

Table of Contents

File 1977-0027

Date 6/21/00

Project Name: Arbor Village

P	S	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>		
X	X	*Summary Sheet – Table of Contents		
		Application form		
		Receipts for fees paid for anything		
		*Submittal checklist		
		*General project report		
		Reduced copy of final plans or drawings		
		Reduction of assessor's map		
		Evidence of title, deeds		
		*Mailing list		
		Public notice cards		
		Record of certified mail		
		Legal description		
		Appraisal of raw land		
		Reduction of any maps – final copy		
		*Final reports for drainage and soils (geotechnical reports)		
		Other bound or nonbound reports		
		Traffic studies		
		Individual review comments from agencies		
		*Consolidated review comments list		
		*Petitioner's response to comments		
		*Staff Reports		
		*Planning Commission staff report and exhibits		
		*City Council staff report and exhibits		
		*Summary sheet of final conditions		
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)		
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>				
X	X	Follow-Up Form	X	Sanitary Sewer Plan and Details
X	X	Review Sheets	X	Grading Plan
X	X	Letter from Duane R. Jensen to James Roberts – 5/10/78	X	Roadway Plan and Details
X	X	Letter from Ronald P. Rish to Robert Gerlofs – 5/15/78	X	Utilities Composite
X	X	Letter from Ronald Rish to Rex Price – 3/6/81		
X	X	Letter from Ronald Rish to Blaine Ford – 3/24/80		
X	X	Letter from Karl Metzner to Blaine Ford – 10/31/77		
X	X	Preliminary Plan Application		
X	X	Final Plat Application		
X	X	Memo from Don Warner to Duane Jensen – 4/26/77		
X	X	Letter from Thomas Logue to Carl Metzner – 4/25/77		
X	X	Letter form J.C. Kilmer to Don Warner – 4/15/77		
X	X	Letter from Kathy Lofink to Blaine Ford – 9/30/77		
X	X	Map – First Addition to Arbor Village Subdivision		
		Preliminary Plan for First Addition to Arbor Village		

Subdivision Arbor Village 1st Add
 Date 4/6/77 Item # 27-77
 Petitioner Blain Ford

Preliminary Review Agencies Comments

Final Review Agencies Comments

P.S. - requires easements - see review sheet (will be worked out in utilities composite)
City Utilities - Access easement lots 11 & 12 NOT large enough for all utilities. Should go to a Trash container program
MIN Bell - easmts req'd.
City Engineering - see review sheet NEXT page

City Eng - street section unacceptable must be to city stds.
Drainage on cul-de-sacs to be improved. Street light on cul's. TREATMENT of irrigation ditches. Drainage system to be approved by city engineer.
Utilities - provide tanks in cul-de-sac for trash pick-up - (SCREENED)
G.U. irrigation - R.O.W. for G.U. canal, irriq. easmts on E & W. side of dev. - SEEP WATER IN THE AREA.
P.S. - easmts RQD.



Action Taken

Action Taken

P.C. Approved 27 Apr 77
G.C. Approved 18 May 77
 Comments

P.C. Approved 26 Oct 77
G.C. 16 Nov. 77 Returned to P.C. Approved 21 Dec 77
 Comments

Subject to review comments & Replating 3 lots of off private dr. into 2 lots.
PC - 9/28 talk for month. 1. cul de sac. (w) seeked a double cul or move the cul 2. some solution to trash & drainage problem.

See ltr. of Oct 31, 1977
1 - No construction until Balance of Arbor Village Streets Approved.



ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)

- | | |
|--|-----------|
| (7) Location dimensions and names of proposed streets, alleys, easements, lot lines and public sites | <u>X</u> |
| (8) Topography | <u>X</u> |
| (9) Floodplain designation | <u>NA</u> |
| (10) Land Use breakdown - number and size of lots | <u>X</u> |
| (11) Sites for multi-family residential, business, or non-public uses | <u>NA</u> |
| (12) Adjacent zoning | <u>X</u> |
| (13) Names and Locations of adjoining subdivisions, names and dimensions of existing streets and other relevant data on adjoining properties | <u>X</u> |
| (14) Location and size of existing sewer and water lines and proposed utility easements | <u>X</u> |
| (15) Location and size of proposed water and sewer taps | <u>X</u> |

Text

Eighteen (18) copies of text material in report form submitted yes X - no _____
 If "no", explain:

27-2.2 f

- (4) Copy of certificate of title with a list of all mortgages, judgments, liens, etc. of record.

Subdivision summary form

X
X

This application completed by:

<u>Robert P. Gerlofs</u>	_____
name	name
<u>P. O. Box 2872, Grand Junction, Co.</u>	_____
address	address
<u>Thomas A. Logue</u>	<u>4/1/77</u>
signature	date

Thomas A. Logue

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: April 1, 1977

Development Name: First Addition to Arbor Village

Filing _____

Location of Development: TOWNSHIP 1S RANGE 1W SEC 12 1/4 SE

Owner(s) NAME Blain Ford

ADDRESS 2522 Mesa Vista Drive, Grand Junction, Co. 81501

Developer (s) NAME _____

ADDRESS _____

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
(X) Single Family	<u>17</u>	<u>4.1</u>	<u>90.4</u>
() Apartments	_____	_____	_____
() Condominiums	_____	_____	_____
() Mobile Homes	_____	_____	_____
() Commercial	N. A.	_____	_____
() Industrial	N. A.	_____	_____
() Other (specify)	_____	_____	_____
	Street	<u>0.4</u>	<u>9.6</u>
	Walkways	_____	_____
	Dedicated School Sites	_____	_____
	Reserved School Sites	_____	_____
	Dedicated Park Sites	_____	_____
	Reserved Park Sites	_____	_____
	Private Open Areas	_____	_____
	Easements	_____	_____
	Other (Specify)	_____	_____

TOTAL

*By Map Measure

4.5 100%

Estimated water requirements 8925 Gallons/day

Proposed Water Source(s) City of Grand Junction

Estimated Sewage Disposal Requirement 5950 gallons/day.

ACTION:

Planning Commission Recommendation

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

City Council

Approval ()

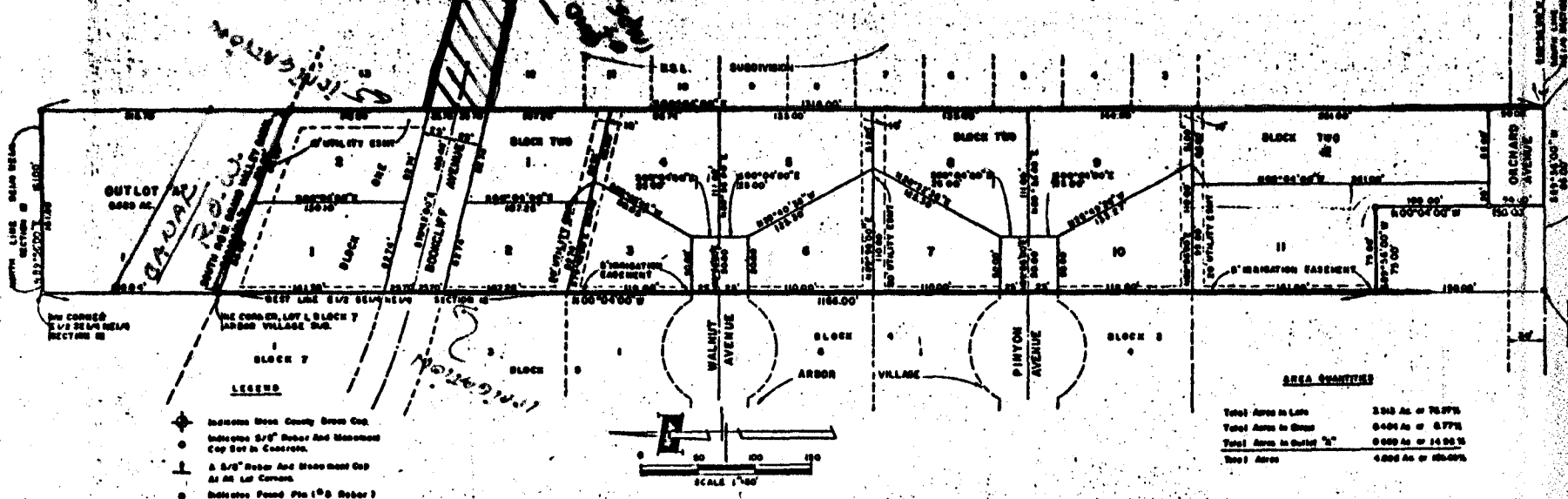
Disapproval ()

Remarks _____

Date _____, 19____.

Note: This form is required by C.R.S. 106-3-37 (4) but is not a part of the regulations of the City of Grand Junction.

FIRST ADDITION TO ARBOR VILLAGE SUBDIVISION



REMARKS

That the undersigned State S. Paul is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and being a part of the West Half (1/2) of the East Half (1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 12, Township 1 North, Range 1 East of the 11th Meridian, said real property being more particularly described as follows:

Commencing at the East Corner (1/4 Cor) of said Section 12; Thence S. 89° 05' 00" W along the South line of the NE 1/4 of said Section 12, a distance of 51.25 feet to the NW CORNER OF SECTION 12; Thence continuing S. 89° 05' 00" W along said South line of the NE 1/4 of said Section 12 a distance of 51.25 feet; Thence S. 89° 05' 00" W 150.00 feet; Thence S. 89° 05' 00" W 75.00 feet to a point on the West line 1/2 of 1/4 of said Section 12; Thence S. 89° 05' 00" W along said West line 1/2 of 1/4 of said Section 12 a distance of 150.00 feet to the NE Corner 1/2 of 1/4 of said Section 12; Thence S. 89° 05' 00" W along the North line of the NE 1/4 of said Section 12 a distance of 341.00 feet; Thence S. 89° 05' 00" W 150.00 feet to the NW CORNER OF SECTION 12, containing 1.40 Acres.

That said owner has caused this said real property to be laid out and surveyed as First Addition to Arbor Village Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner do hereby dedicate and set apart all of the streets, avenues and roads to shown on the accompanying plat to the use of the public and make utility easements and hereby dedicate to the utility companies of said real property, which are located on utility easements on the accompanying plat, an easement for the installation and maintenance of such utilities as water, electric lines, phone and cable, street and sanitary sewer lines, gas pipelines, with further parts of ingress and egress to and from the above described utility easements, and those portions of said real property which are located as hereinafter described for the installation and maintenance of irrigation ditches, flumes and canals, and those portions of said real property which are located as hereinafter described for the installation and maintenance of drainage ditches, flumes and canals.

IN WITNESS WHEREOF and that State S. Paul has caused this plat to be signed and sealed this _____ day of _____, A. D., 1977.

State S. Paul
 COUNTY OF MESA
 COUNTY OF MESA

The foregoing instrument was acknowledged before me on this _____ day of _____, A. D., 1977 by State S. Paul.
 My Commission expires _____
 Notary Public for Mesa and Grand Junction

SITE APPROVAL

This plat of First Addition to Arbor Village Subdivision, a subdivision of the City of Grand Junction, County of Mesa and the State of Colorado, was prepared and accepted on this _____ day of _____, A. D., 1977.

City Manager _____
 Grand Junction City Planning Commission _____
 Grand Junction City Engineer _____

President of Council _____
 Director of Development _____

CLEAR AND UNENCLAVED CERTIFICATE

STATE OF COLORADO
 COUNTY OF MESA

I hereby certify that this instrument was filed in my office on _____ at _____ o'clock _____, 1977, and is duly recorded in Plat Book _____, Page _____.

Notary and Secretary _____
 Family _____
 Fee \$ _____

NOTARY CERTIFICATE

I, James E. "Big Boy" do hereby certify that the accompanying plat of First Addition to Arbor Village Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, and has been prepared under my direction and completely represents a first survey of same.

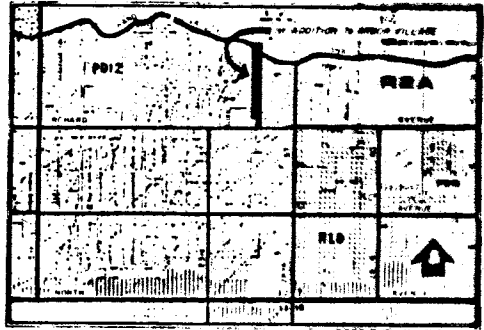
James E. "Big Boy"
 Registered Land Surveyor
 Colorado Registration No. 1928

1977

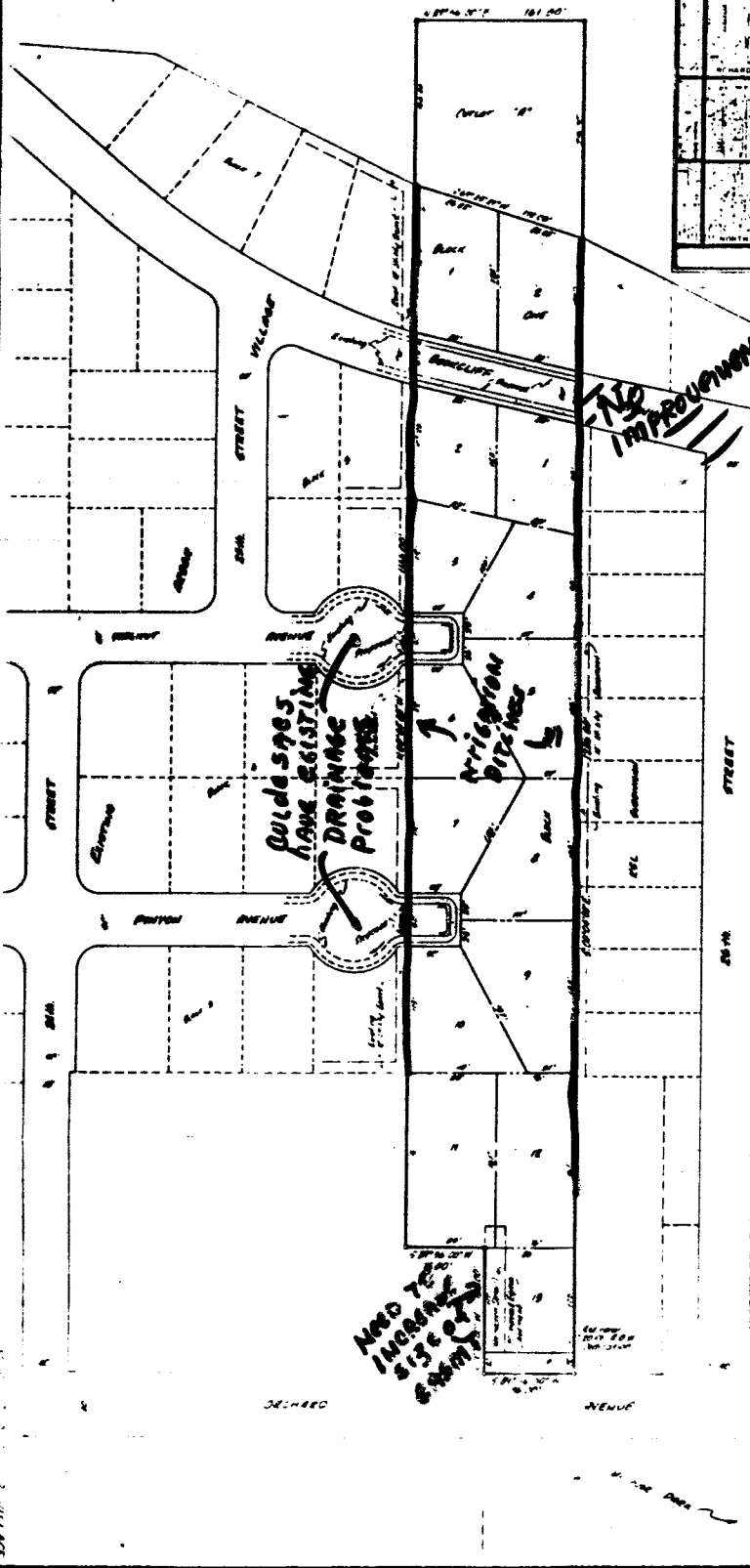
FIRST ADDITION TO ARBOR VILLAGE SUBDIVISION
 PARAGRAPHS 15-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100

PRELIMINARY PLAN FOR
FIRST ADDITION TO ARBOR VILLAGE

OWNER and DEVELOPER: *Don Corp., 2222 West 17th Street, Grand Junction Colorado 81501, Phone 262-1122*
 ENGINEER and PLANNING: *Robert W. Smith, Engineering Consultants, PO Box 1072 Grand Junction Colorado 81501, Phone 242-0266*

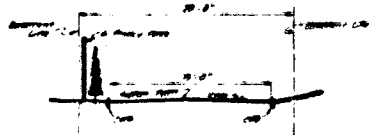


LOCATION MAP



GENERAL NOTES

1. This Development is Located in Part of the 96th G.E.D. Section 12, T16, R10, W10
2. Total Number of Lots = 25
3. Total Number of Units = 17
4. Density = 2.8 units per Acre
5. This Development is in R-2, I.C. Zone
6. Arrows (---) Indicate Direction of Surface Storage Run



SCALE: 1" = 20' (SEE EXHIBIT SECTION)



Mountain Bell

Grand Junction, Colorado
April 15, 1977

Mr. Don Warner
Mesa County Planning Department
P.O. Box 2688
Grand Junction, Colorado 81501

Re: 1st Addition of Arbor Village Subdivision

Dear Mr. Warner:

We have reviewed the plat of the "1st Addition of Arbor Village Subdivision" and have found the utility easements as shown on the plat to be inadequate. Mountain Bell will require a Fifteen (15) foot utility easement along the North lot line of Lots 1 and 2 in Block One; and a Fifteen (15) foot utility easement along the East lot line of Lot 2 in Block One; and a Ten (10) foot utility easement along the North lot line of Lots 3, 4, 7, 8, 11 and 12 of Block Two; and a Ten (10) foot utility easement along the South lot line of Lots 1, 2, 5, 6, 9 and 10 of Block Two as shown on the attached plat.

May we suggest the following phraseology be used for the dedication of easements within said subdivision.

"And hereby dedicate to the PUBLIC UTILITIES a perpetual easement for the installation and maintenance of utilities and drainage facilities, including, but not limited to, electric lines, gas lines, telephone lines, is reserved and dedicated over and through the PRIVATE ROADS AND STREETS WITHIN THIS SUBDIVISION; together with a UTILITY EASEMENT being Ten (10) feet in width along the side and rear lot lines as shown on the plat, and Fifteen (15) feet in width along the exterior boundary lines, together with the right to trim interfering trees and brush. Together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner."

We believe all preliminary, as well as final plats should show the dedication, or reference to the particular "Protective Covenants" which will run with the property. Also, all "Private Roads" should be dedicated to the utilities for the installation, operation and maintenance of gas, lights, power, and telephone lines. No easements should be reserved to the property owners, cities or counties exclusively; all easements should be dedicated to the public utilities companies.



Grand Junction, Colorado
April 15, 1977
Page 2

The above request is in accordance with C.R.S. 106-2-34 (3) (d) (viii)
and the Colorado Land Use Commission's paragraph 5-2 Item #G-7.

We appreciate the opportunity of being able to review this plat.

Very truly yours,

J. C. Kilmer/sb

J. C. Kilmer, SR/WA
Right of Way Agent
P.O. Box 2688
Grand Junction, Colorado 81501

JCK:sb

cc: Blain Ford
Robert P. Gerlofs
Don Fallis, Mountain Bell
Harold Hawksworth, Mountain Bell
Warren McKay, Mountain Bell



**CITY - COUNT
DEVELOPMENT DEPT.**

P.O. BOX 897 - GRAND JUNCTION COLORADO 81501
DIAL 303 243-9200 ext. 343

Grand Junction Planning - Mesa County Planning - Building Department

April 26, 1977

M E M O R A N D U M

TO: Duane Jensen
FROM: Don Warner
RE: Review Sheet for Spring Valley

In checking your review sheet on Spring Valley Subdivision, we note an apparent major change in policy concerning trash collection. Your proposal on trash collection would work fine with any subdivision designed with alleys. If this is used in other types of subdivisions it calls for a completely new concept in subdivision design. Public areas would have to be provided for every four to ten lots. These areas would have to be designed in an easement or parts of the public right-of-way and provision made to lessen the impact on the lots adjoining the collection locations.

I feel that this is a radical change and effects developments in a major way and should therefore be discussed by the Planning Commission and the City Council. I would be happy to set up a time with the City Planning Commission for you to present this suggestion.

DW:mk

ROBERT P. GERLOFS

Engineering Consultant

April 25, 1977

Carl Metzner
City of Grand Junction Planning Staff
Grand Junction, Co. 81501

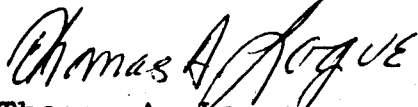
Dear Carl:

In connection to our conversation on April 22, 1977 in regards to a possible new policy establishing central refuse pick-up stations in single family developments, we feel the following items must be considered prior to adopting a new policy.

1. Can see potential marketing problems when stations are near a single family residence.
2. Need specific design requirements for the refuse container as well as screening.
3. Who constructs and maintains stations?
4. Have noted several existing stations in rundown condition due to carelessness of Sanitation Department.
5. Will the stations be on public or private property?
6. Can residences in areas with refuse collection stations expect a reduced monthly collection service charge?
7. Will need guidelines as to location, accessibility, and size of stations.

We hope that the above items will be of help to you when this policy is considered, however, should you have any questions regarding this matter feel free to contact our office.

Very truly yours,
Robert P. Gerlofs
Engineering Consultant


Thomas A. Logue

P.O. BOX 2872

GRAND JUNCTION, COLORADO 81501

(303) 243-8966

Eighteen (18) copies this application required. Numbering system corresponds with Grand Junction Development Regulations. If question not applicable, indicate by n/a.

<u>First Addition to Arbor Village</u>		Fee Paid	
name of subdivision		amount	date
Name and address of land owners and/or subdividers. Developer/Contract holder			
<u>Blaine D. Ford</u>			
name	name	name	
<u>2522 Mesa Vista Dr. Grand Junction, Co.</u>			
address	address	address	
<u>242-1153</u>			
business phone	business phone	business phone	

A. Total Subdivision submitted Yes, portion _____
 Eighteen (18) copies submitted Yes date _____

B. Revisions to Preliminary Plat? x
 yes no

If so, list (add attached sheets if necessary) NA

The following check list shall be completed to insure that the maps contain the essential information required by the subdivision regulations: (See regulations for detailed information).

27-2.3

- b. (2) Scale of Map x
- c. (1) Name of Subdivision x
- (2) Date x
- (3) Legal Description of Property x
- (4) Control points, dimensions, angles, bearings x
- (5) Boundary lines, right-of-way lines, easements, ditches and lot lines with bearings and distances x
- (6) Streets and other rights-of-way - names and dimensions x
- (7) Location and Dimensions of easements x
- (8) Lots numbered and area of each lot in square feet x
- (9) Location and description of all monuments x
- (10) Statement of land ownership x
- (11) Dedication statement - easements, rights-of-way and public sites x

- (12) Surveyor or Engineer Certification
- (13) Appropriate certification blocks
- (14) Clerk and Recorder Certification Block

_____ X
 _____ X
 _____ X

Supporting Documents

- 27-2.3 c. (13) Copy of certificate of title with list of all mortgages, judgments, liens, easements, contracts and agreements of record.
- (14) Proof of easement dedication
- d. (1) Improvements Guarantee
- (2) Composite Utility Plan

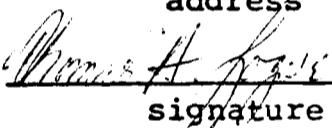
_____ X
 _____ X
 _____ X
 _____ X

The following check list shall be completed to insure that design standards required by the subdivision regulations are met. (See regulations for complete details)

- 27-3.1 Site Considerations
- 27-3.2 Streets, Alleys and Easements
- 27-3.3 Blocks
- 27-3.4 Lots
- 27-3.5 Sidewalks
- 27-3.6 Irrigation systems and design
- 37-3.7 Public Sites Reservations and Dedications

_____ X
 _____ X
 _____ X
 _____ X
 _____ X
 _____ X
 _____ NA

This application completed by:

Paragon Engineering, Inc. name	 name
P. O. Box 2872, Grand Junction, Co. 81501 address	 address
 signature	 date

Thomas A. Logue

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: August 1, 1977

Development Name: First Addition to Arbor Village

Filing _____

Location of Development: TOWNSHIP 15 RANGE 1W SEC 12 1/4 NE

Owner(s) NAME Blaine D. Ford

ADDRESS 2522 Mesa Vista Dr. Grand Junction, Co.. 81501

Developer (s) NAME Above

ADDRESS _____

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
(x) Single Family	<u>14</u>	<u>3.5</u>	<u>76.2</u>
() Apartments	_____	_____	_____
() Condominiums	_____	_____	_____
() Mobile Homes	_____	_____	_____
() Commercial	N. A.	_____	_____
() Industrial	N. A.	_____	_____
() Other (specify)	_____	_____	_____
	Street	<u>0.4</u>	<u>8.8</u>
	Walkways	_____	_____
	Dedicated School Sites	_____	_____
	Reserved School Sites	_____	_____
	Dedicated Park Sites	_____	_____
	Reserved Park Sites	_____	_____
	Private Open Areas	_____	_____
	Easements	_____	_____
	Other (Specify) Outlet "A"	<u>0.7</u>	<u>15.0%</u>
	TOTAL		
		<u>4.6</u>	<u>100%</u>

*By Map Measure

Estimated Water Requirements 3150 gallons/day.

Proposed Water Source(s) City of Grand Junction

Estimated Sewage Disposal Requirement 850 gallons/day.

ACTION:

Planning Commission Recommendation

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

City Council

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

Note: This form is required by C.R.S. 106-3-37 (4) but is not a part of the regulations of the City of Grand Junction.

September 30, 1977

Blaine Ford
2522 Mesa Vista Drive
Grand Junction, CO 81501

Re: 1ST ADDITION ARBOR VILLAGE, FILE #27-77

Dear Mr. Ford:

The Grand Junction Planning Commission, at the regular scheduled meeting on September 28, 1977, tabled the 1st Addition of Arbor Village as submitted with the following comments:

1. That the cul-de-sac problem be explored in further detail with emphasis on :
 - a. The possibility of the double cul-de-sac, and
 - b. Moving the location of cul-de-sac.
2. A solution to the trash and drainage problem needs further refinement.

This item will be scheduled for Grand Junction Planning Commission on October 26, 1977. If you have any questions concerning this item, please contact us prior to the meeting

Sincerely,

Kathy F. Lofink
Planner I

KFL:dlw

CC: Paragon Engineering, Inc.
#27-77

October 31, 1977

Mr. Blaine Ford
2522 Mesa Vista Drive
Grand Junction, CO 81501

Re: FILE #27-77 - FINAL PLAT FOR FIRST ADDITION TO ARBOR VILLAGE.

Dear Mr. Ford:

The Grand Junction Planning Commission at their regular scheduled meeting of October 26, 1977 approved the final plat of the First Addition to Arbor Village.

Approval was subject to the following stipulations:

- 1) Alternative #2, as presented, is to be used as access on Walnut Avenue and Pinyon Avenue.
- 2) Right-of-way to be provided for Grand Valley Canal.
- 3) Final, signed, utilities and roadway composite as required by final plat requirements.
- 4) Drainage system to be approved by City Engineer.
- 5) Fire hydrants and service lines as required by city specifications.

This item will be heard before the Grand Junction City Council on November 16, 1977. If you have any questions or comments concerning this approval, please contact our office prior to this date.

Yours truly,

Karl Metzner
Planner I

KM:dlw

CC: Tom Logue, Paragon Engineering



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

May 10, 1978

Mr. James R. Roberts
Paragon Engineering, Inc.
P. O. Box 2872
Grand Junction, CO 81501

File

Dear Jim:

Re: Tamarack Meadows Sub. Filing No. 2, Stroute Sub. First Addition,
Arbor Village Sub., Lamplite Park Filing No. 1, Ridges Filing
No. 3 West

27-17 4-77

I have reviewed the plans and specifications for the sewage collection facilities for the subject project. I take no exception with the contents of the documents. We will maintain these in our files until construction is complete.

Please notify the City Engineer's office as soon as construction is complete. At that time our office will inspect the system and insure properly constructed manholes, cleanliness of the system, proper grade, and that deflection of P.V.C. pipe does not exceed 7% of the diameter.

Prior to the acceptance of the subject collection system by the City for maintenance purposes, it will be necessary to file with the City Engineer's office a complete set of mylar plans marked "as built" bearing a properly executed seal of a professional engineer.

If you have any question, please feel free to let me know.

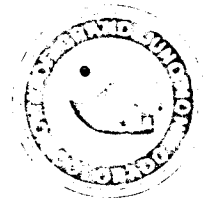
Sincerely,

A handwritten signature in cursive script that reads "Duane R. Jensen".

Duane R. Jensen, P.E.
City Engineer-Utilities

DRJ/hm

cc - District Engineer, Colorado Department of Health
City-County Planning Department



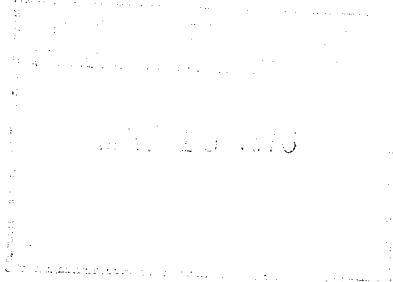
file

City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

May 15, 1978

Mr. Robert P. Gerlofs
Paragon Engineering, Inc.
P. O. Box 2872
825 Rood Avenue
Grand Junction, CO 81501



Dear Bob:

Re: Arbor Village - First Addition

#27-77

As requested, I have reviewed the detailed construction plans for the streets and storm drains and the pavement designs for the above subdivision submitted on May 3, 1978, and have the following comments:

1. I take no exception to your pavement design analysis or the traffic assumptions. Consider the designs approved as submitted.
2. I concur with your proposal to match the existing pavement width on Bookcliff Avenue since the proposed street extension is only 190 ft. long.
3. To the best of my knowledge reinforced concrete pipe is not available in 8 inch size.
4. It is suggested a 10 ft. long transition be called for in the concrete ditches at each pipe entrance to allow a smooth gradual hydraulic transition. We have experienced problems with water "piling up" at pipe entrances and overflowing the ditches.
5. Your recommendations on the cul-de-sacs reconstruction are accepted. I assume the driveway cuts will be properly located at the time of construction.

When the above comments have been addressed, please submit a print of the corrected plans and consider them approved by this office for construction.

You are reminded, Mr. Ford stated to the City Council at their meeting of December 21, 1977, that the deficiencies on existing Arbor Village streets will be corrected concurrent with the streets construction for the First Addition. Acceptance of both filings therefore will be dependent on that commitment being met. A "punch list" dated February 14, 1977, is the criteria for those corrections. Also, please go over my policy letter of February 15, 1977, with your client to help him better understand what is necessary for City acceptance

of public works facilities. Thanks for your cooperation and if there are any questions about any of the above, please do not hesitate to call me.

Very truly yours,

Ronald P. Rish, P.E.
City Engineer-Public Works

RPR/hm

cc - Jerry Ashby
Del Beaver ✓
John Kenney
Jim Patterson



City of Grand Junction, Colorado 81501

218 North Fifth St., 303 243-2633

March 6, 1981

Mr. Rex Price
Paragon Engineering, Inc.
2784 Crossroads Boulevard
Suite 104
Grand Junction, CO 81501

Dear Rex:

Re: Arbor Village - First Addition

The streets and storm sewers constructed in the above subdivision were final-inspected on December 16, 1980, and my re-inspection on March 4, 1981, as requested showed that apparently all deficiencies noted in the inspection have been corrected. We have received the required construction test results and the as-Built drawings which acknowledge the facilities have been constructed in accordance with the approved plans and specifications.

In light of the above, the streets and storm sewers for Arbor Village - First addition are accepted by the City, and we are now responsible for maintenance of those facilities.

It is understood that the City has not reviewed, inspected, nor accepted any responsibility for any irrigation facilities. These facilities are the responsibility of the property owners and/or the water users and the City accepts no responsibility for initial construction or ongoing maintenance of those irrigation ditches and pipes.

Very truly yours,
Ronald P. Rish
Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Blaine Ford
Bob Bright ✓
John Kenney
Jim Patterson



27-77

City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

March 24, 1980

File

Mr. Blaine Ford
2522 Mira Vista
Grand Junction, CO

Dear Mr. Ford:

Re: Arbor Village

A recent drive thru Arbor Village revealed that apparently the last of the concrete repair items listed in my letter of November 2, 1978, have been completed. The City Manager has determined that those asphalt pavement deficiencies noted in the letter will be accepted in as-is condition by the City since so much time has passed with these issues unresolved. The cul-de-sacs are to be reconstructed with the First Addition work.

In the interest of the public, the streets improvements in Arbor Village are therefore accepted by the City and we are now responsible for their maintenance.

Very truly yours,

Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Gerald Ashby
John Kenney
Karl Metzner ✓
Jim Patterson
Jim Wysocki
File