

Table of Contents

File FP-1995-228
Date 10/27/99

P	S	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned, 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 included.</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	X	*Summary Sheet – Table of Contents	
X	X	Application form	
X		Receipts for fees paid for anything	
X	X	*Submittal checklist	
		*General project report	
		Reduced copy of final plans or drawings	
		Reduction of assessor's map	
		Evidence of title, deeds	
		*Mailing list	
		Public notice cards	
		Record of certified mail	
		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	
X		Individual review comments from agencies	
		*Consolidated review comments list	
		*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	Letter from Stephen LaBonde to John Davis – 1/18/96	X X Letter from Joe Grout to Sundance Properties – 3/2/97
X	X	Letter from Jody Kliska to John Davis – 1/15/97	X X Letter from John Davis to City of Grand Jct. – 2/1/96
X	X	Development Improvements Agreement, Memorandum of Improvemnets Agreement, Release of Improvements Agreement - **	X X Map – Cody Subdivision – Filing # 4
X	X	Map of Cody Subdivision – Filing # 4	X Street & Plan Profile
X		Memo from Kathy Portner re: two release forms for Cody Sub.-Fil. 3 & 4	X Drainage Plan
X	X	Proposal – Mays Concrete submitted to John Davis – 1/25/96	X Sewer Plan & Profile Sheet
X	X	Letter from Joe Grout to City – 8/6/96	
X	X	Letter from Kathy Portner to John Davis – 5/3/96	
X	X	Fence Permit - **	
X	X	Letter from Andrew Carey to Kathy Portner – 4/23/96	
X		Resolution No. MCM 93-124	
X	X	Questions from the April 5 th Meeting	
X		Handwritten Notes	
X		E-mail from Jody Kliska re: Irrigation Ditch in Cody Sub. – 2/22/96	
X	X	E-mail from John Shaver to Jody Kliska – 2/28/96	
X	x	Letter from Peter Baier to Shadowfax Properties, Inc.	
X		Letter form William Fitzgerald to Katherine Portner re: rebate - 1/24/97	
X	X	Letter from Katherine Portner to Will Fitzgerald re: refund - 1/17/97	
X		Letter from Castle Homes to Kathy Portner re: rebate – received 1/14/97	
X	X	Letter from John Davis to City re: TCP rebate – 6/25/96	
X	X	Transportation Capacity Payment List of Parcels	

SUBMITTAL CHECKLIST

MAJOR SUBDIVISION: FINAL

Location: Cody, Idaho # 394

Project Name: Cody

ITEMS		DISTRIBUTION																												
Date Received	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City C.I.P.C. (8 sets)	City Downtown Dev. Auth.	City Police	County Planning	County Building Department	County Surveyor	Walker Field	School Dist. #51	Irrigation District	Drainage District	Water District	Sewer District	U.S. Water	Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geologic Survey	U.S. Postal Service	Perigo WWTF	TCI Cable	TOTAL REQ'D.
DESCRIPTION		SSID REFERENCE																												
● Application Fee	VII-1	1																												
● Submittal Checklist*	VII-3	1																												
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1		1				1																						
○ Appraisal of Raw Land	VII-1	1		1	1																									
● Names and Addresses*	VII-2	1																												
● Legal Description*	VII-2	1		1																										
○ Deeds	VII-1	1		1				1																						
○ Easements	VII-2	1	1	1	1			1													1	1	1						1	
○ Avigation Easement	VII-1	1		1				1							1															1
○ ROW	VII-2	1	1	1	1			1													1	1	1						1	
○ Covenants, Conditions & Restrictions	VII-1	1	1					1																						
○ Common Space Agreements	VII-1	1	1					1																						
● County Treasurer's Tax Cert.	VII-1	1																												
● Improvements Agreement/Guarantee*	VII-2	1	1	1				1																						
○ CDOT Access Permit	VII-3	1	1																											
○ 404 Permit	VII-3	1	1																											
○ Floodplain Permit*	VII-4	1	1																											
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1
● Composite Plan	IX-10	1	2	1	1																									
● 11"x17" Reduction Composite Plan	IX-10	1				1	1	1	8	1	1	1	1				1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Final Plat	IX-15	1	2	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ 11"x17" Reduction of Final Plat	IX-15	1							8	1	1	1				1	1	1	1	1	1	1					1	1		
● Cover Sheet	IX-11	1	2																											
● Grading & Stormwater Mgmt Plan	IX-17	1	2															1							1	1			1	
○ Storm Drainage Plan and Profile	IX-30	1	2																	1		1	1	1					1	
● Water and Sewer Plan and Profile	IX-34	1	2	1			1												1	1	1	1	1					1	1	
● Roadway Plan and Profile	IX-28	1	2																1											
○ Road Cross-sections	IX-27	1	2																											
○ Detail Sheet	IX-12	1	2																											
○ Landscape Plan	IX-20	2	1	1					8																					
● Geotechnical Report	X-8	1	1																											1
○ Phase I & II Environmental Report	X-10,11	1	1																											
● Final Drainage Report	X-5,6	1	2																1											
○ Stormwater Management Plan	X-14	1	2																1						1					
○ Sewer System Design Report	X-13	1	2	1																	1									
○ Water System Design Report	X-16	1	2	1															1											
○ Traffic Impact Study	X-15	1	2																								1			
○ Site Plan	IX-29	1	2	1	1		1		8																					

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.



DEVELOPMENT APPLICATION

Community Development Department
250 North 5th Street, Grand Junction, CO 81501
(303) 244-1430

Receipt _____

Date _____

Rec'd By _____

File No. FP-95-228

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input checked="" type="checkbox"/> Major <input type="checkbox"/> Resub		Cody filing # 394	PR	Residential
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

John Davis
Name

John Davis
Name

Wayne Lizer
Name

1023 24 RD
Address

1023 24 RD
Address

Address

Grand Jct Colo
City/State/Zip

65 Colo 81505
City/State/Zip

City/State/Zip

243-3921
Business Phone No.

250-0720
Business Phone No.

Business Phone No.

341-1129
Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

X [Signature]
Signature of Person Completing Application

9-7-95
Date

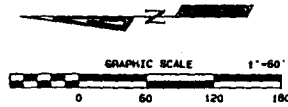
X [Signature]
Signature of Property Owner(s) - attach additional sheets if necessary

9-7-95
Date

CODY SUBDIVISION

FILING 4

#201-94
TCP - #500.00
PR-4.4



- LEGEND**
- MESA COUNTY SURVEY MARKER
 - FD. 3" BRASS CAP ON 30" PIPE STAMPED PE PLS 14113
 - FD. #5 REBAR AND CAP MARKED MUSGROVE LS 10306 (SET IN CONC.) SUBDIVISION BENCHMARK
 - ▲ FD. #4 REBAR SET IN CONC.
 - SET #5 REBAR M/2" ALUM. CAP STAMPED D.H. SURVEYS INC. LS 24306 IN CONC.
 - SET #5 REBAR M/2" ALUM. CAP STAMPED D.H. SURVEYS INC. LS 24306 TO BE SET AFTER CONSTRUCTION

- BUILDING SETBACKS**
- FRONT 20'
 - SIDE 5'
 - REAR 10'
 - EXCEPT ON EASEMENTS A 40' SETBACK IS REQUIRED ON F ROAD
 - NO DRIVEWAY ACCESS ALLOWED ON F ROAD
 - FRONT SETBACKS ON LOTS 2-7, B.L.K. 2 ARE 18' FOR HOUSES AND 20' FOR GARAGES

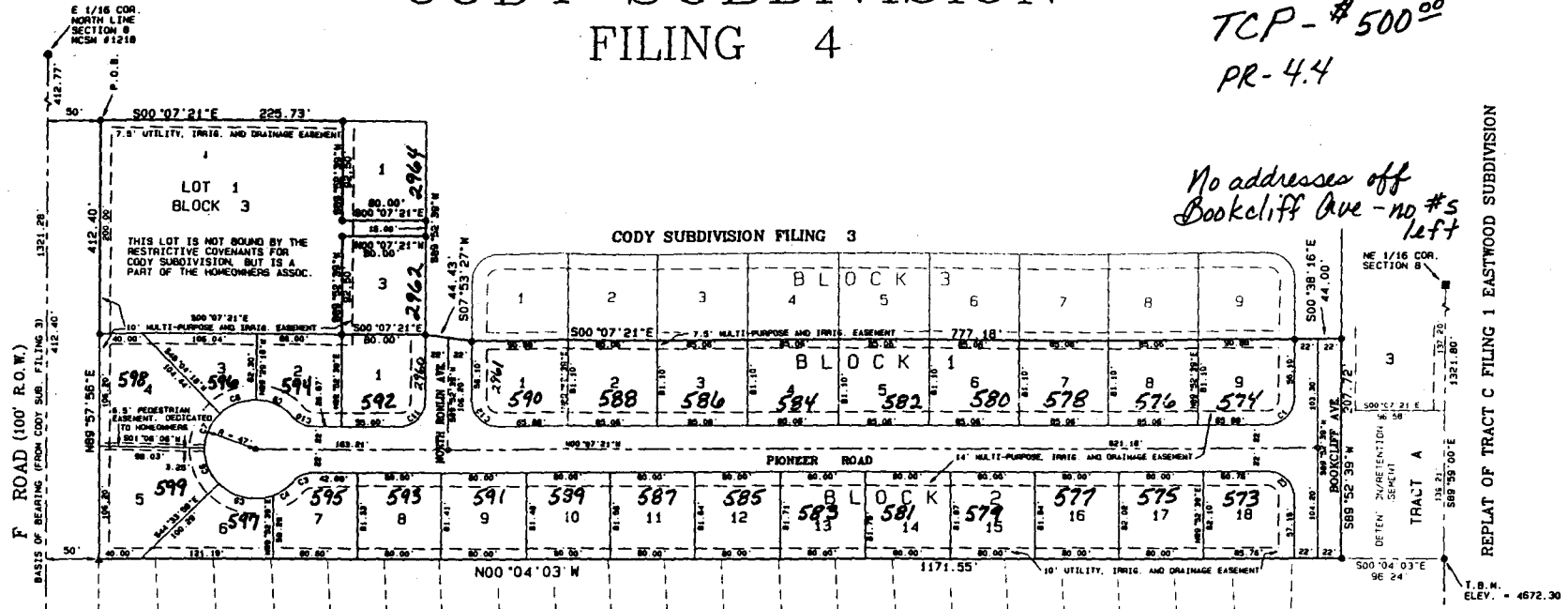
AREA SUMMARY

NUMBER OF LOTS = 26 LOTS
AREA OF LOTS = 5.25 AC. 79%
AREA OF STREETS = 1.42 AC. 21%

TOTAL = 6.67 AC.

DENSITY = 4.20 UNITS/AC.

NOTE: THE COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN BOOK 2133 AT PAGES 222-232 OF THE MESA COUNTY RECORDS.



No addresses off Bookcliff Ave - no #s left

REPLAT OF TRACT C FILING 1 EASTWOOD SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, John Davis, is the owner of that real property situated in the City of Grand Junction, Mesa County, Colorado as described in Book 2054 at Page 546, of the records of the Mesa County Clerk and Recorder, being a parcel of land situated in the NE 1/4 NE 1/4 of Section 8, Township 1 South, Range 1 East of the 10th Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the found Mesa County Survey Marker for the E 1/16 corner of the north line of said Section 8, the South of bearing being S89°57'56"W along the north line of said NE 1/4 NE 1/4 to the N 1/4 corner of said Section 8, also being a found Mesa County Survey Marker:

thence S89°57'56"W a distance of 412.77 feet along said north line;

thence S04°07'21"E a distance of 50.00 feet to a point on the north right-of-way line of F Road and the point of beginning;

thence S04°07'21"E a distance of 225.73 feet;

thence S59°52'30"W a distance of 92.50 feet;

thence S04°07'21"E a distance of 80.00 feet;

thence S89°57'56"W a distance of 80.00 feet;

thence N55°07'21"W a distance of 80.00 feet;

thence S89°52'30"W a distance of 92.50 feet;

thence S04°07'21"E a distance of 80.00 feet;

thence S07°53'27"W a distance of 44.43 feet;

thence S04°07'21"E a distance of 777.18 feet;

thence S04°38'16"E a distance of 44.00 feet;

thence S89°52'30"W a distance of 207.72 feet to a point on the east line of Greenfield Run Subdivision;

thence N00°04'03"W a distance of 1171.55 feet along the east line of said Greenfield Run Subdivision;

thence N00°57'56"E a distance of 412.46 feet to the point of beginning.

Said parcel contains 6.67 acres more or less.

GREENFIELD RUN SUBDIVISION

This plat of CODY SUBDIVISION FILING 4, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted this 7 day of February, 1995.

Mark Cohen City Manager
Ken Morrison President of C.C.C.I.

STATE OF COLORADO)
COUNTY OF MESA)
The foregoing instrument was acknowledged and approved this 7th day of February, 1995, by John Davis
My commission expires 11/30/97
Address 2755 N. ...

Sarah E. Kelly
DEPUTY CLERK

CITY APPROVAL

This plat of CODY SUBDIVISION FILING 4, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted this 7 day of February, 1995.

Mark Cohen City Manager
Ken Morrison President of C.C.C.I.

CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in my office of 10:28 clock A.M. this 7th day of February, A.D. 1995, and is duly recorded in Plat Book No. 2133 Page 222-232 File No. 10-28-95

Clark and Recorder Deputy

SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, a registered Professional Land Surveyor in the state of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Uniform Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.

Steven L. Hagedorn
Feb. 6, 1995

L/C	DELTA	RADIUS	ARC	CH. BRG.	CHORD
C1	90°00'00"	25.00'	39.27'	S45°07'21"E	35.36'
C2	90°00'00"	25.00'	39.27'	S44°52'07"E	35.36'
C3	49°14'55"	25.00'	21.49'	N24°44'49"W	20.83'
C4	28°31'32"	47.00'	23.40'	N35°06'31"W	23.16'
C5	66°16'45"	47.00'	34.37'	N12°17'30"E	31.39'
C6	45°40'06"	47.00'	37.48'	N68°18'03"E	36.48'
C7	44°58'12"	47.00'	36.89'	S66°24'48"E	35.50'
C8	44°28'24"	47.00'	36.45'	S21°42'30"E	35.50'
C9	48°36'31"	47.00'	39.88'	S24°49'08"W	36.99'
C10	49°14'55"	25.00'	21.49'	S44°52'07"E	20.83'
C11	90°00'00"	25.00'	39.27'	S45°07'21"E	35.36'
C12	90°00'00"	25.00'	39.27'	S44°52'36"W	35.36'

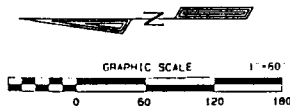
CODY SUBDIVISION
FILING 4
NE 1/4, SEC. 8, T.1S., R.1E., U.M.

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By M.W.D. Checked By S.L.H. Job No. 198-95-11
Drawn By TMOEEL Date DEC. 1995 Sheet 1 OF 1

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

CODY SUBDIVISION FILING 4



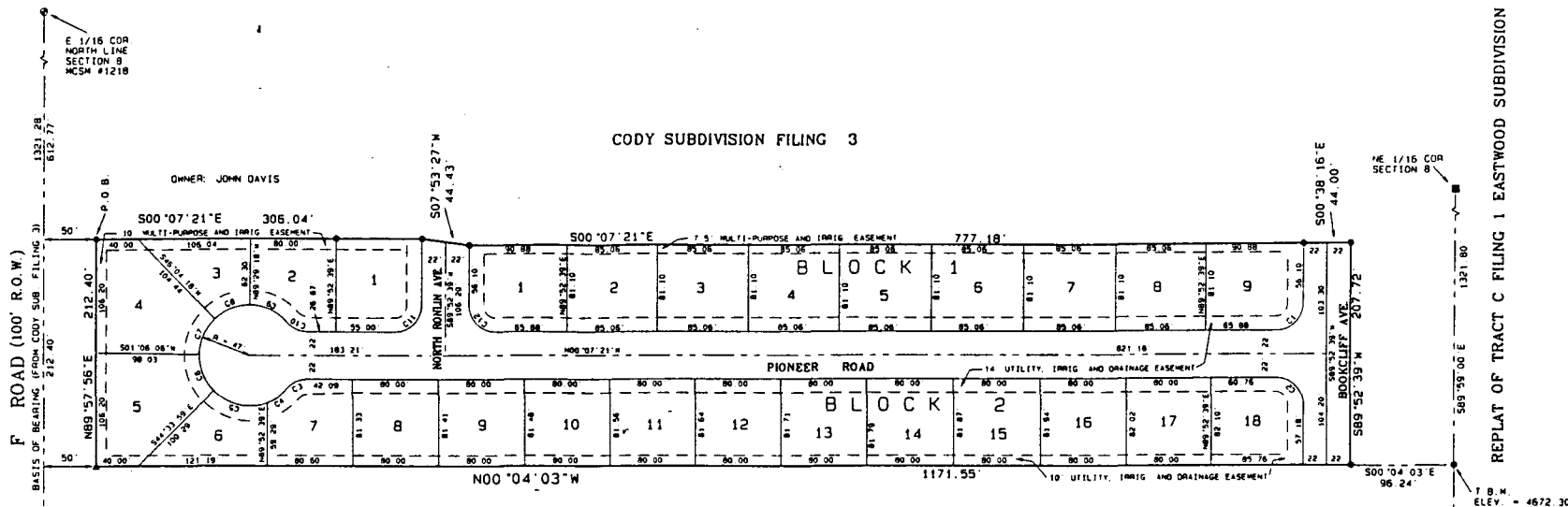
- LEGEND**
- MESA COUNTY SURVEY MARKER
 - FD. 3" BRASS CAP ON 30" PIPE STAMPED PE PLS 14113
 - FD. #5 REBAR AND CAP MARKED MUSGROVE LS 10386 (SET IN CONC.) SUBDIVISION BENCHMARK
 - ▲ FD. #4 REBAR SET IN CONC.
 - SET #5 REBAR W/2" ALUM. CAP, STAMPED D.H. SURVEYS INC. LS 24306 (IN CONC.)

BUILDING SETBACKS

FRONT 20'
SIDE 5'
REAR 10' EXCEPT ON EASEMENTS

AREA SUMMARY

NUMBER OF LOTS = 27 LOTS
AREA OF LOTS = 4.19 AC. 75%
AREA OF STREETS = 1.42 AC. 25%
TOTAL = 5.61 AC.
DENSITY = 4.81 UNITS/AC.



N 1/4 COR. SECTION 8, MCSM #285

N-C 1/16 COR. SECTION 8, MCSM #1292

REPLAT OF TRACT C FILING 1 EASTWOOD SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, John Davis, is the owner of that real property situated in the City of Grand Junction, Mesa County, Colorado as described in Book 2094 at Page 946, of the records of the Mesa County Clerk and Recorder: being a parcel of land situated in the NW 1/4 NE 1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the found Mesa County Survey Marker for the E 1/16 corner on the north line of said Section 8, the basis of bearing being S89°57'56" W along the north line of said NW 1/4 NE 1/4 to the N 1/4 corner of said Section 8, also being a found Mesa County Survey Marker;

thence S89°57'56" W a distance of 612.77 feet along said north line;

thence S00°07'21" E a distance of 50.00 feet to a point on the south right-of-way line of F Road and the point of beginning;

thence S00°07'21" E a distance of 106.04 feet;

thence S07°53'27" W a distance of 44.41 feet;

thence S00°07'21" E a distance of 777.18 feet;

thence S00°18'16" E a distance of 44.00 feet;

thence S89°52'39" W a distance of 207.72 feet to a point on the east line of Greenfield Run Subdivision;

thence N00°04'03" W a distance of 1171.55 feet along the east line of said Greenfield Run Subdivision;

thence N87°57'56" E a distance of 212.40 feet to the point of beginning. Said parcel contains 1.41 acres more or less.

That said owner has caused the said real property to be laid out and surveyed as (CODY SUBDIVISION FILING 4, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All Streets and Right-of-Way to the City of Grand Junction for the use of the public lines or easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

All Irrigation/Drainage Easements in the owners' Property / Homeowners Association; of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to design, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots and tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

THAT all expenses for street paving or improvements shall be furnished by the seller or purchaser, not by the City of Grand Junction.

IN WITNESS WHEREOF said owner has caused their name to be hereto subscribed this ____ day of _____, 1995.

John Davis

GREENFIELD RUN SUBDIVISION

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this ____ day of _____, 1995, by John Davis

My commission expires _____ Witness my hand and official seal _____ Notary Public

Address _____

CITY APPROVAL

This plat of CODY SUBDIVISION FILING 4, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted this ____ day of _____, 1995

City Manager _____ President of Council _____

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

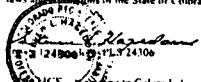
I hereby certify that this instrument was filed in my office at _____ o'clock ____ M this ____ day of _____ A.D. 1995, and is duly recorded in Plat Book No. _____ Page _____

Fee \$ _____ Drawer No. _____

Clerk and Recorder _____ Deputy _____

SURVEYOR'S CERTIFICATE

I, Steven L. Hagstrom, a registered Professional Land Surveyor in the state of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision and that both are accurate to the best of my knowledge and belief. I also certify that this plan conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.



12-19-95
Date

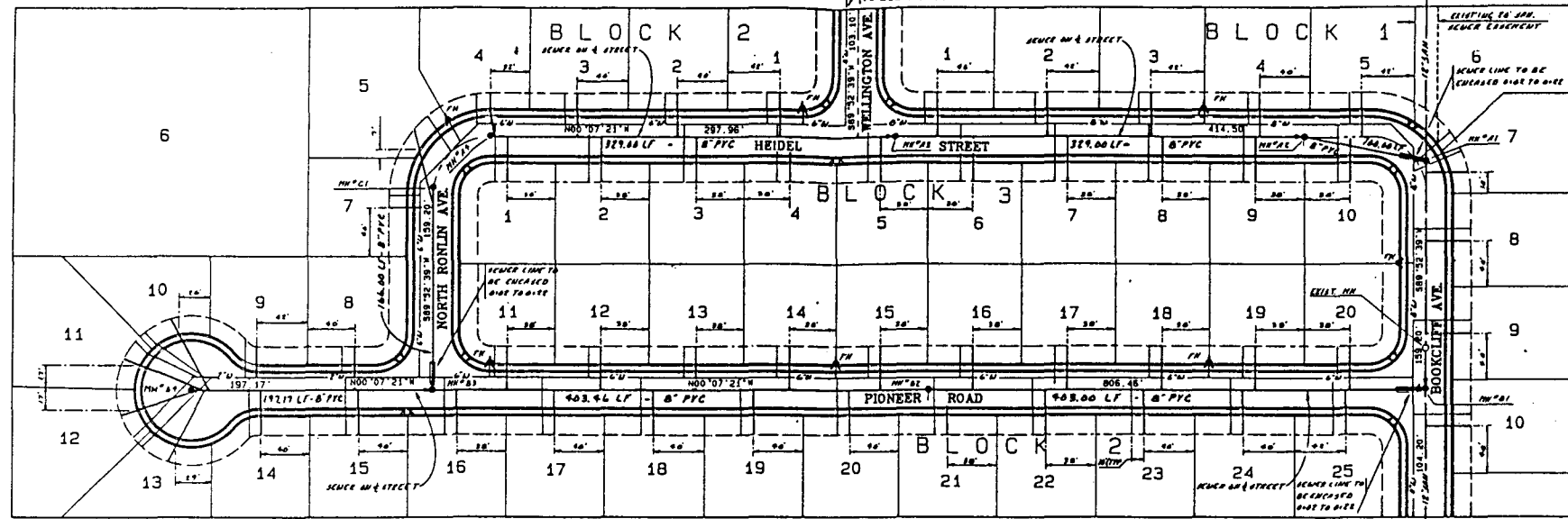
C/C	DELTA	RADIUS	ARC	CH. BRG.	CHORD
C1	90°00'00"	25.00	39.27	S45°07'21" E	35.36
C2	90°00'00"	25.00	39.27	N44°52'38" E	35.36
C3	49°14'55"	25.00	21.49	N24°44'48" W	20.83
C4	28°31'32"	47.00	23.40	N39°08'31" W	23.18
C5	58°18'45"	47.00	54.37	N12°17'38" E	31.19
C6	45°40'06"	47.00	37.48	N68°16'03" E	36.48
C7	44°58'12"	47.00	36.89	S66°24'48" E	35.95
C8	44°28'24"	47.00	36.45	S21°42'30" E	25.75
C9	48°36'51"	47.00	39.88	S24°49'08" W	38.63
C10	49°14'55"	25.00	21.49	S24°30'08" W	20.83
C11	90°00'00"	25.00	39.27	S45°07'26" E	35.36
C12	90°00'00"	25.00	39.27	S44°52'38" W	35.36

**CODY SUBDIVISION
FILING 4
NE 1/4, SEC. 8, T.1S., R.1E., U.M.**

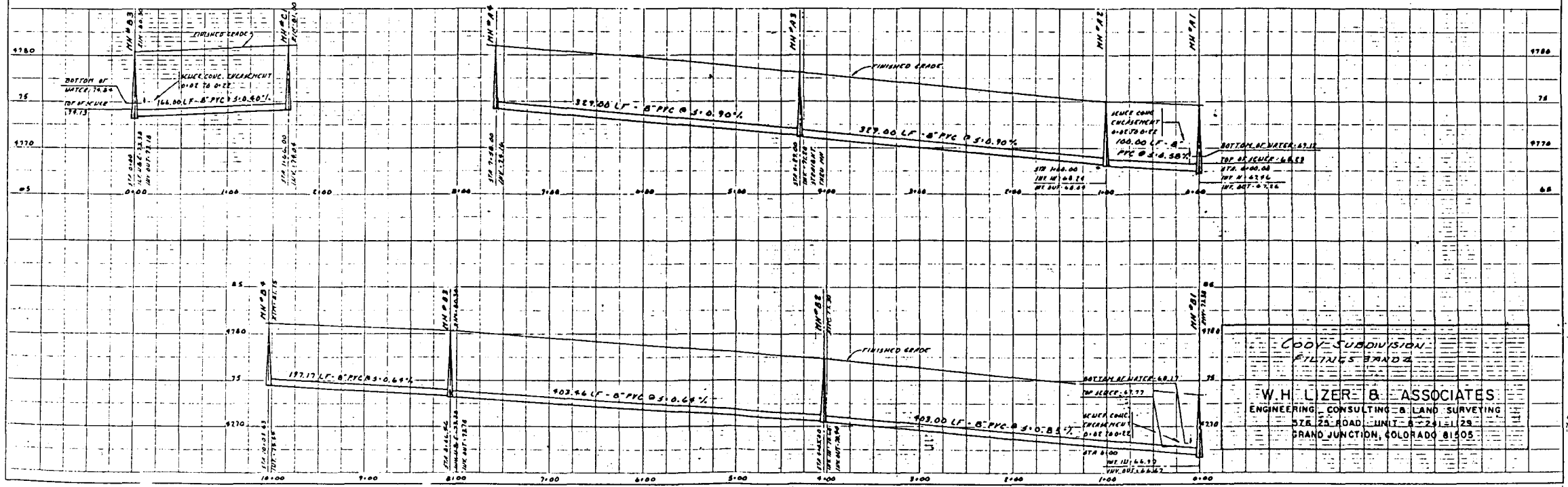
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By: M.H.D. Checked By: S.L.H. Job No: 198-95-11
Drawn By: T.M.O. Date: 1995 Sheet: 1 OF 1

PLAN	DATE	BY
NOTE BOOK		

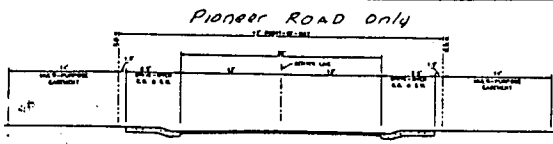


PROFILE	DATE	BY
NOTE BOOK		



COOY SUBDIVISION
 PLATS BRAND
 W.H. L. ZER & ASSOCIATES
 ENGINEERING - CONSULTING - LAND SURVEYING
 576 25 ROAD UNIT A-221-129
 GRAND JUNCTION, COLORADO 81505

152-94



URBAN RESIDENTIAL ACCESS
 0 to 250 A.S.T.
 MAXIMUM LENGTH OF DEAD END STREET 1000'



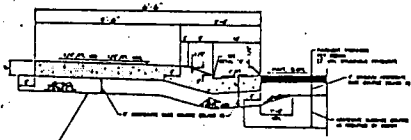
SECTION 3-3

APPROVED FOR CONSTRUCTION
 CURRENT MEAD COUNTY
 PLANNING DIVISION

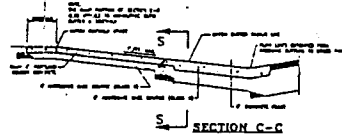
AS-BUILT APPROVED
 CURRENT MEAD COUNTY
 PLANNING DIVISION

BY: _____ DATE: _____
 BY: _____ DATE: _____

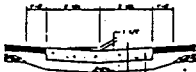
NOTES:
 1. ALL STARTING IS TO STREET RIGHT-OF-WAY
 2. ALL FINISH GRADE ELEVATIONS ARE TO
 BACK OF SIDEWALK.



DRIVE OVER CURB, GUTTER & SIDEWALK
 (RESIDENTIAL STREETS ONLY)



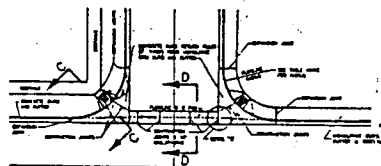
SECTION C-C



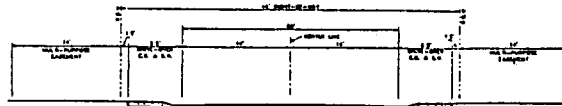
SECTION D-D



DETAIL 'X'



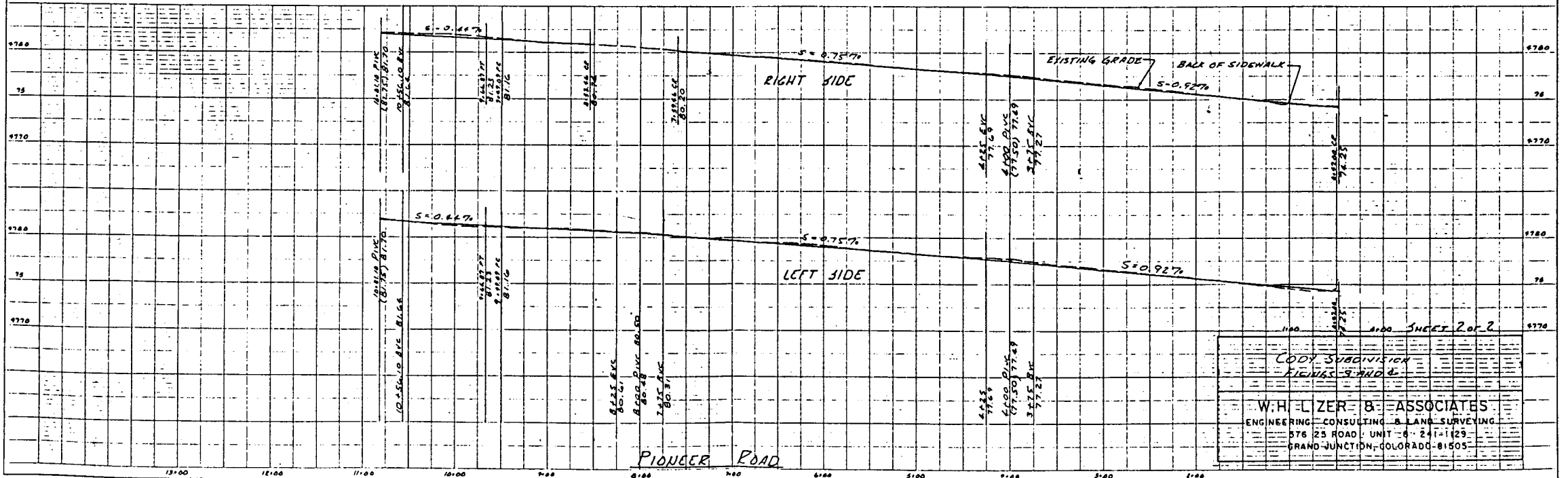
STREET INTERSECTION AND DRAINAGE PLAN DETAILS



URBAN RESIDENTIAL SUBCOLLECTOR
 250 to 1000 A.S.T.

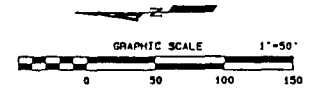
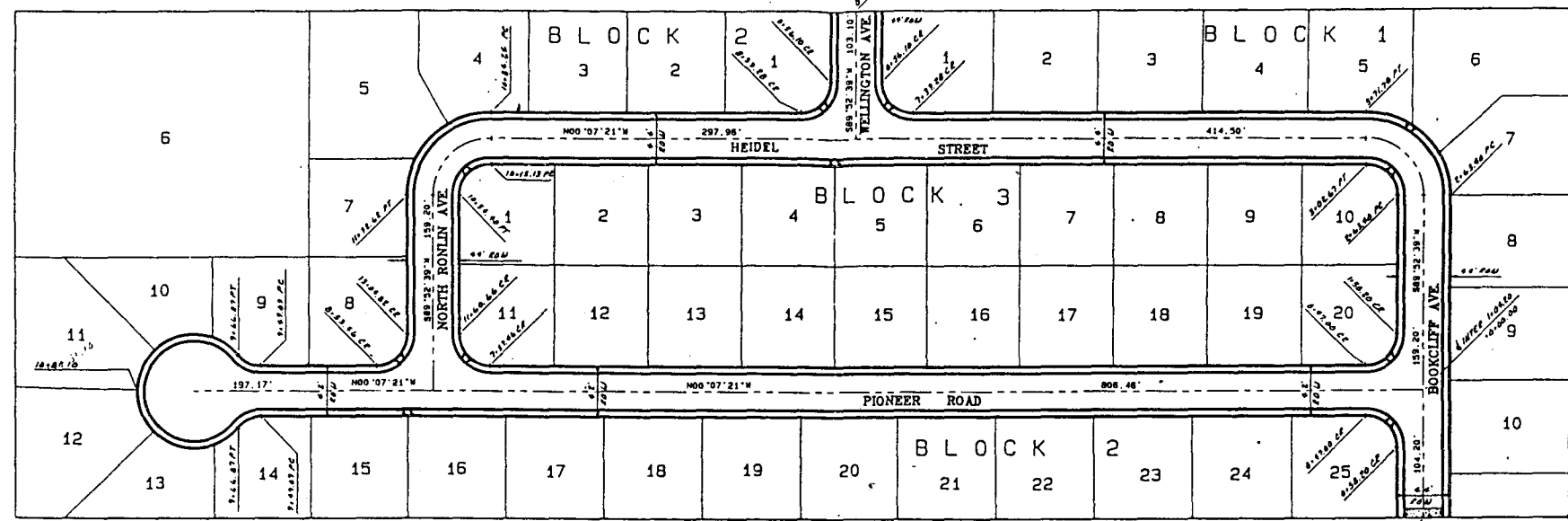
PLAN NOTE BOOK

PROFILE NOTE BOOK



WHEELER & ASSOCIATES
 ENGINEERING CONSULTING & LAND SURVEYING
 376 25 ROAD, UNIT 6 - 247129
 GRAND JUNCTION, COLORADO 81505

NOTES:
 1. ALL STATING IS TO STREET RIGHT-OF-WAY
 2. ALL FINISH GRADE ELEVATIONS ARE TO BEE OF HIGHER.



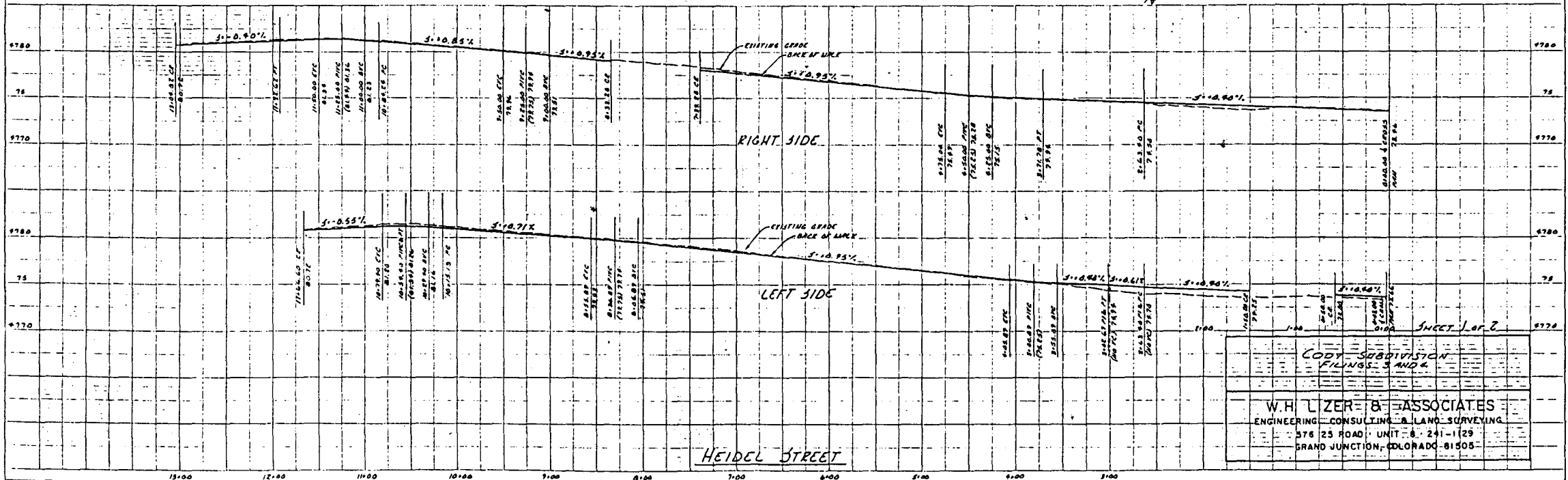
APPROVED FOR CONSTRUCTION
 COUNTY ROAD DISTRICT
 COUNTY ROAD DISTRICT
 COUNTY ROAD DISTRICT

APPROVED FOR CONSTRUCTION
 COUNTY ROAD DISTRICT
 COUNTY ROAD DISTRICT
 COUNTY ROAD DISTRICT

APPROVED FOR CONSTRUCTION
 COUNTY ROAD DISTRICT
 COUNTY ROAD DISTRICT
 COUNTY ROAD DISTRICT

PLAN
NOTE BOOK
DATE
BY
DATE

PROFILE
NOTE BOOK
DATE
BY
DATE



COPY SUBDIVISION
 FILINGS 3 AND 4

W.H. LIZER & ASSOCIATES
 ENGINEERING CONSULTING & LAND SURVEYING
 576 23 ROAD UNIT 8 241-1125
 GRAND JUNCTION, COLORADO 81505



January 15, 1997

John Davis
P.O. Box 2867
Grand Junction, CO 81502

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (970)244-1599

Subject: Cody Filing 4 Subdivision

Dear Mr. Davis:

A final inspection of the streets and drainage facilities in Cody Filing 4 Subdivision was conducted on June 13, 1996. As a result of this inspection, a list of remaining items was given to you for completion. These items were reinspected and found to be satisfactorily completed.

"As Built" record drawings and required test results for the streets and drainage facilities were received on November 15, 1996. These have been reviewed and found to be acceptable.

In light of the above, the streets and drainage improvements are eligible to be accepted for future maintenance by the City of Grand Junction one year after the date of substantial completion. The date of substantial completion is July 1, 1996.

Your warranty obligation for all materials and workmanship for a period of one year beginning with the date of substantial completion will expire upon acceptance by the City.

If you are required to replace or correct any defects which are apparent during the period of the warranty, a new acceptance date and extended warranty period will be established by the City.

Thank you for your cooperation in the completion of the work on this project.

Sincerely,

A handwritten signature in cursive script that reads "Jody Kliska".

Jody Kliska
City Development Engineer

cc: Doug Cline
Kathy Portner
Walt Hoyt



WestWater Engineering

Consulting Engineers

2516 FORESIGHT CIRCLE, #1

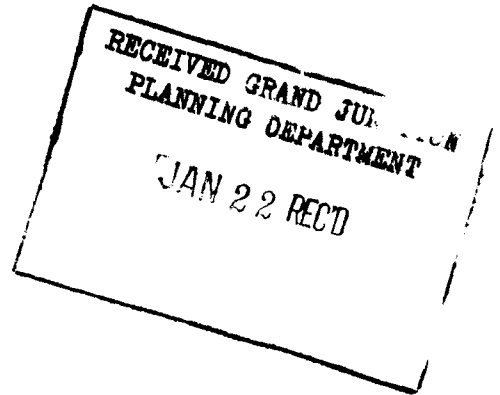
GRAND JUNCTION, COLORADO 81505

(970) 241-7076

FAX (970) 241-7097

January 18, 1996

John Davis
P. O. Box 2867
Grand Junction, CO 81502



RE: Interim Review of Cody Subdivision, Filing #4

Dear John,

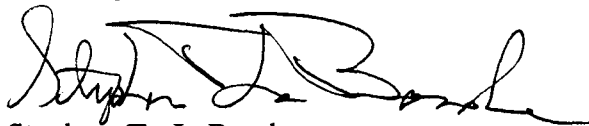
We have reviewed the plans for Cody Subdivision Filing #4 on behalf of the Central Grand Valley Sanitation District, and have the following comments:

1. We are not sure whether Filing #4 has been submitted to the City that we assume will be necessary to record the plat. This review should be considered an interim review, and that another review may be required as part of the final platting process through the City.
2. The sewer plan and profile sheet should be exclusive to Filing #4 and consistent with the proposed plat. It appears a previous plan that included both Filing #3 and Filing #4 was submitted, in which the street configuration and sewer alignment have since changed. All reference to Filing #3 should be removed from the plans.
3. The lot and block numbers on the sewer plan and profile sheet should be consistent with the proposed plat.
4. The slope between MH-B3 and MH-B4 calculates to a grade of 0.54%, instead of the 0.64% shown. The plans should be revised to show the appropriate grade.
5. The District's standard notes should be included on the plan and profile sheet, and should also include a note for connecting the proposed MH-B1 to the existing 12 inch sanitary sewer in Bookcliff Avenue.
6. Service lines that connect to the existing 12 inch sewer in Bookcliff Avenue are to be installed by the District's Contractor, unless otherwise approved by the District. Inspection of the sewer tap on the existing main will be required if a contractor other than the District's Contractor installs the service lines.

7. The District requires a minimum of one clay cut-off wall be installed upstream of each manhole to prevent groundwater flow through the pipe bedding material. The clay cut-off walls should be shown on the plan and profile sheet.
8. The project benchmark should be shown on the plans.
9. A vertical scale should be shown on the plans.
10. The street name should be provided on the profile.
11. The District's standard detail sheet should be included with the final submittal approved for construction. A copy is available upon request.
12. The following approval signature blocks need to be provided for the District's signatures on all sheets pertaining to the sewer line extension:
 - i. Approved for Construction.
 - ii. Initial Acceptance
13. The final plans approved for construction will need to be signed and stamped by a registered Professional Engineer.
14. The District's Sewerline Extension Application and Agreement will need to be executed prior to commencement of construction.

Please revise the plans to address the aforementioned comments and resubmit to the District for review. We should reiterate that the District will not approve the Extension Agreement until final approval of the plat by the City of Grand Junction. Please let us know if you have any questions regarding the District's requirements.

Sincerely,



Stephen T. LaBonde
District Engineer

STL/sc

cc: Chris Shaffer, Central Grand Valley Sanit. Dist.
Kathy Portner, City of Grand Junction
Wayne Lizer, Lizer & Associates

Proposal

MAYS CONCRETE, INC.
 P.O. Box 4150
 GRAND JUNCTION, COLORADO 81502
 (970) 243-5669

PROPOSAL SUBMITTED TO JOHN DAVIS		PHONE 243-3921	DATE 25 JAN. 1996
STREET 1023 24 ROAD		JOB NAME CODY SUBDIVISION PHASE IV	
CITY, STATE and ZIP CODE GRAND JUNCTION, COLO. 81505		JOB LOCATION PIONEER STREET & BOOKCLIFF AVE.	
ARCHITECT LIZER	DATE OF PLANS JANUARY 95	96-639	JOB PHONE FAX

We hereby submit specifications and estimates for:

Mays Concrete, Inc. submits the following proposal for:

2,110 lf	6'-6" mountable curb, gutter and sidewalk	Unit price:	\$13.50/lf = \$28,485.00
1,444 sf	fillets and v-panels	Unit price:	\$3.50/sf = \$5,054.00
1,563 sf	handicap ramps	Unit price:	\$2.65/sf = \$4,141.95
200 sf	4" slope paving at weir	Unit price:	\$2.65/sf = \$530.00
1 ea	crossing w/ 3'-0" x 6'-0" aluminum grate	Unit price:	\$1,254.00/ea = \$1,254.00
1 ea	1/2" x 15'-0" x 30" galv. weir diversion	Unit price:	\$1,471.00/ea = \$1,471.00

40,935

PROPOSAL INCLUDES: Class B concrete with 1% Calcium; cure; one mobilization

PROPOSAL DOES NOT INCLUDE THE FOLLOWING, WHICH MUST BE PROVIDED OR PERFORMED BY OTHERS; excavation, backfill and compaction; Class 6 roadbase pouring surfaces; grade one tenth high; winter protection (ie - blankets or heat); dewatering; frost removal; testing and engineering; elevation and offset pins; bonding; permits and fees; traffic control.

Quantities are estimates only and may be subject to change. Billing will be based on installed quantities at their unit price bid.

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

INSTALLED QUANTITIES AT THEIR UNIT PRICE BID _____ dollars (\$ _____).

Payment to be made as follows:

COD. NET 30 DAYS

THIS PROPOSAL IS TENDERED UNDER THE TERMS AND CONDITIONS OF THE AIA A401 CONTRACT.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within **THIRTY (30)** days.

Acceptance of Proposal — ~~The above~~ prices, specifications

February 1, 1996

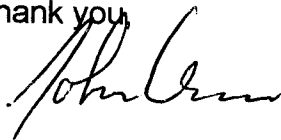
RE: Cody Subdivision

TO WHOM IT MAY CONCERN:

I would like to put up a cedar fence instead of a berm for the following reasons:

1. Because we are putting up a fence in the front entry of the subdivision.
2. I don't like the way berms look around town and I don't think it can be kept up properly.

Thank you,

A handwritten signature in cursive script, appearing to read "John Davis".

John Davis

To: Don Newton, Doug Cline, Kathy Portner, Mark Relph, John Shaver
From: Jody Kliska
Subject: Irrigation Ditch in Cody
Date: 2/22/96 Time: 5:24PM

I have been receiving phone calls from one of the residents in Cody Subdivision about the open irrigation ditch which runs along the south of the Cody Subdivision. Yesterday Doug and I went out and looked at the ditch, the drainage and talked to the homeowner. We will probably be hearing more from the homeowner in the future, since he is convinced this is our problem because we annexed him.

The background: An existing open irrigation ditch runs along the entire south boundary of Cody Subdivision. Before development, this area was an agricultural field. The plat dedicates the south 10 feet of the lots as a drainage and irrigation easement. There was no requirement in the County files to do anything with this ditch. The irrigation has since been piped and is relocated outside of the lots to the south of the easement. However, the ditch is still used by the Sunny Meadows HOA (subdivision just to the east) for discharge of their waste irrigation water and cleanout of their system. Sunny Meadows is still in the county. When constructed in 1989, they were also allowed to discharge their stormwater into this open ditch. There is a handwritten note in the Sunny Meadows file which reads "I L.A. Garner grant permission for use of drain ditch to Robert Hughes A.K.A. Smoky Mountain Construction, or his assigns in consideration for furnishing one hundred and fifty eight ft. 12" series 80 plastic irrigation pipe and one 12" plastic irrigation elbow." Signed by Laurence A. Garner and notarized on March 29, 1989. The drainage report for Sunny Meadows was done by Armstrong Consultants and is a little esoteric. However, I think it shows a 24" culvert is required to carry the 100 year storm.

However, an 18" culvert was installed which carries the flows from Sunny Meadows into the open ditch. John Davis had talked to me about this open ditch last year and asked if I would give him written permission to install a 12" culvert in the open ditch. I told him I could not tell him it was all right to use a smaller pipe downstream from a larger pipe. At that time I assumed the existing culvert was 24" because of the drainage report. He has told the homeowners he was willing to put in a pipe but the City wouldn't let him. He is not willing to pay for a larger pipe.

I talked to John Shaver about this issue when it came up and last year and it was our conclusion it was not our problem because the irrigation water came from the adjacent subdivision and the drainage came from the adjacent county subdivision.

The homeowner who is calling is persistent and would like to install a pipe in his yard because the yard is quite small and he is required by covenants to fence. He does not like the open ditch. However, he does not want to pay the cost of a larger than 12" pipe. There is also a question of the effectiveness of piping only portions of the ditch.

I need some direction on where to go with this and what to tell the homeowner. He is already making noise about calling R.T. to take care of this problem.

Jody

To: JODYK (Jody Kliska)
Cc: Don Newton,Doug Cline,KATHY PORTNER,MARK RELPH,Dan Wilson
From: John Shaver
Subject: Re: Irrigation Ditch in Cody
Date: 2/28/96 Time: 12:51PM

Originated by: JODYK @ CITYHALL on 2/22/96 5:24PM
Replied by: JOHNS @ CITYHALL on 2/28/96 12:51PM

Jody,

Have circumstances changed to make this something more than a problem between the upstream dischargers and the downstream dischargees?

If the drainage is originating in Sunny Meadows and the Cody folks don't like it, it seems to me that there are two options for the Cody residents; 1) is to enjoin Sunny Meadows (injunction may be based on the theory(ies) of no easement/flow in excess of historic) or 2) is to put in the required pipe.

What is the price difference between the 12", 18" and 24" pipe? Can the developer, the owner and Sunny Meadows not agree between themselves to fund the purchase and installation of the correct size pipe? If Davis is willing to pay for 12" and the owner is likewise willing to pay for 12" isn't the solution to this easy? What is your estimate of the total cost?

jps

REVIEW COMMENTS

Page 1 of 1

FILE #FP-95-228

TITLE HEADING: Final Plat - Cody Subdivision, #4

LOCATION: S of F Road, E of 29 1/2 Road

PETITIONER: John Davis

PETITIONER'S ADDRESS/TELEPHONE: 1023 24 Road
Grand Junction, CO 81505
243-3921

STAFF REPRESENTATIVE: Kathy Portner

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS .

CITY DEVELOPMENT ENGINEER

1/5/96

Jody Kliska

244-1591

Construction plans submitted do not accurately reflect what is to be constructed. The plans need to indicate the extent of the construction for Filing 4. These plans are showing lots where the detention pond has been constructed. Bookcliff does not loop; it connects to the east. If the improvements agreement is to refer to written bids, these should be submitted for review of quantities.

CITY UTILITY ENGINEER

1/5/96

Trent Prall

244-1590

1. Please cross out work that was done under Filing #3.
2. Improvements Agreement: "See attached bids" are not attached.

COMMUNITY DEVELOPMENT DEPARTMENT

1/8/96

Kathy Portner

244-1446

See attached comments.

CITY PROPERTY AGENT

1/8/96

Steve Pace

256-4003

1. Utility easement needs to be addressed in the dedication.
2. The legend shows nothing for interior lot corners*
3. Needs a basis of bearings statement. * STATE STATUTE ?

TO DATE, COMMENTS NOT RECEIVED FROM:

Mesa County Surveyor



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

May 3, 1996

John Davis
P.O. Box 2867
Grand Junction, CO 81502

RE: Cody Subdivision

Dear Mr. Davis:

According to our records, Cody Subdivision, Filing #1 received final acceptance by the Mesa County Commissioners with Resolution #MCM 94-150. The improvements in the remainder of the filings have not yet been accepted by the City, nor have the improvement agreements been released. Please contact Jody Kliska at 244-1591 to set up a final inspection/acceptance for filings 2 and 3, and filing 4 if it is complete.

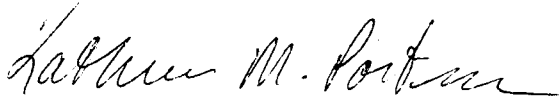
Several issues continue to be brought up by the residents of Cody Subdivision. One is whether a fence will be provided around the detention pond. In reviewing the City and County Development files I cannot find that fencing the detention pond was a condition of approval and, therefore, we can't require it.

Another issue is that of landscaping or fencing along the F Road frontage. The County approval and subsequent City approval included a requirement for berming and landscaping along the F Road frontage. Filings 1 and 2, which were approved and recorded by Mesa County, did not include a landscape easement or tract along the F Road frontage. Nor was there an approved landscaping plan in the files. Filing 4, which also has F Road frontage, does include a 10' multipurpose easement along the F Road frontage which could be used for landscaping. However, in my discussions with you, you indicated that in lieu of the landscaped berm you would like to put in a wall or fence along the F Road frontage. You also indicated that the homeowners would prefer it. A plan for a wall was approved for the frontage along lot 1, block 2 and lot 1, block 3 Cody Subdivision Filing #2. A plan for the continuation of the wall or landscaping along lot 1, block 4, Cody, Filing 1 and lots 4 and 5, block 2 and lot 1, block 3, Cody Subdivision Filing #4 must also be submitted for review and approval. The wall design must include some type of landscaping treatment for the area between the wall and the sidewalk. The submitted plans must include an approval by the homeowner's association for the wall being built in Filing #2 and whatever is proposed along F Road for filings 1 and 4.

We have also received complaints regarding the open ditch along the south boundary of all filings. The ditch historically has served as irrigation conveyance and currently conveys drainage and waste irrigation water from Sunny Meadows Subdivision. An easement for the ditch has been appropriately dedicated on the plat. The approvals for Cody Subdivision did not require piping of the ditch, nor is the City responsible for piping the ditch. If, however, the ditch is piped, no pipe smaller than the existing 18" pipe upstream should be used.

Please respond to all of the above issues by May 20, 1996. Thank you for your prompt attention to completing the Cody filings.

Sincerely,



Katherine M. Portner
Planning Supervisor

xc: Edna Highland, 576 Eastwood St.
Andrew B. Carey, 2973 F Road
Joe Grout, 2959 1/2 Bookcliff Ave. , President of Homeowner's Association
970/245-3975



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

May 8, 1995

John Davis
P.O. Box 2867
Grand Junction, CO 81502

RE: Cody Subdivision, Filing #2

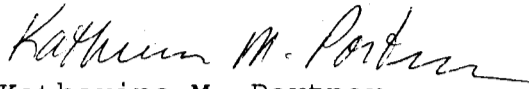
Dear Mr. Davis:

We have reviewed Mesa County Development File #C71-93 for Cody Subdivision to determine what outstanding items there were for Filing #2. Filing #1 did receive final acceptance by the Mesa County Commissioners with Resolution #MCM 94-150. The following requirements for Filing #2 must be complied with prior to the City releasing the Improvements Agreement and accepting the streets:

1. Submittal of as-built drawings, one mylar set and two blue-line sets stamped by the engineer, and a computer disk with Autocadd compatible drawing files.
2. Submittal of test results for concrete, asphalt and base course on the streets. Test results have been received for utility work, sidewalk subgrade, and street subgrade.
3. Construction of a temporary drainage facility. The original punch list given to you indicated the construction of the on-site detention facility would be a requirement of the next filing. However, since that time the Development Engineer has found that there is an easement recorded for a temporary facility and has received a copy of the utility composite showing a temporary facility. It appears the temporary facility was a requirement made by Mesa County and must be constructed now. The permanent facility will be required with the next filing.
4. Backfill is required behind sidewalks.
5. A copy of the landscaping plan for the F Road frontage, as approved by Mesa County, must be submitted and the landscaping completed as per the plan.

All of the above requirements must be complied with by June 9, 1995, or a new Improvements Agreement and Guarantee must be completed extending the deadline. Thank you for your cooperation in completing Cody, Filing #2.

Sincerely,



Katherine M. Portner
Planning Supervisor

April 16, 1996

QUESTIONS FROM THE APRIL 5TH MEETING

1. Will John Davis help share the cost of the drainage pipe being put in on the back of the Homeowners property that are on Bookcliff?

Answer: No. It should just have been left open as it only has water in it is when it rains. They should have just seeded it and left it alone.

2. City Engineers said that the pond is not complete. What needs to be done to have this pond completed? **Answer:** John Davis is going to put in a sprinkler system and seed this area in the next couple of weeks. He will install it with one valve that will need to be turned on in order to water this area and then we will need to have someone to mow and maintain this area. John Davis said that it does not need to be fenced as it is intended to be used to enjoy for outings like picnics.

3. When will the water be turned on? **Answer:** John Davis said he would get this done this week and have the new pump installed within the next two to three weeks.

4. Who pays for the street lights? **Answer:** John Davis said that Public Service includes this in all of our utility bills.

When will the fence be installed from the block wall to the west boundary of our subdivision and will you put up fencing from the east side of the block wall to the east boundary of our subdivision?

Answer: John Davis said that he would get the fence built to the west within the next two weeks but that he is not willing to put up a fence to the east of the block wall because of the negative signing that was put up on that property last year.

Liability insurance still needs to be checked into.

Homeowners dues for 1996 will be \$35.00 and are due to the treasure by May 1st, 1996.

Cody Sub. #4 - FP-95-228
DIA / Dispersement Agreement - \$178,312
2/96 good for 1 yr.

fence around detention pond was not required
Landscaped berm req. along F Rd - or justify fence instead

No landscaper, easement - #1 (14' Util, su & drainage), #2 same
#1 & #2 recorded in county

Cody #3 - no F Rd frontage

Cody #4 - 10' Multipurpose & irr. easement
includes lots 4 & 5, Blk 2
& Lot 1, blk 3

Filing #1 received

June 25, 1996

The City of Grand Junction
Planning Dept.

John Davis
1023 24 RD.
Grand Junction, Co 81506

I am submitting the following for a TCP rebate on the cody subdivision development.

Lineal feet of sidewalk: see attached #1	176 feet	
see attached #2	412 feet	
Total lineal feet of sidewalk =		588 feet
Cost: sidewalk sub base (see attached #3)	$\$2403.58/412 \text{ feet} = \$5.83/\text{ft}$	
	$\$5.83 \times 588$	= \$3428.04
concrete (see attached #4)	$\$1.95/\text{ft}^2: 588 \times 5 \times 1.95 \times$	= \$5733.00
compaction (see attached #5)	2 tests @ \$40/test	= \$ 80.00
surveying (see attached #6)		= \$ 300.00
engineering		= \$ 500.00
Total TCP Rebate		= \$10041.04

Please make payment to John Davis. If you have any questions please contact Bob at 243-2308. Thank you for your consideration in this matter.

Sincerely,

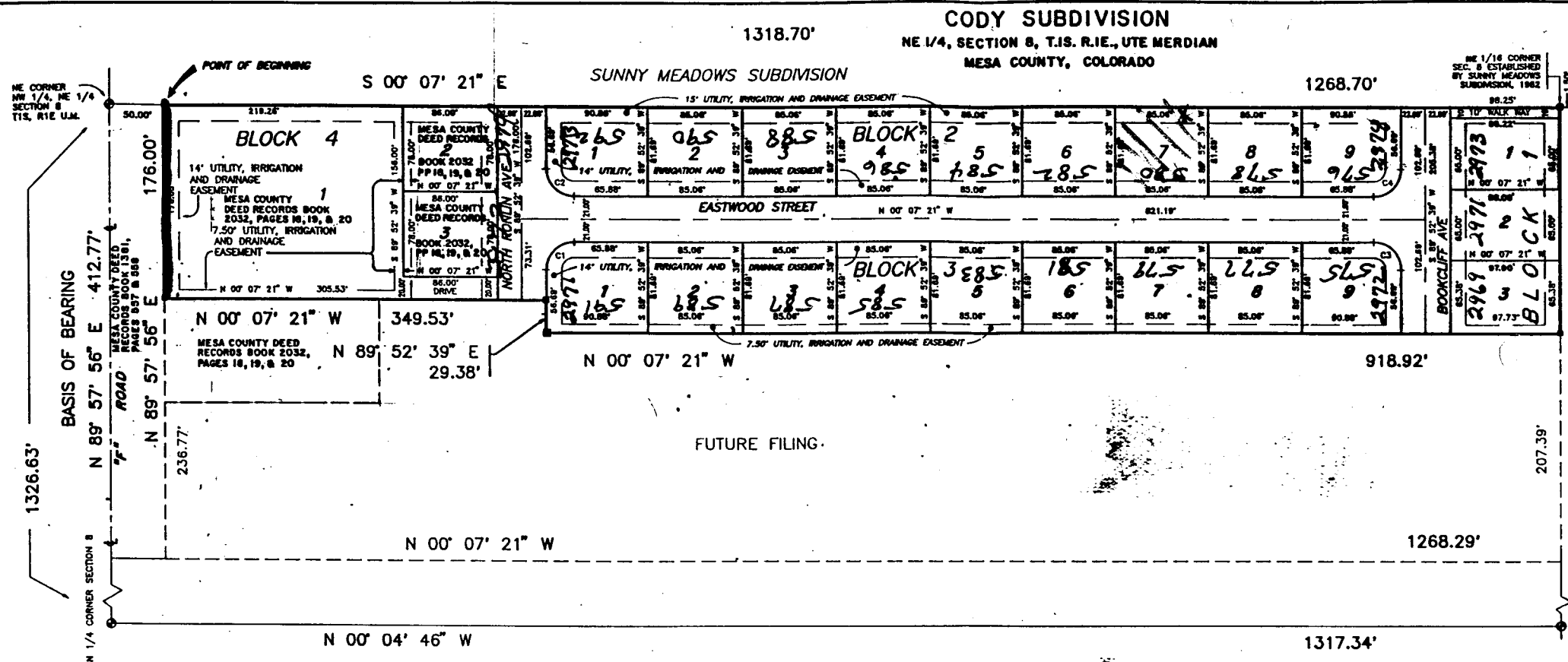


John Davis

COSTS ARE ACCEPTABLE.

J. Kliska
6-27-96

#1



NE CORNER NW 1/4, NE 1/4 SECTION 8, T15, R1E, U.M.

BASIS OF BEARING N 89° 57' 56" E 412.77'

1326.63'

N 89° 57' 56" E 412.77' MESA COUNTY DEED RECORDS BOOK 1381, PAGES 857 & 858

N 89° 57' 56" E 236.77'

176.00'

N 00° 07' 21" W 305.53'

N 00° 07' 21" W 349.53'

N 89° 52' 39" E 29.38'

N 00° 07' 21" W 349.53'

N 00° 07' 21" W 349.53'

N 00° 07' 21" W 349.53'

N 00° 07' 21" W 349.53'

N 00° 07' 21" W 349.53'

N 00° 07' 21" W 349.53'

N 00° 07' 21" W 349.53'

N 00° 07' 21" W 349.53'

N 00° 07' 21" W 349.53'

N 00° 07' 21" W 349.53'

N 00° 07' 21" W 349.53'

N 00° 07' 21" W 349.53'

N 00° 07' 21" W 349.53'

N 00° 07' 21" W 349.53'

N 00° 07' 21" W 349.53'

N 00° 07' 21" W 349.53'

N 00° 07' 21" W 349.53'

N 00° 07' 21" W 349.53'

N 00° 07' 21" W 349.53'

N 00° 07' 21" W 349.53'

N 00° 07' 21" W 349.53'

N 00° 07' 21" W 349.53'

N 00° 07' 21" W 349.53'

N 00° 07' 21" W 349.53'

N 00° 07' 21" W 349.53'

N 00° 07' 21" W 349.53'

N 00° 07' 21" W 349.53'

N 00° 07' 21" W 349.53'

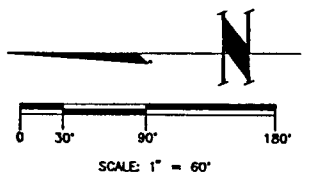
N 00° 07' 21" W 349.53'

N 00° 07' 21" W 349.53'

N 00° 07' 21" W 349.53'

CURVE DATA

No.	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	LENGTH	TANGENT
C1	25.00'	90° 00' 00"	S 45° 07' 21" E	35.36'	39.26'	25.00'
C2	25.00'	90° 00' 00"	N 44° 52' 39" E	35.36'	39.26'	25.00'
C3	25.00'	90° 00' 00"	N 44° 52' 39" E	35.36'	39.26'	25.00'
C4	25.00'	90° 00' 00"	S 45° 07' 21" E	35.36'	39.26'	25.00'



- LEGEND**
- MESA COUNTY SURVEY MARKER (BRASS CAP)
 - SET 5/8" REBAR WITH CAP (MARKED PE PLS. 14113) IN CONCRETE
 - SET 3 INCH BRASS DISK SET ON STANDARD 30 INCH x 2 INCH LB. STEEL PIPE MARKED NE 1/4 SEC. 8, PE PLS. 14113-1993

AREA SUMMARY

NUMBER OF LOTS	= 24
AREA OF LOTS	= 4.92 AC.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property being located in the Northwest Quarter (NW 1/4) of the Northeast Quarter of Section 8, Township 15 South, Range 1 East of the Ute Meridian in Mesa County, Colorado, also being described in Book 2019, Page 118 & 121, of the deed records of Mesa County, Colorado, and more specifically described as follows:

Beginning at a point which bears S 00° 07' 21" E 50.00 feet from the Northeast corner of the NW 1/4 NE 1/4 of Section 8, T15, R1E, U.M., Mesa County, Colorado; thence S 00° 07' 21" E 1268.70 feet along the East line of the NW 1/4 NE 1/4 of said Section 8 to a point on the South line of the NW 1/4 NE 1/4 of said Section 8; thence along said line N 89° 58' 40" W 205.38 feet; thence leaving said line N 00° 07' 21" W 918.92 feet; thence N 89° 52' 39" E 29.38 feet; thence N 00° 07' 21" W 349.53 feet; thence N 89° 57' 56" E 176.00 feet along the South line of F road to the point of beginning containing 5.746 acres, more or less.

That said owners have caused the said real property to be laid out and surveyed as CODY SUBDIVISION, a subdivision of a part of the County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for the installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. Utility easements are dedicated to the PUBLIC UTILITIES. The 10' walkway is dedicated to the Public Utilities and General Public.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street improvements, shall be financed by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF, said owners have caused their names to be herunto subscribed this 9th day of Dec A.D., 1993

John Davis

STATE OF COLORADO }
 COUNTY OF MESA }

COUNTY CLERK

Approved this 9th day of December A.D., 1993

Chad...

BOARD OF COUNTY COMMISSIONERS

Approved this 9th day of Dec A.D., 1993

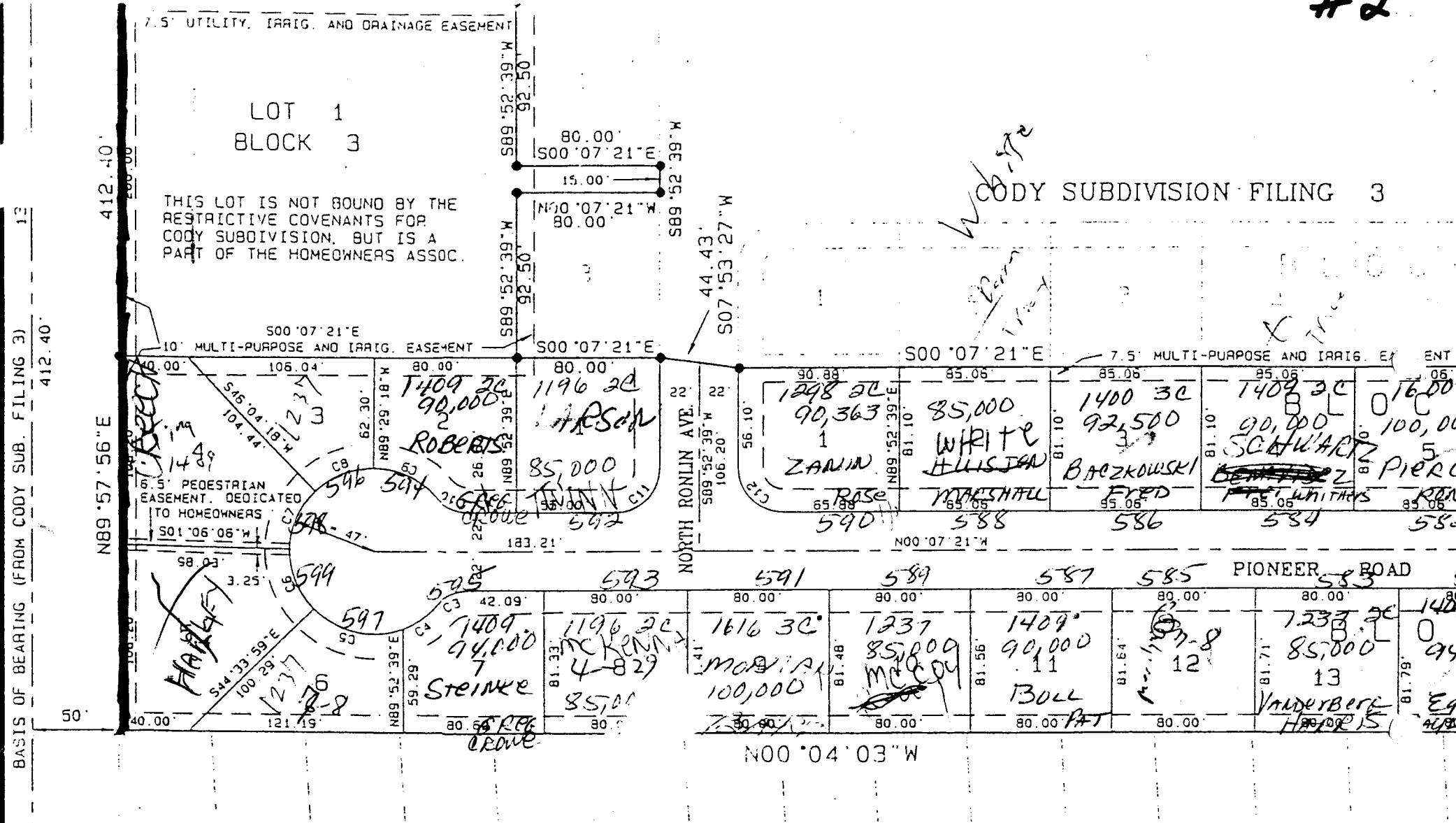
...

SURVEYOR

I, Wayne H. Lizer, a registered Professional Land Surveyor of Cody Subdivision, a subdivision of the County of Mesa, Colorado, do hereby certify that this subdivision plat was filed in the office of the County Clerk of Mesa County, Colorado, on December, 1993, and that this subdivision plat represents the true and correct copy of the original plat as filed in my office.

Wayne H. Lizer
 Professional
 P.E., P.L.S.

#2



BASIS OF BEARING (FROM CODY SUB. FILING 3) 12
 412.40'
 496.11'
 589°57'56"W
 412.40'
 50'

DEDICATION

GREENFIELD RUN SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, John Davis, is the owner of that real property situated in the City of Grand Junction, Mesa County, Colorado as described in Book 2094 at Page 946, of the records of the Mesa County Clerk and Recorder; being a parcel of land situated in the NW 1/4 NE 1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the found Mesa County Survey Marker for the E 1/16 corner on the north line of said Section 8, the basis of bearing being S89°57'56"W along the north line of said NW 1/4 NE 1/4 to the N 1/4 corner of said Section 8, also being a found Mesa County Survey Marker;

thence S89°57'56"W a distance of 412.77 feet along said north line;

STATE OF COLORADO)
)SS
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this _____
 1996, by John Davis



PARKERSON CONSTRUCTION, INC.

710 S. 15th Street
Grand Junction, Colorado 81501
242-8134

JOHN DAVIS
1023 - 24 ROAD
P.O. BOX 2867
GRAND JUNCTION CO 81502

PAGE: 3
INVOICE NUMBER: 0961217-IN
INVOICE DATE: 04/15/96
CUSTOMER NO: DAV JOH
SHIP VIA:
SALES TAX CODE: CO MES
TERMS: NET 30
CUSTOMER P.O.:

PROJECT:

DESCRIPTION	QUANTITY	PRICE	AMOUNT
03/26/96			
3/4" ROAD BASE	53.750 TON	6.500	349.38
SKIDSTER	5.000 HOUR	50.000	250.00
950 LOADER	2.000 HOUR	65.000	130.00
HYSTER 610 ROLLER	1.000 HOUR	50.000	50.00
SERVICE TRUCK W/LAZER	4.000 HOUR	35.000	140.00
PREP SIDEWALK			
03/05/96			
3/4" ROAD BASE	200.550 TON	6.500	1,303.58
SKIDSTER	8.500 HOUR	50.000	425.00
950 LOADER	3.500 HOUR	65.000	227.50
HYSTER 610 ROLLER	3.000 HOUR	50.000	150.00
SERVICE TRUCK W/LAZER	8.500 HOUR	35.000	297.50
PREP SIDEWALK & DRIVEWAY			<u>2,903.58</u>
02/24/96			
INSTALL 4" IRRIGATION CROSSING	1.000 L.S.	240.000	240.00
DIG & BACKFILL GAS / ELECTRIC TRENCHES	1.000 L.S.	6,000.000	6,000.00
04/03/96			
3/4" ROAD BASE	18.450 TON	6.500	119.93
SKIDSTER	1.000 HOUR	50.000	50.00
HYSTER 610 ROLLER	1.000 HOUR	50.000	50.00
SUB SOFT SPOT IN BASE			

1½% per month (18% per annum) charged on all balances older than 30 days CONTINUED



P.O. BOX 4150
 GRAND JUNCTION, CO 81502
 (970) 243-5669

4

DATE	NUMBER
25-APR-1996	000001244

Page: 2

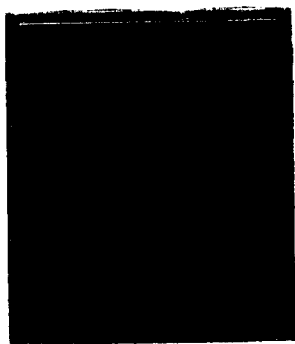
INVOICE

10018
 To: JOHN DAVIS

P. O. BOX 2867
 GRAND JUNCTION CO 81502

For Job: 5134
 CODY SUBDIVISION - JOHN DAVIS
 LOCATION: PIONEER STREET & BOOKCLIFF AV
 TYPE OF WORK: CURB/GUTTER/SW/VPAN/RAMPS
 CUSTOMER #: 10018
 TAX: 5%

AR CODE	DESCRIPTION	QUANTITY	PRICE	UNIT	GROSS AMOUNT
LS	ONE SIDEWALK DRAIN	1.00	660.00	LS	660.
LS	5' SIDEWALK	2,590.00	1.95	SF	5,050.
LS	2' VERTICAL CURB REMOVE AND REPLACE	26.00	12.00	LF	312.



Invoice Totals	
Gross	48,463.50
Retention	.00
Tax	.00
TOTAL DUE	48,463.50

TERMS: Net due upon receipt of invoice. Interest at the rate of 2% per month (24% annually) will be charged on all accounts 30 days past due.

Thank You

ORIGINAL

5

LINCOLN DeVORE, Inc.
BILLING SUMMARY SHEET

Branch: Grand Junction, CO.
Client: John Davis
P. O. Box 2867
Grand Junction, CO 81502

Phone: (970) 243-2308

Project: Cody Subdivision
Job No.: 84842-J
Cust. #:
PO#:

Date	Quantity	Description	Unit Price	Amount
2-23-96	1	Daily Rate 27 Soil Density Tests 3 Hrs. 1st Tech. Time 2.5 Hrs. 2nd Tech. Time	\$280.00	\$280.00
2-24-96	1	Daily Rate-Overtime	\$392.00	\$392.00
	4.5	2nd Tech. Overtime 86 Soil Density Tests 8 Hrs. 1st Tech. Time 4.5 Hrs. 2nd Tech. Time	\$42.00	\$189.00
2-26-96	2	Soil Density Tests	\$10.00	\$20.00
	1	Technician Time	\$30.00	\$30.00
2-28-96	16	Soil density Tests	\$10.00	\$160.00
	1.5	Technician Time	\$30.00	\$45.00

Total: \$1,116.00

#6

D H SURVEYS INC.

118 Ouray Ave.
Grand Junction, Co. 81501
(970) 245-8749

INVOICE

Invoice Number: 0746
Invoice Date: April 26, 1996

CLIENT: Sonshine Construction Co.
P.O. Box 2867
Grand Junction, CO. 81502
Attn: John Davis

JOB : PROJECTS
JOB NO.198-96-12/15

Date	Description of Services	Hours	Rate	Amount
March 96	FOR PROFESSIONAL SERVICES RENDERED For surveying design and computer drafting <i>rd. 4635 5-7-96</i>			\$8000.00
<i>We appreciate your business!</i>			Total	\$8000.00

2425 E. Piazza Pl. #2945-011-77-010	56009 500.00	Holland	05/96
280 Pinon St. #2945-252-09-008	55860 -0-	Rice	04/96
296 Pinon St. #2945-252-00-116	56746 -0-	Gordon	07/96
525 Pinyon Ave. #2945-112-06-003	57217 -0-	Muriel C. Miller	08/96
1265 Pinyon Ave. #2945-122-00-105	55180 -0-	Hubbard	02/96
573 Pioneer #2943-081-00-045	55235 500.00	Davis/Castle Const.	03/96
574 Pioneer #2943-081-00-045	55078 500.00	Davis/Castle Const.	02/96
575 Pioneer #2943-081-00-045	55236 500.00	Davis/Castle Const.	03/96
576 Pioneer #2943-081-00-045	55160 500.00	Davis/Castle Const.	02/96
577 Pioneer #2943-081-00-045	55649 500.00	Davis/Castle Const.	04/96
578 Pioneer #2943-081-00-045	55456 500.00	Davis/Castle Const.	03/96
579 Pioneer #2943-081-00-045	55650 500.00	Davis/Castle Const.	04/96
580 Pioneer #2943-081-00-045	55077 500.00	Davis/Castle Const.	02/96
581 Pioneer #2943-081-00-045	55391 500.00	Davis/Castle Const.	03/96
582 Pioneer #2943-081-00-045	55136 500.00	Davis/Castle Const.	02/96
583 Pioneer #2943-081-00-045	55135 500.00	Davis/Castle Const.	02/96
584 Pioneer #2943-081-00-045	55628 500.00	Davis/Castle Const.	04/96
585 Pioneer #2943-081-00-045	55672 500.00	Davis/Castle Const.	04/96
586 Pioneer #2943-081-00-045	55349 500.00	Davis/Castle Const.	02/96
587 Pioneer #2943-081-00-045	55392 500.00	Davis/Castle Const.	03/96
588 Pioneer #2943-081-00-045	55393 500.00	Davis/Castle Const.	03/96
589 Pioneer #2943-081-00-045	55237 500.00	Davis/Castle Const.	03/96
590 Pioneer #2943-081-00-045	55137 500.00	Davis/Castle Const.	02/96
591 Pioneer	55238	Davis/Castle Const.	03/96

#2943-081-00-045	500.00		
592 Pioneer	55134	Davis/Castle Const.	02/96
#2943-081-00-045	500.00		
593 Pioneer	55137	Davis/Castle Const.	02/96
#2943-081-00-045	500.00		
594 Pioneer	55394	Davis/Castle Const.	03/96
#2943-081-00-045	500.00		
595 Pioneer	55076	Davis/Castle Const.	02/96
#2943-081-00-045	500.00		
596 Pioneer	55818	Davis/Castle Const.	04/96
#2943-081-00-045			
597 Pioneer	55532	Davis/Castle Const.	03/96
#2943-081-00-045	500.00		
598 Pioneer	55567	Davis/Castle Const.	03/96
#2943-081-00-045	500.00		
599 Pioneer	55606	Davis/Castle Const.	04/96
#2943-081-00-045	500.00		
3530 Ponderosa	56813	Fraser	07/96
#2945-011-33-008	-0-		
437 Pitkin Ave.	57947	Scotty Investments	10/96
#2945-143-39-019	-0-		
556 Princess St.	56096	Davis	05/96
#2943-072-11-003	-0-		
2337 Promontory Ct.	57669	Merritt Const. Inc.	09/96
#2945-083-26-014	-0-		
2338 Promontory Ct.	55862	Calvin Builders	04/96
#2945-083-00-118	-0-		
2343 Promontory Ct.	57715	Prinster	10/96
#2945-083-26-011	-0-		
431 Prospector Point	56601	Michalke	06/96
#2945-174-34-001	-0-		
4050 Ptarmigan Piazza	56088	Hollenbaugh	05/96
#2945-011-46-004	500.00		
1600 Ptarmigan Ridge Cir.	56354	Harper	06/96
#2945-012-71-001	-0-		
1615 Ptarmigan Ridge Cir.	55510	P.J. Berry Company, Inc.	03/96
#2945-012-70-001	-0-		
1740 Ptarmigan Ridge Cir.	54944	Mt. High Enterprises	01/96
#2945-012-69-015	-0-		
401 Rana Ct.	56535	Bookcliff Builders	06/96
#2945-174-30-067	500.00		
402 1/2 Rana Ct.	57336	Bookcliff Builders, Ltd.	08/96
#2945-174-30-071	500.00		
403 Rana Ct.	57189	Bookcliff Builders, Ltd.	08/96
#2945-174-30-065	500.00		
403 1/2 Rana Ct.	55209	Bookcliff Builders, Ltd.	02/96
#2945-174-30-064	500.00		

730 Ranch Rd. #2701-344-16-005	55574 500.00	Roe	03/96
731 Ranch Rd. #2701-344-15-007	55196 500.00	Fleming	02/96
738 Ranch Rd. #2701-334-20-004	56285 500.00	Just Companies, Inc.	05/96
2574 Ranch Ct. #2701-344-00-177	54645 500.00	Roe	01/96
2335 1/2 Rattlesnake Ct. #2945-202-19-020	56623 500.00	Garrett	06/96
2205 Red Canyon Ct. #2945-193-07-019	55645 -0-	McCreanor	04/96
2214 Red Canyon Ct. #2945-193-07-011	57523 -0-	Great New Homes	08/96
392 1/2 Ridge Circle Dr. #2945-201-05-004	56980 -0-	Vostatek Construction & Design Inc.	07/96
537.5 Ridgestone #2945-074-22-017	56587 500.00	Ferrari/Mcleughlin	06/96
2399 Ridgeway Blvd. #2945-201-09-034	55565 -0-	Schafer	03/96
295 Ridgeway Dr. #2945-212-13-003	57904 500.00	Bollinger	10/96
531 Rim Dr. #2945-083-23-001	55033 -0-	Merritt Const.	02/96
537 Rim Dr. #2945-083-23-011	55870 -0-	Merritt Const. Inc.	04/96
543 Rim Dr. #2945-083-23-014	56044 -0-	Hart	05/96
311 Rimrock Ct. #2945-302-09-002	55109 -0-	Hart/New Dimensions	02/96
312 Rimrock Ct. #2945-302-09-005	57785 -0-	Gardner	10/96
561 Rio Borde Ct. #2945-071-00-036	56606 -0-	Dangler	06/96
2277 Rio Linda Ln. #2945-071-17-024	55527 -0-	Pool/Hokanson	03/96
2273 River Rd. #2945-061-15-001	56415 -0-	United Co. of Mesa County File #CUP-96-94	05/96
2273 River Rd. #2945-061-15-001	57914 -0-	United Co. of Mesa County File #CUP-96-94	10/96
2553 River Rd. #2945-153-00-941	56334 -0-	City of Grand Jct.	06/96
431 Rockaway #2945-154-27-004	57723 -0-	Herrera	09/96
2962 N. Ronlin #2943-081-37-002	54882 500.00	Davis/Castle Const.	01/96
2962 N. Ronlin	57738	Egbert	10/96

#2943-081-37-002	-0-		
2964 N. Ronlin	54780	Davis/Castle Const.	01/96
#2943-081-37-001	500.00		
200 Rood Ave.	57896	City Market	10/96
#2945-143-12-016			
628 Rood Ave.	54828	Skelton Const.	01/96
#2945-143-07-009	-0-		
652 Roundhill Dr.	54650	Dorssey	01/96
#2945-021-07-007	-0-		
653 Roundhill Dr.	56099	Simons	05/96
#2945-024-00-011	-0-		
123 Santa Fe Dr.	56079	Roe	05/96
#2943-072-05-006	500.00		
124 Santa Fe Dr.	55885	Wilson	04/96
#2945-072-26-001	500.00		
2928 Sapphire Ct.	55256	Robertson	02/96
#2943-082-32-004	-0-		
460 Seasons Dr.	57871	The Seasons/Wilco Ent.	10/96
#2947-271-12-011	500.00		
462 Seasons Dr.	56643	The Seasons/Wilco Enterprises	07/96
#2947-271-12-012	500.00		
463 Seasons Dr.	56612	Downs	06/96
#2947-271-00-038	-0-		
785 N. Sedona Ct.	57759	Aust	10/96
#2701-351-55-002	-0-		
786 N. Sedona Ct.	56010	Feghal	04/96
#2701-351-53-003	-0-		
775 S. Sedona Ct.	55739	Braffeti	04/96
#2701-351-53-010	500.00		
3520 Senna Way	55107	DeGooyer	02/96
#2945-011-30-004	-0-		
2285 S. Seville Cir.	56301	Johnson	05/96
#2945-011-36-001	-0-		
683 Shavano Ct.	57663	Red Hart Const.	09/96
#2943-052-57-009	-0-		
2937 Shavano St.	55698	Horbertz	04/96
#2943-052-00-150	-0-		
2939 Shavano St.	56304	Red Hart Const.	05/96
#2943-052-00-150	-0-		
2940 Shavano St.	56686	Red Hart Const.	06/96
#2943-052-00-150	-0-		
330 Sherman Dr.	55878	Tenorio	04/96
#2945-252-17-022	-0-		
1306 E. Sherwood Dr.	57485	Klaich	09/96
#2945-113-17-011	-0-		
2069 Snow Mesa Lane	55219	The Seasons/Wilco Ent.	02/96
#2947-271-12-009	500.00		

August 6, 1996

City of Grand Junction
City Hall
2nd & Rood
Grand Junction, CO 81501

RE: Fence & Landscape Plan for F Road - Cody Subdivision

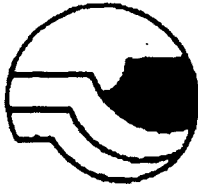
Gentlemen:

The fence surrounding Cody Subdivision on F Road was built (concrete block & 6' wooden), as well as the use of concrete to complete the area between the fence and sidewalk is acceptable to the Cody Homeowners Association. The HOA also realizes that this fence was built on an irrigation easement (Highland Ditch Co.). We believe that if maintenance or improvements on the easement occur that one-half (1/2) of the cost to remove and replace this fence will be up to the HOA, with the other one-half (1/2) of this cost to be the responsibility of the Homeowner(s) on whose property the work was performed. Since we were not informed that parts of the fence installed were right over (on top of) an irrigation pipeline before the work was completed, we would appreciate the city sending out a notice to the affected homeowners dealing with the rights of a utility to perform work within an easement and their liability in regard to repair and replacement of the affected fence.

Sincerely,

Joe Grout
President
Cody Homeowners Association

JG/cc

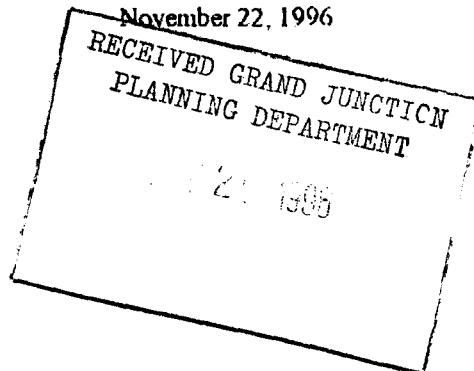


Mesa County Department
Land Use and Development

Post-It™ brand fax transmitter memo 7671		# of pages >
To	KATHY PORTNER	
From	PETE BAIER	
Co.	MESA COUNTY	
Dept.	Phone # 244-1689	
Fax #	244- 146 1559	Fax # 244-1639

750 Main Street • P.O. Box 20,000 • Grand Junction, Colorado 81502-5022 • Ph. (970) 244-1867

Shadowfax Properties, Inc.
c/o Arthur Pastel
1005 N. 12th Street, # 211
Grand Junction, Co. 81501



RE: Greenfield Run Waste Water Ditch

Dear Arthur,

It has been brought to my attention that the ditch along on the south side of Greenfield Run Subdivision lot 41 has been in filled. This ditch is within a plated drainage easement and is an essential part of the stormwater drainage facilities on Cody Subdivision and Sunny Meadows Subdivision, as this is their outlet ditch. Drainage must be allowed through this easement to prevent flooding in Cody Subdivision and Sunny Vale Subdivision. The ditch must be re-cut or piped to allow drainage. If you choose to pipe this ditch in order to create more yard area for lots 38, 39, 40, and 41 you must have your Engineer size a pipe adequate to handle the flow requirements.

Should you have any further questions please feel free to call me at 244-1689.

Sincerely,

Peter M. Baier

Peter M. Baier, P.E.
Development Engineer

Chron. File
file C25-90(VC)
Kathleen Sellman

c137-96-44

KATHY - FYI, THIS IS A COPY OF THE LETTER WE SENT TO DEVELOPER. WE ALSO PERFORMED A SITE VISIT AND WERE ASSURED BY DEVELOPERS REPRESENTATIVE THAT SITUATION WOULD BE CORRECTED. WE WILL BE FOLLOWING UP. P.T.G.

MARCH 2, 1997

TO:
SUNDANCE PROPERTIES
P.O. BOX 2867
GRAND JUNCTION CO 81502
ATTN JOHN DAVIS

JOHN:

During the past months you and I have discussed the desire of Cody Homeowners Association to have title or deed to Tract A, filing 3 of Cody subdivision, as well as all other open space that the subdivision would be responsible for in upkeep and maintenance. Because the HOA would be held liable for any taxes due and any possible liability actions that may occur in the future, as well as maintenance of these areas, we still believe that only a dedication on the plat is insufficient. Furthermore, because the Retention/detention pond was represented to us as a multiple use open space, we feel that the singular language stated in the dedication of filing 3 ("Tract A to the owners of all lots hereby platted and all owners of Cody Subdivision Filing 1,2 and 4 for the purpose of conveying and detaining /retaining runoff water which originates from the area hereby platted, and also for conveyance of runoff from upstream areas") is not adequate for the purpose of multiple use.

John, we believe a simple Quit claim deed would solve this problem for the HOA and allow you to be released from any further business with the HOA. Please consider taking this action as soon as possible, and mailing the deed to Cody HOA in care of Joe Grout at 2959.5 Bookcliff Ave. Grand Junction CO 81504, or in writing the reason why you feel this is unnecessary.

Thank You

Joe Grout
1996 President Cody HOA

cc

Cody HOA
City of Grand Junction