Table of Contents

File		Name: Fountainhead – Phase III – Completion Plans for Fountainhead Blvd.				
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS				
r	c					
e	a	retrieval system. In some instances, items are found on the list				
S	n	file because they are already scanned elsewhere on the system.			se scanned documents are denoted with (**) and will	
e	n	be found on the ISYS query system in their designated categor				
n t	e d	. Documents specific to certain fires, not tound in the standard encernist materials, are listed at the bottom of the page.				
٠	l u	Remaining items, (not selected for scanning), will be listed and	m	arl	ked present. This index can serve as a quick guide for	
		the contents of each file.				
77	77					
X	X	Tuble of College				
		*Review Sheet Summary				
		*Application form				
		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, easements			·	
		*Mailing list to adjacent property owners				
		Public notice cards				
		Record of certified mail				
		Legal description				
		Appraisal of raw land				
	-+	Reduction of any maps – final copy				
	\dashv					
		*Final reports for drainage and soils (geotechnical reports)				
		Other bound or non-bound reports				
		Traffic studies				
		*Review Comments				
		*Petitioner's response to comments				
		*Staff Reports				
		*Planning Commission staff report and exhibits				
		*City Council staff report and exhibits				
	*Summary sheet of final conditions					
DOCUMENT DESCRIPTION:						
			_			
		Correspondence				
X	X					
	_	for scanning/retention – copy to file **				
X	X	Street Section Diagram				
X	X	Plat – GIS Historical Maps - **				
X	X	Utility Composite – Filing One – GIS Historical Maps - **				
X	X	Roadway Completion - GIS Historical Maps - **				
\neg	\neg					
$\neg \dagger$	$\neg \uparrow$		7			
	\dashv		7			
\dashv	$\neg \dagger$		-			
\dashv	\dashv		1	\dashv		
\dashv	\dashv		\dashv			
\dashv	-		-			
			1			

COLEMAN, JOUFLAS & WILLIAMS
ATTORNEYS AT LAW

2452 Patterson Road P.O. Box 55245 Grand Junction, Colorado 81505

Telephone (303) 242-3311

Telecopier (303) 242-1893

May 4, 1994

Gregg Cranston
REMAX GRAND JUNCTION REAL
ESTATE GROUP
1401 North First Street
Grand Junction, Colorado 81501

Re: Fountainhead Development

Dear Gregg:

Because of some recent confusion in the City Planning Department relative to the May 21, 1991 Annexation Agreement involving Fountainhead, I personally met with Dan Wilson, City Attorney, and Kathy Portner, from the City Planning Department. The purpose of this letter is to provide you with written confirmation that paragraph 17 of the Annexation Agreement, portions of which are quoted below, are still controlling between the City and Fountainhead and the City has assured me that it will perform in compliance with paragraph 17.

The relevant portions of paragraph 17 is as follows:

Without the need for a public hearing but as an administrative process, the developer shall cause the final plat(s) of the property to be amended by the preparation, and submittal to the City for its approval, of a new final plat at the same time as the developer proposes additional phases of the property to be developed and along with a proposed additional improvement agreement. The administrative approval, not subject to public hearing, shall apply to the several plats associated with the property.

In marketing the Fountainhead property, you have a right to inform prospective purchasers of the above development benefits associated with the property as a consequence of paragraph 17.

By copy of this letter I am informing both Dan Wilson, City Attorney, and Kathy Portner, as a representative of the City Planning Department, of my understanding of the City's existing commitment to comply with paragraph 17 of the Annexation Agreement. Unless they either advise you directly or contact me relative to any disagreement with the provisions of this letter, you should be comfortable in showing prospective purchasers both the Annexation Agreement and this letter.

Joseph Coleman

Gregory Jouflas

John Williams

Gregg Cranston May 4, 1994 Page 2

If you encounter any further problems relative to the Annexation Agreement, please contact me at your earliest convenience. I am confident that through our recent communication with City officials, paragraph 17 of the Annexation Agreement can now be implemented without problems or delay.

Very Truly Yours,

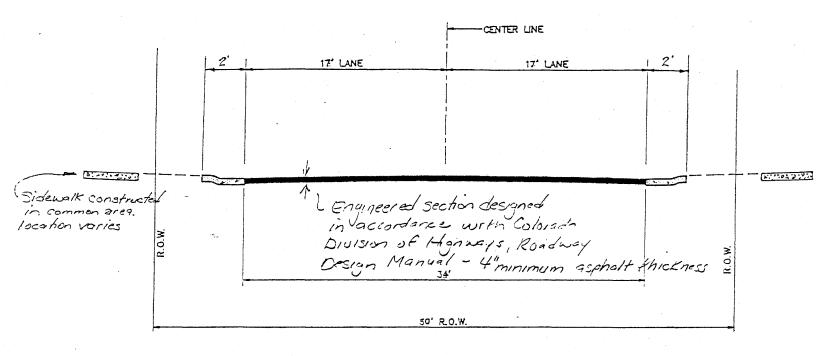
COLEMAN, JOUFLAS & WILLIAMS

JOSEPH COLEMAN

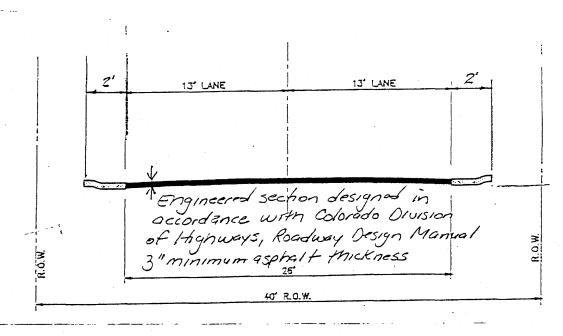
xc: Dan Wilson, City Attorney

Kathy Portner, City Planning Department
Fountainhead Development Corporation

Approved road standards for all of Fountainhead pur Jim Shamks.

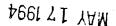


Typical Section- Fountainhead Wood



Typical Section - Residential Streets

"D" plans



TNEEDS AND STREET RECEIVED GRAND JUNCTION



City of Grand Junction, Colorado 250 North Fifth Street 81501-2668

FAX: (303) 244-1599

May 16, 1994

101 94

Mr. Bradley Rickard Banner Associates 2777 Crossroads Blvd. Grand Junction, CO 81501

Original Do NOT Remove From Office

Phase 3 Roadway Plan - Fountainhead Subdivision

Dear Bradley:

I have reviewed the street plan revised April 26, 1994 for Phase 3, Filing 1 construction. My comments are as follows:

- A type III barricade will be required at the north end of the improvements on Fountainhead Boulevard.
- Stop signs will be required where West Harbor Lane and East Harbor Circle intersect with Fountainhead Boulevard.
- 3. Show all existing or proposed street lights on the roadway plan.

Please add the items listed above and submit four sets of prints with the Engineers seal and signature affixed to the Community Development Department for administrative review and approval.

Upon final approval of the plans, please submit to Jody Kliska, Development Engineer items 2-6 listed on Page VII-4, item 6 of the will submit when has contractor a phasing has contractor a phasing has been deaded. Submittal Standards for Improvements and Development.

Sincerely,

J. Don Newton

Jody Kliska Kathy Portner ~

file:H:\donn\banner.516