

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested

Yes No

Date

Nov. 20, 1978

To: (From:) Larry Rasinski From: (To:) Jim Patterson
Director of Public Works

RE: DEWEY SUBDIVISION

Although Dewey Subdivision is outside of the present city limits, I feel that annexation is imminent because of its location, nearby annexations that have recently occurred and the fact that the City will require power of attorney for annexation to provide sewer service. Since there will be additional development in the area that will possibly occur after annexation, there is a potential problem of having an area of mis-match construction not to mention the problem of getting approval under one set of standards and trying to construct under a different set.

For the above reasons we have met with Mr. Dewey and his engineers and agreed to items that he feels like he can do and which will not make an unacceptable situation to the City Public Works Department. Those items are as follows:

1. Dewey Road and Dewey Court should be constructed with a 34 foot wide mat with roll over or "Hollywood" type curb and gutter.
2. Sidewalks on Dewey Road and Dewey Court need not be constructed. The 50 foot wide right of way provides enough room to construct adjacent-to-curb sidewalks in the future if the residents desire them. Utilities or permanent structures should not be constructed in the area of future sidewalk if it is not desirable to have those utilities under a concrete surface.
3. An additional three feet of right of way should be provided on the east side of 25½ Road along the frontage of Dewey Subdivision to give an eventual 66 foot wide right of way for 25½ Road.
4. One-half of 25½ Road including at least 22 feet of mat with vertical curb and gutter on the east side should be constructed from F Road to a point past the intersection of Dewey Road.
5. A five foot detached (five feet from back of curb to edge of sidewalk) sidewalk should be constructed along the east side of 25½ Road. A binding commitment to build the sidewalk in the future when it will complete a reasonable function is acceptable as an alternative to constructing the sidewalk now.

The above are my opinions and suggestions as Director of Public Works and are subject to the desires of the County Planning Commission and County Commissioners.

cc - Ron Rish