title Insurance Commitment is a legal contract between you and the company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the Policy.

The Company will give you a sample of the Policy form, if you ask.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

THIS INFORMATION IS NOT PART OF THE TITLE INSURANCE COMMITMENT.

TABLE OF CONTENTS

	Page
AGREEMENT TO ISSUE POLICY	1
SCHEDULE A	
1. Commitment Date	2
2. Policies to be Issued, Amounts and Proposed Insureds	2
3. Interest in the Land and Owner	2
4. Description of the Land	2
SCHEDULE B-1 — Requirements	3
SCHEDULE B-2 — Exceptions	4
CONDITIONS	other side 1

YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.

If you have any questions about the Commitment, please contact the issuing office.

COMMITMENT FOR TITLE INSURANCE

ISSUED BY



First American Title Company

330 GRAND AVENUE • GRAND JUNCTION, COLORADO 81501-2448
(970) 241-8555 • FAX (970) 241-0934

agent for

FIRST AMERICAN TITLE INSURANCE COMPANY

AGREEMENT TO ISSUE POLICY

FIRST AMERICAN TITLE INSURANCE COMPANY, referred to in this Commitment as the Company, through its agent, identified above, referred to in this Agreement as the Agent, agrees to issue a policy to you according to the terms of this Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment date, our obligation under this Commitment will end. Also our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

- The Provisions in Schedule A.
- The Requirements in Schedule B-1.
- The Exceptions in Schedule B-2.
- The Conditions on the reverse side of this page

This Commitment is not valid without SCHEDULE A and Sections 1 and 2 of SCHEDULE B.

First American Title Insurance Company

BY *Gary L. Keruecht* PRESIDENT

ATTEST *Mark A. Hansen* SECRETARY

BY *Robert C. Deere* COUNTERSIGNED



CONDITIONS

1. DEFINITIONS

- (a) "Mortgage" means mortgage, deed of trust or other security instrument
- (b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2. LATER DEFECTS

The Exceptions in Schedule B - Section 2 may be amended to show any defects, liens or encumbrances that appear for the first time in public records or are created or attached between the Commitment Date and the date on which all of the Requirements of Schedule B - Section 1 are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown in Schedule B - Section 1

or

eliminate with our written consent any Exceptions shown in Schedule B - Section 2.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms.

SCHEDULE A

1. **Effective Date: October 10, 2000 at 8:00 a.m.**

Commitment No.: 00139099

2. Policy or Policies to be issued:	Amount
(a) <input checked="" type="checkbox"/> ALTA 1992 Owner's Policy	\$ 140,000.00

Proposed Insured:

L A Enterprises of Grand Junction LLC, a Colorado limited liability company

(b) <input type="checkbox"/> ALTA 1992 Loan Policy	\$
--	----

Proposed Insured:

(c) <input type="checkbox"/> None	\$
-----------------------------------	----

Proposed Insured:

3. The estate or interest in the land described or referred to in this commitment and covered herein is **fee simple** and title thereto is at the effective date hereof vested in:

Robert J. Smith and Marvelle F. Smith, as Joint Tenants

4. The land referred to in this commitment is situated in the State of Colorado, County of Mesa, and is described as follows:

See Exhibit A attached hereto and made a part hereof.

Exhibit A

**Lots 7 and 8 lying North of the Drain,
Bevier's Subdivision;
EXCEPT beginning at the Southwest Corner of the N1/2 of said Lot 8;
thence North 137 feet;
thence East 22.5 feet;
thence South 137 feet;
thence West 22.5 feet to the beginning;
TOGETHER WITH a right of way for ingress and egress as conveyed in instrument recorded November 30, 1994,
in Book 2114 at Page 260, and as corrected in instrument recorded July 7, 1995, in Book 2156 at Page 981.**

**SCHEDULE B - Section 1
Requirements**

No. 00139099

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. Deed from Robert J. Smith and Marvelle F. Smith to L A Enterprises of Grand Junction LLC, a Colorado limited liability company.

SCHEDULE B - Section 2
Exceptions

No. 00139099

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company.

Any loss or damage, including attorney fees, by reason of the matters shown below:

1. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
2. Easements or claims of easement which are not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.
6. Taxes and assessments, now a lien or payable.
7. Any water rights or claims or title to water in, on or under the land.

8. Any and all unredeemed tax sales.
NOTE: This exception to coverage will not appear on the policy(ies) to be insured hereunder if a Certificate of Taxes Due discloses that there are no unredeemed tax sales for this property.

9. Any assessments not certified to the Treasurer.

~~10.~~ Irrigation easement as granted to Grand Valley Irrigation Company by instrument recorded January 31, 1896 in Book 48 at Page 120.

~~11.~~ Right of the Proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as reserved in United States Patent recorded April 6, 1909, in Book 70 at Page 506.

~~12.~~ Utility easement as granted to Public Service Company of Colorado in instrument recorded January 25, 1950, in Book 517 at Page 211.

~~13.~~ Easement as granted to Ute Water Conservancy District in instrument recorded December 14, 1979, in Book 1235 at Page 3.

~~14.~~ Permanent easement as granted to Central Grand Valley Sanitation District by instrument recorded November 10, 1980 in Book 1285 at Page 345.

~~15.~~ Utility easement as granted to Public Service Company of Colorado in instrument recorded November 20, 1987, in Book 1671 at Page 241.

~~16.~~ A non-exclusive ingress and egress easement as granted to Robert J. Smith and Marvelle F. Smith by instrument recorded May 6, 1996 in Book 2229 at Page 587.

~~17.~~ Electric utility easement as granted to Grand Valley Rural Power Line by instrument recorded June 14, 1996 in Book 2240 at Page 852.

~~18.~~ Right of way for drain over Southerly side of subject property.

SCHEDULE B - Section 2 (Continued)
Exceptions

19. Any loss of or adverse claim to that portion of subject property adjoining the drain, based on the uncertainty of the exact location of the boundaries of said drain.
20. Any rights, title, interest or easement in favor of the United States, the State of Colorado or the public, which exists or are claimed to exist in and over the present and past bed, banks or waters of the Colorado River.
21. Any claims that may arise by reason of encroachment by any boundary fences along the property lines of subject property.

NOTE: For Owners Extended Coverage, First American will not require an Improvement Location Certificate (ILC). Exceptions 1 through 3 herein will not appear on said owner's policy. Upon receipt and approval by First American Title Company of a properly executed lien affidavit, exception number 4 herein will not appear on said Owner's Policy.

NOTE: There is a Colorado law, as set forth in Section 10-11-122 of the Colorado Revised Statutes, which reads as follows: (1) Every title insurance agent or title insurance company shall provide, along with each title commitment issued for the sale of residential property as defined in section 39-1-102 (14.5), C.R.S., a statement disclosing the following information: (a) That the subject real property may be located in a special taxing district: (b) That a certificate of taxes due listing each taxing jurisdiction shall be obtained from the county treasurer or the county treasurer's authorized agent: (c) That information regarding special districts and the boundaries of such districts may be obtained from the board of county commissioners, the county clerk and recorder, or the county assessor.

**NOTICE TO PROSPECTIVE BUYERS
OF SINGLE FAMILY RESIDENCES
(PURSUANT TO INSURANCE REGULATION 89-2)**

A. "GAP" PROTECTION

When First American Title Insurance Company or its authorized agent, (hereinafter referred to as "Company"), is responsible for recording or filing the legal documents creating the estate or interest to be insured in a single family residence and for disbursing funds necessary to complete the transaction, the Company shall be responsible for any deeds, mortgages, lis-pendens, liens or other title encumbrances which first appear in the public records subsequent to the Effective Date of the Commitment but prior to the Effective Date of the Policy, provided the following conditions are satisfied prior to the Company's disbursement of the funds:

1. Properly executed documents creating the estate or interest are in the possession of the Company.
2. A fully executed Affidavit and Indemnity form signed by the seller and satisfactory to the Company is in the possession of the Company.

No Coverage will be afforded against deeds, mortgages, lis-pendens, liens or other title encumbrances actually known to the proposed insured prior to or at the time of recordation of the documents.

Public Records as used herein means those records established under state statutes for the purpose of imparting constructive notice of deeds, mortgages, lis-pendens, liens or other title encumbrances to purchasers for value and without knowledge.

B. MECHANICS' LIEN PROTECTION

If you are a buyer of a single family residence, you may request coverage against loss because of unrecorded claims asserted by construction, labor or material suppliers against your home.

If no construction, improvements or major repairs have been undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will be payment of the appropriate premium and the execution by the seller of an Affidavit and Indemnity form satisfactory to the Company.

If there have been construction, improvements or major repairs undertaken on the property to be purchased, within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and/or the contractor; payment of the appropriate premium; fully executed Indemnity Agreements satisfactory to the Company; and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which you have contracted or agreed to pay.

NOTHING HEREIN CONTAINED WILL BE DEEMED TO OBLIGATE THE COMPANY TO PROVIDE ANY OF THE COVERAGES REFERRED TO HEREIN UNLESS THE ABOVE CONDITIONS ARE FULLY SATISFIED.

Form No. 1402.92
(10/17/92)
ALTA Owner's Policy



POLICY OF TITLE INSURANCE



ISSUED BY

First American Title Insurance Company

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

First American Title Insurance Company

BY *Parker S. Kennedy* PRESIDENT

ATTEST *Mark R. Arnesen* SECRETARY



J 1067973

SCHEDULE A

Total Fee for Title Search, Examination
and Title Insurance **\$482.00**

REISSUE RATE

Amount of Insurance: **\$175,000.00**

Policy No. **J1067973**

Order No. **00133537**

Date of Policy **April 6, 1999 at 10:47 A.M.**

1. Name of Insured:

L. A. Enterprises of Grand Junction LLC, a Colorado limited liability company

2. The estate or interest referred to herein is at Date of Policy vested in:

L. A. Enterprises of Grand Junction LLC, a Colorado limited liability company

3. The estate or interest in the land described in Schedule C and which is covered by this policy is:

Fee Simple

SCHEDULE B

This Policy does not insure against loss or damage, including attorney fees, by reason of the matters shown below:

1. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
2. Easements or claims of easement which are not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any other facts which a correct survey would disclose, and which are not shown by public records.
4. Any water rights or claims or title to water in, on or under the land.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes for the year 1999, now a lien, but not yet due or payable.
7. Any assessments not certified to the Treasurer.
8. Right of the Proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as reserved in United States Patent recorded September 10, 1891, in Book 11 at Page 115.
9. Easement as granted to Grand Valley Rural Power Lines Inc. in instrument recorded November 16, 1894, in Book 48 at Page 92.
10. Right of way for D Road on the North side of subject property as declared to be a Public Highway by Order of the Board of County Commissioners of Mesa County, dated March 11, 1890, and recorded August 7, 1957 in Book 714 at Page 521.
11. Any lease not of record but in existence, and any and all assignments of interest therein.

202
00133537

Book 2571 Page 826
1896478 04/06/99 1046AM
MONIKA TOOB CLK&REC MESA COUNTY CO
REC FEE \$5.00 SURCHG \$1.00
DOCUMENTARY FEE \$17.50

WARRANTY DEED

133537

Grantor(s), Bonceal Barber whose address is 2851 D Road, Grand Junction, CO 81501 County of MESA, State of COLORADO, for the consideration of ONE HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 Dollars in hand paid, hereby sell(s) and convey(s) to L.A. Enterprises of Grand Junction, LLC, a Colorado Limited Liability Company whose legal address is 3129 B Road, Grand Junction, CO 81503 County of MESA, and State of COLORADO, the following real property in the County of Mesa, and State of Colorado, to wit:

The W1/4 NW1/4 NE1/4 of Section 19, Township 1 South, Range 1 East of the Ute Meridian

also known by street and number as 2851 D Road, Grand Junction, CO 81501
Tax Parcel Number: 2943-191-00-006

with all its appurtenances, and warrant(s) the title to the same, subject to general taxes for 1999, due and payable in 2000, and all subsequent taxes and special assessments; easements, covenants, conditions, restrictions, agreements and reservations of record; building and zoning regulations.

Signed this 2ND day of APRIL, 1999.

Boncela Barber
Bonceal Barber

State of COLORADO)
) ss.
County of MESA)

The foregoing instrument was acknowledged before me this 2ND day of APRIL, 1999 by Bonceal Barber.

Witness my hand and official seal.

Tamara M. Ungaro
Notary Public
My Commission expires: 2-10-2002



*If in Denver, insert "City and"
No. 897 Rev. 12-85.

MY COMMISSION EXPIRES FEB. 10, 2002



First American Title Company

330 GRAND AVENUE • GRAND JUNCTION, COLORADO 81501-2448
(970) 241-8555 • FAX (970) 241-0934

TO: 3 - Marian Brosig
VanVleet & Company Real Estate, LLC

DATE: February 26, 1999

ORDER NO: 00133537

TAX PARCEL: 2943-191-00-006

SELLER/BUYER: Barber/Patnode

ADDRESS: 2851 D Road

PLEASE FIND ATTACHED:

TITLE COMMITMENT REVISION A TAX CERTIFICATE

CHARGES (\$)		COPIES OF THE ENCLOSED DOCUMENTS HAVE BEEN DELIVERED TO;
482.00	Owner's Policy Reissue Rate Lender's Policy	1 - Escrow
10.00	Tax Certificate(s) Additional Parcel Fee	
	Form 100	
	Form 8.1	
	Form 103.1	
	Form 100.29	
	Form 100.30	
	Form	
	Form	
	Other: .	
	Other:	
\$ 492.00	TOTAL	

Thank You for Choosing First American Title Company

Your Title Examiner is: Pam Sorge

Your Closer is: Tamara M. Ungaro

SCHEDULE A

1. **Effective Date: February 11, 1999 at 8:00 a.m.**

**Commitment No.: 00133537
REVISION A**

2. **Policy or Policies to be issued:**

Amount

(a) **ALTA Owner's Policy**

\$ 175,000.00

Proposed Insured:

Loretta A. Patnode

(b) **ALTA Loan Policy**

\$

Proposed Insured:

(c) **None**

\$

Proposed Insured:

3. **The estate or interest in the land described or referred to in this commitment and covered herein is fee simple and title thereto is at the effective date hereof vested in:**

Harvey A. Barber and Bonceal Barber, as Joint Tenants

4. **The land referred to in this commitment is situated in the State of Colorado, County of Mesa, and is described as follows:**

The W1/4 NW1/4 NE1/4 of Section 19, Township 1 South, Range 1 East of the Ute Meridian

**SCHEDULE B - Section 1
Requirements**

No. 00133537

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. Release, by the Public Trustee of Mesa County, of the Deed of Trust from Bonceal Barber for the benefit of North American Mortgage Company to secure an original principal indebtedness in the amount of \$43,500.00 dated : November 12, 1993 recorded : November 19, 1993, in Book 2026 at Page 245
NOTE: Assignment of above Deed of Trust to Atlantic Mortgage & Investment Corp. by instrument recorded March 11, 1996, in Book 2214 at Page 576.
2. Release, by the Public Trustee of Mesa County, of the Deed of Trust from Bonceal Barber and Harvey A. Barber for the benefit of Junction Bell Federal Credit Union to secure an original principal indebtedness in the amount of \$25,634.00 dated : February 26, 1997 recorded : March 3, 1997, in Book 2305 at Page 392
3. Deed from Harvey A. Barber and Bonceal Barber to Bonceal Barber.
4. Deed from Bonceal Barber to Loretta A. Patnode. ✓

**SCHEDULE B - Section 2
Exceptions**

No. 00133537

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company.

Any loss or damage, including attorney fees, by reason of the matters shown below:

1. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
2. Easements or claims of easement which are not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records.
4. Any water rights or claims or title to water in, on or under the land.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.
7. Taxes and assessments, now a lien or payable.
8. Any and all unredeemed tax sales.
NOTE: This exception to coverage will not appear on the policy(ies) to be insured hereunder if a Certificate of Taxes Due discloses that there are no unredeemed tax sales for this property.
9. Any assessments not certified to the Treasurer.
10. Right of the Proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as reserved in United States Patent recorded September 10, 1891, in Book 11 at Page 115.
11. Easement as granted to Grand Valley Rural Power Lines Inc. in instrument recorded November 16, 1894, in Book 48 at Page 92.
12. Right of way for D Road on the North side of subject property as declared to be a Public Highway by Order of the Board of County Commissioners of Mesa County, dated March 11, 1890, and recorded August 7, 1957 in Book 714 at Page 521.
13. Any lease not of record but in existence, and any and all assignments of interest therein.

NOTE: There is a Colorado law, as set forth in Section 10-11-122 of the Colorado Revised Statutes, which reads as follows: (1) Every title insurance agent or title insurance company shall provide, along with each title commitment issued for the sale of residential property as defined in section 39-1-102 (14.5), C.R.S., a statement disclosing the following information: (a) That the subject real property may be located in a special taxing district: (b) That a certificate of taxes due listing each taxing jurisdiction shall be obtained from the county treasurer or the county treasurer's authorized agent: (c) That information regarding special districts and the boundaries of such districts may be obtained from the board of county commissioners, the county clerk and recorder, or the county assessor.

SCHEDULE A

1. Effective Date: February 11, 1999 at 8:00 a.m.

Commitment No.: 00133537
REVISION A

2. Policy or Policies to be issued: Amount

(a) ALTA Owner's Policy \$ 175,000.00

Proposed Insured:

Loretta A. Patnode

(b) ALTA Loan Policy \$

Proposed Insured:

(c) None \$

Proposed Insured:

3. The estate or interest in the land described or referred to in this commitment and covered herein is fee simple and title thereto is at the effective date hereof vested in:

Harvey A. Barber and Bonceal Barber, as Joint Tenants

4. The land referred to in this commitment is situated in the State of Colorado, County of Mesa, and is described as follows:

The W1/4 NW1/4 NE1/4 of Section 19, Township 1 South, Range 1 East of the Ute Meridian

**SCHEDULE B* - Section 1
Requirements**

No. 00133537

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. Release, by the Public Trustee of Mesa County, of the Deed of Trust from Bonceal Barber for the benefit of North American Mortgage Company to secure an original principal indebtedness in the amount of \$43,500.00 dated : November 12, 1993 recorded : November 19, 1993, in Book 2026 at Page 245
NOTE: Assignment of above Deed of Trust to Atlantic Mortgage & Investment Corp. by instrument recorded March 11, 1996, in Book 2214 at Page 576.
2. Release, by the Public Trustee of Mesa County, of the Deed of Trust from Bonceal Barber and Harvey A. Barber for the benefit of Junction Bell Federal Credit Union to secure an original principal indebtedness in the amount of \$25,634.00 dated : February 26, 1997 recorded : March 3, 1997, in Book 2305 at Page 392
3. Deed from Harvey A. Barber and Bonceal Barber to Bonceal Barber.
4. Deed from Bonceal Barber to Loretta A. Patnode.

**SCHEDULE B - Section 2
Exceptions**

No. 00133537

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company.

Any loss or damage, including attorney fees, by reason of the matters shown below:

1. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
2. Easements or claims of easement which are not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records.
4. Any water rights or claims or title to water in, on or under the land.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.
7. Taxes and assessments, now a lien or payable.
8. Any and all unredeemed tax sales.
NOTE: This exception to coverage will not appear on the policy(ies) to be insured hereunder if a Certificate of Taxes Due discloses that there are no unredeemed tax sales for this property.
9. Any assessments not certified to the Treasurer.
10. Right of the Proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as reserved in United States Patent recorded September 10, 1891, in Book 11 at Page 115.
11. Easement as granted to Grand Valley Rural Power Lines Inc. in instrument recorded November 16, 1894, in Book 48 at Page 92.
12. Right of way for D Road on the North side of subject property as declared to be a Public Highway by Order of the Board of County Commissioners of Mesa County, dated March 11, 1890, and recorded August 7, 1957 in Book 714 at Page 521.
13. Any lease not of record but in existence, and any and all assignments of interest therein.

NOTE: There is a Colorado law, as set forth in Section 10-11-122 of the Colorado Revised Statutes, which reads as follows: (1) Every title insurance agent or title insurance company shall provide, along with each title commitment issued for the sale of residential property as defined in section 39-1-102 (14.5), C.R.S., a statement disclosing the following information: (a) That the subject real property may be located in a special taxing district: (b) That a certificate of taxes due listing each taxing jurisdiction shall be obtained from the county treasurer or the county treasurer's authorized agent: (c) That information regarding special districts and the boundaries of such districts may be obtained from the board of county commissioners, the county clerk and recorder, or the county assessor.

SCHEDULE A

1. Effective Date: February 11, 1999 at 8:00 a.m.

Commitment No.: 00133537
REVISION A

2. Policy or Policies to be issued:

Amount

(a) ALTA Owner's Policy

\$ 175,000.00

Proposed Insured:

Loretta A. Patnode

(b) ALTA Loan Policy

\$

Proposed Insured:

(c) None

\$

Proposed Insured:

3. The estate or interest in the land described or referred to in this commitment and covered herein is fee simple and title thereto is at the effective date hereof vested in:

Harvey A. Barber and Bonceal Barber, as Joint Tenants

4. The land referred to in this commitment is situated in the State of Colorado, County of Mesa, and is described as follows:

The W1/4 NW1/4 NE1/4 of Section 19, Township 1 South, Range 1 East of the Ute Meridian

**SCHEDULE B - Section 1
Requirements**

No. 00133537

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. Release, by the Public Trustee of Mesa County, of the Deed of Trust from Bonceal Barber for the benefit of North American Mortgage Company to secure an original principal indebtedness in the amount of \$43,500.00 dated : November 12, 1993 recorded : November 19, 1993, in Book 2026 at Page 245
NOTE: Assignment of above Deed of Trust to Atlantic Mortgage & Investment Corp. by instrument recorded March 11, 1996, in Book 2214 at Page 576.
2. Release, by the Public Trustee of Mesa County, of the Deed of Trust from Bonceal Barber and Harvey A. Barber for the benefit of Junction Bell Federal Credit Union to secure an original principal indebtedness in the amount of \$25,634.00 dated : February 26, 1997 recorded : March 3, 1997, in Book 2305 at Page 392
3. Deed from Harvey A. Barber and Bonceal Barber to Bonceal Barber.
4. Deed from Bonceal Barber to Loretta A. Patnode.

**SCHEDULE B - Section 2
Exceptions**

No. 00133537

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company.

Any loss or damage, including attorney fees, by reason of the matters shown below:

1. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
2. Easements or claims of easement which are not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records.
4. Any water rights or claims or title to water in, on or under the land.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.
7. Taxes and assessments, now a lien or payable.
8. Any and all unredeemed tax sales.
NOTE: This exception to coverage will not appear on the policy(ies) to be insured hereunder if a Certificate of Taxes Due discloses that there are no unredeemed tax sales for this property.
9. Any assessments not certified to the Treasurer.
10. Right of the Proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as reserved in United States Patent recorded September 10, 1891, in Book 11 at Page 115.
11. Easement as granted to Grand Valley Rural Power Lines Inc. in instrument recorded November 16, 1894, in Book 48 at Page 92.
12. Right of way for D Road on the North side of subject property as declared to be a Public Highway by Order of the Board of County Commissioners of Mesa County, dated March 11, 1890, and recorded August 7, 1957 in Book 714 at Page 521.
13. Any lease not of record but in existence, and any and all assignments of interest therein.

NOTE: There is a Colorado law, as set forth in Section 10-11-122 of the Colorado Revised Statutes, which reads as follows: (1) Every title insurance agent or title insurance company shall provide, along with each title commitment issued for the sale of residential property as defined in section 39-1-102 (14.5), C.R.S., a statement disclosing the following information: (a) That the subject real property may be located in a special taxing district: (b) That a certificate of taxes due listing each taxing jurisdiction shall be obtained from the county treasurer or the county treasurer's authorized agent: (c) That information regarding special districts and the boundaries of such districts may be obtained from the board of county commissioners, the county clerk and recorder, or the county assessor.

**CITY COUNCIL
GRAND JUNCTION, COLORADO**

FOR	)	FINAL DECISION
)	
Gene Patnode	)	PP-2000-106
L.A. Enterprises)	
3129 B Road)	
Grand Junction CO 81503)	

An application by Gene Patnode of L.A. Enterprises, requesting approval of a Preliminary Plan and Zone of Annexation for a 122-lot residential subdivision known as White Willows Subdivision, located on 39.56 acres at 2856 C1/2 Road and 2851 and 2863 D Road, was heard on appeal by the City of Grand Junction City Council on September 20, 2000.


After considering all the pertinent testimony and reviewing various data, the City Council upheld the Planning Commission's decision and approved the preliminary plan and the zone of annexation of this property to RSF-4, with the following conditions:

CONDITIONS

1. A six-foot high solid fence shall be constructed by the developer along the D Road frontage behind a five-foot wide irrigated and landscaped setback with trees and shrubs provided by the developer in a tract or easement. The tract or easement shall be conveyed to the Homeowner's Association for maintenance.
2. Provide road width transition tapers per Table 10, Page 31 of the TEDS manual, east and west of the proposed improvements along the D Road frontage.

This approval is valid for one year. If the final plat for Filing 1 is not approved prior to September 20, 2001 this approval becomes void.

A copy of the approved preliminary plan is located in file #PP-2000-106 in the City Community Development Department.



Bill Nebeker
Senior Planner

10-24-00
October 24, 2000

CITY OF GRAND JUNCTION FILE #VR-2001-059 WHITE WILLOWS FILING #1
LOCATED AT 2851 D Rd. HAS BEEN REVIEWED AND APPROVED BY THE UTILITY
COORDINATING COMMITTEE. AND VACATION OF FLORIDA STREET

Blal Tolh
CHAIRMAN

4/11/01
DATE

A signature from Hank Masterson of the Grand Junction Fire Department is required before the plat may be recorded.

OK HM PER TSIUL NETWORKER 6-6-02
Hank Masterson - GJ Fire Dept DATE

FIRE SIGNATURE OK ON UTILITY PLAN MONTHS AGO

**DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF WHITE WILLOWS SUBDIVISION**

This Declaration of Covenants, Conditions and Restrictions, of White Willows Subdivision ("Declaration") is made this 5 day of June, 2002, by Gene Patnode and Loretta Patnode ("Declarants").

Declarants are the owner of certain property in the County of Mesa, State of Colorado, which is more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

Declarants hereby declare that all of the Properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described Properties, or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

**ARTICLE I
DEFINITIONS**

Section 1.1: The following words where used in this Declaration shall have the following meanings:

A. "Architectural control Committee" shall mean and refer to the Architectural Control Committee("ACC") set forth at Article VI of this Declaration.

B. "Association" shall mean and refer to White Willows Homeowners Association, its successors and assigns.

C. "Declarants" shall mean and refer to Gene Patnode and Loretta Patnode, their successors and assigns as may be designed by the Declarants by a written instrument recorded in the office of the Clerk and Recorder of Mesa County, Colorado.

D. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties, with the exception of the Common Area.

E. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

**PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

DATE: **APR 10 2001**

TIME: 7:00 p.m.

PLACE: City Hall Auditorium, 250 North 5th Street

A petition for the following request has been received and tentatively scheduled for a public hearing on the date indicated above.

If you have any questions regarding this request or to confirm the hearing date, please contact the Grand Junction Community Development Department at (970) 244-1430 or stop in our office at 250 North 5th Street.

**VR-2001-059 FINAL PLAT-- WHITE WILLOWS FILING 1
2851 D Rd - Request for approval of 1) a Final Plat to develop 122
single-family lots on 40 acres with a density of 3.2 units/acre in an
RSF-4 (Residential Single Family 4 units/acre) zoning district, and
2) to vacate a 660ft portion of Florida St. right of way and a
portion of D Road. Planner: Bill Nebeker**

**PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

DATE: **APR 10 2001**

TIME: 7:00 p.m.

PLACE: City Hall Auditorium, 250 North 5th Street

A petition for the following request has been received and tentatively scheduled for a public hearing on the date indicated above.

If you have any questions regarding this request or to confirm the hearing date, please contact the Grand Junction Community Development Department at (970) 244-1430 or stop in our office at 250 North 5th Street.

**VR-2001-059 FINAL PLAT - WHITE WILLOWS FILING 1
2851 D Rd - Request for approval of 1) a Final Plat to develop 122
single-family lots on 40 acres with a density of 3.2 units/acre in an
RSF-4 (Residential Single Family 4 units/acre) zoning district, and
2) to vacate a 660ft portion of Florida St. right of way and a
portion of D Road. Planner: Bill Nebeker**



City of Grand Junction
 Community Development Department
 250 North 5th Street
 Grand Junction, CO 81501



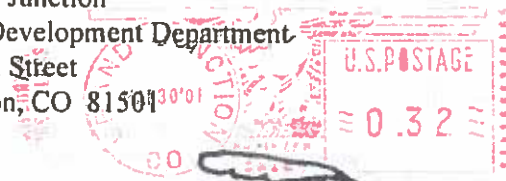
RECEIVED
 APR 2 2001
 COMMUNITY DEVELOPMENT
 DEPT.

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

01+2668



City of Grand Junction
 Community Development Department
 250 North 5th Street
 Grand Junction, CO 81501



RETURNED TO SENDER
 UNDELIVERABLE AS ADDRESSED
 FORWARDING ORDER EXPIRED



ROBERT W WOODWARD
 KATHLEEN S WOODWARD
 2837 NEWPORT CIR
 GRAND JUNCTION, CO 81503-3108

815033108



NOTICE OF DEVELOPMENT APPLICATION

An application for the development proposal described below, located near property you own, has been received by the Grand Junction Community Development Department. The Department encourages public review of proposed development prior to public hearings. The application, including plans, reports and supporting documentation, is available for review during normal business hours (7:30 a.m. - 5:30 p.m. Monday-Friday) at City Hall, 250 North 5th Street. City Planning staff is also available to answer questions and explain the development review process.

VR-2001-059 FINAL PLAT - WHITE WILLOWS FILING 1
2851 D Rd - Request for approval of 1) a Final Plat to develop 122 single-family lots on 40 acres with a density of 3.2 units/acre in an RSF-4 (Residential Single Family 4 units/acre) zoning district, and 2) to vacate a 660ft portion of Florida St. right of way and a portion of D Road. Planner: Bill Nebeker

Courtesy notification cards will be mailed to adjoining property owners prior to a public hearing on this item. However, we encourage you to also verify scheduling in one of the following ways:

- ◆ call the Community Development Department at (970) 244-1430
- ◆ look for a display ad in the Daily Sentinel one day prior to the public hearing (held on the second and sometimes the third Tuesday of each month)
- ◆ You may receive a FAX copy of the Planning Commission agendas by calling CITY DIAL at (970) 244-1500 ext. 211.
- ◆ Agendas for Planning Commission, City Council, and Board of Appeals items are available prior to the hearing at City Hall, 250 North 5th Street.

Please do not hesitate to contact the Community Development Department at (970) 244-1430 if you have any questions.

NOTICE OF DEVELOPMENT APPLICATION



81501X2628

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



CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT DEPARTMENT
250 N 5TH STREET
GRAND JUNCTION, CO 81501



PRESORTED
STANDARD

PLACE STICKER AT TOP OF ENVELOPE
SENDER COMPLETE THIS SECTION

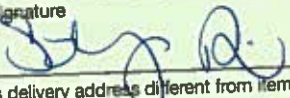
- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Loretta + Gene Patneak
 3129 B Rd
 Grand Junction, CO.
 81503

2. Article Number (Copy from service label) 7099 3400 0017 1654 2778

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) _____ B. Date of Delivery 3-6-01

C. Signature  Agent
 Addressee

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

B.N. ✓ R-2001-059

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

Community Development Dept
250 North 5th Street
Grand Junction, CO 81501

RECEIVED
MAR 12 2001
COMMUNITY DEVELOPMENT
DEPT.

173403



U.S. POSTAL SERVICE

CERTIFIED MAIL RECEIPT*(Domestic Mail Only; No Insurance Coverage Provided)*

7099 3400 0017 1654 4591 2100 004E 6607 8222 2778

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here*Recipient's Name (Please Print Clearly) (to be completed by mailer)*

Loretta & Gene Patnode

Street, Apt. No., or PO Box No.

3129 B Rd

City, State, ZIP+4

Hq. Co. 81503

PS Form 3800, February 2000

See Reverse for Instructions

FENCE PERMIT

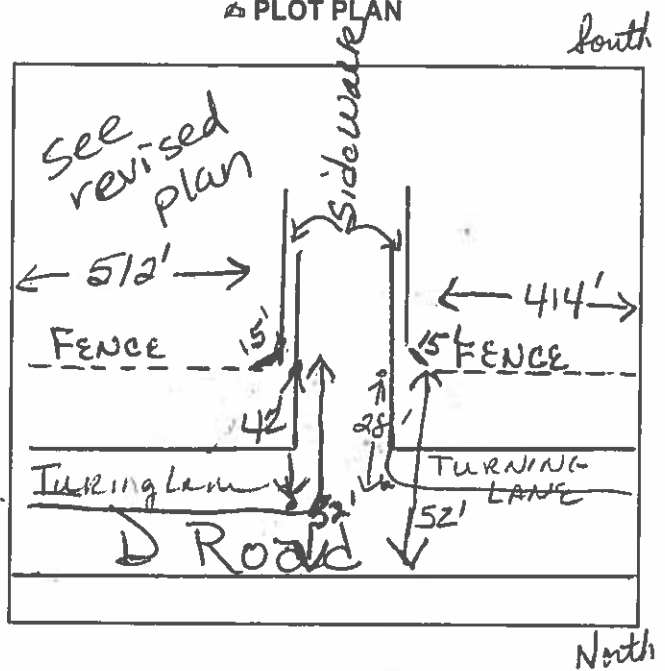
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

PROPERTY ADDRESS 2851 D Rd
28 1/2 of D Road
 TAX SCHEDULE NO GK det CO
2943-191-00-006
 PROPERTY OWNER White Willows Sub
 OWNER'S PHONE 640-2113
 OWNER'S ADDRESS _____
 CONTRACTOR Custom Vinyl Fencing
 CONTRACTOR'S PHONE 243-1853
 CONTRACTOR'S ADDRESS 2944 I-70 Bus Loop
Ste 202, G.J. CO
 FENCE MATERIAL Vinyl
 FENCE HEIGHT 6'

PLOT PLAN



Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, & fence height(s). NOTE: PROPERTY LINE IS LIKELY ONE FOOT OR MORE BEHIND THE SIDEWALK.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4
 SPECIAL CONDITIONS _____

SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater.
 Side _____ from PL Rear _____ from PL

Fences exceeding six feet in height require a separate permit from the City/County Building Department. A fence constructed on a corner lot that extends past the rear of the house along the side yard or abuts an alley requires approval from the City Engineer (Section 4.1.J of the Grand Junction Zoning and Development Code).

The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is responsible for compliance with covenants, conditions, and restrictions which may apply. Fences built in easements may be subject to removal at the property owner's sole and absolute expense. Any modification of design and/or material as approved in this fence permit must be approved, in writing, by the Community Development Department Director.

I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature Lynnda Blackett
 Community Development's Approval Gayle Henderson
 City Engineer's Approval (if required) _____

Date 10/28/02
 Date 10-30-02
 Date _____

6' Solid Panels
w/ Lattice

1/2 x 1/2 x 8.33'
2" x 8'
Lattice

3" Decorative
Rail

3-12 x 38.5"
T & G Panels

3" Decorative
Rail

5" x 5" x 9' Post
72" Above
Ground

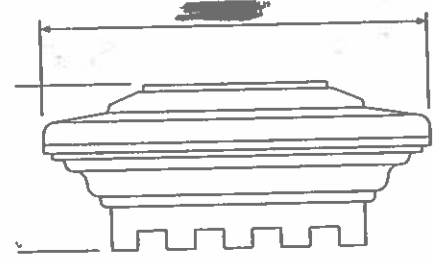
36" IN
Ground

Approved P/W
fencing
D Red
Pat
9/17/02

2" above
Ground

White: Posts, Lattice & Rails

TAN: T & G Panels



New
England
Cap
Optional

**BYLAWS
WHITE WILLOWS HOMEOWNERS ASSOCIATION, INC.**

**ARTICLE I
NAME AND LOCATION**

2060131 06/07/02 0305PM
MONIKA TODD CLR&REC MESA COUNTY CO
REC FEE \$80.00

The name of the corporation is White Willows Homeowners Association, Inc. (the "Association"). The principal office and address of the corporation are located at 3129 B Road, Grand Junction, Colorado 81503.

**ARTICLE II
DEFINITIONS, PURPOSES AND ASSENT**

Section 2.01 Definitions. The definitions in the Declaration for White Willows Subdivision, as supplemented or restated from time to time and recorded in the office of the Clerk and Recorder of Mesa County, Colorado (collectively, the "Declaration"), will apply to these Bylaws, and all defined terms used in these Bylaws will have the same meaning as the defined terms used in the Declaration, unless the defined terms in these Bylaws or the contest of these Bylaws clearly indicated otherwise.

Section 2.02 Purposes. The specific purposes for which the Association is formed are (i) to provide for the operation, administration, use and maintenance of the White Willows Subdivision within that certain tract of real property situate in the City of Grand Junction, County of Mesa, State of Colorado, as more fully described in Exhibit A the Declaration ("the Property"); (ii) to preserve, protect and enhance the values and amenities of such Property; and (iii) to promote the health, safety and welfare of the Owners and users of the Property.

Section 2.03 Assent. All present or future Owners, their families, present or future tenants, and their guests and invitees, and any other person using the facilities of the Property in any manner are subject to the Property Documents, including these Bylaws and any rules adopted by the Board of Directors. The acquisition or rental of any of the Lots will constitute ratification and acceptance of these Bylaws and an agreement to comply with those rules.

**ARTICLE III
MEMBERSHIP**

3.01 Membership. Ownership of a Lot is required in order to qualify for membership in the Association.

3.02 Representation on Board of Directors. If title to a Lot is held by an individual, a firm, corporation, partnership, association, limited liability company, other legal entity or any combination thereof, or if any individual or entity holds title to one or more Lots, then in either case, that individual or entity may appoint, by a writing furnished to the Association, a delegate to represent

each such Lot as a candidate for, and if elected, as a member of, the Board of Directors. Such delegate will not vote as a Member unless such person is appointed by a proxy executed in conformance with Section 4.10 of these Bylaws to cast the voting interest of the Lot which he represents.

Section 3.03 Responsibilities of Members. Any person, including Declarant, on becoming an Owner, will automatically become a Member and be subject to these Bylaws. Such membership will terminate without any formal Association action whenever such person ceases to own a Lot, but such termination will not relieve or release any such former Owner from any liability or obligation incurred under the Declaration or in any way connected with the Association during the period of such ownership, or impair any rights or remedies which the Board of Directors or others may have against such former Owner arising out of ownership of the Lot and membership in the Association and the covenants and obligations incident thereto.

Section 3.04 Membership Certificates. No certificates of stock will be issued by the Association, but the Board of Directors may, if it so elects, issue membership cards to Owners. Such membership card will be surrendered to the Secretary of the Association whenever ownership of the Lot designated on the card is terminated.

Section 3.05 Classes of Membership. The Association will have one class of voting membership. The Board may establish additional classes of membership from time to time.

Section 3.06 Voting Privileges. Each Member will be entitled to one vote on all Association matters.

When more than one person holds an interest in any Lot, all such persons will be Members. The vote for such Lot will be exercised by one person or alternative persons as the Owners among themselves determine. If more than one of the multiple Owners are present at a meeting in person or by proxy, the vote allocated to their Lot may be cast only in accordance with the agreement of a majority in interest of the Owners, and if a majority of the Owners cannot agree, then the Owners of such Lot will not be entitled to vote. There is majority agreement if any one of the multiple Owners casts the vote allocated to his Lot without protest being made promptly to the person presiding over the meeting by any of the other Owners of the Lot.

Section 3.07 Proof of Membership. Any person, on becoming an Owner, will furnish to the Manager or to the Secretary of the Association a photocopy or a certified copy of the recorded instrument vesting that person with an ownership interest, which instrument will remain in the files of the Association. An Owner will not be deemed a Member of the Association in good standing and will not be entitled to vote at any annual or special meeting of the Members unless this requirement is first met.

ARTICLE IV
ASSOCIATION: MEETINGS, QUORUM, VOTING, PROXIES

Section 4.01 Place and Frequency of Meetings. Meetings of the Members will be held at least once each year at such place, within or without the State of Colorado, as the Board of Directors may determine.

Section 4.02 Annual Meetings. The first annual meeting of the Members will be held within one year after the date of the adoption of these Bylaws. Each subsequent annual meeting of the Members will be held on a date and at a time set by the Board of Directors. The purpose of the annual meetings is for the election of the Board and the transaction of such other business of the Association as may properly come before the meeting.

Section 4.03 Special Meetings. Special meetings of the Members may be called at any time by the President of the Association, or by a majority of the Board of Directors, or upon written request of Members who are collectively entitled to vote at least 20% of all of the votes in the Association.

Section 4.04 Notice of Meetings. Written notice stating the place, day and hour of the meeting and the agenda for the meeting will be delivered not less than 10 or more than 50 days before the date of the meeting, personally or by mail or otherwise as permitted by the Act, by or at the direction of the President, or the Secretary, or the persons calling the meeting, as provided in these Bylaws, to the registered mailing address for notice (as provided in the Declaration) of each Member entitled to vote at such meeting.

Section 4.05 Quorum. A quorum is deemed present throughout any meeting of the Association if Members entitled to cast (or proxies entitled to cast) 20% of the votes of the Association are present at the beginning of the meeting. If, however, such quorum is not present or represented at the meeting, the Members entitled to vote at the meeting will have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum is present or represented by proxy.

Section 4.06 Actions Binding on Members. A majority of votes intended to be cast by Members constituting a quorum in person or by proxy will be sufficient to make decisions binding on all Owners, unless a different number or method of voting is expressly required by statute or by the Declaration, the Articles or these Bylaws.

Section 4.07 Majority of Owners. As used in these Bylaws, the term "majority" will mean those votes of Owners, or other groups as the context may indicate, totaling more than 50 percent of the total number.

Section 4.08 Voting by Mail. Voting by mail is permitted for election of the Board of Directors, amendment of the Articles, adoption of a proposed plan of merger, consolidation or

dissolution pursuant to the provisions of the Act and the Colorado Nonprofit Corporation Act, each as amended from time to time, or other questions that come before the Association. In the case of a vote by mail, the Secretary of the Association will give written notice to all Members, which notice will include a proposed written resolutions setting forth a description of the proposed action, a statement that the Members are entitled to vote by mail for or against such proposal, a statement of a date not less than 20 days after the date such notice will have been given by which all votes must be received, and the specified address of the office to which all votes must be sent. Votes received after that date will not be effective. Delivery of a vote in writing to the designated office will be equivalent to receipt of a vote by mail at such address for the purpose of this section.

Section 4.09 Proxies. Any Member may cast such Member's vote in person or by proxy, but no proxy will be valid if it is not dated or if it purports to be revocable without notice. Further, no proxy will be valid after eleven months from the stated date of its execution unless otherwise provided in the proxy or unless voluntarily revoked upon notice, amended, or sooner terminated by operation of law. Finally, no proxy will be valid unless filed with the Secretary of the Association at or before the appointed time of the meeting at which the proxy will be voted.

Section 4.10 Designation of Voting Representative by Non-Individual Owners- Requirement for Proxy. If title to a Lot is held in whole or in part by a firm, corporation, partnership, association, limited liability company or other legal entity, the voting privilege appurtenant to that ownership may be exercised only by a proxy executed on behalf of such party or parties, filed with the Secretary of the Association, and appointing and authorizing one person or alternate persons to attend all annual and special meetings of the Members and to cast the vote allocated to that Lot at the meeting.

Section 4.11 Designation of Voting Representative by Multiple Owners - Use of Proxy. If title to a Lot is held by more than one Owner, each Owner may vote or register protest to the casting of votes by the other Owners of the Lot through a duly executed proxy, and if a majority of the Owners for a Lot cannot agree, then the Owners of such Lot will not be entitled to vote. An Owner may not revoke a proxy given pursuant to this Section except by actual notice of revocation to the person presiding over a meeting of the Association.

Section 4.12 Waiver of Notice. Waiver of notice of a meeting of the Members will be deemed the equivalent of proper notice. Any Member may waive, in writing, notice of any meeting of the Members, either before or after such meeting. Attendance at a meeting by a Member, whether in person or by proxy, will be deemed waiver by such Member of notice of the time, date and place of the meeting unless such Member specifically objects to lack of proper notice at the time the meeting is called to order. Attendance at a special meeting will also be deemed waiver of notice of all business transacted at the meeting unless objection to the calling or convening of the meeting, of which proper notice was not given, is raised before the business is put to a vote.

Section 4.13 Action Without a Meeting. Any action which may be taken by the vote of the Members at a regular or special meeting may be taken without a meeting if a consent in writing, setting forth the action so taken, is signed by all of the Members.

**ARTICLE V
BOARD OF DIRECTORS; SELECTION; TERM OF OFFICE**

Section 5.01 Number, Qualification and Initial Board. The affairs of the Association will be managed by a Board of not less than three and no more than nine Directors. Except as provided below regarding Directors appointed by Declarant during the Period of Declarant Control, the Directors will be Members of the Association or the delegates of Members appointed by proxy under Article IV above. The number of the Board of Directors will be established from time to time by amendment to these Bylaws.

The initial number of members of the Board of Directors will be three. The names and addresses of the three persons who are to serve on the initial Board of Directors until their successors are appointed are as listed below:

<u>NAME</u>	<u>ADDRESS</u>
Gene Patnode	3129 B Road, Grand Junction, Colorado 81503
Loretta Patnode	3129 B Road, Grand Junction, Colorado 81503
Marian Brosig	759 Horizon Drive, Grand Junction, Colorado 81506

Section 5.02 Directors During Declarant Control. During the Period of Declarant Control the Board of Directors will be selected by Declarant and will serve at the sole discretion of Declarant, subject, however, to the provisions of Section 38-33.3-303 of the Act (providing for gradual transition of control of the Board as Lots are sold in the Property). The Directors selected by Declarant need not be Members of the Association.

Section 5.03 Election of Directors as Lot Sales Close. From time to time as sales of Lots in the Property proceed, Declarant will yield control of one or more seats on the Board of Directors as necessary to comply with Section 38-33.3-303 of the Act. Each time that Declarant is required to transfer control of a Director's position, a special meeting of the Association will be called for the purpose of electing a new Director to take the place of the Director designated by Declarant as resigning.

Section 5.04 Election of Directors After Period of Declarant Control. Upon termination of the Period of Declarant Control in accordance with the Declaration, a special meeting of the Association will be called, at which Declarant will turn control of the Association over to the other Members as provided in the Act. The Members will elect a new Board of Directors, and any terms

of Directors appointed by Declarant that have not expired will terminate at that time. Subsequently, Directors will be elected by the Members at each annual meeting of the Members.

Section 5.05 Voting Procedures Generally. At the election of any member of the Board by vote of the Members, the Members may cast as many votes as they are entitled to exercise under the provisions of Section 3.06 above. Voting for Directors will be by secret written ballot.

Section 5.06 Term of Office of Directors After Period of Declarant Control. The term of office for the initial full slate of Directors elected by the Members will be fixed at the time of their election as they themselves will determine in order to establish a system of three-year terms in which at least one-third of the Board is elected each year, and the Board will identify in which year the directorships for each category of representation are subject to election. For example, if the number of Directors on the initial Board is set at three pursuant to Section 5.01 above, one Director will serve for a one-year term, one Director will serve for a two-year term, and one Director will serve for a three-year term. At the expiration of the initial term of office of each respective Director, a successor will be elected to serve three years. Each Director will hold office until such Director's successor is elected by the Members and qualified to take over the office.

Section 5.07 Removal of Directors. Any Director other than one appointed by Declarant may be removed, with or without cause, at any regular or special meeting of the Members by 67% of the votes of the Members voting in person or by proxy at a meeting at which a quorum is present. A successor to any Director removed may be elected at such meeting to fill the vacancy created by removal of the Director. A Director whose removal is proposed by the Members will be given notice of the proposed removal at least 10 days prior to the date of such meeting and will be given an opportunity to be heard at such meeting.

Section 5.08 Vacancies.

(a) During Period of Declarant Control. During the Period of Declarant Control, if a Director appointed by Declarant dies, becomes disabled or resigns, Declarant will appoint a new Director to serve the balance of the term of the resigning, disabled or deceased Director; and if a Director elected by the Member dies, becomes disabled or resigns, the remaining Directors will appoint a new Director from among the Members other than Declarant to serve the remainder of the term of the resigning, disabled or deceased Director representing Members other than Declarant.

(b) Following Period of Declarant's Control. After the expiration or termination of the Period of Declarant Control, any vacancy occurring on the Board may be filled by the affirmative vote of a majority of the remaining Directors, though less than a quorum of the Board of Directors. The term of the Director so elected will be coincident with the term of the replaced Director.

(c) Compensation. No Director will receive compensation for any service rendered to the Association. However, any Director may be reimbursed for actual expenses incurred in the performance of his duties as a Director.

**ARTICLE VI
MEETINGS OF DIRECTORS**

Section 6.01 Regular Meetings. Regular meetings of the Board of Directors will be held at such regular times as set by the Board of Directors, at such place and hour as may be fixed from time to time by resolution of the Board, but such meetings will be held no less frequently than annually. Should a regularly scheduled meeting fall upon a legal holiday, then that meeting will be held at the same time on the next day which is not a legal holiday.

Section 6.02 Special Meetings. Special meetings of the Board of Directors will be held when called by the President of the Association, or by any two Directors, after not less than three days' notice to each Director.

Section 6.03 Quorum. A quorum is deemed present throughout any meeting of the Board of Directors if persons entitled to cast 50% of the votes on the Board are present at the beginning of the meeting.

Section 6.04 Actions Binding on Directors. Every action taken or decision made by a majority of the Directors present at a duly held meeting at which a quorum is present will be regarded as the act of the Board.

Section 6.05 Waiver of Notice. Attendance of a Director at any meetings will constitute a waiver of notice of such meeting, except when a Director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Before, at, or after any meeting of the Board of Directors, any member of the Board may waive in writing notice of such meeting, and such waiver will be deemed equivalent to the giving of such notice. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Board of Directors need be specified in the waiver of notice of such meeting.

**ARTICLE VII
POWERS AND DUTIES OF THE BOARD OF DIRECTORS**

Section 7.01 General. The Board of Directors will have the powers and duties necessary for the administration of the affairs of the Association. Except as provided by these Bylaws, the Declaration or the Act, the Board of Directors may do all such acts and things which are not specifically required to be done by the Members and may otherwise act in all instances on behalf of the Association.

Section 7.02 Specific Powers and Duties. Without limiting the generality of powers and duties set forth in Section 7.01 above, the Board of Directors will have the following powers and duties, in each case subject only to applicable requirements of the Act:

(a) To administer and enforce the covenants, conditions, restrictions, easements, uses, limitations, obligations and all other provisions set forth in the Declaration.

(b) To establish, make, amend from time to time and enforce compliance with such reasonable rules and regulations as may be necessary for the operation, use, and occupancy of the Property, subject to the provisions of the Declaration. A copy of such rules and regulations will be delivered or mailed to each Member promptly after adoption.

(c) To keep in good order, condition and repair all the Open Areas and all items of personal property, if any, used in the enjoyment of the Open Areas. No approval of the Members is required for expenditures for these purposes, except as otherwise required by the Declaration or these Bylaws.

(d) To fix, determine, levy, and collect the prorated Annual Assessments to be paid by each of the Members towards the gross expenses of the Property, and to adjust, decrease or increase the amount of the Assessments, and to credit any excess of Assessments over expenses and cash reserves to the Members against the next succeeding Assessment period.

(e) To designate and remove personnel necessary for the operation, maintenance, repair and replacement of the Open Areas.

(f) To establish and maintain an adequate reserve fund from Annual Assessments for maintenance, repair, or replacement of the Open Areas that must be replaced on a periodic basis and for other facilities that must be replaced on a periodic basis with contribution from the Association.

(g) To levy and collect Special Assessments whenever, in the opinion of the Board, it is necessary to do so in order to meet increased operating or maintenance expenses or costs, or additional capital expenses, or because of emergencies. All Special Assessments will be in statement form and will set forth in detail the various expenses for which the Special Assessments are being made.

(h) To levy and collect Default Assessments for violations of the Property Documents or because the Association has incurred an expense on behalf of a Member under the Property Documents.

(i) To collect delinquent Assessments by suit or otherwise and to enjoin or seek damages from an Owner as provided in the Declaration and these Bylaws; and to exercise other remedies for delinquent Assessments as set forth in the Declaration.

(j) To fix, determine, levy and collect the working capital funds to be paid by each of the Members towards the working capital account of the Association, and to adjust, decrease or increase the amount of working capital funds collected from each Member as provided in the Declaration.

(k) To borrow funds in order to pay for any expenditure or outlay required pursuant to the authority granted by the provisions of the Declaration and these Bylaws, and subject to the limitations of the Act, and to authorize the appropriate officers to execute all such instruments evidencing such indebtedness as the Board of Directors may deem necessary and such indebtedness shall be the several obligation of all Owners in the same proportions as they share Common Expenses; provided, however, that the Board will not borrow more than \$20,000 or cause the Association to be indebted for more than \$20,000 at any one time without the prior approval of a majority of votes of Members present and voting in person or by proxy on the issue; and provided further, that the Board will not cause the encumbrance of the Common Elements without the prior approval of 80% of the votes of Members present and voting in person or by proxy on the issue in accordance with the requirements of the Act and the prior approval of 51% of the votes of Eligible Mortgage Holders (based on one vote for each Mortgage owned).

(l) To dedicate, sell or transfer all or any part of the Open Areas to any public, governmental or quasi-governmental agency, authority, or utilities for such purpose and subject to such conditions as may be agreed to by the Members, and subject to such additional limitations as may be set forth in the Declaration or the Act.

(m) To enter into contracts within the scope of their duties and powers.

(n) To establish a bank account for the operating account of the Association and for all separate funds as required or deemed advisable by the Board of Directors.

(o) To cause to be kept and maintained full and accurate books and records showing all of the receipts, expenses or disbursements and to permit examination thereof by Members or their Mortgagees during convenient weekday business hours.

(p) To cause any and all access roads, parking areas, and roadways in and to the Property and across the Property to be maintained to the extent those facilities are within the jurisdiction or control of the Association, subject to the provisions of the Declaration.

(q) To maintain and remove snow from any and all roadways and parking areas at the Property and to maintain the lawn, trees, shrubs, and other vegetation, and the sprinkler or other irrigation systems located on the Property for the benefit of the Members.

(r) To cause to be maintained the insurance coverage (including without limitation fidelity insurance, or in its place, a bond covering the Manager, the Board, the officers and

any other persons charged with handling Association funds) as may be necessary to comply with the requirements of the Declaration, these Bylaws and the Act.

(s) In general, to carry on the administration of the Association and to do all those things necessary and responsible in order to carry out the communal aspects of condominium ownership, all in accordance with the Declaration and the requirements of the Act.

(t) To delegate to the Manager or any other person or entity such of the Association's duties or responsibilities as may be more conveniently or efficiently performed by someone other than by the Association, and to agree to assess to the Members a reasonable fee for such services, except that the duties set forth in subparagraphs (d), (f), (g) and (i) of this Section 7.02 and duties reserved to the Board by law will not be so delegated.

(u) To prepare budget before the close of each fiscal year of the Association and submit the budget to the Association as required by the Act.

Section 7.03 Manager. The Board of Directors may employ for the Property a professional management agent or agents as Manager for compensation established by the Board of Directors to perform such duties and services as authorized by the Board of Directors. The Board of Directors may delegate to the Manager, subject to the Board's supervision, all of the powers granted to the Board of Directors by these Bylaws, other than the powers set forth in subparagraphs (d), (f), (g), (i) and (s) of Section 7.02 of this Article and duties reserved to the Board by law. Declarant, or an affiliate or employee of Declarant, may be employed as Manger, subject to the limitations of the Act. If the Board delegates powers of the Board or officers of the Association relating to collection, deposit, transfer or disbursement of Association funds to the Manager (other than Declarant):

(a) The Manager will maintain fidelity insurance coverage or a bond providing the same type of insurance in an amount not less than the greater of (i) \$50,000, (ii)(a) the amount equal to the maximum funds that will be in the custody of the Association or the Manager, or (b) the amount of three months' current assessments plus reserves, as calculated from the current budget of the Association, on all Lots on the Property, or (iii) such higher amount as the Board may require;

(b) The Manager will maintain all funds and accounts of the Association separate from the funds and accounts of other associations managed by the Manager and will maintain all reserve accounts of each association so managed separate from operational account of the Association, each with appropriate access controls, and the bank where the accounts are located must send copies of monthly bank statements directly to the Association, and the Manager will not have authority to draw checks on, or to transfer funds from, the Association's reserve account; and

(c) An annual accounting for Association funds and a financial statements will be prepared and presented to the Association by any one of the following: the Manager, a public accountant, or a certified public accountant.

If a professional manager is employed, the management agreement must be for a specified term (not to exceed three years) and must contain specific termination provisions. Such termination provisions may not require the payment of any penalty for termination or require advance notice of termination in excess of 90 days. Declarant may enter into a management agreement before the expiration of the Period of Declarant Control, but the management agreement must provide that the Association has the right to terminate the management agreement without cause and such right may be exercised by the Association at any time after the expiration of the Period of Declarant Control.

Section 7.04 Accounts and Reports. The following management standards of performance will be followed unless the Board by resolution specifically determines otherwise:

(a) A segregation of accounting duties should be maintained, and disbursements by check in any amount greater than \$1,000 will require two signatures. The two signatures will be the signature of the Manager and a Board Member, or the signature of two Board Members. The Board may modify this requirement from time to time by the resolution of the Board. Cash disbursements will be limited to amounts of \$200 or less.

(b) Cash accounts of the Association will not be commingled with any other accounts.

(c) No remunerations will be accepted by the Board of Directors or the Manager from vendors, independent contractors or others providing goods or services to the Association, whether in the form of commission, finder's fees, service fees, prizes, gifts or otherwise (except that such persons may be employees of Declarant during the Period of Declarant Control). Anything of value received will be for the benefit of the Association.

(d) Any financial or other interest that the Manager or a member of the Board of Directors may have in any firm (other than Declarant) providing goods or services to the Association will be disclosed promptly to the Board of Directors.

(e) A balance sheet as of the last day of the Association's fiscal year and an operating statement for the fiscal year will be distributed to the Members. Financial statements for the preceding year prepared by the Association's accountant will be available to Owners and Mortgagees within 120 days after the end of the Association's fiscal year, and will be delivered to an Owner or Mortgagee upon written request and upon payment of a reasonable fee for copying.

(f) An account status report reflecting the status of all accounts in an "actual" versus "approved" budget format with a budget report reflecting any actual or pending obligations that are in excess of budgeted amounts by an amount exceeding the operating reserves or 10% of a major budget category (as distinct from a specific line item in an expanded chart of accounts) will be prepared for the Board periodically upon the Board's request and will be made available to all Members.

Section 7.05 Hearing Procedure. The Board will not impose a fine, suspend voting, or suspend any rights of a Member or other occupant of the Property for violations of rules and regulations or of the provisions of the Property Documents unless and until the procedure below is followed:

(a) Demand. Written demand to cease and desist from the alleged violation will be served upon the alleged violator specifying:

- (i) the alleged violation;
- (ii) the action required to abate the violation; and
- (iii) a time period of not less than 10 days during which the violation may be abated without further sanction, if such violation is a continuing one, or a statement that any additional similar violation may result in the imposition of a sanction after notice and hearing, if the violation is not continuing.

(b) Notice. At any time within 12 months of such demand, if the violation continues past the period allowed in the demand for abatement without penalty or if the same rule is subsequently violated, the Board or its delegate will serve the violator with written notice of a hearing to be held by the Board. The notice will contain the following:

- (i) the nature of the alleged violation;
- (ii) the time and place of the hearing, which time will be not less than 10 days from the giving of the notice;
- (iii) an invitation to attend the hearing and produce any statement, evidence and witness on the Member's behalf; and
- (iv) the proposed sanction to be imposed.

(c) Hearing. The hearing will be held pursuant to the notice, affording the Member a reasonable opportunity to be heard. Prior to the effectiveness of any sanction under these Bylaws, proof of notice and the invitation to be heard will be placed in the minutes of the meeting. Such proof will be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer, Director or agent who delivered such notice. The notice requirement will be deemed satisfied if the alleged violator appears at the meeting. The minutes of the meeting will contain a written statement of the result of the hearing and the sanction, if any, imposed. Written and oral evidence may be presented. The presenting party will provide copies of any written evidence to the other party or parties. The decision of the Board will be final.

(d) Appeal. The Board may in its discretion appoint a Hearing Committee to hear the matter. In such event the above procedure will apply except that either party may appeal the decision of the Hearing Committee to the Board by written notice to the Hearing Committee, the other party and the Board. The Board will consider the minutes of the hearing and report the decision of the Board within a reasonable period of time not exceeding 60 days after receipt of the notice. The decision of the Board will be final.

Notwithstanding anything herein to the contrary, judicial proceedings must be instituted before any nonconforming or violating items of construction can be altered or demolished.

The foregoing procedures will not be necessary in order to impose any sanction or penalty for nonpayment of a delinquent Assessment.

ARTICLES VIII
OFFICERS AND THEIR DUTIES

Section 8.01 Enumeration of Officers. The officers of the Association will be a President, Secretary and Treasurer, and such other officers as the Board may from time to time create by resolution. Following the expiration of the Period of Declarant Control, all officers of the Association must be Owners of Lots on the Property.

Section 8.02 Election of Officers. The election of officers will take place at the first meeting of the Board of Directors following each annual meeting of the Members.

Section 8.03 Term. The officers of the Association will be elected annually by the Board, and each will hold office for one year or until his successor is duly elected and qualified, unless he sooner resigns, or is removed, or is otherwise disqualified to serve.

Section 8.04 Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of who will hold office for such period, have such authority, and perform such duties as the Board may determine from time to time.

Section 8.05 Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time by giving written notice to the Board, the President, or the Secretary. Such resignation will take effect on the date of receipt of such notice or at any later time specified in the notice, and unless otherwise specified in the notice, the acceptance of such resignation will not be necessary to make it effective.

Section 8.06 Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy will serve for the remainder of the term of the officer replaced.

Section 8.07 Multiple Offices. Any two or more offices may be held by the same person except the offices of President and Secretary.

Section 8.08 Duties. The duties of the officers are as follows:

(a) President. The President will preside at all meetings of the Association and the Board of Directors; see that orders and resolutions of the Board are carried out; sign all leases, mortgages, deeds and other written instruments; co-sign all promissory notes; cause to be prepared and execute, certify and record amendments to the Declaration on behalf of the Association; and exercise and discharge such other duties as may be required of the President by the Board.

(b) Secretary. The Secretary will record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; keep the corporate seal of the Association and place it on all papers requiring said seal; serve notice of meetings of the Board and of the Members; keep appropriate current records listing the Members together with their addresses; and perform such other duties as required by the Board.

(c) Treasurer. The Treasurer will receive and deposit in appropriate bank accounts all moneys of the Association and will disburse such funds as directed by resolution of the Board of Directors; sign all checks of the Association unless the Board specifically directs otherwise, and co-sign all promissory notes of the Association; keep proper books of account; at the direction of the Board, cause an annual audit of the Association books to be made by a public accountant at least once in every three fiscal years; and prepare an annual budget and a statement of income and expenditures to be presented to the Members at their regular annual meeting, and deliver or make copies available to each of the Members.

ARTICLE IX
COMMITTEES

The Board of Directors may appoint a Hearing Committee as described in Article VII above, and other committees as the Board deems appropriate in carrying out its purposes.

ARTICLE X
INDEMNIFICATION

To the extent permitted by law and consistent with the Articles of Incorporation, the Association will indemnify every member of the Board of Directors, and every officer, employee and agent of the Association and every person who serves at the request of the Association as a director, officer, employee, fiduciary or agent of any other foreign or domestic corporation or of any partnership, joint venture, trust or other enterprise or employee benefit plan against liability asserted against or incurred by such person in such capacity or arising out of that person's capacity as such. The indemnification permitted under this Article will not extend, in any event, to any act or omission occurring prior to the date of incorporation of the Association.

In the event of a settlement, indemnification will be provided only in connection with such matters covered by the settlement as to which the Association is advised by counsel that the person to be indemnified has not been guilty of such actions or omissions in the performance of such person's duties for the Association. The foregoing rights will not be exclusive of other rights to which such member of the Board of Directors or officer or other person may be entitled. All liability, loss, damage, cost and expense arising out of or in connection with the foregoing indemnification provisions will be treated and handled by the Association as a Common Expense.

ARTICLE XI
NONPROFIT CORPORATION

The Association is not organized for profit. No Member of the Association, member of the Board of Directors, or person from who the Association may receive any property or funds or will receive or will be lawfully entitled to receive any pecuniary profit from the operations of the Association, and in no event will any part of the funds or assets of the Association be paid as a dividend or be distributed to, or inure to the benefit of, any member of the Board of Directors. Notwithstanding the foregoing, (i) reasonable compensation may be paid to any Member or Director acting as an agent or employee of the Association for services rendered in effecting one or more of the purposes of the Association, (ii) any Member or Director may, from time to time, be reimbursed for his actual and reasonable expenses incurred in connection with the administration of the affairs of the Association, and any Director may be reimbursed for actual expenses incurred in the performance of his duties.

ARTICLE XII
AMENDMENTS

These Bylaws may be amended, at a regular or special meeting of the Board, by a vote of a majority of a quorum of Directors present in person or by proxy, but any amendment of Articles V, X, XII or any portion of those Articles will require approval of all Directors.

ARTICLE XIII
MISCELLANEOUS

Section 13.01 Fiscal Year. The fiscal year of the Association will begin on the first day of January and end on the 31st day of December every year, except that the first fiscal year will begin on the date of incorporation.

Section 13.02 Corporate Seal. The Association will have a seal in a circular form having within its circumference the words: "White Willows Homeowners Association".

Section 13.02 Conflicts of Documents. In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles will control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration will control.

Section 13.04 Fannie Mae. The Board and the Association will comply with the following provisions so long as they desire Federal National Mortgage Association ("Fannie Mae") acceptance of the Property:

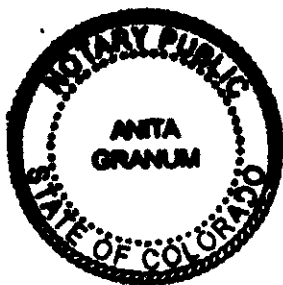
(a) In the event of foreclosure of a Unit, the First Mortgagee will not be liable for any fees or charges related to the collection of six months or less of unpaid Assessments that accrued before the First Mortgagee acquired title to the Unit.

(b) Each hazard insurance policy must be written by an insurance carrier that has an acceptable rating from either A.M. Best Company, Demotech, Inc., or Standard and Poor's, Inc., as follows:

a "B" or better general policyholder's rating or a "B" or better financial performance index rating in Best's *Insurance Reports*, an "A" or better general policyholder's rating and a financial size category of "VIII" or better in Best's *Insurance Reports - International Edition*, an "A" or better rating in Demotech's *Hazard Insurance Financial Stability Ratings*, a "BBBq" qualified solvency ratio or a "BBB" or better claims-paying ability rating in Standard and Poor's *Insurance Solvency Review*, or a "BBB" or better claims-paying ability rating in Stand and Poor's *International Confidential Rating Service*.

(c) The insurance policies obtained by the Association must also contain the standard mortgage clause and must name as mortgagee either Fannie Mae or the servicers for the mortgages Fannie Mae holds on Units in the Property.

The undersigned members of the initial Board of Directors have executed these Bylaws (in counterpart copies) effective the 23rd day of May, 2002.



My Commission Expires 01/20/2003

Anita Granum

Gene Patnode
GENE PATNODE

Loretta Patnode
LORETTA PATNODE

Marian Brosig
MARIAN BROSIG

CITY OF GRAND JUNCTION

ORDINANCE NO. 3342

1995774 05/11/01 0244PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00

**VACATING FLORIDA STREET
LOCATED AT THE 28½ ROAD ALIGNMENT WITHIN THE
APPROVED WHITE WILLOWS SUBDIVISION,
BEING A PORTION OF BEVIER SUBDIVISION**

Recitals.

Florida Street is an unimproved right-of-way located between D and C ½ Road and between 28 and 29 Road. A 660-foot portion of the street at the 28 ½ Road alignment in the Bevier Subdivision falls within the approved White Willows Subdivision. The street is being vacated and realigned to the south about 100-feet to align with existing water and sewer lines. It is unknown why these lines were not installed in the Florida Street right-of-way to begin with. The vacated right-of-way will be incorporated into the lots in White Willows Subdivision Filing 1. There are no known utilities located in the right-of-way.

At its hearing of April 10, 2001 the Planning Commission found that the right-of-way vacation conforms to the criteria in Section 2.11 of the Zoning and Development Code and recommends approval of the vacation.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

City Council finds that the vacation meets the criteria set forth in Section 2.11 of the Grand Junction Zoning and Development Code and in accordance therewith the following described right-of-way is hereby vacated:

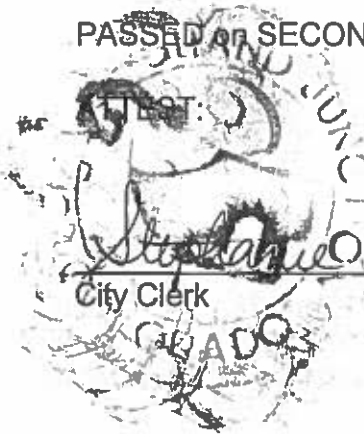
A tract of land located in the SW ¼ NE ¼ Section 19, T.1S., R.1E. Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Florida Street, which is identical with the northwesterly corner of Lot 8, Bevier Subdivision, filed in records of the Mesa County Clerk and Recorder's Office, in Plat Book 2 at Page 9, Reception No. 21700;

1. Thence East, 660.00 feet along said right-of-way line to the northeasterly corner of Lot 7 of said Bevier Subdivision;
2. Thence North, 40.00 feet to the northerly right-of-way line of Florida Street, which is identical with the north line of the SW ¼ NE ¼ Section 19;
3. Thence West, 660 feet along the said right-of-way to the C-N 1/16 corner of said Section 19;
4. Thence South, 40.00 feet along the west line of the SW ¼ NE ¼ Section 19, to the point of beginning.

INTRODUCED for FIRST READING and PUBLICATION this 18th day of April, 2001.

PASSED on SECOND READING this 2nd day of May, 2001.

The seal of the City of Colorado Springs is circular, featuring a mountain range, a river, and a sun. The text "CITY OF COLORADO SPRINGS" is written around the perimeter. In the center, there is a smaller seal with the word "CITY" and "1871".
TEST:
Stephanie O'Neil
City Clerk

Gene Kenney
President of City Council

WARRANTY DEED

Book 2704 Page 188

Grantor(s),
PATRICIA B. MCBRIDE

1948015 05/01/00 0240PM
MONIKA TODD CLK® MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$26.00

whose address is 2863 D ROAD, GRAND JUNCTION, CO 81501

*County of MESA, State of
COLORADO, for the consideration of

Two Hundred Sixty Thousand And No/100 dollars, in hand paid, hereby sell(s)

and convey(s) to LA ENTERPRISES LLC, a Colorado Limited Liability Company
/OF GRAND JUNCTION,

whose legal address is 3129 B ROAD, GRAND JUNCTION, CO 81503

County of MESA, and State of COLORADO

the following real property in the County of MESA, and State of

Colorado, to wit:

SEE ATTACHED EXHIBIT "A"

Together with any and all water, water rights, ditch and ditch rights-of-way thereto appertaining and used in connection therewith.

also known by street and number as 2863 D ROAD, GRAND JUNCTION, CO 81501

with all its appurtenances, and warrant(s) the title to the same, subject to easements, restrictions, reservations, rights-of-way of record; 2000 taxes due and payable in 2001 and all subsequent taxes and assessments.

Signed this 28th day of April, 2000

Patricia B. McBride
PATRICIA B. MCBRIDE

STATE OF COLORADO

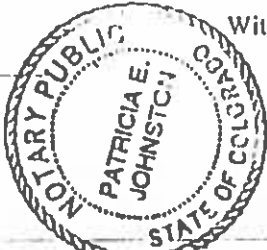
SS.

County of MESA

The foregoing instrument was acknowledged before me this 28th day of April, 2000, by PATRICIA B. MCBRIDE

My Commission expires 9/21/02

Witness my hand and official seal.



Patricia E. Johnston
Notary - PATRICIA E. JOHNSTON

*If in Denver, insert "City and."

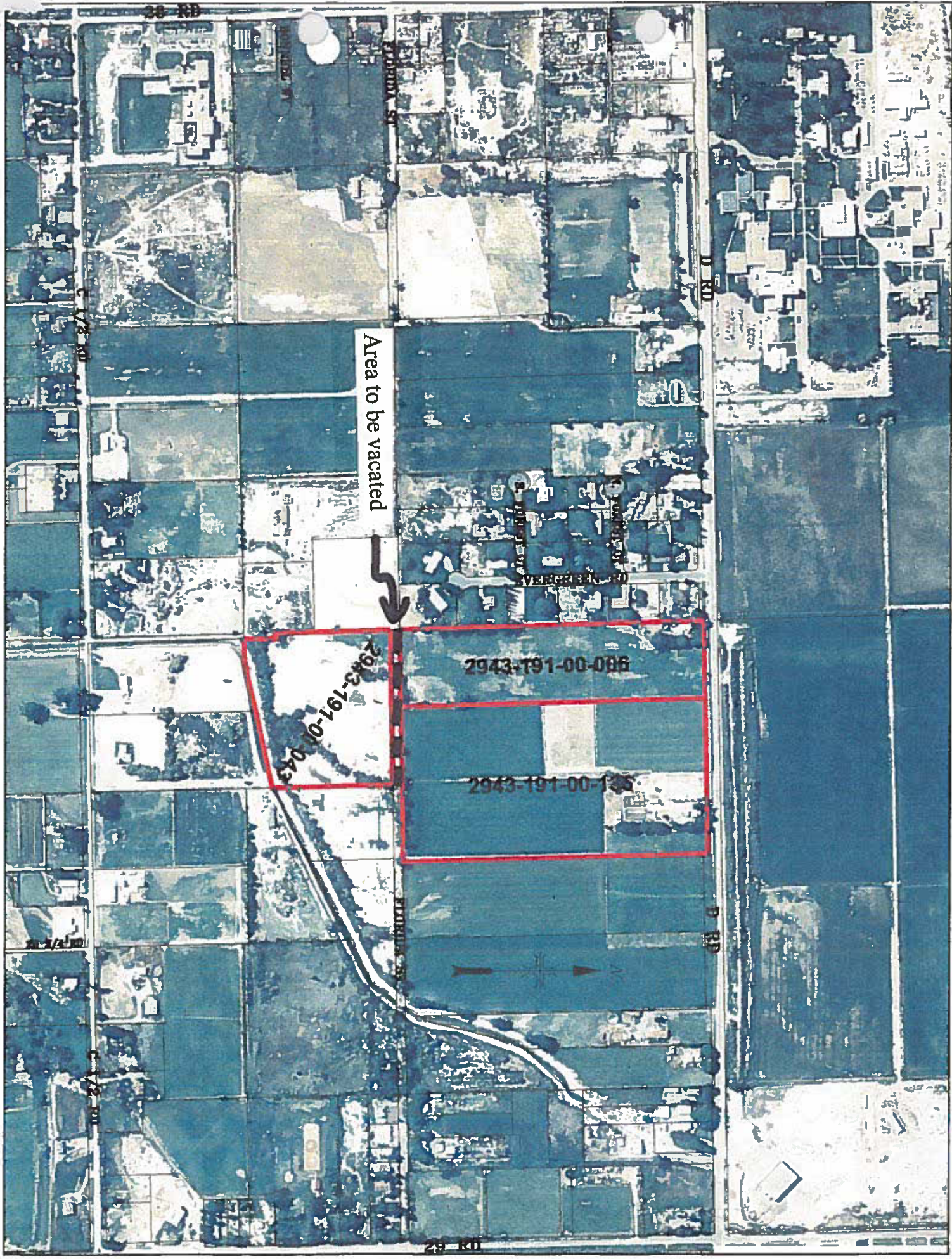
Name and Address of Person Creating Newly Created Legal Description (38-35-106.5, C.R.S.)

No. 897, Rev. 6-92. WARRANTY DEED (Short Form)

WESTERN COLORADO TITLE COMPANY
P.O. Box 178 / 521 Road Avenue / Grand Junction, CO 81502 / (970) 243-3070

CO-02-143

The East 3/4 of NW 1/4 NE 1/4 of Section 19, Township 1 South, Range 1 East of the Ute Meridian, EXCEPT THE FOLLOWING DESCRIBED PROPERTY, TO WIT: That part of the N 1/2 NE 1/4 of Section 19, Township 1 South, Range 1 East of the Ute Meridian, being described as follows: Beginning at a point on the North boundary of said section 19 whence the Northeast corner of said section 19 bears South 89°45' East 1320.00 feet; thence South 1326.83 feet to the South boundary of the N 1/2 NE 1/4 of said section 19; thence North 89°39' West 330.00 feet along said South boundary; thence North 1326.25 feet to the North boundary of said Section 19; thence South 89°45' East 330.0 feet along said North boundary to the point of beginning, Mesa County, Colorado.



28 RD

EVERGREEN RD

D RD

Area to be vacated

2943-191-00-086

2943-191-00-135

2943-191-01-043



29 RD

C 7/2 50

1/2 50

C-N 1/16 CORNER,
SECTION 19,
T1S, R1E, UM
M.C.S.M.

NE 1/16 CORNER,
SECTION 19,
T1S, R1E, UM
B.L.M.

WEST 660.00'

FLORIDA STREET

40' RIGHT-OF-WAY

SOUTH

40.00'

40.00'

NORTH

EAST 660.00'

POINT OF BEGINNING

N



LOT 8

LOT 7

BEVIER SUBDIVISION
PLAT BOOK 2, PAGE 9

CENTERLINE OF DRAIN DITCH

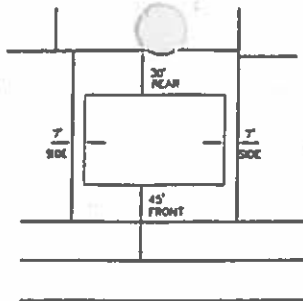
C 1/4 CORNER,
SECTION 19,
T1S, R1E, UM
M.C.S.M.

FEET 100 0 100 FEET



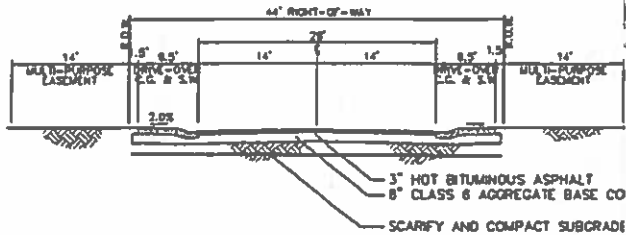
GRAPHIC SCALE

SCALE: 1 INCH = 100 FEET

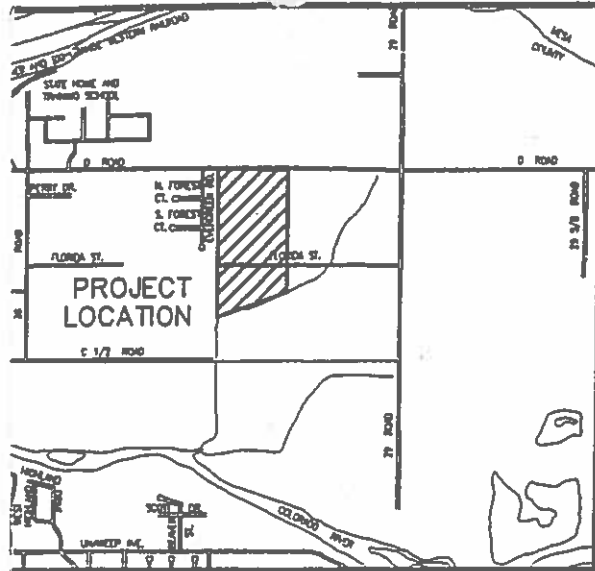


TYPICAL SETBACKS
NOT TO SCALE

NOTE: PRINCIPAL AND ACCESSORY BUILDINGS WILL BE CONSTRUCTED IN CONFORMANCE WITH THE SETBACKS AS STATED IN THE BULK REQUIREMENTS FOR THE RSF-4 ZONING.



TYPICAL ROADWAY SECTION
(SUBDIVISION INTERIOR)
NOT TO SCALE



VICINITY MAP

AREA BREAKDOWN

122 RESIDENTIAL LOTS	29.94 ACRES:	75.7%
TRACT A	0.46 ACRES:	1.1%
INTERIOR ROADS	8.01 ACRES:	20.2%
D ROAD DEDICATION	1.15 ACRES:	2.9%
TOTAL	39.56 ACRES:	100.0%

PUBLIC FACILITIES

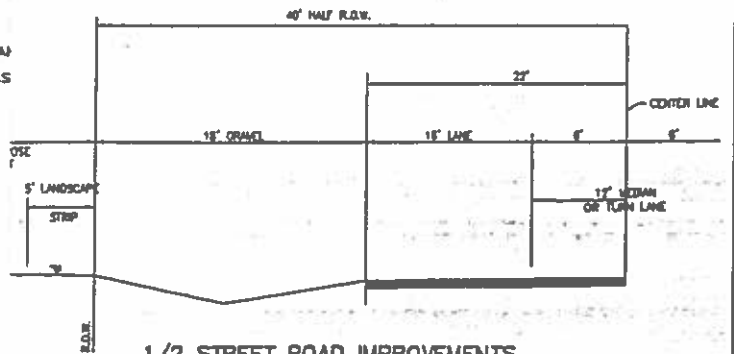
SANITARY SEWER	Central Grand Valley Sanitation District
DOMESTIC WATER	Ute Water
GAS AND ELECTRIC	Public Service Company of Colorado
TELEPHONE	US West Communications
CABLE TV	TCI-United Artists Cable of Western Colorado
STORM SEWER	Grand Junction Drainage District
IRRIGATION	Grand Valley Irrigation Company
ELECTRIC (FILING 5)	Grand Valley Power

LEGEND

- ⊙ MANHOLE
- ⊙ SEWER MANHOLE
- ⊠ MAILBOX
- ⊠ TELEPHONE JUNCTION BOX
- ⊠ SATELLITE DISH
- ⊙ EXISTING TREES
- ← POWER POLE AND GUY WIRE
- OP — EXISTING OVERHEAD POWER AND TELEPHONE LINE
- S — EXISTING SEWER LINE
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- PROPOSED 8" SEWER LINE AND MANHOLE
- PROPOSED 8" WATER LINE AND FIRE HYDRANT
- - - PROPOSED MULTIPURPOSE OR IRRIGATION EAS
- ▨ EXISTING STRUCTURE TO BE REMOVED

vacated E DATA BREAKDOWN

	NO. OF LOTS	ACREAGE
FILING ONE	28	7.92 AC.
FILING TWO	26	7.85 AC.
FILING THREE	21	6.02 AC.
FILING FOUR	23	7.42 AC.
FILING FIVE	24	9.40 AC.



1/2 STREET ROAD IMPROVEMENTS
(D ROAD)
NOT TO SCALE

DRAWN BY: DJH
DESIGNED BY: DEC/PMC
CHECKED BY: PMA

REVIEWED: _____ FOR _____
DATE: _____

REVIEWED: _____ FOR BANER ASSOCIATES, INC.
DATE: _____



AMERICAN ENGINEERS
SUBDIVISION
MAP PLAN

GRAND JUNCTION, COLORADO

SCALE: 1" = 80'
JOB NO: 888
DATE: 28 JAN 2000
SHEET NO:

NO. 1. THE PL... 2. AL... 3. LA... 4. UN... 5. PL... 6. DE... 7. LA...

Projects R240016.01\DWG\LAND.DWG, 03/30/01 01:31:05 PM, PAUL

NO. 1. THE PL... 2. AL... 3. LA... 4. UN... 5. PL... 6. DE... 7. LA...

Projects R240016.01\DWG\LAND.DWG, 03/30/01 01:31:05 PM, PAUL

NOTES
 ALL EXISTING TREES ON THIS PROPERTY ARE TO REMAIN IN PLACE AND PRESERVED UNLESS REMOVAL IS REQUIRED FOR NEW CONSTRUCTION

- TREES AND SHRUBS TO BE PLANTED AS PART OF THIS PLAN ARE TO BE SUPPLIED FROM THOSE INCLUDED IN THE PLANT LIST AS DETERMINED BY INVENTORY FROM LOCAL NURSERIES.
- ALL SHRUB BEDS SHALL RECEIVE A MINIMUM OF 3" DEEP MULCH CONSISTING OF SHREDED ASPEN MULCH.
- LANDSCAPED AREAS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LANDSCAPED AREAS (EXCEPT DETENTION POND/ARE TO BE IRRIGATED BY A DWP SYSTEM CONNECTED TO THE PRESSURIZED UNDERGROUND SYSTEM THAT WILL BE CONSTRUCTED AS PART OF THIS PROJECT. DETENTION POND TYP SHALL BE IRRIGATED BY POP-UP IMPACT HEADS CAPABLE OF PROVIDING 3" PER WEEK WITHIN SYSTEMS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. IRRIGATION DESIGNERS (DWP AND IMPACT) SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
- PLANTS WHICH DIE OR ARE UNHEALTHY SHALL BE REPLACED.
- IRRIGATION SYSTEM SHALL BE DESIGNED TO MITIGATE FLOW OF IRRIGATION WATER OVER SEWERLINES.



LEGEND

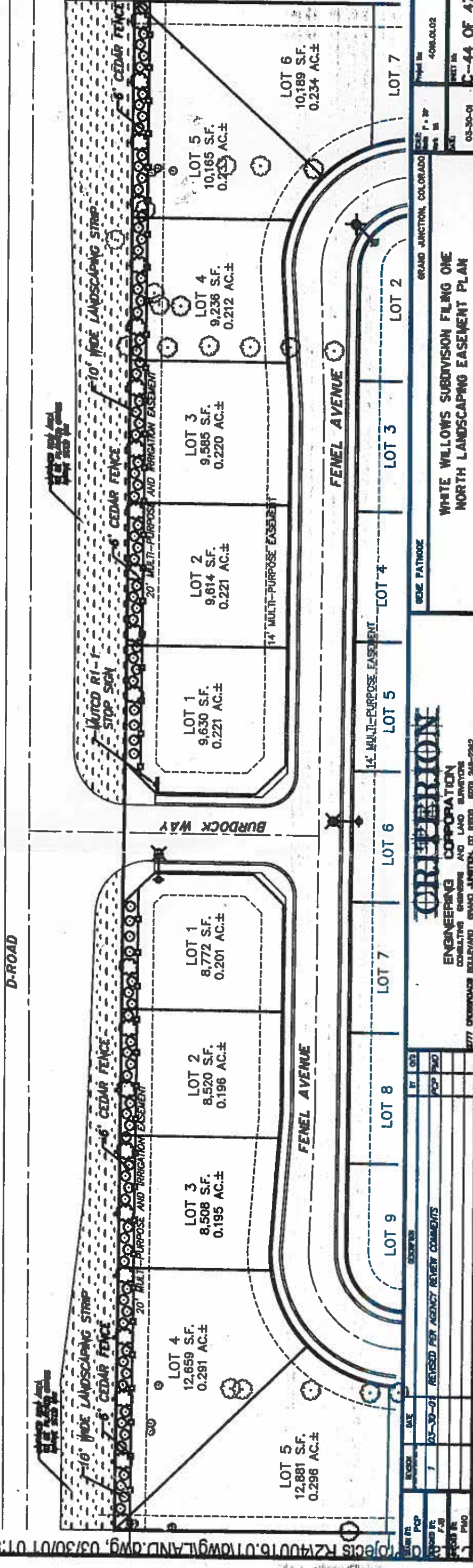
- EXISTING TREES TO REMAIN WHERE POSSIBLE (SEE SHEET 21 OF 24 FOR MORE DETAILS)
- 6" CEDAR PRIVACY FENCE

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
SHRUBS	DECIDUOUS	CHARLES JULY LEAG	30	8 GAL
		COMMON WHITE LEAG	30	5 GAL
		COMMON PURPLE LEAG	20	5 GAL
TREES	DECIDUOUS	LITTLE LEAF LINDEN	8	1 1/2"
		SPYGLASS HONEY LOCUST	7	1 1/2"
		URBANITE ASH	7	1 1/2"



COMMON NAME	SCIENTIFIC NAME	VARIETY	PLS ^a LBS./ACRE ^b
PURSCENT WHEATGRASS	ELYTRIGIA INTERMEDIA (HOST)	LUNA	3.5
SMOOTH BROOME	BROMUS INERMIS LEYSS.	LINCOLN	2.0
WESTERN WHEATGRASS	PASCOPYRUM SMITHII (RYDB.)	AIRBIA	1.5
SANFERN	ONOBRYCHIS VICIFOLIA SCOP.	ES0	8.0

^aPLS = PURE LIVE SEED
^bPYRL SEEDING RATE. THIS RATE SHALL BE DOUBLED FOR BROADCAST SEEDING.



ORIBERION
 ENGINEERING CORPORATION
 CONSULTING ENGINEERS AND LAND SURVEYORS
 2777 UNDERWOOD BOULEVARD GRAND JUNCTION, CO 81508 970-248-2242

BY: [Signature] DATE: 03-30-01
 CHECKED BY: [Signature] DATE: 03-30-01
 DESIGNED BY: [Signature] DATE: 03-30-01
 DRAWN BY: [Signature] DATE: 03-30-01

PROJECT NO. 03-30-01
 PROJECT NAME: WHITE WILLOWS SUBDIVISION FILING ONE
 NORTH LANDSCAPING EASEMENT PLAN

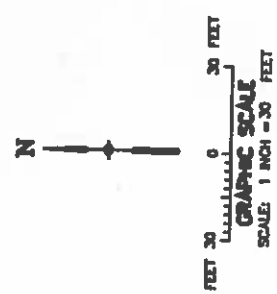
DATE: 03-30-01
 SCALE: AS SHOWN
 SHEET NO. C-44 OF 47

DATE	BY	DESCRIPTION
1	03-30-01	REVISED PER AGENCY REVIEW COMMENTS
		POP P40
		POP P40

ORR CORPORATION
ENGINEERING CORPORATION
 CONSULTING ENGINEERS AND LAND SURVEYORS
 6177 CROSSROADS BELLAVILLE, COLORADO 80111

GENE PATHWOO
 GRAND JUNCTION, COLORADO
 SCALE: 1" = 20'
 PROJECT NO. 408.00.02
 SHEET NO. 1-45 OF 47

WHITE WILLOWS SUBDIVISION FILING ONE
TRACT A LAYOUT AND LANDSCAPING PLAN

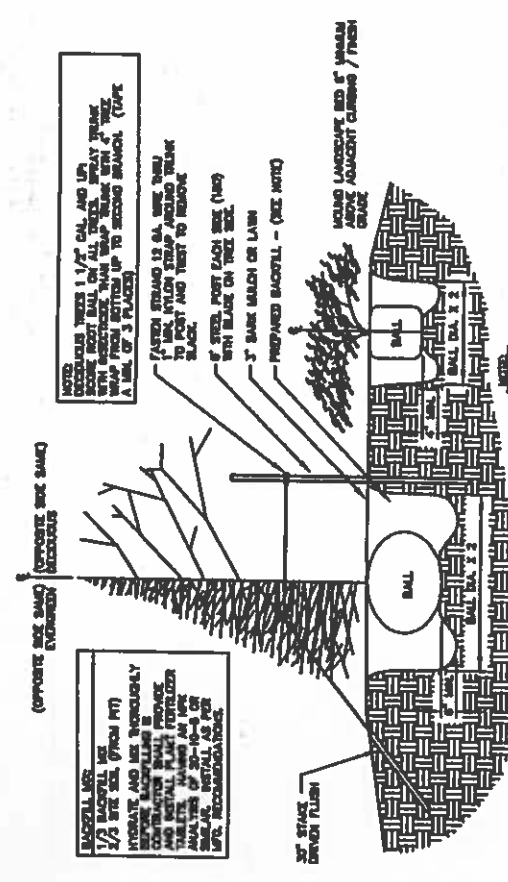
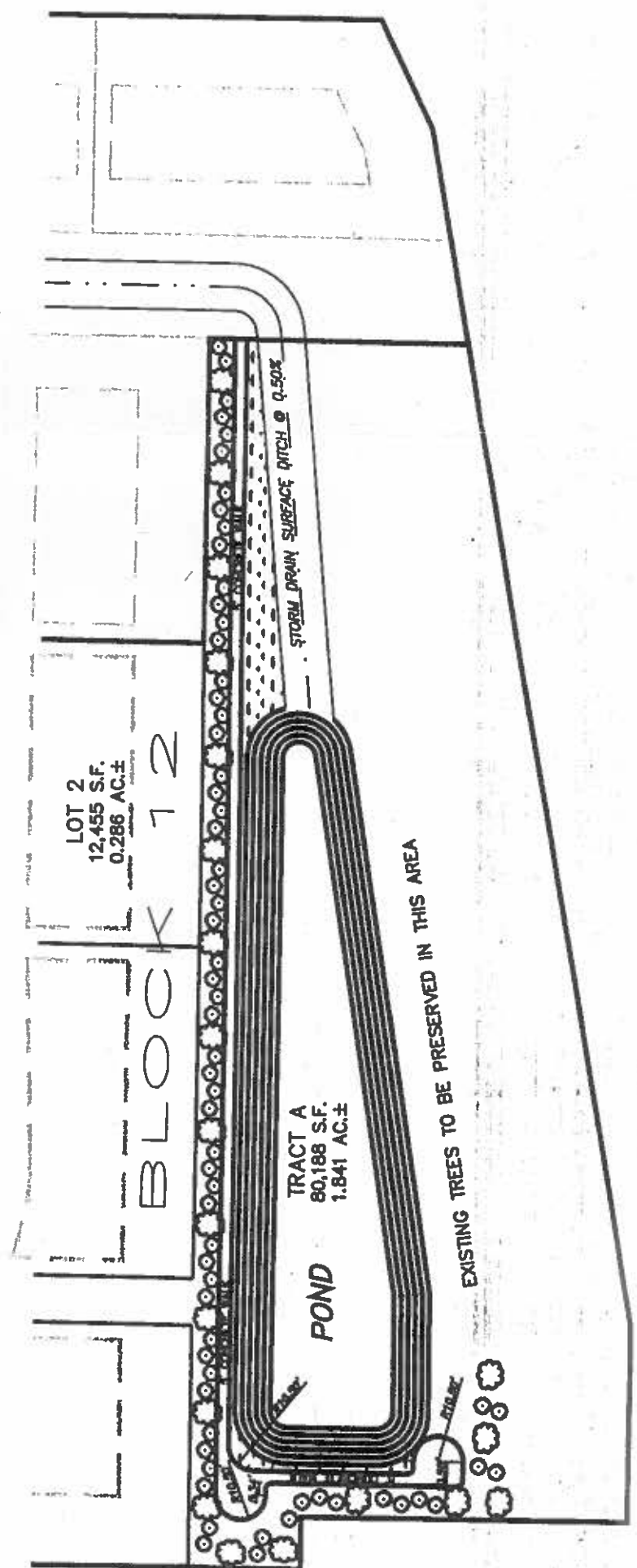


LEGEND
 ○ EXISTING TREES TO REMAIN WHERE POSSIBLE (SEE SHEET 21 OF 34 FOR MORE DETAILS)
 --- 6" CEDAR PRIVACY FENCE

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
SHRUBS				
○	CHARLES JELLY	SYRINGA VILLOSA 'CHARLES JELLY'	22	8 GAL
○	COMMON WHITE LILAC	SYRINGA VILLOSA 'ALBA'	22	8 GAL
○	COMMON PURPLE LILAC	SYRINGA VILLOSA	22	8 GAL
TREES				
○	LITTLE LEAF LINDEN	TILIA CORDATA	8	1 1/2"
○	SETBACK HONEY LOCUST	GLUCONIA TRICHOCARPUS BOMBYX	7	1 1/2"
○	URBANITE ASH	FRAXILIS PENNSYLVANICA 'URBANITE'	7	1 1/2"

- NOTES**
- TREES AND SHRUBS TO BE PLANTED AS PART OF THIS PLAN ARE TO BE SELECTED FROM THOSE INCLUDED IN THE PLANT LIST AS DETERMINED BY INVENTORY FROM LOCAL NURSERY.
 - ALL SHRUB BEDS SHALL RECEIVE A MINIMUM OF 3" DEEP MULCH CONSISTING OF SHREDDED ASPEN MULCH.
 - LANDSCAPED AREAS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - LANDSCAPED AREAS (EXCEPT DETENTION POND/ARE TO BE IRRIGATED BY A Drip SYSTEM CONNECTED TO THE PRESSURIZED UNDERGROUND SYSTEM THAT WILL BE CONSTRUCTED AS PART OF THIS PROJECT. DETENTION POND TUB SHALL BE IRRIGATED BY POP-UP IMPACT IRRIGATION SYSTEMS. IRRIGATION SYSTEMS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. IRRIGATION DESIGNS (DRIP AND IMPACT) SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
 - PLANTS WHICH DIE OR ARE UNHEALTHY SHALL BE REPLACED.
 - IRRIGATION SYSTEM SHALL BE DESIGNED TO MITIGATE FLOW OF IRRIGATION WATER OVER SIDEWALKS.
 - LANDSCAPING CONTRACTOR TO INSTALL A WEED BARRIER AND 1" LAYER OF CRUSHED GRAVEL FOR ALL AREAS BOUND BY ROAD AND 1-1/2" ROAD BETWEEN FENCE AND BACK OF WALK.

NOTES
 ALL EXISTING TREES ON THIS PROPERTY ARE TO REMAIN IN PLACE AND PRESERVED UNLESS REMOVAL IS REQUIRED FOR NEW CONSTRUCTION

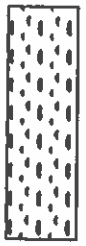


PLANTING DETAIL (TYP.)
 NOT TO SCALE

NATIVE GRASS SEED MIXTURE FOR UNMAINTAINED, NONIRRIGATED AREAS

COMMON NAME	SCIENTIFIC NAME	VARIETY	PLS ⁹ LBS./ACRE ⁸
RUBESCENT WHEATGRASS	ELYTRIGIA INTERMEDIA (ROST)	LUNA	3.5
SMOOTH BROME	BROMUS BRADYI	LINCOLN	2.0
WESTERN WHEATGRASS	PASCOPYRUM SMITHII (MYOB.)	ARRIBA	1.5
SANFON	CHORRYCHUS WOLFOLIA SCOP.	ESQ	0.0

⁸PLS = PURE LIVE SEED
⁹PURL SEEDING RATE. THIS RATE SHALL BE DOUBLED FOR BROADCAST SEEDING.



NOTES

ALL EXISTING TREES ON THIS PROPERTY ARE TO REMAIN IN PLACE AND PRESERVED UNLESS REMOVAL IS REQUIRED FOR NEW CONSTRUCTION

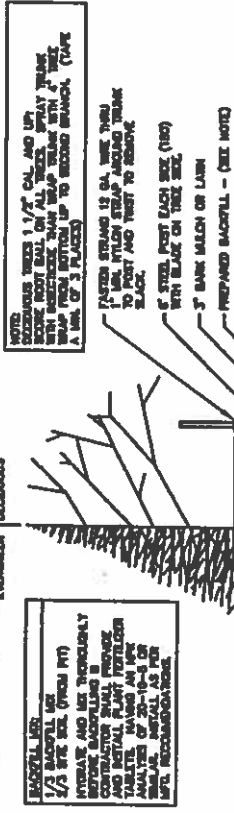
- TREES AND SHRUBS TO BE PLANTED AS PART OF THIS PLAN ARE TO BE SELECTED FROM THOSE INCLUDED IN THE PLANT LIST AS DETERMINED BY INVENTORY FROM LOCAL INDUSTRIES.
- ALL SHRUB BEDS SHALL RECEIVE A MINIMUM OF 3" DEEP MULCH CONSISTING OF SHREDDED ASPEN MULCH.
- LANDSCAPED AREAS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LANDSCAPED AREAS (EXCEPT DETENTION POND) ARE TO BE IRRIGATED BY THE HOMEOWNERS ASSOCIATION. THE IRRIGATION SYSTEM SHALL BE CONSTRUCTED AS PART OF THIS PROJECT. DETENTION POND TUB SHALL BE IRRIGATED BY POP-UP IMPACT HEADS CAPABLE OF PROVIDING 3" PER WEEK WITHIN A PERIOD OF NO LONGER THAN 12 HOURS. IRRIGATION SYSTEMS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. IRRIGATION DEPENDS ON PUMP AND IMPACT SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
- PLANTS WHICH DIE OR ARE UNHEALTHY SHALL BE REPLACED.
- IRRIGATION SYSTEM SHALL BE DESIGNED TO MITIGATE FLOW OF IRRIGATION WATER OVER SIDEWALKS.

LEGEND

- EXISTING TREES TO REMAIN WHERE POSSIBLE (SEE SHEET 21 OF 24 FOR MORE DETAILS)
- 6" CEDAR PRIVACY FENCE

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
SHRUBS:				
○	CHARLES JELLY LILAC	SYRINGA VULGARIS 'CHARLES JELLY'	30	8 GAL
○	COMMON WHITE LILAC	SYRINGA VULGARIS 'ALBA'	30	8 GAL
○	COMMON PURPLE LILAC	SYRINGA VULGARIS	28	8 GAL
TREES:				
○	LITTLE LEAF LINDEN	TILIA CORDATA	8	1 1/2"
○	SETUME HONEY LOCUST	GLYSTRIA TRICANTHOS MORNS	7	1 1/2"
○	URBANITE ASH	FRAXUS PENNSYLVANICA 'URBANITE'	7	1 1/2"

PLANT LIST

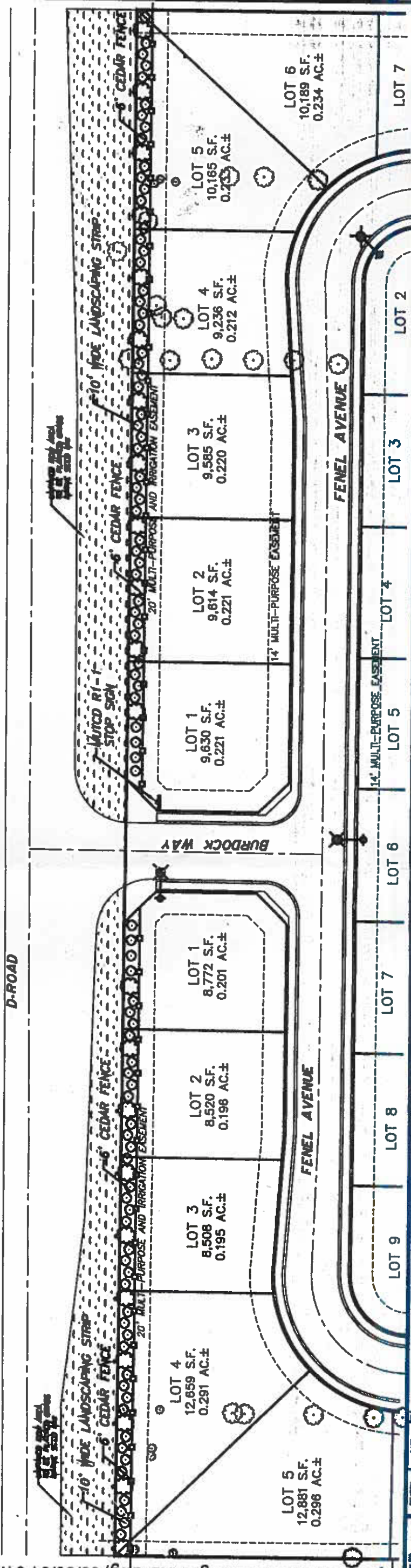


PLANTING DETAIL (TYP.)
NOT TO SCALE

NATIVE GRASS SEED MIXTURE FOR UNMAINTAINED, NONIRRIGATED AREAS

COMMON NAME	VARIETY	P.L.S.#
RUBESCENT WHEATGRASS	LUMA	3.5
ELYTRIGIA INTERMEDIA (HOBST)		2.0
SMOOTH BROME	UNCOLN	1.5
BROMUS INERMIS LEYS.	ARRIBA	8.0
WESTERN WHEATGRASS		
PASCOPYRUM SUTHERI (RYDB.)		
SANFON		
ONOSOTYCHS VICTORIA SCOP.		

PLS = PURE LIVE SEED
BORRILL SEEDING RATE THIS RATE SHALL BE DOUBLED FOR BROADCAST SEEDING.

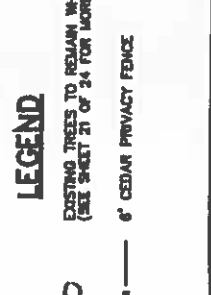


PROJECT NO.	DATE	BY	CHKD
13-30-01	REVISED PER AGENCY REVIEW COMMENTS	PCP	PMO
PROJECT NO.	DATE	BY	CHKD
13-30-01	REVISED PER AGENCY REVIEW COMMENTS	PCP	PMO

ORRIBERION
ENGINEERING CORPORATION
CONSULTING ENGINEERS AND LAND SURVEYORS
2777 CROSSROADS BOULEVARD GRAND JUNCTION, CO. 81501 970-248-2942

GENE PATNOZE
GRAND JUNCTION, COLORADO
SCALE: 1" = 30'
DATE: 03-30-01
SHEET NO: C-44 OF 47

- NOTES**
- ALL EXISTING TREES ON THIS PROPERTY ARE TO REMAIN IN PLACE AND PRESERVED UNLESS REMOVAL IS REQUIRED FOR NEW CONSTRUCTION
 - TREES AND SHRUBS TO BE PLANTED AS PART OF THIS PLAN ARE TO BE SELECTED FROM THOSE INCLUDED IN THE PLANT LIST AS DETERMINED BY INVENTORY FROM LOCAL NURSERIES
 - ALL SHRUB BEDS SHALL RECEIVE A MINIMUM OF 3" DEEP MULCH CONSISTING OF SHREDDED ASPEN MULCH, THE HOMEOWNERS ASSOCIATION.
 - LANDSCAPED AREAS (EXCEPT DETENTION POND) ARE TO BE IRRIGATED BY A Drip SYSTEM. CONSULT TO THE LANDSCAPE ARCHITECT FOR THE IRRIGATION DESIGN. THE DETENTION POND SHALL BE IRRIGATED BY THE DETENTION POND PUMP SHALL BE IRRIGATED BY POP-UP IMPACT HEADS CAPABLE OF PROVIDING 3" PER WEEK WITHIN A PERIOD OF NO LONGER THAN 12 HOURS. IRRIGATION SYSTEMS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. IRRIGATION DESIGN (ORP AND IMPACT) SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
 - PLANTS WHICH DIE OR ARE UNHEALTHY SHALL BE REPLACED.
 - IRRIGATION SYSTEM SHALL BE DESIGNED TO MITIGATE FLOW OF IRRIGATION WATER OVER SIDEWALKS.
 - LANDSCAPING CONTRACTOR TO INSTALL A WEED BARRIER AND 1" LAYER OF CRUSHED GRAVEL FOR ALL AREAS ALONG 25' ROAD AND F-1/2' ROAD BETWEEN FENCE AND BACK OF WALK.



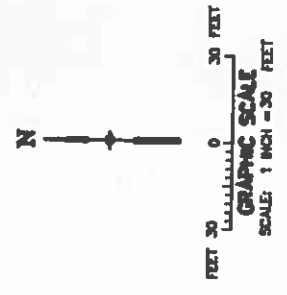
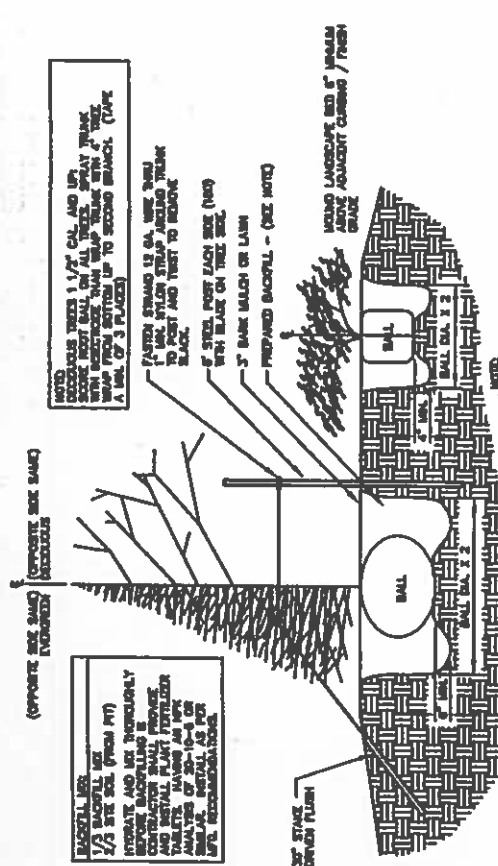
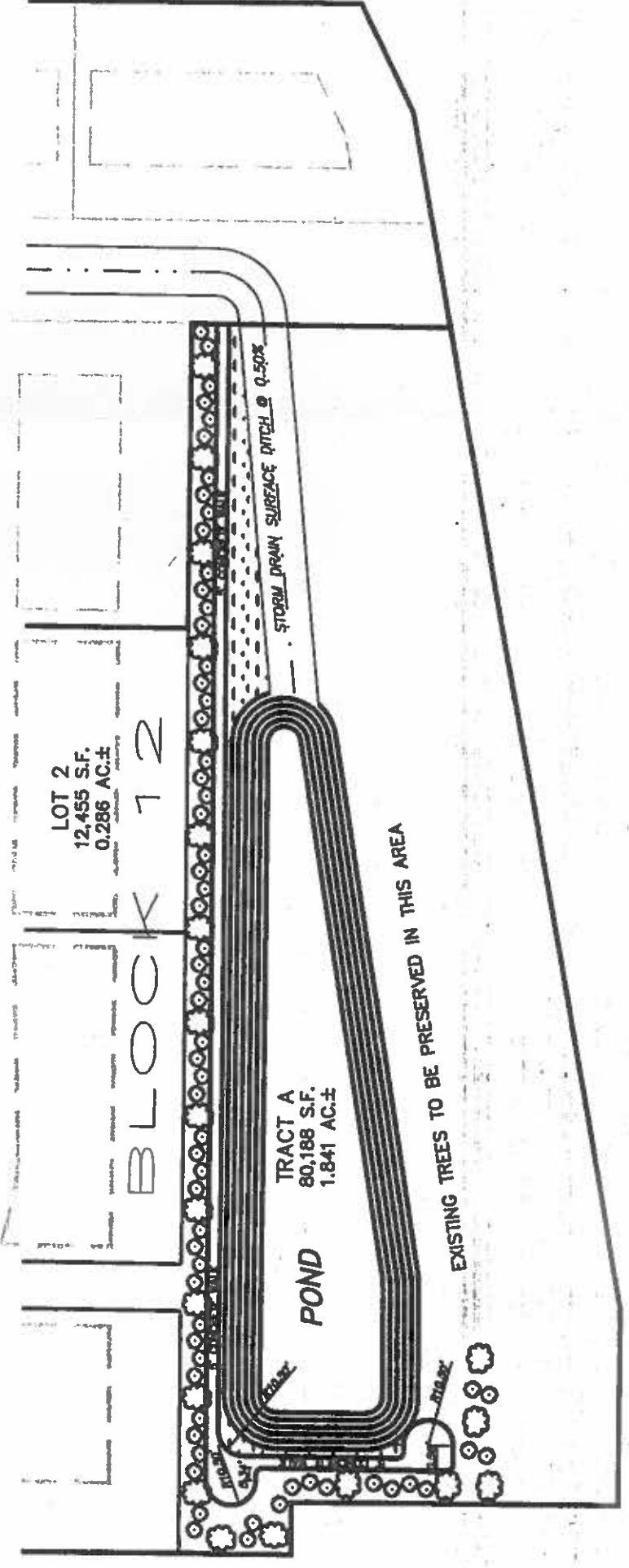
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
SHRUBS				
○	CHARLES JULY OLAC	STRONGA VILLAGENS "CHARLES JULY"	22	8 GAL
○	COMMON WHITE OLAC	STRONGA VILLAGENS "ALBA"	22	8 GAL
○	COMMON PURPLE OLAC	STRONGA VILLAGENS	22	8 GAL
TREES				
⊗	LITTLE LEAF LINDEN	TILIA CORDATA	6	1 1/2"
⊗	STYLAR HONEY LOCUST	CESTRUM TRICHOCARPUS BONUS	7	1 1/2"
⊗	URBANITE ASH	FRAXUS PENNSYLVANICA "URBANITE"	7	1 1/2"



NATIVE GRASS SEED MIXTURE FOR UNMAINTAINED, NONIRRIGATED AREAS

COMMON NAME	SCIENTIFIC NAME	VARIETY	PLS ⁰ LBS./ACRE ⁰
PURBESCENT WHEATGRASS	ELYTRIGIA INTERMEDIA (HOST)	LUNA	3.5
SMOOTH BROME	BROMUS INERMIS LEYSS.	LINCOLN	2.0
WESTERN WHEATGRASS	PASCOPYRUM SMITHI (HYDR.)	ARRIBA	1.5
SANFON	ONOBRYCHIS VIOIFOLIA SCOP.	ESKI	6.0

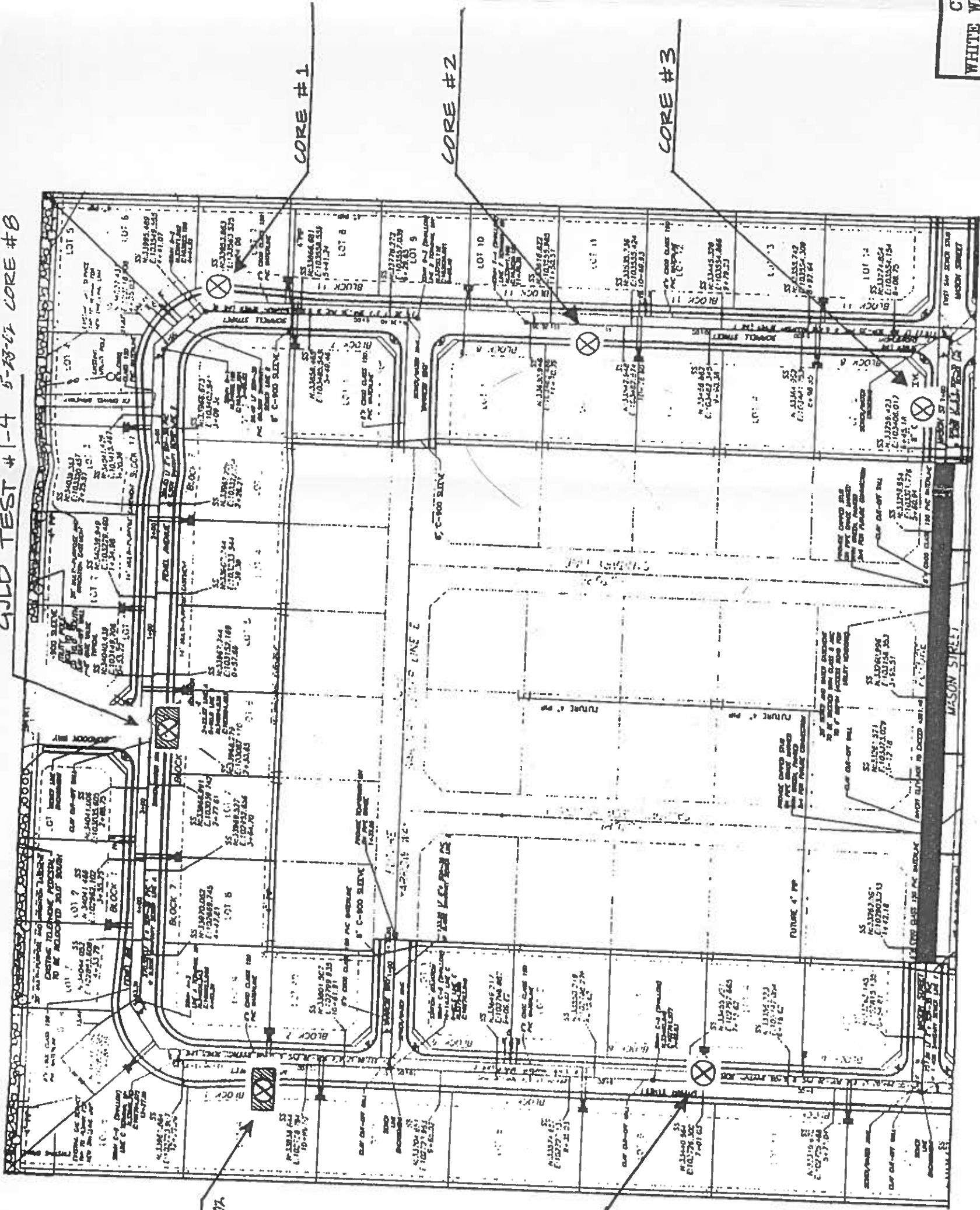
⁰PLS = PURE LIVE SEED
⁰PURILL SEEDING RATE. THIS RATE SHALL BE DOUBLED FOR BROADCAST SEEDING.



LEGEND

- EXISTING TREES TO REMAIN WHERE POSSIBLE (SEE SHEET 21 OF 24 FOR MORE DETAILS)
- 6' CEDAR PRIVACY FENCE




GILD TEST #1-4 5-13-07 CORE #8



GILD TEST
#9-12 6-7-07
CORE #7

CORE #4



-  GILD CONCRETE TEST STRENGTH & AIR CONTENT PER SPEC.
-  GILD CONCRETE TEST STRENGTH PER SPEC./CORE FOR AIR CONTENT
-  CORE FOR STRENGTH & AIR CONTENT

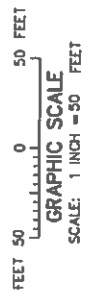
MAPPING ADAPTED FROM:
VISTA ENGINEERING CORP.
Grand Junction, CO

GRAND JUNCTION LINCOLN DeVORE
 1441 MOTOR STREET
 GRAND JCT., COLORADO
 970-242-8908 (fax 970-242-1561)

WHITE WILLOWS SUBDIVISION, Grand Junction, CO
 GENE PATNODE, Owner - MAYS CONC., CONST.

DRAWN BY: M. T. WENDLAND
 CHECKED BY: E. M. MORRIS

SCALE: 89100-GJ
 SHEET 1 OF 2
 DATE: 4-25-2003
 REV: 89100CT



GRAPHIC SCALE
SCALE: 1 INCH = 50 FEET

LEGEND

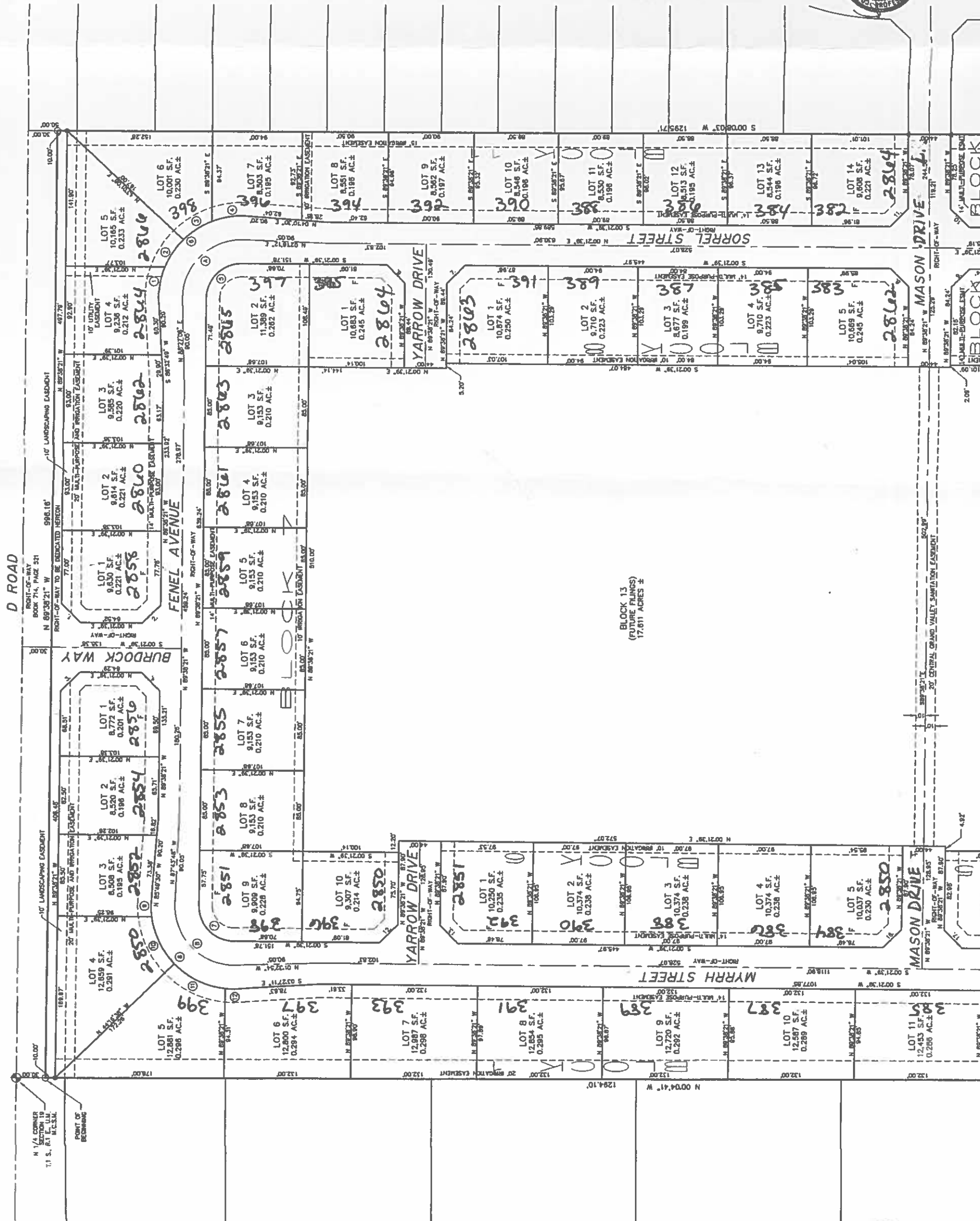
- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED PLS 1897
- ▲ FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED MONUMENT PLS 2493
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP, MARKED P.S.C. TRANS. ENCL. LS 10091
- FOUND THIS SURVEY, BARE 5/8" REBAR.
- ◆ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- ◇ FRONT SETBACK (IDENTIFIED ON CORNER LOTS)
- F ALL BOUNDARY CORNERS SET IN CONCRETE PER CITY OF GRAND JUNCTION CODE

LINE DIMENSIONS

NO.	BEARING	DISTANCE
1	S 45°21'16" W	28.02
2	S 44°38'21" E	28.94
3	S 48°39'39" W	28.30
4	S 01°12'04" E	30.20
5	N 48°21'39" E	28.94
6	N 44°31'39" E	28.94
7	N 44°31'39" E	28.94
8	N 44°31'39" E	28.94
9	N 44°31'39" E	28.94
10	N 44°31'39" E	28.94
11	N 44°31'39" E	28.94
12	N 44°31'39" E	28.94
13	N 44°31'39" E	28.94
14	N 44°31'39" E	28.94
15	N 44°31'39" E	28.94
16	N 44°31'39" E	28.94
17	N 44°31'39" E	28.94
18	N 44°31'39" E	28.94
19	N 44°31'39" E	28.94
20	N 44°31'39" E	28.94
21	N 44°31'39" E	28.94

CURVE INFORMATION

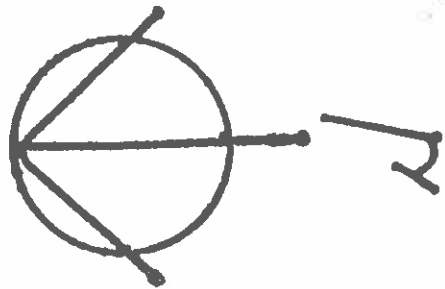
NO.	Δ	BEARING	CHORD	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
1	Δ	22°05'08"	87.00	S 33°58' T	16.99'	C	33.35'	C	N 70°30'21" W
2	Δ	22°51'07"	87.00	S 34°70' T	17.56'	C	34.47'	C	N 70°06'08" W
3	Δ	23°25'50"	87.00	S 35°03' T	18.01'	C	35.28'	C	N 69°42'18" W
4	Δ	21°39'04"	87.00	S 32°08' T	16.84'	C	32.08'	C	N 70°27'08" W
5	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
6	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
7	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
8	Δ	97°37'41"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
9	Δ	08°07'09"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
10	Δ	34°38'38"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
11	Δ	13°09'42"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
12	Δ	17°59'28"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
13	Δ	17°59'28"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
14	Δ	31°50'18"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
15	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
16	Δ	04°04'11"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
17	Δ	286°08'34"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
18	Δ	94°04'11"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
19	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
20	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
21	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
22	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
23	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
24	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
25	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
26	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
27	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
28	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
29	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
30	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
31	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
32	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
33	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
34	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
35	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
36	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
37	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
38	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
39	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
40	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
41	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
42	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
43	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
44	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
45	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
46	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
47	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
48	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
49	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W
50	Δ	90°00'00"	87.00	S 37°00' T	37.00'	C	37.00'	C	N 44°30'31" W



WHITE WILLOWS, FILING ONE
 LOCATED IN THE
 W 1/2 OF THE NE 1/4 SECTION 19,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST,
 UTE MERIDIAN, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 40'
 JOB NO.:
 DATE: 5-24-02
 SHEET NO.: 2 OF 2



•	•	•	•	•	•
•	•	•	•	•	•
•	•	•	•	•	•
•	•	•	•	•	•
•	•	•	•	•	•
•	•	•	•	•	•

Addressing
T15, R1W,
2945134



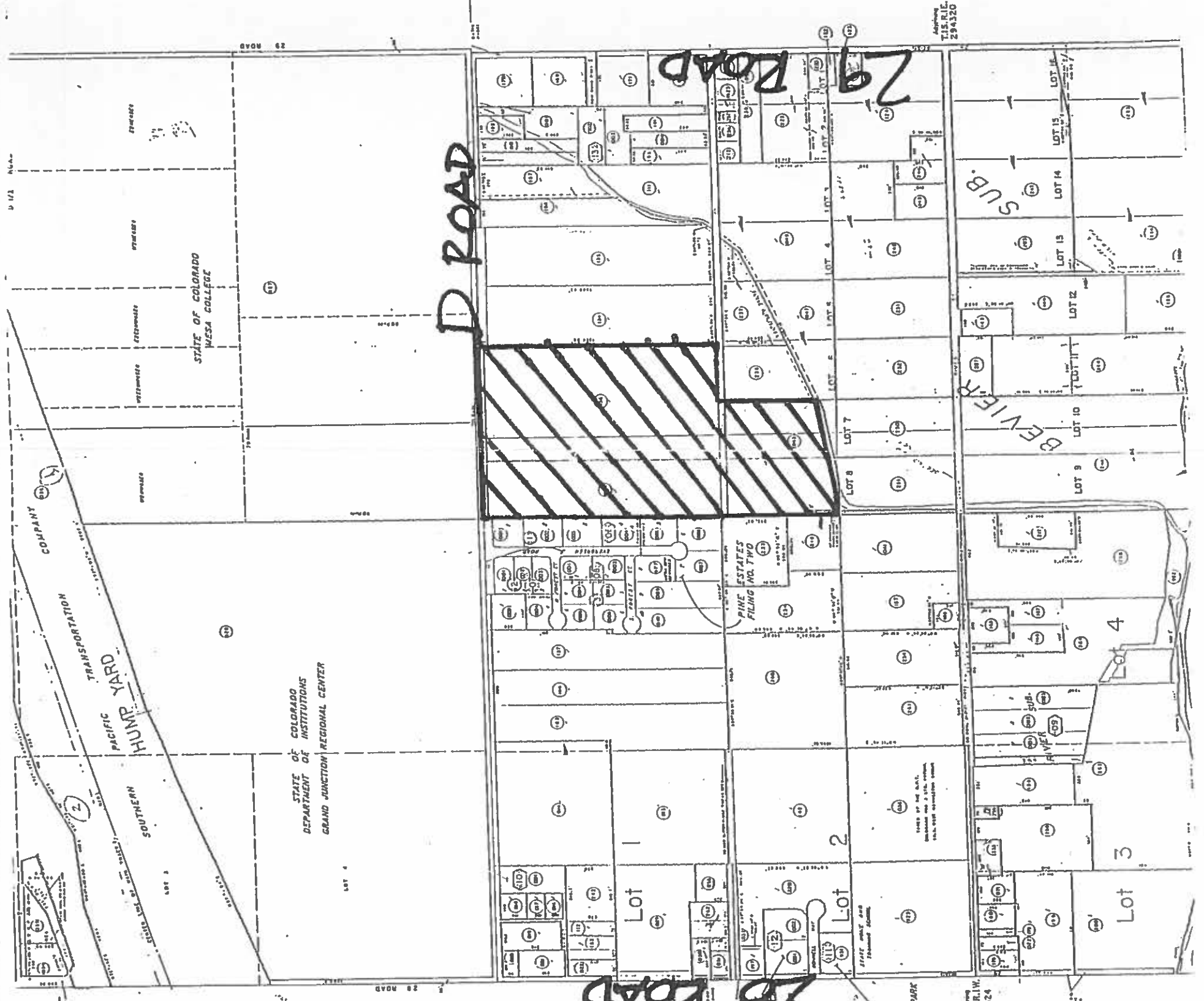
294
294

STATE OF COLORADO
DEPARTMENT OF INSTITUTIONS
GRAND JUNCTION REGIONAL CENTER

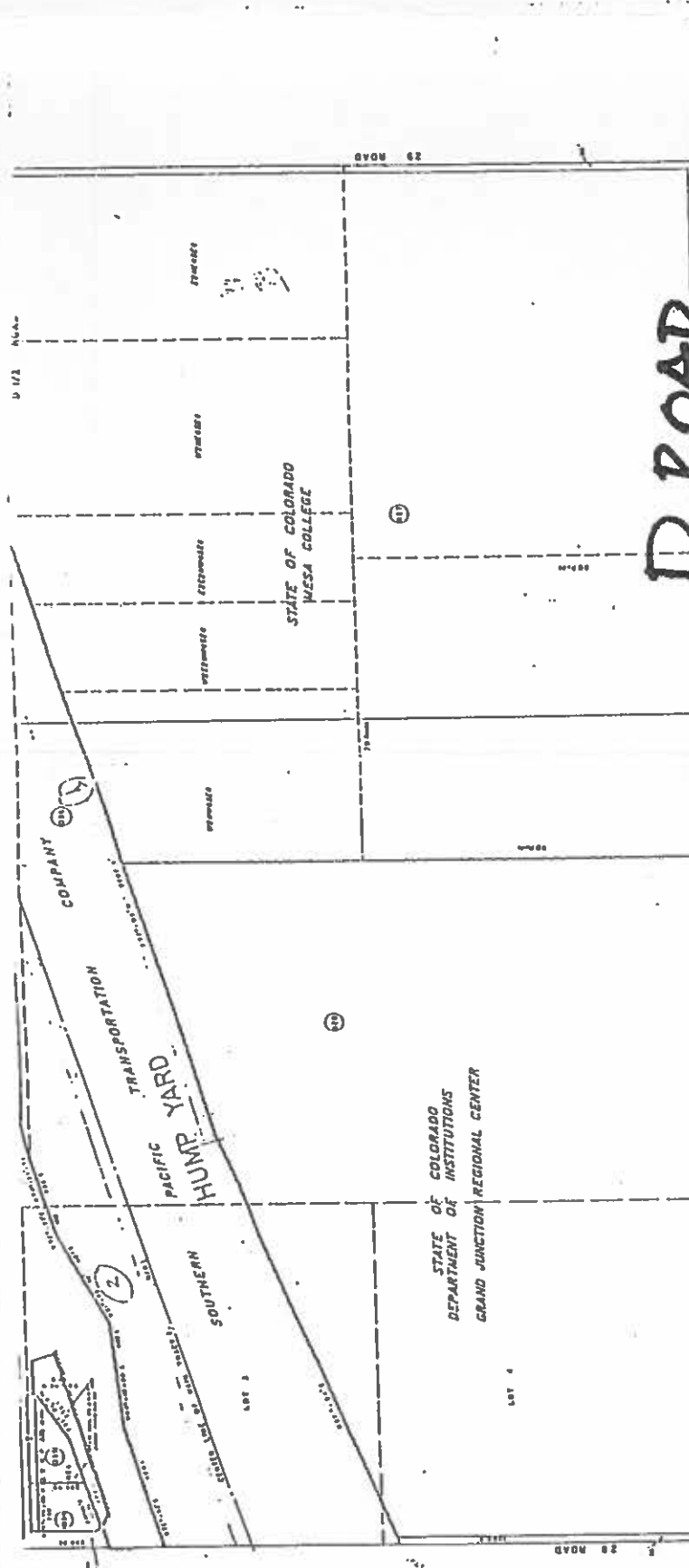
28 ROAD
BONWELL COMMERCIAL PARK
FILING NO. ONE

Addressing
T15, R1W,
294524

•	•	•	•	•	•
•	•	•	•	•	•
•	•	•	•	•	•
•	•	•	•	•	•
•	•	•	•	•	•
•	•	•	•	•	•



Addressing
T15, R1E,
294320



September 6, 2005

Mr. Gene Patnode
L.A. Enterprises
3129 B Road
Grand Junction, CO 81503

Re: White Willows, Filing 1: VAR-2001-059
Notice of Final Acceptance for Maintenance

Mr. Patnode:

A final inspection of the public improvements for the referenced project was conducted and all warranty items were found to be corrected.

Therefore, the streets and drainage improvements within the public right-of-way are accepted for maintenance by the City of Grand Junction, and your warranty obligation is hereby released.

Thank you for your efforts in the completion of the work on this project.

Sincerely,



Eric Hahn, PE
City Development Engineer

cc: Mark Barslund
Pat Cecil
Doug Cline
file

State of Colorado)
) ss
County of Mesa)

AFFIDAVIT of CORRECTION

Dean E. Ficklin being of lawful age and being first duly sworn, upon oath deposes and states:

That he is a licensed Professional Land Surveyor in the State of Colorado and that he has prepared the Plat of **WHITE WILLOWS, FILING ONE** as recorded in Plat Book 19 at Pages 39 through 41, Reception Number 2060129 of the Mesa County Records.

Affiant further states that on sheet 2 of 3 and sheet 3 of 3 the street name reads "MASON STREET", this street name is in error and should read "MASON DRIVE".

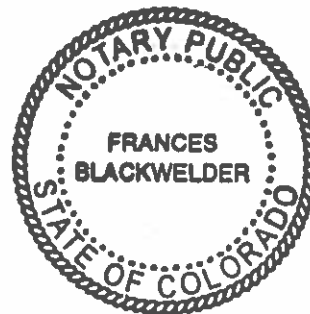
Affiant further states that the aforementioned Plat of White Willows, Filing One is hereby corrected to conform with the above described correction in the same manner as if said correction had been re-recorded with the proper notations contained thereon.

Dean E. Ficklin
Dean E. Ficklin, Colorado PLS 19597

Subscribed and sworn to before me the undersigned Notary Public on this 24th day of July, A.D. 2002.

My commission expires 2-09-2004.

Frances Blackwelder
Notary Public



street lighting, landscaping, trees and grade structures.

3. All Utility Easements to the City of Grand Junction for the use of City-approved: public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public providers and appurtenant facilities.
4. All Central Grand Valley Sanitation District Easements to the Central Grand Valley Sanitation District, its successors and assigns for the installation, operation, maintenance, and repair of Central Grand Valley Sanitation District facilities.
5. All Irrigation easements are dedicated to the White Willows Homeowners Association, Inc. as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water. Deed of conveyance recorded in Book 3092 at Page 964 subject to the to further conditions and restrictions as may be set forth in that instrument.
6. All landscaping easements are dedicated to the White Willows Homeowners Association, Inc. as perpetual easements for aesthetic purposes as determined appropriate by said homeowners association. Deed of conveyance recorded in Book 3092 at Page 964 subject to the to further conditions and restrictions as may be set forth in that instrument.
7. Tract A (Private Open Space) is dedicated to the White Willows Homeowners Association, Inc. as perpetual easements for (a) conveying and detaining/retaining of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; (b) the installation, operation, maintenance, and repair of private irrigation systems (c) the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines (d) recreational and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded in Book 3092 at Page 964 subject to the to further conditions and restrictions as may be set forth in that instrument.

All easements include the right of ingress and egress on, along, over, under, through, and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to Dredge; provided however, that the beneficiaries of said easement shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owners, White Willow of Grand Junction, Inc., have caused their names to be hereunto subscribed this 24 day of May, A.D., 2002.

DECLARATIONS

The Declaration of Covenants and Restrictions are recorded in Book 192 at Pages 981 through 990 in the records of the office of the Mesa County Clerk and Recorder.

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Vista Engineering Corporation, and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of White Willows, Filing One shown hereon was prepared under my direct supervision and is in compliance with applicable City of Grand Junction Zoning and Development Codes and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and seal this 24 day of May, A.D., 2002.

Dean E. Ficklin
P.L.S., 19597



WHITE WILLOWS, FILING ONE
LOCATED IN THE
W 1/2 OF THE NE 1/4 SECTION 19,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
GRAND JUNCTION, COLORADO

SCALE: 1" = 200'	JOB NO: 4016.01-02	DATE: 5-24-02	SHEET NO: 1 of 3
---------------------	-----------------------	------------------	---------------------

LETTER OF TRANSMITTAL

VISTA ENGINEERING CO.

CONSULTING ENGINEERS & LAND SURVEYORS

2777 CROSSROADS BOULEVARD
 GRAND JUNCTION, COLORADO 81506
 (970) 243-2242
 FAX: (970) 243-3810

TO: CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT

ATTENTION: BILL NEBEKER

SUBJECT: WHITE WILLOWS SUB.- FILING 1

DATE: 9/12/01

JOB NO. 4016.01-

TRANSMITTED ARE:

- For Approval
- For Your Use
- As Requested
- For Review and Comment
- Submittal Accepted
- Submittal Accepted as Noted (Resubmit)
- Submittal Returned for Revisions (Resubmit)

- Submittal Not Accepted (Submit Anew)
- Preliminary Submittal
- For Reference Only
- Distribution Copy (Previously Accepted)
- _____
- _____
- _____

COPIES	DATE	NO.	DESCRIPTION
	9/10/01	48	REVISED CONSTRUCTION DWG'S (SITE PLAN SEALED 9/10/01)
	9/10/01	2	RESPONSES TO 3RD ROUND COMMENTS DATED 9/4/01
	9/12/01	2	REVISED "FLOWMASTER" CALC'S FOR TEMP. DRAIN CHANNEL

REMARKS BILL

PLEASE REVIEW THIS FOR CONFORMANCE WITH RECENT COMMENTS AND FORWARD TO RICK DORRIS WHO ERIC HAS INDICATED WOULD COMPLETE HIS REVIEW AND SIGN-OFF IN HIS ABSENCE THIS WEEK.

LET ME KNOW IF YOU NEED ANYTHING. ALSO, PLEASE RESCHEDULE THE PRE-CONSTRUCTION MEETING W/ ERIC HANN FOR 2:00P.M. SEPT. 26 INSTEAD OF 2:00P.M. SEPT. 19 AS IT IS NOW. THANK YOU.

COPY TO _____

SIGNED [Signature]

WHITE WILLOWS - DRAINAGE SWALE
Worksheet for Triangular Channel

Project Description	
Project File	c:\haestad\fmw\whwilws.fm2
Worksheet	WHITE WILLOWS - DRAINAGE SWALE
Flow Element	Triangular Channel
Method	Manning's Formula
Solve For	Channel Depth

Input Data	
Mannings Coefficient	0.022
Channel Slope	0.005000 ft/ft
Left Side Slope	10.000000 H : V
Right Side Slope	10.000000 H : V
Discharge	13.21 cfs

← CONSERVATIVE, WILL PRODUCE HIGHER VELOCITY

← Q₁₀₀ FOR BASIN 2 (DRAINING TO TEMP. CHANNEL)

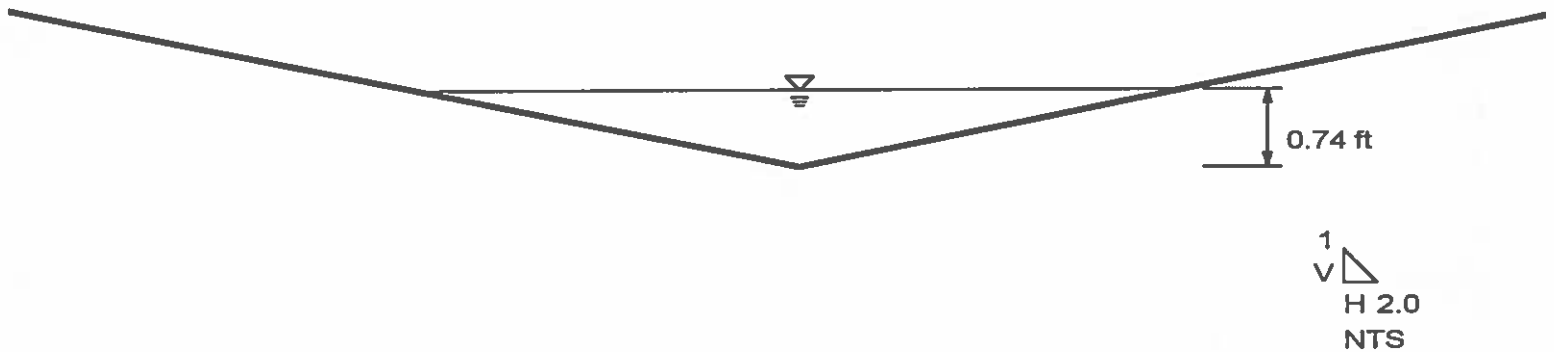
Results		
Depth	0.74	ft
Flow Area	5.41	ft ²
Wetted Perimeter	14.78	ft
Top Width	14.71	ft
Critical Depth	0.64	ft
Critical Slope	0.010372	ft/ft
Velocity	2.44	ft/s
Velocity Head	0.09	ft
Specific Energy	0.83	ft
Froude Number	0.71	
Flow is subcritical.		

← LESS THAN 2.5 FPS MAXIMUM

TEMPORARY SWALE TO POND
Cross Section for Triangular Channel

Project Description	
Project File	c:\haestad\fmw\whwtlws.fm2
Worksheet	WHITE WILLOWS - DRAINAGE SWALE
Flow Element	Triangular Channel
Method	Manning's Formula
Solve For	Channel Depth

Section Data	
Mannings Coefficient	0.022
Channel Slope	0.005000 ft/ft
Depth	0.74 ft
Left Side Slope	10.000000 H : V
Right Side Slope	10.000000 H : V
Discharge	13.21 cfs



White Willows
Comments for Construction Set

1. Change note 7 on sheet C-45 to eliminate reference to 25 and F ½ Road and to include a weed barrier and gravel to the area between the 5' concrete walk and the rear property line of block 12.
2. Add a note to sheet C-44 to include a weed barrier and gravel in the landscape easement along D Road.
3. Remove note 6 from plat.
4. Submit an executed Development Improvements Agreement with a financial guarantee (or a plat hold option) prior to the pre-construction meeting.
5. Peter Krick will review plat and comments on it will be forwarded at a later date.



STATE OF COLORADO

DEPARTMENT OF
STATE

CERTIFICATE

I, *DONETTA DAVIDSON*, SECRETARY OF STATE OF THE STATE OF
COLORADO HEREBY CERTIFY THAT

ACCORDING TO THE RECORDS OF THIS OFFICE

WHITE WILLOWS HOMEOWNERS ASSOCIATION, INC.
(COLORADO NONPROFIT CORPORATION)

FILE # 20021126006 WAS FILED IN THIS OFFICE ON May 10, 2002
AND HAS COMPLIED WITH THE APPLICABLE PROVISIONS OF THE
LAWS OF THE STATE OF COLORADO AND ON THIS DATE IS IN GOOD
STANDING AND AUTHORIZED AND COMPETENT TO TRANSACT BUSINESS
OR TO CONDUCT ITS AFFAIRS WITHIN THIS STATE.

Dated: May 10, 2002

Donetta Davidson

SECRETARY OF STATE

Mail to: Secretary of State
Corporations Section
1560 Broadway, Suite 200
Denver, CO 80202
(303) 894-2251
Fax (303) 894-2242

For office use only

014

FILED - CUSTOMER COPY
DONETTA DAVIDSON
COLORADO SECRETARY OF STATE

MUST BE TYPED
FILING FEE: \$50.00
MUST SUBMIT TWO COPIES

20021126006 M
\$ 100.00
SECRETARY OF STATE
05-10-2002 13:48:27

**Please include a typed
self-addressed envelope**

**ARTICLES OF INCORPORATION
OF A COLORADO NONPROFIT
CORPORATION**

The undersigned person(s) acting as incorporator(s) of a nonprofit corporation under the Colorado Nonprofit Corporation Act execute(s) the following Articles of Incorporation for such corporation:

FIRST: The Corporate Name is White Willows Homeowners Association, Inc.

The address of the Principal Office: 3129 B Road, Grand Junction, Colorado 81503

SECOND: The name and address of the initial Registered Agent and Registered Office are Gene Patnode, 3129 B Road, Grand Junction, Colorado 81503

THIRD: Signature of Registered Agent consenting to such appointment *Gene Patnode*

FOURTH: The name(s) and address(es) of each incorporator(s) is:

NAME OF INCORPORATOR(S)	ADDRESS (include zip code)
<u>Gene Patnode</u>	<u>3129 B Road, Grand Junction, CO 81503</u>

FIFTH: The nonprofit corporation will will not (circle one) have voting members.

SIXTH: Provisions regarding the distribution of assets on dissolution are The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused, such assets shall be granted, conveyed and assigned to a non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

SEVENTH: Secretary of State may send a copy of this form once completed for filing to the following address:

John Williams, P. O. Box 55245, Grand Junction, Colorado 81505

Gene Patnode
Incorporator's Printed Name and Signature Gene Patnode

Incorporator's Printed Name and Signature

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>		
Subject:	Florida Street Vacation – White Willows Subdivision	
Meeting Date:	April 18, 2001	
Date Prepared:	April 11, 2001	
Author:	Bill Nebeker	Senior Planner
Presenter Name:	Bill Nebeker	Senior Planner
	Workshop	X
		Formal Agenda

Subject: Florida Street Vacation - White Willows Subdivision (Filing 1); located at 2851 D Road; File# VR-2001-059.

Summary: In conjunction with the approval of White Willows Subdivision Filing 1 the applicant requests to vacate Florida Street right-of-way within the boundaries of this development. The purpose of the vacation is to align the street with the existing location of the water and sewer lines, which is approximately 100 feet south of the unimproved right-of-way. At its hearing of April 10, 2001 the Planning Commission recommended approval of this request.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: Adopt ordinance on first reading and schedule a hearing for May 2, 2001.

Citizen Presentation:	X	No	Yes	If Yes,
Name:				
Purpose:				

Report results back to Council:	X	No	Yes	When:
--	----------	-----------	------------	--------------

Placement on Agenda:	X	Consent	Indiv. Consideration	Workshop
-----------------------------	----------	----------------	-----------------------------	-----------------

BACKGROUND INFORMATION				
Location:		2856 C ½ Road, 2851 and 2863 D Road		
Applicants:		Robert J. & Marvelle F. Smith; LA Enterprises of GJ & The Patnode Family Trust (Gene & Loretta Patnode)		
Existing Land Use:		Agricultural/Vacant/Single Family		
Proposed Land Use:		Residential single family		
Surrounding Land Use:	North	Vacant & agricultural		
	South	Residential, agricultural & vacant		
	East	Agricultural & residential under construction (Skyler Subdivision)		
	West	Single family residential		
Existing Zoning:		RSF-4		
Proposed Zoning:		No change proposed		
Surrounding Zoning:	North	PE (Mesa County) – Planned Education		
	South	RSF-R (Mesa County) – 5 acre lot minimum		
	East	PD (City) – 4 units per acre		
	West	RSF-2 (Mesa County) – 2 units per acre		
Growth Plan Designation:		Residential Med Low: 2 to 4 units per acre		
Zoning within density range?		X	Yes	No

STAFF ANALYSIS:

Florida Street Vacation:

In conjunction with the approval of the White Willows Subdivision Filing 1, Florida Street is proposed to be relocated about 100 feet to the south to align with the location of the existing sewer and water line. Florida Street stubs are provided at the east and west property lines for future extension of the street to other property as it develops. As property develops to the east the street will curve to the north to follow the path of sewer and water lines. It is unknown why the sewer and water lines were not installed in the street right-of-way. Temporary turnarounds are not needed at the ends of the vacated street because it has not been constructed. Florida Street at this location only exists on paper.

At its hearing of April 10, 2001 the Planning Commission found that the requested street vacation complies with Section 2.11 of the Grand Junction Zoning and Development Code as follows:

1. Conformance with the Growth Plan, major street plan and other adopted plans and policies of the City.

The major street plan does not show the Florida Street alignment. However Florida Street is the only east-west street between 28 and 29 Road and D and C ½ Road. The extension of Florida Street is critical to the future buildout of this area. The vacation is not eliminating Florida Street, but merely realigning it over the existing water and sewer lines. The proposal is in general conformance with the Growth Plan.

2. No parcel shall be landlocked as a result of the vacation.

This vacation does not change the access to any parcel.

3. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation.

This vacation does not restrict access to any parcel.

4. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).

This vacation does not create adverse impacts on any parcel.

5. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter Six of this Code.

No public facilities or services are inhibited by this vacation.

6. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

The benefits to the City as a result of this vacation are better efficiency of land, greater access to public facilities and improved traffic circulation.

PLANNING COMMISSION RECOMMENDATION: Approval

ATTACHMENTS:

1. Vicinity map
2. Aerial photo
3. Vacation Exhibit
4. White Willows Preliminary Plat

CITY OF GRAND JUNCTION

Ordinance No. _____

VACATING FLORIDA STREET
LOCATED AT THE 28 ½ ROAD ALIGNMENT WITHIN THE APPROVED WHITE
WILLOWS SUBDIVISION, BEING A PORTION OF BEVIER SUBDIVISION

Recitals.

Florida Street is an unimproved right-of-way located between D and C ½ Road and between 28 and 29 Road. A 660-foot portion of the street at the 28 ½ Road alignment in the Bevier Subdivision falls within the approved White Willows Subdivision. The street is being vacated and realigned to the south about 100-feet to align with existing water and sewer lines. It is unknown why these lines were not installed in the Florida Street right-of-way to begin with. The vacated right-of-way will be incorporated into the lots in White Willows Subdivision Filing 1. There are no known utilities located in the right-of-way.

At its hearing of April 10, 2001 the Planning Commission found that the right-of-way vacation conforms to the criteria in Section 2.11 of the Zoning and Development Code and recommends approval of the vacation.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

City Council finds that the vacation meets the criteria set forth in Section 2.11 of the Grand Junction Zoning and Development Code and in accordance therewith the following described right-of-way is hereby vacated:

A tract of land located in the SW ¼ NE ¼ Section 19, T.1S., R.1E. Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Florida Street, which is identical with the northwesterly corner of Lot 8, Bevier Subdivision, filed in records of the Mesa County Clerk and Recorder's Office, in Plat Book 2 at Page 9, Reception No. 21700;

1. Thence East, 660.00 feet along said right-of-way line to the northeasterly corner of Lot 7 of said Bevier Subdivision;
2. Thence North, 40.00 feet to the northerly right-of-way line of Florida Street, which is identical with the north line of the SW ¼ NE ¼ Section 19;
3. Thence West, 660 feet along the said right-of-way to the C-N 1/16 corner of said Section 19;
4. Thence South, 40.00 feet along the west line of the SW ¼ NE ¼ Section 19, to the point of beginning.

INTRODUCED for FIRST READING and PUBLICATION this day of 2001.

PASSED on SECOND READING this day of , 2001.

ATTEST:

City Clerk

President of City Council

File Close-out Summary

File #: VR-2001-059

Name: White Willows Filing 1


Staff: Bill Nebeker

Proposal: 62 lots on 21 acres and vacation of Florida Street right-of-way

Action: Approved April 10, 2001 by PC, R/W vacation approved May 2, 2001 by CC

Comments: To date final construction plans have not been submitted.

Files Turned In: July 19, 2001

Client:		Mountain Valley Contracting				GJLD Job No.:		89100-GJ		
						Field Test By:		JS, BK		
Project:		White Willow Subdivision				Location of Test:		drilled cores from sidewalks from pre-determined locations		
Concrete Contractor:		Mays Concrete				Cement Type:				
Concrete Supplier:		United/WWBM						Test	Specs.	
Truck No.:		NA				Slump (ASTM C-143)		NA	Inches	
Ticket No.:		NA				Air Content (ASTM C-231)		NA	%	
Date of coring:		5-2-03				Conc. Temp. (ASTM C-1064)		NA	°F	
Mix ID/Description:		Class B				Test Taken @		NA	Yards	
28-Day Req. Strength:		3000				Water Added		NA	Gal.	
Deliver to Lab on:						Above Data Supplied By:				
Aggregate Correction		Factor: NA								
Specimen No.:	Spec. Height inch	Spec. Weight lbs.	Ave. Diam. inch	X-section Area inch ²	Unit Weight pcf	Total Load lbs	Unit Stress psi	Break Type	Break Date	Break Age
7	5.00	4.26	3.65	10.46	140.70	85000	7730	CA	5-6	1 YR
8	5.13	4.50	3.65	10.46	145.01	72600	6590	CA	5-6	1 YR
Remarks:		Sample Break Using Sulfur 'Capping'								
Specimen or Cap Defects:		.95 correction factor used per ASTM C-42/C-42M								
Distribution:						Compressive Strength Test performed in general conformance to ASTM C-42/C-42M Final Report will include data for all specimens and will be sent after petrographic data is complete.				
Date Issued:		* Does Not Meet Required Strength (if Applicable)				GRAND JUNCTION LINCOLN DeVORE, Inc. BY:				
		GRAND JUNCTION LINCOLN DeVORE, Inc. GEOTECHNICAL ENGINEERS-GEOLOGISTS Grand Junction, Colorado				CONCRETE COMPRESSIVE TEST REPORT				

DEVELOPMENT IMPROVEMENTS AGREEMENT

1. **Parties:** The parties to this Development Improvements Agreement ("the Agreement" or "Agreement") are White Willows Developers of Grand Junction, Inc. ("the Developer") and **THE CITY OF GRAND JUNCTION, Colorado** ("the City" or "City").

FOR valuable consideration, the receipt and adequacy of which is acknowledged, the Parties agree as follows:

2. **Effective Date:** The Effective Date of the Agreement will be the date that this agreement is signed which shall be no sooner than recordation of the final plat or final plan approval whichever first occurs.

RECITALS

The Developer seeks permission to develop property within the City to be known as White Willows Subdivision - Filing One # 1/R-2001-059, which property is more particularly described on Exhibit A attached and incorporated by this reference ("the Property" or "Property"). The City seeks to protect the health, safety and general welfare of the community by requiring the completion of various improvements in the Property and limiting the harmful effects of substandard developments. The purpose of this Agreement is to protect the City from the cost of completing necessary improvements itself and is not executed for the benefit of materialmen, laborers, or others providing work, services or material to the Developer and/or the Property or for the benefit of the owners, purchasers or users of the Property. The mutual promises, covenants, and obligations contained in this Agreement are authorized by state law, the Colorado Constitution and the City's land development ordinances.

DEVELOPER'S OBLIGATION

3. **Improvements:** The Developer will design, construct and install, at its own expense, those on-site and off-site improvements listed on Exhibit B attached and incorporated by this reference ("the Improvements" or "Improvements"). The Developer agrees to pay the City for inspection services performed by the City, in addition to amounts shown on Exhibit B. The hourly rate of "in-house" City inspection services is \$45.00 per hour. The scope of this project is such that the City may have to engage independent consultant(s) to adequately provide inspection services; Developer agrees to pay such costs, in addition to all others for which Developer is responsible hereunder. The Developer's obligation to complete the improvements is and will be independent of any obligations of the City contained herein.

4. **Security:** To secure the performance of its obligations under this Agreement the Developer shall supply a guarantee in a form and with terms acceptable to the City. A copy of which or a memorandum thereof is attached as Exhibit C.

5. **Standards:** The Developer shall construct the Improvements according to the standards and specifications required by the City Engineer or as adopted by the City.

PRE-CONSTRUCTION MEETING
PRIVATE DEVELOPMENT STREET AND UTILITY CONSTRUCTION

Project: WHITE WILLOWS - FILING 1

Date: 10/31/01

Developer: _____

Engineer: VISTA (PAT O'CONNOR)

Schedule:

Utilities: _____

Streets: _____

Concrete: _____

Testing: _____

Other: _____

Other: _____

Attendance:

Testing

- Pit Run Material in Utility Trenches (Proctor curve, base spec.)
- Pavement Mix Design (Prior to placing asphalt)
- Submitting Test Results (Compaction test results are to be submitted periodically)
- Compile all testing information along with a test location map and submit with as-builts at the end of the project.

Safety

- City Observation of Safety Practices / OSHA Requirements for Trenching
- Mud Tracking Streets / Dust

Plans

- Changes – Notify Engineer and City - Submit revised plans for approval and signature by City Engineer.
- Verify grades of utilities prior to street construction (red line as-builts must be submitted to the City Utility Engineer prior to paving)
- As-built surveying of stub-outs required prior to backfill (dimension from PL, record elevation).
- Pressure testing of sewer and water lines required prior to paving and after PSCO installs their utilities.

Other

- No inverted rings/covers
- As-built detention/retention pond certification required by engineer prior to accepting improvements.
- Acceptance of the improvements as soon after construction as possible will ensure that the contractors warranty period coincides with the City's warranty period.
- Improvements will not be accepted until all items on the "punch list" are addressed.
- Final walk-through can not be scheduled until PSCO and U.S. West are finished.
- BZ concrete and blankets required from November to April.
- VERIFY CONTINUITY ON WATER LINE TRACE WIRE
- "W" & "S" ON CONCRETE CURB FACE @ W & S SERVICES
- STORM DRAIN PLACARDS

VI CONSTRUCTION PHASE SUBMITTALS

- A. **KEY TO QUALITY** Many a well-conceived idea fell short of its potential due to lack of proper implementation. Well prepared plans followed by poor or unsupervised construction may result in an undesirable project. Having adequate and competent inspection and testing during the construction process is essential and is the key to achieving a quality product. Consequently, the City requires Quality Control and Quality Assurance inspection and testing during the construction of:
- 1) Facilities that will become public, such as streets, sidewalks, water, sewer, and storm drains; and
 - 2) Facilities that may ultimately impact the public at large, such as Best Management Practices, overlot grading, private detention/retention basins, and stormwater collection and conveyance.
- B. **QUALITY CONTROL** The contractor is usually responsible to the developer for Quality Control (QC) of the construction project. City-approved plans will be of specification format, and the developer or contractor as agent shall implement whatever procedures, methods, testing, surveying, and inspection that is required in order that the work conforms to specifications.
- C. **QUALITY ASSURANCE** Developers are responsible for providing Quality Assurance (QA) during construction of facilities which are shown on City-approved development plans. Quality Assurance typically involves a systematic inspection of work and testing of materials and compaction, all of which serve to assure the developer (and ultimately the City) that his or her contractor is providing work that is in conformance to City-approved plans and specifications.

The following is quoted from a Colorado State Board of Registration publication:

Rule XVII - Construction Supervision

Section 12-25-102(10) of the Colorado Revised Statutes defines the "... supervision of construction for the purpose of assuring compliance with specifications and design..." as the practice of engineering. Supervision of construction for the purpose of assuring compliance with specifications and design includes, but is not limited to the following activities:

1. *Observing construction operations and interpreting the project plans and specifications to monitor compliance with the plans, specifications and the purpose of the design;*
2. *Providing or reviewing documentation concerning compliance with plans and specifications (For purposes of this rule, documentation shall include but not be limited to, shop drawings, samples, test data, and performance data for components);*
3. *Identifying design problems due to actual field conditions encountered; or*
4. *Evaluation or analysis of the testing of materials, equipment or systems for acceptance, when appropriate to the project.*

A person who is performing, or is obligated to perform, any of the above listed activities is engaging in the practice of engineering and must either be licensed as a Professional Engineer in Colorado or must be supervised by a Colorado Professional Engineer.

- D. **CITY INSPECTION** In addition to Quality Control and Quality Assurance provided by the contractor and developer, the City reserves the right to observe the construction of facilities identified in sub-section "A" above. The developer shall notify the City Public Works Department at 244-1555 of construction activity that is ready to commence. As time permits, a City inspector will make periodic observations as the work progresses. Such inspection of work by the City does not relieve the developer nor contractor of their duties regarding inspection, monitoring, and testing.
- E. **CONSTRUCTION SEGMENTATION** As construction proceeds, the quality or acceptability of work often depends upon the quality of work which precedes it. Hence the common practice will be required of having QC/QA inspections and approvals at various stages in the construction effort in order to avoid unnecessary removal of previous work.
- F. **CONSTRUCTION PHASE SUBMITTAL CHART** A chart has been prepared which identifies various steps of construction activity and corresponding submittal items. Depending on the type and size of project involved, some of the items may not be necessary. The chart will be completed by City Staff, and submitted to the developer along with City-approved plans prior to the commencement of construction. Only those items with shaded-in circles will be required.

CONSTRUCTION PHASE SUBMITTAL CHART

Location: D ROAD

Project Name: WHITE WILLOWS - F1

STEP	ACTIVITY	SUBMITTAL ITEMS	SSID REF.
1	None	<ul style="list-style-type: none"> ● City Approval of Construction Drawings ● Pre-construction Notice ● Work within Public ROW Permit ○ NPDES Permit ● Improvements Agreement/Guarantee ○ _____ 	<ul style="list-style-type: none"> VII-3 VII-3 VII-4 VII-4
2	Grading Street Rough Cut Sanitary Sewer Water Irrigation Other Utilities Subgrade Base Course Concrete Placement	<ul style="list-style-type: none"> ⊗ Construction Report: Grading and Pipeline Phase ⊗ As-built Grading Drawing ⊗ As-built Drainage Drawing ⊗ As-built Water & Sewer Drawing ○ _____ ⊗ Construction Report: Concrete and Pavement Preparation ⊗ Flowline Grade Sheets ⊗ Revised Asphalt Design (if necessary) ⊗ Request City Lamping of Sewerline 	<ul style="list-style-type: none"> X-4 IX-6 IX-5 IX-9 X-3 VII-4 VII-4 VII-4
3	Asphalt Pavement Traffic Control Facilities Monumentation Permanent On-Site Benchmark (Subdivisions Only)	<ul style="list-style-type: none"> ⊗ Construction Report: Concrete and Pavement Placement ⊗ Complete Set of As-Built Drawings ⊗ Request for City Initial Inspection ○ _____ 	<ul style="list-style-type: none"> X-2 IX-5 to IX-9 VII-4
4	Warranty Period	<ul style="list-style-type: none"> ⊗ Request for City Final Inspection 	<ul style="list-style-type: none"> VII-4

- NOTES: 1. Only those submittal items which are preceded by a shaded-in circle are required for the project. At the time of construction drawing approval, City Engineering will submit to the developer one signed approved set of drawings and a copy of this form which has been completed for the specific project, and one completed copy of Form VI-4 and VI-5.
2. City Engineering approval of submittal items is required prior to commencement of subsequent steps. The City will make every effort to provide timely approvals in order to accommodate construction schedules. If information is submitted for Step 2 in a timely manner as construction proceeds, then City Engineering review of remaining items may be done within ½ working day.

**City of Grand Junction
Construction Approval & Progress**

Project Name: WHITE WILLOWS - PHASE 1
Location: D ROAD
Developer: _____
Engineer: VISTA (PAT O'CONNOR)

A Licensed Professional Engineer is required to oversee construction of public improvements.

Date Construction Plans Approved: _____

Submittal of four sets of prints is required for approval and signature. Distribution: Development Engineer, City Inspector, Community Development, Developer/Contractor.

Improvements Agreement in Place: _____

Pre-Construction Meeting: 10/31/01

1. Attendance by developer's engineer, contractor(s), testing lab, city engineering representative, city inspector is required.
2. Submit list of contractors and approximate starting dates.
3. Submit quality assurance plan for testing and inspection. A test location map will be required prior to final acceptance of work.
4. Notification of city inspector 24 hours prior to commencement of work is required.

Permit for Construction and Installation of Facilities in Public Right of Way required: _____

Date of Final Inspection : _____
Reinspections: _____
Final Acceptance: _____
Warranty Period Ends: _____

Note: City inspection of work does not relieve developer or contractor of their duties regarding inspection, monitoring, and testing.

Submittal Requirements for Final Acceptance of Improvements

The following items must be submitted prior to the acceptance of streets, drainage, and utilities by the City of Grand Junction.

As-Built Drawings (Reference SSID IX-5,6, ^{irrigation - not required} X8,9)

- Sealed by a Professional Engineer
- Two Blue-line copies
- One Mylar Copy
- One 3 1/2" Floppy Disk with drawing files

Report (Reference SSID X-2,3,4)

- Testing Location Map
- Inspection Diaries
- Testing Reports

Certification of Detention/Retention Basin
(Reference SSID IX-6)

- Sealed by a Professional Engineer

Note: A one-year warranty period begins once public facilities are accepted by the City of Grand Junction. Any defects or deficiencies which occur during this period must be corrected by the developer. (Reference Zoning and Development Code 5-4-12, A-4)

REPORT CHECKLIST AND OUTLINE

CONSTRUCTION REPORT: CONCRETE AND PAVEMENT PLACEMENT

CHECKLIST	OK	NA
Size: 8½"x11" format		
Bound: Use bar or spiral binder or staple. Do not use a notebook		
Title Page: Name of report		
Exhibits: Maximum 11: high and 32" wide, bound in report and folded as required for 8½"x11" size		
Maps: Attach or place into bound pocket the maps listed below. Testing Location Maps		

OUTLINE

- I INSPECTION DIARIES
 - A. Concrete
 - ✓ Expansion joints
 - ✓ Finishing
 - ✓ Curing and sealing
 - ✓ Freeze protection
 - ✓ Weather conditions
 - ✓ General progress
 - ✓ Other observations
 - B. Paving
 - ✓ Lift thickness
 - ✓ Joints (location and type)
 - ✓ Compaction effort
 - ✓ Surface texture and uniformity
 - ✓ Weather conditions
- II TESTING (Testing frequency and methods shall be per City Specifications)
 - A. Concrete
 - ✓ Air content
 - ✓ Slump
 - ✓ Compressive strength
 - B. Asphalt
 - ✓ Gradation
 - ✓ Asphalt content
 - ✓ Maximum specific gravity
 - ✓ Percent relative compaction

COMMENTS

1. Submittal to the City Development Engineer of test results as they are obtained is encouraged to provide an on-going progress report. However, whether submitted previously or not, a complete set of test results and Test Location Map or exhibits as required shall be submitted bound together with inspection reports as shown above.

REPORT CHECKLIST AND OUTLINE

CONSTRUCTION REPORT: CONCRETE AND PAVEMENT PLACEMENT

CHECKLIST	OK	NA
Size: 8½"x11" format		
Bound: Use bar or spiral binder or staple. Do not use a notebook		
Title Page: Name of report		
Exhibits: Maximum 11: high and 32" wide, bound in report and folded as required for 8½"x11" size		
Maps: Attach or place into bound pocket the maps listed below. Testing Location Maps		

OUTLINE

- I INSPECTION DIARIES
 - ✓ Subgrade and base course compaction effort
 - ✓ Materials
 - ✓ Crown
 - ✓ Weather
 - ✓ General progress
 - ✓ Other observations
- II TESTING (Testing frequency and methods shall be per City Specifications)
 - ✓ Subgrade compaction
 - ✓ Base course compaction

COMMENTS

1. Submittal to the City Development Engineer of test results as they are obtained is encouraged to provide an on-going progress report. However, whether submitted previously or not, a complete set of test results and Test Location Map or exhibits as required shall be submitted bound together with inspection reports as shown above.

REPORT CHECKLIST AND OUTLINE

CONSTRUCTION REPORT: GRADING & PIPELINE PHASE

CHECKLIST	OK	NA
Size: 8½"x11" format		
Bound: Use bar or spiral binder or staple. Do not use a notebook (See Note 1)		
Title Page: Name of report and preparer		
Exhibits: Maximum 11: high and 32" wide, bound in report and folded as required for 8½"x11" size		
Maps: Attach or place into bound pocket the maps listed below. Testing Location Maps		

OUTLINE

- I INSPECTION DIARIES
 - A. Grading phase
 - ✓ Best management practices
 - ✓ Compaction effort
 - ✓ Weather conditions
 - ✓ General progress
 - ✓ Other observations
 - B. Pipeline phase
 - ✓ Bedding type and placement
 - ✓ Pipeline material
 - ✓ Backfill material
 - ✓ Manholes
 - ✓ Compaction effort
 - ✓ Weather conditions
 - ✓ General progress
 - ✓ Other observations
- II TESTING (Testing frequency and methods shall be per City specifications)
 - A. Grading phase
 - ✓ Compaction in structural fill areas
 - B. Pipeline Phase
 - ✓ Bedding compaction
 - ✓ Backfill compaction
 - ✓ Waterline pressure tests
 - ✓ Waterline chlorination
 - ✓ Sewerline pressure tests
 - ✓ Sewerline lamping results
 - ✓ Sewerline deflection (if required)

COMMENTS

1. Submittal to the City Development Engineer of test results as they are obtained is encouraged to provide an on-going progress report. However, whether submitted previously or not, a complete set of test results and Test Location Map or exhibits as required shall be submitted bound together with inspection reports as shown above.

DRAWING STANDARDS CHECKLIST

AS-BUILT DRAINAGE

	ITEM	GRAPHIC STANDARDS	OK	NA
SECTION VIII	J	Stamped and sealed drawings by registered professional competent in the work		
	O	As-built drawings		
	R	Neatness and legibility	FF	

	ITEM	FEATURES	OK	NA
ADD'L INFO	-	1 Use the Storm Drainage Plan and Profile as a base drawing		
		2 All vertical, horizontal, and other design information required for primary features in the Storm Drainage Plan and Profile must have corresponding as-built information provided, including elevations, station and offset, pipe and culvert slopes and distances, etc.		
		3 As-built information for all significant changes from the approved design plans		
		4 Pipe and culvert type		
		5 Space for approval signature by City Engineering with date and title.		

COMMENTS

1. As-built sketches and drawings must contain the same information. Submittal format is different, however. See Section VIII-2

DRAWING STANDARDS CHECKLIST

AS-BUILT GRADING

	ITEM	GRAPHIC STANDARDS	OK	NA
SECTION VIII	J	Stamped and sealed drawings by registered professional-competent in the work		
	O	As-built drawings		
	R	Neatness and legibility		

	ITEM	FEATURES	OK	NA
ADD'L INFO	1	Use the Grading and Drainage Plan or Grading and Stormwater Management Plan as a base drawing		
	2	Provide as-built pad elevations for all lots that are in or are adjacent to the 100-year floodplain		
	3	Detention/retention basin as-built contours (except for where on pavement, then use as-built grading).		
	4	Volume certification of detention/retention basin		
	5	Drainage channel and swale as-built information		
	6	Space for approval signature by City Engineering with date and title		

COMMENTS

As-built sketches and drawings must contain the same information. Submittal format is different, however. See Section VIII-2

DRAWING STANDARDS CHECKLIST

AS-BUILT ROADWAY

	ITEM	GRAPHIC STANDARDS	OK	NA
SECTION VIII	J	Stamped and sealed drawings by registered professional competent in the work		
	O	As-built drawings		
	R	Neatness and legibility		

	ITEM	FEATURES	OK	NA
ADD'L Itr/O	1	Use the Roadway Plan and Profile as a base drawing		
	2	All vertical, horizontal, and other design information required for primary features on the Roadway Plan and Profile must have corresponding as-built information provided, including pavement width, curb/gutter/sidewalk width and type, base course, and pavement thickness, geosynthetics, sub-grade stabilization, elevations horizontal control, signalization, etc.		
	3	As-built information for all significant changes from the approved design plans		
	4	Space for approval signature by City Engineering with date and title		

COMMENTS

1. As-built sketches and drawings must contain the same information. Submittal format is different, however. See Section VIII-2

DRAWING STANDARDS CHECKLIST

AS-BUILT WATER & SEWER

ITEM	GRAPHIC STANDARDS	OK	NA
SECTION VIII	J Stamped and sealed drawings by registered professional-competent in the work		
	O As-built drawings		
	R Neatness and legibility		

ITEM	FEATURES	OK	NA
ADD'L Inr-O	1 Use the Water and Sewer Plan and Profile as a base drawing		
	2 All vertical, horizontal, and other design information required for primary features on the water and Sewer Plan and Profile must have corresponding as-built information provided, including elevations, station and offset etc. for manholes, cleanouts, valves, vaults, bends, tees, crosses, fire hydrants, and other appurtenances		
	3 Ends of services (subdivisions only) must be tied to lot corners or be located by station and offset		
	4 As-built information for all significant changes from the approved design plans		
	5 Pipe type and type of pipe connections (MJ, SJ, FL, etc)		
	6 Space for approval signature by City Engineering with date and title		

COMMENTS

1. As-built sketches and drawings must contain the same information. Submittal format is different, however. See Section VIII-2

1/27/97

APPLICATION FOR PAYMENT NO. 1

To: GENE PATNODE (owner), for work at WHITE WILLOWS #1 (subdivision)

accomplished through the date of 12/31/01 by MOUNTAIN VALLEY CONTRACTING (subcontractor) as follows or attach an itemized list.

PIPE MATERIALS ON-SITE

CONTRACTOR'S Certification: MTN. VALLEY CONTRACT. (subcontractor) certifies that all progress payments received from OWNERS on account of Work done under the Work Agreement referred to above have been applied to discharge in full all obligations of MTN. VALLEY CONTRACT. (subcontractor) incurred in connection with the Work covered by this Application For Payment Number 1 inclusive; AND title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application For Payment will pass to OWNERS at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated JAN 7, 2002, 1999

MTN. VALLEY CONTRACTING (subcontractor)
By: Richard Davis
Title: PRESIDENT

PROJECT MANAGER'S Recommendation: This Application (with any accompanying documentation) meets the requirements of the Contract Documents and payment of the above Current Payment Due is recommended.

Dated JAN. 4, 2002, 1999

Name: VISTA ENGINEERING CORP.
By: Pat M. O'Connell

CITY OF GRAND JUNCTION RECOMMENDATIONS: This Application (with accompanying documentation) meets the requirements of the Development Improvements Agreement and payment of the above Current Payment Due is recommended.

Dated JAN, 7, ²⁰⁰²1999

CITY OF GRAND JUNCTION
By: Eric Hahn
Title: ERIC HAHN, CITY DEVELOPMENT ENGINEER

OWNER'S Acceptance: This application (with accompanying documentation) is accepted and payment of the above Current Payment Due is recommended.

Dated _____, 1999

Company: _____
By & Title: _____

1/20/97

REQUEST FOR DISBURSEMENT

Per paragraph 2(a) of the disbursement agreement for WHITE WILLOWS # 1 Subdivision, the signatures below certify that all costs for which the advance is being requested have been incurred in connection with the construction of the improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; the Project Engineer has inspected the improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans.

DEVELOPER:

(name)

(signature)

DEVELOPER'S PROJECT ENGINEER:

VISTA ENGINEERING CORP.

(name)

Fah M. O'Connell 1/4/02

(name)

CITY ENGINEER:

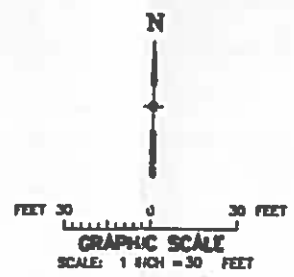
ERIC HAHN, CITY DEVELOPMENT ENGINEER

(name)

Eric Hahn 1/7/02

(name)

NO. 1. THE PLANNING 2. ALL 3. LA 4. LA 5. PL 6. PL 7. LA



LEGEND

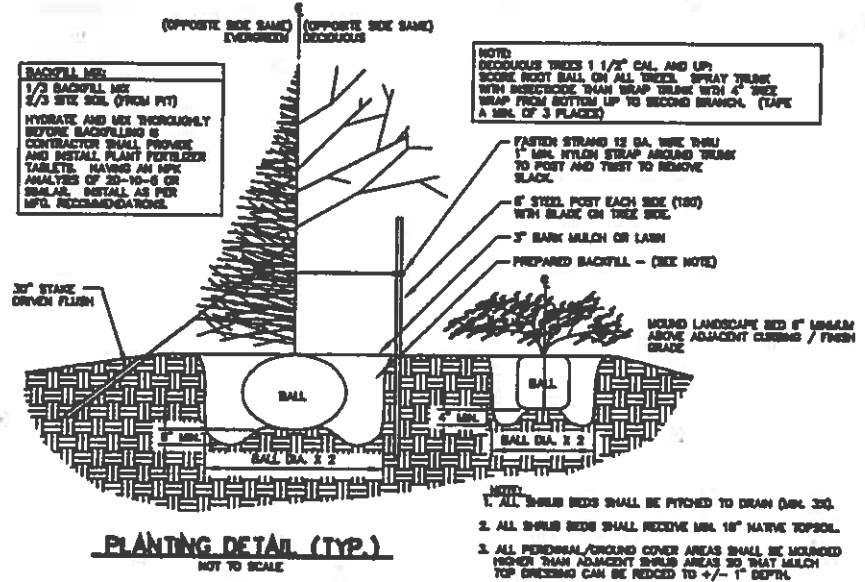
- EXISTING TREES TO REMAIN WHERE POSSIBLE (SEE SHEET 21 OF 24 FOR MORE DETAILS)
- 6" CEDAR PRIVACY FENCE

NOTES

ALL EXISTING TREES ON THIS PROPERTY ARE TO REMAIN IN PLACE AND PRESERVED UNLESS REMOVAL IS REQUIRED FOR NEW CONSTRUCTION

- TREES AND SHRUBS TO BE PLANTED AS PART OF THIS PLAN ARE TO BE SELECTED FROM THOSE INCLUDED IN THE PLANT LIST AS DETERMINED BY INVENTORY FROM LOCAL NURSERIES.
- ALL SHRUB BEDS SHALL RECEIVE A MINIMUM OF 3" DEEP MULCH CONSISTING OF SHREDDED ASPEN MULCH.
- LANDSCAPED AREAS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LANDSCAPED AREAS (EXCEPT DETENTION POND) ARE TO BE IRRIGATED BY A DRIP SYSTEM CONNECTED TO THE PRESSURIZED UNDERGROUND SYSTEM THAT WILL BE CONSTRUCTED AS PART OF THIS PROJECT. DETENTION POND TURF SHALL BE IRRIGATED BY POP-UP IMPACT HEADS CAPABLE OF PROVIDING 3" PER WEEK WITHIN A PERIOD OF NO LONGER THAN 12 HOURS. IRRIGATION SYSTEMS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. IRRIGATION DESIGNS (DRIP AND IMPACT) SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
- PLANTS WHICH DIE OR ARE UNHEALTHY SHALL BE REPLACED.
- IRRIGATION SYSTEM SHALL BE DESIGNED TO MITIGATE FLOW OF IRRIGATION WATER OVER SIDEWALKS.

PLANT LIST				
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
SHRUBS:				
DECIDUOUS				
○	CHARLES JULY LEAC	SYRINGA VULGARIS "CHARLES JULY"	30	8 GAL.
○	COMMON WHITE LEAC	SYRINGA VULGARIS "ALBA"	30	8 GAL.
○	COMMON PURPLE LEAC	SYRINGA VULGARIS	30	8 GAL.
TREES:				
DECIDUOUS				
○	LITTLE LEAF LINDEN	TILIA CORDATA	8	1 1/2"
○	SKYLINE HONEY LOCUST	GLICHTIA TRICANDROS VARIETAS	7	1 1/2"
○	URBANITE ASH	FRAXINUS PENNSYLVANICA "URBANITE"	7	1 1/2"



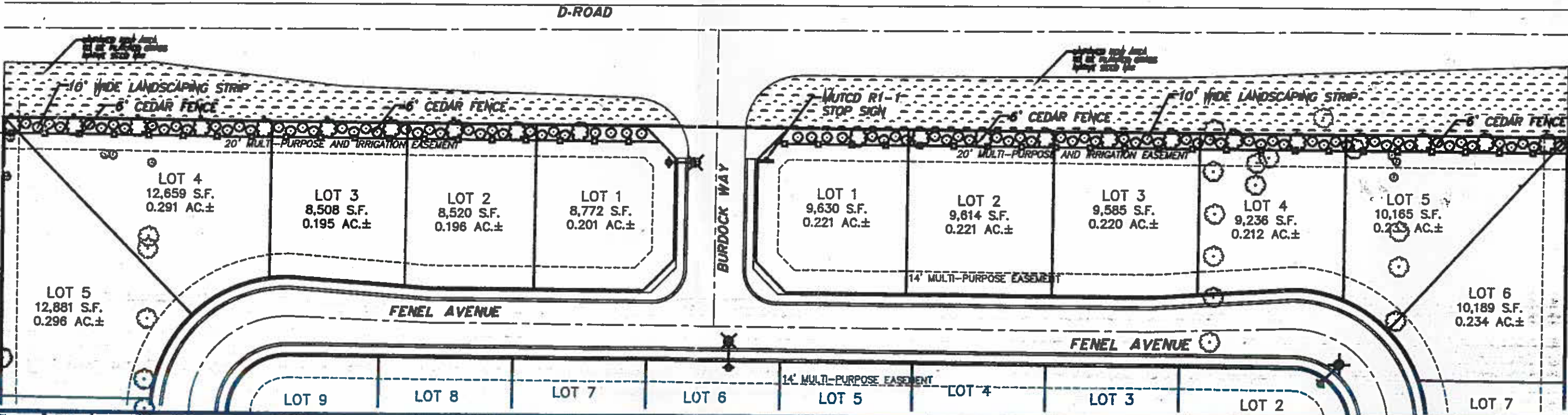
PLANTING DETAIL (TYP.)
NOT TO SCALE

NATIVE GRASS SEED MIXTURE FOR UNMAINTAINED, NONIRRIGATED AREAS

COMMON NAME	SCIENTIFIC NAME	VARIETY	PLS ^a LBS./ACRE ^b
PUBESCENT WHEATGRASS	ELYTRIGIA INTERMEDIA (HOST)	LUNA	3.5
SMOOTH BROME	BROMUS INERMIS LEYSS.	LINCOLN	2.0
WESTERN WHEATGRASS	PASCOPYRUM SMITHI (RYDB.)	ARRUBA	1.5
SAINFOIN	ONOBRYCHIS VICIFOLIA SCOP.	ESQ	8.0

^aPLS = PURE LIVE SEED
^bDRILL SEEDING RATE. THIS RATE SHALL BE DOUBLED FOR BROADCAST SEEDING.

Project: K2140016.010AWGLAND.dwg, 03/30/01 01:50:25 PM, Paul

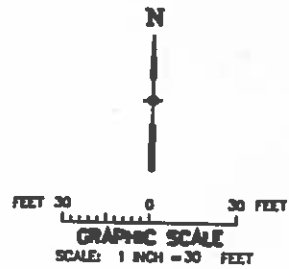


<p>CRITERION ENGINEERING CORPORATION CONSULTING ENGINEERS AND LAND SURVEYORS 2777 OVERBOARD BOULEVARD GRAND JUNCTION, CO 81508 (970) 248-2242</p>	<p>GENE PATNOZZ BRAND JUNCTION, COLORADO Project No: 408.0102 Date: 03-30-01 Sheet No: C-44 OF 47</p>
---	---

NOTES

ALL EXISTING TREES ON THIS PROPERTY ARE TO REMAIN IN PLACE AND PRESERVED UNLESS REMOVAL IS REQUIRED FOR NEW CONSTRUCTION

- TREES AND SHRUBS TO BE PLANTED AS PART OF THIS PLAN ARE TO BE SELECTED FROM THOSE INCLUDED IN THE PLANT LIST AS DETERMINED BY INVENTORY FROM LOCAL NURSERIES.
- ALL SHRUB BEDS SHALL RECEIVE A MINIMUM OF 3" DEEP MULCH CONSISTING OF SHREDDED ASPEN MULCH.
- LANDSCAPED AREAS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LANDSCAPED AREAS (EXCEPT DETENTION POND) ARE TO BE IRRIGATED BY A DRIP SYSTEM CONNECTED TO THE PRESSURIZED UNDERGROUND SYSTEM THAT WILL BE CONSTRUCTED AS PART OF THIS PROJECT. DETENTION POND TURF SHALL BE IRRIGATED BY POP-UP IMPACT HEADS CAPABLE OF PROVIDING 3" PER WEEK WITHIN A PERIOD OF NO LONGER THAN 12 HOURS. IRRIGATION SYSTEMS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. IRRIGATION DESIGNS (DRIP AND IMPACT) SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
- PLANTS WHICH DIE OR ARE UNHEALTHY SHALL BE REPLACED.
- IRRIGATION SYSTEM SHALL BE DESIGNED TO MITIGATE FLOW OF IRRIGATION WATER OVER SIDEWALKS.
- LANDSCAPING CONTRACTOR TO INSTALL A WEED BARRIER AND 1" LAYER OF CRUSHED GRAVEL FOR ALL AREAS ALONG 25 ROAD AND F-1/2 ROAD BETWEEN FENCE AND BACK OF WALK.

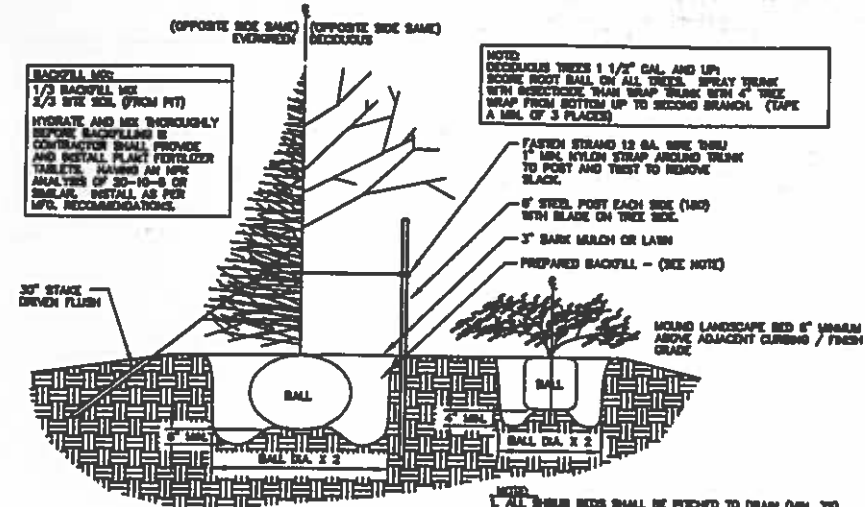


LEGEND

- EXISTING TREES TO REMAIN WHERE POSSIBLE (SEE SHEET 21 OF 24 FOR MORE DETAILS)
- 6" CEDAR PRIVACY FENCE

PLANT LIST

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
SHRUBS:				
DECIDUOUS				
○	CHARLES JULY LEAC	SYRINGA VULGARIS "CHARLES JULY"	22	8 GAL
○	COMMON WHITE LEAC	SYRINGA VULGARIS "ALBA"	22	8 GAL
○	COMMON PURPLE LEAC	SYRINGA VULGARIS	22	8 GAL
TREES:				
DECIDUOUS				
○	LITTLE LEAF LINDEN	TILIA CORDATA	8	1 1/2"
○	SKYLINE HONEY LOCUST	GLADSTONIA TRICANTHOS BIRMINGHAM	7	1 1/2"
○	URBANITE ASH	FRAXILIS PENNSYLVANICA "URBANITE"	7	1 1/2"



PLANTING DETAIL (TYP.)
NOT TO SCALE

NOTE: DECIDUOUS TREES 1 1/2" CAL. AND UP: SCORE ROOT BALL ON ALL TREES. SPRAY TRUNK WITH SECTORED TRUNK WRAP TUBING WITH 4" TREE WRAP FROM BOTTOM UP TO SECOND BRANCH. (TAPE A MIN. OF 3 PLACES)

- FASTEN STRAND 12 GA. WIRE WITH 1" DIA. NYLON STRAP AROUND TRUNK TO POST AND TIGHT TO REMOVE SLACK.
- 6" STEEL POST EACH SIDE (180) WITH BLADE ON TREE SIDE.
- 3" BARK MULCH OR LAWN.
- PREPARED BACKFILL - (SEE NOTE)

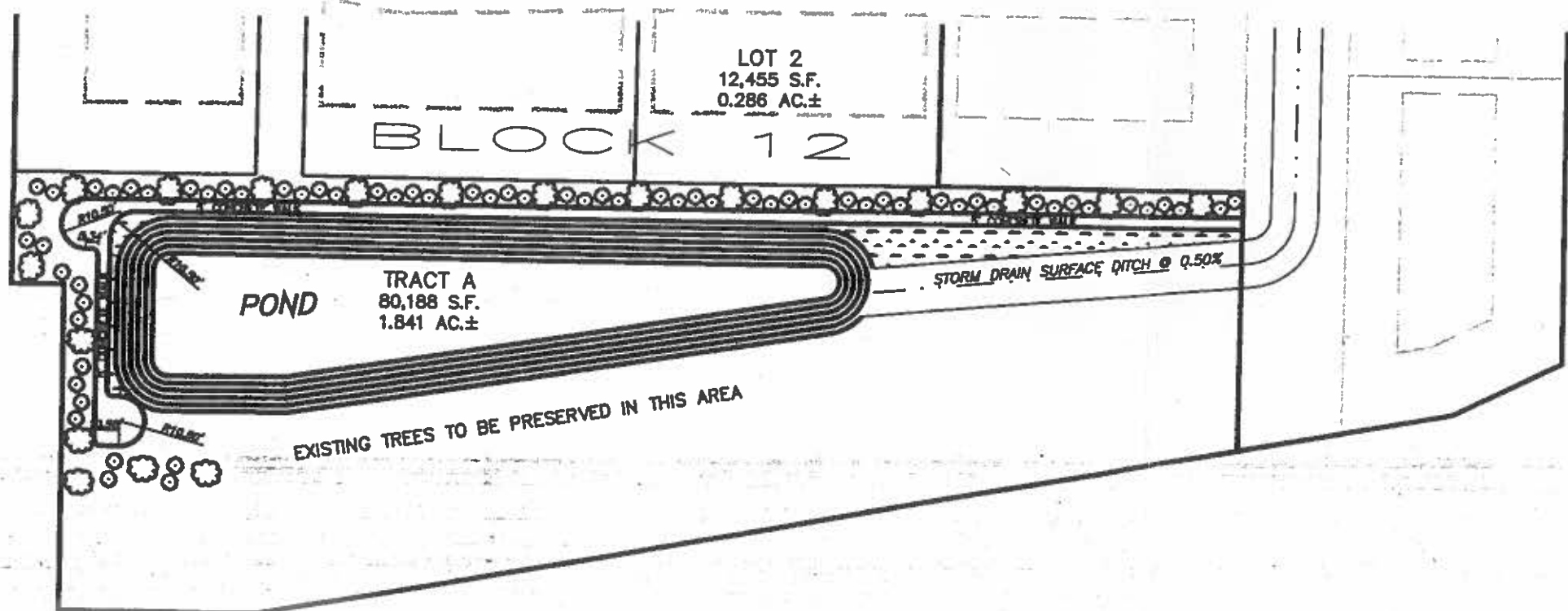
MOUND LANDSCAPE BED 6" MINIMUM ABOVE ADJACENT CURBING / FINISH GRADE

- 1. ALL SHRUB BEDS SHALL BE FITTED TO DRAIN (MIN. 3%).
- 2. ALL SHRUB BEDS SHALL RECEIVE MIN. 18" NATIVE TOPSOIL.
- 3. ALL PERENNIAL/GRASS COVER AREAS SHALL BE MOUND HIGHER THAN ADJACENT SHRUB AREAS SO THAT MULCH TOP DRESSING CAN BE REDUCED TO +/- 1" DEPTH.

NATIVE GRASS SEED MIXTURE FOR UNMAINTAINED, NONIRRIGATED AREAS

COMMON NAME	SCIENTIFIC NAME	VARIETY	PLS ^a LBS./ACRE ^b
PUBESCENT WHEATGRASS	ELYTRIGIA INTERMEDIA (HOST)	LUNA	3.5
SMOOTH BROME	BROMUS INERMIS LEYSS.	LINCOLN	2.0
WESTERN WHEATGRASS	PASCOPYRUM SMITHII (RYDB.)	ARRIBA	1.5
SANFON	ONOBRYCHIS VICIFOLIA SCOP.	ESK	8.0

^aPLS = PURE LIVE SEED
^bDRILL SEEDING RATE. THIS RATE SHALL BE DOUBLED FOR BROADCAST SEEDING.



PROJECTS R2140016.0110WG\LAND.dwg, 03/30/01 01:51:05 PM, PAU

REVISION	DATE	DESCRIPTION	BY	CHKD
1	03-30-01	REVISED PER AGENCY REVIEW COMMENTS	PCP	PMO

ORION
ENGINEERING CORPORATION
CONSULTING ENGINEERS AND LAND SURVEYORS
1777 CROSSROADS BELLAVILLE (FRONT 18TH) CO. SPRING CO. 80150-2544

GENE PATNODE
GRAND JUNCTION, COLORADO
WHITE WILLOWS SUBDIVISION FILING ONE
TRACT A LAYOUT AND LANDSCAPING PLAN

SCALE: 1" = 30'
DATE: 03-30-01
SHEET NO: 45 OF 47

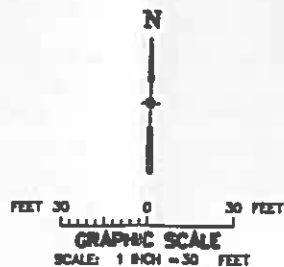
NO
ALI
PR
PL
RE
NE

1. TR
2. ALI
3. LA
4. LA
5. PL
6. PR
7. LA

NOTES

ALL EXISTING TREES ON THIS PROPERTY ARE TO REMAIN IN PLACE AND PRESERVED UNLESS REMOVAL IS REQUIRED FOR NEW CONSTRUCTION

1. TREES AND SHRUBS TO BE PLANTED AS PART OF THIS PLAN ARE TO BE SELECTED FROM THOSE INCLUDED IN THE PLANT LIST AS DETERMINED BY INVENTORY FROM LOCAL NURSERIES.
2. ALL SHRUB BEDS SHALL RECEIVE A MINIMUM OF 3" DEEP MULCH CONSISTING OF SHREDDED ASPEN MULCH.
3. LANDSCAPED AREAS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. LANDSCAPED AREAS (EXCEPT DETENTION POND) ARE TO BE IRRIGATED BY A DRIP SYSTEM CONNECTED TO THE PRESSURIZED UNDERGROUND SYSTEM THAT WILL BE CONSTRUCTED AS PART OF THIS PROJECT. DETENTION POND TUB SHALL BE IRRIGATED BY POP-UP IMPACT HEADS CAPABLE OF PROVIDING 3" PER WEEK WITHIN A PERIOD OF NO LONGER THAN 12 HOURS. IRRIGATION SYSTEMS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. IRRIGATION DESIGNS (DRIP AND IMPACT) SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
5. PLANTS WHICH DIE OR ARE UNHEALTHY SHALL BE REPLACED.
6. IRRIGATION SYSTEM SHALL BE DESIGNED TO MITIGATE FLOW OF IRRIGATION WATER OVER SIDEWALKS.

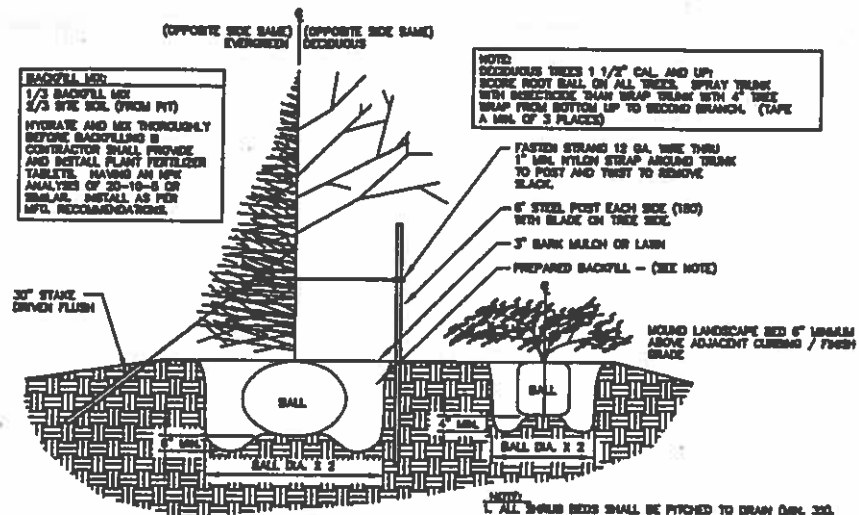


LEGEND

- EXISTING TREES TO REMAIN WHERE POSSIBLE (SEE SHEET 21 OF 24 FOR MORE DETAILS)
- 6" CEDAR PRIVACY FENCE

PLANT LIST

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
SHRUBS:				
DECIDUOUS				
○	CHARLES JULY LIAC	SYRINGA VULGARIS 'CHARLES JULY'	30	8 GAL.
○	COMMON WHITE LIAC	SYRINGA VULGARIS 'ALBA'	30	8 GAL.
○	COMMON PURPLE LIAC	SYRINGA VULGARIS	28	8 GAL.
TREES:				
DECIDUOUS				
○	LITTLE LEAF LINDEN	TILIA CORDATA	8	1 1/2"
○	SKYLINE HONEY LOCUST	GLYSTRIA TRICANTHOS NERBIS	7	1 1/2"
○	URBANITE ASH	FRAXINUS PENNSYLVANICA 'URBANITE'	7	1 1/2"

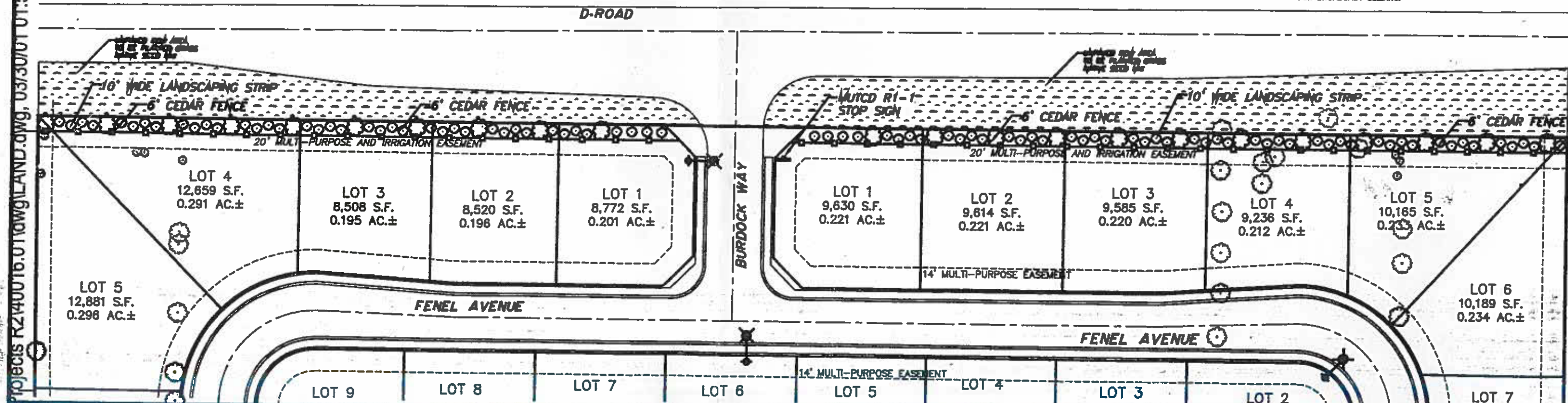


PLANTING DETAIL (TYP.)
NOT TO SCALE

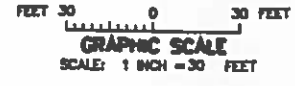
NATIVE GRASS SEED MIXTURE FOR UNMAINTAINED, NONIRRIGATED AREAS

COMMON NAME SCIENTIFIC NAME	VARIETY	PLS ^a LBS./ACRE ^b
PUBESCENT WHEATGRASS ELYTRICIA INTERMEDIA (HOST)	LUNA	3.5
SMOOTH BROME BROMUS INERMIS LEYSS.	LINCOLN	2.0
WESTERN WHEATGRASS PASCOPYRUM SMITHII (RYDB.)	ARRIBA	1.5
SAINFOIN ONOBRYCHIS VICIFOLIA SCOP.	ESQI	8.0

^aPLS = PURE LIVE SEED
^bDRILL SEEDING RATE. THIS RATE SHALL BE DOUBLED FOR BROADCAST SEEDING.



<p>PROJECT RZ40016.0110WGLAND.DWG, 03/30/01 01:30:25 PM, Paul</p>	<p>REVISION DATE DESCRIPTION BY O/D</p> <p>1 03-30-01 REVISED PER AGENCY REVIEW COMMENTS PCP PMO</p>	<p>ORIFERION ENGINEERING CORPORATION CONSULTING ENGINEERS AND LAND SURVEYORS 2777 GLENWOOD BOULEVARD GRAND JUNCTION, CO 81502 (970) 245-2242</p>	<p>GENE PATNOOE GRAND JUNCTION, COLORADO WHITE WILLOWS SUBDIVISION FILING ONE NORTH LANDSCAPING EASEMENT PLAN</p>	<p>SCALE: 1" = 30'</p> <p>DATE: 03-30-01</p> <p>PROJECT NO: 408.0102 SHEET NO: C-44 OF 47</p>
---	--	---	---	---



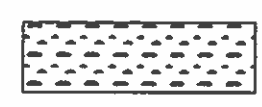
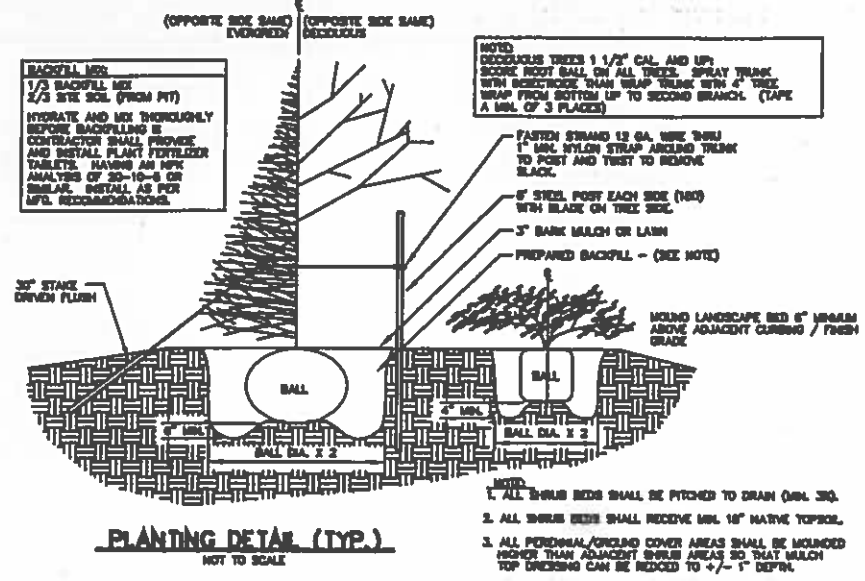
LEGEND

- EXISTING TREES TO REMAIN WHERE POSSIBLE (SEE SHEET 21 OF 24 FOR MORE DETAILS)
- 6" CEDAR PRIVACY FENCE

NOTES

1. ALL EXISTING TREES ON THIS PROPERTY ARE TO REMAIN IN PLACE AND PRESERVED UNLESS REMOVAL IS REQUIRED FOR NEW CONSTRUCTION
2. TREES AND SHRUBS TO BE PLANTED AS PART OF THIS PLAN ARE TO BE SELECTED FROM THOSE INCLUDED IN THE PLANT LIST AS DETERMINED BY INVENTORY FROM LOCAL NURSERIES.
3. ALL SHRUB BEDS SHALL RECEIVE A MINIMUM OF 3" DEEP MULCH CONSISTING OF SHREDDED ASPEN MULCH.
4. LANDSCAPED AREAS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. LANDSCAPED AREAS (EXCEPT DETENTION POND) ARE TO BE IRRIGATED BY A DRIP SYSTEM CONNECTED TO THE PRESSURIZED UNDERGROUND SYSTEM THAT WILL BE CONSTRUCTED AS PART OF THIS PROJECT. DETENTION POND TURF SHALL BE IRRIGATED BY POP-UP IMPACT HEADS CAPABLE OF PROVIDING 3" PER WEEK WITHIN A PERIOD OF NO LONGER THAN 12 HOURS. IRRIGATION SYSTEMS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. IRRIGATION DESIGNS (DRIP AND IMPACT) SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
6. PLANTS WHICH DIE OR ARE UNHEALTHY SHALL BE REPLACED.
7. IRRIGATION SYSTEM SHALL BE DESIGNED TO MITIGATE FLOW OF IRRIGATION WATER OVER SIDEWALKS.
8. LANDSCAPING CONTRACTOR TO INSTALL A WEED BARRIER AND 1" LAYER OF CRUSHED GRAVEL FOR ALL AREAS ALONG 25 ROAD AND F-1/2 ROAD BETWEEN FENCE AND BACK OF WALK.

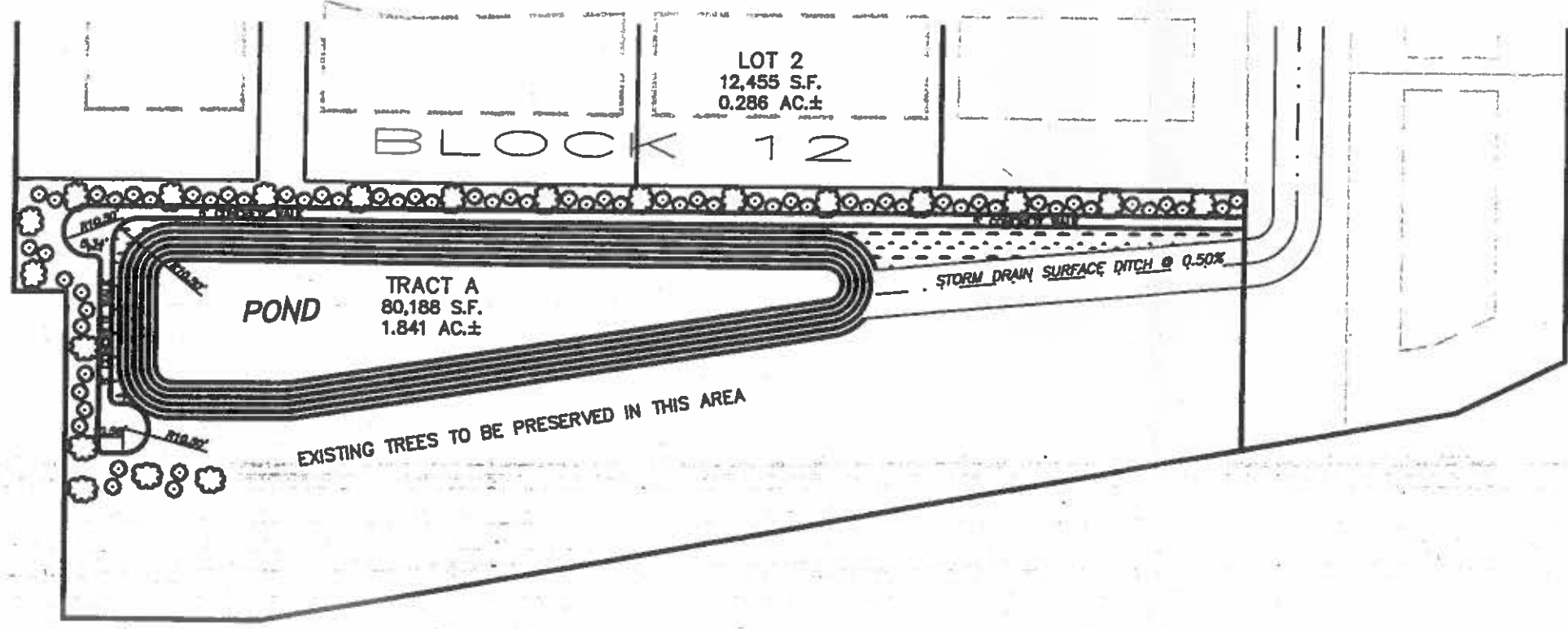
PLANT LIST				
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
SHRUBS:				
DECIDUOUS				
○	CHARLES JULY LEAC	SYRINGA VULGARIS "CHARLES JULY"	22	8 GAL.
	COMMON WHITE LEAC	SYRINGA VULGARIS "ALBA"	22	8 GAL.
	COMMON PURPLE LEAC	SYRINGA VULGARIS	22	8 GAL.
TREES:				
DECIDUOUS				
○	LITTLE LEAF LINDEN	TILIA CORDATA	8	1 1/2"
	SKYLINE HONEY LOCUST	GLADSTONIA TRICANTHOS SERIES	7	1 1/2"
	URBANITE ASH	FRAXILIS PENNSYLVANICA "URBANITE"	7	1 1/2"



NATIVE GRASS SEED MIXTURE FOR UNMAINTAINED, NONIRRIGATED AREAS

COMMON NAME	SCIENTIFIC NAME	VARIETY	PLS ^a LBS./ACRE ^b
PUBESCENT WHEATGRASS	ELYTRIGIA INTERMEDIA (HOST)	LUNA	3.5
SMOOTH BROME	BROMUS INERMIS LEYSS.	LINCOLN	2.0
WESTERN WHEATGRASS	PASCOPYRUM SMITHII (RYDB.)	ARRIBA	1.5
SANFON	ONOBRYCHIS VICIFOLIA SCOP.	ESQ	8.0

^aPLS = PURE LIVE SEED
^bDRILL SEEDING RATE. THIS RATE SHALL BE DOUBLED FOR BROADCAST SEEDING.



PROJECT RZ140016.011AWG\LAND.dwg, 03/30/01 01:51:05 PM, PAU

REVISION	DATE	DESCRIPTION	BY	Q/D
1	03-30-01	REVISED PER AGENCY REVIEW COMMENTS	PCP	PMO

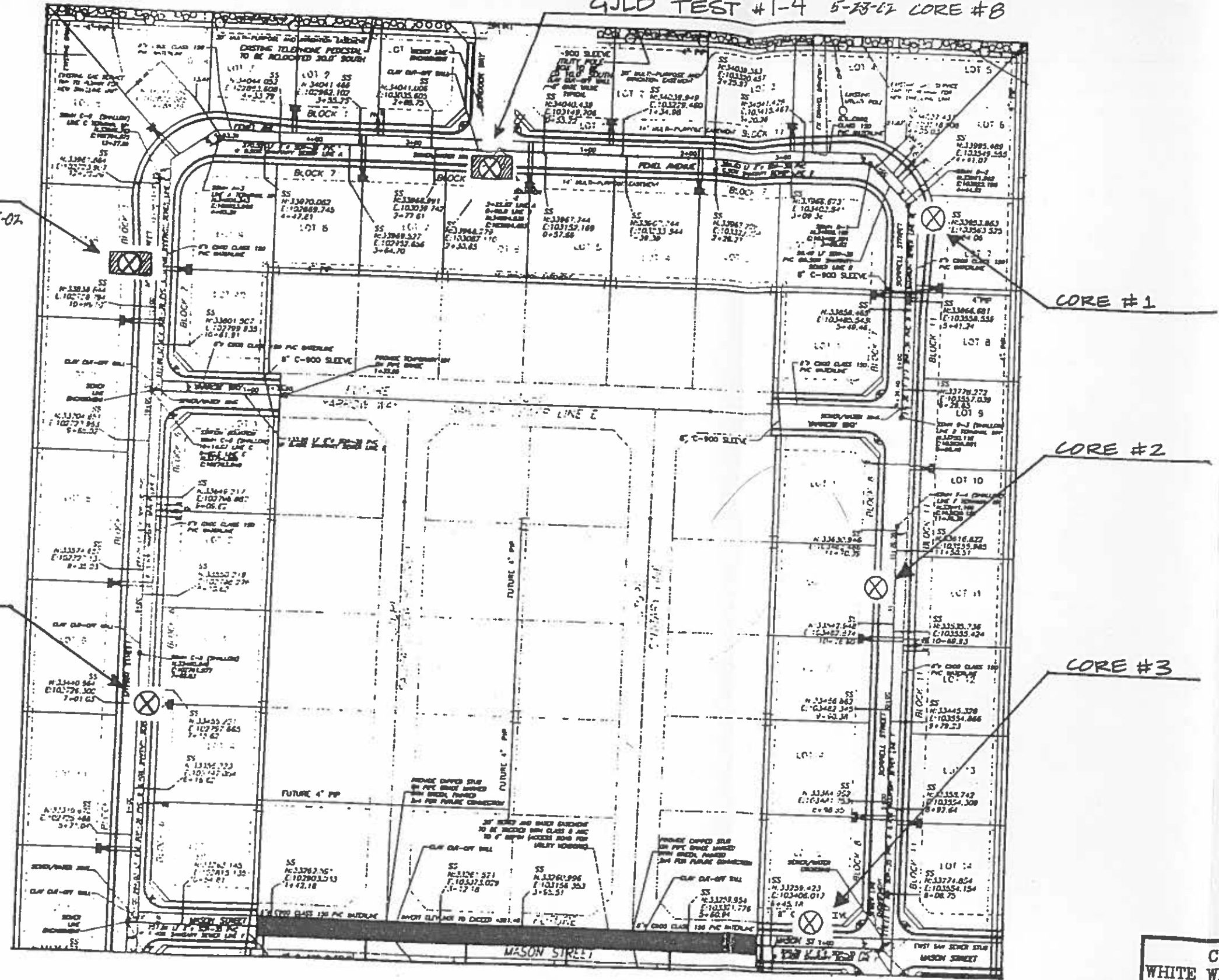
CRITERION
ENGINEERING CORPORATION
CONSULTING ENGINEERS AND LAND SURVEYORS
2777 CROSSROADS BELLEVUE GRAND LANTERN CT SUITE 200 98005




GENE PATNOSE
GRAND JUNCTION, COLORADO
WHITE WILLOWS SUBDIVISION FILING ONE
TRACT A LAYOUT AND LANDSCAPING PLAN

SCALE 1" = 30'	PROJECT NO. 408.01.02
DATE 03-30-01	SHEET NO. C-45 OF 47

GJLD TEST #1-4 5-23-02 CORE #8


GJLD TEST #9-12 6-7-02 CORE #7



-  GJLD CONCRETE TEST STRENGTH & AIR CONTENT PER SPEC.
-  GJLD CONCRETE TEST STRENGTH PER SPEC./ CORE FOR AIR CONTENT
-  CORE FOR STRENGTH & AIR CONTENT

MAPPING ADAPTED FROM:
VISTA ENGINEERING CORP.
Grand Junction, CO

CURB/GUTTER/SIDEWALK CONCRETE
WHITE WILLOWS SUBDIVISION, Grand Junction, CO
GENE PATNODE, Owner - MAYS CONC., CONST.

 GRAND JUNCTION LINCOLN DeVORE	1441 MOTOR STREET GRAND JCT., COLORADO 970-242-8908 (fax 970-242-1561)	
	JOB # 89100-GJ	SHEET 1 OF 2
DRAWN BY: M. T. WENDLAND	SCALE:	DATE: 4-25-2003
CHECKED BY: E. M. MORRIS	FILE # 89100CT	REV.



FEET 50 0 50 FEET
 GRAPHIC SCALE
 SCALE: 1 INCH = 50 FEET

LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED PLS 18597
 - ▲ FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED MONUMENT, PLS 24943
 - FOUND THIS SURVEY, 5/8" REBAR WITH CAP, MARKED P.S.C. TRANS. ENG. LS 10091
 - FOUND THIS SURVEY, BARE 5/8" REBAR.
 - ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
 - F FRONT SETBACK (IDENTIFIED ON CORNER LOTS)
- ALL BOUNDARY CORNERS SET IN CONCRETE PER CITY OF GRAND JUNCTION CODE

LINE DIMENSIONS

NO.	BEARING	DISTANCE
1	S 45°21'16" W	28.02
2	S 44°38'21" E	28.34
3	S 48°21'39" W	28.94
4	S 01°32'04" E	30.20
5	S 45°21'39" E	28.94
6	S 44°38'21" E	28.94
7	S 44°38'21" E	28.94
8	S 44°38'21" W	28.94
9	S 44°38'21" E	28.94
10	S 45°21'39" W	28.94
11	S 44°38'21" E	28.94
12	S 44°38'21" E	28.94
13	S 45°21'39" W	28.94
14	S 44°38'21" E	28.94
15	S 45°21'39" E	28.94
16	S 44°38'21" E	28.94
17	S 45°21'39" E	28.94
18	S 45°21'39" E	28.94
19	S 44°38'21" E	28.94
20	S 44°38'21" E	28.94
21	S 45°21'39" W	28.94

CURVE INFORMATION

①	Δ = 22°05'00"	R = 87.00'	L = 33.58'	T = 16.99'	C = 33.35'	CB = N 78°35'21" W
②	Δ = 22°51'07"	R = 87.00'	L = 34.70'	T = 17.58'	C = 34.47'	CB = N 58°06'48" V
③	Δ = 23°23'50"	R = 87.00'	L = 35.83'	T = 18.01'	C = 35.28'	CB = N 32°50'18" V
④	Δ = 21°39'04"	R = 87.00'	L = 32.88'	T = 16.64'	C = 32.08'	CB = N 10°27'52" V
⑤	Δ = 90°00'00"	R = 37.00'	L = 58.12'	T = 37.00'	C = 52.33'	CB = N 44°38'21" V
⑥	Δ = 90°00'00"	R = 87.00'	L = 136.66'	T = 87.00'	C = 123.04'	CB = N 44°38'21" V
⑦	Δ = 90°00'00"	R = 37.00'	L = 58.12'	T = 37.00'	C = 52.33'	CB = S 45°21'39" V
⑧	Δ = 97°37'41"	R = 87.00'	L = 148.24'	T = 99.43'	C = 130.83'	CB = S 41°32'49" V
⑨	Δ = 08°07'09"	R = 87.00'	L = 12.33'	T = 6.17'	C = 12.32'	CB = S 86°18'08" V
⑩	Δ = 36°58'26"	R = 87.00'	L = 55.89'	T = 28.78'	C = 54.69'	CB = S 63°56'17" V
⑪	Δ = 39°44'24"	R = 87.00'	L = 60.34'	T = 31.44'	C = 59.14'	CB = S 25°40'52" V
⑫	Δ = 13°08'42"	R = 87.00'	L = 19.99'	T = 10.04'	C = 19.94'	CB = S 00°41'11" V
⑬	Δ = 21°45'08"	R = 87.00'	L = 32.98'	T = 18.89'	C = 32.78'	CB = S 10°29'53" E
⑭	Δ = 18°58'21"	R = 87.00'	L = 28.78'	T = 14.81'	C = 28.63'	CB = S 30°49'38" E
⑮	Δ = 17°25'22"	R = 87.00'	L = 26.48'	T = 13.33'	C = 26.35'	CB = S 49°00'27" E
⑯	Δ = 31°50'18"	R = 87.00'	L = 48.47'	T = 24.88'	C = 47.84'	CB = S 73°40'44" E
⑰	Δ = 90°00'00"	R = 87.00'	L = 136.66'	T = 87.00'	C = 123.04'	CB = S 44°38'21" E
⑱	Δ = 90°00'00"	R = 37.00'	L = 58.12'	T = 37.00'	C = 52.33'	CB = S 44°38'21" E
⑳	Δ = 84°04'17"	R = 13.50'	L = 12.74'	T = 6.89'	C = 12.87'	CB = N 63°19'31" E
㉑	Δ = 286°08'34"	R = 47.00'	L = 236.38'	T = 34.08'	C = 95.18'	CB = N 00°21'33" E
㉒	Δ = 54°04'17"	R = 13.50'	L = 12.74'	T = 6.89'	C = 12.87'	CB = N 62°36'12" V

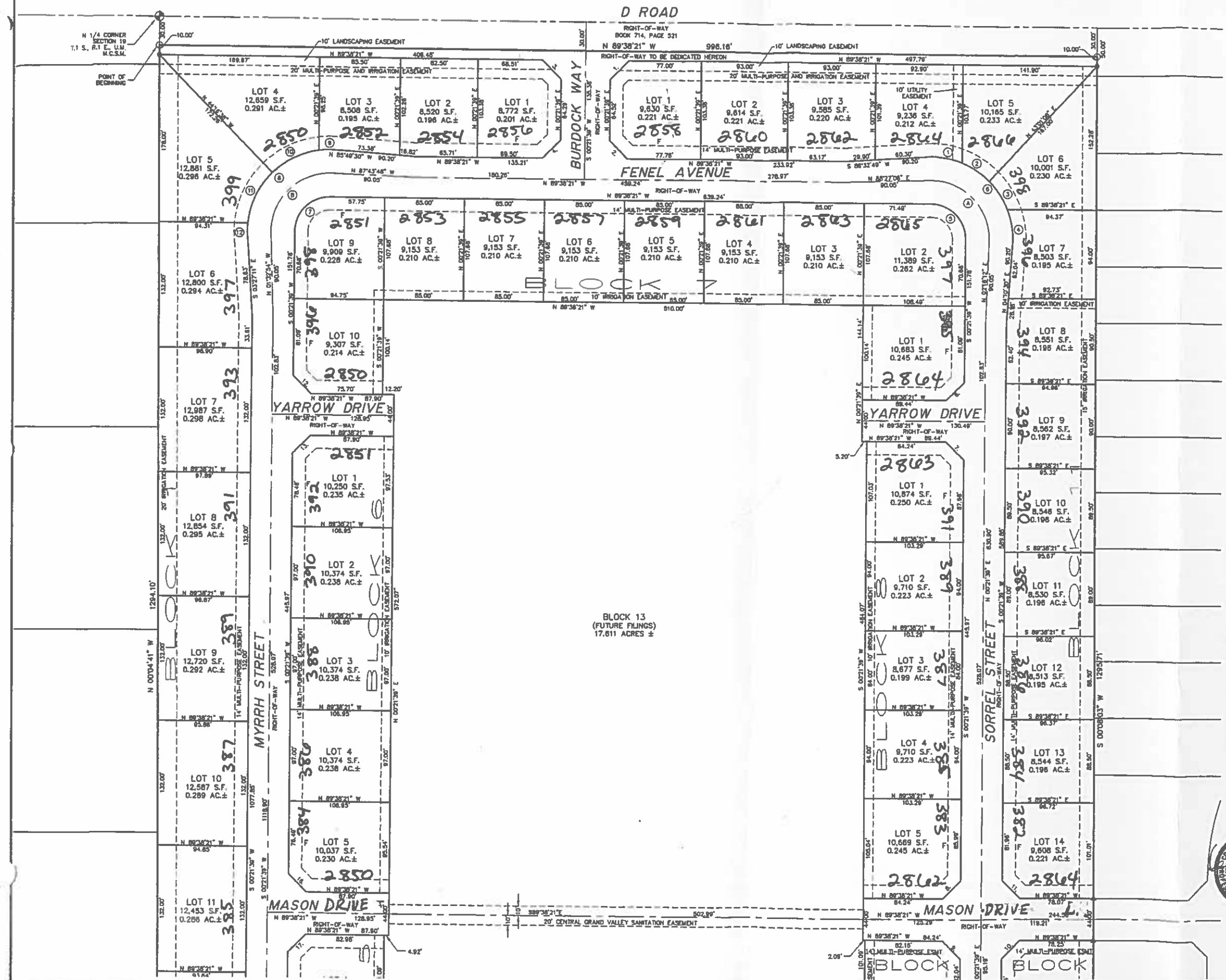
CENTERLINE CURVE INFORMATION

A	Δ = 90°00'00"	R = 62.00'	L = 87.39'	T = 62.00'	C = 87.68'	CB = N 44°38'21" V
B	Δ = 90°00'00"	R = 62.00'	L = 97.39'	T = 62.00'	C = 87.68'	CB = S 45°21'39" V
C	Δ = 90°00'00"	R = 62.00'	L = 97.39'	T = 62.00'	C = 87.68'	CB = S 44°38'21" E

WHITE WILLOWS, FILING ONE
 LOCATED IN THE
 W 1/2 OF THE NE 1/4 SECTION 19,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST,
 UTE MERIDIAN, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 50'
 JOB NO: 4768.01-02
 DATE: 5-24-02
 SHEET NO: 2 of 2





WestWater Engineering

2516 FORESIGHT CIRCLE, #1 GRAND JUNCTION, COLORADO 81505 (970) 241-7076 FAX (970) 241-7097

October 10, 2002

Anne Fees
Central Grand Valley Sanitation District
541 Hoover Drive
Grand Junction, CO 81504

RE: Notice of Initial Acceptance of Sewerline Extension for White Willows Subdivision,
Filing #1 - Extension #0106

Dear Anne,

This is to inform you that the sewerline extension for White Willows Subdivision, Filing #1 has been completed by Mountain Valley Contracting for The Gene Patnode Family Trust in accordance with the Central Grand Valley Sanitation District's Standards and Specifications as of October 7, 2002. All sewerlines constructed as part of the extension have been tested and accepted as required by the Sanitary Sewer System Extension Agreement. The exception to this is approval of T-lock MH's A-1 and C-1 that were installed on the District's existing D Road and C $\frac{3}{4}$ Road interceptors respectfully. These two manholes still need to be holiday tested and the manhole bases caulked and epoxy coated that was not totally completed. Mountain Valley Contracting has agreed to complete these items when the District's high voltage holiday test equipment is available.

The Gene Patnode Family Trust will warrant and guarantee for a period of one year from the above date of initial acceptance that the sewerline is free from all defects, and shall make any such repairs as may be necessary for reason of said defects, including repairs of any trench settlement.

Enclosed is a copy of the Sewerline Extension Agreement documenting all construction costs related to the sewerline extension for the 71 lots served. We have also enclosed copies of the sewerline test results, and soil compaction tests for your reference. A set of the as-built sewerline Plans will be delivered to you at the regular Board meeting on October 15, 2002.

Respectfully,


Stephen T. LaBonde
District Engineer

STL/lp
Encl.

cc: Trent Prall, City of Grand Junction
Gene Patnode, Developer

CENTRAL GRAND VALLEY SANITATION DISTRICT

SEWERLINE ALIGNMENT TEST

WHITE WILLOWS SUBDIVISION

FILING #1

2002 Date	Time	Test Section From → To	Test	Pass/ Fail	Remarks
9/27	9:00	A-1		P	Holiday Testing has not been performed
	9:05	A-2		P	Trimmed Rub-R-Nek
	9:10	A-3		P	
	9:15	B-1		P	Trimmed Rub-R-Nek
	9:20	B-2		P	Trimmed Rub-R-Nek
	9:25	B-3		P	
	9:30	C-1			Holiday Testing has not been performed
	9:35	C-2		P	Ground invert and re-epoxied
	9:40	C-3		P	
	9:45	C-4		P	Grout grate rings trimmed Rub-R-Nek
	9:50	C-5		P	Ground invert and re-epoxied
	9:55	C-6		P	
	10:00	D-1		P	Flushed line
	10:05	D-2		P	Flushed line
	10:10	F-1		P	
	10:15	F-2		P	Ground invert and re-epoxied
	10:20	F-3		P	Epoxy coated invert
	10:25	F-4		P	

Tested By: Richard J. Chavez

CENTRAL GRAND VALLEY SANITATION DISTRICT

SEWERLINE WATER TIGHTNESS TEST

WHITE WILLOWS SUBDIVISION

FILING #1

2002 Date	Test Section From → To	Length of Line	Size of Line	Test	Start Time Test	Pres. (psi)	End Time Test	Pres. (psi)	Pass/Fail	Remarks	
7/24/02	MH A3- A2	271	8"	AIR	11:02	4.0	11:06	4.0	Pass		
	MH A2-B1	388	8"	AIR	11:28	4.0	11:32	4.0	Pass		
	MH B1-B2	56	8"	AIR	11:46	4.0	11:51	4.0	Pass		
	MH B2-B3	212	8"	AIR	12:02	4.0	12:06	4.0	Pass		
	MH F3-F4	419	8"	No Test: Need to Backfill Service Line to Lot 14							
	MH F3-F2	251	8"	AIR	1:36	4.0	1:40	4.0	Fail		
	MH F3-F2	251	8"	AIR	1:45	4.0	1:50	3.0	Fail	Retest	
	MH F2-F1	249	8"	AIR	2:16	4.0	2:20	4.0	Pass		
	MH F1-C3	258	8"	AIR	2:35	4.0	2:39	4.0	Pass		
	MH C3-C4	264	8"	AIR	2:57	4.0	3:01	4.0	Pass		
	MH C4-C5	264	8"	AIR	Couldn't Pressure Up				Fail		
	MH C5-C4	264	8"	AIR	Couldn't Pressure Up				Fail	Retest	
	MH C5-E1	134	8"	AIR	3:37	4.0	3:42	4.0	Pass		
	MH C5-C6	212	8"	AIR	4:10	4.00	4:15	4.0	Pass		
7/25/02	MH A1- A2	223	8"	AIR	7:36	4.0	7:40	4.0	Pass		
	MH C2-C3	244	8"	AIR	8:06	4.0	8:10	4.0	Pass		
	MH C2-G1	129	8"	AIR	8:17	4.0	8:21	4.0	Pass		
	MH C1-C2	244	8"	AIR	8:33	4.0	8:37	4.0	Pass		
	MH C1-D1	211	8"	AIR	8:56	4.0	9:02	4.0	Pass		
	MH D1-D2	56	8"	AIR	9:08	4.0	9:12	4.0	Pass		
	MH D2-D3	583	8"	AIR	9:33	4.0	9:39	4.0	Fail		

Tested By: Stephen T. LaBonde

CENTRAL GRAND VALLEY SANITATION DISTRICT

SEWERLINE WATER TIGHTNESS TEST

WHITE WILLOWS SUBDIVISION

FILING #1

2002 Date	Test Section From → To	Length of Line	Size of Line	Test	Start Time Test	Pres. (psi)	End Time Test	Pres. (psi)	Pass/Fail	Remarks
7/31	MH F2-F3	251	8"	Air	10:53	4.25	10:57	4.25	P	Retest repaired service cap to corner lot
	MH F3-F4	419	8"	Air	11:07	5.50	11:11	5.50	P	Retest replaced wye with coupling 40'± downstream from MH-F4
	MH C4-C5	264	8"	Air	11:35	4.0	11:40	4.0	P	Retest repaired service cap to corner lot
	MH D2-D3	283	8"	Air	11:50	4.25	11:54	4.25	P	Retest repaired 1" Service to South out of MH-D3

Tested By: Stephen T. LaBonde

CENTRAL GRAND VALLEY SANITATION DISTRICT

SEWERLINE DEFLECTION TEST

WHITE WILLOWS SUBDIVISION

FILING #1

2002 Date	Time	Test Section From → To	Length of Line	Size of Line	Test	Pass/Fail	Remarks
4/23	9:42	C-6 → C-5	210	8	Mandrel	P	
	9:49	C-5 → C-4	264	8	Mandrel	P	
	9:59	C-4 → C-3	263	8	Mandrel	P	
	10:06	C-4 → C-3	244	8	Mandrel	P	
	10:13	C-2 → C-1	237	8	Mandrel	P	C-1: T-Lock MH
	10:20	C-2 → G-1	129	8	Mandrel	F	Hung up
	9:45	C-5 → Temp.	134	8	Mandrel	P	
6/4	1:50	A-2 → A-1	222	8	Mandrel	P	A-1: T-Lock MH
	1:24	A-3 → A-2	270	8	Mandrel	P	
	1:18	B-1 → A-2	388	8	Mandrel	P	
	1:07	B-2 → B-1	55	8	Mandrel	P	
	1:04	B-3 → B-2	211	8	Mandrel	P	
	9:39	F-4 → F-3	419	8	Mandrel	P	
	9:45	F-3 → F-2	250	8	Mandrel	F	Hung up at conduit
	10:25	F-2 → F-1	248	8	Mandrel	P	
	10:33	F-1 → C-3	257	8	Mandrel	P	
6/21	11:40	F-3 → F-2	250	8	Mandrel	P	Retest
	3:40	C-1 → D-1	210	8	Mandrel	P	
	3:44	D-1 → D-2	56	8	Mandrel	P	
	3:50	D-2 → D-3	282	8	Mandrel	P	

Tested By: Dave Rann

CENTRAL GRAND VALLEY SANITATION DISTRICT

SEWERLINE DEFLECTION TEST

WHITE WILLOWS SUBDIVISION

FILING #1

2002 Date	Time	Test Section From → To	Length of Line	Size of Line	Test	Pass/ Fail	Remarks
7/31	3:30	MH C2-G1	129'	8"	Mandrel	P	Repaired conduit crossing 26'± from MH C2 on Basil Street. Retest.

Tested By: Stephen T. LaBonde

**DEVELOPMENT IMPROVEMENTS AGREEMENT
DISBURSEMENT LOG AND AUTHORIZATION**

PROJECT: White Willows - Filing 1
DEVELOPER: Gene Patnode
ESCROW AGENCY: First National Bank of the Rockies

DIA NOT RECORDED: x
DIA RECORDED:
 Book -
 Page -

DATE	BY	SANITARY	WATER	STREETS	GRADING & DRAINAGE	LANDSCAPE and IRRI.	MISC.	TOTAL
Original Amount								
26-Dec-01	ewh	\$102,993.75	\$146,075.85	\$673,446.75	\$33,283.30	\$115,075.00	\$111,203.05	\$1,182,077.70
Disbursements								
07-Jan-02	ewh		\$49,790.82				\$24,269.04	\$74,059.86
07-Feb-02	ewh	\$3,562.50	\$95,982.43				\$16,951.80	\$116,496.73
11-Mar-02	ewh	\$46,307.33		\$12,952.50	\$6,550.00	\$37,596.00		\$103,405.83
25-Apr-02	ewh	\$24,561.90		\$79,290.95	\$2,281.10	\$13,892.00	\$10,747.00	\$130,772.95
17-Jun-02	ewh			\$173,680.20		\$10,901.00	\$2,275.00	\$186,856.20
18-Sep-02	ewh	\$28,562.02	\$302.60	\$166,990.12	\$24,452.20			\$220,306.94
111-12-02	lcl			\$181,386.31		\$12,000.00		\$193,386.31
								\$0.00
								\$0.00
								\$0.00
Total Disbursed		\$102,993.75	\$146,075.85	\$614,300.08	\$33,283.30	\$74,389.00	\$54,242.84	\$1,025,284.82
Remaining Balance		\$0.00	\$0.00	\$59,146.67	\$0.00	\$40,686.00	\$56,960.21	\$156,792.88

The City of Grand Junction, Community Development Department hereby authorizes the Escrow Agency to release up to \$1,025,284.82, including all previous payments, to the Developer for work completed on the Project.

Signature: Laura C. Lambertz
 Name: Laura C. Lambertz

Date: 11-12-02
 Title: Development Engineer

1/27/97

APPLICATION FOR PAYMENT NO. 7

To: GENE PATNODE (owner), for work at WHITE WILLOWS SUB.- FILING 1 (subdivision)

accomplished through the date of 10/31/02 by MOUNTAIN VALLEY CONTRACTING (subcontractor) as follows or attach an itemized list. SEE INVOICE

CONTRACTOR'S Certification: MOUNTAIN VALLEY CONTRACT. (subcontractor) certifies that all progress payments received from OWNERS on account of Work done under the Work Agreement referred to above have been applied to discharge in full all obligations of MOUNTAIN VALLEY CONTRACTING (subcontractor) incurred in connection with the Work covered by this Application For Payment Number _____ inclusive; AND title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application For Payment will pass to OWNERS at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated Nov 6, 2002, ~~199~~

MOUNTAIN VALLEY CONTRACTING (subcontractor)

By: Dillard David

Title: PRESIDENT

PROJECT MANAGER'S Recommendation: This Application (with any accompanying documentation) meets the requirements of the Contract Documents and payment of the above Current Payment Due is recommended.

Dated Nov. 6, 2002, ~~199~~

Name: VISTA ENGINEERING CORP.

By: F.M. O'Connell

CITY OF GRAND JUNCTION RECOMMENDATIONS: This Application (with accompanying documentation) meets the requirements of the Development Improvements Agreement and payment of the above Current Payment Due is recommended.

THIS DOES NOT CONSTITUTE ACCEPTANCE OF ANY IMPROVEMENTS
Dated Nov 12, 2002, ~~199~~

CITY OF GRAND JUNCTION

By: Laura C. Lambert

Title: Laura C.
Development Engineer

OWNER'S Acceptance: This application (with accompanying documentation) is accepted and payment of the above Current Payment Due is recommended.

Dated _____, 199__

Company: _____

By & Title: _____

VR-2001-159

243-3810



SUBSTANTIAL COMPLETION INSPECTION CHECKLIST

Project: WHITE WILLOWS

*get inspect * 1-2-03*

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

DATE: 11-8-02

STREETS	<input type="checkbox"/> Pavement
	<input type="checkbox"/> Concrete
	<input type="checkbox"/> Manholes
	<input type="checkbox"/> Signs
	<input checked="" type="checkbox"/> Lighting
	<input type="checkbox"/> Site Grading
	<input type="checkbox"/> Other

Post-it® Fax Note 7671

Date	11-12	# of pages	1
From	Laura Lambert		
To	Pat O'Connor		
Co./Dept.	VISTA		
Phone #	256-4155		
Fax #	243-3816		

Sorry I forgot to fax on Fri

ESTABLISH DRAINAGE FOR TEMPORARY DISCHARGE FROM SE END FILING ONE THRU EAST SIDE TO POND. EITHER GRADING OR TEMP PIPE

sewer - Need letter of acceptance of CGVSD/wastewater not done 1-2-03

UTILITIES & DRAINAGE	<input type="checkbox"/> Water lines
	<input type="checkbox"/> Sewer Lines
	<input type="checkbox"/> Inlet Structures
	<input type="checkbox"/> Detention Facilities
	<input type="checkbox"/> Outlet Structures
	<input type="checkbox"/> Other

storm to clean debris from SDMH Chamomile 3 Myrhm
Recompact trench from outlet structure

anchor grate + cover including one in MH in ditch not done 4-2-03

**POND CERTIFICATION LETTER * FINAL QA PACKAGE*
** AS BUILTS - MYLARS + 4 BLUE LINES not done 1-2-03*

Inspected by: *Laura C Lambert*
City Development Engineer

Developer or Representative: *Gene Petro*

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.

1/20/97

REQUEST FOR DISBURSEMENT

Per paragraph 2(a) of the disbursement agreement for WHITE WILLOWS- FILING 1 Subdivision, the signatures below certify that all costs for which the advance is being requested have been incurred in connection with the construction of the improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; the Project Engineer has inspected the improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans.

DEVELOPER:

GENE PATNODE
(name)

(signature)

DEVELOPER'S PROJECT ENGINEER:

VISTA ENGINEERING CORP.
(name)

Pat M. O'Connell 8/30/02
(name)

CITY ENGINEER:

ERIC HAHN
(name)

Eric Hahn 9/18/02
(name)

MOUNTAIN VALLEY CONTRACTING, INC.

647-25 Road

Grand Junction, CO. 81505

970-245-1990

8/30/02 - PMC

CONTRACTOR PARTIAL PAY ESTIMATE

PROJECT: White Willows Subdivision

REQUEST NO.: Five 6

PERIOD ENDING: May 31, 2002 7/26/02

Original Contract Sum

\$ 1,050,517.70

Net Amount of Approved Change Orders

\$ 0

Contract Sum to Date

\$ 1,050,517.70

Total Work Completed to Date

\$ 618,075.20 + 213,823.31

~~Materials Presently Stored on Site~~

\$ 0 = 831,898.51

Total Completed and Stored on Site

\$ 618,075.20 = 831,898.51

Less Previous Payments

\$ 431,819.00

Less Previous Draws Not Yet Paid

\$ 0

Current Payment Due

\$ 186,856.20 213,823.31

~~REC'D 6/4/02
1:00 P.~~

PROJECT White Willows Subdivision - Filing 1
 OWNER Gene Palmode - 3129 B Road - (970) 640-2113 Home (434-7688)
 ENGINEER VISTA Engineering Corp - Pat O'Connor - 243-2242 - Fax 243-3810
 BID DATE & TIME September 21 2001 2:00pm

WENT OVR THIS INVOICE W/GENE P.
 ON 8/28/02 - PMO ✓



White Willows Developers of Grand Junction, Inc.

FILE White Willows Subdivision

PERIOD ENDING
06/30/02

PERIOD ENDING
07/26/02

ITEM #	REF #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT BID	TOTAL BID	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY TO DATE	TOTAL DUE TO DATE	
1.00	202	Demolish and dispose of structure (House in Northwesterly corner of property)	EA	1	4800.00	4800.00					1.00	4800.00	
2.00	202	Cut remove and dispose of asphalt pavement	SY	2123	4.50	9553.50							
3.00	202	Wheel cut existing asphalt pavement	LF	1107	0.65	719.55							
4.00	203	Clearing and grubbing	LS	1	3500.00	3500.00					1.00	3500.00	
5.00	203	Dust control	LS	1	34500.00	34500.00	0.10	3450.00	M	0.40	13800.00	0.95	32775.00
6.00	203	Quality control and conformance testing	LS	1	22750.00	22750.00	0.15	3412.50	M	0.20	4550.00	0.90	20475.00
7.00	203	Mobilization and staging	LS	1	6500.00	6500.00					1.00	6500.00	
8.00	203	Imported embankment material, complete in place	CY	1000	8.00	8000.00	1000.00	8000.00	G		1000.00	8000.00	
8a	203	Imported Utility Trench Backfill	TON	500	8.00	4000.00							
9.00	203	Unclassified excavation including overlot grading	CY	6550	2.35	15292.50	3275.00	7696.25	G		7164.00	16835.40	
10.00	304	6" Aggregate base course import, place and compact (CDOT ABC CL-6)	SY	2632	3.60	9475.20	2632.00	9475.20	R		2632.00	9475.20	
11.00	304	11" Aggregate base course, import, place and compact (CDOT ABC CL-6)	SY	14045	6.65	93399.25	6320.25	42029.66	R		10533.75	70049.44	
12.00	304	12" Aggregate base course, import, place and compact (CDOT ABC CL-6)	SY	3595	8.10	29119.50							
13.00	304	10" Sub base (1 1/2" max. bits)	SY	1595	0.70	24086.50							
14.00	304	Subgrade prep (Scarify and recompact)	SY	24535	1.05	25761.75	9452.50	9925.13	R		21720.00	22806.00	
15.00	304	Flowable fill including haul and disposal of unsuitable material	TON	500	14.45	7225.00	369.77	5343.18	R		369.77	5343.18	
16a	304	Trench subgrade stabilization including haul and disposal of unsuitable material	TON	500	13.00	6500.00							
17.00	401	3" Bituminous pavement import, place and compact (CDOT HBP Gr-C)	SY	14045	5.55	77049.75							
18.00	401	5 1/2" Bituminous pavement import, place and compact (CDOT HBP Gr-C)	CY	3595	10.90	39185.50							
19.00	401	5 wide 4 inch shaped concrete sidewalk incl 4" base course to 6" either side	SF	3533	2.90	10245.70							
20.00	603	16" HDPE storm drain pipe including excavation, bedding and backfill	LF	131	26.30	3445.30					131.00	3445.30	
21.00	603	24" HDPE storm drain pipe including excavation, bedding and backfill	LF	215	36.30	7804.50					215.00	7804.50	
21a	603	24" HDPE storm drain pipe, including excavation, bedding and backfill	LF	45	41.30	1858.50					45.00	1858.50	
22.00	603	8" SDR-35 PVC Pipe including excavation, bedding and backfill	LF	4368	10.50	45864.00					4368.00	45864.00	
23.00	603	4" SDR-35 PVC Pipe, including excavation, bedding and backfill	LF	2685	5.35	14364.75							
24.00	603	4" PVC Wye fittings	EA	72	30.00	2160.00					72.00	2160.00	
25.00	603	Emergency encasement 8" sanitary sewer - D Road crossing 40" LF	LF	1	5065.00	5065.00					1.00	5065.00	
26.00	604	Double storm drain inlet, double grate with drive over opening, incl excavation and backfill	EA	2	1815.00	3630.00					2.00	3630.00	
27.00	604	Storm sewer inlet structure including excavation and backfill	EA	1	1540.00	1540.00					1.00	1540.00	
28.00	604	Storm sewer manhole, standard manhole including excavation and backfill	EA	2	2230.00	4460.00					2.00	4460.00	
29.00	604	Import storm sanitary sewer manhole into to backgrade	EA	21	340.00	7140.00							
30.00	604	Non-rap 12" angular rock (Erosion protection at pond and No Name Drain)	CY	8	195.00	1560.00					8.00	1560.00	
31.00	604	12" Pre-Prestressed including 2 each F.E.S. at D Road	LF	45	41.00	1845.00					45.00	1845.00	
32.00	604	Emergency sanitary sewer manhole, removable manhole including excavation and backfill	EA	3	1345.00	4035.00					3.00	4035.00	

8/19
 Rick says: TAKE calluses
 T call = 60.5

8/28 - Rick says: 614 CY EXCESS IS QTY OF MATERIAL EXCAVATED FOR TREE ROOTS @ N.E. COR OF PROJECT. 200' x 4' x 2' = 651 CY. O.K. ✓

7164.00 / 16835.40 → 14112.90

PROJECT White Willows Subdivision - Filing 1
 OWNER Gene Painode - 3129 B Road - (970) 640-2113 - Home (434-7688)
 ENGINEER VISTA Engineering Corp - Pat O'Connor 243-2242 - Fax 243-3810
 BID DATE & TIME September 21, 2001 2:00pm

White Willows Developers of Grand Junction, Inc.

FILE: White Willows Subdivision

PERIOD ENDING
06/30/02

PERIOD ENDING
07/20/02

ITEM #	REF #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT BID	TOTAL BID	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY TO DATE	TOTAL DUE TO DATE
33.00	604	Sanitary sewer manhole, standard manhole including excavation and backfill (48" diameter)	EA	19	1275.00	24225.00					19.00	24225.00
34.00	604	Sanitary sewer manhole T- Lock 60" diam. Connection to existing main sewer interceptors	EA	2	3640.00	7280.00					2.00	7280.00
35.00	607	6" Privacy fence	LF	880	15.75	Deleted						
36.00	608	6" wide Monolithic driveover curb and gutter, including 6" base course (CDOT ABC CL-6)	LF	7678	16.75	128606.50	1678.00	28106.50	R		7678.00	128606.50
37.00	608	8" Corner fillet including 6" base course (CDOT CL-B ABC CL-6)	LF	6804	3.85	26195.40	6523.00	25113.55	R		6523.00	25113.55
38.00	608	6" Valley pan including 6" base course (CDOT CL-B, ABC CL-6)	SF	1512	3.85	5821.20	1557.00	5994.45	R		1557.00	5994.45
39.00	613	Dry Utility Trenching	LF	7000	3.50	24500.00	1500.00	5250.00	M	7566.00	9066.00	31731.00
40.00	614	Traffic signs includes steel post, sign panel and installation	EA	12	310.00	3720.00				28481.00		
41.00	614	3-Fold marker end of street	EA	8	235.00	1880.00						
42.00	615	Irrigation riser includes service pipe, elbows and valve	EA	108	35.00	3780.00					108.00	3780.00
43.00	615	4" Plastic irrigation pipe Class 160	LF	7028	2.90	20381.20					7028.00	20381.20
44.00	615	6" Plastic irrigation pipe, Class 160	LF	2523	4.35	10975.05					2523.00	10975.05
45.00	615	4" Pond drain including 92 LF 4" Class 160 PVC, 4" G.V. w/riser, 4" 45 deg elbow, 10"x4" tee	LS	1	1270.00	1270.00					1.00	1270.00
46.00	615	10" Plastic irrigation Pipe, PIP	LF	2515	5.25	13203.75					2515.00	13203.75
47.00	615	Native materials irrigation/detention pond liner (See notes on Storm Drain Plan)	LS	1	13125.00	Deleted						
48.00	615	irrigation pump facility (Slab, pumps, electrical, housing, concrete inlet bay)	LS	1	52340.00	52340.00					0.15	7851.00
49.00	615	8" C 900 PVC Sleeves	LF	421	6.35	2673.35					421.00	2673.35
50.00	615	10" C 900 PVC Sleeves	LF	222	8.85	1986.90					222.00	1986.90
51.00	615	15" C 900 PVC Sleeves	LF	84	22.70	1997.60					84.00	1997.60
52.00	619	6" C 900 CL 150 PVC pipe including excavation, bedding and backfill	LF	176	12.35	1566.10					176.00	1566.10
53.00	619	8" C 900 CL 150 PVC pipe including excavation, bedding and backfill	LF	5862	8.70	50999.40					5862.00	50999.40
54.00	619	12" C 900 CL 150 PVC pipe including excavation, bedding and backfill	LF	665	21.00	13965.00					690.00	14490.00
55.00	619	6" Gate valve installed including thrust restraint, polyethylene and valve box	EA	7	455.00	3185.00					7.00	3185.00
56.00	619	8" Gate valve installed including thrust restraint, polyethylene and valve box	EA	20	640.00	12800.00					23.00	14720.00
57.00	619	12" Gate valve installed including thrust restraint, polyethylene and valve box	EA	2	1100.00	2200.00					2.00	2260.00
58.00	619	Fire Hydrant installed including polyethylene thrust restraint (Mueller Centuron 200 or equal)	EA	7	1550.00	10850.00					7.00	10850.00
59.00	619	6" x 8" x 6" Tee installed including polyethylene and thrust restraint	EA	7	250.00	1750.00					7.00	1750.00
60.00	619	4" x 6" x 4" Tee installed including polyethylene and thrust restraint	EA	6	550.00	3300.00					8.00	4400.00
61.00	619	4" x 6" Cross fitting installed including polyethylene and thrust restraint	EA	1	505.00	505.00					1.00	505.00
62.00	619	2" x 4" Cross fitting installed including polyethylene and thrust restraint	EA	1	715.00	715.00					2.00	1430.00
63.00	619	1" 45 deg elbow installed including polyethylene and thrust restraint	EA	6	190.00	1140.00					6.00	1140.00
64.00	619	3" 90 deg elbow installed including polyethylene and thrust restraint	EA	1	200.00	200.00					2.00	460.00
65.00	619	12" 45 deg elbow installed including polyethylene and thrust restraint	EA	2	340.00	680.00					4.00	1360.00
66.00	619	12" 11.25 deg elbow installed including polyethylene and thrust restraint	EA	1	350.00	350.00						
67.00	619	3/4" type K copper tubing, fittings installed including excavation, bedding and backfill	LF	2250	8.25	18562.50					3013.00	24857.25
68.00	619	8" x 3-4" Service connection, including tapping saddle, corporation stop and connections	EA	62	90.00	5580.00					68.00	6120.00

O.K. - White Willows
 All work to be done by the contractor

OVER 100?

PROJECT White Willows Subdivision - Phase 1
 OWNER Gene Fatcode 3129 B Road - (970) 640-2113 Home (434-7688)
 ENGINEER VISTA Engineering Corp. - Pat O'Connor 243-2242 - Fax 243-3810
 BID DATE & TIME September 21 2001 2:00pm

White Willows Developers of Grand Junction, Inc.

FILE White Willows Subdivision

PERIOD ENDING
06/30/02

PERIOD ENDING
07/28/02

ITEM #	REF #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT BID	TOTAL BID	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY TO DATE	TOTAL DUE TO DATE
1/ 65.00	615	Tie connection to existing 8" waterline including fittings and water outage notifications	EA	3	665.00	1330.00					2.00	1330.00
✓ 70.00	615	8" Plug or cap standard and 2" tapped plug including thrust restraint	FA	6	225.00	1350.00					7.00	1575.00
✓ 71.00	615	Boring encasement 8" domestic waterline - D Road Crossing	LS	1	5065.00	5065.00					1.00	5065.00
✓ 72.00	619	Adjust waterline valve sleeve and cover to finished grade	EA	29	115.00	3335.00						
M 73.00	619	Dry Utility Sleeves 4" PVC @ 44 LF each	FA	12	240.00	2880.00					23.00	5520.00
✓ 74.00	030	Traffic Control including traffic control plans, devices and personnel	LS	1	29100.00	29100.00					0.45	13095.00
TOTAL =						1050517.70		153796.41		49810.75		756413.76
CO-1	R	Subgrade backfill in Sorrel Street where tree roots were excavated	LS	1	3900.00	3900.00					1.00	3900.00
G CO-2	G	Gravel embankment	LY	10400	5.15	53560.00					10400.00	53560.00
CO-3	M	Additional conduit crossings - additional piping materials only	LF	3128	1.20	3753.60					3128.00	3753.60
CO-4	L	Furresh and install "Yak" box irrigation structure with 10" canal gate and "Yak" screen	LS	1	3050.00	3050.00					1.00	3050.00
CO-5	R	Stabilization fabric for roadway	SY	3560	1.05	3738.00	4063.00	4266.15	R		4063.00	4266.15
CO-6	R	Roadway excavation over sanitary sewer on lower end of project with excavator due to soft and conditions	LS	1	950.00	950.00	1.00	950.00	R		1.00	950.00
CO-7	M	Demolish and dispose of existing house on north east end of project (George Crawford)	LS	1	6000.00	6000.00			M	1.00	6000.00	6,000.00
CO-8	R	Apply Inuvat seal stierant under new asphalt pavement (Liquid Green)	LS	1	1600.00	1600.00						
TOTAL =						1127069.30		159012.56		54810.75		825850.51

	ORIG. CONTRACT	C.O.'s	TOTAL	EXTRA MATERIAL IN ORIG.
R = ROADWAY/STREETS :	\$ 487,344.30	10,716.15	\$ 498,060.45	
G = GRADING/DRAINAGE :	53,035.80	53,560.00	106,595.80	
S = SAN. SEWER :	110,133.75	- 0 -	110,133.75	
W = WATER - DOMESTIC. :	139,418.00	- 0 -	139,418.00	
L = LANDSC./IRRIGATION :	108,607.85	3,050.00	111,657.85	
M = MISCELLANEOUS :	151,978.00	9,753.60	161,731.60	
	<u>1,050,517.70</u>	<u>77,079.75</u>	<u>1,127,597.45</u>	

- CLIENT COPY -

Statement



647 - 25 Road
Grand Junction, CO 81505

DATE

07/31/2002

TO:

Gene Patnode
3129 B Road
Grand Junction, CO 81503

AMOUNT DUE AMOUNT ENC.

\$213,823.31

DATE	TRANSACTION	AMOUNT	BALANCE
05/31/2002	Balance forward		186,856.20
06/25/2002	PMT	-186,856.20	0.00
07/31/2002	INV #1841	159,012.56	159,012.56
07/31/2002	INV #1868	54,810.75	213,823.31

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	AMOUNT DUE
213,823.31	0.00	0.00	0.00	0.00	\$213,823.31



647 - 25 Road
Grand Junction, CO 81505

Invoice

DATE INVOICE NO.
07/31/2002 1841

BILL TO
Gene Patnode
3129 B Road
Grand Junction, CO 81503

PROJECT
White Willows Subdivision

JOB #	TERMS	DUE DATE
01.075	Net 30	08/30/2002

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
1	Pay Estimate #5 - Period Ending 6/30/02	1	159,012.56	159,012.56

Total

\$159,012.56



647 - 25 Road
Grand Junction, CO 81505

Invoice

DATE INVOICE NO.
07/31/2002 1868

BILL TO
Gene Patnode
3129 B Road
Grand Junction, CO 81503

PROJECT
White Willows Subdivision

JOB # TERMS DUE DATE
01.075 Net 30 08/30/2002

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
1	Pay Estimate #6 - Period Ending 7/26/02	1	54,810.75	54,810.75

Total

\$54,810.75

PROJECT White Willows Subdivision - Filing 1
 OWNER Gene Palnode - 3129 B Road - (970) 640-2113 - Home (434-7688)
 ENGINEER VISTA Engineering Corp. - Pat O'Connor - 243-2242 - Fax 243-3810
 BID DATE & TIME September 21, 2001 2:00pm

FILE White Willows Subdivision

PERIOD ENDING
06/30/02

PERIOD ENDING
07/26/02

White Willows Developers of Grand Junction, Inc.

ITEM #	REF #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT BID	TOTAL BID	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY TO DATE	TOTAL DUE TO DATE
1 00	202	Demolish and dispose of structure (House in Northwesterly corner of property)	EA	1	4800 00	4800 00					1 00	4800 00
2 00	202	Cut remove and dispose of asphalt pavement	SY	2123	4.50	9553.50						
3 00	202	Wheel cut existing asphalt pavement	LF	1107	0.65	719.55						
4 00	203	Clearing and grubbing	IS	1	3500 00	3500 00					1 00	3500 00
5 00	203	Dust control	IS	1	34500 00	34500 00	0 10	3450 00	0 40	13800 00	0 95	32775 00
6 00	203	Quality control and conformance testing	LS	1	22750 00	22750 00	0 15	3412 50	0 20	4550 00	0 90	20475 00
7 00	203	Mobilization and staging	LS	1	6500.00	6500 00					1 00	6500 00
8 00	203	Imported embankment material, complete in place	CY	1000	8 00	8000 00	1000 00	8000 00			1000 00	8000 00
8a	203	Imported Utility Trench Backfill	TON	500	8 00	4000 00						
9 00	203	Unclassified excavation, including overtop grading	CY	6550	2.35	15392.50	3275 00	7696 25			7164 00	16835 40
10 00	304	6" Aggregate base course import, place and compact (CDOT ABC CL-6)	SY	2632	3.60	9475.20	2632 00	9475 20			2632 00	9475 20
11 00	304	11" Aggregate base course import, place and compact (CDOT ABC CL-6)	SY	14045	6.65	93399.25	6320 25	42029.66			10533.75	70049.44
12 00	304	12" Aggregate base course, import, place and compact (CDOT ABC CL-6)	SY	3595	6 10	29119 50						
13 00	304	10" Sub-base (Pit-run 8" max. bits)	SY	3595	6 70	24086 50						
14 00	304	Subgrade prep (Scanfy and recompact)	SY	24535	1.05	25761.75	9452 50	9925 13			21720 00	22806 00
15 00	304	Flowable fill, including haul and disposal of unsuitable material	CY	240	45 20	10848 00					102 00	4610 40
16 00	304	Road subgrade stabilization, including haul and disposal of unsuitable material	TON	500	14 45	7225 00	369 77	5343 18			369 77	5343 18
16a	304	Trench subgrade stabilization, including haul and disposal of unsuitable material	TON	500	13.00	6500 00						
17 00	401	3" Bituminous pavement, import, place and compact (CDOT HBP Gr-C)	SY	14045	5 55	77049 75						
18 00	401	5-1/2" Bituminous pavement, import, place and compact (CDOT HBP Gr-C)	CY	3595	10 90	39185 50						
19 00	401	5' wide, 4" thick shaped concrete sidewalk incl 4" base course to 6" either side	SF	3533	2 90	10245 70						
20 00	603	18" HDPE Storm drain pipe including excavation, bedding and backfill	LF	131	26 30	3445 30					131 00	3445 30
21 00	603	24" HDPE Storm drain pipe including excavation, bedding and backfill	LF	215	36 30	7804 50					215 00	7804 50
21a	603	24" RCP Storm drain pipe, including excavation, bedding and backfill	LF	45	41 30	1858 50					45 00	1858 50
22 00	603	8" SDR-35 PVC Pipe including excavation, bedding and backfill	LF	4368	10.50	45864 00					4368 00	45864 00
23 00	603	4" SDR-35 PVC Pipe including excavation, bedding and backfill	LF	2685	5.35	14364.75			385 00	2059 75	2685 00	14364.75
24 00	603	4" PVC Wye fittings	EA	72	30 00	2160 00			12 00	360 00	72 00	2160 00
25 00	603	Boring/encasement 8" sanitary sewer - D Road crossing 40 0 LF	LF	1	5065 00	5065 00					1 00	5065 00
26 00	604	Double storm drain inlet, double grate with drive over opening, incl excavation and backfill	EA	2	1815 00	3630 00					2 00	3630 00
27 00	604	Storm sewer outlet structure including excavation and backfill	EA	1	1510 00	1510 00					1 00	1510 00
28 00	604	Storm sewer manhole, standard manhole including excavation and backfill	EA	2	2230 00	4460 00					2 00	4460 00
29 00	604	Output storm/sanitary sewer manhole runs to lower grade	EA	2	710 00	1420 00						
30 00	604	Rip-rap 12" angular rock (Erosion protection in pond and No Name Drain)	CY	8	195 00	1560 00			8 00	1560 00	8 00	1560 00
31 00	604	12" RCP Culvert including 2 each F E S at D Road	LF	45	41.00	1845 00					45 00	1845 00
32 00	604	Temporary sanitary sewer manhole, removable manhole including excavation and backfill	EA	3	1345 00	4035 00					3 00	4035 00

PROJECT White Willows Subdivision - Filing 1
 OWNER Gene Patnode - 3129 B Road - (970) 840-2113 - Home (434-7688)
 ENGINEER VISTA Engineering Corp - Pat O'Connor - 243-2242 - Fax: 243-3810
 BID DATE & TIME September 21 2001 2:00pm

FILE: White Willows Subdivision

PERIOD ENDING
06/30/02

PERIOD ENDING
07/26/02

White Willows Developers of Grand Junction, Inc

ITEM #	REF #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT BID	TOTAL BID	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY TO DATE	TOTAL DUE TO DATE
33.00	604	Sanitary sewer manhole standard manhole including excavation and backfill (48" diameter)	EA	19	1275.00	24225.00					19.00	24225.00
34.00	604	Sanitary sewer manhole T- Lock, 60" diam. Connection to existing man sewer interceptors	EA	2	3640.00	7280.00					2.00	7280.00
35.00	607	6" Privacy fence	LF	880	15.75	Deleted						
36.00	608	6' 5" wide, Monolithic driveover curb and gutter including 6" base course (CDOT ABC CL-6)	LF	7678	16.75	128606.50	1678.00	28106.50			7678.00	128606.50
37.00	608	8" Corner file including 6" base course (CDOT CL-B, ABC CL-6)	SF	6804	3.85	26195.40	6523.00	25113.55			6523.00	25113.55
38.00	608	8" Valley pan including 6" base course (CDOT CL-B, ABC CL-6)	SF	1512	3.85	5821.20	1557.00	5994.45			1557.00	5994.45
39.00	613	Dry Utility Trenching	LF	7000	3.50	24500.00	1500.00	5250.00	7566.00	26481.00	9066.00	31731.00
40.00	614	Traffic signs includes steel post, sign panel and installation	EA	12	310.00	3720.00						
41.00	614	3-Pole marker end of street	EA	8	235.00	1880.00						
42.00	615	Irrigation riser includes service pipe, elbows and valve	EA	108	35.00	3780.00					108.00	3780.00
43.00	615	4" Plastic irrigation pipe Class 160	LF	7028	2.90	20381.20					7028.00	20381.20
44.00	615	6" Plastic irrigation pipe Class 160	LF	2523	4.35	10975.05					2523.00	10975.05
45.00	615	4" Pond drain including 92 LF 4" Class 160 PVC, 4" G V riser, 4" 45 deg elbow, 10"x4" tee	LS	1	1270.00	1270.00					1.00	1270.00
46.00	615	10" Plastic Irrigation Pipe, PIP	LF	2515	5.25	13203.75					2515.00	13203.75
47.00	615	Native materials irrigation/detention pond liner (See notes on Storm Drain Plan)	LS	1	13125.00	Deleted						
48.00	615	Irrigation pump facility (Slab, pumps, electrical, housing, concrete inlet bay)	LS	1	52340.00	52340.00					0.15	7851.00
49.00	615	8" C 900 PVC Sleeves	LF	421	6.35	2673.35					421.00	2673.35
50.00	615	10" C 900 PVC Sleeves	LF	222	8.95	1986.90					222.00	1986.90
51.00	615	15" C 900 PVC Sleeves	LF	88	22.70	1997.60					88.00	1997.60
52.00	619	6" C 900 CL 150 PVC pipe including excavation, bedding and backfill	LF	176	12.35	1556.10					176.00	1556.10
53.00	619	8" C 900 CL 150 PVC pipe including excavation, bedding and backfill	LF	5862	8.70	50999.40					5862.00	50999.40
54.00	619	12" C 900 CL 150 PVC pipe including excavation, bedding and backfill	LF	665	21.00	13965.00					690.00	14490.00
55.00	619	6" Gate valve installed, including thrust restraint, polyethylene and valve box	EA	7	455.00	3185.00					7.00	3185.00
56.00	619	8" Gate valve installed, including thrust restraint, polyethylene and valve box	EA	20	640.00	12800.00					23.00	14720.00
57.00	619	12" Gate valve installed, including thrust restraint, polyethylene and valve box	EA	2	1100.00	2200.00					2.00	2200.00
58.00	619	Fire Hydrant installed, including polyethylene, thrust restraint (Mueller Centuron 200 or equal)	EA	7	1550.00	10850.00					7.00	10850.00
59.00	619	8" x 8" x 6" Tee installed including polyethylene and thrust restraint	EA	7	250.00	1750.00					7.00	1750.00
60.00	619	8" x 8" x 4" Tee installed including polyethylene and thrust restraint	EA	6	550.00	3300.00					8.00	4400.00
61.00	619	8" x 8" Cross fitting installed including polyethylene and thrust restraint	EA	1	505.00	505.00					1.00	505.00
62.00	619	8" x 12" Cross fitting installed including polyethylene and thrust restraint	EA	1	715.00	715.00					2.00	1430.00
63.00	619	6" 45 deg elbow installed including polyethylene and thrust restraint	EA	6	190.00	1140.00					6.00	1140.00
64.00	619	6" 90 deg elbow installed including polyethylene and thrust restraint	EA	1	200.00	200.00					2.00	400.00
65.00	619	12" 45 deg elbow installed including polyethylene and thrust restraint	EA	2	340.00	680.00					4.00	1360.00
66.00	619	12" 11.25 deg elbow installed including polyethylene and thrust restraint	EA	1	350.00	350.00						
67.00	619	3-4" Type K Copper tubing, fittings installed including excavation, bedding and backfill	LF	2250	8.25	18562.50					3013.00	24857.25
68.00	619	8" x 3/4" Service connection including tapping saddle, corporation stop and connections	EA	62	90.00	5580.00					68.00	6120.00

PROJECT White Willows Subdivision - Filing 1
 OWNER Gene Patnode - 3129 B Road - (970) 640-2113 - Home (434-7688)
 ENGINEER VISTA Engineering Corp - Pat O'Connor - 243-2242 - Fax 243-3810
 BID DATE & TIME September 21, 2001 2:00pm

White Willows Developers of Grand Junction, Inc.

FILE White Willows Subdivision

PERIOD ENDING
06/30/02

PERIOD ENDING
07/26/02

ITEM #	REF #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT BID	TOTAL BID	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY TO DATE	TOTAL DUE TO DATE
69 00	619	Tie connection to existing 8" waterline, including fittings and water outage notifications	EA	3	665 00	1330 00					2 00	1330 00
70 00	619	8" Plug or cap standard and 2" tapped plug including thrust restraint	EA	6	225 00	1350 00					7 00	1575 00
71 00	619	Boring encasement 8" domestic waterline - D Road Crossing	LS	1	5065 00	5065 00					1 00	5065 00
72 00	619	Adjust waterline valve sleeve and cover to finished grade	FA	29	115 00	3335 00						
73 00	619	Dry Utility Sleeves, 4" PVC @ 44 LF each	FA	12	240 00	2880 00					23 00	5520 00
74 00	630	Traffic Control including traffic control plans, devices and personnel	LS	1	29100 00	29100 00					0 45	13095 00
					TOTAL =	1050517 70		153796 41		48810 75		758418 76
CO-1		Subgrade backfill in Sorrel Street where tree roots were excavated	LS	1	3900 00	3900 00					1 00	3900 00
CO-2		Overlaid embankment	CY	10400	5 15	53560 00					10400 00	53560 00
CO-3		Additional conduit crossings - additional piping materials only	LF	3128	1 20	3753 60					3128 00	3753 60
CO-4		Furnish and install "Yak" box irrigation structure with C-10 canal gate and "Yak" screen	IS	1	3050 00	3050 00					1 00	3050 00
CO-5		Stabilization fabric for roadway	SY	3560	1 05	3738 00	4083 00	4266 15			4083 00	4266 15
CO-6		Roadway excavation over sanitary sewer on lower end of project with excavator due to soft soil conditions	LS	1	950 00	950 00	1 00	950 00			1 00	950 00
CO-7		Demolish and dispose of existing house on north east end of project (George Crawford)	LS	1	6000 00	6000 00			1 00	6000 00		
CO-8		Apply "Krovar" soil stabilant under new asphalt pavement (Liquid Green)	LF	1	1600 00	1600 00						
					TOTAL =	1127069 30		159012 56		54810 75		825898 51

PROJECT: White Willows Subdivision - Filing 1						FINAL BILLING					
OWNER: Gene Painode - 3129 B Road - (970) 840-2113 - Home (434-7888)						PERIOD ENDING					
ENGINEER: VISTA Engineering Corp. - Pat O'Connor - 243-2242 - Fax: 243-3610						09/31/02					
BID DATE & TIME: September 21, 2001 2:00pm											
White Willows Developers of Grand Junction, Inc.						FILE: White Willows Subdivision					
ITEM #	REF #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT BID	TOTAL BID	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY TO DATE	TOTAL DUE TO DATE	CREDIT FROM BID AMOUNT
1.00	202	Demolish and dispose of structure (House in Northwesterly corner of property)	EA	1	4800.00	4800.00			1.00	4800.00	
2.00	202	Cut, remove and dispose of asphalt pavement	SY	2123	4.50	9553.50	130.00	585.00	130.00	585.00	8968.50
3.00	202	Wheel cut existing asphalt pavement	LF	1107	0.65	719.55	1175.00	783.75	1175.00	783.75	-44.20
4.00	203	Clearing and grubbing	LS	1	3500.00	3500.00			1.00	3500.00	
5.00	203	Dust control	LS	1	34500.00	34500.00	0.05	1725.00	1.00	34500.00	
6.00	203	Quality control and conformance testing	LS	1	22750.00	22750.00	0.10	2275.00	1.00	22750.00	0.00
7.00	203	Mobilization and staging	LS	1	6500.00	6500.00			1.00	6500.00	
8.00	203	Imported embankment material, complete in place	CY	1000	8.00	8000.00			1000.00	8000.00	
8a	203	Imported Utility Trench Backfill	TON	500	8.00	4000.00				NOT USED	4000.00
9.00	203	Unclassified excavation, including overlot grading	CY	6550	2.35	15392.50			7184.00	16835.40	-1442.90
10.00	304	6" Aggregate base course, import, place and compact (CDOT ABC CL-6)	SY	2632	3.60	9475.20			2632.00	9475.20	
11.00	304	11" Aggregate base course, import, place and compact (CDOT ABC CL-6)	SY	14045	6.65	93399.25	3511.25	23349.81	14045.00	93399.25	
12.00	304	12" Aggregate base course, import, place and compact (CDOT ABC CL-6)	SY	3595	8.10	29119.50	1560.00	12636.00	1560.00	12636.00	16483.50
13.00	304	10" Sub-base (Pile-run 6" max. lifts)	SY	3595	6.70	24086.50	2540.00	17018.00	2540.00	17018.00	7068.50
14.00	304	Subgrade prep (Scarify and recompact)	SY	24535	1.05	25761.75			21720.00	22806.00	2855.75
15.00	304	Flowable fill, including haul and disposal of unsuitable material	CY	240	45.20	10848.00			102.00	4610.40	6237.60
16.00	304	Road subgrade stabilization, including haul and disposal of unsuitable material	TON	500	14.45	7225.00			369.77	5343.18	1881.82
16a	304	Trench subgrade stabilization, including haul and disposal of unsuitable material	TON	500	13.00	6500.00				NOT USED	6500.00
17.00	401	3" Bituminous pavement, import, place and compact (CDOT HBP Gr-C)	SY	14045	5.55	77649.75	14045.00	77649.75	14045.00	77649.75	
18.00	401	5-1/2" Bituminous pavement, import, place and compact (CDOT HBP Gr-C)	SY	3595	10.90	39185.50	1560.00	17004.00	1560.00	17004.00	22181.50
19.00	401	5' wide, 4" thick shaped concrete sidewalk incl. 4" base course to 6" either side	SF	3533	2.90	10245.70				NOT USED	10245.70
20.00	603	18" HDPE Storm drain pipe, including excavation, bedding and backfill	LF	131	26.30	3445.30			131.00	3445.30	
21.00	603	24" HDPE Storm drain pipe, including excavation, bedding and backfill	LF	215	36.30	7804.50			215.00	7804.50	
21a	603	24" RCP Storm drain pipe, including excavation, bedding and backfill	LF	45	41.30	1858.50			45.00	1858.50	
22.00	603	6" SDR-35 PVC Pipe, including excavation, bedding and backfill	LF	4368	10.50	45864.00			4368.00	45864.00	

PROJECT: White Willows Subdivision - Filing 1
 OWNER: Gene Palnode - 3129 B Road - (972) 640-2113 - Home (434-7688)
 ENGINEER: VISTA Engineering Corp. - Pat O'Connor - 243-2242 - Fax: 243-3810
 BID DATE & TIME: September 21, 2001 2:00pm

FINAL BILLING

PERIOD ENDING
08/31/02

FILE: White Willows Subdivision

White Willows Developers of Grand Junction, Inc.

ITEM #	REF #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT BID	TOTAL BID	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY TO DATE	TOTAL DUE TO DATE	CREDIT FROM BID AMOUNT
23.00	603	4" SDR-35 PVC Pipe, including excavation, bedding and backfill	LF	2685	5.35	14364.75			2685.00	14364.75	
24.00	603	4" PVC Wye fittings	EA	72	30.00	2160.00			72.00	2160.00	
25.00	603	Boring/cleansement 8" sanitary sewer - D Road crossing 40.0 LF	LS	1	5065.00	5065.00			1.00	5065.00	
26.00	604	Double storm drain inlet, double grate with drive over opening, incl excavation and backfill	EA	2	1815.00	3630.00			2.00	3630.00	
27.00	604	Storm sewer outlet structure, including excavation and backfill	EA	1	1540.00	1540.00			1.00	1540.00	
28.00	604	Storm sewer manhole, standard manhole including excavation and backfill	EA	2	2230.00	4460.00			2.00	4460.00	
29.00	604	Adjust storm/sanitary sewer manhole rims to finish grade	EA	21	340.00	7140.00	21.00	7140.00	21.00	7140.00	
30.00	604	Rip-rap - 12" angular rock (Erosion protection in pond and No Name Drain)	CY	8	195.00	1560.00			8.00	1560.00	
31.00	604	12" RCP Culvert including 2 each F.E.S. at D Road	LF	45	41.00	1845.00			45.00	1845.00	
32.00	604	Temporary sanitary sewer manhole, removable manhole including excavation and backfill	EA	3	1345.00	4035.00			3.00	4035.00	
33.00	604	Sanitary sewer manhole, standard manhole including excavation and backfill (48" diameter)	EA	19	1275.00	24225.00			19.00	24225.00	
34.00	604	Sanitary sewer manhole, T- Lock, 60" diam., Connection to existing main sewer interceptors	EA	2	3640.00	7280.00			2.00	7280.00	
35.00	607	6" Privacy fence	LF	880	15.75	13860.00				NOT USED	13860.00
36.00	606	8.5' wide, Monolithic driveover curb and gutter, including 6" base course (CDOT ABC CL-6)	LF	7878	16.75	128606.50			7878.00	128606.50	
37.00	606	8" Corner fillet including 6" base course (CDOT CL-B, ABC CL-6)	SF	6604	3.85	26195.40			6523.00	25113.55	1081.85
38.00	606	8" Valley pan including 6" base course (CDOT CL-B, ABC CL-6)	SF	1512	3.85	5821.20			1557.00	5994.45	-173.25
39.00	613	Dry Utility Trenching	LF	7000	3.50	24500.00			9066.00	31731.00	-7231.00
40.00	614	Traffic signs, includes steel post, sign panel and installation	EA	12	310.00	3720.00	18.00	5580.00	18.00	5580.00	-1860.00
41.00	614	3-Pole marker, end of street	EA	8	235.00	1880.00	8.00	1880.00	8.00	1880.00	
42.00	615	Irrigation riser, includes service pipe, elbows and valve	EA	108	35.00	3780.00			108.00	3780.00	
43.00	615	4" Plastic irrigation pipe, Class 160	LF	7026	2.90	20381.20			7026.00	20381.20	
44.00	615	6" Plastic irrigation pipe, Class 160	LF	2523	4.35	10975.05			2523.00	10975.05	
45.00	615	4" Pond drain including 82 LF 4" Class 160 PVC, 4" G.V. w/riser, 4" 45 deg. elbow, 10"x4" tee	LS	1	1270.00	1270.00			1.00	1270.00	
46.00	615	10" Plastic Irrigation Pipe, PIP	LF	2515	5.25	13203.75			2515.00	13203.75	
47.00	615	Native materials irrigation/detention pond liner (See notes on Storm Drain Plan)	LS	1	13125.00	13125.00				NOT USED	13125.00
48.00	615	Irrigation pump facility (Slab, pumps, electrical, housing, concrete inlet bay)	LS	1	52340.00	52340.00	0.85	44489.00	1.00	52340.00	

PROJECT: White Willows Subdivision - Filing 1
 OWNER: Gene Painode - 3129 B Road - (970) 840-2113 - Home (434-7688)
 ENGINEER: VISTA Engineering Corp. - Pat O'Connor - 243-2242 - Fax: 243-3810
 BID DATE & TIME: September 21, 2001 2:00pm

FILE: White Willows Subdivision

FINAL BILLING

PERIOD ENDING
08/31/02

White Willows Developers of Grand Junction, Inc.

ITEM #	REF #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT BID	TOTAL BID	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY TO DATE	TOTAL DUE TO DATE	CREDIT FROM BID AMOUNT
49.00	615	8" C-900 PVC Sleeves	LF	421	6.35	2673.35			421.00	2673.35	
50.00	615	10" C-900 PVC Sleeves	LF	222	8.95	1986.90			222.00	1986.90	
51.00	615	15" C-900 PVC Sleeves	LF	88	22.70	1997.60			88.00	1997.60	
52.00	619	6" C-900, CL-150, PVC pipe including excavation, bedding and backfill	LF	126	12.35	1556.10			126.00	1556.10	
53.00	619	8" C-900, CL-150, PVC pipe including excavation, bedding and backfill	LF	5602	8.70	50999.40			5682.00	50999.40	
54.00	619	12" C-900, CL-150, PVC pipe including excavation, bedding and backfill	LF	665	21.00	13965.00			690.00	14490.00	-525.00
55.00	619	6" Gate valve installed, including thrust restraint, polyethylene and valve box	EA	7	455.00	3185.00			7.00	3185.00	
56.00	619	8" Gate valve installed, including thrust restraint, polyethylene and valve box	EA	20	640.00	12800.00			23.00	14720.00	-1920.00
57.00	619	12" Gate valve installed, including thrust restraint, polyethylene and valve box	EA	2	1100.00	2200.00			2.00	2200.00	
58.00	619	Fire Hydrant, installed, including polyethylene, thrust restraint (Mueller Centurion 200 or equal)	EA	7	1550.00	10850.00			7.00	10850.00	
59.00	619	6" x 8" x 6" Tee, installed, including polyethylene and thrust restraint	EA	7	250.00	1750.00			7.00	1750.00	
60.00	619	6" x 8" x 6" Tee, installed, including polyethylene and thrust restraint	EA	8	550.00	3300.00			6.00	4400.00	-1100.00
61.00	619	8" x 8" Cross fitting, installed, including polyethylene and thrust restraint	EA	1	505.00	505.00			1.00	505.00	
62.00	619	8" x 12" Cross fitting, installed, including polyethylene and thrust restraint	EA	1	715.00	715.00			2.00	1430.00	-715.00
63.00	619	8" 45 deg. elbow, installed, including polyethylene and thrust restraint	EA	6	190.00	1140.00			6.00	1140.00	
64.00	619	8" 90 deg. elbow, installed, including polyethylene and thrust restraint	EA	1	200.00	200.00			2.00	400.00	-200.00
65.00	619	12" 45 deg. elbow, installed, including polyethylene and thrust restraint	EA	2	340.00	680.00			4.00	1360.00	-680.00
66.00	619	12" 11.25 deg. elbow, installed, including polyethylene and thrust restraint	EA	1	350.00	350.00					350.00
67.00	619	3/4" Type K copper tubing, fittings, installed, including excavation, bedding and backfill	LF	2250	8.25	18562.50			3013.00	24857.25	-6294.75
68.00	619	8" x 3/4" Service connection, including tapping saddle, corporation stop and connections	EA	62	90.00	5580.00			67.00	6030.00	-450.00
69.00	619	Tie connection to existing 8" waterline, including fittings and water outage notifications	EA	2	665.00	1330.00			2.00	1330.00	
70.00	619	8" Plug or cap, standard and 2" tapped plug including thrust restraint	EA	6	225.00	1350.00			7.00	1575.00	-225.00
71.00	619	Boring/encasement 8" domestic waterline - D Road Crossing	LS	1	5065.00	5065.00			1.00	5065.00	
72.00	619	Adjust waterline valve sleeve and cover to finished grade	EA	29	115.00	3335.00	29.00	3335.00	29.00	3335.00	
73.00	619	Dry Utility Sleeves, 4" PVC @ 44 LF each	EA	12	240.00	2880.00			23.00	5520.00	-2640.00

PROJECT: White Willows Subdivision - Filing 1
 OWNER: Gene Patnode - 3128 B Road - (970) 840-2113 - Home (434-7888)
 ENGINEER: VISTA Engineering Corp. - Pat O'Connor - 243-2242 - Fax: 243-3810
 BID DATE & TIME: September 21, 2001 2:00pm

FINAL BILLING

PERIOD ENDING
 08/31/02

White Willows Developers of Grand Junction, Inc.

FILE: White Willows Subdivision

ITEM #	REF #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT BID	TOTAL BID	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY TO DATE	TOTAL DUE TO DATE	CREDIT FROM BID AMOUNT
74.00	830	Traffic Control, including traffic control plans, devices and personnel	LS	1	29100.00	29100.00	0.55	16005.00	1.00	29100.00	
TOTAL =						1077502.70		231735.31		988064.08	89438.62
CO-1		Subgrade backfill in Sorrell Street where tree roots were excavated	LS	1	3900.00	3900.00			1.00	3900.00	-3900.00
CO-2		Overlot embankment	CY	10400	5.15	53560.00			10400.00	53560.00	-53560.00
CO-3		Additional conduit crossings - additional piping materials only	LF	3128	1.20	3753.60			3128.00	3753.60	-3753.60
CO-4		Furnish and install "Yak" box irrigation structure with C-10 canal gate and "Yak" screen	LS	1	3050.00	3050.00			1.00	3050.00	-3050.00
CO-5		Stabilization fabric for roadway	SY	3560	1.05	3738.00			4063.00	4268.15	-4268.15
CO-6		Roadway excavation over sanitary sewer on lower end of project with excavator due to soft soil conditions	LS	1	950.00	950.00			1.00	950.00	-950.00
CO-7		Demolish and dispose of existing house on north east end of project (George Crawford)	LS	1	6000.00	6000.00			1.00	6000.00	-6000.00
CO-8		Apply "Grova" soil sterilant under new asphalt pavement (Liquid Green)	LS	1	1600.00	1600.00	1.00	1600.00	1.00	1600.00	-1600.00
TOTAL =						1154054.30		233335.31		1065143.83	12358.87
NOTES:	1.00	Overrun on Item #9 is for tree root removal on Sorrell Street									

1/27/97

APPLICATION FOR PAYMENT NO. 6

To: GENE PATNODE (owner), for work at WHITE WILLOWS SUB.- FILING 1 (subdivision)

accomplished through the date of 7/26/02 by MOUNTAIN VALLEY CONTRACTING (subcontractor) as follows or attach an itemized list.

SEE INVOICES

CONTRACTOR'S Certification: MOUNTAIN VALLEY CONTRACT. (subcontractor) certifies that all progress payments received from OWNERS on account of Work done under the Work Agreement referred to above have been applied to discharge in full all obligations of MOUNTAIN VALLEY CONTRACTING (subcontractor) incurred in connection with the Work covered by this Application For Payment Number _____ inclusive; AND title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application For Payment will pass to OWNERS at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated 8/30/2002, 199

MOUNTAIN VALLEY CONTRACTING (subcontractor)

By: _____

Title: _____

PROJECT MANAGER'S Recommendation: This Application (with any accompanying documentation) meets the requirements of the Contract Documents and payment of the above Current Payment Due is recommended.

Dated 8/30/02, 199

Name: VISTA ENGINEERING CORP.

By: [Signature]

CITY OF GRAND JUNCTION RECOMMENDATIONS: This Application (with accompanying documentation) meets the requirements of the Development Improvements Agreement and payment of the above Current Payment Due is recommended.

Dated 9/18/02, 199

CITY OF GRAND JUNCTION

By: [Signature]

Title: CITY DEVELOPMENT ENG.

OWNER'S Acceptance: This application (with accompanying documentation) is accepted and payment of the above Current Payment Due is recommended.

Dated _____, 199

Company: _____

By & Title: _____

**DEVELOPMENT IMPROVEMENTS AGREEMENT
DISBURSEMENT LOG AND AUTHORIZATION**

PROJECT: White Willows - Filing 1

DEVELOPER: Gene Patnode

ESCROW AGENCY: First National Bank of the Rockies

DIA NOT RECORDED: X

DIA RECORDED: _____

Book - _____

Page - _____

DATE BY SANITARY WATER STREETS GRADING & DRAINAGE LANDSCAPE and IRRIG. MISC. TOTAL

DATE	BY	SANITARY	WATER	STREETS	GRADING & DRAINAGE	LANDSCAPE and IRRIG.	MISC.	TOTAL
26-Dec-01	ewh	\$102,993.75	\$146,075.85	\$673,446.75	\$33,283.30	\$115,075.00	\$111,203.05	\$1,182,077.70
Original Amount								

Disbursements								
DATE	BY	SANITARY	WATER	STREETS	GRADING & DRAINAGE	LANDSCAPE and IRRIG.	MISC.	TOTAL
07-Jan-02	ewh	\$49,790.82					\$24,269.04	\$74,059.86
07-Feb-02	ewh	\$3,562.50	\$95,982.43				\$16,951.80	\$116,496.73
11-Mar-02	ewh	\$46,307.33		\$12,952.50	\$6,550.00	\$37,596.00		\$103,405.83
25-Apr-02	ewh	\$24,561.90		\$79,290.95	\$2,281.10	\$13,892.00	\$10,747.00	\$130,772.95
17-Jun-02	ewh			\$173,680.20		\$10,901.00	\$2,275.00	\$186,856.20
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00
Total Disbursed		\$74,431.73	\$145,773.25	\$265,923.65	\$8,831.10	\$62,389.00	\$54,242.84	\$611,591.57
Remaining Balance		\$28,562.02	\$302.60	\$407,523.10	\$24,452.20	\$52,686.00	\$56,960.21	\$570,486.13

The City of Grand Junction, Community Development Department hereby authorizes the Escrow Agency to release up to \$611,591.57, including all previous payments, to the Developer for work completed on the Project.

Signature: _____

Name: ERIC HARRIS

Date: 6/17/02

Title: CITY DEVELOPMENT ENGINEER

MOUNTAIN VALLEY CONTRACTING, INC.

647-25 Road

Grand Junction, CO. 81505

970-245-1990

CONTRACTOR PARTIAL PAY ESTIMATE

PROJECT: White Willows Subdivision

REQUEST NO.: Five

PERIOD ENDING: May 31, 2002

Original Contract Sum	\$ <u>1,050,517.70</u>
Net Amount of Approved Change Orders	\$ <u>0</u>
Contract Sum to Date	\$ <u>1,050,517.70</u>
Total Work Completed to Date	\$ <u>618,075.20</u>
Materials Presently Stored on Site	\$ <u>0</u>
Total Completed and Stored on Site	\$ <u>618,075.20</u>
Less Previous Payments	\$ <u>431,219.00</u>
Less Previous Draws Not Yet Paid	\$ <u>0</u>
Current Payment Due	\$ <u>186,856.20</u>

PROJECT: White Willows Subdivision - Filing 1
 OWNER: Gene Patnode - 3129 B Road - (970) 640-2113 - Home (434-7688)
 ENGINEER: VISTA Engineering Corp. - Pat O'Connor - 243-2242 - Fax: 243-3810
 BID DATE & TIME: September 21, 2001 2:00pm

White Willows Developers of Grand Junction, Inc.

FILE: White Willows Subdivision

PERIOD ENDING
05/31/02

ITEM #	REF #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT BID	TOTAL BID	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY TO DATE	TOTAL DUE TO DATE
1.00	202	Demolish and dispose of structure (House in Northwesterly corner of property)	EA	1	4800.00	4800.00			1.00	4800.00
2.00	202	Cut, remove and dispose of asphalt pavement	SY	2123	4.50	9553.50				
3.00	202	Wheel cut existing asphalt pavement	LF	1107	0.65	719.55				
4.00	203	Clearing and grubbing	LS	1	3500.00	3500.00			1.00	3500.00
5.00	203	Dust control	LS	1	34500.00	34500.00			0.45	15525.00
6.00	203	Quality control and conformance testing	LS	1	22750.00	22750.00	0.10	2275.00	0.55	12512.50
7.00	203	Mobilization and staging	LS	1	6500.00	6500.00			1.00	6500.00
8.00	203	Imported embankment material, complete in place	CY	1000	8.00	8000.00				
8a	203	Imported Utility Trench Backfill	TON	500	8.00	4000.00				
9.00	203	Unclassified excavation, including overlot grading	CY	6550	2.35	15392.50	3275.00	7696.25	3889.00	9139.15
10.00	304	6" Aggregate base course, import, place and compact (CDOT ABC CL-6)	SY	2632	3.60	9475.20				
11.00	304	11" Aggregate base course, import, place and compact (CDOT ABC CL-6)	SY	14045	6.65	93399.25	4213.50	28019.78	4213.50	28019.78
12.00	304	12" Aggregate base course, import, place and compact (CDOT ABC CL-6)	SY	3595	8.10	29119.50				
13.00	304	10" Sub-base (Pit-run 8" max. lifts)	SY	3595	6.70	24086.50				
14.00	304	Subgrade prep (Scarify and recompact)	SY	24535	1.05	25761.75	12267.50	12880.88	12267.50	12880.88
15.00	304	Flowable fill, including haul and disposal of unsuitable material	CY	240	45.20	10848.00			102.00	4610.40
16.00	304	Road subgrade stabilization, including haul and disposal of unsuitable material	TON	500	14.45	7225.00				
16a	304	Trench subgrade stabilization, including haul and disposal of unsuitable material	TON	500	13.00	6500.00				
17.00	401	3" Bituminous pavement, import, place and compact (CDOT HBP Gr-C)	SY	14045	5.55	77949.75				
18.00	401	5-1/2" Bituminous pavement, import, place and compact (CDOT HBP Gr-C)	SY	3595	10.90	39185.50				
19.00	401	5' wide, 4" thick shaped concrete sidewalk incl. 4" base course to 6" either side	SF	3533	2.90	10245.70				
20.00	603	18" HDPE Storm drain pipe, including excavation, bedding and backfill	LF	131	26.30	3445.30	131.00	3445.30	131.00	3445.30
21.00	603	24" HDPE Storm drain pipe, including excavation, bedding and backfill	LF	215	36.30	7804.50	215.00	7804.50	215.00	7804.50
21a	603	24" RCP Storm drain pipe, including excavation, bedding and backfill	LF	45	41.30	1858.50	45.00	1858.50	45.00	1858.50
22.00	603	8" SDR-35 PVC Pipe, including excavation, bedding and backfill	LF	4368	10.50	45864.00			4368.00	45864.00
23.00	603	4" SDR-35 PVC Pipe, including excavation, bedding and backfill	LF	2685	5.35	14364.75			2300.00	12305.00
24.00	603	4" PVC Wye fittings	EA	72	30.00	2160.00			60.00	1800.00
25.00	603	Boring/encasement 8" sanitary sewer - D Road crossing 40.0 LF	LS	1	5065.00	5065.00			1.00	5065.00
26.00	604	Double storm drain inlet, double grate with drive over opening, incl. excavation and backfill	EA	2	1815.00	3630.00	2.00	3630.00	2.00	3630.00
27.00	604	Storm sewer outlet structure, including excavation and backfill	EA	1	1540.00	1540.00	1.00	1540.00	1.00	1540.00

PROJECT: White Willows Subdivision - Filing 1
 OWNER: Gene Patnode - 3129 B Road - (970) 640-2113 - Home (434-7688)
 ENGINEER: VISTA Engineering Corp. - Pat O'Connor - 243-2242 - Fax: 243-3810
 BID DATE & TIME: September 21, 2001 2:00pm

White Willows Developers of Grand Junction, Inc.

FILE: White Willows Subdivision

PERIOD ENDING
05/31/02

ITEM #	REF #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT BID	TOTAL BID	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY TO DATE	TOTAL DUE TO DATE
28.00	604	Storm sewer manhole, standard manhole including excavation and backfill	EA	2	2230.00	4460.00	2.00	4460.00	2.00	4460.00
29.00	604	Adjust storm/sanitary sewer manhole rims to finish grade	EA	21	340.00	7140.00				
30.00	604	Rip-rap - 12" angular rock (Erosion protection in pond and No Name Drain)	CY	8	195.00	1560.00				
31.00	604	12" RCP Culvert including 2 each F E S. at D Road	LF	45	41.00	1845.00	45.00	1845.00	45.00	1845.00
32.00	604	Temporary sanitary sewer manhole, removable manhole including excavation and backfill	EA	3	1345.00	4035.00			3.00	4035.00
33.00	604	Sanitary sewer manhole, standard manhole including excavation and backfill (48" diameter)	EA	19	1275.00	24225.00			19.00	24225.00
34.00	604	Sanitary sewer manhole, T- Lock, 60" diam., Connection to existing main sewer interceptors	EA	2	3640.00	7280.00			2.00	7280.00
35.00	607	6' Privacy fence	LF	880	15.75	Deleted				
36.00	608	6.5' wide, Monolithic driveover curb and gutter, including 6" base course (CDOT ABC CL-6)	LF	7678	16.75	128606.50	6000.00	100500.00	6000.00	100500.00
37.00	608	8" Corner fillet including 6" base course (CDOT CL-B, ABC CL-6)	SF	6804	3.85	26195.40				
38.00	608	8" Valley pan including 6" base course (CDOT CL-B, ABC CL-6)	SF	1512	3.85	5821.20				
39.00	613	Dry Utility Trenching	LF	7000	3.50	24500.00				
40.00	614	Traffic signs, includes steel post, sign panel and installation	EA	12	310.00	3720.00				
41.00	614	3-Pole marker, end of street	EA	8	235.00	1880.00				
42.00	615	Irrigation riser, includes service pipe, elbows and valve	EA	108	35.00	3780.00			108.00	3780.00
43.00	615	4" Plastic irrigation pipe, Class 160	LF	7028	2.90	20381.20			7028.00	20381.20
44.00	615	6" Plastic irrigation pipe, Class 160	LF	2523	4.35	10975.05			2523.00	10975.05
45.00	615	4" Pond drain including 92 LF 4" Class 160 PVC, 4" G.V. w/riser, 4" 45 deg. elbow, 10"x4" tee	LS	1	1270.00	1270.00			1.00	1270.00
46.00	615	10" Plastic Irrigation Pipe, PIP	LF	2515	5.25	13203.75			2515.00	13203.75
47.00	615	Native materials irrigation/detention pond liner (See notes on Storm Drain Plan)	LS	1	13125.00	Deleted				
48.00	615	Irrigation pump facility (Slab, pumps, electrical, housing, concrete inlet bay)	LS	1	52340.00	52340.00	15%	7851.00	0.15	7851.00
49.00	615	8" C-900 PVC Sleeves	LF	421	6.35	2673.35			421.00	2673.35
50.00	615	10" C-900 PVC Sleeves	LF	222	8.95	1986.90			222.00	1986.90
51.00	615	15" C-900 PVC Sleeves	LF	88	22.70	1997.60			88.00	1997.60
52.00	619	6" C-900, CL-150, PVC pipe including excavation, bedding and backfill	LF	126	12.35	1556.10			126.00	1556.10
53.00	619	8" C-900, CL-150, PVC pipe including excavation, bedding and backfill	LF	5862	8.70	50999.40			5862.00	50999.40
54.00	619	12" C-900, CL-150, PVC pipe including excavation, bedding and backfill	LF	665	21.00	13965.00			690.00	14490.00
55.00	619	6" Gate valve installed, including thrust restraint, polyethylene and valve box	EA	7	455.00	3185.00			7.00	3185.00
56.00	619	8" Gate valve installed, including thrust restraint, polyethylene and valve box	EA	20	640.00	12800.00			23.00	14720.00
57.00	619	12" Gate valve installed, including thrust restraint, polyethylene and valve box	EA	2	1100.00	2200.00			2.00	2200.00
58.00	619	Fire Hydrant, installed, including polyethylene, thrust restraint (Mueller Centurion 200 or equal)	EA	7	1550.00	10850.00			7.00	10850.00

PROJECT: White Willows Subdivision - Filing 1
 OWNER: Gene Patnode - 3129 B Road - (970) 640-2113 - Home (434-7688)
 ENGINEER: VISTA Engineering Corp. - Pat O'Connor - 243-2242 - Fax: 243-3810
 BID DATE & TIME: September 21, 2001 2:00pm

White Willows Developers of Grand Junction, Inc.

FILE: White Willows Subdivision

PERIOD ENDING
05/31/02

ITEM #	REF #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT BID	TOTAL BID	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY TO DATE	TOTAL DUE TO DATE
59.00	619	8" x 8" x 6" Tee, installed, including polyethylene and thrust restraint	EA	7	250.00	1750.00			7.00	1750.00
60.00	619	8" x 8" x 8" Tee, installed, including polyethylene and thrust restraint	EA	6	550.00	3300.00			8.00	4400.00
61.00	619	8" x 8" Cross fitting, installed, including polyethylene and thrust restraint	EA	1	505.00	505.00			1.00	505.00
62.00	619	8" x 12" Cross fitting, installed, including polyethylene and thrust restraint	EA	1	715.00	715.00			2.00	1430.00
63.00	619	8" 45 deg. elbow, installed, including polyethylene and thrust restraint	EA	6	190.00	1140.00			6.00	1140.00
64.00	619	8" 90 deg. elbow, installed, including polyethylene and thrust restraint	EA	1	200.00	200.00			2.00	400.00
65.00	619	12" 45 deg. elbow, installed, including polyethylene and thrust restraint	EA	2	340.00	680.00			4.00	1360.00
66.00	619	12" 11.25 deg elbow, installed, including polyethylene and thrust restraint	EA	1	350.00	350.00				
67.00	619	3/4" Type K copper tubing, fittings, installed, including excavation, bedding and backfill	LF	2250	8.25	18582.50			3013.00	24857.25
68.00	619	8" x 3/4" Service connection, including tapping saddle, corporation stop and connections	EA	62	90.00	5580.00			68.00	6120.00
69.00	619	Tie connection to existing 8" waterline, including fittings and water outage notifications	EA	2	665.00	1330.00			2.00	1330.00
70.00	619	8" Plug or cap, standard and 2" tapped plug including thrust restraint	EA	6	225.00	1350.00			7.00	1575.00
71.00	619	Boring/encasement 8" domestic waterline - D Road Crossing	LS	1	5065.00	5065.00			1.00	5065.00
72.00	619	Adjust waterline valve sleeve and cover to finished grade	EA	29	115.00	3335.00				
73.00	619	Dry Utility Sleeves, 4" PVC @ 44 LF each	EA	12	240.00	2880.00			23.00	5520.00
74.00	630	Traffic Control, including traffic control plans, devices and personnel	LS	1	29100.00	29100.00			0.45	13095.00
					TOTAL =	1050517.70		183806.20		553811.60
CO-1		Subgrade backfill in Sorrel Street where tree roots were excavated	LS	1	3900.00	3900.00			1.00	3900.00
CO-2		Overflow embankment	CY	10400	5.15	53560.00			10400.00	53560.00
CO-3		Additional conduit crossings - additional piping materials only	LF	3128	1.20	3753.60			3128.00	3753.60
CO-4		Furnish and install "Yak" box irrigation structure with C-10 canal gate and "Yak" screen	LS	1	3050.00	3050.00	1.00	3050.00	1.00	3050.00
CO-5		Stabilization fabric for roadway	SY	3560	1.05	3738.00				
CO-6		Roadway excavation over sanitary sewer on lower end of project with excavator due to soft soil conditions	LS	1						
					TOTAL =	1118519.30		186856.20		618075.20

1/27/97

APPLICATION FOR PAYMENT NO. 5

To: GENE PATNODE (owner), for work at WHITE WILLOWS SUB. - FILING 1 (subdivision)

accomplished through the date of 5/31/02 by MOUNTAIN VALLEY CONTRACTING (subcontractor) as follows or attach an itemized list.

CONTRACTOR'S Certification: MTN. VALLEY CONTRACTING (subcontractor) certifies that all progress payments received from OWNERS on account of Work done under the Work Agreement referred to above have been applied to discharge in full all obligations of MTN. VALLEY CONTRACTING (subcontractor) incurred in connection with the Work covered by this Application For Payment Number 5 inclusive; AND title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application For Payment will pass to OWNERS at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated _____, 199__

MTN. VALLEY CONTRACTING (subcontractor)

By: _____

Title: _____

PROJECT MANAGER'S Recommendation: This Application (with any accompanying documentation) meets the requirements of the Contract Documents and payment of the above Current Payment Due is recommended.

Dated 6/11/2002, 1998

Name: VISTA ENGINEERING CO.

By: [Signature]

CITY OF GRAND JUNCTION RECOMMENDATIONS: This Application (with accompanying documentation) meets the requirements of the Development Improvements Agreement and payment of the above Current Payment Due is recommended.

Dated 6/17, ²⁰⁰²1998

CITY OF GRAND JUNCTION

By: [Signature]

Title: CITY DEVELOPMENT ENGINEER

OWNER'S Acceptance: This application (with accompanying documentation) is accepted and payment of the above Current Payment Due is recommended.

Dated _____, 199__

Company: _____

By & Title: _____

1/20/97

REQUEST FOR DISBURSEMENT

Per paragraph 2(a) of the disbursement agreement for WHITE WILLOWS - FILING 1 Subdivision, the signatures below certify that all costs for which the advance is being requested have been incurred in connection with the construction of the improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; the Project Engineer has inspected the improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans.

DEVELOPER:

GENE PATNODE
(name)

(signature)

DEVELOPER'S PROJECT ENGINEER:

VISTA ENGINEERING CORP.
(name)

P. M. O'Connell 6/11/02
(name)

CITY ENGINEER:

ERIC HAIN, CITY DEVELOPMENT
(name) ENGINEER


E. With 6/17/02
(name)

Client:	Mountain Valley Contracting	GJLD Job No.:	89100-GJ
		Field Test By:	JS
Project:	White Willow Subdivision	Location of Test:	Sidewalk/curb, sta 2+20, Myrrh, R side

Concrete Contractor:		Cement Type:		
Concrete Supplier:	WWBM		Test	Specs.
Truck No.:	17	Slump (ASTM C-143)	2.5	Inches
Ticket No.:	149544	Air Content (ASTM C-231)	5.4	%
Date of Casting:	6-7-02	Conc. Temp. (ASTM C-1064)	74	°F
Mix ID/Description:	Class B	Test Taken @ chute	3.5	Yards
28-Day Req. Strength:	3000	Water Added	4	Gal.
Aggregate Correction	Factor: YES <input checked="" type="checkbox"/> NO			


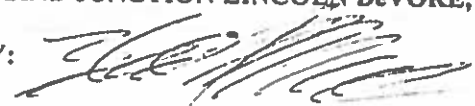
Specimen No.:	Spec. Height inch	Spec. Weight lbs.	Ave. Diam. inch	X-section Area inch ²	Unit Weight pcf	Total Load lbs	Unit Stress psi	Break Type	Break Date	Break Age
9	12.00	28.00	6.00	28.27	142.6	87660	3100	CM	6-14	7
10	12.00	28.20	6.00	28.27	143.6	108690	3840	CM	7-5	28
11	12.00	28.00	6.00	28.27	142.6	113950	4030	CM	7-5	28
12	12.00	28.00	6.00	28.27	142.6		0			Reserve


Remarks:	Sample Break Using Neoprene 'Capping'	Grand Junction Lincoln-DeVore requires a minimum of 1 Working Days notice to schedule personnel for any field testing and observations.
Specimen or Cap Defects:		Grand Junction Lincoln-DeVore cannot be responsible for any interpretations of the test results by other than laboratory personnel.
Distribution:	1-Client 1-Subdiv Env 1-Vista Eng 1-City of GJ	Field Testing performed in substantial conformance to appropriate ASTM Standards. Compressive Strength Test performed in substantial conformance to ASTM C-29. Final Report will include data for all specimens and will be sent after the 28-day breaks.
* Date Issued:	Does Not Meet Required Strength (if Applicable) 7-5-02 <i>[Signature]</i>	GRAND JUNCTION LINCOLN DeVORE, Inc. BY: <i>[Signature]</i>

 <p>GRAND JUNCTION LINCOLN DeVORE, Inc. GEOTECHNICAL ENGINEERS-GEOLOGISTS Grand Junction, Colorado</p>	<p>CONCRETE COMPRESSIVE TEST REPORT</p>
--	--

Client:	Mountain Valley Contracting	GJLD Job No.:	89100-GJ
		Field Test By:	JS, DC
Project:	White Willow Subdivision	Location of Test:	Sidewalk/curb Myrrh, sta 10+50, L side
Concrete Contractor:		Cement Type:	
Concrete Supplier:	United		Test Specs.
Truck No.:		Slump (ASTM C-143)	1.5 Inches
Ticket No.:		Air Content (ASTM C-231)	4.7 %
Date of Casting:	5-30-02	Conc. Temp. (ASTM C-1064)	74 °F
Mix ID/Description:	Class B	Test Taken @ chute	4 Yards
28-Day Req. Strength:	3000	Water Added	0 Gal.
Aggregate Correction Factor:	YES / NO		

Specimen No.:	Spec. Height inch	Spec. Weight lbs.	Ave. Diam. inch	X-section Area inch ²	Unit Weight pcf	Total Load lbs	Unit Stress psi	Break Type	Break Date	Break Age
5	12.00	28.20	6.00	28.27	143.6	110110	3890	CM	6-6	7
6	12.00	28.00	6.00	28.27	142.6	130270	4610	CM	6-27	28
7	12.00	28.00	6.00	28.27	142.6	129300	4570	CM	6-27	28
8	12.00	28.00	6.00	28.27	142.6		0			Reserve

Remarks:	Sample Break Using Neoprene 'Capping'	Grand Junction Lincoln-DeVore requires a minimum of 1 Working Days notice to schedule personnel for any field testing and observations.
Specimen or Cap Defects:		Grand Junction Lincoln-DeVore cannot be responsible for any interpretations of the test results by other than laboratory personnel.
Distribution:	1-Client 1-Subdiv Env 1-Vista Eng 1-City of GJ	Field Testing performed in substantial conformance to appropriate ASTM Standards. Compressive Strength Test performed in substantial conformance to ASTM C-29. Final Report will include data for all specimens and will be sent after the 28-day breaks.
* Date Issued:	Does Not Meet Required Strength (if Applicable) 6-27-02 	GRAND JUNCTION LINCOLN DeVORE, Inc. BY: 



**GRAND JUNCTION
LINCOLN DeVORE, Inc.**
GEOTECHNICAL ENGINEERS-GEOLOGISTS
Grand Junction, Colorado

CONCRETE COMPRESSIVE TEST REPORT

Client:	Mountain Valley Contracting	GJLD Job No.:	89100-GJ
		Field Test By:	JS, DA
Project:	White Willow Subdivision	Location of Test:	Sidewalk/curb, entrance, S side

Concrete Contractor:		Cement Type:		
Concrete Supplier:	United		Test	Specs.
Truck No.:	360	Slump (ASTM C-143)	2.5	Inches
Ticket No.:	57928	Air Content (ASTM C-231)	4.2	%
Date of Casting:	5-23-02	Conc. Temp. (ASTM C-1064)	68	°F
Mix ID/Description:	Class B	Test Taken @ chute	2	Yards
28-Day Req. Strength:	3000	Water Added	0	Gal.
Aggregate Correction	Factor: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			


Specimen No.:	Spec. Height inch	Spec. Weight lbs.	Ave. Diam. inch	X-section Area inch ²	Unit Weight pcf	Total Load lbs	Unit Stress psi	Break Type	Break Date	Break Age
1	12.00	28.60	6.00	28.27	145.7	103110	3650	CM	5-30	7
2	12.00	28.40	6.00	28.27	144.6	131250	4640	CM	6-20	28
3	12.00	28.40	6.00	28.27	144.6	137050	4850	CM	6-20	28
4	12.00	28.60	6.00	28.27	145.7		0			Reserve

Remarks: Sample Break Using Neoprene 'Capping' Grand Junction Lincoln-DeVore requires a minimum of 1 Working Days notice to schedule personnel for any field testing and observations.

Specimen or Cap Defects: Grand Junction Lincoln-DeVore cannot be responsible for any interpretations of the test results by other than laboratory personnel.

Distribution: 1-Client
1-Subdiv Env
1-Vista Eng
1-City of GJ
Field Testing performed in substantial conformance to appropriate ASTM Standards.
Compressive Strength Test performed in substantial conformance to ASTM C-29.
Final Report will include data for all specimens and will be sent after the 28-day breaks.

* Does Not Meet Required Strength (if Applicable) GRAND JUNCTION LINCOLN DeVORE, Inc.
Date Issued: 6-20-02 BY: *[Signature]*

	GRAND JUNCTION LINCOLN DeVORE, Inc. GEOTECHNICAL ENGINEERS-GEOLOGISTS Grand Junction, Colorado	CONCRETE COMPRESSIVE TEST REPORT
---	---	---

DEVELOPMENT IMPROVEMENTS AGREEMENT DISBURSEMENT LOG AND AUTHORIZATION


PROJECT: White Willows - Filing 1
 DEVELOPER: Gene Patnode
 ESCROW AGENCY: First National Bank of the Rockies

DIA NOT RECORDED: x
 DIA RECORDED:
 Book - _____
 Page - _____

DATE	BY	SANITARY	WATER	STREETS	GRADING & DRAINAGE	LANDSCAPE and IRRI.	MISC.	TOTAL
Original Amount								
26-Dec-01	ewh	\$102,993.75	\$146,075.85	\$673,446.75	\$33,283.30	\$115,075.00	\$111,203.05	\$1,182,077.70
Disbursements								
07-Jan-02	ewh		\$49,790.82					
07-Feb-02	ewh	\$3,562.50	\$95,982.43				\$24,269.04	\$74,059.86
07-Feb-02	ewh						\$16,951.80	\$116,496.73
							\$2,376.25	\$2,376.25
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00
Total								\$0.00
Disbursed		\$3,562.50	\$145,773.25	\$0.00	\$0.00	\$0.00	\$43,597.09	\$192,932.84
Remaining Balance		\$99,431.25	\$302.60	\$673,446.75	\$33,283.30	\$115,075.00	\$67,605.96	\$989,144.86

NOT IN DIA →

The City of Grand Junction, Community Development Department hereby authorizes the Escrow Agency to release up to \$192,932.84, including all previous payments, to the Developer for work completed on the Project.

Signature: 
 Name: ERIC HAHN

Date: 2/8/2002
 Title: CITY DEVELOPMENT ENGINEER

1/27/97

- PATNODE COPY -

APPLICATION FOR PAYMENT NO. 2

To: GENE PATNODE (owner), for work at WHITE WILLOWS SUB.- FILING 1 (subdivision)

accomplished through the date of 1/25/02 by MOUNTAIN VALLEY CONTRACTING (subcontractor) as follows or attach an itemized list.

CONTRACTOR'S Certification: MOUNTAIN VALLEY CONTRACT. (subcontractor) certifies that all progress payments received from OWNERS on account of Work done under the Work Agreement referred to above have been applied to discharge in full all obligations of MOUNTAIN VALLEY CONTRACTING (subcontractor) incurred in connection with the Work covered by this Application For Payment Number _____ inclusive; AND title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application For Payment will pass to OWNERS at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated 2/6/02, 1992

MOUNTAIN VALLEY CONTRACTING (subcontractor)

By: Richard Davis

Title: PRESIDENT

PROJECT MANAGER'S Recommendation: This Application (with any accompanying documentation) meets the requirements of the Contract Documents and payment of the above Current Payment Due is recommended.

Dated 2/4/2002, 1992

Name: VISTA ENGINEERING CORP.

By: Fred M. O'Connell

CITY OF GRAND JUNCTION RECOMMENDATIONS: This Application (with accompanying documentation) meets the requirements of the Development Improvements Agreement and payment of the above Current Payment Due is recommended.

Dated 2/8/2002, 1992

CITY OF GRAND JUNCTION

By: Eric Hahn

Title: ERIC HAHN, CITY DEVELOPMENT ENGINEER

OWNER'S Acceptance: This application (with accompanying documentation) is accepted and payment of the above Current Payment Due is recommended.

Dated _____, 1992

Company: _____

By & Title: _____

SEE RELEASE LIMITATIONS

1/20/97

- PATNODE COPY -

REQUEST FOR DISBURSEMENT

Per paragraph 2(a) of the disbursement agreement for WHITE WILLOWS - FILING 1 Subdivision, the signatures below certify that all costs for which the advance is being requested have been incurred in connection with the construction of the improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; the Project Engineer has inspected the improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans.

DEVELOPER:

GENE PATNODE
(name)

Gene Patnode
(signature)

DEVELOPER'S PROJECT ENGINEER:

VISTA ENGINEERING CORP.
(name)

Paul M. O'Connell 2/4/02
(name)

CITY ENGINEER:

ERIC HAHN
(name)

Eric Hahn 2/8/02
(name)

MOUNTAIN VALLEY CONTRACTING, INC.

647-25 Road

Grand Junction, CO. 81505

970-245-1990

CONTRACTOR PARTIAL PAY ESTIMATE

PROJECT: White Willows Subdivision

REQUEST NO.: Two

PERIOD ENDING: January 25, 2002

Original Contract Sum	\$ <u>1,050,517.70</u>
Net Amount of Approved Change Orders	\$ <u>0</u>
Contract Sum to Date	\$ <u>1,050,517.70</u>
Total Work Completed to Date	\$ <u>166,287.55</u>
Materials Presently Stored on Site	\$ <u>30,752.67</u>
Total Completed and Stored on Site	\$ <u>197,040.22</u>
Less Net Draw Previously Requested	\$ <u>49,790.82</u>
Current Payment Due	\$ <u>147,249.40</u>

116,496.73

CITY WILL NOT AUTHORIZE PAYMENT
FOR ONSITE MATERIALS. PAYMENT
WILL ONLY BE AUTHORIZED FOR
IN-PLACE IMPROVEMENTS.

AUTHORIZED FINISHED IMPROVEMENTS FOR THIS DISB.

MISC. : \$ 16,951.80
SANITARY : \$ 3,562.50
WATER : \$ 95,982.43
TOTAL : \$ 116,496.73



Mountain Valley Contracting, Inc.

647 - 25 Road
Grand Junction, CO 81505

Invoice

DATE	INVOICE NO.
1/29/2002	1752

BILL TO
Gene Patnode 3129 B Road Grand Junction, CO 81503

PROJECT
White Willows Subdivision

P.O. NO.	TERMS	DUE DATE	CHECK NO.
	Net 30	2/28/2002	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
1	Pay Estimate #2 - Period Ending 1/25/02	1	147,249.40	147,249.40

Total	\$147,249.40
--------------	---------------------

MOUNTAIN VALLEY CONTRACTING, INC.

647-25 Road

Grand Junction, CO. 81505

970-245-1990

January 25, 2002

Following is a breakdown of the materials stored on site as of the above date:

Item	Description	Amount
#22	8" Sewer	\$8,086.43
#23	4" Sewer	\$1,503.60
#24	4" Service Wyes	\$1,214.98
#26	Storm Sewer Inlet	\$1,039.77
#28	Storm Sewer Manhole	\$1,475.76
#33	Sanitary Sewer Manhole	\$8,127.24
#43	4" Irrigation	\$5,974.80
#50	10" Sleeves	\$1,493.70
#53	8" Water	\$1,836.39

TOTAL = \$30,752.67

SEWER

PROJECT: White Willows Subdivision - Filing 1
 OWNER: Gene Painode - 3129 B Road - (970) 640-2113 - Home (434-7888)
 ENGINEER: VISTA Engineering Corp. - Pat O'Connor - 243-2242 - Fax: 243-3810
 BID DATE & TIME: September 21, 2001 2:00pm

PERIOD ENDING
 01/25/02

FILE: White Willows Subdivision

White Willows Development of Grand Junction, Inc.

ITEM #	REF #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT BID	TOTAL BID	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY TO DATE	TOTAL DUE TO DATE	
1.00	202	Demolish and dispose of structure (House in Northwestern corner of property)	EA	1	4800.00	4800.00					
2.00	202	Cut, remove and dispose of asphalt pavement	SY	2123	4.50	9553.50					
3.00	202	Wheel cut existing asphalt pavement	LF	1107	0.65	719.55					
4.00	203	Clearing and grubbing	LS	1	3500.00	3500.00					
5.00	203	Dust control	LS	1	34500.00	34500.00	0.15	5175.00	0.15	5175.00	M
6.00	203	Quality control and conformance testing	LS	1	22750.00	22750.00	0.15	3412.50	0.15	3412.50	
7.00	203	Mobilization and staging	LS	1	6500.00	6500.00	1.00	6500.00	1.00	6500.00	M
8.00	203	Imported embankment material, complete in place	CY	1000	8.00	8000.00					
8a	203	Imported Utility Trench Backfill	TON	500	8.00	4000.00					
9.00	203	Unclassified excavation, including overlot grading	CY	6550	2.35	15392.50	388.00	911.80	388.00	911.80	M
10.00	304	6" Aggregate base course, import, place and compact (CDOT ABC CL-6)	SY	2632	3.60	9475.20					
11.00	304	11" Aggregate base course, import, place and compact (CDOT ABC CL-6)	SY	14045	6.65	93399.25					
12.00	304	12" Aggregate base course, import, place and compact (CDOT ABC CL-6)	SY	3585	8.10	29119.50					
13.00	304	10" Sub-base (Pit-run 8" max. lifts)	SY	3585	6.70	24086.50					
14.00	304	Subgrade prep (Scarify and recompact)	SY	24535	1.05	25761.75					
15.00	304	Flowable fill, including haul and disposal of unsuitable material	CY	240	45.20	10848.00					
16.00	304	Road subgrade stabilization, including haul and disposal of unsuitable material	TON	500	14.45	7225.00					
16a	304	Trench subgrade stabilization, including haul and disposal of unsuitable material	TON	500	13.00	6500.00					
17.00	401	3" Bituminous pavement, import, place and compact (CDOT HBP Gr-C)	SY	14045	5.55	77949.75					
18.00	401	5-1/2" Bituminous pavement, import, place and compact (CDOT HBP Gr-C)	SY	3585	10.90	39185.50					
19.00	401	5' wide, 4" thick shaped concrete sidewalk incl. 4" base course to 6" either side	SF	3533	2.90	10245.70					
20.00	603	18" HDPE Storm drain pipe, including excavation, bedding and backfill	LF	131	26.30	3445.30					
21.00	603	24" HDPE Storm drain pipe, including excavation, bedding and backfill	LF	215	36.30	7804.50					
21a	603	24" RCP Storm drain pipe, including excavation, bedding and backfill	LF	45	41.30	1858.50					
22.00	603	8" SDR-35 PVC Pipe, including excavation, bedding and backfill	LF	4368	10.50	45864.00	195.00	2047.50	195.00	2047.50	SA
23.00	603	4" SDR-35 PVC Pipe, including excavation, bedding and backfill	LF	2685	5.35	14364.75					
24.00	603	4" PVC Wye fittings	EA	72	30.00	2160.00	8.00	240.00	8.00	240.00	SA
25.00	603	Boring/encasement 8" sanitary sewer - D Road crossing 40.0 LF	LS	1	5085.00	5085.00					
26.00	604	Double storm drain inlet, double grates with drive over opening, incl. excavation and	EA	2	1615.00	3630.00					
27.00	604	Storm sewer outlet structure, including excavation and backfill	EA	1	1540.00	1540.00					
28.00	604	Storm sewer manhole, standard manhole including excavation and backfill	EA	2	2230.00	4460.00					
29.00	604	Adjust storm/sanitary sewer manhole rims to finish grade	EA	21	340.00	7140.00					
30.00	604	Rip-rap - 12" angular rock (Erosion protection in pond and No Name Drain)	CY	8	195.00	1560.00					
31.00	604	12" RCP Culvert including 2 each F.E.S. at D Road	LF	45	41.00	1845.00					
32.00	604	Temporary sanitary sewer manhole, removable manhole including excavation and	EA	3	1345.00	4035.00					
33.00	604	Sanitary sewer manhole, standard manhole including excavation and backfill (48"	EA	19	1275.00	24225.00	1.00	1275.00	1.00	1275.00	SA
34.00	604	Sanitary sewer manhole, T- Lock, 60" diam., Connection to existing main sewer li	EA	2	3640.00	7280.00					
35.00	607	8' Privacy fence	LF	880	15.75	Deleted					
36.00	608	6.5' wide, Monolithic driveover curb and gutter, including 6" base course (CDOT A	LF	7678	16.75	128606.50					
37.00	608	8" Corner fillet including 6" base course (CDOT CL-B, ABC CL-6)	SF	6804	3.85	26195.40					
38.00	608	8" Valley pan including 6" base course (CDOT CL-B, ABC CL-6)	SF	1512	3.85	5821.20					
39.00	613	Dry Utility Trenching	LF	7000	3.50	24500.00					
40.00	614	Traffic signs, includes steel post, sign panel and installation	EA	12	310.00	3720.00					
41.00	614	3-Pole marker, end of street	EA	8	235.00	1880.00					
42.00	615	Irrigation riser, includes service pipe, elbows and valve	EA	108	35.00	3780.00					
43.00	615	4" Plastic irrigation pipe, Class 160	LF	7028	2.90	20381.20					
44.00	615	6" Plastic irrigation pipe, Class 160	LF	2523	4.35	10975.05					

PROJECT: White Willow Subdivision - Filing 1
 OWNER: Gene Pasnide - 3129 B Road - (970) 640-2113 - Home (434-7668)
 ENGINEER: VISTA Engineering Corp. - Pat O'Connor - 243-2242 - Fax: 243-3610
 BID DATE & TIME: September 21, 2001 2:00pm

FILE: White Willow Subdivision

PERIOD ENDING
 01/25/02

White Willow Developers of Grand Junction, Inc.

ITEM #	REF #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT BID	TOTAL BID	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY TO DATE	TOTAL DUE TO DATE
45.00	615	4" Pond drain including 92 LF 4" Class 160 PVC, 4" G.V. whiser, 4" 45 deg. elbow	LS	1	1270.00	1270.00				
46.00	615	10" Plastic Irrigation Pipe, PIP	LF	2515	5.25	13203.75				
47.00	615	Native materials irrigation/detention pond liner (See notes on Storm Drain Plan)	LS	1	13125.00	Deleted				
48.00	615	Irrigation pump facility (Slab, pumps, electrical, housing, concrete inlet bay)	LS	1	52340.00	52340.00				
49.00	615	8" C-900 PVC Sleeves	LF	421	6.35	2673.35				
50.00	615	10" C-900 PVC Sleeves	LF	222	8.95	1986.90				
51.00	615	15" C-900 PVC Sleeves	LF	88	22.70	1997.60				
52.00	619	8" C-900, CL-150, PVC pipe including excavation, bedding and backfill	LF	128	12.35	1556.10	128.00	1556.10	128.00	1556.10
53.00	619	6" C-900, CL-150, PVC pipe including excavation, bedding and backfill	LF	5862	8.70	50999.40	5402.00	46997.40	5402.00	46997.40
54.00	619	12" C-900, CL-150, PVC pipe including excavation, bedding and backfill	LF	685	21.00	13965.00	680.00	14280.00	680.00	14280.00
55.00	619	6" Gate valve installed, including thrust restraint, polyethylene and valve box	EA	7	455.00	3185.00	7.00	3185.00	7.00	3185.00
56.00	619	8" Gate valve installed, including thrust restraint, polyethylene and valve box	EA	20	640.00	12800.00	23.00	14720.00	23.00	14720.00
57.00	619	12" Gate valve installed, including thrust restraint, polyethylene and valve box	EA	2	1100.00	2200.00	2.00	2200.00	2.00	2200.00
58.00	619	Fire Hydrant, installed, including polyethylene, thrust restraint (Mueller Centurion 2	EA	7	1550.00	10850.00	7.00	10850.00	7.00	10850.00
59.00	619	8" x 8" x 6" Tee, installed, including polyethylene and thrust restraint	EA	7	250.00	1750.00	7.00	1750.00	7.00	1750.00
60.00	619	8" x 8" x 8" Tee, installed, including polyethylene and thrust restraint	EA	6	550.00	3300.00	8.00	4400.00	8.00	4400.00
61.00	619	8" x 8" Cross fitting, installed, including polyethylene and thrust restraint	EA	1	505.00	505.00	1.00	505.00	1.00	505.00
62.00	619	8" x 12" Cross fitting, installed, including polyethylene and thrust restraint	EA	1	715.00	715.00	2.00	1430.00	2.00	1430.00
63.00	619	8" 45 deg. elbow, installed, including polyethylene and thrust restraint	EA	6	190.00	1140.00	6.00	1140.00	6.00	1140.00
64.00	619	8" 90 deg. elbow, installed, including polyethylene and thrust restraint	EA	1	200.00	200.00	2.00	400.00	2.00	400.00
65.00	619	12" 45 deg. elbow, installed, including polyethylene and thrust restraint	EA	2	340.00	680.00				
66.00	619	12" 11.25 deg. elbow, installed, including polyethylene and thrust restraint	EA	1	350.00	350.00				
67.00	619	3/4" Type K copper tubing, fittings, installed, including excavation, bedding and bed	LF	2250	8.25	18562.50	3013.00	24857.25	3013.00	24857.25
68.00	619	8" x 3/4" Service connection, including tapping saddle, corporation stop and conn	EA	62	90.00	5580.00	68.00	6120.00	68.00	6120.00
69.00	619	Tie connection to existing 8" waterline, including fittings and water outage notificat	EA	2	665.00	1330.00	2.00	1330.00	2.00	1330.00
70.00	619	8" Plug or cap, standard and 2" tapped plug including thrust restraint	EA	6	225.00	1350.00	7.00	1575.00	7.00	1575.00
71.00	619	Boring/encasement 8" domestic waterline - D Road Crossing	LS	1	5065.00	5065.00	1.00	5065.00	1.00	5065.00
72.00	619	Adjust waterline valve sleeve and cover to finished grade	EA	29	115.00	3335.00				
73.00	619	Dry Utility Sleeves, 4" PVC @ 44 LF each	EA	12	240.00	2880.00				
74.00	630	Traffic Control, including traffic control plans, devices and personnel	LS	1	29100.00	29100.00	0.15	4365.00	0.15	4365.00
TOTAL=						1050517.70		166287.55		166287.55

The water service lines are broken down by length as follows:

Blocks 2, 3 & 4; Block 1, Lot 14 Lump Sum quantity of 599.50 LF installed 1/11/02 through 1/14/02

		Footage
Block 1	Lot 13	50
	Lot 12	50
	Lot 11	49
	Lot 10	49
	Lot 9	53
	Lot 8	53.5
	Lot 7	52.5
	Lot 6	52
	Lot 5	47.5
	Lot 4	49
	Lot 3	32
	Lot 2	32.5
	Lot 1	33
	Block 5	Lot 2	32.5
Lot 1		33.5
Block 6	Lot 5	31
	Lot 4	30
	Lot 3	31.5
	Lot 2	33
	Lot 1	34
Block 7	Lot 10	31.5
	Lot 9	33
	Lot 8	52
	Lot 7	51.5
	Lot 6	52.5
	Lot 5	52.5
	Lot 4	53
	Lot 3	53.5
	Lot 2	52
	Lot 1	51
Block 8	Lot 1	52.5
	Lot 2	52
	Lot 3	52.5
	Lot 4	53
	Lot 5	52
Block 10	Lot 1	49.5
Block 11	Lot 1	32
	Lot 2	31.5
	Lot 3	32
	Lot 4	32
	Lot 5	41
	Lot 6	42.5
	Lot 7	33
	Lot 8	34.5
	Lot 9	32
	Lot 10	32
	Lot 11	33
	Lot 12	33.5
	Lot 13	31
	Lot 14	32

These following services were installed as additional along Mason St.

Block 9	Lot 1	53.5
	Lot 2	53
	Lot 3	54.5
	Lot 4	54.5
	Lot 5	51.5
	Lot 6	52

SUBTOTAL =	2413.5
LUMP SUM QUAN. =	599.5
TOTAL =	3013

**DEVELOPMENT IMPROVEMENTS AGREEMENT
DISBURSEMENT LOG AND AUTHORIZATION**

PROJECT: White Willows - Filing 1
DEVELOPER: Gene Patnode
ESCROW AGENCY: First National Bank of the Rockies

DIA NOT RECORDED: x
DIA RECORDED:
 Book -
 Page -

DATE	BY	SANITARY	WATER	STREETS	GRADING & DRAINAGE	LANDSCAPE and IRRI.	MISC.	TOTAL
Original Amount								
26-Dec-01	ewh	\$102,993.75	\$146,075.85	\$673,446.75	\$33,283.30	\$115,075.00	\$111,203.05	\$1,182,077.70
Disbursements								
07-Jan-02	ewh		\$49,790.82				\$24,269.04	\$74,059.86
07-Feb-02	ewh	\$3,562.50	\$95,982.43				\$16,951.80	\$116,496.73
11-Mar-02	ewh	\$46,307.33		\$12,952.50	\$6,550.00	\$37,596.00		\$103,405.83
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00
Total								\$0.00
Disbursed		\$49,869.83	\$145,773.25	\$12,952.50	\$6,550.00	\$37,596.00	\$41,220.84	\$293,962.42
Remaining Balance								
		\$53,123.92	\$302.60	\$660,494.25	\$26,733.30	\$77,479.00	\$69,982.21	\$888,115.28

The City of Grand Junction, Community Development Department hereby authorizes the Escrow Agency to release up to \$293,962.42, including all previous payments, to the Developer for work completed on the Project.

Signature: Eric Hahn
 Name: ERIC HAHN

Date: 3/11/02
 Title: CITY DEVELOPMENT ENGINEER

256-4031
FOR: ERIC HANN

DEVELOPMENT IMPROVEMENTS AGREEMENT DISBURSEMENT LOG AND AUTHORIZATION								
PROJECT: White Willows - Filing 1					DIA NOT RECORDED: <u>x</u>			
DEVELOPER: Gene Patnode					DIA RECORDED: <u> </u>			
ESCROW AGENCY: First National Bank of the Rockies					Book - <u> </u>			
					Page - <u> </u>			
DATE	BY	SANITARY	WATER	STREETS	GRADING & DRAINAGE	LANDSCAPE and IRRIG.	MISC.	TOTAL
Original Amount								
28-Dec-01	ewh	\$102,993.75	\$146,075.85	\$673,448.75	\$33,283.30	\$115,075.00	\$111,203.05	\$1,182,077.70
Disbursements								
07-Jan-02	ewh		\$49,790.82				\$24,269.04	\$74,059.86
07-Feb-02	ewh	\$3,562.50	\$95,982.43				\$16,951.80	\$116,496.73
07-Feb-02	ewh						\$2,376.25	\$2,376.25
MARCH-02		46307.33	12,952.50	12,952.50	6,550.00	37,596.00		103,100.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00
Total Disbursed		\$3,562.50	\$145,773.25	\$0.00	\$0.00	\$0.00	\$43,597.09	\$192,932.84
Remaining Balance		\$99,431.25	6302.60	\$673,446.75	\$33,283.30	\$115,075.00	\$87,605.96	\$989,144.86

The City of Grand Junction, Community Development Department hereby authorizes the Escrow Agency to release up to \$192,932.84, including all previous payments, to the Developer for work completed on the Project.

Signature: _____
Name: _____

Date: _____
Title: _____

1/27/97

APPLICATION FOR PAYMENT NO. 3

To: GENE PATNODE (owner), for work at WHITE WILLOWS SUB.- FILING 1 (subdivision)

accomplished through the date of 2/23/02 by MOUNTAIN VALLEY CONTRACTING (subcontractor) as follows or attach an itemized list.

CONTRACTOR'S Certification: MOUNTAIN VALLEY CONTRACT, (subcontractor) certifies that all progress payments received from OWNERS on account of Work done under the Work Agreement referred to above have been applied to discharge in full all obligations of MOUNTAIN VALLEY CONTRACTING (subcontractor) incurred in connection with the Work covered by this Application For Payment Number _____ inclusive; AND title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application For Payment will pass to OWNERS at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated MARCH 8, ~~199~~ 2002

MOUNTAIN VALLEY CONTRACTING (subcontractor)

By: Richard Davis

Title: PRES.

PROJECT MANAGER'S Recommendation: This Application (with any accompanying documentation) meets the requirements of the Contract Documents and payment of the above Current Payment Due is recommended.

Dated MARCH 8, ~~199~~ 2002

Name: VISTA ENGINEERING CORP.

By: Paul M. O'Connell

CITY OF GRAND JUNCTION RECOMMENDATIONS: This Application (with accompanying documentation) meets the requirements of the Development Improvements Agreement and payment of the above Current Payment Due is recommended.

Dated MARCH 11, ~~199~~ 2002

CITY OF GRAND JUNCTION

By: Eric Hahn

Title: ERIC HAHN, CITY DEVELOPMENT ENG.

OWNER'S Acceptance: This application (with accompanying documentation) is accepted and payment of the above Current Payment Due is recommended.

Dated _____, 199__

Company: _____

By & Title: _____

1/20/97

REQUEST FOR DISBURSEMENT

Per paragraph 2(a) of the disbursement agreement for WHITE WILLOWS- FILING 1 Subdivision, the signatures below certify that all costs for which the advance is being requested have been incurred in connection with the construction of the improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; the Project Engineer has inspected the improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans.

DEVELOPER:

GENE PATNODE
 (name)

 (signature)

DEVELOPER'S PROJECT ENGINEER:

VISTA ENGINEERING CORP.
 (name)

F. M. O'Connell 3/8/02
 (name)

CITY ENGINEER:

ERIC HAHN, CITY DEVELOPMENT
 (name) ENGINEER

[Signature] 3/11/02
 (name)

MOUNTAIN VALLEY CONTRACTING, INC.

647-25 Road

Grand Junction, CO. 81505

970-245-1990

CONTRACTOR PARTIAL PAY ESTIMATE

PROJECT: White Willows Subdivision
REQUEST NO.: Three
PERIOD ENDING: February 23, 2002

Original Contract Sum	\$ <u>1,050,517.70</u>
Net Amount of Approved Change Orders	\$ <u>0</u>
Contract Sum to Date	\$ <u>1,050,517.70</u>
Total Work Completed to Date	\$ <u>300,446.05</u>
Materials Presently Stored on Site	\$ <u>N/A</u>
Total Completed and Stored on Site	\$ <u>300,446.05</u>
Less Previous Payments	\$ <u>197,040.22</u>
Less Previous Draws Not Yet Paid	\$ <u>0</u>
Current Payment Due	\$ <u>103,405.83</u>

PROJECT: White Willows Subdivision - Filing 1
 OWNER: Gene Patnode - 3129 B Road - (970) 840-2113 - Home (434-7688)
 ENGINEER: VISTA Engineering Corp. - Pat O'Connor - 243-2242 - Fax: 243-3810
 BID DATE & TIME: September 21, 2001 2:00pm

White Willows Developers of Grand Junction, Inc.

FILE: White Willows Subdivision

PERIOD ENDING
01/25/02

PERIOD ENDING
02/23/02

ITEM #	REF #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT BID	TOTAL BID	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY TO DATE	TOTAL DUE TO DATE
1.00	202	Demolish and dispose of structure (House in Northwesterly corner of property)	EA	1	4800.00	4800.00			1.00	4800.00	1.00	4800.00
2.00	202	Cut, remove and dispose of asphalt pavement	SY	2123	4.50	9553.50						
3.00	202	Wheel cut existing asphalt pavement	LF	1107	0.65	719.55						
4.00	203	Clearing and grubbing	LS	1	3500.00	3500.00			0.50	1750.00	0.50	1750.00
5.00	203	Dust control	LS	1	34500.00	34500.00	0.15	5175.00	0.15	5175.00	0.30	10350.00
6.00	203	Quality control and conformance testing	LS	1	22750.00	22750.00	0.15	3412.50	0.15	3412.50	0.30	6825.00
7.00	203	Mobilization and staging	LS	1	6500.00	6500.00	1.00	6500.00			1.00	6500.00
8.00	203	Imported embankment material, complete in place	CY	1000	8.00	8000.00						
8a	203	Imported Utility Trench Backfill	TON	500	8.00	4000.00						
9.00	203	Unclassified excavation, including overlot grading	CY	6550	2.35	15392.50	388.00	911.80			388.00	911.80
10.00	304	6" Aggregate base course, import, place and compact (CDOT ABC CL-6)	SY	2632	3.60	9475.20						
11.00	304	11" Aggregate base course, import, place and compact (CDOT ABC CL-6)	SY	14045	6.65	93399.25						
12.00	304	12" Aggregate base course, import, place and compact (CDOT ABC CL-6)	SY	3595	8.10	29119.50						
13.00	304	10" Sub-base (Pit-run 8" max. lifts)	SY	3595	6.70	24086.50						
14.00	304	Subgrade prep (Scarify and recompact)	SY	24535	1.05	25781.75						
15.00	304	Flowable fill, including haul and disposal of unsuitable material	CY	240	45.20	10848.00						
16.00	304	Road subgrade stabilization, including haul and disposal of unsuitable material	TON	500	14.45	7225.00						
16a	304	Trench subgrade stabilization, including haul and disposal of unsuitable material	TON	500	13.00	6500.00						
17.00	401	3" Bituminous pavement, import, place and compact (CDOT HBP Gr-C)	SY	14045	5.55	77949.75						
18.00	401	5-1/2" Bituminous pavement, import, place and compact (CDOT HBP Gr-C)	SY	3595	10.90	39185.50						
19.00	401	5' wide, 4" thick shaped concrete sidewalk incl. 4" base course to 6" either side	SF	3533	2.90	10245.70						
20.00	603	18" HDPE Storm drain pipe, including excavation, bedding and backfill	LF	131	26.30	3445.30						
21.00	603	24" HDPE Storm drain pipe, including excavation, bedding and backfill	LF	215	36.30	7804.50						
21a	603	24" RCP Storm drain pipe, including excavation, bedding and backfill	LF	45	41.30	1858.50						
22.00	603	8" SDR-35 PVC Pipe, including excavation, bedding and backfill	LF	4368	10.50	45864.00	195.00	2047.50	3500.00	36750.00	3695.00	38797.50
23.00	603	4" SDR-35 PVC Pipe, including excavation, bedding and backfill	LF	2865	5.35	14364.75			2300.00	12305.00	2300.00	12305.00
24.00	603	4" PVC Wye fittings	EA	72	30.00	2160.00	8.00	240.00	46.00	1380.00	54.00	1620.00
25.00	603	Boring/encasement 8" sanitary sewer - D Road crossing 40.0 LF	LS	1	5085.00	5085.00			1.00	5085.00	1.00	5085.00
26.00	604	Double storm drain inlet, double grate with drive over opening, incl. excavation and backfill	EA	2	1815.00	3630.00						

PROJECT: White Willows Subdivision - Filing 1
 OWNER: Gene Painode - 3129 B Road - (970) 640-2113 - Home (434-7688)
 ENGINEER: VISTA Engineering Corp. - Pat O'Connor - 243-2242 - Fax: 243-3810
 BID DATE & TIME: September 21, 2001 2:00pm

White Willows Developers of Grand Junction, Inc.

FILE: White Willows Subdivision

PERIOD ENDING
01/25/02

PERIOD ENDING
02/23/02

ITEM #	REF #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT BID	TOTAL BID	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY TO DATE	TOTAL DUE TO DATE
27.00	804	Storm sewer outlet structure, including excavation and backfill	EA	1	1540.00	1540.00						
28.00	604	Storm sewer manhole, standard manhole including excavation and backfill	EA	2	2230.00	4460.00						
29.00	604	Adjust storm/sanitary sewer manhole rims to finish grade	EA	21	340.00	7140.00						
30.00	604	Rip-rap - 12" angular rock (Erosion protection in pond and No Name Drain)	CY	8	195.00	1560.00						
31.00	604	12" RCP Culvert including 2 each F.E.S. at D Road	LF	45	41.00	1845.00						
32.00	604	Temporary sanitary sewer manhole, removable manhole including excavation and backfill	EA	3	1345.00	4035.00			1.00	1345.00	1.00	1345.00
33.00	604	Sanitary sewer manhole, standard manhole including excavation and backfill (48" diameter)	EA	19	1275.00	24225.00	1.00	1275.00	13.00	16575.00	14.00	17850.00
34.00	604	Sanitary sewer manhole, T- Lock, 80" diam., Connection to existing main sewer interceptor	EA	2	3640.00	7280.00			1.00	3640.00	1.00	3640.00
35.00	607	6" Privacy fence	LF	880	15.75	Deleted						
36.00	608	6.5' wide, Monolithic driveover curb and gutter, including 6" base course (CDOT ABC CL-6)	LF	7678	16.75	128606.50						
37.00	608	8" Corner fillet including 6" base course (CDOT CL-B, ABC CL-6)	SF	6804	3.85	26195.40						
38.00	608	8" Valley pan including 6" base course (CDOT CL-B, ABC CL-6)	SF	1512	3.85	5821.20						
39.00	613	Dry Utility Trenching	LF	7000	3.50	24500.00						
40.00	614	Traffic signs, includes steel post, sign panel and installation	EA	12	310.00	3720.00						
41.00	614	3-Pole marker, end of street	EA	8	235.00	1880.00						
42.00	615	Irrigation riser, includes service pipe, elbows and valve	EA	108	35.00	3780.00			67.00	2345.00	67.00	2345.00
43.00	615	4" Plastic irrigation pipe, Class 160	LF	7028	2.90	20381.20			4650.00	14085.00	4850.00	14085.00
44.00	615	6" Plastic irrigation pipe, Class 160	LF	2523	4.35	10975.05			1705.00	7416.75	1705.00	7416.75
45.00	615	4" Pond drain including 92 LF 4" Class 160 PVC, 4" G.V. w/riser, 4" 45 deg. elbow, 10"x4"	LS	1	1270.00	1270.00						
46.00	615	10" Plastic Irrigation Pipe, PIP	LF	2515	5.25	13203.75			2265.00	11891.25	2265.00	11891.25
47.00	615	Native materials irrigation/detention pond liner (See notes on Storm Drain Plan)	LS	1	13125.00	Deleted						
48.00	615	Irrigation pump facility (Slab, pumps, electrical, housing, concrete inlet bay)	LS	1	52340.00	52340.00						
49.00	615	8" C-900 PVC Sleeves	LF	421	6.35	2673.35			40.00	254.00	40.00	254.00
50.00	615	10" C-900 PVC Sleeves	LF	222	8.95	1986.90			80.00	716.00	80.00	716.00
51.00	615	15" C-900 PVC Sleeves	LF	88	22.70	1997.60			40.00	908.00	40.00	908.00
52.00	619	6" C-900, CL-150, PVC pipe including excavation, bedding and backfill	LF	126	12.35	1556.10	126.00	1556.10			126.00	1556.10
53.00	619	8" C-900, CL-150, PVC pipe including excavation, bedding and backfill	LF	5862	8.70	50999.40	5402.00	46997.40			5402.00	46997.40
54.00	619	12" C-900, CL-150, PVC pipe including excavation, bedding and backfill	LF	665	21.00	13965.00	680.00	14280.00			680.00	14280.00
55.00	619	6" Gate valve installed, including thrust restraint, polyethylene and valve box	EA	7	455.00	3185.00	7.00	3185.00			7.00	3185.00

PROJECT: White Willows Subdivision - Filing 1
 OWNER: Gene Patnode - 3129 B Road - (970) 640-2113 - Home (434-7888)
 ENGINEER: VISTA Engineering Corp. - Pat O'Connor - 243-2242 - Fax: 243-3810
 BID DATE & TIME: September 21, 2001 2:00pm

White Willows Developers of Grand Junction, Inc.

FILE: White Willows Subdivision

PERIOD ENDING
01/25/02

PERIOD ENDING
02/23/02

ITEM #	REF #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT BID	TOTAL BID	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY TO DATE	TOTAL DUE TO DATE
56.00	619	8" Gate valve installed, including thrust restraint, polyethylene and valve box	EA	20	640.00	12800.00	23.00	14720.00			23.00	14720.00
57.00	619	12" Gate valve installed, including thrust restraint, polyethylene and valve box	EA	2	1100.00	2200.00	2.00	2200.00			2.00	2200.00
58.00	619	Fire Hydrant, installed, including polyethylene, thrust restraint (Mueller Centurion 200 or eq)	EA	7	1550.00	10850.00	7.00	10850.00			7.00	10850.00
59.00	619	8" x 6" x 6" Tee, installed, including polyethylene and thrust restraint	EA	7	250.00	1750.00	7.00	1750.00			7.00	1750.00
60.00	619	8" x 8" x 8" Tee, installed, including polyethylene and thrust restraint	EA	6	550.00	3300.00	8.00	4400.00			8.00	4400.00
61.00	619	8" x 6" Cross fitting, installed, including polyethylene and thrust restraint	EA	1	505.00	505.00	1.00	505.00			1.00	505.00
62.00	619	8" x 12" Cross fitting, installed, including polyethylene and thrust restraint	EA	1	715.00	715.00	2.00	1430.00			2.00	1430.00
63.00	619	8" 45 deg. elbow, installed, including polyethylene and thrust restraint	EA	6	190.00	1140.00	6.00	1140.00			6.00	1140.00
64.00	619	8" 90 deg. elbow, installed, including polyethylene and thrust restraint	EA	1	200.00	200.00	2.00	400.00			2.00	400.00
65.00	619	12" 45 deg. elbow, installed, including polyethylene and thrust restraint	EA	2	340.00	680.00						
66.00	619	12" 11.25 deg. elbow, installed, including polyethylene and thrust restraint	EA	1	350.00	350.00						
67.00	619	3/4" Type K copper tubing, fittings, installed, including excavation, bedding and backfill	LF	2250	8.25	18562.50	3013.00	24857.25			3013.00	24857.25
68.00	619	8" x 3/4" Service connection, including tapping saddle, corporation stop and connections	EA	62	90.00	5580.00	68.00	6120.00			68.00	6120.00
69.00	619	Tie connection to existing 8" waterline, including fittings and water outage notifications	EA	2	665.00	1330.00	2.00	1330.00			2.00	1330.00
70.00	619	8" Plug or cap, standard and 2" tapped plug including thrust restraint	EA	6	225.00	1350.00	7.00	1575.00			7.00	1575.00
71.00	619	Boring/encasement 8" domestic waterline - D Road Crossing	LS	1	5065.00	5065.00	1.00	5065.00			1.00	5065.00
72.00	619	Adjust waterline valve sleeve and cover to finished grade	EA	29	115.00	3335.00						
73.00	619	Dry Utility Sleeves, 4" PVC @ 44 LF each	EA	12	240.00	2880.00						
74.00	630	Traffic Control, including traffic control plans, devices and personnel	LS	1	29100.00	29100.00	0.15	4365.00	0.15	4365.00	0.30	8730.00
					TOTAL =	1050517.70		166287.55		134158.50		300448.05


**DEVELOPMENT IMPROVEMENTS AGREEMENT
DISBURSEMENT LOG AND AUTHORIZATION**

PROJECT: White Willows - Filing 1
DEVELOPER: Gene Patnode
ESCROW AGENCY: First National Bank of the Rockies

DIA NOT RECORDED: x
DIA RECORDED:
 Book -
 Page -

DATE	BY	SANITARY	WATER	STREETS	GRADING & DRAINAGE	LANDSCAPE and IRRI.	MISC.	TOTAL
Original Amount								
26-Dec-01	ewh	\$102,993.75	\$146,075.85	\$673,446.75	\$33,283.30	\$115,075.00	\$111,203.05	\$1,182,077.70
Disbursements								
07-Jan-02	ewh		\$49,790.82				\$24,269.04	\$74,059.86
07-Feb-02	ewh	\$3,562.50	\$95,982.43				\$16,951.80	\$116,496.73
11-Mar-02	ewh	\$46,307.33		\$12,952.50	\$6,550.00	\$37,596.00		\$103,405.83
25-Apr-02	ewh	\$24,561.90		\$79,290.95	\$2,281.10	\$13,892.00	\$10,747.00	\$130,772.95
17-Jun-02	ewh			\$173,680.20		\$10,901.00	\$2,275.00	\$186,856.20
18-Sep-02	ewh	\$28,562.02	\$302.60	\$166,990.12	\$24,452.20			\$220,306.94
								\$0.00
								\$0.00
								\$0.00
								\$0.00
Total								
Disbursed		\$102,993.75	\$146,075.85	\$432,913.77	\$33,283.30	\$62,389.00	\$54,242.84	\$831,898.51
Remaining Balance		\$0.00	\$0.00	\$240,532.98	\$0.00	\$52,686.00	\$56,960.21	\$350,179.19

The City of Grand Junction, Community Development Department hereby authorizes the Escrow Agency to release up to \$831,898.51, including all previous payments, to the Developer for work completed on the Project.

Signature: 
 Name: ERIC HAHN


Date: 9/18/02
 Title: CITY DEVELOPMENT ENG.

Client: United Companies	Report No: 6
Project: White Willow Subdivision	Date of Test: 5-16-02
Location:	Test By: BK
	GJLD Job No: 89353-GJ

TEST TYPE:	Nuclear (ASTM 2922) Backscatter	Nuclear (ASTM 2922) Direct Trans. X	(ASTM D-1556) Sand Cone	SPECIFICATIONS:	Project:	City: X	County:	State:
------------	---------------------------------	-------------------------------------	-------------------------	-----------------	----------	---------	---------	--------

Test No.	Location of Test	COMPACTION %	COMPAC. SPEC. %	MOISTURE CONT. %	MOISTURE SPEC. %	PROCTOR VALUE	SOIL TYPE
59	Sidewalk, N, Arrow Wy., sta 0+50 @ FSG	96	95	15.6	+2	112.0@16.0	C
60	Sidewalk, S, Arrow Wy., sta 0+50 @ FSG	99	95	15.2	+2	112.0@16.0	C
61	Street, Arrow Wy., sta 0+50 @ FSG	96	95	15.8	+2	112.0@16.0	C
62	Street, Sorrel St., adjacent to Lot 1, Blk 8 @ FSG	100	95	16.0	+2	112.0@16.0	C
63	Sidewalk, Sorrel St., sta 11+00 @ FSG	97	95	17.0	+2	112.0@16.0	C
64	Street, Sorrel St., sta 11+00 @ FSG	97	95	18.0	+2	112.0@16.0	C
65	Sidewalk, W, sta 10+00 @ FSG	96	95	15.3	+2	112.0@16.0	C
66	Street, Sorrel St., sta 9+00 @ FSG	100	95	14.7	+2	112.0@16.0	C
67	Sidewalk, W, Sorrel St., sta 9+00 @ FSG	100	95	15.0	+2	112.0@16.0	C
68	Street, Sorrel St., sta 8+00 @ FSG	100	95	17.4	+2	112.0@16.0	C
69	Street, Sorrel St., sta 7+00 @ FSG	100	95	16.4	+2	112.0@16.0	C
70	Sidewalk, W, Sorrel St., sta 7+00 @ FSG	96	95	17.9	+2	112.0@16.0	C
71	Sidewalk, N, Mason St., sta 8+50, to existing in Skyler Subdivision @ FSG	99	95	16.3	+2	112.0@16.0	C

DISTRIBUTION:	Page 1 of 2	KEY: * Fails Compaction Spec. C = Cohesive	GRAND JUNCTION LINCOLN DeVORE, INC.
1-Client	1-City of GJ	** Fails Moisture Spec. NC = NonCohesive	BY: <i>[Signature]</i>
1-Subdiv Env		S Standard Proctor ABC = Aggregate Base	FILL DENSITY TEST DAILY REPORT
1-Vista Eng		M Modified Proctor PR = Pit Run	


NOTE: Results indicate in-place soil densities at the locations and depths identified above. Grand Junction Lincoln DeVore has relied on the contractor to provide uniform mix placement and compactive effort throughout the fill area.	Nuclear Density Testing of 'pit run' or other coarse grained soils may require correction of Unit Weight And Water Content, ASTM D-4718. If soils contain oversize particles in excess of the limits of ASTM D-4718	Nuclear Density Testing is performed for acceptance control and is combined with visual and penetration methods.	 GRAND JUNCTION LINCOLN DeVORE Geotechnical Engineers-Geologists
--	---	--	---



Client: United Companies	Report No: 6
Project: White Willow Subdivision	Date of Test: 5-16-02
Location:	Test By: BK
	GJLD Job No: 89353-GJ

TEST TYPE:	Nuclear (ASTM 2922) Backscatter	Nuclear (ASTM 2922) Direct Trans. X	(ASTM D-1556) Sand Cone	SPECIFICATIONS:	Project:	City: X	County:	State:
------------	---------------------------------	-------------------------------------	-------------------------	-----------------	----------	---------	---------	--------

Test No.	Location of Test	COMPACTION %	COMPAC. SPEC. %	MOISTURE CONT. %	MOISTURE SPEC. %	PROCTOR VALUE	SOIL TYPE
72	Sidewalk, S, Mason St., sta 8+50, to existing in Skyler Subdivision @ FSG	98	95	17.7	+2	112.0@16.0	C
73	Street, Mason St., sta 8+50 @ FSG	95	95	17.9	+2	112.0@16.0	C
74	Sidewalk, N, Mason St., sta 7+00 @ FSG	97	95	14.8	+2	112.0@16.0	C
75	Sidewalk, S, Mason St., sta 7+00 @ FSG	95	95	16.2	+2	112.0@16.0	C
76	Street, Mason St., sta 7+00 @ FSG	98	95	14.7	+2	112.0@16.0	C

DISTRIBUTION:	Page 2 of 2	KEY: * Fails Compaction Spec. C = Cohesive	GRAND JUNCTION LINCOLN DeVORE, INC.
I-Client	I-City of GJ	** Fails Moisture Spec. NC = NonCohesive	BY: <i>[Signature]</i>
I-Subdiv Env		S Standard Proctor ABC = Aggregate Base	FILL DENSITY TEST DAILY REPORT
I-Vista Eng		M Modified Proctor PR = Pit Run	

NOTE: Results indicate in-place soil densities at the locations and depths identified above. Grand Junction Lincoln DeVore has relied on the contractor to provide uniform mix placement and compactive effort throughout the fill area.	Nuclear Density Testing of 'pit run' or other coarse grained soils may require correction of Unit Weight And Water Content, ASTM D-4718. If soils contain oversize particles in excess of the limits of ASTM D-4718	Nuclear Density Testing is performed for acceptance control and is combined with visual and penetration methods.	 GRAND JUNCTION LINCOLN DeVORE Geotechnical Engineers-Geologists
--	---	--	---


Client: United Companies				Report No: 7				
Project: White Willow Subdivision				Date of Test: 5-17-02				
Location:				Test By: BK				
				GJLD Job No: 89353-GJ				
TEST TYPE:	Nuclear (ASTM 2922) Backscatter	Nuclear (ASTM 2922) Direct Trans. X	(ASTM D-1556) Sand Cone	SPECIFICATIONS:	Project:	City: X	County:	State:
Test No.	Location of Test	COMPACTION %	COMPAC. SPEC. %	MOISTURE CONT. %	MOISTURE SPEC. %	PROCTOR VALUE	SOIL TYPE	
77	Street, Fennel Ave., sta 3+00 @ FSG	98	95	17.3	+2	112.0@16.0	C	
78	Street, Fennel Ave., sta 4+00 @ FSG	100	95	16.9	+2	112.0@16.0	C	
79	Street, Fennel Ave., sta 5+00 @ FSG	100	95	15.9	+2	112.0@16.0	C	
DISTRIBUTION:		KEY: * Fails Compaction Spec. C = Cohesive			GRAND JUNCTION LINCOLN DeVORE, INC.			
1-Client 1-City of GJ		** Fails Moisture Spec. NC = NonCohesive			BY: 			
1-Subdiv Env		S Standard Proctor ABC = Aggregate Base			FILL DENSITY TEST DAILY REPORT			
1-Vista Eng		M Modified Proctor PR = Pit Run						
NOTE: Results indicate in-place soil densities at the locations and depths identified above. Grand Junction Lincoln DeVore has relied on the contractor to provide uniform mix placement and compactive effort throughout the fill area.		Nuclear Density Testing of 'pit run' or other coarse grained soils may require correction of Unit Weight And Water Content, ASTM D-4718. If soils contain oversize particles in excess of the limits of ASTM D-4718		Nuclear Density Testing is performed for acceptance control and is combined with visual and penetration methods.				GRAND JUNCTION LINCOLN DeVORE Geotechnical Engineers-Geologists

Client: United Companies	Report No: 8
Project: White Willow Subdivision	Date of Test: 5-20-02
Location:	Test By: BK
	GJLD Job No: 89353-GJ

TEST TYPE:	Nuclear (ASTM 2922) Backscatter	Nuclear (ASTM 2922) Direct Trans. X	(ASTM D-1556) Sand Cone	SPECIFICATIONS:	Project:	City: X	County:	State:
------------	---------------------------------	-------------------------------------	-------------------------	-----------------	----------	---------	---------	--------

Test No.	Location of Test	COMPACTION %	COMPAC. SPEC. %	MOISTURE CONT. %	MOISTURE SPEC. %	PROCTOR VALUE	SOIL TYPE
80	Sidewalk, S, Fennel Ave., sta 0+50 @ FG	96	95	9.2	+2	123.6@8.1	BB
81	Sidewalk, S, Fennel Ave., sta 3+00 @ FG	95	95	9.4	+2	123.6@8.1	BB
82	Sidewalk, W, Sorrel St., sta 4+50 @ FG	96	95	9.0	+2	123.6@8.1	BB
83	Sidewalk, N, Arrow Wy., sta 0+50 @ FG	96	95	9.6	+2	123.6@8.1	BB
84	Sidewalk, S, Arrow Wy., sta 0+50 @ FG	95	95	8.9	+2	123.6@8.1	BB
85	Sidewalk, W, Sorrel St., sta 8+50 @ FG	95	95	8.6	+2	123.6@8.1	BB
86	Sidewalk, W, Sorrel St., sta 11+00 @ FG	96	95	9.0	+2	123.6@8.1	BB
87	Sidewalk, W, Sorrel St., sta 9+00 @ FG	96	95	9.5	+2	123.6@8.1	BB
88	Sidewalk, W, Sorrel St., sta 7+00 @ FG	95	95	9.3	+2	123.6@8.1	BB
89	Sidewalk, N, Mason St., sta 7+00 @ FG	97	95	9.0	+2	123.6@8.1	BB
90	Sidewalk, E, Brook Wy., sta 0+50 @ FG	100	95	9.5	+2	123.6@8.1	BB
91	Sidewalk, N, Fennel Ave., sta 0+50 @ FG	97	95	10.1	+2	123.6@8.1	BB
92	Sidewalk, N, Fennel Ave., sta 3+00 @ FG	99	95	9.8	+2	123.6@8.1	BB

DISTRIBUTION:	Page 1 of 2	KEY: * Fails Compaction Spec. C = Cohesive	GRAND JUNCTION LINCOLN DeVORE, INC.
1-Client	1-City of GJ	** Fails Moisture Spec. NC = NonCohesive	BY: <i>[Signature]</i>
1-Subdiv Env		S Standard Proctor ABC = Aggregate Base	FILL DENSITY TEST DAILY REPORT
1-Vista Eng		M Modified Proctor PR = Pit Run	


NOTE: Results indicate in-place soil densities at the locations and depths identified above. Grand Junction Lincoln DeVore has relied on the contractor to provide uniform mix placement and compactive effort throughout the fill area.	Nuclear Density Testing of 'pit run' or other coarse grained soils may require correction of Unit Weight And Water Content, ASTM D-4718. If soils contain oversize particles in excess of the limits of ASTM D-4718	Nuclear Density Testing is performed for acceptance control and is combined with visual and penetration methods.	 GRAND JUNCTION LINCOLN DeVORE Geotechnical Engineers-Geologists
--	---	--	---


Client: United Companies	Report No: 8
Project: White Willow Subdivision	Date of Test: 5-20-02
Location:	Test By: BK
	GJLD Job No: 89353-GJ

TEST TYPE: Nuclear (ASTM 2922) Backscatter	Nuclear (ASTM 2922) Direct Trans. X	(ASTM D-1556) Sand Cone	SPECIFICATIONS: Project:	City: X	County:	State:
--	-------------------------------------	-------------------------	--------------------------	---------	---------	--------

Test No.	Location of Test	COMPACTION %	COMPAC. SPEC. %	MOISTURE CONT. %	MOISTURE SPEC. %	PROCTOR VALUE	SOIL TYPE
93	Sidewalk, E, Sorrel St., sta 4+50 @ FG	95	95	9.6	+2	123.6@8.1	BB
94	Sidewalk, E, Sorrel St., sta 6+50 @ FG	98	95	10.0	+2	123.6@8.1	BB
95	Sidewalk, E, Sorrel St., sta 11+00 @ FG	95	95	10.1	+2	123.6@8.1	BB
96	Sidewalk, E, Sorrel St., sta 9+00 @ FG	98	95	9.8	+2	123.6@8.1	BB
97	Sidewalk, E, Sorrel St., sta 7+00 @ FG	98	95	9.1	+2	123.6@8.1	BB
98	Sidewalk, N, Mason St., to Skyler Subdivision, sta 0+50 @ FG	98	95	9.9	+2	123.6@8.1	BB
99	Sidewalk, S, Mason St., to Skyler Subdivision, sta 0+50 @ FG	96	95	9.8	+2	123.6@8.1	BB
100	Sidewalk, S, Mason St., sta 7+00 @ FG	96	95	9.0	+2	123.6@8.1	BB

BB=BLACK BASE

DISTRIBUTION:	Page 2 of 2	KEY: * Fails Compaction Spec. C = Cohesive	GRAND JUNCTION LINCOLN DeVORE, INC.
I-Client	I-City of GJ	** Fails Moisture Spec. NC = NonCohesive	BY: 
I-Subdiv Env		S Standard Proctor ABC = Aggregate Base	FILL DENSITY TEST DAILY REPORT
I-Vista Eng		M Modified Proctor PR = Pit Run	


NOTE: Results indicate in-place soil densities at the locations and depths identified above. Grand Junction Lincoln DeVore has relied on the contractor to provide uniform mix placement and compactive effort throughout the fill area.	Nuclear Density Testing of 'pit run' or other coarse grained soils may require correction of Unit Weight And Water Content, ASTM D-4718. If soils contain oversize particles in excess of the limits of ASTM D-4718	Nuclear Density Testing is performed for acceptance control and is combined with visual and penetration methods.	 GRAND JUNCTION LINCOLN DeVORE Geotechnical Engineers-Geologists
--	---	--	---

Client: Mountain Valley Contracting	Report No: 40
Project: White Willow Subdivision	Date of Test: 5-24-02
Location:	Test By: RL
	GJLD Job No: 89100-GJ

TEST TYPE:	Nuclear (ASTM 2922) Backscatter	Nuclear (ASTM 2922) Direct Trans. X	(ASTM D-1556) Sand Cone	SPECIFICATIONS:	Project:	City: X	County:	State:
------------	---------------------------------	-------------------------------------	-------------------------	-----------------	----------	---------	---------	--------

Test No.	Location of Test	COMPACTION %	COMPAC. SPEC. %	MOISTURE CONT. %	MOISTURE SPEC. %	PROCTOR VALUE	SOIL TYPE
319	WS, Lots 1 & 2, Blk 7 @ FSG	98	95	15.0	+2	112.0@16.0	C
320	WS, Lots 3 & 4, Blk 11 @ FSG	96	95	15.6	+2	112.0@16.0	C
321	WS, Lots 5 & 6, Blk 7 @ -2' BSG	98	95	14.9	+2	112.0@16.0	C
322	Water main, Yarrow Wy @ -2' BSG	95	95	15.6	+2	112.0@16.0	C
323	Water main, Yarrow Wy @ FSG	97	95	14.8	+2	112.0@16.0	C
324	Water main, Sorrell St., sta 4+50 @ FSG	96	95	14.5	+2	112.0@16.0	C
325	FH, Sorrell St., sta 10+69 @ FSG	96	95	14.8	+2	112.0@16.0	C
326	Water main, Sorrell St., sta 6+50 @ FSG	99	95	14.5	+2	112.0@16.0	C
327	Utility crossing, Myrrh St., sta 12+25 @ FSG	97	95	15.0	+2	112.0@16.0	C
328	Utility crossing, Myrrh St., sta 10+50 @ FSG	98	95	14.3	+2	112.0@16.0	C
329	Utility crossing, Myrrh St., sta 9+25 @ FSG	98	95	15.0	+2	112.0@16.0	C
330	Utility crossing, Myrrh St., sta 5+75 @ FSG	96	95	14.4	+2	112.0@16.0	C
331	Utility crossing, Mason St., sta 0+30, W end @ FSG	96	95	14.7	+2	112.0@16.0	C

DISTRIBUTION:	Page 1 of 2	KEY: * Fails Compaction Spec. C = Cohesive	GRAND JUNCTION LINCOLN DeVORE, INC.
1-Client	1-City of GJ	** Fails Moisture Spec. NC = NonCohesive	BY: <i>RL</i>
1-Subdiv Env	1-Ute Water	S Standard Proctor ABC = Aggregate Base	FILL DENSITY TEST DAILY REPORT
1-Vista Eng	1-Cen Grand Valley San Dist	M Modified Proctor PR = Pit Run	


NOTE: Results indicate in-place soil densities at the locations and depths identified above. Grand Junction Lincoln DeVore has relied on the contractor to provide uniform mix placement and compactive effort throughout the fill area.	Nuclear Density Testing of 'pit run' or other coarse grained soils may require correction of Unit Weight And Water Content, ASTM D-4718. If soils contain oversize particles in excess of the limits of ASTM D-4718	Nuclear Density Testing is performed for acceptance control and is combined with visual and penetration methods.	 GRAND JUNCTION LINCOLN DeVORE Geotechnical Engineers-Geologists
--	---	--	---

Client: Mountain Valley Contracting	Report No: 40
Project: White Willow Subdivision	Date of Test: 5-24-02
Location:	Test By: RL
	GJLD Job No: 89100-GJ

TEST TYPE:	Nuclear (ASTM 2922) Backscatter	Nuclear (ASTM 2922) Direct Trans. X	(ASTM D-1556) Sand Cone	SPECIFICATIONS:	Project:	City: X	County:	State:
------------	---------------------------------	-------------------------------------	-------------------------	-----------------	----------	---------	---------	--------

Test No.	Location of Test	COMPACTION %	COMPAC. SPEC. %	MOISTURE CONT. %	MOISTURE SPEC. %	PROCTOR VALUE	SOIL TYPE
332	Utility crossing, Myrrh St., sta 5+25 @ FSG	97	95	15.0	+2	112.0@16.0	C
333	Utility crossing, Basil Pl., sta 0+30 @ FSG	99	95	15.6	+2	112.0@16.0	C
334	Utility crossing, Florida St., sta 0+30 @ FSG	95	95	14.9	+2	112.0@16.0	C
335	Utility crossing, Florida St., sta 8+00 @ FSG	96	95	15.6	+2	112.0@16.0	C
336	Utility crossing, Yarrow Wy., E end @ FSG	97	95	14.8	+2	112.0@16.0	C
337	Utility crossing, Yarrow Wy., W end @ FSG	96	95	14.5	+2	112.0@16.0	C
338	Utility crossing, Sorrell St., sta 4+00 @ FSG	96	95	14.8	+2	112.0@16.0	C
339	Utility crossing, Burdock Wy., sta 2+00 @ FSG	99	95	14.5	+2	112.0@16.0	C
340	Utility crossing, Mason St., E end @ FSG	96	95	15.0	+2	112.0@16.0	C

DISTRIBUTION:	Page 2 of 2	KEY: * Fails Compaction Spec. C = Cohesive	GRAND JUNCTION LINCOLN DeVORE, INC.
1-Client 1-City of GJ		** Fails Moisture Spec. NC = NonCohesive	BY: <i>RL</i>
1-Subdiv Env 1-Ute Water		S Standard Proctor ABC = Aggregate Base	FILL DENSITY TEST DAILY REPORT
1-Vista Eng 1-Cen Grand Valley San Dist		M Modified Proctor PR = Pit Run	

NOTE: Results indicate in-place soil densities at the locations and depths identified above. Grand Junction Lincoln DeVore has relied on the contractor to provide uniform mix placement and compactive effort throughout the fill area.	Nuclear Density Testing of 'pit run' or other coarse grained soils may require correction of Unit Weight And Water Content, ASTM D-4718. If soils contain oversize particles in excess of the limits of ASTM D-4718	Nuclear Density Testing is performed for acceptance control and is combined with visual and penetration methods.	 GRAND JUNCTION LINCOLN DeVORE Geotechnical Engineers-Geologists
--	---	--	---

LETTER OF TRANSMITTAL

TO: CITY OF G.J. / WESTWATER ENGR'S

ATTENTION: ERIC HAHN / KELLIE KNOWLES

SUBJECT: WHITE WILLOWS SUB. - FILING 1
REDLINE AS-BUILTS

VISTA ENGINEERING CORP.
CONSULTING ENGINEERS & LAND SURVEYORS

2777 CROSSROADS BOULEVARD
GRAND JUNCTION, COLORADO 81506
(970) 243-2242
FAX: (970) 243-3810

DATE: 5/8/02
JOB NO. 4016.01

TRANSMITTED ARE:

- For Approval
- For Your Use
- As Requested
- For Review and Comment
- Submittal Accepted
- Submittal Accepted as Noted (Resubmit)
- Submittal Returned for Revisions (Resubmit)
- Submittal Not Accepted (Submit Anew)
- Preliminary Submittal
- For Reference Only
- Distribution Copy (Previously Accepted)
- _____
- _____
- _____

COPIES	DATE	NO.	DESCRIPTION
1	5/3/02	5	REDLINE (PRELIMINARY) SAN-SEWER AS-BUILTS

REMARKS PLEASE REVIEW FOR PAVING APPROVAL

STREET PREP. & CONCRETE IS SCHEDULED TO BEGIN IN A COUPLE OF DAYS.

COPY TO GENE PATNODE / FILE

SIGNED [Signature]

1/27/97

APPLICATION FOR PAYMENT NO. 4

To: GENE PATNODE (owner), for work at WHITE WILLOWS SUB.- FILING 1 (subdivision)

accomplished through the date of 4/8/02 by MOUNTAIN VALLEY CONTRACTING (subcontractor) as follows or attach an itemized list.

CONTRACTOR'S Certification: MOUNTAIN VALLEY CONTRACT. (subcontractor) certifies that all progress payments received from OWNERS on account of Work done under the Work Agreement referred to above have been applied to discharge in full all obligations of MOUNTAIN VALLEY CONTRACTING (subcontractor) incurred in connection with the Work covered by this Application For Payment Number inclusive; AND title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application For Payment will pass to OWNERS at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated 4/17/02, 199

MOUNTAIN VALLEY CONTRACTING (subcontractor)
By: Richard Davis
Title: PRESIDENT

PROJECT MANAGER'S Recommendation: This Application (with any accompanying documentation) meets the requirements of the Contract Documents and payment of the above Current Payment Due is recommended.

Dated 4/16/02, 199

Name: VISTA ENGINEERING CORP.
By: F.M. O'Connell

CITY OF GRAND JUNCTION RECOMMENDATIONS: This Application (with accompanying documentation) meets the requirements of the Development Improvements Agreement and payment of the above Current Payment Due is recommended.

Dated 4/26/02, 199

CITY OF GRAND JUNCTION
By: [Signature]
Title: CITY DEVELOPMENT ENGINEER

OWNER'S Acceptance: This application (with accompanying documentation) is accepted and payment of the above Current Payment Due is recommended.

Dated , 199

Company:
By & Title:

1/20/97

REQUEST FOR DISBURSEMENT

Per paragraph 2(a) of the disbursement agreement for WHITE WILLOWS- FILING 1 Subdivision, the signatures below certify that all costs for which the advance is being requested have been incurred in connection with the construction of the improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; the Project Engineer has inspected the improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans.

DEVELOPER:

GENE PATNODE
(name)

Gene Patnode
(signature)

DEVELOPER'S PROJECT ENGINEER:

VISTA ENGINEERING CORP.
(name)

Pat M. O'Connell 4/16/02
(name)

CITY ENGINEER:

ERIC HAHN
(name)

Eric Hahn 4/26/02
(name)



Invoice

Mountain Valley Contracting, Inc.

647 - 25 Road
Grand Junction, CO 81505

DATE	INVOICE NO.
04/09/2002	1774

BILL TO
Gene Patnode 3129 B Road Grand Junction, CO 81503

PROJECT
White Willows Subdivision

JOB #	TERMS	DUE DATE
	Net 30	05/09/2002

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
1	Pay Estimate #3	1	130,772.95	130,772.95

Total

\$130,772.95

MOUNTAIN VALLEY CONTRACTING, INC.

647-25 Road

Grand Junction, CO. 81505

970-245-1990

CONTRACTOR PARTIAL PAY ESTIMATE

PROJECT: White Willows Subdivision

REQUEST NO.: Four

PERIOD ENDING: April 8, 2002

Original Contract Sum

\$ 1,050,517.70

Net Amount of Approved Change Orders

\$ 0

Contract Sum to Date

\$ 1,050,517.70

Total Work Completed to Date

\$ 431,219.00

Materials Presently Stored on Site

\$ 0

Total Completed and Stored on Site

\$ 431,219.00

Less Previous Payments

\$ 300,446.05

Less Previous Draws Not Yet Paid

\$ 0

Current Payment Due

\$ 130,772.95

PROJECT: White Willows Subdivision - Filing 1
 OWNER: Gene Patnode - 3129 B Road - (970) 640-2113 - Home (434-7888)
 ENGINEER: VISTA Engineering Corp. - Pat O'Connor - 243-2242 - Fax: 243-3810
 BID DATE & TIME: September 21, 2001 2:00pm

White Willows Developers of Grand Junction, Inc.

FILE: White Willows Subdivision

ITEM #	REF #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT BID	TOTAL BID	PERIOD ENDING 01/25/02		PERIOD ENDING 02/23/02		PERIOD ENDING 04/08/02		QUANTITY TO DATE	TOTAL DUE TO DATE
							QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY THIS PERIOD	AMOUNT DUE		
67.00	619	3/4" Type K copper tubing, fittings, installed, including excavation, bedding and backfill	LF	2250	8.25	18562.50	3013.00	24857.25					3013.00	24857.25
68.00	619	8" x 3/4" Service connection, including tapping saddle, corporation stop and connections	EA	62	90.00	5580.00	68.00	6120.00					68.00	6120.00
69.00	619	Tie connection to existing 8" waterline, including fittings and water outage notifications	EA	2	665.00	1330.00	2.00	1330.00					2.00	1330.00
70.00	619	8" Plug or cap, standard and 2" tapped plug including thrust restraint	EA	6	225.00	1350.00	7.00	1575.00					7.00	1575.00
71.00	619	Boring/encasement 8" domestic waterline - D Road Crossing	LS	1	5065.00	5065.00	1.00	5065.00					1.00	5065.00
72.00	619	Adjust waterline valve sleeve and cover to finished grade	EA	29	115.00	3335.00								
73.00	619	Dry Utility Sleeves, 4" PVC @ 44 LF each	EA	12	240.00	2880.00					23.00	5520.00	23.00	5520.00
74.00	630	Traffic Control, including traffic control plans, devices and personnel	LS	1	29100.00	29100.00	0.15	4365.00	0.15	4365.00	0.15	4365.00	0.45	13095.00
					TOTAL=	1050517.70		166287.55		134158.50		69559.35		370005.40
CO-1		Subgrade backfill in Sorrel Street where tree roots were excavated	LS	1	3900.00	3900.00					1.00	3900.00	1.00	3900.00
CO-2		Overlot embankment	CY	10400	5.15	53560.00					10400.00	53560.00	10400.00	53560.00
CO-3		Additional conduit crossings - additional piping materials only	LF	3128	1.20	3753.60					3128.00	3753.60	3128.00	3753.60
						1111731.30		166287.55		134158.50		130772.95		431219.00

MOUNTAIN VALLEY CONTRACTING, INC.

647-25 Road

Grand Junction, CO. 81505

970-245-1990

CONTRACTOR PARTIAL PAY ESTIMATE

PROJECT: White Willows Subdivision

REQUEST NO.: Four

PERIOD ENDING: April 8, 2002

Original Contract Sum	\$ <u>1,050,517.70</u>
Net Amount of Approved Change Orders	\$ <u>0</u>
Contract Sum to Date	\$ <u>1,050,517.70</u>
Total Work Completed to Date	\$ <u>431,219.00</u>
Materials Presently Stored on Site	\$ <u>0</u>
Total Completed and Stored on Site	\$ <u>431,219.00</u>
Less Previous Payments	\$ <u>300,446.05</u>
Less Previous Draws Not Yet Paid	\$ <u>0</u>
Current Payment Due	\$ <u>130,772.95</u>

PROJECT White Willows Subdivision - Filing 1
 OWNER: Gene Patnode - 3129 B Road - (970) 640-2113 - Home (434-7688)
 ENGINEER: VISTA Engineering Corp. - Pat O'Connor - 243-2242 - Fax: 243-3810
 BID DATE & TIME: September 21, 2001 2:00pm

FILE: White Willows Subdivision

PERIOD ENDING
01/25/02

PERIOD ENDING
02/23/02

PERIOD ENDING
04/03/02

White Willows Developers of Grand Junction, Inc.

ITEM #	REF #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT BID	TOTAL BID	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY TO DATE	TOTAL DUE TO DATE
67.00	619	3/4" Type K copper tubing, fittings, installed, including excavation, bedding and backfill	LF	.250	8.25	18562.50	3013.00	24857.25					3013.00	24857.25
68.00	619	8" x 3/4" Service connection, including tapping saddle, corporation stop and connections	EA	62	90.00	5580.00	68.00	6120.00					68.00	6120.00
69.00	619	Tie connection to existing 8" waterline, including fittings and water outage notifications	EA	2	665.00	1330.00	2.00	1330.00					2.00	1330.00
70.00	619	8" Plug or cap, standard and 2" tapped plug including thrust restraint	EA	6	225.00	1350.00	7.00	1575.00					7.00	1575.00
71.00	619	Boring/encasement 8" domestic waterline - D Road Crossing	LS	1	5065.00	5065.00	1.00	5065.00					1.00	5065.00
72.00	619	Adjust waterline valve sleeve and cover to finished grade	EA	29	115.00	3335.00								
73.00	619	Dry Utility Sleeves, 4" PVC @ 44 LF each	EA	12	240.00	2880.00					23.00	5520.00	23.00	5520.00
74.00	630	Traffic Control, including traffic control plans, devices and personnel	LS	1	29100.00	29100.00	0.15	4365.00	0.15	4365.00	0.15	4365.00	0.45	13095.00
					TOTAL =	1050517.70		166287.55		134158.50		69559.35		370005.40
CO-1		Subgrade backfill in Sorrel Street where tree roots were excavated	LS	1	3900.00	3900.00					1.00	3900.00	1.00	3900.00
CO-2		Overlief embankment	CY	10400	5.15	53560.00					10400.00	3560.00	10400.00	53560.00
CO-3		Additional conduit crossings - additional piping materials only	LF	3128	1.20	3753.60					3128.00	3753.60	3128.00	3753.60
						1111731.30		166287.55		134158.50		10772.95		431219.00

From: Eric Hahn
To: O'Conner, Pat
Date: 5/9/02 2:05PM
Subject: White Willows - redline as-builts

Pat,

I received the redline as-builts for White Willows - Filing 1. I have the following concerns that must be addressed before paving may begin:

1. There are multiple manholes that have very little drop across the inverts, some manholes have less than 0.05' of drop. Verify with CGVSD that the minimal drops are acceptable.
2. Submit compaction test results and other supporting information verifying that the damage caused by the Ute water break has been adequately mitigated or repaired. All such test results must be dated after the date of the flooding.
3. Submit information verifying that they organic matter discovered in the street subgrade at various locations has been removed.

Until these concerns are addressed, it is NOT OK to pave this filing.

Please call me (244-1443) if you have questions regarding this message.

Eric Hahn, PE
City Development Engineer

CC: Barslund, Mark; Cecil, Pat; McDill, Mike; Prall, Trenton

LETTER OF TRANSMITTAL

VISTA ENGINEERING CORP.
 CONSULTING ENGINEERS & LAND SURVEYORS

2777 CROSSROADS BOULEVARD
 GRAND JUNCTION, COLORADO 81506
 (970) 243-2242
 FAX: (970) 243-3810

TO: CITY OF G.J. / WESTWATER ENGR'S

ATTENTION: ERIC HAHN / KELLIE KNOWLES

SUBJECT: WHITE WILLOWS SUB. - FILING 1
REDLINE AS-BUILTS

DATE: 5/8/02
 JOB NO. 4016.01

TRANSMITTED ARE:

- | | |
|---|--|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> For Approval <input checked="" type="checkbox"/> For Your Use <input checked="" type="checkbox"/> As Requested <input type="checkbox"/> For Review and Comment <input type="checkbox"/> Submittal Accepted <input type="checkbox"/> Submittal Accepted as Noted (Resubmit) <input type="checkbox"/> Submittal Returned for Revisions (Resubmit) | <ul style="list-style-type: none"> <input type="checkbox"/> Submittal Not Accepted (Submit Anew) <input type="checkbox"/> Preliminary Submittal <input type="checkbox"/> For Reference Only <input type="checkbox"/> Distribution Copy (Previously Accepted) <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ |
|---|--|

COPIES	DATE	NO.	DESCRIPTION
1	5/3/02	5	REDLINE (PRELIMINARY) SAN-SEWER AS-BUILTS

REMARKS PLEASE REVIEW FOR PAVING APPROVAL

STREET PREP. & CONCRETE IS SCHEDULED TO BEGIN IN A COUPLE OF DAYS.

COPY TO GEN & PATNODE / FILE

SIGNED *[Signature]*

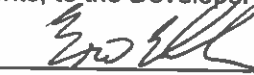
**DEVELOPMENT IMPROVEMENTS AGREEMENT
DISBURSEMENT LOG AND AUTHORIZATION**

PROJECT: White Willows - Filing 1
DEVELOPER: Gene Patnode
ESCROW AGENCY: First National Bank of the Rockies

DIA NOT RECORDED: x
DIA RECORDED:
 Book -
 Page -

DATE	BY	SANITARY	WATER	STREETS	GRADING & DRAINAGE	LANDSCAPE and IRRI.	MISC.	TOTAL
Original Amount								
26-Dec-01	ewh	\$102,993.75	\$146,075.85	\$673,446.75	\$33,283.30	\$115,075.00	\$111,203.05	\$1,182,077.70
Disbursements								
07-Jan-02	ewh		\$49,790.82				\$24,269.04	\$74,059.86
07-Feb-02	ewh	\$3,562.50	\$95,982.43				\$16,951.80	\$116,496.73
11-Mar-02	ewh	\$46,307.33		\$12,952.50	\$6,550.00	\$37,596.00		\$103,405.83
25-Apr-02	ewh	\$24,561.90		\$79,290.95	\$2,281.10	\$13,892.00	\$10,747.00	\$130,772.95
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00
Total Disbursed		\$74,431.73	\$145,773.25	\$92,243.45	\$8,831.10	\$51,488.00	\$51,967.84	\$424,735.37
Remaining Balance		\$28,562.02	\$302.60	\$581,203.30	\$24,452.20	\$63,587.00	\$59,235.21	\$757,342.33

The City of Grand Junction, Community Development Department hereby authorizes the Escrow Agency to release up to \$424,735.37, including all previous payments, to the Developer for work completed on the Project.

Signature: 
 Name: ERIC HAHN

Date: 4/26/02
 Title: CITY DEVELOPMENT ENGINEER

1/27/97

APPLICATION FOR PAYMENT NO. 4

To: GENE PATNODE (owner), for work at WHITE WILLOWS SUB. - FILING 1 (subdivision)

accomplished through the date of 4/8/02 by MOUNTAIN VALLEY CONTRACTING (subcontractor) as follows or attach an itemized list.

CONTRACTOR'S Certification: MOUNTAIN VALLEY CONTRACT, (subcontractor) certifies that all progress payments received from OWNERS on account of Work done under the Work Agreement referred to above have been applied to discharge in full all obligations of MOUNTAIN VALLEY CONTRACTING (subcontractor) incurred in connection with the Work covered by this Application For Payment Number _____ inclusive; AND title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application For Payment will pass to OWNERS at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated 4/17/02, 1992

MOUNTAIN VALLEY CONTRACTING (subcontractor)

By: Richard Davis

Title: PRESIDENT

PROJECT MANAGER'S Recommendation: This Application (with any accompanying documentation) meets the requirements of the Contract Documents and payment of the above Current Payment Due is recommended.

Dated 4/16/02, 1992

Name: VISTA ENGINEERING CORP.

By: Fred M. O'Connell

CITY OF GRAND JUNCTION RECOMMENDATIONS: This Application (with accompanying documentation) meets the requirements of the Development Improvements Agreement and payment of the above Current Payment Due is recommended.

Dated 4/26/02, 1992

CITY OF GRAND JUNCTION

By: [Signature]

Title: CITY DEVELOPMENT ENGINEER

OWNER'S Acceptance: This application (with accompanying documentation) is accepted and payment of the above Current Payment Due is recommended.

Dated _____, 1992

Company: _____

By & Title: _____

1/20/97

REQUEST FOR DISBURSEMENT

Per paragraph 2(a) of the disbursement agreement for WHITE WILLOWS - FILING 1 Subdivision, the signatures below certify that all costs for which the advance is being requested have been incurred in connection with the construction of the improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; the Project Engineer has inspected the improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans.

DEVELOPER:

GENE PATNODE
(name)

Gene Patnode
(signature)

DEVELOPER'S PROJECT ENGINEER:

VISTA ENGINEERING CORP.
(name)

Paul M. O'Connell 4/16/02
(name)

CITY ENGINEER:

ERIC HAHN
(name)

Eric Hahn 4/26/02
(name)



Invoice

647 - 25 Road
Grand Junction, CO 81505

DATE	INVOICE NO.
04/09/2002	1774

BILL TO
Gene Patnode 3129 B Road Grand Junction, CO 81503

PROJECT
White Willows Subdivision

JOB #	TERMS	DUE DATE
	Net 30	05/09/2002

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
1	Pay Estimate #3	1	130,772.95	130,772.95

Total	\$130,772.95
--------------	--------------

MOUNTAIN VALLEY CONTRACTING, INC.

647-25 Road

Grand Junction, CO. 81505

970-245-1990

CONTRACTOR PARTIAL PAY ESTIMATE

PROJECT: White Willows Subdivision

REQUEST NO.: Four

PERIOD ENDING: April 8, 2002

Original Contract Sum	\$ <u>1,050,517.70</u>
Net Amount of Approved Change Orders	\$ <u>0</u>
Contract Sum to Date	\$ <u>1,050,517.70</u>
Total Work Completed to Date	\$ <u>431,219.00</u>
Materials Presently Stored on Site	\$ <u>0</u>
Total Completed and Stored on Site	\$ <u>431,219.00</u>
Less Previous Payments	\$ <u>300,446.05</u>
Less Previous Draws Not Yet Paid	\$ <u>0</u>
Current Payment Due	\$ <u>130,772.95</u>

PROJECT: White Willows Subdivision - Filing 1
 OWNER: Gene Patnode - 3129 B Road - (970) 840-2113 - Home (434-7688)
 ENGINEER: VISTA Engineering Corp - Pat O'Connor - 243-2242 - Fax: 243-3810
 BID DATE & TIME: September 21, 2001 2:00pm

White Willows Developers of Grand Junction, Inc.

FILE: White Willows Subdivision

ITEM #	REF #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT BID	TOTAL BID	PERIOD ENDING	PERIOD ENDING	PERIOD ENDING	QUANTITY TO DATE	TOTAL DUE TO DATE	
							01/25/02	02/23/02	04/08/02			
							QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY THIS PERIOD	AMOUNT DUE
32.00	604	Temporary sanitary sewer manhole, removable manhole including excavation and backfill	EA	3	1345.00	4035.00			1.00	1345.00	2.00	2690.00
33.00	604	Sanitary sewer manhole, standard manhole including excavation and backfill (48" diamet	EA	19	1275.00	24225.00	1.00	1275.00	13.00	16575.00	5.00	6375.00
34.00	604	Sanitary sewer manhole, T- Lock, 60" diam. Connection to existing main sewer intercept	EA	2	3640.00	7280.00			1.00	3640.00	1.00	3640.00
35.00	607	6' Privacy fence	LF	880	15.75	Deleted						
38.00	608	6.5' wide, Monolithic driveover curb and gutter, including 6" base course (CDOT ABC CL	LF	7678	16.75	128608.50						
37.00	608	8" Corner fillet including 6" base course (CDOT CL-B, ABC CL-6)	SF	6804	3.85	26195.40						
38.00	608	8" Valley pan including 6" base course (CDOT CL-B, ABC CL-6)	SF	1512	3.85	5821.20						
39.00	613	Dry Utility Trenching	LF	7000	3.50	24500.00						
40.00	614	Traffic signs, includes steel post, sign panel and installation	EA	12	310.00	3720.00						
41.00	614	3-Pole marker, end of street	EA	8	235.00	1880.00						
42.00	615	Irrigation riser, includes service pipe, elbows and valve	EA	108	35.00	3780.00			67.00	2345.00	41.00	1435.00
43.00	615	4" Plastic Irrigation pipe, Class 160	LF	7028	2.90	20381.20			4850.00	14085.00	2178.00	6316.20
44.00	615	6" Plastic irrigation pipe, Class 160	LF	2523	4.35	10975.05			1705.00	7416.75	818.00	3558.30
45.00	615	4" Pond drain including 92 LF 4" Class 160 PVC, 4" G.V. w/friser, 4" 45 deg. elbow, 10"x4	LS	1	1270.00	1270.00					1.00	1270.00
48.00	615	10" Plastic Irrigation Pipe, PIP	LF	2515	5.25	13203.75			2265.00	11891.25	250.00	1312.50
47.00	615	Native materials irrigation/detention pond liner (See notes on Storm Drain Plan)	LS	1	13125.00	Deleted						
48.00	615	Irrigation pump facility (Slab, pumps, electrical, housing, concrete inlet bay)	LS	1	52340.00	52340.00						
49.00	615	8" C-900 PVC Sleeves	LF	421	6.35	2673.35			40.00	254.00	381.00	2419.35
50.00	615	10" C-900 PVC Sleeves	LF	222	8.95	1986.90			80.00	716.00	142.00	1270.90
51.00	615	15" C-900 PVC Sleeves	LF	88	22.70	1997.60			40.00	908.00	48.00	1089.60
52.00	619	6" C-900, CL-150, PVC pipe including excavation, bedding and backfill	LF	126	12.35	1556.10	126.00	1556.10				
53.00	619	8" C-900, CL-150, PVC pipe including excavation, bedding and backfill	LF	5862	8.70	50999.40	5402.00	46997.40			480.00	4002.00
54.00	619	12" C-900, CL-150, PVC pipe including excavation, bedding and backfill	LF	685	21.00	13965.00	680.00	14280.00			10.00	210.00
55.00	619	6" Gate valve installed, including thrust restraint, polyethylene and valve box	EA	7	455.00	3185.00	7.00	3185.00				
56.00	619	8" Gate valve installed, including thrust restraint, polyethylene and valve box	EA	20	640.00	12800.00	23.00	14720.00				
57.00	619	12" Gate valve installed, including thrust restraint, polyethylene and valve box	EA	2	1100.00	2200.00	2.00	2200.00				
58.00	619	Fire Hydrant, installed, including polyethylene, thrust restraint (Mueller Centurion 200 or	EA	7	1550.00	10850.00	7.00	10850.00				
59.00	619	8" x 8" x 6" Tee, installed, including polyethylene and thrust restraint	EA	7	250.00	1750.00	7.00	1750.00				
60.00	619	8" x 8" x 8" Tee, installed, including polyethylene and thrust restraint	EA	6	550.00	3300.00	8.00	4400.00				
61.00	619	8" x 8" Cross fitting, installed, including polyethylene and thrust restraint	EA	1	505.00	505.00	1.00	505.00				
62.00	619	8" x 12" Cross fitting, installed, including polyethylene and thrust restraint	EA	1	715.00	715.00	2.00	1430.00				
63.00	619	8" 45 deg elbow, installed, including polyethylene and thrust restraint	EA	6	190.00	1140.00	6.00	1140.00				
64.00	619	8" 90 deg elbow, installed, including polyethylene and thrust restraint	EA	1	200.00	200.00	2.00	400.00				
65.00	619	12" 45 deg. elbow, installed, including polyethylene and thrust restraint	EA	2	340.00	680.00						
66.00	619	12" 11 25 deg. elbow, installed, including polyethylene and thrust restraint	EA	1	350.00	350.00					4.00	1360.00

PROJECT: White Willows Subdivision - Filing 1
 OWNER: Gene Patnode - 3129 B Road - (970) 640-2113 - Home (434-7688)
 ENGINEER: VISTA Engineering Corp. - Pat O'Connor - 243-2242 - Fax: 243-3810
 BID DATE & TIME: September 21, 2001 2:00pm

White Willows Developers of Grand Junction, Inc.

FILE: White Willows Subdivision

ITEM #	REF #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT BID	TOTAL BID	PERIOD ENDING 01/25/02		PERIOD ENDING 02/23/02		PERIOD ENDING 04/08/02		QUANTITY TO DATE	TOTAL DUE TO DATE
							QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY THIS PERIOD	AMOUNT DUE		
67.00	619	3/4" Type K copper tubing, fittings, installed, including excavation, bedding and backfill	LF	2250	8.25	18562.50	3013.00	24857.25						
68.00	619	8" x 3/4" Service connection, including tapping saddle, corporation stop and connections	EA	62	90.00	5580.00	68.00	6120.00					3013.00	24857.25
69.00	619	Tie connection to existing 8" waterline, including fittings and water outage notifications	EA	2	665.00	1330.00	2.00	1330.00					68.00	6120.00
70.00	619	8" Plug or cap, standard and 2" lapped plug including thrust restraint	EA	6	225.00	1350.00	7.00	1575.00					2.00	1330.00
71.00	619	Boring/encasement 8" domestic waterline - D Road Crossing	LS	1	5065.00	5065.00	1.00	5065.00					7.00	1575.00
72.00	619	Adjust waterline valve sleeve and cover to finished grade	EA	29	115.00	3335.00							1.00	5065.00
73.00	619	Dry Utility Sleeves, 4" PVC @ 44 LF each	EA	12	240.00	2880.00					23.00	5520.00	23.00	5520.00
74.00	630	Traffic Control, including traffic control plans, devices and personnel	LS	1	29100.00	29100.00	0.15	4365.00	0.15	4365.00	0.15	4365.00	0.45	13095.00
TOTAL =						1050517.70		166287.55		134158.50		69559.35		370005.40
CO-1		Subgrade backfill in Sorrel Street where tree roots were excavated	LS	1	3900.00	3900.00					1.00	3900.00	1.00	3900.00
CO-2		Overlot embankment	CY	10400	5.15	53560.00					10400.00	53560.00	10400.00	53560.00
CO-3		Additional conduit crossings - additional piping materials only	LF	3128	1.20	3753.60					3128.00	3753.60	3128.00	3753.60
						1111731.30		166287.55		134158.50		130772.95		431219.00

MOUNTAIN VALLEY CONTRACTING, INC.

647-25 Road

Grand Junction, CO. 81505

970-245-1990

CONTRACTOR PARTIAL PAY ESTIMATE

PROJECT: White Willows Subdivision

REQUEST NO.: Four

PERIOD ENDING: April 8, 2002

Original Contract Sum	\$ <u>1,050,517.70</u>
Net Amount of Approved Change Orders	\$ <u>0</u>
Contract Sum to Date	\$ <u>1,050,517.70</u>
Total Work Completed to Date	\$ <u>431,219.00</u>
Materials Presently Stored on Site	\$ <u>0</u>
Total Completed and Stored on Site	\$ <u>431,219.00</u>
Less Previous Payments	\$ <u>300,446.05</u>
Less Previous Draws Not Yet Paid	\$ <u>0</u>
Current Payment Due	\$ <u>130,772.95</u>

PROJECT: White Willows Subdivision - Filing 1
 OWNER: Gene Patnode - 3129 B Road - (970) 640-2113 - Home (434-7688)
 ENGINEER: VISTA Engineering Corp. - Pat O'Connor - 243-2242 - Fax: 243-3810
 BID DATE & TIME: September 21, 2001 2:00pm

White Willows Developers of Grand Junction, Inc.

FILE: White Willows Subdivision

ITEM #	REF #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT BID	TOTAL BID	PERIOD ENDING 01/25/02		PERIOD ENDING 02/23/02		PERIOD ENDING 04/03/02		TOTAL DUE TO DATE	
							QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY THIS PERIOD	AMOUNT DUE	QUANTITY THIS PERIOD	AMOUNT DUE		
67.00	619	3/4" Type K copper tubing, fittings, installed, including excavation, bedding and backfill	LF	250	8.25	18562.50	3013.00	24857.25						
68.00	619	8" x 3/4" Service connection, including tapping saddle, corporation stop and connections	EA	62	90.00	5580.00	68.00	6120.00				3013.00	24857.25	
69.00	619	Tie connection to existing 8" waterline, including fittings and water outage notifications	EA	2	665.00	1330.00	2.00	1330.00				68.00	6120.00	
70.00	619	8" Plug or cap, standard and 2" lapped plug including thrust restraint	EA	6	225.00	1350.00	7.00	1575.00				2.00	1330.00	
71.00	619	Boring/encasement 8" domestic waterline - D Road Crossing	LS	1	5065.00	5065.00	1.00	5065.00				7.00	1575.00	
72.00	619	Adjust waterline valve sleeve and cover to finished grade	EA	29	115.00	3335.00						1.00	5065.00	
73.00	619	Dry Utility Sleeves, 4" PVC @ 44 LF each	EA	12	240.00	2880.00					23.00	5520.00	23.00	5520.00
74.00	630	Traffic Control, including traffic control plans, devices and personnel	LS	1	29100.00	29100.00	0.15	4365.00	0.15	4365.00	0.15	4365.00	0.45	13095.00
TOTAL =						1050517.70		168287.55		134158.50		89559.35		370005.40
CO-1		Subgrade backfill in Sorrel Street where tree roots were excavated	LS	1	3900.00	3900.00					1.00	3900.00	1.00	3900.00
CO-2		Overlot embankment	CY	10400	5.15	53560.00					10400.00	53560.00	10400.00	53560.00
CO-3		Additional conduit crossings - additional piping materials only	LF	3128	1.20	3753.60					3128.00	3753.60	3128.00	3753.60
TOTAL =						1111731.30		168287.55		134158.50		10772.95		431219.00



GRAND JUNCTION
LINCOLN-DeVORE, Inc.
GEOTECHNICAL ENGINEERS-GEOLOGISTS

1441 Motor Street
Grand Junction, CO. 81505

TEL: (970) 242-8968
FAX: (970) 242-1561

FACSIMILE TRANSMITTAL SHEET

TO: MR. ERIC HAHN, PE
City Development Engr

DATE: 8-2-02

TIME: 15:45

Number of Pages: 3
(Including this Page)

Re: White Willow Sub

FROM: ED HARRIS

MESSAGE: This oversize packet will be delivered Monday
We encountered a few 'numbering' problems which need correcting.

STEVE LABONDE, DAVE RABD

- 241-7076



GRAND JUNCTION
LINCOLN DeVORE, Inc.
GEOTECHNICAL ENGINEERS - GEOLOGISTS

1441 Motor St.
Grand Junction, CO 81505

TEL: (970) 242-8968
FAX: (970) 242-1561

2/11
August 7, 2002

Mountain Valley Contracting, Inc.
647 25 Rd.
Grand Junction, CO 81505

Re: Utility trench and road subgrade compaction
White Willow Subdivision, Grand Junction, CO

Enclosed herewith is a copy of Fill Density Tests Daily Reports performed by Grand Junction Lincoln DeVore for the above referenced project. Included are the fill density tests reports for the water main and services, sanitary sewer main and services, road/sidewalk subgrade areas and aggregate base course testing for the roads and sidewalks.

The road subgrade containing excessive amounts of organic matter (tree roots), along the old irrigation ditch in the northeast portion of the subdivision was removed by United Companies and replaced with a lean clay soil which is similar to the native soils. Prior to the fill replacement, personnel of Grand Junction Lincoln DeVore observed the site and confirmed the area of over excavation was sufficient to remove the objectionable organic matter and the over excavation subgrade was properly prepared and ready for fill placement.

Two episodes of partial site flooding and subsequent drying occurred. The first episode occurred in the north and west portion of the subdivision along Fenel Avenue and Myrrh Drive. Due to drying shrinkage of the subgrade soils in the compacted utility trenches, significant amounts of water penetrated through the compacted fill and into the utility pipe bedding gravel. It was obvious to the undersigned that the gravel bedding under went significant settlement/collapse, the backfill soils were partially 'pipped' along the cracks where the flood water entered the sites and 'piping' holes occurred and areas of trench collapse were noted. These utility lines were re-excavated, backfill replaced and compacted. Testing for this process is included with this letter.

A second, smaller flooding event occurred in the northeast portion of the subdivision, along Sorrell Street, and included part of the area which had been over excavated and replaced by United Companies. I personally observed the site for several days after this flooding event, noting the sequence of events. The subgrade soils and compacted trench backfill soils began to shrink dramatically and some water was able to enter into the underlying pipe bedding gravel. As the utilities are quite shallow on this side and the amount of water was limited so the volume of water infiltration was significantly smaller, only minor amounts of trench settlement/collapse occurred, principally along the sewer line. As the sewer line was quite shallow, the United Companies accomplished the reworking and compaction of these utility trenches as part of a more extensive road subgrade preparation process. Compaction testing for this utility trench repair/road subgrade preparation is included with this letter.

Low strength concrete 'flow fill' was placed in many of the shallow utility trenches and services. During subgrade preparation, United Companies removed soils from along side the utility trenches on the southern portion of Myrrh Street and Chamomile Drive. Due to the relatively high ground water table in this area, these soils were slightly to moderately unstable. The unstable areas were corrected by over excavation, placement of a geotextile fabric, placing coarse grained sandy gravel and cobble (pit run), placement of another geotextile

Mountain Valley Contracting, Inc.
 Utility trench and road subgrade compaction, White Willow Subdivision, Grand Junction, CO
 August 3, 2002 Page 2

fabric over the pit run subbase and then placement of aggregate base course material. The coarse grained sandy gravel and cobble contained an insufficient amount of fines to properly compact and test. The installation of the materials was partially witnessed by personnel of Grand Junction Lincoln DeVore and thoroughly checked by probing techniques at the completion of this portion of the project. The sandy gravel and cobble was observed to be very compact, extremely difficult to probe and did not significantly deflect under heavily loaded trucks (proof rolling). Due to the significant amounts of void space in this subbase material, a geotextile fabric was required to separate the aggregate base course (ABC) from the coarse grained 'pit run' subbase.

This particular project has been a challenge and has presented a number of significant but, not necessarily unusual, problems. The problems have been over come and personnel of Grand Junction Lincoln DeVore have stayed 'on top of the project'. The completed utility compaction is believed to be sufficient, in so far as is possible with the presence of the screened rock as bedding material. Edward M. Morris, P.E. believes this particular project provides sufficient evidence to question the wisdom of utilizing screened rock as bedding material in the manner presently used in the Grand Junction area. The presence of the flow fill has also presented some challenges but, the final product appears to have been constructed in an acceptable manner.

The slightly to moderately unstable subgrade soils in the southern portion of the project have been corrected utilizing two layers of geotextile fabric, coarse grained sandy gravel and cobble as subbase and the aggregate base course thickness. The particular construction of this area, and the original design section for this subdivision meets the design assumptions by Grand Junction Lincoln DeVore, as put forward in the report of Subsurface Soils Exploration for this project.

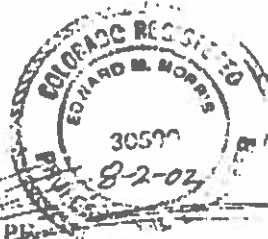
Assuming the proper grades have been established, it is my believe this project is ready for the placement of asphaltic concrete.

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

Respectfully Submitted,

GRAND JUNCTION
 LINCOLN DeVORE, Inc.

by: Edward M. Morris P.E.
 Principal Engineer



GJLD Job No.: 89100-GJ

Letter

City of Grand Junction
250 N. 5th Street
Grand Junction, Co. 81501

October 29, 2002

Account number 00019964

I have been receiving a monthly statement from the city of Grand Junction, for inspection for my subdivision infrastructure. These statements are very vague. I would like to see an itemized statement with the following addressed:

- a). Date/time of day, the inspections took place
- b). What was being inspected
- c). Did the item being inspected pass or fail
- d). If the item failed, that should be noted and stated to be re- inspected
- e). Time on the job site by the City inspector

On this project, there was a water valve left open and it flooded my project. The general contractor had to re-do the trench compaction and therefore causing a lot of re-inspections. None of the re-inspections have been noted on any of the statements.

I will be happy to pay the bill for the inspections performed, as soon as I can get clarification on these invoices.

Thank you,

Gene Patnode
White Willows Developers

CITY OF GRAND JUNCTION

250 N. 5th Street
 Grand Junction, CO 81501
 (970) 244-1581

STATEMENT OF ACCOUNT
 October 02, 2002

ACCOUNT NUMBER: @00019964

LA Enterprises of GJ
Attn: Gene Patnode
3129 B Road

Current Amount Due: **\$1,133.88**

Total Account Balance: **\$1,133.88**

Grand Junction CO 81503

Amount Enclosed: _____

Please cut and return this portion with payment

INVOICE DATE	INVOICE NUMBER	DESCRIPTION	INVOICE AMOUNT	PAYMENTS CREDITS	INVOICE BALANCE
04/29/02	S0022293	Dev Insp Fees(?) Mike 256-4017	734.95	0.00	734.95
04/29/02	S0022311	Dev Insp Fees(?) Mike 256-4017	43.20	0.00	43.20
07/31/02	S0023434	Dev Insp Fees(?) Mike 256-4017	355.73	0.00	355.73
TOTAL			\$1,133.88	\$0.00	\$1,133.88

0 to 30 DAYS	31 to 60 DAYS	61 to 90 DAYS	OVER 91 DAYS
\$0.00	\$0.00	\$355.73	\$778.15

PAST DUE
PLEASE PAY TO AVOID
COLLECTION ACTION

ACCOUNT NUMBER: @00019964

CITY OF GRAND JUNCTION
 250 N. 5th Street
 Grand Junction, CO 81501
 (970) 244-1581

yes it can be done!!

CENTRAL GRAND VALLEY SANITATION DISTRICT
HOURLY TABULATION
WHITE WILLOWS SUBDIVISION, FILING #1
INVOICE #0106-EXT
8/15/2001 - 10/15/2002

Stephen T. LaBonde, District Engineer

<u>DATE</u>	<u>HRS</u>	<u>TIME</u>	<u>DESCRIPTION</u>
11/29/01	¼	10:15-10:30	-Discussion with Rick Davis on T-lock manholes for White Willows Subdivision, Filing #1.
01/2/02	½	3:30-3:45	-Discussion with Rick Davis regarding manholes at White Willows Subdivision, Filing #1.
		4:15-4:30	-Discussion with Mike McCabe at Grand Junction Pipe regarding manholes at White Willows Subdivision, Filing #1.
2/15	¼	2:30-2:45	-Discussion with Rick Davis of Mountain Valley Contracting regarding welder certifications for T-lock manholes and White Willows Subdivision, Filing #1.
3/08	¼	12:30-12:45	-Discussion with Rick Davis regarding tie-in manhole on C¾ Road interceptor for White Willows Subdivision, Filing #1.
3/12	¼	10:30-10:45	-Discussion with Dave Rann regarding C¾ Road tie-in manhole at White Willows Subdivision, Filing #1.
3/13	½	10:30-11:00	-Discussion with Rick Davis regarding tie-in manhole on C¾ Road interceptor for White Willows Subdivision, Filing #1.
7/24	5	11:00-12:00	-White Willows Subdivision, Filing #1, air test.
		1:00-5:00	-White Willows Subdivision, Filing #1, air test.
7/25	¾	6:45-10:00	-White Willows Subdivision, Filing #1, air test.
7/31	2¾	11:00-12:30	-White Willows Subdivision, Filing #1, air test.
		2:30-2:45	-Discussion with Keith of Mountain Valley regarding <u>retest</u> at White Willows Subdivision, Filing #1.
		3:00-4:00	-White Willows Subdivision, Filing #1, mandrel test of repaired sewerline.

<u>DATE</u>	<u>HRS</u>	<u>TIME</u>	<u>DESCRIPTION</u>
8/01	¼	9:45-10:00	-White Willows Subdivision, Filing #1, summarize results for air and mandrel test.
		11:30-11:45	-White Willows Subdivision, Filing #1, summarize results for air and mandrel test.
		3:00-3:15	-Discussion with Rick Davis regarding approval of sewerline for clearance on paving White Willows Subdivision, Filing #1.
9/03	½	3:00-3:15	-Discussion with Rick Davis regarding status of approval for White Willows Subdivision, Filing #1.
		4:15-4:30	-Discussion with Rick Davis regarding bringing manholes to grade with "whirley gig" in White Willows Subdivision, Filing #1.
9/12	½	9:30-10:00	-Discussion with Dave Rann regarding manhole grade adjustments at White Willows Subdivision, Filing #1, with "whirley gig" as demonstrated by Mountain Valley Contracting.
9/25	¼	1:15-1:30	-Discussion with Jim Farley of Mountain Valley Contracting regarding AC Pipe removed as part of White Willows Subdivision, Filing #1.
10/1	½	4:15-4:30	-Discussion with Rick Davis regarding status of approval for White Willows Subdivision, Filing #1.
		4:45-5:00	-Finalize initial acceptance for White Willow Subdivision, Filing #1.
10/7	¼	12:00-12:15	-Finalize Initial Acceptance for White Willows Subdivision, Filing #1.
10/10	1	9:45-10:00	-Finalize Initial Acceptance for White Willows Subdivision, Filing #1.
		11:15-12:00	-Finalize Initial Acceptance for White Willows Subdivision, Filing #1.
Total	<u>16¾ HRS</u>		



647 - 25 Road
Grand Junction, CO 81505

Invoice

DATE	INVOICE NO.
10/29/2002	1934

BILL TO
Gene Patnode 3129 B Road Grand Junction, CO 81503

PROJECT
White Willows Subdivision

JOB #	TERMS	DUE DATE
01.075	Net 30	11/28/2002

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
1	Pay Estimate - week ending 10/31/02 - as per attached breakdown	1	181,386.31	181,386.31

Total	\$181,386.31
--------------	---------------------

PROJECT: White Willows Subdivision - Filing 1
 OWNER: Gene Pethode - 3128 B Road - (870) 640-2113 - Home (434-7688)
 ENGINEER: VISTA Engineering Corp. - Pat O'Connor - 243-2242 - Fax: 243-3810
 BID DATE & TIME: September 21, 2001 2:00pm

FILE: White Willows Subdivision

PERIOD ENDING
 08/31/02

White Willows Developers of Grand Junction, Inc.

ITEM #	REF #	ITEM DESCRIPTION	UNT	QUANTITY	UNT BID	TOTAL BID	QUANTITY THIS PERIOD	AMOUNT DUE
1.00	202	Demolish and dispose of structure (House in Northwestern corner of property)	EA	1	4800.00	4800.00		
2.00	202	Cut, remove and dispose of asphalt pavement	SY	2123	4.50	9563.50	130.00	585.00
3.00	202	Wheel cut existing asphalt pavement	LF	1107	0.85	719.55	1175.00	783.75
4.00	203	Clearing and grubbing	LS	1	3500.00	3500.00		
5.00	203	Dust control	LS	1	34500.00	34500.00	0.05	1725.00
6.00	203	Quality control and conformance testing	LS	1	22750.00	22750.00	0.10	2275.00
7.00	203	Mobilization and staging	LS	1	6500.00	6500.00		
8.00	203	Imported embankment material, complete in place	CY	1000	8.00	8000.00		
8a	203	Imported Utility Trench Backfill	TON	500	8.00	4000.00		
9.00	203	Unclassified excavation, including overlot grading	CY	8550	2.35	15382.50		
10.00	304	6" Aggregate base course, import, place and compact (CDOT ABC CL-6)	SY	2632	3.80	9475.20		
11.00	304	11" Aggregate base course, import, place and compact (CDOT ABC CL-6)	SY	14045	8.85	83399.25	3511.25	23349.81
12.00	304	12" Aggregate base course, import, place and compact (CDOT ABC CL-6)	SY	3595	6.10	29119.50	1560.00	12636.00
13.00	304	10" Sub-base (Pit-run 6" max. lifts)	SY	3595	6.70	24088.50	2540.00	17018.00
14.00	304	Subgrade prep (Scarify and recompact)	SY	24536	1.05	25761.75		
15.00	304	Flowable fill, including haul and disposal of unsuitable material	CY	240	45.20	10848.00		
16.00	304	Road subgrade stabilization, including haul and disposal of unsuitable material	TON	500	14.45	7225.00		
16a	304	Trench subgrade stabilization, including haul and disposal of unsuitable material	TON	500	13.00	6500.00		
17.00	401	3" Bituminous pavement, import, place and compact (CDOT HBP Gr-C)	SY	14045	5.55	77949.75	14045.00	77949.75
18.00	401	5-1/2" Bituminous pavement, import, place and compact (CDOT HBP Gr-C)	SY	3585	10.90	39185.50	1560.00	17004.00
19.00	401	5" wide, 4" thick shaped concrete sidewalk incl. 4" base course to 6" either side	SF	3533	2.80	10245.70		
20.00	603	18" HDPE Storm drain pipe, including excavation, bedding and backfill	LF	131	28.30	3445.30		
21.00	603	24" HDPE Storm drain pipe, including excavation, bedding and backfill	LF	215	38.30	7804.50		
21a	603	24" RCP Storm drain pipe, including excavation, bedding and backfill	LF	45	41.30	1858.50		
22.00	603	8" SDR-35 PVC Pipe, including excavation, bedding and backfill	LF	4368	10.50	45864.00		
23.00	603	4" SDR-35 PVC Pipe, including excavation, bedding and backfill	LF	2685	5.35	14364.75		
24.00	603	4" PVC Wye fittings	EA	72	30.00	2160.00		
25.00	603	Boring/encasement 6" sanitary sewer - D Road crossing 40.0 LF	LS	1	5085.00	5085.00		
26.00	604	Double storm drain inlet, double grate with drive over opening, incl. excavation and backfill	EA	2	1815.00	3630.00		
27.00	604	Storm sewer outlet structure, including excavation and backfill	EA	1	1540.00	1540.00		
28.00	604	Storm sewer manhole, standard manhole including excavation and backfill	EA	2	2230.00	4460.00		
29.00	604	Adjust storm/sanitary sewer manhole rims to finish grade	EA	21	34.00	7140.00	21.00	7140.00
30.00	604	Rip-rap - 12" angular rock (Erosion protection in pond and No Name Drain)	CY	8	195.00	1560.00		
31.00	604	12" RCP Culvert including 2 each F.E.S. at D Road	LF	45	41.00	1845.00		
32.00	604	Temporary sanitary sewer manhole, removable manhole including excavation and backfill	EA	3	1345.00	4035.00		
33.00	604	Sanitary sewer manhole, standard manhole including excavation and backfill (48" diameter)	EA	19	1275.00	24225.00		
34.00	604	Sanitary sewer manhole, T- Lock, 60" diam., Connection to existing main sewer interceptors	EA	2	3640.00	7280.00		
35.00	607	6" Privacy fence	LF	880	15.75	13860.00		
36.00	606	6.5' wide, Monolithic driveover curb and gutter, including 6" base course (CDOT ABC CL-6)	LF	7678	16.75	128608.50		
37.00	608	8" Corner fillet including 6" base course (CDOT CL-B, ABC CL-6)	SF	8604	3.85	26185.40		
38.00	606	8" Valley pan including 6" base course (CDOT CL-B, ABC CL-6)	SF	1512	3.85	5821.20		
39.00	613	Dry Utility Trenching	LF	7000	3.50	24500.00		
40.00	614	Traffic signs, includes steel post, sign panel and installation	EA	12	310.00	3720.00		
41.00	614	3-Pole marker, end of street	EA	6	235.00	1880.00		
42.00	615	Irrigation riser, includes service pipe, elbows and valve	EA	108	35.00	3780.00		
43.00	615	4" Plastic irrigation pipe, Class 160	LF	7028	2.90	20361.20		
44.00	615	6" Plastic irrigation pipe, Class 160	LF	2523	4.35	10973.05		
45.00	615	4" Pond drain including 82 LF 4" Class 160 PVC, 4" G.V. w/riser, 4" 45 deg. elbow, 10"x4" tee	LS	1	1270.00	1270.00		
46.00	615	10" Plastic Irrigation Pipe, PIP	LF	2515	5.25	13203.75		
47.00	615	Native materials irrigation/detention pond liner (See notes on Storm Drain Plan)	LS	1	13125.00	13125.00		
48.00	615	Irrigation pump facility (Slab, pumps, electrical, housing, concrete inlet bay)	LS	1	52340.00	52340.00		
49.00	615	8" C-900 PVC Sleeves	LF	421	6.35	2673.35		
50.00	615	10" C-900 PVC Sleeves	LF	222	8.95	1986.90		
51.00	615	15" C-900 PVC Sleeves	LF	88	22.70	1997.60		
52.00	619	6" C-900, CL-150, PVC pipe including excavation, bedding and backfill	LF	128	12.35	1566.10		
53.00	619	8" C-900, CL-150, PVC pipe including excavation, bedding and backfill	LF	5862	6.70	50999.40		

PROJECT: White Willows Subdivision - Filing 1
 OWNER: Gene Patnode - 3128 B Road - (970) 846-2113 - Home (434-7888)
 ENGINEER: VISTA Engineering Corp. - Pat O'Connor - 243-2242 - Fax: 243-3810
 BID DATE & TIME: September 21, 2001 2:00pm

FILE: White Willows Subdivision

PERIOD ENDING
 08/31/02

White Willows Developers of Grand Junction, Inc.

ITEM #	REF #	ITEM DESCRIPTION	UNT	QUANTITY	UNT BID	TOTAL BID	QUANTITY THIS PERIOD	AMOUNT DUE
54.00	619	12" C-900, CL-150 PVC pipe including excavation, bedding and backfill	LF	685	21.00	13985.00		
55.00	619	6" Gate valve installed, including thrust restraint, polyethylene and valve box	EA	7	455.00	3185.00		
56.00	619	8" Gate valve installed, including thrust restraint, polyethylene and valve box	EA	20	640.00	12800.00		
57.00	619	12" Gate valve installed, including thrust restraint, polyethylene and valve box	EA	2	1100.00	2200.00		
58.00	619	Fire Hydrant, installed, including polyethylene, thrust restraint (Mueller Certification 200 or equal)	EA	7	1550.00	10850.00		
59.00	619	8" x 8" x 6" Tee, installed, including polyethylene and thrust restraint	EA	7	250.00	1750.00		
60.00	619	8" x 8" x 6" Tee, installed, including polyethylene and thrust restraint	EA	8	550.00	3300.00		
61.00	619	8" x 6" Cross fitting, installed, including polyethylene and thrust restraint	EA	1	505.00	505.00		
62.00	619	6" x 12" Cross fitting, installed, including polyethylene and thrust restraint	EA	1	715.00	715.00		
63.00	619	6" 45 deg. elbow, installed, including polyethylene and thrust restraint	EA	6	190.00	1140.00		
64.00	619	8" 90 deg. elbow, installed, including polyethylene and thrust restraint	EA	1	200.00	200.00		
65.00	619	12" 45 deg. elbow, installed, including polyethylene and thrust restraint	EA	2	340.00	680.00		
66.00	619	12" 11.25 deg. elbow, installed, including polyethylene and thrust restraint	EA	1	350.00	350.00		
67.00	619	3/4" Type K copper tubing, fittings, installed, including excavation, bedding and backfill	LF	2250	8.25	18562.50		
68.00	619	6" x 3/4" Service connection, including tapping saddle, corporation stop and connections	EA	62	90.00	5580.00		
69.00	619	Tie connection to existing 8" waterline, including fittings and water outage notifications	EA	2	665.00	1330.00		
70.00	619	8" Plug or cap, standard and 2" tapped plug including thrust restraint	EA	6	225.00	1350.00		
71.00	619	Boring/encasement 8" domestic waterline - D Road Crossing	LS	1	5065.00	5065.00		
72.00	619	Adjust waterline valve sleeve and cover to finished grade	EA	29	115.00	3335.00	29.00	3335.00
73.00	619	Dry Utility Sleeves, 4" PVC @ 44 LF each	EA	12	240.00	2880.00		
74.00	630	Traffic Control, including traffic control plans, devices and personnel	LS	1	29100.00	29100.00	0.55	16005.00
TOTAL =						1077502.70		179786.31
CO-1		Subgrade backfill in Somel Street where tree roots were excavated	LS	1	3900.00	3900.00		
CO-2		Overlot embankment	CY	10400	5.15	53580.00		
CO-3		Additional conduit crossings - additional piping materials only	LF	3128	1.20	3753.60		
CO-4		Furnish and install "Yak" box irrigation structure with C-10 canal gate and "Yak" screen	LS	1	3050.00	3050.00		
CO-5		Stabilization fabric for roadway	SY	3960	1.05	3738.00		
CO-6		Roadway excavation over sanitary sewer on lower end of project with excavator due to soft soil conditions	LS	1	950.00	950.00		
CO-7		Demolish and dispose of existing house on north east end of project (George Crawford)	LS	1	6000.00	6000.00		
CO-8		Apply "Krover" soil stabilant under new asphalt pavement (Liquid Green)	LS	1	1800.00	1800.00	1.00	1800.00
TOTAL =						1154054.30		181386.31

Alternative Carefree Building Products, Inc.

Estimate

CUSTOM VINYL FENCING
 2944 I-70 Business Loop, #202
 Grand Jct., CO 81504
 970-243-1853 Fax 970-243-2920

DATE	ESTIMATE ...
8/16/2002	690

NAME / ADDRESS
The White Willows 28 1/2 & D Road Grand Jct., CO 81501

PROJECT
SP/Tan Panel/La...

DESCRIPTION	QTY	COST	TOTAL
Solid Privacy white w/Tan Panels & Lattice Top & Installation	900	24.65	22,185.00T
New England Caps additional \$325.00 Sales Tax		7.65%	1,697.16
50% COMPLETE - PMO 11/6/02 ⇒ \$12,000 DUE			

Thank You for Allowing Us to Provide this Estimate	TOTAL	\$23,882.16
--	--------------	-------------

1/20/97

REQUEST FOR DISBURSEMENT

Per paragraph 2(a) of the disbursement agreement for WHITE WILLOWS - FILING 1 Subdivision, the signatures below certify that all costs for which the advance is being requested have been incurred in connection with the construction of the improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; the Project Engineer has inspected the improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans.

THIS DOES NOT CONSTITUTE ACCEPTANCE OF ANY IMPROVEMENTS. CITY

DEVELOPER:

GENE PATNODE

(name)

(signature)

DEVELOPER'S PROJECT ENGINEER:

VISTA ENGINEERING CORP.

(name)

Pat M. O'Connell 11/6/02
 (name)

CITY ENGINEER:

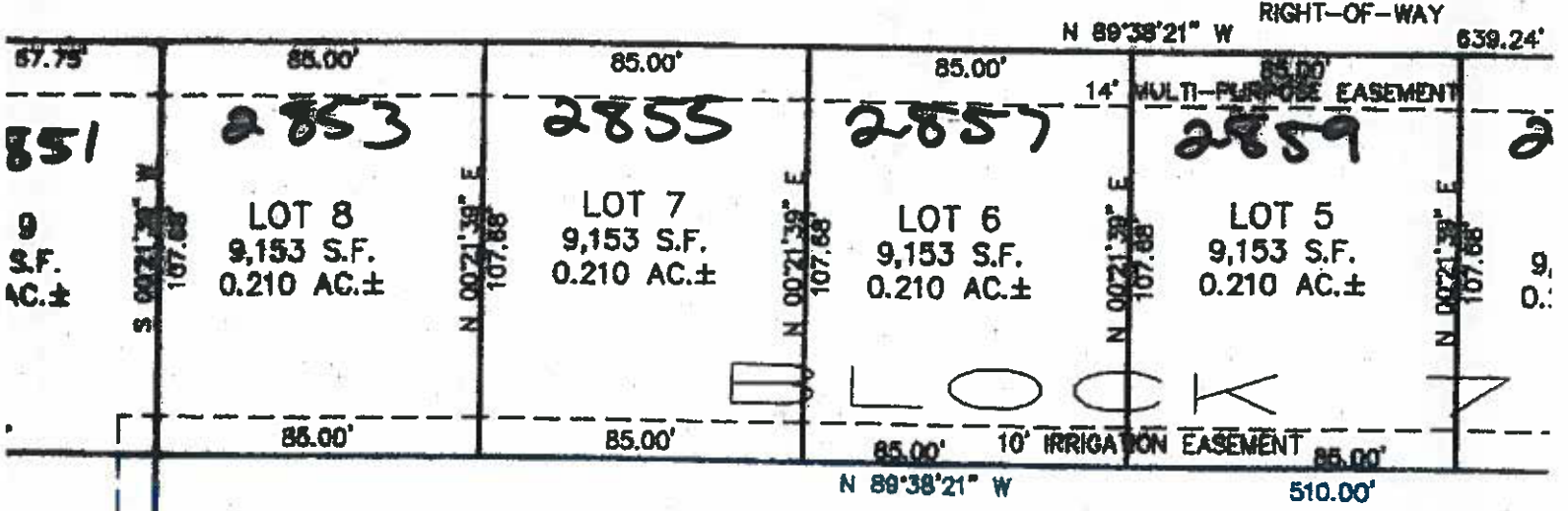
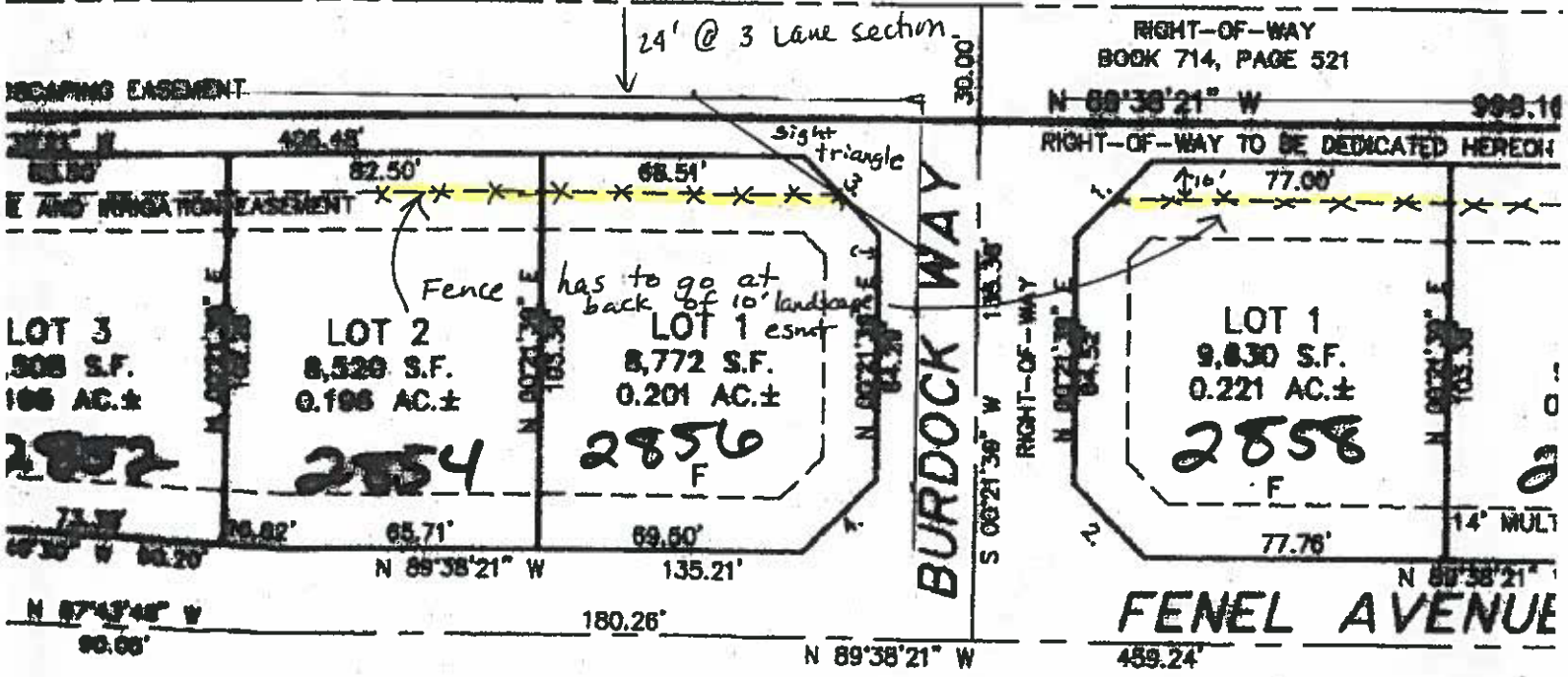
Laura C. Lambertz
 (name)

Laura C. Lambertz
 (name)

260-4869

Permit #12050

D ROAD



10 S.F. AC.±

ok as noted
10/30/02
Laura C Lambert

DEVELOPMENT IMPROVEMENTS AGREEMENT

1. **Parties:** The parties to this Development Improvements Agreement ("Agreement") are White willows developer ("Developer") and the **City of Grand Junction, Colorado** ("City"). *Gene Patnode*

For valuable consideration, the receipt and adequacy of which is acknowledged, the Parties agree as follows:

2. **Effective Date:** The Effective Date of the Agreement shall be the date that it is signed by the Community Development Director, which shall be no sooner than recordation of the final plat or final plan approval whichever first occurs.

RECITALS

The Developer seeks permission to develop property, described on Exhibit A attached and incorporated by this reference ("the Property" or "Property"). The Property, known as WHITE WILLOWS - FILING 1 has been reviewed and approved under Community Development file # VAR-2001-059 ("Development" or "the Development").

The City seeks to protect the health, safety and general welfare of the community by requiring the completion of various improvements to the Property and limiting the harmful effects of substandard development.

A further purpose of this Agreement is to protect the City from the cost of completing necessary improvements itself; this Agreement is not executed for the benefit of materialmen, laborers or others providing work, services or material to the Developer and/or the Property or for the benefit of the owner(s), purchaser(s) or user(s) of the Property.

The mutual promises, covenants and obligations contained in this Agreement are authorized by state law, the Colorado Constitution and City's land development ordinances and regulations.

DEVELOPER'S OBLIGATION

3. **Improvements:** The Developer shall design, construct and install, at its own expense, those on-site and off-site improvements listed on Exhibit B attached and incorporated by this reference ("Improvements" or "the Improvements").

3a. On and after the Effective Date of this Agreement the Developer agrees to pay the City for its Administration and Inspection of the Development. The hourly rate for those services is \$45.00/hour. Administration and Inspection includes but is not limited to the time expended by the City's planner, engineer, construction inspector and attorney in directing, advising, correcting and enforcing by means other than

DEVELOPMENT IMPROVEMENTS AGREEMENT

1. **Parties:** The parties to this Development Improvements Agreement ("the Agreement" or "Agreement") are White Willows Developers of Grand Junction, Inc. ("the Developer") and **THE CITY OF GRAND JUNCTION, Colorado** ("the City" or "City").

FOR valuable consideration, the receipt and adequacy of which is acknowledged, the Parties agree as follows:

2. **Effective Date:** The Effective Date of the Agreement will be the date that this agreement is signed which shall be no sooner than recordation of the final plat or final plan approval whichever first occurs.

RECITALS

The Developer seeks permission to develop property within the City to be known as White Willows Subdivision - Filing One # VR-2001-059, which property is more particularly described on Exhibit A attached and incorporated by this reference ("the Property" or "Property"). The City seeks to protect the health, safety and general welfare of the community by requiring the completion of various improvements in the Property and limiting the harmful effects of substandard developments. The purpose of this Agreement is to protect the City from the cost of completing necessary improvements itself and is not executed for the benefit of materialmen, laborers, or others providing work, services or material to the Developer and/or the Property or for the benefit of the owners, purchasers or users of the Property. The mutual promises, covenants, and obligations contained in this Agreement are authorized by state law, the Colorado Constitution and the City's land development ordinances.

DEVELOPER'S OBLIGATION

3. **Improvements:** The Developer will design, construct and install, at its own expense, those on-site and off-site improvements listed on Exhibit B attached and incorporated by this reference ("the Improvements" or "Improvements"). The Developer agrees to pay the City for inspection services performed by the City, in addition to amounts shown on Exhibit B. The hourly rate of "in-house" City inspection services is \$45.00 per hour. The scope of this project is such that the City may have to engage independent consultant(s) to adequately provide inspection services; Developer agrees to pay such costs, in addition to all others for which Developer is responsible hereunder. The Developer's obligation to complete the improvements is and will be independent of any obligations of the City contained herein.

4. **Security:** To secure the performance of its obligations under this Agreement the Developer shall supply a guarantee in a form and with terms acceptable to the City. A copy of which or a memorandum thereof is attached as Exhibit C.

5. **Standards:** The Developer shall construct the Improvements according to the standards and specifications required by the City Engineer or as adopted by the City.

MAINTENANCE GUARANTEE

1. **Parties:** The parties to this Maintenance Guarantee ("the Guarantee" or "Guarantee") are White Willows Development, LLC (the Developer) and the City of Grand Junction, Colorado ("the City" or "City"). Collectively the Developer and the City may be referred to as the Parties.

FOR valuable consideration, the receipt and adequacy of which is acknowledged, the Parties agree as follows:

2. **Effective Date:** The Effective Date of the Guarantee will be the date that it is signed and accepted by the City.

RECITALS

The Developer has constructed, installed and is required to warrant and maintain certain improvements ("Improvements" or "the Improvements") which were made necessary by virtue of development on property within the City. The Property, known as WHITE WILLOWS - FILING 1 has been reviewed and approved under Community Development file # VAR-2001-059 and as necessary or required to construe this guarantee, that file(s) is incorporated by this reference.

The City seeks to protect the health, safety and general welfare of the community by requiring that the Improvements, once constructed, be maintained. The purpose of this guarantee is to protect the City from having to repair the Improvements at its cost. The Agreement is not executed for the benefit of materialmen, laborers or others providing work, services or material to the Developer and/or the Property or for the benefit of the owners, purchasers or users of the Property. The mutual promises, covenants and obligations contained in this guarantee are authorized by law, the Colorado Constitution, the Charter and the City's ordinances.

DEVELOPER'S OBLIGATION

3. **Improvements:** The Developer or its successor(s) or assign(s) shall maintain and guarantee the Improvements, at his/her/its own expense, against defects in workmanship and materials for a period of one year from the date of City acceptance of the Improvements. The Developer's obligation is and will be independent of any obligations of the City.

RECORDING MEMORANDUM

Exhibit D

2160776 11/20/03 0402PM
JANICE WARD CLK&REC MESA COUNTY Co
REC FEE \$5.00 SURCHG \$1.00

City of Grand Junction
Community Development Department Community Development

File: # VAR-2001-059

This memorandum relates to and confirms that certain Development Improvements Agreement and/or Maintenance Guarantee concerning land in Mesa County, Colorado. The Agreement is by and between Gene Patnode (Developer) and the City of Grand Junction (City) pertaining to WHITE WILLOWS - FILING 1 (Project), located at D ROAD.

(Subject subdivision is more particularly depicted and described in the recording found at Plat Book 19, Pages 39-41.)

The Developer of the Project was required by law to install and construct certain public and private improvements, the completion of which was guaranteed by a Development Improvements Agreement and/or Maintenance Guarantee. The Project is required to be constructed in accordance with the approval by the City pursuant to and in accordance with the Zoning and Development Code all as more fully detailed and described in City of Grand Junction development file # VAR-2001-059.

The Developer and the City of Grand Junction by and through the signatures of the undersigned have determined and agreed to the type, quality and amount of improvements required and/or necessitated by the approval of the Project and that the improvements are guaranteed by and through the Development Improvements Agreement and /or Maintenance Guarantee. Furthermore, the Developer and the City agree that the Development Improvements Agreement and/or Maintenance Guarantee are contractual in nature and that the obligations under the Development Improvements Agreement and/or Maintenance Guarantee shall not be assigned except as provided in the agreement(s).

By virtue of this notice being recorded in the land records of the Mesa County Clerk and Recorder, subsequent owners and/or those that claim by, through or under the Developer are on notice of the Developer's obligations under the agreement(s).

NOW THEREFORE, the Developer and an official of the City of Grand Junction, both possessing and representing by their signatures that they possess sufficient authority, do hereby memorialize the relative, rights and obligations contained in the Development Improvement Agreement and/or Maintenance Guarantee herein characterized.

DEVELOPER:

By: Gene Patnode 11-13-03
Date

(Print Name) Gene Patnode

CITY OF GRAND JUNCTION:

RELEASE OF IMPROVEMENTS AGREEMENT & GUARANTEE

Grand Junction Community Development Department

FILE # VAR-2001-059 BOOK 3533 PAGE 226

This memorandum relates to a certain recorded Improvements Agreement and Guarantee dated JUNE 7, 2002 (year) and recorded at Book 3093, Pages 1-14 of the land records of Mesa County, Colorado, by and between White Willows Developers of Grand Junction, Inc. (Developer) and the City of Grand Junction (City) pertaining to WHITE WILLOWS - FILING 1 (Project).

Legal Description:

2160777 11/20/03 0402PM
JANICE WARD CLK&REC MESA COUNTY Co
RecFee \$5.00 SURCHG \$1.00

Whereas, Developer has installed and constructed certain public and private improvements at and for the Project, which completion was guaranteed by the execution of an Improvements Agreement and Guarantee, and

Whereas, the City of Grand Junction and all other agencies possessing regulatory authority over the Project and/or the improvements have inspected the improvements and have accepted the same,

NOW THEREFORE, officials of the City of Grand Junction and other officials duly representing their agencies, possessing and representing by their signatures, affixed thereto, that they possess sufficient authority to accept improvements and release the portion of the guarantee pertaining to the improvements under their jurisdiction, do accept, sign and release said improvements agreement and guarantee.

CITY OF GRAND JUNCTION:

By: City Engineer [Signature] Date 11/10/03
City Utilities Manager N/A Date _____
Fire Marshall N/A Date _____

UTE WATER:

By: N/A Date _____

GRAND JUNCTION DRAINAGE:

By: N/A Date _____

OTHER:

By: _____ Date _____

In accordance with the above signatures, I hereby certify that the Improvements Agreement & Guarantee and the recording evidencing the agreement and guarantee, at Book 3093, Page 1-14 of the Mesa County land records, have been completed and accepted and in accordance with the provisions of the Grand Junction Zoning and Development Code are hereby released, subject to the required warranty period.

Director of Community Development [Signature] Date 11/18/03

The foregoing instrument was executed before me this 18th day of November, 2003 (year) by Pat Cecil, Director of Community Development for the City of Grand Junction, Colorado.

Witness my hand & official seal.

Notary Public [Signature]
My commission expires 10/29/2005



My Commission Expires 10/29/2005

RELEASE OF IMPROVEMENTS AGREEMENT & GUARANTEE

Grand Junction Community Development Department

FILE # VAR-2001-059 Book 3533 PAGE 226

This memorandum relates to a certain recorded Improvements Agreement and Guarantee dated JUNE 7, 2002 (year) and recorded at Book 3093, Pages 1-14 of the land records of Mesa County, Colorado, by and between white willows developers of Grand Junction (Developer) and the City of Grand Junction (City) pertaining to WHITE WILLOWS - FILING 1 (Project).

Legal Description:

2160777 11/20/03 0402PM
JANICE WARD CLK&REC MESA COUNTY CO
REC FEE \$5.00 SURCHG \$1.00

Whereas, Developer has installed and constructed certain public and private improvements at and for the Project, which completion was guaranteed by the execution of an Improvements Agreement and Guarantee, and

Whereas, the City of Grand Junction and all other agencies possessing regulatory authority over the Project and/or the improvements have inspected the improvements and have accepted the same,

NOW THEREFORE, officials of the City of Grand Junction and other officials duly representing their agencies, possessing and representing by their signatures, affixed thereto, that they possess sufficient authority to accept improvements and release the portion of the guarantee pertaining to the improvements under their jurisdiction, do accept, sign and release said improvements agreement and guarantee.

CITY OF GRAND JUNCTION:

By: City Engineer [Signature] Date 11/10/03
City Utilities Manager N/A Date _____
Fire Marshall N/A Date _____

UTE WATER:

By: N/A Date _____

GRAND JUNCTION DRAINAGE:

By: N/A Date _____

OTHER:

By: _____ Date _____

In accordance with the above signatures, I hereby certify that the Improvements Agreement & Guarantee and the recording evidencing the agreement and guarantee, at Book 3093, Page 1-14 of the Mesa County land records, have been completed and accepted and in accordance with the provisions of the Grand Junction Zoning and Development Code are hereby released, subject to the required warranty period.

Director of Community Development [Signature] Date 11/18/03

The foregoing instrument was executed before me this 18th day of November, 2003 (year) by Pat Cecil, Director of Community Development for the City of Grand Junction; Colorado.

Witness my hand & official seal.

Notary Public Gayleen Henderson
My commission expires 10/29/2005



My Commission Expires 10/29/2005



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (970)244-1599

April 15, 2002

Gene Patnode
Patnode Family Trust
3129 B Road
Grand Junction, CO 81503

Dear Gene:

This is a follow up letter to our meeting last week regarding proposed changes to the White Willows Subdivision. According to my notes, you are proposing to make the following changes to the approved plans for this subdivision:

1. Change 6-foot cedar fence to vinyl or block.
2. Add flowers to the entrance at Burdock Way.
3. Add a sign and lights to the entrance at Burdock Way.
4. Eliminate shrubs in the portion of Tract A that connects Chamomile Way with the remainder of Tract A.
5. Change the 5-foot concrete walk in Tract A to a gravel path.

Changes 1-4 are somewhat minor in nature and can be accomplished by submitting two copies of a revised landscaping plan to me showing these changes. Please note that a fence permit is required for #1 and a sign permit is required for #3. Change #5 requires Planning Commission approval. Please note that staff will likely not support this request since it reduces the usability of the Tract A as a recreation area for wheeled travel such as in-line skating and strollers.

If you wish to proceed with the change desired in #5 above please note the following. Submit a detailed letter explaining why you're proposing the change, along with a revised landscaping plan showing what you're proposing and a check for \$100 payable to the City of Grand Junction. The fee is for advertising notice in the newspaper and the preparation of labels for notice to the neighborhood. A sign will be required to be posted by you on the property also. Please submit your request by April 26th to be considered for the May 14th Planning Commission hearing. If scheduled for May 14th the public hearing sign must be posted on the property by May 3rd.

If you have any questions please call me at 244-1447.

Sincerely,

A handwritten signature in black ink that reads "Bill Nebeker". The signature is written in a cursive, flowing style.

Bill Nebeker
Senior Planner

September 6, 2005

Mr. Gene Patnode
L.A. Enterprises
3129 B Road
Grand Junction, CO 81503

Re: White Willows, Filing 1: VAR-2001-059
Notice of Final Acceptance for Maintenance

Mr. Patnode:

A final inspection of the public improvements for the referenced project was conducted and all warranty items were found to be corrected.

Therefore, the streets and drainage improvements within the public right-of-way are accepted for maintenance by the City of Grand Junction, and your warranty obligation is hereby released.

Thank you for your efforts in the completion of the work on this project.

Sincerely,



Eric Hahn, PE
City Development Engineer

cc: Mark Barslund
Pat Cecil
Doug Cline
file