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File 1981-0078

Project Name: Cortland Subdivision – Final

Date 3/13/02

P	S	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department 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 provided.</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		*Summary Sheet – Table of Contents			
X	X	Review Sheet Summary			
X		Application form			
X		Review Sheets			
		Receipts for fees paid for anything			
		*Submittal checklist			
		*General project report			
		Reduced copy of final plans or drawings			
		Reduction of assessor's map			
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		*Mailing list to adjacent property owners			
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		*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 - ** - 8/25/81, 10/27/81
X	X	Review Sheet Summary	X		Public Notice Posting
X		Review Sheets	X		Development Application – 7/31/81
X	X	Release from Improvements Agreement / Guarantee – 9/29/90	X		Request for Treasurer's Certificate of Taxes Due
X	X	Improvements Agreement - ** - 9/29/81	X		Subdivision Summary Form – 8/3/81
X	X	Power of Attorney – ** - 5/25/82	X	X	Letter from Bruce Marvin, Western Engineers, Inc. to Vern Thompson re: summary of subsurface soil investigation – 9/30/81
X		Letter from G.W. Klapwyk, Manager , Grand Valley Water Users to Kent Harbert, Western Eng., Inc. re: approves the final plan including the irrigation plan - 10/27/81	X	X	Peak Demand – Data Sheet - Ute Water Conservancy District
X	X	Protective Covenants – 5/25/82	X		Notification of Reasonable Value
X		Record of Final Plat Recording	X	X	Impact Statement
X		Certification of Plat	X		Public Notice Posting – 6/5/81, 8/14/81
X		Receipt of check for \$3,915.00 (open space fee)	X	X	Development Schedule
X		Letter from John Nisley, Realtor – Appraiser to Vern Thompson re: appraisal	X	X	Irrigation Commitment – 8/1981

IMPACT STATEMENT FOR CORTLAND SUBDIVISION - August, 1981

General. Cortland Subdivision is a proposed subdividing of a 2.61 acre parcel of ground that has recently been annexed into the City of Grand Junction. The property is located east of the Apple Crest Subdivision on the north side of Cortland Avenue. It was zoned R2 in the county. The requested city zone for the development is PR-8.

Development compatibility. The requested PR-8 zoning for Cortland Subdivision is the same as exists for the Apple Crest Subdivision, which is adjacent to the west. To the south, across Cortland Avenue, Spring Valley is zoned R1B. The property to the north is the proposed Singh Subdivision with a PR-8 zoning. The property to the east is undeveloped property still outside the city limits having a Mesa County R2 zoning. This property to the east will probably also be annexed and developed in the established character of the vicinity.

The actual development densities of Cortland Subdivision will be 13 units on the 2.61 acres or 5 units per acre. This will be compatible with Apple Crest at 3.3 units/acre, Spring Valley at 3.0 units/acre and Singh Subdivision proposed at 8.0 units/acre.

Utilities. Since this property is adjacent to the Apple Crest Subdivision, the utilities will be extensions from theirs. The utilities which will be used are:

Water - Ute Water Conservancy District

Sewer - City of Grand Junction

Gas and Electricity - Public Service Company

Telephone - Mountain Bell

Cable TV - United Cable Television

Irrigation - U.S. Government Highline Canal

Transportation. Two of the seven lots in Cortland Subdivision will front on Cortland Avenue. The northern portion of the subdivision will be accessed via an extension of Applewood Place out of Apple Crest Subdivision. An additional residential street, Maureen Street, will be installed north off the extension of Applewood Place, with a cul-de-sac at its northern end.

Although the only access at present is Applewood Place, there will eventually be two other access points. Applewood Place will be continued to the east to connect to 28 Street when that property is developed. Maureen Street will interconnect with the streets in Singh Subdivision.

Development Character. The proposed development of Cortland Sub-division includes two single family units, four duplexes, and one triplex for a total of thirteen units. The currently planned units are single story, but two story units will be allowed if they meet the other development criteria setforth in the covenants and on the development plan. The maximum building is twenty seven feet. The covenants of the subdivision will generally follow those of Apple Crest Subdivision.

Landscaping will be provided on each lot when it is built upon. The irrigation water rights will be transferred to the property owners and an irrigation system will be installed. The water rights are out of the U.S. Government Highline Canal.

FRUITA CLAY LOAM, 0 to 2 percent slopes, Class II_s Land (Fe)

This fairly extensive soil occurs on old alluvial fans and in relatively low mesalike positions. The alluvial deposits are 4 to 10 feet thick and overlie Mancos shale. The alluvium is derived mainly from fine-grained sandstone but contains small quantities of material from shale and igneous rock.

The 8-to 10-inch surface soil is a slightly hard, calcareous clay loam, light brown to light reddish brown when dry and brown to reddish brown when moist. The upper subsoil is light-brown to light reddish-brown clay loam. At depths of 15 to 22 inches it grades into the lower subsoil, a very pale-brown, very strongly calcareous loam or clay loam that is mottled with soft, white accumulations of lime. Small fragments of sandstone and other rock occur in places.

The very gentle slopes favor irrigated crops. The position of the soil on comparatively narrow mesas facilitates underdrainage, and practically all the soil is free of harmful concentrations of salts. Like other soils of the area, this one has a low organic-matter content. When moist, the soil is friable throughout the profile. Internal drainage is medium. The moderate permeability favors successful growth of deep-rooted crops.

CORTLAND
SUBD.

FE

MAUREEN ST.

APPLEWOOD

PL.



SOILS LEGEND

Fe - FRUITA CLAY LOAM
0-2% SLOPE, CLASS II_s LAND

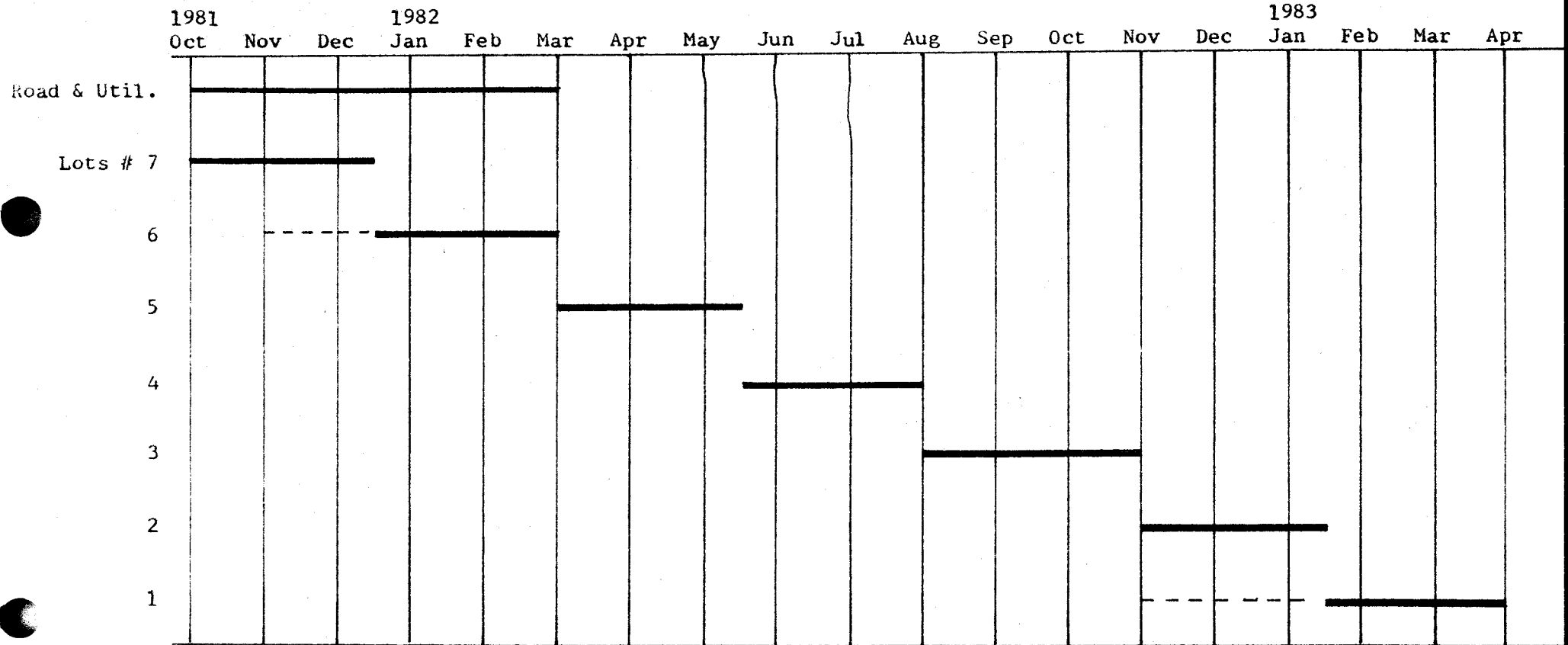
CORTLAND AVE.

CORTLAND SUBDIVISION
SOILS MAP

7-30-81 T.K.H.

#78-81

DEVELOPMENT SCHEDULE

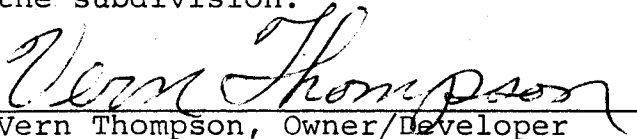


#78-81

Cortland Subdivision

Irrigation Commitment - August, 1981

The property to be subdivided has irrigation water rights in the U.S. Government Highline Canal. The rights will be transferred to the lot owners. An irrigation system will be installed which will serve all the lots within the subdivision.


Vern Thompson, Owner/Developer

Mithileshwar Lalmani Singh
2124 Manor Avenue #78-81
Grand Jct., CO 81501

Kent Harbert
Western Engineers
2150 Hwy 6850 Rt 2
G.J. CO 81501

Charles Roberts
681 28 Road, Rt- 5 #78-81
Grand Jct., CO 81501

Jose A. & Priscilla E. Chaves
2784 1/2 Cortland Avenue
Grand Jct., CO 81501 #78-81

Leland R. & Lloyd E. Unfred
604 Ronlin Drive #78-81
Grand Jct., CO 81501

Dan J. & Paige E. Watson
2441 Applewood Place #78-81
Grand Jct., CO 81501

~~William H., Jr. & Linda K. Dyer
2290 Shane Court
Grand Jct., CO 81501 #78-81~~

Michael D. & Barbara K. Wallenstein
2430 Applewood Circle #78-81
Grand Jct., CO 81501

Charles M. & Loretta E. Coe
2440 Applewood Circle #78-81
Grand Jct., CO 81501

Discovery Seventy-Six Corp.
519 Grand Avenue #78-81
Grand Jct., CO 81501

Vern Thompson
Box 1863 #78-81
G.J. CO 81502

PROTECTIVE COVENANTS

CORTLAND SUBDIVISION

Grand Junction, Colorado

1294723

JUN 16 1982 E.SAWYER,CLK&REC MESA CTY,CO

01:42 PM B1377 P0839

1. All of said lots shall be used for residential purposes.
2. The maximum height of any structure shall be 27 feet.
3. Each dwelling shall be constructed in such a manner as to provide off street parking for at least two motor vehicles.
4. No structure of a temporary nature, tent, garage, barn or other out building or basement shall be used on any lot at any time as a residence either temporarily or permanently. Trailer houses or mobile homes will be permitted during the actual construction period not to exceed six months provided that sanitary facilities are installed and utilized and that such trailers or mobile homes shall be removed within 10 days after construction has been completed. No old building shall be moved upon any lot within the platted area to insure that all structures placed thereon shall be new construction.
5. A fenced area located on the Northeast corner of the subdivision is available for extra vehicle storage (camper, boat, pick-up, etc.) The spaces will be allocated one space per living unit and any extra or unused spaces will be allocated by the homeowners. No space may be sublet to anyone not a homeowner of Cortland Subdivision. (See 5.a.)
6. No lot shall be used or maintained as a dumping ground for rubbish or storage area for junk. Trash, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of refuse shall be kept in a clean and sanitary condition. No noxious or offensive activity shall be carried on upon any lot nor anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood.

7. No oil, natural gas, mining, quarrying or other similar development of any kind shall be permitted upon the platted area nor shall survey stakes pertinent to these operations be permitted on any portion of the platted area.

8. No sign of a promotional nature shall be displayed to the public view except that one sign of no more than 6 square feet may be used to advertise property for sale or rent and signs of any dimensions may be used by the developer or any builder to advertise during the development construction and sales period and further except street signs at the entrances to the development area which may be of any design and size as determined by the developer.

9. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for commercial purposes. Any such household pets shall be limited to the aggregate of two per family.

10. All fences shall be of wood or masonry or approved by architectural committee.

11. All electrical service and telephone lines shall be placed underground, except temporary lines installed for construction purposes.

12. An architectural control committee is hereby established which shall consist of three persons to be designated by the Developer who shall serve subject to the pleasure of the Developer. The majority of the committee may act for the whole committee. No person or persons, association or corporation shall commence construction, remodeling, alteration, adding to any private road, driveway, building, fence, wall

or structure within the subdivision without first obtaining written approval of the plans and specifications therefor. Two complete sets of plans and specifications signed by at least two members of the said committee.

13. Each residence constructed in the subdivision shall be connected to a sewer system to be installed by the developer. The owner or owners of each lot shall pay an assessment or a prorata share of the cost of operation and maintenance of the irrigation water, sewer as required, street lighting, street signs and signs identifying the area and any other purpose which shall be determined to be a proper assessment for operation and maintenance of common facilities of the area. The assessments shall be paid promptly as the same become due and each assessment shall constitute a lien on the premises against which the same is assessed from the date of such assessment, which shall be subject only to a first lien on each lot, if any there be, and may be enforced as in the case of any lien foreclosure. Such assessments shall accrue to the benefit of and may be enforced jointly and severally by the other property owners in the subdivision or by the homeowners referred to hereafter.

14. That the owner does hereby grant an easement and right-of-way, appurtenant to Walker Field Airport, for the passage of all aircraft in the air space above the surface of the Subdivision, beginning at 125 feet above the ground level to an infinite height, together with the right to cause in said airspace such noise, vibration, smoke, fumes, glare, dust, fuel particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on said Walker Field Airport.

15. Irrigation water shall be made available to each lot for use thereon through a system to be installed by the developer. The developer will not be obligated to maintain the system and will transfer all rights to such system and the water to the homeowners referred to hereafter at any time in the future to be determined by the developer.

16. Each and every one of the covenants, restrictions, reservations and servitudes contained herein shall be considered to run with the land and to be an independent and separate covenant and agreement and in the event that any one or more of such covenants, restrictions, reservations and servitudes shall for any reason be held to be invalid or unenforceable all remaining covenants, restrictions, reservations and servitudes shall nevertheless remain in full force and effect. The developer, its successors, grantees and assigns and the homeowners shall be privileged, jointly or severally, to enforce the provisions hereof.

17. These covenants shall remain in full force and effect until October 1, 1984 or at any time thereafter the then owners of majority of the lots in the subdivision shall by written instrument, duly recorded, terminate or modify the same.

18. The provisions contained in paragraphs 11 and 12 hereinabove may be altered or amended by unanimous agreement of the architectural control committee and the homeowners and evidence of such agreement and such alterations or amendments be recorded in the office of the Clerk and Recorder of Mesa County, Colorado.

*5.a. Maintenance of the R.V. area will be assigned on a rotating basis by the homeowners or be contracted for and assessments made on a per unit basis.

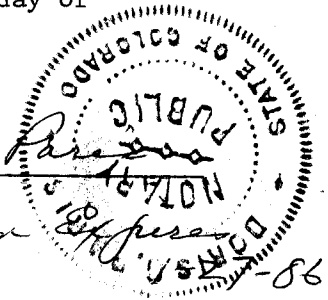
DATED this 25th day of MAY, 1982.

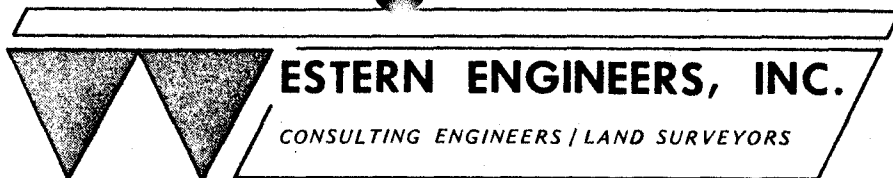
Vern O Thompson

Subscribed and Sworn to before me this 25th day of

May, 1982.

Doris G. Parsons
Notary Public
Commission Expires _____





September 30, 1981

Mr. Vern Thompson
P.O. Box 1863
Grand Jct., CO 81502

RE: Cortland Subdivision

Mr. Thompson:

This letter is to summarize our subsurface soil investigation which we performed at the above site in compliance with the subdivision regulations.

The investigation included performance of the following items:

- 1.) Drill 2 test holes to the 18-foot depth.
- 2.) Visually classify the soil profile.
- 3.) Determine moisture profiles.
- 4.) Determine soil consolidation characteristics.

A moisture density and California bearing ratio test is in process to determine subgrade bearing characteristics for the purpose of road design. The results of the above items are enclosed.

Examination of the recovered soil samples led to the following conclusions:

- 1.) The soil profile was found to generally consist of a silty clay overlying formational Mancos Shale. The silty clay overburden was found in a lensed state with silts, sands and sandstone gravels. This soil is buff brown to tan in color and generally exhibits low to moderate plasticity and moderate dry strength. Water soluble salt deposits are visible in the soil, particularly when the soil is dried. Also found in this soil are lenses of tight clays, well consolidated, fewer silt size particles than the surrounding soil and ranging in thickness. This tight material is found variable in depth and location. These overburden soils could be geologically identified as Persayo or Chepeta soils due to their proximity to the Bookcliffs where the soils are predominantly colluvial and pedimental in origin, with some soils having been formed

as a result of weathering of the shale. In test hole No. 2 the formational Mancos Shale was found at the 12-foot depth. The shale normally found in this area consists of lenses of sound shale between layers of softer shale and very tight clays. The lenses mostly vary in thickness from 6 inches to 2 feet. The upper 2 to 3 feet of shale is highly weathered and decomposed. Below this weathered horizon of the Mancos Shale formation, the shale becomes very hard and more uniform, generally sounder with depth. The depth at which the shale becomes very hard was not reached in the drill holes. The water table was not measured in either of the holes. The soil moisture content was somewhat variable and generally, although not necessarily, greater with depth. A layer of semi-saturated soil was encountered at 16-feet in hole No. 1.

- 2.) The soil appears to be moderately well consolidated. Allowable bearing capacities in this type of soil typically range from 600 PSF to 1,500 PSF or greater depending on the specific soil characteristics, moisture content, magnitude of structure loads, and allowable differential movement. The "undisturbed" sample tested revealed a low moisture sensitivity. The Mancos Shale normally exhibits swell potentials of varying degrees, from insignificant to very high. For buildings where the surface of the shale may be close enough to the bottom of the foundation to affect the stability of the foundation due to swelling, the swell potential of the shale must be considered in the foundation design. If more specific data concerning soil bearing characteristics is needed, further exploration and analyses may be made as necessary.

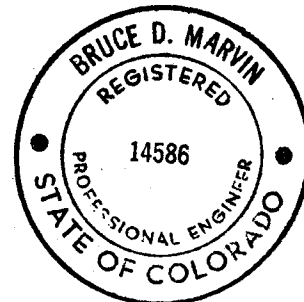
Submitted by:

WESTERN ENGINEERS, INC.

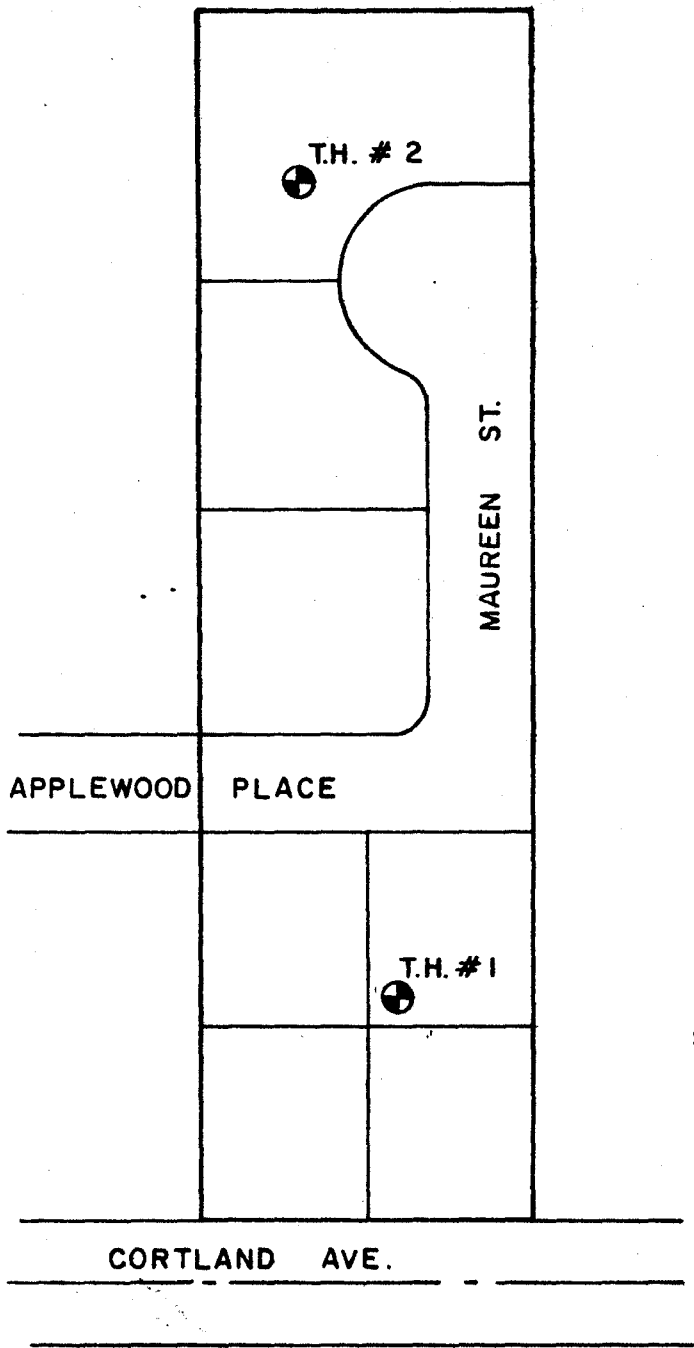


Bruce D. Marvin, P.E.

BDM:slv



#78-81



SCALE: 1" = 100'

TEST HOLE LOCATIONS
CORTLAND SUBDIVISION

WORK ORDER NUMBER _____ SUBSURFACE EXPLORATION DRILL HOLE LOG AND PENETRATION RESISTANCE PAGE _____ OF _____ PAGES HOLE NO. 1

Project Cortland Subdivision Ground Elev. _____

Location _____ Depth to Water Table (Fl.) _____ NF

Drill Contract Western Engineers Foreman _____ Date Water Table Gaged _____

Hole Logged by DD Hammer Weight _____ Height of Drop _____ Date 9/25/81

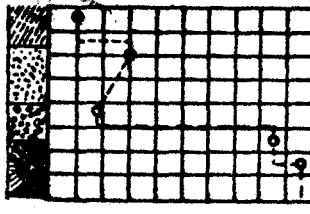
NOTES TYPE & SIZE OF HOLE TYPE OF BIT OR SPOON LOSS OF DRILLING WATER	CORE RECOVERY %	NO. BLOWS	MOISTURE %	SAMPLES FOR TESTING	DESCRIPTION AND CLASSIFICATION OF MATERIAL	DEPTH	PENETRATION RESISTANCE (BLOWS PER FOOT)			
							ACTUAL	EXTRAPOLATED	ACTUAL	EXTRAPOLATED
Hole filled in at 12 foot depth					Clay, silty some sand, buff brown, moist at top to semi-saturated below, lensed with silts, sands, and some small gravels. Gravels are primarily sandstone. Precipitated salts visible in voids, low to moderate plasticity, moderate dry strength. Soil variable in grain size composition and consistency. (ML-CL)	2				
			9	X		4				
			11	X		6				
			13	X		8				
			13	X		10				
			14	X		12				
			18	X		14				
			10	X		16				
						18				
							Bottom of Hole			

EXPLANATION

No. OF BLOWS..... RECORD NUMBER OF BLOWS REQUIRED FOR ONE FOOT PENETRATION IF 50 BLOWS RESULT IN LESS THAN 1 FOOT PENETRATION, RECORD DEPTH PENETRATED, THUS, 50/4 INDICATES 4 INCHS PENETRATION WITH 50 BLOWS.

DESCRIPTION AND..... DESCRIBE SOIL TYPE, WITH EMPHASIS ON INPLACE OR NATURAL CONDITION. CLASSIFICATION OF MATERIAL INCLUDE SOIL CLASSIFICATION GROUP SYMBOL. EXAMPLE: SAND, MEDIUM, CLEAN, MOIST, FIRM, DENSE, UNCEMENTED, (SP)

PENETRATION..... PLOT AS SHOWN AT RIGHT, WITH DASHED LINES SHOWING THE MATERIALS RESISTANCE CONSIDERED TO BE REPRESENTED BY EACH PENETRATION VALUE.



WESTERN ENGINEERS, INC.
Soil Mechanics Engineers

WORK ORDER NUMBER

SUBSURFACE EXPLORATION

PAGE OF PAGES

DRILL HOLE LOG AND PENETRATION RESISTANCE

HOLE NO. 2

Project Cortland Subdivision

Ground Elev. _____

Location _____ Depth to Water Table (Ft.) NE

Drill Contract Western Engineers Foreman _____ Date Water Table gaged _____

Hole Logged by DD Hammer Weight _____ Height of Drop _____ Date 9/25/81

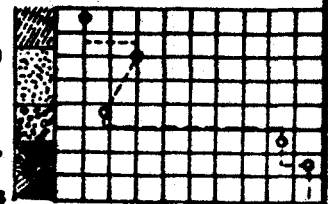
NOTES TYPE & SIZE OF HOLE TYPE OF BIT OR SPOON LOSS OF DRILLING WATER	CORE RECOVERY %	NO. BLOWS	MOISTURE %	SAMPLES FOR TESTING	DESCRIPTION AND CLASSIFICATION OF MATERIAL	DEPTH	LOG	PENETRATION RESISTANCE (BLOWS PER FOOT)													
								20	40	60	80										
Hole filled in at 15 foot depth					Clay, silty some snad, buff brown, moist at top to semi-saturated below, lensed with silts, sands, and some small gravels. Gravels are primarily sandstone. Precipitated salts visible in voids, low to moderate plasticity, moderate dry strength. Soil variable in grain size composition and consistency. (MML-CL)	2															
				9 x			4														
								6													
								8													
								10													
								12													
							Grey to black formational Mancos Shale. Highly decomposed and weathered at top sounder with depth. Moist.	14													
								16													
								18													
							Bottom of Hole														

EXPLANATION

No. OF BLOWS..... RECORD NUMBER OF BLOWS REQUIRED FOR ONE FOOT PENETRATION IF 50 BLOWS RESULT IN LESS THAN 1 FOOT PENETRATION, RECORD DEPTH PENETRATED, THUS, 50/4 INDICATES 4 INCHS PENETRATION WITH 50 BLOWS.

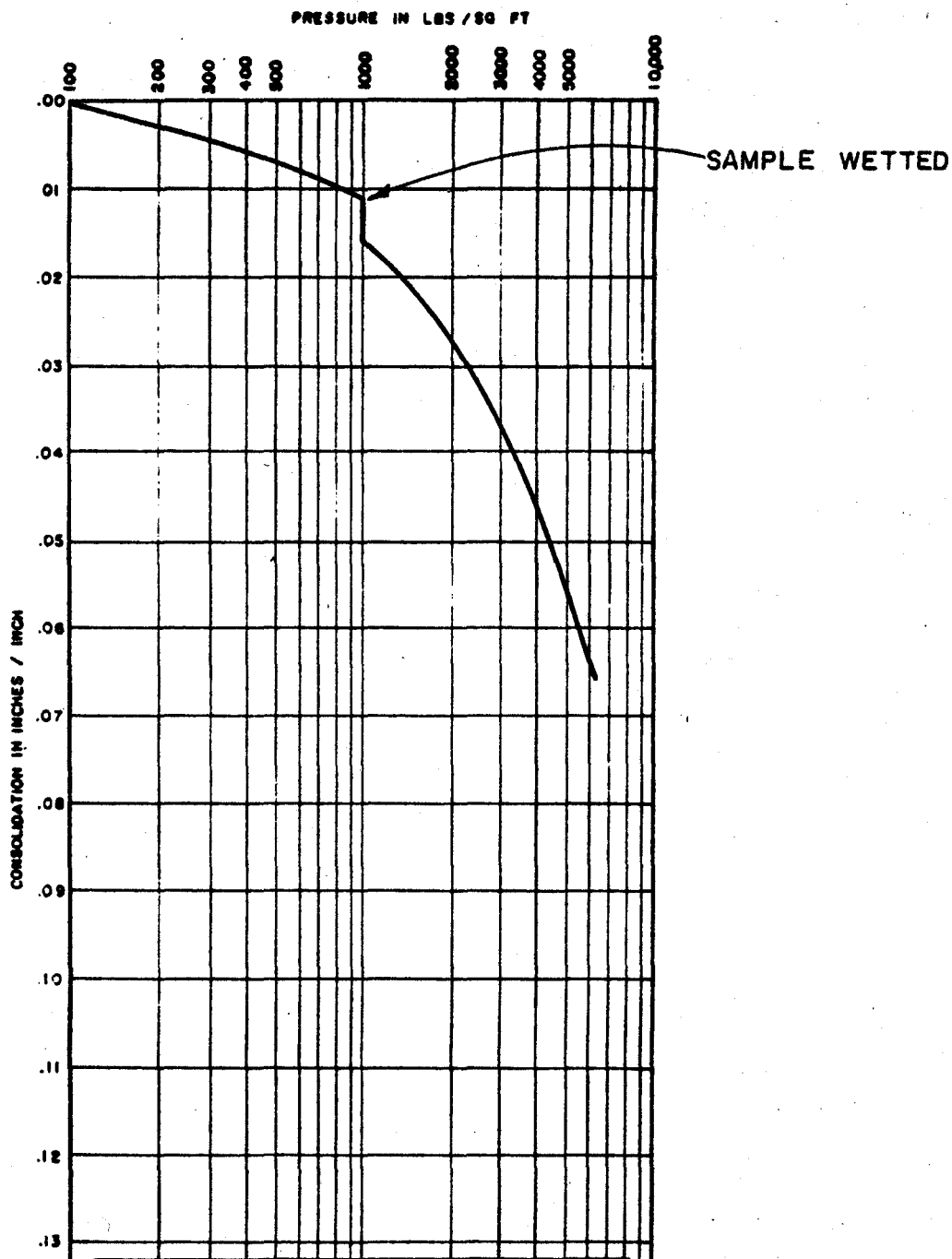
DESCRIPTION AND CLASSIFICATION OF MATERIAL..... DESCRIBE SOIL TYPE, WITH EMPHASIS ON INPLACE OR NATURAL CONDITION. INCLUDE SOIL CLASSIFICATION GROUP SYMBOL. EXAMPLE: SAND, MEDIUM, CLEAN, MOIST, FIRM, DENSE, UNCEMENTED, (SP)

PENETRATION RESISTANCE..... PLOT AS SHOWN AT RIGHT, WITH DASHED LINES SHOWING THE MATERIALS CONSIDERED TO BE REPRESENTED BY EACH PENETRATION VALUE.



WESTERN ENGINEERS, INC.
Soil Mechanics Engineers

DATE



BORING NO. AND DEPTH	SOIL TYPE	MOISTURE CONTENT		DRY DENSITY MLBS/CU.FT.
		BEFORE	AFTER	
2 @ 3'-4'	SILT-CLAY	9.3		109.3

TVS = 0.95 TSF

CORTLAND SUBDIVISION
CONSOLIDATION DATA



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

December 7, 1981

Mr. Kent Harbert
Western Engineers, Inc.
2150 Highway 6 & 50
P. O. Box 571
Grand Junction, CO 81502

Dear Kent:

Re: Cortland Subdivision - Sanitary Sewers

As requested, I have reviewed the detailed construction plans for sanitary sewers in the above as submitted November 9, 1981. I take no exception to the plans as submitted. Consider them approved by this office for construction.

Please notify us as soon as construction is complete and you are assured the City standards for such construction have been met. At that time our personnel will inspect the system. We would appreciate being contacted for the final inspection prior to the lines being activated for service. We expect you to inspect the lines during construction.

Prior to acceptance of the system it is necessary to submit to the City Engineer "as-built" mylar plans bearing a professional engineer's seal and a certification by the engineer that infiltration does not exceed 200 gallons per inch diameter per mile per day.

Thanks for your continued cooperation.

Very truly yours,

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

Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - District Engineer, Colorado Dept. of Health
Bob Goldin
Dick Hollinger
Jim Patterson
Harley Seybold
Ralph Sterry

Vern O. Thompson
P. O. Box 1863
Grand Junction, CO 81502
August 19, 1982

TO: County Commissioners

(Hand delivered to Planning Dept.)

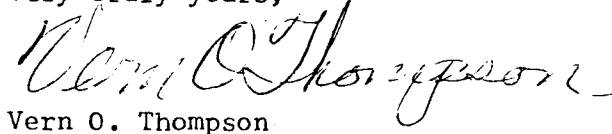
RE: Cortland Subdivision, File No. 78-81

Dear Sirs:

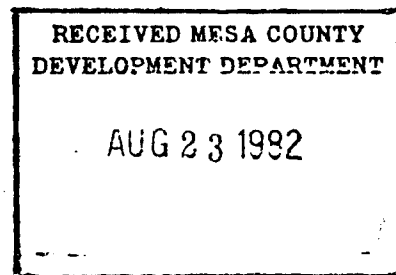
This letter is to request an extension of our improvements agreement on Cortland Subdivision, File No. 78-81. We would request an extension to August 1983. This request is made due to unforeseen economic changes involving both available loan money, oil shale instability, and time necessary for Veterans Administration approval.

Thank you for your consideration.

Very truly yours,


Vern O. Thompson

VT/js



78-81
CORTLAND SUBDIVISION

Rezone to PR-8 and Preliminary Plan

Rebuttal to Review Agency Comments

Fire Department: The Developer will sign the hydrant agreement as requested.

City Parks and Recreation: No comment

Ute Water Conservancy District: No objection

Transportation Engineer: The cul-de-sac will be compacted gravel with proper drainage, which will constitute an all-weather treatment.

Mountain Bell: No comments

State Health Department: No objection

Grand Valley Water Users: The ditch in question will be piped. Construction plans will be submitted at the final plat stage. Additional easement width will be dedicated as requested.

City Utilities: No comment

City Engineer: Cortland Avenue has been improved on the south side by the developers of Spring Valley. As a result, the power of attorney should be for one half street right-of-way. A power of attorney, an escrow, or some other acceptable form of improvement guarantee will be executed by the Developer prior to recording of the subdivision.

Cortland Avenue will be dedicated to 33-foot half right-of-way, as shown on the plan.

The improvements to Applewood Place will be made to conform with those in Apple Crest Subdivision as requested. The right-of-way will be reduced to 50-feet as requested.

Staff Comments:

- 1) A revised plan with the single units, duplexes and triplex labeled is submitted herewith.
- 2) The landscaping has been added to the above revised plan.
- 3) As shown on the submitted plan, there is an existing 6-foot fence along the east side of Apple Crest Subdivision, which will serve as a screen for this subdivision. On Cortland Avenue the east lot will be a single family adjacent to an existing single family, so screening will not be necessary. Along the north and east sides the adjacent properties are undeveloped, so there is no need to screen them. In addition, the east side will be fronting on Maureen Street.

Staff Comments (cont'd):

- 4) Bikeracks will not be installed.
- 5) Trash pick-up will be conventional curb side collection. No central trash collection facility is planned.
- 6) The typical driveway width is 18-feet, as added to the revised plan. The locations are approximate at this time, but will be specified on the street plan to be submitted at final.
- 7) Typical building plans are submitted herewith. The approximate square footages have been added to the revised plan.
- 8) The adjacent property uses are residential to the south and west and undeveloped to the north and east. They have been so noted on the plans.
- 9) The power of attorney, or other acceptable form of improvement guarantee, will be executed by the Developer, but not until final approval is received.
- 10) All the lots including the one with the triplex will be individually owned. The ground on the lots will be for the exclusive use of the residents thereon. The owner of any lot will have the right to impose use restrictions on his renters. The question of common open space will be pertinent only if the units are condominiumized. They are not at this time. If it is the desire of a lot owner to condominiumize the units on his lot, he will be responsible for compliance with the development procedures and legal requirements. The splitting of lots for condominiums is not precluded by the covenants of the subdivision.
- 11) The appropriate avigation easement will be granted on the plat rather than in the covenants. The restrictions of the easement will be included in the covenants to increase the land purchaser's awareness of them.
- 12) Bob Golden of the Grand Junction Planning Department made an additional verbal comment not contained in those mailed out. His concern is that the zone requested is PR-8, but the actual density is 5.0 units per acre. The Developer has no objection to revising the zone to PR-5.0.

Public Service: No objection.

Airport: The two concerns expressed by the Airport are the avigation easement and the density. The avigation easement will be granted on the final plat. In regard to the density, it is our desire to reach a compromise with the City Council and Planning Commission which would allow a density slightly higher than the limit of 4 units per acre. The justification for such a compromise is that the location is near the edge of the "critical area". The resulting densities for the number of units are: 13 units (as proposed) = 5.0 units per acre, 12 units = 4.6 units per acre, 11 units = 4.2 units per acre, 10 units = 3.8 units per acre.

REVIEW SHEET SUMMARY

FILE NO. 78-81 DUE DATE 10/15/81
 ACTIVITY Cortland Subdivision
 PHASE Final Plan & Plat ACRES _____
 LOCATION N. of Cortland Ave., E. of Apple Crest Subdivision
 PETITIONER Vern O. Thompson
 PETITIONER ADDRESS P.O. Box 1863, Grand Junction, CO 81502
 ENGINEER T. Kent Harbert, Western Engineers, Inc., 2150 Hwy. 6 & 50, Grd. Jct., CO 81501

OVERALL CONSIDERATIONS

- OVERALL COMPATABILITY**
- CONSISTENCY**
- ADJACENT PROPERTY**
- CHANGE IN THE AREA**
- TRAFFIC IMPACT**

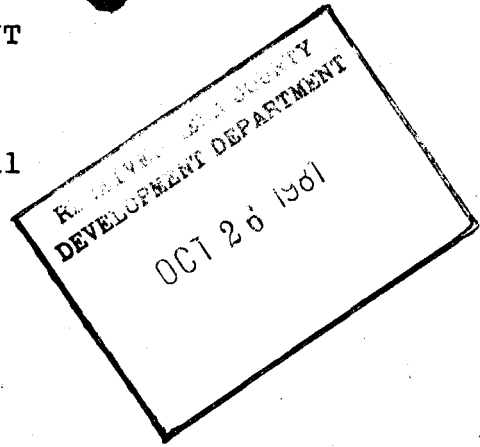
HAS NOT BEEN ADDRESSED
 HAS NOT BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10/7/81	Ute Water	No objections. Existing water lines, connection point, new water line, valving and placement are shown correctly. Policies and fees in effect at the time of application will apply.
10/8/81	Transportation Eng.	Are there "Guarantees" that the rest of Maureen St. will be completed and compatible with development to the east?
10/13/81	City Fire Dept.	The Grand Junction Fire Department approves this final plan and fire protection as shown on utilities composit. New hydrant must be installed before construction starts.
10/14/81	Mountain Bell	Existing easements are adequate.
10/15/81	City Parks & Rec.	The selection of trees is questionable - Globe Willow, Aspen, Silver (Leaf) Maple - none of these are "choice" trees. I would suggest Thornless Honeylocust, Seedless Green Ash, Ginko, Linden or Purpleleaf Plum, depending out the overall design intent. Glove Willow - highly susceptible to pests & disease. Aspen - out of its natural environment so is under stress frequently. Silver (Leaf) Maple - get too large for most yards and is very brittle and breaks readily.
10/15/81	City Police Dept.	Please submit any information you have on security lighting or security devices.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10/15/81	Staff Comments SIC	<ol style="list-style-type: none"> 1) Height elevation dimensions needed. 2) Irrigation system design and installation needs to be approved by the appropriate agency. 3) What type of fencing will be used throughout the development? 4) What assurance do we have that development will occur in the area indicated as future development? 5) Lighting scheme needs to be indicated on the plan. 6) What types of amenities are being provided for this development? 7) Who is going to maintain the open space and what percentages is open space? 8) Bike racks, as requested by staff, are not indicated on the plan. 9) Will the area not paved on Maureen St. be gravel? Need dust - free surface (paved). 10) Need RV gravel area - kept dust-free. 11) Who will finish cul-de-sac? 12) Need the 5% open space appraisal (Sec. 5-4-6). 13) Fire access may be in question (especially on north side). <p>Project must obtain building permit within 1 year of final approval or be scheduled for a rehearing.</p>
10/16/81	City Engineer <i>Late</i>	Submittal is very complete and everything looks good. Pavement design calculations and detailed plans for sanitary sewer must be submitted to me for approval prior to construction. Power of attorney for full street improvements on Cortland Avenue should be obtained.
10/16/81	Grand Valley Water Users Assoc. <i>Late</i>	The above-named Engineer for this development has been advised of the conditions that must necessarily be met in dealing with an Assoc. irrigation lateral crossing the subdivision as well as the delivery of irrigation water to the subdivision. When these items are fully resolved the Assoc. will approve the development.
10/27/81	Public Service <i>Late</i>	Electric: No objections. 10-12-81 H.T. Gas: No objections to final plot plan. HT 10-20-81.
10/27/81		DUNIVENT/RINKER PASSED 5-0 A MOTION TO SUBMIT TO CITY COUNCIL #78-81, CORTLAND SUBDIVISION, FINAL PLAT AND PLAN, PETITIONER, VERN O. THOMPSON, LOCATED NORTH OF CORTLAND AVENUE AND APPROXIMATELY 320 FEET WEST OF 28 ROAD, WITH A RECOMMENDATION OF APPROVAL.

RESPONSE TO REVIEW COMMENT

FILE NO.: 78-81
ACTIVITY: Cortland Subdivision - Final
PETITIONER: Vern Thompson
ENGINEER: Western Engineers, Inc.



UTE WATER - No objections.

TRANSPORTATION ENGINEER - Maureen Street has been designed to conform with City Street Development Standards for phased development. It has been discussed with Ron Rish and determined to be within these design parameters. When the adjacent property to the east of Maureen Street is developed, the remainder of the road improvements will be monitored by the Planning Department and Review Agencies. If the adjacent property does not develop or develops without frontage on Maureen Street, the east parking lane, curb, gutter, and sidewalk may not be installed, because they would not be needed. A temporary asphalt curb will be added to the east edge of pavement for runoff control.

CITY FIRE DEPARTMENT - Approves final plan and fire protection. New fire hydrant will be installed as agreed upon.

MOUNTAIN BELL - Existing easements are adequate.

CITY PARKS AND RECREATION - Questionable trees will not be placed in the subdivision and will be replaced by recommended species of trees.

CITY POLICE DEPARTMENT - A copy of the utilities composite has been submitted to the Police Department as requested for review of security lighting.

STAFF COMMENTS:

- 1) Height elevation dimensions is submitted herewith.
- 2) Irrigation system design and installation plans have been submitted to the Grand Valley Water Users Association for their approval.
- 3) Fencing will be 6-foot grapestake as noted on development plan.
- 4) There are no assurances that development will occur on adjacent property. When development does occur, future street improvements will be required on Maureen Street by the City-County Planning Department and appropriate Review Agencies.
- 5) Lighting scheme was indicated on utility composite previously submitted.

- 6) No recreation facilities or parks are provided for this size of development. Each unit in this development will have a private yard and garden area. RV storage and pressurized irrigation will be provided in addition to the normal street and utility improvements.
- 7) Each unit or duplex will have their own individual yard. The RV storage is the only open space and will be maintained by the homeowners. This has been added to the Covenants - Paragraph 13. The RV storage area is .10 acre or .04% of the subdivision.
- 8) Each unit, duplex or single family unit, has its own individual yard, drive and garage with ample space for bike parking. This size of development does not require bike racks as a high density multi-family development would require.
- 9) The unpaved area of Maureen Street will not be used as a driving lane or parking lane, therefore preventing a dust problem. A vertical asphalt curb will be placed to help prevent driving on unpaved surface and for additional drainage control.
- 10) RV storage area will consist of compacted gravel. Since it will have a very low volume of traffic, this will provide adequate dust control. This has been discussed with and confirmed by the Mesa County Health Department.
- 11) The cul-de-sac will be completed by future developer of adjacent land. The future developer has the choice to finish the cul-de-sac, continue it as a road to the east, or not to use it at all. If the future developer does not wish to use the cul-de-sac it will remain as is, as will all of Maureen Street. The additional parking lane and sidewalk will be unuseful to the subdivision since there is already ample parking and sidewalk area to meet City Street Standards.
- 12) The land will be appraised and submitted herewith.
- 13) The City Fire Department has reviewed and approved the final plan and consider access acceptable.

CITY ENGINEER - Pavement design calculation and detail plans of sanitary sewer will be submitted to City Engineer for approval before construction, as requested. Power of Attorney will be granted for half street improvements on Cortland Avenue - not full street improvements as commented since half of the street improvements have already been completed.

GRAND VALLEY WATER USERS ASSOCIATION - Detailed plans have been submitted for approval to meet conditions specified by the Association. Additional easement has been acquired for installation of irrigation reservoir.

Submitted by:

WESTERN ENGINEERS, INC.

Steve Van Dyke

Steve Van Dyke

REVIEW SHEET SUMMARY

FILE NO. 78-81 DUE DATE 8/16/81
 ACTIVITY Cortland Subdivision
 PHASE Rezone to PR-8 and Preliminary Plan ACRES _____
 LOCATION N. of Cortland Ave., E. of Apple Crest Subdivision
 PETITIONER Vern Thompson
 PETITIONER ADDRESS P.O. Box 1863, Grand Junction, CO 81502
T. Kent Harbert
 ENGINEER Western Engineers, Inc. 2150 Highway 6 & 50, Rt. 2, Grand Junction, CO 81501

OVERALL CONSIDERATIONS

- OVERALL COMPATABILITY
- CONSISTENCY
- ADJACENT PROPERTY
- CHANGE IN THE AREA
- TRAFFIC IMPACT

HAS NOT BEEN ADDRESSED
BY THE ADDRESSER

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8/11/81	Fire Dept.	This office has no objections to this rezone. We can approve fire protection as shown on utility composite plans submitted 7/31. A hydrant agreement must be signed before construction.
8/13/81	City Parks/Rec.	No comment.
8/14/81	Ute Water	No objections to the development. The existing water lines are shown correctly and can serve this site. Each dwelling unit will be individually metered from lines existing or installed in the North or East 1/2 of dedicated R.O.W.
8/14/81	Transportation Engineer	The cul-de-sac at the north end of Maureen St. should be all-weather. Since the time frame for the street extension is unknown.
8/14/81	Mountain Bell	No comments.
8/17/81	State Health Dept.	All utilities will connect to existing utility company. I see no problem with this proposed subdivision.
8/17/81	G.V. Water Users	The Grand Valley Water Users Assoc. presently has an irrigation lateral crossing the tract to be developed. Said lateral has been so located for more than 60 years & is noted on the Utility Composite drawing as "Existing 8' ditch". Approval for relocating & piping such ditch will be granted only after the entire design for such action has been developed & found acceptable by the Assoc. At this time it seems the proposed 10' easement the piped ditch is to share with several utilities is inadequate in width & consideration should be given to increasing that width to provide a more workable corridor for both present & future activities that may have to be undertaken.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8/17/81	City Utilities	None.
8/17/81	City Engineer	Power of attorney should be provided for full street improvements on Cortland Avenue. It should be dedicated to 33 Ft. half right-of-way. I recommend that Applewood Place be improved with attached sidewalks to match Applecrest Subdivision improvements. This would be able to be done on a 50 Ft. right-of-way for Applewood Place. Maureen Street should be developed as shown. By doing this, the transition to detached sidewalks could occur at the street intersection which will look more logical than changing at mid-block.
8/17/81	Staff Comments	<ol style="list-style-type: none"> 1) Impact statement describes structures, need this indicated on plan, which are which. 2) Need detailed landscaping plan (ground cover etc.) at preliminary stage. 3) Detailed buffering and screening plan needed. 4) Will there be any bikeracks for the triplex? 5) Trash pick-up needs to be indicated. 6) Need dimensions of parking, stalls, locations. 7) Need height, elevation and approximate square footage of buildings. 8) Need adjacent property uses indicated on plan. 9) Need Power of Attorney for improvements. 10) Will there be any common open space or amenities for area, the triplex? <p>This is in zone of influence of airport what about any avigation easements - none in covenants.</p> <p>Project must obtain building permit within 1 year of approval or be scheduled for a rehearing.</p>
8/17/81	Public Service	<p>Gas: No objections to plat as proposed. Developer to contact P.S. Co. concerning loads and locations of meter. HT 8-10-81 Plat 836-848</p> <p>Electric: No objections to proposed development. Public Service needs to discuss meter locations (one location on duplexes & triplexes). 8-13-81 LLW</p>
8/18/81	Airport LATE	<p>This proposed subdivision (immediately adjacent to Applecrest) lies within the CRITICAL ZONE for Runway 4/22. It will be impacted by aircraft overflight, noise, fumes, vibrations (although slightly less so than Applecrest, as it is not as directly aligned with the runway). Considerations of height restrictions, electronic/radio wave generation, skyward lighting, smoke and/or dust generation should be addressed. Noise insulation is recommended. An avigation easement should be required.</p> <p>The density proposed is 5 units per acre or medium density, partially on the basis of compatibility within a proposed 8 units/acre Singh development (also adjacent to Cortland). Two points to consider: one is that Singh is <u>proposed</u> only, not approved. At 8 units/acre it will be vehemently opposed by Airport Authority (anything above low density). Two is that airport land use compatibility regulations now being considered for adoption proscribe residential development at any density</p>

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
	Continued Airport	<p>above 4 units/acre (low density). <u>This proposal exceeds that limit and it is recommended that it be denied at that density.</u> A reduction to 4 units/acre would make it acceptable, but it will not negate any of the concerns expressed.</p> <p>As airport manager, I should note that I have already received complaints from residents of Applecrest regarding aircraft overflight, noise, fumes, etc. This residential development has been in existence for only about one year and future use of runway 4/22 will increase, not decrease. Therefore it is logical to assume future Cortland residents will also decry aircraft overflight. At 4 residential units/acre, this is an acceptable use, but it is not a desired use.</p>
8/25/81	G.J. Drainage LATE	Out of district.
8/25/81		<p>LITLÉ/TRANSMEIER PASSED 6-0 A MOTION TO SUBMIT #78-81, ZONING OF THOMPSON ANNEXATION OF PR-4.2, FOR VERN THOMPSON, LOCATED NORTH OF CORTLAND AVENUE AND EAST OF APPLECREST SUBDIVISION, TO THE CITY COUNCIL FOR CONSIDERATION, WITH A RECOMMENDATION OF APPROVAL, SUBJECT TO STAFF COMMENTS.</p> <p>LITLÉ/PRICE PASSED 6-0 A MOTION TO SUBMIT #78-81, CORTLAND SUBDIVISION PRELIMINARY PLAN, LOCATED NORTH OF CORTLAND AVENUE AND EAST OF APPLECREST SUBDIVISION, TO THE CITY COUNCIL FOR CONSIDERATION, WITH A RECOMMENDATION OF APPROVAL, SUBJECT TO STAFF COMMENTS AND RECEIPT OF THE DEDICATION OF THE CUL DE SAC.</p>

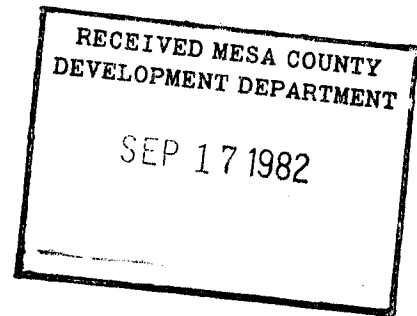


City of Grand Junction, Colorado 81501
200 West Grand

September 8, 1982

Mr. Kent Harbert
Western Engineers, Inc.
2150 Highway 6 & 50
P. O. Box 571
Grand Junction, CO 81502

Re: Cortland Subdivision



Dear Kent:

I received a call from Mr. Mickey Coe (242-4033) yesterday complaining about street cuts in Applewood Place. I visited the site this morning and saw the sanitary sewer is apparently constructed and the streets rough-graded.

This is to remind you that pavement design calculations and detailed construction plans must be submitted and approved by me prior to construction.

We would also appreciate being contacted for final-inspection of the sanitary sewer as soon as it is ready and prior to any services being connected.

I assume the existing street cuts will be patched back to original condition as soon as possible so as to not inconvenience the neighbors.

Very truly yours,
Ronald P. Rish

Ronald P. Rish, P.E.
City Engineer

RPR/hm

- cc - Vern Thompson
- Bob Goldin ✓
- John Kenney
- Jim Patterson
- Harley Seybold
- Ralph Sterry
- File



City of Grand Junction, Colorado 81501

250 North Fifth St.,

September 21, 1982

Mr. Kent Harbert
Western Engineers, Inc.
2150 Highway 6 & 50
P. O. Box 571
Grand Junction, CO 81502

Dear Kent:

Re: Cortland Subdivision

As requested, I have reviewed the street construction plans for the above as submitted September 13, 1982, and have the following comments.

1. A Professional Engineer should stamp and sign the plan.

2. Add the following note to the plan sheet:

"All construction shall be in accordance with City of Grand Junction Standard Pavement Details Drawing ST-1 and shall conform to City of Grand Junction Standard Specifications for Street Construction, 1981, and City of Grand Junction General Contract Conditions for Public Works and Utilities Construction GC-37, GC-50 and GC-65."

3. I take no exception to the pavement design as submitted. I would note that Applecrest, the adjacent subdivision, was designed and constructed with 2 inches of asphalt, 4 inches of base, and 6 inches of subbase.

When the above comments are addressed, submit a revised print and at that time consider the plan approved for construction.

Upon completion of construction, please notify this office to arrange for a final inspection of the completed facilities. 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. Successful final inspection of completed improvements

Very truly yours,

Ronald P. Rish
Ronald P. Rish, P.E.
City Engineer

Mr. Kent Harbert

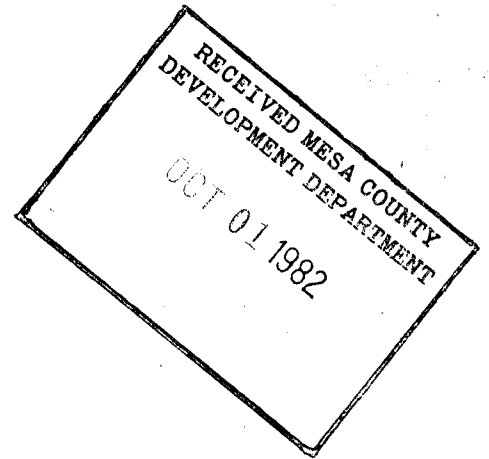
Page 2

September 21, 1982

cc - Vern Thompson
Bob Goldin
John Kenney
Jim Patterson
File

JAMES R. DUNN, M.D.
601 CENTER
GRAND JUNCTION, COLORADO
81501
DIAL 242-3641

Cortland Sub. (PR)
File



October 1, 1982

Bob Golden
City Planning Department
Grand Junction, CO 81501

Dear Mr. Golden:

I appreciated talking to you yesterday afternoon about the Cortland subdivision of which I am one-fourth owner. This was regarding the attached sidewalks on Maureen Street. All the partners; Mr. Vern Thompson, Mr. Mike Thompson, Dr. Joseph Simpson and myself; have discussed the sidewalks on Maureen Street at some length for some time and we all agree that we would like to have the sidewalks changed to attached sidewalks. This is clearly outlined on the revised plan that we have enclosed with this letter.

This has been discussed with Mr. Jim Patterson and he thinks that the city will not oppose the sidewalk changes.

Therefore, we have enclosed and are submitting the revised plan for your perusal and approval.

We appreciate your speedy consideration of this. Corn Construction is ready to go on the sidewalks at the present time.

If you have any questions or problems with this, please contact me.

Thank you very much.

Sincerely,

A handwritten signature in cursive script, appearing to read "J. R. Dunn".

James R. Dunn, M.D.

JRD/kc

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

(File)
78-81

Reply Requested
Yes No

Date

January 14, 1983

To: (From:) Jim Patterson From: (To:) Ron Rish *RRR*

Subject: Cortland Subdivision

Yesterday I visited the above to see if street improvements had been completed prior to winter shutdown. I observed that all improvements appear to be complete but that they are not constructed according to approved plans.

On September 9, 1982, I approved construction plans for streets submitted by Western Engineers. On October 1, 1982, Mr. James R. Dunn submitted a letter request to Bob Goldin for attached sidewalks to be used. On October 4, 1982, Bob submitted the request to "All Affected Agencies" for review. I marked my copy "Refer this matter to Jim Patterson" on October 5, 1982, after being informed you had a discussion with Mr. Dunn concerning the matter.

Nothing in the file has altered my September 9, 1982, approval of plans which show detached sidewalks. If you have overruled me, I feel I deserve documentation of your decision for the files and my dealings with Western Engineers. Since I am expected to deal with these matters it becomes difficult to do so if the situation is changed without my being involved.

How do you suggest I handle Western Engineers in light of what has transpired? They did not request a plan revision nor have they notified me for a final inspection.

In short, this situation makes one feel lonely!

cc - Bob Goldin
John Kenney
File



City of Grand Junction, Colorado 81501
250 North Fifth St.,

February 24, 1983

Kent Harbert
Western Engineers, Inc.
2150 Highway 6 & 50
Grand Junction, CO 81501

Dear Kent:

Re: Cortland Subdivision

On January 31, 1983, I received "as-built" drawings, construction tests results, and requests for final inspections of streets and sanitary sewers in the above. I drove out to the site and discovered the streets have been constructed with attached sidewalks.

On September 9, 1982, I approved construction plans showing detached sidewalks. On October 1, 1982, Mr. James R. Dunn submitted a letter request to the Development Department concerning the sidewalks. Revised construction plans were not submitted for my approval prior to construction nor was I notified by anyone of a decision to change the sidewalks.

Prior to conducting a final-inspection, I request documentation from whomever made the decision to build the sidewalks differently from the approved plans. I have requested our inspectors to inspect the sanitary sewers and we will notify you of the results.

I returned the street "as-builts" to you yesterday since they show detached sidewalks but attached sidewalks have been constructed.

Very truly yours,

Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Vern Thompson
Corn Construction-Lorring Knutson
Bob Goldin ✓
John Kenney
Jim Patterson
File

April 28, 1989

Mr. Stacy Carpenter
Attorney at Law
Lakeside Apartments, Eldorado Building
3154 Lakeside Drive
Grand Junction, CO 81501

Re: Baroni

Dear Stacy:

I have talked to my clients, Ken and Kate Baroni, concerning our telephone conversation of this week. In that conversation, you informed me that Dr. Dunn had received the permission and consent of the Grand Valley Water Users Association for the operation of two pumps from the ditch running through the Baroni property. It is my understanding that Mr. Klapwyck will allow the Baronis to continue to use their present irrigation system, with the rest of the property owners in the Cortland Subdivision using the system to be installed by Dr. Simpson and Dr. Dunn. We also discussed the need of my clients to be "exempt" from all maintenance, repair and replacement of the irrigation system installed by your clients.

My clients will not object to the installation of your clients' irrigation system, as expressed in our telephone conversation, provided the following conditions are met:

* (1) written permission is received from the Grand Valley Water Users Association consenting to the installation and operation of two pumps from the ditch.

(2) the covenants to Cortland Subdivision being amended to provide that the Baronis' properties (and the owners thereof) are not subject to any further assessment or responsibility for the repair, maintenance or replacement of the Dunn/Simpson irrigation system, or, in the alternative, an agreement from Dr. Dunn and Dr. Simpson to pay for, indemnify

Page 2
April 28, 1989

and hold Baronis and their successors free and harmless from any and all subsequent charges for the repair, maintenance and replacement of the Dunn/Simpson Irrigation System.

Without both of these requirements being met by your clients, the Baronis will continue to insist upon the installation of the irrigation system proposed to and approved by the City of Grand Junction at the time of the development of Cortland Subdivision. They will resist further entry upon their property and will consider such entry a trespass.

Sincerely,

By 

John Williams

da

April 30, 1989

Mr. Stacy Carpenter
Attorney at Law
Lakeside Apartments, Eldorado Building
3154 Lakeside Drive
Grand Junction, CO 81501

Dear Stacy:

Most of the property owners of the Cortland Subdivision met this week to discuss the installation of the irrigation system by Dr. Dunn and Dr. Simpson. The property owners also discussed the Subdivision Improvements Agreement which has not been complied with and which is still of record against all subdivision properties.

As a result of the meeting, the property owners make the following demands on Dr. Dunn and Dr. Simpson:

1. The installation of the irrigation system at Cortland Subdivision which was proposed to and approved by the City of Grand Junction in 1981. If your clients desire to install a different system, we will consent to this different system only if a certified hydraulic engineer certifies it to be of the same quality as the system previously approved. The proposed system must be equal to or better than the recommended 1981 system in its ability to adequately deliver enough pressure and water to each lot for reasonable care and maintenance. This requires each lot to be satisfactorily watered at least once a day.

2. The requirements of the Subdivision Improvements Agreement must be met by Dr. Dunn and Dr. Simpson. Your clients must do what is required to obtain a release of the Subdivision Improvements Agreement from the City of Grand Junction. This Agreement must be released by the City.

The property owners within Cortland Subdivision will not settle for less than the demands set forth in this letter. It is the obligation of Dr. Dunn and Dr. Simpson to install the irrigation system and fully perform the requirements of the Subdivision Improvements Agreement. Your clients are entirely responsible for providing what these demands dictate and we are prepared to make them enforceable.

Signed

Cortland Subdivision Property Owners

Reference attached list of signatures.

Letter To Stacy Carpenter
Attorney for Drs. Dunn & Simpson
April 30, 1989

*Approved Place
82506*

Kenneth R. Baroni
Kenneth R. Baroni, Lot 1, Block 1

2449

5-1-89
Date

Katherine A. Baroni
Katherine A. Baroni, Lot 1, Block 1

5-1-89
Date

Katherine A. Baroni
Katherine A. Baroni, Lot 3, Block 1

5-1-89
Date

Michael E. Michelle
Michael E. Michelle, Lot 1, Block 2

5-2-89
Date

Katherine Lee Hedler
Katherine Lee Hedler, Lot 2, Block 2

5-2-89
Date

Brett Hedler
Brett Hedler, Lot 2, Block 2

5-2-89
Date

Louise Feller
Louise Feller, Lot 3, Block 2

5/1/89
Date

Al Feller
Al Feller, Lot 3, Block 2

5/1/89
Date

Hale H. Luff, Lot 4, Block 1

Date

Mary A. Luff, Lot 4, Block 1

Date

*2945-011-401-003'005
x1613'*

*lots 3-4
4071 Maureen St*

May 1, 1989

To Courtland Subdivision Irrigation Water Users:

In response to a request for the installation and operation of 2 pumps from Association lateral (2B) to serve Courtland Subdivision, such permission is hereby granted subject to the following:

1. Neither pump may exceed a draw for 30 gpm from said Association lateral.
2. Only one pump may operate at a time. To avoid simultaneous operation an appropriate and equitable schedule of use must be developed and adhered to by all Courtland Subdivision water users.
3. The Association is to have uninhibited access to its piped lateral for operation and maintenance activity by way of the associated right-of-way or easement and either or both pumps will be removed at no expense to the Association when necessary for Association operation or maintenance of its lateral (pipeline).
4. The Association will bill but one entity for the entire subdivision's irrigation water assessment. Payment will be made prior to the use of water. No individual assessments will be made. The Courtland Subdivision water users will provide the Association with a current name and address to which said billing can be sent for payment.

Failure to adhere to and abide by any of the foregoing items will be grounds to remove one or both said pumps from service by whatever measure may be necessary, including their removal by Association forces.

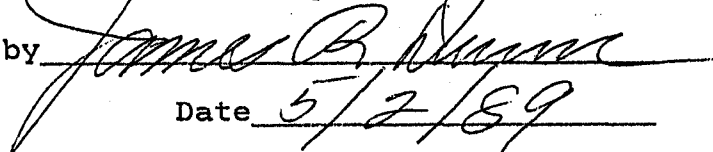
In addition to the above, failure to abide by present or future rules or regulations affecting Association water users will be grounds to terminate service by the Association.

It is to be understood by the users of Association provided irrigation water in Courtland Subdivision, that in the event of interruption of service by the Association for reason or reasons stated in the immediate preceding two paragraphs, there will be no recourse other than to correct the problem(s) failure(s) responsible for the interrupted service.

The above is hereby acknowledged and accepted on behalf of all users of irrigation water in Courtland Subdivision and is binding to assigns or successors of such users.

Accepted on behalf of Courtland
Subdivision irrigation water users:

by



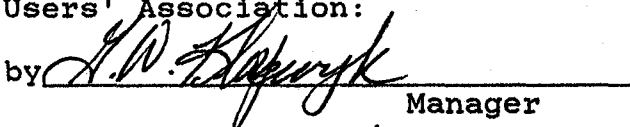
Date

5/2/89

Approved on behalf of Grand Valley Water

Users' Association:

by


Manager

Date

5/2/89



Don

sic

June 7, 1989

Mr. Gene Allen
119 Park Ave.
Collbran, CO 81624

RE: CORTLAND SUBDIVISION IRRIGATION

Mr. Allen:

Per your request I have reviewed the irrigation plans Cortland Subdivision. The review included an objective analysis of the original design prepared by Western Engineers in 1981 and the current proposed plan. In addition I discussed the situation with Mr. Bill Klapwyk, Manager of Grand Valley Water Users Association.

The original plan called for a 10'x10'x8'-deep concrete sump to be located in the SW corner of lot #3. An easement is shown on the plans for the sump. The purpose of the sump was to allow a low, constant inflow rate (25 - 30 gpm) and a somewhat larger pumping rate. The original design notes did not mention a pumping rate but I assume it was about 60 gpm with a design discharge pressure of 50 psi. This would have allowed 3, possibly 4 lots to irrigate simultaneously until the sump emptied --- about 2.5 hours. Then the pump would shut off until the sump refilled. A pressure tank would have been required to maintain system pressure and minimize pump cycling when no irrigation was occurring and the sump was full. This system has the following advantages and disadvantages:

PROS

- 1) 3 or 4 lots can irrigate simultaneously.
- 2) Constant low inflow rate (25-30 gpm) can be maintained.
- 3) Irrigation scheduling can be fairly flexible because of high peak system capacity.

how many lots to be served?

(7)

CONS

- 1) Sump would need to be cleaned annually, possibly more often depending on water quality.
- 2) Sump requires minimum 10'x10' area in easement. The most logical location is that part of the easement originally planned for the sump.
- 3) Sump could be hazardous if not covered properly.
- 4) Irrigation scheduling and neighborhood cooperation required.
- 5) With 3 or 4 lots irrigating none could complete irri-

gation before the sump would empty and the pump would shut off. The system would need to be completely off for 1.5 to 2 hours to allow the sump to refill enough to restart irrigation.

6) Two sets of pump controls would be required to make the system work smoothly. Level controls would be needed to monitor the water level in the sump and a pressure switch would be needed to control the pump cycling.

7) Some irrigation scheduling is required.

The current plan is to pump directly from the ditch. A 2 - horsepower pump would be installed at the NE corner of lot #2 and pump to the lots through 2 - inch pvc pipe. 1-inch taps would be provided to each lot. The system would be continually pressurized. A pressure tank would be installed to maintain system pressure and minimize the frequency of the pump cycling on and off.

An agreement between Grand Valley Water Users Association and the home owners association states that the maximum pumping rate from the ditch shall be 30 gpm. Therefore a large pump similar to that used with a sump arrangement cannot be used. In addition, if more than one pump serves the subdivision the maximum pumping rate for the entire subdivision is still 30 gpm.

This system has advantages and disadvantages listed below:

PROS

- 1) No sump is required.
- 2) Only one set of pump controls is required.
- 3) The installed 2-inch pipe is adequate.
- 4) The existing pump is adequate.

is this existing?

CONS

- 1) Only two lots can irrigate at one time.
- 2) The maximum circuit size for each lot is 15 gpm.
- 3) All water users in the subdivision must cooperate with irrigation scheduling.

For the system with no sump, based on 5000 ft². of landscaped area per lot, 3-inch per week evapotranspiration requirement, and 15 gpm maximum circuit size, each lot can be fully irrigated in 10.4 hours. If two lots irrigate simultaneously the total weekly irrigation time for the subdivision would be 36.4 hours.

For the system with the sump, based on the same landscaped area and ET, and 20 gpm maximum circuit each lot can be completely irrigated in 7.8 hours. If three lots irrigate simultaneously the total irrigation time for the subdivision will be 18.2 hours. However total elapsed time to water the entire subdivision will be about 30 hours because the system must be shut down while the sump refills.

The only real benefit of the sump is that it provides a little extra flexibility in scheduling. With the no sump system irrigations can be scheduled easily to ensure that all lots receive all the water that they need. A sample schedule might be:

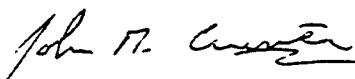
<u>Day</u>	<u>Lots #</u>	<u>Time dedicated</u>
Sunday	1,2	5.2 hrs
Monday	3,4	5.2 hrs
Tuesday	5,6	5.2 hrs
Wednesday	7,1	5.2 hrs
Thursday	2,3	5.2 hrs
Friday	4,5	5.2 hrs
Saturday	6,7	5.2 hrs

With this schedule it is apparent that there is a lot of undedicated time on the system. The undedicated time could be utilized in any way the home owners desired.

In summary both system configurations will work very well. Both have some advantages and both have some disadvantages. The sump system provides added flexibility but creates a maintenance problem and there would be down time when the sump refills. The no sump option is less complex and would require less maintenance than the sump option. However irrigation scheduling must be set and adhered to in order for the system to work well.

If I can be of any further help please give me a call.

Very Truly Yours;
WESTERN ENGINEERS, INC.



John M. Currier, PE

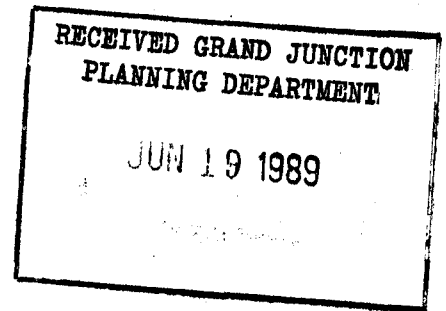
JMC/jmc

cc: Dr. James Dunn

JAMES R. DUNN, M.D.
601 CENTER
GRAND JUNCTION, COLORADO
81501

DIAL 242-3641

June 16, 1989



Mr. Karl G. Metzner
Director of Planning
250 N. 5th Street
Grand Jct., CO 81501-2668

Dear Mr. Metzner:

I'm in receipt of your letter of June 12, 1989. I am extremely disappointed that you would not accept Mr. John Currier's report on the irrigation system for Cortland Subdivision. After reading his report, I felt the pros for a pressurized irrigation system without a reservoir far outweighed the pros for the irrigation system with a reservoir. Mr. Currier is a registered engineer who has had years of experience with irrigation systems. If you will look at the original Cortland development, the easements allow for a system with an irrigation sump to be at the SW corner of Lot 3, Block 1. It will take a minimum easement of 20 sq. ft. to put the proposed reservoir, originally planned to be 10x10 ft. x 8 ft. deep. It doesn't say anything about being covered. To me, this is an extreme hazard for the community. I can see young children playing around there, falling in, and perhaps accidentally drowning. Besides the hazard to the community, my experience with reservoirs of this nature, in the past, has been that they need to be cleaned out once or twice a year, depending on how much silt is in the water. I had one on my own property at my home. I found it was more trouble than it was worth.

Mr. Currier's letter states that if the present system, which I have installed, is used, 2 lots can be watered at once.

Furthermore, Mr. Baroni, has insisted in writing that he be allowed to have his own pump for the 2 lots he owns, Lots 1 & 3, Block 1. Grand Valley Irrigation has already approved this plan. At one time, he told me he didn't want to have anything to do with the common irrigation system. So, of the 7 lots, it only leaves 5 to be irrigated. I wish you would consider that also. Please witness the copy of the agreement from the Grand Valley Water Users Association, signed by Mr. Klapwyk, allowing Mr. Baroni to have his own pump.

Furthermore, you should know that Mr. Baroni gave us such a bad time regarding the use of the designated easements in laying irrigation pipes that I didn't want to bother him anymore and I wanted to make use of the easements that cross his lots as easy as possible. That is another reason that the present system has been installed. Again, Mr. Currier believes this to be adequate instead of a reservoir in the SW corner of Lot 3, Block 1, where the Baroni home is located.

The system that is in place is almost all complete now. It just needs to be tested. The electricity is there. Its been inspected. We need to fine tune the pump and the pressurized tank and switches.

Page Two
June 16, 1989
Mr. Karl G. Metzner

Also, in the original covenants, it only says that water would be available. It didn't say anything about the developer installing a system. However, I felt, being the sole surviving partner of the three that started this project in 1982, it was my responsibility to get an irrigation system in there that would provide an aesthetically pleasing neighborhood.

I don't understand why you feel the system must be reviewed by every one whether they use the system or not.

As soon as the system is installed and working properly, I will get a statement from an engineer stating such. Then I hope you will release the hold on my lot.

Sincerely,

A handwritten signature in cursive script, appearing to read "J. R. Dunn", with a long horizontal flourish extending to the right.

James R. Dunn, M.D.

JD/ml

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

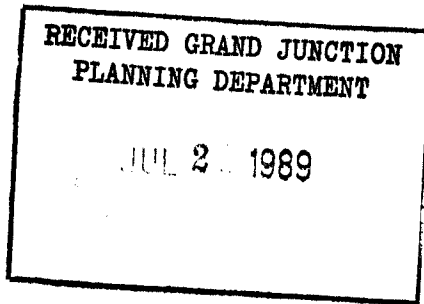
Reply Requested
Yes No

Date

6/23/89To: (From:) File 78-81From: (To:) Karl Metzner

on this date I inspected the eastland subdivision irrigation system. Also present were Dr. Dunn, Gene Allen, and John Currier of Western Engineers.

This system was installed without a sump. The Taps at 2 lots were set to run at 15 gpm. The pressure at the furthest lot was recorded at over 40 psi. When the open Taps were run at 75 gpm. The pressure was still over 20 psi at the furthest lot. Given the test results at least 3 lots should be able to be watered at any given time. The system is acceptable. A letter confirming result will be coming from John Currier.



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430
BOOK 1748 PAGE 769

1519598 02:28 PM 06/30/89
E.SAWYER, CLK&REC MESA COUNTY CO

June 30, 1989

Dr. James Dunn
601 Center Street
Grand Junction, CO 81501

Dear Dr. Dunn:

On June 23, 1989 I witnessed a test of the irrigation system you have installed in Cortland Subdivision. The system is a continuously-pressurized underground system, and test results indicated that it will provide adequate water to the subdivision. I am also in receipt of a letter from John Currier of Western Engineers, Inc. which states that he tested and inspected the system and that it will function as designed.

You may consider this letter a release of the building permit hold placed on lot 2, block 1 of Cortland Subdivision and recorded in Book 1741, page 200 of the Mesa County Clerk and Recorder.

Thank you for your cooperation in completing these improvements.

Sincerely,

Karl G. Metzner
Director of Planning

KGM/tt

xc: Dan Wilson
Cortland Home and Property Owners
File #78-81

City
County
Development
Department

MEMORANDUM

Reply Requested

Date: 11/14/83

YES NO

To: KEN REEDY
CITY ENGINEER

From: LANCE WILLIAMS
PLANNING

Ken -

You wanted me to remind you to write a letter to the developers of Cortland Subdivision (#78-81) advising them of the City's acceptance of improvements.

So here it is (If there are any problems with the improvements, let me know; otherwise, I will consider my file closed on this development).

LW