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File_1980-0086

Project Name: <u>Crestview Subdivision-Easement Vacation</u>

Da	ıe_	10/1/-0]			
P S A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some					
1 1	a	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.			
1	n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick			
1 1	n e	guide for the contents of each file.			
k L	d	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	-+	*Summary Sheet – Table of Contents			
$\frac{\Lambda}{X}$	\dashv	Application form			
1		Receipts for fees paid for anything			
	\dashv				
	\perp	*Submittal checklist			
		*General project report			
		Reduced copy of final plans or drawings			
Ш		Reduction of assessor's map			
		Evidence of title, deeds			
X	X				
		Public notice cards			
		Record of certified mail			
X		Legal description			
		Appraisal of raw land			
		Reduction of any maps – final copy			
П		*Final reports for drainage and soils (geotechnical reports)			
	╗	Other bound or nonbound reports			
П	7	Traffic studies			
	-	Individual review comments from agencies			
	寸	*Consolidated review comments list			
		*Petitioner's response to comments			
	7	*Staff Reports			
H		*Planning Commission staff report and exhibits			
H	*City Council staff report and exhibits				
$\vdash \vdash$	*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:				
DOCUMENTS SI ECIFIC TO THIS DEVELOPMENT FILE:					
X	X	Action Sheet			
X	X	Review Sheet Summary			
X	[.	Review Sheets			
X	<u> </u>	Letter from Ron Rish to Robert Gerlofs re: construction plans- Vacation Application			
	X				
X		E# m letter from Sue Drissel re: public hearing on 1/21/81- 1/8/80			
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C & L.R. Peterson Trust 647 27% Road Grand Junction, CO 81501

Tamerlane Ltd.
P. O. Box 931
Glenwood Springs, CO 81601
86-20

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

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

M. Norma P.O. Box 99 Palesado, Co 81526 86-80

Ø. Saussone 3318 Crestview Dr. City - 81501 26-80

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			
DATE REC . AGENCY	COMMENTS			
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 PAS OF #86-80 EASEMENT VACAT	SED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL TOON, SUBJECT TO STAFF AND REVIEW COMMENTS.			

Acres	CITY ACTION SHEET File # 86-80
Units	ARHE AND THE
Density	1945-013-07- Zone
	, Jacation
Activity Manage Es	ement Date Neighbors Notified
Phase June	City Council/- 9-8/
Date Submitted /2/1/	80 Date CIC Legal Ad 1-/4-81
Date Mailed Out /2/3/2	80 Hearing Date
Date Posted /2/19/8	Planning Commission
Legal Ad Date	Hearing Date
Date Neighbors Notified	City Council /- 2/- 8 /
Planning Commission	Review Period-Return By
Review Agencies	
Send	
COUNTY ROAD DEPARTMENT	CITY UTILITIES
MOUNTAIN BELL	CITY POLICE
2 PUBLIC SERVICE COMPANY	TRANSPORTATION ENGINEER
FIRE	PARKS AND RECREATION
IRRIGATION G.	ENERGY OFFICE
DRAINAGE G. T.	TECH REVIEW
SEWER	WATER AND POWER RESOURCES
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FLOODPLAIN	
city engineer The	
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Original Documents	
Improvement Agreement	Covenants
Improvement Guarantee	Development Schedule
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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.

Mr. Robert P. Gerlofs Page 2 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 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