

Table of Contents

File 1981-0080

Project Name: Laveta Street & UnawEEP-Vacation Easement

Date 3/25/02

P	S	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.			
r	e	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.			
s	n	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.			
e	n	X	*Summary Sheet – Table of Contents		
n	d	X X	Review Sheet Summary		
t		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		
			Evidence of title, deeds		
X	X		*Mailing list to adjacent property owners		
			Public notice cards		
			Record of certified mail		
X			Legal description		
			Appraisal of raw land		
			Reduction of any maps – final copy		
			*Final reports for drainage and soils (geotechnical reports)		
			Other bound or nonbound reports		
			Traffic studies		
			Individual review comments from agencies		
			*Consolidated review comments list		
X	X		*Petitioner's response to comments		
			*Staff Reports		
			*Planning Commission staff report and exhibits		
			*City Council staff report and exhibits		
			*Summary sheet of final conditions		
			*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)		
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:					
X	X	X	X	Action Sheet	Memo from Karl Metzner to Jim Patterson re: approval subject to his approval of the street design concept-2/2/83
X	X	X	X	Review Sheet Summary	Memo from Jim Patterson to Ron Rish re: detailed construction review – 2/9/83
X		X		Review Sheets	Notes to file
X	X			Planning Commission Minutes - ** - 8/25/81, 9/29/81	
X	X			Letter from Constance McDonough to Planning Commission re: neighborhood meeting-subjects of concern-9/11/83	
X				Notice-Invitation to neighborhood meeting for 8/30/81	
X				Public Notice Posting – 8/14/81	
X				Development Application – 8/3/81	
X	X			Letter from Karl Metzner to Chris Nelson re: to confirm approval of development plan dated 1/12/83	
X	X			Site Plan	

Vacation Purpose

The owners of Lots 6 through 19, Block 9 and Lots 20 through 32 Block 10, Mesa Heights Subdivision on Orchard Mesa plan to construct a multi-family townhome project on these properties under the existing RMF-16 Zoning. In addition, the owners have discussed a transfer of some of this property to the City of Grand Junction with the City Manager and Parks Director, for the purpose of expanding the area of the "Duck Pond Park".

A preliminary project site plan and vacation/rededication plan is attached.

It was determined that the right-of-way and/or easement areas included in this vacation application were not needed to serve the townhome project nor the expanded park area. It was further determined that these areas were probably not necessary to serve other adjacent properties. Therefore, the application has been prepared to present this request within a public hearing so that interested parties may present their views.

The following is a listing of the criteria for evaluating a vacation proposal, and the owners response to that criteria.

1. The proposal shall not landlock any parcels of land.
 - R. Adjacent parcels of land will not be landlocked as a result of this vacation. Dedication of ingress and egress easements for the owners/users of the townhomes within the project area and for public emergency vehicles shall be dedicated upon approval of the vacations as shown on attached plan in accordance with City regulations (5-4-2).
2. The proposal shall not restrict the access of any parcel so that access is unreasonable or economically prohibitive.
 - R. These vacations of right-of-way would not cause unreasonable or economically prohibitive access to any parcels.

Vacation Purpose - Continued

3. The proposal shall have no adverse impacts on the health, safety and/or welfare of the general community, and will not reduce the quality of public services provided to any parcel of land (i.e. police/fire protection and utility services).
- R. These vacations will have no adverse impacts on the general community and it is believed that closing the Laveta Avenue/Unawep intersection, which is located approximately 580 feet east of Highway 50, may provide improved safety for the Unawep traffic at peak hours.
4. The proposal shall not conflict with adopted plans and policies.
- R. It is believed that the proposal does not conflict with City plans and policies, and in fact, addresses several policies concerning intersections on principal arterial streets, expansion of park areas and enhancement of natural resources.
5. Does the proposal provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.?
- R. These right-of-way vacations will eliminate the cost of improving the existing unimproved right-of-ways to adjacent property owners and/or the City; and eliminate the ongoing cost for maintenance of these areas to the City. As stated previously, the vacations would eliminate an intersection on an arterial roadway in close proximity of State Highway intersection. In addition, it would provide for additional contiguous park area subject to an agreement between the owners of the property and the City.

The owners of this property respectfully request that this application be approved. Thank you for your considerations.

Joe Willoughby
Edward Ellinwood

Loren & A.M. Lusley #80-81
555 Santa Clara Avenue
Grand Junction, CO 81503

Eugene A. Lent & Shirley
1765 Escalante
Grand Junction, CO 81501
#80-81

Percy Mayes #80-81
1806 Palmer
Grand Junction, CO 81501

H.A. & L. Kelley #80-81
1709 Laveta Street
Grand Junction, CO 81501

Jasper M. & E.L. Wilson
653 Santa Clara Avenue
Grand Junction, CO 8150-
#80-81

Select Prop. Associates
3045 Teller Ave. #80-81
Grand Junction, CO 81501

Ronald & M.C. Tipping #80-81
515 Santa Clara Avenue
Grand Junction, CO 81503

George A. Smith
555 Bluff Ct.
Grand Junction, CO 81503
#80-81

Dwaine L. & J.M. Russell
550 James Street #80-81
Grand Junction, CO 81503

#80-81
Nora M. & Rex B. Lombardi
1714 Dolores Avenue
Grand Junction, CO 81501

Joe L. & A. Garcia
713 Santa Clara Ave.
Grand Junction, CO 81503
#80-81

Edward R. & Janice A.
Farmer #80-81
552 James Street
Grand Junction, CO 81503

#80-81
Elwood K. & G. Harvey
1720 Dolores Avenue
Grand Junction, CO 81503

Glenola Billings
727 Santa Clara Ave.
Grand Junction, CO 81503
#80-81

Gladys M. Stone #80-81
3223 B-1/4 Road
Grand Junction, CO 81503

#80-81
Tony J. & P.J. Kovacic
1710 Laveta Street
Grand Junction, CO 81501

Benigno & Nettie Lovato
c/o Wm. A. & P. Stapleton
Box 3252 #80-81
Aspen, Colorado 81611

Ruby V. Wise #80-81
1805 Escalante
Grand Junction, CO 81503

#80-81
Thomas E. & R.M. Lent
1741 Escalante
Grand Junction, CO 81503

Robert D. Drewry #80-81
1732 Escalante Street
Grand Junction, CO 81501

George E. & G.L. Mead #80-81
Box 906
Grand Junction, CO 81502

Venton Joe & Tamara #80-81
Shirley Stone
1741 Escalante
Grand Junction, CO 81503

#80-81
Richard K. & Rose M. Melton
1740 Escalante Street
Grand Junction, CO 81503

Cecil R. & Juanita L.
Miller #80-81
548 Hwy 50
Grand Junction, CO 81501

Richard L. Stranger #80-81
P.O. Box 2987
Grand Junction, CO 81503

#80-81
Percy L. Mayes, Jr.
1748 Escalante Street
Grand Junction, CO 81503

Joseph & I.M. Perry
546 Hwy 50
Grand Junction, CO 81503
#80-81

James Curt Lent #80-81
1741 Escalante
Grand Junction, CO 81503

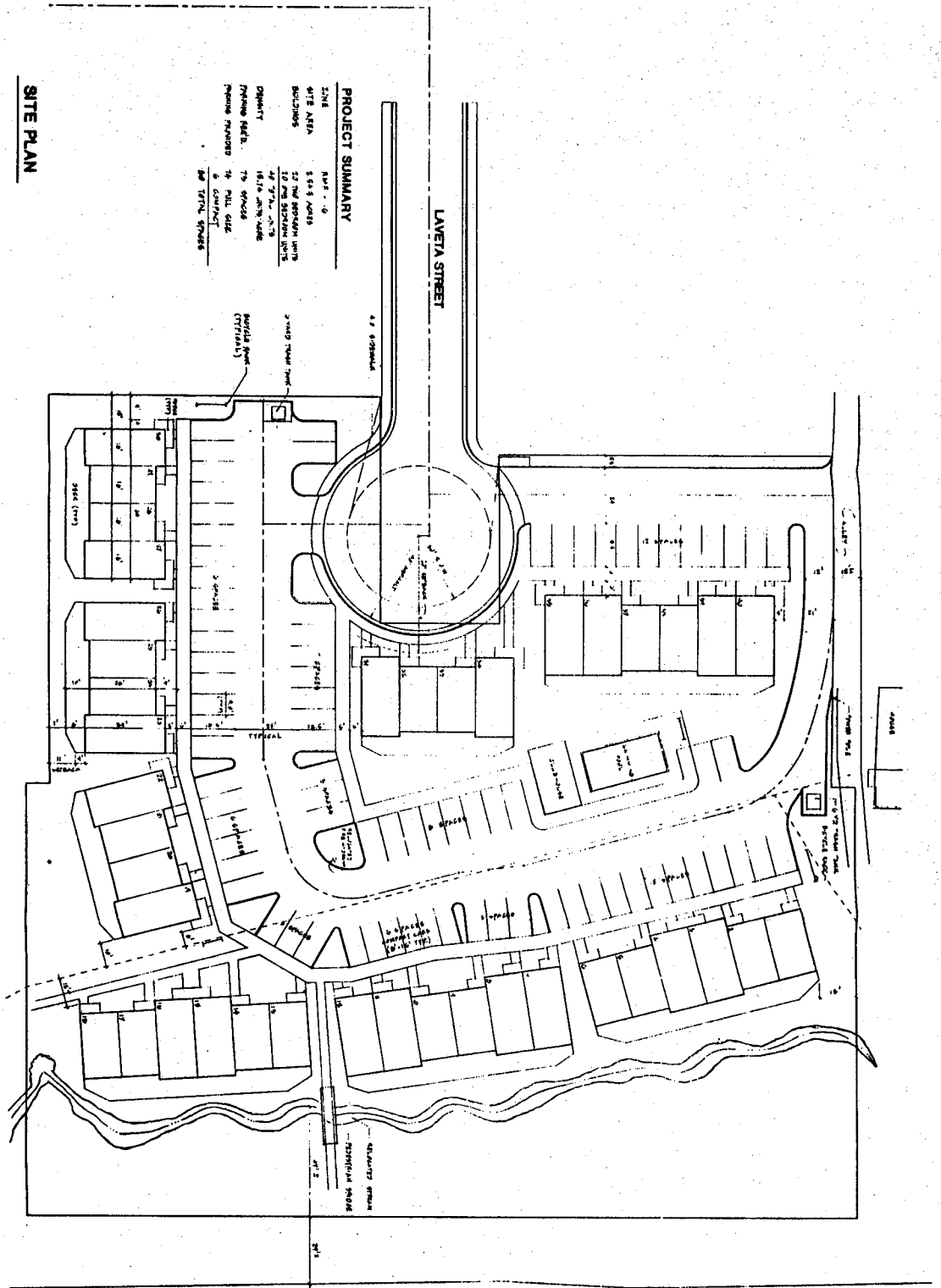
Percy Mayes #80-81
925 Unawep Avenue
Grand Junction, CO 81503

George L. Smith & Phyllis M.
544 Hwy 50
Grand Junction, CO 81503
#80-81

Joe Willoughby #80-81
503 River View Drive
Grand Junction, CO 81503

#80-81
Alfred W. Giles & Florence
S.M.
540 Hsy 50
Grand Junction, CO 81503

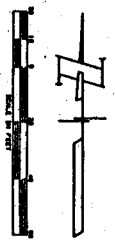
#80-81
Clifford J. & G.R. Wilson
520 Hwy 50
Grand Junction, CO 81503



PROJECT SUMMARY

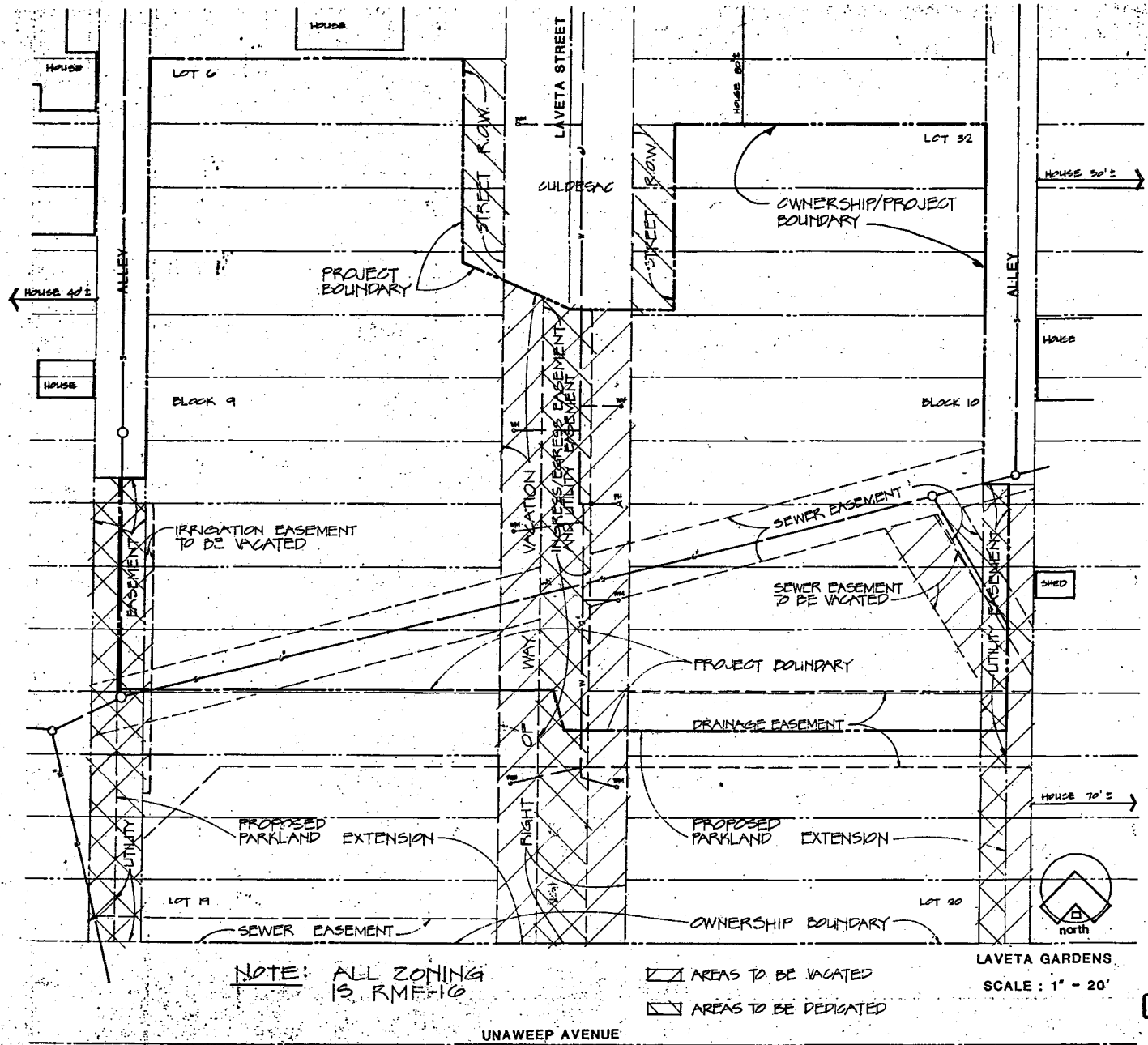
DATE	Nov - 0
SITE AREA	5,000 sq. ft.
BUILDINGS	20,000 sq. ft. (40 units)
DISCOUNT	10% OFF
PERMITS	10% OFF
CONTRACT	10% OFF

SITE PLAN



LAVETA GARDENS

CHAMBERLISS ASSOCIATES / ARCHITECTS
 11/20/83 10:00 AM '84



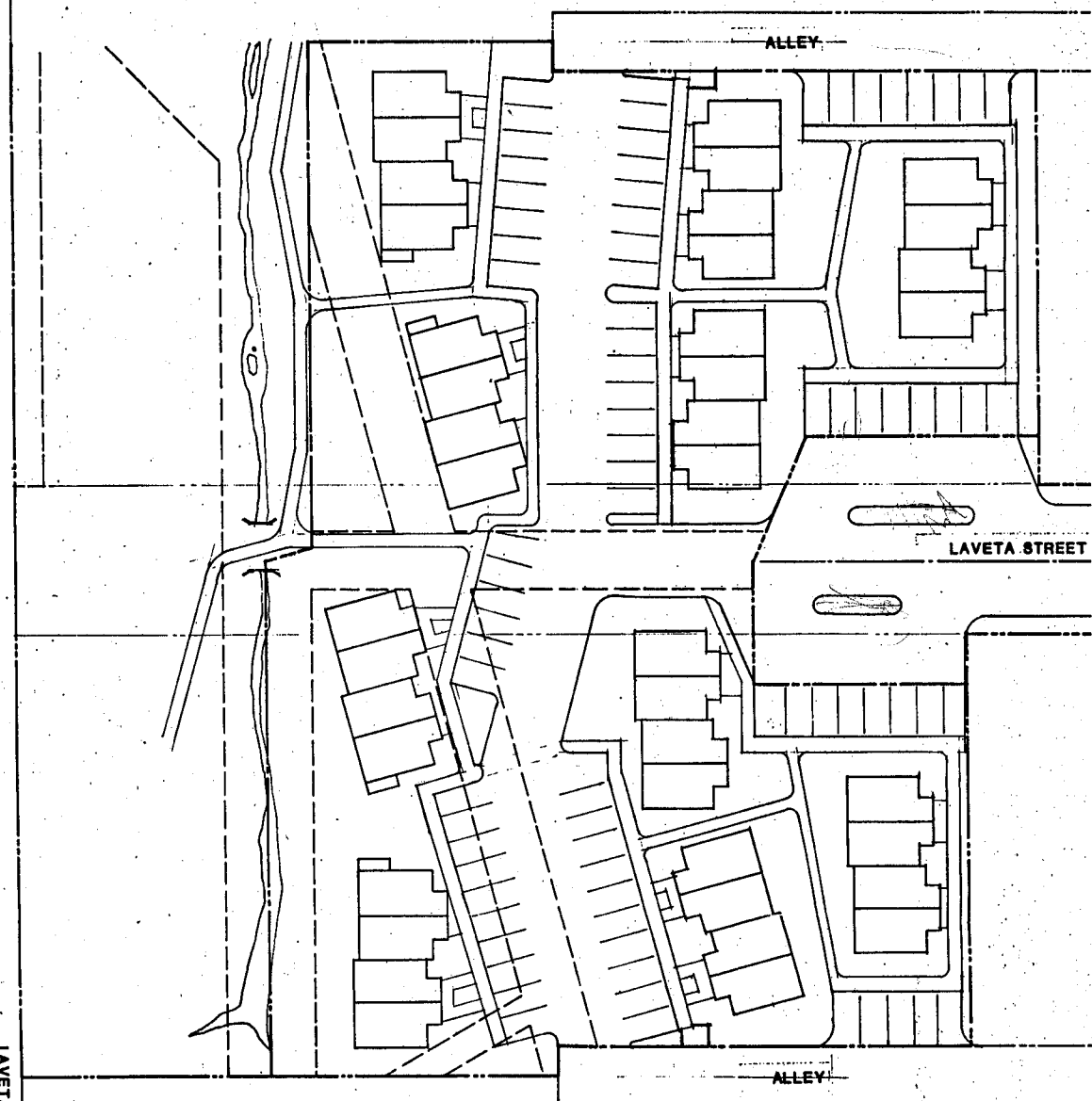
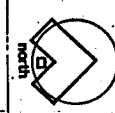
LAVETA GARDENS
 GRAND JUNCTION, COLORADO

JOB NUMBER:	
DRAWN BY:	DATE
CHECKED BY:	DATE
REVISED BY:	DATE
DATE OF ISSUE:	
SHEET	

OFFICE COPY
 #50-81

UNAWEEP AVENUE

PROPOSED PROJECT
LAVETA GARDENS



OFFICE COPY
#80-81

DATE	DATE	DATE	DATE
1			
DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE

LAVETA GARDENS
GRAND JUNCTION, COLORADO



REVIEW SHEET SUMMARY

FILE NO. 80-81 DUE DATE 8/16/81
 ACTIVITY Vacation - 1 street; 2 alleys; 1 utility easement; 1 irrigation easement
 PHASE _____ ACRES _____
 LOCATION W. of Laveta St., N. of UnawEEP Ave.
 PETITIONER Joe Willoughby & Edward Elinwood
 PETITIONER ADDRESS 503 River View Dr., Grand Junction, CO 81501
 ENGINEER Chambliss Assoc.

OVERALL CONSIDERATIONS

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

HAS NOT BEEN ADDRESSED
 HAS BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8/11/81	Orchard Mesa Fire	We have no objections to this vacation providing the following conditions are met: 1. Fire Dept. access is assured to development. 2. Adequate waterlines & fire hydrants. 3. Complete development plan is submitted for our review. 4. This vacation will increase our response but feel we can accept this O.K..
8/14/81	Public Service	Gas & Electric: No objection providing the areas shown on the site plan (see attached) are rededicated as utility easements. Note that this must include the full width of the alley parallel to and east of Laveta Street. PSCo has an overhead electric line in the easterly portion of this alley. The plan submitted shows the entire alley being vacated, but only the westerly half to be rededicated as an easement - PSCo needs the full width as an easement. PSCo has electric lines in both alleys and a gas line in Laveta Street 20' W of the E property line and extending south 317' from the S property line of the Santa Clara Ave. H.T. D.M.
8/14/81	Transportation Engineer	The traffic flow pattern is not very clear, and I have some questions: 1) Will the alleys be used for access to the project? 2) Will Laveta St. be used for access to the project? 3) Is the "Cul-De-Sac" on Laveta of standard design?

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENT</u>
8/14/81	Mountain Bell	We have an aerial lead in the alley between Laveta & Dolones Streets that feeds across Unawep. If an alternate easement were provided as stated in the legal description we will ask that the petitioner bear the material and relocation costs as well. This would be contingent upon our agreement to vacate this alleyway.
8/17/81	City Utilities	The new utility easement dedication will correct an existing problem where the sewer line is located outside of the existing easement.
8/17/81	City Engineer	The Cul-de-sac shown for LaVeta is unclear to me as shown on the "Proposed Project" sketch. If it is intended as I interpret their drawing, it is a rather unusual type. Our experience has been that these "medians" in the cul-de-sac become obstacles and are not recommended. Without dimensioning and a clear drawing, I am not able to agree with the proposed cul-de-sac size or type. I assume appropriate easements and necessary vehicular access will be provided for all sewers and waterlines both existing and proposed. When this project begins it is important to the neighborhood that LaVeta be fully improved to Grand Mesa by the developer since that will be their only access.
8/17/81	Staff Comments	<ol style="list-style-type: none"> 1) Will the ingress/egress easement be improved? 2) What type of emergency access will be provided? (break away gates) 3) Trash pick-up coordinated with Reeves. 4) Alleys used as ingress/egress - back out creates traffic hazard. 5) Internal circulation unclear. 6) Cul-de-sac not really a cul-de-sac (turn around only).
9/8/81	Orchard Mesa Irrigation LATE	This is delayed as it was sent to G.V. Irrigation and we just received it. The plan makes no reference to the Irrigation ditches in this area. As the proposed area and everything South between Santa Clara and Hwy 50 is serviced by ditches in this area. We do not wish to vacate our area (ditch rights) until a plan is presented showing how this area will be watered and a licensing agreement is signed between the Orchard Mesa District and the Bureau of Reclamation.
8/25/81		PRICE/LITTLE PASSED 5-1 (TRANSMIEIER AGAINST) A MOTION TO TABLE #80-81, VACATION OF RIGHT OF WAYS AND UTILITIES EASEMENTS, PETITIONER JOE WILLOUGHBY AND EDWARD ELINWOOD, LOCATED EAST AND WEST OF LAVETA STREET AND NORTH OF UNAWEEP AVENUE, UNTIL SUCH TIME AS THE NEIGHBORHOOD CAN GET TOGETHER WITH THE PETITIONER AND RESOLVE SOME OF THE ISSUES.
9/29/81		LITTLE/TRANSMIEIER PASSED 5-0 A MOTION TO SUBMIT #80-81, VACATION OF RIGHT OF WAY AND UTILITIES EASEMENTS, TO CITY COUNCIL FOR CONSIDERATION WITH A RECOMMENDATION OF APPROVAL, SUBJECT TO PARKING IN THE ALLEYWAYS BEING DISALLOWED AND INCLUSION OF THE PARK DEDICATION.



August 24, 1981

Grand Junction Planning Commission
c/o City/County Development Department
559 White Avenue, Room 60
Grand Junction, CO

Response to comments/questions of agencies reviewing request #80-81.

Orchard Mesa Fire

1. Fire access will be assured to the development.
2. Adequate waterlines and fire hydrant will be provided.
3. The architectural Site Drawings will be submitted to the Fire Department prior to an application request for a building permit.

Public Service

Full width easements will be dedicated for the existing gas and electric services.

Transportation Engineer

Primary access to the project and most of its parking areas will be from Laveta Street. The east alley will provide access for five parking spaces and the west alley will provide access for seven parking spaces. Both alleys will provide secondary or alternate emergency access to the project.

A design approval and a permit to construct in a public right-of-way will be secured prior to commencing construction of the project from the City Engineer.

Mountain Bell

No service relocation is intended. We will provide easements for the existing services at their existing locations.

City Utilities

Agree

City Engineer

A cul-de-sac turn around will be provided upon approval of the partial vacation of Laveta Street.

Approval of the cul-de-sac design and a permit to construct in a public right-of-way will be secured prior to commencing construction of the project, from the City Engineer.

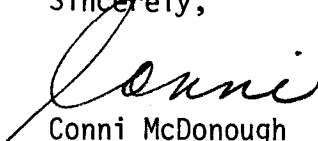
Appropriate easements for necessary utilities and vehicular ingress/egress will be provided.

Improvement of Laveta Street from Santa Clara to and including the newly dedicated cul-de-sac is desirable for the project and the neighborhood. It is the project owners' intention to improve this area.

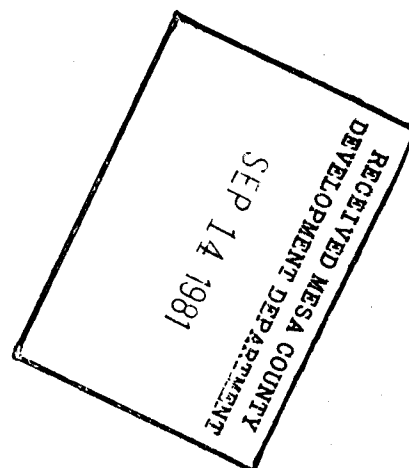
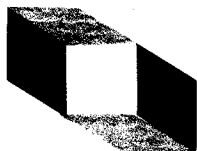
Staff

1. The ingress/egress easement areas will be improved.
2. The type of emergency access from the south will be selected in coordination with the Fire Department, and the Parks Department if the south area becomes a City Park area.
3. Trash truck access and pick up areas within the project will be coordinated with Bill Reeves upon completion of the Architectural Site Plan Design.
4. The project will have twelve parking spaces that will back out onto the alleys. This is not an untypical movement for residential parking off streets or alleys. In the owners' opinion the alley traffic would be only local parking and therefore result in minimum conflicts.
5. Our presentation drawings to be provided at the hearing will provide more clarity as to project circulation.
6. See responses to City Engineers comments.

Sincerely,



Conni McDonough
for
Joe Willoughby and
Edward Ellinwood



September 11, 1981

Grand Junction Planning Commission
C/o City/County Development Department
559 White Avenue, Room 60
Grand Junction, Colorado 81501
Attn: Bob Goldin, City Planner

RE: Project #80-81

Dear Commission Member:

At the request of the Commission, a neighborhood meeting was held on Sunday, August 30th, 1981 at 4:00 p.m. at the home of Rex and Nola Lombardi. Please see attached invitation. These invitations were delivered to those individuals on the submitted list of property owners within 300 feet of the vacation request.

Those attending were:

Gertie Harvey	1176 Delores
Nola and Rex Lombardi	1714 Delores
Tony and Pearl Kovacic	1710 Laveta St.
Arda and Loren Luster	Santa Clara Ave.
T. E. Lent	1741 Escalante
Howard Kelley	1709 Laveta
J. C. Lent	2903 Hwy. #50
Venton Stow	1737 Escalante
Joe Willoughby	Property Owner
Jim Lindell	Project Builder
Dale Reece	Builder's Partner
Conni McDonough	Architect's Representative

The meeting lasted for a little over an hour. There were a full range of questions and comments concerning the following subjects:

- The type of project
- The project construction schedule
- The ownership of the units upon completion
- The management and exterior maintenance of the project
- The handling of irrigation and drainage water adjacent to and within the project property
- The access to the property for emergency vehicles

Grand Junction Planning Commission
September 11, 1981
Page Two

- The size of the water lines serving the project
- The improvement of Laveta Street
- The need to fill some areas in the site to accomplish our site design
- Fencing and/or safety rails along alleys
- Power and telephone service lines in the alleys
- Vehicular circulation within the project and in the alleys

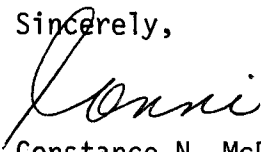
The group, or individuals in the group, indicated to us that the following items were very important to them.

- Discourage the use of the alleys for the primary parking areas by installing break-away gates at the alley entrances to these parking areas
- Proper location and protection for all drainage and irrigation courses serving adjacent properties but crossing the project property
- Relocation of a water meter that is in the area to be improved within the Laveta Street right-of-way
- Request the design of the improvement of Laveta Street be reviewed by them prior to construction and that we work with them on that design because of existing irrigation courses, landscaping and driveway curb cuts
- Fencing or screening be considered for the east and north sides of the project
- Safety rails be installed on alley boundaries if there is a significant change in the grade between the alley way and the finished grade of the project

Jim Lindell, Project Builder, agreed to do all of the above items subject to the City's approval of those items.

We encouraged them to attend the next meeting of the Planning Commission and the City Council meeting when this vacation request is considered.

Sincerely,



Constance N. McDonough,
Chambliss Associates
For Joe Willoughby

CNM/nct

Attachment

cc: Mr. & Mrs. Rex Lombardi
Joe Willoughby
Jim Lindell

PARAGON ENGINEERING, INC.

Phone (303) 243-8966
2784 Crossroads Blvd., Suite 104
Grand Junction, Colorado 81501

January 4, 1983

Mr. Jim Patterson
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Re: LaVeta Gardens, LaVeta Street Improvements and Cul-de-Sac

Dear Jim:

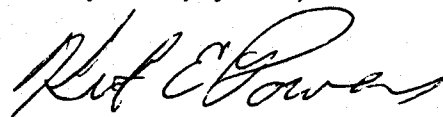
We are asking that the City of Grand Junction re-confirm Design Concept Approval for LaVeta Street and cul-de-sac, including proposed right-of-way, as shown on the attached work sheet dated January 4, 1983. Please indicate your approval by initialing this letter.

As requested by the City Engineer, LaVeta Street improvements will include a 28-foot mat with curb, gutter; 4-foot walk on both sides. The cul-de-sac will be constructed with a 40-foot radius mat with curb, gutter and 4-foot walk. Crosspans will be constructed as required for proper drainage.

The design as shown is to the best of my knowledge what was worked out and agreed to by your staff.

Thank you for your time and cooperation.

Very truly yours,

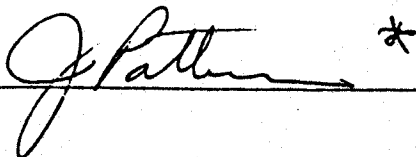


Keith E. Powers

KEP:emb

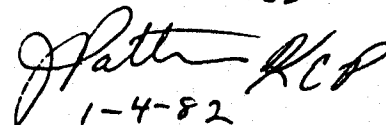
cc: Conni McDonough
Joe Willoughby

City Approval By



Date 1-4-82

* ANY PART OF CUL-DE-SAC INCLUDING SIDEWALK THAT IS NOT IN THE PUBLIC RIGHT-OF-WAY SHOULD BE INCLUDED IN AN EASEMENT FOR STREET MAINTENANCE.



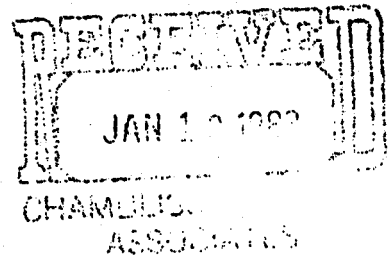
1-4-82



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628



January 19, 1983

*Copy mailed to Joe 1-24-83
" Hand carried to P... 1-24-83*

Chris Nelson
Chambliss Associates
930 Main Street
Grand Junction, CO 81501

Re: Laveta Gardens Development Plan

Dear Chris:

This letter is to confirm Planning Department approval of the Laveta Gardens development plan dated 1/12/83. The plan is in accordance with the requirements of the RMF-16 zone and building permits may be applied for subject to the following.

As per our conversation of 1/13/83, easements and rights-of-way will be dedicated and a corrected right-of-way vacation description will be recorded. All right-of-way construction must be approved by the City Engineer and any construction in the park will require approval by the Parks and Recreation Department. The stream/drainage way on the south portion of the site is not a designated floodway, but relocation will require City approval since it is part of the area drainage system.

The platting of the units into townhomes will require a rezoning to PR-16 (Planned Residential - 16 units per acre) and a final plat approval. As I indicated, these may be processed concurrently and normal processing time averages about 50 days. Application deadlines are the first working day of any month and a preapplication conference is required. I would not anticipate any problems obtaining the rezone since there would be no change of plan or density.

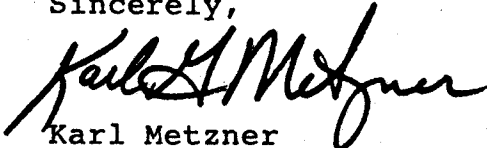
The plan appears well thought out and workable. Parking and circulation are adequate and pedestrian circulation is excellent. The compact car parking is accepted since those spaces are in

Letter to Chris Nelson
January 19, 1983
Page 2

excess of the minimum number required. As we discussed, please send me a copy of building elevations and a grading and drainage plan as soon as they are completed.

Please let me know if you have any further questions.

Sincerely,



Karl Metzner
City Planning Director

KM/mm



City of Grand Junction, Colorado 81501

250 North Fifth St.,

February 1, 1983

Mr. Keith E. Powers
Paragon Engineering, Inc.
2784 Crossroads Blvd. Suite 104
Grand Junction, CO 81501

Dear Mr. Powers:

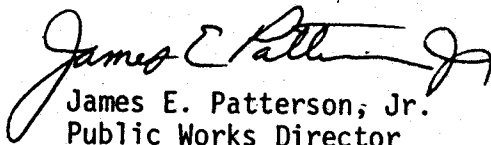
Re: Laveta Gardens

I received your letter of January 31, 1983, along with construction plans for the street improvements. I forwarded these along with the January 4, 1983, letter to the City Engineer for his review and approval.

Your January 4 letter states that certain items related to the street improvements were requested by City Engineer and that the design was agreed to by my staff. Our conversations regarding the improvements were centered around the cul-de-sac being constructed in a combination of City right-of-way and street maintenance easement. I stated that the combination of right-of-way and easement was acceptable as far as street operation and maintenance was concerned. I did not, and cannot approve of that arrangement as far as the planning department is concerned.

The City Engineer has informed me that he did not request nor approve such items as 28 foot mat width and attached sidewalks as stated in your January 4 letter. I suggest that you arrange a meeting with Karl Metzner, Ron Rish, and myself to try to resolve this matter.

Sincerely,


James E. Patterson, Jr.
Public Works Director

JEP/hm

cc - Ron Rish
Karl Metzner
File

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested

Yes No

Date

Feb. 9, 1983

To: (From:) Jim Patterson

From: (To:) Ron Rish *RRR*

SUBJECT: LAVETA GARDENS

As directed by you I have reviewed the detailed construction plans for streets and storm drains in the above as submitted to you by Keith Powers of Paragon Engineering on January 31, 1983, and have the following comments.

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CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested

Yes No

Date

Feb. 9, 1983

To: (From:) Jim Patterson

From: (To:) Ron Rish

RRR

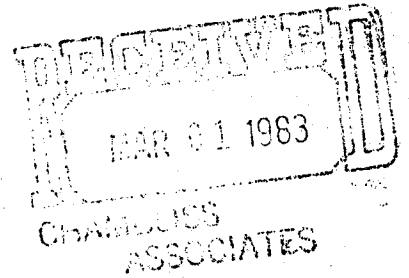
LAVETA GARDENS (page 2)

12. Will detailed construction plans be submitted for sanitary sewers and waterlines?
13. I would appreciate a set of prints of these plans as submitted 1/31/83 for my files.

cc - Bob Goldin
John Kenney
Karl Metzner ✓
File

PARAGON ENGINEERING, INC.
ENGINEERS, PLANNERS, ARCHITECTS

February 22, 1983



Mr. Jim Patterson, Public Works Director
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Dear Mr. Patterson:

Following are responses to Review Comments transmitted from Ron Rish to Jim Patterson via Interdepartment Memo dated February 9, 1983, (attached).

Item #1

Laveta Street is designed to function as two (2) driving lanes with one parking lane on the West side. The road and pavement structural section detail (Sheet #2) now shows this.

Item #2

The "Street Development Standards, Grand Junction, Colorado 1978" states:

PAVEMENT WIDTHS

Street pavement widths shall be in accordance with the Urban Street Standards (Exhibit "A"). Alleys shall have a minimum pavement width of sixteen (16) feet and off-street pedestrian ways shall have a minimum pavement width of four (4) feet. Street turn lanes provided at intersections shall be ten (10) feet wide.

As previously stated, standard dimensions cannot be developed which will apply to all situations. However, the dimensions of the elements (such as lane width, parking width, etc.) shall be followed in all cases. An example of a potential variation might be if parking were to be provided on one side only of a street because additional off-street parking is provided. This decision would change the width dimensions shown on Exhibit "A" by deducting the width of one parking lane. All proposed variations from the standards shown on Exhibit "A" must be approved by the Director of Public Works and Utilities.

The right-of-way of the existing Laveta Street is 50 feet. The City vacated 15 feet on each side of the old Laveta Street 80-foot right-of-way on August 20, 1973 (Book 1005 at Page 185).

A Narrative description and a conceptual drawing showing pavement and concrete widths for a travel-parking mat, curbs, gutters and sidewalks and their location within existing and proposed right-of-way of Laveta Street and cul-de-sac were submitted to the Development Department and to the Director of Public Works in early January, 1983.

These submittals were approved on January 4 by the Director of Public Works and on January 19 by the City Planning Department Director.

The submitted concept reflected variations from the "Local Residential Street" standard as shown on Exhibit A of the "Street Development Standards" due to Laveta Street's existing right-of-way width and the improvements and mature trees that are present in that existing right-of-way.

The concept provided for standard element dimensions for two 11-foot travel lanes, one 6-foot parking lane, two 2-foot vertical curb and gutters and two 4-foot attached sidewalks. The cul-de-sac dimension was for a 40-foot radius mat, reflecting a no parking situation, 2-foot curb and gutter and 4-foot attached sidewalk.

One house currently faces Laveta Street and there is one remaining 50-foot undeveloped property. The Laveta Garden's project is providing parking in excess of the minimum requirements by 13 spaces.

Therefore, our submittal suggested that a variation with parking on one side of Laveta Street and attached sidewalks may serve acceptably in lieu of acquisition of additional rights-of-way and the removal of existing mature trees and improvements.

It was believed that the procedure and submitted design concepts for the improvement of existing Laveta Street and the cul-de-sac, and the subsequent approval from the Directors of Public Works and Planning was in accordance with the "Street Development Standards" of Grand Junction. Therefore, construction documents were commenced and submitted January 31, 1983, for the review.

Item #3

The grading specifications, as shown on our Revised Plans for asphalt pavement has been changed from Grading D to Grading E.

Item #4

The R Value submitted with the drawings was an assumed value based on soil conditions and other tests taken in areas close by. The number was furnished by a local testing laboratory. A complete test is being done at this site and we will forward you a copy of the results.

Item #5

The assumed traffic volume was calculated as follows: Laveta Garden's forty units, one house and one 50-foot property (which has a development potential of two units under current zoning) will utilize

Laveta Street. There will be no through traffic. Average daily trip count per unit was taken as six. Total average daily trips for Laveta Street calculates to be $44 \times 6 = 264$. Since there is no through traffic, truck loading was assumed to be minimal. Figure 603-1 (1980) from the Colorado Department of Highways Design Manual was used. Using $R = 8$, 18^k EDLA = 5, SN = 2.18 and a regional factor of 1, WSN was then rounded to 2.2. The calculations, as shown on Sheet 2 of 8, have been modified to reflect this information.

Item #6

The profiles shown on Sheet 2 are top back of walk. The vertical curves take place at the returns of the cul-de-sac to facilitate warping into the cul-de-sac. As per my conversation with Ron Rish on the morning of February 14, 1983, my understanding is that he will accept centerline of driving lane profiles to show length required for stopping site distance. These profiles will give a truer picture of what the driver would see. Enclosed are two calculation sheets that show the two 20-foot vertical curves, as shown on Sheet 2, do meet stopping site distance requirements.

Item #7

The routing of storm drainage from public streets across private property has been done in several subdivisions within the City limits. One example is Spring Valley Subdivision. All flows from Laveta Street will follow defined pathways. These pathways will be in defined drainage and utility easements. In accordance with our phone conversation on February 14, 1983, you indicated that Jerry Ashby felt this was acceptable. The grades along the drainage pathways are in excess of 3.4% so problems with flow should not occur. It is also noted that the inlets have capacity to handle drainage water in excess of 100 year storm flows.

Item #8

The irrigation ditch that crosses Laveta Street is privately owned by the user(s) downstream from the crossing. Only one user lies downstream and he has verbally OK'd the new syphon. The detail, as shown on Sheet 2, has been changed to meet current City Standards.

Item #9

Vertical curves have been provided at Station 0+40 East and West, as requested.

Item #10

The other drains are the responsibility of the Laveta Garden's property owner or Owner's Association, and were shown so as to give your staff a better understanding of overall drainage across the site.

Mr. Jim Patterson
February 22, 1983
Page - 4

Item #11

The Water Detail sheet, which is a new addition to this set, has Standard Pipe Trench Detail. Reference notes of the location of this detail have been added to the Plans.

Item #12

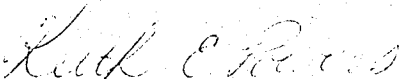
Submitted with the revised drawings are the Water Main Plans and Details for your review. Only private sewer service lines are to be constructed and tied to existing sewer mains. The Building Inspector will check how services are tied in to comply with Uniform Building Codes. I have asked the Building Contractor to forward to the City Building Department sketches of how he proposes to serve each unit with water and sewer. As required, As-Builts will be provided to the City.

Item #13

The City should have the set dated January 31, 1983, submitted for review in its possession. I am including with this re-submittal, four revised sets for use by the City staff.

We have addressed all comments of Mr. Rish's memo and after review by your staff, we request construction approval for all public improvements, at your earliest convenience. If additional questions exist please contact me.

Sincerely,

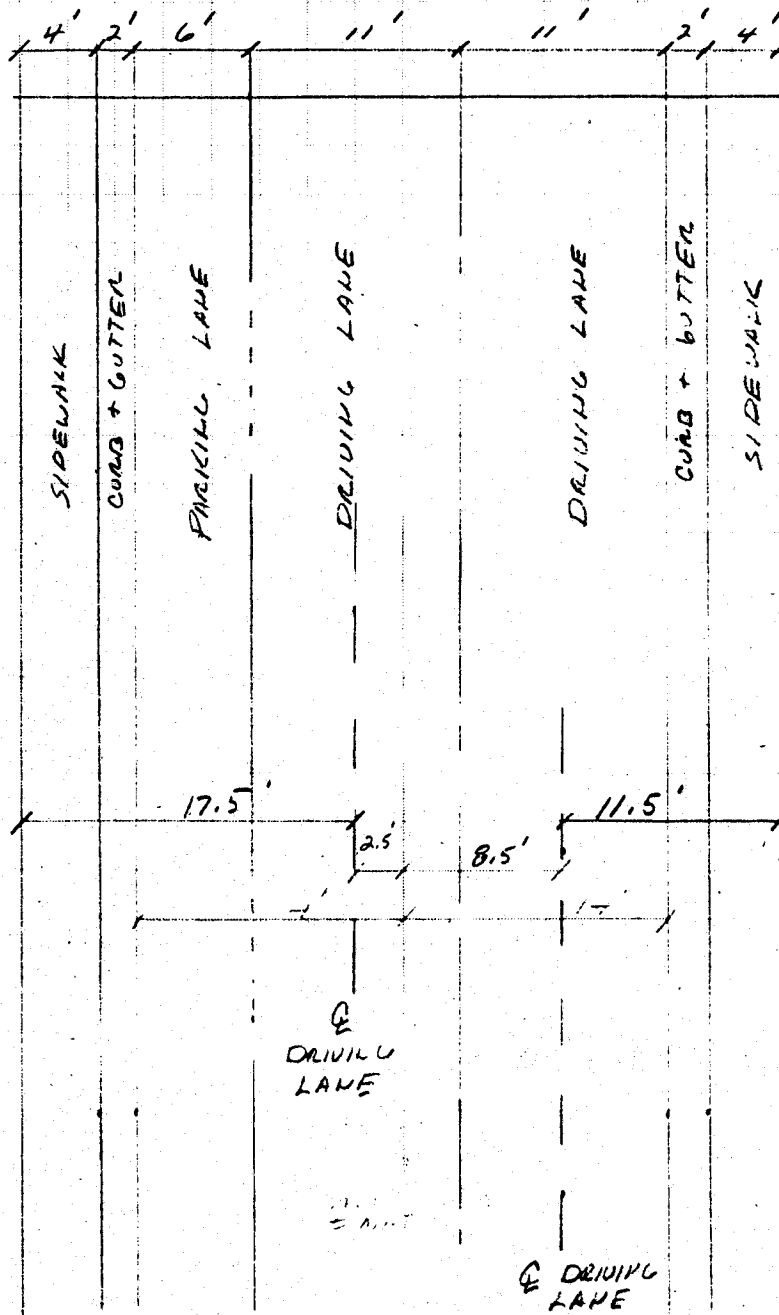


Keith E. Powers

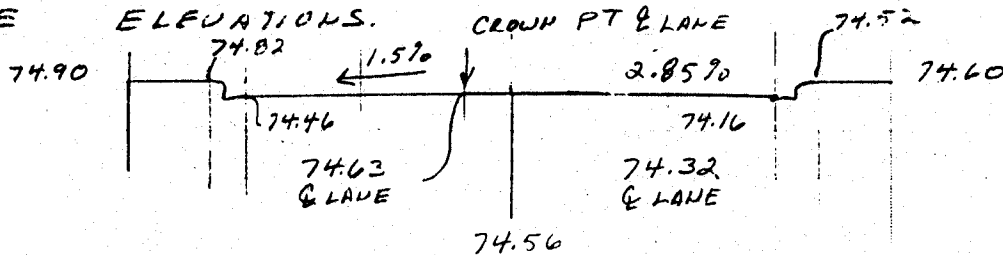
KEP:emb

Encl: As Noted

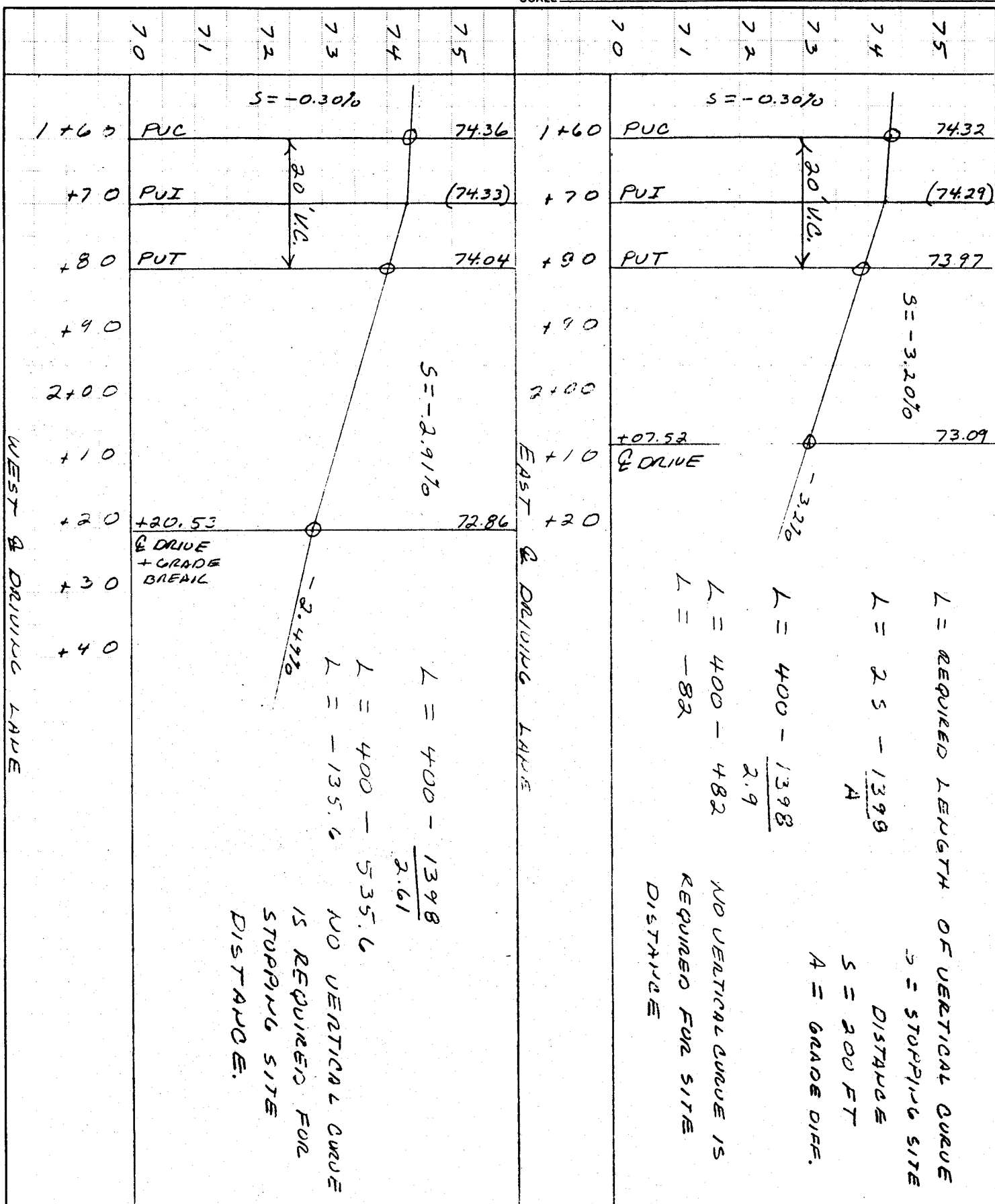
cc: Ron Rish, City Engineer
Joe Willoughby

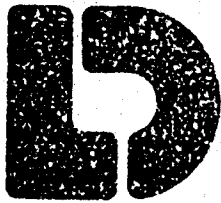


STATION 1+60 EAST + WEST CROSS SECTION TO DETERMINE PROFILE ELEVATIONS.



SCALE _____





Lincoln DeVore

1441 Motor
Grand Junction, Colo 81501
(303) 242-8968

February 17, 1983

Joe Willoughby
503 River View Drive
Grand Junction, CO 81503

Re: File No. 47237J
Hveem-Carmany Testing
LaVeta Street
Grand Junction, Colorado

Gentlemen:

At your request, personnel of this Laboratory have completed Hveem-Carmany Testing on a sample of soil obtained from the above referenced site. The results are shown below:

R = 66
Average Displacement @ 300 psi = 4.02
Average Expansion @ 300 psi = less than 10

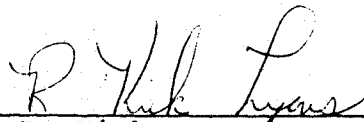
(High displacement over 4.50 indicates material may be unstable unless confined.)

If any questions arise, or if we can be of further service, please do not hesitate to contact our office at your convenience.

Respectfully submitted,

LINCOLN-DEVORE TESTING LABORATORY, INC.

By:



R. Kirk Lyons
Staff Geologist

RKL/jb

CITY OF GRAND JUNCTION, COLORADO

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CITY WILL DISCUSS THIS WITH KAAL METZNER

CITY OF GRAND JUNCTION, COLORADO

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