

Table of Contents

File 1977-0092

Date 7/18/00

Project Name: 6 & 50 West

P r e s e n t	S c a n n e d	<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)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Follow-Up Form	X	X	Inventory & Evaluation – 11/30/77
X	X	Review Sheets	X	X	Gamma Ray Survey
X	X	Letter from Loran Dake to Richard Prosenca, District Engineer – 3/3/78	X	X	Letter from David Leonard to Horizons West Dev. Corp.- 10/25/77
X	X	Letter from Kathy Lofink to Horizons West Development Corp.-3/29/78	X	X	Horizons West Commercial Dev. Skating Rink
X	X	Final Plat Application	X	X	Geologic Report – 12/4/77
X	X	Development Summary Form	X	X	Geologic Map
X	X	Planning Commission Minutes - ** - 12/28/77, 3/28/78	X		Utility Composite
X	X	Letter from Loran Dake to Ron Risch – 10/18/79	X	X	Preliminary Plat
X	X	Letter from Karl Metzner to Horizons West Development Corp. – 12/30/77			
X	X	Letter from Karl Metzner to Horizons West Dev. Corp. – 1/3/78			
X	X	Subdivision Improvements Agreement			
X	X	Letter from Ron Rish to Robert Gerlofs – 11/21/78			
X		Warranty Deed			
X	X	List of Adjacent Property Owners			

Subdivision

Final Plat - 6850 West

Date

1 March 1978

Item #

92-72

Petitioner

Horizon West Dev. Corp.

Review Agencies Comments

Review Agencies Comments

Fire Dept. - 3 hydrants required.

City Cng - must meet city street standards.

Man. Bell - road sha. on easement indication

Public Service - see drawings

Action Taken

P.C. Approved 3/28/78

C.C. Approved 5 April 78

Comments

Action Taken

P.C.

C.C.

Comments

ITEMS REQUIRED FROM DEVELOPER

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

Subdivision Preliminary Plat - 6#50 West Sub.

Date 1 Dec 77 Item # 92-77

Petitioner HORIZON WEST DEV. CORP

Review Agencies Comments

Review Agencies Comments

① Fire Dept. - NOT less than 8" looped water mains. Water supply to this area must be upgraded. Move hydrant shown on Peach to SE Cor lot 6).

Dislike access as shown. Dev. to work with CHD on improving access.

⑤ CHD -

② City Utilities - city may wish to participate in oversizing water lines.

③ Public Service - electric - require 10' easement abutting North + West property lines.

② Mrs Bell - add'l easement required.

*④ City Eng. - need 41' mat. w. STD vert. face C, G. & Side

Council:

Indicate outlet for Storm Drainage.

Action Taken

Action Taken

P.C. Approved 28 Dec. 1977

P.C. _____

G.C. Revised 18 JAN 78

G.C. _____

Comments

Comments

Temp. cul de sac on West End of West Garrison

Improved access.

ITEMS REQUIRED FROM DEVELOPER

Check _____ Utility Agreement _____ Title Investigati
Drainage _____ Landscaping _____ Covenants
Improvements Guarantee _____ Annexation _____ Other (Spe

27-2.3 FINAL PLAT APPLICATION - City of Grand Junction

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

Six and Fifty West Fee Paid \$290 2-28-78
 name of subdivision amount date

Name and address of land owners and/or subdividers. Developer/Contract holder

William B. Lowe	Gerald W. Pittsinger	
name	name	name
P. O. Box 2266, Grand Jct., CO	P. O. Box 2266, Grand Jct., CO	
address	address	address
245-5878	245-5878	
business phone	business phone	business phone

A. Total Subdivision submitted 2-28-78, portion _____
 Eighteen (18) copies submitted 2-28-78 date _____

B. Revisions to Preliminary Plat? ✓ yes no
 As requested by Development Dept.
 If so, list (add attached sheets if necessary) _____

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 | <u>1" = 50'</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) Dedication statement - easements, rights-of-way and public sites | <u>X</u> |

- (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

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
N/A
N/A

This application completed by:

Armstrong Engineers & Associates, Inc.

name

861 Rood Ave., Grand Jct., CO
address

David M. Leonard
signature

name

address

date

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: 2-28-78

Development Name: Six & Fifty West Subdivision

Filing 1

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

Owner(s) NAME William B. Lowe Gerald W. Pittsinger

ADDRESS P. O. Box 2266, Grand Jct., CO P. O. Box 2266, Grand Jct., CO

Developer (s) NAME _____

ADDRESS _____

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
() Single Family	_____	_____	_____
() Apartments	_____	_____	_____
() Condominiums	_____	_____	_____
() Mobile Homes	_____	_____	_____
(X) Commercial	N. A.	<u>5.9283</u>	<u>80.32</u>
() Industrial	N. A.	_____	_____
() Other (specify)	_____	_____	_____
	Street	<u>1.1029</u>	<u>14.95</u>
	Walkways	_____	_____
	Dedicated School Sites	_____	_____
	Reserved School Sites	_____	_____
	Dedicated Park Sites	_____	_____
	Reserved Park Sites	_____	_____
	Private Open Areas	_____	_____
	Easements	<u>0.3495</u>	<u>4.73</u>
	Other (Specify)	_____	_____
	TOTAL		

*By Map Measure

7.3807 100

Estimated Water Requirements Max. Daily Demand 3640 gallons/day.

Proposed Water Source(s) City of Grand Junction

Estimated Sewage Disposal Requirement Max. Daily Load 3640 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.

MESA COUNTY BOARD OF COUNTY COMMISSIONERS

SUBDIVISION IMPROVEMENTS AGREEMENT

Prior to the County Commissioners' endorsement of the Record Plat of any subdivision, a duplicate original of this type of agreement must be filed with the County Commissioners. A signed copy of such an agreement must also be filed with the County (including a performance guarantee in a form satisfactory to the County Attorney equal to the amount of the total estimated improvements).

Estimated construction costs shall be reviewed by the County official having the most direct involvement in the subject improvements.

In re: 6 & 50 West Subdivision Grand Junction, CO
 Name of Subdivision Location

Intending to be legally bound, the undersigned subdivider hereby agrees to provide throughout this subdivision and as shown on the subdivision plat of Six & Fifty West Subd., dated February 28, 19 78, the following improvements to ~~County~~ City standards:

Improvements	Unit	Estimated Construction Cost	Construction Completion Date
Street grading	5087 SY	\$ 1,272	10-15-78
Street base	1272 CY	\$ 8,904	10-15-78
Street paving	338 TON	\$ 9,126	11-1-78
Curbs	1320 LF	\$ 3,300	10-15-78
Sidewalks	5288 SF	\$ 5,817	10-15-78
Storm sewer facilities	180 LF	\$ 1,800	10-15-78
Sanitary sewers Manholes	2 EA	\$ 1,100	6-1-78
Trunk lines			
Mains	340 LF	\$ 2,210	6-1-78
Laterals or House Connections	1 EA	\$ 75	6-1-78
On-site sewage facilities	NA		
Water mains	1610 LF	\$10,868	6-1-78
On-site water supply	NA		
Fire hydrants	2 EA	\$ 1,600	6-1-78
Street monuments	NA		
Street lights	NA		
Street name signs	2 EA	\$ 100	1-1-79
Survey monument boxes	NA		
Irrigation system *			
SUB TOTAL		\$46,172	

Supervision of all installations
 (should normally not exceed 4% of subtotal) \$1,840.00

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$ 48,012.00

* If desert landscaping is proposed a notarized letter to that effect will be required.

SUBDIVISION IMPROVEMENTS AGREEMENT

(continued)

The above improvements shall be constructed in accordance with all County requirements and specifications, and conformance with this provision shall be determined solely by the below-named County or its duly authorized agent.

The improvements shall be constructed in accordance with the time schedules shown above.

Gerald W. Pittsinger

William P. [unclear]

Signature of Subdivider

(If corporation, to be signed by President and attested to by Secretary, together with the corporate seal.)

Dated: _____, 19 _____.

ACCEPTANCE

Approved by resolution of the _____

at the meeting of _____, 19 _____.

Signature of Authorized Office of
County

A

GEOLOGIC REPORT

ON

SIX AND FIFTY WEST SUBDIVISION

MESA CO., COLO.

BY

JACK E. ROADIFER

DEC. 4, 1977

A GEOLOGIC REPORT
ON
SIX AND FIFTY WEST SUBDIVISION
MESA CO., COLO.

by
Jack E. Roadifer

LOCATION : This proposed development is in the SE $\frac{1}{4}$, NE $\frac{1}{4}$, section 15, T.1S., R.1W. of the Ute Principal Meridian, Mesa County, Colorado on the west side of Grand Junction.

GEOLOGIC FORMATIONS: The surface material on which construction would be done is alluvium deposited by the Colorado River and some fill material consisting of gravel, sand, and silt. The bedrock under the alluvium and fill is Mancos Shale. The fill is only a thin layer on top of some of the area. The alluvium, from drill hole data, is about 23 feet thick and consists of two or three feet of topsoil, four feet of silty clay, seventeen (17) feet of cobbles.

STRUCTURE: There is no structure exposed on the surface formations. The Mancos Shale and Dakota Formation exposed nearby dip a few degrees to the northeast toward the Piceance Basin. The only known fault in the area is the Redlands fault about three miles to the southwest, and it is not active.

GEOLOGIC HAZARDS: There are no geologic hazards related to topography or structure. The area is quite flat with a total relief of less than ten feet. Although the area is close to the Colorado river (see geologic map enclosed), it is out of the area mapped as floodplain by the Corps of Engineers, and is not subject to inundation in a 100 year flood.

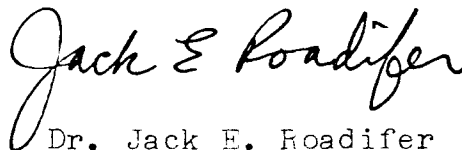
CONSTRUCTION FACTORS: Surface materials are mostly sandy and silty and should present no construction problems for excavation. The surface material does have a coating of alkali on much of the area, indicating a high water table. The silty clay near the surface may prevent downward movement of water and hence the buildup of alkali. Buildings probably should be placed on pilings to insure a good foundation. A qualified soils engineer should be consulted before construction is begun.

WATER TABLE: As indicated above, the area does appear to have a high water table, perhaps a perched water table. Since the subdivision is proposed for business sites only, there will probably not be the lawn watering and irrigation that would occur in a residential subdivision, and so a water table buildup should not be a problem.

WATER SUPPLY AND DISPOSAL: Water will be supplied by and disposed of by the City of Grand Junction.

SUMMARY: There are no known geologic hazards on this proposed subdivision, and therefore no geologic reasons why it should not be approved.

Submitted by,

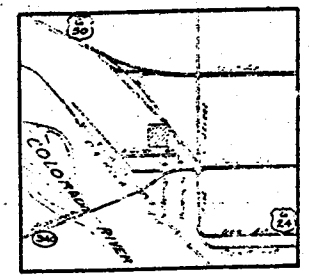
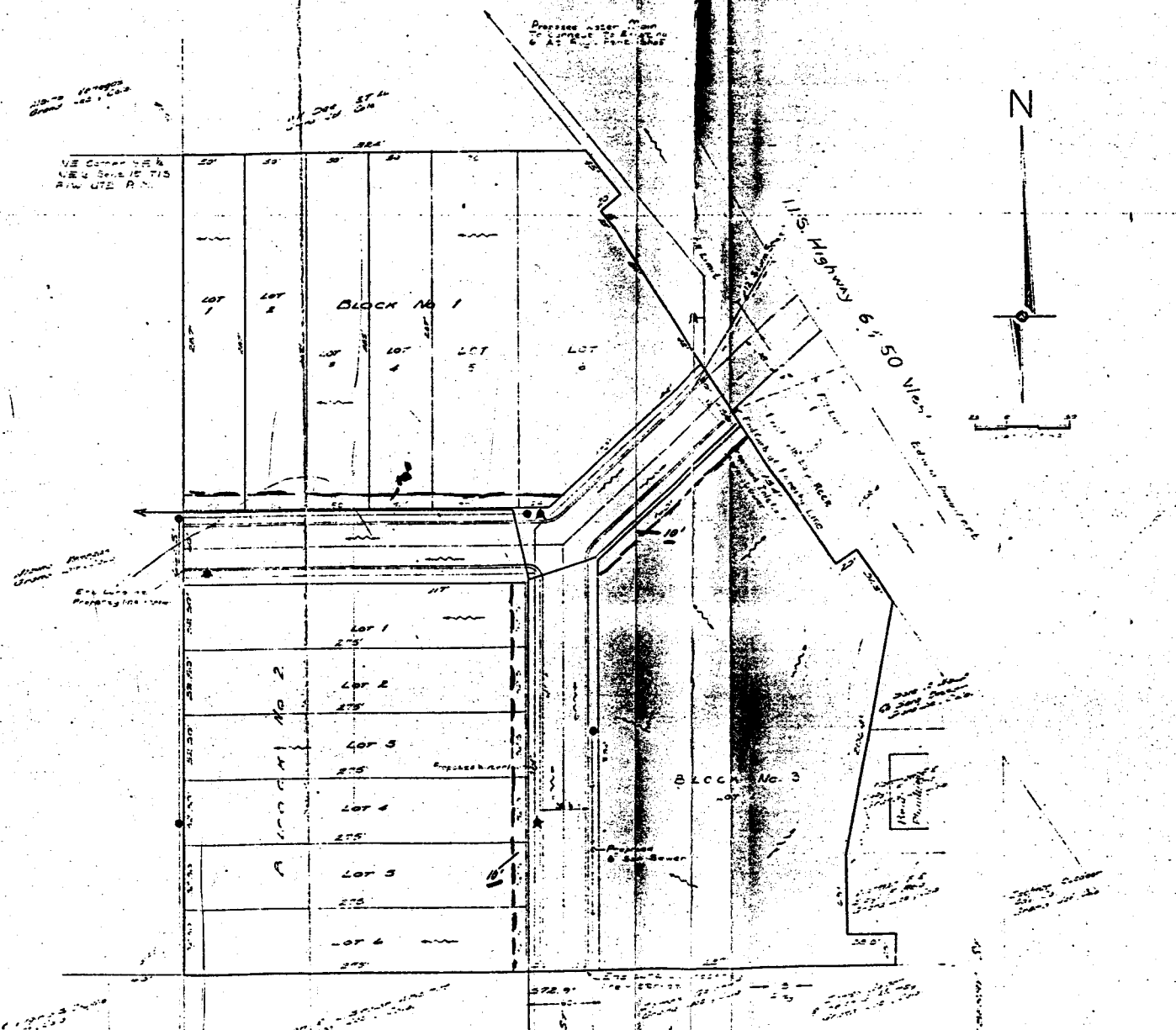


Dr. Jack E. Roadifer

0. 2945-151-00-089 Golden, James & Mumby, Keith G.
200 N. 6th St.
Grand Junction
1. 2945-151-00-016 Dale, Wm. H. et al.
532 Sycamore
Grand Junction
2. 2945-151-00-020 Venegas, Aibino
P. O. Box 1883
Grand Junction
3. 2945-151-00-025 Venegas, Aibino
P. O. Box 1883
Grand Junction
4. 2945-151-00-027 Wolf, Sara A.
c/o Sara Decker
643 26 Road
Grand Junction
5. 2945-151-00-028 Reid, Norman H. and Sibyl F.
2184 Dinosaur Ct.
Grand Junction
6. 2945-151-00-030 Reid, Norman H. & Sibyl F.
2184 Dinosaur Ct.
Grand Junction
7. 2945-151-00-032 Cochran Outdoor Adv. Co.
200 W. Ouray Avenue
Grand Junction
8. 2945-151-00-047 Trujillo, John J. & Virginia S.
402 W. Ouray Avenue
Grand Junction
9. 2945-151-00-048 Brezall, Manual and Lillian
812 San Pedro St.
Trinidad, CO
10. 2945-151-00-049 Cordova, Charlie
410 W. Ouray Avenue
Grand Junction
11. 2945-151-02-001 Golden, James
Box 398
Grand Junction
12. 2945-151-02-004 Golden, James & Mumby, Keith G.
200 N. 6th St.
Grand Junction
13. 2945-151-03-001 Whitmire Vivian & L. Sinclair
1411 Chipeta Avenue
Grand Junction

PRELIMINARY PLAT OF SIX & FIFTY WEST SUBDIVISION

OWNED and DEVELOPED BY: Horizon West Development Corp., 164 25 Road, Grand Junction, Colorado, 81501 Phone 245-5873
 ENGINEERED BY: Armstrong Engineering Associates, Inc. 661 Ross Avenue, Grand Junction, Colorado 81501 Phone 245-3861

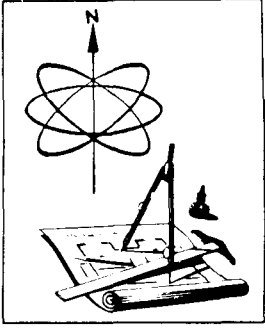


LOCATION MAP
SECTION 15 T15 R10 W10 P.M.
SCALE = 1" = 2000'

GENERAL NOTES

1. The proposed subdivision is located SE1/4 15th, Section 15, T15, R10 W10 P.M. of the 1st Principal Meridian.
2. Total area of subject is 77.86 acres.
3. Total number of lots is 13.
4. Area is zoned R-107.
5. Lot Density = 0.79.
6. Water to be provided by the City of Grand Junction.
7. Sewer to be provided by the City of Grand Junction.
8. The proposed subdivision is to be subject to minimum 10% open space, a tree storm.
9. Lots shall be connected to water main.
10. Grading shall be C-1.
11. Stormwater detention, culverts, crossroads and flood walls.
12. Landscaping - Street tree locations, route of landscaping installation shall be shown on separate sheet.
13. Inlets of storm drainage outlets will be minimal size to be of proposed highway ditch for small areas of concentration. The quantity of surface flow remains unobstructed.
14. Symbols:
 - Existing Manhole
 - Proposed Manhole
 - Direction of overland flow
 - ▲ Proposed Fire Hydrant

I, _____, State of _____, hereby certify that this preliminary plat has been prepared under my direct supervision and that I am a Registered Professional Engineer in the State of Colorado.



ARMSTRONG ENGINEERS and ASSOCIATES, INC.

861 Rood Avenue — Grand Junction, Colorado 81501 — (303) 245-3861

October 25, 1977

Horizons West Development Corp.
564 25 Road
Grand Junction, CO 81501

ATTENTION: Mr. Loren Dake

Re: Sewer and Water Impacts of Proposed Skating Rink

Dear Mr. Dake;

As requested, we have reviewed the sewer and water needs of the proposed skating rink located North of Ouray Ave., on Peach Street extended. We have found that there will be no adverse impacts on either the existing water or sewer system if your project is completed as currently visualized.

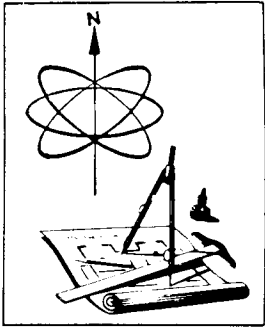
Specific recommendations regarding the sewer extension are:

1. Connection to El Poso sewer system is recommended.
2. Connection should be via new manhole constructed at the alley North of Ouray Avenue on Peach St.
3. Sewer extension should be 8 inch dia. constructed at 0.4% grade extending North to the South lot line of the subject property and terminating at a manhole.

Specific conclusions regarding impacts to the receiving sewer systems, receiving lift station, and receiving sewage treatment plant are covered in detail in the attached Application for Site Approval of Sewer Extensions and calculation sheets.

Regarding connection to the water system, no adverse effects are expected. The peak instantaneous demand is estimated to be forty gallons per minute which is well within the capabilities of the supply system. There is a deficiency with

ENGINEERING • SURVEYING • SOILS AND CONCRETE TESTING



ARMSTRONG ENGINEERS and ASSOCIATES, INC.

861 Rood Avenue — Grand Junction, Colorado 81501 — (303) 245-3861

October 25, 1977
Horizons West Dev. Corp,
Page 2

respect to the fire flow capabilities of the existing system, however, since the quantity of water necessary to satisfy the Insurance Services Office required fire flow is in excess of the amount available. For this reason, it will be necessary to construct a six inch diameter water main connecting the dead ends located at Mulberry Street, North of Ouray and in front of Roy's Paint Shop. It will also be necessary to provide an automatic sprinkling system within the proposed structure.

If you need any additional information, please do not hesitate to contact us.

Sincerely,

ARMSTRONG ENGINEERS & ASSOCIATES, INC.

David M Leonard

David M. Leonard
Chief Engineer

DML/gw

Enclosures: Impact calculations & information



Architects • Engineers • Planners

DATE: November 30, 1977

TO: Mesa County Planning Commission
Colorado Department of Health

Gentlemen:

A gamma radiation survey was conducted in compliance with Senate Bill #35 as a portion of our client services. The following information is presented as details of this survey.

Proposed Building Site

Location/Description 6 & 50 West Subdivision (7.38 acres)

Owner's Name Horizons West Development Corp.

Owner's Address 564 25 Road, Grand Junction, CO.

Survey Requested by Armstrong Engineers & Associates

Date of Survey November 30, 1977 Survey by J. Tell Tappan

Instrument Type Mt. Sopris Model SC-129 Serial Number 300

CALIBRATION: Cross Calibrated with gas proportioned ion chamber using 226-Ra

SURVEY RESULTS (See attached plat map)

- All meter readings less than 0.02 milliRoentgen per hour (20 micro R/h). No tailings indicated.
- Highest reading between .02 - .04 milliRoentgens per hour.
- Some readings greater than .04 milliRoentgens per hour.
- Gamma radiation coming from adjacent area.
- Tailings deposits indicated.

Description of Deposit NONE

RECOMMENDATIONS:

Respectfully submitted,

NELSON, HALEY, PATTERSON and QUIRK, INC.

Gordon W. Bruchner/bh

Gordon W. Bruchner, P.E., L.S.

GWB:ymc

Enclosures: Plat Map

cc: 1 - Client w/enclosure
1 - File w/enclosure

HORIZONS WEST COMMERCIAL DEVELOPMENT

SKATING RINK

Water Extension Design Criteria

1. Determination of Water needs

From sewer calculations, maximum daily demand 3640 gal.

Peak instantaneous demand based on fixture units

6 water closets at 4 f.u./ea	24
2 urinals at 4 f.u./ea.	8
6 sinks at 2 f.u./ea.	12
2 drinking fountains at 0.5 f.u./ea.	1

Total 45

From probability curves 45 fixture units will result in 40 gpm peak instantaneous demand.

2. Determination of fire flow

Type of construction, steel building with concrete and asphalt floor classified as fire resistive.

A. Fire flow required $F = 18 C(A)^{0.5}$

Where $C=0.6$ for fire resistive construction
 A =Total floor area $= 100 (200) = 20000 \text{ ft}^2$
 $F=18 (0.6) (20000)^{0.5}$

$F=1527.35 \text{ gpm}$

B. Reduce by 25% to reflect low hazard status
 F required = 1146 gpm

C. Reduce by 75% to reflect non combustible construction in addition to automatic sprinkler system.

F required = 287 gpm.

D. Add 10% for adjacent structure within 100 ft.

F required = 316 gpm.

3. Available water supply

At corner of Ouray and Mulberry Streets

6 inch dia. 100 # pressure 410 gpm

At US 6 & 50 by Roy's Paint Shop

6 inch dia. 140 # pressure 730 gpm

4. Conclusions

6 inch dia. water main should be constructed to connect Roy's Paint Shop to the existing 6 inch water main on Mulberry Street to serve the proposed skating rink.

Automatic sprinkler system should be installed in the proposed skating rink.

Working flows and pressures will not be drastically affected.

December 30, 1977

Horizons West Development Corporation
564 25 Road
Grand Junction, CO 81501

Attn: Mr. Loran Dake

Re: File #92-77 - Preliminary Plat 6 & 50 West Subdivision.

Dear Loran:

The Grand Junction City Planning Commission, at their regularly scheduled meeting of December 28, 1977, approved the preliminary plat of 6 & 50 West Subdivision subject to the following requirements:

1. Fire hydrants & supply lines as required by City Fire Department.
2. Easements as required by Public Service & Mountain Bell.
3. Street sections as required by City Engineering Department.
4. Increased detail on the handling of storm drainage as required by City Engineering Department.
5. Access & frontage Road as per CHD & City Engineering Requirements.
6. Address a temporary cul de sac on the west end of proposed West Gunnison Avenue.

Preliminary plats are not scheduled before the City Council so you should proceed with your final plat preparations. Please contact us if you have any questions or comments concerning this approval.

Karl Metzner
Planner I

KM/11d

January 3, 1978

Horizons West Development Corporation
564 25 Road
Grand Junction, CO 81501

Attn: Mr. Loran Dake

Re: File #92-77 - Preliminary Plat 6 & 50 West Subdivision

Dear Loran:

The Grand Junction City Planning Commission, at their regularly scheduled meeting of December 28, 1977, approved the preliminary plat of 6 & 50 West Subdivision subject to the following requirements:

1. Fire hydrants and supply lines as required by City Fire Department.
2. Easements as required by Public Service and Mountain Bell.
3. Street sections as required by City Engineering Department.
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6. Address a temporary cul de sac on the west end of proposed West Gunnison Avenue.

Preliminary plats are not scheduled before the City Council, so you should proceed with your final plat preparations. Please contact us if you have any questions or comments concerning this approval.

Yours truly,

Karl Metzner
Planner 1

March 3, 1978

Mr. Richard A. Prosenice, District Engineer
Colorado State Highway Department
606 South 9th Street
Grand Junction, Colorado 81501

Dear Dick:

Herein is a proposal for the construction of a frontage road in the State Highway right-of-way, adjacent to our subdivision, Six and Fifty West. Included with this proposal is our final plot and frontage road plans.

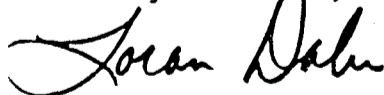
In conjunction with the conversations of Vernon Leonard and Emery Bradbury, we propose to do the following:

1. Design an alignment and profile for the frontage road.
2. Construct said frontage road to the gravel standards as specified on Standard Typical Section M-400-C1, Section Type E.
3. Specifically provide a gravel base of 28 feet in width, from the north end of Mulberry Street right-of-way, approximately five hundred feet in length, to the northeast corner of our subdivision.
4. Provide corrugated culvert pipe as needed for drainage.

The State Highway Department will provide and apply a twenty-four foot wide asphalt mat the length of the gravel base, from the north end of the Mulberry Street right-of-way to the northeast corner of Six and Fifty West Subdivision approximately five hundred feet in length.

We intend to construct our portion of the frontage road during the summer months of 1978. We would like to have the Highway Department pave the section in the autumn of 1978.

Sincerely submitted,



Loran Dake

Horizons West Development
2721 North 12th #26
Grand Junction, Colorado 81501

Proposal Offered:

Date: 3/9/78

By: William Lowe
William Lowe

Proposal Accepted:

Date: 3/3/78

By: Richard A. Prosenice
Richard A. Prosenice
Colorado State Highway
Department



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

March 17, 1978

Mr. Dave Leonard
Armstrong Engineers and Associates, Inc.
861 Rood Avenue
Grand Junction, Colorado 81501

RE: 6 & 50 West Subdivision

Dear Dave:

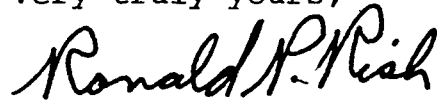
As requested I have reviewed the detailed street construction plans for the above subdivision and have the following comments:

1. I assume from our past discussion and the detail as shown on sheet 2 that the curb, gutter and sidewalk will be City standard monolithic-type.
2. The street profiles are above the existing ground and I assume the developer will fill all lots to grade into the streets to assure proper site drainage.
3. Sheet 3 shows only the West half of Mulberry Avenue being graveled. This is not acceptable. A minimum width of 24 feet centered on Mulberry Avenue must be graded and graveled 8 inches thick as shown on the plan note from Ouray Avenue to the Frontage Road in order to accommodate two-way access traffic to the subdivision. The plan should also be modified to show a grade for this reach of Mulberry Avenue which ties in at the pavement at Ouray and slopes uniformly toward the Frontage Road. It is also suggested a typical section be shown for Mulberry Avenue which includes roadside swales for drainage.
4. Reference to Bituminous surfacing of Mulberry Avenue should be removed from the note on sheet 3. There are no plans at this time for the City to pave Mulberry Avenue. A petition from adjacent property owners for street improvements would be necessary to initiate paving.
5. I assume the manhole a 3+97 on the Frontage Road is the storm system outlet.
6. I assume Colorado Division of Highways will review and approve these construction plans.
7. Sheet 5 may cause some contractor confusion and could be replaced with City Standard Drawing ST-1.

8. Your March 10, 1978, letter explanation of the developer's proposed scheme for routing storm runoff from the subdivision and adjacent future development to the West on West Gunnison Avenue West to the railroad vicinity is satisfactory. My prime concern is that increased runoff from the commercial development not be routed through the existing unimproved residential area to the South.

When the above comments have been addressed, please send me a print of the corrected plans and consider them to be approved by this office for construction. Of course, this work and approval is contingent on the City Council approval of the final plat for this subdivision. Thanks for your cooperation in these matters.

Very truly yours,



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

RPR/rs

cc: Del Beaver
John Kenney
Jim Patterson

March 29, 1978

Horizons West Development Corporation
564 25 Road
Grand Junction, CO 81501

Attention: Mr. Loran Dake

RE: FILE #92-77 FINAL PLAT 6 AND 50 WEST SUBDIVISION

Dear Loran:

The Grand Junction City Planning Commission, at their regularly scheduled meeting, March 28, 1978 recommended approval of the Final Plat 6 & 50 West Subdivision.

This item will go before the Grand Junction City Council April 19, 1978 at 7:30 p.m. Please contact us if you have any questions or comments concerning this approval.

Sincerely,

Kathy F. Lofink/ejr
Kathy F. Lofink
Planner I

KFL:bc



City of Grand Junction. Colorado 81501

250 North Fifth St., 303 243-2633

November 21, 1978

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

file

92-77

Dear Bob:

Re: Six and Fifty West Subdivision-Filing No. 2

I have reviewed the revised construction plans for streets for the above filing and the construction plans for the storm drainage outfall ditch system as submitted on October 30, 1978, and have the following comments:

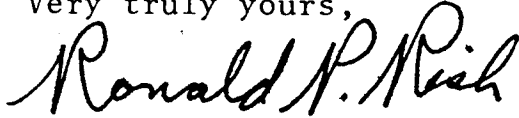
1. All review comments in my letter of October 24, 1978, have been adequately addressed.
2. Some of the details on the storm drainage outfall plans are slightly different from the drainage calculations data furnished by Jim Roberts (valley gutter slope of 0.10% vs. 0.30% in calculations; outfall ditch culvert sizes and available heads vs. 65" x 40" at 4.7 ft. head). Please submit revised hydraulic calculations which agree with the plan details for our files.
3. I understand the valley gutter at the north edge of Filing 2 will be constructed 6 feet south of the location shown on the plans.
4. The entire outfall system including the 90 ft. wide paved swale at the north edge of Filing 2 and the paved outfall ditch to station 18+05 must be constructed prior to acceptance of any public works facilities in Filing 2 by the City.
5. All required drainage easements to the City must be made available prior to City acceptance of public works facilities in Filing 2.

Please consider the detailed construction plans for streets and storm drainage outfall system for Filing 2 to be approved by this office for construction. Your office is to be commended for developing a reasonable engineering solution to a difficult storm drainage problem. Your cooperation in this matter is appreciated.

On another matter, please remind your client that barricading of the south end of Peach Street in Filing 1 will be necessary prior to my final acceptance of the public works facilities in that filing. If neighborhood concern develops because of traffic impacts on the residential neighborhood to the south, the City may barricade the south ends of Maldonado Street and Vine Street at some future time to force commercial traffic to use West Gunnison as access to the Six and Fifty Subdivision. We will face those problems if and when they develop, but I want your client to be aware of that possibility.

Thanks again for your cooperation.

Very truly yours,



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

RPR/hm

cc - Del Beaver ←
Loren Dake
John Kenney
Jim Patterson

HORIZONS
WEST



DEVELOPMENT • CONSULTING • MANAGEMENT

657
→ Metzner
File 6850 West Subdivision

October 18, 1979

Ron Risch
City Engineer
225 North 5th Street
Grand Junction, Colo. 81501

Re: Opening of 25.5 Road from Crosby Avenue to Highway
6 & 50 West

Ron:

The intent of this correspondence is to outline the current activity on "opening up 25.5 Road". Please note the attached copy of an assessors map of the area.

Albino Venegas and I have contacted all the property owners on both sides of the half section line. At this point, there is a consensus of opinion that it is a good idea to open it up. Two properties have recently had changes in ownership, so there is a change in thinking. Through our personal contact and telephone conversations, the various owners would like to have the future right of way "rough cut" from the end of the pavement at 6 & 50 West Subdivision filing II, northerly to the State Highway Department right of way. This would facilitate physical and visual access to the interior parcels. It appears that none of the property owners have any intent of developing this year. However 1980 is not far away and it is possible that something could happen soon.

Some of the details involved with the irrigation water, two sewer lines, drainage and alignment of road section

HORIZONS WEST

Page 2 - October 18, 1979

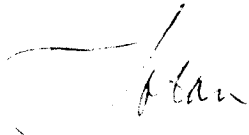
Ron Risch, City Engineer

will become much more visible with the careful clearing of the right of way. There is also conversation about running a railroad spur into the southern part of this area, coming from the west at the Durham switching area. We have also discussed the new city road standards requirement of sixty-six feet of right of way.

This is an introduction of the subject. As I represent Mr. Venegas, the major property owner in the area, we feel that now is the time to begin the effort and through the winter the many details can be coordinated with the city, county, and private sector.

Please feel free to call if you have any thoughts on the matter.

Loran Dake



LD:lm

cc: Metzner

RRR 10-23-79