

# Table of Contents

File 1981-0005  
Date 10/15/01

Project Name: Pheasant Run – First Addition

**P S** A few items are denoted with an asterisk (\*), which means they are to be scanned for permanent record on the in some  
**r e** instances, not all entries designated to be scanned by the department are present in the file. There are also documents  
**a n** specific to certain files, not found on the standard list. For this reason, a checklist has been provided.  
**e n** Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick  
**d** 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	<b>*Summary Sheet – Table of Contents</b>
X		Application form
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		<b>*Consolidated review comments list</b>
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>

## DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet	X	Record of Plat Recording	
X	X	Review Sheet	X	X	Letter from Ron Rish to Arnold Hottovy re: all improvements and sanitary sewer approved – 11/19/81
X	X	Review Summary	X	X	Memo from Ron Rish to Karl Metzner re: Spring Valley Improvements Agreement-8/9/79
X	X	Letter from Ronald Rish re: were not given an opportunity to review and concur with unit costs and quantities prior to beginning of work- 11/26/80			Certification of Plat-10/2/81
X	X	Letter from Ron Rish to Edward Settle re: confusion concerning billing-3/19/81	X	X	Letter from Ron Rish to Arnold Hottovy re: comments – 9/17/81
X	X	Letter from Robert Gerlofs to Ron Rish re: response to comments-3/19/81	X		Final Plat Application
X	X	Letter from Ron Rish to Robert Gerlofs re: all deficiencies from inspection corrected – 3/6/81	X	X	Planning Commission Minutes - ** - 1/27/81
X	X	Letter from Ron Rish to Robert Gerlofs re: warning letter regarding no response to letters from City, City Manager alerted-3/18/81	X		Public Notice Posting
X		Letter from Ron Rish to Robert Gerlofs re: Cleanup and construction notes – 10/17/80	X		Subdivision Summary Form
X	X	Letter from Ron Rish to Robert Gerlofs re: inspection notes-11/13/80	X		Legal Description
X	X	Memo from Ron Rish to Jim Patterson re: unfinished business – 9/10/82	X	X	Memo to City Planning re: Spring Valley – 1/27/81



Spomer Construction  
2623 G Road  
City 81501

4/81 5/81

J. Quest  
1729 Bell Ridge Ct.  
City 81501

4/81 5/81

M. Eachus  
652 27 $\frac{1}{4}$  Rd.-Rt. 5  
City 81501

4/81 5/81

D. Turner  
487 Vallejo-Unit B  
City 81503

4/81 5/81

Discovery 76  
P.O. Box 446  
City 81502

4/81 5/81

Occupant  
3435 Ponderosa Ct.  
City 91501

4/81

Chico Development  
444 White Avenue  
City 81501

4/81 5/81

St. Matthews Church  
College Place & North Ave  
City 81501

4/81 5/81

K. Matchett  
2844 F Road  
City 81501

4/81 5/81

Barru Homes  
P.O. Box 368  
City 81502

4/81 5/81

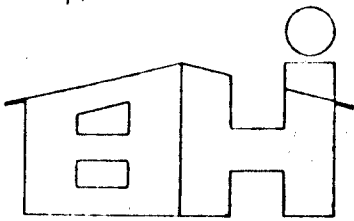
Armstrong Engineers  
861 Rood Ave  
City 81501

5/81

M. Erickson  
640 27 $\frac{1}{2}$  Rd  
City 81501

4/81 5/81

*Mailed  
1/20/81 CA*



## 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 & Rood  
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

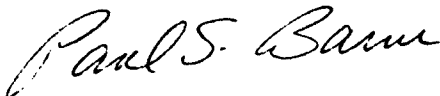
the final filing has been plated and the development work called for in that filing has been completed in accordance to City standards and submitted to the City and other utilities for appropriate acceptance and certification of completion.

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.

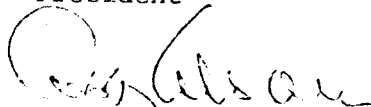
We wish to express our appreciation for the City Council's recognition of the problems involved in obtaining Federal Housing Administration and Veterans Administration financing and allowing us to fulfil our obligation to the City in this matter. The benefactors will be the home owners along 28 Road who will in fact be able to finance their homes more advantageously through programs provided by these agencies.

Very truly yours,

BARRU HOMES, INC.

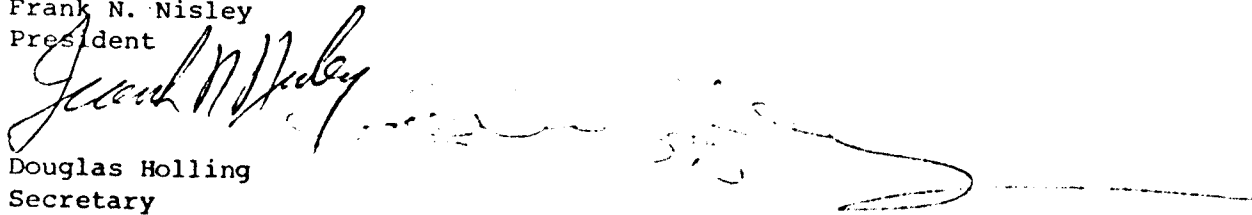


Paul S. Barru  
President



William H. Nelson  
Secretary

For Discovery 76  
Frank N. Nisley  
President



Douglas Holling  
Secretary

PB/db

CITY OF GRAND JUNCTION, COLORADO  
MEMORANDUM

*By E.O.M.*

INFO.

Reply Requested  
Yes  No

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, 1979To: (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

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.





City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

November 13, 1980

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

Dear Bob:

Re: Spring Valley Filing No. 5 and  
Phase I of Filing No. 6-Storm Drains

As requested, we recently attempted to inspect the storm drain system for the above. The following were observed in those inspections:

1. Manholes SE-4, SB-6 and SB-7 in the streets were paved over so we were not able to inspect the pipes connected to those manholes.
2. We could not locate four (4) of the manholes along the SD line and the 30 inch drain along the south edge of Filing 5. Apparently they are buried and/or covered with landscaping. Therefore, we were not able to inspect those drain pipes. A profile and/or flowline elevations at all structures should be included in the system as-built drawings. The construction plans are devoid of that information and it is important since the entire storm drainage system outlets into that pipe.
3. Apparently line SC has been extended beyond the length shown on the design plans. Please insure that the as-built records show the actual condition constructed.
4. Inlets D and E at the intersection of F $\frac{1}{2}$  Road and Applewood Street still contain form lumber.
5. We were not able to inspect the "open joint" drain west of Applewood Street since apparently not enough inlets have been constructed on straight reaches of the drain to permit lamping. Because of the irregular geometry of this pipe, we will probably utilize television inspection on this line when more of it has been constructed. I assume you have insured that street crossings of this line were and will be accomplished with "closed joints" conforming to City specifications. "Open joints" in pipes under streets is a bad policy. You are also reminded that the as-built record drawings for that

line should include pipe profiles and/or flowline elevations at each pipe structure and actual lengths of pipe constructed.

6. Construction of some sort of apparent recreation facilities is occurring in the detention pond area. Since the entire storm drainage system is dependent on that pond, it is essential that the record as-built drawings show what is in that pond and the resulting actual ground elevations. It is obvious that the contours shown on the design plans have been changed.

Please notify us when the manholes have been uncovered so that we might complete the required inspections.

Very truly yours,



Ronald P. Rish, P.E.  
City Engineer

RPR/hm

cc - Bob Bright ✓  
Walt Hoyt  
Jim Patterson  
Jim Wysocki  
File



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

November 26, 1980

Mr. Ed Settle  
Corn Construction Co.  
3199 D Road  
P. O. Box 1240  
Grand Junction, CO 81502

Dear Ed:

Re: 28 Road - Adjacent to Spring Valley Filing No. 5  
and Phase 1 of Filing No. 6

On February 15, 1980, the City Manager entered into a letter agreement which included a City commitment to accept the construction costs for certain elements of the above. A copy of that agreement is enclosed.

To my knowledge, we were not given an opportunity to review and concur with unit costs and quantities prior to the beginning of work. On October 8, 1980, we received a copy of a letter from Mr. Heald to Mr. Knutsen concerning interest charges on a late payment for the work. Attached to Mr. Heald's letter was your final billing dated September 30, 1980. Figures quoted in Mr. Heald's letter and in your billing were checked against the February 15, 1980, agreement and my calculations are shown below:

1. The February 15, 1980, agreement commits the City for aggregate base course and asphalt pavement. We have not agreed to participate in the cost of excavation or subgrade preparation.
2. Based on my field observations, 2325 L.F. of street has been improved. This compares with your verbal estimate of 2295 L.F. given in a telephone conversation on October 22, 1980.

Hot Bituminous Pavement=2325 L.F. x 3½ ft. x 2 inches=904 sq.yds.=99.5 tons  
 Aggregate Base Course=2325 L.F.x 3½ ft.x 16 inches=401 cu.yds.=767 tons  
 Aggregate Base Course=2325 L.F.x 17 ft.x 6 inches=732 cu.yds.=1397 tons  
 Prime=2325 L.F.x 3½ ft.=904 sq.yds.x 0.30 gals/sq.yd.= 271 gals.

3. I have reviewed your unit costs and consider them to be reasonable based on our recent bidding experiences. Therefore the City's total responsibility should be:

Hot Bituminous Pavement=904 sq.yds.@\$2.90=	2,621.60
Aggregate Base Course=1133 cu.yds.@\$11.20=\$12,689.60	
Prime = 271 gal @ \$1.10	= \$ 298.10
Total	= \$15,609.30

I also received construction test results from Mr. Knutson on October 28, 1980. The concrete tests results were not submitted.

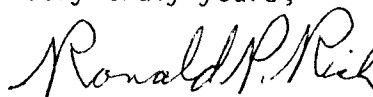
On October 20, 1980, I inspected the work with Mr. Price of Paragon Engineering at his request. My inspection sheet is enclosed for your reference. I have not been contacted to-date concerning any corrective work based on that inspection.

As-constructed drawings have not been submitted. Considering the apparent grade revisions and perhaps other changes resulting from the decision to overlay the east side of the road, I have no record of what was actually constructed.

You called yesterday inquiring about payment. Although certain communication problems have apparently occurred since the February 15, 1980, agreement, we feel that in accordance with our established contract policy of periodic payments based on approved estimates that you are entitled to the enclosed payment of  $95\% \times \$15,609.30 = \$14,828.84$ . The retained balance will be paid upon billing when the street improvements have been accepted by the City. This acceptance will require correction of physical deficiencies noted in the October 20, 1980 inspection, submission of satisfactory concrete test results and submission of as-built drawings. The City will not pay interest costs due to "late payment". We have never been billed to date nor for that matter been given the opportunity to review what we were paying for prior to the construction contractual commitments.

By copy of this letter I am notifying Mr. Heald and Mr. Gerlofs that I am and have been available to discuss these matters.

Very truly yours,



Ronald P. Rish, P.E.  
City Engineer

RPR/hm

Enclosures

cc - Steve Heald  
Bob Gerlofs  
Bob Bright ✓  
Jim Patterson  
Jim Wysocki  
Ron Ruskey  
File

REVIEW SHEET SUMMARY

FILE# 5-81

ITEM 1st. Add. to Pheasant Run Spring Valley

DATE SENT TO REVIEW DEPT. 1-9-81

File #6 Final Plat- Minor Replat

DATE DUE 1-16-81

PETITIONER Discovery 76 Armstrong Eng

LOCATION 27 3/4 line and Ridge Dr.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
1-12-81	City Fire	This office would not be against this road vacation but any new development must have adequate fire protection
1-7-81	Ute Water	No objection to "Replat" however; Ute Water has not received a utility composit . Water lines of adequate size to serve both fire flow requirements and domestic needs would be required in the N.E. side of Ridge Dr., from a connection point at the intersection F $\frac{1}{2}$ Rd. and Ponderosa Way. Policies and fees in effect will apply
1-15-81	Mt. Bell	Please Provide 10' utility easements on the north 10' of Lot 5 and 10' adjacent to Ponderosa Way and Ridge Dr. in the park site. These requests have been discussed with John Ballagh with Armstrong Eng. Refer to File 4-81
1-16-81	G.J. Drain	Out of Dist.
1-16-81	Transp. Eng.	No comment
1-16-81	City Eng.	As commented on 10-13-80 for the St. Mathews Church petition, (copy attached) detailed construction plans must be submitted for the utilities modifications and/or extension. Powers-of-Attorney should be granted for any portion of Ridge Dr. not constructed by the petitioner. I assume this proposed alignment will fit the plans of St. Mathews Church. The 60 ft. right-of-way proposed will match the existing right-of-way for Ridge Dr. through Spring Valley. Is it clear who is accepting responsibility for the physical modifications required to existing street improvements and/or utilities in Ridge Dr.? <u>Sketches</u> of proposed right-of-way alignments are all I have seen to date. Nobody has submitted utilities or street plans.
1-16-81	City Util.	Sewer lines are not shown. I assume the sewer can be served by the system previously approved.
1-16-80	Transp. Eng.	No comment
1-20-80	Staff Comm.	1. What is the intent use of the Park Site? 2. All access wherever possible should be gained off of Ponderosa Way.

SUMMARY OF COMMENTS:

1. Provide adequate fire protection
2. Provide adequate domestic water.
3. Detailed construction plans for utilities modification and P.O.A. for protion of Ridges Dr. be submitted to proper agency.

01/27/81 FRANK/SIMONETTI PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF FIRST ADDITION TO PHEASANT RUN AT SPRING VALLEY, FILING NO. 6 AND REPLAT OF LOTS 1 THROUGH 4, BLOCK 17, PHEASANT RUN - SPRING VALLEY FILING NO. 6 - FINAL PLAT, SUBJECT TO STAFF COMMENTS.

Acres 2.37

CITY ACTION SHEET

File # 5-81

Units \_\_\_\_\_

Density \_\_\_\_\_ 1st Add. @ Pleasant Run at Spring Valley #6 Zone R-1-B

Activity Minor Replot

Date Neighbors Notified-- \_\_\_\_\_

Phase Final

City Council \_\_\_\_\_

Date Submitted 1/5/81

Date CIC Legal Ad \_\_\_\_\_

Date Mailed Out 1/6/81

Hearing Date-- \_\_\_\_\_

Date Posted \_\_\_\_\_

Planning Commission \_\_\_\_\_

Legal Ad Date \_\_\_\_\_

Hearing Date-- \_\_\_\_\_

Date Neighbors Notified-- \_\_\_\_\_

City Council \_\_\_\_\_

Planning Commission \_\_\_\_\_

10 Review Period-Return By 1/16/81

Review Agencies

Send

COUNTY ROAD DEPARTMENT

CITY UTILITIES

MOUNTAIN BELL

CITY POLICE

PUBLIC SERVICE COMPANY

TRANSPORTATION ENGINEER

FIRE

PARKS AND RECREATION

IRRIGATION

ENERGY OFFICE

DRAINAGE G.T.

TECH REVIEW

SEWER

WATER AND POWER RESOURCES

WATER (UTE, CLIFTON)

C. Sur.

FLOODPLAIN

CITY ENGINEER

Common Location 273/4 Sec. Line & Ridge Dr.

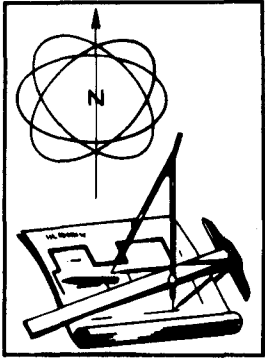
Board	Date	Comments
<u>G.T.P.C.</u>	<u>1/27/81</u>	<u>Approval - sub. to staff &amp; review comment</u>
<u>CIC</u>	<u>2/18/81</u>	<u>App'l - subj. to P.C., staff &amp; review comments</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Staff Comments

Legal OK  
copy OK  
10/21/81 Sent recording info. K-L.

Original Documents

- Improvement Agreement
- Improvement Guarantee
- Covenants
- Development Schedule



# ARMSTRONG ENGINEERS and ASSOCIATES, INC.

861 Rood Avenue — Grand Junction, Colorado 81501 — (303) 245-3861

January 27, 1981

To: Grand Junction City Planning Commission

Re: 1st Add to Spring Valley Filing #6

- A. The 10' easement on North 10' of lot 5 has been added to the plat.
- B. A 10' easement along West side of Ridge Drive must come from a separate document. Land is being subdivided by Discovery 76 and Chico Development Co. Owner of the property to the west is St. Matthews Parish.
- C. The 10' easement along the North line of lot 4 will be granted.
- D. The easement in the Park site can be dedicated but it is a park site and will be public property.
- E. The existing stub of Ute Water will be relocated and extended along the NE side of Ridge Drive. Service to the St. Matthews Church site will come from that line. Sizing will be in accordance with fire protection requirements (an 8" line).
- F. The 15' easement along the West side of the vacation could certainly be retained in the ordinance of vacation, and a 10' easement along the south row of Ridge Drive could be retained.
- G. Improvements to Ridge Drive will be full width to a point adequate to enable access to lot 5 with temporary turn around toward the West. Construction of Ridge Drive all the way to the northerly line of the first addition will not happen at this time but will wait for coordinated construction with the proposed development to the north. A power of attorney will be submitted to the proper agency.



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

March 6, 1981

Mr. Robert P. Gerlofs  
Paragon Engineering, Inc.  
2784 Crossroads Blvd.  
Suite No. 104  
Grand Junction, CO 81501

Dear Bob:

Re: 28 Road adjacent to Spring Valley Filing 5 and  
Phase 1 of Filing 6

The street improvements on 28 Road constructed adjacent to Spring Valley Filing 5 and Phase 1 of Filing 6 were final-inspected on October 20, 1980, and my re-inspection on March 4, 1981, as requested showed that apparently all deficiencies noted in the inspection have been corrected. 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.

In light of the above, the street improvements on 28 Road adjacent to Spring Valley Filing 5 and Phase 1 of Filing 6 are accepted by the City, and we are now responsible for maintenance of those facilities.

As related to you in my letter of November 13, 1980, we have not been able to locate the manholes and gain access to the "SD" storm sewer and the 30 inch drain along the south edge of Filing 5. Therefore, we have not been able to inspect or accept the storm drainage facilities for 28 Road.

Very truly yours,

A handwritten signature in cursive script that reads "Ronald P. Rish".

Ronald P. Rish, P.E.  
City Engineer

RPR/hm

cc - Ed Settle, Corn Construction  
Bob Bright ✓  
John Kenney  
Jim Patterson  
Jim Wysocki





City of Grand Junction, Colorado

March 19, 1981

Mr. Edward Settle  
Corn Construction Co.  
3199 D Road  
P. O. Box 1240  
Grand Junction, CO 81502

Dear Ed:

RE: 28 Road and Cortland Avenue adjacent to Spring  
Valley Filing No. 6.

To avoid the apparent confusion experienced concerning billings for work on 28 Road adjacent to Spring Valley Filing No. 5, we propose to contract directly with Corn Construction for the City's share of the above street improvements.

The enclosed copy of an letter agreement of February 15, 1980, between the City Manager and Mr. Barru states the City's responsibility for certain costs.

I am by copy of this letter requesting that Paragon Engineering furnish both Corn Construction and the City with estimated quantities for the City's responsibility based on the approved construction plans. I am also requesting a set of cross-section prints for both streets from Paragon. I need these worksheets to confirm the estimated earthwork quantities.

Upon receipt of this data from Paragon, you and I should meet to agree on the estimated quantities. We will then request a proposal from you for the items which are City responsibility based on quantities which everyone has agreed to ahead of time.

Very truly yours,

Ronald P. Rish, P.E.  
City Engineer

RPR/rs

Enclosure

- cc: Bob Gerlofs - Paragon Engineering
- Steve Heald - Mountain Realty
- Bob Bright ✓
- Jim Patterson
- Jim Wysocki



# PARAGON ENGINEERING, INC.

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

March 19, 1981

Ronald P. Rish, City Engineer  
250 N. 5th Street  
Grand Junction, CO. 81501

Dear Ron:

I am in receipt of your letter of March 18, 1981, regarding Spring Valley Filing No. Five.

Lest a response not be issued, I submit the following:

1. All your previous correspondence has been received by this office and brought to the attention of the owners. I notice that you also copied the owners.
2. This office was the design engineer for the project. We were not hired to do underground inspection work. We also had limited responsibility for inspection of the street improvements. At the request of the owners, we have become more involved. We work for the owners at their request. This office is in no way authorized to have work done on their behalf to bring Filing 5 to an acceptable condition. This office is not authorized in any way to incur any expenses on behalf of the owners.
3. If you feel that the length of time taken by our client to deliver these public improvements to the City is excessive, you should communicate that information directly to the client.

This office understands your concern in this matter. However, I feel perhaps your correspondence should be sent directly to the responsible parties.

Thank you for your cooperation.

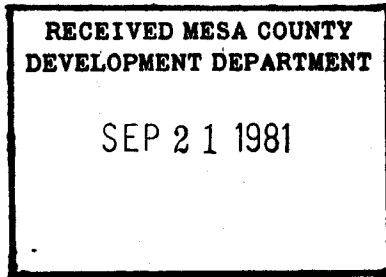
Very truly yours,

Robert P. Gerlofs

RPG/kk

cc: Steve Heald  
Doug Holling  
Bob Bright  
John Kenney  
Jim Patterson  
Jim Wysocki

MARK -  
To file



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 3-2633

September 17, 1981

Mr. Arnold L. Hottovy  
Armstrong and Associates  
861 Rood Avenue  
Grand Junction, CO 81501

Dear Mr. Hottovy:

Re: First Addition to Spring Valley Filing No. 6 - Ridge Drive

As requested, I have reviewed the construction plan for street improvements on Ridge Drive in the above as submitted May 18, 1981, and have the following comments:

1. The proposed street dimensions and profile are hereby approved.
2. Pavement design calculations based on soils tests must be submitted for approval to justify the pavement section proposed.
3. Add the following note to the street plan sheet:

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 Construction Specifications", 1981, and City of Grand Junction General Contract Conditions for Public Works and Utilities Construction GC-37, GC-50 and GC-65.

4. Some provision must be made for routing of the storm flows from the gutters at the north end of the street improvements. Since apparently only that portion of Ridge Drive which fronts 1st Addition to Spring Valley Filing 6 is being dedicated at this time, a drainage easement will probably be necessary from the street to the historic drain ditch to the north.
5. Provision should be made for a temporary cul-de-sac.

When the above comments have been addressed, submit a print of the revised plan and the pavement design calculations for approval prior to construction.

September 17, 1981

I am unclear on who is doing what; construction and how "phases" may fit together. My knowledge of the situation is limited to these plans, the St. Mathews Church conditional use submittal to the Planning Commission in October, 1980, and the Final Plat for 1st Addition to Spring Valley Filing 6 submittal to the Planning Commission in January, 1981. I assume the responsibilities of the various parties have been or will be sorted out and I would appreciate any information on this matter which you and/or your clients feel I deserve.

Very truly yours,



Ronald P. Rish, P.E.  
City Engineer

RPR/hm

cc - John Kenney  
Jim Patterson  
Daryl Shrum ✓



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

November 19, 1981

Mr. Arnold Hottovy  
Armstrong and Associates  
861 Rood Avenue  
Grand Junction, CO 81501

Dear Mr. Hottovy:

Re: First Addition to Spring Valley  
Filing No. 6 - Ridge Drive

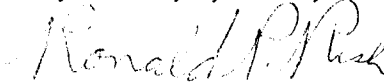
As requested, I have reviewed the revised construction plans for street improvements and sanitary sewers for the above as submitted November 10, 1981. All review comments contained in my September 17, 1981, letter have been adequately addressed except that the plans do not show any provision for a temporary cul-de-sac. This item is referred to Mr. Heald.

Consider the construction plans for the street improvements and sanitary sewer as submitted November 10, 1981, to be approved by this office for construction.

I have been contacted by Mr. Steve Heald of Mountain Realty who explained that Paragon Engineering has been inspecting the construction which has already occurred and will furnish the usual testing and as-built drawings to the City. I am by copy of this letter and our previous correspondence of November 10, 1981, and September 17, 1981, notifying Mr. Heald of my knowledge to date concerning these matters.

Thanks for your continued cooperation.

Very truly yours,

  
Ronald P. Rish, P.E.  
City Engineer

RPR/hm

cc - Steve Heald w/9-17 & 10/10 letters  
John Kenney  
Jim Patterson  
Darryl Shrum  
Jim Wysocki  
File

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested  
Yes  No

Date

September 10, 1982

To: (From:) Jim Patterson

From: (To:)

Ron Rish



Re: Spring Valley Subdivision - Filings 5 and 6

As requested, listed below by subdivision phase are the items of unfinished business concerning streets and storm drains in the above:

Filing 5 -

1. Streets deficiencies noted in October 7, 1980, inspection.
2. Storm sewer deficiencies noted in October, 1980, inspections. (See November 13, 1980, letter to Paragon)
3. Storm sewer deficiencies noted in September 3, 1982, inspection.
4. Streets density tests results not submitted.
5. Asphalt test results not submitted.
6. As-built drawings for streets and storm sewers not submitted.

Filing 6, Phase I -

1. Street deficiencies noted in October 16, 1980, inspection.
2. Storm sewer deficiencies noted in October, 1980, inspections. (See November 13, 1980, letter to Paragon)
3. Streets density tests results not submitted.
4. Asphalt test results not submitted.
5. Concrete test results not submitted.
6. As-built drawings for streets and storm sewers not submitted.

Filing 6, Phase III -

Accepted - all materials in-hand.

28 Road and Cortland Avenue -

Accepted - all materials in-hand.

Filing 6, Phase IV and 1st Addition to Filing 6-

1. As-built drawings for streets and storm sewers.
2. We cannot find the storm sewers!
3. Rechecked on 7/16/82 the items noted in 3/4/82 joint-inspection. Most items were corrected. No evidence of driveway aprons replacement. At 3/4/82 inspection I directed Paragon to investigate the inadequate driveway thickness and to make recommendations for corrections to me. 3/19/82 letter from Paragon says they await core results before recommending remedial action. 4/28/82 letter from Paragon to you states all repair work was completed. What did they find? What did they do? Why was I not notified of anything?

cc - Bob Goldin ✓  
John Kenney  
Jim Wysocki  
File