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File 1977-0028

Date 6/22/00

Project Name: Pheasant Run at Spring Valley

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	<p>*Summary Sheet – Table of Contents</p>	
		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 X Letter from Conni McDonough to Don Warner – 2/13/75
X	X	Review Sheets	X X Letter from Thomas Logue to Karl Metzner – 11/28/77
X	X	Preliminary Plan Application	X Deed of Trust
X	X	Development Summary Form	X X Location Map
X	X	Final Plat Application	X X Memo from Don Warner to Duane Jensen - 4/26/77
X	X	Letter from Karl Metzner to Discovery "76" – 5/20/77 and 12/9/77	X X Letter from Duane Jensen to James Roberts – 4/26/77
X	X	Letter from Gerald Ashby to Paul Barru – 8/24/78	X X Letter from Thomas Logue to Carl Metzner – 4/25/77
X	X	Planning Commission Minutes - ** - 4/27/77, 1/29/75, 10/30/74	X X Pheasant Run -Spring Valley –Filing #5
X	X	Planning Commission Minutes - ** -	X Sanitary Sewer Plan and Sewer Details
X	X	Legal Description	X Irrigation & Water Plan, Irrig. Details Pond Supply Line Profile
X	X	Letter from Robert Gerlofs to Ron Rish – 5/22/78	X Preliminary Plan
X	X	Letter from Paul Barru to City Hall – 3/6/78	X X Letter from Ron Rish to James Patty – 5/11/78
X		Letter from Barru Homes, Inc. to James Wysocki – 3/6/78 – Draft Letter	X X Letter from Ronald Rish to Consulting Eng. – 2/15/77
X		Letter form Richard Bowman to Paul Barru – 1/25/78 – plans and specs	
X	X	Letter from Wayne Weathers,Ute Water to Corn Const. – 3/1/78	

Subdivision Pleasant Run at Spring Valley
 Date 4/6/77 Item # 28-77
 Petitioner Discovery "76"

Preliminary Review Agencies Comments

Final Review Agencies Comments

Not a condition

City Utilities - should SET UP RESIDENTIAL TRASH CONTAINER PROGRAM.

P.S. - Easements req'd. See review sheet.

(will be handled in UTILITIES COMPOSITE)

City Engineering - drainage easement req'd Blocks 10, 11, 12, § 6 & 4, 7 (see plat)

Power of attorney for full ~~land~~ improvements on 28 road and 7 3/4 rd. soil report to be submitted with final, street lighting plan submitted with utilities composite.

Action Taken

Action Taken

P.C. Approved 27 Apr 77

P.C. _____

C.C. Approved 18 May 77

C.C. _____

Comments

Comments

Approved subject to review comments & fence along 28 rd & E 3/4 rd.

ITEMS REQUIRED FROM DEVELOPER
 Check Utility Agreement Title Investigation
 Drainage Landscaping Covenants
 Improvements Guarantee Annexation Other (Specify)

Subdivision Pheasant Run at Spring Valley
 Date 1 Nov 77 Item # 28-77
 Petitioner Paul S. Barru et al

Preliminary
Review Agencies Comments

Final
Review Agencies Comments

P.S. - additional easements
 required.
 mtn Bell - 10' easement
 required around irrigation
 pond.
 Dev. To stock irrigation
 pond annually if necessary
 w. Gambuzi Fish

Action Taken

Action Taken

P.C. _____
 C.C. _____

P.C. Approved 30 Nov 1977
 C.C. Approved 21 Dec 77

Comments

Comments

Approved 28' matt parking
one side for Pheasant
Run Circle.

ITEMS REQUIRED FROM DEVELOPER

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

A. (18) copies of this application required. Numbering system corresponds with Grand Junction Development Regulations. Layouts and designs initiate for this application should incorporate the Design Standards reviewed in Section III of the regulation. If question not applicable, indicate by n/a.

B. Pheasant Run at Spring Valley
name of subdivision

C. Owners and/or subdividers.

<u>Discovery "70"</u> name	_____	_____
<u>519 Grand Ave.</u> address	_____	_____
<u>245-4114</u> business phone	_____	_____

Designer:

<u>Robert P. Gerlofs</u> name	<u>243-8966</u> business phone
<u>P. O. Box 2872, Grand Junction, Co. 81501</u> address	<u>9402</u> registration and number

D. Legal description. (Attach additional sheets as necessary). _____

See Attached

Total acreage 108.00.

E. Eighteen (18) copies of map submitted yes X no _____
If "no", explain.

The following check list shall be completed to insure that the map contains the essential information required by the subdivision regulations (see regulations for detailed information).

27-2.2 F. Scale and Size

- (1) Proposed Name _____ X
- (2) Location and boundaries _____ X
- (3) Names and Addresses of subdivider and engineer or surveyor _____ X
- (4) Date of preparation _____ X
- (5) Total acreage _____ X
- (6) Location and dimensions for existing streets, alleys, easements and water courses _____ X

- | | |
|--|-----------|
| (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 "nc", 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. 81501</u>	_____
address	address
<u><i>Thomas A. Logue</i></u>	_____
signature	date

Thomas A. Logue

CITY OF GRAND JUNCTION

Date: April 5, 1977

Development Name: Pheasant Run at Spring Valley

Filing _____

Location of Development: TOWNSHIP 1S RANGE 1W SEC 1 $\frac{1}{2}$ East

Owner(s) NAME Discovery "76"

ADDRESS 519 Grand Ave. Grand Junction, Co. 81501

Developer (s) NAME Above

ADDRESS _____

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
<input checked="" type="checkbox"/> Single Family	<u>285</u>	<u>79</u>	<u>73.1</u>
<input type="checkbox"/> Apartments	_____	_____	_____
<input type="checkbox"/> Condominiums	_____	_____	_____
<input type="checkbox"/> Mobile Homes	_____	_____	_____
<input type="checkbox"/> Commercial	<u>N. A.</u>	_____	_____
<input type="checkbox"/> Industrial	<u>N. A.</u>	_____	_____
<input type="checkbox"/> Other (specify)	_____	_____	_____
Street	_____	<u>26.0</u>	<u>24.1</u>
Walkways	_____	_____	_____
Dedicated School Sites	_____	_____	_____
Reserved School Sites	_____	_____	_____
Dedicated Park Sites	_____	<u>3.0</u>	<u>2.8</u>
Reserved Park Sites	_____	_____	_____
Private Open Areas	_____	_____	_____
Easements	_____	_____	_____
Other (Specify)	_____	_____	_____
TOTAL			

City Map Measure _____ 108 _____ 100%

Estimated Water Requirements 136,800 gallons/day

Proposed Water Source(s) Ute Water Conservance District

Estimated Sewage Disposal Requirement 91,200 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.

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: Nov. 1, 1977

Development Name: zPheasant Run/Spring Valley 5

Filing Five

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

Owner(s) NAME Paul S. Barron et al

ADDRESS P. O. Box 368, Grand Junction, Co.

Developer (s) NAME Above

ADDRESS _____

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
(X) Single Family	<u>97</u>	<u>26</u>	<u>67.5</u>
() Apartments	_____	_____	_____
() Condominiums	_____	_____	_____
() Mobile Homes	_____	_____	_____
() Commercial	N. A.	_____	_____
() Industrial	N. A.	_____	_____
() Other (specify) <u>Irrigation Pond</u>	_____	<u>1.8</u>	<u>4.6</u>
	<u>Street</u>	<u>8.0</u>	<u>20.8</u>
	<u>Walkways</u>	_____	_____
<u>Dedicated School Sites</u>	_____	_____	_____
<u>Reserved School Sites</u>	_____	_____	_____
<u>Dedicated Park Sites</u>	_____	<u>2.7</u>	<u>7.1</u>
<u>Reserved Park Sites</u>	_____	_____	_____
<u>Private Open Areas</u>	_____	_____	_____
<u>Easements</u>	_____	_____	_____
<u>Other (Specify)</u>	_____	_____	_____

TOTAL

*By Map Measure

38.5

100%

Estimated Water Requirements 20,175 gallons/day.

Proposed Water Source(s) Ute Water Conservancy District

Estimated Sewage Disposal Requirement 18,600 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.

Does this application require a fee? If so, does it correspond with Grand Junction Development Regulations. If not applicable, indicate by n/a.

Pheasant Run/ Spring Valley Filing 5
 name of subdivision

Fee Paid _____
 amount

Name and address of land owners and/or subdividers. Do not include names of persons who are not owners or subdividers.

<u>Paul S. Barru etal</u>	_____	_____
NAME	name	NAME
<u>P. O. Box 368, Grand Junction, Co. 81501</u>	_____	_____
address	address	address
<u>245-4114</u>	_____	_____
business phone	business phone	business phone

- A. Total Subdivision submitted _____, portion Filing 5
 Eighteen (18) copies submitted Yes date Nov. 1, 1977
- 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 map contains the essential information required by the subdivision regulations: (See regulations for detailed information).

- 27-2.3
- | | |
|--|----------|
| b. (2) Scale of Map | <u>x</u> |
| c. (1) Name of Subdivision | <u>x</u> |
| (2) Date | <u>x</u> |
| (3) Legal Description of Property | <u>x</u> |
| (4) Control points, dimensions, angles, bearings | <u>x</u> |
| (5) Boundary lines, right-of-way lines, easements, ditches and lot lines with bearings and distances | <u>x</u> |
| (6) Streets and other rights-of-way - names and dimensions | <u>x</u> |
| (7) Location and Dimensions of easements | <u>x</u> |
| (8) Lots numbered and area of each lot in square feet | <u>x</u> |
| (9) Location and description of all monuments | <u>x</u> |
| (10) Statement of land ownership | <u>x</u> |
| (11) Dedications statement - easements, rights-of-way and public sites | <u>x</u> |

(12)	Surveyor or Engineer Certification	<u> x </u>
(13)	Appropriate certification blocks	<u> x </u>
(14)	Clerk and Recorder Certification Block	<u> x </u>

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.	<u> x </u>
		(14)	Proof of easement dedication	<u> NA </u>
	d.	(1)	Improvements Guarantee	<u> to follow </u>
		(2)	Composite Utility Plan	<u> x </u>

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

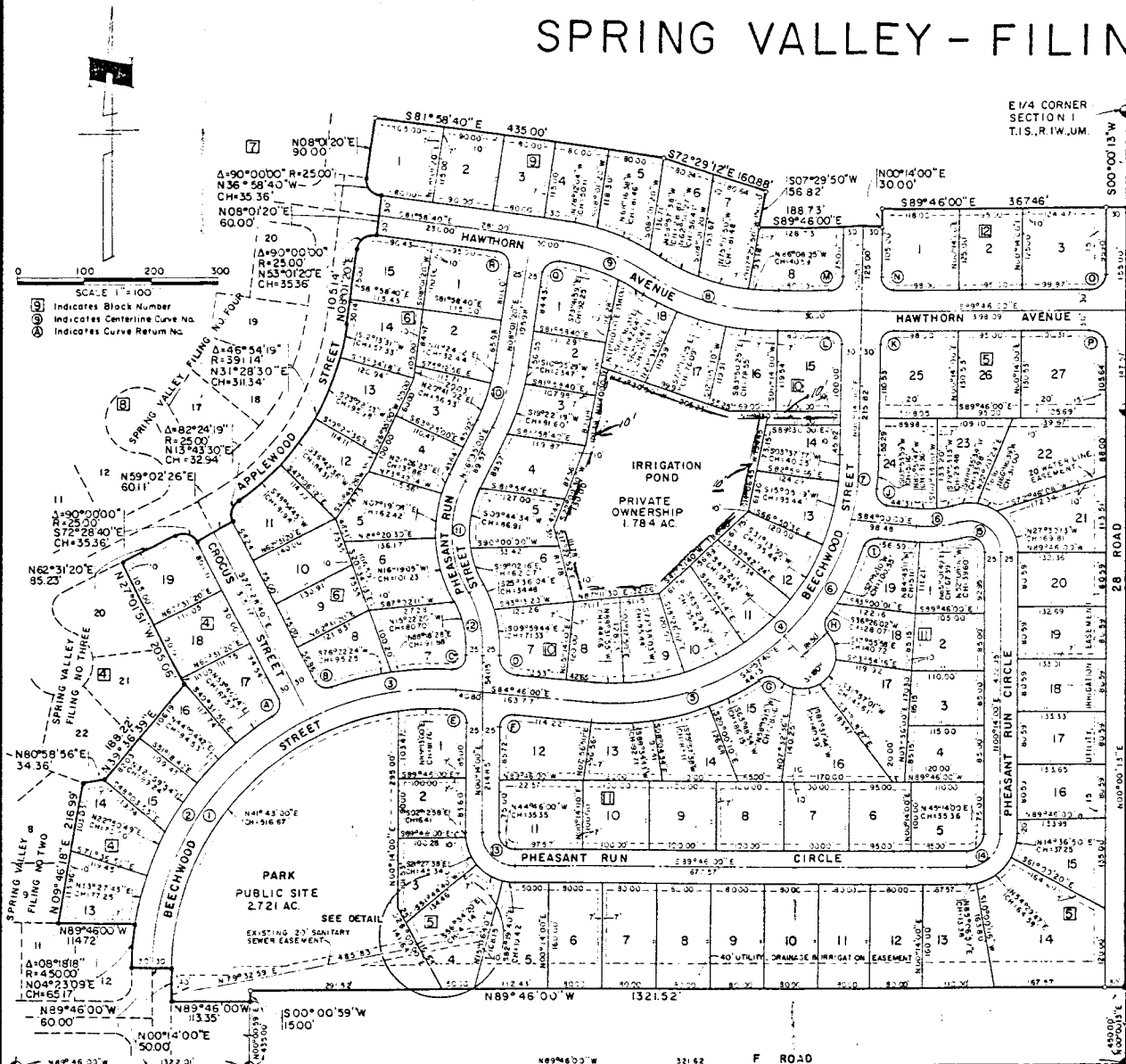
27-3.1	Site Considerations	<u> x </u>
27-3.2	Streets, Alleys and Easements	<u> x </u>
27-3.3	Blocks	<u> x </u>
27-3.4	Lots	<u> x </u>
27-3.5	Sidewalks	<u> x </u>
27-3.6	Irrigation systems and design	<u> x </u>
37-3.7	Public Sites Reservations and Dedications	<u> x </u>

This application completed by:

<u>Paragon Engineering, Inc.</u>	_____
name	name
<u>P. O. Box 2872, Grand Junction, Co.</u>	_____
address	address
<u><i>Thomas A. Logue</i></u>	<u>11/1/77</u>
signature	date

Thomas A. Logue

PHEASANT RUN SPRING VALLEY - FILING NO. FIVE



LEGEND

- Indicates Mesa County Beam Cap
- Indicates 5/8" Rebar And Monument Cap
- A 5/8" Rebar And Monument Cap At All Lot Corners
- Indicates 5/8" Rebar And Monument Cap (Pond)

AREA QUANTITIES

Total Acres In Irrigation Pond	1.784 Ac. or 4.63%
Total Acres In Park	2.721 Ac. or 7.07%
Total Acres In Streets	8.008 Ac. or 20.79%
Total Acres In Lots	26.004 Ac. or 65.76%

NO	DELTA	BEARING	LENGTH	BEARING	LENGTH	BEARING	LENGTH	BEARING	LENGTH	
1	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'
2	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'
3	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'
4	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'
5	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'
6	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'
7	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'
8	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'
9	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'
10	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'
11	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'
12	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'
13	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'
14	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'
15	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'
16	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'
17	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'
18	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'
19	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'
20	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'
21	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'
22	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'
23	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'
24	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'
25	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'
26	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'
27	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'
28	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'
29	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'
30	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'	89°46'00" W	13.35'

ALL MEN BY THESE PRESENTS:

That the undersigned as a joint venture by Barru Homes Inc. and Discovery 76 Corporation are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the SE 1/4 of Section 1, T1S, R1W, U1M of the 36th Meridian as shown on the accompanying Plat hereof, said tract being more particularly described as follows:

Concerning at the SE corner of said Section 1; Thence N. 00° 00' 00" E. along the east line of the SE 1/4 of said Section 1 a distance of 450.00 feet to the TRUE POINT OF BEGINNING; Thence N. 89° 46' 00" E. 1321.52 feet; Thence S. 00° 00' 00" E. 13.35 feet to a point on the Northern boundary of Spring Valley Filing No. 2, as recorded in the records of the Clerk and Recorder's Office of Mesa County, Colorado; Thence along the said Northern boundary of Spring Valley Filing No. 2 by the following six (6) courses and distances:

- 1) North 89° 46' 00" West 113.35 feet
- 2) North 89° 46' 00" East 50.00 feet
- 3) North 89° 46' 00" West 60.00 feet
- 4) Along the arc of a curve to the right whose radius is 450.00 feet and whose long chord bears North 04° 21' 09" East 55.17 feet
- 5) North 89° 46' 00" West 116.72 feet
- 6) North 00° 45' 13" East 216.60 feet to a point on the Southern boundary of Spring Valley Filing Number 3 as recorded in the records of the said Clerk and Recorder's Office; Thence along the said Southern boundary of Spring Valley Filing Number 3 by the following three (3) courses and distances:

- 1) North 00° 51' 56" East 30.00 feet
- 2) North 89° 46' 00" East 122.62 feet
- 3) North 27° 02' 51" West 205.00 feet to a point on the Eastern boundary of Spring Valley Filing Number 4 as recorded in the records of the said Clerk and Recorder's Office; Thence along the said Eastern boundary of Spring Valley Filing Number 4 by the following nine (9) courses and distances:

- 1) North 89° 46' 00" East 50.00 feet
- 2) Along the arc of a curve to the right whose radius is 25.00 feet and whose long chord bears South 72° 28' 40" East 15.46 feet
- 3) North 00° 02' 26" East 60.11 feet
- 4) Along the arc of a curve to the right whose radius is 25.00 feet and whose long chord bears North 19° 13' 30" East 32.64 feet
- 5) Along the arc of a curve to the left whose radius is 35.14 feet and whose long chord bears North 31° 28' 30" East 31.34 feet
- 6) North 08° 00' 00" East 100.00 feet
- 7) Along the arc of a curve to the right whose radius is 25.00 feet and whose long chord bears North 53° 01' 20" East 15.36 feet
- 8) North 08° 01' 20" East 60.00 feet
- 9) Along the arc of a curve to the right whose radius is 25.00 feet and whose long chord bears North 36° 58' 40" East 15.36 feet

Thence N. 08° 01' 20" E. 60.00 feet; Thence S. 81° 51' 40" E. 215.00 feet; Thence S. 72° 28' 40" E. 150.88 feet; Thence N. 07° 28' 40" E. 150.88 feet; Thence N. 00° 45' 13" E. 1321.52 feet; Thence N. 00° 14' 00" E. 300.00 feet; Thence E. 30° 28' 00" W. 300.00 feet to a point on the east line of the SE 1/4 of said Section 1; Thence S. 00° 00' 00" E. 13.35 feet to the TRUE POINT OF BEGINNING.

This said owners have caused the said real property to be laid out and surveyed as Pheasant Run, Spring Valley Filing No. 5 a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets, avenues, roads and public sites as shown on the accompanying plat to the use of the public forever and dedicate to the utility companies those portions of said real property which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of such utilities as telephones, electric lines, poles and cables, storm and sanitary sewer mains and gas pipelines, with further grant of ingress and egress to and from the above described utility easements on those portions of said real property which are labeled as irrigation easements for the installation and maintenance of irrigation ditches, pipes and conduits and those portions of said real property which are labeled as drainage easements for the installation and maintenance of drainage ditches, pipes and conduits.

IN WITNESS WHEREOF said owners as a joint venture by Barru Homes Inc. and Discovery 76 Corporation have caused their names to be hereunto subscribed this _____ day of _____, 1977.

Paul S. Barru, President
Barru Homes Inc.

William H. Nelson, Secretary
Barru Homes Inc.

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this _____ day of _____, A.D., 1977 by Paul S. Barru, President and William H. Nelson, Secretary of Barru Homes Inc., and Frank Nisley Jr., President and G. Douglas Holling, Secretary of Discovery 76 Corporation.

By Commission Expires:
Witness My Hand and Official Seal: _____ Notary Public

City Manager _____ President of Council _____ Chairman, Grand Junction City Planning Commission _____
Director of Development _____ Grand Junction City Engineer _____
CLERK AND RECORDER CERTIFICATE

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

Clerk and Recorder _____ Deputy _____ Fee \$ _____

James G. Patten Jr., do hereby certify that the accompanying Plat of Pheasant Run, Spring Valley Filing No. Five a subdivision of the City of Grand Junction, County of Mesa and State of Colorado has been prepared under my direction and accurately represents a true and correct copy of said

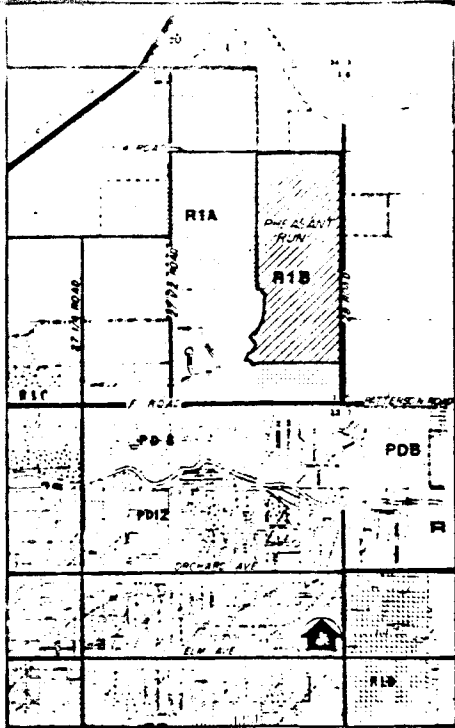
STATE OF COLORADO)
COUNTY OF MESA)

I, James G. Patten Jr., do hereby certify that the accompanying Plat of Pheasant Run, Spring Valley Filing No. Five a subdivision of the City of Grand Junction, County of Mesa and State of Colorado has been prepared under my direction and accurately represents a true and correct copy of said

James G. Patten Jr.
James G. Patten Jr.
Colorado Registration No. 0450

VALLEY

ENGINEERS AND DEVELOPERS ASSOCIATES, INC. AND BARRY HODGES, INC. A JOINT VENTURE, 810 GRAND AVENUE, GRAND JUNCTION, COLORADO
 PHONE 243-0111
 ENGINEERS AND PLANNERS ROBERT F. BROWN, JR., P.O. BOX 2071, GRAND JUNCTION, COLORADO 81501, PHONE 243-0908



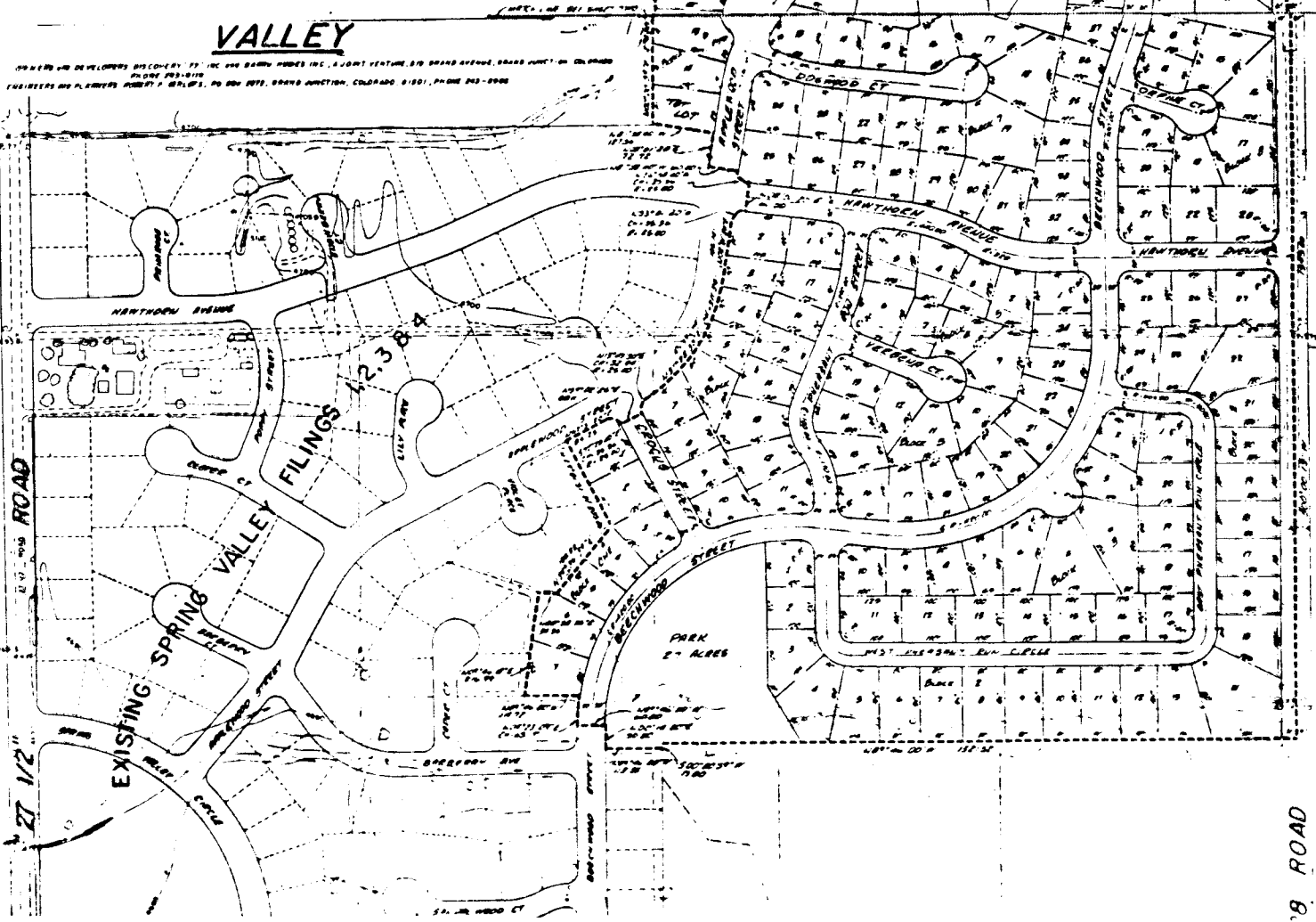
LOCATION MAP
 Scale 1" = 100'

GENERAL NOTES

- Total Number Of Acres = 108
- Total Number Of Lots = 285
- Density = 2.6 Units Per Acre
- Total Acres In Park = 27 Acres

VALLEY

ENGINEERS AND DEVELOPERS ASSOCIATES, INC. AND BARRY HODGES, INC. A JOINT VENTURE, 810 GRAND AVENUE, GRAND JUNCTION, COLORADO
 PHONE 243-0111
 ENGINEERS AND PLANNERS ROBERT F. BROWN, JR., P.O. BOX 2071, GRAND JUNCTION, COLORADO 81501, PHONE 243-0908



28 ROAD

28 ROAD



NELSON, HALEY, PATTERSON and QUIRK, INC.
760 HORIZON DRIVE GRAND JUNCTION, COLORADO 81501 303: 243-7569

Spring Valley

February 13, 1975

Mr. Don Warner
Senior City Planner
P. O. Box 897
Grand Junction, Colorado 81501

Don:

As requested by the City Planning Commission a meeting was held on February 4, 1975 with School District 51 concerning the proposed Spring Valley Sub-division. Those individuals present were:

Dr. Oglesby, School District Administration
Art Lund, School District Staff
Don Warner, Senior City Planner
Blake Chambliss, City Planning Commission member
Virginia Flager, City Planning Commission member
Conni McDonough, Project Coordinator, NHPQ & representative for
Dempsey Construction Co.

Discussion of the impact on the District of this subdivision and present and future growth within the School District was discussed at length. The District is involved presently in addressing the projected community growth issue and making evaluations. Dr. Oglesby reviewed some planning tools that he is developing which would allow the District to meet these needs.

Dr. Oglesby further stated that having reviewed the Northeast area of the community, the District is not interested in establishing a school site within the 160 acre Spring Valley development. This decision was acceptable to those attending this meeting.

As requested by the City Planning Commission, a meeting was held on February 5th with the City Engineering Department concerning street, curb, gutter and sidewalk improvements, within the City. This meeting was attended by City Planning Commission members; Don Warner, Senior City Planner; Roger Young, City Engineer; and Gus Byrom, Public Works Director.

Discussion of all future improvements within the City was discussed. Improvement standards and requirements were mutually agreed upon. Conni McDonough of NHPQ, representing Dempsey Construction, developers of the Spring Valley Sub-division, asked those attending to confirm that improvements as designed and approved for Filing Two would apply for the completed subdivision as outlined in the preliminary plan and would include 5' sidewalks on all vehicular and

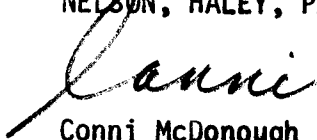
Mr. Don Warner
Page 2
Feb. 13, 1975

pedestrian collector streets and 4' sidewalks on all other residential streets,
with no ramping of sidewalks at street intersections.

Thank you, Don, for participating in these meetings and assisting in scheduling
them.

Sincerely,

NELSON, HALEY, PATTERSON and QUIRK, INC.



Conni McDonough
Project Coordinator

CMcD/jt

cc: Dempsey Construction
W. L. Peach
City Council
Dr. Oglesby



City of Grand Junction, Colorado

February 15, 1977

Dear Consulting Engineer:

On several occasions, I have discussed the engineering aspects of the subdivision development process with consultants in the area. These discussions have helped me better understand the process as practiced in this area and I hope the dialogue will continue and increase for our mutual benefit.

In that spirit of dialogue exchange, the following thoughts are offered for your consideration and guidance. The City's regulations concerning subdivision development are contained in the pertinent ordinances and are basically administered by the City/County Development Department. (I might here mention that the plat requirements sections of the City's subdivision regulations are currently being updated by the Development Department.) The regulations however do not give a consultant much insight into the policies of the City Engineer for Public Works as they relate to subdivision development. Therefore, I will outline herein my view of the process and what I need from you to enable me to better assist you in guiding your clients through that process.

There are three (3) key points in the subdivision development process at which the City Engineer for Public Works should provide significant input. These are:

- * 1. Preliminary Plat review and comment.
 - * 2. Construction Plans (for public works facilities) review and approval.
 - 3. City Acceptance of developer-constructed public works facilities.
- "Approvals" during platting come only from City Council. Note: The Commission overrule staff comments.*

Preliminary Plat: My reviews of sketch, preliminary and final plats for both City and County are part of the overall staff input to the Planning Commissions to assist them with their decision to approve or not. I do not "approve" anything during the plat process. I will "review and comment" on anything which is routed to my office during the platting process. My role is a staff advisor to the Planning Commission. I am especially interested in the Preliminary Plat submittal since this is the step at which most engineering input should be furnished. The plat process is primarily the realm of surveyors but the engineers must be consulted at the Preliminary Plat stage to study and present preliminary engineering solutions to all basic physical site problems. Since engineering input from the developer should occur at preliminary plat, my review and comment to the Planning Commission is appropriate.

It should be emphasized that engineering presented in the Preliminary Plat submittal need not be detailed. It is just as improper to ask a developer to pay for detailed designs at this point as it is to ask a city engineer to "approve" sketch plans and schematics as construction plans.* The engineering presented should simply be complete and basically should graphically show intent and answer all basic engineering questions. It is my opinion the Final Plat submittal is basically a "right of way" type document which I should be able to have "no comment" on since all basic engineering questions were answered at Preliminary Plat stage. A developer should want all the basic engineering questions answered prior to Final Platting.

Concerning street designs, I offer the following reference for your consideration. It is a good criteria guide without removing the designer's prerogative. The reference is "Geometric Design Guide for Local Roads and Streets" by AASHTO and is a 24 page booklet which gives a good summary of proven quality criteria for both rural and urban local streets. I recommend it for your reference library.

Construction Plans: It is essential that prior to a developer asking a contractor to price and/or construct public works facilities for his subdivision that a complete set of detailed construction plans and specifications be submitted to the City Engineer for Public Works for his review and approval. Please do not be party to giving a bidder or contractor incomplete plans and specifications bolstered with notes like "in accordance with City standards". We have standard detail drawings for street and storm drainage "hardware" as well as standard detailed construction specifications. You are encouraged to copy and include them directly in your contract documents or to redraw and re-type the pertinent details and sections, just so long as the message gets to the contractor clearly. If a contractor "buys" a project and later finds out what the City Engineer's "standards" are, we all share in the blame for resulting problems created for your developer clients because of poor communications. The "standards" are available (copies are enclosed). Please use them.

You owe me construction plans and specifications which are complete and in reasonable conformance with standards in return for which I owe you approved construction plans and specifications. I do not require these until after Final Plat approval and prior to your bidding or negotiating with a contractor, but I am willing to review and approve them anytime after Preliminary Plat approval so long as they are detailed and complete.

Acceptance of Public Works Facilities:

I need three (3) things in order to in good conscience accept streets and storm drainage facilities for the City:


1. Prefinal and/or final joint inspection of facilities by City Project Engineer for Field Services and myself and correction of any deficiencies noted.

2. Certification of a licensed Professional Engineer responsible for day-to-day inspection of construction that public street and storm drainage facilities have been constructed in accordance with the aforementioned city approved construction plans and specifications. We have two (2) city inspectors and are barely able to keep up with the inspection load for city-designed projects. The subdivision developer must obtain and pay for construction inspection if he expects me to accept the streets and storm drainage facilities for the City.
3. Stamped as-built drawings for the public streets and storm drainage facilities. These must be on mylar or cronar reproducibles so the City can maintain a file of durable record drawings for public works.

Upon satisfactory completion and receipt of the above three (3) items, I will gladly write a letter of acceptance for the developer's file and the City will assume maintenance responsibility for the facilities.

I would be glad to discuss the contents of this letter with you and solicit your assistance in informing developers of the City Engineer's policies concerning subdivision development as it relates to streets and storm drainage facilities. Your help in these matters is appreciated and please call on me anytime.

Very truly yours,



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

RPR/hm

Encl: ST-1, ST-2 and City Construction Specifications

cc - City Planning Commission
County Planning Commission
Duane Jensen
John Kenney
Jim Patterson
Don Warner
Connie McDonough

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, § 4, 4-3-74)

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SUBDIVISIONS

§ 27-4.4

or alley surfacing. Aboveground facilities necessarily appurtenant to underground facilities or other installation of peripheral overhead electrical transmission and distribution feeder lines, or other installation of either temporary or peripheral overhead communications, distance, trunk or feeder lines may be above ground.

- (c) *Streets and alleys.* All streets shall be paved with curb and gutter installed. All alleys, where permitted, shall be paved. In cases where a previously existing street which has not been brought up to city specifications is located within a subdivision, such street shall be paved with curb and gutter installed in order to meet city specifications. All streets existing within the ownership of the lands which make up any subdivision shall be shown on the subdivision plat. If any subdivision is located adjacent to any existing street right-of-way, the subdivider shall improve at least the adjacent half of such street improvements as required to bring such street to city specifications.
- (d) *Street lights.* As required according to city requirement and reimbursement to the city for their costs.
- (e) *Irrigation systems.* Irrigation systems shall be in place as required by city specifications.
- (f) *Other.* All other improvements required as a condition of approval of the plat shall be completed. (Ord. No. 1493, § 4, 4-3-74)

Sec. 27-4.3. Procedure.

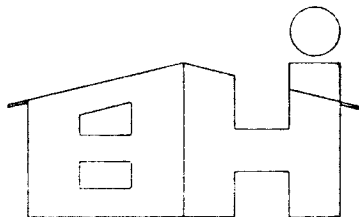
No improvements shall be made until all required plans, profiles and specifications for the same have been submitted to and approved by the city engineer. (Ord. No. 1493, § 4, 4-3-74)

Sec. 27-4.4. Release of guarantee.

As each portion of the improvements in a subdivision is completed and after inspection and acceptance by the director. No. 12

COMPARATIVE TABLE

CODE INDEX



BARRU HOMES INC.

P.O. BOX 368 - . - GRAND JUNCTION, COLORADO 81501
OFFICE ADDRESS 728 South 10th Street • PHONE 303 - 245 4114

March 6, 1978

Design of 28 rd
w/next filing.
F³/₄ to Patterson

Letter of Credit
17' Mat
Curb
Gutter
Drainage System

City of Grand Junction
City Hall, 5th & Rood
P.O. Box 968
Grand Junction, Colorado 81501

Gentlemen:

In order to comply with the resolution of the City Council of Dec. 21, 1977 accepting Spring Valley Filing #5 for final plating, we hereby commit ourselves and agree to do the following things:

1. On that portion of 28 Road that borders on the East side of the Spring Valley Subdivision, we stand prepared to install to City specifications vertical curb and gutter and patch in blacktop to the existing roadway upon a appropriately designed base; or participate in the total redevelopment of that road by providing vertical curb and gutter, road base and blacktop for up to one-half of a standard thirty four foot road section as prescribed in the City standards.
2. We will do either one for that portion of Spring Valley that has been plated along 28 Road upon notification by the City that they deem the time appropriate, ~~and with a~~ ^{even} reasonable lead time. ^{language?} That time shall not exceed sixty days from the advent of suitable weather for this type of work.
3. Should we plat the entire remaining area of Spring Valley prior to the initiation of such a request by the City, we hereby agree, as called for in the above resolution, to stand ready to do this work for a period of one year after completion of development. The completion of development for purposes of defining the one year period shall be deemed not to begin until the final filing has been plated and the development work called for in that filing has been completed in accordance to City standards and submitted to the City and other utilities for appropriate acceptance and certification of completion.

max
41', parking (60' Row)
both sides.

min

17' mat,
curb & gutter
& storm drainage

Curb, gutter drainage:
installed.

March 6, 1978

Page 2

City of Grand Junction
City Hall, 5th & Road
P.O. Box 968
Grand Junction, Colorado 81501

We wish to express our appreciation for the City Council's recognition of the problems involved in obtaining Federal Housing Administration and Veterans Administration financing and allowing us to fulfil our obligation to the City in this matter. The beneficiaries will be the home owners along 28 Road who will in fact be able to finance their homes more advantageously through programs provided by these agencies.

Very truly yours,

BARRU HOMES, INC.

Paul S. Barru
President

William H. Nelson
Secretary

For Discovery 76
Frank N. Nisley
President

Douglas Holling
Secretary

PB/db

FHA, VA requirements
- Pof A
- Package Costs

ROBERT P. GERLOFS

Engineering Consultant

April 25, 1977

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

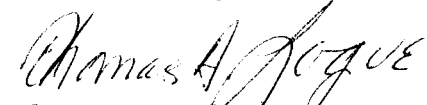
Dear Carl:

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.

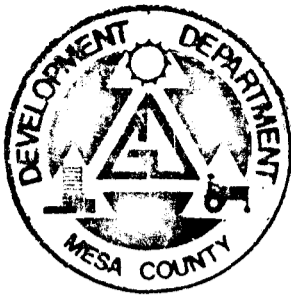
Very truly yours,
Robert P. Gerlofs
Engineering Consultant


Thomas A. Logue

P.O. BOX 2872

GRAND JUNCTION, COLORADO 81501

(303) 243-8966



**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

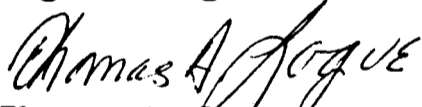
Dear Carl:

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7. Will need guidelines as to location, accessibility, and size of stations.

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Very truly yours,
Robert P. Gerlofs
Engineering Consultant


Thomas A. Logue

P.O. BOX 2872

GRAND JUNCTION, COLORADO 81501

(303) 243-8966

Carl M



City of Grand Junction, Colorado

April 26, 1977

James R. Roberts
Robert P. Gerlofs Consulting Engineers
P. O. Box 2872
Grand Junction, CO 81501

Subject: Preliminary water and sanitary sewer design
Pheasant Run at Spring Valley

Dear Jim:

In reviewing your preliminary water and sanitary sewer design, I have the following comments on the proposed water system.

1. The water system should have the 8" main in Applewood Street and Beechwood Street extended on to F 3/4 Road and connected to the 18" water main located in that road. This will eliminate the need for the 6" loop on Elderberry Court and improve the distribution to the entire Spring Valley system.
2. Lots No. 21 and 22 in Block 2 should be adjusted to match the water main easement so that it conforms to a lot line.
3. The fire hydrant spacing that is proposed appears to be greater than that normally accepted by the Grand Junction City Fire Department. I would recommend that you go over the proposed fire hydrant locations and spacings very carefully with the Fire Chief's office.
4. The Board of Ute Water Company has a general policy of not furnishing water for outside-the-home use. I would recommend that you communicate with the Ute Water Company about the proposed subdivision and outside-the-home water use. To conserve water which has been treated for domestic purposes at a very large expense, I would recommend that the developer seriously consider providing a separate irrigation system for lawn and outside-the-house use within this subdivision.

I have the following comments about the sewer system:

1. The sewer system should be designed with the maximum grade possible due to topography restrictions.

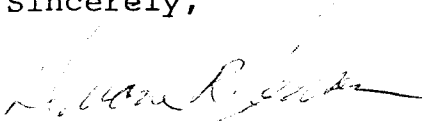
James R. Roberts
April 26, 1977
Page Two

2. The sewer line between "tot lot" and lot 14, lot 10 is acceptable only as long as the "tot lot" remains such that vehicular access is provided to the manhole shown within the proposed "tot lot".
3. Easements for sewer lines where it passes through what, in the future will be private property, should be not less than 15 feet wide where the sewer line is 6 feet deep or less, and 20 feet wide where it is more than 6 feet deep.
4. The existing 15" sewerage outfall line which crosses the park and into lot 4, block 2, will require more access than will be available under the proposed lot program. Vehicular access must be provided at all times to the manhole which is presently shown in lot 4. May I take this opportunity to suggest that lot 4 be eliminated, and the park extended into this lot where it will provide access to the manhole and also provide access to the manhole by a narrow pathway which is wide enough for vehicular access from West Pheasant Run Circle. Lot No. 5 will also need to be changed to cause the existing sewer main to be entirely in public property.

I very much appreciate the opportunity to review this subdivision plan. I am taking the liberty of sending a copy of this letter to Ute Water and the Planning Department.

If you have any questions concerning my comments, please feel free to let me know.

Sincerely,


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

DRJ/hm

cc - Carl Metzner, City Planning ✓
Wayne Weathers, Ute Water Conservancy District

May 20, 1977

Discovery "76"
519 Grand Avenue
Grand Junction, Colorado 81501

Dear Sirs:


On May 18, 1977 the Grand Junction City Council, at a regularly scheduled meeting approved the preliminary plat of Pheasant Run at Spring Valley (Development Department File #28-77).

The approval was conditional to the following items:

- 1) Subject to fire hydrants and water lines being provided as per Grand Junction Fire Department Requirements.
- 2) Subject to proper drainage easements being provided (at final plat stage) for the access and maintenance of drainage ways in the subdivision. Streets must meet City Standards and will be reviewed when composite utility and roadway plan is submitted. Street lighting plan to be submitted with the composite.
- 3) Subject to City utility requirements as set out in letter from Duane Jensen, City Utilities Engineer, to James F. Roberts of Gerlofs Engineering.
- 4) Subject to easements as required by Public Utility Companies.
- 5) Subject to solid fencing on property lines along 28 Road and F 3/4 Road.
- 5) Subject to a power of attorney to the City of Grand Junction for full cost street improvements for 28 Road and F 3/4 Road. (Note: Council was advised that this item would be reconsidered by the Planning Commission).

Intent to comply with items 1-5 should be indicated at final plat submittal by inclusion into the plat or composite utility and roadway plan. A written statement of the reasons for the request for reconsideration of item 6 should also be submitted with the final plat,

Sincerely,



Karl G. Metzner
Planner

KGM:mk



PARAGON ENGINEERING, INC.

P.O. Box 2872
825 Rood Avenue
Grand Junction, Colorado 81501 (303) 243-8966

November 28, 1977

Karl Metzner
City of Grand Junction
P. O. Box 897
Grand Junction, Co. 81501

Dear Karl,

This letter is being written in response to review comments regarding Pheasant Run at Spring Valley.

Accompanying you will find the following:

1. Irrigation & Domestic Water Plan
Note the Following

- (a) The pond requires a minimum storage of 2.33 acre feet and is designed to have 3.7 acre feet available.
- (b) Plan shows profile of irrigation mains at all dedicated road crossings.
- (c) The perpetual ongoing maintenance of the irrigation pond and related system will be provided by the "Spring Valley Homeowners Association, Inc." (Association documents will be submitted prior to recording for staff review).
- (d) Plan addresses the relocation and/or abandonment of all existing irrigation ditches.
- (e) Inspections by this office during construction of the irrigation pond will insure proper construction.

2. Final Plat
Note the following

- (a) 14' utility drainage & irrigation easement located between lots 7 & 8, Block 10.
- (b) Drainage easement added to Lots 14, 15, 16 and along 28 Road.
- (c) 40' Utility, drainage and irrigation easement at South boundary of Filing for drain ditch.
- (d) The words "Private Ownership" has been removed from irrigation pond.

3. Roadway Plan
Note the following

- (a) Fencing location & detail along 28 Road
- (b) Note regarding curb ramp locations.

The owner developer is aware of the review comments in regards to the proposed street improvements for Pheasant Run Street and Pheasant Run Circle. The owner developer feels that the proposed street improvements are in keeping with their original development plans, and also, feel that any changes in the proposed improvement width for these roads would destroy the intended residential character with the rapid flow of traffic which would be gained by a wider pavement width, therefore, the roadway plans do not reflect changes as noted in your review comments.

It also should be noted that the accompanying roadway plans show the improvement for 28 Road, however, the owner developer desires not to construct the proposed improvements at this time, and would like to provide to the City a written guarantee for improving 28 Road as shown on the roadway plans for construction at a later date, after the City and County has arrived at a workable solution to the grade and alignment of 28 Road (prior to completion of the last future Phase of construction at Pheasant Run). At the time this proposal is acceptable to the City, the owner developer will provide you with the necessary documentation for guarantee of Construction.

We feel that the items listed herein adequately address the review comments, however, should you have any questions or comments regarding this matter feel free to contact our office.

Sincerely,

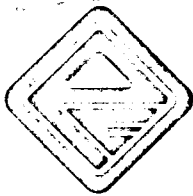

Thomas A. Logue

c.c. Barru Homes
Paul Barru

4. General Note No. 1 on sheet 1 should read:

In addition to those details shown on the plans, all construction shall be in accordance with City of Grand Junction Standard Drawing ST-1 and ST-2 and shall conform to City "Detailed Street and Storm Drainage Construction Specifications, 1978" and City General Contract Conditions for Public Works Construction GC-37, GC-50 and GC-65.

5. The fence ends at Hawthorne Avenue must be a minimum of 53.5 ft. from the street centerline to conform to sight clearances as required on page 84 of City Zoning Regulations.
6. We have in our files street lighting plans submitted by Public Service Company and approved by the City Traffic Engineer by letters to Public Service Co. dated March 29 and May 8, 1978.
7. Typical sections on sheet 2 are incorrect. They should reflect the pavement designs approved in item 1 above and the comments made in item 2 above. Please label the material items to correspond verbatim to the specification items.
8. The sidewalk transition at 1+38.99 left on Beechwood as shown on sheet 2 should include locating the 4 ft. walk at 6 inches from the property line in order to make Beechwood symmetrical from 1+58.99 north.
9. Inlet "C" is labeled as "E" on sheet 2.
10. I take no exception to any of the street profiles as shown on sheets 3 thru 6. The independent profiles for each side of the street seem within reasonable tolerances and I assume you have checked the resulting pavement cross-slopes to assure compliance with your drainage layout and maximum values of cross-slope. I would appreciate knowing the maximum resulting pavement cross-slope and where it occurs.
11. The drainage layout on sheet 7 and pipe profiles on sheet 8 seem in general conformance with your Drainage Report as submitted on April 18, 1977. However, as related to me by Jim Roberts in your office this morning, the pipe sizes and materials that have been installed are different from those shown on the submitted plans. I checked the hydraulic capacities of pipes at the grades shown on the plans and of materials and sizes given verbally to me by Jim and find several pipes to be operating under head to pass the design flows shown in the Drainage Report. I need revised drainage calculations and a hydraulic grade line calculation to review prior to approving the drainage system design. The plans should also better reflect the actual situation. Also, please include the pipe gage or class on the plans.



PARAGON ENGINEERING, INC.

P.O. Box 2872
325 Road Avenue
Grand Junction, Colorado 81501 (303) 243-8966

May 22, 1978

Ron Rish
City Engineer - Public Works
City of Grand Junction
Grand Junction, CO. 81501

#28-77

*File = Filing #5
Pheasant Run at
Spring Valley*

Dear Ron;

Enclosed are the revised plans for the roads at Spring Valley.

The plans are submitted with the following comments:

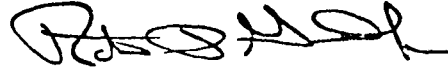
1. The roadway mat on Pheasant Run Street has been increased to 34 feet. A replat of the lots along this street is being prepared to reflect the required right of way.
2. We have either deleted 28 Road from the plans or noted that it is not a part of this contract.
3. The general notes have been revised to include the phraseology you requested.
4. The fence detail has been revised per your request.
5. The typical sections have been revised to show the approved structural section.
6. The sidewalk transition on Beechwood has been changed per your request.
7. Inlet "C" has been correctly labeled on sheet 2.
8. The maximum cross fall on any street is on Hawthorn at the PRC STA 4 + 91.99 North or 4 + 73.84 South. The cross fall is 0.3 foot resulting in a cross slope of 3% on the downhill side.
9. The storm drain plan is submitted as an as built. The hydraulic grade line shown assumes the worst condition for a two year storm in as much as the detention pond is assumed to be full.
10. A detail of the connection of C.A.P. to concrete pipe has been shown on page 7 of 8.
11. The necessary approval for tiling the drian ditch at the south end of the property has been obtained from the ditch company.

12. On page 8 of 8 MH.SB.-1 shows the pond overflow tying into the 30 inch storm drain with flow line of the 12 inch being at the top of the 30 inch.

We are also sending a copy of our storm drainage report along with sheet 1 of 3 of the drainage study, sheet 1 of 4 of the irrigation plan and sheet 1 of 4 of the development plan.

Please note that we have deleted the fence from around the irrigation pond.

Very truly yours,



Robert P. Gerlofs

RPG/kb

encl.

cc: Barru
Del Beaver

December 9, 1977

Discovery #76"
519 Grand Avenue
Grand Junction, CO 81501

Re: FILE #23-77, FINAL PLAT - PHEASANT RUN AT SPRING VALLEY

Dear Sirs:

The Grand Junction Planning Commission, at their regularly scheduled meeting of November 30, 1977, approved the final plat of Pheasant Run at Spring Valley, Filing #5. Approval was of the plat, utilities and roadway composite submitted with the letter of November, 1977 from Tom Logue, Paragon Engineering with the following changes and conditions.

- 1) All 50' rights-of-way to be 34' plat with attached sidewalks.
- 2) Developer to stock irrigation pond with Gambusia fish.
- 3) All 60' rights-of-way shall have 34' plat with detached sidewalk.
- 4) Additional easement around irrigation pond requested by Mountain Bell must be resolved prior to recording the final plat.
- 5) Improvements to 28 Road to be provided or committed prior to, or upon completion of, the last filing of Pheasant Run at Spring Valley as preliminary approved.

This item will be heard before the Grand Junction City Council on December 21, 1977. If you have any questions or comments concerning this approval, please contact our office prior to this date.

Sincerely,

Karl G. Metzner
Planner I

KGM:dlw

CC: Tom Logue, Paragon Engineering

UTE WATER CONSERVANCY DISTRICT

POST OFFICE BOX 460
GRAND JUNCTION, COLORADO 81501

560-25 ROAD

TELEPHONE 242-7491

March 1, 1978

Corn Construction Co.
B D - 76
Paragon Engineering
Mr. Bob Gerlofs

Gentlemen:

This relates to an urgent problem concerning the main water supply line to Spring Valley Sub-Division.

On February 24, the main Ute Water supply line for Spring Valley was located and the contractor (Corn Construction Co.), doing the dirt work for new streets in Filing #5, was advised of the depth of the 8" A C line. This line was installed in early 1975 on an exact line designated by N.H.P.Q. from the engineering survey. This overall plot for Spring Valley had this line in the Verbina Ct. and 26th Street. The Sub-Divider was Dempsey Construction Company.

The present dirt contractor (Corn Construction) told Ute Water on February 24 that they were only removing 1 foot (12") off the top of the water line area. On February 27, 1978, Ute Water was notified of a water break on this line, and were told that Corn Construction had broken the 8" A C supply line for Spring Valley Sub-Division.

My inspection revealed that the Contractor (Corn Construction) had in fact removed three to three and one half feet of dirt and water was coming up in three separate places. The extra material removed off of the top, as well as the existing surface, after removal was wet soil, and the machinery being used for this removal is large Pneumatic tire earth movers. These removal procedures with Pneumatic tire machines creates a pumping effect, and actually pumps the line up in spots and down in other spots from joint to joint. This is of course, A C pipe with ring tight joints, so that these joints are pulled apart and in some areas probably just barely connected. Also with this much excavation the water line would have to be lowered anyway. The re-plot would now have the entrance of the water line from 28 Road in lot areas, rather than in an easement or street, as located in the original plot.

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JVE WATER CONSERVANCY DISTRICT

This supply line is temporarily repaired and in service, and will probably keep Spring Valley in service and with fire protection so long as work in this street is suspended. This line will have to be completely relayed but in order to keep Spring Valley with fire protection while this is being constructed, approximately 1300 feet of 8" A C line will have to be installed in 27½ Road to complete this 8" water line into the 18" water main at 27½ and F3/4 Road.

This needs to be expedited as soon as possible, as this is a most serious situation. I'd appreciate knowing your plans as soon as possible.

Sincerely,



Wayne Weathers
Manager

WW:ep

cc:

R.T. Mantlo

Dwane Jensen

Errol Snider

Bill Benson



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

August 24, 1978

Mr. Paul S. Barru
Barru Homes, Inc.
P. O. Box 368
Grand Junction, Colorado 81501

Re: Spring Valley Filing #5

Dear Mr. Barru:

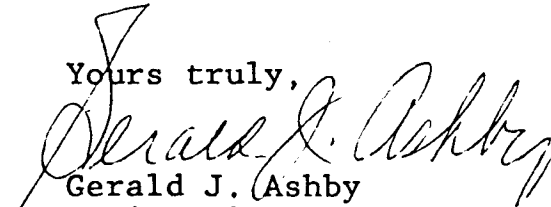
On May 3, 1978, the City Council of Grand Junction discussed the alternative to a power of attorney for the improvement of 28 Road as described in a letter from Barru Homes, Inc., dated April 3, 1978.

Council action was taken that "...developers of Spring Valley Subdivision be permitted to file a letter of credit to run for 3 years for the improvement of 28 Road in lieu of a power of attorney..."

Your letter of April 3rd states that: "In order to insure that we have the capability to do the work required, we will provide a letter of credit from our bank to cover the items we have committed to do in #1 above as they are called for by the City within the time frame limitations set forth in the section immediately following this."

We have not as yet received the letter of credit from your bank but the agreement has been approved by Council action as stated above.

Yours truly,


Gerald J. Ashby
Acting City Manager

GA:jc

c.c. Planning Department