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File 1979-0084
Date 12/12/00

Project Name: Homestead Subdivision

P	S	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
r	c	
e	a	
s	n	
e	n	
n	e	
d	d	
t	d	
X	X	*Summary Sheet – Table of Contents
		Application form
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
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		Reduction of assessor's map
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		Other bound or nonbound reports
		Traffic studies
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		*Petitioner's response to comments
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		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet	X	X	Letter from Sue Drissel to Louise Forster re: approval of item with conditions -12/21/79, 2/1/80
X	X	Review Sheet Summary	X		Final Plat Application
X		Review Sheets	X		Letter from Sue Drissel to Louise Forster re: tabled item because of absence of representative-11/29/79
X		Final Plan Application	X		Preliminary Plan Application
X		Statement of Policy Concerning Curb Cuts and Access onto Horizon Dr.	X		Short Form Lease for Purpose of Recording
X	X	Homestead Subdivision -** - Historic Maps	X		Lease Agreement with Option to Purchase
X	X	Letter from Ron Rish to Kent Harbert re: 54 inch Storm Drain-4/22/79, 6/10/79	X	X	Geology Report
X		Power of Attorney	X		Deed
X		Letter from Alex Candelaria to Louise Forster re: recording of plat-6/27/80	X		Preliminary Plan
X		Certification of plat	X	X	Planning Commission Minutes - ** - 12/18/79
X		Record of final plat			
X		Fire Hydrant Placement Agreement -6/23/80			

Acres 3.102
Units 3 LOTS
Density _____

ACTION SHEET

File # 84-79
Zone Ho.
Tax Area Code _____

Activity Homestead Subdivision
PRELIMINARY PLAN APPLICATION

Phase _____ Date Neighbors Notified _____

Date Submitted 11-1-79 Date CIC/MCC Legal Ad _____

Date Mailed Out 11-2-79 PC Hearing Date 11-27-79

Review Agencies today Review Period - Return By Nov 13 1979

- | | |
|----------------------------------------------------|----------------------------------------------------------------------------|
| <u>Send</u> | <u>Send</u> |
| _____ COUNTY ROAD DEPARTMENT | <input checked="" type="checkbox"/> FIRE <u>CITY</u> |
| _____ COUNTY HEALTH DEPARTMENT | <input checked="" type="checkbox"/> IRRIGATION <u>GRAND VALLEY</u> |
| _____ COUNTY SURVEYOR | <input checked="" type="checkbox"/> DRAINAGE <u>GRAND VALLEY PROJECT</u> |
| _____ COMTRONICS | <input checked="" type="checkbox"/> WATER (<u>UTE</u> CLIFTON) <u>UTE</u> |
| _____ GRAND VALLEY RURAL POWER | _____ SEWER |
| <input checked="" type="checkbox"/> MOUNTAIN BELL | <input checked="" type="checkbox"/> CITY ENGINEER/UTILITIES |
| <input checked="" type="checkbox"/> PUBLIC SERVICE | _____ MACK, LOMA, MESA, COLLBRAN |
| _____ SOIL CONSERVATION SERVICE | _____ FRUITA, PALISADE |
| _____ SCHOOL DISTRICT 51 | <input checked="" type="checkbox"/> P.D. - <u>Ed Vonderhook</u> |
| <input checked="" type="checkbox"/> STATE HIGHWAY | <input checked="" type="checkbox"/> <u>Mapping</u> |
| _____ STATE GEOLOGICAL | <input checked="" type="checkbox"/> <u>Bldg Dept. - Geo. Report</u> |
| _____ STATE HEALTH - RADIOLOGICAL | _____ |
| _____ TRANSAMERICA TITLE | _____ |

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GPC</u>	<u>11-27-79</u>	<u>Failed due to the absence of the petitioner</u>
<u>G.Y.P.C.</u>	<u>12/18/79</u>	<u>REC APP PREL. PLAN SUBJ to Staff Rec.</u>
<u>CIC</u>	<u>1/16/80</u>	<u>Approved subject to P.C. rec.</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Common Location 737 HORIZON DRIVE

Staff Comments

Original Documents

_____ Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space;

_____ Imp. Guarantee Receipt # _____ Check # _____

_____ Covenants _____ Open Space Dedication

_____ Power of Attorney

_____ Dev. Schedule

Acres 3.102

Units 4 1/2 LOTS

Density _____

ACTION SHEET

File # 84-79

Zone H.O.

Tax Area Code _____

Activity HOMESTEAD SUBDIVISION
Final Plan

Phase _____

Date Neighbors Notified _____

Date Submitted 1/2/80

Date CIC/MCC Legal Ad _____

Date Mailed Out 1/11/80

PC Hearing Date 1/29/80

Review Agencies _____

10 day Review Period - Return By 1/21/80

Send

COUNTY ROAD DEPARTMENT

COUNTY HEALTH DEPARTMENT

COUNTY SURVEYOR

COMTRONICS

GRAND VALLEY RURAL POWER

MOUNTAIN BELL

PUBLIC SERVICE

SOIL CONSERVATION SERVICE

SCHOOL DISTRICT 51

STATE HIGHWAY

STATE GEOLOGICAL

STATE HEALTH - RADIOLOGICAL

TRANSAMERICA TITLE

Send

FIRE CITY

IRRIGATION GRAND VALLEY

DRAINAGE GRAND VALLEY PROJECT

WATER (UTE, OLLIFTON) LITE

SEWER _____

CITY ENGINEER/UTILITIES _____

MACK, LOMA, MESA, COLLBRAN

FRUITA, PALISADE

P.D. Ed Vandertook

Mapping

Bldg. Dept. - Geo Report

Board

Date

Comments

BJPC

1-29-80

Rec. App.

CiC

2/20/80

approved

Common Location 737 HORIZON DRIVE

Staff Comments

Original Documents

Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space; _____

Imp. Guarantee Receipt # _____ Check # _____

Covenants _____ Open Space Dedication _____

Power of Attorney _____

Dev. Schedule _____

REVIEW SHEET SUMMARY

FILE # 84-79

DATE SENT TO REVIEW AGENCIES 11/2/79

ITEM HOMESTEAD SUBDIVISION -
PRELIMINARY PLAN

DATE DUE 11/12/79

PC MEETING DATE _____

MCC/CC MEETING DATE _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
11-8-79	CITY ENGINEER-RISH	Since no proposed improvements are shown on the submittal, I assume the existing ditches will remain undisturbed. If any piping is planned, this submittal is incomplete. This is within the Horizon Channel floodplain. Power of attorney for full-street improvements on Horizon Drive should be granted prior to subdivision filing.
11-8-79	CITY UTILITIES-PATTERSON	No Comment
11/6/79	Mtn. Bell	No additional request or comments
11-14-79	CITY FIRE	Location of fire hydrant shown on utility plat will meet fire flow requirements at this time. More hydrants may be required depending on occupancy of new construction.
11-14-79	UTE WATER	It is the policy of the Ute Water District that a data sheet showing total peak fixture use, elevation of the building sites, and any future development, be submitted to the District office before water service will be approved. Both fire flow requirements and domestic water totals are needed to make the proper comments or approval. Depending upon the water totals needed, Ute has an 8" AC line in Horizon Drive that could serve this area. Tap fees and extention policies in effect will apply.
11-15-79	PUBLIC SERVICE	Gas: no objections. ELECTRIC: Requests 10' utility easement on east side of lot 3 adjacent to Mobile Service Station and a portion of Horizon/70 Subdivision. Removal of overhead line and conversion of existing customers to underground service to be done in accordance with PSCO's Rules and Regulations on file with Colorado PUC Overhead facilities to remain until that time. The underground extension may come in from the north instead of as described in comments on the Utility and Drainage plan - depends on timing of development.
11-14-79	COMP. PLANNER	Need floodplain identified! No filling to occur without a floodplain permit.

DESIGN & DEVELOPMENT PLANNER

As this is strictly a subdivision of the property, site plan review will be required at such future time it is developed. This will include addressing landscaping, screening, access, drainage, building envelopes, etc.

84-79 HOMESTEAD SUBDIVISION

STAFF RECOMMENDATIONS

Recommend approval subject to the following stipulations:

- 1) Request 10' utility easement as per Public Service comment. This includes removal of overhead line and conversion of existing customers to underground service in accordance with PSCO's rules and regulations.
- 2) POA for full street improvements on Horizon Drive granted prior to subdivision filing (as per City Engineer comment).

GJPC 12-18-79

RIDER/SCHOENBECK/PASSED 4-0 TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAN SUBJECT TO STAFF RECOMMENDATIONS.

REVIEW SHEET SUMMARY

FILE # # 84-79

DATE SENT TO REVIEW AGENCIES _____

ITEM HOMESTEAD SUBDIVISION

DATE DUE _____

FINAL PLAN

PETITIONER: Forster and Partee

PC MEETING DATE _____

MCC/OC MEETING DATE _____

LOCATION: 737 Horizon Drive

DATE REC.

AGENCY

COMMENTS

1-18-80	MAPPING	No comment
1-18-80	BUILDING DEPT.	Engineered foundations required
1-18-80	CITY ENGINEER	Power of attorney for street improvements to Horizon Drive should be filed at time of plat filing. Detailed construction plans for piping of Horizon Channel should be submitted to City Engineer for review and approval prior to construction of those improvements. What is proposed for that 25' access road? Is this to be a public street? If so it is too narrow for full standard street improvements. If the City will eventually maintain this, I want to see what is proposed for street improvements.
1-18-80	G. J. FIRE	Disapproved for following reasons. We need to know the size water main you are installing, and there is an inadequacy of fire hydrants. You need an 8" water main. Also a minimum of 300' between hydrants on a looped system
1-18-80	CITY UTILITIES	No objection
1-21-80	TRANSPORTATION	No comments.
1-21-80	PUBLIC SERVICE	Gas: no objections. Electric: Removal of overhead line and conversion of existing customers to underground service to be done in accordance with PSCo's rules and regulations on file with Colorado PUC. Overhead facilities to remain until that time.
1-21-80	DESIGN & DEVELOP. PLANNER	Final Plat needs minor revisions regarding restatement of "access road and utility easement". The 25' easement from Horizon Drive to Lot 3 should be labelled "common access easement", with the text edited to describe this common access easement as ingress and egress for lots 2, 3, and 4, and public service vehicles. This is in agreement with the conditions of the approval of the preliminary -- that only one common curb cut be permitted for three lots in addition to the existing curb cut for Old Homestead Realty.

STAFF RECOMMENDATIONS: Recommend approval of the final plat with the following considerations to be addresses before the item is heard before City Council:

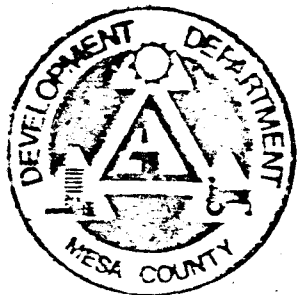
1. POA for street improvements for Horizon Drive.
2. Detailed construction plans for piping of Horizon Channel should be submitted to the City Engineer for review and approval prior to construction of improvements.
3. Contact G.J. Fire re: installment of any water lines in the future.
4. Revise final plat according to comments of the Design & Development Planner, and conditions of the preliminary approval.
5. MEET PSC REQUIREMENTS RE: REMOVAL OF OVERHEAD LINES

GJPC/1-29-80/FLAGLER/PICKENS PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE HOMESTEAD SUBDIVISION FINAL PLAN AS PRESENTED, SUBJECT TO ANY STIPULATIONS OF THE STAFF.

2-25-80

UTE WATER

Ute water can serve these four lots from an 8" line in Horizon Drive. All meters for these lots will be set on Horizon Drive. Lot #1 and Lot #2 require a 3/4" tap and meter. Lot #3 requires a 1½" tap and meter and Lot #4 requires a 3" tap. Tap fees and extension policies in effect will apply.



CITY - COUNTY
DEVELOPMENT DEPT.

P.O. BOX 897 - GRAND JUNCTION COLORADO 81501
DIAL 303 243-9200 ext. 343

Grand Junction Planning - Mesa County Planning - Building Department

STATEMENT OF POLICY CONCERNING CURB CUTS
AND ACCESS ONTO HORIZON DRIVE

In order to provide for an orderly development of properties adjoining Horizon Drive and provide for the smooth and efficient circulation of traffic, while minimizing congestion and hazardous safety conditions, the Grand Junction Planning Commission, with the approval of the Grand Junction City Council, has established the following policies concerning curb cuts and access on Horizon Drive.

- a) Undeveloped parcels having less than 400' frontage on Horizon Drive and no alternate frontage may have one curb cut directly to Horizon Drive.
- b) Undeveloped parcels under 400' frontage with alternate access must use that access and may have no curb cuts on Horizon Drive, subject to Item f.
- c) Undeveloped parcels with from 400-1300' frontage on Horizon Drive must have a frontage road and may have a maximum of two cuts on Horizon Drive, or one curb cut for the entire parcel without a frontage road, or, if alternate access is available that access may be used in lieu of a frontage road, subject to Item f.
- d) Undeveloped parcels with over 1300' frontage may have one additional curb cut for each additional 1300' or major portion thereof.
- e) All curb cuts, whether from an individual parcel or frontage road, should align with any existing curb cuts on the opposite side of the road.
- f) In cases where parcels have frontages on roads other than Horizon Drive those frontages will be considered the preferred access points, unless it is shown that such access points would have undesirable impact on the neighborhood or community.
- g) The above conditions will apply to all undeveloped, redeveloped or substantially modified properties.

Approved by AC:
6/15/77



City of Grand Junction, Colorado 81501
June 23, 1980

FIRE HYDRANT PLACEMENT AGREEMENT

TO: County Commissioners
Mesa County, Colorado

TO: City Council
City of Grand Junction, Colorado

I (we) agree to place 1 fire hydrant(s) on minimum 8 inch sized line on lot or parcel of land located at 737 Horizon Drive

Old Homestead Realty, sub div.

Hydrant(s) and supply lines to be located as shown below:

S.E. corner entrance to property

This Fire Hydrant is for addition to existing building. additional Fire Hydrant may be required. further development

The undersigned attest that they are the agent for, or are the owner of record of above described property and that they agree not to occupy this building until such time as required hydrants are installed and such installation is accepted by the Grand Junction Fire Department.

Agreed:

Jamie Forster

Owner

Accepted:

Wesley Banta

Grand Junction Fire Department

6/21/80

City
County
Development
Department

CITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501
555 WHITE AVE—ROOM 60—DIAL (303) 243-9200 EXT 343

February 1, 1980

Louise Forster
737 Horizon Drive
Grand Junction, Co 81501

Dear Sir:

On January 29, 1980 the Grand Junction Planning Commission voted to recommend approval of your petition for Homestead Subdivision-Final Plan subject to:

- a. staff recommendations must be addressed before City Council hearing

Your petition has been scheduled for City Council on February 20, 1980 at 7:30 p.m.

Please be present or have a representative in attendance.

Sincerely,



Sue Drissel
Planning Tech I

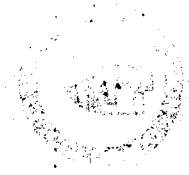
cc file #84-79

A.L. Partee

Western Engineers

#84-79

Bob/Alex



City of Grand Junction, Colorado 81501
2600 Grand Avenue, Grand Junction, CO 81501

April 22, 1981

Mr. Kent Harbert
Western Engineers, Inc.
588 24 1/2 Road
P. O. Box 571
Grand Junction, CO 81502

Dear Kent:

Re: 54 Inch Storm Drain Through Homestead Subdivision

As requested, I have reviewed the detailed construction plans for the above as submitted on March 16, 1981. I take no exception to the plans and they should be considered approved by this office for construction. I apologize for taking so long to respond to your submittal.

Since this drain carries significant flows through the property, it will become a public drain under City jurisdiction. You therefore should advise your client to make sure the contractor is familiar with and follows the City Specifications referenced on the plans.

City acceptance of the completed facilities will require:

1. Submittal of construction quality test results required by City Specifications.
2. Submittal of as-constructed drawings for the public records.
3. Final inspection by the City.

When construction is completed, please contact us concerning the above. Thanks for your continued cooperation.

Very truly yours,

Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Karl Metzner ✓
Jim Patterson
File



#8479

City of Grand Junction, Colorado 81501

250 North Fifth St. 303 243-2633

June 10, 1981

Mr. Kent Harbert
Western Engineers, Inc.
588 24 1/2 Road
P. O. Box 571
Grand Junction, CO 81502

Dear Kent:

Re: 54 Inch Storm Drain Through Homestead Subdivision

As requested, I have reviewed the revised detailed construction plans for the above as submitted on May 18, 1981. I take no exception to the plans and they should be considered approved by this office for construction.

Since this drain carries significant flows through the property, it will become a public drain under City jurisdiction. You therefore should advise your client to make sure the contractor is familiar with and follows the City specifications referenced on the plans.

City acceptance of the completed facilities will require:

1. Submittal of construction quality test results required by City Specifications.
2. Submittal of as-constructed drawings for the public records.
3. Final inspection by the City.

I am not clear about the location of easements on the property but assume you will furnish any easements or portions thereof which might be required as a result of this realignment. I also understand from recent conversations with you that another drain pipe was encountered at the site and that it will be tied into the drain. The as-built drawings should reflect any changes made due to these field conditions.

When construction is completed, please contact us concerning the above. Thanks for your continued cooperation.

Very truly yours,

Ronald P. Rish
Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Karl Metzner ✓
Jim Patterson
File

GEOLOGY REPORT
HOMESTEAD SUBDIVISION

Grand Junction, Colorado

October 1979

Client:

Louise Forster
737 Horizon Drive
Grand Junction, Colorado

Prepared by:

Western Engineers, Inc.
Grand Junction, Colorado

INTRODUCTION

The proposed Homestead Subdivision is a parcel of land of about 3.1 acres lying in the NW 1/4 SE 1/4 Section 36 Township 1 north, Range 1 west of the Ute Meridian. The property is bounded on the southeast by Horizon Drive and on the northwest by the Bookcliff Country Club golf course.

A geology map on a plat of the land is included at the end of this report. The locations of 2 auger holes, which provide subsurface data are shown.

SUMMARY

The proposed subdivision is underlain by 20 to 35 feet of fill and soil. The fill material is a heterogenous mixture of cobbles, gravel, and fragments of concrete, brick, and asphalt in a matrix of silty clay. The natural soil found beneath the fill at depths of 4 to 5 feet is a silty clay derived primarily from the Mancos shale which comprises the bedrock. The fill and soil overburden is characterized by a low shear strength when wet and a rather high dry strength. The overburden is also subject to frost heave because of its silty character.

The surface at the site drains predominantly toward the southwest corner where two drainage canals coalesce (see the included map). These drains are about 10 feet deep at the southwest corner of the site and extend roughly along the south and west sides of the site. The drainage canal along the western boundary is the remains of an old channel roughly followed by Horizon Drive. The drainage canal in the southern part of the property is a man-made excavation to provide drainage from across Horizon Drive.

No critical geologic hazards exist at the site that would preclude the proposed development.

DISCUSSION

The geologic setting of the proposed subdivision is on the northeast flank of the Uncompahgre Plateau. Here the underlying formations of late Mesozoic sedimentary rocks dip about 3° to the northeast. The bedrock is Mancos shale, a marine deposit of late Cretaceous age. The Mancos shale has been eroded from its original thickness of about 3800 feet to only about 640 feet beneath the site. Overlying this are soils which are derived primarily from the Mancos but contain materials washed down from the Mesa Verde formation, which outcrops in the Bookcliffs upslope from the site. These soils contain soluble sulfate salts due to their marine origin. As a result, a sulfate-resistant cement should be used where concrete founding structures are to be in contact with the soil.

The soil at the site is overlain by 4 - 6 feet of fill material (except beneath drainage canals) composed of gravel, cobbles, and fragments of concrete, bricks and asphalt in a matrix of silty clay. This material can be classified on the Unified Soil Classification chart as GM-ML or GC-CL. The natural soil beneath the fill is called Billings silty clay loam by the SCS and can be classified of the Unified Chart as ML-CL. Both of these materials exhibit poor internal drainage and a high water-holding capacity. The character of the overburden is such that an engineering assessment of its bearing capability will be necessary to insure the proper design of founding structures.

The water table lies from 8 to 9 feet below the surface or roughly level with the bottoms of the drainage canals, and is no doubt controlled by the water level in these drains. A small amount of seasonal variation in the depth of the water table can be expected due to seasonal watering on the adjacent golf course. Excavation in the soil will be hazardous below the water table due to its low shear strength when wet.

The site lies near the original Horizon Drive channel and the drainage canal on the west represents the altered remains of that channel. The U. S. Army Corps of Engineers 1976 report: Flood Hazard Information for Grand Junction, Colorado shows that a potential for flash flooding exists along Horizon Drive as far north as G - Road or the south boundary of Section 36. Therefore, some potential does exist for flash flooding in the channel along the west boundary. Development within the channel and drainage basin above the site has effectively minimized that potential by isolating parts of the drained area. Also, the channel, as it now exists along the western boundary, could effectively handle a discharge of approximately 1700 cfs, far above the 100-year peak flow estimated to be about 600 cfs by the U. S. Army Corps of Engineers.

Domestic water for this subdivision will be provided by a municipal source. The subdivision will also utilize existing sewage disposal facilities.

Commercial mineral resources of metallic or non-metallic nature are not found in the area. There is a possibility that production of oil and gas from underlying sandstone formations might be developed. There is production from these formations nearby.

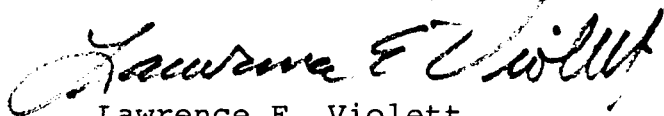
CONCLUSIONS

The proposed Homestead Subdivision is in an area that does not present any critical geologic hazards. The overburden consists of 4 to 6 feet of fill over a silty clay loam about 30 feet deep. The water table is high, and only slight seasonal variation can be expected.

The area has no record of destructive seismic activity. A minimal flash flood danger exists, but if adequate drainage is provided, the destructive potential is very slight. Drainage should be in the form of a drainage canal as now exists or buried concrete pipe capable of handling at least 1500 cfs. Erosion should not present any problems at the site.

Submitted by:

WESTERN ENGINEERS, INC.



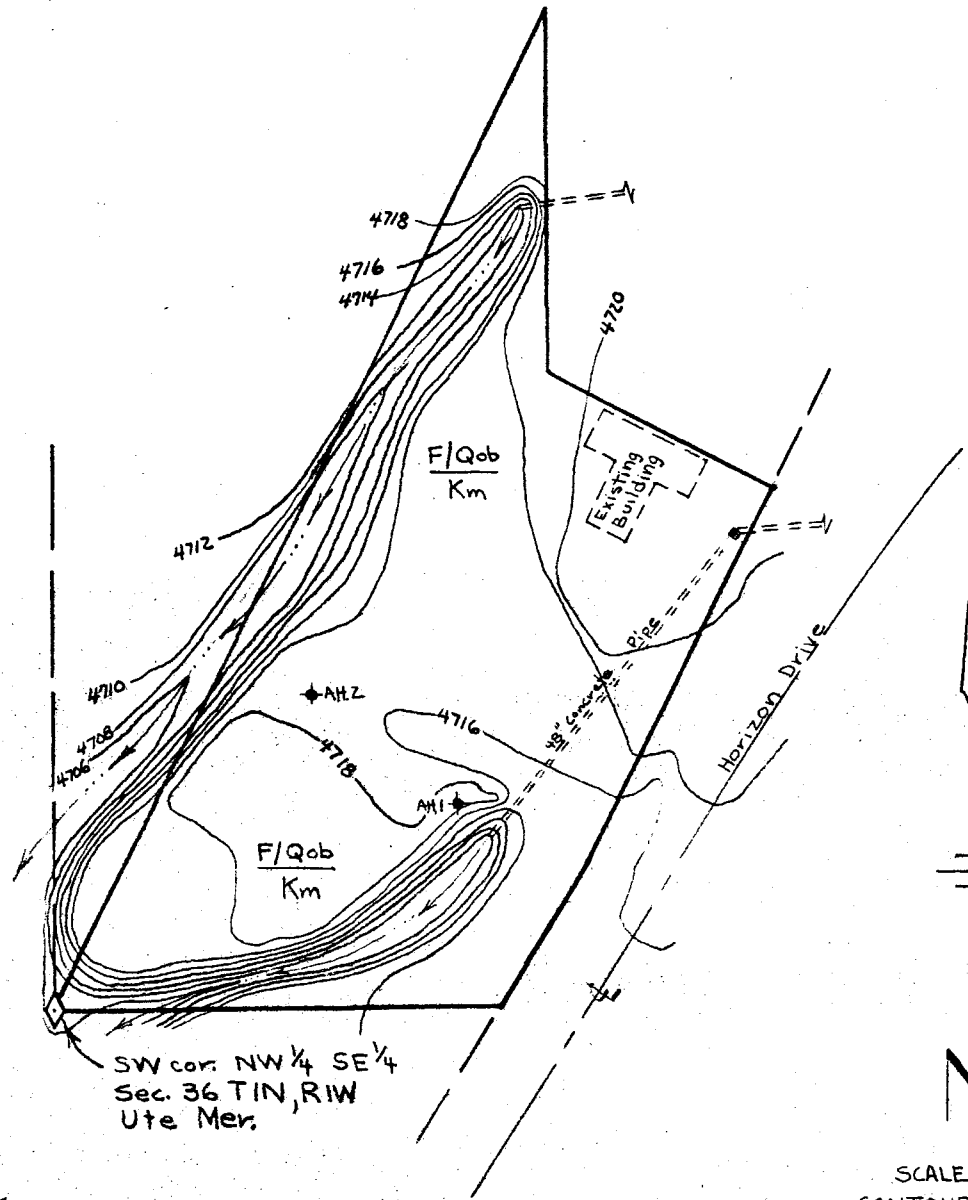
Lawrence E. Violett

Geologist

EXPLANATION

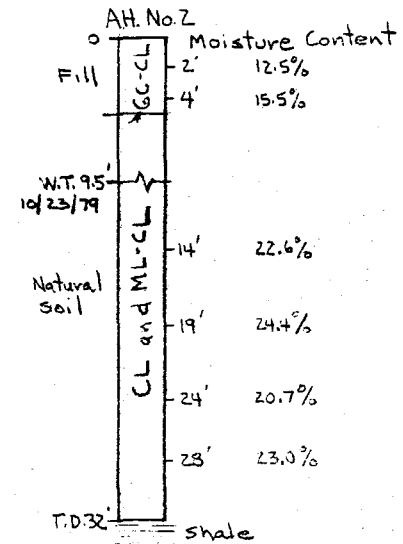
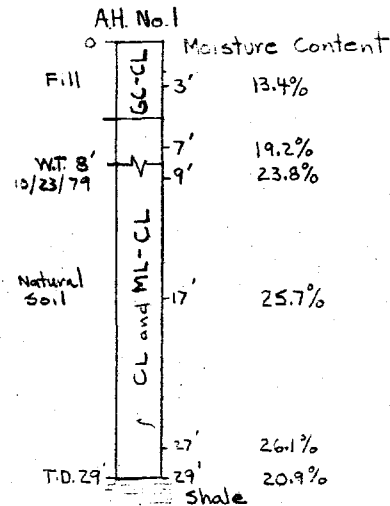
F Fill material, cobbles, gravel, with fragments of concrete, bricks, and asphalt in a silty-clay matrix.
 Qob Silty clay soil found beneath the Fill material.
 Km Mancos shale.
 F/Qob Km Fill and natural soil overlying Mancos shale.

♦ A.H. Auger hole
 W.L. Water level in auger holes,
 T.D. Total depth of auger hole.
 CL Unified soil classification.
 —4716— Topographic contour; datum mean sea level.

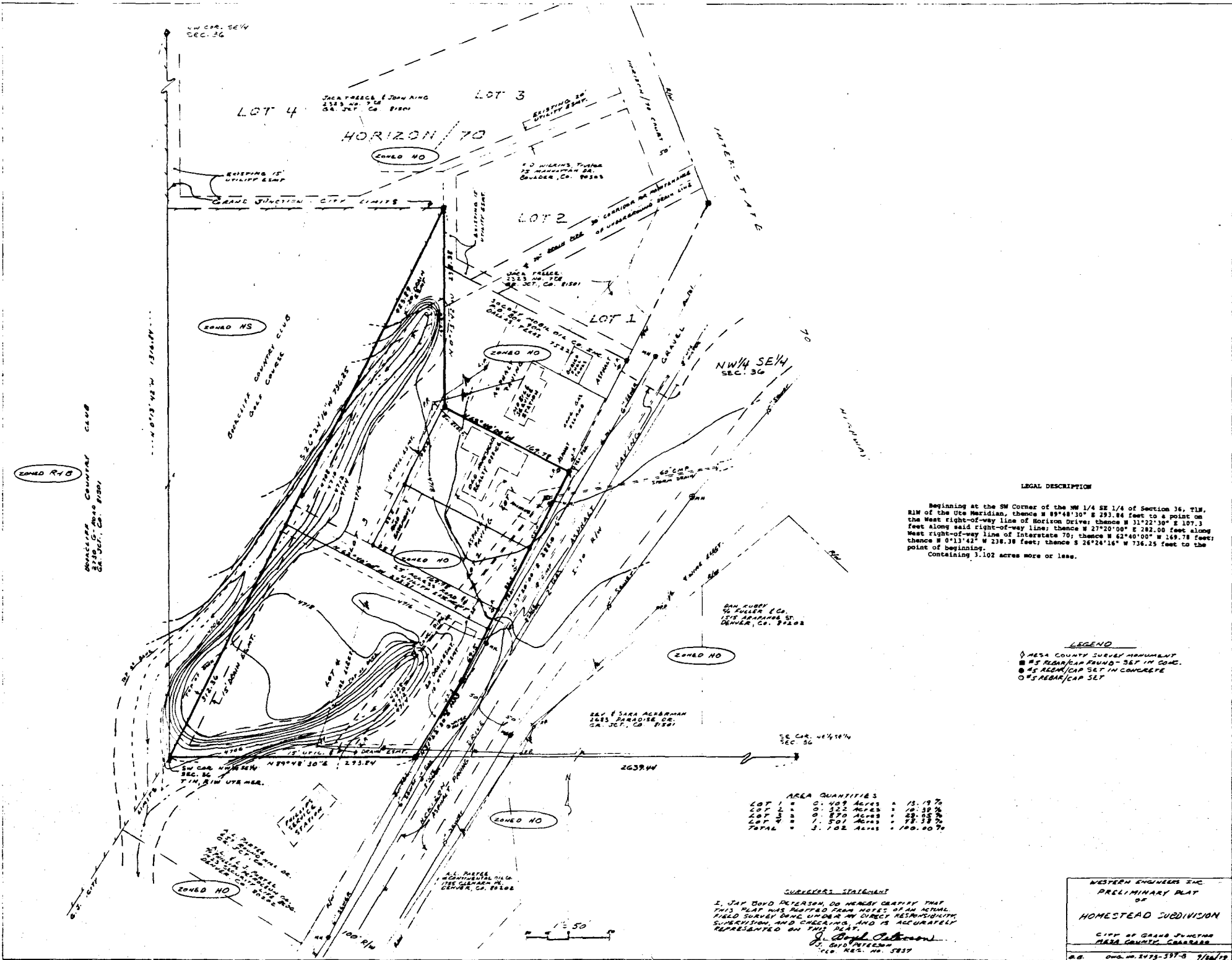


SCALE: 1"=100'
 CONTOUR INTERVAL: 2'

LOGS



WESTERN ENGINEERS, INC.
 GEOLOGIC MAP
 OF THE
 HOMESTEAD
 SUBDIVISION
 Grand Junction, Colorado
 GEOLOGY: L.E.V. DATE: 10/23/79
 DRAWN BY: L.E.V. DATE: 10/23/79



LEGAL DESCRIPTION

Beginning at the SW Corner of the NW 1/4 SE 1/4 of Section 36, 11th E. 1/4 of the Ute Meridian, thence N 89°48'30" E 293.84 feet to a point on the West right-of-way line of Horizon Drive; thence N 11°22'30" E 107.3 feet along said right-of-way line; thence N 77°20'00" E 322.00 feet along West right-of-way line of Interstate 70; thence N 62°40'00" W 149.78 feet; thence N 0°13'42" W 238.38 feet; thence S 26°24'16" W 736.25 feet to the point of beginning. Containing 3.102 acres more or less.

LEGEND

- ◊ MESA COUNTY SURVEY MONUMENT
- 1/2" REBAR/CAP FOUND - SET IN CONC.
- 1/2" REBAR/CAP SET IN CONCRETE
- 1/2" REBAR/CAP SET

AREA QUANTITIES

LOT 1	0.403 Acres	13.19%
LOT 2	0.322 Acres	10.39%
LOT 3	0.870 Acres	28.05%
LOT 4	7.507 Acres	23.37%
TOTAL	3.102 Acres	100.00%

SUBSCRIBER'S STATEMENT

I, JAY BOND PETERSON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM NOTES OF AN ACTUAL FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION AND CHECKING, AND IS ACCURATELY REPRESENTED ON THIS PLAT.

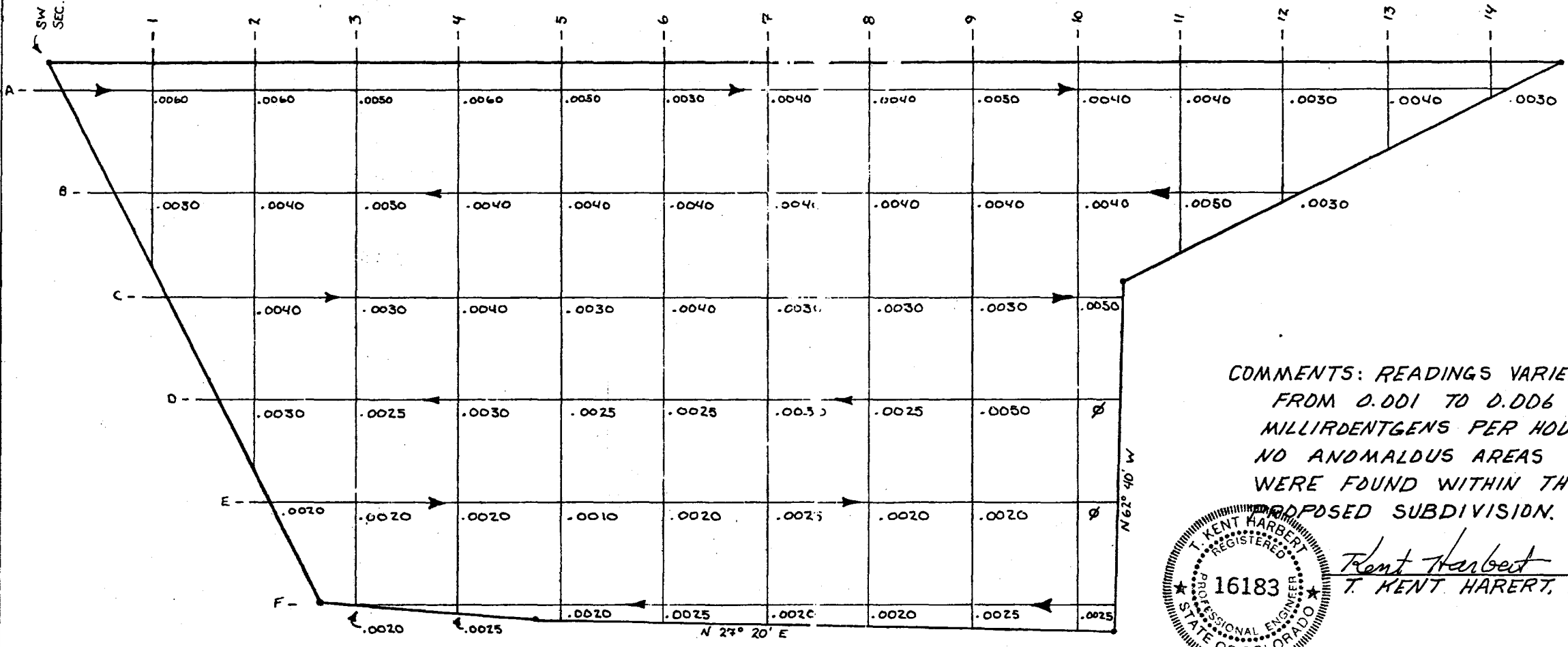
J. Bond Peterson
 CIVIL ENGINEER
 C.E. NO. 5837

WESTERN ENGINEERS INC.
 PRELIMINARY PLAT
 OF
HOMESTEAD SUBDIVISION
 CITY OF GRAND JUNCTION
 MESA COUNTY, COLORADO

DATE: APR. 11, 1973 5:57 P. 3/26/73

OFFICE COPY
#84-79

SW COR. NW 1/4 SE 1/4
SEC. 36 T. 1N, R. 1W, U.M.

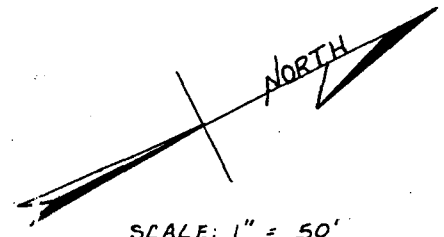


COMMENTS: READINGS VARIED FROM 0.001 TO 0.006 MILLIROENTGENS PER HOUR. NO ANOMALOUS AREAS WERE FOUND WITHIN THE PROPOSED SUBDIVISION.



T. Kent Harbert
T. KENT HARBERT, P.E.

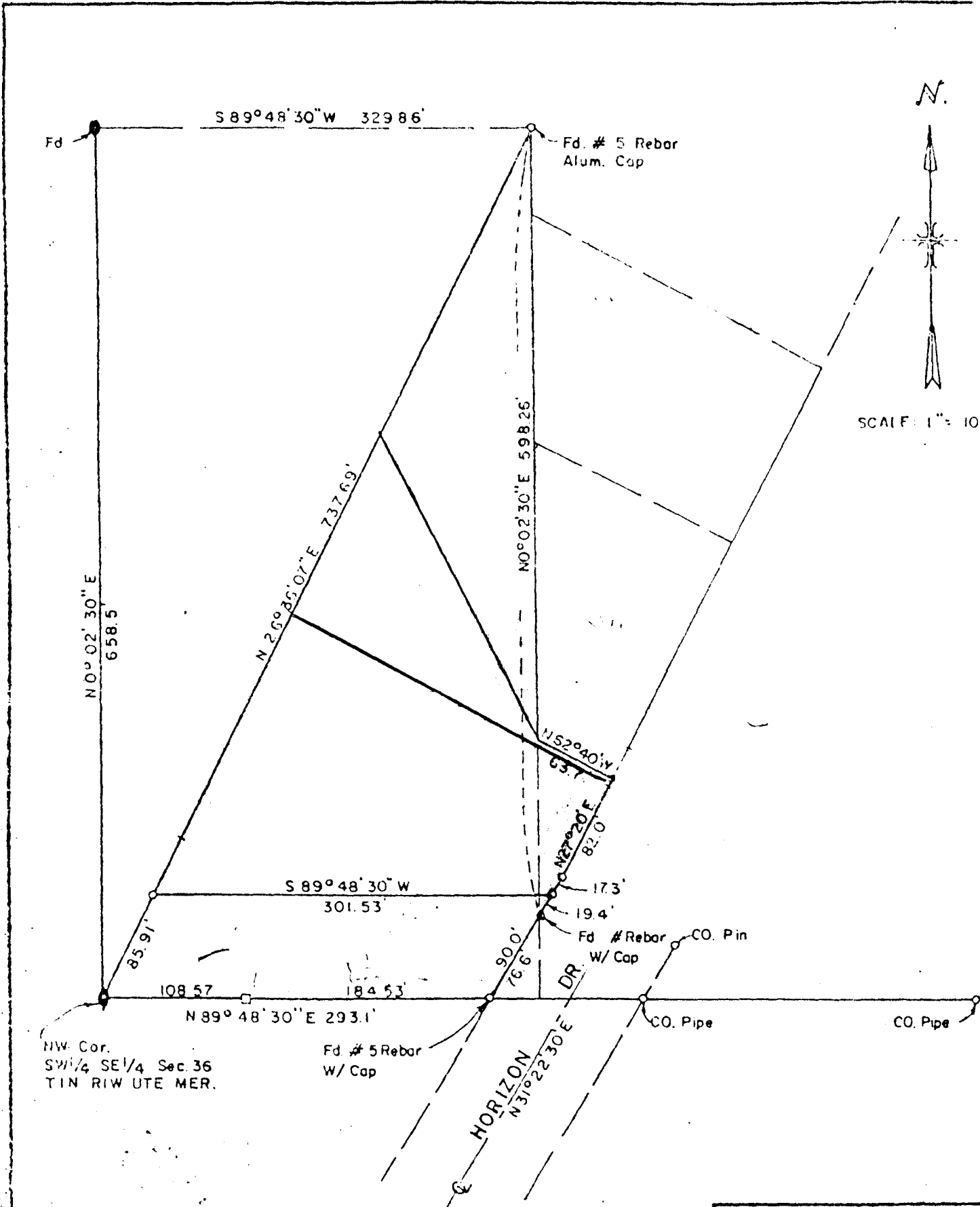
INSTRUMENT: MOUNT SOPRIS SC-129, No 258
 CALIBRATION: MOUNT SOPRIS INSTRUMENT CO.
 DELTA, COLORADO
 ARROWS INDICATE DIRECTION OF TRAVERSE.
 READINGS IN MILLIROENTGENS PER HOUR.
 APPROX. LOC. OF SPOT READINGS AT GRID LINE CROSSING



SCALE: 1" = 50'

RADIATION SURVEY
 HOMESTEAD SUBDIVISION
 WESTERN ENGINEERS, INC.

12-31-77



SCALE: 1" = 10'

NW. Cor.
SW 1/4 SE 1/4 Sec. 36
T1N R1W UTE MER.

I, Clarence J. Bielak do hereby certify that
this plat was plotted from notes of a field survey made
under my supervision on November, 11, 1975

Clarence J. Bielak
Registered Land Surveyor

WESTERN ENGINEERS, INC.	
SURVEY IN	
SW 1/4 SE 1/4 SEC. 36	
T1N R1W UTE MERIDIAN	
MESA COUNTY, COLORADO	
Surveyed C.J.B.	Drawn G.L.A.
Grand Junction, Colo. 11/12/75	