Table of Contents

File 1978-0105

Date 9/25/00 Project Name: Westgate Park – Final Plat

Present	Scanned	
		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. **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.** **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.**
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		Sewer Plans & Profile, and details
X		Review Sheet	X		Street Design, Street Plan & Profile
X		Letter from Karl Metzner re: power improvements– 10/15/79	X		Sketch Plan
X	X	Letter from James Biber to Far West Enterprises re: appraisal – 8/21/78	X		Gamma Radiation Survey
X	X	Letter from Theodore Wing to Colorado Dept. re: sewer line ext.-7/25/78-attached sewer location map	X		Utility Composite Plan
X		Declaration of Protective Covenants	X		Preliminary Plan
X		Insurance Policy	X	X	Final Plat on CD ROM - **
X	X	Subdivision Improvements Agreement			
X	X	Letter from Ron Rish to Ted Wing re: comments – 11/22/78			
X		Subdivision Summary Form			
X	X	Review Sheet Summary			
X	X	Letter from Roger Smades to Glen R. Green re: water control– 9/19/78			
X	X	Geotechnical Investigation			
X		Final Application Form			

SUBDIVISION SUMMARY FORM

Mesa County

Type of Submission:
Request for Exemption ____
Preliminary Plan ____
Final Plat X

Date: ____

Subdivision Name: Westgate Park

Filing No. 2

Location of Subdivision TOWNSHIP 1S RANGE 1W SEC 10 ¼ N.W.

Owner(s) NAME Glen R. Green; Charles G. Kohles; John W. Maloney
ADDRESS 2708 F. Road; 1155 Lakeside Dr.; 920 N.W. 130th St.
Grand Jct., CO; Grand Jct., CO; Seattle, Wash.

Subdivider(s) NAME Same
ADDRESS ____

Designer NAME Armstrong Engineers & Associates, Inc.
ADDRESS 861 Rood Avenue
Grand Junction, CO 81501

Type of Subdivision		Number of Dwelling Units	Area (Acres)	% of Total Area
( ) Single Family		____	____	____
( ) Apartments		____	____	____
( ) Condominiums		____	____	____
( ) Mobile Home		____	____	____
( ) Commercial		N. A.	21.760	77.2%
( ) Industrial		N. A.	____	____
	Street		6.432	22.8%
	Walkways		____	____
Dedicated	School Sites		____	____
Reserved	School Sites		____	____
Dedicated	Park Sites		____	____
Reserved	Park Sites		____	____
Private Open Areas			____	____
Easements			____	____
Other (Specify)			____	____
	Total		28,138	100%

Estimated Water Requirements 7500 gallons/day.

Proposed Water Source Ute Water

Estimated Sewage Disposal Requirement 7500 gallons/day.

Proposed Means of Sewage Disposal To City of Grand Junction System

ACTION:

Planning Commission Recommendation

Approval ( )

Disapproval ( )

Remarks _____

Date _____, 19 ____.

Board of County Commissioners

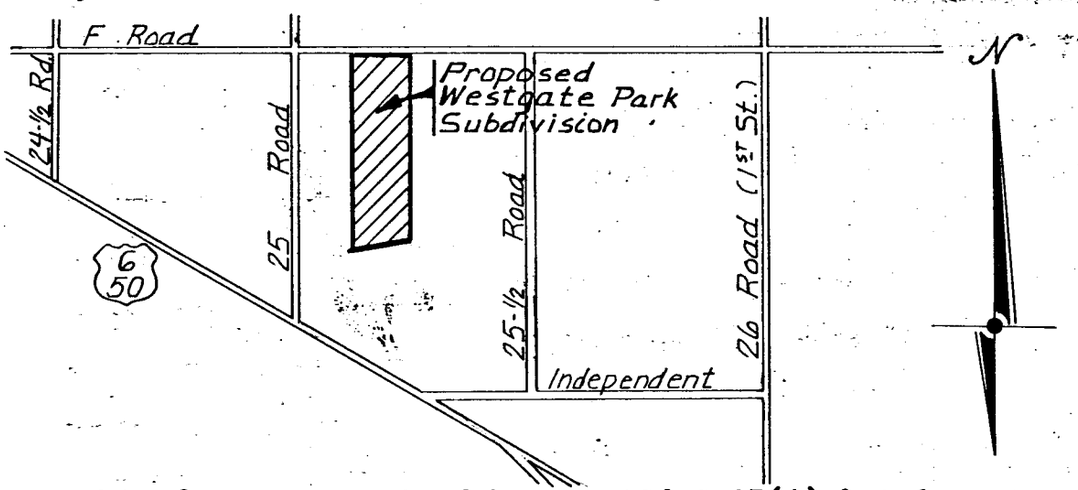
Approval ( )

Disapproval ( )

Remarks _____

Date _____, 19 ____.

Identify Location of Subdivision on Map Below:



Note: This form is required by CRS 106-2-37(4) but is not a part of the regulations of Mesa County.

C59-75

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: Westgate Park ~~Filing No.~~ 2 — NW¼ Sec 10, T1S, R1W, Ute Meridian
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 Westgate Park Filing No. 2, dated August 15, 19 78, the following improvements to County or special district standards.

Improvements	Quantity/Unit	Total Cost	Completion Date
Street grading	6483 cu.yd/0.85	$ 5,511.00	Dec., 1979
Street base	5023 cu.yd/8.18	41,088.00	Dec. 1979
Street paving	16207 SqYd/2.45	39,707.00	Dec. 1979
~~Curbs~~ V-Pans	9724 L.F./2.34	22,851.00	Dec, 1979
Sidewalks			
Storm sewer facilities			
Sanitary sewers			
~~Trunk lines~~ 6" Force Main	340 L.F./5.00	1,700.00	Dec, 1979
Mains inc. 17 manholes	4377 L.F./7.25	31,733.00	Dec. 1979
Laterals or House Lift Stat. Connections	30 Ea. at 100.00	3,000.00	Dec, 1979
~~On-site~~ sewage facilities	L.S.	10,400.00	Dec, 1979
Water mains	4968 L.F./5.95	29,560.00	Dec. 1979
On-site water supply			
Fire hydrants	4 Ea. at 700.00	2,800.00	Dec. 1979
Monuments			
Street lights			
Street name signs			
Survey monument boxes			
Irrigation system *			
SUB TOTAL		$188,350.00	

Supervision of all installations
(should normally not exceed 4% of subtotal) $7534.00

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION $ 195,884.00

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

GEOTECHNICAL INVESTIGATION
WESTGATE SUBDIVISION
GRAND JUNCTION, COLORADO

Prepared for: Green & Green Construction
599 Northgate Dr.
Grand Junction, CO 81501

Job #771094

September, 1978

INTRODUCTION

Westgate Park subdivision is proposed for the site of a variety of sizes of commercial structures. We made this study to assist in determining the best types and depths of foundations for the structures and design criteria for them. Data from our field and laboratory work are summarized in Figures #1 through #8, and Table #1 attached.

PROPOSED CONSTRUCTION

We understand the proposed commercial structures will be typical of existing structures in the Grand Junction area. For the purpose of our analyses, we assumed the maximum column loads to be 15 kips and the wall loads to be 5 kips per foot. If final designs vary from these assumptions, we should be advised to permit re-evaluation of our recommendations and conclusions.

SITE CONDITIONS

The proposed commercial subdivision lies southeast of 25 Road and F Road in Mesa County, Colorado. The surrounding area to the north and west has developed into commercial and light industrial with the majority of the buildings being pre-engineered metal structures with shallow foundation systems. The area to the northeast has been developed into a trailer park. The site slopes to the south and west with a significant fall for runoff. At the time of our investigation, the site was grass and weed covered. The first phase of this development has been built with municipal utilities and paved streets and concrete gutter drains.

SUB SOILS

Our test borings showed from 25 to 28 feet of soft to very stiff silty clays overlying gravel and cobbles. We found no ground water in our test borings during drilling.

FOUNDATIONS

We have considered several types of foundations for the proposed structures, including spread footings on the natural silty clays and structural mats on the natural silty clays. Founding the structures with either spread footings or a reinforced structural mat involves a "normal" risk of foundation movement. We believe considering safety, economy, and the ever present risk of foundation movement involved in any type of structure, spread footings or a reinforced structural mat on the natural silty clays would be the most practical. The foundation criteria included herein is for spread footings only; however, should you decide upon a lower risk alternative such as driven piling, we would be happy to discuss the criteria for them with you.

Spread footings placed below frost depth should be designed for a maximum soil bearing pressure of 2000 psf, and a minimum bearing pressure of 1500 psf, due to the swelling nature of the soil. In areas where deeper foundations are expected for basement construction, a maximum bearing pressure of 1000 psf should be used for your designs. In areas where the excavations show where the soils are considerably wetter than the near surface soils, a maximum bearing pressure of 1000 psf should also be used in your designs.

FLOOR SLABS

We believe the most practical type of floor used in conjunction with spread footing foundations would be a floating slab-on-grade. For slab-on-grade construction, we suggest the following:

1. Place a minimum of 4" of gravel beneath the slab compacted to a minimum of 70% relative density as determined by ASTM D-2049.

2. Provide moderate slab reinforcement and carry the reinforcement through the interior slab joints, but not to foundation walls, load bearing walls, or interior column footings.

3. Omit under slab plumbing. Where such plumbing is unavoidable, pressure test it during construction to minimize the possibility of leaks that result in foundation wetting. Utility trenches should be compacted to a minimum of 95% maximum dry density as determined by ASTM D-698.

WETTING OF FOUNDATION SOILS

Wetting of foundation soils always causes some degree of volume change in the soils and should be prevented during and after construction. Methods of doing this include compaction of "impervious" backfill around the structure, provision of an adequate grade for rapid runoff of surface water away from the structure, and discharge of roof downspouts and other water collection systems well beyond the limits of the backfill.

GENERAL INFORMATION

Our exploratory borings were spaced as closely as feasible in order to obtain a comprehensive picture of the sub soil conditions; however, erratic soil conditions may occur between test borings. If such conditions are found in exposed excavations, it is advisable that we be notified to inspect the foundation excavation.

Reviewed By: ARMSTRONG ENGINEERS & ASSOCIATES, INC.

Edward A. Armstrong By Andrew A. Porter

Edward A. Armstrong, PE-LS
President

Andrew A. Porter, P.E.
Chief-Geotechnical Division

AAP/kh

TEST BORES

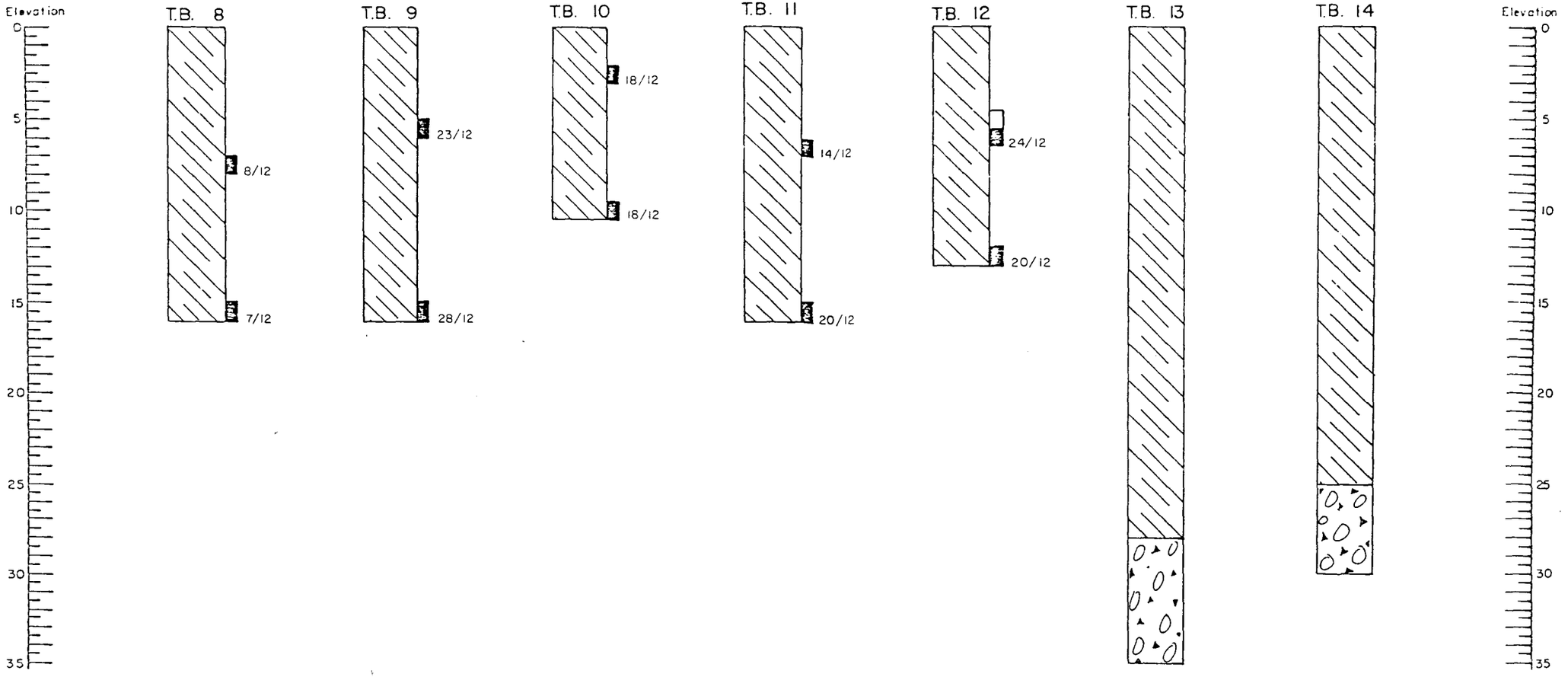
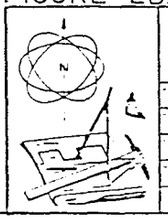


FIGURE 2B.



ARMSTRONG ENGINEERS
ENGINEERING-SURVEYING
CONCRETE & SOILS TESTING

As Shown	GLEN GREEN
9/23/78	SOILS REPORT
KLF	
AAP	SHEET 3 of 3
8/21/78	JOB NUMBER 771094

TEST BORES

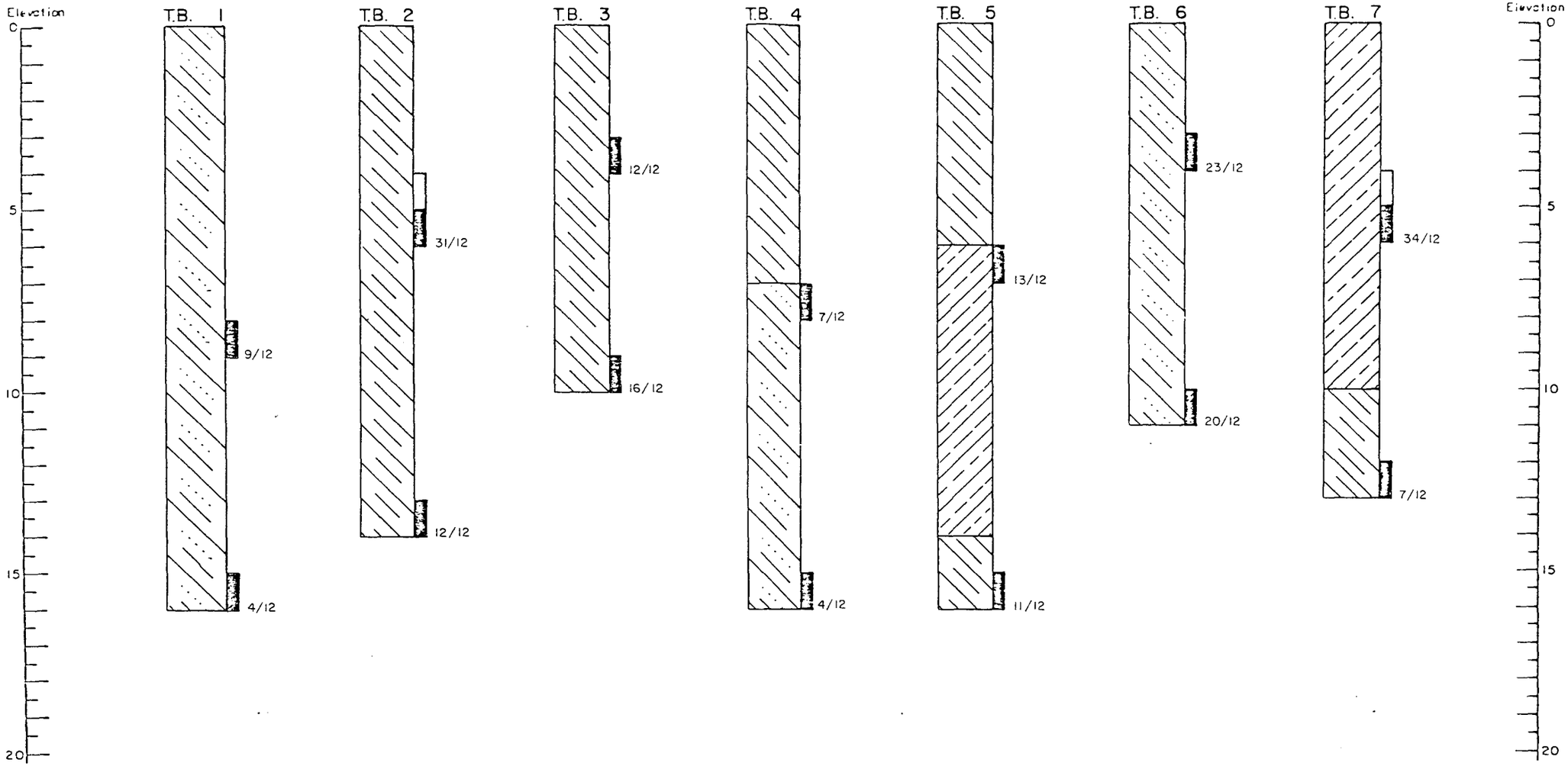
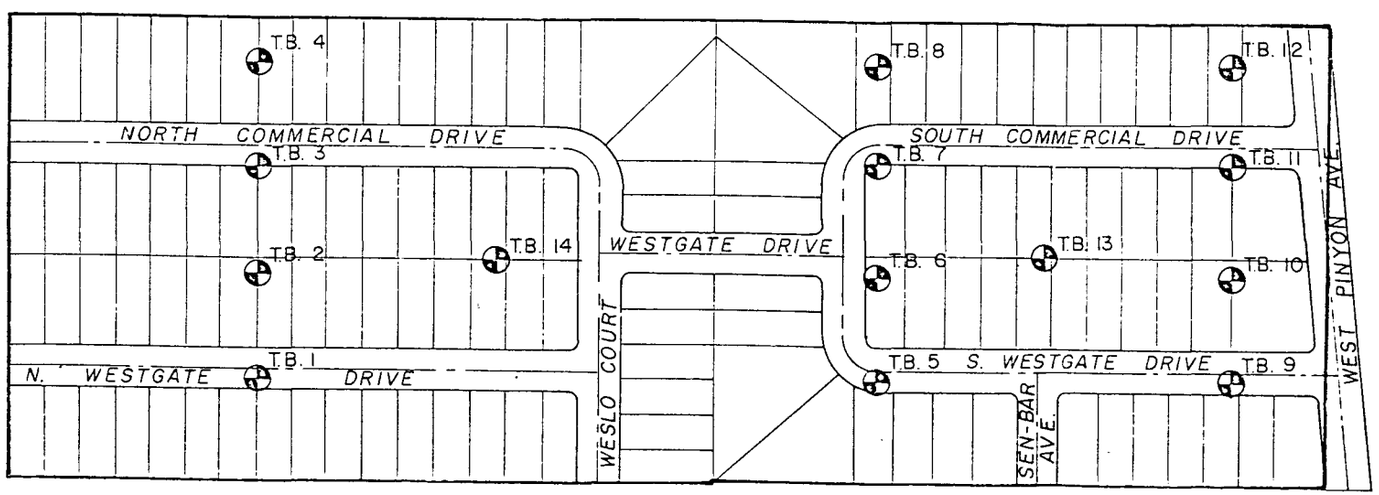


FIGURE 2A.

ARMSTRONG ENGINEERS
ENGINEERING-SURVEYING
CONCRETE & SOILS TESTING

As Shown	GLEN GREEN
9/22/78	SOILS REPORT
KLF	
AAP	SHEET 2 of 3
8/21/78	JOB NUMBER 771094



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LOCATION MAP

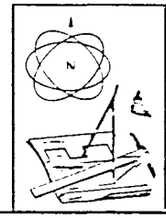
SCALE 1" = 200'

VICINITY MAP

SCALE 1" = 2000'

N

FIGURE 1.



ARMSTRONG ENGINEERS
ENGINEERING - SURVEYING
CONCRETE & SOILS TESTING

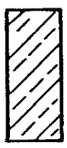
As Shown	GLEN GREEN
9/22/78	
KLF	SOILS REPORT
AAP	SHEET 1 of 3
8/21/78	JOB NUMBER 771094

Topsoil

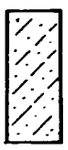
Asphalt w/ Base Course

Fill (Non-Specific)

Silt

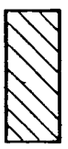


Clayey Silt



Sandy Silt

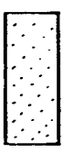
Silty, Sandy Clay



Clay

Silty Clay

Sandy Clay



Sand

Silty Sand

Clayey Sand

Sand, Clay & Gravel

Gravel

Sand & Gravel

Silty Sand & Gravel

Cobbles

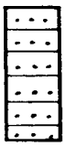
Sand, Gravel & Cobbles

Weathered Zone

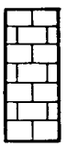
Siltstone

Claystone

Shale (Interbedded Sandstones, Siltstones and Claystones).

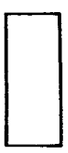


Sandstone

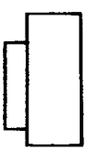


Limestone

Very hard Igneous or Metamorphic rock, i.e.; Granite, Schist, Gneiss, Quartz, etc.



Concrete



Undisturbed Shelby Tube Sample

2 inch diameter Drive Sample (The Symbol 4/12 indicates that 4 blows of a 140 lb. hammer falling 30 inches were required to drive Sampler 12 inches.

Water Table and Number of Hours after Drilling.

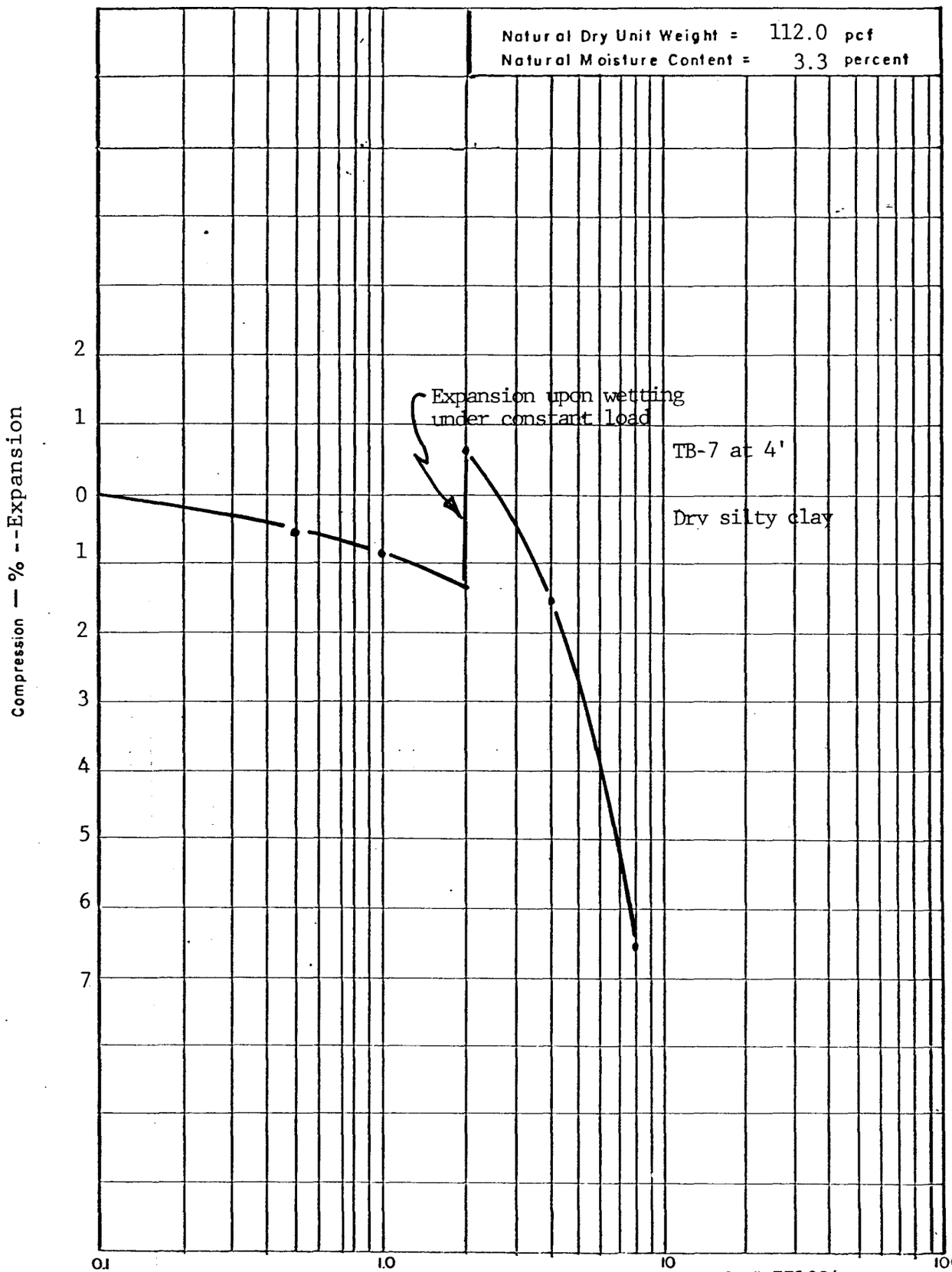
Hole caved in at depth indicated.

Soils Legend & Notes

ARMSTRONG ENGINEERS
ENGINEERING-SURVEYING
CONCRETE & SOILS TESTING

FIGURE # 3

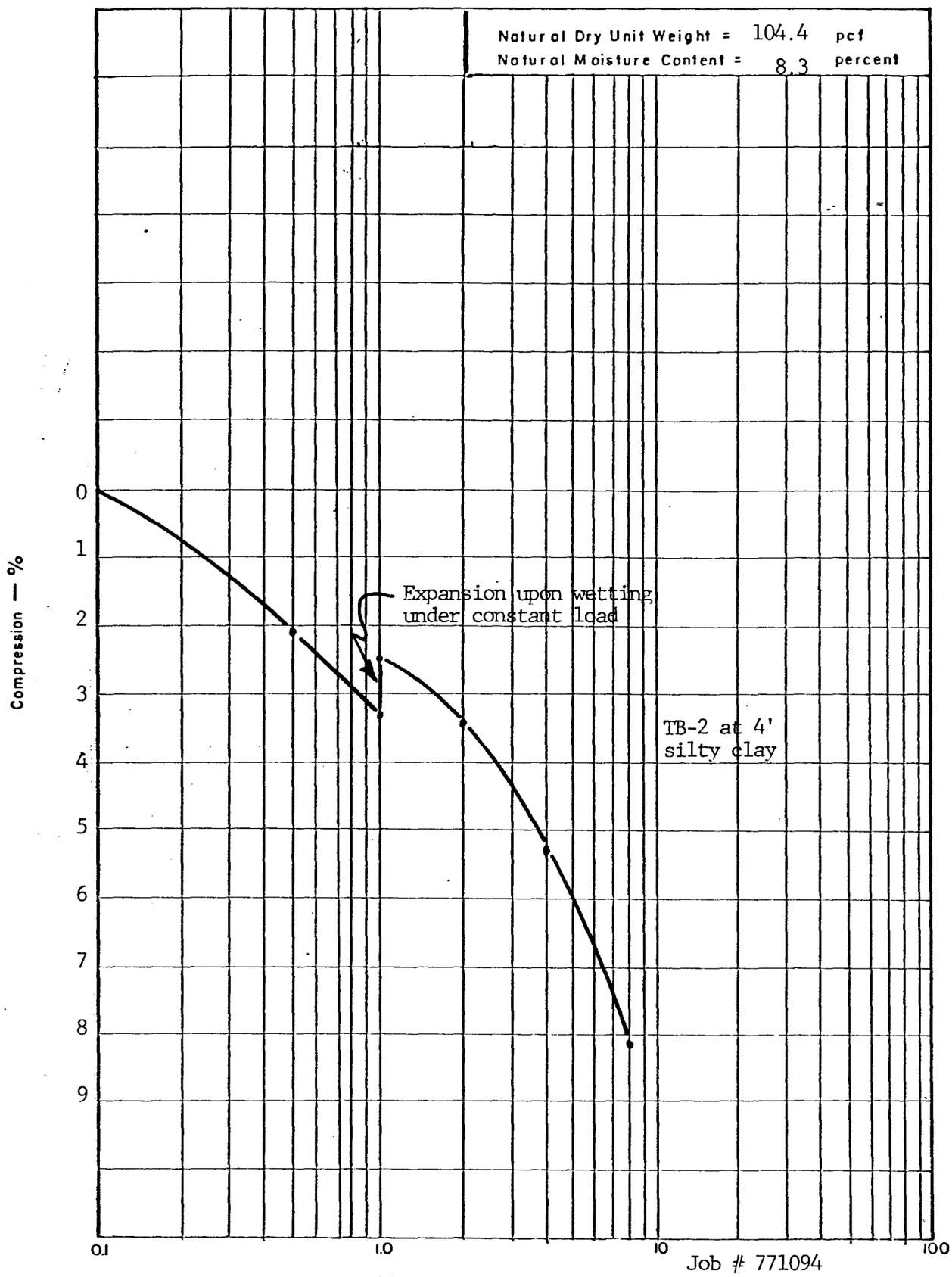
ARMSTRONG ENGINEERS & ASSOCIATES



Job # 771094
Fig. 4

Swell-Consolidation Test Results

ARMSTRONG ENGINEERS & ASSOCIATES



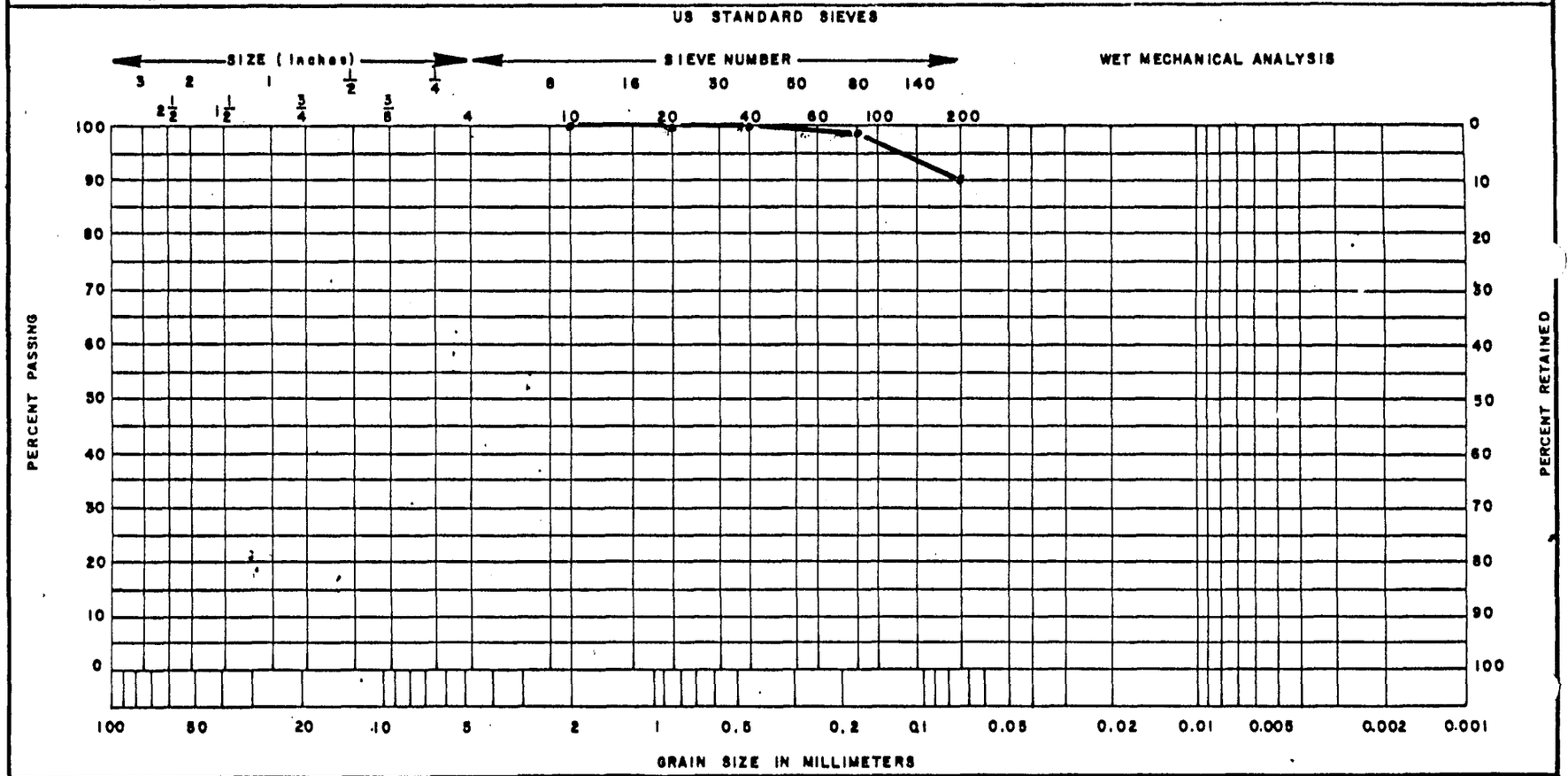
Job # 771094
Fig. 5

Swell-Consolidation Test Results

ARMSTRONG ENGINEERS AND ASSOCIATES
GRAIN SIZE DISTRIBUTION GRAPH AGGREGATE GRADING CHART

DATE: 9-20-78

PROJECT: Westgate Park



EXCAVATION NUMBER	SAMPLE NUMBER	NATURAL % MOISTURE	W_L	W_P	I_P	CLASSIFICATION	REMARKS
	TB-3 at 9'	9.5				Silty clay	

TECHNICIAN (Signature): S. Garrigues

PLOTTED BY (Signature): A. Porter

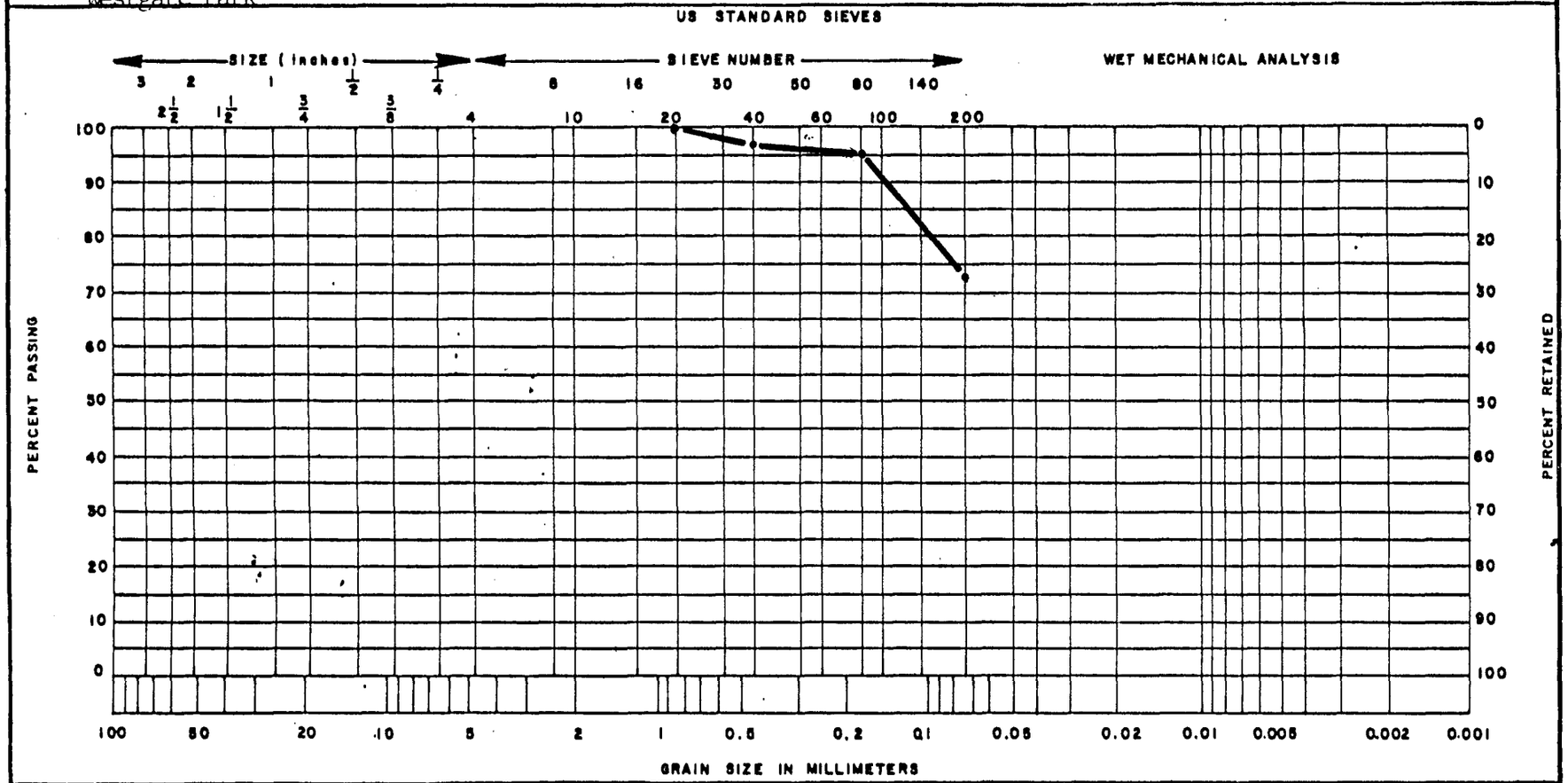
CHECKED BY (Signature): A. Porter

Fig. 6

ARMSTRONG ENGINEERS AND ASSOCIATES
GRAIN SIZE DISTRIBUTION GRAPH AGGREGATE GRADING CHART

DATE: 9-20-78

PROJECT: Westgate Park



EXCAVATION NUMBER	SAMPLE NUMBER	NATURAL % MOISTURE	W_L	W_P	I_P	CLASSIFICATION	REMARKS
	TB-8 at 7'	9.1				Silty Sandy clay	

TECHNICIAN (Signature): S. Garrigues

PLOTTED BY (Signature): A. Porter

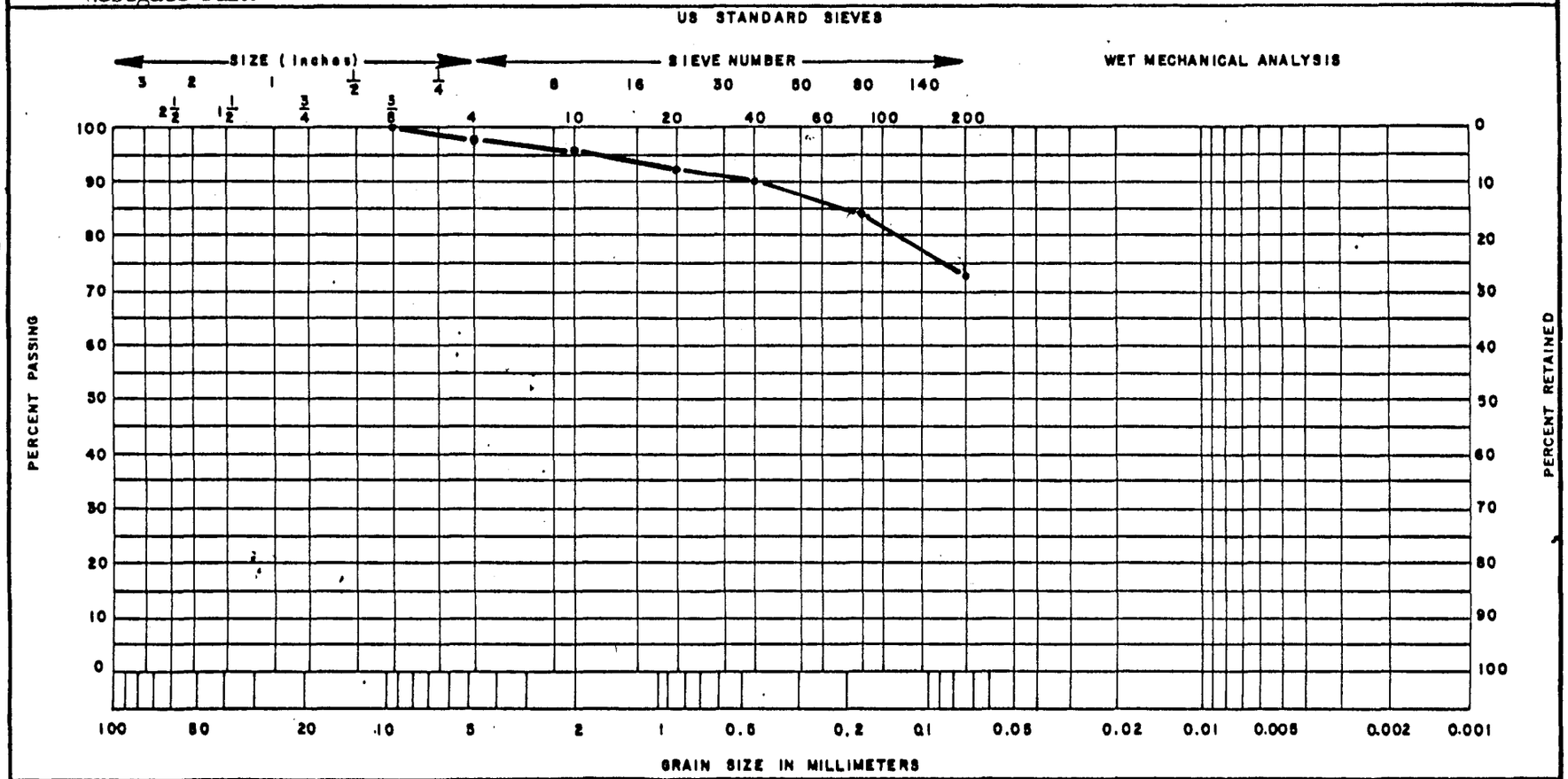
CHECKED BY (Signature): A. Porter

Fig. 7

ARMSTRONG ENGINEERS AND ASSOCIATES
GRAIN SIZE DISTRIBUTION GRAPH AGGREGATE GRADING CHART

DATE: 9-20-78

PROJECT: Westgate Park



EXCAVATION NUMBER	SAMPLE NUMBER	NATURAL % MOISTURE	w_L	w_P	I_P	CLASSIFICATION	REMARKS
	TB-1 at 8'	8.3				Silty sand	

TECHNICIAN (Signature)	PLOTTED BY (Signature)	CHECKED BY (Signature)
S. Garrigues	A. Porter	A. Porter

Fig. 8

JOB NO. 771094

ARMSTRONG ENGINEERS AND ASSOCIATES

TABLE 1

SUMMARY OF LABORATORY TEST RESULTS

HOLE	DEPTH (FEET)	NATURAL MOISTURE (%)	NATURAL DRY DENSITY (PCF)	ATTERBERG LIMITS		UNCONFINED COMPRESSIVE STRENGTH (PSF)	DIRECT SHEAR TESTS QUICK, UNDRAINED		% PASS. #200 SIEVE	SOIL TYPE	STD. PENT. TEST
				LIQUID LIMIT (%)	PLASTICITY INDEX (%)		Ø	COHESION C			
1	8	8.3	111.6	N.V.	N.P.				73.1	Silty Sand (SM)	9/12
	15	27.5	96.5							Silty Clay	4/12
2	5	8.3	104.0	29.7	12.5				99.2	Silty Clay (CL)	31/12
	13	14.6	120.0							Silty Clay	12/12
3	3	11.2								Silty Clay	12/12
	9	9.5							90.0	Silty Clay	16/12
4	7	7.5								Silty Clay	7/12
	15	25.3							99.2	Silty Clay (CL)	4/12
5	6	7.3		20.3	1.8				87.0	Clayey Silt (ML)	13/12
	15	27.4	114.4							Silty Clay	11/12
6	3	8.4								Silty Sandy Clay	23/12
	10	12.5								Silty Sandy Clay	20/12
7	5	3.3	112.0	24.1	N.P.				88.4	Clayey Silt (ML)	34/12
	12	19.9	92.5							Silty Clay	7/12
8	7	9.1	112.5						73.4	Silty Sandy Clay	8/12
	15	24.1	106.0							Silty Clay	7/12
9	5	6.9								Silty Clay	23/12
	15	12.1	110.5							Silty Clay	28/12
10	2	4.0								Silty Clay	18/12
	9½	7.0								Silty Clay	18/12
11	6	5.2								Silty Clay	14/12
	15	18.1	111.6							Silty Clay	20/12
12	5	5.8		25.0	15.6				83.5	Silty Clay (CL)	24/12

JOB NO. 771094

ARMSTRONG ENGINEERS AND ASSOCIATES

TABLE 1

SUMMARY OF LABORATORY TEST RESULTS

HOLE	DEPTH (FEET)	NATURAL MOISTURE (%)	NATURAL DRY DENSITY (PCF)	ATTERBERG LIMITS		UNCONFINED COMPRESSIVE STRENGTH (PSF)	DIRECT SHEAR TESTS QUICK, UNDRAINED		% PASS. #200 SIEVE	SOIL TYPE	STD. PENT. TEST
				LIQUID LIMIT (%)	PLASTICITY INDEX (%)		Ø	COHESION C			
12	12	14.5								Silty Clay	20/12

ARMSTRONG ENGINEERS and ASSOCIATES, INC.
861 Rood Avenue — Grand Junction, Colorado 81501 — (303) 245-3861

July 25, 1978

Colorado Department of Health
4210 East 11th Avenue
Denver, CO 80220
Attn: Mr. Frank J. Roziek

Re: Extension of time for "Site application for Sewer Line Extension for Westgate Park Subdivision, Mesa County #2273."

Dear Sir:

The developers of Westgate Park Subdivision have requested that we prepare the final plat. To complete this work we respectfully request that the approval of the Site Application be extended one year to April 5, 1979. The plan is exactly the same as originally submitted; with the discharge from the lift station going to the City of Grand Junction lines. The lift station has been purchased and is on the site.

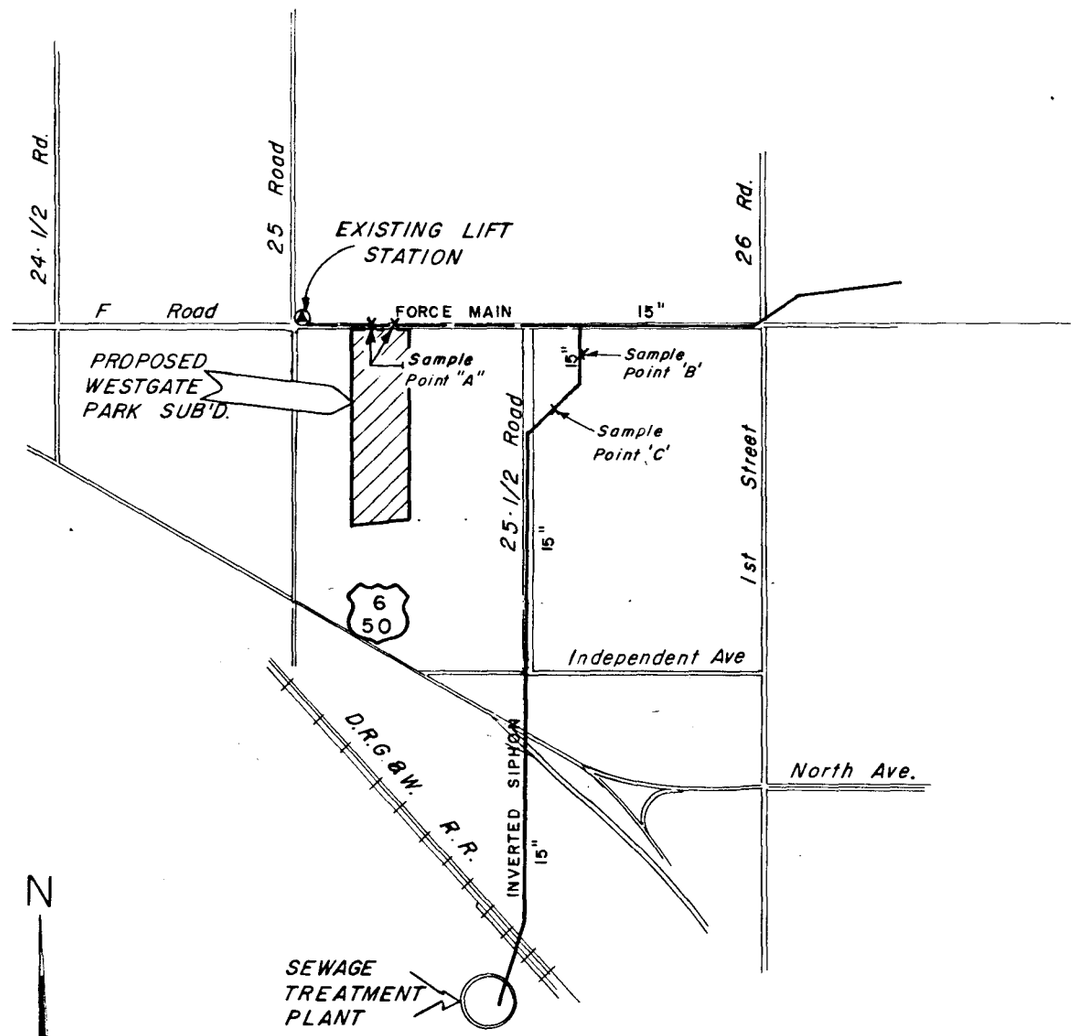
If there are any questions, please contact our office.

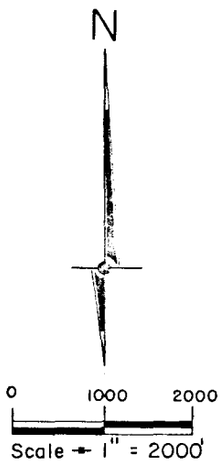
Sincerely,
ARMSTRONG ENGINEERS & ASSOCIATES, INC.

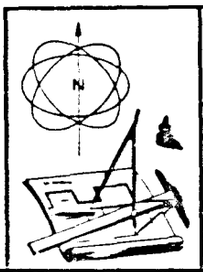
Theodore A. Wing

Theodore A. Wing, P.E.

CC: District Engineer, Richard Bowman
Mesa County Health Department
Mesa County Planning Department
City of Grand Junction







ARMSTRONG ENGINEERS

ENGINEERING-SURVEYING
CONCRETE & SOILS TESTING

SCALE	1" = 2000'
DATE	3/14/77
DRAWN BY	SAD
CHECKED BY	
DATE OF SURVEY	

WESTGATE PARK SUB'D.

SEWER LOCATION MAP

SHEET 1 of 1

JOB NUMBER 771094

James R. Biber M.A.I., C.R.A.
REAL ESTATE APPRAISER – CONSULTANT

SUITE 714 • VALLEY FEDERAL PLAZA
GRAND JUNCTION COLORADO 81501 • 303-245-0697

August 21, 1978

Far West Enterprises
599 North Gate Drive
Grand Junction, Colorado 81501

Gentlemen:

This letter is to provide a summary of vacant land sales data gathered in the process of completing an appraisal on West Gate Subdivision. You have in your possession a formal appraisal report dated August 4, 1978, which details our findings and conclusions regarding the market value of the completed subdivision. Part of our analysis which was excluded from the report involved examining several recent sales of vacant land comparable to the proposed site for the subdivision.

As stated in the report, the market reflects a tremendous price increase for subdivided land over unsubdivided land, even before any development has begun. Consequently, one cannot legitimately estimate the market value of the raw land by starting with the market value of the developed site and taking out all of the development costs. The only reliable method of estimating the market value of the raw land is by direct sales comparison.

Following is a summary of the sales we used in arriving at our estimate of the market value of the subject land:

Sale #1

A tract south of Independent Avenue and west of Highway 6 and 50 sold in late 1976 for $101,200.00. This conveyance was by warranty deed from Ligrani, et al to Hanson, as recorded December 22, 1976 in Book 1089, Page 746 of the records of the Mesa County Clerk and Recorder. This parcel contains 7.71 acres of land which was zoned C; the sale price breaks down to $13,125 per acre or $.30 per square foot. The land was vacant at the time of sale, but Hanson Equipment Company has since constructed the building on the site. This parcel was similar to the subject in terms of terrain and contours, but is in a substantially superior location. After adjusting for time and location, the indicated value was $.27 per square foot.

Sale #2

A parcel between Independent Avenue and the Highway 6 and 50 frontage road sold in early 1977 for $335,000.00. This warranty deed was from Seedig to Lowe, as recorded in Book 1099, Page 21, on March 24, 1977. The 10.9 acres of commercially zoned land were previously occupied by Valley Livestock Company's stockyards. All improvements were removed at a cost of approximately $32,000.00, raising the effective price to $367,000.00 or $.77 per square foot of ground. The location of this property is significantly superior to the subject, both because access and exposure are better and because the parcel lies within the Grand Junction city limits. After adjusting upward for time and downward for location, this sale yielded an indicated value of $.73 per square foot.

Sale #3

A parcel west of 25 Road and south of F Road sold in the summer of 1978 for $294,100. This warranty deed was from Lowe to C.B.W. Builders as recorded in Book 1158, Page 352, on July 21, 1978. The parcel contained 13.05 acres, indicating a price of $22,356 per acre or $.52 per square foot. This ground is also zoned C and is similar to the subject in all major respects. A westerly extension of Sen-Bar Avenue which intersects the subject site, would run through this property. Because no adjustments were required on this sale the indicated value is $.52 per square foot.

Sale #4

A small tract on Leland Avenue at its intersection with 23 3/4 Road sold in the summer of 1978 for $56,700. This sale was also by warranty deed from Sasser to Johnson, as recorded in Book 1157, Page 117, on July 15, 1978. The sale involved a 3 acre parcel of vacant land zoned C. It is similar to the subject in most repects, but is in a location which lacks the access and exposure of the subject. Zoning and terrain were similar to the subject, and the terms and conditions of sale were typical of the market. After adjustments this sale indicated a value of $.53 per square foot.

Sale #5

A tract at the corner of F and 24½ Road sold in the summer of 1978 for $230,000. This warranty deed recorded in Book 1155, Page 513, on June 28, 1978 was from Linneman to Jacobs. The sale involved 10 acres with three older buildings which are currently being leased to Dowell Division of Dowell Chemical. Visual inspection of the property indicated that the buildings have a short remaining economic life; this observation was confirmed in a conversation with the present owner, who indicated that the building may well be removed within one to two years. After removing the value of these buildings, the balance of the sale price amounted to approximately $.48 per square foot of ground. The property is similar to the subject in terms of terrain and zoning, and the terms of sale were typical of the market. Because the location was considered to be inferior to the subjects', we adjusted upward for this factor and added a slight upward adjustment for time. When we had taken out the value of the improvements and made these two adjustments, the indicated value was $.53 per square foot.

After examining these sales and the adjustments required to bring them to the approximate level of the subject, we concluded that sales #3, #4, and #5 were most indicative of market value. Accordingly, we concluded that a figure of approximately $.50 per square foot of gross land area was appropriate. We therefore estimate that, as of August 4, 1978, the market value of the vacant land included in the subject's site was

SIX HUNDRED NINETY-EIGHT THOUSAND FIVE HUNDRED DOLLARS
($698,500.00)

PLEASE NOTE THAT THIS LETTER DOES NOT CONSTITUTE A FORMAL APPRAISAL REPORT. IT IS SIMPLY A SUMMARY OF INFORMATION GATHERED IN OUR RESEARCH FOR AN APPRAISAL ON WEST GATE SUBDIVISION. IT IS INTENDED ONLY FOR USE IN CONJUNCTION WITH THAT APPRAISAL REPORT, WHICH INDICATED OUR FINDINGS AND VALUE ESTIMATE AS OF AUGUST 4, 1978. THE STATEMENT OF PURPOSE, DEFINITIONS, CONTINGENT AND LIMITING CONDITIONS, AND CERTIFICATION OF APPRAISAL CONTAINED IN THAT REPORT APPLY ALSO TO THIS LETTER.

Respectfully submitted,

James R. Biber, M.A.I.,C.R.A.

Robert O. Stevens

ROS/jb

September 19, 1978

Mr. Glen R. Green
2708 F Road
Grand Junction, Colorado 81501

Re: Site Application #2273 - Westgate Park Subdivision - Mesa County

Dear Mr. Green:

This is to inform you that your request for a time extension of the above-referenced site application was approved by the Water Quality Control Commission at its meeting held on September 5, 1978.

This site approval will expire on September 5, 1979. If the construction of the project has not commenced by that date, you must reapply for a new site approval.

This approval does not relieve the owner from compliance with all county regulations prior to construction nor from responsibility for proper engineering, construction, and operation of the facility.

Very truly yours,

WATER QUALITY CONTROL DIVISION

Roger H. Smades, P.E., Chief
Field Services Section

RHS:dec

cc: Mesa County Health Department
Mesa County Planning
Armstrong Engineers and Associates, Inc.
District Engineer

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

November 22, 1978

file

Mr. Ted Wing
Armstrong Engineers
861 Rood Avenue
Grand Junction, CO 81501

Dear Ted:

Re: Westgate Park Subdivision

As requested, I have reviewed the detailed construction plans and pavement design calculations for streets and storm drainage facilities in the above subdivision as submitted November 20, 1978, and have the following comments:

1. A Professional Engineer's stamp and signature should be affixed to the plans.

2. Add the following note to sheet 1.

   "All construction shall be in accordance with City of Grand Junction Standard Drawings ST-1 and ST-2 and shall conform to City of Grand Junction 'Detailed Street and Storm Drainage Construction Specifications, 1978' and City of Grand Junction General Contract Conditions for Public Works Construction GC-37, GC-50 and GC-65."

3. Pavement materials should be labeled as:

   "Hot Bituminous Pavement (Grading D)"
   "Aggregate Base Course (Class 6)"
   "Aggregate Subbase Course (Class 2)"

4. The street typical section is as approved by the City Council on November 15, 1978, and is predicated on no on-street parking being allowed.

5. Street grades are at the allowable minimum. Drainage pattern outlets all street drainage to the west end of Weslo Court. Based on previous discussions with you and Atkins Engineering, I understand you have coordinated the grades at the interface and that Atkins is redesigning the Weslc Subdivision to provide for the storm drainage to outlet to the roadside ditch on 25 Road. I also understand you are coordinating the street alignment and grade for West Pinyon Avenue with Colorado West Survey.

6. From the subdivision plat, I am not clear who owns what at West Pinyon Avenue. In any case, it is necessary that a dedicated public street be constructed on West Pinyon as shown on your construction plans.

7. A detail of the transition at the north end of this filing between the proposed typical section and the existing section should be added to the plans.

8. I have reviewed your pavement design calculations and take no exception to them based on a static CBR value of 5.

When the above comments have been addressed, please submit a revised set of prints for our files and consider the detailed plans to be approved by this office for construction. Thanks for your cooperation in these matters.

Very truly yours,

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

RPR/hm

cc - Glen Green
R. L. Atkins
Del Beaver
John Kenney
Jim Patterson

REVIEW SHEET SUMMARY

FILE#105-78

ITEM WESTGATE PARK - FINAL

MEETING DATE

COMMENTS:

CITY ENGINEER-RISH

1) I don't understand the right-of-way dedication vs property ownership at West Pinyon Ave. Do petitioners own the land they are dedicating or are others also involved?
2) Utility composite shows Typ. Road Section which is not City Std. and is unacceptable to this office.
3) Street sections on street plans 24 mat w/5' gutter pans on 60' ROW. This will accomodate traffic if no on-street parking is allowed. The pans apparently are to accomodate commercial (trucks) access to properties.
4) What will be treatment of remaining 26' of 60' ROW? (ie other than 24 + 5 + 5= 34' paved.)
5) Will pedestrian ways be needed in this development?
6) Pavement thicknesses and other plan details will be addressed by this office when soils & calculations are submitted and detailed construction plan review is requested.
7) All drainage outlets to west via Weslo Court. Is Weslo improved west of this subdivision? What impact will this runoff have west of Westgate Park?
Note: Weslo plans show 4562.80 at ℄ Weslo at ℄ vs Westgate shows 4561.66 at ℄ at ℄. 1'+ diff. Also a grade of Weslo C+ on Weslo Subdivision is uphill at 0.59%. It won't flow uphill guys! What do those catchbasin callouts at ℄ tie to?

CITY UTILITIES
I am presently working with the developer on some changes.

UTE WATER
There are two 6" water lines stubed out on North Commercial Drive and North Westgate Drive. Proper service can be provided by extending these into the preposed addition. Tap fees and extension policies in effect will apply.

PUBLIC SERVICE
Public Service Company Gas has no objection.
Public Service Electric has no objection.
No trees to be planted on front lot line easements.

MOUNTAIN BELL
We have reviewed the final plat of Westgate Park and found the easements and dedication to be adequate as shown.
We appreciate the opportunity of being able to review this plat.

GRAND JUNCTION DRAINAGE
Okay

COUNTY HEALTH
See file for approval stipulations.

COUNTY ROAD
No road plans were received.

MOUNTAIN BELL
Easements and dedication satisfactory as shown.

DEVELOPMENT DEPARTMENT RECOMMENDATIONS
Recommend approval based on staff and review comments and a screen fence 6' in height along the east property line abutting Paradise Valley Mobile Home Park.

Subdivision Westgate Park - Final Plat

Date 10-11-78 Item # 105-78

Petitioner

Review Agencies Comments	Review Agencies Comments

Action Taken

P.C. Approved 10/31/78

C.C. Approved 11/15/78

Comments

Subject to screen fence along M.H. Park.

Action Taken

P.C.

C.C.

Comments

ITEMS REQUIRED FROM DEVELOPER

___Check ___Utility Agreement ___Title Investigation
___Drainage ___Landscaping ___Covenants
___Improvements ___Guarantee ___Annexation ___Other (Specify)