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File 1992-0029

Name: Habitat Subdivision - Replat Lots 1 & 3 - Kelley7 Sub. Cheyenne and Mtn View

<b>P</b>	<b>S</b>	<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, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>		
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X	X	<b>*Application form</b>		
X		Review Sheets		
X		Receipts for fees paid for anything		
		*Submittal checklist		
X	X	<b>*General project report</b>		
		Reduced copy of final plans or drawings		
X	X	Reduction of assessor's map.		
		Evidence of title, deeds, easements		
X	X	<b>*Mailing list to adjacent property owners</b>		
		Public notice cards		
		Record of certified mail		
		Legal description		
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		<b>*Final reports for drainage and soils (geotechnical reports)</b>		
		Other bound or non-bound reports		
		Traffic studies		
X	X	<b>*Review Comments</b>		
		*Petitioner's response to comments		
		*Staff Reports		
		*Planning Commission staff report and exhibits		
		*City Council staff report and exhibits		
		*Summary sheet of final conditions		
<b><u>DOCUMENT DESCRIPTION:</u></b>				
X	X	Action Sheet - Approved - 7/16/92	X X	Habitat Subdivision Plat-Replat of Lots 1 & 3 of Kelley Subdivision - GIS Historical Maps - **
X		Mtn. View Street and Cheyenne Drive Road Improvements - 5/92	X X	City Council Minutes - 7/15/92 - **
X		E-mail	X	Inspection Form - 10/26/92
X	X	Correspondence	X X	City Council Agenda Item Summary - 7/15/92 - **
X		Warranty Deed - not conveyed to City - signed 11/2/91	X X	Geology Report
X	X	Development Improvements Agrmt - ** - Original sent to City Clerk for scanning and retention - signed 7/16/92	X X	Utilities Composite
		Daily Sentinel Article - "High Density" - 7/23/93	X X	Sanitary Sewer Map
X		Treasurer's Certificate of Taxes Due - 2/5/92	X X	Irrigation Plan
X		Gamma Radiation Survey Form	X X	Proposed Irrigation Box
X	X	Subdivision Summary Form		
X	X	Improvements Guarantee		
X		Utility Coordinating Committee approval - 6/10/92		
X		Legal Ad - 6/30/92		



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

**A** Receipt \_\_\_\_\_  
 Date \_\_\_\_\_  
 Rec'd By \_\_\_\_\_  
 File No. #2000

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

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input checked="" type="checkbox"/> Resub		SW CORNER of Cheyenne Drive & Mountain View	RSF-8	Single Family
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
HABITAT FOR HUMANITY OF MESA COUNTY, INC.	HABITAT FOR HUMANITY OF MESA COUNTY, INC.	DAVID W. JENSEN
Name	Name	Name
P.O. BOX 4947	P.O. BOX 4947	827 GUNNISON AVE.
Address	Address	Address
GRAND JUNCTION, CO 81502	GRAND JUNCTION, CO 81502	GRAND JUNCTION, CO 81501
City/State/Zip	City/State/Zip	City/State/Zip
242-5211 <del>EXT. 275</del>	242-5211	243-4900
Business Phone No.	Business Phone No.	Business Phone No.
		242-1145(H)

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

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

David W. Jensen 1/27/92  
 Signature of Person Completing Application Date

Signature of Property Owner(s) - Attach Additional Sheets if Necessary

TAX ID # 2945-244-00-186  
H. MARTIN MASON  
2765 CHEYENNE DRIVE  
GRAND JUNCTION, CO 81503

TAX ID # 2945-244-08-002  
MAMIE E. WALSH AND  
CHARLES D. & MARCELLA A. ROBERTS  
2756 CHEYENNE DRIVE  
GRAND JUNCTION, CO 81503

DAVID W. JENSEN  
827 GUNNISON AVENUE  
GRAND JUNCTION, CO 81501

TAX ID #2945-244-00-187  
W. A. WEAVER & PARKER JAMES II  
195 LITTLE PARK ROAD  
GRAND JUNCTION, CO 81503

TAX ID # 2945-244-08-003  
KENNETH H. RICHEL & SON L. SU  
328 MOUNTAIN VIEW COURT  
GRAND JUNCTION, CO 81503

HABITAT OF MESA COUNTY  
P. O. BOX 4947  
GRAND JUNCTION, CO 81502

TAX ID #2945-244-00-206  
TAX ID #2945-244-08-005  
PEARL A. MOORE  
2752 1/2 CHEYENNE DRIVE  
GRAND JUNCTION, CO 81503

TAX ID # 2945-244-08-004  
RUTH B. HEUSCHER  
25 ARAPAHOE COURT  
SAN RAMON, CA 94583

TAX ID #2945-244-00-218  
TAX ID #2945-244-09-001  
TAX ID #2945-244-09-012  
GLEN M. & T. IRENE PRYOR  
319 MOUNTAIN VIEW  
GRAND JUNCTION, CO 81503

TAX ID # 2945-244-09-004  
E. E. & D. TERRIEN  
323 MOUNTAIN VIEW  
GRAND JUNCTION, CO 81503

TAX ID # 2945-244-00-243  
ROBERT MCDONOUGH & BARBARA J. WILLIS  
2750 CHEYENNE DRIVE  
GRAND JUNCTION, CO 81503

TAX ID # 2945-244-00-173  
STUART S. AND MARGARET L.,  
AND WILLIAM J., AND  
BILLIE F. RICHARDS  
15162 FAIR ACRES DRIVE  
LA MIRADA, CA 90638

TAX ID #2945-244-08-001  
HOWARD G. & CONSTANCE E. SCHMITTEL  
2758 CHEYENNE DRIVE  
GRAND JUNCTION, CO 81503

#29 92

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COMPUTER FILES INDEXING  
INFORMATION SHEET

1. File Number # 29-92
2. Type of Application Subdivision / Resub
3. Name of Project Habitat Subdivision
4. Address of Project SW Corner of Cheyenne & Mtn. View
5. Name of Applicant Habitat for Humanity
6. Co-Applicant \_\_\_\_\_
7. Census Tract 13 Traffic Zone 80
8. Land Use Type Residential
9. Action Date \_\_\_\_\_ By \_\_\_\_\_
10. Action Taken \_\_\_\_\_
11. Suspense Date(s) \_\_\_\_\_

C

SUBDIVISION SUMMARY FORM

City of Grand Junction

TYPE OF SUBMISSION

Preliminary Plan \_\_\_\_\_

Final Plat/Plan X

Subdivision Name: HABITAT SUBDIVISION Filing 1

Location of Subdivision: TOWNSHIP 1 S. RANGE 1 W. SECTION 24 1/4  
NW 1/4 SW 1/4 SE 1/4

Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area
(X) SINGLE FAMILY	<u>4</u>	<u>0.5022</u>	<u>100</u>
( ) APARTMENTS	_____	_____	_____
( ) CONDOMINIUMS	_____	_____	_____
( ) MOBILE HOME	_____	_____	_____
( ) COMMERCIAL	<u>N.A.</u>	_____	_____
( ) INDUSTRIAL	<u>N.A.</u>	_____	_____

Street	_____	_____
Walkways	_____	_____
Dedicated School Sites	_____	_____
Reserved School Sites	_____	_____
Dedicated Park Sites	_____	_____
Reserved Park Sites	_____	_____
Private Open Areas	_____	_____
Easements	<u>0.0844</u>	<u>*SEE FLAT</u> <u>16.8*</u>
Other (specify)	_____	_____

Estimated Water Requirements 1470 gallons/day.

Proposed Water Source EXISTING 4" C.I. WATERLINE IN MOUNTAIN VIEW ST.

Estimated Sewage Disposal Requirement 1120 gallons/day.

Proposed Means of Sewage Disposal TIE INTO EXISTING 8" GRAVITY SEWER LINE IN MOUNTAIN VIEW ST.

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Lincoln DeVore, Inc.  
Geotechnical Consultants  
1441 Motor St.  
Grand Junction, CO 81505

TEL: (303) 242-8968  
FAX: (303) 242-1561

February 3, 1992

Mr. Dave Jensen  
Habitat for Humanity of Mesa County  
P.O. Box 4947  
Grand Junction, CO 81502

Re: Subsurface Soils Exploration  
Lots 1 and 3, Block 1  
Kelly Subdivision  
Orchard Mesa Area, Grand Junction, Colorado

Dear Mr. Jensen:

As requested, Lincoln-DeVore personnel have recently completed a geotechnical exploratory program at the above referenced site. One shallow test boring was placed within the building pad to determine as closely as possible the soil types which exist beneath the proposed structure. Our conclusions and recommendations for this site are presented below.

Soil Classification: The soils on this site were found to consist of thin, silty clay gravel overlying a coarse-grained cobble deposit of the ancient Colorado River Terrace, as shown on the attached drilling logs. The allowable bearing capacities of the soils on this site are 2700 psf maximum and 250 psf minimum for the coarse-grained gravels and cobbles found between 1 1/2 feet to 8 feet below the ground surface.

This coarse-grained gravel and cobble soil will have very little tendency to expand upon the addition of moisture. Settlement will be minimal under the recommended foundation loads. This soil will undergo elastic settlement upon application of static foundation pressures. Such settlement is characteristically rapid and should be virtually complete by the end of construction. If the recommended allowable bearing values are not exceeded, and if other recommendations are followed, differential movement will be within tolerable limits.

The lines defining the change between soil types or rock materials on the attached boring logs and soil profiles are determined by interpolation and therefore are approximations. The transition between soil types may be abrupt or may be gradual.

Man-made Fill: The soils encountered in our test boring appear to be native to the site. All building foundations must penetrate any man-made fills which are present at the site at this time, as well as any fills which result from the excavation process.

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Careful examination of the open excavation will be necessary to determine the presence or absence of man-made fills. The open excavation must be examined prior to the placement of concrete to establish that materials of proper design bearing capacity have been exposed and that no soft spots or debris are present in the foundation area. A 24 hour notice is required for all field examinations to enable Lincoln-DeVore to schedule personnel and provide service when needed.

Soil Moisture Conditions: No free water was encountered during drilling on this site. In our opinion the true free water surface is fairly deep in this area, and hence, should not affect construction. Seepage moisture may affect construction if surface drainage is not properly controlled.

Foundation Type Recommended: A properly designed shallow foundation system based upon the above allowable soil bearing capacities would be appropriate for this site. Lincoln-DeVore has not been provided with a set of construction drawings for this structure, therefore, we cannot provide precise foundation recommendations. If you wish Lincoln-DeVore to complete a formal foundation design for this structure, please provide us with a set of construction drawings.

We recommend the use of a conventional shallow foundation system consisting of continuous spread footings beneath all bearing walls and isolated spread footings beneath all columns and other points of concentrated load. Such a shallow foundation system, resting on the cobbles, may be designed on the basis of an allowable bearing capacity of 2700 psf maximum. A minimum dead load of 250 psf must be maintained. Contact stresses beneath all continuous walls should be balanced to within + or - 150 psf at all points. Isolated interior column footings should be designed for contact stresses of about 150 psf less than the average used to balance the continuous walls. The criterion for balancing will depend somewhat upon the nature of the structure. Single-story, slab on grade structures may be balanced on the basis of dead load only. Multi-story structures may be balanced on the basis of dead load plus 1/2 live load, for up to 3 stories.

It should be noted that the term "footings" as used above includes the wall on grade or "no footing" type of foundation system. On this particular site, the use of a more conventional footing, the use of a "no footing", or the use of voids will depend entirely upon the foundation loads exerted by the structure. We would anticipate the use of a narrow, conventional or the use of a no footing system on this site on this site.

If the design of the upper structure is such that loads can be balanced reasonably well or the loads are quite light, a floating structural slab or raft type of foundation could be used on this site. Such a slab would require medium reinforcing to resist differential bending. It is possible to design such a slab either as a solid or ribbed slab, but in either case, a rimwall must be used for confinement. Any such slab must be specifically designed for the anticipated loading. Such a foundation system will settle to some degree as the softer, underlying soils consolidate, but differential movement should be held to a minimum. Because of the slightly expansive nature of the clays in upper soils on this site, some minor cracking and heave are possible unless the slabs are specifically designed with the movement in mind. For design purposes, the modulus of subgrade reaction for these soils may be taken as 350 pci for the coarse-grained gravels and cobbles which have fairly sandy fines and 200 pci for the gravels and cobbles which contain large amounts of silty fines and minor amounts of clay fines.

Reinforcing: All foundation stem walls should be designed as "grade beams" capable of spanning at least ten feet. Where the foundation stem walls are relatively shallow in height, vertical reinforcing will not be necessary. However, in the walls retaining soil in excess of 4 feet in height, vertical reinforcing may be necessary to resist the lateral pressures (restrained case) of the soils along the wall exterior. To aid in designing such vertical reinforcing, an equivalent fluid pressure (E.F.P) on the order of 43 pcf would be appropriate.

A monolithic foundation system may be used for this garage. It should be noted, however, that monolithic foundation systems are prone to some cracking at the connection between the foundation wall and the concrete slab. Reinforcing for such a monolithic slab should be designed in accordance with the above modulus of subgrade reaction.

Floor Slabs: If a monolithic foundation system is not used on this site, floor slabs on grade should be positively separated from all structural portions of this building and allowed to float freely. Frequent scoring (control joints) of the slabs should be provided to allow for possible shrinkage cracking of the slab. These control joints should be placed to provide maximum slab areas of approximately 200 to 360 square feet. Any man-made fill placed below floor slabs on grade should be compacted to a minimum of 90% of its maximum Modified Proctor dry density, ASTM D-1557. These soils should be placed at a moisture content conducive to the required compaction (usually Proctor optimum moisture content  $\pm 2\%$ ).



Drainage and Grading: Surface grading should be completed in such a manner that all runoff moisture is removed from the vicinity of the structure as quickly as possible. It is recommended that a minimum surface gradient of 8% be maintained away from the structure for the first 10 feet. Roof downspouts and sill cocks should be carried across all backfill areas and allowed to discharge well away from the building. All lawn sprinkling heads should be placed at least 10 feet away from the foundation. Future owners of this structure should be advised to fill in any settled yard areas to eliminate ponding of water near the structure and to provide adequate slope for proper drainage away from the structure and off the site at all times.

Provided all recommendations found herein pertaining to site surface drainage, grading and soil compaction are closely followed, a perimeter foundation drain would not be required. For fully finished basements, however, the use of a perimeter foundation drain would significantly reduce potential moisture related problems which can arise from subsequent area development.

Backfill: To reduce settlement and aid in keeping water from reaching beneath this building, all backfill around this building should be mechanically compacted to 80% of its maximum Modified Proctor dry density ASTM D-1557. The only exception to this would be the components of the perimeter foundation drain, if any. All backfill should be composed of the native soils and should not be placed by soaking, jetting or puddling. All backfill placed in utility trenches around this structure or below foundation walls should be mechanically compacted to a minimum of 90% of its maximum Modified Proctor dry density ASTM D-1557. These soils should be placed at a moisture content conducive to the required compaction (usually Proctor optimum content  $\pm 2\%$ ).

Cement Type: Type II, Type I-II or Type II-V cement is recommended for all concrete which is in contact with the soils on this site. Calcium chloride should not be added to a Type II, Type I-II or Type II-V cement under any circumstances.

Remarks: The bottoms of all exterior foundations should be located a minimum of 24 inches below finished grade for frost protection.

Monolithic slab-on-grade foundation systems typically have an effective soil cover of less than 12 inches. Under normal use, the building and foundation system radiates sufficient heat that frost heave from the underlying soils is not normally a problem. However, additional protection can be provided by applying an insulation board to the exterior of the foundation and extending this insulation to approximately 18 inches below the final ground

Habitat for Humanity of Mesa County  
Kelly Subdivision  
February 3, 1992  
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surface grade. This board may be applied either prior to or after the concrete is cast and it is very important that all areas of soil backfill be properly compacted. Local building officials should be consulted for regulatory frost protection depth.

Senate Bill 13 Discussion: This particular residence is being constructed on foundation soils which do not possess a "significant potential for expansion". We recommend that the owner receive a copy of this summary report of our soil analysis and site recommendations.

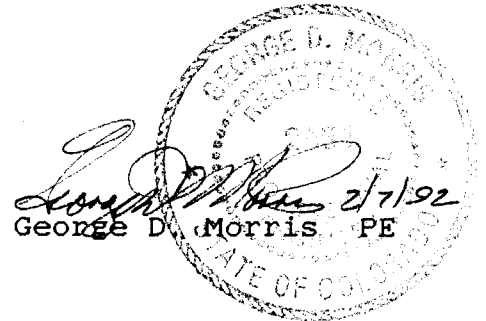
Respectfully submitted,

LINCOLN-DEVORE, INC.



By: Edward M. Morris EIT  
Western Slope Manager

Reviewed by: George D. Morris PE



LDTL Job #75186-J

### SOILS DESCRIPTIONS:

SYMBOL	USCS	DESCRIPTION
		Topsoil
		Man-made Fill
	GW	Well-graded Gravel
	GP	Poorly-graded Gravel
	GM	Silty Gravel
	GC	Clayey Gravel
	SW	Well-graded Sand
	SP	Poorly-graded Sand
	SM	Silty Sand
	SC	Clayey Sand
	ML	Low-plasticity Silt
	CL	Low-plasticity Clay
	OL	Low-plasticity Organic Silt and Clay
	MH	High-plasticity Silt
	CH	High-plasticity Clay
	OH	High-plasticity Organic Clay
	Pt	Peat
	GW/GM	Well-graded Gravel, Silty
	GW/GC	Well-graded Gravel, Clayey
	GP/GM	Poorly-graded Gravel, Silty
	GP/GC	Poorly-graded Gravel, Clayey
	GM/GC	Silty Gravel, Clayey
	GC/GM	Clayey Gravel, Silty
	SW/SM	Well-graded Sand, Silty
	SW/SC	Well-graded Sand, Clayey
	SP/SM	Poorly-graded Sand, Silty
	SP/SC	Poorly-graded Sand, Clayey
	SM/SC	Silty Sand, Clayey
	SC/SM	Clayey Sand, Silty
	CL/ML	Silty Clay

### ROCK DESCRIPTIONS:

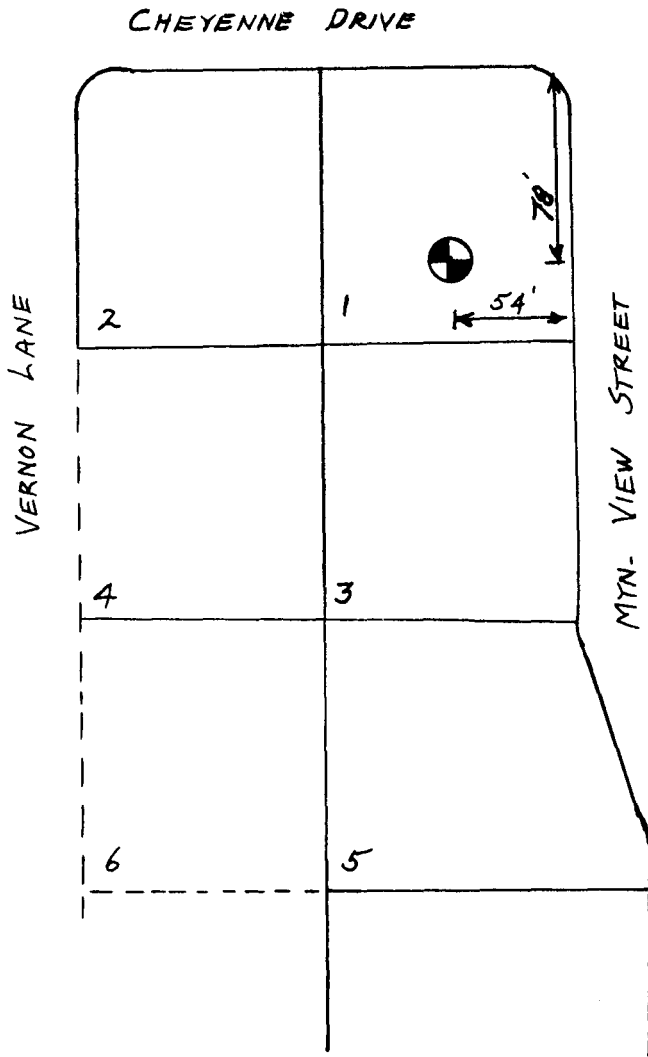
SYMBOL	DESCRIPTION
<u>SEDIMENTARY ROCKS</u>	
	CONGLOMERATE
	SANDSTONE
	SILTSTONE
	SHALE
	CLAYSTONE
	COAL
	LIMESTONE
	DOLOMITE
	MARLSTONE
	GYPSUM
<u>OTHER SEDIMENTARY ROCKS</u>	
<u>IGNEOUS ROCKS</u>	
<u>GRANITIC ROCKS</u>	
	DIORITIC ROCKS
	GABBRO
	RHYOLITE
	ANDESITE
	BASALT
	TUFF & ASH FLOWS
	BRECCIA & Other Volcanics
<u>OTHER IGNEOUS ROCKS</u>	
<u>METAMORPHIC ROCKS</u>	
	GNEISS
	SCHIST
	PHYLLITE
	SLATE
	METAQUARTZITE
	MARBLE
	HORNFELS
	SERPENTINE
<u>OTHER METAMORPHIC ROCKS</u>	

### SYMBOLS & NOTES:

SYMBOL	DESCRIPTION
	9/12 Standard penetration drive Numbers indicate 9 blows to drive the spoon 12" into ground.
	ST 2-1/2" Shelby thin wall sample
$W_0$	Natural Moisture Content
$W_x$	Weathered Material
	Free water table
$\gamma^0$	Natural dry density
T.B.	Disturbed Bulk Sample
②	Soil type related to samples in report
15' $W_x$ Form.	Top of formation
	Test Boring Location
	Test Pit Location
	Seismic or Resistivity Station. Lination indicates approx. length & orientation of spread (S = Seismic, R = Resistivity)
<p>Standard Penetration Drives are made by driving a standard 1.4" split spoon sampler into the ground by dropping a 140 lb. weight 30". ASTM test des. D-1586.</p> <p>Samples may be bulk, standard split spoon (both disturbed) or 2-1/2" I.D. thin wall ("undisturbed") Shelby tube samples. See log for type.</p> <p>The boring logs show subsurface conditions at the dates and locations shown, and it is not warranted that they are representative of subsurface conditions at other locations and times.</p>	

**LD** LINCOLN  
BOYD  
TESTING  
LABORATORY  
COLORADO: Colorado Springs, Pueblo,  
Glenwood Springs, Montrose, Gunnison,  
Grand Junction. - WYO. - Rock Springs

### EXPLANATION OF BOREHOLE LOGS AND LOCATION DIAGRAMS



APPROX. SCALE  
1" = 80'

EXPLORATION BORING LOCATION  
DIMENSIONS BY PACING.



Lincoln DeVore, Inc.  
Geotechnical Consultants

LOTS 1 & 3, KELLY SUBDIVISION, GRAND JUNCTION

HABITAT FOR HUMANITY OF MESA CO

DATE 2-3-92

JOB NO. 75186-J

DRAWN EMM

DEPTH (FT)	SYMBOL	SAMPLE	BORING NO. 1		PENETRATION RESISTANCE	IN-SITU DENSITY (PCF)	MOISTURE CONTENT (%)
			ELEVATION:	DESCRIPTION			
0							
5			GP/GM	SILTY CLAY SOIL AND FINES - GRAVEL & COBBLE MEDIUM DENSITY SILTY SAND FINES GRAVELS and COBBLES ALLUVIAL MOIST SOME SULFATES	C.S.S. 13/6 47/12		
10			GP/GM	INCREASING DENSITY SILTY SAND FINES TOTAL DEPTH - 8' REFUSAL ON LARGE COBBLES	BULK 62/18		

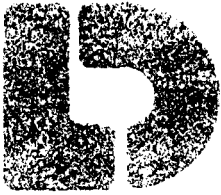
LOG OF SUBSURFACE EXPLORATION



COLORADO: COLORADO SPRINGS,  
 GRAND JUNCTION, PUEBLO,  
 GLENWOOD SPRINGS

Lot 143 Kelly SUB  
 GRAND JUNCTION  
 JOB NO. 75186-J

DATE Feb 3, 92



Lincoln DeVore, Inc.  
Geotechnical Consultants  
1441 Motor St.  
Grand Junction, CO 81505  
(303) 242-8968

February 7, 1992

Mr. David W. Jensen  
Habitat for Humanity of Mesa County  
P.O. Box 4947  
Grand Junction, CO 81502

Re: File # 75186-J  
Surficial Geology Investigation  
Lots 1 and 3, Block 1 Kelly Subdivision  
Grand Junction, Colorado

Dear Jensen:

At your request, personnel from this office have completed a ground reconnaissance of the above referenced site in order to determine the general geologic conditions and constraints relating to construction on the site. Following are our findings.

The tract lies in the NW Quarter of the SE Quarter of Section 24, Township 1 South, Range 1 West of the UTE Principal Meridian, Mesa County, Colorado. The tract is bounded on the north by Cheyenne Drive, on the west by vacant platted Lots 2 and 4 of the Kelly Subdivision and on the east by Mountain View Street. The tract contains approximately 0.5 acres.

The topography of the tract is fairly flat, with a gentle slope to the north with an elevation of approximately 4683 feet above sea level, using the U.S.G.S. 7-1/2 minute mapping of the Grand Junction quadrangle.

The tract has been used for minor agricultural purposes and limited residential housing in the surrounding area. The tract has been subject to irrigation and is drained toward the north and eventually to the Colorado River via various drainage ditches. Surface drainage is fair and the subsurface drainage is good.

The tract is not located between any distinguishable major drainage features. This tract is near the western-most extent of ancient debris flows which originated on the slopes of Grand Mesa. The clayey nature of the surface soils cover is a remnant of these debris flows. These debris flows are not considered to be active this far away from Grand Mesa at the present time.

Original #29 92  
Do NOT Remove  
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Habitat for Humanity  
Lots 1 and 3, Kelly Subdivision  
February 7, 1992  
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in thickness based on data of other drill holes in the area. The formational Mancos Shale is composed of silty shales with interbeds of siltstone and very fine-grained sandstone. The Mancos Shale is described as a thin-bedded, drab, light to dark gray marine shale, with thinly interbedded fine grain sandstone, siltstone and limestone layers. Some portions of the Mancos Shale are bentonitic, and therefore, are highly expansive. The majority of the shale, however, has only a moderate expansion potential. It is not anticipated that this formational shale will affect the construction and the performance of the foundations on the site.

For construction purposes, the surface soils generally exhibit ample bearing capacity for lightweight, residential structures. These soils do not normally contain many zones of compressible silt and sands, which may cause undue settlement and do not normally contain alluvial clays which may be expansive.

The water table fluctuates throughout the year, depending on the surrounding irrigation practices. The free water table was not encountered on this site in the shallow exploration hole and is anticipated to be between 10 to 15 feet below the ground surface. The zone of capillary rise will probably be less than two feet.

The site is not located within any mapped floodplain or flood hazard area.

No extractable minerals or deposits with the exception of the underlying gravels and cobbles are known or suspected beneath this site which would affect the proposed development.

Slope failure, active mudflow or debris flow does not appear to be a present hazard on this site.


No other hazards or limitations were observed or suspected of existing on or affecting this site. This study indicates that no significant geologic hazards or limitations were found during our field observations

Habitat for Humanity  
Lots 1 and 3, Kelly Subdivision  
February 7, 1992  
Page 3

It is believed that all pertinent points have been addressed. If any further questions arise or if LINCOLN-DeVORE can be of any further service, please do not hesitate to contact this office at any time.

Respectfully submitted,

LINCOLN-DeVORE, INC.



by: Edward M. Morris  
Engineering Geologist

LD Job #75186-J





April 20, 1992

Mr. David Thornton, Planner  
City of Grand Junction  
Community Development Department  
250 North Fifth Street  
Grand Junction, CO 81501

Re: Enclosed Application for Habitat Subdivision

Dear David,

Enclosed you will find our application for splitting two lots of the Kelly Subdivision to form the Habitat Subdivision and our check for \$50.00 to cover the application fee.

I want to thank you for the help you have given me in completing all of the forms required. This turned into a much bigger task than we had anticipated.

Along with our application, we would like to make a special request. As you know, we are a volunteer organization that runs on a very tight budget. Most of our money comes from churches and individual contributions, and almost all of the labor involved in our construction is voluntary (we have no paid staff). We request that you waive the "open space" fees noted on our action sheet, and that the City Engineering Department inspects our roadway construction for no charge.

Our projects are a direct benefit to the City by helping to provide affordable housing to the low income people of our area. We also provide opportunities for people in the C.A.S.P. program to work off their community service hours. The expense of the road improvements is a big burden to our budget, and we feel that additional fees are unreasonable.

Thanks again for steering me through this process. Feel free to call if you need any additional information.

Sincerely,

David W. Jensen

# 29 92  
Original  
Do Not Remove  
From Office



## IMPROVEMENTS GUARANTEE

Subject Property: Habitat Subdivision

As we stated in the project narrative, our organization is strictly voluntary, and our progress on this work will be determined by the success of our fund-raising efforts.

In order to protect the City's interests, we propose that the signed contract to complete the road work (copy attached) serve as our improvements guarantee. The contract covers the road base and paving work which is the bulk of the expense for this improvement. The concrete material will be purchased on a retail basis and installed by volunteers (Mays Concrete has tentatively agreed to do this placing with their slipform machine when their schedule permits). All other surveying, compliance testing, excavation, fence removal, and clean-up work will be done by volunteer forces as shown on our improvements agreement.

The City will be receiving roughly \$10,000.00 in water and sewer tap fees for these four building lots before the road improvements are completed. This will demonstrate our commitment to the project and our fund-raising abilities.

509 92

Original  
Do NOT Remove  
From Office



618 Dike Road, P.O. Box 3609  
 Grand Junction, CO 81502  
 (303) 243-4900  
 FAX: (303) 243-5945

PROPOSAL SUBMITTED TO:	FAX#	DATE
JOYCE GROVE, PRESIDENT	PHONE# 242-5211	DATE 5/2/92
HABITAT FOR HUMANITY OF MESA COUNTY, INC.	HABITAT ROADWORK	JOB NAME
P O BOX 4947	MTN VIEW AT CHEYENNE	JOB LOCATION
GRAND JUNCTION CO	BANNER	5/92
CITY, STATE & ZIP CODE	ARCHITECT	DATE OF PLANS

We propose to provide the following in connection with roadway construction:

Item	Description	Approximate Quantity
1.	Furnish and install 6" deep road base under the new asphalt paving area.	139 Tons
2.	Furnish, place and compact 3" deep hot bituminous pavement.	74 Tons
FOR ONE LUMP SUM OF .....		\$4,100.00

ALTERNATE BID: Furnish and install 6" deep road base for the new curb, gutter and sidewalk work (approx. 82 Tons).  
 FOR AN ADDITIONAL .....\$ 900.00

NOTE: Road base haul for the alternate bid work will be provided by Habitat volunteers.

All of the above work to be completed in a substantial and workmanlike manner for the sum of As stated above (\$ -----) Dollars.

IMPORTANT: The terms and conditions stated on the reverse side hereof are expressly made a part of this contract. This proposal shall not become a binding contract unless and until the Acceptance of Proposal and Confirmation by Contractor on the reverse side have been executed. This proposal must be accepted as provided and delivered to United Companies, ten (10) days from above date, or it shall expire.

Respectfully submitted,  
 UNITED COMPANIES OF MESA COUNTY, INC.  
 by David W. Jensen  
 David W. Jensen  
 Estimator

To accept the terms of this proposal sign the reverse side of the white copy and return to United Companies.



**Project Narrative: Habitat Subdivision**

Habitat for Humanity of Mesa County, Inc. is a non-profit, Christian organization dedicated to the goal of providing simple, decent houses for low-income families that are willing to work hard to help themselves.

Our proposal is to form the "Habitat Subdivision" by dividing two lots into four lots at the southwest corner of Mountain View Street and Cheyenne Drive on Orchard Mesa. The two lots that we propose to split are currently described as Lots 1 and 3 of Kelly Subdivision. The two lots were donated to us for use as building sites for "Habitat" homes, and this split will allow us to build four homes on this land (our standard floor plan is a 1,000 square-foot home with three bedrooms and one-and-one-half baths).

We hope to complete the required road improvements and start on the houses by fall of 1992. Our progress is governed by the success of our fundraising efforts.

The area impacted by our proposal includes Cheyenne and Mountain View Streets. Since there are already two building lots approved at this location, our proposal will increase the density of the area by two families (this is a net increase of about 20 car trips per day).

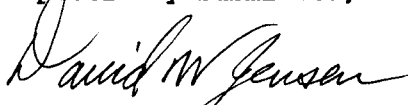
The homes that we plan to build are similar in size to many of the houses on Mountain View Street. As part of our program, the homeowners are required to maintain the house exterior and yard or risk losing the house, so they should prove to be a positive addition to the area. The homeowners are counseled on maintenance and money management to help them keep the home once they have earned it (each must put in 500 hours of labor for their down payment called "sweat equity").

We plan to widen both Cheyenne Drive and Mountain View Street and install concrete curb and gutter with an attached 4' wide concrete sidewalk for public use. These improvements will extend for the length of our frontages as shown on our road plan. The planned improvements will also include new domestic water and sanitary sewer services which will be installed to property line by City forces prior to the concrete and asphalt pavement construction.

As you can see on the enclosed zoning map, all of the adjacent land is zoned RSF-8 like this parcel. We do not plan to request a change in zoning. We do plan to abide by all of the requirements of the RSF-8 zoning including: building heights, elevations, square footage, percent building coverage, and setbacks.

Thank you for taking the time to review this application. You can contact me at 243-4900 (work) or 242-1145 (home) if you have any questions.

Respectfully submitted,

  
David W. Jensen

#29 92  
Original  
Do NOT Remove  
From Office



**ORCHARD MESA IRRIGATION DISTRICT 05/21/92**  
**Paul Calder, Manager 464-7885**

Each lot of the proposed subdivision has Orchard Mesa Irrigation water permanently assigned to the land. Water is delivered at the headgate serving the original undivided property. It is the subdivider's responsibility to provide a properly engineered system to deliver the irrigation water to each lot.

The proposed subdivision documents do not include any plans for delivery of the water. We recommend that the proposed subdivision be denied until a properly engineered irrigation delivery plan is included.

**US WEST 05/15/92**  
**Leon Peach 244-4964**

There is presently existing a cable in the rear easement; however, there is only one service pedestal and it's not positioned where we would normally put it (located between proposed Lots 2 & 3). This leaves Lots 1 & 4 with only service point being a Lot away. As long as access to the easement is maintained, this will not constitute a major problem, but if we lose access it could.

If this concern can be accommodated, we would not have any objections to this proposal.

**CITY ATTORNEY 05/29/92**  
**John Shaver 244-1506**

1. Will divided Lots be of sufficient size to meet bulk requirements?
2. The bid from United Companies which the developer proposes to substitute for an improvements agreement is not signed by United and does not represent a contract. A signed improvements agreement should be required.
3. Developer will need to comply with all applicable Zoning and Development Code requirements and City standards for this subdivision.

**PARKS & RECREATION DEPARTMENT 06/01/92**  
**Don Hobbs 244-1542**

Open space fee of \$225.00 per unit x 4 = \$900.00 due.

**CITY UTILITIES ENGINEER 05/29/92**  
**Bill Cheney 244-1590**

Water - Check hydrant nearest development for adequate fire flows. Lines in this area are scheduled to be upgraded in 1995.

Sewer - No comment.

**CITY ENGINEER 05/27/92**  
**Gerald Williams 244-1577**

1. No problem with lot split.
2. Roadway Plans:
  - a. Grades at bottom of profile are unlabeled and do not seem consistent with edge of gutter grades in profile. Please explain and identify, and correct if necessary;
  - b. The edge of gutter profile low point is on the curb return. Where does runoff drain to? Show grades, drainage patterns -- this must be addressed;
  - c. The plans do not show a benchmark;
  - d. The "Typical Section - Mt. View Street" should list, under "slope varies," a minimum cross slope of 1.5% and a maximum cross slope of 4%.
  - e. The Typical Section, Detail "A", and other information provided should reflect the proposed City standard of 7 ft. curb, gutter, and sidewalk.
  - f. On sheet 2, provide grades at pavement match points with existing pavement, and identify what the grades provided relate to, and show the cross slope percentage on each cross-section. Slopes must conform to minimum and maximum slopes (1.5% - 4.0%) unless approved otherwise.
  - g. Please explain the grades at Station 10+00.
  - h. Where new pavement is provided which has a different cross slope than the existing, the algebraic difference between the proposed and existing slope may not exceed 2%. Design accordingly, and provide a note on the plans requiring such so that under unforeseen conditions, this criteria will be known and understood by the contractor.

**COMMUNITY DEVELOPMENT DEPARTMENT**      **06/02/92**  
**David Thornton**                      **244-1447**

---

1. Recording of this plat shall be per Section 6-9 of the Zoning and Development Code.
2. All Review Agency comments must be addressed by the petitioner and a written response must be submitted to our office prior to final approval and recording of the plat.
3. The open space fee can only be waived by City Council; therefore, at your request we will schedule the fee waiver request.
4. The Plat requires at least one elevation benchmark.
5. In dedication, it should state "that said owners do hereby dedicate and set apart all of the streets and roads, as shown on the accompanying plat to the City of Grand Junction..."

**MISSING COMMENTS FROM:**

City Transportation Engineer





July 10, 1992

Mr. David Thornton, Planner  
Grand Junction Community Development Department  
250 North Fifth Street  
Grand Junction, CO 81501

Re: Review Comments on Habitat Subdivision  
(Resubdivision Application)

Dear Mr. Thornton:

We have contacted all of the review agencies who noted concerns on our application with the following resolutions to their concerns:

City Property Agent

Curve data was corrected on the revised plat.

Orchard Mesa Irrigation

Irrigation plan is attached. Irrigation system will be installed this winter when water is out of the ditch.

U. S. West

Mr. Peach is satisfied with the language in the easement dedication on the plat.

City Attorney

As confirmed with David Thornton and John Shaver, lots will be of sufficient size and developer will comply with zoning codes and city standards. An improvements agreement for the revised roadway improvement requirements has been executed.

Parks and Recreation

Habitat will comply with City Council's decision on open space fees (meeting set for July 15, 1992). City Planning Commission has recommended a waiver of the fees in their July 7 meeting.

Mr. David Thornton  
July 10, 1992  
Page Two

City Utilities Engineer

Fire flows have been verified with the Fire Department.

City Engineer

Revised roadway improvement plan has been submitted and approved complying with the reduced requirement agreed to by Habitat and Don Newton, City Engineer.

Community Development Department

A revised plat is included with this letter that addresses all of the concerns noted.

Please contact me if you have any other questions or concerns about our application.

Sincerely,

A handwritten signature in cursive script that reads "David W. Jensen". The signature is written in black ink and is positioned above the typed name.

David W. Jensen

DWJ:gb

Enclosure



July 10, 1992

Mr. Paul Calder, Manager  
Orchard Mesa Irrigation District  
668 - 38 Road  
Palisade, CO 81526

Re: Habitat Subdivision Review Comments

Dear Mr. Calder:

This letter is in response to your review comments on the Resubdivision Application submitted by our group.

In accordance with our telephone conversation, we have developed an irrigation system plan which is attached. We plan to install this system next winter when the water is out of the ditch where we will tie in.

Although the maintenance on this system will be minimal, we plan to set up a cooperative for the future users that will collect a small annual fee to cover the anticipated operating and maintenance costs for the system.

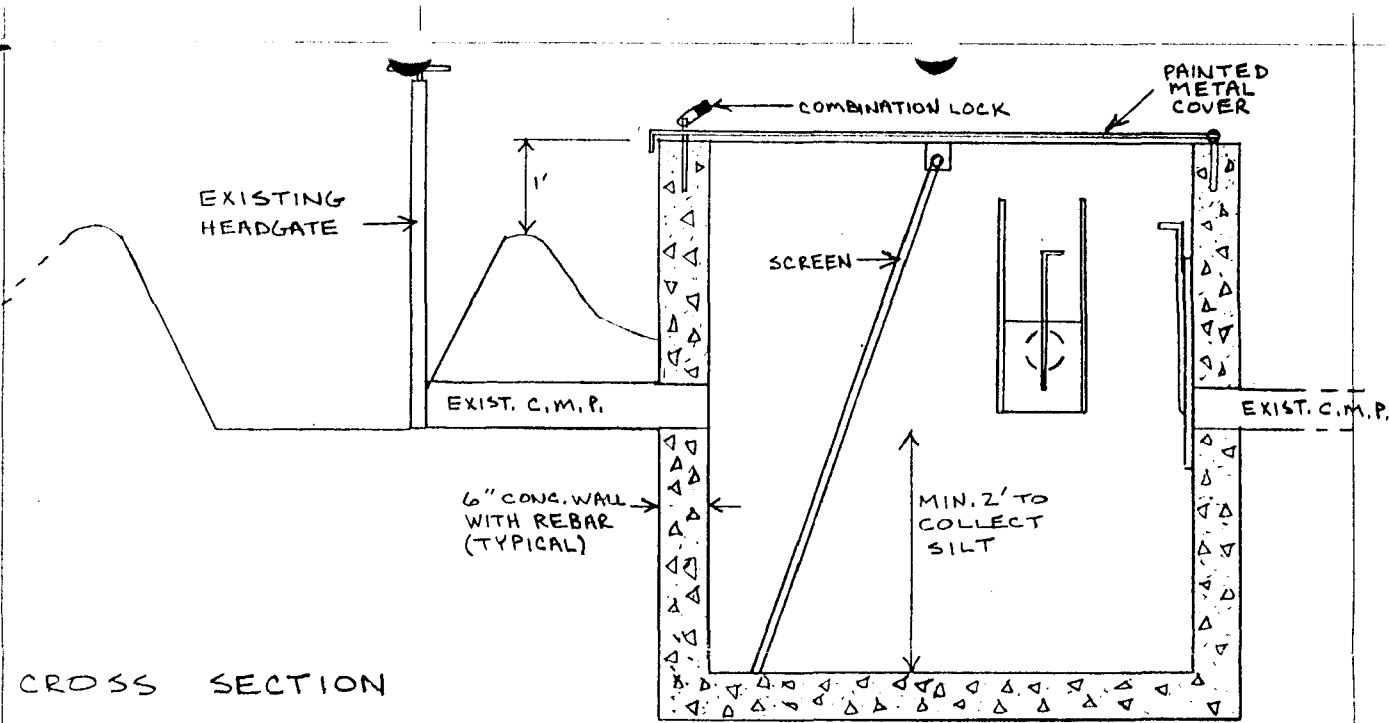
Please let us know if you have any questions or concerns.

Sincerely,

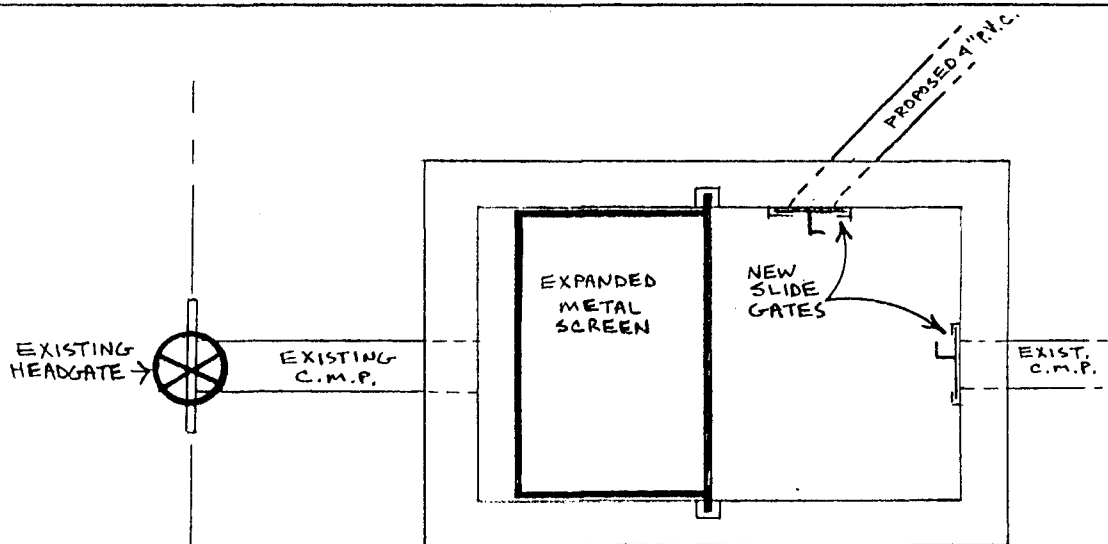
A handwritten signature in cursive script that reads "David W. Jensen".

David W. Jensen

DWJ:gb



CROSS SECTION



TOP VIEW

Habitat for Humanity International



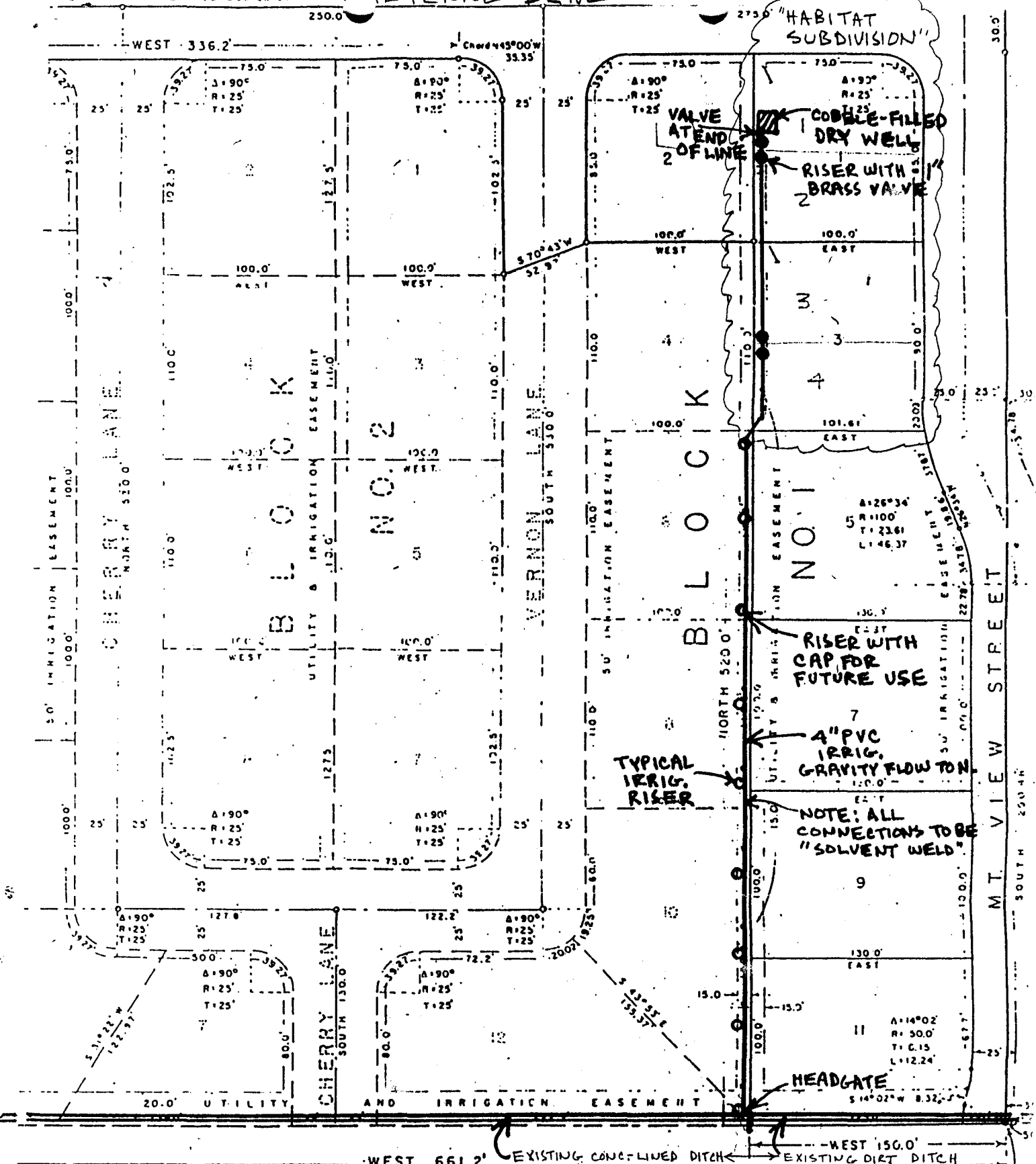
HABITAT OF MESA COUNTY

184  
 P.O. Box 4947 Grand Junction, CO 81502 • (303) 242-5211 ext. 275

HABITAT SUBDIVISION  
 PROPOSED IRRIGATION BOX  
 SCALE: 1" = 2', NORTH →  
 BY D. JENSEN, 7/9/92  
 REF: G. J. PLANNING DEPT.  
 FILE #29-92

CHEYENNE DRIVE

"HABITAT SUBDIVISION"



HABITAT SUBDIVISION IRRIGATION PLAN

"NOT TO SCALE"  
 BY D. JENSEN, 7/8/92  
 WORK: 243-4900, HOME: 242-1145  
 REFERENCE: G. J. PLANNING DEPT.  
 FILE # 29-92

LEGEND

NOTES

P.O. B.  
 660.0 N. E.  
 5/4 Cor. Se.  
 T 15, R 15

# ORCHARD MESA IRRIGATION DISTRICT

Grand Valley Project

Telephone: (303) 464-7885  
P.O. Box 356 — 668 38 Road  
Palisade, CO 81526-0356

July 30, 1992

Mesa County Planning Division  
P.O. Box 20,000  
Grand Junction, CO 81502-5022

The attached letter dated July 10, 1992 from "Habitat of Mesa County" with attachment should provide an adequate irrigation system for the proposed development. On the condition that the work is completed as proposed, our District recommends your approval of the project.

Sincerely,



Paul H. Calder  
District Mgr./Engr.

Enclosures

cc: David W. Jensen

RECEIVED  
JUL 30 1992  
MESA COUNTY  
PLANNING DEPARTMENT



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

July 13, 1993

Joyce Grove, President  
Habitat For Humanity  
P.O. Box 4947  
Grand Junction, CO 81502

Dear Mrs. Grove:

The City Council of the City of Grand Junction has received a letter from the Cheyenne and Mountain View Association objecting to the Habitat Subdivision. A copy of their letter is enclosed, along with background information which was sent to members of the City Council by City staff. I am sending this to you so that you are aware of this situation. You may contact me or Kathy Portner, Planning Supervisor, at 244-1430 to discuss this further. Thank you.

Sincerely,

Larry Timm  
Director of Community Development

Cheyenne and Mountain View Assoc.  
330 Mt. View Ct.  
Grand Junction, Co. 81503

July 5th 1993

Dear City Council,

Mountain View and Cheyenne association, a group of neighbors, strongly opposes the development of 4 tiny homes, 880 square ft. on a total of 1/2 acre of land on Mountain View St. on Orchard Mesa. This proposed development juts out into the middle of homes on Mountain View St. and Cheyenne Dr. ranging in size from 1800 square ft to 3200 square ft. The neighborhood lots range from 1/3 acre to 10 acres with many being 1/2 acres. The appraised value of the existing closest house, 323 Mt. View St., which is next door is \$97,300. The owners of this property are retired and claim they will lose many thousands of dollars because of the project. Located just two doors away, is a house on almost 3 acres on Cheyenne Dr. The asking sale price is \$130,000 to \$160,000. Across the street is a duplex, 2754 1/2 Cheyenne and the property is valued at \$105,000.

To the west on Cheyenne Dr. are located homes ranging from 2600 square ft to 2800 square ft, a development of 9 homes. One half block away on Mountain View Court is a home of 2600 square ft. and another at 2200 square ft. appraised in 1992 at \$114,000 on 1/2 acre with additional acreage. Clearly the development does not belong at this location.

**The residents of this area were not given notices of division of lots and there was no legal sign posted on the property before development began. There was no legal timely notice posted on the property. WE BELIEVE DEVELOPMENT LIKE THIS IS ILLEGAL.** The association feels that proper legal steps were not taken by the City of Grand Junction Planning Department and Habitat for Humanity. Also, Habitat for Humanity, has repeatedly ignored our protests against the project and has not returned calls. The property was donated to Habitat for Humanity so that the owner could receive a tax write off.

WE believe new developments in any neighborhood should compliment or enhance the existing neighborhood. Allowing houses 1/4 to 1/3 the current size and value of the existing homes will devalue this neighborhood. Any buildings on any property devalue, maintain or enhance the value of the surrounding area. The proposed homes would destroy the integrity and the homogeneous nature of the neighborhood. Four tiny homes will be centered amongst much larger houses and acreages. This debacle is destroying what our people have worked so desperately hard to build, a pleasant uncrowded neighborhood with good sized houses, garages and well kept properties. The Habitat for Humanity has little room for parking and the lots are so tiny there is no room for garages or storage buildings.



Allowing these tiny lots and tiny homes makes conditions unnecessarily cramped. It could also be a precedent for totally ruining the area, changing it into dense housing. Mountain View St. is a one lane road, two cars can not pass each other on this street. The much higher density will put much more traffic on this one lane street. Such a densely crowded development is not appropriate for this area. WE ask that you give this matter your fairest consideration and recommend that this project be stopped.

**WE maintain this development is illegal. WE ASK THAT IT BE STOPPED UNTIL THE CITY OF GRAND JUNCTION OR ANOTHER ENTITY PROVES ITS LEGALITY.**

We want you to know that there is a buyer for this Habitat for Humanity property.

How can such a thing happen in Grand Junction? It could happen in your neighborhood when no legal posting is given and that is what happened here.

Our association consists of 21 homes on Mt. View Street, Mt. View Court and Cheyenne Drive. Thank you for your consideration,

Please respond to: Mountain View and Cheyenne Drive Association  
330 Mountain View Ct.  
Grand Junction, CO. 81503

*Constance Schmitt*  
*Howard Schmitt*  
*Joe Myer*  
*Jimmy Jameson*  
*Cheri McLaughlin*  
*Dorcas Terin*  
*E.E. Terin*  
*Kenneth H. Richel*  
*Lee Son Richel*  
*Carl Zimmerman (Sageona)*  
*Linda Zimmerman (Sageona)*  
*Tom Daniels*  
*Greg Daniels*  
*Robert Dierker*

*Saul Gregor*  
*Pauline Heuser*  
*Paul Moore*  
*Larissa Blekin*  
*Robert McDonough*  
*Barbara Mc Donough*  
*Hughis Sale*  
*Jana Gregor*  
*Mavis Bahl*  
*Juanita Miller*  
*Wyatt Miller*  
*Susan Voorhees*  
*Jerry Wolf*  
*Susan Wolf*  
*Rick Meier*

MEMORANDUM

TO: Linda Afman  
FROM: Larry Timm *LT*  
DATE: July 9, 1993  
RE: Habitat Subdivision

Attached is the additional information you requested regarding the Habitat for Humanity project on Mountain View and Cheyenne Drive. I have also provided copies for the other Council members. Let me know if you need anything else.

xc: City Council

To: Larryt  
From: Kathy Portner  
Subject: Habitat Subdivision  
Date: 7/07/93 Time: 5:06p

The property that Linda Afman was inquiring about on Cheyenne Drive and Mt. View Drive is the Habitat Subdivision developed by Habitat for Humanity. It was an administrative replat of two lots into four. Each lot is approximately 55' x 100' or 5,500 sq.ft. That whole area is zoned RSF-8 which requires a minimum of 4,000 sq. ft. lots. There are similar size lots to the west of the development south of Cheyenne and east of 27 3/8 Road. The resubdivision met the criteria for an administrative replat so the request did not go to a public hearing. There is no requirement for notification for administrative replats. In the project narrative the petitioners stated their intent was to build their standard 1,000 sq.ft. home on the lots. The Zoning and Development Code does not dictate minimum square footages for homes in any zone. They did request a waiver of open space fees which did go to hearing. The fees were not waived, but Councilman Bessinger paid the \$450 fee out of his Council salary. Dave was the Planner in charge of this request and may have additional information if you need it.

6-8-3 Provisions of paragraph 6-7-4 also apply to final plats.

#### 6-9 RECORDING OF THE FINAL PLAT

6-9-1 The Administrator shall record all final plats and related documents.

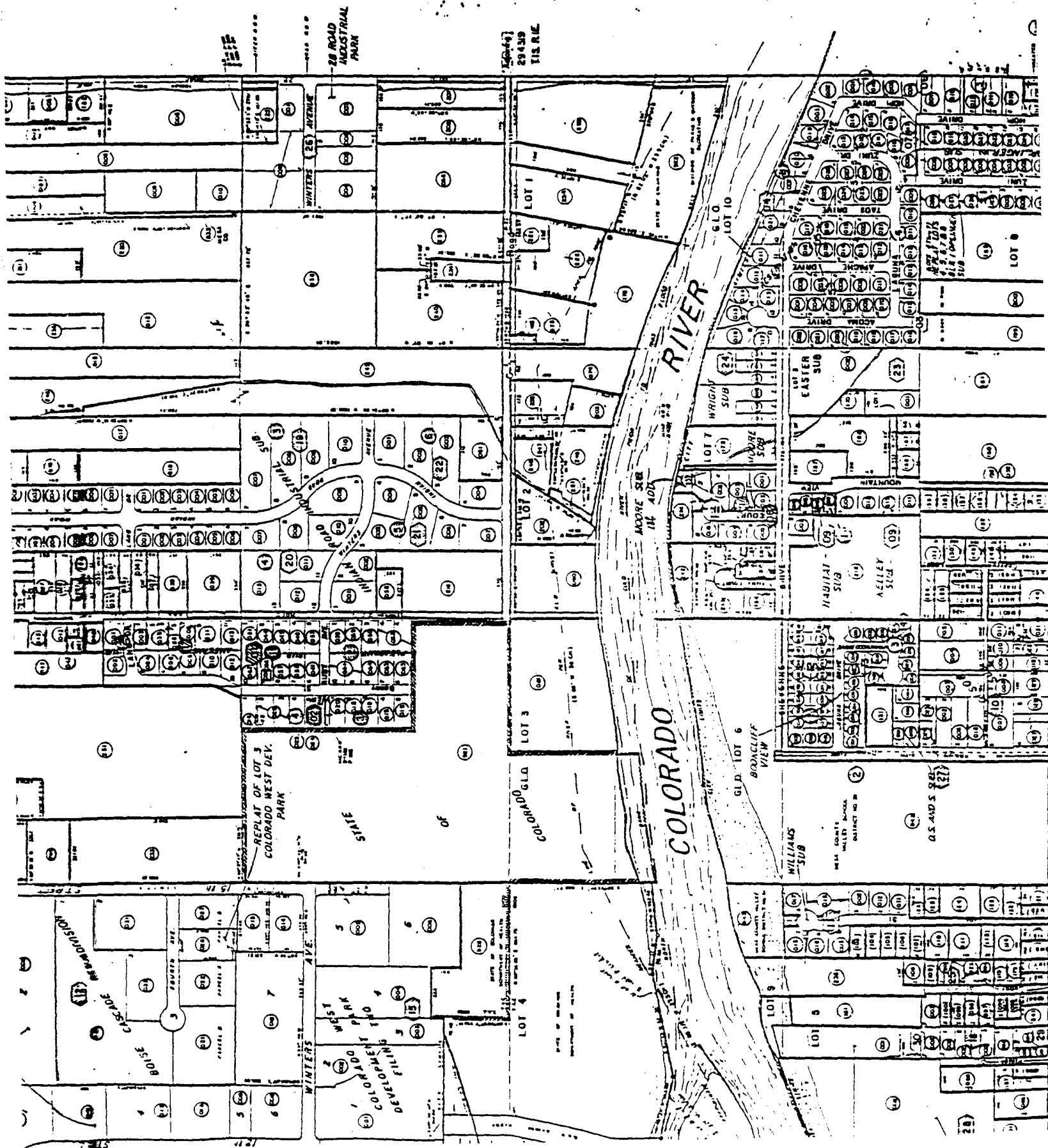
6-9-2 Recording will be done as follows:

- A. The original plat, together with any other required documentation such as, but not limited to, a mylar copy and one 11" x 17" mylar reduction, improvement agreements, powers of attorney, easement or right-of-way dedications not shown on the plat, covenants, evidence of incorporation of homeowners association, deeds conveying property to the homeowners association, etc., shall be submitted for recording along with all necessary recording fees. The plat shall contain notarized signatures of each owner of the property, necessary engineer's and surveyor's signatures, and corporate seal, if required. All signatures on the plat shall be in permanent black ink.
- B. The Administrator shall obtain the applicable signatures of public officials required on the plat and present the signed plat to the County Surveyor for review. Any fees charged by the County Surveyor shall be charged to the applicant. Upon completion of the Surveyor's review and payment of fees, the Administrator shall record the plat at the office of the County Clerk and Recorder.
- C. Upon recording the plat, applications for planning clearances and building permits may be submitted in accordance with the provisions of this Code.
- D. If the applicant does not complete all steps in preparation for recording within one year, the plat shall require re-review and processing as per the final plat processing procedure.

#### 6-10 RELATED PROCEDURES

6-10-1 RESUBDIVISION-- Resubdivision of land is a subdivision and no person shall resubdivide land without complying with the requirements of this Code with the following exceptions:

- A. Lot lines may be revised from those shown on a recorded plat, provided that in making such changes:
  1. No parcel shall be created which is less than the minimum standards required by this Code or other applicable regulations (see also Section 5-1-7J).
  2. Easements shall not be changed.
  3. Street locations shall not be changed.



July 15 th, 1993

**Request for a Rezone from RSF8 to RSF4**

We the undersigned property owners request a zoning change from RSF8 to RSF4 in that area of the City of Grand Junction that is bounded by Unawep Avenue on the south, 27 3/8 Rd on the west, the Colorado River on the north and Hopi Street on the east.

We make this request to provide for lower density development that is more compatable with the existing neighborhood. We also make this request to avoid extra burden of population on already overcrowded schools and roads.

Name / OWNER

Address

David & Susan Cypher

316 27<sup>3</sup>/<sub>8</sub> Rd.  
G.J. Colo. 81503

Jim & Kathy Garoutte (243-8325)

318 - 27 <sup>3</sup>/<sub>8</sub> rd. - Grd. Jct.

Barb Stette

306 27<sup>3</sup>/<sub>8</sub> rd - Grd Jct C

Hope Painter

2743 Olson

Rose Murphy

2746 Olson

Larry Daniels

327 McNeil St.

Joe Woodell

300 ZUNI DR

Nita McQueston

303 Zuni Dr.

Robert Carranagh

306 Zuni Dr.

George Johnson

307 Zuni Dr.

Mike [unclear]

310 ZUNI DRIVE

Andrew L [unclear]

311 Zuni Drive

Betty Shepherd

314 Zuni Dr.

Dorothy M. Ellis

313 Zuni Dr

Nancy Velazquez

319 Zuni DR

James M. Briggs

316 Zuni DR.

James M. Briggs

301 Zuni DR

James M. Briggs

318 Zuni DR

July 15 th, 1993

**Request for a Rezone from RSF8 to RSF4**

We the undersigned property owners request a zoning change from RSF8 to RSF4 in that area of the City of Grand Junction that is bounded by Unawep Avenue on the south, 27 3/8 Rd on the west, the Colorado River on the north and Hopi Street on the east.

We make this request to provide for lower density development that is more compatable with the existing neighborhood. We also make this request to avoid extra burden of population on already overcrowded schools and roads.

Name / OWNER

Address

Maxin Kukulian	323 Zuni Dr.
Peggy L Cutter	322 Hopi Dr.
Jill Flaberty	312 Hopi Dr.
Cindy Graham	314 Hopi Dr.
Sandy Ambrose	310 Hopi Dr.
Tom Wheel	308 Hopi Dr.
Robert Smith	304 Zuni Dr.
Mare Darling	302 Hopi Dr.
Mary Corcoran	309 Zuni Dr.
FB Ingelhart	2745 Olson
	2747 —
	2748 —
	2748 1/2 —
	2749 —
Walter + Mary Malbis	2750 —
	2751 Olson
* Ronald L Cox	314 Cherry Ln.
CP Pickering	310 Cherry Lane

July 15th, 1993

**Request for a Rezone from RSF8 to RSF4**

We the undersigned property owners request a zoning change from RSF8 to RSF4 in that area of the City of Grand Junction that is bounded by Unaweep Avenue on the south, 27 3/8 Rd on the west, the Colorado River on the north and Hopi Street on the east.

We make this request to provide for lower density development that is more compatible with the existing neighborhood. We also make this request to avoid extra burden of population on already overcrowded schools and roads.

Name (owner)  
\*\*\*\*\*

Address  
\*\*\*\*\*

Howard Schmittel	2758 Cheyenne Dr.
Constance Schmittel	2758 Cheyenne Dr.
Pauline Heuscher	330 mt view ct.
Elroy B. Rush	2780 Cheyenne Dr.
Jeff Casey (JEFF CASEY)	2783 Cheyenne
Thomas C. Lillard	312 Zuni Dr.
Jennie Lillard	312 Zuni Dr.
E. G. Heuscher	330 Mtn. View Ct.
Kenneth Rickel	328 mtn. view ct.
Lu Lon Rickel	328 mtn view ct.
Earl Moore	2752 <sup>Marling address</sup> Cheyenne Drive
Pearl Moore	2754 Cheyenne Drive
Robert McDonough	2750 Cheyenne Dr.
Barbara McDonough	2750 Cheyenne Dr.
Justus Byron	2745 CHEYENNE DR.
Phyllis Byron	2745 Cheyenne Dr.
James Jamison	2761 Cheyenne Dr.
E. E. Berrien	323 Mountain View
Dorcas Irwin	323 Mountain View
Dennis Foster	2765 Laguna Dr.
Robert J. Yurick	2771 1/2 Laguna Dr.
Ms. Bill	318 Mtn View



July 15 th, 1993

**Request for a Rezone from RSF8 to RSF4**

We the undersigned property owners request a zoning change from RSF8 to RSF4 in that area of the City of Grand Junction that is bounded by Unawep Avenue on the south, 27 3/8 Rd on the west, the Colorado River on the north and Hopi Street on the east.

We make this request to provide for lower density development that is more compatible with the existing neighborhood. We also make this request to avoid extra burden of population on already overcrowded schools and roads.

Name / OWNER	Address
Helen E. Curcio	316 Hopi Drive
Sue Meris	318 Hopi Dr. 81503
Orla Grimmer	315 Hopi Dr.
Melvin W. Tucker	309 Hopi Dr.
M. Joyce Ford	307 Hopi Dr.
Bill D. Baker	303 Hopi Dr.
Mildred Waddell	301 Hopi Dr.
Nathan Hopf A. Love on Hill	307 Cherry Lane 2754 1/2 Unawep Ave
Kellie D. Yureick	2756 Olson Dr.
Patsy M. Mayhugh	319 Taos Dr.
Gonnie L. Mayhugh	319 Taos Dr.

July 15th, 1993

**Request for a Rezone from RSF8 to RSF4**

We the undersigned property owners request a zoning change from RSF8 to RSF4 in that area of the City of Grand Junction that is bounded by Unawep Avenue on the south, 27 3/8 Rd on the west, the Colorado River on the north and Hopi Street on the east.

We make this request to provide for lower density development that is more compatible with the existing neighborhood. We also make this request to avoid extra burden of population on already overcrowded schools and roads.

Name (owner) *****	Address *****
Mary Mason	2765 Cheyenne Dr
Martin Mason	(mailing address)
Aime Wolfe	363 Powell Dr
Susan Dvorhies	2771 Cheyenne Dr Grand Jct 81503
Candys Clark	2770 Cheyenne Dr Grand Jct 81503 331 Acorn Ct, Grand Jct

lease  
5/5 sign

July 15 th, 1993

**Request for a Rezone from RSF8 to RSF4**

We the undersigned property owners request a zoning change from RSF8 to RSF4 in that area of the City of Grand Junction that is bounded by Unaweep Avenue on the south, 27 3/8 Rd on the west, the Colorado River on the north and Hopi Street on the east.

We make this request to provide for lower density development that is more compatable with the existing neighborhood. We also make this request to avoid extra burden of population on already overcrowded schools and roads.

Name / owner

Address

David R. Beelan

2749 Cheyenne Dr.

David H. Brown

2743 1/2 Cheyenne Dr.

John McLaughlin

2741 1/2 CHEYENNE DRIVE

J. E. Doerr (Doerr)

2743 Cheyenne Dr.

John Crawford (Crawford)

2741 Cheyenne Dr.

Cheri McLaughlin

2741 1/2 Cheyenne Dr.

David Vines

2782 Laguna Dr.

Lori Vines

2782 Laguna Dr.

Lloyd Blaylock

2781 Laguna Dr.

Mariane Blaylock

2781 Laguna Dr.

Eleanor LaBree (LaBree)

2783 Laguna Dr.

Donald A. LaBree

2783 Laguna Drive

Marshall DuScott

317 Zoni Dr.

Raymond A. Scheetz  
Scheetz

2784 Laguna Drive

Jonny J. Wolfe

2771 Superior Dr.

Ced Williams

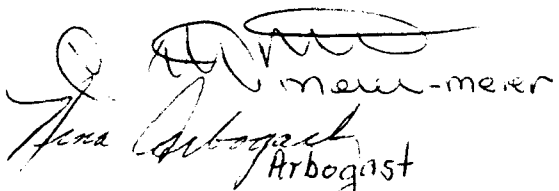
2944 Laguna Dr.

July 15th, 1993

**Request for a Rezone from RSF8 to RSF4**

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We make this request to provide for lower density development that is more compatible with the existing neighborhood. We also make this request to avoid extra burden of population on already overcrowded schools and roads.

Name (owner) *****	Address *****
 Arboogast	2776 Cheyenne Dr. 6
Mary Hall (MARY HALL)	2778 Cheyenne
John La Suf J (SROUFE)	2787 Cheyenne Dr.
Amy G. Podboy (PODBOY)	2792 Cheyenne DR.
Richard Sroufe	2793 Cheyenne Dr.
Gisvieve Beck	2794 Cheyenne Dr.
Sally Remusat	2789 Cheyenne Dr.
James LaFayette	326 Apache DR
Kerry C. Kestler	326 APACHE DR.
Anson W Hall	321 Apache Dr
Morris Dahl J	322 Apache Dr.
Larissa Blehm	324 Apache Dr
	2749 1/2 Cheyenne DR.
	2749 Cheyenne Dr.

July 15 th, 1993

**Request for a Rezone from RSF8 to RSF4**

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We make this request to provide for lower density development that is more compatable with the existing neighborhood. We also make this request to avoid extra burden of population on already overcrowded schools and roads.

Name

Address

Ruth Messinger	2748 Laguna Dr
Pat Schuler	2742 1/2 Laguna Dr.
Don Schuler	2742 1/2 Laguna Dr.
Jean Trochic	2742 Laguna Dr.
Rae Mitchell	2740 LAGUNA DR.
Rita Hayden	2741 Laguna Dr
Mark R. Brewer	2741 1/2 LAGUNA DR.
Berleen R. Brewer	2741 1/2 Laguna Dr.
Denotay Viapando	2745 Laguna Dr.
Lakshmi (Cress)	2731 Parkwood Dr.
MURKIE T. Young	2744 Parkwood Dr.
Justin Skissels (Vessels)	2747 Laguna Dr.
William Sichter	2747 1/2 Parkwood Dr.
D. L. ...	2744 Laguna Dr. 7/17/93

July 15 th, 1993

**Request for a Rezone from RSF8 to RSF4**

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We make this request to provide for lower density development that is more compatible with the existing neighborhood. We also make this request to avoid extra burden of population on already overcrowded schools and roads.

Name	Address
Daniel R Boe	2746 1/2 LAGUNA DR.
Kathleen R Boe	2746 1/2 Laguna Dr.
Lisa Williams	2749 Laguna Dr.
David B Crawford (Crawford)	316 1/2 Parkwood Dr.
Louise Crawford	316 1/2 Parkwood - Dr -
Lusie H. McInnell	316 Parkwood Dr
Horst W Williams	2746 Parkwood Dr.
Rita A. Williams	2746 Parkwood Dr.
Jerry E. Vaill, Jr.	2744 Parkwood Dr.
Jayle R Greenway (Greenway)	2743 Laguna Dr.
Alpha B. Oxley	2739 Laguna Dr.
Lynnda Jummerman	2744 Laguna Dr

Petition Carried by *Cal Juma* 7/18/93



ACRES \_\_\_\_\_

UNITS \_\_\_\_\_

DENSITY \_\_\_\_\_

ACTIVITY Divide 2 lots into 4 lots - Resub of Kelly Subdivision

PHASE FINAL

COMMON LOCATION SW corner of Cheyenne Dr & Mountain View 32 3/4 Mountain View St. 325 1/2

DATE SUBMITTED \_\_\_\_\_ DATE MAILED OUT \_\_\_\_\_ DATE POSTED \_\_\_\_\_

DAY REVIEW PERIOD \_\_\_\_\_ RETURN BY \_\_\_\_\_

OPEN SPACE DEDICATION (acreage) \_\_\_\_\_ OPEN SPACE FEE REQUIRED \$ \_\_\_\_\_ PAID RECEIPT # \_\_\_\_\_

RECORDING FEE REQUIRED \$ \_\_\_\_\_ PAID (Date) \_\_\_\_\_ DATE RECORDED \_\_\_\_\_

REVIEW AGENCIES

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z AA BB CC DD EE FF GG

Grid for review agencies with rows for Planning Department, City Engineer, etc., and columns for agencies A through GG. Includes checkmarks for various departments.

TOTALS

BOARDS

DATE

PC  
CC

7/7/92  
7-16-92

Fee Waiver - recommended approval (wardship) 3-2 vote  
Fee waiver denied for the two new lots, but  
Councilman Bessinger will pay the \$450 fee  
out of his salary. Open space fees for  
the existing two lots are not to be collected

STAFF

APPLICATION FEE REQUIREMENTS

\$ .500 due at submittal



30 July 1992



City of Grand Junction, Colorado  
31501-2668  
250 North Fifth Street

Mr. David W. Jensen  
827 Gunnison Avenue  
Grand Junction, Colorado 81501

Dear Mr. Jensen,

City Council and Staff discussed the issue of street improvement requirements for certain types of development at their June 9, 1992 workshop. Consensus was that if the City found a development to be of a character not conducive to improvements such as curb, gutter, sidewalk and street pavement, then the requirement for improvements could be waived.

Consequently, the Public Works and Utilities Department made the determination that the Habitat Subdivision is such a development. The Cheyenne Drive/Mountain View Street neighborhood is a stable, low density residential area served by a street without curbs, gutters and sidewalks. The existing street and adjacent drainage swales will only require minor improvements to serve this type of development well. The character of this neighborhood will not change dramatically in the future, and the proposed Habitat Subdivision is consistent with the surrounding development. The City has no plans to widen Cheyenne Drive and Mountain View Street or install curbs, gutters or sidewalks along these streets. Thus, Habitat for Humanity of Mesa County, Inc. need only install minor improvements the City Engineer deems necessary to bring the current road conditions to an acceptable standard for the Habitat Subdivision.

Please do not hesitate to call should you have further questions regarding this issue.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Thornton", is written over a large, light-colored scribble or stamp.

Dave Thornton  
Planner

xc: Mark Achen  
Jim Shanks  
Don Newton

File # 29-92



RECEIVED GRAND JUNCTION  
PLANNING DEPT

MAY 17 1994

Dated 4-28-94

Dear Sir,

My husband and I were shocked and horrified because of the lack of planning given to a new development on Cheyenne Dr. and Mountain View St. in the city. This high density - 8 residential units (single) units an acre - was allowed to begin <sup>in 1993</sup> without permits for building posted on the property. The developer split a platted RSF4 into RSF8 without the courtesy of a letter to the neighbors. The plat was not recorded so therefore the owner could pay reduced agricultural taxes.

We felt our civil rights were violated. We felt we had a right to see a building permit <sup>posted</sup>. Instead of being able to speak and provide much needed information to the city and the developer we were denied our freedom of speech. The city allowed this developer to proceed to build <sup>road</sup> without improvements.

It is our strong opinion that all new developments should have improvements. If the city and county ~~do~~ community development does not have an adequate, well educated <sup>planning</sup> staff these horrible mistakes will repeat themselves. This high density development is now a slum smack in the middle of \$150,000 homes on large lots. If there is a developer that can get away without much needed sidewalks, curb gutter drainage provisions they will! This is two blocks from a school

Penny B. Heuser



City of Grand Junction, Colorado  
250 North Fifth Street  
81501-2668  
FAX: (303) 244-1599

May 23, 1994

Ms. Penny Heuscher  
330 Mountain View Court  
Grand Junction, CO 81503

RE: New development on Cheyenne Drive and Mountain View Street.

Dear Ms. Heuscher:

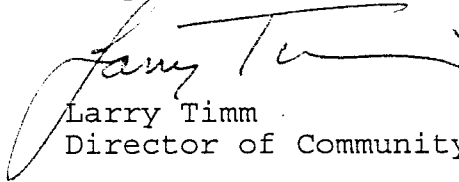
This is in response to your letter dated 4/28/94. I will assume you are referring to the Habitat development on Mountain View Street. As explained to you in person and over the phone over the past year, the Habitat for Humanity project at the southwest corner of Cheyenne Drive and Mountain View Street followed all procedures required at the time of development as required by the Grand Junction Zoning and Development Code. The lot sizes for each of the four lots exceeds the minimum required for the existing zoning of RSF-8. Even though the previous lot size for the two initial lots exceeded the minimum lot size requirements for the RSF-4 zone, the actual zoning for the property never changed, but remained RSF-8.

The Habitat for Humanity development requested a lot split of each lot creating two additional lots for a total of four lots. At that time City policy allowed them to do this procedure administratively. No public hearing was required, although discussion of this project did occur when Habitat for Humanity went before Planning Commission and City Council at two separate public hearings for a fee waiver request of Open Space Fees on the additional lots on July 7, 1992 and July 16, 1992 respectively. Only minimal road improvements were required by Habitat for some intersection work at Cheyenne Drive and Mountain View Street. Curb, gutter and sidewalk were not required as part of the original subdivision.

At the June 9th, 1992 City Council Workshop, City Council determined that if the City found a development to be of a character not conducive to have such improvements as curb, gutter, and sidewalk, the requirement could be waived. While determining this policy direction the discussion centered around two subdivision replats which were under review at that time. One of them was the Habitat Subdivision. It was determined that the character of the neighborhood did not warrant curb, gutter and sidewalk improvements for the Habitat proposal.

Your letter states that "this high density development is now a slum ...". It is unclear what you mean by "slum", but as you are well aware, if there are code violations relating to junk and rubbish or weeds, then please contact the Code Enforcement Division of the City at 244-1593. If you have any questions feel free to contact me at 244-1448. Thank you.

Respectfully,



Larry Timm  
Director of Community Development

cc: Mark Achen

HINMAN CLAY LOAM, 0 to 2 percent slopes, Class IIs Land (Hb)

This soil differs from Mesa clay loam, 0 to 2 percent slopes, mainly in having developed on alluvium that is deeper to the layers of gravel and cobblestones and also finer textured. Lime splotching occurs at deeper levels and generally is not so conspicuous. The old alluvium is derived from the same mixture of acid igneous rocks, sandstone, and shale as that for the Mesa soil, but over it there lies a comparatively recent shallow accumulation of wash brought down from higher positions.

In cultivated fields the 8- or 10-inch surface soil consists of a slightly hard pale-brown to light-brown calcareous clay loam. The subsurface layer is nearly the same as the surface soil. The subsoil beginning at depths below 12 to 15 inches, is very pale-brown to reddish-yellow, medium blocky, calcareous, heavy clay loam that is hard when dry. At depths of 2 or 3 feet, the subsoil is friable when moist and exhibits some limy spots, pale streaks, or a very slight tendency toward splotching.

The substratum, to an average depth of 60 inches, is very pale-brown to reddish-yellow or yellow heavy clay loam that contains many limy specks and spots and some light-gray streaks or poorly defined splotches. Below depths of 60 to 90 inches, layers of gravel and cobblestones are common. These may vary from a few feet to 10 to 15 feet in thickness. There are only a few cobblestones and pieces of gravel in the soil profile, however. The limy subsoil is sufficiently permeable for root penetration and adequate underdrainage.

No severe limitations exist for this soil type.

#29 92

Original  
Do NOT Remove  
From Office

CO-CNS-2

CAPABILITY GROUPS OF SOILS

Capability classification is the grouping of soils to show, in a general way, their suitability for most kinds of farming. It is a practical classification based on limitations of the soils, the risk of damage when they are used, and the way they respond to treatment. The soils are classified according to degree and kind of permanent limitation, but without consideration of major and generally expensive landforming that would change the slope, depth, or other characteristics of the soils; and without consideration of possible but unlikely major reclamation projects.

Roman numerals are used to show the 8 broad Capability Classes and letters follow the class numeral to indicate the principal problem or hazard. Classes and sub-classes used are as follows:

Class I - Few or no limitations that restrict choice of crops or require conservation measures.

Class II - Some limitations that reduce the choice of crops or require moderate conservation measures.

Class III - Severe limitations that reduce choice of crops or require special conservation practices or both.

Class IV - Very severe limitations that restrict the choice of crops, require very careful management, or both.

Class V - Not suited for cultivation but has few or no hazards when used for pasture, range, woodland or wildlife.

Class VI - Not suited for cultivation. Severe limitations. Suited for range, pasture, woodland or wildlife with careful management and needed conservation practices.

Class VII - Not suited for cultivation. Very severe limitations. Suited for range, woodland or wildlife uses if carefully managed. Usually cannot apply physical practices such as pitting, furrowing, seeding, etc.

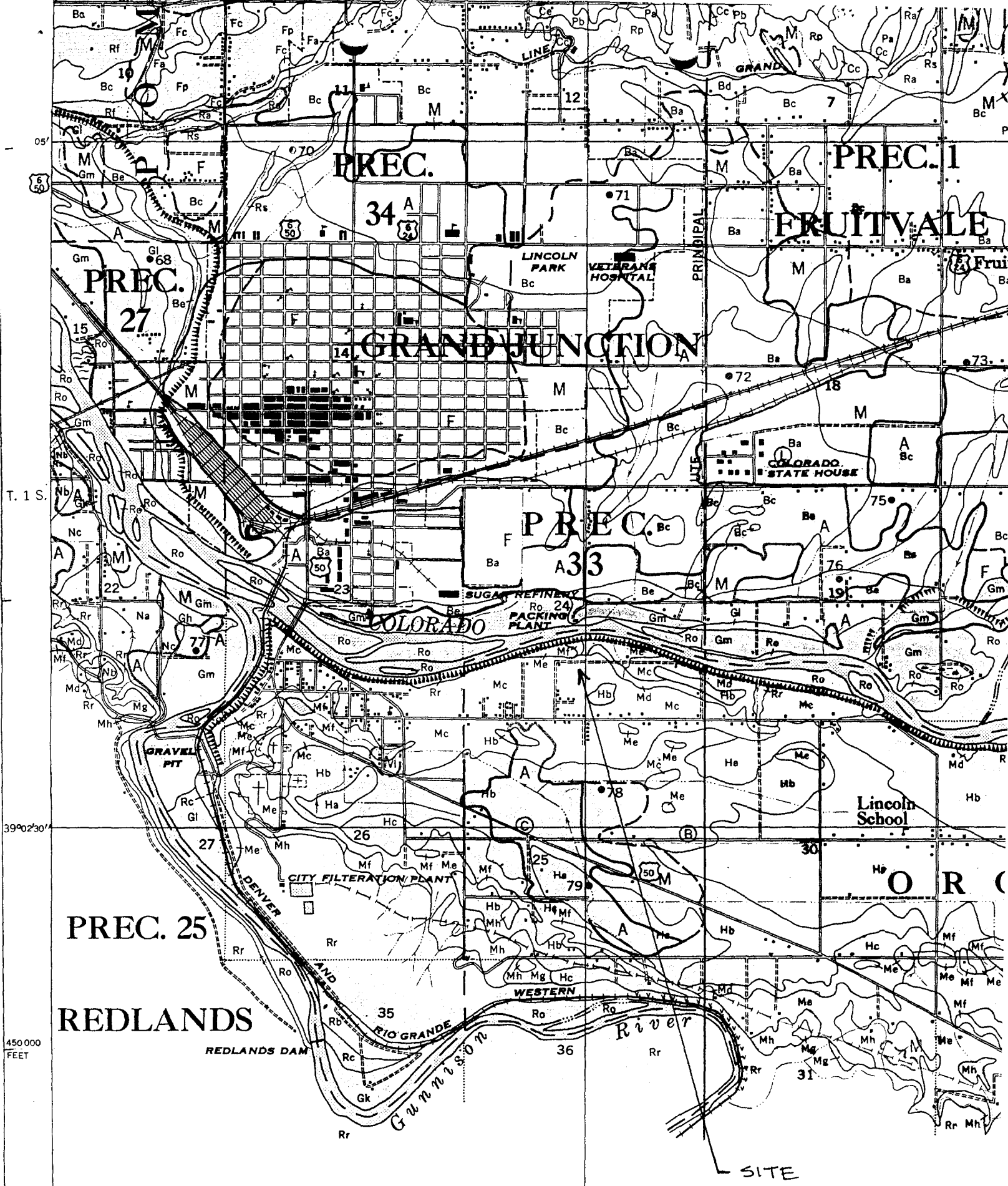
Class VIII - Not suited for cultivation, range, pasture or woodland. Suited only for recreation, wildlife, water supply or esthetic purposes.

- c - Erosion by wind or water is the major problem.
- w - Excessive water such as wetness, overflow, or high water table.
- s - Major problem is in the soil. It may be too shallow, too heavy, stony, low in fertility, salty, alkaline or have low moisture capacity.
- c - Climate is the major hazard. Growing season may be very short, there is a shortage of rainfall or both.

Examples:

IIIc - Class III land where erosion is the major hazard.

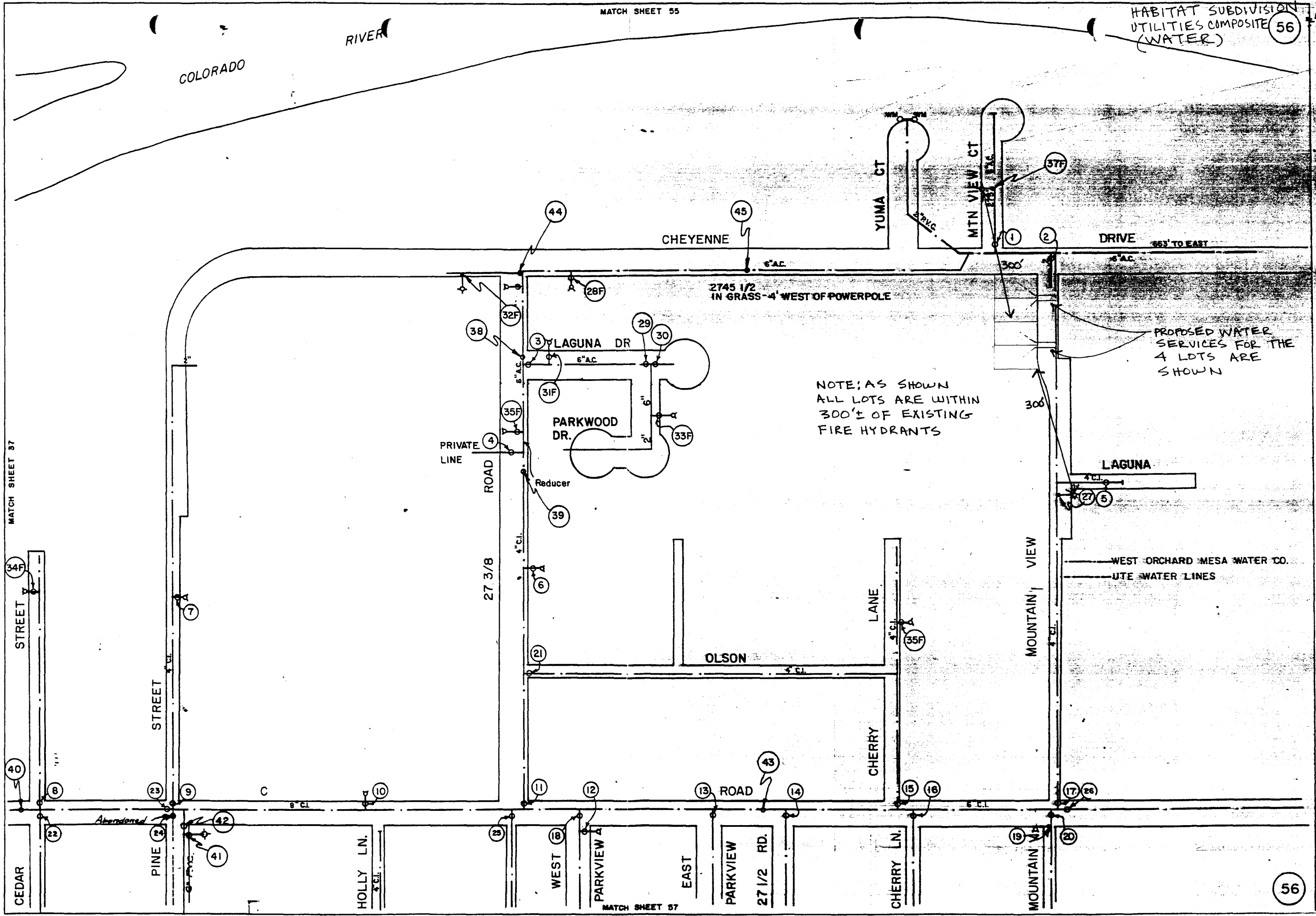
IVc - Class IV land where the climate is the major problem.



"V" GEOLOGY REPORT / SOIL REPORT  
 FROM SOIL CONSERVATION SERVICE  
 P. 3 OF 3

COLORADO

RIVER



CHEYENNE

YUMA CT

MTN VIEW CT

DRIVE

2745 1/2  
IN GRASS - 4' WEST OF POWERPOLE

LAGUNA DR

PARKWOOD DR.

PRIVATE LINE

ROAD

27 3/8

Reducer

LANE

OLSON

CHERRY

ROAD

MOUNTAIN VIEW

LAGUNA

WEST ORCHARD MESA WATER CO.  
UTE WATER LINES

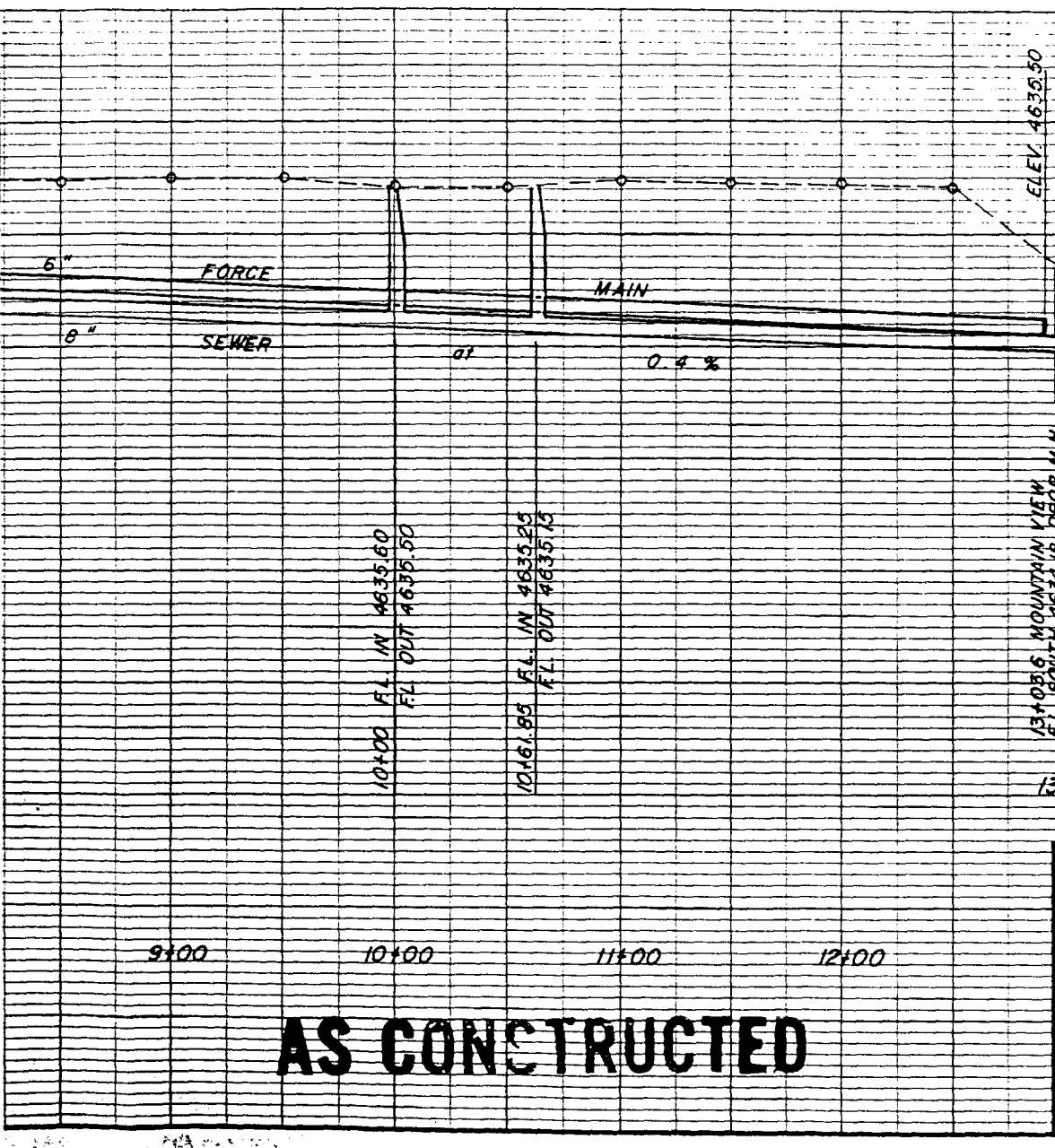
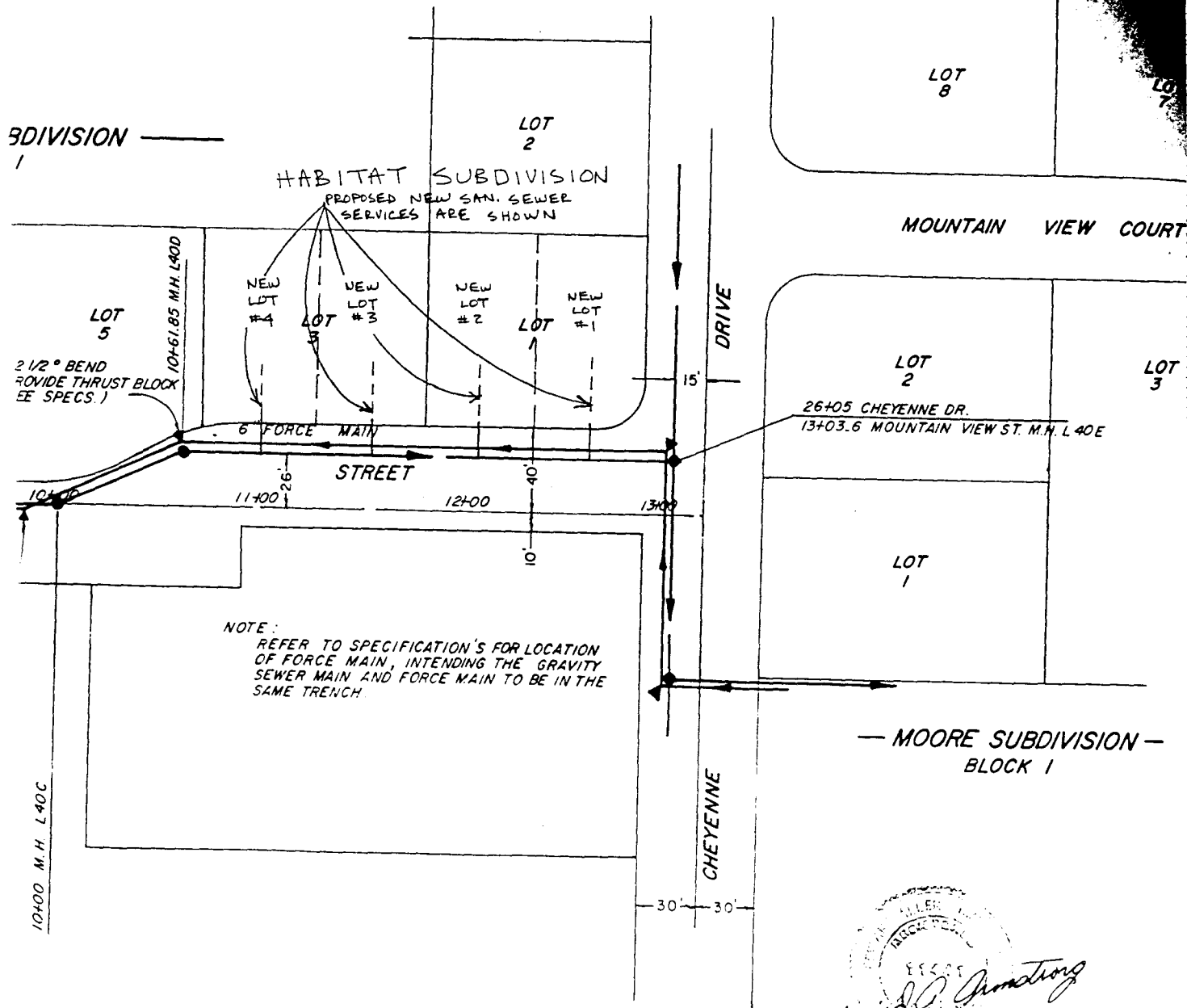
PROPOSED WATER SERVICES FOR THE 4 LOTS ARE SHOWN

NOTE: AS SHOWN ALL LOTS ARE WITHIN 300'± OF EXISTING FIRE HYDRANTS

MATCH SHEET 37

MATCH SHEET 57

Edward P. Armstrong  
 99639



MOORE SUBDIVISION - BLOCK 1

Edward P. Armstrong

**AS CONSTRUCTED**

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION, COLO.

S.S.D. 33-76, PHASE 3, ORCHARD MESA  
 CONST. PLAN & PROFILE, STA. 0+5 TO 13+03.  
 MOUNTAIN VIEW ST. - C RD. TO CHEYENNE

DRAWN BY: *Dwf* DATE 5-3-76  
 CHECKED BY: *E.A.A.* DATE 4-21-76  
 APPROVED BY: *D.R.J.* DATE 4-22-76

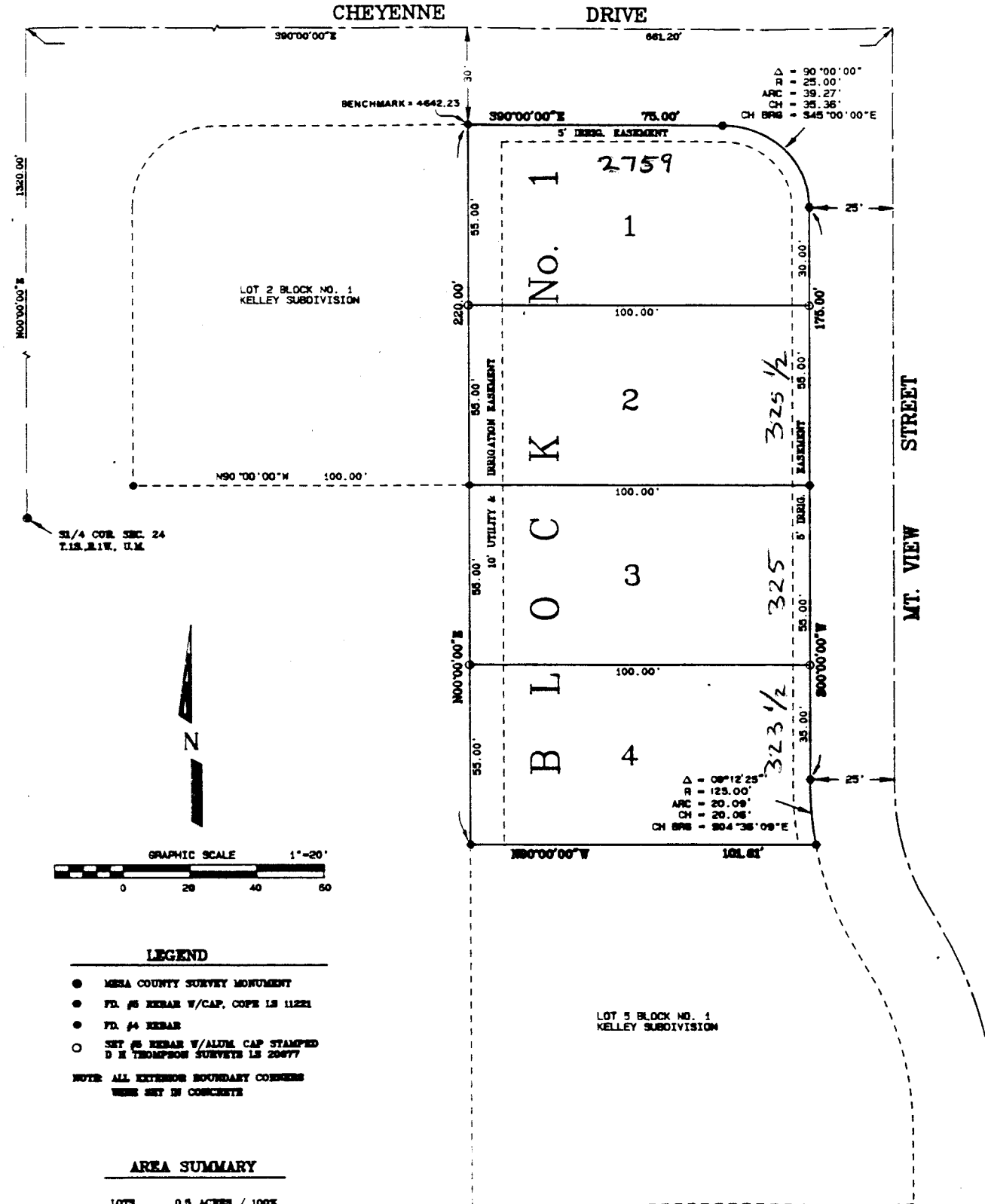
HORIZONTAL SCALE  
 FIELD BOOK NO.  
 PAGE NO.

#29 92  
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 From Office



# HABITAT SUBDIVISION

A REPLAT OF LOTS 1 & 3, BLOCK NO. 1  
KELLEY SUBDIVISION



### DEDICATION

#### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Habitat for Humanity of Mesa County Inc., are the owners of that real property as described in Book 1864 at Page 476, of the records of the Mesa County Clerk and Recorder; being more particularly described as follows:  
Lots 1 and 3, Block No. 1 in Kelley Subdivision, the plat of which is recorded in Plat Book 9 at page 137, of the records of the Mesa County Clerk and Recorder.

That said owners have caused the said real property to be laid out and surveyed as a REPLAT of Lots 1 and 3, Block No. 1 of Kelley Subdivision being reassessed as HABITAT SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado. That said owners do hereby dedicate and set apart all of the streets and roads, as shown on the accompany plat on behalf of the City of Grand Junction forever, and hereby dedicate to the City of Grand Junction on behalf of the public utilities those portions of said property that are labeled "utility and irrigation easement" on said plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to underground electric, gas, telephone, cable television lines and sewer and water mains, together with the right to trim interfering trees and brush. Such easements and rights shall be used in a reasonable and prudent manner.

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

IN WITNESS WHEREOF said owners have caused their names to be hereto subscribed this 27th day of July, 1992.

*James H. ...*  
Habitat for Humanity of Mesa County Inc.  
James H. ... President

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 27th day of July, 1992, by James H. ...  
My commission expires August 10, 1992. Witness my hand and official seal Donald A. ...  
Notary Public  
Address 2754 Commons Drive #301  
Grand Junction CO 81506



### CITY APPROVAL

This plat of HABITAT SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on this 18th day of August, 1992.  
*Mark ...* City Manager  
*Ken ...* Chairman, Grand Junction City Planning Commission  
*...* City Planning Director

### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA )

I hereby certify that this instrument was filed in my office at 3:25 P.M. this 28 day of AUGUST A.D. 1992, and is duly recorded in Plat Book No. 14, Page 68.

Clerk and Recorder \_\_\_\_\_ Deputy \_\_\_\_\_ Page 3

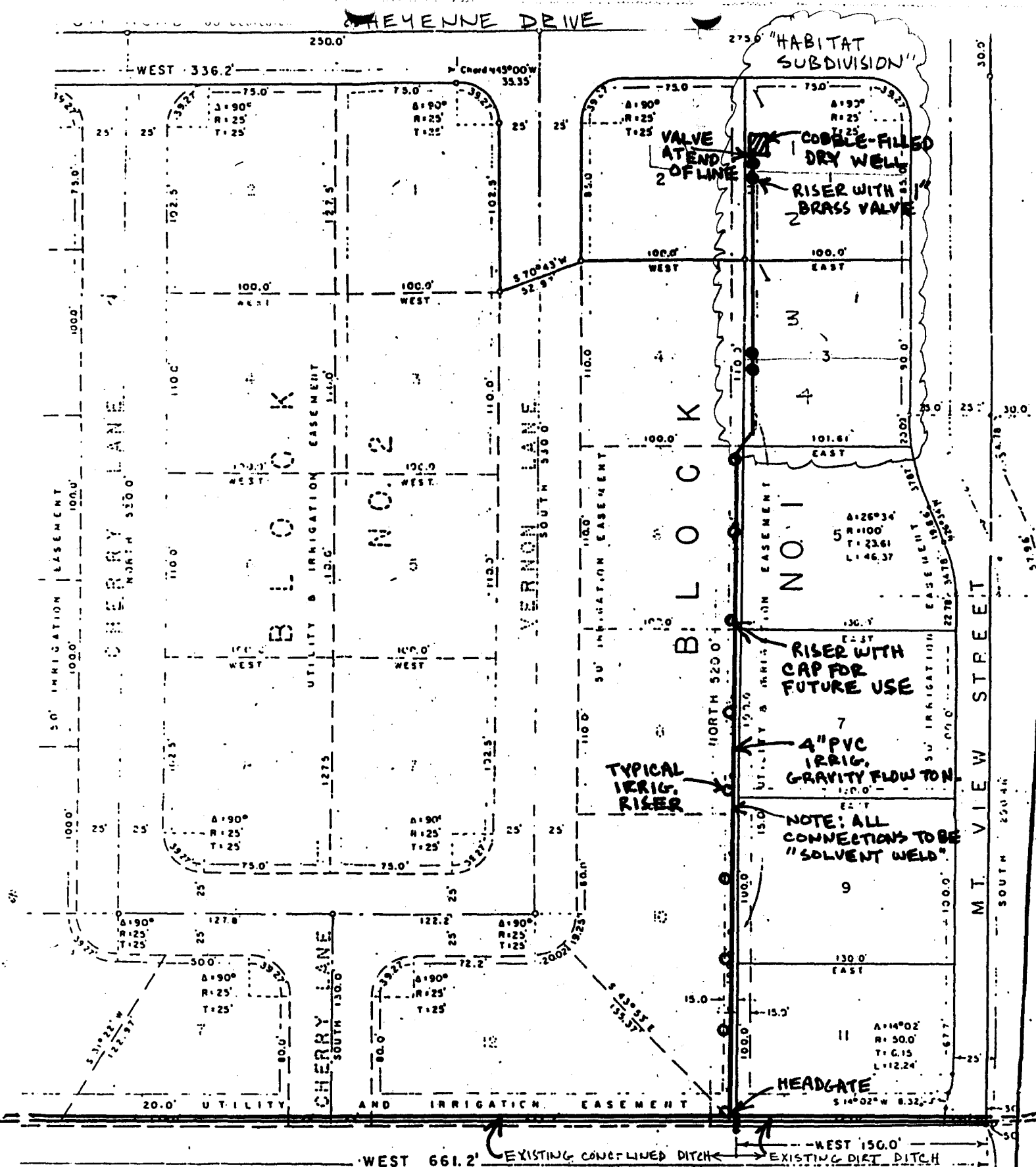
### SURVEYOR'S CERTIFICATE

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

*Michael W. Drizell*  
Michael W. Drizell P.L.S. 20677  
Date 8-15-92



<b>HABITAT SUBDIVISION</b> A REPLAT OF LOTS 1 & 3, BLK 1, KELLEY SUB. LOCATED IN NW1/4 SW1/4 SE1/4 SEC. 24, T.13.S.11W., UTE M.		
D H SURVEYS INC. 1231 N.23rd ST., #106 - Grand Junction CO (303) 245-8749		
Designed By: MWD	Checked By: SLH	Job No.: 100-02-02
Drawn By: MWD	Date: JAN 1992	Sheet: 1 of 1



**HABITAT SUBDIVISION IRRIGATION PLAN**  
 "NOT TO SCALE"  
 BY D. JENSEN, 7/8/92  
 WORK: 243-4900, HOME: 242-1145  
 REFERENCE: G. J. PLANNING DEPT.  
 FILE # 29-92

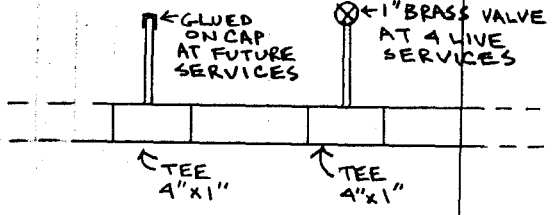
P.O. B.  
 660.0 N E  
 S 1/4 Cor. Se  
 T 1 S, R 1 W

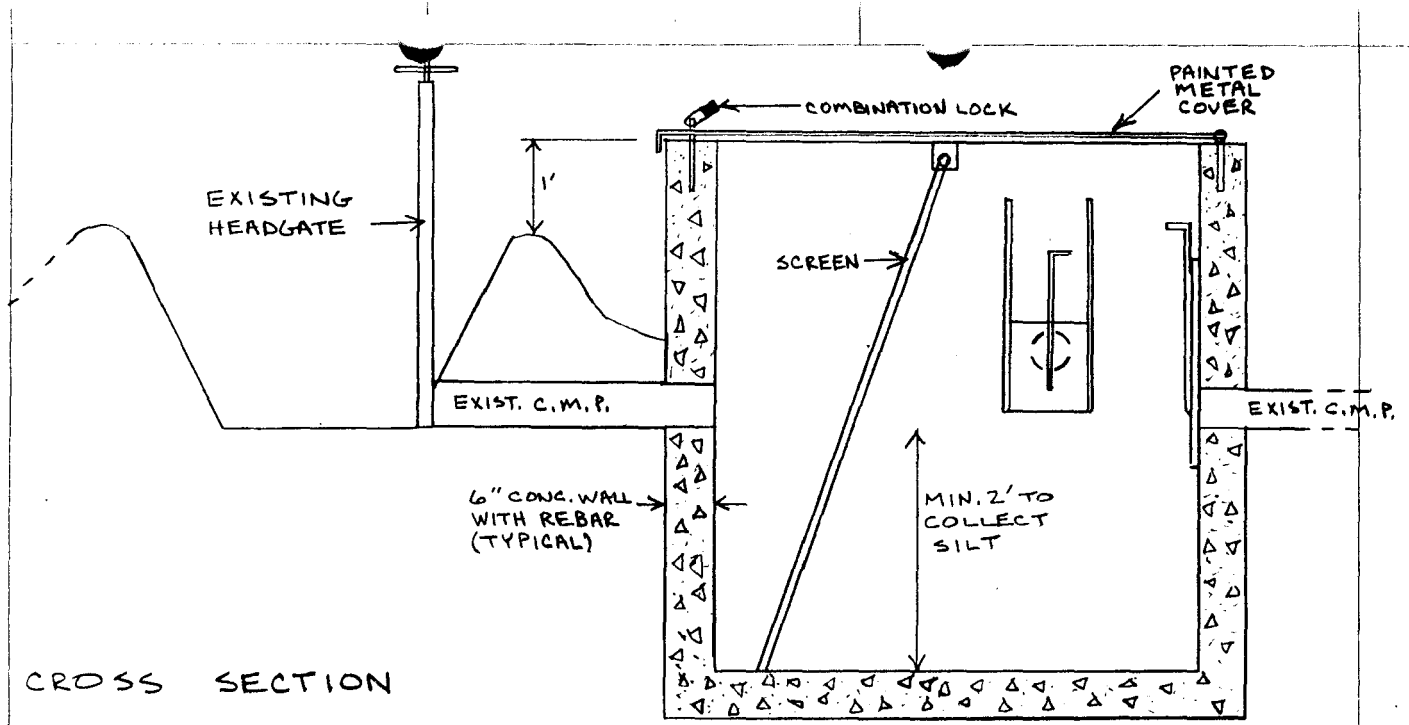
**LEGEND**

- 1" BRASS VALVE ON 1" PVC RISER
- 1" SOLVENT WELD CAP ON 1" PVC RISER
- ==== CONG. LINED MAIN DITCH
- 4" P.V.C. LINE
- ▨ COBBLE FILLED SUMP  
4' x 6' x 4' WITH DIRT OVER TOP

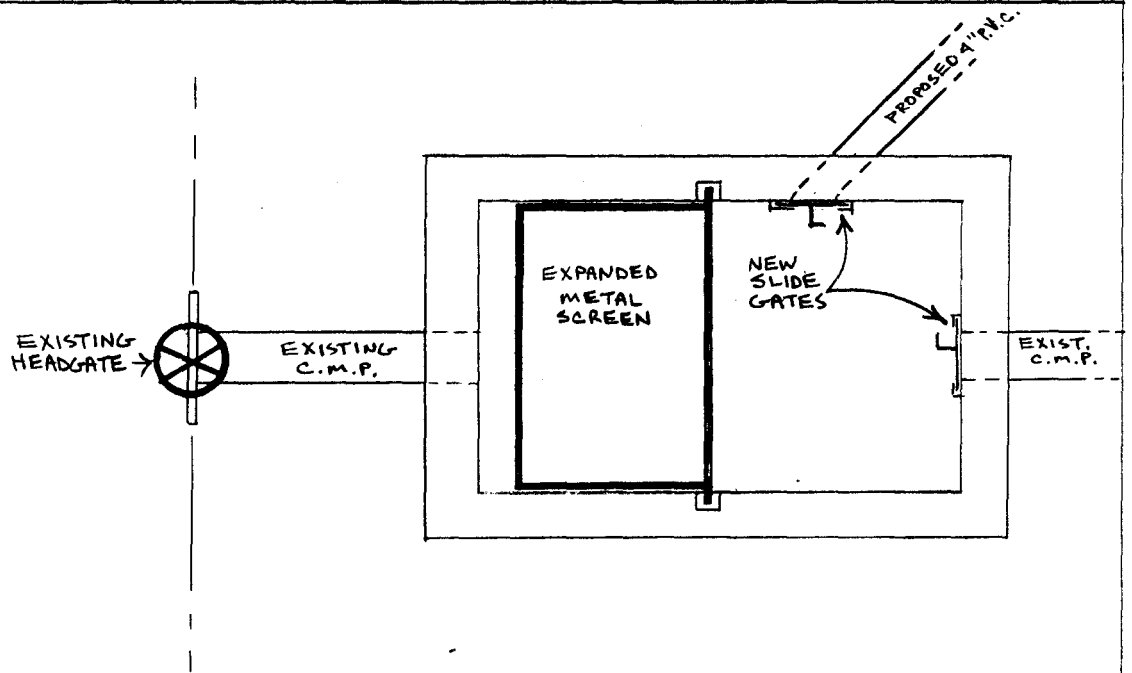
**NOTES**

1. A SMALL AMOUNT OF EXISTING CONG. DITCH WILL BE REMOVED, AND CONCRETE WILL BE INSTALLED AROUND THE NEW HEADGATE TO TIE IT IN.
2. TYPICAL RISER DETAILS:





CROSS SECTION



TOP VIEW

Habitat for Humanity International



HABITAT OF MESA COUNTY

P.O. Box 4947 Grand Junction, CO 81502 • (303) 242-5211 ext <sup>184</sup>~~275~~

HABITAT SUBDIVISION  
 PROPOSED IRRIGATION BOX  
 SCALE: 1" = 2', NORTH →  
 BY D. JENSEN, 7/9/92  
 REF: G.J. PLANNING DEPT.  
 FILE #29-92

CHEYENNE DRIVE

S90°00'00"E

661.20'

Δ = 90°00'00"  
 R = 25.00'  
 ARC = 39.27'  
 CH = 35.36'  
 CH BRG = S45°00'00"E

S90°00'00"E

75.00'

5' IRRIG. EASEMENT

25'

55.00'

1

1

No.

175.00'

100.00'

LOT 2 BLOCK NO. 1  
 KELLEY SUBDIVISION

220.00'

IRRIGATION EASEMENT

K

2

N90°00'00"W

100.00'

55.00'

10' UTILITY & IRRIGATION EASEMENT

C

3

100.00'

55.00'

5' IRRIG.

N00°00'00"E

100.00'

S00°00'00"W

55.00'

L

4

Δ = 09°20'50"  
 R = 100.00'  
 ARC = 20.10'  
 CH = 20.06'  
 CH BRG = S04°36'09"E

25'

N90°00'00"W

101.61'

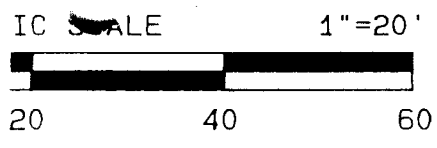
35.00'

HABITAT SUBDIVISION  
 GRADING/DRAINAGE PLAN  
 ARROWS INDICATE PROPOSED  
 FINAL SURFACE DRAINAGE  
 NEW CURB, GUTTER, AND WALK  
 WILL BE INSTALLED ALONG  
~~LOT 5 BLOCK NO. 1~~  
 THE NORTH AND EAST SUB. BOUNDARIES

STREET

MT. VIEW

"S"



IND  
 SURVEY MONUMENT  
 W/CAP, COPE LS 11221