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File 1978-0003

Date 7/24/00

Project Name: McFarland Estates - First Addition

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	<p>*Summary Sheet – Table of Contents</p> <p>Application form</p> <p>Receipts for fees paid for anything</p> <p>*Submittal checklist</p> <p>*General project report</p> <p>Reduced copy of final plans or drawings</p> <p>Reduction of assessor's map</p> <p>Evidence of title, deeds</p> <p>*Mailing list</p> <p>Public notice cards</p> <p>Record of certified mail</p> <p>Legal description</p> <p>Appraisal of raw land</p> <p>Reduction of any maps – final copy</p> <p>*Final reports for drainage and soils (geotechnical reports)</p> <p>Other bound or nonbound reports</p> <p>Traffic studies</p> <p>Individual review comments from agencies</p> <p>*Consolidated review comments list</p> <p>*Petitioner's response to comments</p> <p>*Staff Reports</p> <p>*Planning Commission staff report and exhibits</p> <p>*City Council staff report and exhibits</p> <p>*Summary sheet of final conditions</p> <p>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</p>

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Follow-Up Form	X		Irrigation Line Relocation
X	X	Review Sheets	X	X	Site Plan
X	X	Final Plat Application			
X	X	Preliminary Plan Application			
X	X	Subdivision Summary Plan			
X	X	Handwritten Notes			
X	X	Letter from Keith Mumby to Ron Rish – 4/4/78			
X	X	Letter from Ronald Rish - 5/8/78			
X	X	Letter from Duane Jensen to Ken Harbert – 5/4/78			
X	X	Planning Commission Minutes - ** - 1/25/78			
X	X	Letter from Karl Metzner to Stanley McFarland – 1/27/78			
X	X	Geology Report – 12/1/77			
X	X	Radiation Survey			
X		Improvement Details			

GEOLOGY REPORT
McFARLAND ESTATES
First Addition

Grand Junction, Colorado
December, 1977

CLIENT:

STANLEY L. McFARLAND
GRAND JUNCTION, COLORADO

Prepared By:
Jay A. Olson, Eng. Geologist
WESTERN ENGINEERS, INC.
Grand Junction, Colorado

INTRODUCTION

The First Addition of the McFarland Estate, a proposed subdivision, is a rectangular block of land within the city limits of Grand Junction, Colorado. The surrounding area is fully developed and considered to be a choice residential portion of the city known as First Fruitridge.

A geology map showing the area location and soil description is attached. A power auger hole was dug within the property limits. Location of the hole is indicated and a log of the hole displayed.

SUMMARY

The topography of this small block of land is flat and the soil is fine sandy loam with some friable sandstone fragments found in depth. A deep accumulation of this soil is resting on bedrock of Mancos Shale.

The area is well drained and the water table is deep. Subsurface exploration to a depth of 18 feet did not reach a water table and the ground water table is expected to be much deeper. Excellent foundation conditions exist at this site.

No geological hazards exist that would prevent the development of this proposed housing area.

DISCUSSION

The geological and topographic setting for the small block of land proposed for this housing development is the flat top portion of a relatively narrow ridge. The ridge is a remnant of a pediment deposit from the receding Bookcliff mountains to the north. The surface soils are sandy, but in depth gravelly soil consisting of friable sandstone fragments is evident. A power auger hole was drilled to a depth of 18 feet. A log is shown on the attached geology map.

This soil profile is relatively free draining and the topography of the area being on a rather narrow ridge. A low water table results. The soil will be stable because of the soil grading and the land surface being high above the ground water table.

The local flat terrain will prohibit erosion problems and being on top of a topographic ridge area no flood way hazard exists.

The region is not considered to be a seismic critical area and only minimal design consideration would be needed.

Domestic water will be provided from a municipal source. Very deep drilling would be required to develop a potable individual water supply and the costs would be prohibitive. City sewage hookups are available in this housing area.

A radiation survey of the property did not report any anomalous active areas.

Commercial mineral resources of metallic or non-metallic nature are not known to exist. However, there is a potential possibility that production of oil and/or gas from deep underground sandstone formations could be developed. Production from these formations has been reported.

CONCLUSION

Housing development on this block of land is free from any known usual geologic hazards. Deep excavations would be possible as the area is well drained. The sandy and gravelly soil will have more of the adequate foundation support for the proposed structures with ordinary footing designing.

SUBDIVISION: McFARLAND ESTATES FIRST ADDITION

DATE OF SURVEY: DECEMBER

INSTRUMENT: MOUNT SOPRIS MODEL SC-129,
SERIAL # 258

CALIBRATION: MOUNT SOPRIS INSTRUMENT
COMPANY, DELTA, COLORADO

SURVEY RESULTS: READINGS VARIED FROM .0080
TO .0105 MILLIRDENTGEN/HR. - .025
RANGE SETTING DURING THE FIELD
SURVEY.

COMMENTS: THE MAP THIS SHEET SHOWS
THE GRID LAYOUT OF THE RADIATION
SURVEY AND SPOT READINGS. NO
ANOMALOUS AREAS WERE FOUND
WITHIN THE PROPOSED SUBDIVISION.

.0085	.0085	.0085	.0085	.0095	.0105	.0085	.0080
.0095	.0095	.0085	.0095	.0090	.0090	.0085	.0085
.0090	.0090	.0085	.0090	.0080	.0090	.0095	.0090
.0085	.0090	.0085	.0105	.0100	.0095	.0095	.0085
.0085	.0090	.0095	.0095	.0105	.0100	.0095	.0095
.0095	.0100	.0100	.0105	.0100	.0095	.0095	.0090
.0085	.0095	.0095	.0100	.0095	.0095	.0095	.0085

LEGEND:

↑ APPROX. PATH OF SURVEY

--- APPROX. LOCATION OF SPOT READINGS AND READINGS IN MILLIRDENTGENS/HR

NORTH

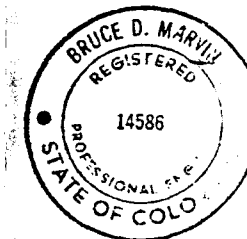


SCALE: 1" = 50'

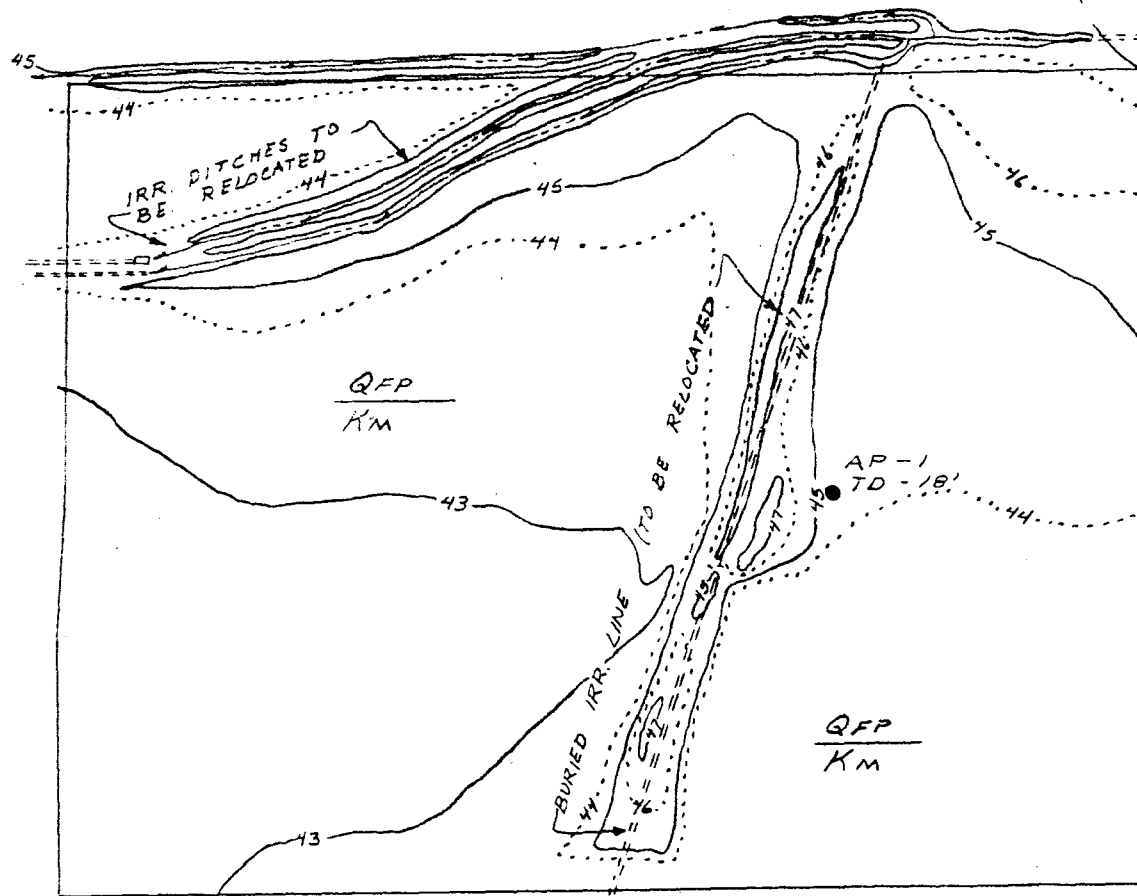
McFARLAND COURT

CONSISTORY COURT

Bruce D. Marvin
BRUCE D. MARVIN P.E.



RADIATION SURVEY
McFARLAND ESTATES
FIRST ADDITION
GRAND JUNCTION, COLO.



AUGER HOLE LOG

AP-1

0-	SM	0'-16' SAND, SILTY, DRY REDDISH BROWN, SOME FRIABLE SANDSTONE GRAVEL
5-		
10-		
15-		
16-		
16-	GM	16'-18' GRAVEL, SILTY, DRY, ENOUGH CLAY THAT SOIL COMPACTS, SANDSTONE ROCK PREDOMINATES.
17-		
18-		
19-		
20-		

EXPLANATION

- 45 — CONTOUR INTERVAL : 2 FEET
- 44 REPRESENTS 1 FOOT CONTOUR
- AP-1 POWER AUGER HOLE
- TD TOTAL DEPTH
- $\frac{QFP}{Km}$ SANDY LOAM WITH SOME SANDSTONE GRAVEL
MANCOS SHALE fm

NORTH



SCALE : 1" = 50'

McFARLAND COURT

CONSISTORY COURT

GEOLOGY MAP
McFARLAND ESTATES
FIRST ADDITION

GEOLOGY - J. A. S. DRAWN - R. W. O.

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

McFarland Estates First Addition Fee Paid _____
 name of subdivision amount date

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

Stanley L. McFarland _____
 name name name

2221 Idelia Ct. _____
 address address address

243-4704 _____
 business phone business phone business phone

A. Total Subdivision submitted x, portion _____
 Eighteen (18) copies submitted x date Feb. 28, 1978

B. Revisions to Preliminary Plat? x _____
 yes no

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

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

_____ X _____
 _____ X _____
 _____ X _____

Supporting Documents

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

_____ X _____
 _____ X _____
 _____ X _____

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
- 27-3.7 Public Sites Reservations and Dedications

_____ X _____
 _____ X _____
 _____ X _____
 _____ X _____
 _____ X _____
 _____ X _____
 _____ N.C. _____

This application completed by:

WESTERN ENGINEERS, INC.

name

name

P. O. Box 571, Grand Junction,
 Colo. 81501

address

address

Robert D. ...
 signature

Feb. 28 '78
 date

SUBDIVISION SUMMARY FORM

CITY OF GRAND JUNCTION

Date: February 28, 1978

Subdivision Name: McFarland Estates First Addition
Filing _____

Location of Subdivision: TOWNSHIP 1 S RANGE 1 W SEC 11 1/4 NW

Owner(s) NAME Stanley L. McFarland

ADDRESS 2221 Idelia Ct.

Subdivider(s) NAME Stanley L. McFarland

ADDRESS 2221 Idelia Ct.

Type of Subdivision	Number of Dwelling Units	Area* (Acres)	% of * Total Area
(x) Single Family	<u>8</u>	<u>1.84</u>	<u>83% w/ease</u>
() Apartments	<u>N.A.</u>	<u>_____</u>	<u>_____</u>
() Condominiums	<u>N.A.</u>	<u>_____</u>	<u>_____</u>
() Mobile Homes	<u>N.A.</u>	<u>_____</u>	<u>_____</u>
() Commercial	<u>N. A.</u>	<u>_____</u>	<u>_____</u>
() Industrial	<u>N. A.</u>	<u>_____</u>	<u>_____</u>
() Other (specify)	<u>N.A.</u>	<u>_____</u>	<u>_____</u>
	Street	<u>0.37</u>	<u>17%</u>
	Walkways	<u>None</u>	<u>_____</u>
	Dedicated School Sites	<u>None</u>	<u>_____</u>
	Reserved School Sites	<u>None</u>	<u>_____</u>
	Dedicated Park Sites	<u>None</u>	<u>_____</u>
	Reserved Park Sites	<u>None</u>	<u>_____</u>
	Private Open Areas	<u>None</u>	<u>_____</u>
	Easements	<u>0.35</u>	<u>16%</u>
	Other (Specify)	<u>None</u>	<u>_____</u>

TOTAL

*By Map Measure

2.21 100%

Estimated Water Requirements 4,200 gallons/day.

Proposed Water Source(s) City of Grand Junction

Estimated Sewage Disposal Requirement 2,800 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.

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. McFarland Estates First Addition
name of subdivision

C. Owners and/or subdividers.

<u>Stanley L. McFarland</u> name	_____ name	_____ name
<u>2221 Idelia Ct.</u> address	_____ address	_____ address
<u>243-4704</u> business phone	_____ business phone	_____ business phone

Designer:

<u>Western Engineers, Inc.</u> name	<u>242-5202</u> business phone
<u>588 24½ Road</u> address	<u>Clarence J. Bielak - Colo. #2729</u> registration and number

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

See Preliminary Plat

Total acreage 2.21.

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>N.A.</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>N.A.</u> |
| (12) Adjacent zoning | <u>X</u> |
| (13) Names and Locations of adjoining subdivisions, names and dimensions of existing streets and other relevant data on adjoining properties | <u>X</u> |
| (14) Location and size of existing sewer and water lines and proposed utility easements | <u>X</u> |
| (15) Location and size of proposed water and sewer taps | <u>X</u> |

Text

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

27-2.2 f

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

Subdivision summary form

X

This application completed by:

<u>Western Engineers, Inc.</u>	
name	name
<u>588 24½ Road</u>	
address	address
<u>Rodger W. [Signature]</u>	
signature	date

SUBDIVISION SUMMARY FORM

CITY OF GRAND JUNCTION

Date: December, 1977

Subdivision Name: McFarland Estates First Addition

Filing _____

Location of Subdivision: TOWNSHIP 1 S RANGE 1 W SEC 11 1/4 NW

Owner(s) NAME Stanley L. McFarland

ADDRESS 2221 Idelia Ct.

Subdivider(s) NAME Stanley L. McFarland

ADDRESS 2221 Idelia Ct.

Type of Subdivision	Number of Dwelling Units	Area* (Acres)	% of * Total Area
(x) Single Family	<u>8</u>	<u>1.84</u>	<u>83% w/ease</u>
() Apartments	<u>N.A.</u>	_____	_____
() Condominiums	<u>N.A.</u>	_____	_____
() Mobile Homes	<u>N.A.</u>	_____	_____
() Commercial	<u>N. A.</u>	_____	_____
() Industrial	<u>N. A.</u>	_____	_____
() Other (specify)	<u>N.A.</u>	_____	_____
	Street	<u>0.37</u>	<u>17%</u>
	Walkways	<u>None</u>	_____
	Dedicated School Sites	<u>None</u>	_____
	Reserved School Sites	<u>None</u>	_____
	Dedicated Park Sites	<u>None</u>	_____
	Reserved Park Sites	<u>None</u>	_____
	Private Open Areas	<u>None</u>	_____
	Easements	<u>0.33</u>	<u>15%</u>
	Other (Specify)	<u>None</u>	_____
	TOTAL		
*By Map Measure		<u>2.21</u>	<u>100%</u>

Estimated Water Requirements 4,200 gallons/day.

Proposed Water Source(s) City of Grand Junction

Estimated Sewage Disposal Requirement 2,800 gallons/day.

ACTION:

Planning Commission Recommendation

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

City Council

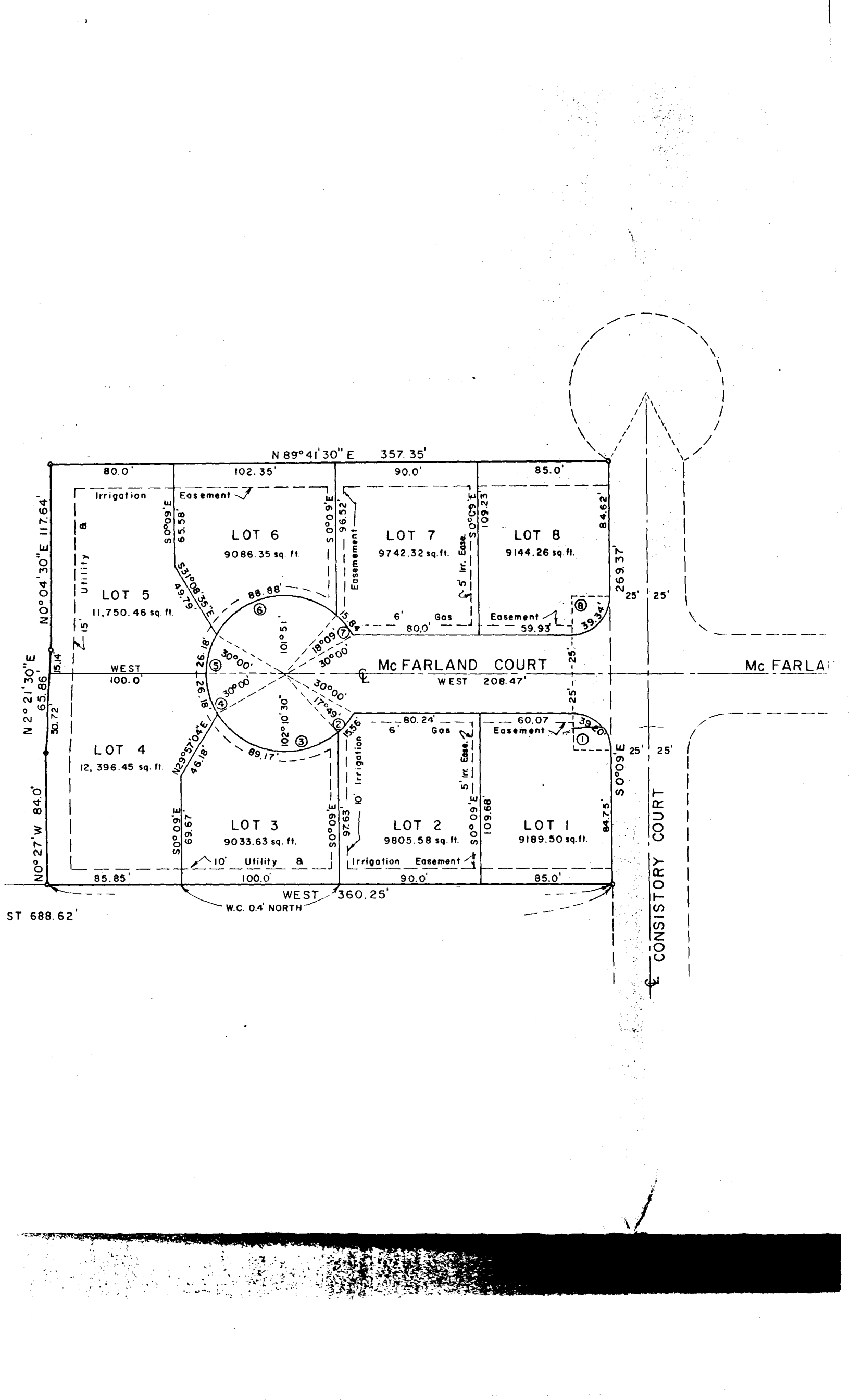
Approval ()

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.



N 89° 41' 30" E 357.35'
 80.0' 102.35' 90.0' 85.0'
 Irrigation Easement
 S 0° 09' E 65.58'
 S 31° 08' 35" E 49.79'
 LOT 6 9086.35 sq. ft.
 S 0° 09' E 96.52'
 Easement
 S 0° 09' E 109.23'
 LOT 7 9742.32 sq. ft.
 5' Irr. Ease.
 LOT 8 9144.26 sq. ft.
 6' Gas
 Easement 59.93'
 84.62'
 269.37'
 25' 25'
 N 2° 21' 30" E 65.86'
 N 0° 04' 30" E 117.64'
 15.14'
 50.72'
 15'
 Utility & Gas
 LOT 5 11,750.46 sq. ft.
 WEST 100.0'
 88.88'
 101° 51'
 18° 09'
 30° 00'
 30° 00'
 30° 00'
 30° 00'
 17° 49'
 15.56'
 10' Irrigation
 97.63'
 80.24' Gas
 60.07' Easement
 39.20'
 25' 25'
 WEST 208.47'
 Mc FARLAND COURT
 Mc FARLAND COURT
 N 29° 57' 04" E 46.18'
 89.17'
 102° 10' 30"
 10' Utility & Gas
 S 0° 09' E 69.67'
 LOT 4 12,396.45 sq. ft.
 S 0° 09' E 97.63'
 LOT 3 9033.63 sq. ft.
 S 0° 09' E 109.68'
 LOT 2 9805.58 sq. ft.
 5' Irr. Ease.
 LOT 1 9189.50 sq. ft.
 84.75'
 WEST 360.25'
 W.C. 0.4' NORTH
 ST 688.62'



SCALE: 1" = 50'
 INTERVAL 2 FEET
 LINES REPRESENTS 1 FOOT

R. D. & D. E. WOODFIN
 2402 N. 12TH STREET
 GRAND JUNCTION, COLO.

RUTH I. KIRBY
 2330 N. 12TH STREET
 GRAND JUNCTION, COLO.

H. Q. & S. B. NEISWENDER
 2322 N. 12TH STREET
 GRAND JUNCTION, COLO.

STANLEY L. McFARLAND

HENNETH P. &
 ADA L. MCINTIRE
 2255 KNOLLWOOD
 GRAND JUNCTION, COLO.

LEWIS J. & A.T. MOTTS
 Box 853
 GRAND JUNCTION, COLO.

ANN M. LITZ
 238 BOOKCLIFF
 GRAND JUNCTION, COLO.

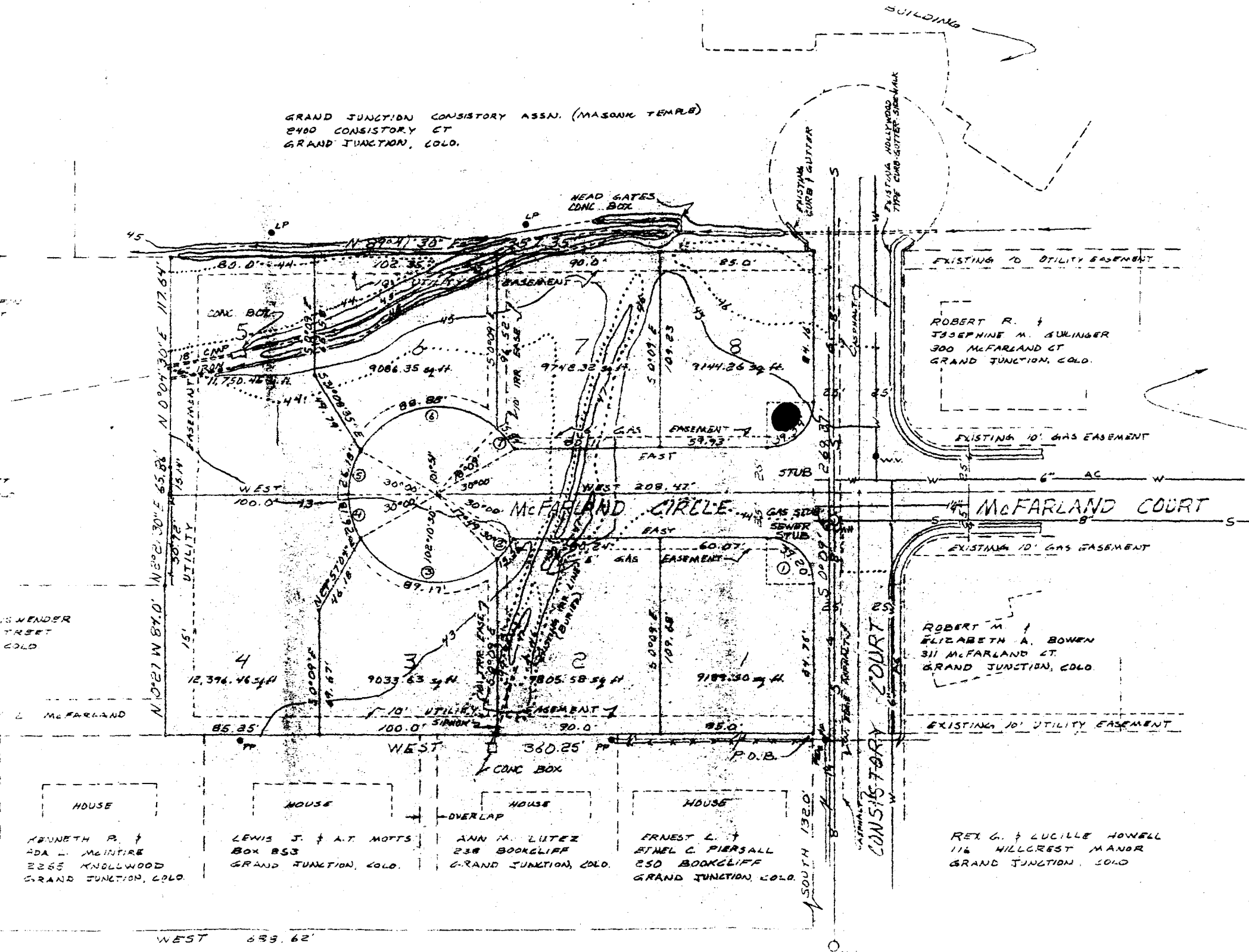
ERNEST L. &
 ETHEL C. PERSALL
 250 BOOKCLIFF
 GRAND JUNCTION, COLO.

REX G. & LUCILLE HOWELL
 116 HILLCREST MANOR
 GRAND JUNCTION, COLO.

GRAND JUNCTION CONSISTORY ASSN. (MASONIC TEMPLE)
 2400 CONSISTORY CT
 GRAND JUNCTION, COLO.

ROBERT R. &
 JOSEPHINE M. GULINGER
 300 McFARLAND CT
 GRAND JUNCTION, COLO.

ROBERT M. &
 ELIZABETH A. BOWEN
 311 McFARLAND CT.
 GRAND JUNCTION, COLO.



W.W. W.W.
 T.S. R.W. J.M.

WEST 639.62'

Indian Village Dairy

Sketch Plan - processed for collection of information - no action required
4-20-77 ~~Sketch Plan~~ Submitted - Known as Indian Creek Sub.

(no notation of transitional on drawing
to reviewers) notation of transitional on sketch plan application
review sheets mailed to County, reviewing agencies
plus City Fire, Engineering, Utilities, and Planning.
no notation on review sheets indicating
this a transitional subdivision

5-24-77 Reviewed by Board of CC

5-24-77 " " City Planning Commission

Preliminary Plan - action required

6-10-77 - Submitted - Known as Indian Village Sub.

(no notation of transitional on drawing
to reviewers) no notation of transitional on application
review sheets mailed and returned by Co. Reviewing
agencies plus City Fire, Eng., Utilities & Planning
no notation on review sheets indicating
this a transitional sub.

7-12-77 Reviewed by MCP

7-19-77 " " MCC

7-28-77 " " CPC

Final Plat - Filing #1 33 lots

Submitted

8-12-77 Submitted

no notation of transitional sub. on plat
signature slot for City Planning Commission on plat

no signature slot for City Council on plat

no signature slot for City Engineer on plat

review sheets mailed to and returned by all Co.

reviewing agencies plus City Fire, Eng.,
Utilities, and Planning.

9-20-77

Approved by MCC

5-17-78

Approved by City Council (retroactively)

no "notation" on application of transitional sub.
of City Improvement, ^{not} guarantee of city improvements

Final Plat - Filing #2 99 lots

1-26-78 Submitted

no notation of transitional sub on plat

no notation on guarantee of city improvements ^{or application of transitional sub.}

no signature slot for City Council on plat

review sheets mailed to and returned by all Co.

reviewing agencies plus City Fire, Eng.,
Utilities and Planning.

2- -78

Approved MCC

2-22-78

Approved GJPC

3-1-78

Approved CC

Conditions Within Submittal of both final,

no signature slots on sewer plan

one " slot for city engineer (as needed)
on utility composite

no signature slot on water distribution plan

" " irrigation plan

" " neighborhood drainage & grading plan

" " street plan

Title on ~~the~~ street plan reads:

Indian Village Subdivision - Mesa County

no notation of city standards ~~requirement~~ on street plan

January 27, 1978

Mr. Stanley L. McFarland
2221 Idelia Court
Grand Junction, CO 81501

RE: File # 3-78 - McFarland Estates First Addition

Dear Stan:

The Grand Junction Planning Commission, at their regularly scheduled meeting of January 25, 1978, approved the preliminary plan for McFarland Estates, First Addition. Approval was subject to the following:

- 1) One fire hydrant required at Northwest corner of intersection.
- 2) Two inch water line must be minimum of six inches.
- 3) Consistory Court curb, gutter, and sidewalk should result in 34 foot matt.

This item will be heard before the Grand Junction City Council on February 15, 1978 at 7:30 p.m. in the City Council Chambers. If you have any questions concerning this approval, please contact our office prior to this date.

Sincerely,

Karl G. Metzner
Planner I

KGM:dlw

CC: Western Engineers

GOLDEN, MUMBY & SUMMERS

ATTORNEYS AT LAW

COURTHOUSE PLACE BUILDING - 200 N. 6TH STREET

P. O. BOX 398

GRAND JUNCTION, COLORADO 81501

JAMES GOLDEN
KEITH G. MUMBY
K. K. SUMMERS
J. RICHARD LIVINGSTON

AREA CODE 303
TELEPHONE 242-7322

April 4, 1978

Mr. Ron Rish
City of Grand Junction
250 No. 5th
Grand Junction, CO 81501

Re: 1st Addition to McFarland Estates

Dear Ron:

This letter is being written on behalf of McFarland Construction Company, developer of the above described subdivision.

It was indicated that the City intended to require the construction of upright curbs in the subdivision. In view of the fact that the 1st Addition is adjacent to and a continuation to McFarland Estates all of which is developed with Hollywood type curbs, it is hereby requested that the Planning Commission allow the construction of Hollywood type curbs in the 1st addition. Such construction would permit uniformity through the entire subdivision and aesthetically would be extremely beneficial.

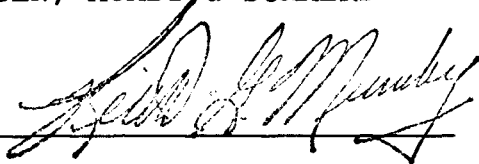
McFarland Estates consists of 14 lots on a dead end cul-de-sac and the 1st Addition to McFarland Estates consists of 8 lots on a dead end cul-de-sac; consequently, no additional expansion or development is possible in the area. Therefore uniformity in this relatively small development is of extreme importance.

Ron, in addition, I am a resident of McFarland Estates and know from discussion with my neighbors that the residents of McFarland Estates would prefer uniformity and the Hollywood curbs in the Addition.

Very truly yours,

GOLDEN, MUMBY & SUMMERS

BY



KGM/jp

cc: Del Beaver 4-4-78 RPR

Del, Please make planning commission aware of this request. I feel, as stated in my review comments, this is a matter of "function" vs "aesthetics" and do not know what more I can furnish to help their decision. Ron



City of Grand Junction, Colorado

May 4, 1978

Mr. Ken Harbert
Western Engineers, Inc.
P.O. Box 571
Grand Junction, CO 81501

*Carol,
File*

Dear Sir:

Re: McFarland Estates First Addition & Rolling Acres Sub.


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

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

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

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

Sincerely,


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

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



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

May 8, 1978

*Carol
Jill*

Bruce Marvin
Western Engineers, Inc.
588 - 24½ Road
P. O. Box 571
Grand Junction, CO 81501

Dear Bruce:

Re: Pavement Design for McFarland Estates Subdivision,
1st Addition

I have reviewed your resubmitted pavement design calculations for the above dated May 2, 1978, and take no exception to your analysis or the resulting pavement design. Please consider the pavement design approved by this office for construction.

Please submit the detailed construction plans to me for review and approval prior to construction. I am aware, your client has appealed the City requirement for vertical-face curbs to the City Council, and they have granted him a variance to allow mountable curbs in the interest of continuity of improvements within that neighborhood.

Thanks for your cooperation in these matters.

Very truly yours,

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

RPR/hm

cc - Del Beaver
Jim Patterson
Stan McFarland

Subdivision M^cFarland Subdiv. 1st Addition

Date 3 JAN 78 Item # 3-78

Petitioner Stanley L. M^cFarland
EAST of M^cFarland Ct. & Consistory Ct.

FINAL

Review Agencies Comments

Review Agencies Comments

① Engineering - Consistory Ct. City & Co. S.W. should be located to result in 34' med. Power Pole @ S.E. corner of sub. may have to be relocated.

① City Eng. - ? of esthetics US function on City Std.

② Fire - Approved as shown on profile & plan map

② Utilities - 2" water not acceptable 6" min. (8" to fire hydrant)

③ Fire - require 1 hydrant on NW corner of intersection.

④ C.J. Drainage - OK

⑤ P.S. Co - OK

Action Taken

Action Taken

P.C. Approval 1/25/78

P.C. 28 March 78

C.C. Approved 15 Feb 1978

C.C. Approved 19 April 78

Comments

Comments

Subject to staff comments

write vertical curb requirement. subject to all other reqmts.

ITEMS REQUIRED FROM DEVELOPER

- | | | |
|---------------------------------------|--|--|
| <input type="checkbox"/> Check | <input type="checkbox"/> Utility Agreement | <input type="checkbox"/> Title Investigation |
| <input type="checkbox"/> Drainage | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Covenants |
| <input type="checkbox"/> Improvements | <input type="checkbox"/> Guarantee | <input type="checkbox"/> Annexation |
| | | <input type="checkbox"/> Other (Specify) |