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CITY OF GRAND JUNCTION

March 6, 1967

CITY HALL
DIAL 243-2633
Office of CITY MANAGER

Colorado State Dept. of Public Health
Water Pollution Control Commission
4210 East 11th Avenue
Denver, Colorado 80220

SUBJECT: PARADISE HILLS SUBDIVISION

Gentlemen:

This letter is an attachment to the application submitted to you by H. E. Daniels, for sewage treatment facilities at Paradise Hills Subdivision.

We are writing this letter in that we are unable to approve, or disapprove, the proposed location, construction, operation and point of effluent discharge of the applied for sewage treatment facilities. We believe that this letter will better outline our particular position in this matter.

The City of Grand Junction has retained the firm of Henningson, Durham & Richardson, Consulting Engineers, with an advanced planning loan from the Department of Housing and Urban Development, to conduct an area-wide sewage treatment facilities study. This study covers approximately fifty (50) square miles, from 21 Road on the west to 33 Road on the east, from north of Walker Field Airport to, and including, Orchard Mesa and Redlands on the south. This is in contrast to the fact that the City now covers within its city limits 5.35 square miles. It is the intention of the City, with the voting tax payers' concurrence through a bond election, to construct a sewage treatment facility that will serve this fifty-square-mile area.

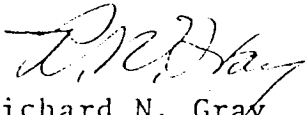
At the present time, we have a trunk sewer on Horizon Drive, which is approximately two (2) miles from the proposed Paradise Hills Subdivision. Under existing, and proposed, City policy, we would look favorably upon an application from this subdivision to connect to our existing trunk sewer. Of course, this would entail the developer paying for a main which would run from his subdivision to the existing City trunk. And, in addition, he would be required to pay the City's trunk tap fee of one cent (1¢) a square foot for the area served. We would be willing to negotiate with the developer for an agreement whereby the City would reimburse the developer on a pro-rata basis as other taps were made into his extended sewer main. We, of course, recognize that the feasibility from the standpoint of the developer, i.e., the additional expense of extending a main, coupled with the trunk tap fee that he would

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owe the City--makes the City trunk tap option quite a bit more costly than his proposed solution.

We believe that the decision of whether or not this subdivision should be connected to the City system at the present time is up to you. Needless to say, at some later date when the City's system has grown and, hopefully has expanded to better treat the additional sewage wastes from this fifty-square-mile area, that we can at that time connect Paradise Hills Subdivision to our system. We are pleased that this subdivider is looking to some form of sewage treatment rather than continuing the proliferation of septic tanks throughout the valley.

Sincerely yours,


Richard N. Gray,
City Manager

RNG/pb

cc: Dean East, Nelson, Haley, Patterson & Quirk
Dr. Cecil Reinstein, Mesa County Health Dept.