

## CITY OF GRAND JUNCTION, COLORADO

## MEMORANDUM

Reply Requested

Yes  No 

Date

March 16, 1977

To: (From:) Conni McDonough From: (To:) Jim Patterson  
Development Director Director of Public Works  
and Utilities

A situation seems to be developing that either needs to be corrected by some clarification of policies, coordination, and cooperation between your department and my department, or I need to make a statement as to the attitude of my staff and myself regarding the present method of operation as it relates to the review and approval of proposed developments outside the City.

It is my understanding, and I think you made the statement yourself in a public meeting on February 23, 1977, that it is policy for the City Public Works Department to review proposed development plans that are within three miles of the city. I see this as a courtesy service to the County Planning Commission and County Commissioners since the County does not have an engineering staff. I don't mind my staff spending time on these reviews even though they have more than enough work involving projects within the city. As a matter of fact I consider it to our mutual benefit that the City be allowed a chance to review "outside" projects. I think we both agree that an arbitrary city limit line does not separate areas of influence or concern.

My concern today is that the above policy is not being followed consistently. My fear is that if the policy is not followed consistently that your department is likely to be accused of being arbitrary and capricious if not fraudulent. I certainly do not want my department to be in a position of being accused of being a party to that type of operation.

Let me be a little more specific as to why I believe this situation is developing. An example is the Clifton Village Subdivision. This development as I understand it (plans have never been submitted to my department even though this is within three miles of the City) contains some rather drastic changes in design concepts from what has been predominant in this area in the past. For example: streets, lot sizes, set backs, etc. Because of these changes I would assume that the County Planning Commission would be interested in engineering staff comments. At the February 23 City Planning Commission this development plan was presented for review and comment. At that meeting Ron Rish made the comment that he had not seen the plan. You said that it was an oversight, however to this date my department has still not received a set of plans to review. This item was presented to the County Commissioners yesterday for their action. Duane Jensen was present at the meeting, more so as an interested party who lives in the area than as a city engineer. Duane made some comments but he feels that they were not taken seriously and that you as Development Director tried to deal with or answer his comments in an effort to "write them off" rather than leaving that up to the County Commissioners. What I am saying is

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that the whole thing looks like a "railroad job" to my department. I certainly hope I am wrong about this but I think it only fair to let you know how we are beginning to feel. The only way that we can resolve our differences is to find out what our differences are.

We have noticed in the past where there were items on the agenda that we never had a chance to review. Maybe these were oversights or maybe you would say that they were not significant items. We feel that the only way that we can work with your department in good conscience is to review all proposed developments as objectively as we can. To review some and not review others puts us, we feel, under a shadow of doubt, a condition under which we do not want to work.

We would like to continue to provide this service to the County, but unless we can provide it in an ethical manner we will have to decline from offering review and comment on any of the items.

cc - Jim Wysocki, City Manager  
Duane Jensen, City Engineer-Utilities  
Ron Rish, City Engineer-Public Works

ORCHARD MESA SANITATION DISTRICT'S SEWAGE COLLECTION SYSTEM  
RELEASE TO ALL PLACING INTO SERVICE THE LINES IN THE NA-  
MAIN ("C" ROAD) SYSTEM OF SCHEDULE I - NORTH AREA.

Owner: Orchard Mesa Sanitation District  
Kenneth O. Snyder, President

Contractor: Olson Plumbing and Heating Co.

Engineer: Western Engineers, Inc.

The Engineer hereby certifies that installation of the Sewage Collection System was inspected and tested in accordance with the Plans and Specifications, and was found acceptable according to the provisions of the said Plans and Specifications. He hereby recommends that the lines be accepted as complete. Acceptance of this portion does not convey acceptance of the entire project. He submits that the As-Built drawings will be completed and available on or before March 31, 1977.

Engineer: WESTERN ENGINEERS, INC.  
By: Kent Harbeck  
Title: Proj. Mgr.  
Date: 2/11/77

The Contractor hereby certifies that the system was installed in a workmanlike manner, that the lines have been cleaned, and that the lines have been tested and found acceptable; all in accordance with the provisions of the Plans and Specifications. He hereby confirms the right of the Owner to put the system into service and to make additional service tap connections to the lines in the system. He recognizes the fact that this does not constitute final acceptance of the project, but allows the system to be put into service. He also recognizes that the system is still under the construction contract period and that the one-year guarantee will commence on the date of the final acceptance of the entire project. He agrees to make prompt repairs to any failures or deficiencies that occur or are discovered through the date of the termination of the guarantee period.

Contractor: OLSON PLUMBING & HEATING CO.  
By: J. J. J. J.  
Title: \_\_\_\_\_  
Date: 2-11-77

The Owner hereby requests that he be allowed to put into service the lines in the system. In doing so he accepts that portion of the project under the recommendation of the Engineer. However, he does not waive the Contractor's responsibility to repair all failures, complete all deficiencies, and settle all claims; and reserves acceptance of the entire project.

Owner: ORCHARD MESA SANITATION  
DISTRICT  
By: Kenneth D. Dyer  
Title: Pres.  
Date: 2/11/77

The City of Grand Junction, who will maintain the system and treat the sewage, hereby assumes said responsibilities. Under the certifications of the Engineer and Contractor and personal inspection by it's personnel, the City accepts the system as being installed properly and as passing the required tests.

CITY OF GRAND JUNCTION  
By: Donald E. Brown P.E.  
Title: City Engineer Utilities  
Date: Feb 9th, 1977

TKH:pc