

C & L.R. Peterson Trust
647 27½ Road
Grand Junction, CO 81501
86-80

Tamerlane Ltd.
P. O. Box 931
Glenwood Springs, CO 81601
86-80

Joe A. & D.V. Ulaberri
637 27½ Road
Grand Junction, CO 81501
86-80

Crestview Ltd.
398 West Valley Circle
Grand Junction, CO 81503
86-80

M. Norriss
P.O. Box 99
Falesäde, Co 81526
86-80

H. Saussonne
3318 Crestview Dr.
City - 81501
86-80

D. Lambert
444 White Ave.
City - 81501
86-80

Crest View, Ltd.

REVIEW SHEET SUMMARY

FILE# 86-80

ITEM EASEMENT VACATION

DATE SENT TO REVIEW DEPT. 12/03/80

DATE DUE 12/08/80

PETITIONER Noel B. Norris-Crestview Ltd. 398 W. Valley Circle

LOCATION Betwn. Lots 21 & 22 and lots 22 & 23, Blk 7

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
12/08/80	CITY UTIL	None
12/09/80	MT. BELL	No objection to the vacation of the 10' easement to be vacated other than the protection of the 10' easement along the south 10' of lots 9 & 10.
12/16/80	CITY FIRE	No objections
12/17/80	UTE WATER	No objections
12/17/80	CITY ENG.	The storm drain outlet pipe from the cul-de-sac is constructed along the lot lines of lots 10 and 11. We need an easement, therefore, at that location. Need info on exactly where that line lies before deed is given for new easement.
12/30/80	SCHOENBECK/SIMONETTI PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #86-80 EASEMENT VACATION, SUBJECT TO STAFF AND REVIEW COMMENTS.	

Acres _____
Units _____
Density _____

CITY ACTION SHEET

File # 86-80

2945-013 -07 -

Zone _____

Activity Drainage Easement Vacation

Phase Final
Date Submitted 12/1/80
Date Mailed Out 12/3/80
Date Posted 12/19/80
Legal Ad Date _____
Date Neighbors Notified-- _____
Planning Commission _____

Date Neighbors Notified-- _____
City Council 1-9-81
Date CIC Legal Ad 1-14-81
Hearing Date-- _____
Planning Commission _____
Hearing Date-- _____
City Council 1-21-81
Review Period-Return By _____

Review Agencies

Send

COUNTY ROAD DEPARTMENT
 MOUNTAIN BELL
2 PUBLIC SERVICE COMPANY
 FIRE
 IRRIGATION G.V.
 DRAINAGE G.T.
 SEWER
 WATER (UTE) CLIFTON)
 FLOODPLAIN
 CITY ENGINEER The

CITY UTILITIES
 CITY POLICE
 TRANSPORTATION ENGINEER
 PARKS AND RECREATION
 ENERGY OFFICE
 TECH REVIEW
 WATER AND POWER RESOURCES

Common Location ~~at~~ East 10' of Lot 11 of the Replat of Lots 5, 6, 7, 14 of Crestview Sub.

Board	Date	Comments
PC.	12/30/80	Approved Change descrip to fit
CIC	1/21/81	Approved on consent adj. sub. to P.C., staff & review comments.

Staff Comments
They are vacating a ^{10'} drainage easement between Lots 9 & 10 & dedicating a 10' " " " " Lot 11
adj. OK

Original Documents

Improvement Agreement
 Improvement Guarantee
 Covenants
 Development Schedule



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

December 18, 1980

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

Dear Bob:

Re: Crestview Townhouses-Lots 16 and 17 of Crestview Subdivision

On October 23, 1979, in a letter to ARIX approving the construction plans for streets and storm drains in Crestview Subdivision-Filing No. 1, I stated the following:

"Do you know the permanent routing of drainage from the 8 inch outlet from Crestview Court to inlet A-1 on Crestview Way? A drainage easement needs to be granted on the alignment so the City is not put into the position of outletting public street drainage onto private property."

On April 4, 1980, I received a Preliminary Plan submittal for Crestview Townhomes from Paragon showing a "dry streambed" with contours on the Preliminary Grading & Drainage and Landscaping sheet. The text included with that submittal states "The existing spring and its drainage will be redone, extensively landscaped and incorporated into the drainage system draining the cul-de-sac on Crest View Court as a stream bed drainage system." On my review sheet of April 16, 1980, I stated "As pointed out in the past, I still have not been shown the routing of the storm drainage outlet system from Crestview Court, across the site to the proposed inlets in Crestview Way".

On July 2, 1980, I received a Grading and Drainage Plan for Crestview Townhomes from Paragon showing 8 inch and 12 inch concrete (open joint) pipe routed from an "Exist. 8" RCP" from the cul-de-sac inlet to an "Existing 15" CMP" under Crest View Way. On my review sheet of July 14, 1980, I stated "Storm drain pipes shown which are outside of street rights of way must be in easements. This is essential since all the street drainage outlets through these pipes to the large drain ditch. Physical arrangement of storm drains looks good and analysis shown is thorough".

As you can see from the above, the physical configuration of these drains has changed a few times on paper. Also, I have never been asked to review and approve any of the schemes for construction.

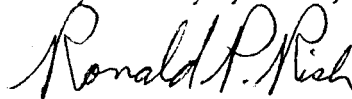
December 18, 1980

On December 10, 1980, while conducting an inspection of the portion of Crestview Drive which is included in Street Improvement District 1980, I noticed that some black plastic flexible piping was being installed and concrete pipe was being removed from the storm drain lines described above. I asked our maintenance personnel to visit the site and give me an opinion about maintenance of that type of pipe. That pipe material is not included in City Specifications.

We will not accept any maintenance responsibility for the storm lines being constructed of that black plastic flexible pipe. I have on every occasion when asked responded to each changed proposal for this drainage system. I accept no responsibility for what is physically being installed and have not approved any plans for construction. No one has so much as telephoned me prior to proceeding with this changed situation.

I am not sure what kind of a liability situation is created due to public street drainage being routed through this system. I addressed that issue specifically in my letter of October 23, 1979, to ARIX and am now by copy of this letter, requesting the City Attorney's opinion in the matter. I do not feel it is proper for me to accept the storm drain solution for Cresview Court into the City system without such a legal opinion.

Very truly yours,



Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Bill Norris
Gerry Ahsby
Bob Bright ✓
John Kenney
Jim Patterson
File