

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/13/02  
Date Made Active at EDR: 01/15/03  
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 12/26/02  
Elapsed ASTM days: 20  
Date of Last EDR Contact: 12/26/02

**CORRACTS:** Corrective Action Report

Source: EPA  
Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 09/29/02  
Date Made Active at EDR: 12/26/02  
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 10/15/02  
Elapsed ASTM days: 72  
Date of Last EDR Contact: 12/09/02

**RCRIS:** Resource Conservation and Recovery Information System

Source: EPA/NTIS  
Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 09/09/02  
Date Made Active at EDR: 10/28/02  
Database Release Frequency: Varies

Date of Data Arrival at EDR: 09/24/02  
Elapsed ASTM days: 34  
Date of Last EDR Contact: 12/26/02

**ERNS:** Emergency Response Notification System

Source: National Response Center, United States Coast Guard  
Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/01  
Date Made Active at EDR: 07/15/02  
Database Release Frequency: Annually

Date of Data Arrival at EDR: 07/02/02  
Elapsed ASTM days: 13  
Date of Last EDR Contact: 01/27/03

## FEDERAL ASTM SUPPLEMENTAL RECORDS

**BRS:** Biennial Reporting System

Source: EPA/NTIS  
Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/99  
Database Release Frequency: Biennially

Date of Last EDR Contact: 12/17/02  
Date of Next Scheduled EDR Contact: 03/17/03

**CONSENT:** Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices  
Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: N/A  
Database Release Frequency: Varies

Date of Last EDR Contact: N/A  
Date of Next Scheduled EDR Contact: N/A

**ROD:** Records Of Decision

Source: EPA  
Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/21/01  
Database Release Frequency: Annually

Date of Last EDR Contact: 01/07/03  
Date of Next Scheduled EDR Contact: 04/07/03

### **DELISTED NPL: National Priority List Deletions**

Source: EPA  
Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 10/18/02  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/04/02  
Date of Next Scheduled EDR Contact: 02/03/03

### **FINDS: Facility Index System/Facility Identification Initiative Program Summary Report**

Source: EPA  
Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 10/10/02  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/06/03  
Date of Next Scheduled EDR Contact: 04/07/03

### **HMIRS: Hazardous Materials Information Reporting System**

Source: U.S. Department of Transportation  
Telephone: 202-366-4555

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 07/31/02  
Database Release Frequency: Annually

Date of Last EDR Contact: 01/23/03  
Date of Next Scheduled EDR Contact: 04/21/03

### **MLTS: Material Licensing Tracking System**

Source: Nuclear Regulatory Commission  
Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/21/02  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/06/03  
Date of Next Scheduled EDR Contact: 04/07/03

### **MINES: Mines Master Index File**

Source: Department of Labor, Mine Safety and Health Administration  
Telephone: 303-231-5959

Date of Government Version: 09/10/02  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/03/03  
Date of Next Scheduled EDR Contact: 03/31/03

### **NPL LIENS: Federal Superfund Liens**

Source: EPA  
Telephone: 205-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/91  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/25/02  
Date of Next Scheduled EDR Contact: 02/24/03

### **PADS: PCB Activity Database System**

Source: EPA

Telephone: 202-564-3887

PCB Activity Database. PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 09/20/02  
Database Release Frequency: Annually

Date of Last EDR Contact: 11/13/02  
Date of Next Scheduled EDR Contact: 02/10/03

### **RAATS: RCRA Administrative Action Tracking System**

Source: EPA

Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 12/10/02  
Date of Next Scheduled EDR Contact: 03/10/03

### **TRIS: Toxic Chemical Release Inventory System**

Source: EPA

Telephone: 202-260-1531

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/00  
Database Release Frequency: Annually

Date of Last EDR Contact: 12/26/02  
Date of Next Scheduled EDR Contact: 03/24/03

### **TSCA: Toxic Substances Control Act**

Source: EPA

Telephone: 202-260-5521

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/98  
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 12/10/02  
Date of Next Scheduled EDR Contact: 03/10/03

### **FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)**

Source: EPA

Telephone: 202-564-2501

Date of Government Version: 10/24/02  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/26/02  
Date of Next Scheduled EDR Contact: 03/24/03

### **SSTS: Section 7 Tracking Systems**

Source: EPA

Telephone: 202-564-5008

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/00  
Database Release Frequency: Annually

Date of Last EDR Contact: 01/21/03  
Date of Next Scheduled EDR Contact: 04/21/03

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### **FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)**

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-564-2501

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/24/02  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/26/02  
Date of Next Scheduled EDR Contact: 03/24/03

### **STATE OF COLORADO ASTM STANDARD RECORDS**

**SHWS:** This state does not maintain a SHWS list. See the Federal CERCLIS list.

Source: EPA

Telephone: 703-413-0223

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: N/A  
Date Made Active at EDR: N/A  
Database Release Frequency: N/A

Date of Data Arrival at EDR: N/A  
Elapsed ASTM days: N/A  
Date of Last EDR Contact: 12/26/02

### **SWF/LF: Solid Waste Sites & Facilities**

Source: Department of Health

Telephone: 303-692-3450

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 07/22/02  
Date Made Active at EDR: 10/11/02  
Database Release Frequency: Annually

Date of Data Arrival at EDR: 09/09/02  
Elapsed ASTM days: 32  
Date of Last EDR Contact: 12/09/02

### **LUST: Leaking Underground Storage Tank List**

Source: Department of Labor and Employment, Oil Inspection Section

Telephone: 303-620-4021

The Leaking Underground Storage Tank List contains sites that have completed cleanup activities. This does not mean that the owner and/or operator has removed all of the contamination, but instead means that the actions taken have met the criteria that the division uses for determining adequate cleanup. It also contains those sites that have either been just identified as having a leak, or are in the process of remediating the contaminant problem but have not yet been closed and therefore the site has not received a final agency determination. Included in this category are those sites that have completed active remediation and are now conducting groundwater monitoring programs. Every effort is made to ensure the accuracy of the data contained in this database, however, the Department of Public Health and Environment does not guarantee that this listing is completely accurate or up-to-date. In the event that site specific data is desired or necessary to ensure accuracy, you are encouraged to contact our Records Center at (303) 692-3331 to arrange a meeting to review the site file(s).

Date of Government Version: 01/06/03  
Date Made Active at EDR: 01/16/03  
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 01/06/03  
Elapsed ASTM days: 10  
Date of Last EDR Contact: 01/06/03

### **TRUST: Lust Trust Sites**

Source: Department of Health

Telephone: 303-620-4016

List of complaint sites where there is no known responsible party. The state is doing investigations on them.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/07/99  
Date Made Active at EDR: 01/06/00  
Database Release Frequency: Varies

Date of Data Arrival at EDR: 12/08/99  
Elapsed ASTM days: 29  
Date of Last EDR Contact: 10/28/02

## UST: Underground Storage Tank Database

Source: Department of Labor and Employment, Oil Inspection Section  
Telephone: 303-620-4021

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 01/10/03  
Date Made Active at EDR: 01/28/03  
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 01/10/03  
Elapsed ASTM days: 18  
Date of Last EDR Contact: 01/06/03

## INDIAN UST: Underground Storage Tanks on Indian Land

Source: EPA Region 8  
Telephone: 303-312-6137

Date of Government Version: 10/04/02  
Date Made Active at EDR: 12/04/02  
Database Release Frequency: Varies

Date of Data Arrival at EDR: 10/25/02  
Elapsed ASTM days: 40  
Date of Last EDR Contact: 10/03/02

## VCP: Voluntary Cleanup & Redevelopment Act Application Tracking Report

Source: Department of Public Health and Environmental  
Telephone: 303-692-3331

The Voluntary Cleanup and Redevelopment Act is intended to permit and encourage voluntary cleanups by providing a method to determine clean-up responsibilities in planning the reuse of property. The VCRA was intended for sites which were not covered by existing regulatory programs.

Date of Government Version: 11/06/02  
Date Made Active at EDR: 01/16/03  
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 12/27/02  
Elapsed ASTM days: 20  
Date of Last EDR Contact: 12/27/02

## STATE OF COLORADO ASTM SUPPLEMENTAL RECORDS

### HISTORICAL LANDFILL: Historical Landfill List

Source: Department of Health  
Telephone: 303-692-3450  
Abandoned/Inactive Landfills.

Date of Government Version: 01/31/93  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/05/96  
Date of Next Scheduled EDR Contact: N/A

### AST: Aboveground Tank List

Source: Department of Labor and Employment, Oil Inspection Section  
Telephone: 303-620-4021  
Registered Aboveground Storage Tanks.

Date of Government Version: 01/10/03  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/06/03  
Date of Next Scheduled EDR Contact: 04/07/03

### CO ERNS: Spills Database

Source: Department of Public Health and Environmental  
Telephone: 303-692-2000

Date of Government Version: 11/04/02  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/04/02  
Date of Next Scheduled EDR Contact: 02/03/03

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### **METHANE SITE: Methane Site Investigations - Jefferson County 1980**

Source: Jefferson County Health Department  
Telephone: 303-239-7175

Date of Government Version: 12/31/80  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 01/27/95  
Date of Next Scheduled EDR Contact: N/A

### **METHANE INVESTIGATION: Methane Gas & Swamp Findings**

Source: Department of Health  
Telephone: 303-640-3335

Date of Government Version: 03/15/79  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 01/27/95  
Date of Next Scheduled EDR Contact: N/A

### **LOCAL RECORDS**

#### **ADAMS COUNTY:**

##### **Summary Report on Methane Gas Hazards and Surveys Conducted on Domestic and Demolition Landfills in Adams County**

Source: Tri-County Health Department  
Telephone: 303-761-1340

Date of Government Version: 05/08/78  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 01/27/95  
Date of Next Scheduled EDR Contact: N/A

#### **ARAPAHOE COUNTY:**

##### **A Survey of Landfills in Arapahoe County**

Source: Tri-County Health Department  
Telephone: 303-761-1340

Date of Government Version: 12/31/78  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 01/27/95  
Date of Next Scheduled EDR Contact: N/A

#### **BOULDER COUNTY:**

##### **Old Landfill Sites**

Source: Boulder County Health Department  
Telephone: 303-441-1182

Date of Government Version: 05/01/86  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 01/30/98  
Date of Next Scheduled EDR Contact: N/A

#### **DENVER COUNTY:**

##### **Landfills In Denver County**

Source: City and County of Denver  
Telephone: 303-436-7300

Date of Government Version: 12/01/94  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 12/18/94  
Date of Next Scheduled EDR Contact: N/A

#### **DOUGLAS COUNTY:**



## Development Concepts, Inc.

Planning and Development Services

2764 Compass Drive  
Suite 201  
Grand Junction, CO 81506

Office - 970 - 255-1131  
Fax - 970 - 255-1159  
e-mail - dcigj@attbi.com

### Forrest Glen Subdivision Preliminary Plan

#### General Project Report

Parcel #s 2943-052-00-077  
658 29 Road

Petitioners: Maxwell Sneddon & Carole M. Sneddon

## Application Description

**M**axwell Sneddon and Carole M. Sneddon propose a Preliminary Plan for the Forrest Glen Subdivision located at 658 29 Road. The Forrest Glen Subdivision proposes 19-lots on approximately 4.68-acres, which results in a density of 4.06 dwelling units per acre (Exhibit 1- Preliminary Plan). The subdivision is proposed to be developed in 1 filing.

## Subdivision Access

The Forrest Glen Subdivision is to be provided primary access from 29 Road, through the development of three (3) new public streets, Arran Boulevard, McCaldon Way, and Kaylee Court. Half street improvements to 29 Road will be installed as per the principal arterial street standard of the City of Grand Junction. An additional 25-feet of right-of-way will be dedicated for these improvements along 29 Road. Arran Boulevard will be developed to the urban residential collector standard and stubbed to the east property line in order to provide future access to abutting properties. McCaldon Way will be built to local road standards and will extended to the north and south property lines to provide future access for these abutting parcels. Kaylee Court is a local cul-de-sac street which provides access for 9-lots.

## Surrounding Land Use/Zoning

**LAND USE** - Figure 1 is a 2002 aerial photo of the surrounding area. The following Land-uses surround the subject property:

- ❖ North - Large unplatted parcels of property developed with a single family home, orchard use and vacant property
- ❖ South - Single family homes on large lots of unplatted property & platted subdivisions south of F $\frac{1}{2}$  Road
- ❖ East - Vacant unplatted property
- ❖ West - Vacant unplatted property





Figure 1 - 2002 Aerial Photo of Subject Property and Surrounding Area

**ZONING** - The subject property is currently zoned by City of Grand Junction as Residential Multiple Family, Five Dwelling Units per acre (RMF-5). In the surrounding area, properties are zoned by the City of Grand Junction and Mesa County as:

- ❖ North - City RMF-5
- ❖ South - City RMF-5 & County RSF-R, RSF-4
- ❖ East - City RMF-5 & PD, & County PUD
- ❖ West - City RMF-5 & CSR

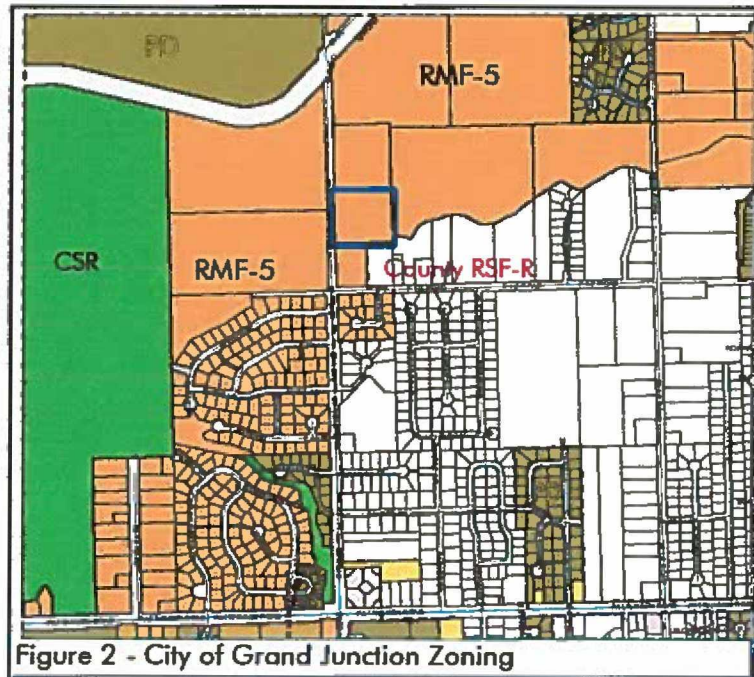


Figure 2 - City of Grand Junction Zoning

## RMF-5 Zoning District Standards

In Section 3.3.F, of the 2000 *City of Grand Junction Zoning and Development Code* states that the Residential Multiple Family 5 (RMF-5) purpose is

"To provide for medium density, detached and attached dwellings, duplexes, townhomes in areas where large-lot development is discouraged and adequate public facilities are available. RMF-5 supports the *GROWTH PLAN'S* principals of concentrating urban growth and reinforcing existing community centers. A mix of dwelling units is allowed in this district. This district implements the *Residential Medium* future land use classification of the *GROWTH PLAN*."

The Zoning Dimensional Standards for the RMF-5 zone from the 2000 *Zoning and Development Code* are found in Table 1. The preliminary Plan for Forrest Glen Subdivision has been designed using the dimensional standards for the RMF-5 zone district.

Table 1  
Zoning Dimensional Standards  
RMF-5 Zone District

Minimum Lot Size	6,500 square feet
Minimum Lot Width	60 feet
Minimum Street Frontage	20 feet
Maximum Height of Structures	35 feet
Minimum Front Yard Setback (Principal/Accessory)	20 feet/25 feet
Side Yard Setback (Principal/Accessory)	5 feet/3 feet
Rear Yard Setback (Principal/Accessory)	25 feet/5 feet
Maximum Lot Coverage (%)	60
Floor Area Ratio (FAR)	0.40 for non-residential uses

Source: Table 3.2 of the 2000 *City of Grand Junction Zoning and Development Code*

## Growth Plan Designation

The Forrest Glen Subdivision is located in the urbanizing area of the *Mesa Countywide Land Use Plan*, also known as the *City of Grand Junction Urban Growth Plan (Growth Plan)*. As indicated in Figure 3, The *Growth Plan* designation for the subject property is Residential-Medium Density (4.0 - 7.9 du/a). The Forrest Glen Subdivision **MEETS**, and is consistent with various goals and policies of the *Growth Plan*, which will be reviewed in the Preliminary Plan criteria section of the General Project Report.



The petitioner is required by the *Code* to develop the subject property to the minimum density of the *Growth Plan*, which is 4.0 dwelling units to the acre. The proposed subdivision is to be built at a density of 4.06 dwelling units to the acre (19 du ÷ 4.68-acres = 4.0598 du/a.).

### NRSC Soil Characteristics, Geologic & Geotechnical Investigation Reports

The NRCS indicates 2 soil type makes up 100% of the proposed subdivision, which are:

1. Persayo Silty Clay Loam, 2 to 5% slopes (Ce) - Non-prime Farmground; and,
2. Persayo Silty Clay Loam, 5 to 12% slopes (Cc) - Non-prime Farmground.

### Preliminary Plan Review Criteria

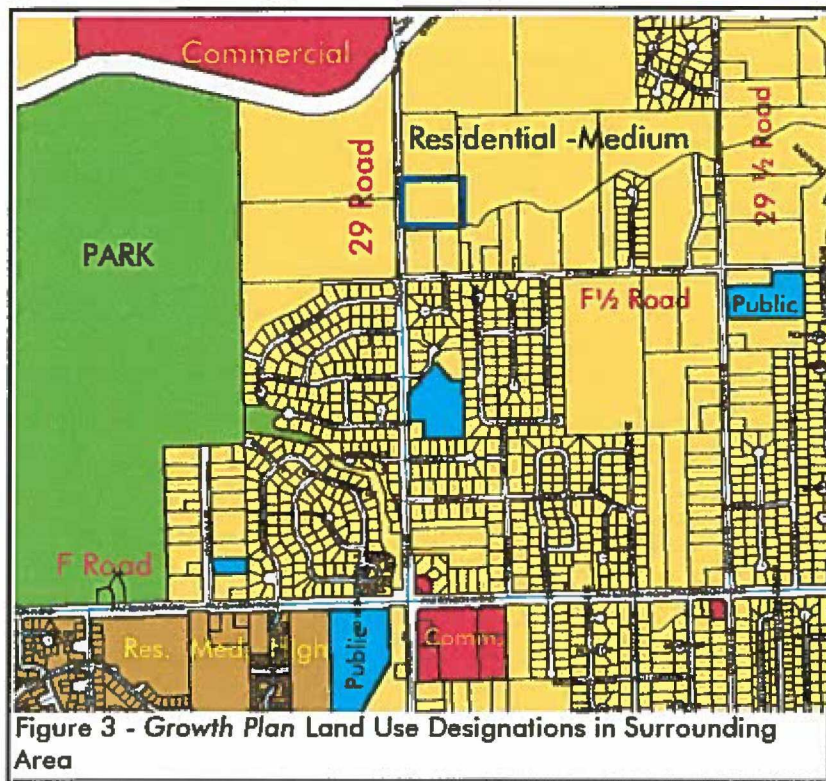
The following criteria from Section 2.8.B, Preliminary Plan Amendment, of the City of Grand Junction *Zoning and Development Code* (2000) is to be used to determine if the Preliminary Plan should be approved:

- a. The Growth Plan, major street plan, Urban Trails Plan and other adopted plans;

Forrest Glen Subdivision **MEETS** and is consistent with various goals and policies of the *Growth Plan*, which are as follows:

Goal 1 - To achieve a balance of open space, agricultural, residential and non-residential land use opportunities that reflects the residents' respect for the natural environment, the integrity of the community's neighborhoods, the economic needs of the residents and business owners, the rights of private property owners and the needs of the urbanizing community as a whole.

Policy 1.3 - The City and County will use Exhibit V.3: Future Land Use Map in conjunction with the other policies of this plan to guide zoning and development decisions. Forrest Glen Subdivision is consistent with Exhibit V3, Future Land Use Map, as well as the other Goals and Policies listed herein.





Goal 4 - To coordinate the timing, location and intensity of growth with the provision of adequate public facilities

Policy 4.4 - The city and county will ensure that water and sanitary sewer systems are designed and constructed with adequate capacity to serve the proposed development. *All utility providers have indicated that adequate capacity is available for water and other utilities.*

Goal 5 - Efficient Use of Investments in Streets, Utilities and other Public Facilities

Policy 5.2 - Encourage development that uses existing facilities and is compatible with surrounding development - *All urban services are available to the property and the proposed subdivision is compatible with the surrounding area as indicated by the Land Use Designation of the Growth Plan.*

Goal 9 - To recognize and preserve valued distinctions between different areas within the community.

Policy 9.2 - The city and county will encourage neighborhood designs which promote neighborhood stability and security. *Compatibility with the existing surrounding neighborhood was ensured with the density for the subdivision meeting the recommendations found in the Growth Plan. With the design of this subdivision, the compatibility of the neighborhood can continue.*

Goal 11 - Promote stable neighborhoods and land use compatibility throughout the neighborhood

Policy 11.1 - Promote compatibility between adjacent land uses, addressing traffic, noise, lighting, height/bulk. *See review of Goal 9.*

Goal 22 - To preserve agricultural land

*The subdivision is taking place in the Urbanizing Area of Mesa County designated for urban development. No prime farm ground outside the urbanizing area is proposed to be taken out of production.*

Overall, the preliminary Plan **MEETS** the numerous goals, and the Future Land-Use Plan map of the *Growth Plan*.

The proposal **MEETS** and conforms with the requirements of the 2000 *Zoning and Development Code* and other City guidelines and policies, such as the TEDs Manual, SSIDs Manual, SWM Manual, Urban Trails Map, Master Thoroughfare Plan, Street Corridor Studies, etc. for approval of the Preliminary Plan.

- b. The purposes of this Section 2.8.B;

Forrest Glen Subdivision's Preliminary Plan was designed using the 17 outlined purposes found in Section 2.8.B, as reviewed under the Preliminary Plan criteria. By using these purposes in the design of Forrest Glen Subdivision, the Preliminary Plan **MEETS** this review criterion.

- c. The Subdivision standards (Section 6.7);

Forrest Glen Subdivision's Preliminary Plan was designed using the subdivision standards found in Section 6.7. These standards are outlined in the criteria found in Section 6.7.B, Intent. By using the subdivision standards in the design of Forrest Glen Subdivision, the Preliminary Plan **MEETS** this review criterion.

- d. The Zoning standards (Chapter Three)

In Section 3.3.F, of the 2000 *City of Grand Junction Zoning and Development Code* states that the Residential Multiple Family 5 (RMF-5) purpose is

"To provide for medium density, detached and attached dwellings, duplexes, townhomes in areas where large-lot development is discouraged and adequate public facilities are available. RMF-5 supports the *GROWTH PLAN'S* principals of concentrating urban growth and reinforcing existing community centers. A mix of dwelling units is allowed in this district. This district implements the *Residential Medium* future land use classification of the *GROWTH PLAN*."

The Zoning Dimensional Standards for the RMF-5 zone from the 2000 *Zoning and Development Code* are found in Table 1.

By using the RMF-5 zoning standards in the design of Forrest Glen Subdivision, the Preliminary Plan **MEETS** this review criterion.

- e. Other standards and requirements of this Code and other City policies and regulations;

The proposal **MEETS** and conforms with the requirements of the 2000 *Zoning and Development Code* and other City guidelines and policies, such as the TEDs Manual, SSIDs Manual, SWM Manual, Urban Trails Map, Master Thoroughfare Plan, Street Corridor Studies, etc. for approval of the Preliminary Plan.

- f. Adequate public facilities and services will be available concurrent with the subdivision;

All urban services are available to the site, and have sufficient capacity for the urban density allowed by the proposed RMF-5 subdivision. The subject property is currently served by:

Xcel Energy – Natural Gas

Grand Valley Rural Power – Electric

Qwest – Telephone

Mesa County Irrigation District – Irrigation

AT&T Broadband – Cable Television

Central Grand Valley Sanitation District – Sanitary Sewer

Ute Water District – Potable Water

Grand Junction Fire Department – Fire Protection

Grand Junction Police Department – Police Protection

- g. The project will have little or no adverse or negative impacts upon the natural or social environment;

The project will have little or no adverse or negative impacts upon the natural or social environment. The property has slightly sloping topography, which make development of the property not require a large amount of cut and/or fill.

The compatibility the subject property to the adjacent properties was determined during the development of the *Growth Plan*. The 19-lot subdivision is compatible with the surrounding area and the natural environment.

- h. Compatibility with existing and proposed development on adjacent properties;

The following Land-uses surround the subject property:

- ❖ North - Large unplatted parcels of property developed with a single family home, orchard use and vacant property
- ❖ South - Single family homes on large lots of unplatted property & platted subdivisions south of F $\frac{1}{2}$  Road
- ❖ East - Vacant unplatted property
- ❖ West - Vacant unplatted property

The subject property is currently zoned by City of Grand Junction as Residential Multiple Family, Five Dwelling Units per acre (RMF-5). In the surrounding area, properties are zoned by the City of Grand Junction and Mesa County as:

- ❖ North - City RMF-5
- ❖ South - City RMF-5 & County RSF-R, RSF-4
- ❖ East - City RMF-5 & PD, & County PUD
- ❖ West - City RMF-5 & CSR

The *Growth Plan* designation for the subject property is Residential-Medium Density (4.0 - 7.9 du/a). Forrest Glen Subdivision MEETS, and is consistent with various goals and policies of the *Growth Plan*.

- i. Adjacent agricultural property and land uses will not be harmed;

The subdivision is taking place in the Urbanizing Area of Mesa County designated for urban development. No prime farm ground outside the urbanizing area is proposed to be taken out of production.

- j. Is not piecemeal development nor premature development of agricultural land or other unique areas;

See response to Criterion h.

- k. There is adequate land to dedicate for provision of public services; and

The proposed subdivision is dedicating additional right-of-way along 29 Road. The

Urban Trails Map indicates a trail is to be provided along the Price Ditch. As noted on the Urban Trails Map, the location of proposed trails are "approximate." It is proposed, due to the limited acreage and width of the subject parcel, that the trail be located in this subdivision along Arran Boulevard. The petitioner has under contract the property to the east, which abuts the proposed subdivision. When this property is developed, the trail will be located along the area of the Price Ditch. Other provisions for public services in utility and other multi-purpose easements are being provided. There is adequate land to dedicate for provision of public services in Forrest Glen Subdivision.

- I. This project will not cause an undue burden on the City for maintenance or improvement of land and/or facilities.

As noted in Criterion f, adequate public services are available to the proposed RMF-5 subdivision. By meeting the City of Grand Junction's planning and policy documents, this subdivision will not cause an undue burden on the City for maintenance or improvement of land and/or facilities.

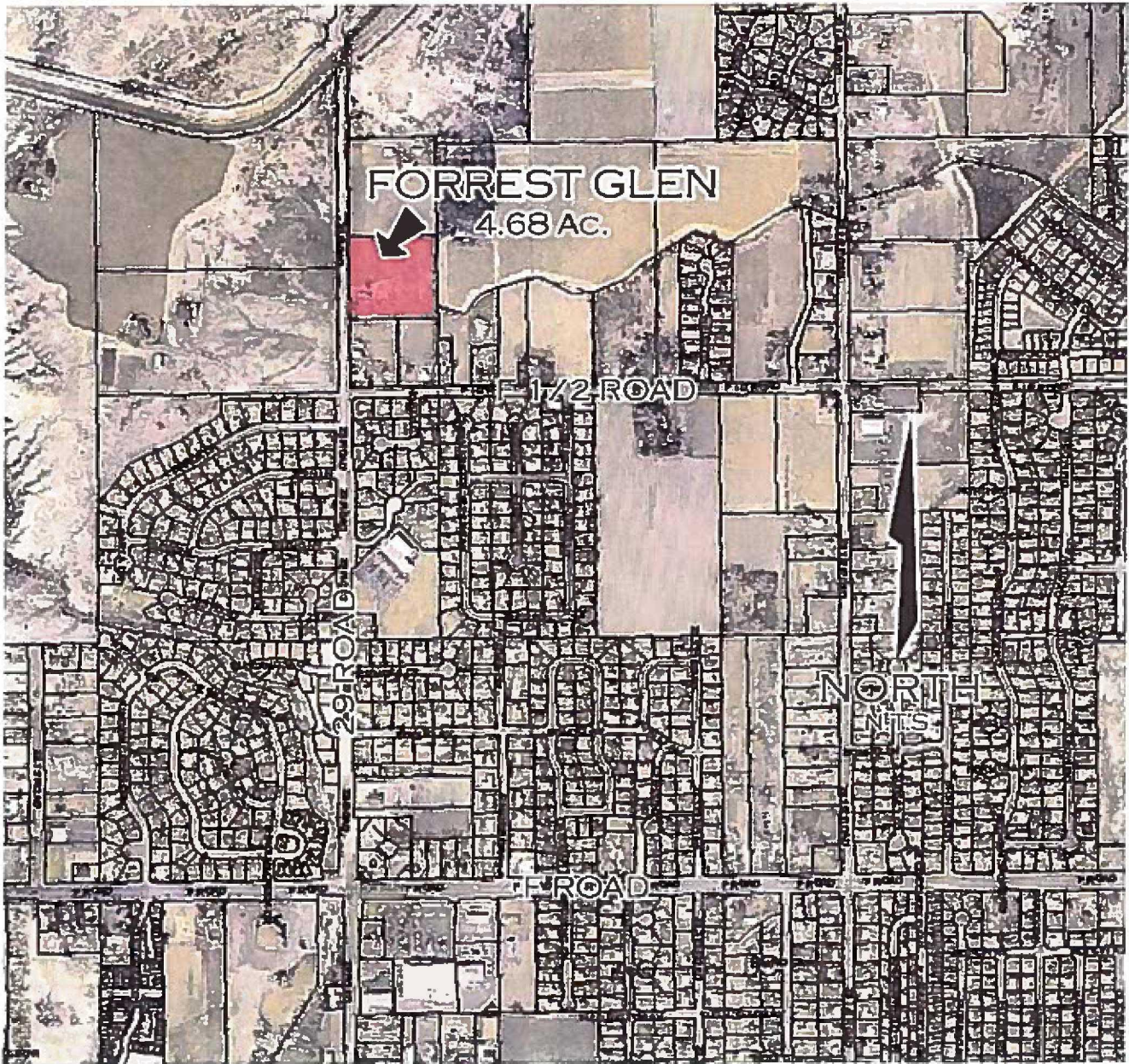
## Conclusion

This application is a Preliminary Plan for the 19-lot Forrest Glen Subdivision on one parcel which comprise 4.68-acres. This equates to a density of 4.06 dwelling units per acre. The application **MEETS** Section 2.8, Preliminary Plan Criteria, and other applicable sections of the City of Grand Junction *Zoning and Development Code* (2000). This application also meets numerous goals and policies of the *City of Grand Junction Growth Plan*. We respectfully request your approval of this application for a Preliminary Plan for Forrest Glen Subdivision.



LOCATION MAP  
**FORREST GLEN**

GRAND JUNCTION, COLORADO



**LOCATED IN A PART OF THE SW ¼ NW ¼ OF SECTION 5,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST  
UTE MERIDIAN  
MESA COUNTY, COLORADO**

COMMITMENT  
FOR  
TITLE  
INSURANCE

 **SECURITY UNION**  
Title Insurance Company

P.O. Box 2233  
Los Angeles, CA 90051

**COMMITMENT FOR TITLE INSURANCE**

**SECURITY UNION TITLE INSURANCE COMPANY**

a California corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever occurs first, provided that the failure to issue such policy or policies is not the fault of the Company.

Issued by:  
MERIDIAN LAND TITLE, LLC  
2454 Patterson, Suite 100  
Grand Junction, CO 81505  
Phone (970) 245-0550 Fax (970) 241-1593



Authorized Signature

**SECURITY UNION TITLE INSURANCE COMPANY**



By:



President

ATTEST



Secretary



**COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A**

**FILE NUMBER:** 59574      **AMENDED II**

**1. Effective date:** January 09, 2003 at 8:00 AM

<b>2. Policy or Policies to be issued:</b>	<b>Amount of Insurance</b>
<b>A. ALTA Owner's Policy</b>	\$152,000.00
<b>Proposed Insured:</b>	
MAXWELL SNEDDON AND CAROLE M. SNEDDON	
<b>B. ALTA Loan Policy</b>	\$100,000.00
<b>Proposed Insured:</b>	
BANK OF COLORADO	
its successors and/or assigns	
<b>C. Not Applicable</b>	\$0.00
<b>Proposed Insured:</b>	
NONE	

**3. The estate or interest in the land described or referred to in this Commitment and covered herein is:**

Fee Simple

**4. Title to the above described estate or interest in said land is at the effective date hereof vested in:**

MAXWELL SNEDDON AND CAROLE M. SNEDDON, as Joint Tenants

**5. The land referred to in this Commitment is described as follows:**

Beginning at a point 390 feet North of the Southwest Corner of the SW¼ NW¼ of Section 5, Township 1 South, Range 1 East of the Ute Meridian,  
thence East to the East boundary line of the W½ E½ W½ SW¼ NW¼ of said Section 5,  
thence North 440 feet,  
thence West to a point North of the Point of Beginning,  
thence South to the Point of Beginning,  
Mesa County, Colorado.



**COMMITMENT FOR TITLE INSURANCE**  
**SCHEDULE B - Section 1**  
**Requirements**

**FILE NUMBER: 59574      AMENDED II**

**The following are the requirements to be complied with:**

**A. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.**

**B. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to wit:**

1. Deed sufficient to convey the fee simple estate or interest in the land described herein, to the proposed insured, Schedule A, Item 2(A).

NOTE: Colorado Law requires that a Real Property Transfer Declaration accompany document conveying title to real property when such documents are presented for recording. Failure to provide such Declaration may result in monetary penalties being added to property taxes.

2. Deed of Trust sufficient to mortgage the fee simple estate or interest in the land described herein, to the proposed insured, Schedule A, Item 2(B).
- \* 3. Release of Deed of Trust executed by Michael D. Roberts, to the Public Trustee of Mesa County in favor of Alpine Bank, to secure \$79,120.00 and any other obligations secured thereby, dated December 13, 2001, and recorded December 20, 2001 in Book 2985 at Page 867.
- \* 4. NOTE: Upon receipt of satisfactory survey showing any improvements, fence lines and easements, whether of record or not, and CERTIFYING TO THIS COMPANY THAT THERE ARE NO APPARENT EASEMENTS, WHETHER OR NOT OF RECORD; ENCROACHMENTS; OR BOUNDARY DISCREPANCIES OTHER THAN AS SHOWN ON SAID IMPROVEMENT SURVEY PLAT; upon receipt of the appropriate premium; and upon receipt of executed Final Lien Affidavit and Agreement; Endorsement Form 130 will be issued deleting items numbered 1-4 of Schedule B-Section 2 herein from the Owner's Policy to be issued.

\* Item(s) may require special attention.

**C. Payment of all taxes, charges, assessments, levied and assessed against the subject premises which are due and payable.**

**COMMITMENT FOR TITLE INSURANCE**  
**SCHEDULE B - Section 2**  
**Exceptions**

**FILE NUMBER:** 59574      **AMENDED II**

The policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

**A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records, or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.**

**B. General Exceptions:**

1. Rights or claims of parties in possession not shown by the public records.
2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records.
3. Easements, or claims of easements, not shown shown by the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. (a.) Unpatented mining claims; (b.) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c.) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

Paragraphs 1, 2, 3, 4, 5 and 6 above will not appear as printed exceptions on extended coverage policies, except as to such parts thereof which may be shown as a Special Exception in Schedule B-Section 2.

**C. Special Exceptions:**

7. Any and all unpaid taxes, assessments and unredeemed tax sales, if any.
8. Right of way for ditches or canals constructed by the Authority of the United States together with the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to intersect said premises as reserved in United States Patent recorded April 7, 1892 in Book 11 at Page 183.
9. Right of way for the Palisade (Price) Canal.
10. Right of way for County Roads and the rights of the Public to use said roads as evidenced by document recorded August 7, 1957 in Book 714 at Page 521. (29 Road)
11. Terms, conditions, stipulations, obligations and provisions of Easement And Agreement, with the Grand Junction Drainage District, recorded April 17, 1962 in Book 823 at Page 112.
12. Terms, conditions, stipulations, obligations and provisions of Easement & Agreement, with the Grand Junction Drainage District, recorded February 27, 1970 in Book 944 at Page 57.
13. Deed of Trust executed by Maxwell Sneddon and Carole M. Sneddon, to the Public Trustee of Mesa County, in favor of Bank of Colorado, to secure \$100,000.00 and any other obligations secured thereby, dated November 1, 2002, and recorded November 26, 2002 in Book 3212 at Page 946.

# MERIDIAN LAND TITLE, LLC

## DISCLOSURE STATEMENT

Note: pursuant to CRS 10-11-122, notice is hereby given that:

- A) The subject real property may be located in a special taxing district.
- B) A Certificate of Taxes Due listing each taxing jurisdiction may be obtained from the County Treasurer's authorized agent.
- C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 3-5-1, paragraph C of Article VII requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Meridian Land Title, LLC conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically be deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- A) The land described in Schedule A of this commitment must be a single-family residence, which includes a condominium or townhouse unit.
- B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- D) The Company must receive payment of the appropriate premium.
- E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium; fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

- A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal That energy in the property; and
- B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

This notice applies to owner's policy commitments containing a mineral severance instrument exception or exceptions, in Schedule B, Section 2.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

# JOINT NOTICE OF PRIVACY POLICY

## Fidelity National Financial Group of Companies/Security Union Title Insurance Company and Meridian Land Title, LLC

We recognize and respect the privacy expectations of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public that we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time to time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

- ❖ From applications or other forms we receive from you or your authorized representative;
- ❖ From your transactions with, or from the services being performed by us, our affiliates, or others;
- ❖ From our internet web sites;
- ❖ From the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others; and
- ❖ From consumer or other reporting agencies.

### Our Policies Regarding the Protection of the Confidentiality and Security of Your Personal Information

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

### Our Policies and Practices Regarding the Sharing of Your Personal Information

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement service providers. We also may disclose your Personal Information:

- ❖ To agents, brokers or representatives to provide you with services you have requested;
- ❖ To third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
- ❖ To others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

### Right to Access your Personal Information and Ability to Correct Errors Or Request Changes Or Deletion

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover costs incurred in responding to such requests.

All requests submitted to the Fidelity National Financial Group of Companies/Security Union Title Insurance Company shall be in writing, and delivered to the following address:

Privacy Compliance Officer  
Fidelity National Financial, Inc.  
4050 Calle Real, Suite 220  
Santa Barbara, CA 93110

### Multiple Products or Services

If we provide you with more than one financial product or service, you may receive more than one privacy notice from us. We apologize for any inconvenience this may cause you.

**COMMITMENT FOR TITLE INSURANCE**

**SECURITY UNION TITLE INSURANCE COMPANY**

a California corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever occurs first, provided that the failure to issue such policy or policies is not the fault of the Company.

Issued by:  
MERIDIAN LAND TITLE, LLC  
2454 Patterson, Suite 100  
Grand Junction, CO 81505  
Phone (970) 245-0550 Fax (970) 241-1593

Authorized Signature

**SECURITY UNION TITLE INSURANCE COMPANY**



By:

President

ATTEST

Secretary

# FORREST GLEN SUBDIVISION

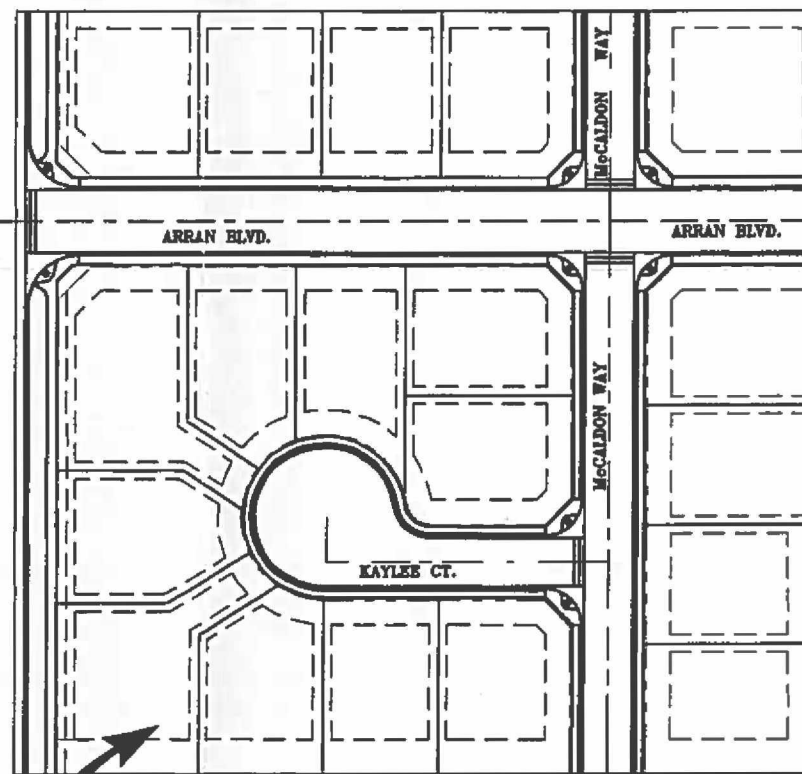
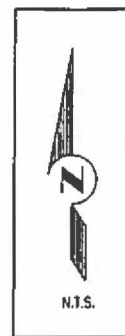
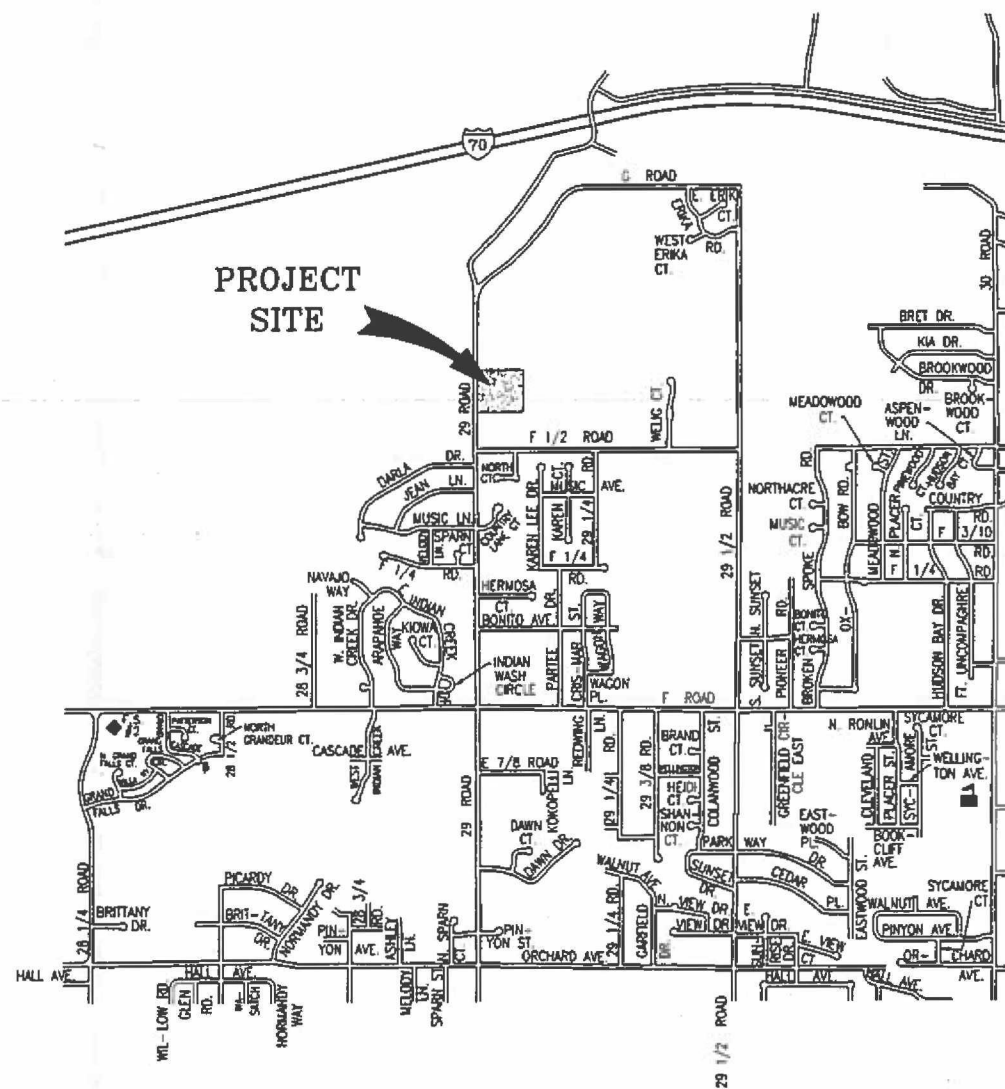
A Subdivision of a Part of the  
South West 1/4 North West 1/4  
Section 5, T1S, R1E,  
Ute Meridian, Mesa County, Colorado

## SHEET INDEX

**No. TITLE**

- 1 COVER SHEET
- 2 PRELIMINARY PLAN
- 3 ROAD SECTIONS
- 4 PRELIMINARY MAJOR BASIN DRAINAGE MAP

FORREST GLEN  
PRELIMINARY PLAN SUBMITTAL SET



PROPOSED  
DEVELOPMENT  
FORREST GLEN  
SUBDIVISION

CONTRACTOR SHALL CALL UTILITY NOTIFICATION CENTER OF COLORADO  
1-800-922-1987  
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, EXCAVATE, OR  
GRADE FOR THE MARKING OF UNDERGROUND UTILITIES.

BENCHMARK is the top of a MCM located at the N 1/4 corner Section 5, Township 1 South,  
Range 1 East, Ute Meridian located at the intersection of 29 Road and F.5 Road.  
Benchmark Elevation 4716.96

## FORREST GLEN PRELIMINARY PLAN SUBMITTAL SET

A Subdivision of a Part of the  
South West 1/4 North West 1/4  
Section 5, T1S, R1E,  
Ute Meridian, Mesa County, Colorado

### CLIENT

MAXWELL SNEDDON  
CAROLE M. SNEDDON  
CAL-MAC PROPERTIES LLC  
895 24 1/2 ROAD  
GRAND JUNCTION, CO 81505

### MDY Consulting Engineers, Inc.

HORIZON PARK PLAZA  
748 Horizon Court, Suite 311  
Grand Junction, CO 81506  
PH: (970) 241-2122  
FAX: (970) 241-2662

02-716PRELIM.DWG  
04/09/03

PROJECT No.  
02-716-1023

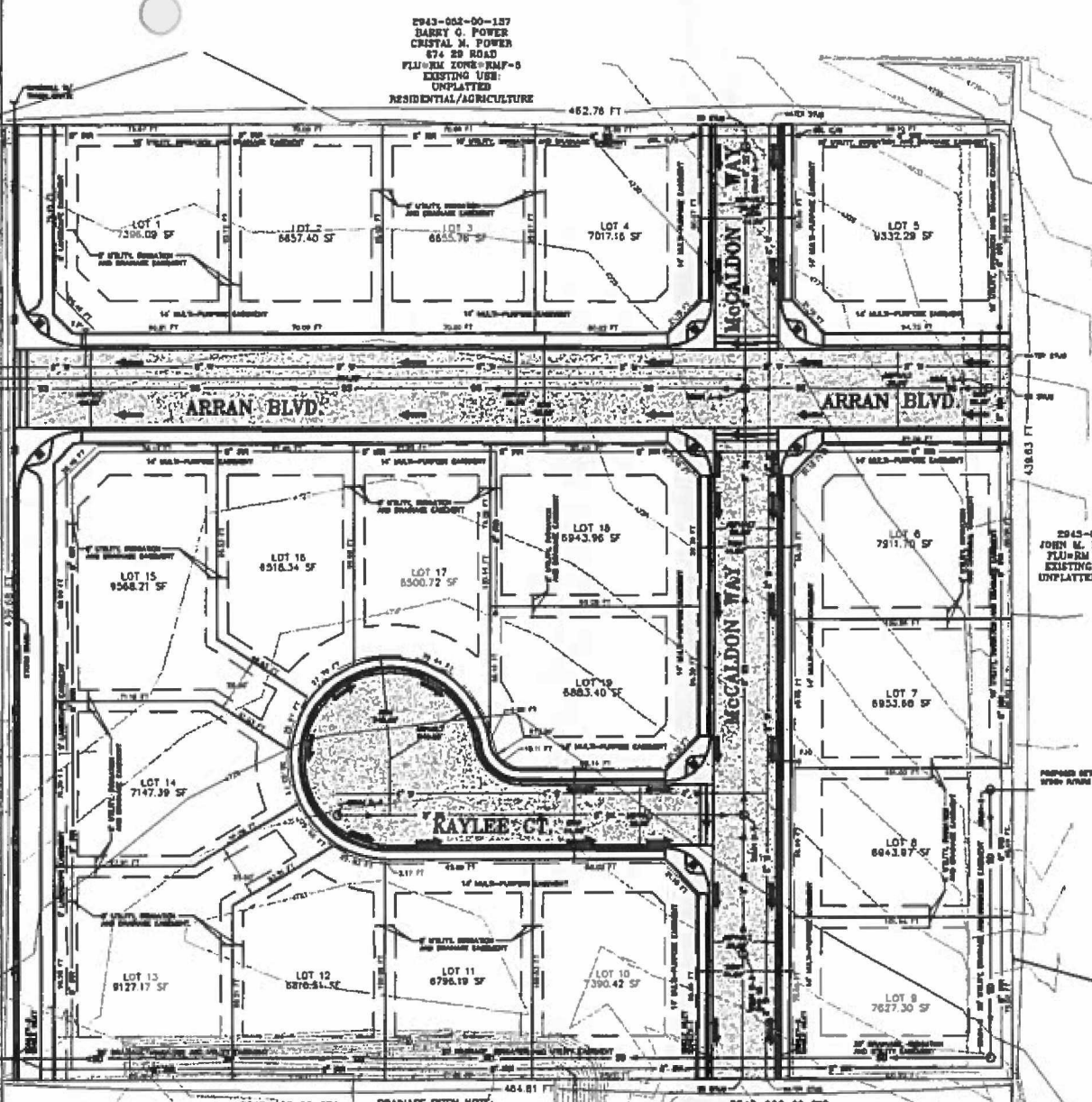
SHEET  
1 OF 4



55.00'  
(1/2 R.O.W.)  
ARRAN BLVD.

2943-081-00-052  
SARAH MEYER MATCHET  
NANCY JEAN MATCHET KUBIK  
651 29 ROAD (MAIL)  
FLU=RM ZONE=RMF-5  
EXISTING USE: VACANT UNPLATTED

2943-081-00-051  
SARAH MEYER MATCHET  
NANCY JEAN MATCHET KUBIK  
651 29 ROAD (MAIL)  
FLU=RM ZONE=RMF-5  
EXISTING USE: VACANT UNPLATTED



2943-082-00-074  
JAMES M. MARTIN  
2902 F 1/2 ROAD  
FLU=RM ZONE=RMF-5  
EXISTING USE:  
UNPLATTED RESIDENTIAL

DRAINAGE DITCH NOTE:  
OPEN DRAINAGE DITCH  
ON-SITE TO BE REPLACED  
WITH STORM DRAIN PIPE,  
AND COVERED.

2943-082-00-072  
WILLIAM DAVID BORN  
JULIE A. BORN  
2904 F 1/2 ROAD  
FLU=RM ZONE=RMF-5  
EXISTING USE: UNPLATTED  
RESIDENTIAL

2943-082-00-140  
MICHAEL W. STAYEN  
2908 F 1/2 ROAD  
FLU=RM ZONE=RMF-5  
EXISTING USE:  
UNPLATTED RESIDENTIAL

2943-083-00-027  
DAVID Z. BURNHOOD  
2906 F 1/2 ROAD  
FLU=RM ZONE=RMF-5  
EXISTING USE:  
UNPLATTED RESIDENTIAL

**LEGEND**

EXISTING FEATURES	PROPOSED FEATURES
EXISTING 2" INTERNAL CONTOUR	PROPOSED GRADING CONTOUR
TOP OF SLOPE	TOC OF SLOPE
BURIED TELEPHONE CABLE	BURIED ELECTRIC CABLE
GAS LINE	WATER LINE
SANITARY SEWERS	STORM DRAIN
FENCE LINE	
BENCH MARK	METER (WATER)
CATCH BASIN	PEDESTAL (TELEPHONE)
CLEAN OUT	PROPERTY PIN
FIRE HYDRANT	PULL BOX
CUT WIRE ANCHOR	REDUCER FITTING
HEADSET	STREET LIGHT
PIPE INVOIT	BURIED MONUMENT (CITY)
PUMP	SURVEY MONUMENT (TYPE NOTED)
POWER POLE	UTILITY POLE
MANHOLE (SANITARY)	VALVE (GAS)
MANHOLE (TELEPHONE)	VALVE (WATER)
MANHOLE (WATER)	DRAINAGE FLOW DIRECTION
METER (GAS)	

**AREA USE SUMMARY**

USE	AREA	%
LOTS (19)	3.2183	68.75
ROW	1.4627	31.25
TOTAL	4.6810	100.00

(19 DU)/(4.6810 AC)=4.05 DU/AC

**UTILITY PROVIDERS**

SEWER: CENTRAL GRAND VALLEY SANITATION DIST.  
WATER: UTE WATER CONSERVANCY DIST.  
DRAINAGE: GRAND JUNCTION DRAINAGE DIST.  
IRRIGATION: MESA COUNTY IRR. DIST.  
ELECTRIC: GRAND VALLEY POWER  
GAS: EXCEL ENERGY  
TELEPHONE: QWEST  
CABLE TELEVISION: BRESNAN COMMUNICATIONS  
FIRE PROTECTION: GRAND JUNCTION FIRE DEPT.  
POLICE: GRAND JUNCTION POLICE DEPT.

**INTERIM  
29 ROAD  
WIDENING**

0' 25' 50' 100'  
SCALE: 1"=100'

STORM DRAIN (SD) TO BE EXTENDED SOUTH TO EXISTING GLEO SD MANHOLE SOUTH OF MUSIC AVENUE.  
SANITARY SEWER (SS) TO BE EXTENDED TO EXISTING SS MANHOLE IN F 1/2 ROAD

0' 20' 40' 80'  
SCALE: 1"=80'

**FORREST GLEN  
PRELIMINARY PLAN SUBMITTAL SET**

**PRELIMINARY PLAN**

DATE DRAWN:  
4/9/03

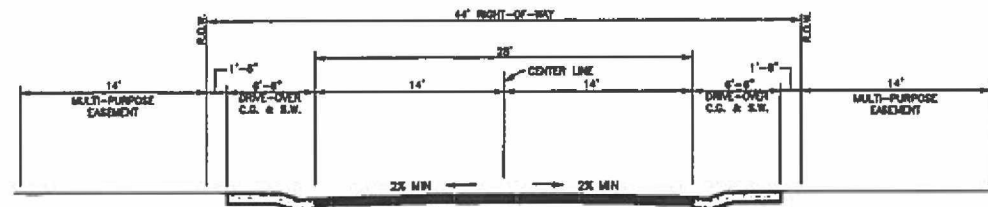
PROJECT NUMBER:  
02-716

CLIENT:  
MAXWELL SNEDDON  
CAROLE M. SNEDDON  
CAL-MAC  
PROPERTIES LLC  
895 24 1/2 ROAD  
GRAND JCT., CO

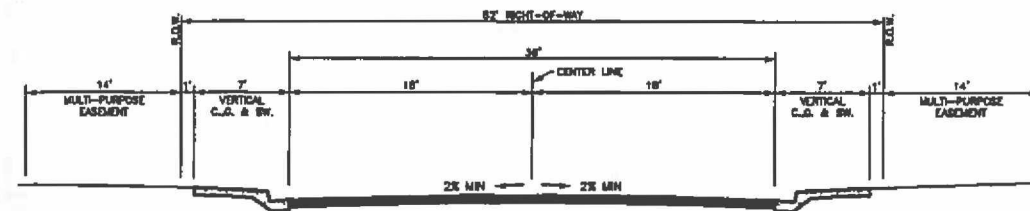
**MDY  
CONSULTING  
ENGINEERS, INC.**  
HORIZON PARK PLAZA  
743 Horizon Ct., Ste. 311  
Grand Junction, CO  
81506

PH: (970) 241-2122  
FAX: (970) 241-2662

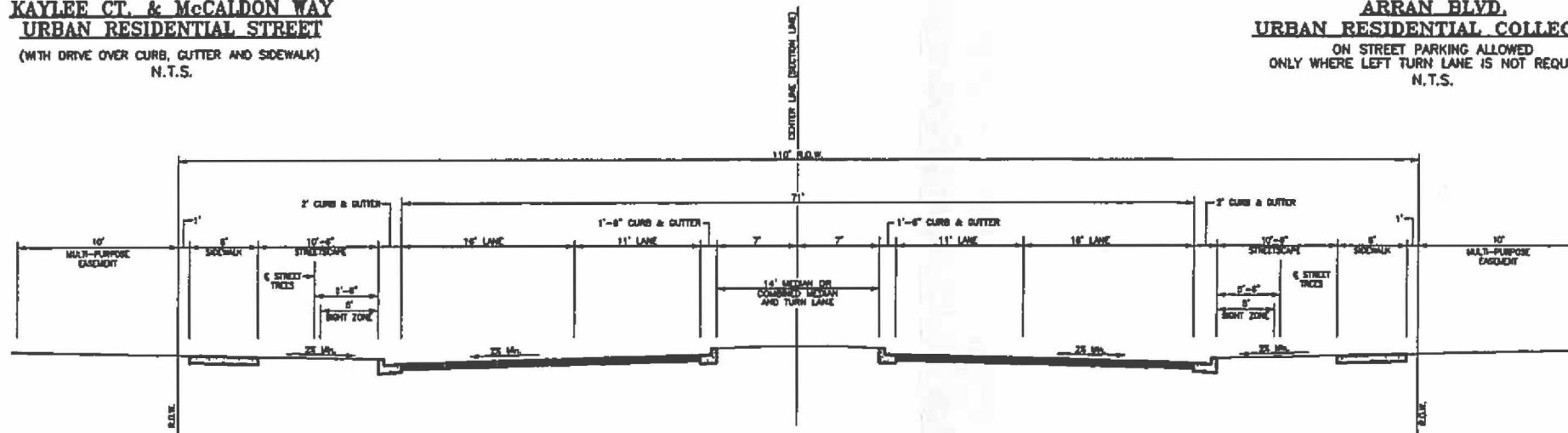
BENCHMARK: The top of a MCSM located at the W 1/4 corner Section 5, Township 1 South, Range 1 East, Ute Meridian located at the intersection of 29 Road and F.5 Road. Benchmark Elevation=4718.98



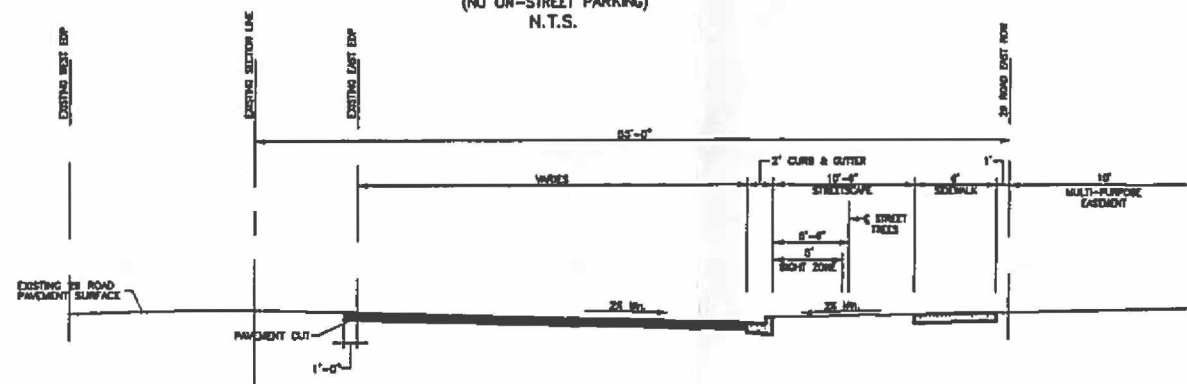
**PROPOSED  
KAYLEE CT. & McCALDON WAY  
URBAN RESIDENTIAL STREET**  
(WITH DRIVE OVER CURB, GUTTER AND SIDEWALK)  
N.T.S.



**PROPOSED  
ARRAN BLVD.  
URBAN RESIDENTIAL COLLECTOR**  
ON STREET PARKING ALLOWED  
ONLY WHERE LEFT TURN LANE IS NOT REQUIRED  
N.T.S.



**FUTURE 29 ROAD IMPROVEMENTS  
PRINCIPAL ARTERIAL**  
(NO ON-STREET PARKING)  
N.T.S.



**INTERIM 29 ROAD WIDENING IMPROVEMENTS  
PER PRINCIPAL ARTERIAL SECTION**  
(NO ON-STREET PARKING)  
N.T.S.

**FORREST GLEN**  
PRELIMINARY PLAN SUBMITTAL SET

**STREET SECTIONS**

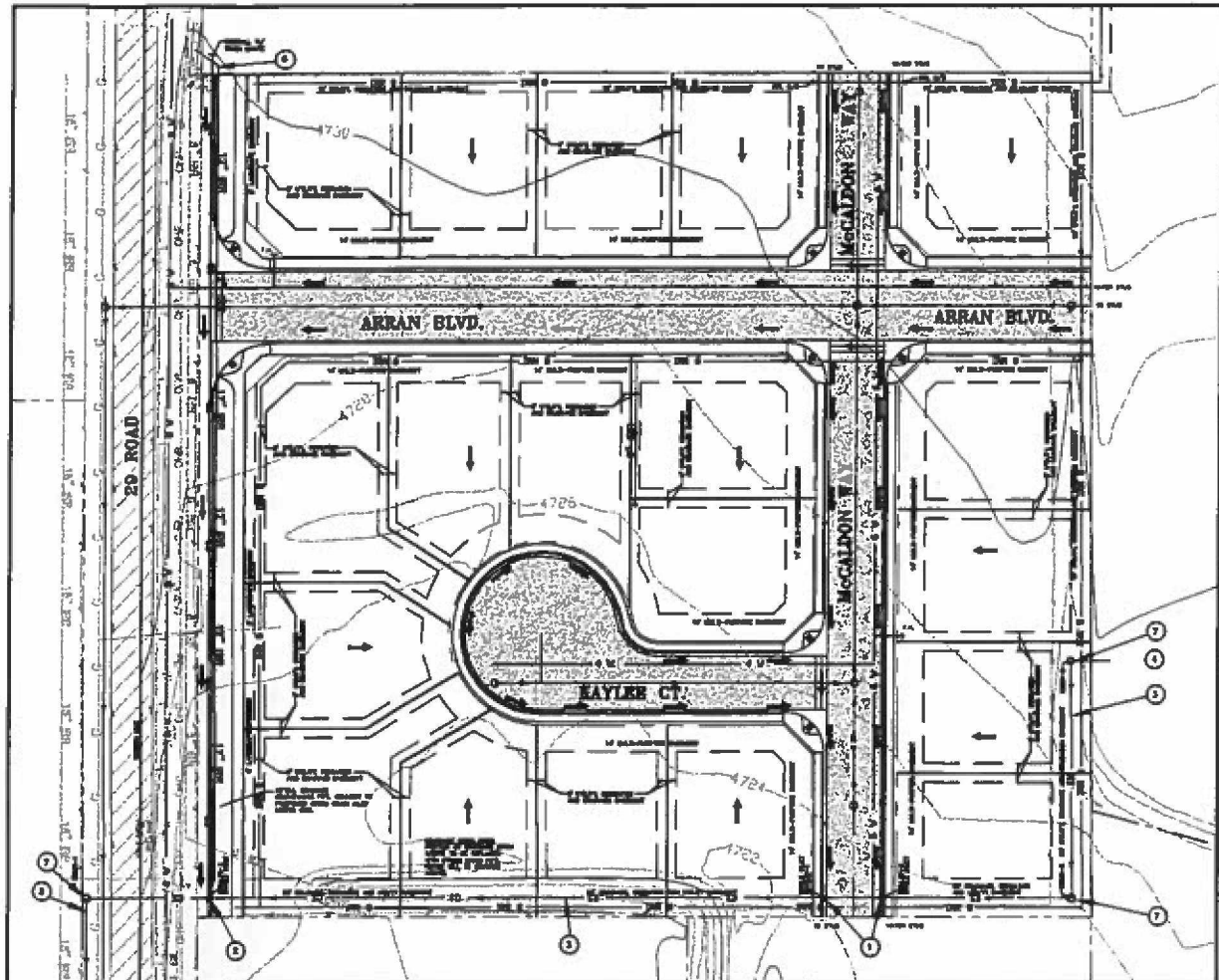
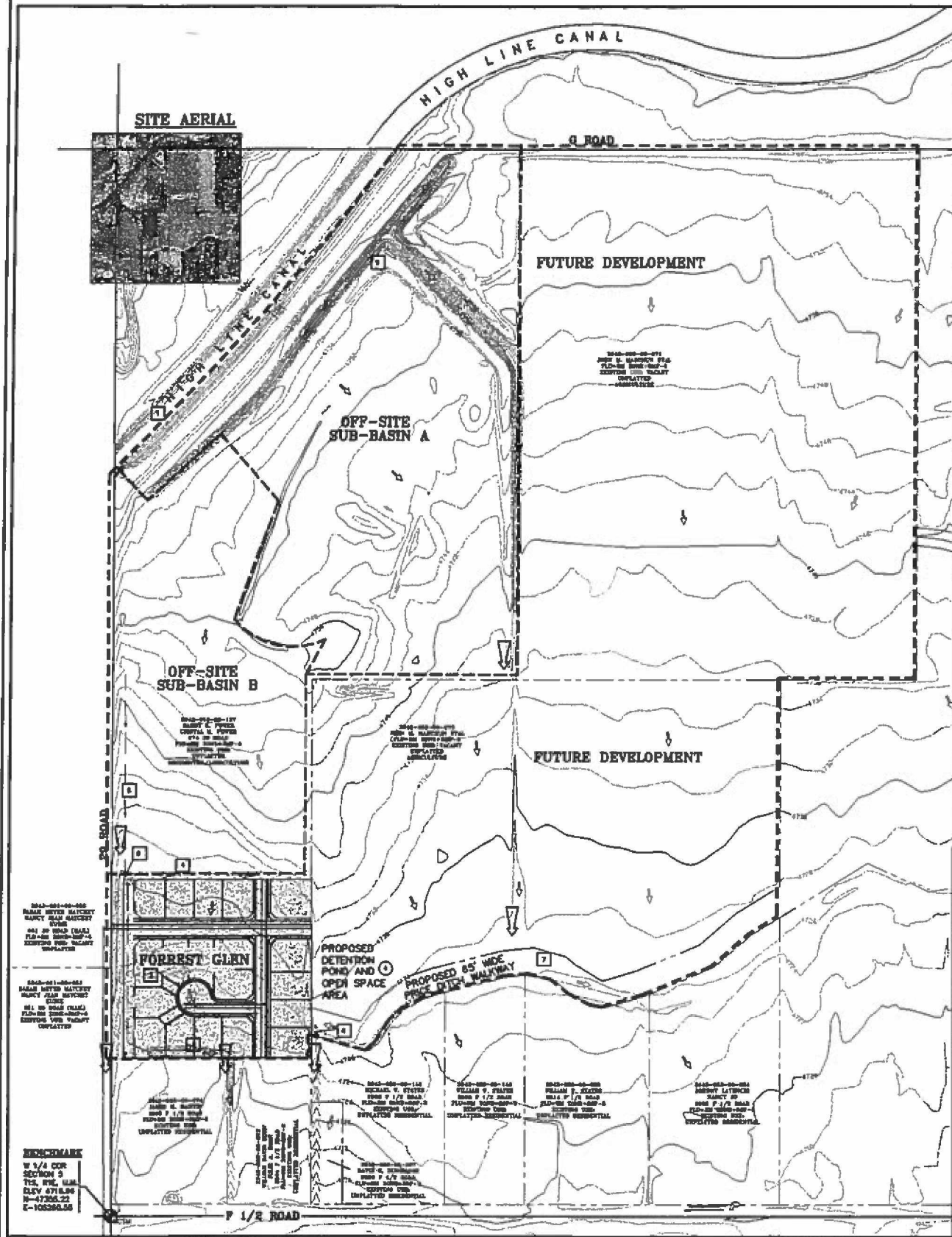
DATE DRAWN:  
04/09/03

PROJECT NUMBER:  
02-716

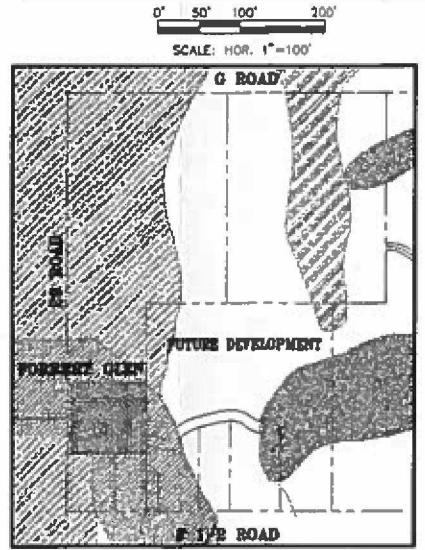
CLIENT:  
MAXWELL SNEDDON  
CAROLE M. SNEDDON  
CAL-MAC  
PROPERTIES LLC  
895 24 1/2 ROAD  
GRAND JCT., CO

**MDY**  
**CONSULTING**  
**ENGINEERS, INC.**  
HORIZON PARK PLAZA  
743 Horizon Ct., Ste. 311  
Grand Junction, CO  
81506  
PH: (970) 241-2122  
FAX: (970) 241-2662





**FORREST GLEN DRAINAGE**



**SOIL TYPES AREA MAP**

**DRAINAGE LEGEND**

MAJOR BASIN	---						
OFF-SITE SUB-BASIN	---						
EXISTING 1" INTERNAL CONTOUR	---						
EXISTING 2" INTERNAL CONTOUR	---						
EXISTING ON-SITE DRAINAGE PATTERN	→						
PROPOSED ON-SITE DRAINAGE PATTERN	→						
SOIL TYPES	<table border="1"> <tr> <td>PERMAST-BLTY CLAY LOAM</td> <td>PERMAST-BLTY CLAY LOAM</td> <td>TURKEY CLAY LOAM</td> <td>BRADSHAW-BLTY CLAY LOAM</td> <td>BRADSHAW-BLTY CLAY LOAM</td> <td>BRADSHAW-BLTY CLAY LOAM</td> </tr> </table>	PERMAST-BLTY CLAY LOAM	PERMAST-BLTY CLAY LOAM	TURKEY CLAY LOAM	BRADSHAW-BLTY CLAY LOAM	BRADSHAW-BLTY CLAY LOAM	BRADSHAW-BLTY CLAY LOAM
PERMAST-BLTY CLAY LOAM	PERMAST-BLTY CLAY LOAM	TURKEY CLAY LOAM	BRADSHAW-BLTY CLAY LOAM	BRADSHAW-BLTY CLAY LOAM	BRADSHAW-BLTY CLAY LOAM		
EXISTING DRAINAGE FEATURE	①						
PROPOSED DRAINAGE FEATURE	②						

**EXISTING DRAINAGE FEATURES**

- ① EXISTING HIGH LINE CANAL
- ② SMALLER DITCH / SOUTH END OF PROPERTY / PERIMETER TAIL WATER
- ③ MAN MADE DITCH / SOUTH END OF PROPERTY / 6'-6" W. / BRADSHAW TAIL WATER / SURFACE DRAINAGE
- ④ SMALLER DITCH / NORTH END OF FIELD / BRADSHAW TAIL WATER / SURFACE DRAINAGE
- ⑤ CONCRETE DITCH / WEST SIDE OF PROPERTY / PERIMETER
- ⑥ 4" PCD / WEST SIDE OF PROPERTY / PERIMETER
- ⑦ SMALLER DITCH / EAST OF PROPERTY / BRADSHAW TAIL WATER / SURFACE DRAINAGE
- ⑧ PIPE INVERT AT WEST END OF DITCH / FIELD
- ⑨ MAN MADE DRAINAGE WITH SYSTEM (SLOPE)

**PROPOSED DRAINAGE FEATURES**

- ① STONE DRAIN BALETS / MACALDON WAY
- ② STONE DRAIN BALET / 20 ROAD
- ③ STONE DRAIN PIPE
- ④ PROPOSED FUTURE RETENTION SITE
- ⑤ STONE DRAIN PIPE ACROSS 20 ROAD AND SOUTH
- ⑥ UPGRADED TAIL WATER PIPE
- ⑦ STONE DRAIN BALETS

**GENERAL LEGEND**

EXISTING 1" INTERNAL CONTOUR	---
EXISTING 2" INTERNAL CONTOUR	---
PROPOSED DRAINAGE CONTOUR	---
TOP OF SLOPE	---
TOE OF SLOPE	---
BARRIERS TELEPHONE CABLE	---
BARRIERS ELECTRIC CABLE	---
ONE LINE	---
WATER LINE	---
SANITARY SEWER	---
STONE VENT	---
BRICK BARRIERS	⊙
CATCH BASIN	⊙
CLEAN OUT	⊙
PIPE HYDRANT	⊙
BUY WIRE ANCHOR	⊙
HEADWATE	⊙
PIPE BENT	⊙
POLE	⊙
FRONT POLE	⊙
MANHOLE	⊙
MANHOLE (TELEPHONE)	⊙
MANHOLE (WATER)	⊙
METER (WATER)	⊙
FEEDBACK (TELEPHONE)	⊙
PROPERTY PIN	⊙
PULL BOX	⊙
REDUCER FITTING	⊙
STREET LIGHT	⊙
BARRIERS (BENT)	⊙
UTILITY MOUNT (TYPE NOTED)	⊙
UTILITY POLE	⊙
WALK (SAB)	⊙
WALK (WATER)	⊙
WATER (SAB)	⊙

**FORREST GLEN**  
PRELIMINARY PLAN SUBMITTAL SET

**PRELIMINARY MAJOR BASIN DRAINAGE PLAN**

DATE DRAWN:  
04/09/03

PROJECT NUMBER:  
02-716

CLIENT:  
MAXWELL SNEDDON  
CAROLE M. SNEDDON  
CAL-MAC  
PROPERTIES LLC  
895 24 1/2 ROAD  
GRAND JCT., CO

**MDY CONSULTING ENGINEERS, INC.**  
HORIZON PARK PLAZA  
743 Horizon Ct, Ste. 311  
Grand Junction, CO - 81506  
PH: (970) 241-2122  
FAX: (970) 241-2662

**TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY.  
USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.**

\*\*\*\*\*

Beginning at a point 390 feet North of the Southwest Corner of the SW $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 5, Township 1 South, Range 1 East of the Ute Meridian,  
thence East to the East boundary line of the W $\frac{1}{2}$  E $\frac{1}{2}$  W $\frac{1}{2}$  SW $\frac{1}{4}$  NW $\frac{1}{4}$  of said Section 5,  
thence North 440 feet,  
thence West to a point North of the Point of Beginning,  
thence South to the Point of Beginning,  
Mesa County, Colorado.

CITY OF GRAND JUNCTION  
COMMUNITY DEVELOPMEN  
250 NORTH 5TH STREET  
GRAND JUNCTION, CO 81501

DEVELOPMENT CONCEPTS, INC.  
MIKE JOYCE  
2764 COMPASS DR. #201  
GRAND JUNCTION, CO 81506

WILLIAM DAVID HORN  
JULIE A HORN  
2904 F 1/2 RD  
GRAND JUNCTION, CO 81504-5204

JAMES B REMMERT  
LANA J  
2912 F 1/2 RD  
GRAND JUNCTION, CO 81504-5204

MICHAEL W STATES  
2908 F 1/2 RD  
GRAND JUNCTION, CO 81504-5204

BILLIE JO SULLIVAN  
2227 N 20TH ST  
GRAND JUNCTION, CO 81501

MICHAEL R DEAN  
VICKI G  
2905 F 1/2 RD  
GRAND JUNCTION, CO 81504-5203

KENNETH M MATCHETT  
SARAH M  
651 29 RD  
GRAND JUNCTION, CO 81506-4863

GERALD O CRUZ  
GUADALUPE  
2896 DARLA DR  
GRAND JUNCTION, CO 81506-6044

CITY OF GRAND JUNCTION  
WENDY-COMM DEV  
250 NORTH 5TH STREET  
GRAND JUNCTION, CO 81501

DAVID E DUNSMOOR  
2906 F 1/2 RD  
GRAND JUNCTION, CO 81504-5204

JAMES M MARTIN  
2902 F 1/2 RD  
GRAND JUNCTION, CO 81504-5204

BARRY G POWER  
CRISTAL M POWER  
674 29 RD  
GRAND JUNCTION, CO 81506-4861

WILLIAM L STATES  
CHARLENE W  
2914 F 1/2 RD  
GRAND JUNCTION, CO 81504-5204

ROBERT E SMITH  
BETTY R  
646 1/2 KAREN LEE DR  
GRAND JUNCTION, CO 81504-5261

WOOTERS FAMILY TRUST  
2903 F 1/2 RD  
GRAND JUNCTION, CO 81504-5203

SARAH MEYER MATCHETT  
NANCY JEAN MATCHETT  
651 29 RD  
GRAND JUNCTION, CO 81506-4863

MAXWELL SNEDDEN  
CAROL SNEDDEN  
895 24 1/2 ROAD  
GRAND JUNCTION, CO 81505

JOHN M MARCHUN  
ETAL  
2925 F 1/2 RD  
GRAND JUNCTION, CO 81504-5255

MICHAEL D ROBERTS  
658 29 RD  
GRAND JUNCTION, CO 81506-4861

ROBERT S HARRIS  
GEORGETTE E HARRIS  
404 FRANKLIN ST  
PORTER, IN 46304-1723

ROBERT L SOURS  
NANCY L  
649 KAREN LEE DR  
GRAND JUNCTION, CO 81504-5233

STEVE T JUMPER  
WENDY D JUMPER  
648 NORTH CT  
GRAND JUNCTION, CO 81504-5236

B R BLACK  
11567 COUNTY ROAD 27 5/10  
CORTEZ, CO 81321

FRANK J WAGNER  
2898 DARLA DR  
GRAND JUNCTION, CO 81506-6044

Forest Glen

## ADJACENT PROPERTY OWNER LABEL ORDER FORM

TAX PARCEL #: 2943-052-00-077

PROPERTY ADDRESS: 658 21 Road

PROPERTY OWNER: Maxwell Snedden & Carole M. Snedden

CONTACT PERSON: Maxwell Snedden

MAILING ADDRESS: 895 24 1/2 Road

Grand Junction, CO 81505

APPLICANT: same as property owner

CONTACT PERSON: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

PROJECT REPRESENTATIVE: Development Concepts, Inc.

CONTACT PERSON: Mike Joyce

MAILING ADDRESS: 2764 Compass Drive, Suite 201

Grand Junction, CO 81506

PHONE NUMBER: 255-1131

**\*REQUEST FOR LABELS MUST BE SUBMITTED A MINIMUM OF 2 WEEKS  
PRIOR TO SUBMITTAL OF PROJECT.**

FEE: \$50.00

DATE PAID: 1/2/03

RECEIPT #: 17981

The adjacent property mailing list is created by pulling all property owners within 500 feet and all Homeowners Associations or citizen groups within 1000 feet of all properties involved in the project. The property owner information is put together using the information in the Mesa County Assessor's records and the HOA's and citizens groups are on record with the City of Grand Junction Community Development Department.

**City of Grand Junction  
Fire Department  
New Development Fire Flow**

Instructions: To process the application, the developer/applicant's engineer should first fill out all items in Section A, and then deliver/mail this form to the appropriate water purveyor.<sup>1</sup> Once the water supplier has signed and given the required information, deliver/mail the completed and fully signed form to the Fire Department.<sup>2</sup>

**SECTION A**

Date: March 18, 2003  
Project Name: Forrest Glen Subdivision  
Project street address: 658 29 Road  
Assessor's Tax Parcel Number: 2943-052-00-077  
Property Owner name: Max Sneddon  
City's project file #: \_\_\_\_\_  
Name of Water Purveyor: Ute Water

1. If the project includes one or more one or two-family dwelling(s):
- The maximum fire area<sup>1</sup> for each one or two family dwelling will be 2,000 square feet.
  - All dwelling units will , will not  include an approved automatic sprinkler system.
- Comments: \_\_\_\_\_

2. If the project includes a building other than one and two-family dwelling(s):
- List the fire area and type of construction for all buildings used to determine the minimum fire flow requirements: \_\_\_\_\_
  - List each building that will be provided with an approved fire sprinkler system: \_\_\_\_\_

3. List the minimum fire flow required for this project (based on Appendix B and C): \_\_\_\_\_
- Comments: \_\_\_\_\_

Note: Fire Flow Rule: The City's Fire Code<sup>3</sup> sets minimum fire flows for all structures and new development. In general, for single family dwellings, at least 1000 g.p.m. at 20 p.s.i. residual pressure must be continuously available at each structure. Duplex, other residential and all non-residential uses must have more fire flows in order to fight fires. Inadequate fire flows are normally due to water supply pipes that are too small or too little water pressure, or a combination of both.

Note: for the Applicant/Project engineer: Refer to Appendix B and C, IFC 2000, to determine the minimum fire flow required for this project, based on the Water Purveyor's information (i.e., location, looping and size of water lines; water pressure at the site, etc.) and the type, density and location of all structures. Base your professional judgment on the City approved utility plans and Water Provider information shown on this Form. Each time the utility plans/other information relating to treated water changes, resubmit this form just as you did the first time.

**[End of Section A. Section B continues on the reverse side of this page]**

<sup>1</sup> Fire area is defined on page 357 of the IFC.

**City of Grand Junction  
Fire Flow Form**

**SECTION B**

[To be completed by the Water Supplier]

1. Circle the name of the water supplier: Ute Clifton Grand Junction
  
2. List the approximate location, type and size of supply lines for this project, or attach a map with the same information: 8" main in 29 Rd from Patterson
  
3. List the g.p.m. at 20 p.s.i. residual pressure at the point that the development/project will be connected to the existing water system: 3100 @ 20psi
  
3. Attach fire flow test data for the fire hydrants nearest to the development/project that must be used to determine available fire flow: attached  
[Or: 1. attach a map or diagram with the same information, or 2. attach a map/diagram with flow modeling information.]
  
4. If new lines are needed (or if existing lines must be looped) to supply the required fire flows, or if more information is needed to state the available minimum gpm @ 20 psi residual pressure, please list what the applicant/developer must do or obtain.

Print Name and Title of Water Supplier Employee completing this Form:

Edward Tolen Project Engineer Date 24 Mar 03

\*\*\*\*\*

Note: Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer<sup>4</sup> to verify/certify that the proposed water system improvements, as reflected in the approved utility plans submitted in support of the application/development, will provide the minimum fire flows to all structures in this project. If so, the engineer's signature below means that the City's Fire Flow requirements will be met by this development, if constructed as approved.

Print Name and License No. of P.E.:

Signature of P.E.:

Dated:

<sup>1</sup> There are three drinking water suppliers: Ute Water, Clifton Water, and City water

<sup>2</sup> Address, Grand Junction, CO 81501

<sup>3</sup> International Fire Code, 2000 Edition

<sup>4</sup> City Code defines engineer as one who is licensed as a P.E. by the state of Colorado.



Look Up: 1421

Grap

Calculat

Refres



Pressure Hydrant: 1421

Entered By: CM

Testing Info

By: SRD  
Date: 03/21/2003  
Time: 2:00 PM

Pressure PSI

Static: 91  
Residual: 79

NFPA

AA

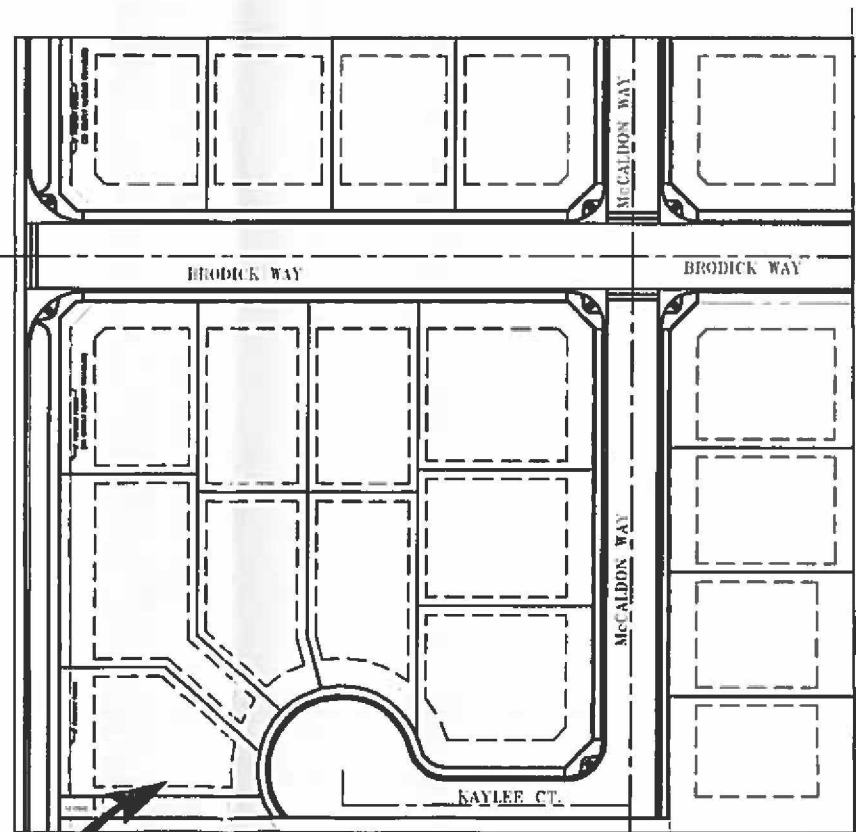
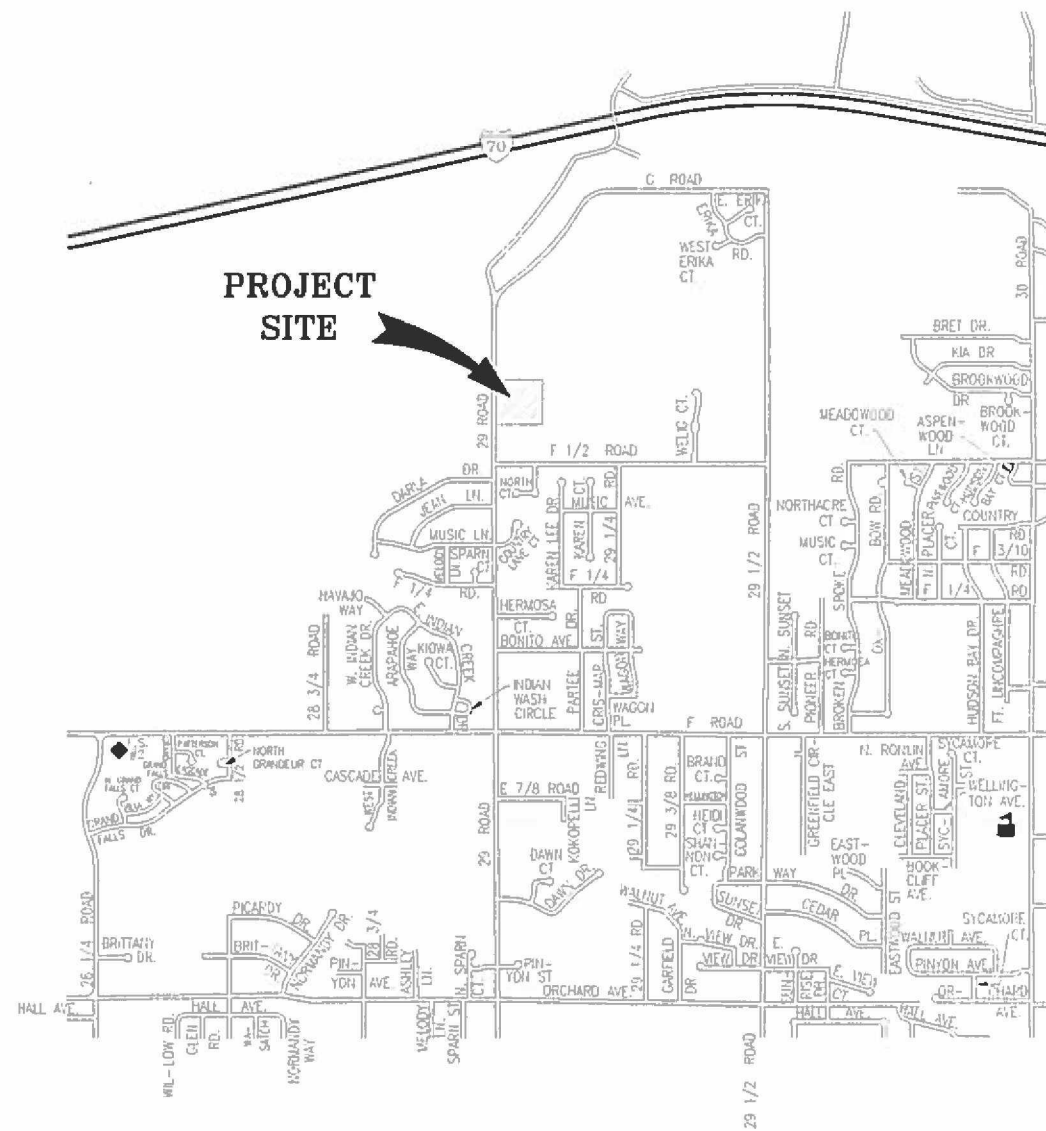
Comments: 29 & JEAN DR

Total GPM: 1,216    Predicted Flow @ 20: 3,176    Gals Used: 4,865

Flow Hydrant	Pitot	Flow Device	Duration	Comment	GPM
1420	52	A	4	DARLA DR	1216

# FORREST GLEN SUBDIVISION

A Subdivision of a Part of the  
South West 1/4 North West 1/4  
Section 5, T1S, R1E,  
Ute Meridian, Mesa County, Colorado



PROPOSED  
DEVELOPMENT  
FORREST GLEN  
SUBDIVISION

CONTRACTOR SHALL CALL UTILITY NOTIFICATION CENTER OF COLORADO  
1-800-922-1987  
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, EXCAVATE, OR  
GR-DE FOR THE MARKING OF UNDERGROUND UTILITIES

Reference is to the top of a MCSM located at the NW 1/4 corner Section 5, Township 1 South,  
Range 1 East, Ute Meridian located at the intersection of 29 Road and F 3 Road  
Instrument No. 4718 96

## SHEET INDEX

**No. TITLE**

- 1 COVER SHEET
- 2 PRELIMINARY PLAN
- 3 ROAD SECTIONS
- 4 PRELIMINARY MAJOR BASIN DRAINAGE MAP

FORREST GLEN  
PRELIMINARY PLAN RESUBMITTAL SET

## FORREST GLEN PRELIMINARY PLAN SUBMITTAL SET

A Subdivision of a Part of the  
South West 1/4 North West 1/4  
Section 5, T1S, R1E,  
Ute Meridian, Mesa County, Colorado

**CLIENT**  
MAXWELL SNEDDON  
CAROLE M. SNEDDON  
CAL-MAC PROPERTIES LLC  
895 24 1/2 ROAD  
GRAND JUNCTION, CO 81505

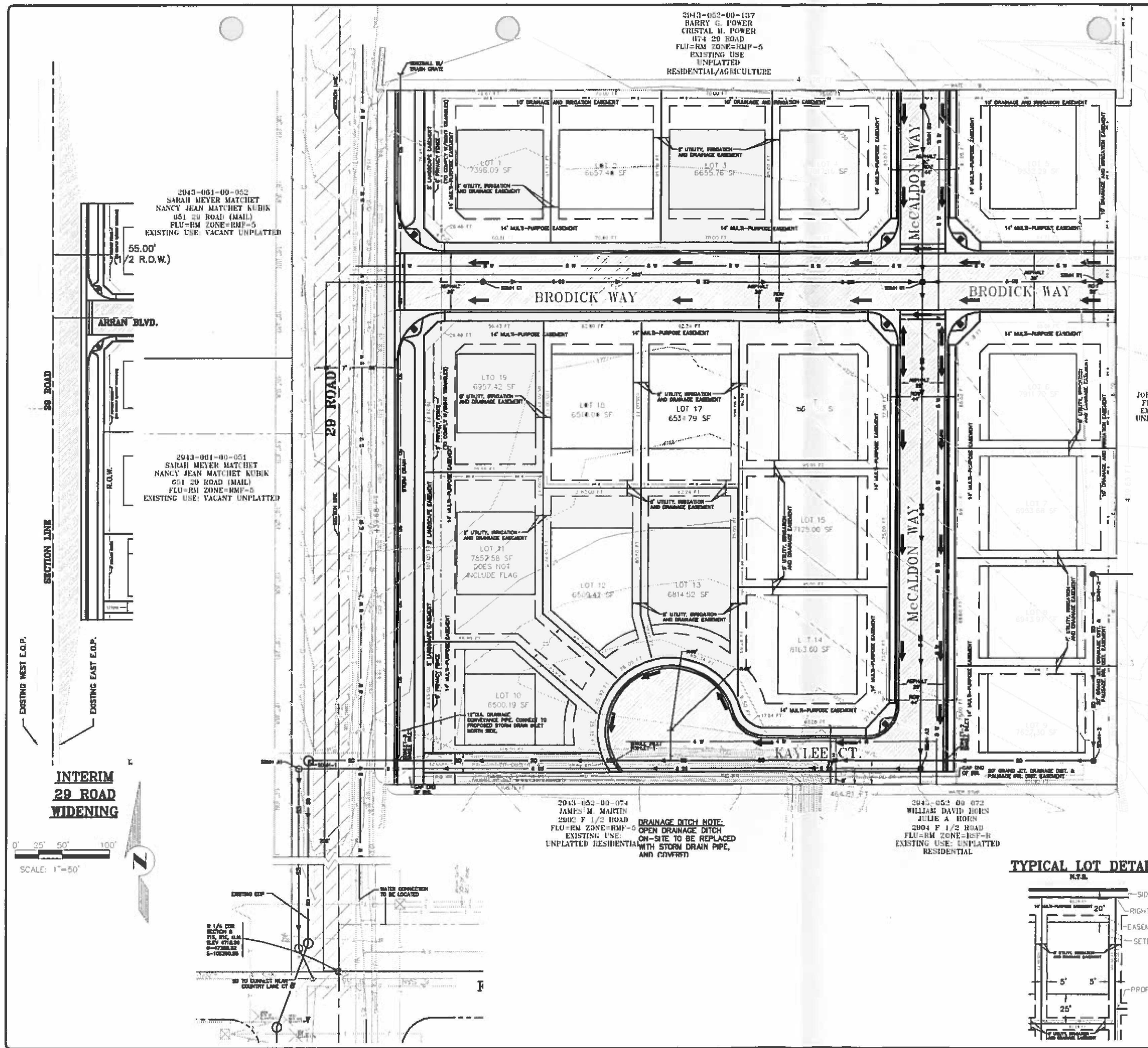
**MDY Consulting Engineers, Inc.**  
HORIZON PARK PLAZA  
743 Horizon Court, Suite 311  
Grand Junction, CO 81506  
PH: (970) 241-2122  
FAX: (970) 241-2662

FGPPR6-20-03.DWG  
6/20/03

PROJECT No.  
02-716-1023

SHEET  
1 OF 4





### LEGEND

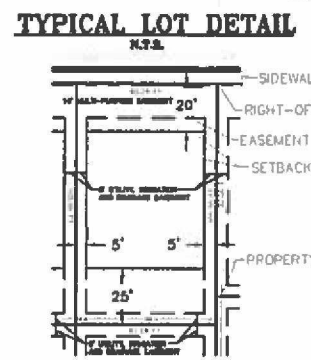
EXISTING FEATURES	PROPOSED FEATURES
EXISTING 2' INTERNAL CONTOUR	PROPOSED GRADING CONTOUR
TOP OF SLOPE	TOE OF SLOPE
BURIED TELEPHONE CABLE	BURIED ELECTRIC CABLE
GAS LINE	WATER LINE
SANITARY SEWER	STORM DRAIN
FENCE LINE	
BENCH MARK	METER (WATER)
CATCH BASIN	FOOTCUT (TELEPHONE)
CLEAN OUT	PROPERTY PIN
FIRE HYDRANT	FULL BOX
GUY WIRE ANCHOR	REDUCER FITTING
HEADSET	STREET LIGHT
PIPE INVERT	SURVEY BENCHMARK (GTS)
PUMP	SURVEY MONUMENT (TYPE NOTED)
POWER POLE	UTILITY POLE
MANHOLE (SANITARY)	VALVE (GAS)
MANHOLE (TELEPHONE)	VALVE (WATER)
MANHOLE (WATER)	DRAINAGE FLOW DIRECTION
METER (GAS)	

### AREA USE SUMMARY

USE	AREA (SQ. FT.)	AREA (SQ. YD.)
LOT 10	6500.19	150.00
LOT 11	7657.58	174.56
LOT 12	6509.42	148.21
LOT 13	6814.52	154.32
LOT 14	8163.60	186.56
LOT 15	1775.00	39.67
LOT 16	6514.04	147.82
LOT 17	6537.79	148.41
LOT 18	6514.04	147.82
LOT 19	6957.42	157.23
TOTAL	61307.60	1381.80

### UTILITY PROVIDERS

COLORED ELECTRICAL WIRE SHALL BE IDENTIFIED BY COLOR AND NUMBERED TO MATCH THE WIRE COLOR AND NUMBER ON THE WIRE. ALL WIRE SHALL BE IDENTIFIED BY COLOR AND NUMBERED TO MATCH THE WIRE COLOR AND NUMBER ON THE WIRE. ALL WIRE SHALL BE IDENTIFIED BY COLOR AND NUMBERED TO MATCH THE WIRE COLOR AND NUMBER ON THE WIRE.



**FORREST GLEN**  
PRELIMINARY PLAN RESUBMITAL SET  
**PRELIMINARY PLAN**

### REVISIONS:

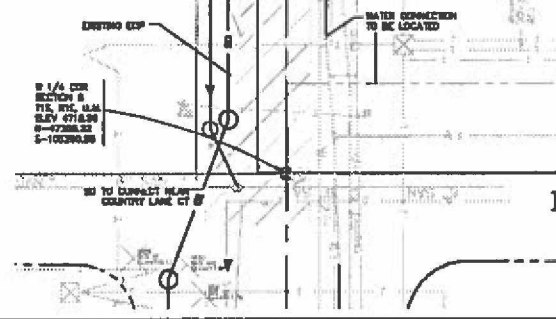
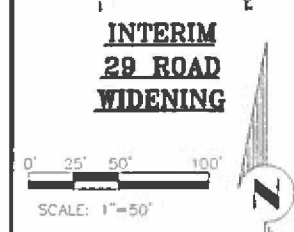
NO.	DATE	REVISIONS	BY
1	8/20/03	FOR RESPONSE TO I.C.	
		REVIEW COMMENTS	
		DATED 8/20/03	

DESIGNED BY: MDY  
P.E. No. 25912  
REVIEWED BY: MDY  
P.E. No. 25912  
SURVEYED BY: HRS  
P.L.S. No.: 28882  
SURVEY DATE:  
NOVEMBER, 2002  
DRAWN BY:  
JMC  
DATE DRAWN:  
8/20/03  
SCALE: HORIZ. 1"=30'  
VERT. N/A  
ACAD DRAWING NAME:  
FGPPRS-20-03LDWG  
PROJECT NUMBER:  
02-718  
SHEET NUMBER:  
2 OF 4

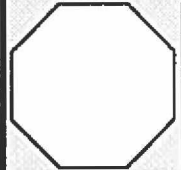
CLIENT  
MAXWELL SNEEDON  
CAROLE M. SNEEDON  
CAL-MAC PROPERTIES LLC  
855 24 1/2 ROAD  
GRAND JCT., CO  
81505

**MDY CONSULTING ENGINEERS, INC.**  
HORIZON PARK PLAZA  
745 Horizon Ct., Ste. 311  
Grand Junction, CO  
81505  
PH: (970) 241-2122  
FAX: (970) 241-2682

BENCHMARK is the top of a MGSN located at the W 1/4 corner Section 5, Township 1 South, Range 1 East, Ute Meridian located at the intersection of 29 Road and F 3 Road. Benchmark Elevations 4718.96



**LDY CONSULTING**  
 ENGINEERS, INC.  
 175 BROADWAY, SUITE 210  
 BOSTON PARK PLACE  
 BOSTON, MASSACHUSETTS 02108  
 TEL: (617) 552-2122  
 FAX: (617) 552-2122



**CLIENT:**  
 CAROL H. HENSON  
 660 ASH ST  
 BOSTON, MA 02111

**PROJECT NUMBER:**  
 03-713

**SHEET NUMBER:**  
 3 OF 4

**DATE DRAWN:**  
 8/20/03

**SCALE:**  
 1/4" = 1'-0"

**DESIGNED BY:**  
 JLD

**CHECKED BY:**  
 JLD

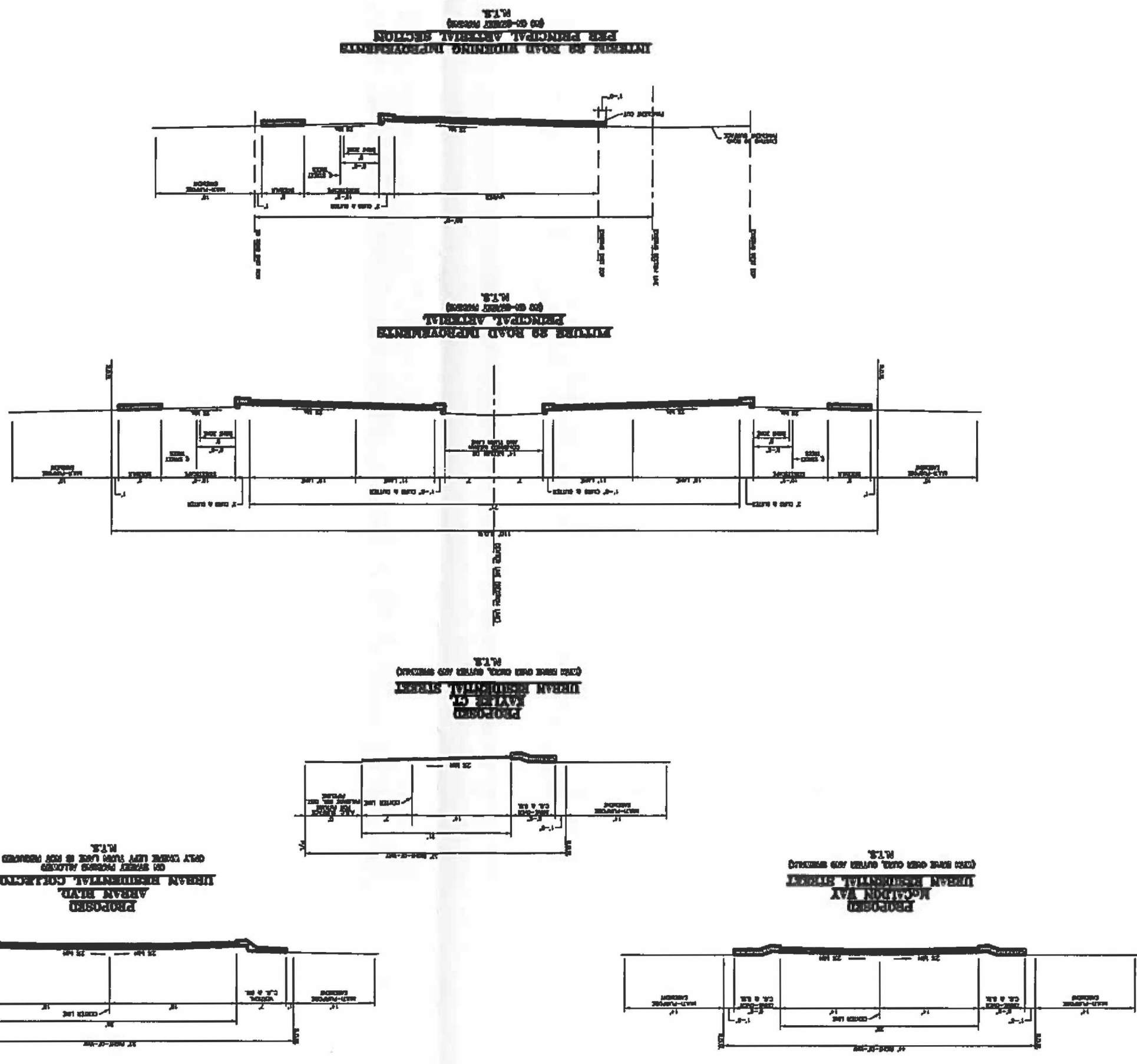
**DATE:**  
 8/20/03

**REVISIONS:**

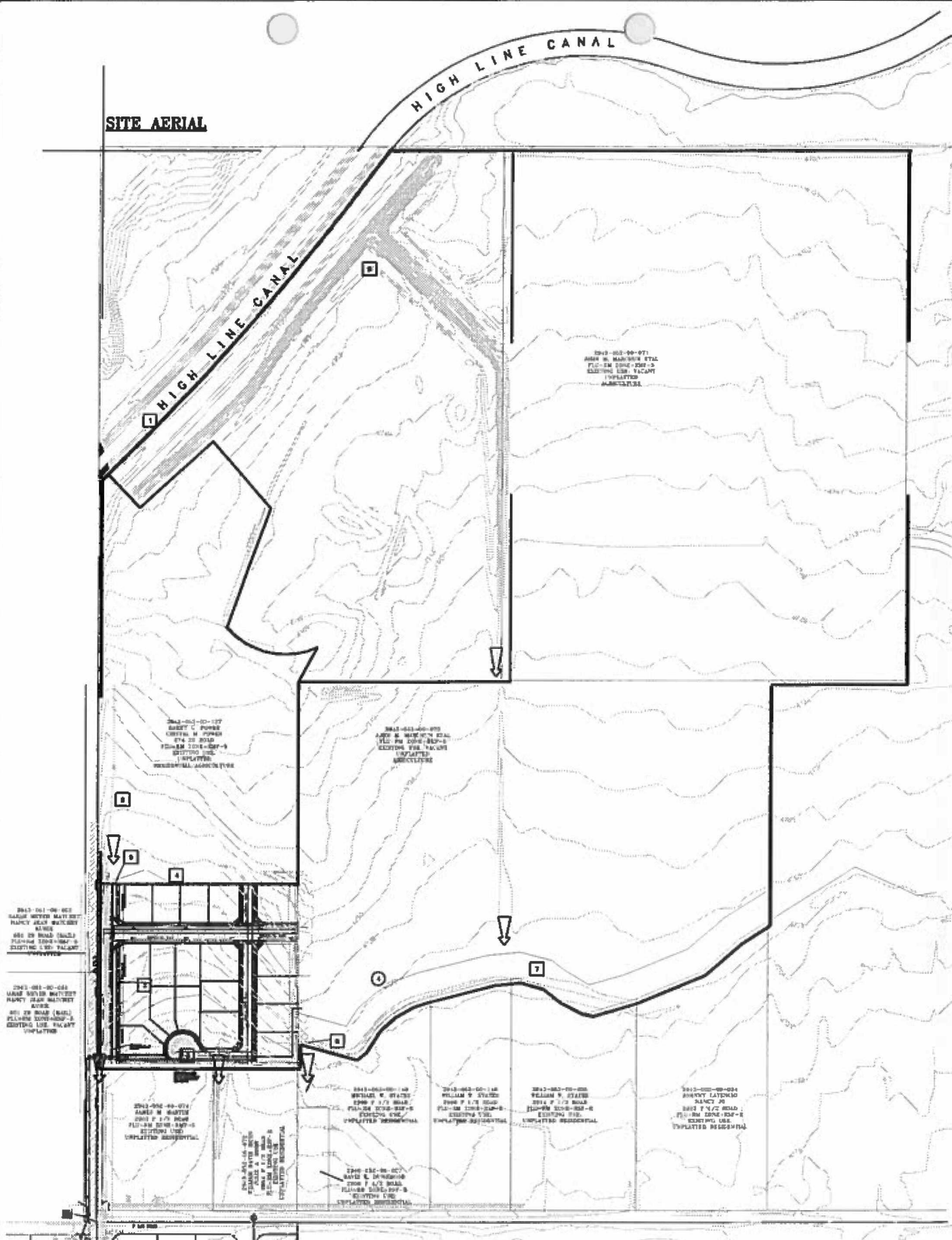
NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

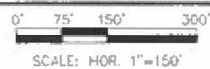
**PRELIMINARY PLAN / STREET SECTIONS**  
**FOREST GLEN**  
 PRELIMINARY PLAN RESIDENTIAL SET



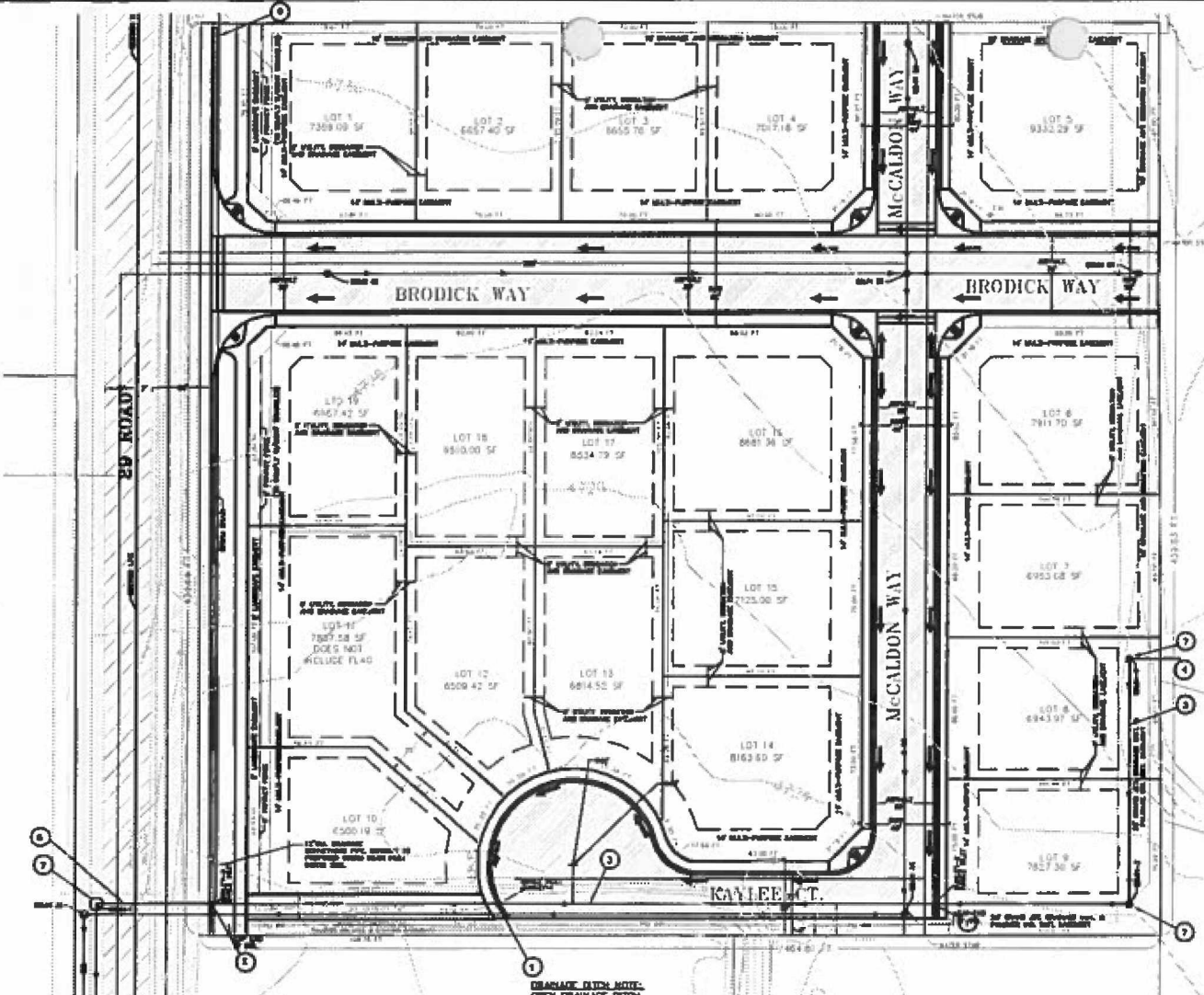
**SITE AERIAL**



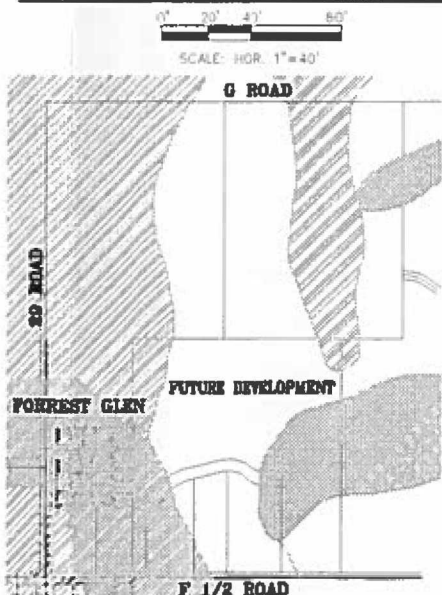
**MAJOR BASIN MAP**



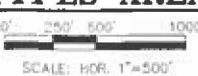
CONTOUR SOURCE NOTE:  
CONTOURS INDICATED ON THIS SHEET  
(PRELIMINARY MAJOR BASIN DRAINAGE MAP),  
ARE (2) FOOT CONTOURS PURCHASED  
FROM MESA COUNTY.



**FORREST GLEN DRAINAGE**



**SOIL TYPES AREA MAP**



**DRAINAGE LEGEND**

MAJOR BASIN	—————						
OFF-SITE SUB-BASIN	—————						
EXISTING 10' INTERNAL CONTOUR	—————						
EXISTING 2' INTERNAL CONTOUR	—————						
EXISTING ON-SITE DRAINAGE PATTERNS	—————						
GENERAL IN-FLOW & OUT-FLOW	→						
PROPOSED ON-SITE DRAINAGE PATTERNS	→						
SOIL TYPES	<table border="0"> <tr> <td>PERVIOUS SILTY CLAY LOAM</td> <td>PERVIOUS SILTY CLAY</td> <td>TURKEY CLAY LOAM</td> <td>BAKULITE LOAM</td> <td>BLACKSTONE SANDS LOAM</td> <td>SANDY SILTY CLAY LOAM</td> </tr> </table>	PERVIOUS SILTY CLAY LOAM	PERVIOUS SILTY CLAY	TURKEY CLAY LOAM	BAKULITE LOAM	BLACKSTONE SANDS LOAM	SANDY SILTY CLAY LOAM
PERVIOUS SILTY CLAY LOAM	PERVIOUS SILTY CLAY	TURKEY CLAY LOAM	BAKULITE LOAM	BLACKSTONE SANDS LOAM	SANDY SILTY CLAY LOAM		
EXISTING DRAINAGE FEATURE	①						
PROPOSED DRAINAGE FEATURE	②						

**EXISTING DRAINAGE FEATURES**

- ① GOVERNMENT HIGH LINE CANAL
- ② SHALLOW DITCH / SOUTH END OF PROPERTY / IRRIGATION TAIL WATER
- ③ MIN WASH DITCH / SOUTH END OF PROPERTY / 1'-4" DE. / IRRIGATION TAIL WATER / SURFACE DRAINAGE
- ④ SHALLOW DITCH / NORTH END OF FIELD / IRRIGATION TAIL WATER / SURFACE DRAINAGE
- ⑤ CONCRETE DITCH / WEST SIDE OF PROPERTY / IRRIGATION
- ⑥ 8" PVC / WEST SIDE OF PROPERTY / IRRIGATION
- ⑦ SHALLOW DITCH / EAST OF PROPERTY / IRRIGATION TAIL WATER / SURFACE DRAINAGE
- ⑧ PIPE ENTRY AT WEST END OF DITCH / ITEM ⑦
- ⑨ MIN WASH DRAINAGE DITCH SYSTEM (24" DIA)

**PROPOSED DRAINAGE FEATURES**

- ① STORM DRAIN PILETS / McCALDON WAY
- ② STORM DRAIN PILET / 28 ROAD
- ③ STORM DRAIN PIPE
- ④ PROPOSED FUTURE OCCUPANCY SITE
- ⑤ STORM DRAIN PIPE ACROSS 28 ROAD AND SOUTH
- ⑥ UPGRADED TAIL WATER PIPE
- ⑦ STORM DRAIN MANHOLE

**GENERAL LEGEND**

EXISTING FEATURE	PROPOSED FEATURE
EXISTING 10' INTERNAL CONTOUR	—————
EXISTING 2' INTERNAL CONTOUR	—————
PROPOSED DRAINAGE CONTOUR	—————
TOP OF SLOPE	—————
TOE OF SLOPE	—————
BURIED TELEPHONE CABLE	—————
BURIED ELECTRIC CABLE	—————
USE LINE	—————
WATER LINE	—————
BATTERY SENSOR	—————
STORM SENSOR	—————
BENCH MARK	⊙
CATCH BASIN	⊞
CLEAN OUT	⊞
PIPE HYDRANT	⊞
GUY WIRE ANCHOR	⊞
HEADCATE	⊞
PIPE INVERT	⊞
PUMP	⊞
POWER POLE	⊞
MANHOLE	⊞
(MANHOLE/STORM)	⊞
MANHOLE (TELEPHONE)	⊞
MANHOLE (WATER)	⊞
METER (WATER)	⊞
PERMITS (TELEPHONE)	⊞
PROPERTY PIN	⊞
PAUL BEE	⊞
REINFORCING FITTING	⊞
STREET LIGHT	⊞
BATTERY MONITOR (BTD)	⊞
SLURRY MONITOR (TYPE NOTED)	⊞
UTILITY POLE	⊞
VALVE (DASH)	⊞
VALVE (WATER)	⊞
VALVE (DASH)	⊞
METER (DASH)	⊞

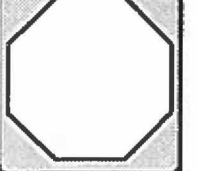
**FORREST GLEN**  
 PRELIMINARY PLAN RESUBMITAL SET  
**PRELIMINARY MAJOR BASIN DRAINAGE MAP**

REVISIONS:

NO.	DATE	REVISIONS	BY
1	8/20	PER RESPONSE TO COMMENTS	MDY
		REVIEW COMMENTS DATED 8/20/03	

DESIGNED BY: MDY  
 P.E. No. 29912  
 REVIEWED BY: MDY  
 P.E. No. 29912  
 SURVEYED BY: P.L.S. No.:  
 SURVEY DATE: N/A  
 DRAWN BY: MDY  
 DATE DRAWN: 8/20/03  
 SCALE: AS NOTED VERT. N/A  
 ACAD DRAWING NAME: FGPPRS-20-03.DWG  
 PROJECT NUMBER: 02-716  
 SHEET NUMBER: 4 OF 4

CLIENT: MAXWELL SNEEDON  
 CAROLE M. SNEEDON  
 CAL-MAC PROPERTIES LLC  
 895 24 1/2 ROAD  
 GRAND JCT., CO 81506



**MDY CONSULTING ENGINEERS, INC.**  
 HORIZON PARK PLAZA  
 743 Horizon Ct., Ste. 313  
 Grand Junction, CO 81506  
 PH: (970) 241-2122  
 FAX: (970) 241-2602





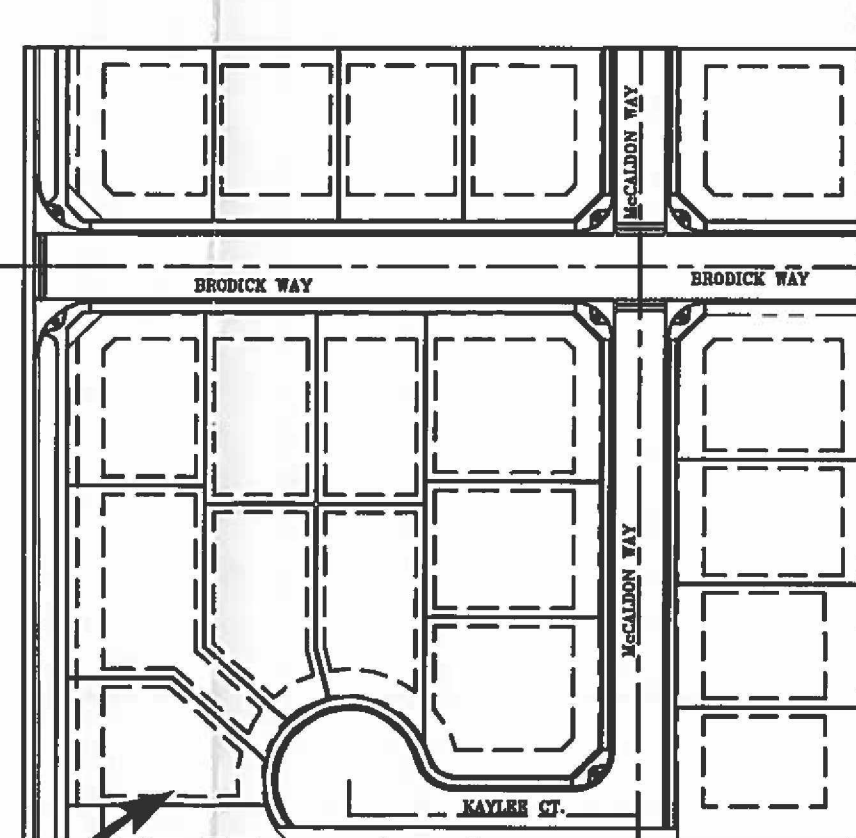
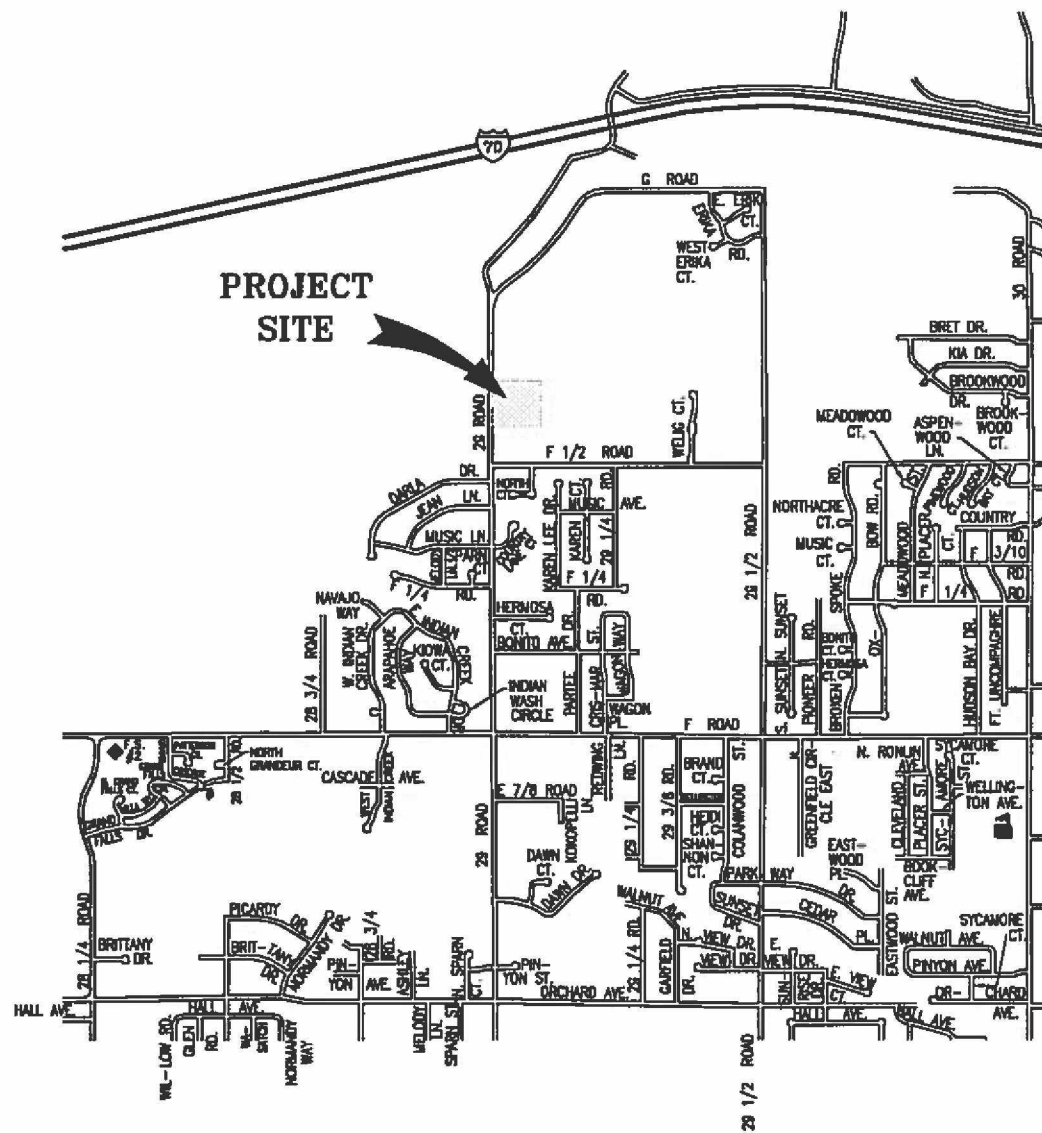
# FORREST GLEN SUBDIVISION

A Subdivision of a Part of the  
South West 1/4 North West 1/4  
Section 5, T1S, R1E,  
Ute Meridian, Mesa County, Colorado

RECEIVED

JUN 23 2003

COMMUNITY DEVELOPMENT  
DEPT.



PROPOSED  
DEVELOPMENT  
FORREST GLEN  
SUBDIVISION

CONTRACTOR SHALL CALL UTILITY NOTIFICATION CENTER OF COLORADO  
1-800-922-1987  
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, EXCAVATE, OR  
GRADE FOR THE MARKING OF UNDERGROUND UTILITIES.

BENCHMARK  
BENCHMARK is the top of a MGSB located at the W 1/4 corner Section 5, Township 1 South,  
Range 1 East, Ute Meridian located at the intersection of 25 Road and F.5 Road.  
Benchmark Elevation=4718.98

## SHEET INDEX

### No. TITLE

- 1 COVER SHEET
- 2 PRELIMINARY PLAN
- 3 ROAD SECTIONS
- 4 PRELIMINARY MAJOR BASIN DRAINAGE MAP

FORREST GLEN  
PRELIMINARY PLAN RESUBMITTAL SET

## FORREST GLEN PRELIMINARY PLAN SUBMITTAL SET

A Subdivision of a Part of the  
South West 1/4 North West 1/4  
Section 5, T1S, R1E,  
Ute Meridian, Mesa County, Colorado

### CLIENT

**MAXWELL SNEDDON  
CAROLE M. SNEDDON  
CAL-MAC PROPERTIES LLC  
895 24 1/2 ROAD  
GRAND JUNCTION, CO 81505**

### MDY Consulting Engineers, Inc.

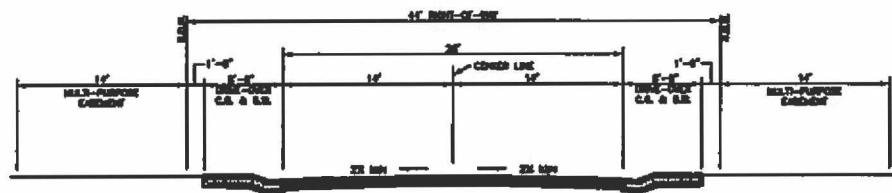
**HORIZON PARK PLAZA  
743 Horizon Court, Suite 311  
Grand Junction, CO 81508  
PH: (970) 241-2122  
FAX: (970) 241-2662**

FGPPR8-20-03.DWG  
8/20/03

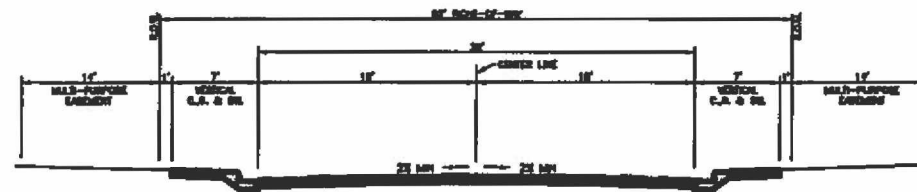
PROJECT No.  
02-716-1023

SHEET  
1 OF 4

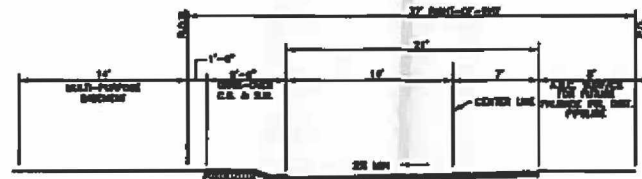




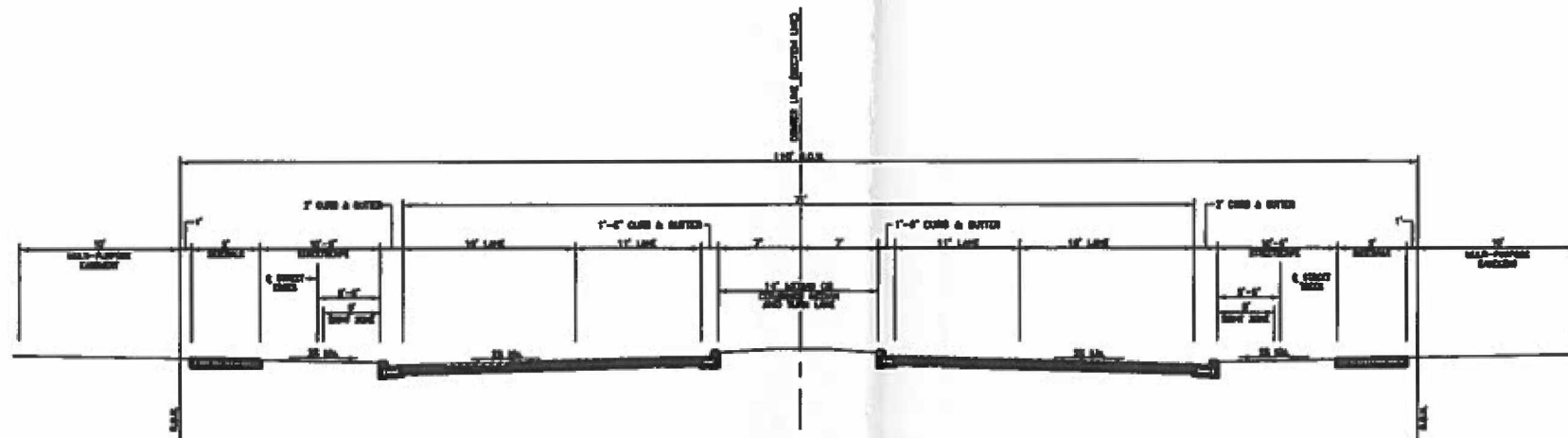
**PROPOSED  
McCaldon Way  
URBAN RESIDENTIAL STREET**  
(20' SIDE CURB C&G, CURB AND GUTTER)  
N.T.S.



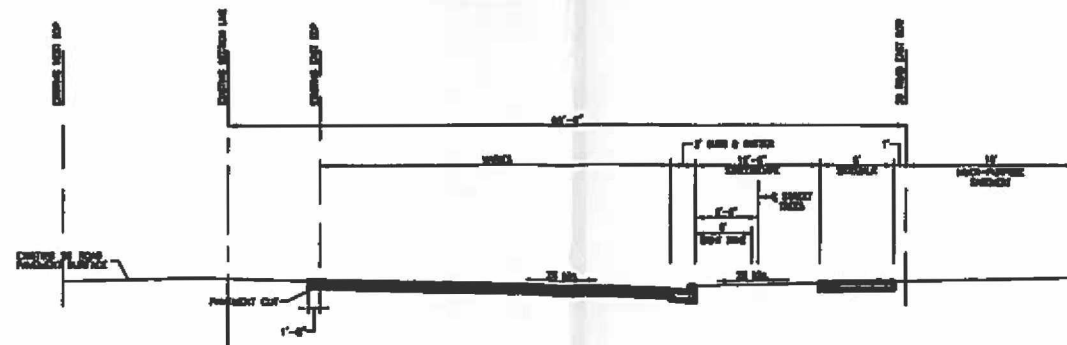
**PROPOSED  
ARRAN BLVD.  
URBAN RESIDENTIAL COLLECTOR**  
OR STREET FRONTAGE ALLOWED  
ONLY 10' SIDE LEFT SIDE LANE IS NOT REQUIRED  
N.T.S.



**PROPOSED  
KAYLER CT.  
URBAN RESIDENTIAL STREET**  
(20' SIDE CURB C&G, CURB AND GUTTER)  
N.T.S.



**FUTURE 20 ROAD IMPROVEMENTS  
PRINCIPAL ARTERIAL**  
(20' CURB AND GUTTER)  
N.T.S.



**INTERIM 20 ROAD WIDENING IMPROVEMENTS  
PER PRINCIPAL ARTERIAL SECTION**  
(20' CURB AND GUTTER)  
N.T.S.

**FORREST GLEN**  
PRELIMINARY PLAN RESUBMITTAL SET

**PRELIMINARY PLAN / STREET SECTIONS**

NO.	DATE	REVISIONS
1	8/20	FOR RESPONSE TO CITY
		REVIEW COMMENTS
		DATED 8/20/00

DESIGNED BY: MDY  
P.E. No. 28812

REVIEWED BY: MDY  
P.E. No. 28812

SURVEYED BY:  
P.L.S. FILE

ISSUE DATE:

DRAWN BY: JCC

DATE DRAWN:  
8/20/00

SCALE: HORIZ. N.T.S.  
VERT. R/A

ACAD. DRAWING NO.:  
P0000-20-01/00

PROJECT NUMBER:  
09-718

SHEET NUMBER:  
3 OF 4

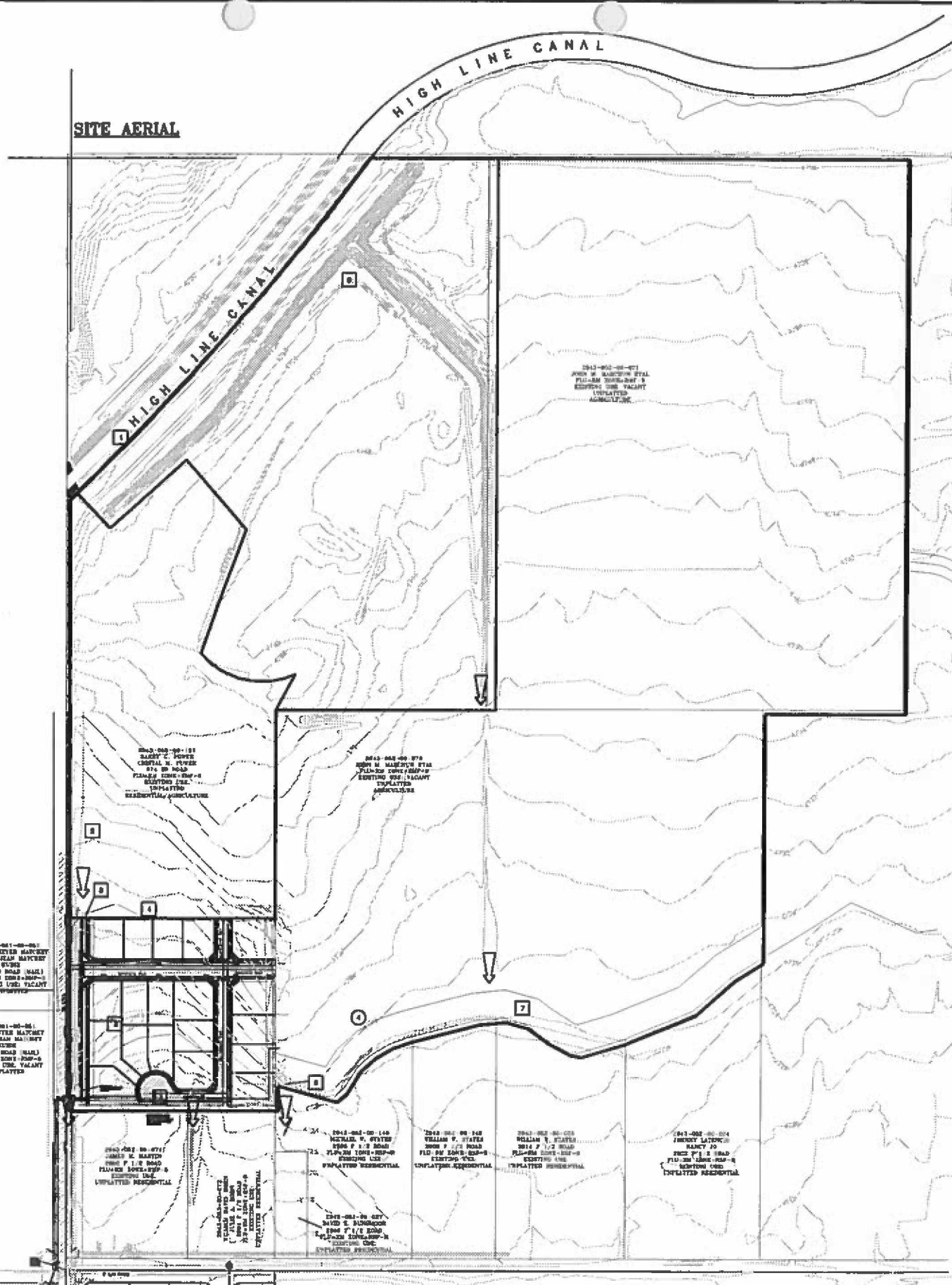
CLIENT:  
MAGNELL SPURSON  
CAROLE M. SPURSON  
C&G-200 FERRIS INC  
806 24 1/2 ROAD  
GRAND JCT., CO  
81608

**MDY**  
CONSULTING  
ENGINEERS, INC.

HORIZON PARK PLAZA  
748 Horizon Ct., Ste. 311  
Grand Junction, CO  
81506

PH: (970) 241-2122  
FAX: (970) 241-2688

**SITE AERIAL**

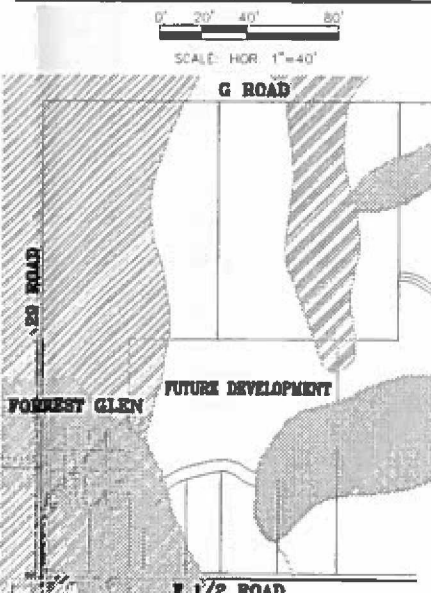


**MAJOR BASIN MAP**

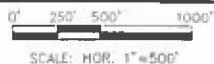


CONTOUR SOURCE NOTE:  
CONTOURS DERIVED ON THIS SHEET  
PRELIMINARY MAJOR BASIN DRAINAGE MAP.  
THE (S) NOT CONTAIN PURCHASE  
FROM WESA COUNTY.

**FORREST GLEN DRAINAGE**



**SOIL TYPES AREA MAP**



**DRAINAGE LEGEND**

MAJOR BASIN	—————												
OFF-SITE SUB-DRAIN	—————												
EXISTING 12" INTERNAL CONTOUR	—————												
EXISTING 8" INTERNAL CONTOUR	—————												
EXISTING 4" INTERNAL CONTOUR	—————												
EXISTING ON-SITE DRAINAGE PATTERN	—————												
GENERAL IN-FLOW & OUT-FLOW	—————												
PROPOSED ON-SITE DRAINAGE PATTERN	—————												
SOIL TYPES	<table border="1"> <tr> <td></td> <td>PERVIOUS SILTY CLAY LOW</td> </tr> <tr> <td></td> <td>PERVIOUS SILTY CLAY</td> </tr> <tr> <td></td> <td>TURFHEY CLAY LOW</td> </tr> <tr> <td></td> <td>SILTY SAND</td> </tr> <tr> <td></td> <td>BLACKSTONE SHALE LOW</td> </tr> <tr> <td></td> <td>SHALE SILTY CLAY LOW</td> </tr> </table>		PERVIOUS SILTY CLAY LOW		PERVIOUS SILTY CLAY		TURFHEY CLAY LOW		SILTY SAND		BLACKSTONE SHALE LOW		SHALE SILTY CLAY LOW
	PERVIOUS SILTY CLAY LOW												
	PERVIOUS SILTY CLAY												
	TURFHEY CLAY LOW												
	SILTY SAND												
	BLACKSTONE SHALE LOW												
	SHALE SILTY CLAY LOW												
EXISTING DRAINAGE FEATURE	①												
PROPOSED DRAINAGE FEATURE	②												

**EXISTING DRAINAGE FEATURES**

- ① EXISTING HIGH LINE CANAL
- ② SHALLOW DITCH / SOUTH END OF PROPERTY / SURVEYED TAL WATER
- ③ SHALLOW DITCH / NORTH END OF PROPERTY / 6'-0" DIA. / SURVEYED TAL WATER / SURFACE DRAINAGE
- ④ SHALLOW DITCH / NORTH END OF FIELD / SURVEYED TAL WATER / SURFACE DRAINAGE
- ⑤ CONCRETE DITCH / WEST SIDE OF PROPERTY / SURVEYED
- ⑥ 6" DIA. / WEST SIDE OF PROPERTY / PROPOSED
- ⑦ SHALLOW DITCH / EAST OF PROPERTY / SURVEYED TAL WATER / SURFACE DRAINAGE
- ⑧ PIPE POINT AT WEST END OF DITCH / WITH ⑦
- ⑨ MAN HOLE DRAINAGE DITCH SYSTEM (SLOD)

**PROPOSED DRAINAGE FEATURES**

- ① STORM DRAIN BAILEY / INCHES 100
- ② STORM DRAIN BAILEY / 36 ROAD
- ③ STORM DRAIN PIPE
- ④ PROPOSED FUTURE EXTENSION DITCH
- ⑤ STORM DRAIN PIPE ACROSS BY ROAD AND SOLIN
- ⑥ UNPROVED TAL WATER PIPE
- ⑦ STORM DRAIN MANHOLE

**GENERAL LEGEND**

EXISTING 12" INTERNAL CONTOUR	—————
EXISTING 8" INTERNAL CONTOUR	—————
PROPOSED INTERNAL CONTOUR	—————
TOP OF SLOPE	—————
TOE OF SLOPE	—————
BURIED TELEPHONE CABLE	—————
BURIED ELECTRIC CABLE	—————
ONE LINE	—————
WATER LINE	—————
SEWER LINE	—————
STORM SEWER	—————
BOUNDARY MARK	①
CONTOUR MARK	②
CATCH BASIN	③
CLEAR CUT	④
PIPE WYPOINT	⑤
GUY WIRE ANCHOR	⑥
HEADGATE	⑦
PIPE WYPOINT	⑧
PIAP	⑨
POWER POLE	⑩
MANHOLE (STANDARD)	⑪
MANHOLE (TELEPHONE)	⑫
MANHOLE (WATER)	⑬
METER (WATER)	⑭
PROPERTY PIN	⑮
PULL BOX	⑯
REDUCER FITTING	⑰
STREET LIGHT	⑱
UTILITY MARKER (GUY)	⑲
UTILITY MARKER (TYPE MARKER)	⑳
UTILITY POLE	㉑
VALVE (DRAIN)	㉒
VALVE (WATER)	㉓
METER (GAS)	㉔

**REVISIONS:**

NO.	DATE	REVISION
1	6/20/03	PER RESPONSE TO RFP
2	6/20/03	REVIEW COMMENTS



























**DESIGNED BY:** MDY  
**P.E. No.:** 29912  
**REVIEWED BY:** MDY  
**P.E. No.:** 29912  
**SURVEYED BY:** P.L.S. No.:  
**SURVEY DATE:** N/A  
**DRAWN BY:** MDY  
**DATE DRAWING:** 6/20/03  
**SCALE:** AS NOTED  
**VERT.:** N/A  
**ACAD DRAWING NAME:** F03PFRS-20-03.DWG  
**PROJECT NUMBER:** 02-716  
**SHEET NUMBER:** 4 OF 4  
**CLIENT:** MAXWELL SHEDDEN CAROLE M. SHEDDEN CAL-MAC PROPERTIES LLC 880 24 1/2 ROAD GRAND JCT., CO 81505

**MDY CONSULTING ENGINEERS, INC.**  
 HORIZON PARK PLAZA  
 740 Horizon Ct., Ste. 311  
 Grand Junction, CO 81506  
 PH: (970) 241-2123  
 FAX: (970) 241-2662

**FORREST GLEN**  
 PRELIMINARY PLAN RESUBMITAL SET  
**PRELIMINARY MAJOR BASIN DRAINAGE MAP**



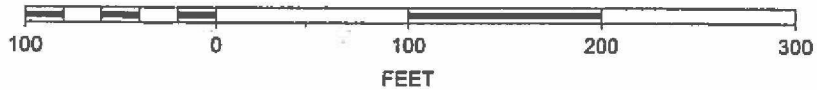
# City of Grand Junction GIS Sewer Map

-  PUMP STATIONS
-  SANITARY MANHOLES
-  PRIVATE MANHOLES
-  COMBINED SANITARY MANHOLES
-  STORM MANHOLES
-  CATCH BASINS
-  IRRIGATION GATES
-  CATCH BASIN LATERALS
-  Abandoned
-  FORCE MAINS
-  FORCE MAINS-NOT SURVEYED
-  COMBINED SEWER
-  SANITARY SEWER
-  SANITARY SEWER-NOT SURVEYED
-  STORM SEWER
-  STORM SEWER-NOT SURVEYED
-  IRRIGATION DITCHS
-  Detention Ponds
- Air Photos**
-  2002 Photos
-  Highways
- Sewer Districts**
-  Orchard Mesa
-  Fruitvale
-  Clifton 1
-  Clifton 2
-  Central Grand Valley
-  Streets 2



*Proposed alternative*

SCALE 1 : 1,200





AP  
S/S  
5/5/03

## Review Agency Comment Sheet

(Petitioner: Please fill in blanks in this section only unless otherwise indicated)

Date: 4/14/03 To Review Agency: Palisade Irrigation District

File No: PP 2003-027 Staff Planner: Lisa

Project Name: Forrest Glen Subdivision Preliminary Plat

Location: 658 29 Road, Grand Junction, CO 81504

Development Review Meeting Date: 5/6/03  
(To be filled in by City Staff)

### COMMENTS

(For Review Agency Use)

**Outside Review Agencies:** Please email comments to : CommDev@ci.grandjct.co.us, FAX comments to (970) 256-4031 or mail written comments to the above address. Note: If this form is not returned, additional review information will not be provided.

**City Review Agencies:** Please type your comments in Impact AP.

All comments must be returned to the  
community Development Department no later than

(To be filled in by City Staff) 5/5/03

*Please see attached sheet of comments. WB*

**NOTE:** Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Wayne Bain 5-2-03  
Reviewed By Date

970-243-6246  
Email Address Telephone

Palisade Irrigation District has a canal easement through the bottom third of this parcel. This 50 foot wide easement must be honored if any construction is proposed in this area. Written acknowledgment of this easement must be made by the developer to Palisade Irrigation District prior to any approval of development on or near this area.

In the event details in this regard are approved by Palisade Irrigation District then the District recommends that a storage reservoir of appropriate size be placed in the subdivision to reduce the impact of residential water users competing for water at the same time as all other water users of the entire canal system. The water right is insufficient to serve all users at the same time.

Failure to construct such storage reservoir may result in the subdivision being provided with an opening sized to the actual water right which is  $1/3$  to  $1/2$  a miners inch of continuous flow per acre. This equates to approximately 5.6 gallons per minute per acre in the subdivision at the  $1/2$  inch maximum rate. The average lawn pump output ranges from 30 GPM to 50 GPM.

A set-back of 15 feet from canal easement edge is recommended on all subdivisions.



## City of Grand Junction

Community Development Department  
Planning • Zoning • Code Enforcement  
250 North 5th Street  
Grand Junction, CO 81501-2668

Phone: (970) 244-1430  
FAX: (970) 256-4031



### RECORD OF DECISION

**DATE:** September 17, 2003  
**FILE:** PP-2003-067, Forrest Glen Subdivision  
**LOCATION:** 658 29 Road

**PETITIONER:** Maxwell and Carole Sneddon  
895 24 ½ Road  
Grand Junction, CO 81505

**REPRESENTATIVE:** Mike Joyce  
Development Concepts, Inc.  
2764 Compass Drive, Ste. 201  
Grand Junction, CO 81506

**PLANNER:** Lisa E. Cox, AICP

**REQUEST:** 1) Preliminary Plan Approval for Forrest Glen Subd.

**DECISION:** **RECOMMENDATION OF APPROVAL**

---

At its August 26, 2003 meeting, the Grand Junction Planning Commission considered a request to approve a Preliminary Plan for Forrest Glen, a subdivision consisting of 19 single family lots located at 658 29 Road.

After discussing the request, the Planning Commission approved the request with the findings that the request satisfied the goals and policies of the Growth Plan and Future Land Use Map, and the Zoning and Development Code.

In accordance with Section 2.8.4 of the Zoning and Development Code, the applicant has one year from the date of Preliminary Plan Approval to obtain Final Plat/Plan approval for the proposed development or the Preliminary Plan Approval shall be considered null and void.

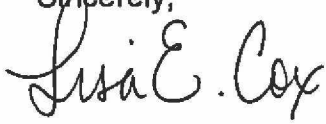
Please do not hesitate to contact me should you have any questions concerning this matter. I can be reached at 256-4039.

Included with this letter you will find a Customer Service Survey entitled "How Did We Do?" Please take a moment to complete the survey and provide us with your comments and feedback. We would like to improve our service to you, and welcome



your comments and suggestions. A self-addressed, stamped envelope is enclosed for your convenience.

Sincerely,

A handwritten signature in cursive script that reads "Lisa E. Cox". The signature is written in black ink and is positioned above the typed name.

Lisa E. Cox, AICP  
Senior Planner

Enclosure: Customer Service Survey "How Did We Do?"

cc: Eric Hahn, Development Engineer

H:Projects2003/PP-2003-010/RecordofPrelimDecFG.doc

**From:** Lisa Cox  
**To:** Cox, Travis; dcigj@attbi.com  
**Date:** 5/9/03 12:33PM  
**Subject:** Neighborhood meeting

Mike and Travis,

I just got a postcard for a Neighborhood Meeting for the Forrest Estates Subdivision (May 19).

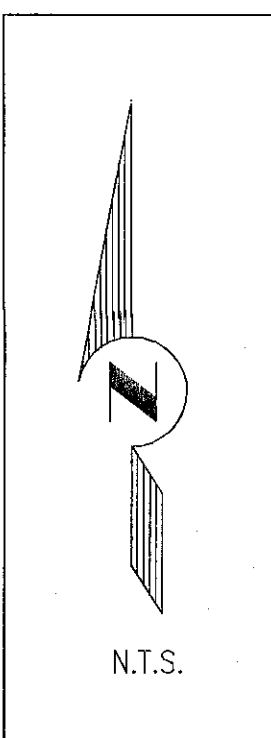
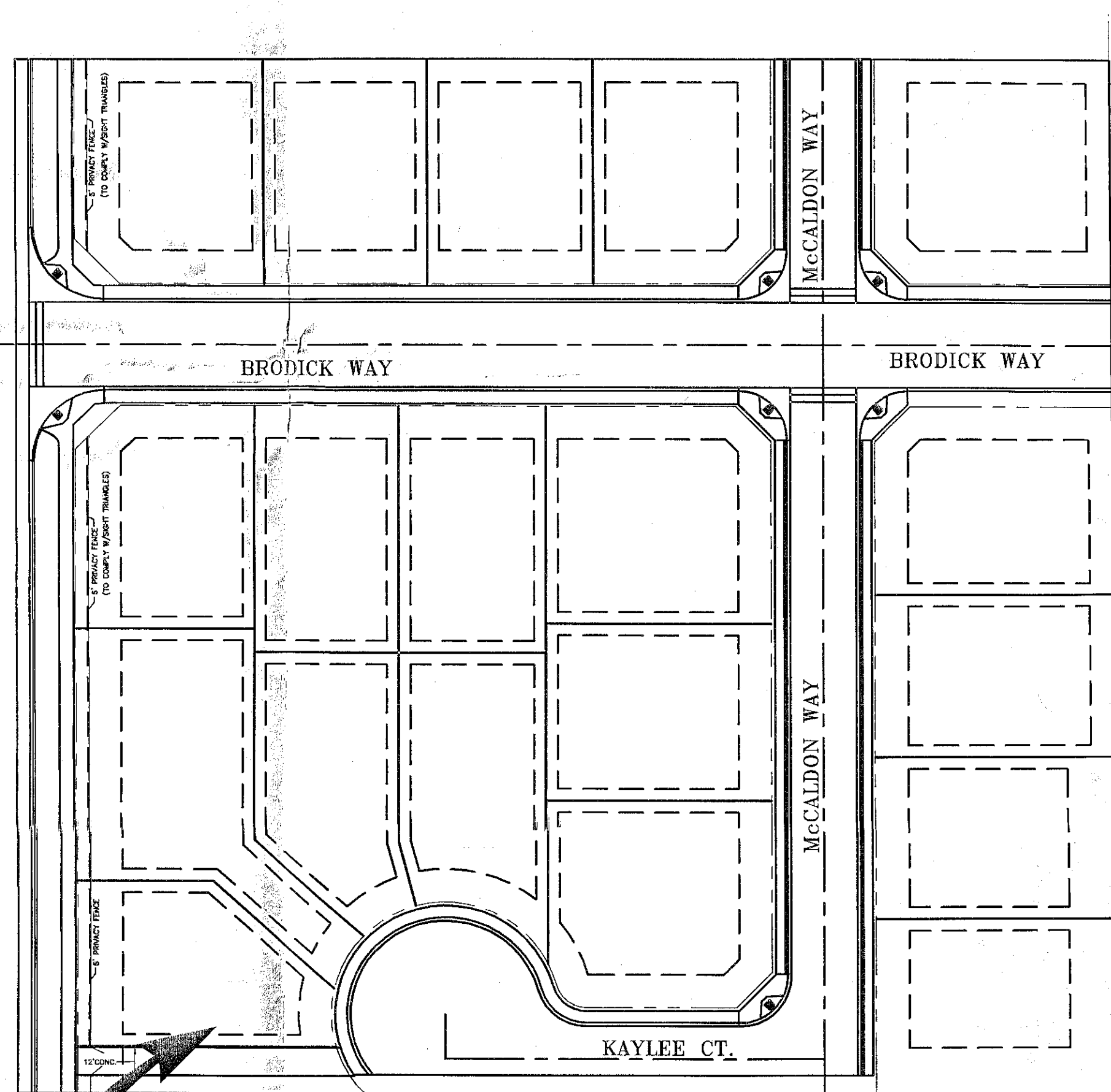
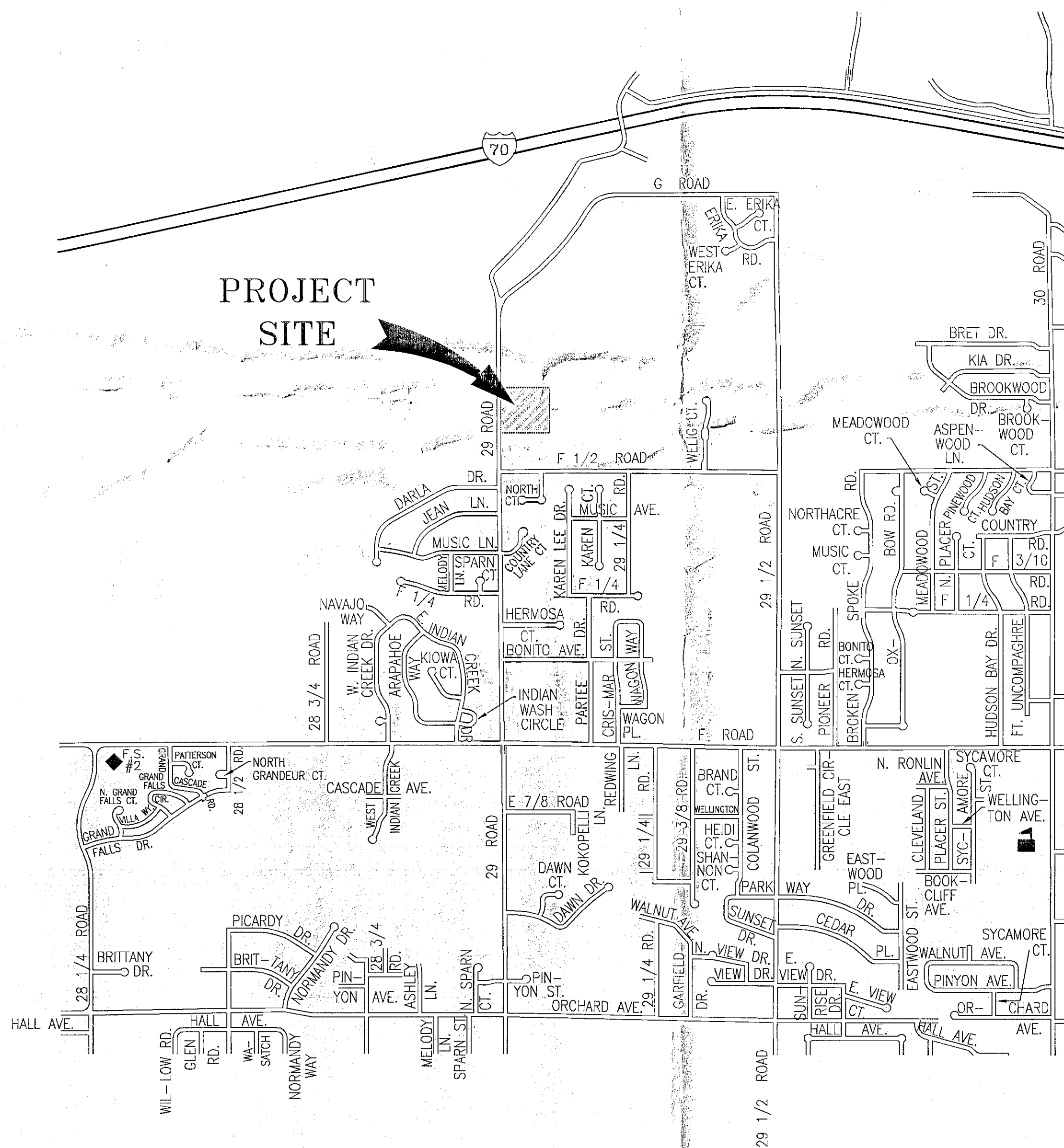
No one contacted me to see if I could attend a Neighborhood Meeting and unfortunately, I have a conflict that evening. If you would like to reschedule for Tuesday, Wednesday or Thursday for that week then I could attend, but Monday won't work.

Please advise as to which evening you would like to reschedule for. Thank you!

Lisa Cox, AICP  
Senior Planner  
970.256.4039

# FORREST GLEN SUBDIVISION

A Subdivision of a Part of the  
South West 1/4 North West 1/4  
Section 5, T1S, R1E,  
Ute Meridian, Mesa County, Colorado



PROPOSED  
DEVELOPMENT  
FORREST GLEN  
SUBDIVISION

**Preliminary Plat/Plan Approval**  
Pursuant to Section 2.1 and 2.8 of the Grand Junction Zoning and Development Code, and all applicable requirements having been agreed to, satisfied or settled by the applicant, to the satisfaction of the Grand Junction Planning Commission on Aug. 26, 2004, this Preliminary Plat is approved. The extension of an approved Preliminary Plat does not guarantee, warrant or ensure approval of a Final Plat and/or Final Plan.  
This approval shall expire and be null and void on Aug. 26, 2004.  
Executed on behalf of the Grand Junction Planning Commission by:  
Lisa G. Cox AICP Date 8-27-04  
Name and Title Senior Planner  
Community Development Department  
City of Grand Junction, Colorado

CONTRACTOR SHALL CALL UTILITY NOTIFICATION CENTER OF COLORADO  
1-800-922-1987  
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, EXCAVATE, OR GRADE FOR THE MARKING OF UNDERGROUND UTILITIES.

BENCHMARK  
BENCHMARK is the top of a WCSM located at the W 1/4 corner Section 5, Township 1 South, Range 1 East, Ute Meridian located at the intersection of 29 Road and F.5 Road. Benchmark Elevation=4718.96

## SHEET INDEX

- | No. | TITLE                                |
|-----|--------------------------------------|
| 1   | COVER SHEET                          |
| 2   | PRELIMINARY PLAN                     |
| 3   | ROAD SECTIONS                        |
| 4   | PRELIMINARY MAJOR BASIN DRAINAGE MAP |

**Preliminary Plat/Plan Approval**  
Pursuant to Section 2.1 and 2.8 of the Grand Junction Zoning and Development Code, and all applicable requirements having been agreed to, satisfied or settled by the applicant, to the satisfaction of the Grand Junction Planning Commission on Aug. 23, 2004, this Preliminary Plan is approved. The extension of an approved Preliminary Plan does not guarantee, warrant or ensure approval of a Final Plat and/or Final Plan.  
This approval shall expire and be null and void on Aug. 23, 2004.  
Executed on behalf of the Grand Junction Planning Commission by:  
Lisa G. Cox AICP Date 8-24-04  
Name and Title Senior Planner  
Community Development Department  
City of Grand Junction, Colorado

FORREST GLEN  
PRELIMINARY PLAN RESUBMITTAL SET

## FORREST GLEN PRELIMINARY PLAN SUBMITTAL SET

A Subdivision of a Part of the  
South West 1/4 North West 1/4  
Section 5, T1S, R1E,  
Ute Meridian, Mesa County, Colorado

**CLIENT**  
**MAXWELL SNEDDON**  
**CAROLE M. SNEDDON**  
**CAL-MAC PROPERTIES LLC**  
**895 24 1/2 ROAD**  
**GRAND JUNCTION, CO 81505**

**MDY Consulting Engineers, Inc.**  
**HORIZON PARK PLAZA**  
**743 Horizon Court, Suite 311**  
**Grand Junction, CO 81506**  
**PH: (970) 241-2122**  
**FAX: (970) 241-2662**

FGPPR6-20-03.DWG  
6/20/03

PROJECT No.  
02-716-1023

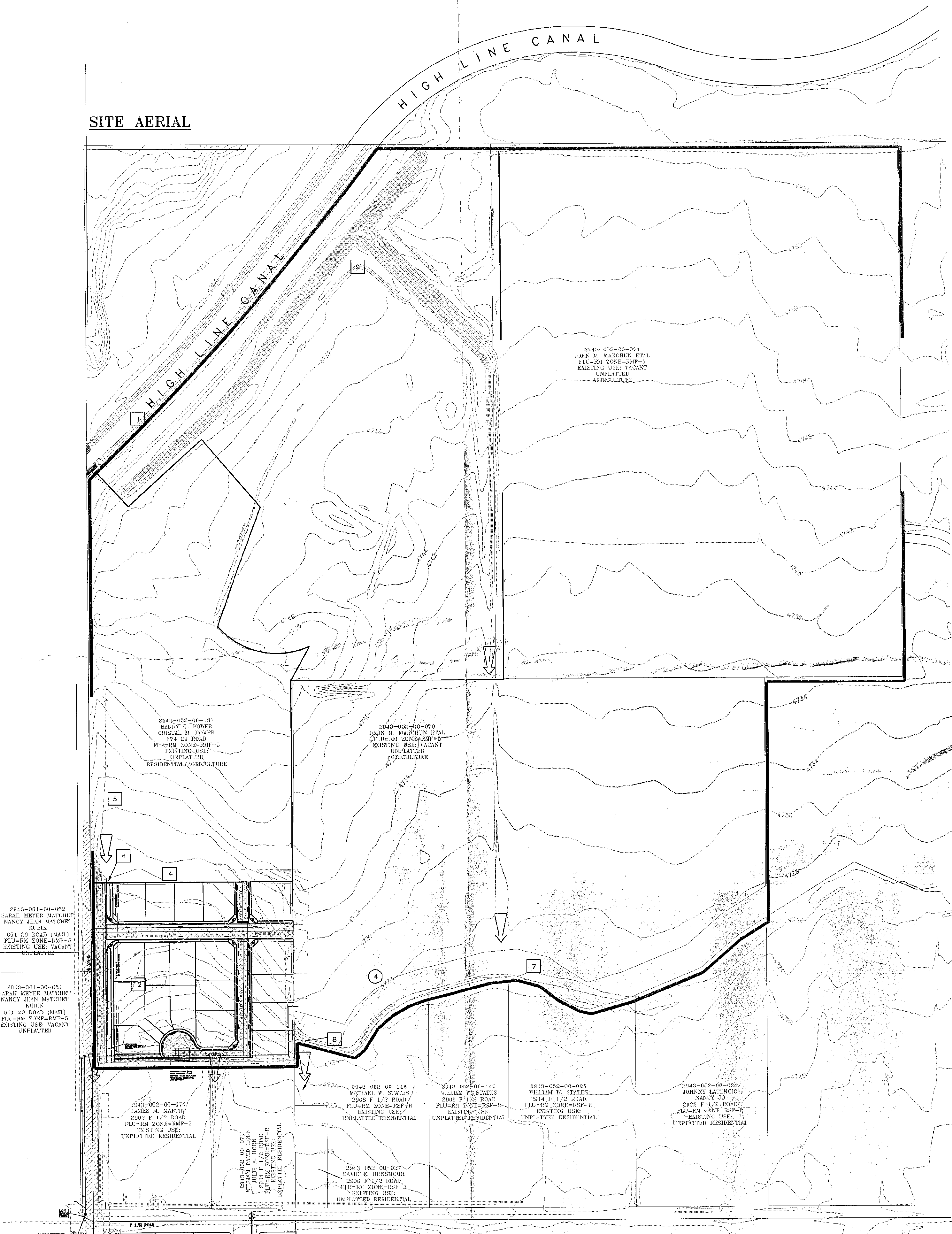
SHEET  
1 OF 4

Approved

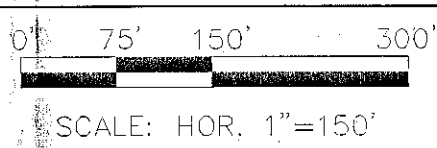
APP. 2003-067



**SITE AERIAL**

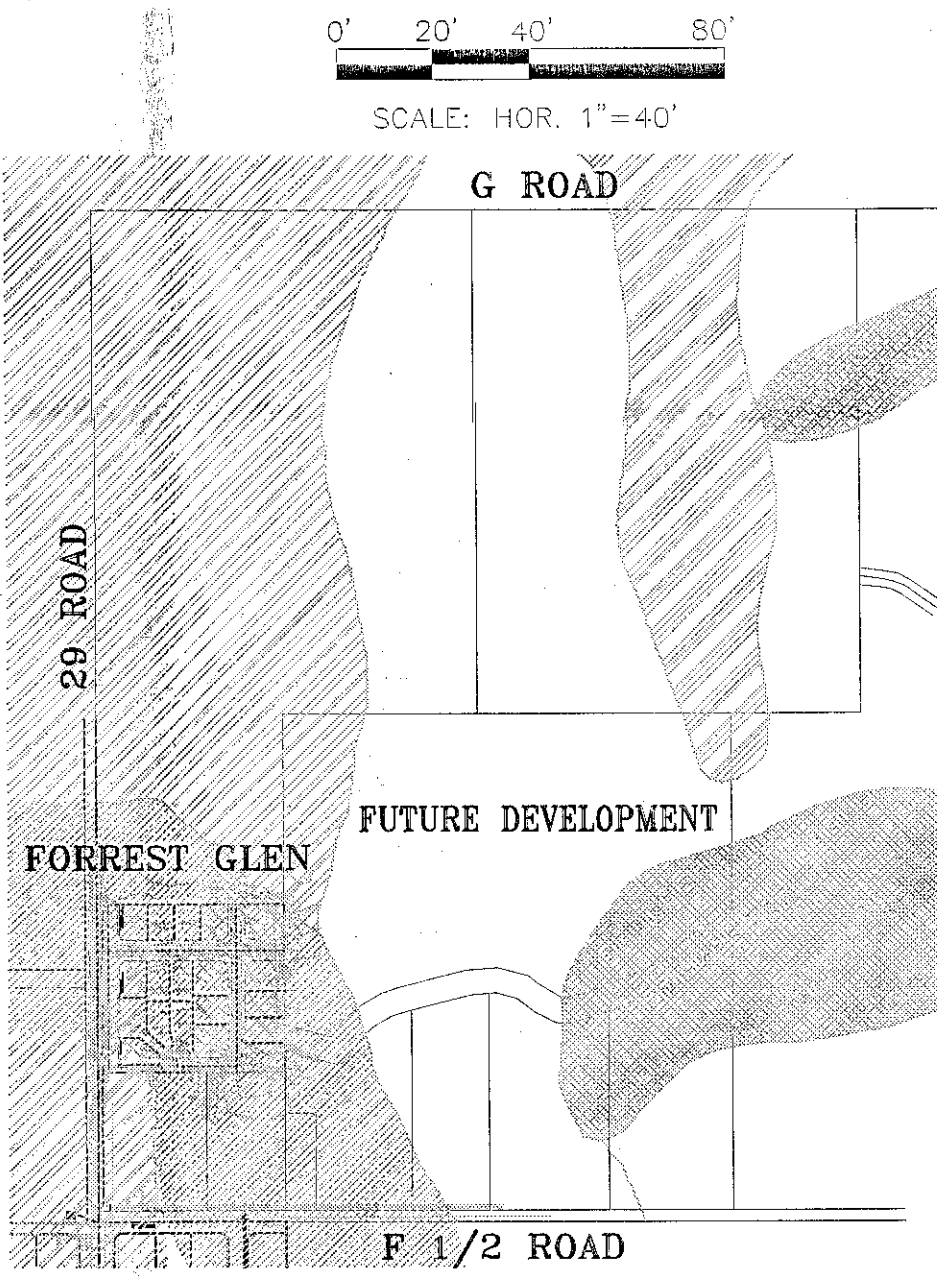


**MAJOR BASIN MAP**

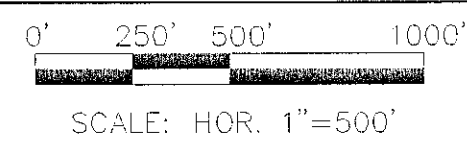


CONTOUR SOURCE NOTE:  
CONTOURS INDICATED ON THIS SHEET  
(PRELIMINARY MAJOR BASIN DRAINAGE MAP),  
ARE (2) FOOT CONTOURS PURCHASED  
FROM MESA COUNTY.

**FORREST GLEN DRAINAGE**



**SOIL TYPES AREA MAP**



**DRAINAGE LEGEND**

MAJOR BASIN											
OFF-SITE SUB-BASIN											
EXISTING 10' INTERVAL CONTOUR											
EXISTING 2' INTERVAL CONTOUR											
EXISTING ON-SITE DRAINAGE PATTERN											
GENERAL IN-FLOW & OUT-FLOW											
PROPOSED ON-SITE DRAINAGE PATTERN											
SOIL TYPES	<table border="0"> <tr> <td></td> <td>PERSIAN SILTY CLAY LOAM</td> <td></td> <td>TURKEY CLAY LOAM</td> <td></td> <td>SAGRILLE LOAM</td> <td></td> <td>BLACKSTONE GRAVELLY LOAM</td> <td></td> <td>SAGERS SILTY CLAY LOAM</td> </tr> </table>		PERSIAN SILTY CLAY LOAM		TURKEY CLAY LOAM		SAGRILLE LOAM		BLACKSTONE GRAVELLY LOAM		SAGERS SILTY CLAY LOAM
	PERSIAN SILTY CLAY LOAM		TURKEY CLAY LOAM		SAGRILLE LOAM		BLACKSTONE GRAVELLY LOAM		SAGERS SILTY CLAY LOAM		
EXISTING DRAINAGE FEATURE											
PROPOSED DRAINAGE FEATURE											
REF: PRELIMINARY DRAINAGE REPORT											

**EXISTING DRAINAGE FEATURES**

- 1 GOVERNMENT HIGH LINE CANAL
- 2 SHALLOW DITCH / SOUTH END OF PROPERTY / IRRIGATION TAIL WATER
- 3 MAN MADE DITCH / SOUTH END OF PROPERTY / 6"-8" DP. / IRRIGATION TAIL WATER / SURFACE
- 4 SHALLOW DITCH / NORTH END OF FIELD / IRRIGATION TAIL WATER / SURFACE DRAINAGE
- 5 CONCRETE DITCH / WEST SIDE OF PROPERTY / IRRIGATION
- 6 6" PVC / WEST SIDE OF PROPERTY / IRRIGATION
- 7 SHALLOW DITCH / EAST OF PROPERTY / IRRIGATION TAIL WATER / SURFACE DRAINAGE
- 8 PIPE INVERT AT WEST END OF DITCH / ITEM 7
- 9 MAN MADE DRAINAGE DITCH SYSTEM (GDD)

**PROPOSED DRAINAGE FEATURES**

- 1 STORM DRAIN INLETS / McCALDON WAY
- 2 STORM DRAIN INLET / 29 ROAD
- 3 STORM DRAIN PIPE
- 4 PROPOSED FUTURE DETENTION SITE
- 5 STORM DRAIN PIPE ACROSS 29 ROAD AND SOUTH
- 6 UPGRADED TAIL WATER PIPE
- 7 STORM DRAIN MANHOLE

**GENERAL LEGEND**

EXISTING FEATURES	PROPOSED FEATURES
EXISTING 10' INTERVAL CONTOUR	
EXISTING 2' INTERVAL CONTOUR	
PROPOSED GRADING CONTOUR	
TOP OF SLOPE	
TOE OF SLOPE	
BURIED TELEPHONE CABLE	
BURIED ELECTRIC CABLE	
GAS LINE	
WATER LINE	
SANITARY SEWERS	
STORM SEWERS	
BENCH MARK	
CATCH BASIN	
CLEAN OUT	
FIRE HYDRANT	
CUY WIRE ANCHOR	
HEADGATE	
PIPE INVERT	
PUMP	
POWER POLE	
MANHOLE	
(SANITARY/STORM)	
MANHOLE (TELEPHONE)	
MANHOLE (WATER)	
METER (WATER)	
PEDESTAL (TELEPHONE)	
PROPERTY PIN	
PULL BOX	
REDUCER FITTING	
STREET LIGHT	
SURVEY MONUMENT (BTY)	
SURVEY MONUMENT (TYPE NOTED)	
UTILITY POLE	
VALVE (GAS)	
VALVE (WATER)	
METER (GAS)	

REVISIONS:

No.	DATE	REMARKS	BY
1	6/20	PER RESPONSE TO TC	
		REVIEW COMMENTS	
		DATED 6/20/03	

DESIGNED BY: MDY  
P.E. No. 29912  
REVIEWED BY: MDY  
P.E. No. 29912  
SURVEYED BY:  
P.L.S. No.:  
SURVEY DATE:  
N/A  
DRAWN BY:  
MDY  
DATE DRAWN:  
6/20/03  
SCALE: AS NOTED  
VERT. N/A  
ACAD DRAWING NAME:  
FGPPR6-20-03.DWG  
PROJECT NUMBER:  
02-716  
SHEET NUMBER:  
4 OF 4

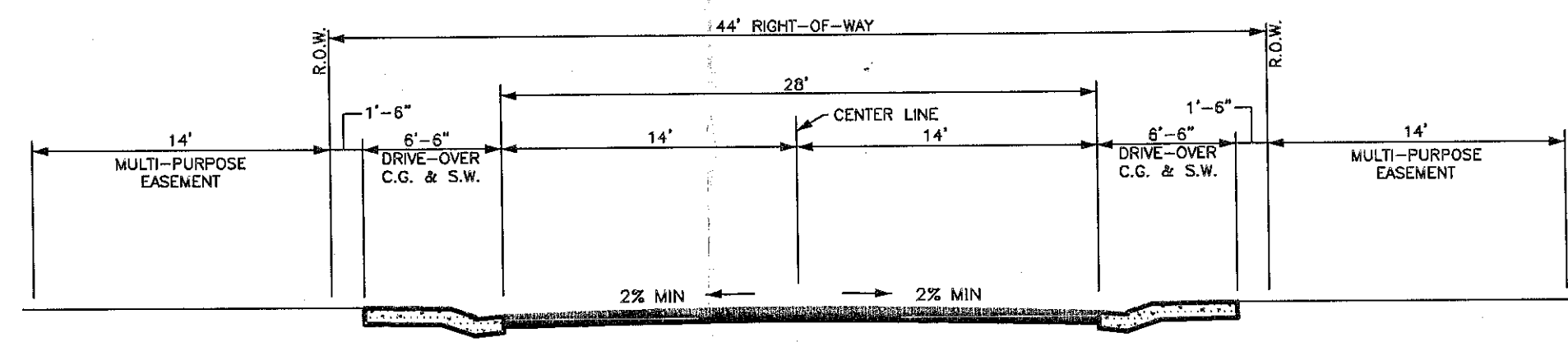
CLIENT:  
MAXWELL SNEDDON  
CAROLE M. SNEDDON  
CAL-MAC PROPERTIES LLC  
895 24 1/2 ROAD  
GRAND JCT., CO  
81505

**MDY CONSULTING INC.**  
HORIZON PARK PLAZA  
743 Horizon Ct., Ste. 311  
Grand Junction, CO  
81508  
PH: (970) 241-2122  
FAX: (970) 241-2662

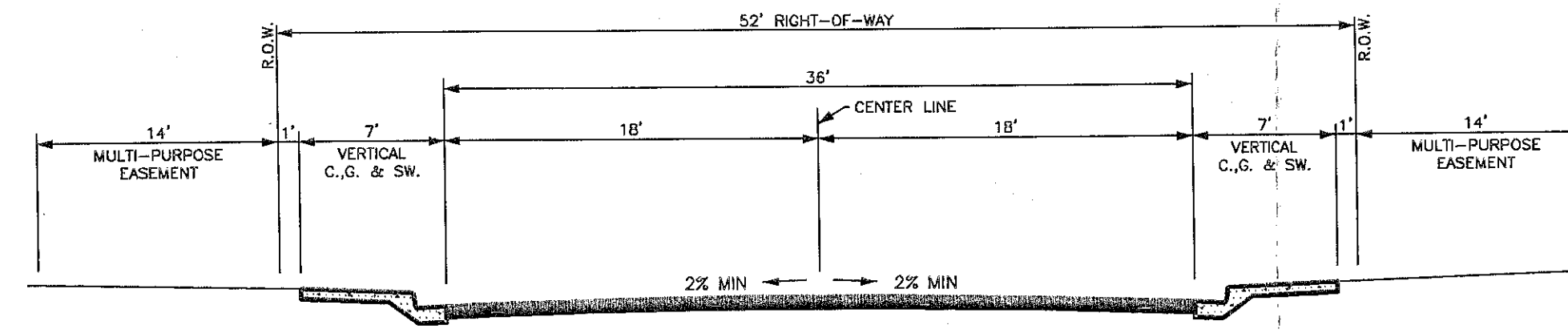
**FORREST GLEN**  
PRELIMINARY PLAN RESUBMITTAL SET  
**PRELIMINARY MAJOR BASIN DRAINAGE MAP**

03-067

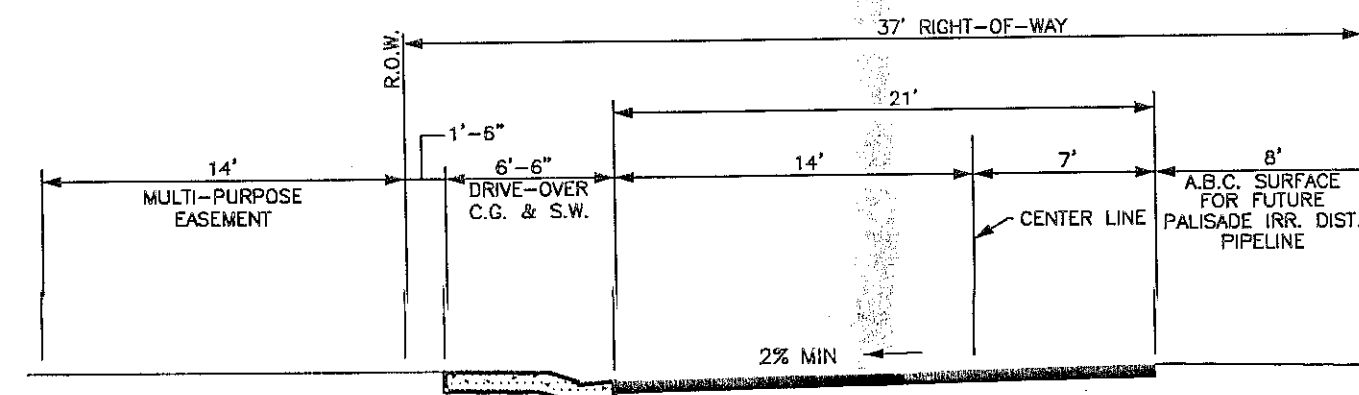




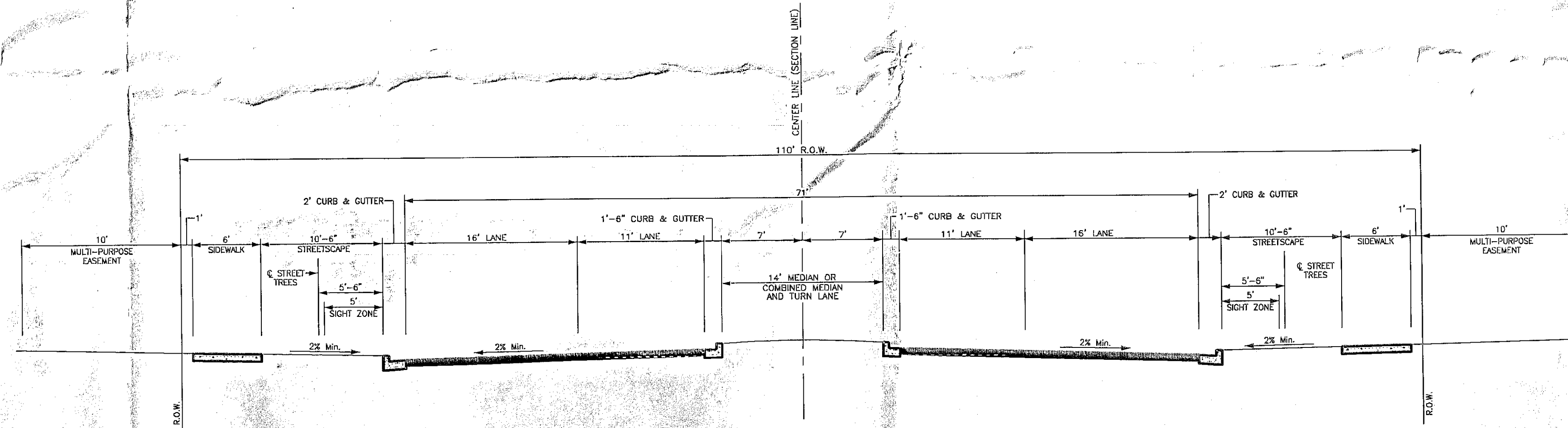
**PROPOSED  
McCaldon Way  
URBAN RESIDENTIAL STREET**  
(WITH DRIVE OVER CURB, GUTTER AND SIDEWALK)  
N.T.S.



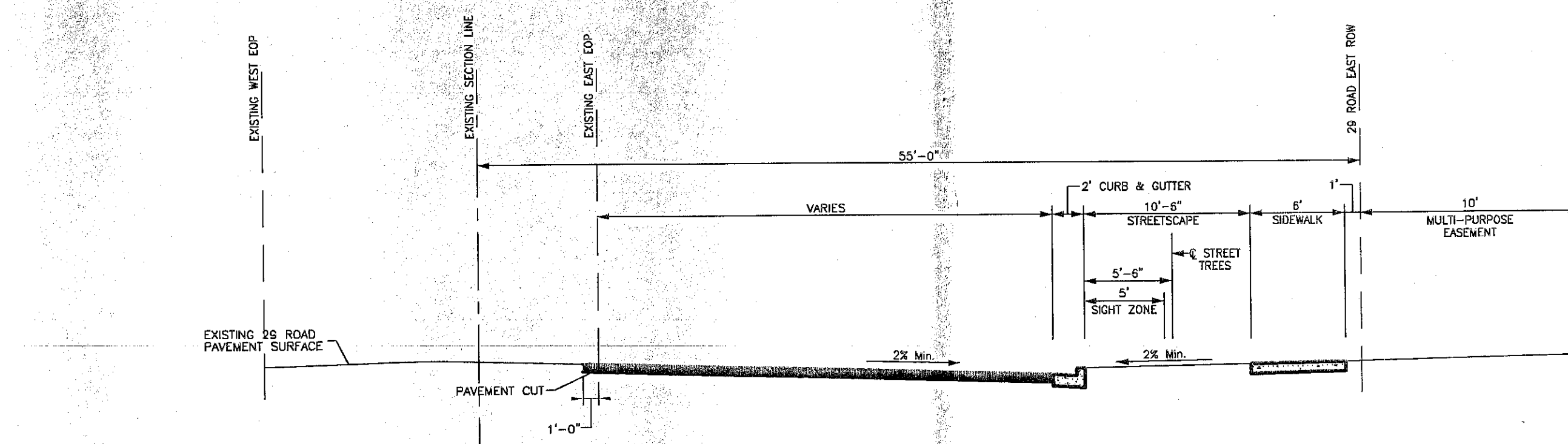
**PROPOSED  
Arran Blvd.  
URBAN RESIDENTIAL COLLECTOR**  
ON STREET PARKING ALLOWED  
ONLY WHERE LEFT TURN LANE IS NOT REQUIRED  
N.T.S.



**PROPOSED  
Kaylee Ct.  
URBAN RESIDENTIAL STREET**  
(WITH DRIVE OVER CURB, GUTTER AND SIDEWALK)  
N.T.S.



**FUTURE 29 ROAD IMPROVEMENTS  
PRINCIPAL ARTERIAL**  
(NO ON-STREET PARKING)  
N.T.S.



**INTERIM 29 ROAD WIDENING IMPROVEMENTS  
PER PRINCIPAL ARTERIAL SECTION**  
(NO ON-STREET PARKING)  
N.T.S.

FORREST GLEN  
PRELIMINARY PLAN RESUBMITTAL SET

PRELIMINARY PLAN / STREET SECTIONS

NO.	DATE	REMARKS	BY
1	6/20	PER RESPONSE TO TC	TC
		REVIEW COMMENTS	
		DATED 6/20/03	

DESIGNED BY: MDY  
P.E. No. 29912  
REVIEWED BY: MDY  
P.E. No. 29912  
SURVEYED BY:  
P.L.S. No.:  
SURVEY DATE:

DRAWN BY: JMC  
DATE DRAWN: 6/20/03

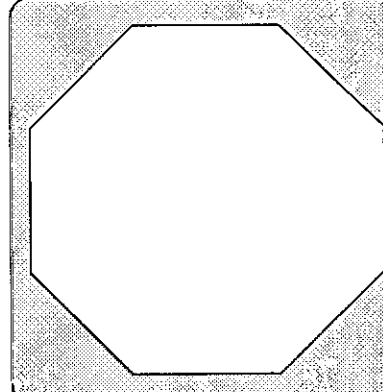
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VERT. N/A

ACAD DRAWING NAME: FGPPRS-20-03.DWG

PROJECT NUMBER: 02-716

SHEET NUMBER: 3 OF 4

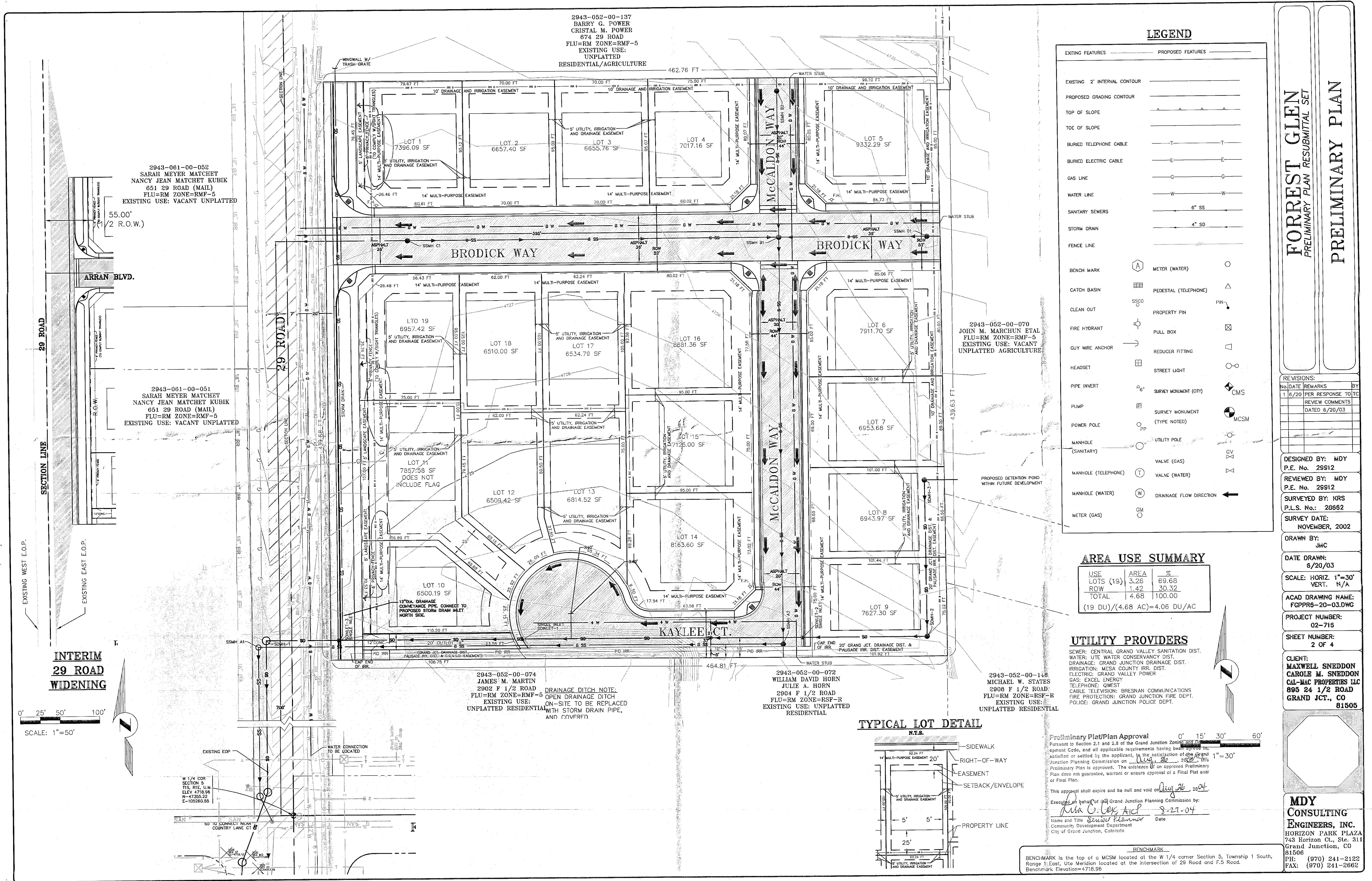
CLIENT:  
MAXWELL SNEDDON  
CAROLE M. SNEDDON  
CAL-MAC PROPERTIES LLC  
895 2 1/2 ROAD  
GRAND JCT., CO  
81505



**MDY  
CONSULTING  
ENGINEERS, INC.**  
HORIZON PARK PLAZA  
743 Horizon Ct., Ste. 311  
Grand Junction, CO  
81506  
PH: (970) 241-2122  
FAX: (970) 241-2662

03-067





**LEGEND**

EXISTING FEATURES	PROPOSED FEATURES
EXISTING 2' INTERVAL CONTOUR	
PROPOSED GRADING CONTOUR	
TOP OF SLOPE	
TOE OF SLOPE	
BURIED TELEPHONE CABLE	
BURIED ELECTRIC CABLE	
GAS LINE	
WATER LINE	
SANITARY SEWERS	6" SS
STORM DRAIN	4" SD
FENCE LINE	
BENCH MARK	METER (WATER)
CATCH BASIN	PEDESTAL (TELEPHONE)
CLEAN OUT	PROPERTY PIN
FIRE HYDRANT	PULL BOX
GUY WIRE ANCHOR	REDUCER FITTING
HEADSET	STREET LIGHT
PIPE INVERT	SURVEY MONUMENT (CITY)
PUMP	SURVEY MONUMENT (TYPE NOTED)
POWER POLE	UTILITY POLE
MANHOLE (SANITARY)	VALVE (GAS)
MANHOLE (TELEPHONE)	VALVE (WATER)
MANHOLE (WATER)	DRAINAGE FLOW DIRECTION
METER (GAS)	

**AREA USE SUMMARY**

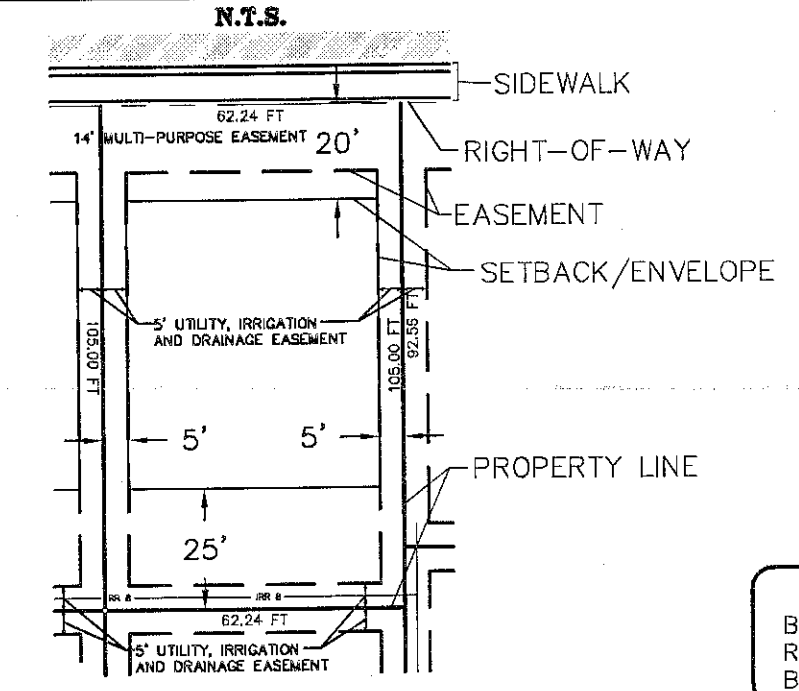
USE	AREA	%
LOTS (19)	3.28	69.68
ROW	1.42	30.32
TOTAL	4.68	100.00

(19 DU)/(4.68 AC)=4.06 DU/AC

**UTILITY PROVIDERS**

SEWER: CENTRAL GRAND VALLEY SANITATION DIST.  
WATER: UTE WATER CONSERVANCY DIST.  
DRAINAGE: GRAND JUNCTION DRAINAGE DIST.  
IRRIGATION: MESA COUNTY IRR. DIST.  
ELECTRIC: GRAND VALLEY POWER  
GAS: EXCEL ENERGY  
TELEPHONE: QWEST  
CABLE TELEVISION: BRESNAN COMMUNICATIONS  
FIRE PROTECTION: GRAND JUNCTION FIRE DEPT.  
POLICE: GRAND JUNCTION POLICE DEPT.

**TYPICAL LOT DETAIL**



Preliminary Plat/Plan Approval  
Pursuant to Section 2.1 and 2.8 of the Grand Junction Zoning and Development Code, and all applicable requirements having been approved, satisfied or settled by the applicant, in the satisfaction of the Grand Junction Planning Commission on Aug 26, 2004, this Preliminary Plan is approved. The existence of an approved Preliminary Plan does not guarantee, warrant or ensure approval of a Final Plat and/or Final Plan.

This approval shall expire and be null and void on Aug 26, 2004.  
Executed on behalf of the Grand Junction Planning Commission by:  
Rita C. Cox, AIC Date 8-27-04  
Name and Title: Rita C. Cox, AIC  
Community Development Department  
City of Grand Junction, Colorado

BENCHMARK  
BENCHMARK is the top of a MCSM located at the W 1/4 corner Section 5, Township 1 South, Range 1 East, Ute Meridian located at the intersection of 29 Road and F.5 Road. Benchmark Elevation=4718.95

**FORREST GLEN**  
PRELIMINARY PLAN RESUBMITTAL SET  
**PRELIMINARY PLAN**

REVISIONS:

No.	DATE	REMARKS	BY
1	6/20	PER RESPONSE TO ITC	
		REVIEW COMMENTS	
		DATED 6/20/03	

DESIGNED BY: MDY  
P.E. No. 29912  
REVIEWED BY: MDY  
P.E. No. 29912  
SURVEYED BY: KRS  
P.L.S. No.: 28662  
SURVEY DATE:  
NOVEMBER, 2002  
DRAWN BY:  
JMC  
DATE DRAWN:  
6/20/03  
SCALE: HORIZ. 1"=30'  
VERT. N/A  
ACAD DRAWING NAME:  
FGPPRS-20-03.DWG  
PROJECT NUMBER:  
02-716  
SHEET NUMBER:  
2 OF 4  
CLIENT:  
MAXWELL SNEDDON  
CAROLE M. SNEDDON  
CAL-MAC PROPERTIES LLC  
895 24 1/2 ROAD  
GRAND JCT., CO  
81505

**MDY**  
**CONSULTING**  
**ENGINEERS, INC.**  
HORIZON PARK PLAZA  
743 Horizon Ct., Ste. 311  
Grand Junction, CO  
81508  
PH: (970) 241-2122  
FAX: (970) 241-2662

**INTERIM**  
**29 ROAD**  
**WIDENING**

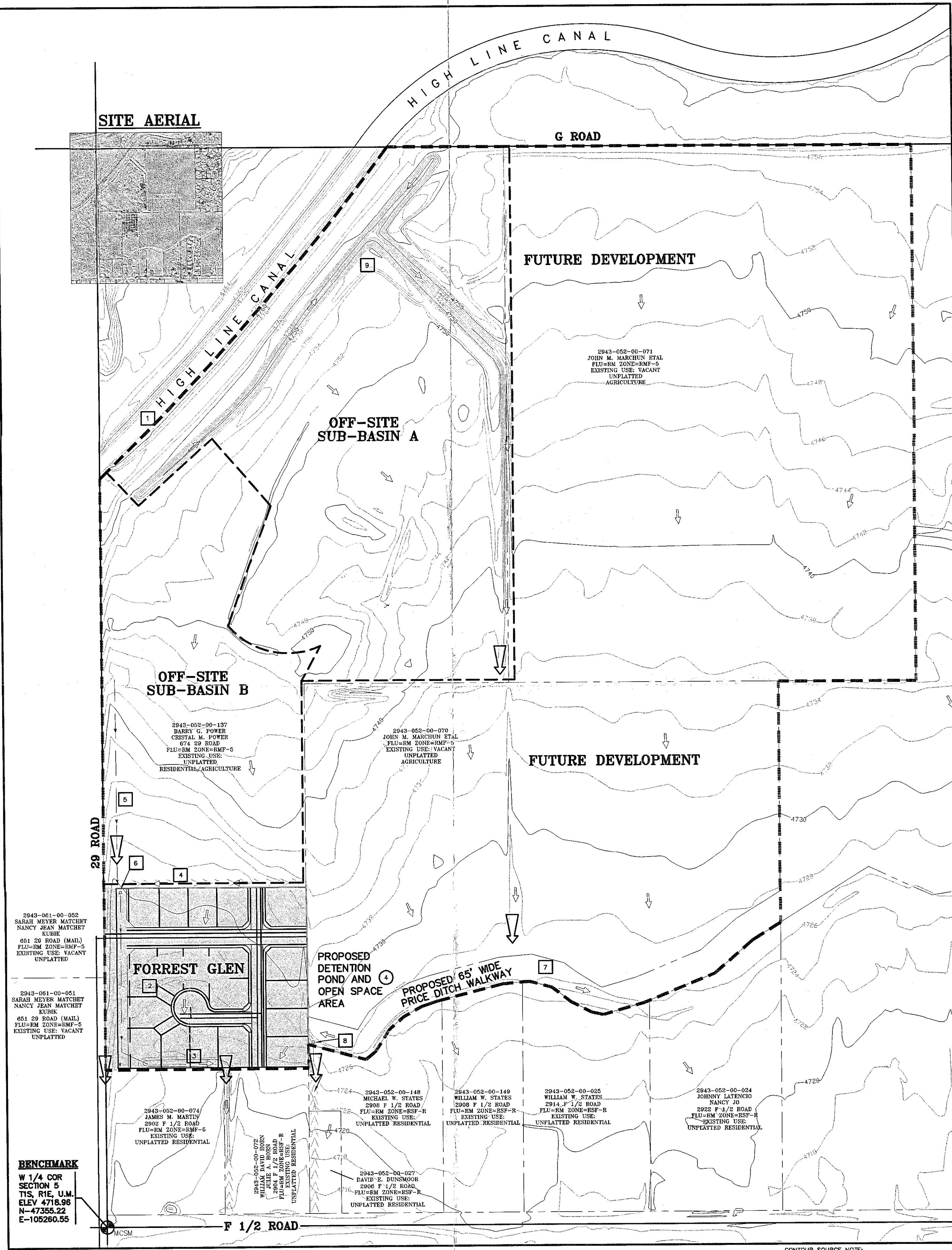
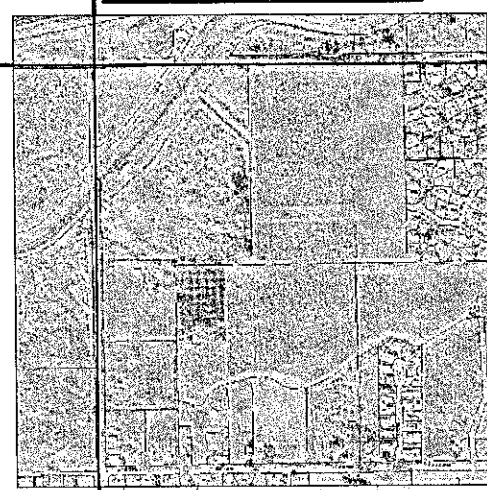
0' 25' 50' 100'  
SCALE: 1"=50'

W 1/4 COR  
SECTION 5  
T1S, R1E, U1M  
ELEV 4718.56  
N=47355.22  
E=105260.55

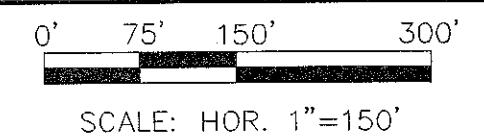
03-067



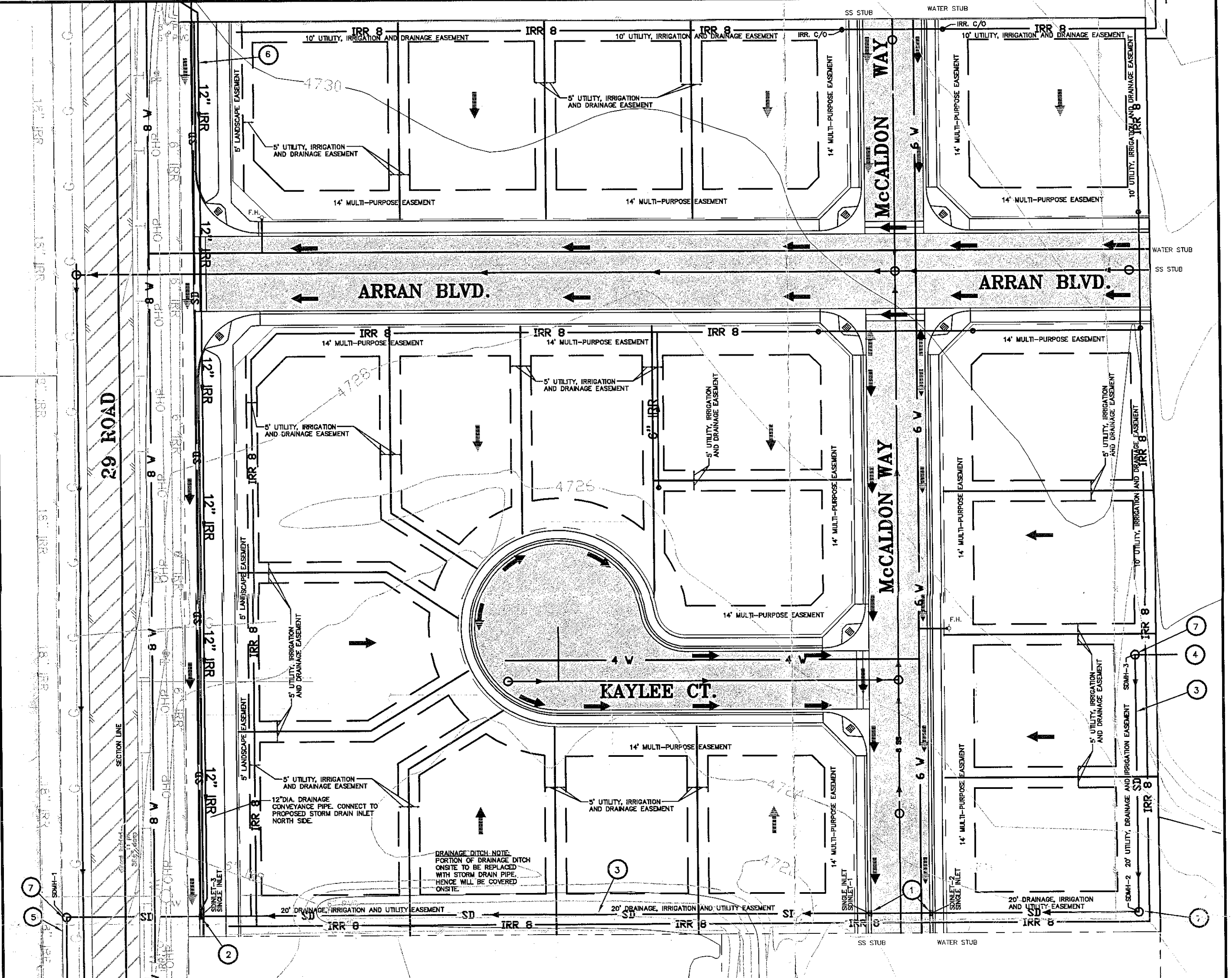
**SITE AERIAL**



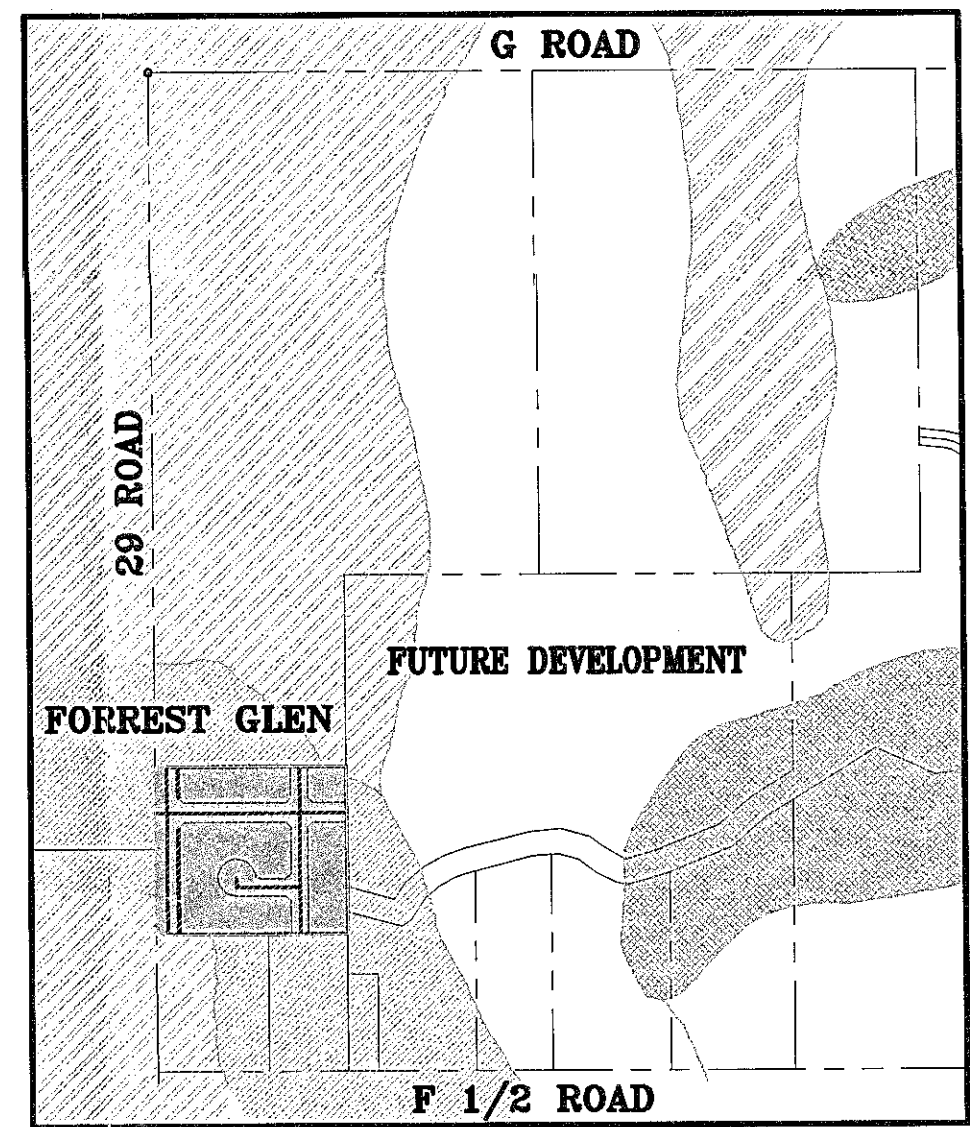
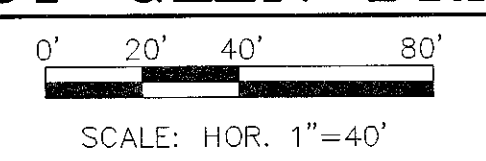
**MAJOR BASIN MAP**



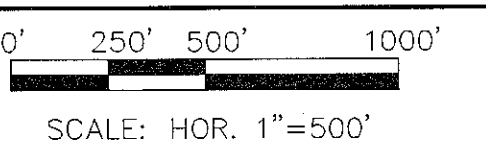
CONTOUR SOURCE NOTE:  
CONTOURS INDICATED ON THIS SHEET  
(PRELIMINARY MAJOR BASIN DRAINAGE MAP),  
ARE (2) FOOT CONTOURS PURCHASED  
FROM MESA COUNTY.



**FORREST GLEN DRAINAGE**



**SOIL TYPES AREA MAP**



**DRAINAGE LEGEND**

MAJOR BASIN	---
OFF-SITE SUB-BASIN	---
EXISTING 10' INTERVAL CONTOUR	---
EXISTING 2' INTERVAL CONTOUR	---
EXISTING ON-SITE DRAINAGE PATTERN	→
GENERAL IN-FLOW & OUT-FLOW	↔
PROPOSED ON-SITE DRAINAGE PATTERN	→
SOIL TYPES	
PERGAYO SILTY CLAY LOAM	[Symbol]
PERSAYO SILTY CLAY	[Symbol]
TURKEY CLAY LOAM	[Symbol]
SAGRILITE LOAM	[Symbol]
BLACKSTON GRAVELLY LOAM	[Symbol]
SAGERS SILTY CLAY LOAM	[Symbol]
EXISTING DRAINAGE FEATURE	[Symbol]
PROPOSED DRAINAGE FEATURE	[Symbol]

**EXISTING DRAINAGE FEATURES**

- GOVERNMENT HIGH LINE CANAL
- SHALLOW DITCH / SOUTH END OF PROPERTY / IRRIGATION TAIL WATER
- MAN MADE DITCH / SOUTH END OF PROPERTY / 6'-8" DP. / IRRIGATION TAIL WATER / SURFACE
- SHALLOW DITCH / NORTH END OF FIELD / IRRIGATION TAIL WATER / SURFACE DRAINAGE
- CONCRETE DITCH / WEST SIDE OF PROPERTY / IRRIGATION
- 6" PVC / WEST SIDE OF PROPERTY / IRRIGATION
- SHALLOW DITCH / EAST OF PROPERTY / IRRIGATION TAIL WATER / SURFACE DRAINAGE
- PIPE INVERT AT WEST END OF DITCH / ITEM 7
- MAN MADE DRAINAGE DITCH SYSTEM (GDD)

**PROPOSED DRAINAGE FEATURES**

- STORM DRAIN INLETS / MCCALDON WAY
- STORM DRAIN INLET / 29 ROAD
- STORM DRAIN PIPE
- PROPOSED FUTURE DETENTION SITE
- STORM DRAIN PIPE ACROSS 29 ROAD AND SOUTH
- UPGRADED TAIL WATER PIPE
- STORM DRAIN MANHOLE

**GENERAL LEGEND**

EXISTING FEATURES	PROPOSED FEATURES
EXISTING 10' INTERVAL CONTOUR	---
EXISTING 2' INTERVAL CONTOUR	---
PROPOSED GRADING CONTOUR	---
TOP OF SLOPE	▲
TOE OF SLOPE	▼
BURIED TELEPHONE CABLE	---
BURIED ELECTRIC CABLE	---
GAS LINE	---
WATER LINE	---
SANITARY SEWERS	6" SS
STORM SEWERS	4" STORM
BENCH MARK	METER (WATER)
CATCH BASIN	PEDESTAL (TELEPHONE)
CLEAN OUT	PROPERTY PIN
FIRE HYDRANT	FULL BOX
GUY WIRE ANCHOR	REDUCER FITTING
HEADGATE	STREET LIGHT
PIPE INVERT	SURVEY MONUMENT (CITY)
PUMP	SURVEY MONUMENT (TYPE NOTED)
POWER POLE	UTILITY POLE
MANHOLE	VALVE (GAS)
(SANITARY/STORM)	VALVE (WATER)
MANHOLE (TELEPHONE)	METER (GAS)
MANHOLE (WATER)	

**FORREST GLEN**  
PRELIMINARY PLAN SUBMITTAL SET

**PRELIMINARY MAJOR BASIN DRAINAGE MAP**

**REVISIONS:**

No.	DATE	REMARKS	BY

DESIGNED BY: MDY  
P.E. No. 29912

REVIEWED BY: MDY  
P.E. No. 29912

SURVEYED BY:  
P.L.S. No.:

SURVEY DATE:  
N/A

DRAWN BY:  
MDY

DATE DRAWN:  
04/09/03

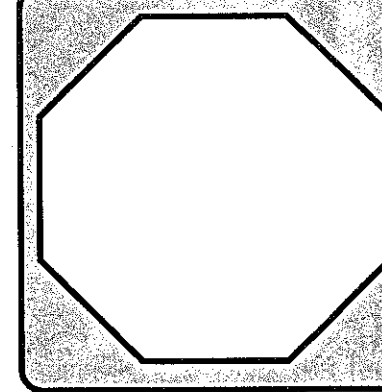
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ACAD DRAWING NAME:  
02-716-MBDM

PROJECT NUMBER:  
02-716

SHEET NUMBER:  
4 OF 4

CLIENT:  
**MAXWELL SNEDDON**  
**CAROLE M. SNEDDON**  
CAL-MAC PROPERTIES LLC  
895 24 1/2 ROAD  
GRAND JCT., CO  
81505



**MDY**  
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