

July 12, 2004

04P4100

-----Original Message-----

From: Centrline@aol.com [mailto:Centrline@aol.com]

Sent: Monday, July 12, 2004 3:49 PM

To: marcia.elkins@rcgov.org; jason.green@rcgov.org

Cc: proinc@gwtc.net; jbc@costelloporter.com

Subject: Lazy P-6 Elm Street Extension.

Marcia:

The Elm Street corridor will be extended to the north property line of Lazy P-6 as part of a plat action currently under review by the city.

Lazy P-6 will want access to this corridor, but this will not be possible due to resistance from the adjoining owner to the east.

To resolve this future access exclusion, P-6 proposes the following.

The City require the adjoining owner to execute a WORP for 750 ft of Elm St. south of its currently proposed terminus, which will secure P-6's ability to gain access to this corridor in the future. The owner must execute the WORP prior to the final plat contemplated by the current submittal. Naturally P-6 would sign a WORP as well.

P-6 believes the city has a responsibility to protect the interests of P-6 to the extent that it can. The city also is fully knowledgeable of the issues involving the two owners.

P-6 does not think the city wants - or should allow - the disruption to its identified corridors by uncooperative landowners. Wildwood, 5th St and Elks Country Estates are just 3 examples where this has been an issue.

The city has the opportunity to prevent this from occurring to the P-6 property and expects the city to adequately preempt any difficulties.

Please advise at your earliest. Thanks.

LK for P-6

July 21, 2004

04 PL100

-----Original Message-----

From: Centrline@aol.com [mailto:Centrline@aol.com]
Sent: Wednesday, July 21, 2004 11:35 AM
To: marcia.elkins@rcgov.org; curt.huus@rcgov.org; jason.green@rcgov.org
Cc: proinc@gwtc.net; hani@dreamdesigninc.com
Subject: Elm St extension to Lazy P-6 land

Hi Marcia:

Lazy P-6 Land Co., Inc. wants to include an additional observation to their previous email concerning the Elm Street extension.

The city annexed P-6's 80 acres almost 10 years ago and until this year had not provided utility connections. Even with the work in progress this year, 50 of the 80 acres will not have sewer service. This can be resolved by insuring that the proposed Elm Street extension plans currently being reviewed by the city is designed and built to accommodate gravity sewer north and east.

DDI staff met with P-6 and identified that this connection is possible. However, it will require some adjustment to their current design strategy. P-6 has indicated a willingness to work with adjoining owners on this issue, but is concerned that not all of the owners share this cooperative spirit.

Therefore, P-6 repeats their advice to the city regarding the future extension of Elm and its infrastructure. The city is positioned to secure for all the owners the ability to proceed with development without any unnecessary disruption from other landowners.

P-6 was required to deliver sewer to property west of the 5th Street extension and paid a significant cost for that responsibility. P-6 contends that other owners should be required to do the same, regardless of any irrelevant criticisms, and that the city is the agent for this requirement.

Thanks.

Lawrence M. Kostaneski, PE
for Lazy P-6 Land Co.

Hi:

Lazy P-6 Land Company, Inc. would like to clarify its position regarding sewer service within the Elm Street corridor.

The city annexed the affected 80 acres over 10 years ago. Even though P-6 paid twice the initial estimated contribution for the Hwy 79 sewer extension, 50 acres of the annexed area is still without sewer service.

Therefore, P-6 believes that the city should either design and build the required lift station at its own expense, or pay for the over-depth in Elm to gravity serve to Minnesota on an interim basis. (Future service to the east.)

P-6 further acknowledges the insight of staff and the cooperation of all but one property owner in resolving this matter. But it will point out that this corridor is the last opportunity to provide gravity sewer to the balance of the annexed area.

P-6 anticipates that the city will not let this final opportunity slip away.

Please call with questions. Thanks.

Lawrence M. Kostaneski, PE
For Lazy P-6 Land Co., Inc.

Please distribute to the PC and link to the agenda. Thanks. m

04PL100

August 24, 2004

-----Original Message-----

From: Centrline@aol.com [mailto:Centrline@aol.com]

Sent: Tuesday, August 24, 2004 3:02 PM

To: marcia.elkins@rcgov.org; vicki.fisher@rcgov.org; curt.huus@rcgov.org;

jason.green@rcgov.org

Cc: proinc@gwtc.net

Subject: Elm St Corridor Extension

Hi:

Lazy P-6 Land Co., Inc has asked that you reference the emails sent to city staff on the following dates: 7/12, 7/21 and 7/28, all 2004.

These emails comment on the proposed Elm St extension currently under review by the city. The following is a summary of those issues, detailed in the referenced emails.

1. To avoid problems with which the city has had to contend and that have been obstacles to other developments in recent years, the city should require a WORP from both property owners for 700 ft. +/- south of the proposed terminus of Elm at the section line. This should be a requirement of plat approval that will insure that neither owner can capriciously block the other.

Annexed more than 10 years ago, over half of the Lazy P-6's 80 acres north of Catron Blvd. still does not have sewer service. P-6 has alerted the city to the opportunity created by the Elm St extension project. To date this issue is unresolved and does not appear to be headed in a direction that provides P-6 with sewer service anytime soon.

P-6 reiterates its contention that the city is positioned to provide this sewer service immediately by requiring the Elm St design to accommodate a temporary routing to Minnesota St., until such time as an east connection is built - which could take years. Moreover, the city should pay any "over sizing" cost required to accomplish this.

P-6 remains willing to accept an alternative that provides immediate sewer service and expects the city to identify an acceptable solution prior to approval of the Elm St. extension project and companion plat.

Please call with question. Thanks. L. Kostaneski for Lazy P-6