

RECEIPT OF APPLICATION

DATE BROUGHT IN: 4-24-03
CHECK #: 1914 AMOUNT: 845.00
DATE TO BE CHECKED IN BY: 4-28-03
PROJECT/LOCATION: 3088 & 3090 D 1/2 Rd

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

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

APPLICATION COMPLETENESS REVIEW

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

Date: 4/29/03

Project Name: Dakota West Sub., Filing 2 (if applicable)

Project Location: 3088 & 3090 D 1/2 Rd. (address or cross-streets)

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

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

FEE PAID: Application: 740 BALANCE DUE:
Acreage: 60 Yes amount \$ _____
Public Works: _____ No

COMPLETENESS REVIEW:
Originals of all forms received w/signatures? Yes No, list is missing items below

Refund \$45

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: Lori

Special Processing Instructions:



DEVELOPMENT APPLICATION

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

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

Petition 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: _____

Site Location: **3088-3090 D 1/2 Road**

Site Tax No.(s) **2943-161-00-187**
2943-161-00-053, 2943-161-00-214

Site Acreage/Square footage: **11.06 Acres**
3.3 acres Zoning: **RMF-5**

Project Description: **Dakota West Subdivision Filing 2**

G & R West, LLC	G & R West, LLC	
Rob & Gina Cantrell	Rob & Gina Cantrell	Thompson-Langford Corp.
Property Owner Name	Developer Name	Representative Name
2650 El Corona Drive	2650 El Corona Drive	529 25 1/2 Road, B-210
Address	Address	Address
Grand Junction, CO 81501	Grand Junction, CO 81501	Grand Junction, CO 81505
City/State/Zip	City/State/Zip	City/State/Zip
(970) 255-8164	(970) 255-8164	(970)243-6067
Business Phone No.	Business Phone No.	Business Phone No.
		jmace@tlcwest.com
E-Mail	E-Mail	E-Mail
		(970) 241-2845
Fax Number	Fax Number	Fax Number
Rob & Gina Cantrell	Rob & Gina Cantrell	Jeff Mace
Contact Person	Contact Person	Contact Person
(970) 255-8164	(970) 255-8164	(970) 243-6067
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] _____ **4-23-03**
Signature of Person Completing Application Date

[Signature] _____ **4-23-03**
Required Signature of Legal Property Owner(s) - attach additional sheets if necessary Date

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

FRANK A CIACCO
RHONDA J CIACCO
3102 D 1/2 RD
GRAND JUNCTION, CO 81504-6199

THOMAS A GARCIA
TAMA L KOLLER-GARCIA
455 APPALOOSA LN
GRAND JUNCTION, CO 81504-6150

MARK V HABERKORN
BRIDGETTE M HABERKOR
461 APPALOOSA LN
GRAND JUNCTION, CO 81504-6150

KURTIS ASHLEY WEEKS
462 APPALOOSA LN
GRAND JUNCTION, CO 81504-6129

CAROL A DEGRAW
468 APPALOOSA LN
GRAND JUNCTION, CO 81504-6129

PAUL M THOM
467 APPALOOSA LN
GRAND JUNCTION, CO 81504-6150

HAROLD J MASDEN
473 APPALOOSA LN
GRAND JUNCTION, CO 81504-6150

DANA KLEIMAN
459 31 RD
GRAND JUNCTION, CO 81504-6169

WALTER LEE ELLIOTT
ANALEE C
3082 D 1/2 RD
GRAND JUNCTION, CO 81504-2587

CCT
MONTY STROUPE
303 NORTH AVF
GRAND JUNCTION, CO 81501

DANIEL R MEAD
BETTY J MEADD
3105 OURAY AVE
GRAND JUNCTION, CO 81504-6136

MICHAEL E CORNELL
LINDA L
457 APPALOOSA LN
GRAND JUNCTION, CO 81504-6150

TERRI L TROUTNER
2964 HERMOSA CT
GRAND JUNCTION, CO 81504-5256

CLIFFORD R HOLLISTER
TERRY L HOLLISTER
464 APPALOOSA LN
GRAND JUNCTION, CO 81504-6129

ROGER DALE GEARY
TAMMY L
470 APPALOOSA LN
GRAND JUNCTION, CO 81504-6129

CRAIG D YOUNG
DEBORAH A
469 APPALOOSA LN
GRAND JUNCTION, CO 81504-6150

LORRAINE DE LOS REYES- DALKA
ESTATE
475 APPALOOSA LN
GRAND JUNCTION, CO 81504-6150

JAMES KEELING
MARIE KEELING
3090 D 1/2 RD
GRAND JUNCTION, CO 81504-2587

JOHN ALBERT ILES
KATHERINE LEE
3080 D 1/2 RD
GRAND JUNCTION, CO 81504-2587

ROB CANTRELL
GINA CANTRELL
2650 EL CORONA DR
GRAND JUNCTION, CO 81501

BOB L HELTON
NATHALIE
456 APPALOOSA LN
GRAND JUNCTION, CO 81504-6149

DON L REASONER
KAREN S
459 APPALOOSA LN
GRAND JUNCTION, CO 81504-6150

RANDY SALAZAR
460 APPALOOSA LN
GRAND JUNCTION, CO 81504-6129

JON MUELLER
466 APPALOOSA LN
GRAND JUNCTION, CO 81504-6129

DONALD LEROY DOWNS
472 APPALOOSA LN
GRAND JUNCTION, CO 81504-6129

DAVID L DANIELS
VELMA RUTH
471 APPALOOSA LN
GRAND JUNCTION, CO 81504-6150

FRANK F REBALCABA
THERESA A RUBALCABA
465 31 RD
GRAND JUNCTION, CO 81504-6169

ROBBIE F SANDIDGE
GWENDOLYN D SANDIDGE
463 31 RD
GRAND JUNCTION, CO 81504-6169

ASHLEY A EDSTROM
MARK E
3086 D 1/2 RD
GRAND JUNCTION, CO 81504-2587

DAVE WENS
REGINA WENS
3024 F 3/4 RD
GRAND JUNCTION, CO 81504-5578

GWENDOLYN D SANDIDGE
ROBBIE F
463 31 RD
GRAND JUNCTION, CO 81504-6169

ERNEST R LAX
CATHERINE C
481 APPLE BLOSSOM RD
GRAND JUNCTION, CO 81504-5831

LEONA L MINTZ
484 SHELDON RD
GRAND JUNCTION, CO 81504-5857

ROBERT A KLINE
478 SHELDON RD
GRAND JUNCTION, CO 81504-5857

SHIRLEY C PRICE
3095 GUNNISON AVE
GRAND JUNCTION, CO 81504-6372

ROBERT J FIEGEL
KAY A
2683 CARMEL CT
GRAND JUNCTION, CO 81506-1719

BERTHA LOWE
481 31 RD
GRAND JUNCTION, CO 81504-6168

GORDON ALLEN MIRACLE
SUSAN JULIA MIRACLE
480 APPLE BLOSSOM RD
GRAND JUNCTION, CO 81504-5832

EDWARD A NIELSEN
DEBORAH J NIELSEN
3071 SUNFLOWER CT
GRAND JUNCTION, CO 81504-5475

BEN DOWD EXCAVATING INC
550 32 RD
CLIFTON, CO 81520-7635

JOHN MOORE
DONNA G MOORE
457 31 RD
GRAND JUNCTION, CO 81504-6169

HERCHAL C HELM
M CLEO HELM
483 APPLE BLOSSOM RD
GRAND JUNCTION, CO 81504-5831

GREGORY SCOTT HAGGARD
482 SHELDON RD
GRAND JUNCTION, CO 81504-5857

STEVEN W BROWN
JENNIFER L
3091 GUNNISON AVE
GRAND JUNCTION, CO 81504-6372

SANDRA K FAIDIGA
3099 GUNNISON AVE
GRAND JUNCTION, CO 81504-6372

LLOYD A DRESSLER
BRANDI A
485 SHELDON RD
GRAND JUNCTION, CO 81504-5856

GLADYS FAY SMITH
479 31 RD
GRAND JUNCTION, CO 81504-6168

DONALD H HAGERMAN
JANICE E
482 APPLE BLOSSOM RD
GRAND JUNCTION, CO 81504-5832

DENNIS D MOSSET
SANDRA S MOSSET
481 30 3/4 RD
GRAND JUNCTION, CO 81504-2604

BEN C DOWD
LELA J DOWD
3097 GUNNISON AVE
GRAND JUNCTION, CO 81504-6372

SAMUEL D ROACH
NORMA JEAN ROACH
PO BOX 431
CARBONDALE, CO 81623-0431

DONALD I DOWD
B D DOWD & F BAER &
8900 HIGHWAY 141
WHITEWATER, CO 81527-9757

RAYMOND L BARTHOLOMEW
BERNICE
480 SHELDON RD
GRAND JUNCTION, CO 81504-5857

LOREN G SANCHEZ
3093 GUNNISON AVE
GRAND JUNCTION, CO 81504-6372

STEVEN E BACK
ELAINE M
481 SHELDON RD
GRAND JUNCTION, CO 81504-5856

RANDY L BENNETT
483 SHELDON RD
GRAND JUNCTION, CO 81504-5856

G H BARTLETT
IONE BARTLETT
478 APPLE BLOSSOM RD
GRAND JUNCTION, CO 81504-5832

DONNA L SMITH
483 30 3/4 RD
GRAND JUNCTION, CO 81504-2604

RITA E MOSHER
3072 GUNNISON AVE
GRAND JUNCTION, CO 81504-5873

CHRISTOPHER J FOWLER
ANDREA C FOWLER
484 30 3/4 RD
GRAND JUNCTION, CO 81504-2605

MARC A GALLEGOS
CAROLYN SUE B GALLEG
482 30 3/4 RD
GRAND JUNCTION, CO 81504-2605

IVA RUTH HUGHES
480 30 3/4 RD
GRAND JUNCTION, CO 81504-2605

JAMES E BELL
KATHERINE A BELL
3077 GUNNISON AVE
GRAND JUNCTION, CO 81504-6366

MIKE J BROWN
JEANNE S SARGENT
3073 GUNNISON AVE
GRAND JUNCTION, CO 81504-6366

EDWARD R HENDERSON
BETTY J HENDERSON
3071 GUNNISON AVE
GRAND JUNCTION, CO 81504-6366

BILLY D MYERS
LANA S
455 31 RD
GRAND JUNCTION, CO 81504-6169

RANDY H STEWART
NANCY Q
453 31 RD
GRAND JUNCTION, CO 81504-6169

HEIDI PETERSON
3098 D 1/2 RD
GRAND JUNCTION, CO 81504-2587

BARBARA J TINCLER
GWENDOLYN D DOERR
484 OL SUN DR
GRAND JUNCTION, CO 81504-6382

THOMAS JOHN HUMPHREYS
482 1/2 OL SUN DR
GRAND JUNCTION, CO 81504-6382

BOYD R HERRE
LOIS A
480 1/2 OL SUN DR
GRAND JUNCTION, CO 81504-6381

WILMA L THOMPSON
ALVA E THOMPSON
480 OL SUN DR
GRAND JUNCTION, CO 81504-6381

RANDY D GARNER
478 1/2 OL SUN DR
GRAND JUNCTION, CO 81504-6378

RAY E ROBERSON
476 1/2 OL SUN DR
GRAND JUNCTION, CO 81504-6378

KENT ARDEN KINSEY
1808 STORY LN
MONTROSE, CO 81401-4713

JOHN F HEARD
LAURA P
3083 GUNNISON AVE
GRAND JUNCTION, CO 81504-6367

RICK W BRYANT
JANE I BRYANT
PO BOX 1618
CLIFTON, CO 81520-1618

HUBERT BETZEN
ELLEN S
3079 GUNNISON AVE
GRAND JUNCTION, CO 81504-6367

J MERLE NOLAND
MARLENE
482 OL SUN DR
GRAND JUNCTION, CO 81504-6382

ROY J WITTRY
BARBARA J WITTRY
479 OL SUN DR
GRAND JUNCTION, CO 81504-6380

ETHEL MAE ATWOOD
477 1/2 OL SUN DR
GRAND JUNCTION, CO 81504-6379

DONNA P MILLER
477 OL SUN DR
GRAND JUNCTION, CO 81504-6379

SALLY A HALL
481 OL SUN DR
GRAND JUNCTION, CO 81504-6380

JOHN A HALL
479 1/2 OL SUN DR
GRAND JUNCTION, CO 81504-6380

RALPH M VOEGELY
MARY E VOEGELY
3096 D 1/2 RD
GRAND JUNCTION, CO 81504-2587

JERE HAGIN
3094 D 1/2 RD
GRAND JUNCTION, CO 81504-2587

MILES F COLUNGA
3092 D 1/2 RD
GRAND JUNCTION, CO 81504-2587

ENERGY OFFICE
128 S 5TH ST
GRAND JUNCTION, CO 81501-2602

JAMIE MARIE POWELL
454 QUARRY CT
GRAND JUNCTION, CO 81504

KARIE CARLENE BEOUGHER
453 S SUN CT
GRAND JUNCTION, CO 81504

ELISHA CRISTINA QUINTANA
457 S SUN CT
GRAND JUNCTION, CO 81504

KYLE LEVERETT BERGER
HADSSA LYNN BERGER
3077 CANYON LAND DR
GRAND JUNCTION, CO 81504

LESLIE TREESE PACK
456 S SUN CT
GRAND JUNCTION, CO 81504

RUBEN ROCHA
COURTNEY ADELE MCCOW
454 S SUN CT
GRAND JUNCTION, CO 81504

CASA DEL TIERRA INC
PO BOX 2561
GRAND JUNCTION, CO 81502

STEVEN W MILLER
SUSAN L
3095 D 1/2 RD
GRAND JUNCTION, CO 81504-2590

WAITE A REYNOLDS
RHETTA J
3077 D 1/2 RD
GRAND JUNCTION, CO 81504-2590

BARBARA ANN WARREN
3085 D 1/2 RD
GRAND JUNCTION, CO 81504-2590

Dakota West Subdivision
General Project Report

Filing 2 Final Plan & Plat
(Phase 2 and 3 of the Preliminary Plan)

Project Overview

Dakota West Subdivision, consisting of 6.29 acres, is located north of D ½ Road, east of 30 ¼ Road and west of 31 Road.

The applicant is petitioning for approval of a final plan and plat for the second filing of Dakota West Subdivision. The preliminary plan suggested that there could be as many as three separate filings, but the applicant has decided to combine the last two phases into Filing 2. Filing 1, consisting of 17 lots, has been previously submitted. This, the second of two filings, will consist of 28 lots and will complete The Dakota West Subdivision.

The subject property is zoned RMF-5. The preliminary plan was approved on December 17, 2002. This filing is consistent with the approved preliminary plan.

A. Project Description

Existing Land Use

The property currently exists as non-irrigated open field consisting primarily of weeds. An existing home has been demolished from one of the parcels. Construction will commence on Filing 1 within the next few weeks.

Existing Site Conditions

The site is made up of open area that has not been cultivated for some time. The property slopes at approximately 0.7 percent from the north to the south and is bordered by D ½ Road to the south.

The Existing Zoning

The property is zoned City RMF-5.

The Proposed Plan

The desired plan is to construct all improvements that will complete the 45 lot Dakota West Subdivision. The first filing included seventeen lots with connections to existing utilities and D ½ Road. Filing 2 combines Phases 2 and 3 from the Preliminary Plan and consists of twenty-eight lots north and east of Filing 1.

B. Public Benefit

The development of this parcel allows for infill of a previously undeveloped area with the necessary services and amenities. This plan is compatible with the present and future development of adjacent properties under the existing zoning.

C. Project Compliance, Compatibility, and Impact

This Filing is consistent with the approved Preliminary Plan. There have been no significant changes to the number of lots, lot and/or road configuration and layout or associated infrastructure.

Adopted Plans and Policies

This request addresses the following goals of the Growth Plan:

Policies 1.1-1.3, 1.7 - The desired Growth Plan density falls within the guidelines of 4-8 DU/A and is compatible with the development of the surrounding area.

Policy 5.1, 5.2, 5.3 – This development will use existing facilities providing infill within a previously undeveloped area close to the City center.

Policies 7.1-7.4 - Future development will pay its appropriate share of development fees to fund its fair share of capital costs for public facilities at adopted levels of service.

Policy 10.4 – Future development will provide single-family lots and associated designs that will enhance the sense of neighborhood.

Policies 11.1, 11.3 – Future development will be compatible with adjacent land uses. There is no commercial development associated with this plan.

D. Development Schedule and Phasing

It is anticipated that Filing 1 will be complete in mid-summer 2003. It is the Petitioner's desire that construction can continue seamlessly into Filing 2 upon completion of Filing 1.



CITY OF GRAND JUNCTION

Community Development Dept. • 250 N. 5th Street • Grand Junction, CO 81501

May 5, 2003

ACCEPTANCE LETTER

A submittal for the Dakota West Filing 2 (FP-2003-079) has been accepted for review.

If you have any questions regarding the status of this project review, please contact Lori Bowers, the project planner, at 256-4033 or lorib@ci.grandjct.co.us.

Review comments for the project will be available on 5/27/03 after 4:00 P.M., approximately 5 weeks from the application submittal date.

If this project requires a public hearing, a sign must be posted on the property a minimum of ten (10) days in advanced of the hearing. There will be a \$50.00 refundable deposit required at the time the sign is picked up from Community Development.

cc: FP-2003-079

PROJECT FP-2003-079 DAKOTA WEST, FILING 2

PHYSICAL LOCATION: 3088 - 3090 D 1/2 Rd.

LEGAL DESCRIPTION _____

ACERAGE: 3.3 PROPOSED USE S.F.R.

PUBLIC BENEFIT _____

HOURS OF OPERATION N/A NUMBER OF EMPLOYEES N/A

ZONING, SETBACKS (BLUK REQUIREMENTS, min. lot area, max. height, front set back ~~from CE~~, min. side and rear), LANDSCAPING, SCREENING, BUFFERING, ENCLOSURES, APPLICABLE CORRIDOR GUIDELINES, ACCESS, CIRCULATION, PARKING, (REVOCABLE PERMIT IF REQUIRED) LIGHTING, TREATMENT OF ROW, DRAINAGE, FLOOD PLAIN, WETLANDS, SIGNAGE, FENCING, UTILITIES, EASEMENTS, LAND USE COMPATIBILITY, TRAFFIC GENERATION, SOILS, AVIGATION EASEMENTS, PREVIOUS COUNCIL ACTIONS

ZONING - RMF-5 Min. lot size 6,500 width 60' min. st. 20'
28 lots Front 20/25 Side 5/3 rear 25/5 MAX height 35'

~~I did not receive a final plat. (Full size)~~

Lighting - st. lights

Need CC+R'S BK + Page to be filled in. Have CC+R'S - will need to be signed + dated.

Separate instruments for drainage easement / irrigation easement for recording + to plat - irrigation shown 10' driveway?

TREASURER'S CERTIFICATE OF TAXES DUE

Date: 04/23/2003

Certificate No: 18052

STATE OF COLORADO
COUNTY OF MESA

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

Title Co	: INDIVIDUAL REQUEST	Order #:	
Seller	:	Buyer	:
Lender	:	Ordered:	G & R WEST
Tax Year	: 2002	User ID:	
Schedule #:	2943-161-00-187		

Description:

BEG 496FT E OF SW COR SE4NE4 SEC 16 1S 1E N 0DEG13' E 1320.01FT E
324.75FT S 971.52FT W 125FT S 348.48FT W 204.75FT TO BEG EXC BEG E 496FT
+ N 0DEG13' E 30FT FR SW COR SE4NE4 SD SEC 16 N 0DEG13' E 417FT E
154.75FT S 0DEG13' W 417FT W 154.75FT TO BEG + EXC S 30FT FOR ROW

Base Tax Amounts Paid:

02 REAL	\$	1,042.74
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Total Due \$ 0.00

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

-- Continued --



2943-161-00-187

Tax Charges Distribution for Taxing Year '02:

Description	Rate	Amount	Description	Rate	Amount
CLIFT FIRE	4.8300	69.12			
COLO RIVER	0.2550	3.65			
DRAINAGE GJ	2.5390	36.33			
SCH DST 51	34.3100	490.98			
MESA COUNTY	21.8090	312.09			
LIBRARY	3.0000	42.93			
UTE WATER	2.0000	28.62			
UP GV PEST	0.1870	2.68			
SCH D51BOND	3.9370	56.34			
			Totals ----->	72.8670	1042.74

MONIKA TODD
Mesa County Treasurer

By: 



CERTIFIED DATE

April 23, 2003

TREASURER'S CERTIFICATE OF TAXES DUE

Date: 04/23/2003

Certificate No: 18053

STATE OF COLORADO
COUNTY OF MESA

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

Title Co	: INDIVIDUAL REQUEST	Order #:	
Seller	:	Buyer	:
Lender	:	Ordered:	G & R WEST
Tax Year	: 2002	User ID:	
Schedule #:	2943-161-00-214		

Description:

BEG 567FT N & 185FT W OF SE COR NE4 SEC 16 1S 1E S 67FT W 310FT N 370FT E
310FT S 310FT TO POB

Base Tax Amounts Paid:

02 REAL	\$	633.95
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Total Due \$ 0.00

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

-- Continued --



2943-161-00-214

Tax Charges Distribution for Taxing Year '02:

Description	Rate	Amount	Description	Rate	Amount
CLIFT FIRE	4.8300	42.02			
COLO RIVER	0.2550	2.22			
DRAINAGE GJ	2.5390	22.09			
SCH DST 51	34.3100	298.50			
MESA COUNTY	21.8090	189.74			
LIBRARY	3.0000	26.10			
UTE WATER	2.0000	17.40			
UP GV PEST	0.1870	1.63			
SCH D51BOND	3.9370	34.25			
			Totals ----->	72.8670	633.95

MONIKA TODD
Mesa County Treasurer

By: _____



CERTIFIED DATE

April 23, 2003

TREASURER'S CERTIFICATE OF TAXES DUE

Date: 04/23/2003

Certificate No: 18054

STATE OF COLORADO
COUNTY OF MESA

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

Title Co	: INDIVIDUAL REQUEST	Order #:	
Seller	:	Buyer	:
Lender	:	Ordered:	G & R WEST
Tax Year	: 2002	User ID:	
Schedule #:	2943-161-00-053		

Description:

BEG 495FT W OF E4 COR SEC 16 1S 1E W 125FT N 348.48FT E 125FT S 348.48FT
TO BEG

Base Tax Amounts Paid:

02 REAL	\$	379.64
---------	----	--------

Total Due \$ 0.00

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

-- Continued --



2943-161-00-053

Tax Charges Distribution for Taxing Year '02:

Description	Rate	Amount	Description	Rate	Amount
CLIFT FIRE	4.8300	25.16			
COLO RIVER	0.2550	1.33			
DRAINAGE GJ	2.5390	13.23			
SCH DST 51	34.3100	178.76			
MESA COUNTY	21.8090	113.63			
LIBRARY	3.0000	15.63			
UTE WATER	2.0000	10.42			
UP GV PEST	0.1870	0.97			
SCH D51BOND	3.9370	20.51			
			Totals ----->	72.8670	379.64

MONIKA TODD
Mesa County Treasurer

By: _____



CERTIFIED DATE

April 23, 2003

City of Grand Junction
Community Development Department
250 North 5th Street, Grand Junction, CO 81501

Telephone: (970) 244-1430
Fax: (970) 256-4031
Email: CommDev@ci.grandjct.co.us



AP
5/8/03

Review Agency Comment Sheet

(Petitioner: Please fill in blanks in this section only unless otherwise indicated)

Date: 4/23/03 To Review Agency: Cable
File No: FP-2003-079 Staff Planner: Lori Bowers
(To be filled in by City Staff) *(To be filled in by City Staff)*
Project Name: Dakota West Subdivision Filing 2
Location: 3088-3090 D 1/2 Road
Development Review Meeting Date: 5/20/03
(To be filled in by City Staff)

COMMENTS

(For Review Agency Use)

Outside Review Agencies: Please email comments to: CommDev@ci.grandjct.co.us, FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If this form is not returned, additional review information will not be provided.

City Review Agencies: Please type your comments in Impact AP.

All comments must be returned to the
Community Development Department no later than

(To be filled in by City Staff)

5/19/03

NOTE: Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Chuck W. Sredman
Reviewed By

5-5-03
Date

Email Address

263-2313
Telephone

May 6, 2003

Dakota West Subdivision Filing 2
Community Development Department
250 North 5th Street
Grand Junction, CO 81501

Dear, Rob and Gina Cantrell

We are in receipt of the plat map for your new subdivision, **Dakota West Subdivision Filing 2**. I would like to notify you that we will be working with the other utilities to provide service to this subdivision in a timely manner

I would like to take this opportunity to bring to your attention a few details that will help both of us provide the services you wish to have available to the new home purchasers. These items are as follows:

1. We require the developers to provide, at no charge to Bresnan Communications, an open trench for cable service where underground service is needed and when a roadbore is required, the developer too must provide that. The trench may be the same one used by other utilities however; **the road-bore must have a 2" conduit for the sole use of cable TV.**
2. We require developers to provide, at no charge to Bresnan Communications, fill-in of the trench once cable has been installed in the trench.
3. We require developers to provide, at no charge to Bresnan Communications, a 4" PVC conduit at all utility road crossings where cable TV will be installed. The cable TV crossings will be in the same location as power and telephone crossing. **If the conduit is not installed, we will be unable to place our lines until one is installed. This 4" conduit will be for the sole use of cable TV.**
4. Should your subdivision contain cul-de-sac's the driveways and property lines (pins) must be clearly marked prior to the installation of underground cable. Any need to relocate pedestals or lines will be billed directly back to your company.
5. Bresnan Communications will provide service to your subdivision so long as it is within the normal cable TV service area. Any subdivision that is out of the existing cable TV area may require a construction assist charge; paid by the developer, to Bresnan Communications in order to extend the cable TV service to that subdivision.
6. Should Bresnan Communications be required to perform work on any existing aerial or underground cable TV lines to provide service to the subdivision, Bresnan Communications may require a construction assist charge, to be paid by the developer.

Should you have any other questions or concerns please feel free to contact me at any time. If I am out of the office when you call please leave your name and phone number with our office and I will get back in contact with you as soon as I can.

Sincerely,



Chuck Wiedman,
Construction Supervisor
Phone: 263-2313

City of Grand Junction
Community Development Department
250 North 5th Street, Grand Junction, CO 81501

RECEIVED

Telephone: (970) 244-1430
Fax: (970) 256-4031
Email: CommDev@ci.grandjct.co.us



AP
5/8/03

COMMUNITY DEVELOPMENT DEPT.
Review Agency Comment Sheet

(Petitioner: Please fill in blanks in this section only unless otherwise indicated)

Date: 4/23/03 To Review Agency: US Postal Service

File No: FP-2003-079 Staff Planner: Lari Bowers
(To be filled in by City Staff) *(To be filled in by City Staff)*

Project Name: Dakota West Subdivision Filing 2

Location: 3088-3090 D 1/2 Road

Development Review Meeting Date: 5/20/03
(To be filled in by City Staff)

REQUEST CENTRALIZED DELIVERY

COMMENTS
(For Review Agency Use)

Outside Review Agencies: Please email comments to: CommDev@ci.grandjct.co.us, FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If this form is not returned, additional review information will not be provided.

City Review Agencies: Please type your comments in Impact AP.

All comments must be returned to the
Community Development Department no later than
5/19/03
(To be filled in by City Staff)

NOTE: Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

PHIL HICE
Reviewed By

05-08-03
Date

PHICE@EMAIL.USPS.GOV
Email Address

970-244-3444
Telephone

Lori

From: "Bob Lee" <BLee@co.mesa.co.us>
To: <CommDev@ci.grandjct.co.us>
Date: Thu, May 1, 2003 2:13 PM
Subject: Agency Review

AP
5/5/03

FP-2003-079 No objections to the application.

GRAND JUNCTION DRAINAGE DISTRICT

722 23 Road ♦ P. O. Box 969, Grand Junction, Co. 81502-0969

(970) 242-4343

June 27, 2003

Lori Bowers
Community Development Department
250 No. 5th Street
Grand Junction, Co. 81501

RE: Dakota West
3088-3090 D ½ Road
FP-2003-079

Dear Ms. Bowers,

Grand Junction Drainage District has an existing drainage pipeline along the North boundary line of the proposed Dakota West subdivision. The drain was an open drain for many years (constructed in the 1930's). It was piped in 1975-1976-1977. Access to the facilities to allow maintenance of the pipeline is mandatory annually. Access to the existing manholes has been used where the old barbed wire fence was located. There is formal access easements granted by the adjacent property owners.

Enclosed is a copy of a deed which refers to "easements and rights of way for roads and ditches as now constructed or of record." An aerial photo taken in 1952 clearly shows the open ditches.

Harley Bauer from the District has met on site with the developers of this property. The District is requiring gates be placed in the newly constructed wooden fence that will give unobstructed access to the existing manholes. An access gate will be required at the west side of the entire subdivision. The District also requests a restriction of any cross fencing that will impede the access to the existing east-west drainage facility.

I hope this clearly identifies the District's needs if the property is developed.

Sincerely
Grand Junction Drainage District



Donna J. Garlitz
Executive Secretary

Lanna L.

256-4031

Book 559 Page 348

Recorded at 11:10 o'clock A.M. Jan 14, 1952

603

Receipt No. 553124 Annie M. Dunston

THIS DEED, Made this seventh day of January in the year of our Lord one thousand nine hundred and fifty-two between Dave W. Olson and Lila R. Olson

of the County of Mesa and State of Colorado, of the first part, and

Luther P. McAlley and Maude P. McAlley of the County of Mesa and State of Colorado, of the second part:

WITNESSETH, that the said part 1st of the first part, for and in consideration of the sum of Ten dollars and other good and valuable consideration - - -

to the said part 1st of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, he do grant, bargain, sell and convey unto the said parties of the second part, not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever, all the following described lot or parcel of land, situate, lying and being in the County of Mesa and State of Colorado, to-wit:

Beginning at the Southwest corner of the East fifteen acres of the Southeast quarter of the Northeast quarter of section sixteen, Township One South, Range One East of the Ute Meridian and running thence East 310 feet; thence North 360 feet; thence West 310 feet; thence South 360 feet to the place of beginning. Also convey all ditch, lateral and water rights thereto belonging, including five shares of the capital stock of The Grand Valley Irrigation Company and also including the right to run water for the irrigation of said land over and across the North 960 feet of the East fifteen acres of the Southeast quarter of the Northeast quarter of said section sixteen, said water to be conveyed in so far as possible along property lines.

TOGETHER with all and singular the hereditaments and appurtenances thereto, belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said part 1st of the first part, either in law or equity, of, to and in the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said parties of the second part, the survivor of them, their assigns, and the heirs and assigns of such survivor, forever. And the said part 1st of the first part, for them, their heirs, executors, and administrators do covenant, grant, bargain and agree to and with the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, that at the time of the conveying and delivery of these presents, they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fact, right, and in good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, leases, taxes, assessments and incumbrances of whatever kind or nature ever, subject to easements and rights of way for roads and ditches as now constructed or of record.

and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, the survivor of them, their assigns, and the heirs and assigns of such survivor, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part 1st of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF the said part 1st of the first part he, do hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Dave W. Olson (REAL) Lila R. Olson (REAL)

STATE OF COLORADO,

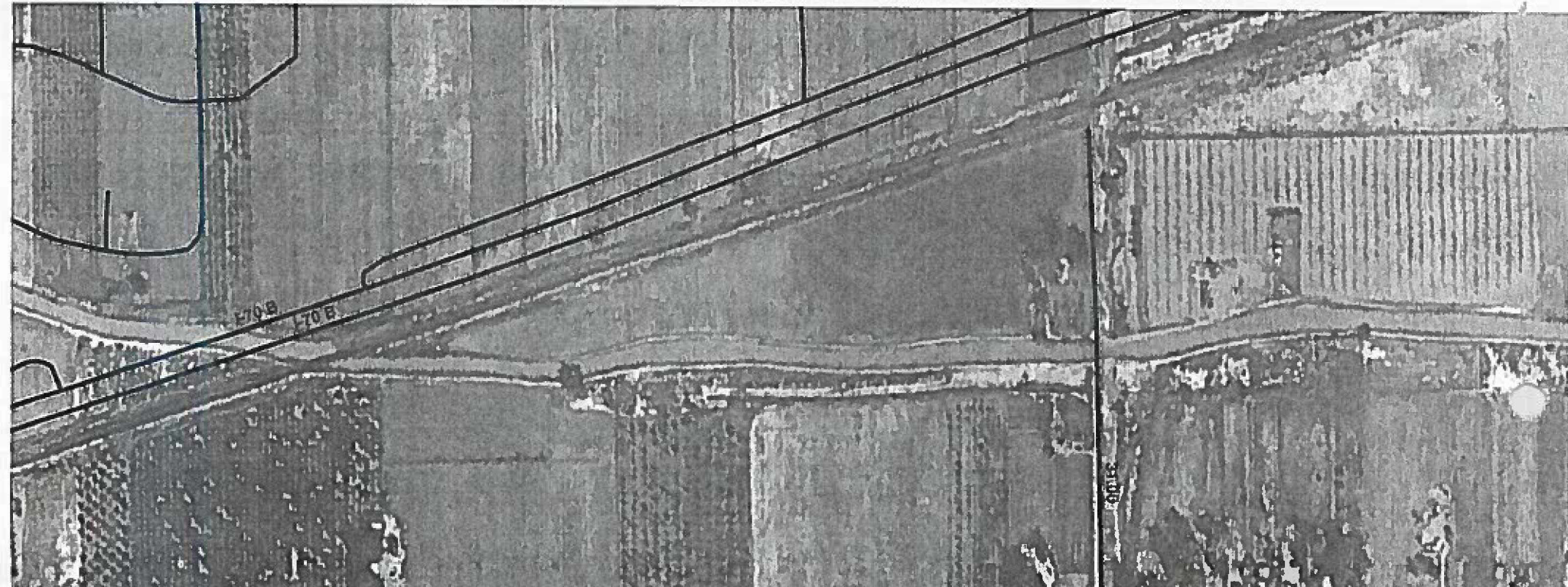
County of Mesa

The foregoing instrument was acknowledged before me this 14th day of January 1952 by Dave W. Olson and Lila R. Olson My commission expires April 10 1954 Witness my hand and official seal

[Signature]



No. 111. WARRANT DEED.—To John Thomas—The Standard-Reference Pub. Co., 1110 Robinson's Lane, Elkhart, Ind. 46520, Denver, Colo. Attention—Send the insert name of person here (last name or name); if by person calling a representative or official capacity or as partner, then first name of such officer or partner, or the president or other officer of such corporation, trading as a partnership.



June 30, 2003

Re: FP-2003-079
DAKOTA WEST SUBDIVISION PHASE 2

AP
6/30/03

Lot 1

REVIEW COMMENTS

Sheet 1 of 2

No comments

Sheet 2 of 2

1. Include the recording information for Dakota West Subdivision Phase 1. Provide blank spaces for the information if not recorded at the time this mylar is created.
2. Indicate the recording information for the vacated easements.

By: Peter T. Krick
Professional Land Surveyor for
The City of Grand Junction

REVIEW COMMENTS FOR DAKOTA WEST SUBDIVISION, FILING #2 - CENTRAL GRAND VALLEY SANITATION DISTRICT (FILE #FP-2003-079), 6/26/03.

AP
6/27/03
Lot 1

The following are the Central Grand Valley Sanitation District's review comments on the proposed Dakota West Subdivision, Filing #2.

1. The correct sewer stationing for existing MH-DW3 and MH-DW6 should be shown on the Utility Composite rather than the street centerline station given.
2. Existing MH-DW5 located on the west end of Aberdeen Lane should be labeled and stationed on the Utility Composite.
3. MH-D3 along Mandan Lane should be labeled and stationed on the Utility Composite.
4. The size, type of pipe, and length between manholes should be shown for the section of sewerline between existing MH-DW4 and MH-D3 on both the Utility Composite and Plan portion of the Plan and Profile Sheet.
5. Mandan Lane should be labeled on the Utility Composite.
6. A portion of the text "invert-out" on the profile for MH-D3 was inadvertently left off. The stationing on the Profile grid should also be added for the section of sewerline between existing MH-DW4 and MH-D3.
7. The area to be backfilled with concrete flowfill due to minimal cover over the sewerline between existing MH-DW6 and MH-E3 should be depicted with a cross hatch on both the Plan and Profile for the Contractors reference in addition to Note SS-3. The hatch designation should also include the sewer services to Lots 1 and 2 of Block 5 and Lots 4 and 5 of Block 4 that will also need to be backfilled with concrete flowfill.
8. The existing and proposed grade should be labeled on the sewerline profile along Washburn Street.
9. The stationing for existing MH-DW6 and MH-E1 should be labeled on the Plan portion of the Plan and Profile Sheet.
10. Standard Note #20 and #25 shown on Sheet 2 should be deleted from the Plans that do not apply to the project. An additional note should be added for dead-end MH-D3 that the invert channel be a minimum $\frac{3}{4}$ of the length through the manhole to facilitate testing and to provide access for the District's cleaning and maintenance equipment.
11. A copy of the final plat will need to be included with the Plans approved for construction.
12. The District's Sewerline Extension Application and Agreement will need to be executed by the Petitioner prior to the Plans being approved for construction.

Please have the Petitioner revise the Plans to address the aforementioned comments and resubmit them to the District for review. We apologize for the delay in issuing the District's comments, however, the District Board did not review the Plans until their June 23, 2003 Board meeting, that is a requirement prior to submittal of the District's comments.

Response to Review Agency Comment Sheet

AP
6/19/03

(Petitioner: Please fill in blanks in this section)

Date: 6/16/03 To Review Agency: Clifton Fire Department

File No: FP-2003-079 Staff Planner: Lori Bowers

Project Name: Dakota West

Location: 3088 - 3090 1/2 Road

COMMENTS

(For Review Agency Use)

Outside Review Agencies: Please email comments to: CommDev@ci.grandjct.co.us, FAX comments to (970) 256-4031 or mail written comments to the above address.

NO COMMENTS

City Review Agencies: Please type your comments in Impact AP.

**All comments must be returned to the Community Development Department no later than
June 23, 2003.**

(To be filled in by City Staff)

NOTE: Please identify your review comments on plan sets by printing
the date, your name and company/agency for future reference.

Reviewed By David W. Austin

Date 06/19/2003

From: Dave Reinertsen <dreinertsen@cliftonwaterdistrict.com>
To: "GJ Community Development Department" <CommDev@ci.grandjct.co.us>
Date: Thu, Jun 19, 2003 12:24 PM

AP
6/19/03

Lori,
 The following is what was originally sent on May 15, 2003. They have not been addressed on the latest plan. One item changed with the design change and is noted in bold italics. The comments for the most recent revision follow at the end and are in bold:

Following are review comments for Item FP-2003-079, Dakota West Filling 2.....

Bold Italics

- * Block 2, Lot 5, relocate meter pit to NE corner of lot. This lot is now Block 2, Lot 4 -- meter pit location to middle of lot on N side, directly across from meter services across the street.
- * Request relocation of following water meters and sanitary sewer connections to accommodate sufficient water usage on dead end 8" main lines:
 - * Block 5, Lot 5, water meter pit to NW corner and sanitary service to SW corner
 - * Block 5, Lot 6, water meter pit to SW corner and sanitary sewer to NW corner
 - * Block 3, Lot 1, water meter pit to SE corner (across from Lot 6 water service)
 - * Block 4, Lot 4, water meter pit to SE corner and sanitary service to NE corner
 - * Block 4, Lot 5, water meter pit to NE corner and sanitary service to SE corner
 - * Block 5, Lot 1, water meter pit to NW corner and sanitary service to SW corner
 - * Block 5, Lot 2, water meter pit to SW corner and sanitary service to NW corner
 - * Block 5, Lot 3, water meter pit to NW corner and sanitary service to SW corner
 - * Block 5, Lot 4, water meter pit to SW corner and sanitary service to NW corner
- * Move end of main line valve on (north) Washburn Street to just north of last water meter service
- * Move end of main line valve on (south) Washburn Street to just south of last water meter service

Bold

- * New main line on newly added cul-de-sac shall be 2" in size and terminate just west of last meter service tap. No valve is needed at the end of the line, just a bolted end cap and thrust block.
- * Main line in this new intersection shall be 8 x 8 x 8 with a reducer to 2" to the west with a valve only on the west leg.
- * Move end of line 8" valve to just east of last water service (Lot 1) with bolted end cap, thrust block, and blow off at end of line.
- * Block 6, Lot 2, water meter pit shall be on the SW corner and move sewer service.

- Bob
- * Block 6, Lot 1, water meter pit shall be on the SE corner and move sewer service.
 - * In all cases, dry utility transformers and pedestals SHALL NOT be installed over the water service at the meter pits.
 - * In all cases, curb stop type shut-off valves shall be installed on the customer side of the meter pit for future customer use.
 - * In all cases, meter pit assemblies shall be configured to accommodate radio read meter assemblies.

General Comment: I thought sewer service were to be located in the middle of the lot -- being on the edge further compounds potential conflicts with dry utilities.

David Reinertsen
Assistant Manager
Clifton Water District

June 19, 2003

Re: FP-2003-079
DAKOTA WEST SUBDIVISION PHASE 2

AP
6/19/03

REVIEW COMMENTS

Sheet 1 of 2

No comments

Sheet 2 of 2

1. Include the recording information for Dakota West Subdivision Phase 1. Provide blank spaces for the information if not recorded at the time this mylar is created.
2. Verify the dimension indicated on the East line of Lot 1, Block 6. (Calculates to be 141.79 feet)
3. Indicate the recording information for the vacated easements.

By: Peter T. Krick
Professional Land Surveyor for
The City of Grand Junction

Lori

May 19, 2003

Re: FP-2003-079
DAKOTA WEST SUBDIVISION PHASE 2

AP
5/29/03

REVIEW COMMENTS

Sheet 1 of 2

1. All lettering height shall be 1/8" minimum.

Sheet 2 of 2

1. All lettering height shall be 1/8" minimum.
2. Indicate the monumentation found and/or set for the Southwest corner of Lot 1, Block 1, the Northwest corner of Lot 7, Block 1 and the Northeast corner of Lot 9, Block 1.
3. Provide the overall bearing and distance for the West line of Lots 1 through 7, Block 1.
4. Provide the dimension for the West line of Lot 7, Block 1.
5. Clarify the dimension indicated on the South line of Lot 3, Block 3 (Two dimensions may be required to indicate an "inside" and "outside" dimension).
6. The 20 foot Utility Easements indicated on the Plat must be vacated by separate instrument with the recording information placed on the Plat. The City of Grand Junction does not normally allow vacations by Plat.
7. The radius point for the 48 foot radius on the East side of Lots 4 and 5, Block 4, should be dimensionally tied to the centerline of Washburn Street.
8. The easement indicated in Book 559, Page 348, should be plotted on this Plat.

By: Peter T. Krick
Professional Land Surveyor for
The City of Grand Junction



Review Agency Comment Sheet

(Petitioner: Please fill in blanks in this section only unless otherwise indicated)

Date: 4/23/03 To Review Agency: Central Grand Valley Sewer
File No: FP-2003-079 Staff Planner: Jeri Bowers
(To be filled in by City Staff) *(To be filled in by City Staff)*
Project Name: Dakota West Subdivision Filing 2
Location: 3088-3090 D 1/2 Road
Development Review Meeting Date: 5/20/03
(To be filled in by City Staff)

COMMENTS

(For Review Agency Use)

Outside Review Agencies: Please email comments to: CommDev@ci.grandjct.co.us, FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If this form is not returned, additional review information will not be provided.

City Review Agencies: Please type your comments in Impact AP.

See Attached Comments

**All comments must be returned to the
Community Development Department no later than**

(To be filled in by City Staff)

5/19/03

NOTE: Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Stephen T. LaBonde

Reviewed By

5/20/2003

Date

Email Address

(970) 241-7076

Telephone

cc : Anne Fees, CGVSD

REVIEW COMMENTS FOR DAKOTA WEST SUBDIVISION, FILING #2 - CENTRAL GRAND VALLEY SANITATION DISTRICT (FILE #FP-2003-0389), 4/20/03.

AP
5/21/03
Lori

The following are the Central Grand Valley Sanitation District's review comments on the proposed Dakota West Subdivision, Filing #2.

1. The District will utilize the Utility Composite for locating sewer services to all lots located in Filing #2, that includes the portion of sewerline extended into Filing #2 as part of Filing #1. For this reason, all existing sewer service lines in Filing #2 should be referenced by station in the sewer service reference table, rather than noted as constructed as part of Phase #1. An additional note should be provided with an asterisk denoting which sewer service lines for Filing #2 lots were installed as part of Filing #1 for the District's reference.
2. Existing manholes constructed as part of Filing #1 should be numbered in accordance with the District's system mapping that is available upon request. Existing manholes should also be shown with open circles on all plan views and denoted as existing to clearly show what was constructed as part of Filing #1. Existing manholes should also be shown with dashed lines in the Profile.
3. Proposed sewerlines should be shown with bold lines on the Utility Composite as well as sewer service lines that are to be constructed as part of Filing #2 similar to the plan portion of the Plan and Profile Sheet, or the existing sewerline and service lines shown with dashed lines to clearly differentiate between existing and proposed sewerlines.
4. The sewer services in Filing #2 installed as part of Filing #1 should be referenced to the existing downstream manhole in Bismark Street and Aberdeen Lane on the plan portion of the Plan and Profile Sheet. It will be necessary to show the existing downstream manhole on the Plan Sheet to reference the existing service lines. Again the District will utilize the Filing #2 Plans to locate sewer services in Filing #2.
5. A minimum 5-foot offset from property lines should be provided for all sewer services to allow future access for property owners without encroaching upon adjacent properties. The majority of the sewer services meet the minimum offset requirement, however, some sewer services shown do not.
6. The sewer main stub-outs at MH-E1, MH-E3, and MH-D2 should be glue capped and marked with a 2x4 posts painted green that should be noted on the Plans.
7. Existing stub-outs at MH-C2 and MH-D1 are to be removed and the new sewerline installed into the existing manhole. A note should be provided to clarify that the stub-outs are to be removed and the existing invert grouted as necessary to provide a smooth invert channel and watertight manhole.
8. The sewer services to Lots 6 and 7 of Block 1 are referenced to the front lot property corners in the Reference Table, but are denoted as water services (WA SVC) instead of

sewer services that should be corrected.

9. For areas with less than 2-feet of cover to the pavement subgrade, concrete flowfill backfill is required on both the sewer main and sewer service lines. This requirement should be checked for the sewerline between MH-E2 and MH-E3. Any flowfill required should be shown and denoted on both the Plan and Profile.
10. The District's Standard Notes and Detail Sheet will need to be included with the final Plans approved for construction.
11. The District's Sewerline Extension Application and Agreement will need to be executed by the Petitioner prior to approval of the Plans for construction.

Please have the Petitioner revise the Plans to address the aforementioned comments and resubmit them to the District for final review.

City of Grand Junction
Community Development Department
250 North 5th Street, Grand Junction, CO 81501

Telephone: (970) 244-1430
Fax: (970) 256-4031
Email: CommDev@ci.grandjct.co.us



AP
5/19/03

Review Agency Comment Sheet

(Petitioner: Please fill in blanks in this section only unless otherwise indicated)

Date: 4/2/03 To Review Agency: Clifton Water District

File No: FP-2003-038 Staff Planner: Lori Bowers
(To be filled in by City Staff) *(To be filled in by City Staff)*

Project Name: Dakota West Subdivision

Location: 3088-3090 D 1/2 Road

Development Review Meeting Date: _____
(To be filled in by City Staff)

RECEIVED
MAY 15 2003
COMMUNITY DEVELOPMENT
DEPT.

COMMENTS

(For Review Agency Use)

Outside Review Agencies: Please email comments to: CommDev@ci.grandjct.co.us, FAX comments to (970) 256-4031 or mail written comments to the above address. NOTE: If this form is not returned, additional review information will not be provided.

NO OTHER COMMENTS -

City Review Agencies: Please type your comments in Impact AP.

All comments must be returned to the
Community Development Department no later than
(To be filled in by City Staff)

NOTE: Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

David Reinertson - Clifton Water 05-15-03
Reviewed By Date

Email Address Telephone

From: "Garceau, Larry M" <Larry.Garceau@XCELENERGY.COM>
To: <CommDev@ci.grandjct.co.us>
Date: Fri, May 16, 2003 9:11 AM
Subject: RE: File No. FP-2003-079 Dakota West Subdivision Filing 2

Xcel Energy has No Objections.

AP
5/19/03

From: Dave Reinertsen <dreinertsen@cliftonwaterdistrict.com>
To: "GJ Community Development Department" <CommDev@ci.grandjct.co.us>
Date: Thu, May 15, 2003 10:57 AM
Subject: Dakota West Subdivision Filing 2

*AP
5/19/03*

Folowing are review comments for Item FP-2003-079, Dakota West Filling 2.....

- * Block 2, Lot 5, relocate meter pit to NE corner of lot.
- * Request relocation of following water meters and sanitary sewer connections to accommodate sufficient water usage on dead end 8" main lines:
 - * Block 5, Lot 5, water meter pit to NW corner and sanitary service to SW corner
 - * Block 5, Lot 6, water meter pit to SW corner and sanitary sewer to NW corner
 - * Block 3, Lot 1, water meter pit to SE corner (across from Lot 6 water service)
 - * Block 4, Lot 4, water meter pit to SE corner and sanitary service to NE corner
 - * Block 4, Lot 5, water meter pit to NE corner and sanitary service to SE corner
 - * Block 5, Lot 1, water meter pit to NW corner and sanitary service to SW corner
 - * Block 5, Lot 2, water meter pit to SW corner and sanitary service to NW corner
 - * Block 5, Lot 3, water meter pit to NW corner and sanitary service to SW corner
 - * Block 5, Lot 4, water meter pit to SW corner and sanitary service to NW corner
- * Move end of main line valve on (north) Washburn Street to just north of last water meter service
- * Move end of main line valve on (south) Washburn Street to just south of last water meter service

Thank you,
 David Reinertsen
 Clifton Water District



Review Agency Comment Sheet

(Petitioner: Please fill in blanks in this section only unless otherwise indicated)

Date: 4/23/03 To Review Agency: City Community Development
File No: FP-2003-079 Staff Planner: Lori Bowers
(To be filled in by City Staff) *(To be filled in by City Staff)*
Project Name: Dakota West Subdivision Filing 2
Location: 3088-3090 D 1/2 Road
Development Review Meeting Date: 5/20/03
(To be filled in by City Staff)

COMMENTS

(For Review Agency Use)

Outside Review Agencies: Please email comments to: CommDev@ci.grandjct.co.us, FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If this form is not returned, additional review information will not be provided.

City Review Agencies: Please type your comments in Impact AP.

All comments must be returned to the
Community Development Department no later than

(To be filled in by City Staff)

5/19/03

NOTE: Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed By _____

Date _____

Email Address _____

Telephone _____

PRE-CONSTRUCTION MEETING
PRIVATE DEVELOPMENT STREET AND UTILITY CONSTRUCTION

Project: ~~10-24-03~~ Crista Lee Sub

Date: 10-24-03

Developer: Alan Helmick

Engineer: P. Vista Engineering

Schedule:

Utilities: Nov 3rd

Streets: Spring

Concrete: Spring

Testing: Lincoln-Devore

Other: _____

Other: _____

Attendance: Bob Mather

Mark Barslund

Alan Helmick

Joe

Rick Lang

David Chase

Laura Lambert

Testing

- Pit Run Material in Utility Trenches (Proctor curve, base spec.)
- Pavement Mix Design (Prior to placing asphalt) Superpave
- ⓐ 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.

County

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 P_L, 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.

Remake grade in spring = new tests

General Meeting Notes – 2832 UnawEEP Avenue

2943-193-193-00-149,119 *3086?*

9/29/03 ANX/Major Subivision
Engineer: Laura Lamberty 256-4155 *Hank*
Planner: Lori Bowers
Applicant: Carl Conner *Natalie*

Site Overview: Existing irregularly shaped parcel at 2832 UnawEEP. A 20' wide "intrusion" of right-of-way extends northerly from UnawEEP into the parcel, with an adjacent 30' wide flagpole to UnawEEP. A portion of the site has riverbluff issues and severe topography. Family member owns adjacent parcel which touches UnawEEP and an unnamed piece of right-of-way

Preliminary plan shall show how the lot can be divided to meet future zoning density requirements. Should also consider redevelopment of adjacent property.

Water: Extend and connect, fire flow form
Sewer: Extend and connect
Drainage: Fee in lieu of detention
Flood plain: No
Wetlands: No
Access: At flag location
Site circulation: Onsite per TEDS
TCP: Yes, Credit UnawEEP
CDOT permit: no
Street class: UnawEEP – Urban Collector
New Street - Local
Street improvements: Yes
Other: Geotechnical issues

FLU 4-8 units/ac

119 vacant

stub to east

Streets/Traffic notes:

- * Dedicate right-of-way and construct new street at location of existing flagpole. Cul-de-sac termination required.
- * Construct remaining half-street improvement on UnawEEP across existing right-of-way flagpole and lot frontage.
- * Remove encroachment into right-of-way at 2830 UnawEEP.

Drainage notes: Fee in lieu of detention. Construct outfall to natural drainage or river.

Utility notes: Each lot will need to be serviced by public sewer and water utilities. Utilities shall be extended for future development

Other: Geotechnical issues on riverbluff, steep slope areas.

One of the most important planning aspects of this subdivision will be to develop a workable plan for how these lots can develop in the future and be served by utilities, roads and other municipal services (fire, garbage pick-up, etc)

1225 South 7th St. Grand Junction, CO 81501
Phone: (970)242-5370 Fax: (970)245-7716



Fax

To: City of Grand Junction

From: Julie Pittman

Attn: Laura Lamberty, P.E.

Fax: (970) 256-4031

Pages: 13 + Cover

Phone: (970) 256-4155

Date: 09/25/03

Re: Mix Design

CC:

Urgent For Review Please Comment Please Reply Please Recycle

• **Comments:**

GRAND JUNCTION DRAINAGE DISTRICT

P.O. BOX 969 GRAND JUNCTION, CO 81502
(970) 242-4343 FAX (970) 242-4348

RECEIVED

JUL 1 6 2003

COMMUNITY DEVELOPMENT
DEPT.

RECEIVED

JUL 1 7 2003

COMMUNITY DEVELOPMENT
DEPT.

July 15, 2003

City Council, City of Grand Junction
Via Lori Bowers
Staff Planner
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Re: Dakota West
GJDD correspondence of June 27, 2003

Dear Lori,

The District has reviewed the development and the District's position requesting dedication of an easement to the Drainage District across the northerly 15 feet of the lots that abut Ol' Sun Subdivision. The District was late in originating the request for the easement. It is understood that the District's request is one of the things holding up recording of the Phase 2 plat. The Drainage District is willing to sign-off the filing plat of Dakota West Subdivision Phase 2 without dedication of the easement previously requested along said north line. If there are any questions please contact the office during normal working hours.

Sincerely,
Grand Junction Drainage District



John L. Ballagh,
Manager

Cc: Thomas LaCroix, Esq.
Scott Thompson, Thompson-Langford Corporation

GRAND JUNCTION DRAINAGE DISTRICT

P.O. BOX 969 GRAND JUNCTION, CO 81502
(970) 242-4343 FAX (970) 242-4348

RECEIVED

July 15, 2003

City Council, City of Grand Junction
Via Lori Bowers
Staff Planner
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

*AP
7/16/03*

JUL 1 2003

COMMUNITY DEVELOPMENT
DEPT.

RECEIVED

JUL 1 2003

COMMUNITY DEVELOPMENT
DEPT.

Re: Dakota West
GJDD correspondence of June 27, 2003

Dear Lori,

The District has reviewed the development and the District's position requesting dedication of an easement to the Drainage District across the northerly 15 feet of the lots that abut Ol' Sun Subdivision. The District was late in originating the request for the easement. It is understood that the District's request is one of the things holding up recording of the Phase 2 plat. The Drainage District is willing to sign-off the filing plat of Dakota West Subdivision Phase 2 without dedication of the easement previously requested along said north line. If there are any questions please contact the office during normal working hours.

Sincerely,
Grand Junction Drainage District



John L. Ballagh,
Manager

Cc: Thomas LaCroix, Esq.
Scott Thompson, Thompson-Langford Corporation

*Laura -
F.Y.I - but this still doesn't answer
the question of ~~the~~ the irrigation pipe that is buried
along the north end of the property. What do you think?
Lori*

July 10, 2003

Re: FP-2003-079
DAKOTA WEST SUBDIVISION PHASE 2

REVIEW COMMENTS

Sheet 1 of 2

No comments

Sheet 2 of 2

1. Include the recording information for Dakota West Subdivision Phase 1. Provide blank spaces for the information if not recorded at the time this mylar is created.
2. A field inspection will be performed immediately prior to recording the plat to verify that corners indicated are in place and as noted.

By: Peter T. Krick
Professional Land Surveyor for
The City of Grand Junction

607

AP
7/14/03

From: Dave Reinertsen <dreinertsen@cliftonwaterdistrict.com>
To: "GJ Community Development Department" <CommDev@ci.grandjct.co.us>
Date: Wed, Jul 2, 2003 9:27 AM
Subject: Dakota West Subdivision Filing 2 Comments to Comments

*AP
7/2/03*

The Clifton Water District has reviewed the current modifications to the plans for Dakota West Subdivision Filing 2 and have these additional comments:

- * The main line... the west end of Mandan Lane shall be 2" (not 8"). T... f on this line, only the end cap with the... e intersection with Bismark Street
- * ... on the SE corner.
- * ... on the SW corner.
- * ... ectly opposite the meter pit... for this lot).
- * v. ... st of the last tap for the met...
- * The... shall be at the end (edge) of aspi... placed in-line directly past the

Lori - These come in on Thursday No 1 Added it to the Review Comments. Also this is the New 3rd page. Wendy

All of the other co... to be included on the final plans (custom... ments, etc.)

David Reinertsen
Clifton Water District

REVIEW COMMENTS

Page 1 of 5
May 27, 2003

FILE #FP-2003-079

TITLE HEADING: Dakota West Filing 2

LOCATION: 3088 - 3090 D½ Road

PETITIONER: G&R West – Rob Cantrell

PETITIONER'S ADDRESS/TELEPHONE: 2650 El Corona Dr
255.8164

PETITIONER'S REPRESENTATIVE: Thompson-Langford Corp. – Jeff Mace
243.6067

STAFF REPRESENTATIVE: Lori Bowers

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, INCLUDING THE CITY, ON OR BEFORE 5:00 P.M., AUGUST 27, 2003.

CITY COMMUNITY DEVELOPMENT

5/7/03

Lori Bowers

244-1433

1. Please provide the separate instruments referred to on the plat that convey the drainage and irrigation easements.

CITY DEVELOPMENT ENGINEER

5/8/03

Laura Lamberty

256-4155

Drainage Report - No Comment

Geotechnical Engineering Report - No Comment

Plat - Resolve blanket irrigation easement issue & relocation or removal of existing or conflicting improvements.

What is 12" PVC line shown just south of north property boundary? Is that covered by easement?

Plan

1. Utilities constructed as part of Filing One but within the Filing 2 boundary will be accepted as part of Filing 2. Resubmit compaction tests and air tests for a prior to concrete approval. Perform final air tests after dry utilities are installed.

DIA:

1. 20% Development Improvement Security is required over all project costs including miscellaneous costs.
2. I count 28 lots for water services, not 27.

CITY TRANSPORTATION ENGINEER

5/18/03

George Miller

256-4123

Submittal (Final Plan) is not complete. I did not receive any sheets that included the requested revisions as noted on my previous comment submittal. Below is the content of that submittal.

DevRev D.5 Rd 3088 Dakota West 4-24-03 Miller (FP-2002-038)

Comments pertain to Plan Set and Comment Responses dated 4-18-03.

Submittal Comments:

1. Issues pertaining to street name and stop signs, notes to contact the City's Traffic Operations Supervisor, and clarification of parameters of D ½ trail /walk west of Bismark have all been covered in this latest plan iteration.
2. (Reference sheet 8 of 16) The Shown widening, new asphalt placement, and striping designs cannot be evaluated, as existing and proposed striping details are not completely shown. All such details need to be on the same sheet for proper evaluation.
 - a. (Asphalt Placement) Though not clear, it appears that the eastbound asphalt seam is at the inside path. If this is the case, it will have to be relocated to either the lane line, or mid lane, to avoid loading stress (and premature asphalt aging) at the seam. Because there are no complete striping details, there is no way to evaluate if a similar condition exists for the westbound seam placement.
 - b. (Striping) Plans need to detail existing and proposed striping to allow evaluation of the required minimum 30:1 transition lengths and resulting lane widths (and asphalt seam placements). These details should extend beyond the start of asphalt placements east and west of Bismark, to allow complete evaluations.

Please contact me as soon as possible so I can meet to clarify the concerns and help with layouts.

3. As mentioned in earlier comment sets, the sheet(s) showing striping revisions must include the note, "Contact the City Traffic Operations Supervisor (970/244-1573) prior to any pavement marking material removal, order, layout, or placement."

CODE ENFORCEMENT OFFICER

5/6/03

Randy Keller

256-4102

1. Construction dust and trash to comply with Municipal Code Sections 16-81 and 16-126.
2. Fence to be constructed according to Section 4.1.J.

CITY PROPERTY AGENT

5/20/03

Peter Krick

256-4003

REVIEW COMMENTS

Sheet 1 of 2

1. All lettering height shall be 1/8" minimum.

Sheet 2 of 2

1. All lettering height shall be 1/8" minimum.
2. Indicate the monumentation found and/or set for the Southwest corner of Lot 1, Block 1, the Northwest corner of Lot 7, Block 1 and the Northeast corner of Lot 9, Block 1.
3. Provide the overall bearing and distance for the West line of Lots 1 through 7, Block 1.

REVIEW COMMENTS / FP-2002-079 / PAGE 3 of 5

4. Provide the dimension for the West line of Lot 7, Block 1.
5. Clarify the dimension indicated on the South line of Lot 3, Block 3 (Two dimensions may be required to indicate an "inside" and "outside" dimension).
6. The 20 foot Utility Easements indicated on the Plat must be vacated by separate instrument with the recording information placed on the Plat. The City of Grand Junction does not normally allow vacations by Plat.
7. The radius point for the 48 foot radius on the East side of Lots 4 and 5, Block 4, should be dimensionally tied to the centerline of Washburn Street.
8. The easement indicated in Book 559, Page 348, should be plotted on this Plat.

CITY UTILITY ENGINEER

4/30/03

Trent Prall

244-1590

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

CITY ADDRESSING

5/20/03

Faye Gibson

256-4043

On the preliminary plat there was a street name of Mandan Ln, which is not being shown on the Phase 2 plat. Please add the street name back on. No other comments.

CENTRAL GRAND VALLEY SANITATION

5/21/03

Stephen LaBonde

244-2276

The following are the Central Grand Valley Sanitation District's review comments on the proposed Dakota West Subdivision, Filing #2.

1. The District will utilize the Utility Composite for locating sewer services to all lots located in Filing #2, that includes the portion of sewerline extended into Filing #2 as part of Filing #1. For this reason, all existing sewer service lines in Filing #2 should be referenced by station in the sewer service reference table, rather than noted as constructed as part of Phase #1. An additional note should be provided with an asterisk denoting which sewer service lines for Filing #2 lots were installed as part of Filing #1 for the District's reference.
2. Existing manholes constructed as part of Filing #1 should be numbered in accordance with the District's system mapping that is available upon request. Existing manholes should also be shown with open circles on all plan views and denoted as existing to clearly show what was constructed as part of Filing #1. Existing manholes should also be shown with dashed lines in the Profile.
3. Proposed sewerlines should be shown with bold lines on the Utility Composite as well as sewer service lines that are to be constructed as part of Filing #2 similar to the plan portion of the Plan and Profile Sheet, or the existing sewerline and service lines shown with dashed lines to clearly differentiate between existing and proposed sewerlines.
4. The sewer services in Filing #2 installed as part of Filing #1 should be referenced to the existing downstream manhole in Bismark Street and Aberdeen Lane on the plan portion of the Plan and Profile Sheet. It will be necessary to show the existing downstream

REVIEW COMMENTS / FP-2003-079 / PAGE 4 of 5

- manhole on the Plan Sheet to reference the existing service lines. Again the District will utilize the Filing #2 Plans to locate sewer services in Filing #2.
5. A minimum 5-foot offset from property lines should be provided for all sewer services to allow future access for property owners without encroaching upon adjacent properties. The majority of the sewer services meet the minimum offset requirement, however, some sewer services shown do not.
 6. The sewer main stub-outs at MH-E1, MH-E3, and MH-D2 should be glue capped and marked with a 2x4 posts painted green that should be noted on the Plans.
 7. Existing stub-outs at MH-C2 and MH-D1 are to be removed and the new sewerline installed into the existing manhole. A note should be provided to clarify that the stub-outs are to be removed and the existing invert grouted as necessary to provide a smooth invert channel and watertight manhole.
 8. The sewer services to Lots 6 and 7 of Block 1 are referenced to the front lot property corners in the Reference Table, but are denoted as water services (WA SVC) instead of sewer services that should be corrected.
 9. For areas with less than 2-feet of cover to the pavement subgrade, concrete flowfill backfill is required on both the sewer main and sewer service lines. This requirement should be checked for the sewerline between MH-E2 and MH-E3. Any flowfill required should be shown and denoted on both the Plan and Profile.
 10. The District's Standard Notes and Detail Sheet will need to be included with the final Plans approved for construction.
 11. The District's Sewerline Extension Application and Agreement will need to be executed by the Petitioner prior to approval of the Plans for construction.

Please have the Petitioner revise the Plans to address the aforementioned comments and resubmit them to the District for final review.

U.S. POSTAL SERVICE

5/8/03

Phil Hice

244-3444

Request centralized delivery.

BRESNAN COMMUNICATIONS

5/8/03

Chuck Wiedman

263-2313

We are in receipt of the plat map for your new subdivision, Dakota West Subdivision, Filing 2. I would like to notify you that we will be working with the other utilities to provide service to this subdivision in a timely manner.

I would like to take this opportunity to bring to your attention a few details that will help both of us provide the services you wish available to the new home purchasers. There items are as follows:

1. We require the developers to provide, at no charge to Bresnan Communications, an open trench for cable service where underground service is needed and when a roadbore is required, that too must be provided by the developer. The trench may be the same one used by other utilities, however the roadbore must have a 2" conduit for the sole use of cable TV.

REVIEW COMMENTS / FP-2003-079 / PAGE 5 of 5

2. We require developers to provide, at no charge to Bresnan Communications, fill-in of the trench once cable has been installed in the trench.
3. We require developers to provide, at no charge to Bresnan Communications, a 4" PVC conduit at all utility road crossings where cable TV will be installed. The cable TV crossing will be in the same location as power and telephone crossings. If the conduit is not installed, we will be unable to place our lines until one is installed. This 4" conduit will be for the sole use of cable TV.
4. Should your subdivision contain cul-de-sacs, the driveways and property lines (pins) must be clearly marked prior to the installation of underground cable. Any need to relocate pedestals or lines will be billed directly back to your company.
5. Bresnan Communications will provide service to your subdivision so long as it is within the normal cable TV service area. Any subdivision that is out of the existing cable TV area may require a construction assist charge, paid by the developer, to Bresnan Communications in order to extend the cable TV service to that subdivision.
6. Should Bresnan Communications be required to perform work on any existing aerial or underground cable TV lines to provide service to the subdivision, Bresnan Communications may require a construction assist charge, to be paid by the developer.

Should you have any other questions or concerns please feel free to contact me at any time. If I am out of the office when you call please leave your name and phone number with out office and I will get back in contact with you as soon as I can.

MESA COUNTY BUILDING DEPARTMENT

5/5/03

Bob Lee

244-1631

No objections to the application.

Comments not available as of 5/27/03:

Central Grand Valley Sanitation

City Attorney

Parks & Recreation Department

Police Department

Clifton Fire District

Clifton Water District

Grand Junction Drainage District

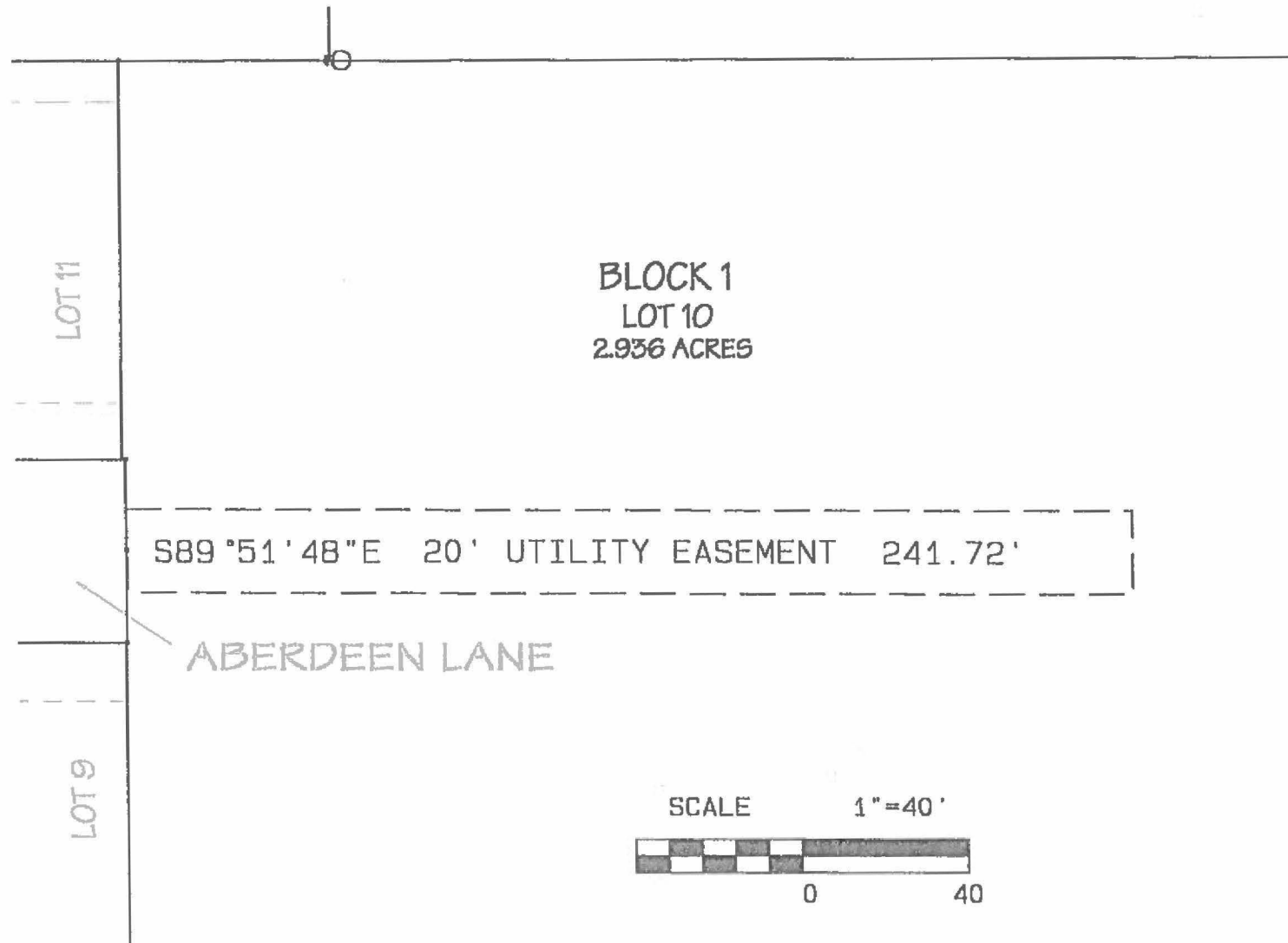
Grand Valley Irrigation

Mesa County School District #51

Qwest

Xcel

EASEMENT VACATION EXHIBIT



EASEMENT VACATION DESCRIPTION

All that part of a 20' utility easement crossing Lot 12 Block 1 of Dakota West Subdivision, a subdivision of the City of Grand Junction recorded at Reception No. _____ of the Mesa County records.

This description was prepared by:
Dennis R. Shellhorn
Colorado P.L.S. 18478
529 25 1/2 Road, Suite 210
Grand Junction, Colorado _____

NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

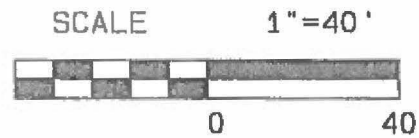
EASEMENT VACATION EXHIBIT

BLOCK 1
LOT 12
3.353 ACRES

BISMARCK STREET

N00°08'12"E 20' UTILITY EASEMENT

336.32



PROJECT SUBTOTAL						\$206,430.50
(incl. 20% per City Req)						
Miscellaneous						PRICE
1	Construction Phase Engineering		2.00%			\$4,129
2	Construction Phase Surveying		2.00%			\$4,129
3	Development Inspection Costs		1.25%			\$2,580
4	Quality Control		1.50%			\$3,096
5	City Inspection		0.50%			\$1,032
6	As-built survey and drawing revision		LS			\$4,500
Sub-total Miscellaneous Items:						\$19,466.21
Total Project Cost:						\$225,896.71
(incl. 20% per City Req)						
Total Project Cost:						\$271,076.05
SIGNATURE OF DEVELOPER						DATE
I HAVE REVIEWED THE ESTIMATED COSTS AND TIME SCHEDULE SHOWN ABOVE AND,						
BASED ON THE PLAN LAYOUTS SUBMITTED TO DATE AND THE CURRENT COSTS OF						
CONSTRUCTION TAKE NO EXCEPTION TO THE ABOVE						
CITY ENGINEER						DATE
COMMUNITY DEVELOPMENT						DATE

EASEMENT VACATION DESCRIPTION

All that part of a 20' utility easement crossing Lot 10 Block 1 of Dakota West Subdivision, a subdivision of the City of Grand Junction recorded at Reception No. _____ of the Mesa County records.

This description was prepared by:
Dennis R. Shellhorn
Colorado P.L.S. 18478
529 25 1/2 Road, Suite 210
Grand Junction, Colorado _____

NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

REVIEW COMMENTS

Page 1 of 3
June 24, 2003

FILE #FP-2003-079

TITLE HEADING: Dakota West Filing 2

LOCATION: 3088 - 3090 D½ Road

PETITIONER: G&R West – Rob Cantrell

PETITIONER'S ADDRESS/TELEPHONE: 2650 El Corona Dr
255.8164

PETITIONER'S REPRESENTATIVE: Thompson-Langford Corp. – Jeff Mace
243.6067

STAFF REPRESENTATIVE: Lori Bowers

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, INCLUDING THE CITY, ON OR BEFORE 5:00 P.M., JULY 1, 2003.

CITY COMMUNITY DEVELOPMENT

6/23/03

Lori Bowers

244-1433

1. Please move the end of the cul-de-sac away from the property line on Mandan Lane.

CITY DEVELOPMENT ENGINEER

6/18/03

Laura Lamberty

256-4155

1. Move west cul-de-sac bulb of Mandan Drive to the east to maximize the distance between the right-of-way and the rear lot lines of Iles/subdivision boundary line of Dakota West. Maintain minimum frontage for lot 5 and practical driveway layout.
2. Where irrigation easement is shown between lots 1 and 2 Block 3 and 1,2, 4 and 5 Block 4, any construction of improvements in the public right-of-way must be approved by the City. Strongly encourage construction of improvements prior to final pave or sleeving for the same. (No response required)

CITY TRANSPORTATION ENGINEER

6/19/03

George Miller

256-4123

With respect to Filing 2 there are some revisions needed.

1. The stop sign the intersection of Bismark / Mandan should be posted for NBound traffic. The street names can be placed on this post.
2. The street light for Bismark / Mandan should be so placed as to not interfere with the placement, or visibility of the stop and street name signs at this intersection.

REVIEW COMMENTS / FP-2002-079 / PAGE 2 of 3

3. It appears that the cul-de-sac geometries at the end of Washburn and at the end of Mandan are not sufficient for fire truck turn-around needs. Please confirm with the Fire Dept.

CODE ENFORCEMENT OFFICER

6/24/03

Randy Keller

256-4102

1. Construction dust and trash to comply with Municipal Code Sections 16-81 and 16-126.
2. Fence to be constructed according to Section 4.1.J.

CITY PROPERTY AGENT

6/19/03

Peter Krick

256-4003

REVIEW COMMENTS

Sheet 1 of 2

No comments

Sheet 2 of 2

1. Include the recording information for Dakota West Subdivision Phase 1. Provide blank spaces for the information if not recorded at the time this mylar is created.
2. Verify the dimension indicated on the East line of Lot 1, Block 6. (Calculates to be 141.79 feet)
3. Indicate the recording information for the vacated easements.

PARKS & RECREATION DEPARTMENT

6/17/03

Shawn Cooper

2254-3869

P&OS Fees will be equal lto \$225/du.

Parkland dedication will be fee in lieu of dedication at a rate of 10% of the land value.

CLIFTON FIRE DISTRICT

6/19/03

Dave Austin

2445448

NO COMMENTS

CLIFTON WATER DISTRICT

6/19/03

Dave Reinertsen

243-4723

Folowing are review comments for Item FP-2003-079, Dakota West Filling 2.....

Block 2, Lot 5, relocate meter pit to NE corner of lot.

Request relocation of following water meters and sanitary sewer connections to accommodate sufficient water usage on dead end 8" main lines:

- * Block 5, Lot 5, water meter pit to NW corner and sanitary service to SW corner
- * Block 5, Lot 6, water meter pit to SW corner and sanitary sewer to NW corner
- * Block 3, Lot 1, water meter pit to SE corner (across from Lot 6 water service)
- * Block 4, Lot 4, water meter pit to SE corner and sanitary service to NE corner
- * Block 4, Lot 5, water meter pit to NE corner and sanitary service to SE corner
- * Block 5, Lot 1, water meter pit to NW corner and sanitary service to SW corner
- * Block 5, Lot 2, water meter pit to SW corner and sanitary service to NW corner
- * Block 5, Lot 3, water meter pit to NW corner and sanitary service to SW corner

REVIEW COMMENTS / FP-2002-079 / PAGE 3 of 3

- * Block 5, Lot 4, water meter pit to SW corner and sanitary service to NW corner
- * Move end of main line valve on (north) Washburn Street to just north of last water meter service
- * Move end of main line valve on (south) Washburn Street to just south of last water meter service

Response to Review Comments And Lot Line Adjustment

Date: 06/13/03

Review Agency: City Community Development

Project Name: Dakota West Filing 2

Project Reference Number: FP-2003-079

Petitioner/Applicant: G & R West – Rob Cantrell

Project Representative: Thompson-Langford Corp. – Jeff Mace

Phone: 243-6067 Fax: 241-2845 Email: jmace@tlcwest.com

PETITIONER'S RESPONSE TO REVIEW COMMENTS

FILE: #FP-2003-079

DATE: June 13, 2003

TITLE: Dakota West Filing 2

LOCATION: 3088 – 3090 D ½ Road

PETITIONER: G & R West

PETITIONER'S REPRESENTATIVE: Thompson-Langford Corporation

STAFF REPRESENTATIVE: Lori Bowers

PETITIONER'S RESPONSES

City Community Development /Lori Bowers

1. Easements are still under negotiation in order to address the 1952 blanket irrigation easement. Conveyances will be supplied upon finalization of these easements.

City Development Engineer/Laura Lamberty

PLAT

1. A 10' irrigation easement has been shown across what was formerly the Sandidge property to provide for a route close to the existing alignment.
2. The 12" PVC line along the northern boundary is the existing irrigation line which is to be relocated.

PLAN

1. Comment acknowledged. The tests will be performed and results submitted as requested.

DIA

1. Comment acknowledged. Please refer to revised DIA.
2. There are now 27 lots for water service in Filing 2. Please refer to revised DIA.

City Transportation Engineer/George Miller

Final plans addressing these comments were submitted to the Development Engineer for final approval of Filing 1.

Code Enforcement Officer/Randy Keller

1. Comment Acknowledged.
2. Comment Acknowledged.

City Property Agent/Peter Krick

SHEET 1 OF 2

1. Item corrected. Please refer to revised plat.

SHEET 1 OF 2

1. Item corrected. Please refer to revised plat.
2. Item corrected. Please refer to revised plat.
3. Item corrected. Please refer to revised plat.
4. Item corrected. Please refer to revised plat.
5. Item corrected. Please refer to revised plat.
6. Item corrected. Please refer to revised plat.
7. Item corrected. Please refer to revised plat.
8. Item corrected. Please refer to revised plat.

City Utility Engineer/Trent Prall

Comment Acknowledged

City Addressing/Faye Gibson

The requested street name has been added to the plat. Please refer to revised plat.

Central Grand Valley Sanitation/Stephen LaBonde

1. Comment acknowledged. Please refer to revised plans.
2. Comment acknowledged. Please refer to revised plans.
3. Comment acknowledged. Please refer to revised plans.
4. Comment acknowledged. Please refer to revised plans.
5. Comment acknowledged. Please refer to revised plans.
6. Comment acknowledged. Please refer to revised plans.
7. Comment acknowledged. Please refer to revised plans.

8. The services are correctly labeled as water services. The sewer services to these lots were not shown as they were constructed as part of filing 1. A table showing the location of the sewer services for these lots has been added to the plans.
9. The sewer line between MH-E2 and MH-E3 has been checked for cover. A minimum of 2 feet will be provided between the top of pipe and the pavement subgrade. No flowfill will be required.
10. The District's Standard Notes and Detail Sheet has been included as sheet 12 of 12 in the construction set.
11. Comment Acknowledged. Application and Agreement will be executed.

U.S. Postal Service/Phil Hice

Centralized delivery was provided in filing 1 for the entire subdivision.

Bresnan Communications/Chuck Wiedman

Comments Acknowledged

Thank you,

Jeff W. Mace PE
Petitioner's Representative

REVIEW COMMENTS

3rd Round

Page 1 of 3
July 2, 2003

FILE #FP-2003-079(3)

TITLE HEADING: Dakota West Filing 2

LOCATION: 3088 - 3090 D½ Road

PETITIONER: G&R West – Rob Cantrell

PETITIONER'S ADDRESS/TELEPHONE: 2650 El Corona Dr
255.8164

PETITIONER'S REPRESENTATIVE: Thompson-Langford Corp. – Jeff Mace
243.6067

STAFF REPRESENTATIVE: Lori Bowers

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, INCLUDING THE CITY, ON OR BEFORE 5:00 P.M., JULY 9, 2003.

CITY COMMUNITY DEVELOPMENT

7/1/03

Lori Bowers

244-1433

1. What happened to the 10 foot irrigation easement along the northern most property line? Isn't there pipe under grounded in that area?

CITY DEVELOPMENT ENGINEER

6/26/03

Laura Lamberty

256-4155

Response adequate. No further issues.

CITY PROPERTY AGENT

6/30/03

Peter Krick

256-4003

REVIEW COMMENTS

Sheet 1 of 2

No comments

Sheet 2 of 2

1. Include the recording information for Dakota West Subdivision Phase 1. Provide blank spaces for the information if not recorded at the time this mylar is created.

2. Indicate the recording information for the vacated easements.

CITY ATTORNEY

7/2/03

John Shaver

244-1501

I write in response to your request for an opinion on the June 27, 2003 letter from the Grand Junction Drainage District concerning the Dakota West subdivision, FP 2003-079.

It appears from that letter and the attached deed and aerial photograph that the drainage district has a legal interest in, on, along and across a portion of the property that is the subject of this application. While the District's letter does not state the width of access required for the District's facilities, the request and supporting documentation reasonably appear to be valid. I would advise that you request that the Developer meet with the District and clarify what width the district reasonably requires and that the same be memorialized on the plat as a "irrigation and drainage easement."

If you have questions or if I may otherwise be of assistance to you on this or any other matter, please let me know. Please enter this e-mail message as "review agency comments" on the development application.

CENTRAL GRAND VALLEY IRRIGATION

6/27/03

Stephen LaBonde

241-7076

The following are the Central Grand Valley Sanitation District's review comments on the proposed Dakota West Subdivision, Filing #2.

1. The correct sewer stationing for existing MH-DW3 and MH-DW6 should be shown on the Utility Composite rather than the street centerline station given.
2. Existing MH-DW5 located on the west end of Aberdeen Lane should be labeled and stationed on the Utility Composite.
3. MH-D3 along Mandan Lane should be labeled and stationed on the Utility Composite.
4. The size, type of pipe, and length between manholes should be shown for the section of sewerline between existing MH-DW4 and MH-D3 on both the Utility Composite and Plan portion of the Plan and Profile Sheet.
5. Mandan Lane should be labeled on the Utility Composite.
6. A portion of the text "invert-out" on the profile for MH-D3 was inadvertently left off. The stationing on the Profile grid should also be added for the section of sewerline between existing MH-DW4 and MH-D3.
7. The area to be backfilled with concrete flowfill due to minimal cover over the sewerline between existing MH-DW6 and MH-E3 should be depicted with a cross hatch on both the Plan and Profile for the Contractors reference in addition to Note SS-3. The hatch designation should also include the sewer services to Lots 1 and 2 of Block 5 and Lots 4 and 5 of Block 4 that will also need to be backfilled with concrete flowfill.
8. The existing and proposed grade should be labeled on the sewerline profile along Washburn Street.
9. The stationing for existing MH-DW6 and MH-E1 should be labeled on the Plan portion of the Plan and Profile Sheet.
10. Standard Note #20 and #25 shown on Sheet 2 should be deleted from the Plans that do not apply to the project. An additional note should be added for dead-end MH-D3 that

REVIEW COMMENTS / FP-2002-079 / PAGE 2 of 3

the invert channel be a minimum $\frac{3}{4}$ of the length through the manhole to facilitate testing and to provide access for the District's cleaning and maintenance equipment.

11. A copy of the final plat will need to be included with the Plans approved for construction.
12. The District's Sewerline Extension Application and Agreement will need to be executed by the Petitioner prior to the Plans being approved for construction.

Please have the Petitioner revise the Plans to address the aforementioned comments and resubmit them to the District for review. We apologize for the delay in issuing the District's comments, however, the District Board did not review the Plans until their June 23, 2003 Board meeting, that is a requirement prior to submittal of the District's comments.

REVIEW COMMENTS / FP-2002-079 / PAGE 3 of 3

the invert channel be a minimum $\frac{3}{4}$ of the length through the manhole to facilitate testing and to provide access for the District's cleaning and maintenance equipment.

11. A copy of the final plat will need to be included with the Plans approved for construction.
12. The District's Sewerline Extension Application and Agreement will need to be executed by the Petitioner prior to the Plans being approved for construction.

Please have the Petitioner revise the Plans to address the aforementioned comments and resubmit them to the District for review. We apologize for the delay in issuing the District's comments, however, the District Board did not review the Plans until their June 23, 2003 Board meeting, that is a requirement prior to submittal of the District's comments.

CLIFTON WATER DISTRICT

7/2/03

David Reinertsen

434-7328

The Clifton Water District has reviewed the current modifications to the plans for Dakota West Subdivision Filing 2 and have these additional comments:

- The main line in the cul-de-sac on the west end of Mandan Lane shall be 2" (not 8"). There is no need for a blowoff on this line, only the end cap with thrust block. The valve shall be in the intersection with Bismark Street as per the last comments submitted.
- The meter pit for Lot 2, Block 6 shall be on the SE corner.
- The meter pit for Lot 1, Block 6 shall be on the SW corner.
- The meter pit for Lot 4, Block 2 shall be directly opposite the meter pits identified above (only 1 meter pit required for this lot).
- Valve for this 8" main line shall be directly east of the last tap for the meter pits identified above.
- The ends of the main line on Washburn Street shall be at the end (edge) of asphalt paving for future tie ins. Valves shall be placed in-line directly past the last meter tap.

All of the other comments from June 19 email need to be included on the final plans (customer shut offs, dry utility placements, etc.)

Response to Review Comments

Date: 06/25/03

Review Agency: City Community Development – Lori Bowers

Project Name: Dakota West Subdivision Filing 2

Project Reference Number: FP-2003-079

Petitioner/Applicant: G & R West

Project Representative: Thompson-Langford Corp. – Jeff Mace

Phone: 243-6067 Fax: 241-2845 Email: jmace@tlcwest.com

RECEIVED

JUN 25 2003

**COMMUNITY DEVELOPMENT
DEPT.**

PETITIONER'S RESPONSE TO REVIEW COMMENTS

FILE: #FP-2003-079

DATE: June 25, 2003

TITLE: Dakota West Filing 2

LOCATION: 3088 – 3090 D ½ Road

PETITIONER: G & R West

PETITIONER'S REPRESENTATIVE: Thompson-Langford Corporation

STAFF REPRESENTATIVE: Lori Bowers

PETITIONER'S RESPONSES

City Community Development /Lori Bowers

1. The cul-de-sac has been relocated. Please refer to revised plans.

City Development Engineer/Laura Lamberty

1. The cul-de-sac has been relocated. Please refer to revised plans.

City Transportation Engineer/George Miller

1. Comment acknowledged. Please refer to revised plans.
2. Comment acknowledged. Please refer to revised plans.
3. Both cul-de-sacs meet the requirements of the City of Grand Junction standard cul-de-sac detail ST-15.

Code Enforcement Officer/Randy Keller

1. Comment Acknowledged.
2. Comment Acknowledged.

RECEIVED
JUN 25 2003
COMMUNITY DEVELOPMENT
DEPT.

City Property Agent/Peter Krick

SHEET 2 OF 2

1. Item corrected. Please refer to revised plat.
2. Item corrected. Please refer to revised plat.
3. Item corrected. Please refer to revised plat.

Parks & Recreation Department/Shawn Cooper

Comments Acknowledged

Clifton Water District/Dave Reinertsen

Water meter pit and main line valve locations have been revised as requested. Please refer to revised plans.

Thank you,

Jeff W. Mace PE
Petitioner's Representative

September 21, 2005

Rob Cantrell
G & R West LLC
474 Bismarck Avenue
Grand Junction, CO 81505

RE: **FP-2003-079: Dakota West Filing 2 Subdivision**
Warranty Correction Notice

Dear Mr. Cantrell:

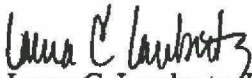
A warranty inspection of the streets and drainage facilities for the referenced project was conducted on September 16, 2005.

The following items were found to need correction:

1. Truncated dome mats at handicap ramps, in general, need to be re-glued were not fully adhered to concrete.
2. Backfill sunken utility trenches within 14' multi-purpose easement.
3. Adjust fire hydrants to grade (18" – 22" from operating nut to finish grade) in areas that have been landscaped.
4. Replace improperly adhered thermoplastic truncated dome mat at SW corner Mandan and Bismarck.
5. Replace or reset end of road marker at south end of Washburn.
6. Excavate and full depth repair of south end of Washburn for sink holes developing and deferred infrared repair/repair of segregated asphalt materials. This work item needs to have City inspection during the work effort – including limit determination and presence during initial excavation. Contact Mark Barslund 201-1362.
7. Adjust water valve to grade and infrared repair asphalt at 3090 Mandan.

Please contact me for re-inspection upon completion of the work at 256-4155. Thank you for your cooperation in the completion of the work on this project.

Sincerely,


Laura C. Lamberty, PE
City Development Engineer

cc: Lori Bowers, Senior Planner
Dan Wilson, Coleman, Williams and Wilson

January 3, 2005

Rob Cantrell
G & R West LLC
474 Bismarck Avenue
Grand Junction, CO 81505

RE: FP-2003-038: Dakota West Filing 1 Subdivision
FP-2003-079: Dakota West Filing 2 Subdivision
Final Acceptance for Maintenance

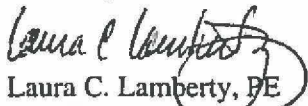
Dear Mr. Cantrell:

The letter is to notify you of acceptance for maintenance of the public improvements including streets and public storm drainage facilities for the Dakota West Filings 1 & 2 Subdivisions subject to the terms and conditions "Supplement to Maintenance Guarantees for Dakota West Filing 1 and Filing 2".

Please contact me for reinspection of the repaired truncated dome mats at your earliest opportunity.

Thank you for your assistance in the completion of these projects.

Sincerely,



Laura C. Lamberty, PE
City Development Engineer

cc: Lori Bowers, Senior Planner

PUBLIC WORKS
& UTILITIES

October 18, 2004

Rob Cantrell
G & R West LLC
474 Bismarck Avenue
Grand Junction, CO 81505

RE: FP-2003-079: Dakota West Filing 2 Subdivision
Initial Acceptance for Warranty

Dear Mr. Cantrell:

A final inspection of the streets and drainage facilities for the referenced project was conducted. Subsequent inspections revealed that these items have been satisfactorily completed.

"As Built" record drawings and required test results for the subdivision were received from Thompson-Langford. These documents were reviewed and are acceptable.

The streets and drainage improvements 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 substantial completion. This letter defines the date of substantial completion as October 18, 2004.

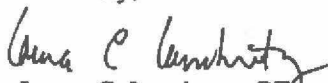
Your warranty obligation, for all materials and workmanship, is for a period of one-year beginning with the date of substantial completion. The City will re-inspect the project prior to the end of the warranty period. Any defects discovered during this re-inspection must be corrected. The City will then establish a new acceptance date and an extended warranty period. The warranty period will expire upon acceptance by the City.

You have already provided a copy of the fully and properly executed Maintenance of Improvements Agreement and the recording memorandum for the Maintenance of Improvements Agreement.

The remainder of the DIA security will be released upon the provision of the appropriate security (cash or letter of credit) in the amount of \$48,662.50.

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

Sincerely,



Laura C. Lamberty, PE
City Development Engineer

cc: Lori Bowers, Senior Planner



*LAURA
LAMBERTSON*

LaCroix, Eggert & Hand, P.C.
A Professional Law Corporation

Thomas R. LaCroix • Susan E. Eggert • Amy C. Hand**

October 15, 2004

John P. Shaver
City of Grand Junction
250 N. 5th Street
Grand Junction CO 81501

VIA FAX (970) 244-1456

Re: G & R West, LLC

Dear John:

This letter is a follow-up to our telephone conversation of October 14, 2004. The Cantrells will deliver a check on Monday or Tuesday to the City for \$5,000.00 to cover the installation of the warning strips and the infrared patch to ensure the finalization of these items by November 1, 2004, which will complete the DIA. It is my understanding that they have delivered the maintenance agreement and will have the financing in place possibly using the money on the DIA.

If you have any questions, please contact me.

Yours truly,

LaCroix, Eggert & Hand, P.C.

Thomas R. LaCroix

TRL/lyh

Serving Western Colorado for over 25 Years

(970) 245-4601 • Fax (970) 243-7403 • 725 Rood Avenue • Grand Junction, Colorado 81501

**Also licensed in Wyoming *Also licensed in Michigan*

**NOTICE OF INTENT TO DECLARE DEFAULT OF DEVELOPMENT
IMPROVEMENTS AGREEMENT**

October 4, 2004

VIA FIRST CLASS U.S. MAIL, POSTAGE PREPAID

G & R West, LLC
Robert Cantrell, Manager
2650 El Corona Drive
Grand Junction, CO 81501

G & R West, LLC
Robert Cantrell, Manager
474 Bismark Street
Grand Junction, CO 81501

Re: Development - Dakota West Subdivision Phase 2

Dear Mr. Cantrell:

This letter is to formally notify you that the City of Grand Junction ("City") has found G & R West, LLC, to be in default of the Development Improvements Agreement executed on July 18, 2003, ("DIA") and Recording Memorandum of the same recorded at Book 3428 Page 870 of the public records of Mesa County, Colorado concerning the above-referenced Development ("Property"). G & R West, LLC is in default for failing to complete one or more portions of the Improvements on or before the Completion Date or any extensions thereof. The following Improvements have not been completed:

1. The handicap ramp at the southwest corner of Bismark St. and Mandan Lane lacks a detectable warning strip.
2. Patching at the south end of roadway stub on Washburn Street needs to be reconstructed in compliance with City specifications for paving. This area was not repaired using the required infrared patch method. (See Standard Contract Documents Section 401, *et seq.*)

Pursuant to the DIA, default shall be declared on October 7, 2004. The City shall have the right to complete improvements on the Property itself or it may contract with a third party for completion. The City may assign the proceeds of the Guarantee of the DIA, or

G & R West, LLC

October 4, 2004

Page 2

other funds or assets that it has received in accordance with the DIA to a subsequent developer or lender that has acquired the Property by purchase, foreclosure or otherwise.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Blanchard". The signature is written in a cursive, somewhat stylized script.

Robert Blanchard

Director of Community Development

cc: John Shaver, City Attorney
Tim Moore, Public Works Manager
Bank of Colorado
File: FP-2003-079



serving the community together

COMMUNITY
DEVELOPMENT

October 4, 2004

Bank of Colorado
200 Grand Avenue
Grand Junction, CO 81501

Re: Disbursement Agreement for G & R West, LLC for Dakota West Filing 2

Dear Ladies and Gentlemen:

Enclosed please find a copy of the notice presented to G & R West, LLC pursuant to the Development Improvements Agreement ("DIA") effective July 18, 2003. A Disbursement Agreement involving G & R West, LLC, the Bank of Colorado, and the City of Grand Junction was entered into on July 18, 2003, as security for the DIA.

Sincerely,

A handwritten signature in black ink that reads "Robert Blanchard". The signature is written in a cursive style with a large initial "R".

Robert Blanchard
Director Community Development

cc: John Shaver, City Attorney
Tim Moore, Public Works Manager
File: SPR-2003-079

October 7, 2004

Bank of Colorado
200 Grand Avenue
Grand Junction, CO 81501

Re: Disbursement Agreement for G & R West, LLC for Dakota West Filing 2

Dear Ladies and Gentlemen:

G & R West, LLC is in default of the Development Improvements Agreement ("DIA") entered into with the City of Grand Junction on July 18, 2003. A Disbursement Agreement ("Agreement") involving G & R West, LLC ("Developer"), the Bank of Colorado ("Bank"), and the City of Grand Junction ("City") was entered into on July 18, 2003, as security for the DIA. A copy of the Agreement is enclosed.

Pursuant to the terms of the Agreement, due to the default of Developer, the City directs the Bank to immediately cease disbursement of funds to Developer and disburse the full amount of the remaining funds to the City.

Sincerely,



Mike McDill
City Engineer

cc: John Shaver, City Attorney
Tim Moore, Public Works Manager
Robert Blanchard, Community Development Director
File: FP-2003-079
G & R West, LLC

COMMUNITY
DEVELOPMENT

NOTICE OF DEFAULT OF DEVELOPMENT IMPROVEMENTS AGREEMENT

October 7, 2004

VIA FIRST CLASS U.S. MAIL, POSTAGE PREPAID

G & R West, LLC
Robert Cantrell, Manager
2650 El Corona Drive
Grand Junction, CO 81501

G & R West, LLC
Robert Cantrell, Manager
474 Bismark Street
Grand Junction, CO 81501

Re: Dakota West Subdivision Phase 2

Dear Mr. Cantrell:

G & R West, LLC is hereby declared to be in default of the terms of the Development Improvements Agreement executed on May 13, 2003, ("DIA") and Recording Memorandum of the same recorded at Book 3428 Page 870 of the public records of Mesa County, Colorado concerning the above-referenced Development (the "Property"). You are in default for failing to complete one or more portions of the Improvements on or before the Completion Date or any extensions thereof as explained in the notice sent to you on October 4, 2004.

Enclosed is a copy of the notice provided to the Bank of Colorado concerning the Disbursement Agreement granted as security for the DIA.

Sincerely,



Robert Blanchard
Director of Community Development

cc: John Shaver, City Attorney
Tim Moore, Public Works Manager
Bank of Colorado
File: FP-2003-079

**Geotechnical
Engineering
Group, Inc.**

October 3, 2003

G & R West, LLC
2650 El Corona Drive
Grand Junction, CO 81504

Attention: Mr. Robert Cantrell

Subject: Construction Material Testing Services
Dakota West Subdivision, Phase 2
North and West of D ½ Road and 31 Road
Grand Junction, Colorado
Job No. 1,389

Dear Mr. Cantrell,

A Geotechnical Engineering Group (GEG) representative tested pavement subgrade compaction for the Dakota West Subdivision, Phase 2 project on an as requested, testing only basis. Enclosed, please find test results for September 16, 2003. Field compaction test results are included as Pavement Subgrade (Record No. 41). Results of soil Proctor and classification testing are included in Fig. 1.

Field test results are communicated to the G & R West representative and the contractor (as available) at the time they are made. Additional test results for this project will be published in the near future. We appreciate the opportunity to provide materials testing services. When we can be of further service, please call.

Sincerely,
GEOTECHNICAL ENGINEERING GROUP, INC.

Reviewed by:



Mike Koepsell
Staff Geologist



Jim Huddleston
Senior Geologist

Geotechnical, Environmental and Materials Testing Consultants

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

MK:JH:cd
(2 copies sent)

1 cc: Thompson Langford Corporation
Mr. Jeff Mace
529 25 ½ Road, Suite B210
Grand Junction, CO 81505

1 cc: Westwater Engineering
Steve Labonde
2516 Foresight Circle
Grand Junction, CO 81505

1 cc: City of Grand Junction
Ms. Laura Lamberty
250 North 5th Street
Grand Junction, CO 81501

DAILY COMPACTION REPORTS

PROJECT: Dakota West, Phase 2		 Geotechnical, Environmental and Materials Testing Consultants	CLIENT / ON SITE REP: G & R West / N/A	
TASK: Pavement Subgrade			CONTRACTOR / REP: Elam / Roy Runnestrand	
PROJECT NO: 1,389	DATE: 9/16/03		TECHNICIAN: Rick Gunther	HOURS: 1.5

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV.	TEST TYPE		MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
			NUC	SAND								
225A	Retest of Record No. 39, Test No. 225	0.0	X		111.0	15.0	113.0	13.1	100+		CL	1
240	Washburn, E sidewalk, approximate sta 0+21 S	0.0	X		111.0	15.0	111.7	13.3	100+		CL	1

* Indicates height (feet) above sidewalk subgrade.

MOISTURE / DENSITY SPECIFICATIONS			OBSERVATION / TESTING			FIELD OBSERVATIONS		
SPECIFIED COMPACTION REQUIREMENT: 95 % MDD SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC LABORATORY TESTING PROCEDURES: ASTM D698	Cohesive Soils Cohesionless Soils Cohesive Soils Cohesionless Soils Cohesive Soils Cohesionless Soils	Full Time: <input type="checkbox"/> Part Time: <input checked="" type="checkbox"/> Number of Site Visits/Day: <input type="checkbox"/> <input checked="" type="checkbox"/> Testing Only: <input type="checkbox"/> <input checked="" type="checkbox"/> Requested By (Company Name): N/A	Weather Conditions: Overcast Wind: 3-7 MPH Temperature: 70's °F Precipitation: N/A	Compaction Equipment Used: Sheepsfoot: <input type="checkbox"/> Smooth Drum Roller: <input checked="" type="checkbox"/> Vibratory: <input checked="" type="checkbox"/> Other (List Below): Loader	Informed (Rep. Of Company) of Test Results: Elam / Roy	Field Copy Given To: Elam / Roy	GEG was not informed prior to our arrival on site that the contractor would not be working on this date. <input type="checkbox"/> Record No. 41	
DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:			Insufficient amount of Material placed <input type="checkbox"/>					
Contractor Not Working Due To: Inclement Weather <input type="checkbox"/> Equipment Malfunction <input type="checkbox"/> Unknown <input type="checkbox"/>			The Contractor is: Processing Frozen Material <input type="checkbox"/> Processing Wet Material <input type="checkbox"/> Stripping and/or Grubbing Site <input type="checkbox"/> Moisture Conditioning Dry Material <input type="checkbox"/> Stockpiling Fill <input type="checkbox"/> Removing Unsuitable Material <input type="checkbox"/>					

PROCTOR AND CLASSIFICATION TEST RESULTS

Geotechnical Engineering Group, Inc.

Moisture-Density Relationship

Project Name: Dakota West Subdivision

Sample Location: TP-1 through TP-6 @ 0 to 5 feet depth, bulk combined

Sample Description: Clay, silty, sandy (CL)

Test Method: ASTM D698, method A

Maximum Dry Density: 111.0 pcf

Optimum Moisture: 15.0 %

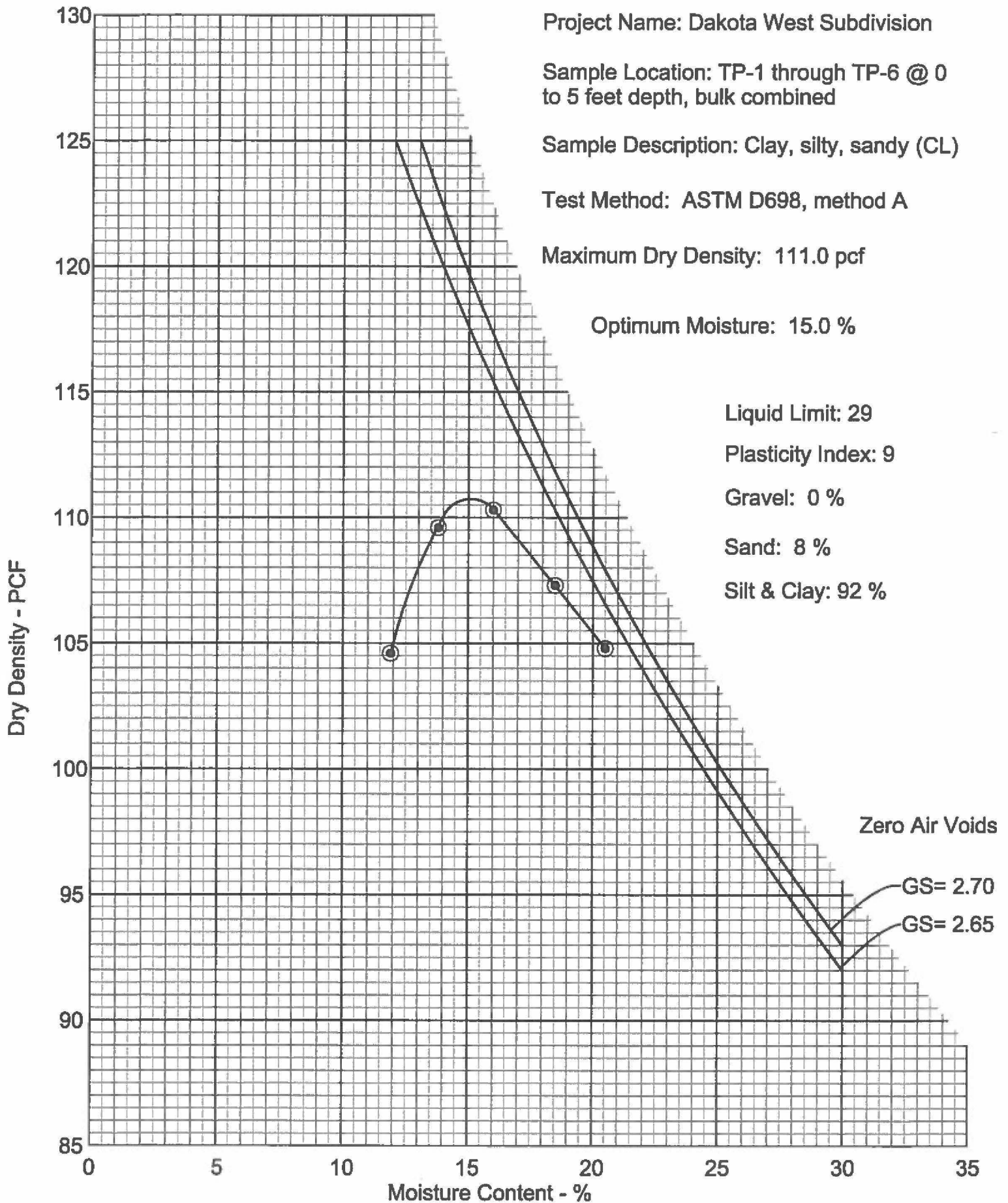
Liquid Limit: 29

Plasticity Index: 9

Gravel: 0 %

Sand: 8 %

Silt & Clay: 92 %



G & R West L.L.C.
474 Bismarck St.
Grand Junction, CO 81504
(970) 255-8164

09/17/2004

City of Grand Junction
Attn: Laura Lamberty, PE, Lori Bowers, PP
Community Development Department
250 N. 5th Street
Grand Junction Co, 81501

RECEIVED
SEP 17 2004
COMMUNITY DEVELOPMENT
DEPT.

Regarding: Dakota West Punch List Filings 1 & 2
NOTICE OF DEFICIENCY - dated 09/01/2004

Ladies,

All of the punch list items listed in your letter have been completed except for the following:

1. Detectable Warning Strip at southwest corner of Bismarck and Mandan streets.
We have been informed that a new type of warning strip is to be used that requires the new concrete at this location to cure for at least 6 mos. Our subcontractor, Adcock Concrete, has indicated that we are first on the list to have the new type of strip installed as soon as the concrete is ready.
2. Revocable Permit for Fence in right-of-way along Bismarck St.: from D1/2 Rd, north to the south east corner of Lot 1, Block 2.
Due to pending litigation between the Edstrom, Elliot, Isles parties, G & R West L.L.C., and the City of Grand Junction, there are concerns and issues regarding this section of fence that we feel we must discuss with City officials before filing the revocable permit. At this time we are in the process of scheduling a meeting with the City for this purpose.



Robert Cantrell, Manager
G & R West L.L.C.

PUBLIC WORKS
& UTILITIES

September 1, 2004

Rob Cantrell
G & R West
474 Bismark Street
Grand Junction, CO 81505

Regarding: FP-2003-038/FP-2003-079: Dakota West Subdivision Filings 1 & 2
NOTICE OF DEFICIENCY

Mr. Cantrell:

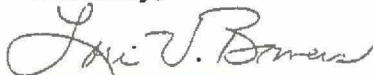
Attached is the punch list which includes Public Works items and a complete discussion and diagram of fence placement issues which remain outstanding.

The extended period of completion for these issues came to an end on August 16, 2004. This matter has now been forwarded to our legal department for action.

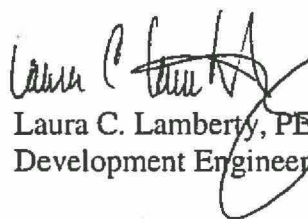
However, if these items can be completed or addressed in their entirety as required in the attached Punch Lists **no later than 5:00 pm Friday, September 17, 2004**, we will be able to forestall action by our legal department. If all of these items are not completed by the time and date noted, all remedies available to us by law or in equity will be vigorously pursued.

If you have questions regarding the scope or intent of these items, you may call Laura Lamberty at 256-4155 or Lori Bowers at 256-4033. Questions regarding enforcement may be directed to Jamie Kreiling at 244-1503.

Sincerely,



Lori V. Bowers
Senior Planner



Laura C. Lamberty, PE
Development Engineer

C: Jamie Kreiling, Assistant City Attorney
Bob Blanchard, Community Development Director
Randy Keller, Code Enforcement Officer
Mark Barslund, Development Inspector
Elizabeth Wright, Bank of Colorado



DAKOTA WEST PUNCH LIST
UPDATED 9/1/04

Filing 1: FP-2003-038 Dakota West Filing 1

1. A Revocable Permit is required for fence in the right-of-way along Bismarck Street; from D ½ Road north, to the south east corner of Lot 1, Block 2. This application must be received by the date specified in the cover letter. If the Revocable permit is not approved, the fence must be removed within 30 days of City Council action. If a complete Revocable Permit application is not received by the date mentioned, you will be cited for illegal fencing.
2. The fences along the western most edge of Lot 5, Block 2 (3085 Aberdeen Lane) and Lot 14, Block 1 (3084 Aberdeen Lane). Verification needs to be provided that they do not exceed 30 inches in height (for a solid fence) in the front-yard setback (20').
3. Lot 1, Block 2, has a fence in the front-yard setback at this time. When construction of the residence begins the driveway should be placed as far north on the property as possible. When the Edstrom property redevelops the fence will more than likely have to be removed at that time, since access will need to be obtained from Bismarck Street. At that time, the fence in the front yard setback may need to be removed or shortened to the acceptable height. This fence will need to be shortened to required height in the front-yard setback if the Revocable Permit is not received and approved as required above.

Filing 2: FP-2003-079 Dakota West Filing 2

1. Handicap ramp needs detectable warning strip at southwest corner of Bismarck and Mandan.
2. Patching at south end of roadway stub on Washburn needs to be reconstructed in compliance with City specifications for paving Standard Contract Documents Section 401 in general, but with specific attention directed to 401.04.15 and 401.05.2. This area exceeds tolerance for surface smoothness, contains segregated asphalt materials, and was not repaired using the required infrared patch method. Further, it was required that the City inspect the area upon removal of the asphalt to determine the depth of removal and repair limits due to extended periods of ponding and the development of a sink hole – this did not happen. **Repair MUST be coordinated with Mark Barslund, City Inspector, (201-1362) for removal limits and repair observation.**
3. Complete grading at south end of east gutter on Washburn to drain away from gutter end to daylight at minimum 1% grade.

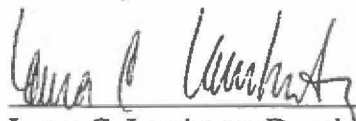
4. Replace end of road markers at end of roadway (3 minimum) at south end of Washburn.
5. Fences currently in violation of the height in the front-yard setback are:
 - a. Lot 1, Block 5 (458 Washburn Street)
 - b. Lot 5, Block 4 (459 Washburn Street)
 - c. Lot 6, Block 5 (466 Washburn Street)
 - d. Lot 1, Block 6 (3090 Mandan Lane)
 - e. Lot 1, Block 3 (3094 Aberdeen Lane) may be in violation dependent on future placement of the house. This issue will need to be verified upon receipt of Planning Clearance for construction.

These fences will need to be shortened to 30" or less or removed.

NOTES:

1. Lots shall be graded per approved grading plan to FHA Type A lot grading (Lot Rear to Street) as houses are constructed. No swales at rear lot lines were approved.
2. See attached diagrams regarding fence placement. Reference City Zoning and Development Code Section 4.1.J.

Issued By:



Laura C. Lamberty, Development Engineer

Date: September 1, 2004



Lori V. Bowers, Senior Planner

Date: September 1, 2004



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:

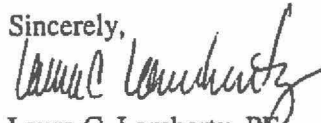
- 1) From the northeast corner of Lot 1 Block 6, west along Yarrow Drive to the northwest corner of Lot 1 Block 6, thence south along Myrrh Street to the southwest corner of Lot 5 Block 6, thence east on Mason Drive to the southeast corner of Lot 5 Block 6.
- 2) From the northwest corner of Lot 1 Block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

Completion Punch List at Dakota West
Submitted: 07/29/2004

Filing 1: FP-2003-038

1. Detention Pond Certification - Expected delivery date to City: 08/05
2. As-Builts for Roadways - Expected delivery date to City: 08/05

Note: Field work for both items 1 & 2 has been completed by Thompson Langford but Jeff Mace is out of the office until 08/01.

3. Stripping of D1/2 Rd - Expected completion date is 08/15.
 - a. We have negotiated a contract agreement and schedule for this task with B & B Contractors. Wanda has been given a copy of the stripping plan (Pg 12 of Filing 1 plans) and will work with the City in case there has been any stripping changes. Wanda also indicated that if she could get us in sooner she would do so.
4. Remove all Fence from Right of Way – Expected completion is 08/06
 - a. We have contracted Henni Fencing to handle the fence removal for us.

Filing 2: FP-2003-079

1. As-Builts for Roadways - Expected delivery date to City: 08/05
2. Roadway Edge Paving Patch - Expected Completion Date : 08/05
3. Roadway Patching at stubs on Washburn - Expected Completion Date: 08/05
 - a. Elam has been scheduled to complete repairs for items 2 & 3 .
4. Remove all Fence from Right of Way – Expected completion is 08/06
 - b. We have contracted Henni Fencing to handle the fence removal for us.

Detention Pond Landscaping is 95% complete. Expected completion Date 07/31.

Detention Pond Fence Permit has been aquired.

Detention Pond Sign Permit is in the works with Signs First.

Expected completion date: Unkown

From: Lori Bowers
To: John Shaver; Peter Krick
Date: 7/22/03 2:20PM
Subject: Re: Dakota West 2

Yes, this hopefully will be the last thing that they need to do. They need to re-do the plat anyway for several reasons 1) signatures are in blue ink, not black 2) they did not provide the surveyors stamp or signature.

>>> John Shaver 07/22/03 02:07PM >>>

Is this the last thing that they have to do? If so and (assuming that there is nothing constructed therein) I'd have no problem proceeding to platting prior to the vacation resolution on condition that the Cantrells record a notice contemporaneous with the plat regarding the lot that is affected by the easement. The notice would restate the problem and that unless and until it is vacated that the buildable area of the lot is compromised. A plat note would work but I assume that they don't want to redo the plat.

>>> Lori Bowers 07/22/03 01:55PM >>>

The area is about 15 feet by 20 feet and is dedicated to the City. We don't have As-builts yet, but I don't think they are that far along with installation of their utilities.

>>> John Shaver 07/22/03 01:49PM >>>

If the easement is dedicated to the public then it needs to be vacated. Has anything been constructed in it?

>>> Peter Krick 07/22/03 01:43PM >>>

Once Filing One was recorded, it became a matter of Public Record and should, (I say Should, John may have a better answer) be vacated by Ordinance.
Peter

>>> Lori Bowers 07/22/03 01:41PM >>>

Technically, they need to go through the \$360.00 Vacation of Easement process; 5 week review; and hopefully on City Council Consent Agenda sometime in October. Do you see any way to correct this mess without going through the process since Filing 2 is not yet recorded, but the actual easement was recorded with Filing 1? or is that a John Shaver question?

>>> Peter Krick 07/22/03 01:37PM >>>

Yes, I'm referring to the easement encroaching into the lot. I called the Surveyor this morning and he is aware of the problem. He blames Rob and Gina for changing the lot layout. It is too late for blame, they need to fix the problem and proceed with recording the Plat.

I will do all that I can to help in this matter, but, the Surveyor is working on the problem right now.
Peter

>>> Lori Bowers 07/22/03 01:35PM >>>

OK, Whazz up with this? Are you referring to the sewer easement going into Lot 3, Block 6? or do we have more crapola? Rob and Gina just left, and they want to know why we are doing this to them???

>>> Peter Krick 07/22/03 09:07AM >>>

Lori,
This Plat is not ready to record, I don't think all the response to comments have been addressed.
Peter



July 22, 2003

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

Rob and Gina Cantrell
G & R West, LLC
2650 El Corona Drive
Grand Junction CO 81501

FAX: 245-3649

RE: CONDITIONED LETTER OF APPROVAL FOR DAKOTA WEST
SUBDIVISION, FILING # 2, 27 LOTS – ZONED RMF-5

Dear Rob and Gina:

It is agreed that the sewer easement that now extends into Lot 3 of Block 6, will remain. Structures will not be allowed to be placed in the easement. The easement may be vacated in the future. Dakota West Subdivision, Filing 2, located at 3088 and 3090 D ½ Road, is approved with the following conditions:

- The plat shall contain notarized signatures of each property owner, necessary engineer's and surveyor's signatures, and corporate seal, if required. The surveyor's stamp must also be provided.
- All signatures on the plat shall be in permanent black ink.
- We will then obtain the applicable signatures from the City officials required on the plat.
- Please have Thompson-Langford provide us the Final Plat in electronic format. They can email it to stevesm@ci.grandjct.co.us.
- The Open Space Fees have been paid.
- The Recording and Copy fees have been paid.
- Public Works has signed the construction plans.
- The memorandum for the DIA's (Development Improvements Agreement) has been signed and completed.

Should you have any further questions regarding this process, please feel free to contact me at 256-4033. Your approval is good for one year from today's date.

Sincerely,

City of Grand Junction

A handwritten signature in blue ink that reads "Lori V. Bowers".

Lori V. Bowers, Senior Planner
Community Development Department
Cc: Thompson-Langford

July 18, 2003, Fees due for Dakota West Filing 2

Recording Memorandum \$6.00
Final Plat 21.00

\$27.00 to Mesa County Clerk and Recorder

Filing 2, Open Space 15,430.96
Release of DIA 6.00
Copy fees, Final Plat 13.00

\$15,449.86 to City of Grand Junction

Breakdown of payment amounts and checks

MESA COUNTY CLERK AND RECORDER

CC&R's (with Exhibit A)\$66.00
Record DIA Memorandum.....6.00
Final Plat (2 pages).....21.00
\$93.00

CITY OF GRAND JUNCTION

Open Space Fee.....\$24,800.00
Parks Impact Fee3,825.00
Release of DIA 6.00
Final Plat copy fees.....31.00
\$28,662.00

**551.12 per lot*
Filing 1 = \$9369.04
Filing 2 = \$15,430.96
\$ 24,800.00

Breakdown of payment amounts and checks

MESA COUNTY CLERK AND RECORDER

CC&R's (with Exhibit A)\$66.00
Record DIA Memorandum.....6.00
Final Plat (2 pages).....21.00
\$93.00

CITY OF GRAND JUNCTION

Open Space Fee.....\$24,800.00**
Parks Impact Fee3,825.00
Release of DIA 6.00
Final Plat copy fees.....31.00
\$28,662.00

**We can accept \$551.12 per lot for Filing #1.....\$9,369.04
Filing #2.....\$15,430.96~~86~~
Total \$24,800.00

*of apt 5/14/03
3:39 p.m.*