Table of Contents

File 1992-0070 Name: Sedona Subdivision - Preliminary Plan

Present	Scanned	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. 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.
X	X	**Table of Contents**
		***Review Sheet Summary**
X	X	***Application form**
		Review Sheets
X		Receipts for fees paid for anything
		***Submittal checklist**
X	X	***General project report**
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	***Mailing list to adjacent property owners**
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
X	X	Reduction of any maps – final copy
		***Final reports for drainage and soils (geotechnical reports)**
		Other bound or non-bound reports
		Traffic studies
X	X	***Review Comments**
X	X	***Petitioner's response to comments**
X	X	***Staff Reports**
		***Planning Commission staff report and exhibits**
		***City Council staff report and exhibits**
		***Summary sheet of final conditions**

DOCUMENT DESCRIPTION:

X	X	Action Sheet - Approved - 12/1 92	X		Detail Map
X	X	Correspondence	X	X	Revised Preliminary Site Dev. Plan
X	X	Preliminary Drainage Plan	X	X	Revised Grading Map
X		Declaration of Covenants, Conditions and Restrictions - draft - not scanned	X	X	Subdivision Map -GIS Historical Maps - **
X		Chicage Title Ins. Co. American Land Title Assoc. Owner's Policy			
		Title Guarantee - First American Title Ins. Co.			
X	X	Correspondence			
X		Legal Ad - 11/24/92			
X	X	Development Improvements Agreement - preliminary - not scanned			
X	X	Planning Commission Minutes, Agenda - 12/1/92 - **			
X	X	Ordinance No. 2512 - **			
X		Preliminary Major Sub. Submittal			

DEVELOPMENT APPLICATION

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

A

Receipt _____
Date _____
Rec'd By _____
File No. #70-92

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
[ ] Subdivision Plat/Plan	[ ] Minor [ ] Major [ ] Resub				
[ ] Rezone				From: To:	
■ Planned Development	[ ] ODP ■ Prelim [ ] Final	11.6 ac.	West of Alpine Meadows Subdivision	PR-4.2	Residential
[ ] Conditional Use					
[ ] Zone of Annex					
[ ] Text Amendment					
[ ] Special Use					
[ ] Vacation					[ ] Right-of-Way [ ] Easement

■ PROPERTY OWNER | [ ] DEVELOPER | ■ REPRESENTATIVE

Sedona Partnership	& Thomas E. Benson	Thomas A. Logue
Name c/o William Shuman	c/o T.L Benson Name	Name
1610 Crestview Ct.	2370 So. Pizza	537 Fruitwood Dr.
Address	Address	Address
P.O. Box 248		
Grand Jct. co. 81502	Grand Jct. co. 81506	Grand Junction, co. 81504
City/State/Zip	City/State/Zip	City/State/Zip
242-6414	241-0233	523-0017
Business Phone No.	Business Phone No.	Business Phone No.

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

Approve
From Office

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.

Thomas A. Logue — 10/22/92
Signature of Person Completing Application — Date

× Thomas E. Benson — 10/22/92

Shelley Benson — 10/22/92
Signature of Property Owner(s) - Attach Additional Sheets if Necessary

2701351000007 & 008
Charlie Plsec
771 27 Road
Grand Junction, CO 81506

2701351000062
Harley Rudofsky
780 26 1/2 Road
Grand Junction, CO 81506

2701351000063
Virginia A. Saccomanno
780 26 1/2 Road
Grand Junction, CO 81506

Alpine Meadows Devel. Corp.
PO box 1752
Grand Junction, CO 81502

2701351049011
Jay E. Gonyeau
2675 Springside Ct.
Grand Junction, CO 81506

2701351047022
David Schoening
653 Eastcliff Dr.
Grand Junction, CO 81506

2701351049005
W.D. Garrison
PO Box 1633
Grand Junction, CO 81502

2701351049006
Craig W. Springer
PO Box 2753
Grand Junction, CO 8160.

2701351049007
David W. Terry
3120 Beachwood St.
Grand Junction, CO 81506

2701351049008
Garry W. Lambert
2449 Applewood Pl.
Grand Junction, CO 81606

PROJECT NARRATIVE
PRELIMINARY DEVELOPMENT PLAN FOR
SEDONA SUBDIVISION

INTRODUCTION - The Sedona Subdivision property was recently annexed by the City of Grand Junction. The accompanying narrative statement and maps will provide sufficient data to assess the merits of the requested Preliminary Development Plan application. Information gained as a result of the review process will be utilized in the preparation of the final construction documents and final plat.

LOCATION - Sedona Subdivision contains approximately 11.6 acres, and is also known as La Casa De Dominguez, Filing No. 3. Sedona Subdivision is located in the North Grand Junction area, 500 feet south of "H" Road and 850 feet west of North 12th. Street. The property is located in part of the NE 1/4 of Section 35, Township One North, Range One West, of the Ute Meridian.

EXISTING LAND USE - The only structure on the property is a single family residence under construction. A small pond located near the south boundary of the property is one of the most outstanding features of the property. Even though irrigation water is available, the site is in a semi-arid state. No apparent agricultural production has ever occurred. The site is somewhat affected by an existing drainage channel which flows to the existing pond. Topography of the property is considered to be "gently rolling" in nature. The land within Sedona Subdivision slopes towards the pond at a maximum rate of ten percent. The subject property is zoned PR 4.5 by the City of Grand Junction.

SURROUNDING LAND USE - The most dominate use in the area surrounding the subject property is the Alpine Meadows development which adjoins the east property line. Alpine Meadows is fully developed an approximately 20% built out. Garrision Ranch, an existing large lot single family subdivision containing 5 lots adjoins the north boundary of Sedona Subdivision. The balance of the land surrounding the subject property is considered to be of moderate intensity primarily consisting of larger tracts of land with single family residents and agricultural production. The Preliminary Site Development Plan contains a *Surrounding Land Use Matrix* which illustrates specific uses amd zoning desigantions which adjoin the subject property.

PROPOSED LAND USE - The proposal calls for the ultimate development of 22 single family building sites on 11.6 acres. Lots range in size from 12,500 square feet to 35,000 square

within the property. All of the existing water mains are owned and maintained by the Ute Water Conservancy District. Fire hydrants will be placed throughout the development. Sufficient flows and pressure exist to provide adequate water supply for fire protection.

SANITARY SEWER - A new sanitary sewage collection system will be constructed to serve all lots within Sedona Subdivision. Due to the nature of the topography found within the property, the proposal calls for the construction of two independent collection systems. The north system will serve 7 of the 22 lots within the development and will connect to an existing sewer main stub near Jordana Road and Amber Way. Sewer service to 8 lots located along South Sedona Court will require the relocation of an existing lift station along Jordana Road to the west within Sedona Subdivision. The balance of the lots fronting on Jordana Road will utilize an esisting main located adjacent to Jordana Road. It is estimated that peak sewage flows generated by the lots within the development will be 7700 gallons per day.

ELECTRIC, GAS, PHONE & CATV - Electric, gas, and communication lines will be extended to each lot within the development from existing lines located adjacent to the proposed development. Proposed gas, electric, and communication lines will be located in a "common trench" adjacent to the dedicated road right-of-way.

IRRIGATION WATER - According to the Grand Valley Water Users Association, 0.32 cfs of irrigation water is available for use by the subject property. Irrigation water is delivered to the southwest property corner thru a series of open ditches. The proposal calls for the utilization of the existing irrigation pond as storage facility for the irrigation water. A central pressurized pumping station will be located near the pond and water to be deliver to each lot within Sedona Subdivision using an underground piped system.

SOILS - According to data contained within the Soil Conservation Service (SCS) soil evaluations, soil limitations are not identified as severe for identified building areas within Sedona Subdivision. SCS has identified three soil classification within the property.

Fa	Fruita & Ravola Gravelly Loams, Class IVe
Fp	Fruita Very Fine Sandy Loam, Class I
Fr	Fruita Very Fine Sandy Loam, Class IIe

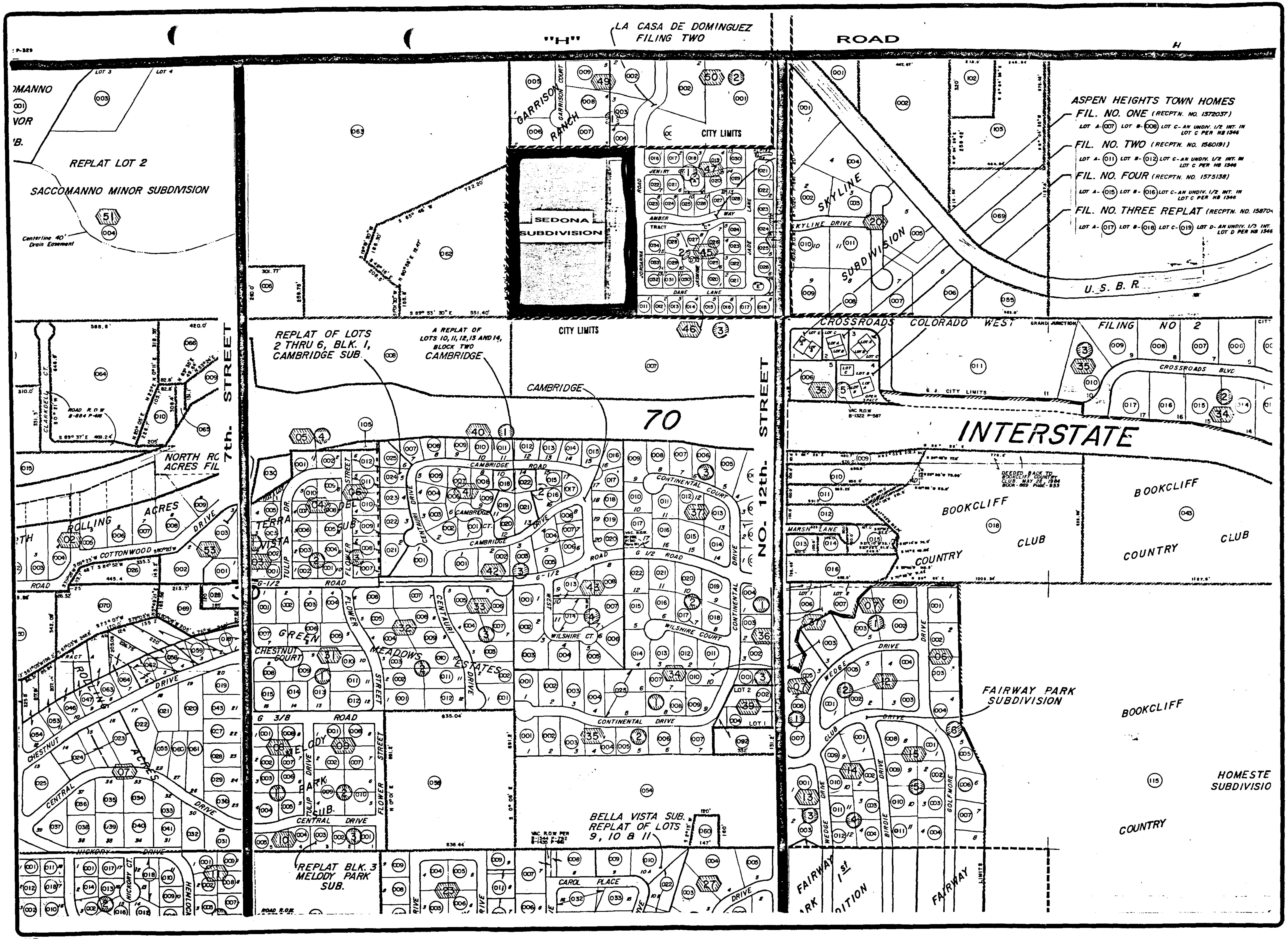
The Fa soil type has the greatest limitation of the types found within the property due to the sallow depth of ground water. This soil type mapped by SCS includes the area of the property in and around the drainage swale which crosses the property.

92

A detailed Sub-Surface Soils Investigation has been transmitted to the City of Grand Junction's Planning and Engineering Departments under separate cover.

DRAINAGE - A Drainage Report which evaluates the impacts on existing drainage patterns has been submitted to the City Engineering Department under separate cover. Most of the future drainage will be carried on the ground surface to the proposed street system and to the existing drainage swale located on the site and ultimately to the pond. A new outlet control structure will be constructed within the pond area in a manner which will control the amount of developed storm water flows which will be discharged from the site. The site is some what affected by drainage from off-site sources particularly Alpine Meadows. According to the drainage study for Alpine Meadows its discharge rate does not exceed the historic flow rate prior to development of the property.

DEVELOPMENT SCHEDULE - The rate at which development of Sedona Subdivision, will occur is dependent upon the City's future growth and housing needs. At this point in time it is anticipated that site development will begin and be completed during the summer of 1993.



REVISIONS	BY

THOMAS A. LOGUE
LAND DEVELOPMENT CONSULTANT

LOCATION & VICINITY MAP
SEDONA SUBDIVISION
Grand Junction, Colorado

DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	1
OF 5 SHEETS	

K-E

GARRISON RANCH SUBDIVISION

LA CASA DE DOMINGUEZ - Filing 2

N. 90°00'00"E. 600.05'

JENTRY COURT

JORDANA ROAD

SUBDIVISION

MEADOWS

AMBER WAY

ALPINE

DANE LANE

NO. SEDONA COURT

SO. SEDONA COURT

Lot 2 La Casa De Dominguez Filing 3

Lot 3

Lot A

Lot 2

Note: See Sheet 5 for Entrance Feature Detail

Note: See Sheet 5 for Typical Street Section

TYPICAL MIN. PRINCIPAL BUILDING SETBACK LINE

NOTE: See Sheet 4 for Easement Requirements.

See Sheet 5 Drainage Channel Detail

Proposed 4'-0" Rollover Curb

Exist. 2'-0" Rollover Curb

Exist. 6'-0" Curbwalk

Existing Cottonwood Tree (Typ.)

House Under Construction

EXISTING POND

COMMON OPEN SPACE

30' Ingress, Egress & Utility Easement

22' Private Drive for Lots 10-12 (See Detail Sheet 5)

S.05°26'26"E. 84.38'

S.00°00'00"W. 435.14'

N.89°53'30"W. 608.14'

SW Corner NE1/4 NE1/4 Section 35 T1N, R1W, U.M.

ADJOINING PROPERTY OWNERS

PARCEL I.D. NO.	OWNERS NAME
1	CHARLIE PLSEC
2	DO
3	HARLEY REDOFSKY
4	VIRGINIA SACCOMANO
5	W.D. GARRISON
6	CRAIG W. SPRINGER
7	ALPINE MEADOWS DEVELOPMENT CORP.
11	ALPINE MEADOWS DEVELOPMENT CORP.
12	DAVID SCHOENING
13	ALPINE MEADOWS DEVELOPMENT CORP.
14	DO
15	DO
16	DO
17	JAY E. GONJEAU

LAND USE SUMMARY

AREA IN DEDICATED RIGHT OF WAY	1.0 AC / 8.6%
AREA IN COMMON OPEN SPACE	0.9 AC / 7.8%
AREA IN LOTS	9.7 AC / 83.6%
TOTAL SITE AREA	11.6 AC
TOTAL LOTS = 22 (1.9 DU/AC)	

SURROUNDING LAND USE MATRIX

I.D. No.	AREA (Acres)	Single Family Residence	Vacant	Orchard	Grazing	Cropland	Non Productive Land	Non Residential	Public	Zone	COMMENTS
1	12.0	●				●				AFT	
2	10.9				●	●				AFT	
3	9.4	●			●					AFT	
4	28.8	●				●				AFT	
5	0.8	●								AFT	Garrison Ranch Sub.
6	0.8		●							AFT	do
7	0.3		●							PR4.5	La Casa De Dominguez Sub.
10	13.7		●							PR4.5	44 SF Lots

SHEET INDEX

SCALE: 1"=40'

⬡ Indicates Parcel I.D. Number

REVISIONS	BY

THOMAS A. LOQUE
LAND DEVELOPMENT CONSULTANT

PRELIMINARY SITE DEVELOPMENT PLAN FOR:

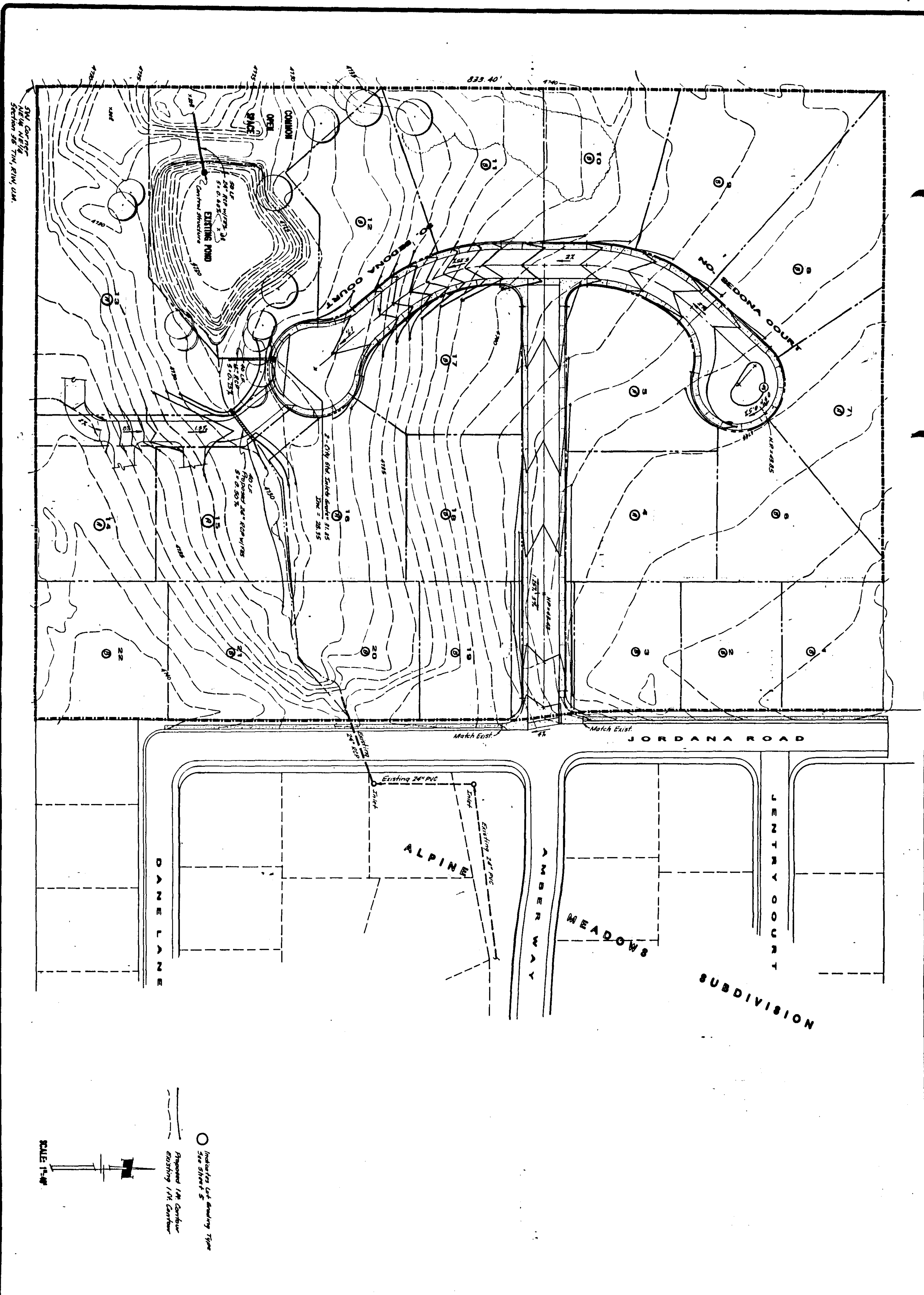
SEDONA SUBDIVISION

Grand Junction, Colorado

DRAWN	TAL
CHECKED	
DATE	SEPT. 1992
SCALE	
JOB NO.	
SHEET	2

OF 5 SHEETS

K+E



JORDANA ROAD
JENTRY COURT
AMBER WAY
DANE LANE
MEADOWS
SUBDIVISION
ALPINE
NO. SEDONA COURT
SO. SEDONA COURT
EXISTING POND
Control Structure
COMMON
OPEN
SPACE
Existing 24" PVC
Inlet
Existing 24" RCP
Match Exist.
HP=48.85
HP=43.85
2-City Std. Inlets Grate = 31.85
Inv. = 28.35
40 LF
Proposed 24" RCP w/FES
S=0.50%
50 LF
24" RCP w/FES
833.40'
4740
4735
4730
4725
SW Corner
NE1/4 NE1/4
Section 36 T1N, R1W, U.M.
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
Indicates Lot Grading Type
See Sheet 5
Proposed 1 Ft. Contour
Existing 1 Ft. Contour
SCALE: 1"=40'

REVISIONS	BY

PRELIMINARY GRADING PLAN

SEDONA SUBDIVISION

Grand Junction, Colorado

T·L THOMAS A. LOGUE
LAND DEVELOPMENT CONSULTANT

DRAWN	TAL
CHECKED	
DATE	Sept. 1992
SCALE	
JOB NO.	
SHEET	3
OF 5 SHEETS	

K·E

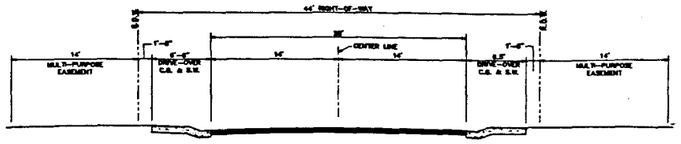
REVISIONS	BY

THOMAS A. LOGUE
LAND DEVELOPMENT CONSULTANT

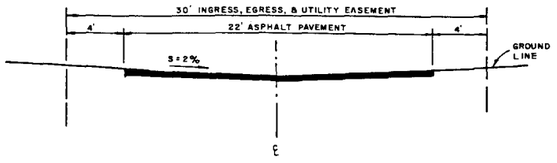
PRELIMINARY UTILITY PLAN
SEDONA SUBDIVISION
Grand Junction, Colorado

DRAWN	TAL
CHECKED	
DATE	SEPT. 1992
SCALE	
JOB NO.	
SHEET	4
OF	5

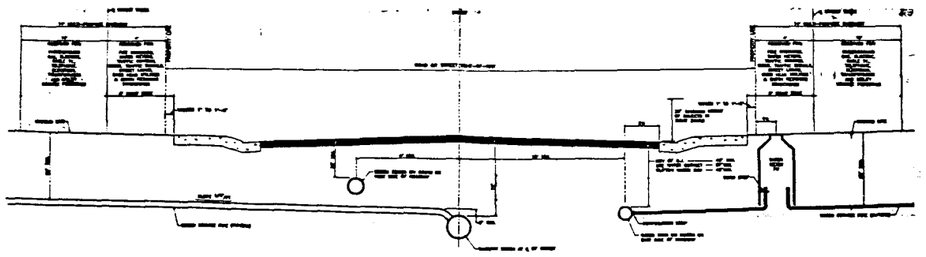
Air Vac
Irrigation Supply Line
Air Vac
10' Irrigation Easement
NO. SEDONA COURT
14' Multi-Purpose Easement
Irrigation Supply Line
10' Irrigation Esmt.
445 LF 8" P.V.C.
340 LF 6" D.W.
Typical Service Connection
14' Multi-Purpose Easement
Proposed Fire Hydrant (Typ. 2 Places)
Join Exist. 8" Main
JORDANA ROAD
JENTRY COURT
SUBDIVISION
MEADOWS
AMBER WAY
14' Multi-Purpose Esmt.
110 LF 8" S.S.
14' Multi-Purpose Easement
420 LF 8" D.W.
220 LF 8" S.S.
220 LF 8" S.S.
Join Exist. Manhole
Existing Fire Hydrant (Typ. 3 Places)
833.40'
14' Multi-Purpose Easement
Exist. San Sewer Force Main
Existing Water Main
Exist. Storm Sewer
ALPINE
4" Service Line For Lot 15
10' Utility Easement
Irrigation Supply Line
10' Irrig. Esmt.
S. SEDONA COURT
790 LF 8" D.W.
14' Multi-Purpose Easement
514 LF 8" S.S.
Join Existing
Existing Lift Station
280 LF Proposed 4" Force Main In Common Trench
10' Drainage Esmt.
Drain
825 LF 8" S.S.
160 LF 8" S.S.
25' Utility & Drainage
Easement
COMMON OPEN SPACE
Drain
Irrigation Pump Station
10' Drainage Esmt.
Abandon Exist. Lift Station & Relocate To New Wet Well
EXISTING POND
14' Multi-Purpose Easement
10' Irrigation Esmt.
100 LF 8" S.S.
DANE LANE
Irrigation Supply Line
10' Irrigation Easement
8" Gravity Flow Supply Line
30' Ingress, Egress, & Utility Easement
Inlet Structure
SW. Corner NE¼ NE¼ Section 35 T1N, R1W, U.M.
SCALE: 1"=40'
K-E



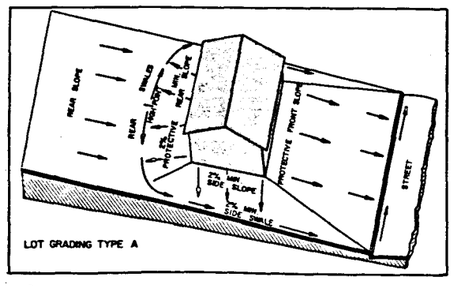
TYPICAL STREET SECTION



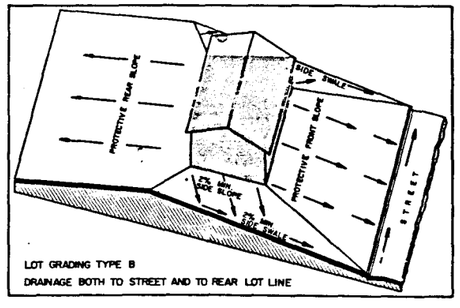
PRIVATE DRIVE SECTION



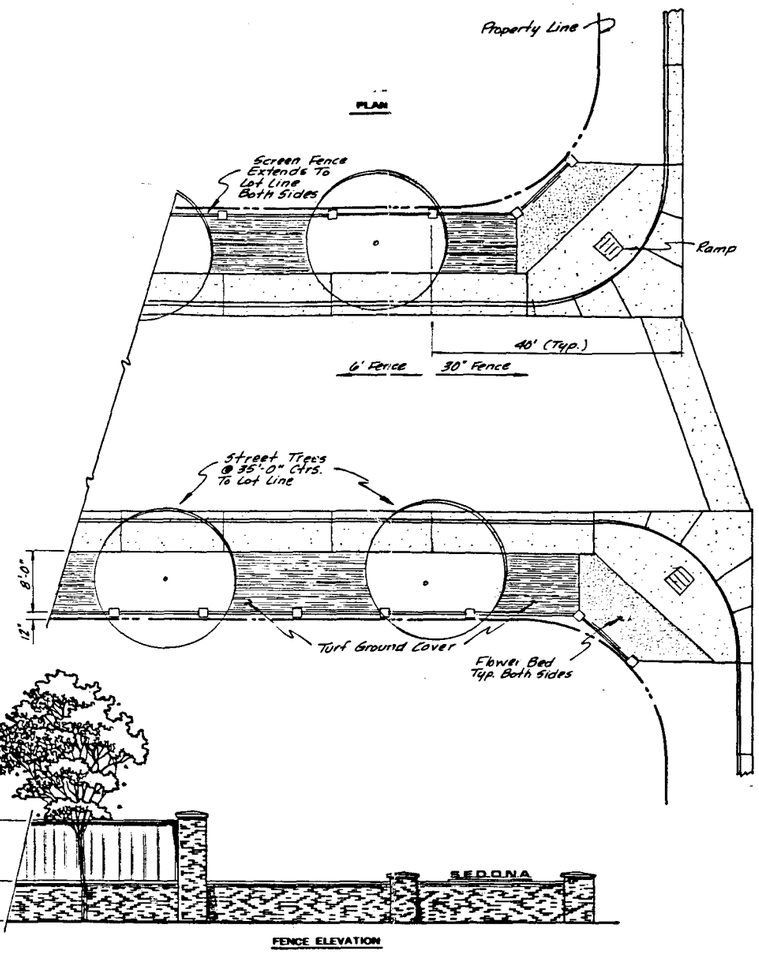
TYPICAL UTILITY LAYOUT



LOT GRADING TYPE A

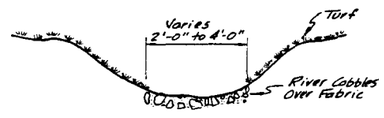


LOT GRADING TYPE B
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE



FENCE ELEVATION

ENTRANCE FEATURE



DRAINAGE CHANNEL

REVISIONS	BY

T-L THOMAS A. LOGUE
LAND DEVELOPMENT CONSULTANT

DETAILS
SEDONA SUBDIVISION
Grand Junction, Colorado.

DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	5
OF	5 SHEETS

K·E

INTRODUCTION

PROJECT DESCRIPTION

This report presents the results of our geotechnical evaluation performed to determine the general subsurface conditions of the site applicable to construction of single-family residential structures. A vicinity map is included in the Appendix of this report.

To assist in our exploration, we were provided with a preliminary site development plan prepared by Thomas A. Logue. The Boring Location Plan attached to this report is based on that plan provided to us.

We understand that the proposed structures will consist of single and two-story, wood-framed buildings with possible full basements and concrete floor slabs on grade. Lincoln DeVore has not seen any building plans for this site, but structures of this type typically develop wall loads on the order of 600 to 2000 plf and column loads on the order of 5 to 16 kips.

The characteristics of the subsurface materials encountered were evaluated with regard to the type of construction described above. Recommendations are included herein to match the described construction to the soil characteristics found. The information contained herein may or may not be valid for other purposes. If the proposed site use is changed or types of construction proposed, other than noted herein, Lincoln DeVore should be contacted to determine if the information in

this report can be used for the new construction without further field evaluations.

PROJECT SCOPE

The purpose of our exploration was to evaluate the surface and subsurface soil and geologic conditions of the site and, based on the conditions encountered, to provide recommendations pertaining to the geotechnical aspects of the site development as previously described. The conclusions and recommendations included herein are based on an analysis of the data obtained from our field explorations, laboratory testing program, and on our experience with similar soil and geologic conditions in the area.

This report provides site specific information for the construction of a single-family residential structures. Included in this report are recommendations regarding general site development and foundation design criteria.

The scope of our geotechnical exploration consisted of a surface reconnaissance, a geophoto study, subsurface exploration, obtaining representative samples, laboratory testing, analysis of field and laboratory data, and a review of geologic literature.

Specifically, the intent of this study is to:

1. Explore the subsurface conditions to the depth expected to be influenced by the proposed construction.
2. Evaluate by laboratory and field tests the general engineering properties of the various strata which could influence the development.

3. Define the general geology of the site including likely geologic hazards which could have an effect on site development.

4. Develop geotechnical criteria for site grading and earthwork.

5. Identify potential construction difficulties and provide recommendations concerning these problems.

6. Recommend an appropriate foundation system for the anticipated structure and develop criteria for foundation design.

FIELD EXPLORATION AND LABORATORY TESTING

A field evaluation was performed on October 5, 1992, and consisted of a site reconnaissance by our geotechnical personnel and the drilling of seven exploration borings. These seven shallow exploration borings were drilled within the proposed build lots near the locations indicated on the Boring Location Plan. The seven exploration borings were located to obtain a reasonably good profile of the subsurface soil conditions. All exploration borings were drilled using a CME 45-B, truck-mounted drill rig with continuous-flight auger to depths of approximately 13 to 18 feet. Samples were taken with a standard split spoon sampler, California lined sampler, thin-walled Shelby tubes, and by bulk methods. Logs describing the subsurface conditions are presented in the attached figures.

Laboratory tests were performed on representative soil samples to determine their relative engineering properties. Tests were performed in accordance with test methods of the American Society for Testing and Materials or other accepted standards. The results of our laboratory tests are included in this report. The in-place moisture content and

the standard penetration test values are presented on the attached drilling logs.

FINDINGS

SITE DESCRIPTION

The project site is located in the Northeast Quarter of the Northeast Quarter of Section 35, Township 1 North, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado. More specifically the site is located immediately west of the Alpine Meadows Subdivision and immediately south of the Garrison Ranch Subdivision. The site is located south of G Road and between 26 1/2 and 27 Roads.

The topography of the site is gently rolling hillside, with an overall gradient to the south. The exact direction of surface runoff on this site will be controlled by the proposed construction and therefore will be variable. In general, surface runoff is expected to travel to the south, eventually entering the existing drain ditches of the area and eventually the Colorado River. Surface and subsurface drainage on this site would be described as fair and the subsurface drainage would be described as poor.

GENERAL GEOLOGY AND SUBSURFACE DESCRIPTION

The geologic materials encountered under the site consist of fine coarse-grained, low to medium density alluvial silts, sands, and gravels, which overlie the Mancos Shale Formation. The geologic and engineering properties of the materials found in our seven exploration borings will be discussed in the following sections.

The surface soils on this site consist of a series of silty clay and sandy clay soils which are a product of mud flow/debris flow features which originate on the

#70 92

south-facing slopes of the Bookcliffs. These mud flow/debris flow features are a small part of a very extensive mud flow/debris flow complex along the base of the Bookcliffs and extending to the Colorado River. Utilizing recent events and standard evaluation techniques, this tract is not considered to be within with an active debris flow hazard area. The surface soils are an erosional product of the upper Mancos Shale and the Mount Garfield Formations which are exposed on the slopes of the Bookcliffs. The soils contained within these mud flow/debris flow features normally exhibit a metastable condition which can range from very slight to severe. Metastable soil is subject to internal collapse and is very sensitive to changes in the soil moisture content. Based on the field and laboratory testing of the soils on this site, the severity of the metastable soils can be described as low to moderate.

This soils type is usually very stratified, with layers of fairly clean sands, some sandstone, siltstone, mudstone, and shale fragments. This particular soil has been designated as Soil Type I for this report.

This Soil Type was classified as a silty sand which is poorly graded (SP/SM) under the Unified Classification System. This material is of very low plasticity, of low to moderate permeability, and was encountered in a low to medium density, moist condition. Some strata may undergo mild expansion with the entry of small amounts of moisture, but will undergo long-term consolidation upon the addition of larger amounts of moisture. This soil will settle after being loaded. The maximum

#70 92

allowable bearing capacity for this soil was found to range from 300 to 1400 psf maximum, with no minimum dead load pressure required for the soil horizons greater than five feet above the Mancos Shale Formation. The finer grained portion of Soil Type No. I contains sulfates in detrimental quantities.

Some strata of the upper alluvial soils is quite fine grained and, in this particular area, was found to be very silty. This soil is designated as Soil Type II in this report.

This Soil Type was classified as a silty sandy silt (ML) under the Unified Classification System. This material is of low plasticity, of low to moderate permeability, and was encountered in a low density, moist condition. It undergoes very mild expansion with the entry of small amounts of moisture, but will undergo long-term consolidation upon the addition of larger amounts of moisture. This soil will settle after being loaded. The maximum allowable bearing capacity for this soil was found to be 800 psf, with no minimum dead load pressure required unless the Mancos Shale Formation is within five feet of this particular horizon. The finer grained portion of Soil Type No. II contains sulfates in detrimental quantities.

The entire site is underlain by the Mancos Shale Formation which is considered to be bedrock in this area. The Mancos Shale is described as a thin-bedded, drab, light to dark gray marine shale, with thinly interbedded fine grain sandstone 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. Formational shale was encountered in all test borings at depths ranging from 6 to 11 feet below the existing ground surface. It is anticipated that this formational shale will affect the construction and the performance of the foundations on the site.

This soil type of this particular horizon of the Mancos Shale was classified as a sandy silt (ML) under the Unified Classification System. Thin interbeds of clayey silts and some silty clays were observed in the samples and were utilized for the soil expansion testing. The Standard Penetration Tests ranged from 21 blows per foot to over 100 blows per foot. Penetration tests of this magnitude indicate that the soil is somewhat weathered near the shale surface and of medium to high density. The moisture content varied from 11.7 % to 19.5 %, indicating a relatively moist soil. This soil is plastic and is sensitive to changes in moisture content. With decreased moisture, it will tend to shrink, with some cracking upon desiccation. Upon increasing moisture, it will tend to expand. Expansion tests were performed on typical samples of the soil and expansive pressures on the order of 1700 psf were found to be typical for remolded samples of the silty clay strata of the Mancos Shale. The allowable maximum bearing value was found to be on the order of 4600 psf. A minimum dead load of 1700 psf will be required. These allowable bearing capacities assume a shallow foundation system is utilized.

The boring logs and related information show subsurface conditions at the date and location of this

exploration. Soil conditions may differ at locations other than those of the exploratory borings. If the structure is moved any appreciable distance from the locations of the borings, the soil conditions may not be the same as those reported here. The passage of time may also result in a change in the soil conditions at the boring locations.

Soil Types I and II are representative of soils with low to moderate metastable properties. The amount of effect these metastable soils would have on a shallow foundation system will depend entirely upon the thickness of these soils beneath the foundation system and the actual soils which are encountered on each site. Inspection of the drilling logs indicates these soils are quite variable across the subdivision and may change quite rapidly. A visual observation of these soils is usually not sufficient to determine how much rearrangement of the granular soil structure can be expected with wetting and load application. Specific laboratory testing is normally required to arrive at site-specific recommendations regarding the stability of these soils.

GROUND WATER:

No free water surface was encountered in any of the test borings to the depths drilled which are located north of the existing pond. However, moist to very wet conditions were encountered in all test borings. Ground water was encountered in Exploration Boring No. 7, generally south of the pond area immediately above the Mancos Shale Formation. In our opinion this wet condition is the result of seepage from irrigation ditches and from irrigation practices in the

vicinity. Due to the high moisture conditions encountered, it is recommended that basement or half basement foundations be used on this site only after the specific lot characteristics are evaluated. The conditions which would affect basement or half basement conditions would include lot grading around the proposed structure which would include both on the lot and off the lot in question, location of existing irrigation and drainage features, and final foundation elevation relative to the surrounding site topography. It is recommended that all floor slabs be constructed over a capillary break and vapor barrier.

Because of capillary rise, the soil zone within a few feet above any existing seasonal water levels or future water levels will be quite wet. Pumping and rutting may occur during the excavation process, particularly if the bottom of the foundations are near the capillary fringe. Pumping is a temporary, quick condition caused by vibration of excavating equipment on the site. If pumping occurs, it can often be stopped by removal of the equipment and greater care exercised in the excavation process. In other cases, geotextile fabric layers can be designed or cobble sized material can be introduced into the bottom of the excavation and worked into the soft soils. Such a geotextile or cobble raft is designed to stabilize the bottom of the excavation and to provide a firm base for equipment.

Data presented in this report concerning ground water levels are representative of those levels at the time of our field exploration. Groundwater levels are subject to

change seasonally or by changed environmental conditions. Quantitative information concerning rates of flow into excavations or pumping capacities necessary to dewater excavations is not included and is beyond the scope of this report. If this information is desired, permeability and field pumping tests will be required.

Due to the proximity of the Mancos Shale Formation, there exists a possibility of a perched water table developing in the alluvial soils which overlie the shale. This perched water would probably be the result of increased irrigation due to the presence of lawns and landscaping and roof runoff. The exploration holes indicate that the top of the Mancos Shale Formation has a gentle gradient to the south and that subsurface drainage would probably fairly slow. While it is believed that under the existing conditions at the time of this exploration the construction process would not be effected by any free-flow waters, it is very possible that several years after development is initiated, a troublesome perched water condition may develop which will provide construction difficulties. In addition, this potential perched water could create some problems for existing or future foundations on this tract. Therefore it is recommended that the future presence of a perched water table be considered in all design and construction of both the proposed residential structures and any subdivision improvements.

CONCLUSIONS AND RECOMMENDATIONS

GENERAL DISCUSSION

No geologic conditions were apparent during our reconnaissance which would preclude the site development as planned, provided the recommendations contained herein are fully complied with. Based on our investigation to date and the knowledge of the proposed construction, the site condition which would have the greatest effect on the planned development is low to medium density alluvial soils which contain metastable strata which overlie the expansive Mancos Shale Formation.

Since the exact magnitude and nature of the foundation loads are not precisely known at the present time, the following recommendations must be somewhat general in nature. Any special loads or unusual design conditions should be reported to Lincoln DeVore so that changes in these recommendations may be made, if necessary. However, based upon our analysis of the soil conditions and project characteristics previously outlined, the following recommendations are made.

OPEN FOUNDATION OBSERVATION

Since the recommendations in this report are based on information obtained through random borings, it is possible that the subsurface materials between the boring points could vary. Therefore, prior to placing forms or pouring concrete, an open excavation observation should be performed by representatives of Lincoln DeVore. The purpose of this observation is to determine if the subsurface soils directly below the proposed foundations are similar to those encountered in our exploration borings. If the materials below the proposed founda-

tions differ from those encountered, or in our opinion, are not capable of supporting the applied loads, additional recommendations could be provided at that time.

DRAINAGE AND GRADIENT:

Adequate site drainage should be provided in the foundation area both during and after construction to prevent the ponding of water and the saturation of the subsurface soils. We recommend that the ground surface around the structure be graded so that surface water will be carried quickly away from the building. The minimum gradient within 10 feet of the building will depend on surface landscaping. We recommend that paved areas maintain a minimum gradient of 2%, and that landscaped areas maintain a minimum gradient of 8%. It is further recommended that roof drain downspouts be carried across all backfilled areas and discharged at least 10 feet away from the structure. Planters, if any, should be so constructed that moisture is not allowed to seep into foundation areas or beneath slabs or pavements.

If adequate surface drainage cannot be maintained, or if subsurface seepage is encountered during excavation for foundation construction, a full perimeter drain is recommended for this building. It is recommended that this drain consist of a perforated drain pipe and a gravel collector, the whole being fully wrapped in a geotextile filter fabric. We recommend that this drain be constructed with a gravity outlet. If sufficient grade does not exist on the site for a gravity outlet, then a sealed sump and pump is recommended. Under no circumstances should a dry well be used on this site.

#70 92

The existing drainage on the site must either be maintained carefully or improved. We recommend that water be drained away from structures as rapidly as possible and not be allowed to stand or pond near the building. We recommend that water removed from one building not be directed onto the backfill areas of adjacent buildings. We recommend that a hydrologist or drainage engineer experienced in this area be retained to complete a drainage plan for this site.

To give the building extra lateral stability and to aid in the rapidity of runoff, it is recommended that all backfill around the building and in utility trenches in the vicinity of the building be compacted to a minimum of 85% of its maximum Proctor dry density, ASTM D 698. The native soils on this site may be used for such backfill. We recommend that all backfill be compacted using mechanical methods. No water flooding techniques of any type may be used in placement of fill on this site.

Should an automatic lawn irrigation system be used on this site, we recommend that the sprinkler heads be installed a minimum of 5 feet from the building. In addition, these heads should be adjusted so that spray from the system does not fall onto the walls of the building and that such water does not excessively wet the backfill soils.

Most metastable (hydrocompaction) mitigation techniques are drainage considerations. The most important drainage consideration would be the continual maintenance of positive surface drainage away from the structures at all points. Positive surface drainage conditions must be maintained both

during construction and throughout the service life of the structures. No flat areas or closed depressions should be allowed to exist anywhere on the site. Proper control of all roof runoff is extremely important. It is strongly recommended that downspout discharges be piped away from the structure. No water should be allowed to pond or stand within 30 feet of any structure.

FOUNDATIONS

Assuming that some amount of differential movement can be tolerated, then a conventional shallow foundation system either placed on the native soils or reworked native soils or underlain by structural fill, placed in accordance with the recommendations contained within this report, may be utilized. The foundation would consist 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 properly constructed structural fill may be designed on the basis of an allowable bearing capacity of 2200 psf maximum. Foundations resting on the native soils should utilize the allowable bearing capacities given in this report for those particular soil types. Recommendations pertaining to balancing, reinforcing, drainage, and inspection are considered extremely important and must be followed. Contact stresses beneath all continuous walls should be balanced to within + or - 200 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 criteria for balancing will depend somewhat on 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 one half live load, for up to three stories.

It is extremely important, due to the nature of data obtained by the random sampling of a nonhomogeneous material such as soil, that a shallow foundation system be

used only if all recommendations are strictly followed. All the listed recommendations regarding fill compaction, site grading, drainage and subsurface water control are exceedingly important. CAUTION : Failure to follow these recommendations will void part or all of the recommendations contained in this report.

STRUCTURAL FILL

An extensive layer of medium to low density native soils was encountered on this site. The soil are of extremely low density and may not be judged suitable for support of the proposed shallow foundation system. Owing to the depths to which this lower density soil may be encountered and the relatively shallow excavation depths which may be anticipated, it may be recommended that an overexcavation/replacement scheme be used on this site.

The existing low density soils should be removed to a depth of 3 feet below the proposed bottom footing elevation. Once it is felt that adequate soil removal has been achieved, it is recommended that the excavation be closely examined by a representative of Lincoln-DeVore to ensure that an adequate overexcavation depth has indeed occurred and that the exposed soils are suitable to support the proposed structural man-made fill.

Once this examination has been completed, it is recommended that a coarse-grained, non-expansive, non-free draining man-made structural fill be imported to the site. This imported fill should be placed in the overexcavated portion of this site in lifts not to exceed 6 inches after compaction. A minimum of 90% of the soils maximum Modified Proctor dry density (ASTM D-1557) must be maintained during the soil placement. These soils should be placed at a moisture content conducive to the required compaction (usually Proctor optimum moisture content $\pm$ 2%). The granular material must be brought to the required density by mechanical means. No soaking, jetting or puddling tech-

niques of any type should be used in placement of fill on this site. To ensure adequate lateral support, we must recommend that the zone of overexcavation extend at least 2 feet around the perimeter of the proposed footing. To confirm the quality of the compacted fill product, it is recommended that surface density tests be taken at maximum 2 foot vertical intervals.

The placement of a geotextile fabric for separation between the native soils and the structural fill is recommended to aid the fill placement and to improve the stability of the completed fill.

When The structural fill is completed, an allowable bearing capacity of 2200 psf maximum may be assumed for proportioning the footings.

If full basement type construction is anticipated for a given structure or if the loading conditions of a crawlspace or a half basement-type structure would require more bearing than the capacity than the metastables of Soil Type No. I and II can offer, then the high-density shales and siltstones of the Mancos Shale Formation may be may be utilized for foundation bearing. At this time Lincoln-DeVore has not been informed of the individual foundation/building plans and is therefore not informed as to the precise wall or column loading plan within any of the proposed buildings. Therefore, three foundation types which could be utilized for single-family residential construction are recommended based on our experience in this area. The choice between these foundation types depends on the internal loading of the foundation members and the amount of excavation

planned to achieve the finished lower elevations.

The three foundation types preliminarily recommended are as follows:

1. The voided wall on grade foundation system with a stemwall resting directly on the shale formation, or on a properly compacted structural fill.

2. The isolated pad and grade beam foundation system in which the grade beam is voided and loads are transferred to the isolated pads.

3. The drilled pier and fully voided grade beam system with the loads transferred to the piers.

Recommendations given in this report are given for the Shallow Foundation Types No. 1 and 2 with the Deep Foundation section addressing Type No.3.

DEEP FOUNDATIONS:

Under some loading conditions, or with excessive amounts of metastable soils beneath the proposed foundation, we recommend that a deep foundation system, consisting of either drilled piers or driven piles be used to carry the weight of the proposed structure. Deep foundations must extend through the low density, upper lean clay materials and into the underlying siltstone and clays of the Mancos Shale Formation. Both types of foundation have advantages and disadvantages with respect to this site. Therefore, the decision as to which system is used is largely economic and will be left to the owner or his representative. Drilled pier and driven pile foundation systems will be discussed in this report. Recommendations regarding driven piles can be provide if desired.

#70

DRILLED PIERS:

We recommend that drilled piers have a minimum shaft length of 12 feet and be embedded at least 5 feet into the relatively unweathered bedrock. At this level, these piers may be designed for a maximum end bearing capacity of 25000 psf, plus 1800 psf side support considering only the side wall area embedded in the bedrock. Due to the expansive potential of the bedrock, a minimum dead load uplift is required, consisting of a point uplift of 2000 psf and 290 psf side uplift, based on the side wall embedded in the bedrock. The overburden is soft and no supporting or uplift values are assigned to this material. The weight of the concrete in the pier may be incorporated into the required dead load.

It is recommended that the bottoms of all piers be thoroughly cleaned prior to the placement of concrete. The amount of reinforcing in each pier will depend on the magnitude and nature of loads involved. As a rule of thumb, reinforcing equal to approximately 1/2 of 1% of the gross cross-sectional concrete area should be used. Additional reinforcing should be used if structural conditions warrant. We recommend that reinforcing extend through the full length of pier.

To minimize the possibility of voids developing in the drilled piers, concrete with a slump of 5 to 6 inches is recommended. We recommend that piers be dewatered and thoroughly cleaned of all loose material prior to placing the steel cage and concrete. The pier excavation should contain no more than 2 inches of free water unless the concrete is placed by means of a tremie extending to the bottom of the pier. A free

fall in excess of 5 feet is not recommended when placing concrete in drilled piers. We recommend that casing be pulled as the concrete is being placed and that a 5 foot head of concrete be maintained while pulling the casing. It is recommended that drilled piers be plumb with 2% of their length and that the shaft maintain a constant diameter for the full length of the pier and not allowed to "mushroom" at the top.

DRILLED PIER OBSERVATION:

The foundation installation for drilled piers should be continuously observed by a representative of Lincoln DeVore to determine that the recommended bearing material has been adequately penetrated and that soil conditions are as anticipated by the exploration. This observation will aid in attaining an adequate foundation system. In addition, abnormalities in the subsurface conditions encountered during foundation installation can be identified and corrective measures taken as required. Lincoln DeVore requires a minimum of one working day's notice, and a copy of the foundation plan, to schedule any field observation.

GRADE BEAMS:

A reinforced concrete grade beam is recommended to carry the exterior wall loads in conjunction with the deep foundation system. If the expansive Mancos Shale Formation is within five feet of the bottom of the grade beam, we recommend that this grade beam be designed to span from bearing point to bearing point and not be allowed to rest on the ground surface between these points. We recommend a void space be left

between the bottom of the grade beam and the subgrade below due to the expansive nature of the subgrade soils.

#70 92

CONCRETE SLABS ON GRADE

Slabs could be placed directly on the natural soils assuming that these soils do not exhibit significant metastable characteristics, or on a structural fill. We recommend that all slabs on grade be constructed to act independently of the other structural portions of the building. One method of allowing the slabs to float freely is to use expansion material at the slab-structure interface.

It is recommended that slabs on grade be constructed over a capillary break of approximately 6 inches in thickness. We recommend that the material used to form the capillary break be free draining, granular material and not contain significant fines. A free draining outlet is also recommended for this break so that it will not trap water beneath the slab. A vapor barrier is recommended beneath the floor slab and above the capillary break. To prevent difficulty in finishing concrete, a 2 inch sand layer should be placed above the break. An alternate method of reducing finishing problems would be to place the vapor barrier beneath approximately 6 inches of a minus 3/4 inch gravel fill. This method must be very carefully accomplished to minimize excessive puncturing and tearing of the vapor barrier.

If the slabs are to be placed on soils with significant metastable properties or expansive clays of the Mancos Shale Formation, slab movement must be expected. Mitigation techniques for metastable and expansive soils are very similar in that soil moisture must be strictly controlled and slab movement must be anticipated. It is recommended that floor slabs on grade be constructed with control joints placed to

divide the floor into sections not exceeding 360 square feet, maximum. Also, additional control joints are recommended at all inside corners and at all columns to control cracking in these areas.

The first alternative is to dispense with slab-on-grade construction and use a structural floor system. A structural floor system may be either a structural reinforced concrete slab or a structural wood floor system suspended with floor joists. Each system would utilize a crawl space. This alternative would substantially reduce a potential for post construction slab difficulties due to the expansive properties of the underlying Mancos Shale or soil collapse due to the alluvial metastable alluvial soils.

The second alternative is to install a three foot "buffer zone" of non-expansive, granular soil beneath the slab. This would mitigate the potential for slab movement; however, some potential for movement still exists. Should this alternative be selected, we would recommend that the following be performed:

1. Non-expansive granular soils should be selected for the "buffer zone". The granular soils should contain less than 20% of the material, by dry weight, passing the U.S. No. 200 Sieve. We recommend that the geotechnical engineer be contacted to examine the soils when they are selected, to substantiate that they comply with the recommendations.

2. The perimeter drain for the structures should be located at the elevation equal to or deeper than the "buffer zone". This is to reduce the potential for a "bathtub" effect" which may cause the slab to heave. The "bathtub effect" is created when water is allowed to seep into the "buffer zone" and then becomes trapped since the underlying clay soils have a much lower permeability rate than the "buffer zone" material.

Therefore, water may accumulate in the "buffer zone" and subsequently wet the clay soils and cause them to expand.

3. For slabs placed near the expansive clays of the Mancos Shale Formation, all the non-bearing partitions which will be located on the slabs should be constructed with a minimum 2 inches of void space at the bottom of the wall. This space would allow for the future upward movement of the floor slabs and minimize damage to walls and roof sections above the slabs.

4. We recommend that all slabs being placed on the "buffer zone" be constructed to act independently of the other structural portions of the building. One method of allowing the slabs to float freely is to use expansion material at the slab-structure interface. Control joints should be placed 20 feet on center in each direction. These control joints should control the cracking of the slab should the underlying soils come in contact with water.

#70 92

From Office

EARTH RETAINING STRUCTURES

Assuming the upper alluvial soils (Soil Types I and II) are utilized for backfill purposes, the active soil pressure for the design of earth retaining structures may be based on an equivalent fluid pressure of 42 pounds per cubic foot. The active pressure should be used for retaining structures which are free to move at the top (unrestrained walls). For earth retaining structures which are fixed at the top, such as basement walls, an equivalent fluid pressure of 53 pounds per cubic foot may be used. It should be noted that the above values should be modified to take into account any surcharge loads, sloping backfill or other externally applied forces. The above equivalent fluid pressures should also be modified for the effect of free water, if any.

The passive pressure for resistance to lateral movement may be considered to be 318 pcf per foot of depth. The coefficient of friction for concrete to soil may be assumed to be 0.35 for resistance to lateral movement. When combining frictional and passive resistance, the latter must be reduced by approximately 1/3.

REACTIVE SOILS

Since groundwater in the Grand Junction area typically contains sulfates in quantities detrimental to a Type I cement, a Type II or Type I-II or Type II-V cement is recommended for all concrete which is in contact with the subsurface soils and bedrock. Calcium chloride should not be added to a Type II, Type I-II or Type II-V cement under any circumstances.

#70 92

PAVEMENTS

Samples of the surficial native soils at this property that may be required to support pavements have been evaluated using the Hveem-Carmany method to determine their support characteristics. The results of the laboratory testing are as follows:

R = 48
Expansion @ 300 psi = 0.23
Displacement @ 300 psi = 2.84

No estimates of traffic volumes have been provided to Lincoln DeVore. However, we assume that the roads will be classified as residential. The design procedures utilized are those recognized by the Colorado Department of Highways. An 18 kip ESAL of 5, also recommended by the Highway Department, was used for the analysis.

Main Drive Areas:

20-Year Design Life

3 inches of asphaltic concrete pavement
on 6 inches of aggregate base course
on 12 inches of recompacted subgrade soils

Full-Depth Asphalt

4 inches of asphaltic concrete pavement
on 12 inches of recompacted subgrade soils

Rigid Concrete Pavement - 20-Year Design Life

6 inches of rigid concrete pavement
on 12 inches of recompacted subgrade soils

We recommend that the asphaltic concrete pavement have a minimum R_t value of 95, and meet the State of Colorado requirements for a Grade C mix. In addition, the asphaltic concrete pavement should be compacted to a minimum of

#70 92

95% of its maximum Hveem density. The aggregate base course should meet the requirements of State of Colorado Class 6 material, and have a minimum R value of 78. We recommend that The base course be compacted to a minimum of 95% of its maximum Standard Proctor dry density (ASTM D-698), AASHTO T-99, at a moisture content within + or -2% of optimum moisture. The native subgrade shall be scarified and recompacted to a minimum of 90% of their maximum Modified Proctor day density (ASTM D-1557) at a moisture content within + or -2% of optimum moisture.

LIMITATIONS

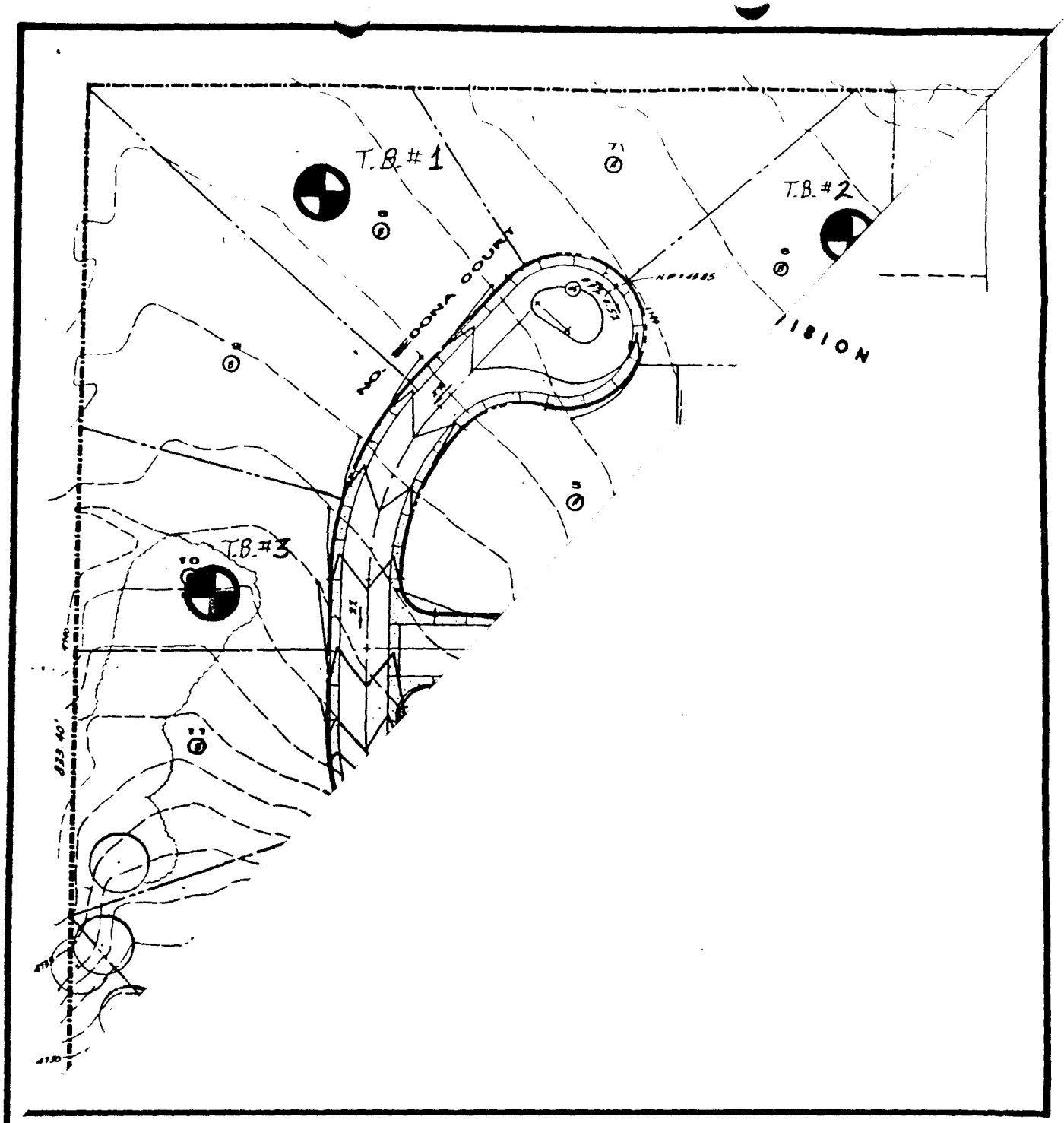
This report is issued with the understanding that it is the responsibility of the owner, or his representative to ensure that the information and recommendations contained herein are brought to the attention of the architect and engineer for the project, and are incorporated into the plans. In addition, it is his responsibility that the necessary steps are taken to see that the contractor and his subcontractors carry out these recommendations during construction. The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether they be due to natural processes or the works of man on this or adjacent properties. In addition, changes in acceptable or appropriate standards may occur or may result from legislation or the broadening of engineering knowledge. Accordingly, the findings of this report may be invalid, wholly or partially, by changes outside our control. Therefore, this report is subject to review and should not be relied upon after a period of 3 years.

#70 92

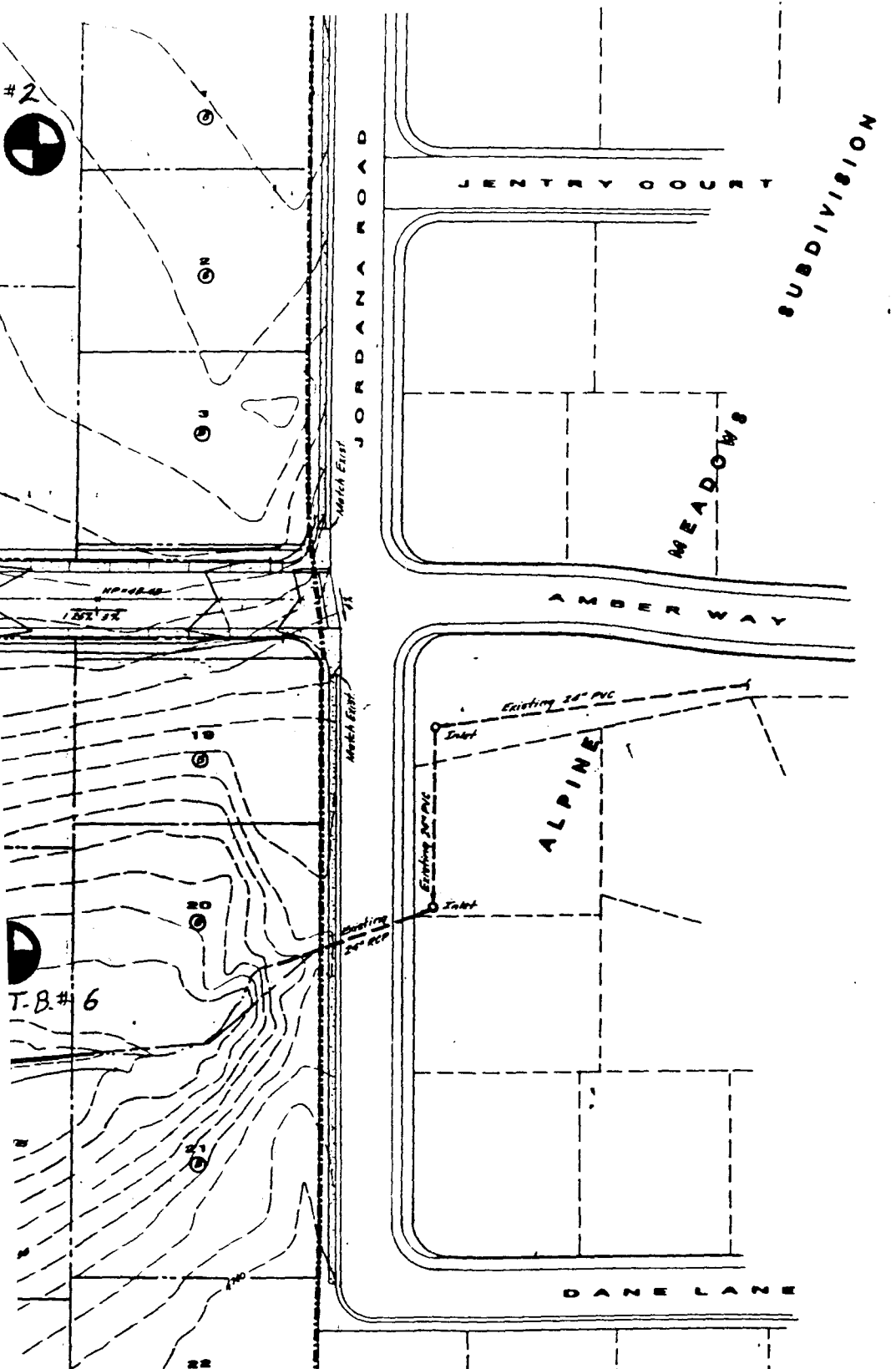
The recommendations of this report pertain only to the site investigated and are based on the assumption that the soil conditions do not deviate from those described in this report. If any variations or undesirable conditions are encountered during construction or the proposed construction will differ from that planned on the day of this report, Lincoln DeVore should be notified so that supplemental recommendations can be provided, if appropriate.

Lincoln DeVore makes no warranty, either expressed or implied, as to the findings, recommendations, specifications or professional advice, except that they were prepared in accordance with generally accepted professional engineering practice in the field of geotechnical engineering.

#70 92

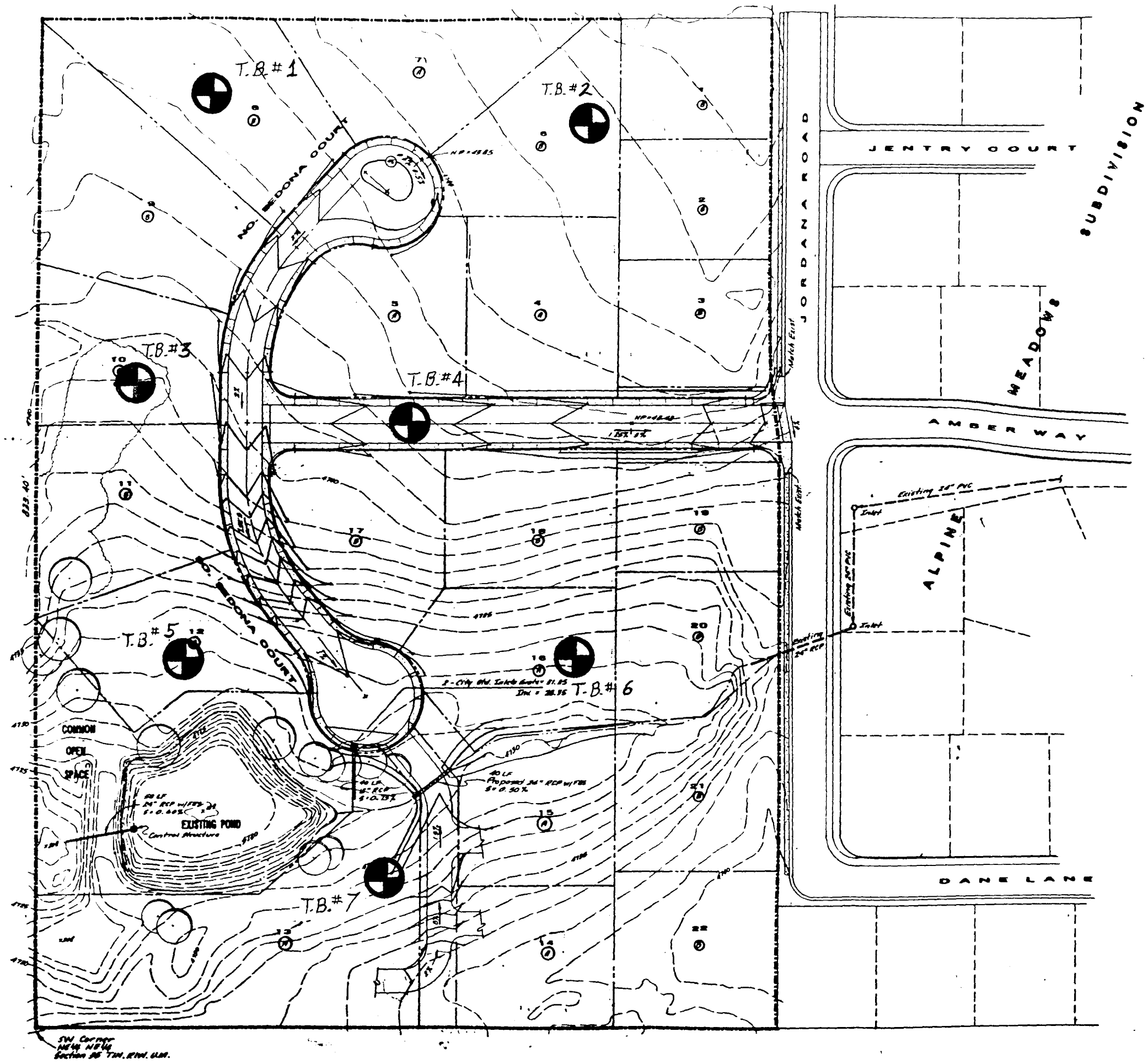


#70 92



EXPLORATION BORING LOCATION

TEST BORING LOCATION



EXPLORATION BORING LOCATION

TEST BORING LOCATION

SEDONA SUBDIVISION, GRAND JUNCTION, COLO.

LINCOLN DeVORE ENGINEERS · GEOLOGISTS

COLORADO: COLORADO SPRINGS, GRAND JUNCTION, PUEBLO,

LD# 76718-J

DRAWN BY: EMM	SCALE: No SCALE	DATE: 10-30-92
CHECKED BY:	CONT. INTERVAL:	REV.

BORING NO. 5

ELEVATION:

DEPTH (FT)	SYMBOL	SAMPLE	DESCRIPTION		PENETRATION RESISTANCE	IN-SITU DENSITY (PCF)	MOISTURE CONTENT (%)
			Silty Clay and Sandy Silt				
			Large Amounts of Sulfates Compressive				
		II	Silt Sandy Sl. moist	CS	14/6 40/12		3-6%
5			MANCOS SHALE				
			Moist Siltstone and Shale				
		III	Expansive Fractured	SPT	16/6 45/12		14-3%
10			Moist - Shale and siltstone Interbedded				
		III	INCREASING DENSITY	SPT	22/6 92/12		14-4%
15			DECREASING MOISTURE				
		III		BULK			11-7%
20			NO FREE WATER IN BORING				
			10-5-92				
25			#70 92				

LOG OF SUBSURFACE EXPLORATION

Lincoln DeVore, Inc.
Geotechnical Consultants

SEDONA SUB - GRAND JUNCTION, COLO.

DATE 10-30-92

JOB NO. 76718-J

DRAWN EHM

BORING NO. 6

ELEVATION:

DEPTH (FT)	SYMBOL	SAMPLE	DESCRIPTION	PENETRATION RESISTANCE	IN-SITU DENSITY (PCF)	MOISTURE CONTENT (%)
			SILTY SAND Thin clayey strata			
		I	Very Compressible Silt strata S.T.		108.7	13.5%
5			Sulfates low & medium density strata			
			MANCOS SHALE			
			SHALE & SILTSTONE STRATA			
		III	Expansive - Moist. L.S.	60/6 98/12		12.9%
10			Fractured, very firm			

#70 92

LOG OF SUBSURFACE EXPLORATION

Lincoln DeVore, Inc.
Geotechnical Consultants

SEDONA SUB- GRAND JUNCTION, COLO

DATE 10-30-92

JOB NO. 76718-J

DRAWN EMM

BORING NO. 7

ELEVATION:

DEPTH (FT)	SYMBOL	SAMPLE	DESCRIPTION	PENETRATION RESISTANCE	IN-SITU DENSITY (PCF)	MOISTURE CONTENT (%)
		II	VERY STRATIFIES SILT, SANDY SILT Very Moist			
		III	Clayey Silt & Silty Sand Compressible	SPT 4/6 9/12		16.2%
5		I II	Increasing Moisture Sulfates			
			FREE WATER			
8		I		BULK		22.7%
			SHALE and SILTSTONE			
10		III	MANCOS SHALE Expansive	BULK		13.7%
			Dense - Moist Very Silty Sulfates			
15						

LOG OF SUBSURFACE EXPLORATION

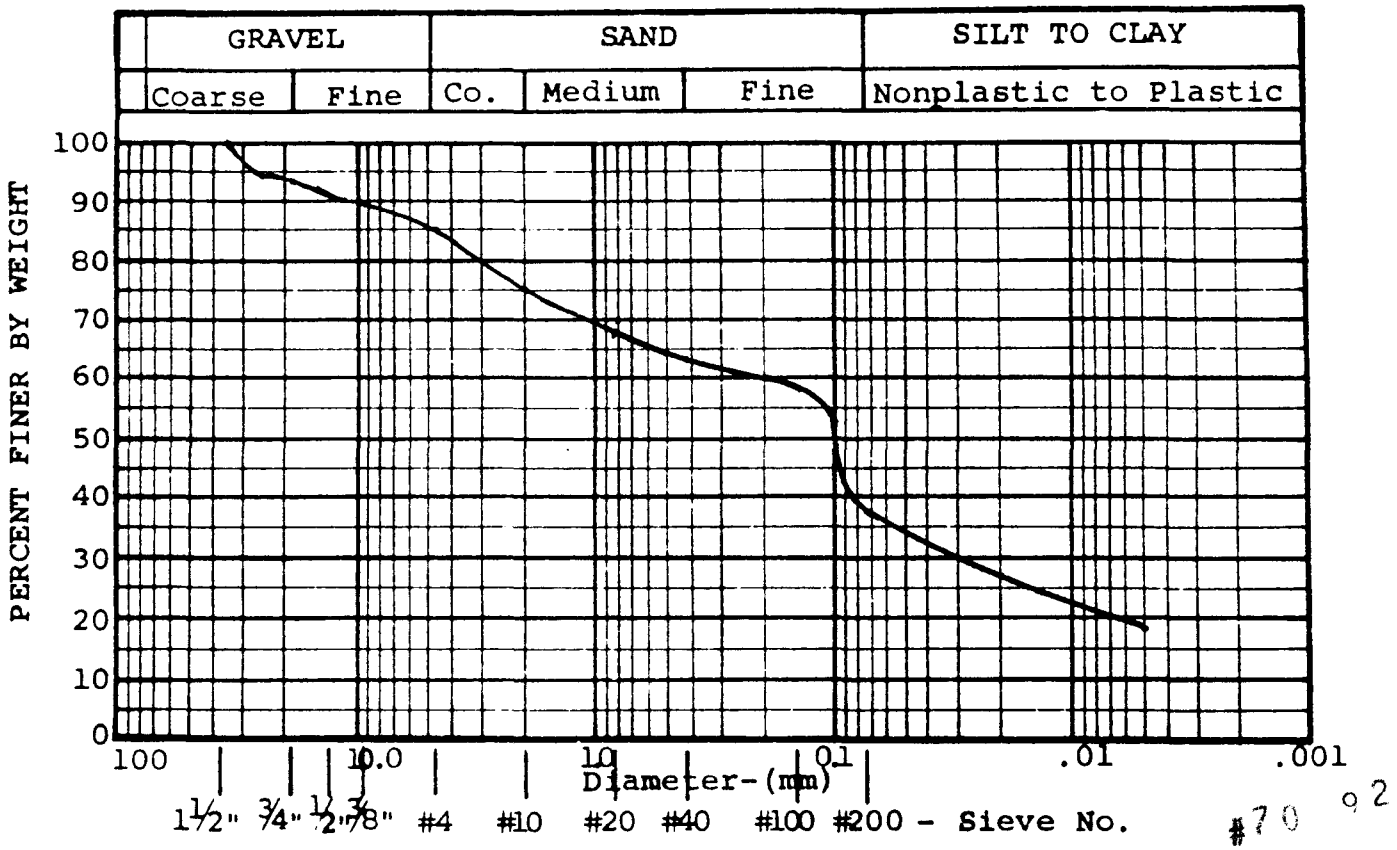
Lincoln DeVore, Inc.
Geotechnical Consultants

SEDONA SUB. GRAND JUNCTION, COLO.

DATE 10-30-92

JOB NO. 76718-J

DRAWN EMH



Soil Sample SP/SM

Sample Location T.H. # 1 @ 8'

Sample No. I

Specific Gravity

Moisture Content 14.7%

Effective Size

Cu

Cc

Fineness Modulus

L.L. 20.2 % P.I. 3.3 %

Bearing 900 psf

Sulfates 50 ppm

Sieve Size	% Passing
1-1/2"	100
1"	94.4
3/4"	93.0
1/2"	90.6
3/8"	89.4
#4	84.9
#10	74.9
#20	67.2
#40	63.3
#100	58.0
#200	37.2
0.0200	26.6
0.0050	18.7

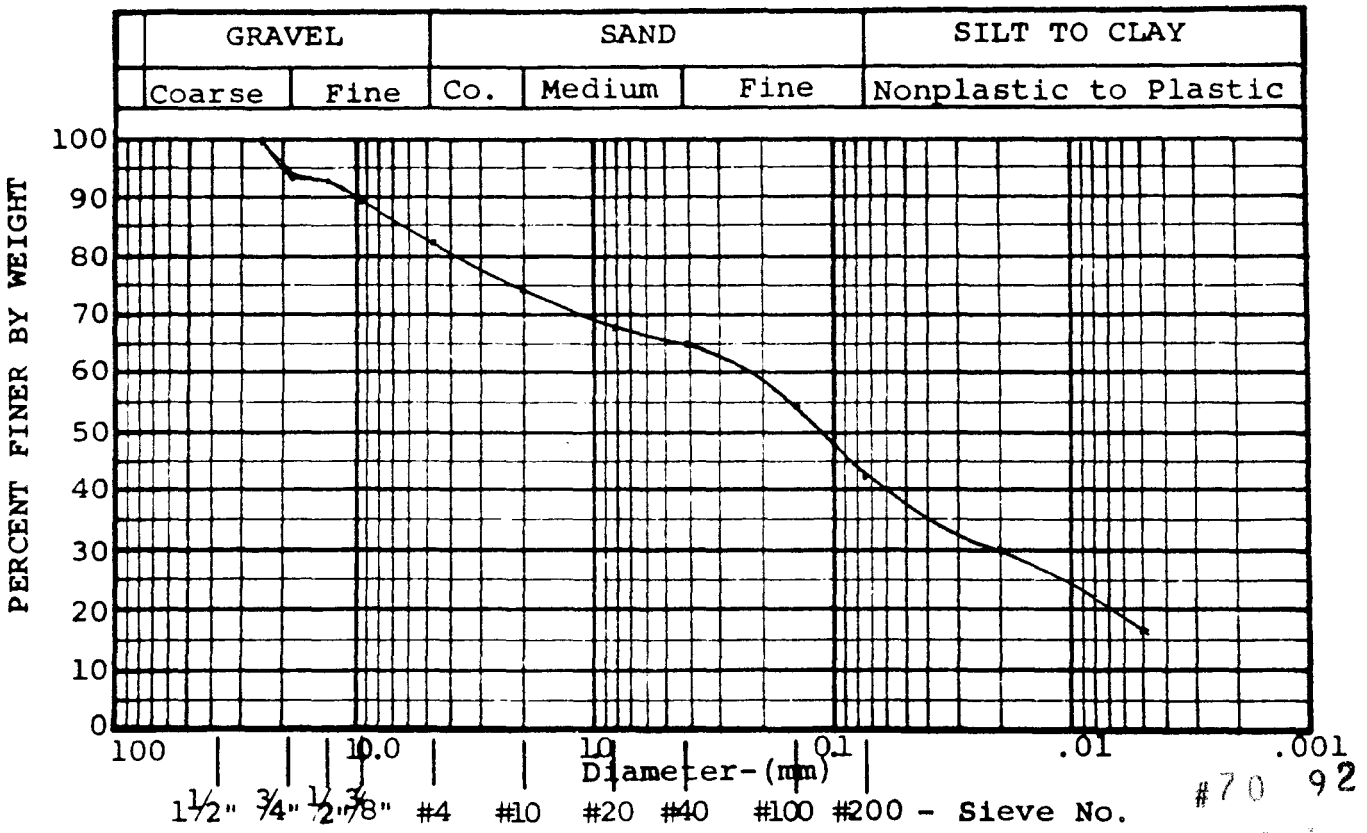
Lincoln DeVore, Inc.
Geotechnical Consultants

SEDONA SUBDIVISION - GRAND JUNCTION, CO

DATE 10-8-92

JOB NO. 7671g-J

DRAWN EHM



Soil Sample SP/SM - WITH ROCK FRAG. Sample Location T.H. #2 @ 8'

Sample No. I W/ GRAVELS

Specific Gravity

Moisture Content 13.4

Effective Size

Cu

Cc

Fineness Modulus

L.L. 22.6 % P.I. 2.6 %

Bearing 1400 psf

Sulfates 2000+ ppm

Sieve Size	% Passing
1-1/2"	
1"	100
3/4"	93.3
1/2"	92.6
3/8"	88.8
#4	82.1
#10	73.9
#20	68.3
#40	65.3
#100	54.1
#200	42.0
0.0200	30.0
0.0050	16.7

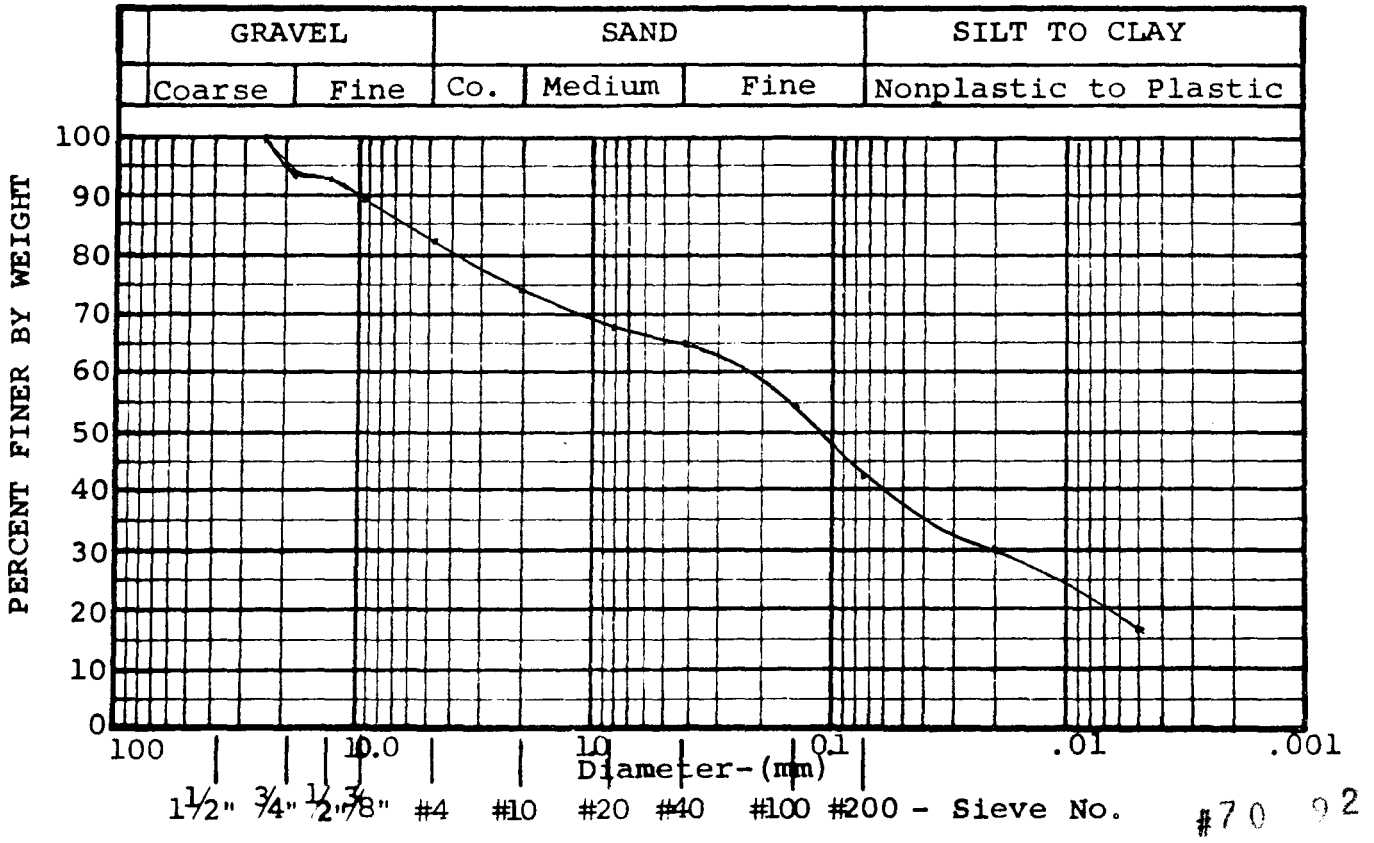
Lincoln DeVore, Inc.
Geotechnical Consultants

SEDONA SUBDIVISION - GRAND JUNCTION, CO

DATE 10-8-92

JOB NO. 76718-J

DRAWN EMM



Soil Sample SP/SM - WITH ROCK FRAG. Sample Location T.H. #2 @ 8'

Sample No. I W/ GRAVELS

Specific Gravity

Moisture Content 13.4

Effective Size

Cu

Cc

Fineness Modulus

L.L. 22.6 % P.I. 2.6 %

Bearing 1400 psf

Sulfates 2000+ ppm

Sieve Size	% Passing
1-1/2"	
1"	100
3/4"	93.3
1/2"	92.6
3/8"	88.8
#4	82.1
#10	73.9
#20	68.3
#40	65.3
#100	54.1
#200	42.0
0.0200	30.0
0.0050	16.7

Lincoln DeVore, Inc.
Geotechnical Consultants

SEDONA SUBDIVISION – GRAND JUNCTION, CO

DATE 10-8-92

JOB NO. 76718-J

DRAWN EMM

SUMMARY SHEET

Soil Sample SANDY SILT (ML) Test No. T6718-J

Location SEDONA SUBDIVISION Date 10-13-92

Boring No. 2 Depth 8'

Sample No. II Test by JLS

Natural Water Content (w) 22.1 %

Specific Gravity (Gs) _____ In Place Density (γ_o) 104.8 pcf

SIEVE ANALYSIS:

Sieve No.	% Passing
1 1/2"	
1"	
3/4"	100
1/2"	98.2
4	92.7
10	88.5
20	86.2
40	84.6
100	80.1
200	74.7

HYDROMETER ANALYSIS:

Grain size (mm)	%
.02	67.4
.005	48.5

Plastic Limit P.L. 29.0 %

Liquid Limit L. L. 39.1 %

Plasticity Index P.I. 10.1 %

Shrinkage Limit _____ %

Flow Index _____

Shrinkage Ratio _____ %

Volumetric Change _____ %

Lineal Shrinkage _____ %

MOISTURE DENSITY: ASTM METHOD

Optimum Moisture Content - w_o _____ %

Maximum Dry Density - γ_d _____ pcf

California Bearing Ratio (av) _____ %

Swell: _____ Days _____ %

Swell against _____ psf Wo gain _____ %

BEARING:

Housel Penetrometer (av) 1100 psf

Unconfined Compression (qu) _____ psf

Plate Bearing: _____ psf

Inches Settlement _____

Consolidation 2.3% under 921 psf

5.4% under 2,042 psf

PERMEABILITY:

K (at 20°C) _____

Void Ratio _____

Sulfates 1000 ppm.

#70

SOIL ANALYSIS

LINCOLN-DeVORE TESTING LABORATORY
COLORADO SPRINGS, COLORADO

SUMMARY SHEET

Soil Sample ML - Silt - MANCOS SHALE FORM. Test No. 76718-J

Location SEDONA SUB.
Boring No. 1 Depth 13
Sample No. III

Date 10-8-92

Test by JD

Natural Water Content (w) 18.2 %
Specific Gravity (Gs) _____

In Place Density (γ_o) _____ pcf

SIEVE ANALYSIS:

Sieve No.	% Passing
1 1/2"	
1"	
3/4"	
1/2"	100
4	98.7
10	94.0
20	92.0
40	89.1
100	80.6
200	78.1

HYDROMETER ANALYSIS:

Grain size (mm)	%
.02	70.8
.005	53.5

Plastic Limit P.L. 30.7 %
Liquid Limit L. L. 40.8 %
Plasticity Index P.I. 10.1 %
Shrinkage Limit _____ %
Flow Index _____
Shrinkage Ratio _____ %
Volumetric Change _____ %
Lineal Shrinkage _____ %

MOISTURE DENSITY: ASTM METHOD

Optimum Moisture Content - w_o _____ %
Maximum Dry Density - γ_d _____ pcf
California Bearing Ratio (av) _____ %
Swell: 1 Days 5.5 %
Swell against 1690 psf Wo gain 7.1 %

BEARING:

Housel Penetrometer (av) 4600 psf
Unconfined Compression (qu) _____ psf
Plate Bearing: _____ psf
Inches Settlement _____
Consolidation % under psf

PERMEABILITY:

K (at 20°C) _____
Void Ratio _____

Sulfates 2000+ ppm.

#70, 92

Property of ... Do Not Remove From Office

SOIL ANALYSIS

LINCOLN-DeVORE TESTING LABORATORY
COLORADO SPRINGS, COLORADO

BORING NO. 1

ELEVATION:

DEPTH (FT)	SYMBOL	SAMPLE	DESCRIPTION		PENETRATION RESISTANCE	IN-SITU DENSITY (PCF)	MOISTURE CONTENT (%)
			DEBRIS FLOW DEPOSITS				
			SULFATES				
		I	VERY MOIST				
			Poorly graded Silty Sand with Silty Clay Strata	S.T.			14.2%
5			Decreasing Density				
			Medium Density — Some Soft Strata				
		I	Coarse Silty Sand with Silty Clays	CS	6/6 24/12	112.6	14.7%
10			Compressible Strata				
		III	Very Weathered MANCOS SHALE				
			Very Silty - with sand strata	SPT	5/6 11/12		18.2%
15			Firm Expansive Sulfates		19/18 31/24		
		III	WEATHERED MANCOS SHALE				
				SPT	8/6 21/12		19.5%
20					34/18 54/24		
			No Free Water in Boring 10-5-92				
			#70 92				
			Remove From Office				

LOG OF SUBSURFACE EXPLORATION

Lincoln DeVore, Inc.
Geotechnical Consultants

SEDONA SUB. GRAND JUNCTION COLO

DATE 10-30-92

JOB NO. 76718-J

DRAWN EHM

BORING NO. 2

ELEVATION:

DEPTH (FT)	SYMBOL	SAMPLE	DESCRIPTION		PENETRATION RESISTANCE	IN-SITU DENSITY (PCF)	MOISTURE CONTENT (%)
			Sandy Clays — Debris Flow Deposit				
		I	Stratified — Slightly Moist				
			Silty Sand	S.T.			6.0%
5			Shale and Sandstone Debris				
			VERY STRATIFIED – INCREASING MOISTURE				
		I	Medium Density				
10			Top 4' MAY BE DEBRIS FLOW DEPOSIT CONSISTING OF SHALE FRAGMENTS	S.T.		113.5	13.4%
		III	Very Weathered Mancos Shale				
				C.S.	15/6 35/12		19.1%
15			Expansive Very Silty Clay				
		III	Decreasing Moisture w/ Depth				
			Increasing Density				
20				SPT	10/6 30/12 73/18		17.6%
			No Free Water in BORING 10-5-92,				
			Possibly Some Seepage in 8 to 11' interval				

#70 92

LOG OF SUBSURFACE EXPLORATION

Lincoln DeVore, Inc.
Geotechnical Consultants

SEDONA SUB. GRAND JUNCTION, COLO

DATE 10-30-92

JOB NO. 76718-J

DRAWN EMM

BORING NO. 3

ELEVATION:

DEPTH (FT)	SYMBOL	SAMPLE	DESCRIPTION		PENETRATION RESISTANCE	IN-SITU DENSITY (PCF)	MOISTURE CONTENT (%)
			(I) Compressible Silt and Clayey Silt Stratified Silt – Low Plastic moist Medium Density Sulfates Silty Clay strata	ST		119.7	10.5%
5			(II) Very moist to nearly Saturated SANDY SILT Low Plastic MANCOS SHALE – Weathered Sulfates Fractured	ST		104.8	22.1%
10			(III) Expansive – Silty Clay with Siltstone Strata Increasing Density with depth	CS	26/6 71/12		14.1%
15			(III) Moist Expansive	SPT	39/6 93/12		13.4%
20			No Free Water in Boring 10-5-92				

#70 92

LOG OF SUBSURFACE EXPLORATION

Lincoln DeVore, Inc.
Geotechnical Consultants

SEDONA SUB. GRAND JUNCTION, COLO

DATE 10-30-92

JOB NO. 76718-J

DRAWN EMH

BORING NO. 4

ELEVATION:

DEPTH (FT)	SYMBOL	SAMPLE	DESCRIPTION		PENETRATION RESISTANCE	IN-SITU DENSITY (PCF)	MOISTURE CONTENT (%)
			Very Compressible sl. moist				
		II	Silt with Sandy Strata Some Clayey silt strata	ST		106.5	3-7
5			Shale chips sand with gravels silty moist				
		I	sulfates	CS	43/6	104.2	11.4
10			Siltstone Strata in the MANCOS SHALE				
		III	Expansive sl. moist sl. plastic sulfates	SPT	50/6		12.5%
15							
			NO FREE WATER IN BORING 10-5-92				

#70 92

Remove From Office

LOG OF SUBSURFACE EXPLORATION

Lincoln DeVore, Inc.
Geotechnical Consultants

SEDONA SUB. GRAND JUNCTION, Co.

DATE 10-30-92

JOB NO. 76718-J

DRAWN EMM

THOMAS A. LOGUE
LAND DEVELOPMENT CONSULTANT

November 9, 1992

David Thorton
Community Development Dept.
City of Grand Junction
250 North 5th. Street
Grand Junction, CO 81501

RE: SEDONA SUBDIVISION

Dear Mr. Thorton:

In response to your initial review of the Preliminary Plan Application for Sedona Subdivision, the following is provided:

1. Two copies of the existing subdivision plat are attached. This should serve as the boundary survey required by the Code.

2. Article II of the submitted C.C. and R's contains language pertinent to the ownership of the Common Areas.

3. Ute Water has indicated that they do not want a water line stub to the west for future extension towards Seventh Street. Ute will not accept any water main into their system which is located within an easement.

4. The Army Corps. of Engineers will determine if the requirement for a 404 Permit will apply to the application during their Preliminary Plan review process. The Development Code does not indicate that a response from the Corps. is required as part of the initial Preliminary Plan application process.

Respectfully,

Thomas A. Logue

537 FRUITWOOD DRIVE - GRAND JUNCTION, COLORADO 81504
(303) 523-0017

REVIEW COMMENTS

FILE NO. #70-92 **TITLE HEADING:** Sedona Subdivision

ACTIVITY: Preliminary Plan for a Planned Subdivision, Single Family Residential, 4.2 units per acre

LOCATION: Southwest corner of 12th Street & H Road, west of Alpine Meadows

PETITIONER: Sedona Partnership

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 248
Grand Junction, CO 81502
(303) 242-6414(W)

ENGINEER/REPRESENTATIVE: Thomas A. Logue

STAFF REPRESENTATIVE: Dave Thornton

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., November 24, 1992

CITY AGENCIES:

CITY FIRE DEPARTMENT **11/17/92**
George Bennett **244-1400**

A minimum of an eight inch (8") supply line is required and looped to provide the minimium required flows. Fire hydrants are required at all intersections and spaced a maximum of five hundred feet (500') apart.

CITY PARKS & RECREATION **11/17/92**
Don Hobbs **244-1542**

Open Space fee based upon 22 units @ $225. unit = $4,950. due.

POLICE DEPARTMENT **11/17/92**
Marty Currie **244-3563**

No problems noted.

DEVELOPMENT ENGINEER **11/17/92**
Gerald Williams **244-1590**

See attached redlined plans and reports.

CITY UTILITIES ENGINEER **11/17/92**
Bill Cheney **244-1590**

Water - Water supplied by Ute Water. Show pressure at hydrant since line is dead ended at subdivision and does not loop to another supply line. Maximum spacing on hydrants is 250'. Locate hydrant on South Sedona Court nearer to Amber Way.

Sewer - Provide detail for relocating lift station and detail for removing existing wet well. Provide calculations on pump capacity and head to insure lift station has adequate pumping capacity. No other comments at this time.

COMMUNITY DEVELOPMENT DEPARTMENT **11/17/92**
Dave Thornton **244-1437**

See attached.

COUNTY & STATE AGENCIES:

MESA COUNTY PLANNING **DATE 11/17/92**
Linda Dannenberger **244-1771**

The proposed density is acceptable. Some design considerations:

Lot 13's frontage requirements on S. Sedona Court should be waived to enlarge the common area to include the area north of and inlcuding the easement across Lot 13. There is not enough room for access or maintenance around the pond.

Lot 22 should have more frontage on Jordana.

South Sedona Court could be lengthened to allow common driveway access for Lots 13 & 14 only.

Common area should be fenced on west boundary to protect adjacent property owners from trespass.

Some level of improvement to Jordana Road should be required to provide an outlet to H Road for the additional traffic.

The setbacks are minimal and would allow overbuilding of lots.

OTHER REVIEW AGENCIES:

GRAND VALLEY RURAL POWER **11/17/92**
Perry Rupp **242-0040**

GVRP would need 10' easements along the south of Lot 15 and the north of Lot 22.

Note: Project Narrative states gas, electric, and communication will be in "common trench", is not true. Electric & communication "common trench" (without gas).

PUBLIC SERVICE COMPANY **11/17/92**
Dale Clawson **244-2695**

Electric: Grand Valley Rural Power lines service area. DC

Gas: No objections. 11/5/92 MR

U.S. WEST **11/17/92**
Leon Peach **244-4964**

There will be a need to place telephone cable from 12th Street to this development hence an easement location and routing can be negotiated.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

STAFF REVIEW - Dave Thornton

SEDONA SUBDIVISION

Review Comments:

1. All recommendations in soils report must be adhered to for all construction.
2. South Sedona court must be extended to the south to provide direct acccess to all lots including lots 13 & 14. In addition, ROW must be didicated to the south to provide access to the adjacent property to provide for a better traffic circulation for the entire area.
3. Will Common Areas be maintained by Homeowners Association?
4. Who will be the initial Architectural Review Committee and will they stamp the plans or issue a letter of approval prior to a homebuilder requesting a Planning Clearance?
5. The parcel directly to the west is landlocked and access must be provide to that lot. Extending Amber Way to the parcel would probably be the best way to handle this. We will support the option of only requiring dedication of right-of-way and not requiring improvements to this additional ROW of Amber Way. Future development on the parcel currently landlocked would be required to construct the street improvements and tie into the intersection of Amber Way and Sedona Court.
6. The water line must be looped to provide adequate fire flows. This can be done by extending the water line in Jordanna to H Road.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

STAFF REVIEW - Dave Thornton

FILE # 70-92

DATE: November 25, 1992

REQUEST: Preliminary Plan approval for 22 single family units on 11.6 acres to be know as the "Sedona Subdivision".

LOCATION: The Sedona Subdivision site is currently known as Lots 1 nd 2 of La Casa de Dominquez, Filing No. 3. It is locate 500 feet south of H Road and 850 feet west of 27 Road. Access to the site is from 27 Road through the Alpine Meadows Subdivision via Amber Way.

APPLICANTS: Sedona Partnership (William Shuman) & Thomas E. Benson
REPRESENTATIVE: Tom Logue

EXISTING LAND USE: One Single Family residence on Lot 2 of La Casa de Dominquez.

PROPOSED LAND USE: The proposal calls for the ultimate development of 22 single family building sites on 11.6 acres. Lots will range from 12,500 sq ft to 35,000 sq ft.

SURROUNDING LAND USE:

NORTH -- Vacant
EAST -- Single Family residential - Alpine Meadows Subdivision (44 lots)
SOUTH -- Agricultural with 1 single family residential
WEST -- Agricultural with 1 single family residential

EXISTING ZONING: Planned Residential with a maximum of 4.2 unit per acre.

PROPOSED ZONING: No Change

SURROUNDING ZONING:

NORTH -- County Zoning of Planned Residential approx 4 units per acre
EAST -- Planned Residential with a maximum of 4.2 units per acre.
SOUTH -- County Zoning of Agricultural/Forestry/Transitional (AFT)
WEST -- County Zoning of Agricultural/Forestry/Transitional (AFT)

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:

No Masterplan currently exists for this area. This area was annexed into the City effective 2/23/92 with the existing platting occurring in the County.

STAFF ANALYSIS:

Major issues that have emerged from the review of this project by all of the review agencies that have commented are the following:

1. In order to provide adequate fire flow as per code, the 8 inch water line must be looped. A deadend water line for fire flow purposes can only be a maximum of 1000 feet, therefore the developer will need to loop the existing deadend water line in the Alpine Meadows subdivision, then extend a new 8 inch line from that new loop to the proposed Sedona subdivision to provide water service. To extend the existing deadend line in Jordanna can be accomplished by constructing the line north in the dedicated County ROW to H Road through La Casa De Dominquez subdivision filing 2.

2. Review comments have been adequately addressed except the following:

(a.) We are requiring the petitioner to extend the water line to H Road to provide a looped system. The petitioner's contention is that the looping of the utility lines is guaranteed through the approval of Casa De Dominquez filing two. That subdivision was approved by the County Commissioners and states that before any building construction can occur on any of the 6 lots in filing 2 the water line must be installed from San Gabriel Court to H Road.

3. The petitioner has provided ROW to the west via Amber Way because the parcel to the west is currently landlocked. Since that portion of this ROW which begins at the intersection of Sedona Courts is not needed for this development but is only being provided for the future access and development of the parcel to the west, we are <u>not</u> requiring the petitioner to built the street section. When the parcel to the west is developed they would be required to build it.

4. In the initial review agency review the Community Development Department requested that South Sedona Court be extended to the South to provide direct access to lots 13, 14 and 15 and provide ROW access to the adjacent property to the south. The petitioner worked out a compromise where they are now providing a tract of land (tract A) to be designated for private ownership as a private drive and utility easement. ROW will not extend to the property to the south. They have also provided a turn around area for city vehicle servicing those lots. City staff accepts this compromise.

STAFF RECOMMENDATIONS:

Staff recommends approval of the preliminary plan with the following conditions:

(a.) The petitioner be required to extend the water line to H Rd to provide a looped system for fire flow.

(b.) That all review agency comments be adhered to <u>except</u>

1.) Community Development Department's request that South Sedona Court be extended to the South and ROW provided to the adjacent parcel on the south.

2.) ~~The City is not requiring the petitioner to construct road improvements on Jordanna to H Road as County Planning suggests.~~

2) County Planning's suggestions that road improvements be required on Jordanna to H Road.

RESPONSE TO REVIEW AGENCY COMMENTS

TITLE: PRELIMINARY PLAN FOR SEDONA SUBDIVISION

FILE NO.: 70-92

LOCATION: Southwest corner of 12th. Street and H Road, west of Alpine Meadows.

AGENCY	RESPONSE
Fire Department	See response to Development Emgineer.
Parks & Recreation	Open Space fees will be paid prior to the recording of the final plat.
Police Department	No response required.
Development Engineer	The following revisions have been made to the Preliminary Plans: 1. Tract A has been designated for private ownership as a private drive and utility easement for Lots 13,14 and 15. 2. A 42 foot undeveloped road right-of-way has been designated for future extension to the west between Lots 10 and 11. 3. An eight inch water main stub has been added to the utility plan at the new right-of-way dedication. 4. The Grading Plan has been revised to reflect the drainage swale along the west subdivision boundary. The following will be included as part of the final plat submittal process of additional review: 1. The Drainage Report will be modified as requested. 2. The C.C.&R's will be modified as requested to include suggested language in reference to maintenance of the Open Space and Private Drive. 3. Suggested unit price changes within the Subdivision Improvements Agreement will be revised within the final agreement. The Preliminary Utility Plan has not been revised to include the construction of an eight

inch water main between the north end of Jordana Road and H Road. This improvement was guaranteed by others. A copy of this guarantee is attached and identified as Exhibit A.

Utilities Engineer

According to the Fire Department, "maximum spacing for fire hydrants is 500 feet". According to Ute Water personal, water pressure at the fire hydrant at Amber Way and Jordana Road is approximately 85 psi.

According to the design engineer for the Alpine Meadows Subdivision, the lift station was originally designed to incorporate the potential for future additional residential units the area. A copy of this analysis was transmitted to the Public Works Department during the design phase of Alpine Meadows. Additional detailed pumping dated will be submitted with the Final Plans. During the lift station relocation process, the wet well will be pumped on an as needed bases. Sewage pumped from the wet well will be delivered to the Persigo Treatment Plant. The proposal calls for the modification of the wet well in order that it will ultimately serve as a gravity flow manhole.

Community Dev. Dept.

All identified Common Areas will be maintained as provided within the C.C. & R's by the Home Owners Association.

The initial Architectural Review Committee will consist of those individuals who are identified as the partners within the submitted ownership document. At such tie as 60% of the lots are sold, owners of those lots will replace the partners of the original committee. The committee will issue a letter of approval which will accompany the Building Permit Application.

Right- of Way for Amber Way will be provided to the west property line. A guarantee for the construction of a water line loop to H Road is attached and identified as Exhibit A.

County Planning

Adequate Open Space will be dedicated around the pond area to insure sufficient space for proper maintenance.

Adequate frontage exists for Lot 22 which allows for the construction of a 20 foot driveway and utility extensions to the house which is currently under construction.

There is an existing wire fence on the west

	boundary of the Common Open Space. See Exhibit A. Proposed setbacks are identical to those found in the Alpine Meadows Subdivision.
Grand Valley Power	Requested easements will be granted on the Final Plat.
Public Service Co.	No response is required.
U.S. West	No response is required.

EXHIBIT A

BOOK 1659 PAGE 26:

RESOLUTION NO. MCM 87-79
Planning Department No. C36-87

LA CASA DE DOMINGUEZ - FILING #2

WHEREAS, T. L. Benson sought to have approval of a revised official development plan and a preliminary/final plan and plat on the following described land situated in the County of Mesa, State of Colorado, to wit:

(see attached)

and

WHEREAS, the hearing before the Board of County Commissioners was held July 21, 1987,

NOW THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA FINDS AS FOLLOWS:

That the hearing before the Board was held after proper notice;

That the staff recommendation was contained in a staff report dated July 17, 1987.

That the Mesa County Planning Commission made recommendations at their public hearing held on July 16, 1987.

That FILING #2 met with relevant Mesa County Land Use Policies, specifically Policies #2 Drinking Water, #3 Fire Flow, #4 Fire Response Time, #6 Sewer Service, #8 Street Widths; and the Mesa County Land Development Code, specifically Sections 4.1.1 Drinking Water, 4.1.2 Minimum Fire Flow, 4.1.3 Fire Response Time Standards, 4.1.5 Sewage Treatment, 4.2 Design Standards, and 4.3 Site Planning Standards.

That the revised official development plan and preliminary/final plan and plat is in accordance with the health, safety and welfare of the residents of Mesa County.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS IN THE COUNTY OF MESA, STATE OF COLORADO, that the FILING #2, La Casa de Dominguez, consisting of a revised official development plan and preliminary/final plan is approved subject to the following conditions:

1. Grand Junction Utilities' comment that the sewer plans and inspections be recorded with them.

2. No units are built which would require the use of the sewer lift station in Filing #1.

3. Mountain Bell requirements for a contract and up-front money prior to ordering or placing facilities.

4. Ute Water's requirement that a 6" water line at the intersection of Franciscan Boulevard and San Gabriel Court in Filing #1 be extended and connected at H Road. Ute Water policies and fees in effect at the time of service apply.

5. Grand Junction Rural Fire will be provided with plans before the project is started.

6. Grand Valley Water Users' 50 foot irrigation easement must be perpetually open for operation and maintenance by the Association. Delivery of water will be made to the historical "point of delivery" for this land, and its distribution beyond this point is the reponsibility of others.

   Upkeep and maintenance is the responsibility of others. usually the landowners.

7. A building permit hold for the improvement of Franciscan Boulevard and the installation of sewer shall be placed on all lots except lots one and two in Block One and lots one and two in Block Two, or unless the developer installs these improvements and they have been released by the County.

PASSED AND ADOPTED this 4th day of August, 1987.

MESA COUNTY SEAL COLORADO

R. W. Holmes

R. W. Holmes, Chairman of the Board of Mesa County Commissioners.

ATTEST:

Earl Sawyer

Earl Sawyer, Mesa County Clerk

REVISIONS	BY
11/20 City Review Comm	TAL

THOMAS A. LOGUE
LAND DEVELOPMENT CONSULTANT

PRELIMINARY SITE DEVELOPMENT PLAN FOR:

SEDONA SUBDIVISION

Grand Junction, Colorado.

GARRISON RANCH SUBDIVISION

LA CASA DE DOMINGUEZ - Filing 2

JENTRY COURT SUBDIVISION

NO. SEDONA COURT

JORDANA ROAD

MEADOWS

AMBER WAY

DANE LANE

ALPINE

N. 90°00'00"E. 600.05'

S.00°00'00"E. 212.20'

S.05°26'26"E. 84.38'

N.00°02'11"E. 833.40'

N.89°59'50"W. 608.14'

S.00°00'00"W. 435.14'

NOTE: See Sheet 5 for Entrance Feature Detail

NOTE: See Sheet 6 for Typical Street Section

NOTE: See Sheet 4 for Easement Requirements.

See Sheet 5 Drainage Channel Detail

TYPICAL MIN. PRINCIPAL BUILDING SETBACK LINE

Proposed 4'-0" Walk

Exist. 2'-0" Rollover C/G

Exist. 6'-0" Curbwalk

22' Private Drive for Lots 13-15 (See Detail Sheet 5)

TRACT "A" 30' Ingress, Egress & Utility Easement for Lots 13, 14 & 15

COMMON OPEN SPACE

EXISTING POND

Existing Cottonwood Tree (Typ.)

House Under Construction

SW Corner NE¼ NE¼ Section 35 T1N, R1W, U.M.

ADJOINING PROPERTY OWNERS

PARCEL ID NO.	OWNERS NAME
1	CHARLIE PLSEC
2	DO
3	HARLEY REDOPSKY
4	VIRGINIA SACCOMANO
5	W.D. GARRISON
6	CRAIG W. SPRINGER
7	ALPINE MEADOWS DEVELOPMENT CORP.
[illegible]	[illegible]
11	ALPINE MEADOWS DEVELOPMENT CORP.
12	DAVID SCHOENING
13	ALPINE MEADOWS DEVELOPMENT CORP.
14	DO
15	DO
16	DO
17	JAY E. GORJEAU

LAND USE SUMMARY

AREA IN DEDICATED RIGHT OF WAY	1.0 AC / 8.6%
AREA IN COMMON OPEN SPACE	0.9 AC / 7.8%
AREA IN LOTS	9.7 AC / 83.6%
TOTAL SITE AREA	11.6 AC
TOTAL LOTS = 22 (1.9 DU/AC)	

SURROUNDING LAND USE MATRIX

I.D. No.	AREA (Acres)	Single Family Residential	Vacant	Orchard	Grazing	Cropland	Non Productive Land	Non Residential	Public	Zone	COMMENTS
1	12.0	●				●				AFT	
2	10.9				●	●				AFT	
3	9.4	●			●					AFT	
4	28.8	●				●				AFT	
5	0.8	●								AFT	Garrison Ranch Sub.
6	0.8		●							AFT	do
7	0.3		●							PR4.5	La Casa De Domingez Sub.
[illegible]	[illegible]									[illegible]	
[illegible]	[illegible]									[illegible]	
10	13.7	●								PR4.5	44 SF Lots

SHEET INDEX

SCALE: 1"=40'

○ Indicates Parcel I.D. Number

REVISED

DRAWN	TAL
CHECKED	
DATE	Sept. 1992
SCALE	
JOB NO.	
SHEET	2

5 SHEETS

K-E

"H"

LA CASA DE DOMINGUEZ FILING TWO

ROAD

H

SACCOMANNO MINOR SUBDIVISION

REPLAT LOT 2

Centerline 40' Drain Easement

GARRISON RANCH

GARRISON COURT

CITY LIMITS

SEDONA SUBDIVISION

JENTRY WAY

AMBER TRACT

JORDANNA LANE

JASMINE LANE

DANE LANE

JADE ROAD

ASPEN HEIGHTS TOWN HOMES

FIL. NO. ONE (RECPTN. NO. 1572037)
LOT A- 007 LOT B- 008 LOT C- AN UNDIV. 1/2 INT. IN LOT C PER MB 1346

FIL. NO. TWO (RECPTN. NO. 1560191)
LOT A- 011 LOT B- 012 LOT C- AN UNDIV. 1/2 INT. IN LOT C PER MB 1346

FIL. NO. FOUR (RECPTN. NO. 1575138)
LOT A- 015 LOT B- 016 LOT C- AN UNDIV. 1/2 INT. IN LOT C PER MB 1346

FIL. NO. THREE REPLAT (RECPTN. NO. 1587...)
LOT A- 017 LOT B- 018 LOT C- 019 LOT D- AN UNDIV. 1/3 INT. LOT D PER MB 1346

SKYLINE SUBDIVISION

SKYLINE DRIVE

U. S. B. R.

CROSSROADS COLORADO WEST GRAND JUNCTION FILING NO 2

CROSSROADS BLVD.

G. J. CITY LIMITS

INTERSTATE

DEEDED BACK TO BOOKCLIFF COUNTRY CLUB, MAY 29, 1984 BOOK-869 PAGE-935

BOOKCLIFF COUNTRY CLUB

MARSH LANE

REPLAT OF LOTS 2 THRU 6, BLK. I, CAMBRIDGE SUB.

A REPLAT OF LOTS 10, 11, 12, 13 AND 14, BLOCK TWO CAMBRIDGE

CAMBRIDGE

CAMBRIDGE ROAD

CAMBRIDGE COURT

CAMBRIDGE DRIVE

CENTAURI DRIVE

CONTINENTAL COURT

CONTINENTAL DRIVE

WILSHIRE COURT

WILSHIRE CT.

G 1/2 ROAD

G 1/2 COURT

G 3/8 ROAD

G 1/2 ROAD

FLOWER STREET

MEADOWS ESTATES DRIVE

CHESTNUT COURT

GREEN TERRACE SUB.

MELODY PARK SUB.

CENTRAL DRIVE

BELLA VISTA SUB. REPLAT OF LOTS 9, 10 & 11

REPLAT BLK. 3 MELODY PARK SUB.

CAROL PLACE

FAIRWAY PARK SUBDIVISION

FAIRWAY DRIVE

WEDGE DRIVE

BIRDIE DRIVE

GOLFMORE DRIVE

CLUB DRIVE

HOMESTE SUBDIVISIO

COUNTRY

7th. STREET

NO. 12th. STREET

NORTH ROLLING ACRES FIL

ROLLING ACRES DRIVE

CHESTNUT

CENTRAL DRIVE

HICKORY DRIVE

HICKORY CT.

HENNOCK

CLARKDELL CT.

COTTONWOOD DRIVE

ROAD R.O.W. B-884 P-148

VAC. R.O.W. B-1322 P-387

VAC. R.O.W. PER B-734 P-44

722.20'

S 89° 53' 30" E 551.40'

S 89° 37' E 469.24'

REVISIONS | BY

THOMAS A. LOGUE
LAND DEVELOPMENT CONSULTANT

LOCATION & VICINITY MAP

SEDONA SUBDIVISION

Grand Junction, Colorado.

REVISED

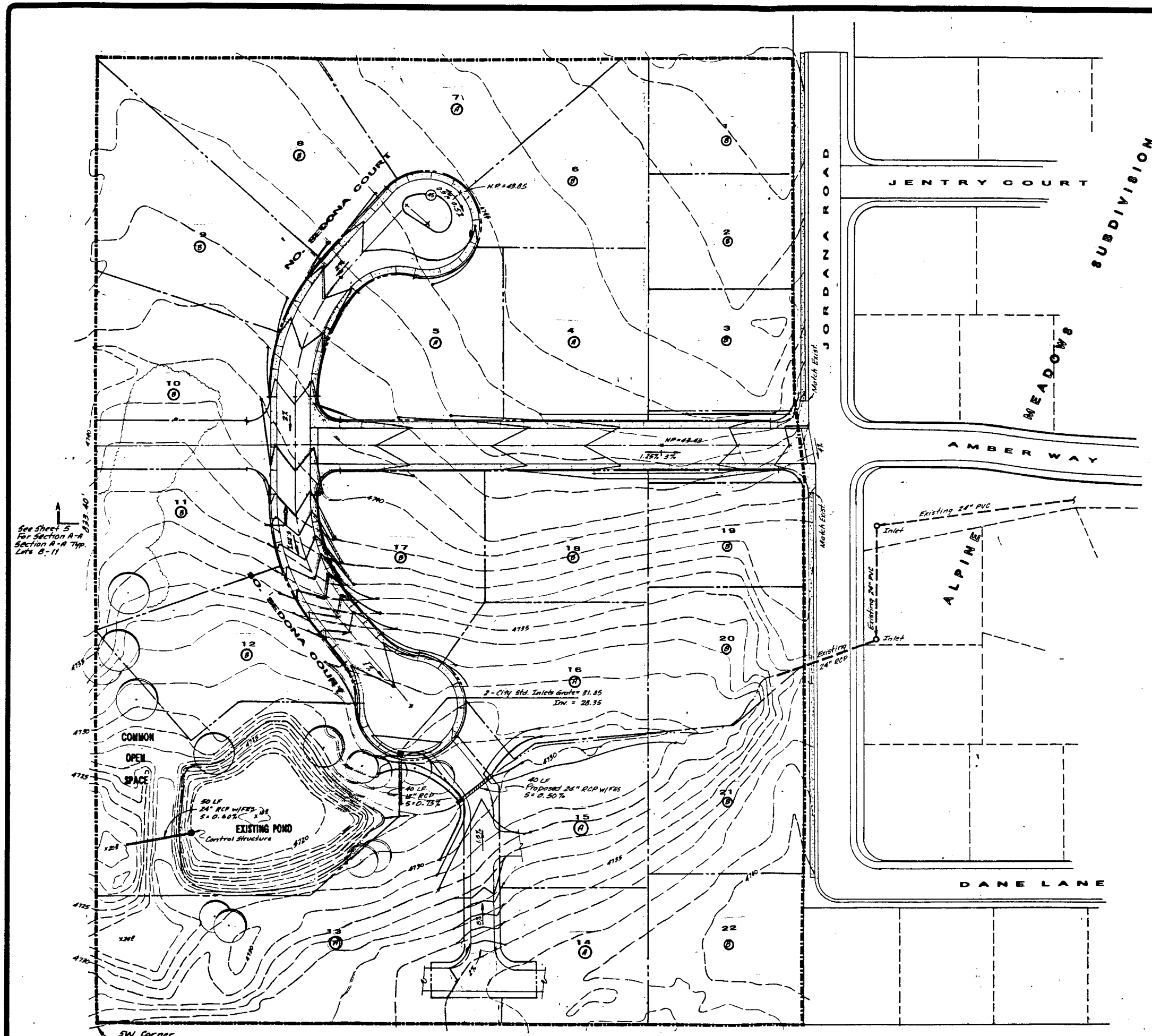
DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	1
OF	5 SHEETS

K-E

REVISIONS	BY
10/2 City Review Comm	TAL

THOMAS A. LOGUE
LAND DEVELOPMENT CONSULTANT

PRELIMINARY GRADING PLAN
SEDONA SUBDIVISION
Grand Junction, Colorado



REVISED

DRAWN	TAL
CHECKED	
DATE	SEPT. 1992
SCALE	
JOB NO.	
SHEET	3
OF	5 SHEETS

K-E

REVISIONS	BY
11/20 City Review Comm	TAL

THOMAS A. LOGUE
LAND DEVELOPMENT CONSULTANT

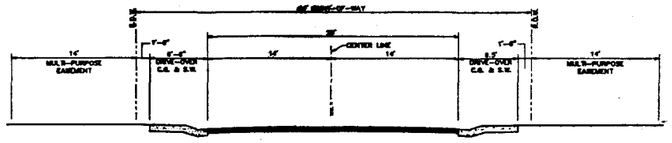
PRELIMINARY UTILITY PLAN
SEDONA SUBDIVISION
Grand Junction, Colorado

Air Vac
Irrigation Supply Line
Air Vac
10' Irrigation Easement
NO. SEDONA COURT
16' Multi-Purpose Easement
Irrigation Supply Line
10' Irrigation Esmt.
110 LF 8" SS
140 LF 8" DW
Typical Service Connection
Join Exist. 8" Main
Proposed Fire Hydrant (Typ. 2 Places)
16' Multi-Purpose Easement
220 LF 8" SS
420 LF 8" DW
220 LF 8" SS
Join Exist. Manhole
16' Multi-Purpose Easement
833.40'
10' Irrigation Easement
JORDANA ROAD
16' Multi-Purpose Easement
JENTRY COURT
SUBDIVISION
MEADOWS
AMBER WAY
Existing Fire Hydrant (Typ. 3 Places)
Exist. San Sewer Force Main
Existing San. Sewer
Existing Water Main
Exist. Storm Sewer
ALPINE
NO. SEDONA COURT
110 LF 8" DW
4" Service Line For Lot 15
10' Utility Easement
Irrigation Supply Line
10' Irrig. Esmt.
16' Multi-Purpose Easement
Join Existing
Existing Lift Station
280 LF Proposed 4" Force Main in Common Trench
10' Drainage Esmt.
Drain
140 LF 8" SS
85 LF 8" SS
25' Utility & Drainage
Easement
Abandon Exist. Lift Station & Relocate To New Wet Well
16' Multi-Purpose Easement
10' Irrigation Esmt.
COMMON OPEN SPACE
Drain
Irrigation Pump Station
10' Drainage Esmt.
EXISTING POND
180 LF 8" SS
Irrigation Supply Line
10' Irrigation Easement
DANE LANE
8" Gravity Flow Supply Line
Inlet Structure
SW Corner NE¼ NE¼ Section 35 T1N, R1W, U.M.
SCALE: 1"=40'

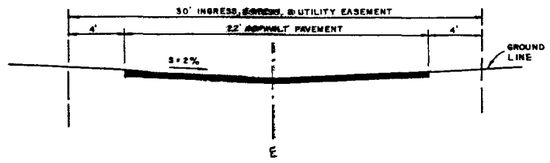
REVISED

DRAWN	TAL
CHECKED	
DATE	SEPT. 1992
SCALE	
JOB NO.	
SHEET	4
OF	5 SHEETS

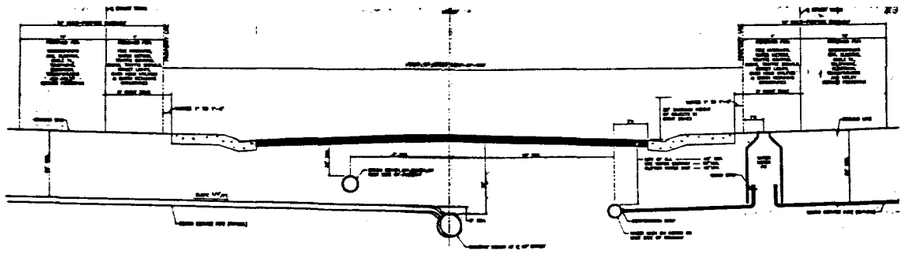
K-E



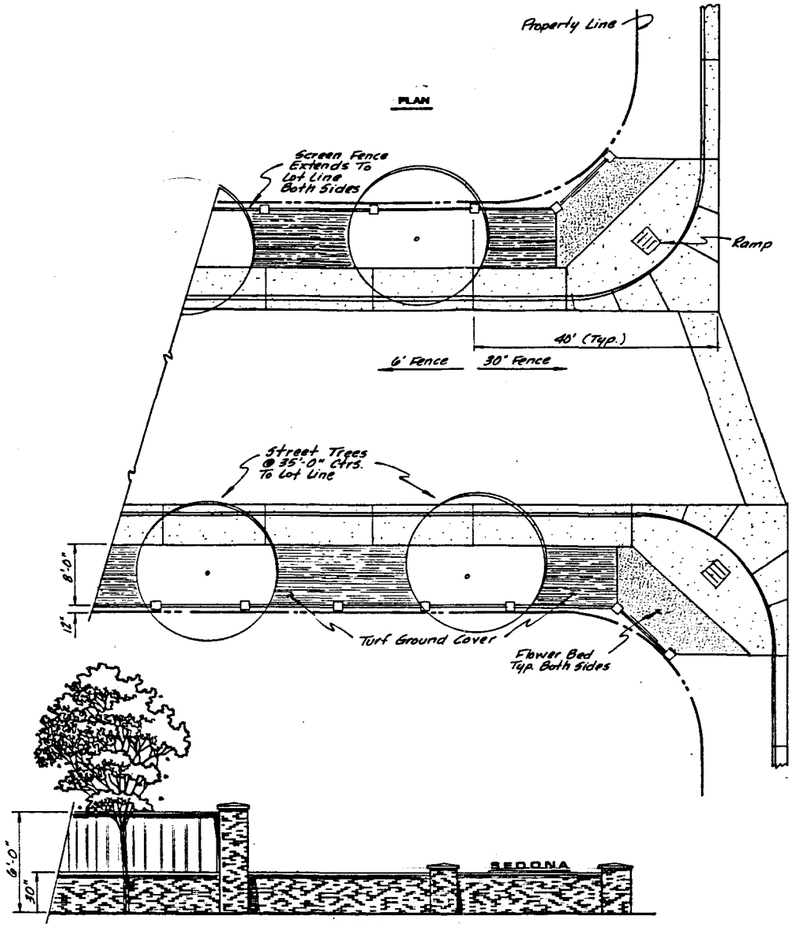
TYPICAL STREET SECTION



PRIVATE DRIVE SECTION

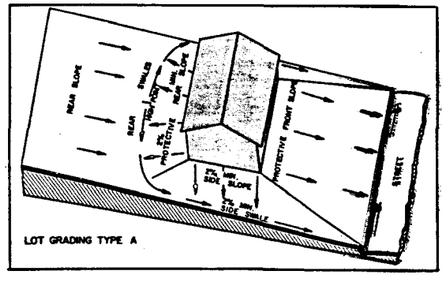


TYPICAL UTILITY LAYOUT

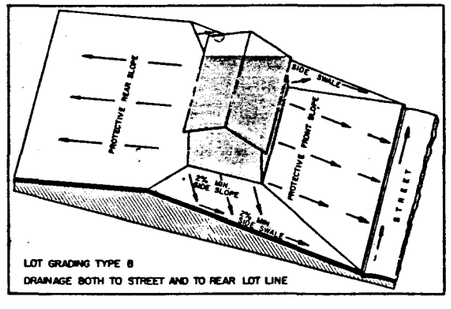


FENCE ELEVATION

ENTRANCE FEATURE

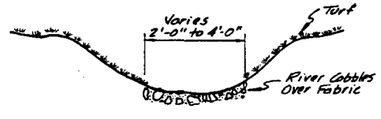


LOT GRADING TYPE A



LOT GRADING TYPE B
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE

SECTION A - A



DRAINAGE CHANNEL

REVISED

REVISIONS	BY

T & L THOMAS A. LOGUE
LAND DEVELOPMENT CONSULTANT

DETAILS
SEDONA SUBDIVISION
Grand Junction, Colorado

DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	5

OF 5 SHEETS

K-E

FF — 4-1430 — ACTION SH

ACRES 9.26 (+ 2.29)
UNITS
DENSITY
ACTIVITY

PRELIMINARY PLAN & PLAT
(Shuman Subdivision)

FILE NUMBER #70 92
ZONE PR 4.2
TAX SCHEDULE #

PHASE Preliminary Plan in a Planned Residential (4.2 units/Acre)
COMMON LOCATION West of Alpine Meadows Sub at 27 Road & H Road

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
Community Development	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
City Engineer (2 sets)	●	●	●						●	●		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●			●				
Transportation Engineer	●	●	●										●	●	●	●	●	●		●	●	●	●	●	●	●			●				
City Parks/Recreation	●	●	●	●									●	●	●	●	●	●			●	●				●			●				
City Fire Department	●	●	●										●	●	●	●	●	●		●		●	●	●	●	●			●				
City Police Department	●	●	●												●	●	●	●				●				●			●				
County Planning	●	●	●										●	●	●	●	●	●		●		●				●			●				
County Engineer	●	●	●										●	●	●	●	●	●	●	●		●	●	●	●	●			●				
County Health	●	●	●							●	●	●	●	●	●	●	●	●				●				●			●				
Floodplain Administration	●	●	●						●				●	●	●	●	●	●				●				●			●				
G.J. Dept. of Energy	●	●	●										●	●	●	●	●	●				●				●			●				
Walker Field	●	●	●										●	●	●	●	●	●				●				●			●				
School District 51	●	●	●										●	●	●	●	●	●				●				●			●				
Irrigation	●	●	●										●	●	●	●	●	●	●	●		●				●			●				
Drainage	●	●	●										●	●	●	●	●	●	●	●		●				●			●				
Water (Ute) Clifton)	●	●	●										●	●	●	●	●	●		●		●				●			●				
Sewer Dist. (FV, CGV, OM)	●	●	●																			●				●			●				
U.S. West	●	●	●																			●				●			●				
Public Service (2 sets) GVRP	●	●	●																			●				●			●				
State Dept. of Transportation	●	●	●																			●				●			●				
State Geological Survey	●	●	●																			●				●			●				
State Health Department	●	●	●																			●				●			●				
City Property Agent	●	●	●																			●	●			●			●				
City Utilities Engineer	●	●	●																			●	●			●			●				
City Attorney	●	●	●		●	●																●				●			●				
Building Department	●	●	●																			●				●			●				
DDA	●	●	●																			●				●			●				
GJPC (7 packets)	●	●	●																			●			●	●			●	●	●		
CIC (1 packet)	●	●	●																			●				●			●	●	●		
County Surveyor	●						●																										
Other Corp of Engineers	●	●	●																			●				●			●				
TOTALS	25	26	26		2	2	2					10	18	18					1	1													

44
22
66 units

capacity of Local Road
1,000 ADT
is a Trigger

BOARDS	DATE	
P.C.	12-1-92	4-0 Approved with conditions of Staff Recommendations

STAFF

APPLICATION FEE REQUIREMENTS

* $315.00 + Acreage fees = $ due AT Submittal
50.00 — Sign Deposit

* subject to change

ORDINANCE NO. 2512

AMENDING THE 1988 UNIFORM FIRE CODE

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That Section 10.301(c) of the 1988 Uniform Fire Code is amended by adding the following:

A Permittee shall provide a plan that provides for the following:

(1) hydrants shall be on a looped (receiving water from more than one direction) water supply line of at least eight inches in diameter; and

(2) the requirements set forth in the 1984 Guide for Determination of Required Fire Flow published by the Insurance Services Office, 160 Water Street, New York, New York, shall be met; and

(3) based on accepted engineering methodologies, the water provider should be able to supply the amount of water as calculated pursuant to (b) above.

Exception #1: Hydrants located less than 1000 feet from a looped water line (measured along the water line between the hydrant and the looped supply source) may be placed on dead end lines (Of less than 1000 feet in length), provided the line feeding the hydrant will supply the required fire flow and be not less than eight inches. Required fire flow shall be determined pursuant to the 1984 Guide for Determination of Required Fire Flow.

Exception #2: The Fire Chief may allow a looped water line size to be reduced from eight inches to not less than six inches if the Permittee can establish by means of a plan prepared by a professional engineer, that a six inch line will supply the required fire flow and that the required fire flow is actually available from the water provider.

Introduced this 20th day of February, 199.

PASSED and ADOPTED this 20th day of March, 1991.

Attest:

William E. McCurry
President of the Council

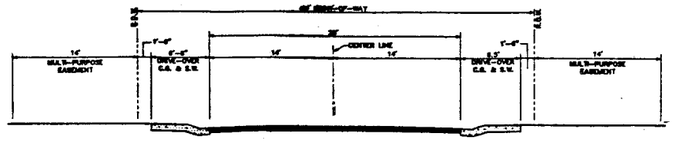
Neva B. Lockhart, CMC
City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2512, was introduced, read, and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 20th day of January, 1991, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

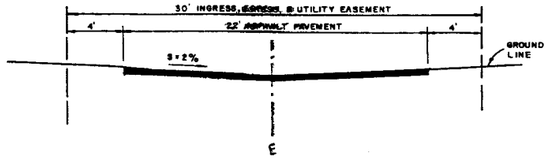
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 21st day of March, 1991.

Neva B. Lockhart
Neva B. Lockhart, CMC
City Clerk

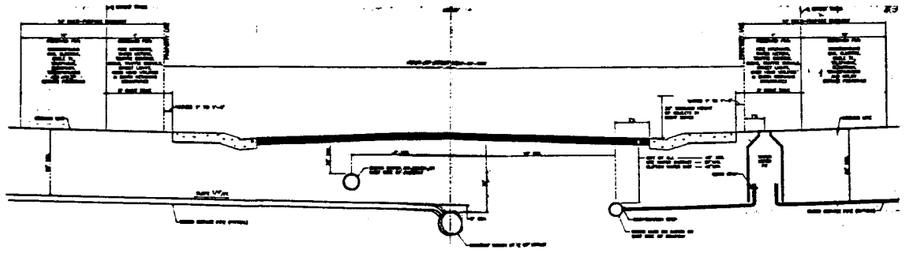
Published: February 26, 1991
Published: March 22, 1991
Effective: April 21, 1991



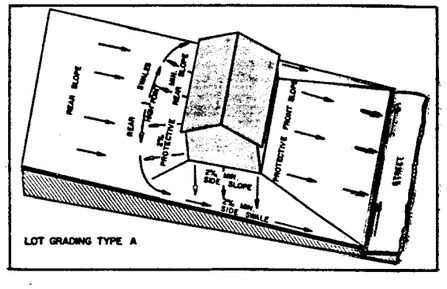
TYPICAL STREET SECTION



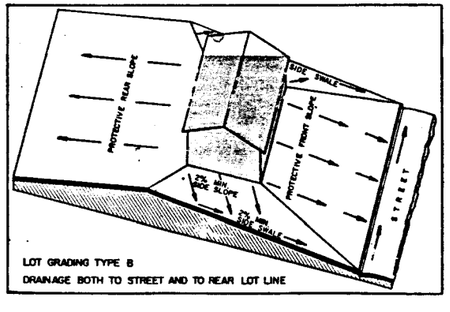
PRIVATE DRIVE SECTION



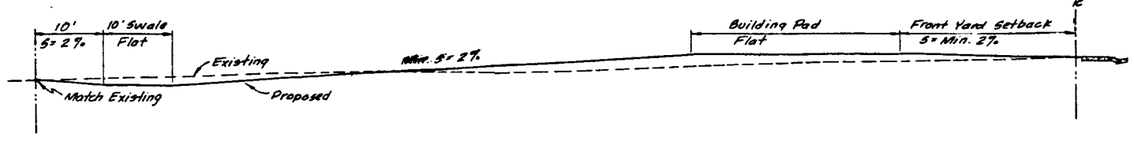
TYPICAL DRIVEWAY LAYOUT



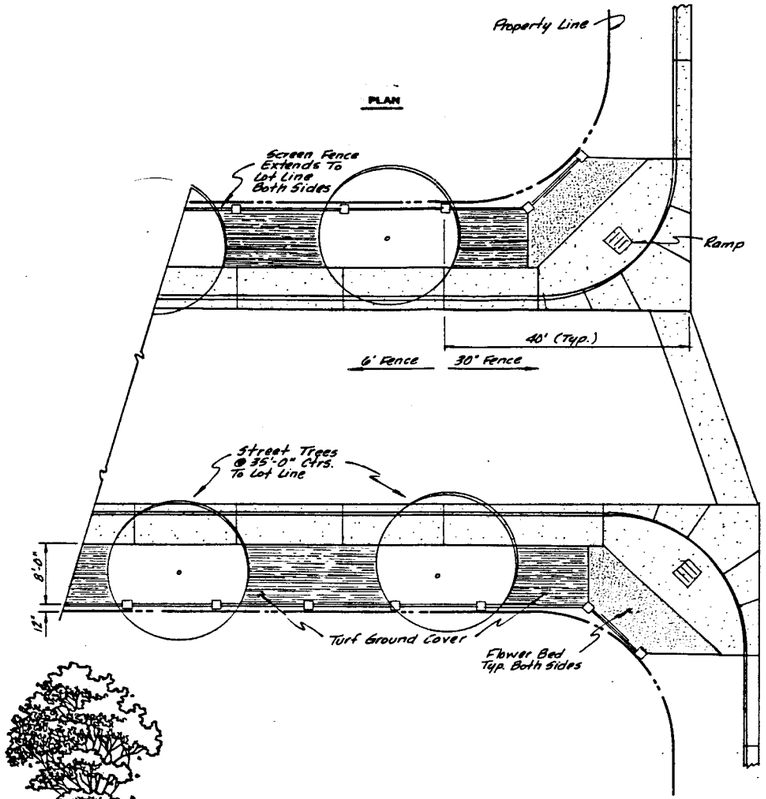
LOT GRADING TYPE A

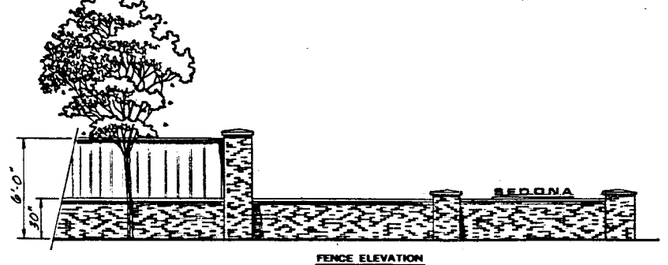


LOT GRADING TYPE B
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE



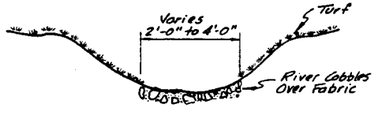
SECTION A - A





FENCE ELEVATION

ENTRANCE FEATURE



DRAINAGE CHANNEL

REVISIONS	BY

THOMAS A. LOGUE
LAND DEVELOPMENT CONSULTANT

DETAILS
SEDONA SUBDIVISION
Grand Junction, Colorado

DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	5
OF	5 SHEETS

K-E

REVISIONS	BY
City Review Comm	TAL

THOMAS A. LOGUE
LAND DEVELOPMENT CONSULTANT

PRELIMINARY SITE DEVELOPMENT PLAN FOR:

SEDONA SUBDIVISION

Grand Junction, Colorado

Lot 2 GARRISON RANCH SUBDIVISION Lot 3 — LA CASA DE DOMINGUEZ - Filing 2 Lot 4 Lot 3

N.90°00'00"E. 600.05'

NO. SEDONA COURT

JORDAN ROAD

JENTRY COURT

MEADOWS SUBDIVISION

AMBER WAY

DANE LANE

ALPINE

S.00°00'00"E. 218.00'

S.05°26'26"E. 84.38'

N.00°00'21"E. 833.40'

N.89°59'30"W. 608.14'

NOTE: See Sheet 5 for Entrance Feature Detail

NOTE: See Sheet 6 for Typical Street Section

TYPICAL MIN. PRINCIPAL BUILDING SETBACK LINE

NOTE: See Sheet 4 for Easement Requirements.

See Sheet 5 Drainage Channel Detail

22' Private Drive for Lots 13-15 (See Detail Sheet 5)

TRACT "A" 20 Inverse Egress & Utility Easement for Lots 13, 14 & 15

COMMON OPEN SPACE

EXISTING POND

Existing Cottonwood Tree (Typ.)

House Under Construction

Proposed 4'-0" Walk

Exist. 2'-0" Rollover C&G

Exist. 6'-0" Curbwalk

Exist. Pvmt.

20' Front

20' Rear

10' Side

SW Corner NE¼ NE¼ Section 35 T1N, R1W, U.M.

ADJOINING PROPERTY OWNERS

PARCEL I.D. NO.	OWNERS NAME
1	CHARLIE PLSEC
2	DO
3	HARLEY REDOPSKY
4	VIRGINIA SACCOMANO
5	W.D. GARRISON
6	CRAIG N. SPRINGER
7	ALPINE MEADOWS DEVELOPMENT CORP.
11	ALPINE MEADOWS DEVELOPMENT CORP.
12	DAVID SCHOENING
13	ALPINE MEADOWS DEVELOPMENT CORP.
14	DO
15	DO
16	DO
17	JAY E. GORJEAU

LAND USE SUMMARY

AREA IN DEDICATED RIGHT OF WAY	1.0 AC / 8.6%
AREA IN COMMON OPEN SPACE	0.9 AC / 7.8%
AREA IN LOTS	9.7 AC / 83.6%
TOTAL SITE AREA	11.6 AC

TOTAL LOTS = 22 (1.9 DU/AC)

SURROUNDING LAND USE MATRIX

I.D. No.	AREA (Acres)	Single Family Residen.	Vacant	Orchard	Grazing	Cropland	Non Productive Land	Non Residential	Public	Zone	COMMENTS
1	12.0	●				●				AFT	
2	10.9				●	●				AFT	
3	9.4	●			●					AFT	
4	28.8	●				●				AFT	
5	0.8	●								AFT	Garrison Ranch Sub.
6	0.8		●							AFT	do
7	0.3		●							PR4.5	La Casa De Dominguez Sub.
10	13.7	●								PR4.5	44 SF Lots

SHEET INDEX

REVISED

SCALE: 1"=40'

○ Indicates Parcel I.D. Number

DRAWN	TAL
CHECKED	
DATE	SEPT. 1992
SCALE	
JOB NO.	
SHEET	2

OF 5 SHEETS

K-E

REVISIONS	BY
10/22 City Review Comm	TAL

THOMAS A. LOBUS
LAND DEVELOPMENT CONSULTANT

PRELIMINARY GRADING PLAN
SEDONA SUBDIVISION
Grand Junction, Colorado

REVISED

DRAWN	TAL
CHECKED	
DATE	SEPT. 1992
SCALE	
JOB NO.	
SHEET	3
OF	5 SHEETS

JORDANA ROAD

JENTRY COURT

MEADOWS SUBDIVISION

AMBER WAY

ALPINE

DANE LANE

NO. SEDONA COURT

SO. SEDONA COURT

Match Exist.

Existing 24" PVC

Inlet

Existing 24" RCP

HP=4885

HP=4843

2 - City Std. Inlets Grate= 31.85
Inv. = 28.35

40 LF Proposed 24" RCP W/FES S=0.50%

40 LF 18" RCP S=0.73%

50 LF 24" RCP w/FES S=0.60%

EXISTING POND
Control Structure

COMMON OPEN SPACE

See Sheet 5 For Section A-A Section A-A Typ. Lots 8-11

SW Corner NE¼ NE¼ Section 36 T1N, R1W, U.M.

○ Indicates Lot Grading Type See Sheet 5

Proposed 1 Ft. Contour

Existing 1 Ft. Contour

SCALE: 1"=40'

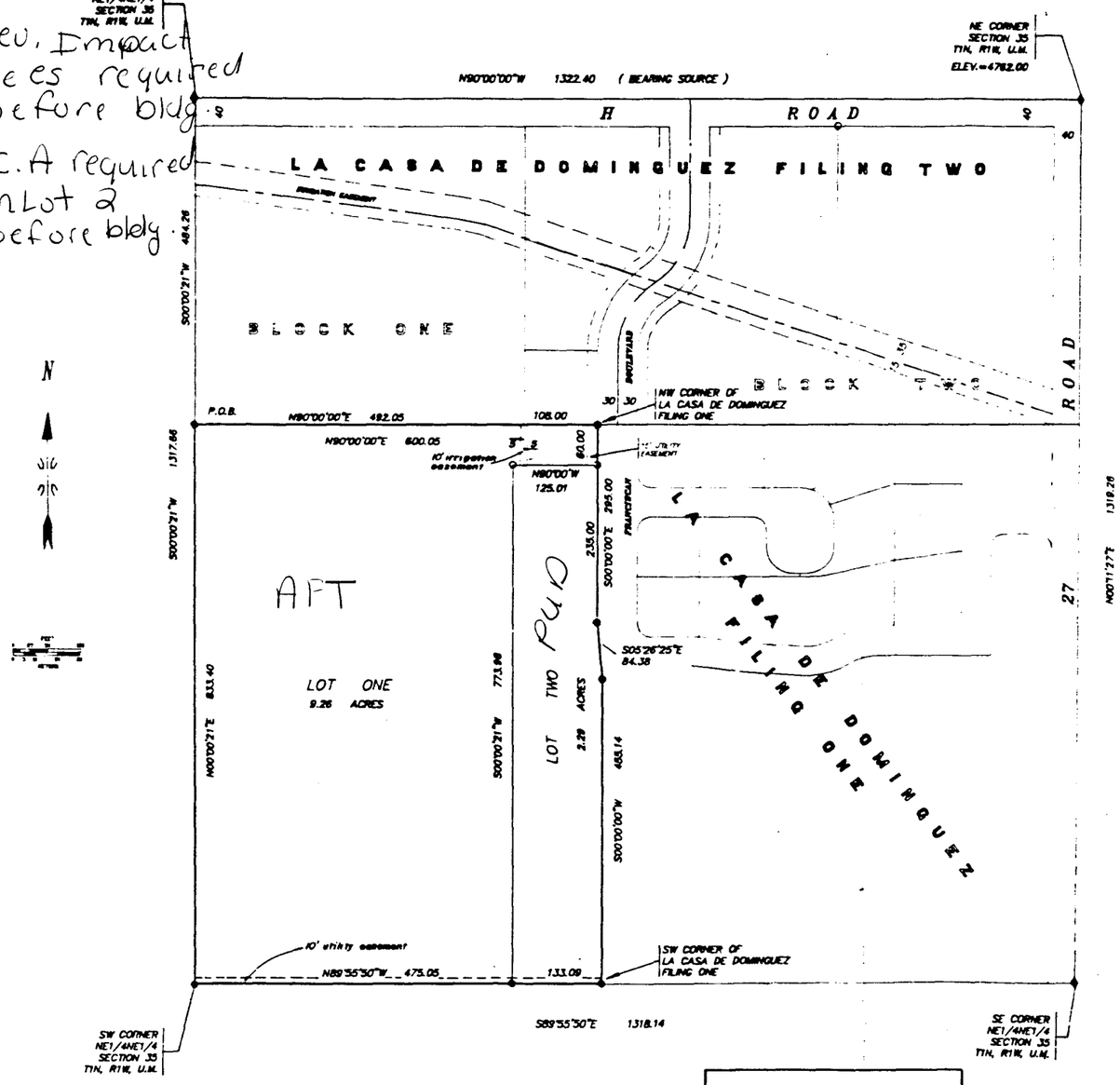
K+E

C21-88
Lot 1 AFT
Lot 2 PUD

Dev. Impact fees required before bldg

I.A required on Lot 2 before bldg.

LA CASA DE DOMINGUEZ FILING THREE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, T.L. BENSON INC. is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1494 at Page 275 of the Mesa County Clerk and Recorders Office, and being situated in the NE 1/4 NE 1/4 Section 35, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

Commencing at the Northwest corner of the NE 1/4 NE 1/4 of Section 35, Township 1 North, Range 1 West, of the Ute Meridian, and considering the North line of the NE 1/4 NE 1/4 of Section 35 to bear N90°00'00"E and all bearings contained herein to be relative thereto; thence S00°00'21"W along the west line of the NE 1/4 NE 1/4/ Section 35 a distance of 484.28 feet to the SW corner of La Casa De Dominguez Filing Two, being the Point of Beginning; thence N90°00'E 600.05 feet along the south line of La Casa De Dominguez Filing Two to the NW corner of La Casa De Dominguez Filing One; thence S00°00'00"E 295.00 feet along the west line of La Casa De Dominguez Filing One; thence S05°26'25"E 84.38 feet along the west line of La Casa De Dominguez Filing One; thence S00°00'00"W 455.14 feet to the SW corner of La Casa De Dominguez Filing One; thence N89°55'50"W 808.14 feet along the south line of the NE1/4 NE1/4 Section 35 to the SW corner of the NE1/4 NE1/4 Section 35; thence N00°00'21"E 833.40 feet to the point of beginning, containing 11.55 Acres.

That said owner has caused the said real property to be laid out and surveyed as LA CASA DE DOMINGUEZ FILING THREE, a subdivision of a part of Mesa County, State of Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 18TH day of APRIL A.D., 1988.

T.L. BENSON INC.

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 8TH day of APRIL A.D., 1988 by T.L. BENSON.

My commission expires:

Notary Public
Address BOX 186 PALISADE CO 81526

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at [illegible] o'clock [illegible] M. this [illegible] day of [illegible] A.D., 1988, and is duly recorded in Plat Book No. [illegible], Page [illegible]

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 8TH day of APRIL A.D., 1988 County Planning Commission of the County of Mesa, Colorado.

Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 18TH day of APRIL A.D., 1988 Board of County Commissioner's of the County of Mesa, Colorado.

Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of LA CASA DE DOMINGUEZ, FILING THREE, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

Max E. Morris, Q.E.D. Surveying Systems Inc.
Registered Professional Land Surveyor L.S. 16413

Date

AREA SUMMARY

LOTS = 11.55 ACRES = 100%
ROAD = 0.00 ACRES = 0%
TOTAL = 11.55 ACRES = 100%

LEGEND & NOTES

- ◆ MESA COUNTY BRASS CAP
- X HINGE NAIL
- ● FOUND NO. 5 RE-BAR LS 16413 SET IN CONC.
- O SET NO. 5 RE-BAR L.S.16413
- SURVEY ORIENTED WITH FOUND MONUMENTS

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN SIX YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

UTILITIES COORDINATING COMMITTEE

Chairman

4/18/88
Date

LA CASA DE DOMINGUEZ FILING THREE	
SITUATED IN THE NE1/4 NE1/4 SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN	
FOR: T.L. BENSON INC.	SURVEYED BY: MEM DKB
SCALE: 1"IN. = 100FT.	DRAWN BY: ACAD MEM
DATE: 2/17/88	APPROVED BY:
Q.E.D. SURVEYING SYSTEMS Inc. P.O. Box 186 PALISADE CO.O. 464-7568 241-2370	SHEET NO.
	FILE: 8-8033

REVISIONS	BY
11/30 City Review Comm	TAL

THOMAS A. LOGUE
LAND DEVELOPMENT CONSULTANT

PRELIMINARY UTILITY PLAN
SEDONA SUBDIVISION
Grand Junction, Colorado

REVISED

SCALE: 1"=40'

DRAWN	TAL
CHECKED	
DATE	SEPT. 1992
SCALE	
JOB NO.	
SHEET	4
OF	5 SHEETS

Air Vac
Irrigation Supply Line
Air Vac
10' Irrigation Easement
NO. SEDONA COURT
14' Multi-Purpose Easement
Irrigation Supply Line
10' Irrigation Esmt.
185 LF 8" SS.
240 LF 8" D.W.
Typical Service Connection
Proposed Fire Hydrant (Typ. 2 Places)
14' Multi-Purpose Easement
220 LF 8" S.S.
420 LF 8" D.W.
220 LF 8" S.S.
Join Exist. 8" Main
Join Exist. Manhole
14' Multi-Purpose Easement
333.40'
SEDONA COURT
318 LF 8" S.S.
8' Service Line for Lot 15
10' Utility Easement
Irrigation Supply Line
10' Irrig. Esmt.
14' Multi-Purpose Easement
280 LF Proposed 8" Force Main in Common Trench
10' Drainage Esmt.
Drain
100 LF 8" SS
25' Utility & Drainage Easement
Abandon Exist. Lift Station & Relocate To New Wet Well
10' Irrigation Esmt.
14' Multi-Purpose Easement
Exist. 8" Sanitary Sewer Force Main
Existing 8in. Sewer
Existing Water Main
Exist. Storm Sewer
Existing Fire Hydrant (Typ. 3 Places)
Join Existing
Existing Lift Station
100 LF 8" SS
10' Irrigation Esmt.
Irrigation Supply Line
10' Irrigation Easement
8" Gravity Flow Supply Line
Inlet Structure
SW Corner NE¼ NE¼ Section 36 T1N, R1W, U.M.
COMMON OPEN SPACE
Drain
Irrigation Pump Station
10' Drainage Esmt.
EXISTING POND
JORDANA ROAD
JENTRY COURT
MEADOWS SUBDIVISION
AMBER WAY
ALPINE
DANE LANE
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22