

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested

Yes No

Date

1-19-84

To: (From:) Ken Reedy From: (To:) Ralph Sterry

Subject: Mesa Mall Sewer and Lift Stations

We have, on several occasions, pointed out to General Groth Corp. Engineer, Bob O'Brien, the fact that several problems do exist and, on each occurrence, he has made promises to correct all deficiencies. (Nothing has happened).

We now have a chance to get them to comply with our requests in their remodel of the X Labelle's Store by notice to the Development Department of our needs.

1. The sewer line from Labelle's to the lift station, called by the same name, has not been accepted.
2. The Labelle's Lift Station needs to have a new wet well or the existing wet well deepened to allow sewer main draining rather than a continual back-up of sewerage in the lines, i.e. lines acting as part of the wet well.
3. The lift station located east side of Mall in front of Target Store needs to be interconnected to our 24½ Road Sewer as was originally purposed.
4. Right-of-way and easements have not been completely cleared up (some still outstanding).
5. Revamp of the lift station at Wendy's on south side of Mall to meet our specifications as we have not accepted it nor will I allow it to be accepted until compliance is met.

This station is now a sump pump system and has given nothing but problems for the Mall Manager. He is totally responsible for it's functions at this time.

Mr. O'Brien has made several promises to correct these problems and I am sure Darrell Lowder can add to what I have projected in this memo.

Will you please send the County notice of these problems so they can react in our behalf when the remodel plans come through for review.

c.c. Jim Patterson
Darrell Lowder
Jerry O'Brien
File

DESCRIPTION OF MAINTENANCE EASEMENT
FOR GRAVITY SEWER AND FORCE MAIN
AT MESA MALL, GRAND JUNCTION, CO

All information contained herein refers to Sheet 1 of 2, titled "Mesa Mall, Water Main and Sanitary Sewer Additions" as prepared by Armstrong Engineers & Associates, Inc., Project Number 802832, dated June 19, 1980, as follows:

The easement shall be 20 feet in width, centered over the gravity sanitary sewer and force main,

Beginning at a point 20 feet South of Manhole "L1" at Station (-) 0+20,

Thence Northward along the centerline of the gravity sewer for a distance of 540 feet to Station 5+20,

AND

Beginning at a point 20 feet Westerly of Manhole "L3", Lift Station, along the extended centerline of the force main,

Thence Northeasterly along the centerline of the force main for a distance of 794.7 feet to Station 12+74.7,

Thence Southeasterly through a deflection angle of $22\frac{1}{2}$ degrees to the right for a distance of 207.90 feet to Station 14+82.6,

Said Station 14+82.6 being 20 feet, more or less, past an existing manhole to which the force main discharges.