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File 1978-0060

Date 8/21/00

Project Name: Spring Valley - #5

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>			
r	c				
e	a				
s	n				
e	e				
n	n				
t	d				
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			
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		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	Letter from Katy McIntyre to Paul Barru – 12/10/79
X		Review Sheets	X	X	Letter from Loring Knutson, Corn Construction to Paul Barru- 11/30/74
X	X	Letter from Karl Metzner to Paul Barru – 6/29/78	X	X	Letter from Ronald Rish to Robert Gerlofs – 7/3/78
X	X	Letter from James Wysocki to Paul Barru – 2/15/80	X	X	Planning Commission Minutes - ** - 6/27/78
X	X	Letter from Ronald Rish to Robert Gerlofs – 10/7/80 – List of physical deficiencies observed	X	X	Letter from Karl Metzner to Paul Barru – 6/29/78
X	X	Letter from Ronald Rish to Robert Gerlofs – 10/21/80 – re: inspection	X		Sanitary Sewer Plans
X	X	Letter from Robert Gerlofs to Ron Rish – 12/3/79	X		Site Plan
X	X	Letter from Ronald Rish to David Durant – 3/2/78			
X	X	Letter from Ronald Rish to Paul Barru – 12/17/79			
X	X	Letter from James Patterson to Paul Barru – 1/2/80			
X	X	Memo from Karl Metzner to Ron Rish – 8/9/79			
X	X	Memo from Jim Patterson to Ron Rish – 12/27/79			
X	X	Letter from Paul Barru to Ronald Rish – 12/20/79			

Karen please file



City of Grand Junction. Colorado 81501

250 North Fifth St., 303 243-2633

March 2, 1978

60-76
20-76

Mr. David C. Durant
C. E. Maguire
760 Horizon Drive
Grand Junction, CO 81501

Dear Dave:

Re: Spring Valley Subdivision-Filing No. 4

The streets and storm sewers constructed in the above subdivision were final inspected on November 28, 1977, and our recent reinspection showed that apparently all deficiencies have been corrected. We have received the required construction test results and they are satisfactory. We have also received the as-built drawings for the improvements.

The one remaining item of unfinished work is to construct the curb, gutter and sidewalk on the east side of 27 1/2 Road to the north end of the filing as shown on your plans. As discussed with you, this work will be completed no later than June 1, 1978.

Note: Work not yet been accepted. We are awaiting word from CE McGuire. RPR 1-30-79

In light of all the above, and with the understanding the unfinished work mentioned above will be completed as agreed, the street and storm drainage facilities for Spring Valley Filing No. 4 are accepted by the City, and we are now responsible for the maintenance of those facilities.

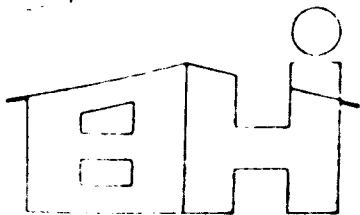
Thanks for your cooperation in these matters.

Very truly yours,

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

RPR/hm

- cc - Paul Barru
- Del Beaver
- Doug Cline
- Pharel Green
- John Kenney
- Jim Patterson



BARRU HOMES INC.

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

April 3, 1978

City of Grand Junction
City Hall, 5th & Road
250 North 5th
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 an 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. With a submission of filing #6 of the Spring Valley Subdivision, we will present the City Engineer a proposal for the final design of 28 Road for the entire length from the beginning of the Spring Valley Subdivision on the South to F 3/4 Road on the North.
3. 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.
4. 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

Page Two
April 3, 1978
City of Grand Junction

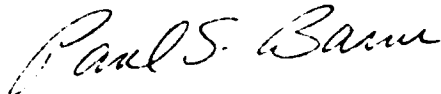
the final filing has been plated and the development work called for in that filing has been completed in accordance to City standards and submitted to the City and other utilities for appropriate acceptance and certification of completion.

5. 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 reasonable lead time. That time shall not exceed sixty days from the advent of suitable weather for this type of work.


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 benefactors 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.

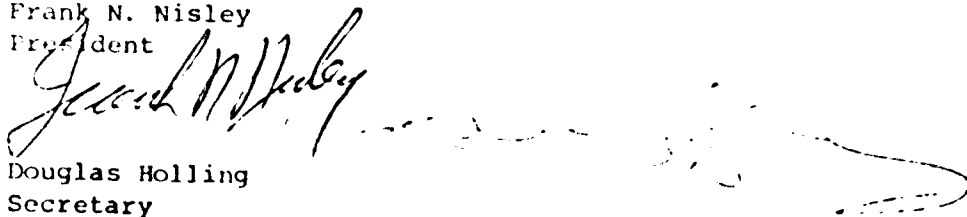


Paul S. Barru
President



William H. Nelson
Secretary

For Discovery 76
Frank N. Nisley
President



Douglas Holling
Secretary

PB/db

June 29, 1978

Mr. Paul Barru
BARRU HOMES
P. O. Box 368
Grand Junction, Colorado 81501

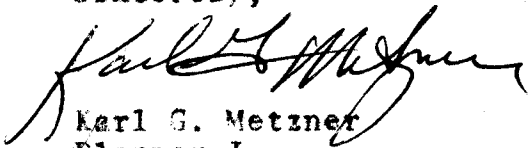
Re: FILE #60-59 FINAL PLAT, SPRING VALLEY FILING #5 (REPLAT)

Dear Paul,

The Grand Junction Planning Commission, at the regularly scheduled meeting of June 27, 1978, approved the replat of Spring Valley #5 as submitted except for the addition of a 7 foot easement across the northerly portion of Lot 7, Block 10.

This item will be heard before the Grand Junction City Council on July 19, 1978 at 7:30 p.m.

Sincerely,



Karl G. Metzner
Planner I

KGM:cjr

cc: Tom Logue
Paragon Engineering



#60-78

City of Grand Junction. Colorado 81501

250 North Fifth St., 303 243-2633

July 3, 1978

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

Dear Bob:

Re: Spring Valley Filing No. 5

As requested, I have reviewed the revised detailed construction plans for streets and storm drains as submitted on May 22, 1978, and re-submitted on June 19, 1978, following a discussion in your office on May 31, 1978, concerning the drainage calculations and 100 year flood routing. All comments of my letter of May 11, 1978, have been adequately addressed as far as the plans are concerned. The only item which has not been addressed to my knowledge is that there is no storm drainage easement provided for the 30 inch drain tile and the detention pond outlet pipe system where these facilities extend outside of the subdivision near the southwest corner of Filing No. 5. The City will not be responsible for maintenance of facilities which are not within rights of way or appropriate easements. (This was item 16 of my May 11, 1978, review letter.)

Consider the construction plans as submitted on June 19, 1978, to be approved by this office for construction. Thanks for your cooperation in these matters and if questions or significant construction problems develop please do not hesitate to call on us. Upon completion of construction notify us for a final inspection. Submission of test results as required in the City Specifications and cronar as-built drawings will also be necessary prior to City acceptance of the constructed facilities.

Very truly yours,

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

RPR/hm

cc - Paul Barru
Del Beaver
John Kenney
Jim Patterson
Jim Wysocki



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

February 26, 1979

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

Dear Bob:

Re: 28 Road and Cortland Avenue adjacent to Spring Valley Filings
Nos. 5 and 6

I have reviewed the profiles and typical sections for Cortland Avenue (F 3/4 Road) and 28 Road as submitted to me by Steve Heald and have the following comments:

1. The profiles proposed for both 28 Road and Cortland Avenue appear reasonable and seem to fit the existing road profiles closely enough that utility relocations may not be a major problem. I assume vertical curves will be provided at all P.I.'s on Cortland Avenue as you have on 28 Road.
2. The grade shown at Applewood Street seems to fit the Applecrest plans.
3. Storm drainage will outlet at the west end of Cortland Avenue improvements into the existing ditch which is at elevation 4743.12 vs. the 4747.00 pavement elevation.
4. Storm drainage outletting of 28 Road into the Spring Valley streets, the existing ditch on the east side and the proposed catch basin in storm sewer SD on the west side seems reasonable.
5. No pavement sections have been proposed. Pavement calculations based on soils tests should be prepared. I would recommend that rather than "feathering" pavement on the existing F 3/4 Road mat, it would be better to cut the existing pavement in a neat line and construct a constant new section to that line. Grade irregularities could be accommodated by varying the cross-slope between the cut-line and crown-line as necessary between limits of 0.015 and 0.040 ft. per ft.
6. Agreements to date with your client and current City Council policy have been that the development is responsible for the cost of one-half of a standard residential street which includes 17 feet of mat. Additional width may be required because of street designation and the City would stand the added cost. My recommendation is that both 28 Road and Cortland Avenue will function as collector streets and that all street dimensions should conform to the current City standard for collector streets which include 41 foot mat width.

P. O. Box 368
Grand Junction, Co. 81501
March 14, 1979

Mr. Jim Wysocki
City of Grand Junction
P. O. Box 968
Grand Junction, Co. 81501

Dear Jim:

As we go to record filing #6 of Spring Valley, this letter will serve to extend our agreement with respect to 28 Road, negotiated as part of filing #5, to cover that part of 28 Road effected by Filing #6. Our engineer and yours, have initially agreed on a design for the road. They are now arriving at acceptable cost figures. When this occurs we will be able to determine a dollar value and post the required letter of credit.

As the profile proposed for F 3/4 Road is close to present grade, it is our proposal to complete that as part of the development process for filing #6.

We look forward to wrapping up the details on this matter soon.

Very truly yours,

B.D. '76

Doug Holling

Enc: Copy of letter agreement for Filing #5.

60-78

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested

Yes No

File spring valley 5 city
file spring valley 5 city
Date
Aug. 9, 1979

To: (From:) Karl Metzner

From: (To:) Ron Rish *RPR*

SUBJECT: Spring Valley Improvements Agreement

I am concerned about the apparent lack of a fully executed improvements agreement and letter of credit for Street Improvements to 28 Road and Cortland Avenue. Enclosed are:

1. Minutes of City Council Meeting of May 3, 1978 when Council specified the requirements.
2. April 3, 1978 letter from Barru Homes Inc. stating their terms of the agreement. (To my knowledge the City has not executed a concurrence with this agreement?)
3. March 14, 1979 letter from Doug Holling concerning Filing No. 6.

My research of the file results in the following chronological summary of events:

- November 28, 1977 - Paragon Engineering letter to City notified us of developer's request for improvements agreement in lieu of power of attorney.
- December 21, 1977 - City council approved Filing No. 5 subject to improvements agreement.
- April 3, 1978 - Barru Homes Inc. letter of agreement submitted to City for Filing No. 5.
- May 3, 1978 - City Council approved developer - requested procedure subject to letter of credit for improvements.
- May 11, 1978 - City Engineer letter to Paragon concerning Filing No. 5 mentioned the improvements agreement.
- August 24, 1978 - City Attorney letter to Paul Barru notified him City Council had approved April 3, 1978 agreement and requested letter of credit.
- September 24, 1978 - City Engineer review sheet for Filing No. 6 mentioned need for improvements agreement.
- January 15, 1979 - City Engineer review sheet for Pheasant Run Townhouses mentioned need for improvements agreement.
- January 29, 1979 - City Engineer met with Steve Heald and was told a new agreement and letter of credit would be submitted combining Filings No. 5 and 6.
- February 26, 1979 - City Engineer letter to Paragon approving 28 Road and Cortland Avenue designs mentioned pending improvements agreement.
- March 14, 1979 - Doug Hollings letter to City Manager agreed to extend Filing No. 5 improvements agreement to cover 28 Road in Filing No. 6.
- March 15, 1979 - City Engineer review sheet for Pheasant Run Townhouses mentioned need for improvements agreements.
- May 1, 1979
- June 6, 1979

MEMORANDUM

Reply Requested

Yes No

Date

Aug. 9, 1979

To: (From:) Karl Metzner From: (To:) Ron Rish

SUBJECT: Spring Valley Improvements Agreement

July 11, 1979

- City Engineer letters to Paragon concerning Filing No. 6 mentioned need for improvements agreement and letter of credit.

Please be advised that unless and until the improvements agreement(s) and letter(s) of credit are executed, I do not feel it is responsible to final accept any public works improvements construction into the City system. Much of Filing No. 5 is constructed and they have begun construction on Filing No. 6, so this issue will probably become critical soon.

Enclosure

cc: Gerry Ashby
John Kenney
Jim Patterson
Jim Wysocki

CITY ATTORNEY AUTHORIZED TO SETTLE LAW SUIT OVER DISCHARGE OF YOUNG LADY FROM POLICE DEPARTMENT

City Attorney Ashby recapped the situation regarding the law suit over the discharge of a young lady from the Police Department approximately four years ago.

It was moved by Councilman Kozisek and seconded by Councilman Brown that the City Attorney be authorized to settle this matter in the amount of \$1500 without the admission of any liability in regard to the matter. Motion carried.

ALLEY AT 23RD STREET SUBDIVISION

Senior Planner Del Beaver reviewed where staff is at the moment in its discussion on what should be done about the alley north of the 23rd Street Subdivision. Staff is recommending that the Council request 17 feet of dedicated right of way which would allow a 3-foot access around to the second story of the 23rd Street Subdivision building. Everyone is in agreement except the developer.

Mr. Keith Mumby, attorney, was present to speak on behalf of Mr. Bill Buttolph and Mr. Chuck Wiman, the developers of the 23rd Street Subdivision. Mr. Mumby submitted a counter proposal from the developers by requesting they be permitted to move the fence which would grant the developers access around the end of the building, and would fence off the church's parking lot so that it would not extend out into the alley. In consideration of this, the petitioner has agreed to pave the alley. Mr. Mumby acknowledged that some traffic might exit on 22nd Street under this proposal, and this was staff's main objection as the Planning Commission approved the conditional use with the requirement for the fence as it did not want the traffic from the 23rd Street Subdivision exiting through a residential neighborhood.

It was moved by Councilman Brown and seconded by Councilman Holmes that the attorney be directed to bring an ordinance May 17 to vacate the South 3 feet of the alley with the understanding that all the other provisions of the conditions for the 23rd Street Subdivision remain in force. Motion carried.

PROPOSED ORDINANCE - VACATING DRIVEWAY AND ROAD EASEMENT IN LAURIE ANN SUBDIVISION

The following entitled proposed ordinance was introduced and read: AN ORDINANCE VACATING DRIVEWAY AND ROAD EASEMENT. It was moved by Councilman Kozisek and seconded by Councilman O'Dwyer that the proposed ordinance be passed for publication. Motion carried.

SPRING VALLEY SUBDIVISION ROAD GUARANTEE

Staff discussed with Council an alternative to a power of attorney for the improvement of 28 Road by Paul Barru Homes, Inc.

It was moved by Councilman Kozisek and seconded by Councilman O'Dwyer that Barru Homes, Inc., developers of Spring Valley Subdivision, be permitted to file a letter of credit to run for three years for the improvement of 28 Road in lieu of a power of attorney, directed the President of the Council to sign, and directed the Staff to keep on top of this with a notice to Council at least eight months before the expiration of the letter of credit on the status of the street improvement. Motion carried.

CORN CONSTRUCTION CO.

P. O. Box 1240



PHONE 242-3380

OFFICE & YARD
2868 FREEWAY EAST
Grand Junction, Colorado 81501

August 29, 1979

BD 76
Paul Barru
2463 Hwy 6 & 50
Grand Junction, CO 81501

Gentlemen:

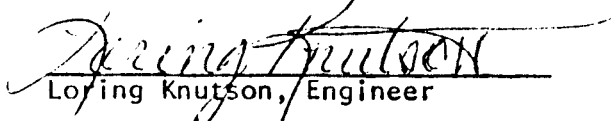
Please find enclosed the cost for improvement of 28 Road from Hawthorn, north 100 feet, and south 1,029 feet. - *Plan shows 1175 L.F.*

The imported fill costs could be greatly reduced if the road alignment was shifted to the west. This would avoid the deep fills required for the ditch running along the east side of 28 Road.

If you have any questions, please feel free to contact this office.

Sincerely,

CORN CONSTRUCTION CO.


Loring Knutson, Engineer

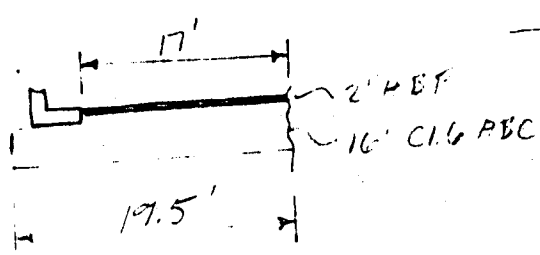
LK/mlh

Genots?

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT BID	COST
1	Excavation	C.Y.	481	\$ 3.00	\$ 1,443.00
2	Imported fill	C.Y.	1,500	\$ 4.50	\$ 6,750.00
3	Prep	S.Y.	5,770	\$.50	\$ 2,885.00
4	Base	C.Y.	1,356	\$ 10.00	\$ 13,560.00
5	2' Vert. Curb & Gutter	L.F.	2,258	\$ 4.00	\$ 9,032.00
6	Asphalt	S.Y.	5,143	\$ 2.50	\$ 12,857.50
7	Traffic Control	L.S.	1	\$ 2,500.00	\$ 2,500.00
					<u>\$49,027.50</u>

A = \$14,769

1175 L.F. per Garlot's plans.



Dev. responsibility per City Council policy & Agreement from Developer

Exc. = say 1175 L.F. x 20ft. wide x 18" deep = 1305 C.Y. ±
 Base = 1175 L.F. x 19.5ft. x 16" = 1129 cy = 2159 tons ±
 Asphalt = 2219 SY = 244 tons

C & G = 1175 L.F. ±
 I assume the curb & gutter & storm sewer "SP" are constructed by developer.

Costs using above-calculated quantities & current City bid prices:

Exc. = 1305 cy x \$5.00 = \$6,525
 Base = 2159 ton. x \$8.50 = \$18,352
 Aph = 244 tons x \$22.50 = \$5,490
 C.I.G. = 1175 L.F. x \$6.50 = \$7,614
 Traffic Control = \$2,500

\$40,681 + 3% (Const. Engr. & Insp) = \$41,901 = Dev. Res.
 9-12-79

C. L. ...
 P. ...



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

February 26, 1979

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

Dear Bob:

Re: 28 Road and Cortland Avenue adjacent to Spring Valley Filings
Nos. 5 and 6

I have reviewed the profiles and typical sections for Cortland Avenue (F 3/4 Road) and 28 Road as submitted to me by Steve Heald and have the following comments:

1. The profiles proposed for both 28 Road and Cortland Avenue appear reasonable and seem to fit the existing road profiles closely enough that utility relocations may not be a major problem. I assume vertical curves will be provided at all P.I.'s on Cortland Avenue as you have on 28 Road.
2. The grade shown at Applewood Street seems to fit the Applecrest plans.
3. Storm drainage will outlet at the west end of Cortland Avenue improvements into the existing ditch which is at elevation 4743.12 vs. the 4747.00 pavement elevation.
4. Storm drainage outletting of 28 Road into the Spring Valley streets, the existing ditch on the east side and the proposed catch basin in storm sewer SD on the west side seems reasonable.
5. No pavement sections have been proposed. Pavement calculations based on soils tests should be prepared. I would recommend that rather than "feathering" pavement on the existing F 3/4 Road mat, it would be better to cut the existing pavement in a neat line and construct a constant new section to that line. Grade irregularities could be accommodated by varying the cross-slope between the cut-line and crown-line as necessary between limits of 0.015 and 0.040 ft. per ft.
6. Agreements to date with your client and current City Council policy have been that the development is responsible for the cost of one-half of a standard residential street which includes 17 feet of mat. Additional width may be required because of street designation and the City would stand the added cost. My recommendation is that both 28 Road and Cortland Avenue will function as collector streets and that all street dimensions should conform to the current City standard for collector streets which include 41 foot mat width.

7. Current City standards were adopted by Council on December 6, 1978, after final plat approvals for Spring Valley Filings Nos. 5 and 6 so no request was made for 3 additional feet of right of way. I also understand, your client obtained Council approval to not provide a sidewalk on the west side of 28 Road. Mr. Barru called me February 14, 1979, and mentioned that they may want to provide a sidewalk on the south side of Cortland Avenue. If no sidewalk is provided on the west side of 28 Road, the collector street standard can fit on the 30 feet of available right of way. If sidewalk is provided on the south side of Cortland Avenue, the existing 30 feet of half right of way lacks 3 feet to meet the current City collector street standard. These items need to be resolved prior to my approval of detailed construction plans. The same dilemma exists on the Applecrest frontage. Crown Heights subdivision to the west will have 33 feet half right of way on Cortland Avenue and I assume Spring Valley Townhouses may not have sidewalks on 28 Road since none will be provided to the north. I am, through copy of this letter, requesting Del Beaver to assist in resolving these matters.
8. As you are aware, the City limit is at the centerlines of 28 Road and a portion of Cortland Avenue. I can make no decisions or commitments for Mesa County and am by copy of this letter requesting Del Beaver to advise the Mesa County Commissioners of the proposed improvements agreement between the City and your client and in particular to make them aware of time limitations to be specified therein.

Upon resolution of the above comments please submit detailed construction plans for my approval prior to any construction on 28 Road or Cortland Avenue. If I can assist in answering any questions or resolving any items please do not hesitate to call on me.

Very truly yours,

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

RPR/hm

cc - Del Beaver
John Kenney
Jim Patterson
Jim Wysocki

Department

MEMORANDUM

Reply Requested

Date: 4/24/79

YES NO

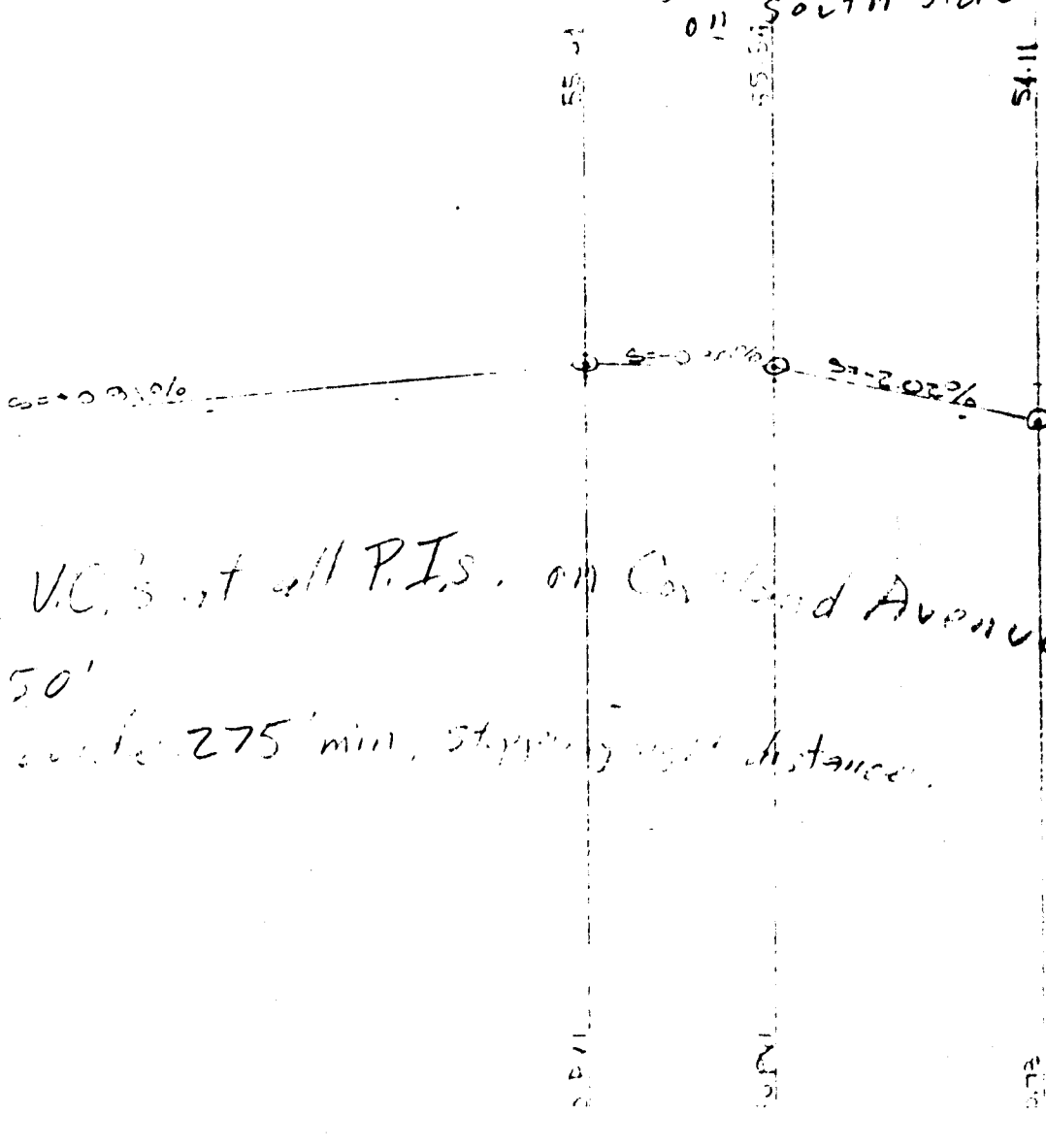
To: Ron Rish

From: Karl Metzner

RE: FILING #6 PHEASANT RUN AT SPRING VALLEY

The approval of this subdivision did not require sidewalks for F 3/4 Road (Courtland Avenue). The approved right of way for this street was 60 ft. Any additional right of way and sidewalk improvements would be at the developers option. I understand from Paragon Engineering that no sidewalk is proposed on Courtland.

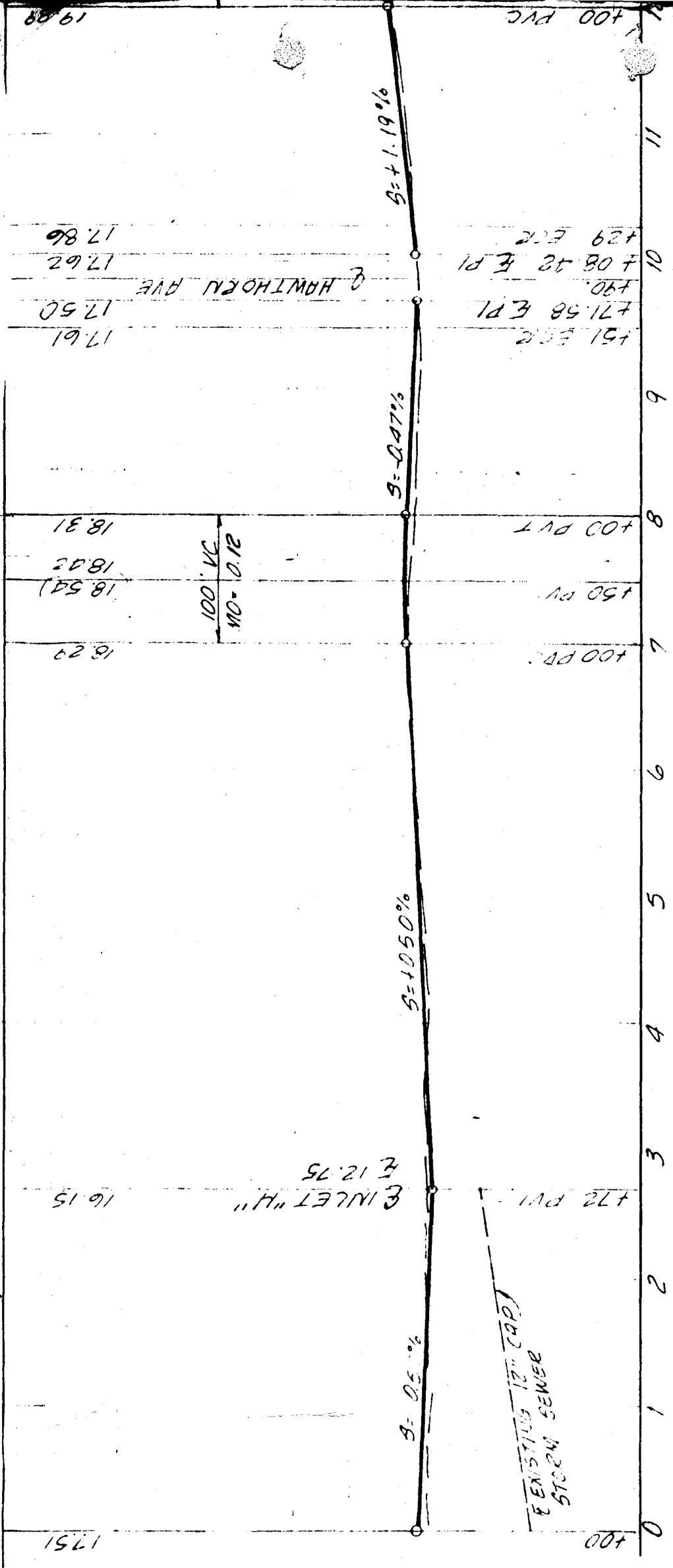
Paul Barry called
 Feb 14, 1979 &
 said they would like
 to build F3/4 Rd.
 improvements w/ Filings 6.
 & also that maybe a
 sidewalk should be provided
 on south side of F3/4 Rd.



(Check w/
 Del re
 sidewalk)
 ↑
 Karl checked
 file 2-14-79 &
 approval was
 subject to dev.
 working out

provide V.C.'s at all P.I.s. on Cleveland Avenue
 Min. = 50'
 must provide 275' min. stopping sight distance.

28 ROAD (WEST)



EXISTING 12" CAP
STORM SEWER

INLET "H"
E 12.75

HAWTHORN AVE

S = +1.19%

S = -0.47%

S = +0.50%

100' VC
MO = 0.12

17.61
17.50
17.62
17.86

18.29
18.54
18.03
18.31

16.15

17.51

151 ETC
+71.58 E.P.I.
+90.
+08.42 E.P.I.
+29 ETC

400 PVC
150 PV
400 PVT

400

0 1 2 3 4 5 6 7 8 9 10 11

1908

400 PVC

CORN CONSTRUCTION CO.

P. O. Box 1240



Phone 434-7301

OFFICE & YARD
3199 D ROAD

Grand Junction, Colorado 81502

November 30, 1979

BD 76
Barru Homes
Paul Barru
2463 Hwy 6 & 50
Grand Junction, CO 81501

Gentlemen:

Please find enclosed the cost for improvement of 28 Road from Hawthorne, north 100 feet, and south 1,029 feet.

The fill quantity, listed as item two (2) on the attached sheet, would be for the east side of 28 Road only. Any possible fill requirements for the west side of 28 Road would be negligible.

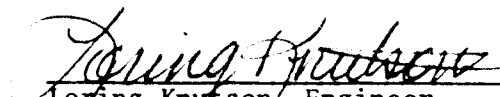
The four (4) foot sidewalk, and the twelve (12) inch concrete pipe are two additional items that would be for the east side of 28 Road only.

With the additional base and subgrade preparation required, for the four (4) foot sidewalk, it is estimated that 68.1% of the total cost would be for the improvement of the east half of 28 Road.

If you have any questions, please feel free to contact me at any time.

Sincerely,

CORN CONSTRUCTION CO.


Loring Knutson, Engineer

LK/mlh

Encl.

28 ROAD
IMPROVEMENTS

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
1	Excavation	C.Y.	2,634	\$ 1.50	\$ 3,951.00
2.	Fill	C.Y.	5,438	\$ 4.50	\$24,471.00
3.	Prep	S.Y.	6,397	\$ 0.50	\$ 3,198.50
4.	Prime (0.25)	Gal.	1,286	\$ 1.10	\$ 1,414.60
5.	Base (16") inc. walk	C.Y.	2,461	\$ 10.00	\$24,610.00
6.	24" Curb	L.F.	2,258	\$ 4.00	\$ 9,032.00
7.	4' Sidewalk	L.F.	1,129	\$ 5.75	\$ 6,491.75
8.	12" Concrete Pipe	L.F.	40	\$ 12.00	\$ 480.00
9.	Asphalt	S.Y.	5,143	\$ 2.50	\$12,857.50
10.	Adjust Manholes	Ea.	1	\$ 150.00	\$ 150.00
11.	Traffic Control	L.S.	L.S.	L.S.	<u>\$ 2,500.00</u>

Total-----\$89,156.35



PARAGON ENGINEERING, INC.

P.O. Box 2872
2784 Crossroads Blvd., Suite 104
Grand Junction, Colorado 81501 (303) 243-8966

60-78

Dec

December 3, 1979

Ron Rish
City Engineer
Grand Junction, CO. 81501

*File
city*

Dear Ron:

The following procedure will be used at Filing 5 of Spring Valley to bring that project to a point that we can recommend acceptance of the project to the City.

All unacceptable concrete will be repaired or replaced.

All trench settlement damaged pavement, etc. will be patched. This work will be completed this year if possible.

Next spring a 1 1/4" overlay will be done to all of Filing 5.

Very truly yours,

Robert P. Gerlofs

RPG/kk

cc: Barru Homes
Discovery '76

*CC: Kenney
Patterson
Metener ✓
Wysocki RPA*

12-4-79



PARAGON ENGINEERING, INC.

P.O. Box 2872
2784 Crossroads Blvd., Suite 104
Grand Junction, Colorado 81501 (303) 243-8966

December 10, 1979

Paul Barru
Barru Homes, Inc.
P.O. Box 368
Grand Junction, CO. 81502

Dear Paul:

As you requested, the following calculations for structural section treat 28 Road as a "local" street.

Using minimum EDLA of 18 kip,
 $R = 10; S = 3.7 \implies SN = 1.95$
2" HBP = (2) (0.44) = 0.88
8" ABC = (8) (0.14) = 1.12
SN = 2.00 vs 1.95 minimum

I hope this will help in your negotiations.

Very truly yours,

Katy F. McIntyre

KFM/kk



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

December 17, 1979

Mr. Paul Barru
Barru Homes Inc.
2463 Highway 6 & 50
P. O. Box 368
Grand Junction, CO 81502

File 60-73

Dear Paul:

Re: 28 Road adjacent to Filing No. 5 of Spring Valley

city

In response to your letter of December 3, 1979, I had performed an analysis on September 12, 1979, based on the Corn proposal of August 29, 1979, as requested when you visited in September. No one has contacted me as I related at our on-site meeting recently but I did retain the analysis. Although my figures for quantities and unit prices did not agree with the Corn proposal, the estimated cost total of your responsibility which I came up with is \$42,000 based on 17 ft. of mat and no sidewalk on your side of 28 Road. This estimate is based on our bid experience in 1979 and also assumes the storm inlet and storm sewer "SD" are or will be constructed by you as part of Filing No. 5.

I have reviewed the Corn proposal of November 30, 1979, and their estimated total of \$89,156.35 seems reasonably compatible with the aforementioned \$42,000 estimate of your responsibility expressed in 1979 costs.

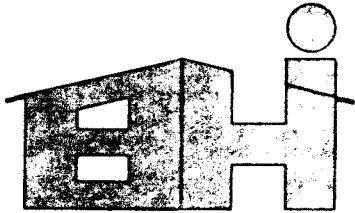
If you feel the \$42,000 estimate is reasonable, please use this letter as a basis for the letter of credit. I am available to discuss the matter further and/or to explain the basis of my analysis. I assume the improvements agreement for 28 Road and Cortland Avenue adjacent to Filing 6 will be executed separately.

Very truly yours,

Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Paragon Engineering
John Kenney
Karl Metzner ✓
Jim Patterson
Jim Wysocki

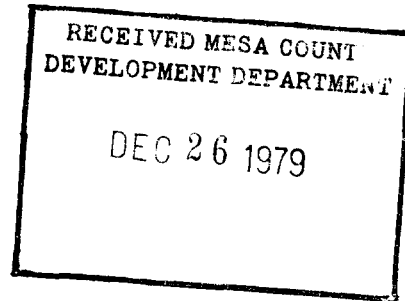


60-188
File - Spring Valley
Filing 6
K...

BARRU HOMES INC.

P.O. BOX 368 - • - GRAND JUNCTION, COLORADO 81501
OFFICE ADDRESS 2463 HIWAY 6 & 50 • PHONE 303-245-4114

December 20, 1979



Mr. Ronald E. Rish, PE
City Engineer
City of Grand Junction
P. O. Box 968
Grand Junction, Co. 81502

Dear Ron:

In response to your letter of December 17, 1979, we feel constrained to reject your estimate of \$42,000 as reasonable for the following reasons:

1. The Corn proposal of August 29, 1979 has no bearing on our discussion. As you indicated in our on-field site, it was based on the wrong profile with the wrong specifications. Therefore, we totally discarded it and had a brand new estimate made, based upon the profile which you actually reviewed and accepted, as provided by Paragon Engineering. That bid, as indicated in your letter, was for \$89,156.35.

2. However, there are some pertinent factors that need to be evaluated in that bid and these need to be set in the context of the following assumptions:

We are responsible for the cost of one-half of a standard residential street, which includes 17 feet of mat. By implication this also includes the normal traffic flow of a standard residential street and a design criteria acceptable under common engineering standards based upon the R factor which you deemed adequate for that street. Furthermore, it does not include special site features on that portion of the street right-of-way that are in the county and not on our side of the road, nor does it include any additional matting required to make it a collector street, nor additional base required to make it a collector street. With these assumptions, we have asked our engineering firm to give us recommended design criteria for a standard residential street on this section of road. We will comment on the cost of producing such in a subsequent paragraph.

3. Based upon the actual construction criteria of a collector road, enclosed, you will find a copy of a letter from Corn Construction Co. indicating that our half of the road represents only 31.9% of the total cost of the improvement of this section of 28 Road. If we take 17/21 of this amount

Ronald E. Rish
December 20, 1979
Page 2

we have our proportionate share of developing a 17' portion of a collector road. We further need to reduce the gravel number by 50% to conform to the residential street design standards. At that point we have come up with the amount we feel, under the criteria that you set in your letter of February 26, as representing the existing City Council policy at the time this subdivision was approved.

A further comment, merely for clarification, is that our bid represents what a contractor in this valley is willing to do, on site, in the Spring of 1980. What the bidding and cost procedures of the City of Grand Junction are is really irrelevant to us. We are prepared to document that the city pays a surcharge for whatever reasons, of between 40% and 60% for most of their road work. To ask a private developer to be bound by this premium, when we stand prepared to perform this work at this cost, at this time, if the city were ready to accept it, is really not reasonable.

In conclusion, if a letter of credit of \$24,516.00 is acceptable, we are prepared to deliver such within one week of notification from you of its acceptability. If it is not, we would appreciate, at your earliest convenience, a meeting to discuss what rational obtains, other than that which we have outlined in this letter above.

Thank you for your prompt attention to this matter.

Very truly yours,

BD-'76

by Paul S. Barru

PSB/kk

sc: Jim Wysocki
Robert P. Gerlofs
Connie McDonough ✓
Steve Heald
Doug Holling
Carl Metzner
Jim Patterson
Jack Kenney

MEMORANDUM

Conni

Kane

Reply Requested

Yes No

File Spring Valley Filing 6

Date

Dec. 27, 1979

To: (From:) Jim Patterson

From: (To:) Ron Rish

RRR

SUBJECT: 28 Road at Spring Valley Filing No. 5

I feel constrained to reject Mr. Barru's proposal as presented in his letter of December 20, 1979, which was copied to you and a few other people.

Jim, the situation on the improvements responsibility for 28 Road has developed to where I respectfully give it to you and the City Manager. My attached memo of August 9, 1979, lists nine (9) occasions where Mr. Barru and/or his engineer were notified in writing of his responsibility to present a letter of credit as directed by City Council on May 3, 1978. These letters date from May 11, 1978 to July 11, 1979, and I don't think letter exchanges are getting us anywhere.

Attached is a marked-up cost estimate which I did on September 12, 1979, on an August 29, 1979, proposal from Corn Construction. My estimate of costs are based on 1979 bid prices and on the actual design as approved. These facts are not negotiable and stand as the City Engineer's estimate. Will Corn Construction determine the developer's cost responsibility or will the City of Grand Junction? (Refer to Mr. Barru's "math" in Dec. 20th letter)

It is my strong recommendation that Barru Homes Inc. be notified in writing to construct the curb and gutter and 17 ft. of pavement (2" asphalt on 16" base as designed and approved) adjacent to the curb and gutter. The attached profile shows the new pavement is at almost the same grade as the existing so matching the pavements (new to existing) smoothly at the matchline which would be 3-1/2 feet west of centerline should be possible. This notification is in accordance with Paragraph 1 of the April 3, 1978, agreement letter submitted by Barru Homes.

I also wish to point out that to my knowledge the City has never signed the April 3, 1978 agreement letter. Paragraph 4 states they are ready to do the work for a period of one year after completion of development. The May 3, 1978, City Council meeting minutes refer to a letter of credit to "run for three years". Time is running out.

Regardless of details, I feel the City should have the advantage of Mr. Barru's stated capability to secure the construction work without a "40% to 60% cost surcharge". Some minor adjustments in the profiles for 28 Road and Cortland Avenue may be necessary in order to construct the improvements but since we do not have an improvements agreement for that filing yet, I am confident Mr. Barru's engineers will have sufficient time to make a few minor grade adjustments. Please notify me of the decision and I am available to discuss engineering matters with Mr. Barru's engineer. I feel he can obtain a more comprehensive response to development questions, such as his financial responsibilities, from the Development Director or the City Manager.

Enclosure

- cc: Gerry Ashby
- John Kenney
- Conni McDonough
- Jim Wysocki

65-78



Paul
File:
Spring Valley
filing
5#6

City of Grand Junction, Colorado 81501
250 North Fifth St., 303 243-2633

January 2, 1980

Mr. Paul S. Barru
Barru Homes Inc.
P. O. Box 368
Grand Junction, CO 81502

Dear Mr. Barru:

Re: Spring Valley Filing No. 5

In compliance to City Council actions which on December 21, 1977, approved Filing No. 5 subject to an improvements agreement and on May 3, 1978, approved accepting a letter of credit to run for three years or until the road is constructed by the developer, whichever occurs first; and, in compliance with your letter of April 3, 1978, which states in part "...we stand prepared to install to City specifications vertical curb and gutter and patch in blacktop to the existing roadway upon an appropriately designed base..." and "We will do either one for that portion of Spring Valley that has been platted along 28 Road upon notification by the City that they deem the time appropriate,That time shall not exceed sixty days from the advent of suitable weather for this type of work.", the City deems that this year is the appropriate time for the construction of the portion of 28 Road for which you are responsible.

Although we have not received a letter of credit for the improvements, your commitment can be met by constructing the portion of the road for which you are responsible. We feel that it is reasonable to construct the road at this time because according to the plans that your engineer submitted and which were approved by the City Engineer, the new construction will closely align with the existing elevations and no serious problem will exist at the interface of the new construction with the existing improvements.

You should be prepared to construct to City specifications, with design and construction specifications to be approved by the City Engineer prior to beginning construction, the portion of 28 Road for which you are responsible when suitable weather allows for that type of construction this year. I will again make the request to you in writing no more than sixty days from the advent of suitable weather for this type of work.

Yours truly,

James E. Patterson, Jr.
Director of Public Works

cc - Ron Rish
Conni McDonough ✓
Jim Wysocki



Planning
File

City of Grand Junction, Colorado 81501

250 North Fifth St. 303 243-2633

February 15, 1980

Mr. Paul S. Barru
Barru Homes, Inc.
2463 Highway 5 & 50
Grand Junction, Colorado 81501

Re: Spring Valley Filing #5

Dear Mr. Barru:

Pursuant to our conversation February 11, 1980, and after many letters and communications between the engineers and planning personnel, we have determined the developers' share for 28 Road on the east of Spring Valley Filing #5 and 1020 feet more or less of 28 Road adjacent to and included in Filing #6. (Additional obligations exist further north on 28 Road and on Courtland Avenue.)

The minutes and earlier conversations indicated your portion of 28 Road would be a "residential street" construction of 17 feet of 2 inch mat with base, vertical curb and gutter, appropriate storm drainage to meet a street section to accommodate the traffic projected to come off Hawthorne (Paragon Engineering's traffic figures), agreed upon by the City Engineer.

The calculations indicate a residential street and traffic generation from Hawthorne as follows:

AASHO Interim Guide, 1972 edition:
Hawthorne - 1,000 ADT (average daily trips), assume 500 East and 500 West and 5% of this traffic is trucks.
(These figures are based on Paragon's calculations for Filing #5.)
Soil condition factors and traffic projections require 2 inches of asphalt and 10 inches of appropriate base. (Residential condition).

The balance of the necessary 16-inch base for a 28 Road collector street would be purchased by the City using a unit cost basis. These unit costs and quantities would be presented to the City for concurrence prior to the beginning of work. The 28 Road right of way for a collector street indicates a 20½ foot section for the west half of the street.

Mr. Paul S. Barru
February 15, 1980
Page 2

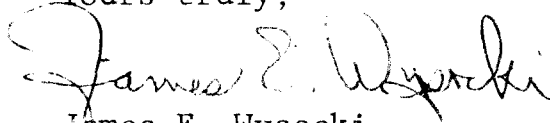
The City will accept the entire costs for 3½ feet of the proposal and the balance of the base to accommodate a collector street - 6 inches of base under the 17 feet.

The City agrees the developer will complete this project by August, 1980.

It is understood the balance of Filing #6 on 28 Road and Courtland Avenue (F 3/4 Road) will be put in consistent with the above agreement at a time consistent with Filing #6 development.

Thanks for your cooperation.

Yours truly,



James E. Wysocki
City Manager

JEW:jc

Concurrence by Barru Homes, Inc.:

Paul S. Barru



City of Grand Junction, Colorado 81501

250 North Fifth St. 303 243-2633

October 7, 1980

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

Dear Bob:

Re: Spring Valley Subdivision - Filing 5

As requested, I have inspected the street improvements in the above this morning. Enclosed is a list of the physical deficiencies observed.

Very truly yours,

Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc w/encl: Rob Bright
Jim Patterson
Jim Wysocki

Spring Valley Filing 5:

Insp. Oct. 7, 1980

Begin Insp. 9:00 A.M.

Rex Price, Jim Patterson, Ron Rich

① Start-east side Beechwood @ Barberry Ave.

1 length sidewalk formed & not poured @ s. end on east side

Replace rough MH cover in sidewalk w/ smooth top.

3rd C & G panel north broken.

Replace broken (and attempted "repaired") sidewalk panel on east side opposite 2908 Beechwood.

Replace broken sidewalk panel on east side @ south end of property @ 2305 Pheasant Run Circle, of Beechwood

Replace 2 broken sidewalk panels on east side of Beechwood @ mid-lot of @ 2305 Pheasant Run Circle,

② SW corner of Beechwood & Pheasant Run Circle,

(Proceed down south side of Pheasant Run Circle.)

Replace broken sidewalk panel on west side of Pheasant Run Circle @ 2305.

Replace "chunked-out" curb & gutter section adjacent to north edge of driveway @ 2307 Pheasant Run Circle

Repair (properly please) chunked out curb near inlet @ 2311 Pheasant Run Circle,

Clean concrete gutules from sidewalk @ 2311, Pheasant Run Circle, and 2313

Replace broken curb & gutter adjacent to east side of drive apron @ 2313 Pheasant Run Circle.

Replace broken curb & gutter panel near east end of 2315 Pheasant Run Circle.

Remove forms & cleanup debris @ west side of drive apron @ 2325 Pheasant Run Circle.

Zof 11
Oct. 7, 1980
Insp.

Spring Valley - Filing 5 (cont.)

Fill void under sidewalk @ 2325 Pheasant Run Circle. - Replace 2 broken sidewalk panels -

(Probably related to huge void under walk).
Replace broken curb & gutter adjacent to above-mentioned sidewalk @ 2325 Pheasant Run Circle.

Repair (properly please) chunked-out curb @ 2325 Pheasant Run Circle.

Replace broken curb & gutter near east end of 2325 Pheasant Run Circle.

Replace broken curb & gutter @ 2401 Pheasant Run Circle.

Replace broken sidewalk (improperly repaired) @ 2419 Pheasant Run Circle.

Replace broken sidewalk (improperly repaired) adjacent to east side of driveway @ 2419 Pheasant Run Circle.

Repair (properly) curb and sidewalk edge which are "chunked out" near west end of 2427 Pheasant Run Circle.

Repair (remove loose PCC chunks & patch w/epoxy) west corner of driveway @ curb @ 2515 Pheasant Run Circle.

Replace (2) broken sidewalk panels @ driveway @ 2515 Pheasant Run Circle.

Replace broken sidewalk and curb & gutter panel @ west property line of 2525 Pheasant Run Circle.

Repair gouge w/epoxy in sidewalk @ 2525 Pheasant Run Circle.

Replace broken (and heavily-globuled) sidewalk panel @ east end of 2531 Pheasant Run Circle.

3 of 11
Oct. 7, 1980
Insp.

Spring Valley - Filing 5 (cont)

Replace broken sidewalk panel @ driveway of 2533 Pheasant Run Circle.

Re-repair two chunks in curb @ 2533 Pheasant Run Circle (patches have shrunk)

Patch asphalt adjacent to gutter @ 2910 Pheasant Run Circle.

Replace broken sidewalk _{panel} @ 2910 Pheasant Run Circle

Replace broken sidewalk panel @ north end of 2910 Pheasant Run Circle.

Replace broken sidewalk panel adjacent to north side of driveway @ 2920 Pheasant Run Circle (improperly repaired).

Repair properly (remove chunks & epoxy patch) interface of drive apron curb & street curb on north side of drive @ 2920 Pheasant Run Circle.

Remove PCC globules at driveway edge of sidewalk @ 2940 Pheasant Run Circle.

Patch "chunked-out" edge of curb @ north corner of drive @ curb @ 2940 Pheasant Run Circle.

Replace broken (in 3 places) sidewalk panels (2) @ 2950 Pheasant Run Circle.

Repair (epoxy patch) chunks in 3 sidewalk panels @ 2950 Pheasant Run Circle.

Replace broken gutter (2 places) @ driveway @ 2950 Pheasant Run Circle.

4 of 11
Oct. 7, 1980
Insp.

Spring Valley - Filing 5 (cont)

Repair (epoxy patch) chunk in curb @ west edge of drive @ 2958 Pheasant Run Circle.

Remove globules from gutter @ east end of drive @ 2960 Pheasant Run Circle.

Replace broken curb & gutter @ NE corner Pheasant Run Circle & Beechwood.

3) Pheasant Run Circle & Beechwood. (proceed back on Pheasant Run Circle on north side)

Replace broken cross-pgn panel on Beechwood @ North end Pheasant Run Circle.

Replace broken curb & gutter panel (3rd one south from Beechwood on north side of Pheasant Run Circle.

Replace broken (3 panels) sidewalk west of drive @ 2961 Pheasant Run Circle

Repair chunk in curb west of driveway @ 2961 Pheasant Run Circle.

Replace broken (and improperly repaired) sidewalk panel @ street corner @ 2961 Pheasant Run Circle

Replace 3 broken curb & gutter panels @ corner @ 2961 Pheasant Run Circle.

Repair chunked-out curb top @ 2961 Pheasant Run Circle

Replace broken sidewalk panel @ private walk @ 2961 Pheasant Run Circle.

Replace 2 broken sidewalk panels @ south end of 2961 Pheasant Run Circle.

Oct. 7, 1980

Insp.

Spring Valley - Filing 5

Replace drive apron & gutter (partial)
 @ 2945 Pheasant Run Circle, (where some
 attempt at repair was made - shrinking) Also
 no contraction joints in entire width of driveway.
 Re-repair joint @ north edge of drive apron

@ 2939 Pheasant Run Circle.

Replace broken sidewalk panel @ driveway @ 2939
 Pheasant Run Circle.

Replace broken (in 2 places) sidewalk panel @
 2929 Pheasant Run Circle.

Adjust sunken water valve box & repair
 asphalt around it @ 2530 Pheasant Run Circle.

Replace broken sidewalk panel @ 2530 Pheasant
 Run Circle.

Replace broken curb & gutter panels adjacent
 to east ⁿ sides of driveway @ 2530 Pheasant Run Circle.
 (and west)

Repair (epoxy-patch) chunk from sidewalk edge
 @ 2520 Pheasant Run Circle.

Replace broken sidewalk panel @ driveway
 @ 2520 Pheasant Run Circle.

Replace broken sidewalk panel @ mid-lot
 @ 2520 Pheasant Run Circle (2 cracks).

Eliminate "tripper" in sidewalk @ 2428
 Pheasant Run Circle.

Oct. 7, 1980

Insp.

Spring Valley - Filing 5

Repair chunks in curb top @ 2328 Pheasant Run Circle.

Clean up the concrete & wood shavings debris @ 2310 Pheasant Run Circle.

Replace broken sidewalk on south side of 2310

Repair chunked-out curb top @ 2310

Replace 2 broken panel curb & gutter @ corner (south of inlet) @ 2310 Pheasant Run Circle.

Replace broken curb & gutter panel north of inlet @ 2310 Pheasant Run Circle.

Replace 4 sidewalk panels south of driveway @ 2912 Beechwood.

Repair chunked curb @ north corner of driveway @ 2912 Beechwood.

④ Corner of Beechwood & Pheasant Run Circle.

Repair (epoxy patch) @ east corner of drive - chunk in curb @ 2926 Beechwood.

Replace broken sidewalk panel @ west end of 2932 Beechwood.

Replace drive apron (broken) @ 2938 Beechwood.

Replace broken curb & gutter panels (2) @ 2944 Beechwood.

Replace broken (& improperly repaired) sidewalk panel @ 3008 Beechwood.

⑤ Corner of Hawthorne & Beechwood (proceed east on Hawthorne)

7 of 11
Oct. 3, 1980
Insp.

Spring Valley - Filing 5

Repair (epoxy patch) chunks in rampwalk @
SE corner of Beechwood & Hawthorne.

Replace broken sidewalk panel (improperly repaired)
@ 2625 Hawthorne.

Note: We did not inspect anything on 28 Rd.

Replace 2 broken sidewalk panels @ 2624
Hawthorne.

Replace broken gutter (2 places) @ driveway
@ 2624 Hawthorne.

⑥ Hawthorne & Beechwood (proceed up Beechwood to
back of lots on Hawthorne.)

Replace broken sidewalk panel on west side of
Beechwood near back property line of 2510 Hawthorne.

Replace broken (and improperly repaired) curb & gutter
panel on west side of Beechwood @ 2510 Hawthorne.

Backfill curb & cleanup on west side of Beechwood
@ 2510 Hawthorne.

Replace broken grate @ NW corner Hawthorne & Beechwood

⑦ Hawthorne & Beechwood (proceed west on north side
of Hawthorne)

Replace broken (and improperly repaired) gutter
at east edge of drive apron @ 2420 Hawthorne.

Repair (epoxy patch) chunk in sidewalk @ 2226 Hawthorne

Re-repair (improperly repaired) drive apron @
2214 Hawthorne.

Replace (improperly repaired) broken curb & gutter

8 of 11
Oct. 7, 1988

Insp.

Spring Valley - Filing 5

panel @ NE corner of Hawthorne & Applewood.

- ⑧ Hawthorne & Applewood (proceed north on Applewood to north lot line of Hawthorne properties).

Driveway apron missing @ curb-cut on east side of Applewood near north lot line of Hawthorne property.

Broken sidewalk near north lot line of 3201 Applewood.

(proceed east on south side of Hawthorne).

Repair (epoxy patches) "chunked" curb in radius

@ SE corner of Hawthorne & Pleasant Run Street.

Replace broken curb & gutter panel @ 2309 Hawthorne.

Replace broken (east) driveway panel @ 2419 Hawthorne.

Replace broken sidewalk panel @ west edge of driveway on Hawthorne @ 3025 Beechwood.

Replace broken curb & gutter (2 places) panel @ driveway on Hawthorne @ 3025 Beechwood.

- ⑨ Hawthorne & Beechwood (proceed south on west side of Beechwood)

Replace broken curb & gutter panel on Beechwood @ 3025 Beechwood.

Replace broken sidewalk panel @ north edge, driveway @ 3009 Beechwood.

Replace broken curb & gutter panel just south of driveway @ 2959 Beechwood.

9 of 11
Oct. 7, 1980
Insp.

Spring Valley - Filing No. 5

Replace broken sidewalk panel just north of driveway @ 2953 Beechwood and also one @ driveway.

Replace broken sidewalk panel just north of driveway @ 2945 Beechwood.

Cleanup PCC & gravel @ drive apron @ 2929 Beechwood.

Repair (epoxy patch) chunk in curb @ 2921 Beechwood.

Adjust Manhole (in sidewalk) to grade & put smooth top on to eliminate existing "tripper".

Replace broken (and improperly repaired) sidewalk panels (2) @ west end of 2921 Beechwood.

Replace broken sidewalk panel on Beechwood @ 2910.

⑩ Beechwood & Pheasant Run Street (proceed north on Pheasant Run Street)

Repair (epoxy patch) curb top @ 2910 Pheasant Run Street (east side)

Replace broken curb & gutter panel just north of drive @ 2910 Pheasant Run Street.

Replace broken sidewalk panel @ 2918 Pheasant Run St.

Replace broken sidewalk panel @ north edge of driveway @ 2918 Pheasant Run St.

Repair (epoxy patch) large spalled or damaged area in sidewalk @ driveway @ 2932 Pheasant Run St.

Replace broken sidewalk panel just south of driveway @ 2942 Pheasant Run Street.

10 of 11
Oct. 7, 1980
Insp.

Spring Valley - Filing No. 5

- Replace 2 broken sidewalk panels @ north edge of driveway @ 2942 Pheasant Run St.
- Replace broken curb & gutter panel @ mailbox @ 2942 Pheasant Run Street.
- Replace "mosaic" sidewalk panel near north end of 2942 Pheasant Run Street.
- Repair (epoxy patch) chunked edge of sidewalk at driveway @ 3014 Pheasant Run St.
- Replace broken sidewalk panel @ north edge of driveway @ 3014 Pheasant Run St.
- Repair badly chunked top of curb @ 3026 P. R. St.
- Replace broken sidewalk panel near north lot line of 3026 Pheasant Run Street.
- Replace broken sidewalk panels (2) just north of driveway @ 3025 Pheasant Run Street.
- Repair sunken asphalt pavement @ driveway @ 3009 Pheasant Run Street.
- (Replace adjacent broken curb & gutter) - no joint for 20 ft. ±,
- Repair (epoxy patch) apron lip (curb) @ driveway @ 2939 Pheasant Run St. & also chunk in curb top near mailbox.
- Replace broken curb & gutter panel @ 2931 Pheasant Run Street.
- Replace 3 broken sidewalk panels @ driveway @ 2931 Pheasant Run Street.

11 of 11
Oct. 7, 1980
Insp.

Spring Valley - Filing 5

⑪ Beechwood & Pheasant Run St. (proceed south on west side of Beechwood)

⑫ Crocus St.

Replace broken panel (SW corner) of drive apron @ 2936 Crocus.

Replace broken gutter panel @ drive apron @ 2936 Crocus.

Install curb cut & drive apron @ driveway of new house @ SE corner of Crocus & Applewood

Remove PCC globules from sidewalk @ 2921 Crocus
" " " " @ 2911 Crocus

Replace broken gutter panel @ driveway @ 2845 Beechwood.

Repair (epoxy patch) chunks in sidewalk edge & curb @ 2835 Beechwood.

Replace broken curb & gutter panel @ north end of 2815 Beechwood.

End of Inspection - 12:20

CC: Bob Gerlats
Bob Bright
Jim Patterson
Jim Wysocki

Ron Rich
Oct. 7, 1980



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

October 21, 1980

Mr. Robert P. Gerlofs
Paragon Engineering
2784 Crossroads Blvd.#104
Grand Junction, CO 81501

Dear Bob:

Re: 28 Road @ Spring Valley

As requested, yesterday I inspected the street improvements on 28 Road adjacent to Spring Valley Filing 5 and Phase 1 of Filing 6. Enclosed is the list of items observed in that inspection.

Very truly yours,

Ronald P. Rish, P.E.
City Engineer

RPR/hm

Enclosure

cc w/enc - Bob Bright ✓
Jim Patterson
Jim Wysocki
File

Spring Valley Filing 5 & Phase 1 of Filing 6

ZB Road Inspection - October 20, 1980 3:00
w/ Rex Price & Ron Rish

Start @ F 1/2 Rd.

Note: Pavement marking & delineators @ south end) needed. - City will do after acceptance

Install curb ramps @ F 1/2 Rd. - both corners.
Improvements begin 8 panels north of curb return.
Remove 3 panels of PCC debris from ditch north of improvements - Real bad traffic hazard.

Pickup chunk of PCC @ north end of improvements.
Replace broken panel of curb & gutter - 2nd from north.
Backfill behind curb - from north end to 1 1/2 pole-spans north of Hawthorne.

Note: "Temporary" culverts shown at plan @ F 1/2 & Hawthorne Rds. - N/A.


Some chunks of PCC need to be cleaned up near pole # M B-70 SPSK 4-40. #79.

Sidewalks on both sides of Hawthorne should be extended to curb on ZB Rd. & curb ramps installed. They just end in the earth about 15' short of tying in.

Backfill behind curbs @ Hawthorne.
Replace broken panel of curb & gutter in radius @ SW corner of Hawthorne & ZB Rd.

Remove forms, PCC debris & backfill curb @ 5th panel north of inlet.

Patch chunk left in curb @ south end of replaced panel in previous comment.

Inlet. ? ?  PVC to west? Check when insp. storm sewers

Replace curb & gutter panel (2nd south of inlet) where 1" ± drop occurs in gutter & lowline @ joint.

No expansion joints in curb & gutter @ intersection PC's & PT's. End 4th

Subdivision Replat - Spring Valley filing #5

Date June 5 Item # 60-59

Petitioner PAUL BARRU

Review Agencies Comments

Review Agencies Comments

~~_____~~
PSCO - Rgr easement
across northerly 7 ft. of
Lot 7, Block 10.

Action Taken
P.C. Approved 27 Jun 78
C.C. Approved 7/19/78
Comments

Action Taken
P.C. _____
C.C. _____
Comments

Subject to review
comment.

Subj. to P.C. approval

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) |