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File 1977-0045

Date 6/30/00

Project Name: Replat of D & W Subdivision

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			
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		Reduction of any maps – final copy			
		*Final reports for drainage and soils (geotechnical reports)			
		Other bound or nonbound reports			
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		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	Memo from Ron Rish to Del Beaver – 9/23/77
X		Review Sheets	X	X	Letter from Karl Metzner to CBW Builders – 9/2/77
X	X	Final Plat Application			
X	X	Development Summary Form			
X	X	Location Map			
X		Drainage Plan			
X	X	Sanitary Sewer Plan, Profile and Details			
X		Utilities Composite Plan			
X		Roadway Plan and Details			
X		Plot Plan			
X	X	Replat of D & W Subdivision			
X	X	Letter from Ronald Rish to Robert Gerlofs – 12/8/77			
X	X	Memo from Del Beaver to Ron Rish – 12/21/77			
X	X	Letter from Jerome Fossenier to Ronal Rish – 12/16/77			
X	X	Memo from Del Beaver to Ron Rish – 11/23/77			

Subdivision Replat D & W Sub.
 Date 6/19/77 Item # 45-77
 Petitioner CBW Builders

Preliminary Review Agencies Comments

Final Review Agencies Comments

Fire Dept. - ~~1" mat 6" line~~
 w. 2 hydrants (S.W. L3B3 &
 N.W. L1B3)
 MTA Bell & P.S. - easmts
 req'd - will come in final stage
 UTIL. comp.
 Eng. - O.K. permit from (HD)
 req'd to construct frontage
 rd.

① City Eng. - ~~Roadway Sections~~
~~unacceptable~~ - should be ~~at~~
~~mat w. curb/gutter~~ both
~~sides~~. Power of alley for
 full cost imp. on 1/2
 section 28 rd. Show street
 lighting on util. comp.
 ② MTA Bell - requires
 easements
 ③ P.S. - requires easements.
 ④ Fire Dept. - 2 hydrants



Action Taken

Action Taken

P.C. Approved 29 Jun 77

P.C. Approved 31 Aug 1977

C.C. Approved 20 July 77

C.C. Approved Sept 21

Comments

Comments

Subject to review
comments.

Subject to review comments
& approved street improvements
(24' mat 5'-U-Pan, no parking,
pare from gutter to R.O.W. line



ITEMS REQUIRED FROM DEVELOPER

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

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

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

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

This application completed by:

Paragon Engineering, Inc.
 name

 name

P. O. Box 2872, Grand Junction, Co. 81501
 address

 address

Thomas A. Logue
 signature

 date

Thomas A. Logue

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: June 3, 1977

Development Name: Replat of D & W Subdivision

Filing _____

Location of Development: TOWNSHIP 1S RANGE 1 E SEC 18 1/4 NW

Owner(s) NAME CBW Builders Inc.

ADDRESS 2700 G. Road Grand Junction, Co. 81501

Developer (s) NAME Above

ADDRESS _____

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
() Single Family	_____	_____	_____
() Apartments	_____	_____	_____
() Condominiums	_____	_____	_____
() Mobile Homes	_____	_____	_____
() Commercial	N. A.	_____	_____
(x) Industrial	N. A.	<u>5.9</u>	<u>71.1</u>
() Other (specify)	_____	_____	_____
	Street	<u>2.4</u>	<u>28.9</u>
	Walkways	_____	_____
	Dedicated School Sites	_____	_____
	Reserved School Sites	_____	_____
	Dedicated Park Sites	_____	_____
	Reserved Park Sites	_____	_____
	Private Open Areas	_____	_____
	Easements	_____	_____
	Other (Specify)	_____	_____
	TOTAL		

*By Map Measure

8.3

100%

Estimated Water Requirements 8640 gallons/day

Proposed Water Source(s) City of Grand Junction,

Estimated Sewage Disposal Requirement 5760 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: August 1, 1977

Development Name: Replat of D & W Subdivision

Filing _____

Location of Development: TOWNSHIP 15 RANGE 1E SEC 18 1/4 NW

Owner(s) NAME C.B.W.. Builders Inc.

ADDRESS 2721 N. 12th St. Grand Junction, Co.

Developer (s) NAME Above

ADDRESS _____

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
() Single Family	_____	_____	_____
() Apartments	_____	_____	_____
() Condominiums	_____	_____	_____
() Mobile Homes	_____	_____	_____
(x) Commercial	N. A.	<u>6.3</u>	<u>71.5</u>
() Industrial	N. A.	_____	_____
() Other (specify)	_____	_____	_____
	Street	<u>2.5</u>	<u>28.5</u>
	Walkways	_____	_____
	Dedicated School Sites	_____	_____
	Reserved School Sites	_____	_____
	Dedicated Park Sites	_____	_____
	Reserved Park Sites	_____	_____
	Private Open Areas	_____	_____
	Easements	_____	_____
	Other (Specify)	_____	_____
	TOTAL	<u>8.8</u>	<u>100%</u>

*By Map Measure

Estimated Water Requirements 5000 gallons/day.

Proposed Water Source(s) City of Grand Junction

Estimated Sewage Disposal Requirement 5000 gallons/day.

ACTION:

Planning Commission Recommendation

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

City Council

Approval ()

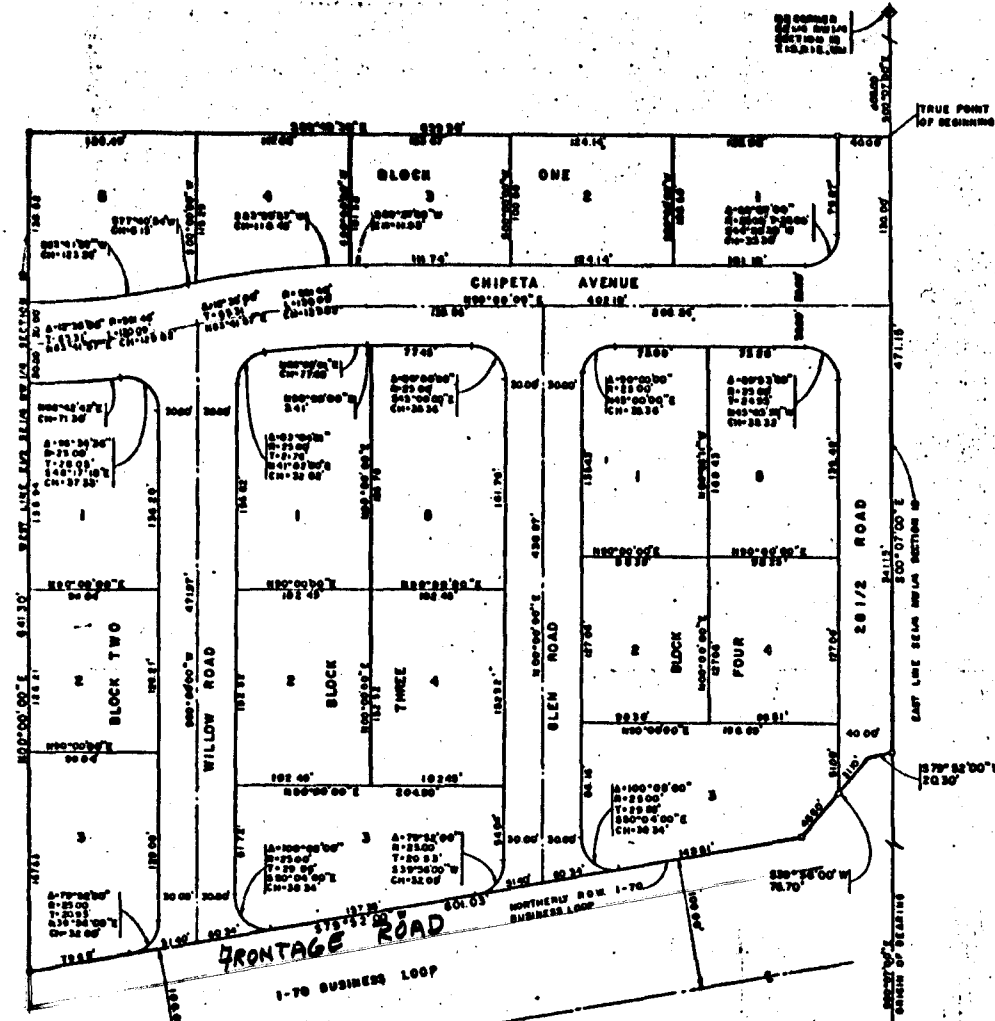
Disapproval ()

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.

REPLAT OF D AND W SUBDIVISION

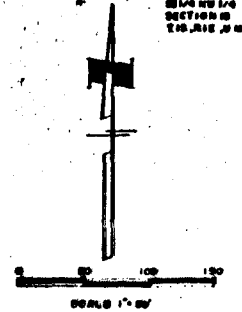


AREA SUMMARY

Total Area in Lots: 4,327 sq. ft. = 99.27 ac.
 Total Area in Street: 1,440 sq. ft. = 0.33 ac.
 Total Area: 5,767 sq. ft. = 0.132 ac.

LEGEND

- Indicates Water Supply Pipe Cap
- Indicates Sewer and Stormwater Pipe Cap in Concrete
- Indicates Gas and Electrical Pipe in PVC or Copper



WARRANTY

That the undersigned F. H. W. Builders, Inc., William L. Foster, President and Byron S. Gardner, Secretary are the owners of that real property situated in the City of Grand Junction, State of Colorado, and being a part of D & W Subdivision located in a part of the 20 1/4 20 1/4 of Section 17, Township 3 South, Range 1 East of the 10th Principal Meridian as shown on the accompanying plat through said real property being more particularly described as follows:

Commencing at the Northwest Corner (P. S. Cor.) of the 20 1/4 20 1/4 of said Section 16; Thence S. 00° 07' 00" E along the West Line 20 1/4 20 1/4 of said Section 16 a distance of 625.00 feet to the 200' CORNER OF SECTION 16; Thence continuing S. 00° 07' 00" E along said West Line 20 1/4 20 1/4 of Section 16 a distance of 479.15 feet to a point on the Northern Right-of-Way of 1-70 Business Loop; Thence along said Northern Right-of-Way of 1-70 Business Loop by the following three (3) courses and distances:

- S. 70° 52' 00" E 200.00 feet
- S. 20° 04' 00" E 70.00 feet
- S. 70° 13' 00" E 261.15 feet to a point on the East Line 1/2 20 1/4 20 1/4 of said Section 16; Thence S. 00° 07' 00" E along said West Line of the 1/2 20 1/4 20 1/4 of said Section 16 a distance of 433.20 feet; Thence S. 00° 07' 00" E 649.00 feet to the TRUE POINT OF BEGINNING, containing 4.764 acres.

That said owners have caused the said real property to be laid out and surveyed as a part of D and W Subdivision, 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 and roads as shown on the accompanying plat to the use of the public and public utilities carriers and conduits 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 lines, gas pipelines, and further right of way and access to and from the same electric utility easements, and those portions of said real property which are labeled as irrigation easements for the installation and maintenance of irrigation ditches, flumes and conduits, and those portions of said real property which are labeled as drainage easements for the installation and maintenance of drainage ditches, flumes and conduits.

IN WITNESS WHEREOF said owners C. H. W. Builders, Inc., William L. Foster, President, and William L. Gardner, Secretary have caused their names to be hereunto subscribed this _____ day of _____ A.D. 1977.

William L. Foster, President
C.H.W. Builders, Inc.

Byron S. Gardner, Secretary
C.H.W. Builders, Inc.

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 1977 by
William L. Foster, President and Byron S. Gardner Secretary of C.H.W. Builders, Inc.

My Commission Expires: _____ Notary Public

This plat of part of D and W Subdivision, a subdivision of the City of Grand Junction, County of Mesa and the State of Colorado was approved and created on this _____ day of _____ A.D. 1977.

City Manager
President of Council

Chairman, Grand Junction City Planning Commission
Director of Development

Grand Junction City Engineer
CITY AND COUNTY ENGINEER

STATE OF COLORADO
COUNTY OF MESA

I hereby certify that this instrument was filed in my office on _____ o'clock _____ P. M. this _____ day of _____ A.D. 1977 and is duly returned in Plat Book _____ Page _____

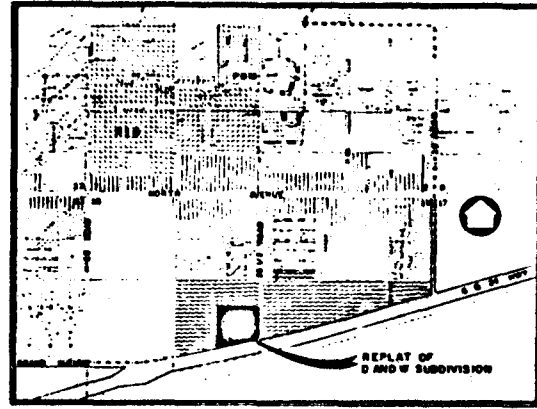
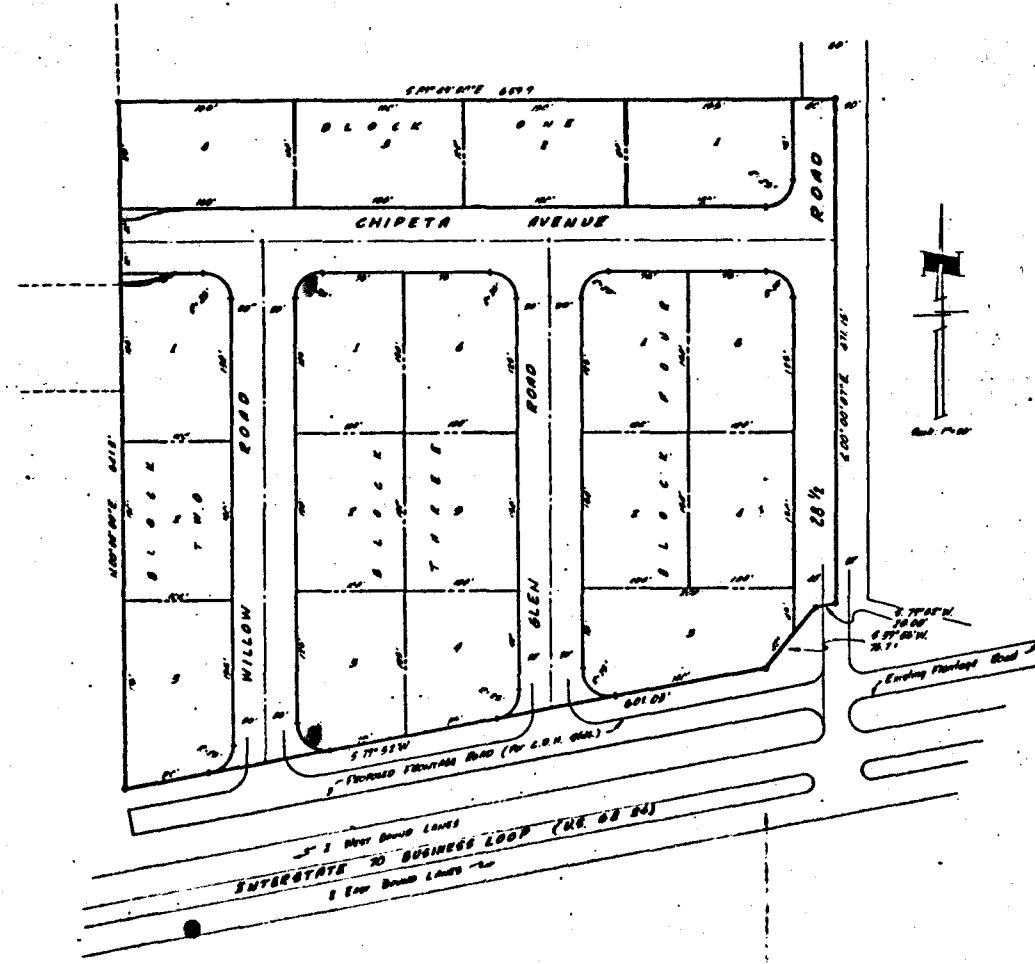
Clerk and Recorder
County Clerk

I, _____ do hereby certify that the accompanying plat of part of D and W Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, was duly prepared under my direction and accurately represents a field survey of same.



James T. City Jr.
Grand Junction, Colorado
Registration No. 9400

PRELIMINARY PLAN FOR:
REPLAT OF D and W SUBDIVISION



LOCATION MAP

GENERAL NOTES

1. This Development is Located in Part of The CE 16 Map of Section 18 Township 1 South, Range 1 East, N.M.
2. Total Number of Acres = 6.8
3. Total Number of Lots = 8
4. Ave. Lot Size = 8,600 SF
5. The Development is in a Light Industry Zone.

HYDRANTS

September 2, 1977

CBW Builders
2700 G Road
Grand Junction, CO 81501

Re: FINAL PLAT - REPLAT OF D&W SUBDIVISION - FILING #45-77

Dear Sirs:

The Grand Junction Planning Commission, at their regularly scheduled meeting of August 31, 1977, approved the final plat of the replat of D&W Subdivision. Approval was subject to the following:

- 1) Power of attorney for standard one-half street improvements for 28 $\frac{1}{2}$ Road as part of an authorized improvement district. (Form attached. This form must be completed and returned prior to recording of the plat.)
- 2) Easements as required by Mountain Bell and Public Service.
- 3) Fire hydrants as required by City Fire Department.
- 4) Signed utilities and roadway composite to be filed with this office prior to recording of plat.
- 5) Street sections as approved. (24' matt, 5' V-pan gutter, paving behind gutter to edge of right-of-way, stripping behind gutter for designated walking area, signs to indicate no on street parking)

This item is scheduled for the City Council meeting of September 21, 1977. If you have any questions or comments concerning this approval, please contact our office prior to this meeting.

Yours truly,

Karl G. Metzner
Planner I

KGM:dlw

CC: Ron Rish
Tom Logue, Paragon Engineering

CITY GRAND JUNCTION, COLORADO
MEMORANDUM

Reply Requested

Yes No

Date

Sept. 23, 1977

To: (From:) Del Beaver

From: (To:) Ron Rish RPR

SUBJECT: D & W Subdivision

Following the City Planning Commission meeting of August 31, 1977, Karl Metzner sent me a copy of a letter which specified the approved street sections as 24' mat, 5' V-pan gutter, paving to edges of right-of-way, paint stripping behind gutter for walkway and no parking signs on the street.

I understand City Council on September 21, 1977, approved the final plat with the developer's amended street section of 42' mat, 5' V-pan gutter, 4' mat behind gutter for walkway and left the question of street parking to the City Traffic Engineer.

With the Council approved section there is adequate room for on-street parking, and without more information about the kind of development to occur or an experience-record of traffic problems, it is difficult to justify restricting on-street parking because the street section is so wide. Council in effect has decided the parking question by their approval of the street section and has overruled the Planning Commission recommendation for no parking on the street.

For the record, I wish to establish that engineering staff to date has addressed what street dimensions are appropriate for both the on-street and the no-parking alternatives.

The City Traffic Engineer did not agree with the developer after the Planning Commission decision that on-street parking should be or was acceptable. In fact, I personally advised both Mr. Gardner and Mr. Gerlofs on separate occasions between the Commission and Council meetings, that staff would not allow themselves to be placed in a position between the decisions of those two bodies, and they were referred back to the Development Department for guidance.

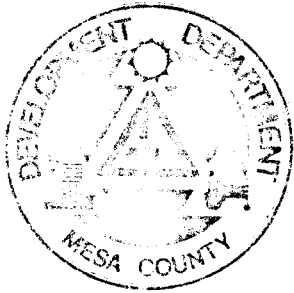
I really don't think our proper role is to dictate the exact form of improvements. I have tried to establish and administer standards with enough flexibility to allow developers to be able to have some say about the physical character of their development's streets. I don't want this policy to be misconstrued as us simply "going along" with a developer in his "negotiations" with Development Staff, but neither do I think we should have to have iron-clad, inflexible standard which allow no room for a designer's prerogatives.

I have a submittal from Paragon Engineering dated September 21, 1977, requesting my approval of the plan details for construction. I am very reluctant to approve these plans until I receive from you a written decision of the Development Staff's position on this matter. I await your advice.

cc: Jensen
McKee
Patterson

CITY - COUNTY
DEVELOPMENT DEPT.

P.O. BOX 897 - GRAND JUNCTION, COLORADO - 81501
DIAL (303) 243-9200 ext. 243



Grand Junction Planning - Mesa County Planning - Building Department

November 23, 1977

MEMO TO: Ron Kish, City Engineer
FROM: Del Beaver, Senior City Planner
SUBJECT: D & W Subdivision

The City Planning staff concurs with your approach in handling development proposals for streets and roads and feels the way this submittal was handled was regrettable. To ensure this does not happen in the future, staff and Planning Commission have taken the following steps:

1. No action should be taken that will knowingly result in one thing being considered at the Planning Commission Hearing and a different thing considered at the City Council Hearing.
2. If by some circumstance this shall occur, staff will request referral of the matter back to the next Planning Commission Hearing for action.

This memo is to indicate the Planning Commission is aware of the City Council action; approval of the submission subject to the following considerations:

- a. Power of attorney for standard half street improvements on 28½ Road.
- b. Easements as required by Public Service and Mountain Bell.
- c. Fire hydrants as required.
- d. A signed utilities and roadway composite filed with the Building Department prior to recording of the plat.
- e. Street sections as approved (42' mat, 5' V-pan, valley gutters, paving behind gutter to edge of right-of-way, striping behind gutter for designated walking area, and parking to be determined by the City Traffic Engineer.

The Planning Commission agreed that the determination of parking in this circumstance should be left to the City Traffic Engineer and understood that a 42' mat was stipulated by the City Council. This was discussed at the pre-agenda lunch on September 27, 1977.

The Planning Staff concurs and will make every effort in the future to keep these kinds of "midstream" actions from occurring.

DB:dlw

XC: Conni McDonough
Jim Patterson
Virginia Flager



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

December 8, 1977

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

Dear Mr. Gerlofs:

Re: D & W Subdivision Construction Plans

As requested, I have reviewed the most current construction plans for streets and storm drain facilities in the above project as submitted to me yesterday. I apologize for the City staff for the delays and communications problems we have encountered on this submittal and offer the following review comments.

1. I assume you have the necessary approvals from Colorado Division of Highways for the frontage road and facilities which will be within their right of way.
2. I assume you have the necessary approval from Fruitvale Lateral and Waste Ditch Company for the 30 inch culvert carrying their ditch under Chipeta Avenue.
3. Pavement cross-slopes are shown as "max. $S=0.15$ 1/1". This should read " $S=0.015$ 1/1". Cross-slopes of less than 0/015 1/1" are unacceptable except at intersection transitions.
4. We have received the soils report and pavement design calculations and will retain these for our files.
5. The street sections shown are in accordance with City Council requirements as given at their September 21, 1977, meeting.
6. The details on your plans preclude the use of drawing ST-1. Therefore, General Note No. 1 should be deleted and replaced with the following: "All construction shall be in accordance with City of Grand Junction 'Detailed Street and Storm Drainage Construction Specifications, 1978'. I have enclosed a copy for your use and files.

If the above comments are adequately addressed, please consider the plans approved by this office for construction. You are reminded to make your client aware of City policy for acceptance requirements for these facilities as stated in my letter to consultants of February 15, 1977. Thanks for your patience and please call if there are questions or if I can be of further assistance.

Very truly yours,

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

RPR/hm

Enclosure

cc - Jerry Fossenier
Del Beaver
Jim Patterson

C.B.W. BUILDERS, INC.

BOX 2163

GRAND JUNCTION, COLO. 81501

242-3517

December 16, 1977

Mr. Ronald Rish
City Engineer-Public Works
City of Grand Junction
250 North Fifth Street
Grand Junction, Colo. 81501

Dear Ron:

Re: D & W Subdivision, 28½ Road & I-70 Bus. Loop

This is to confirm the discussions and agreements resolved at the meeting held in the Development Director's office, today, where those in attendance included you, Steve McKee, Conni McDonough, Del Beaver, Karl Metzner, Dick Hollinger, Warren Gardner, Bill Chamberlain, and me.

The meeting was called as a result of misunderstandings regarding parking requirements in the D & W Subdivision due to the approval by the City Council of a street section design with 42' wide asphalt paving between concrete gutters instead of the City's minimum standard of 24' wide paving between gutters.

When requesting the wider than normal street section, it was Mr. Gardner's intention to not only pave the 42' between gutters but to pave the area behind the gutters (thereby paving the whole street right-of-way) and also to pave on every lot up to the face of the buildings to be erected. He reasoned that by providing a superior street section, he would be able to provide prospective property owners in the industrial park additional flexibility for both traffic and parking. It was thought that while some property owners would prefer off-street parking exclusively, others might prefer on-street parking. This would be delineated by striping the parking locations. Evidently reservations to the concept are held by Municipal officials who feel that this parking policy would result in confusion to motorists, traffic hazards and difficult enforcement.

Following lively discussion, the following is our understanding of the conclusions drawn from the meeting, and C.B.W. Builders, Inc. does hereby agree to conform to these conclusions:

1. The street section shall remain as originally designed and approved with 42' wide asphalt between two 5' wide concrete gutters located 4' from the property line. As lots are developed, paving will be provided from the gutter to the face of the buildings.
2. There will be no on-street parking designated within the subdivision. (except potentially on perimeter streets)
3. Off-street parking will be delineated by striping provided by property owners in conformance to zoning standards, and will be allowed perpendicular to the road right-of-way. This is made possible by #4 below providing striping of travel lanes.

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested

Yes No

Date

Dec. 21, 1977

To: (From:) Del BeaverFrom: (To:) Ron Rish
City Engineer-Public Works

Subject: D & W Subdivision

Regarding Jerry Fossenier's letter dated December 16, 1977, there are a few statements which I wish to clarify for the records.

In the second paragraph he refers to "the City's minimum standard of 24' wide paving". This is possibly misleading; 24 feet is simply the width of two travel lanes and therefore precludes on-street parking. The "City's standards" depend on function and parking is a functional consideration. There is no "minimum standard" per se. The recommended dimensions given out by this office are always in response to desired function of the street section.

In the third paragraph he refers to "wider than normal street section" and "superior street section". These statements are exaggerations in light of the fact that City standard for commercial zone street with on-street parking is 41 ft. wide mat. Enclosed is a submittal letter from Mr. Gerlofs dated September 21, 1977, which states the developer's reasons for wanting the street section as it is currently designed and also approved.

In the third paragraph he refers to "reservations by Municipal officials". Last Friday morning is the first time I ever saw the developer's plans for on-site parking which includes having the vehicles back into the street. It is the act of backing into the street from right-angle parking which caught the attention of the traffic engineer and me. It is recommended that other on-site parking layouts be considered on future sites. Since the building was already begun and apparently several commitments made by the developer, I feel the resolution of this problem by delineating the travel lane edge with a paint stripe is as reasonable as we are able to come up with.

Item number 2 is incorrect. On-street parking is not usually "designated" by painting stalls except where parking is metered. The City Engineer does not plan to either designate or not designate on-street parking. The street geometry and function (such as the obvious conflict of one parking his vehicle so as to block a right-angle parking stall) will dictate on-street parking usage. The item 2 statement seems to imply the City agrees to not allow on-street parking. This simply is not the case.

Items 1, 3 and 4 accurately state the agreements resolved at our meeting on December 16, 1977.

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested

Yes No

Date

Dec. 21, 1977

To: (From:) Del Beaver From: (To:) Ron Rish

Subject: D & W Subdivision (page two)

For my part the matters are resolved, but I want the file record to be clear on what our position has been. Please encourage CBW to not establish a policy of this right-angle parking along the street perimeters if other options are possible. Why should we plan something with built-in hazards? The 42 ft. wide mat with lane striping is an acceptable response but a better solution is to arrange the on-site parking differently.

If we can be of further assistance, please do not hesitate to call on me.

Enclosures

cc - Dick Hollinger
Conni McDonough
Steve McKee
Jim Patterson
Jim Wysocki



PARAGON ENGINEERING, INC.

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

September 21, 1977

Ron Rish, City Engineer
250 No. 5th
Grand Junction, Co. 81501

Dear Ron,

Enclosed herewith are street construction drawings for D & W Subdivision.

In view of the Planning Commissions recommendation regarding paving of the full right-of-way the developer has elected to utilize on street parking. The five foot valley gutter will provide sufficient delineation for the pedestrian walkway.

To accommodate the two lanes of traffic and the on street parking the developer is proposing forty two feet of mat. This will allow double center-line striping.

Very truly yours,

Robert P. Gerlofs