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File 1980-0055
Date 8/15/01

Project Name: Cyphers Subdivision – Replat Lot 1 Blk 1-Stanley Scott

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>			
X	X	*Summary Sheet – Table of Contents			
		Application form			
		Receipts for fees paid for anything			
		*Submittal checklist			
		*General project report			
		Reduced copy of final plans or drawings			
		Reduction of assessor's map			
		Evidence of title, deeds			
X	X	*Mailing list			
		Public notice cards			
		Record of certified mail			
X		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)			
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>					
X	X	Action Sheet	X	X	Planning Commission Minutes - ** - 2/23/82
X	X	Review Sheet Summary	X		Letter from Alex Candelaria to Stanley Scott re: agenda for public hearing – 2/11/82
X	X	Letter from Ronal Rish to Roger Foisy re: final inspection for waterline-12/2/82	X		Form letter re: public hearing to be held 9/17/80
X	X	Letter from Roger Foisy to Ron Rish re: revised drawings – 5/24/82	X		Letter from Alex Candelaria to Stan Scott re: approval of petition with stipulation to resolve unresolved review comments – 9/4/80
X	X	Letter from Ron Rish to Duane Scott re: Oak Court	X		Final Plat Application
X	X	Letter from Ron Rish to Roger Foisy re: comments on street improvements-5/12/82	X		Commitment for Title Ins. From Chicago Title Ins. Co.
X		Power of Attorney - **	X		Letter from Duane Scott to City of Grand Jct. re: building permit postponed until imp. Agreement is finalized – 3/26/82
X		Deed	X		Letter from Cecil Caster, Co West Survey re: Gamma Radiation Survey will be available on 8/4/80 (do not see test in)
X		Record of Final Plat Recording	X		Typical Road Cross Section
X		Letter of request from Duane Scott to City re: extension of the planning approval of project – 2/8/82	X		Standard Drainage Details

REVIEW SHEET SUMMARY

FILE# 55-80

ITEM CYPHERS SUB. ROPIAT LOT1, BLK 3-

DATE SENT TO REVIEW DEPT. 8-06-80

FINAL

DATE DUE 8-18-80

PETITIONER Phipps & Scott

LOCATION N.E. corner of B 3/4 and Pinon St.

DATE REC.	AGENCY	COMMENTS
8-12-80	MT. BELL	No objection.
8-12-80	FLOODPLAIN	Does not appear to be in floodplain.
8-13-80	CITY UTL	None
8-13-80	O.M. IRRG.	No exceptions
8-13-80	O.M. SAN.	This is not O.M. San. It is City of Grand Junction.
8-13-80	O.M. DRAINAGE	No exception
8-18-80	TRANS. ENG.	None
8-18-80	CITY ENG.	Utilities must be installed prior to street construction. Any sewer construction (or water if city system) must be prefaced by submission of detailed construction plans to me for approval. Some, if not all, of the utilities could be existing.

8-18-80 Public Service
Electric: No objection
Gas: 6" utility
casement for R.P.W.
on Pinon should be
changed to 6"
utility casement.

ok - The street plan submitted has several problems which should be corrected prior to their engineer submitting them to me for construction approval:
ok - 1. The pavement design must be backed by design calculations based on soils tests. The design calculations should be submitted with the plans.
34 - 2. They show 30 ft. mat. City standards (and the adjacent Oak Street) are 34 ft. of mat.
3. The size of the storm culvert must be approved by the ditch company. (Note: upstream culverts at East and West Parkview are 48 inches.)
4. The curb and gutter should stop north of B 3/4 Road to allow for future radii (as was

STAFF RECOMMENDATIONS

Zone is R-1-C. Proposed replat lots will meet R-1-C requirements. Recommend approval.

CITY ENG.
CON'T

done on Oak St.)
5. Storm drainage is not piped under Pinon at B 3/4 Road. A power-of-attorney should be granted for full-street improvements on B 3/4 Road. 20 ft. radii should be dedicated at the corners at B 3/4 Road and Pinon Street (as was done on Oak St.)
The petitioner should install full improvements from B 3/4 Rd. to the drain ditch (as indicated on their plans) and should grade and gravel the rest of Pinon to where it meets the paved portion north of the ditch.
I am still waiting for construction test results and as-built drawings for Oak Street.

8-18-80 CITY FIRE

One additional fire hydrant required aprox. 500 feet north of fire hydrant at B 3/4 and Pinon Street to be located on Pinon Street. Water flow and hydrant agreement required.

8-27-80 Park & Rec.

None

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REVIEW SHEET SUMMARY

FILE# 55-80

ITEM CYPHERS SUB. REPLAT LOT 1, BLK 3 DATE SENT TO REVIEW DEPT. _____

FINAL DATE DUE _____

PETITIONER _____

LOCATION _____

DATE REC. AGENCY COMMENTS

8-26-80/GJPC/RIDER/GRAHAM PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE CYPHERS SUBDIVISION- REPLAT LOT 1, BLOCK 3, FINAL PLAT, SUBJECT TO STAFF REVIEW COMMENTS AND WITH THE STIPULATION THAT BEFORE CITY COUNCIL HEARING THE PETITIONER SHOULD MEET WITH THE CITY ENGINEER AND RESOLVE THEIR DIFFERENCES; THAT THE GRAVELLING FROM THE PROPERTY LINE NORTH IS NOT TO BE INCLUDED AS A CONDITION FOR THIS APPROVAL, AND THAT THE PETITIONER MEET WITH THE FIRE DEPARTMENT AND FIND A REASONABLE PLACE FOR A FIRE HYDRANT ON THE PROPERTY, IF ONE IS NECESSARY.

3/5/82 GJPC Minutes
 of 2/23/82

MOTION: (COMMISSIONER DICK LITTLE) "MADAM CHAIRMAN, I MOVE ON #55-80 THAT THE EXTENSION BE GRANTED UNTIL JUNE 1, 1982." COMMISSIONER SUSAN RINKER SECONDED THE MOTION. CHAIRWOMAN QUIMBY CALLED FOR A VOTE AND THE MOTION CARRIED UNANIMOUSLY.

2945-252

Acres 1.05
Units _____
Density _____

CITY ACTION SHEET

File # 505-80

Zone R-1-C

(CYPHERS SUB)

Activity RE-PLAT OF LOT 2 BK 3
Phase FINAL
Date Submitted 8/1/80
Date Mailed Out 8/6/80
Date Posted 8/15/80
Legal Ad Date _____
Date Neighbors Notified--
Planning Commission 8-19-80

Date Neighbors Notified--
City Council _____
Date CIC Legal Ad _____
Hearing Date--
Planning Commission 8/26/80
Hearing Date--
City Council _____
10 Review Period-Return By: 8/18/80

Review Agencies

- Send
- COUNTY ROAD DEPARTMENT
 - MOUNTAIN BELL
 - PUBLIC SERVICE COMPANY
 - FIRE
 - IRRIGATION ORCHARD MESA
 - DRAINAGE ORCHARD MESA
 - SEWER ORCHARD MESA
 - WATER (UTE, CLIFTON)
 - FLOODPLAIN
 - CITY ENGINEER
 - CITY UTILITIES
 - CITY POLICE
 - TRANSPORTATION ENGINEER
 - PARKS AND RECREATION
 - ENERGY OFFICE
 - TECH REVIEW
 - WATER AND POWER RESOURCES

Common Location NE COR OF B 34 RD & DINON ST.

Board	Date	Comments
GTPC	8/16/80	Approved - subject to staff & review comments.
CIC	9/17/80	Approved - Subject to P.C.
GTPC	2/23/82	Approved extension until 6/82
CIC	3/17/82	Approved on CA - sub. to GTPC recommendation

Staff Comments

3/20/82 Sent recording info. KL
5/5/82 Recorded Imp. agree. KL

Original Documents

- Improvement Agreement
- Improvement Guarantee
- Covenants
- Development Schedule

2945-252-03-002 -
-02-002 -
-02-008 -
-007 -
-006 -
-005 -
00-030 -
-029

R. Strouse
286 Pine St.
city 81503

F. Peaslee
2707 B³/₄ Rd.
city - 03

J. Oswald
2721 Unawep
city - 03

F. Steinbeck
250 Sherman Dr.
city - 03

R. Williamson
289 1/2 Pine
city - 03

Stanley Scott
624 Road
city - 81501

K. Haetmanon
291 Pine St.
city - 03

~~R. Phillips~~

J. Gallegos
293 Pine
city - 03

G. Howell
3009 Hill Ct.
city - 01

55-80

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT

MAY 14 1982

City of Grand

May 12, 1982

Mr. Roger Foisy
Colorado West Engineering
835 Colorado Avenue
Grand Junction, CO 81501

Dear Roger:

Re: Pinion Street - Cyphers Subdivision #55-80

As requested, I have reviewed the detailed construction plan for street improvements in the above as submitted on April 6, 1982, and have the following comments:

1. The south end should be modified to show the 20 ft. radii dedicated on the corners and starting the curb, gutter and sidewalk at the PC's.
2. Nothing is shown on the street plan as to how B 3/4 Road drainage will cross under Pinion Street.
3. Show plan, profile and typical section for the gravel street to be constructed by the developer from the north end of pavement to the existing gravel street to the north. It should be 22 ft. wide x 6" thick.
4. Show details for the proposed 36" culvert including (a) pipe profile, (b) any channel modifications, (c) details of how the street inlets will be connected to the culvert, (d) length of culvert sections and (e) station location of culvert.
5. The size and all other details of the culvert must be as approved by Orchard Mesa Irrigation District. I request a copy of their approval letter.
6. I assume Standard Drawings ST-1 and ST-2 and Standard City Specifications will be made available by you to the contractor.

May 12, 1982

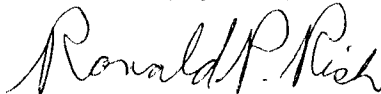
7. You also submitted a print of the Utilities Composite. The utilities should be shown on the street plan so that contractor is aware of them and to make the street records more complete. Our records show the sanitary sewer in Pinion exists and I assume the street contractor will adjust the manhole near the north end to the new pavement grade.

We have no records of the 8" waterline shown in Pinion. This line must be installed to City Specifications prior to paving the street. Detailed construction plans for the waterline should be submitted to me for approval prior to construction.

8. I assume the irrigation company approval will be obtained for the proposed concrete-lined irrigation ditch shown on the utilities composite. The City has no responsibilities toward that ditch.

When the above comments have been addressed, submit revised street plans and waterline plans for approval prior to construction.

Very truly yours,



Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Duane Scott
Orchard Mesa Irrigation District
Bob Goldin ✓
Dick Hollinger
John Kenney
Jim Patterson
Harley Seybold
Ralph Sterry
File

Bob Goldin

COLORADO
WEST
ENGINEERING

CONSULTING CIVIL ENGINEERS
835 COLORADO AVE., GRAND JUNCTION, COLORADO 81501
303/245-5112

May 24, 1982

Mr. Ron Rish, P.E.
City Engineer
City of Grand Junction
Grand Junction, CO. 81501

Re: Cypher's Subdivision
(#227.9)

Dear Ron;

The original drawings for Cypher's Subdivision have been revised and your comments addressed as follows:

- ✓1. The 20 ft. radii have been shown at corners with curb and gutter starting at the PC's.
- ✓2. The existing 12" ϕ culvert along B 3/4 Road is to be left in place and extended 20 feet at each end.
- ✓3. Mr. Scott has instructed us to do nothing concerning this item, inasmuch as approval from City Council deemed this unnecessary.
- ✓4. Culvert details have been shown. There will be no channel modification; the culvert will fit the existing flow line.
- ✓5. Approval from Orchard Mesa Irrigation District came by way of a handwritten note and signature on the bottom margin of our letter asking for approval. A copy is included herewith.
- ✓6. We will include copies of City Standard Drawings ST-1 and ST-2 with the construction drawings that go out. - Need W-1 also.
- ✓7. Utilities have been shown on the street plan. - Need dimension on waterline.
- ✓8. We understand that the City has no responsibility toward irrigation ditches.

Bob, Can you brief me on this & furnish me something in writing for my file?
Ron
6-882

sent follow-up to Rish per Don mid-May

Mr. Ron Rish
Page 2

We hope these changes and additions will be sufficient for approval for construction of Pinion Street, improvements and utilities.

Sincerely,
COLORADO WEST ENGINEERING

by Roger A. Foisy
Roger A. Foisy, P.E.

RAF/tm

cc: Bob Goldin
Jim Patterson

COLORADO
WEST
ENGINEERING

CONSULTING CIVIL ENGINEERS
835 COLORADO AVE., GRAND JUNCTION, COLORADO 81501
303/246-6112

March 24, 1981

Mr. Don Caraway
% Orchard Mesa Irrigation District
196 Webster
Grand Junction, Colorado 81503

Re: Culvert installation,
Cyphers Subdivision (227.9)

Dear Mr. Caraway:

When we did the design work on the replatting of Cypher's Subdivision for Duane Scott, we made a determination of the size of the culvert needed at the north end of Pinion Street. It seemed impossible, because of the nature of the ditch, to determine the volume of water which may flow in the ditch at any given time. Thus, we went upstream to determine the size of other culverts and discovered that sizes varied.

We initially decided to install a culvert that was somewhat larger than the next one upstream. However, at the request of Ronald Rish, Grand Junction City Engineer, we specified an even larger 36" culvert.

After visual inspection of the ditch, it is our opinion that a 36" culvert pipe will be more than adequate.

Sincerely,
COLORADO WEST ENGINEERING

by Roger A. Foley
Roger A. Foley, P.E.

The above seems to be more than adequate however notice should be taken as to the grade of the bottom of the pipe making sure that it is not of such depth that it will silt up and thus by reduce the flow capabilities.

cc: Goldin
Patterson

*Don Caraway
Orchard Mesa Irrigation*

Not true. I offered to give them a 48" CMP we have had in stock for 6 yrs. from Parkview Crossings upstream. RPR 6-8-82

City of Grand Junction

June 10, 1982

Mr. Roger Foisy
Colorado West Engineering
835 Colorado Avenue
Grand Junction, CO 81501

Dear Roger:

Re: Pinion Street - Cyphers Subdivision

As requested, I have reviewed the ~~revised~~ detailed construction plans for street improvements in the above as submitted on May 24, 1982.

1. With the exceptions listed below, all other comments in my letter of May 12, 1982, have been addressed.

This issue → already decided by PC and CE Don
2. I am by copy of this letter and the May 24 and May 12 letters referring item 3 concerning the northerly extension of the street to Mr. Bob Goldin of City Development staff.

3. Since as indicated on these revised plans, the waterline will be installed prior to street construction, a detailed construction plan for the waterline should be submitted. The information shown on the plan for the waterline lacks any dimensioning and reference needs to be made to City Standard Drawing W-1 for Waterline Details and City Standard Specifications for Waterlines.

Upon submittal of a revised plan showing the waterline information, consider the plans for both the street and the waterline approved by this office for construction.

Upon completion of construction, please notify this office to arrange for a final inspection of the completed facilities prior to their being put into service. As is standard policy, City-acceptance of any facilities depends on:

- a. Design in accordance with our requirements
- b. Construction in accordance with the City-approved design.
- c. Submission of documented construction test results.
- d. Submission of mylar-type as-built drawings for the public records.
- e. Final inspection of completed improvements. (You are expected to inspect during construction and to secure test results.)

Mr. Roger Foisy

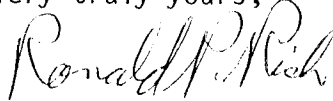
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June 10, 1982

Mr. Ralph Sterry, City Utilities Superintendent, should be contacted to arrange for tapping of the waterline in B 3/4 Road.

Thanks for your continued cooperation.

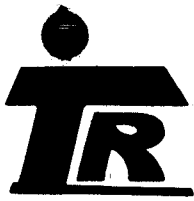
Very truly yours,



Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Duane Scott
Bob Goldin ✓
Dick Hollinger
John Kenney
Jim Patterson
Harley Seybold
Ralph Sterry
File



two rivers realty

624 Rood
243-1151

July 30, 1980

City of Grand Junction
250 N. 5th
Grand Junction, Colorado 81501

Gentlemen:

The street improvements to Pinon Street in Cyphers
Subdivision will be paid for and completed by the developers
by cash out of pocket.

Sincerely,

Stanley D. Scott
7/30/80



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

October 16, 1980

Mr. Duane Scott
Two Rivers Realty
624 Rood Avenue
Grand Junction, CO 81501

Dear Mr. Scott

Re: Oak Court in Cyphers Subdivision

The streets and storm sewers constructed in the above were final-inspected on May 27, 1980. We have received the required construction test results and the as-built drawings which acknowledge the facilities have been constructed in accordance with the approved plans and specifications. The last of the test results were delivered to us yesterday by Mr. Bradford.

In light of the above, the streets and storm drainage facilities for the above are accepted by the City, and we are now responsible for maintenance of those facilities.

Very truly yours,

Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Ralph Phipps Construction
Bob Bright ✓
John Kenney
Jim Patterson
File