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File 1993-0002A

Name: Horizon Park Subdivision - Preliminary Plan (2)

P **S** A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS
r **c** retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development
e **a** file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will
s **n** be found on the ISYS query system in their designated categories.
e **n** Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.
n **e** Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for
t **d** the contents of each file.

X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
X		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
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		Public notice cards
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X		Legal description
		Appraisal of raw land
		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 - 2/10/93	X	X	Site Plan and Unit Layout - Preliminary
			X	X	Radiation Survey
X	X	Horizon Park Subdivision Plat - GIS Historical Maps - **	X	X	Street Section and Utilities Composite - 2/2/93
X	X	Declaration of Covenants, Conditions and Restrictions - 1/4/93- Bk 2012/Pg 945			
X		Development Improvements Agrmt. - unsigned			
X	X	Correspondence			
X		Treasurer's Certificate of Taxes Due - 12/17/92			
X	X	Drainage Summary - Preliminary			
X		Construction Cost Estimate - 2/2/93			
X		Subdivision Summary Form			
X		Engineering Checklist			
X	X	Planning Commission Agenda, Minutes - 2/10/93, 7/6/93 - **			
X		Legal Ad - 2/10/93			
X	X	Floor Plan - Possible Patio Home Plan			
X	X	Wet land report - 3/26/91			



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



Receipt 5544
 Date 1-4-93
 Rec'd By [Signature]
 File No. 12 93

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

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input checked="" type="checkbox"/> Major <input type="checkbox"/> Resub	5 acres	GRD & Horizon Dr.	PR 6	Residential
<input type="checkbox"/> Rezone				From: To:	
<input checked="" type="checkbox"/> Planned Development	<input checked="" type="checkbox"/> ODP <input checked="" type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

BOB BRAY, WAYNE BEEDE

Name	Name	Name
10 th Floor Valley Federal Plaza	225 No. 5th St.	Suite 1020
Address	Address	Address
Grand Junction, Colorado	81501	
City/State/Zip	City/State/Zip	City/State/Zip
241-2909 or 242-3647		
Business Phone No.	Business Phone No.	Business Phone No.

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

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

X R. Bunker Sims for PA/DS design partnership, Owner Agent 12.31.92
 Signature of Person Completing Application Date

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

John L. Moss
715 Horizon Dr. #380
Grand Junction, CO 81506

Bookcliff Country Club Inc.
2730 G. Rd.
Grand Junction, CO 81506

Sara Ward
702 Golfmore #D
Grand Junction, CO 81506

William R. Bray
1015 N. 7th
Grand Junction, CO 81501

John Emerson
2700 G. Rd #7-B
Grand Junction, CO 81506

Sherwood Snyder
702 Golfmore #E
Grand Junction, CO 81506

G. Road Investments
684 Crest Ct.
Grand Junction, CO 81506

Margaret Eisenhauer
2676 Capra Way
Grand Junction, CO 81506

Thelma Graves
702 Golfmore #F
Grand Junction, CO 81506

Florence M. Berg
2715 G. Rd.
Grand Junction, CO 81506

Mildred Gobbo
2700 G. Rd #8-A
Grand Junction, CO 81506

Jean Nelson
P.O. Box 3548
Grand Junction, CO. 81502

Ladee C. Jensen
2713 G. Rd.
Grand Junction, CO 81506

Roger Scholbe
2700 G. Rd # 8-B
Grand Junction, CO 81506

Tom Denken
702 Golfmore #H
Grand Junction, CO 81506

Clifford Allison
2711 G. Rd.
Grand Junction, CO. 81506

Florence Wilcox
2700 G. Rd #8-C
Grand Junction, CO 81506

Frank Prinster
702 Golfmore #J
Grand Junction, CO 81506

G. Rd. Investments
2328 I-70 Frontage
Grand Junction, CO 81506

Robert Scott
2700 G. Rd. #8-D
Grand Junction, CO 81506

Donald Tyre
694 Westcliff Dr.
Grand Junction, CO 81506

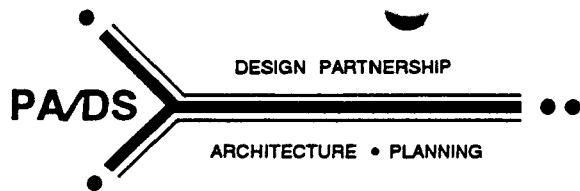
Raymond Meachan
702 Golfmore #A
Grand Junction, CO 81506

Emanuel Epstein
1900 Quentin Rd.
Brooklyn, NY 11229-2369

Clinton Biggs
702 Golfmore # B
Grand Junction, CO 81506

Jimmie Etter
697 27 $\frac{1}{2}$ Rd.
Grand Junction, CO 81506

Billy Green
702 Golfmore #C
Grand Junction, CO 81506



Re: Horizon Park
Preliminary ODP

PROJECT NARRATIVE

PURPOSE

A submittal of the preliminary Overall Development Plan (ODP) for an existing Planned Development — 6 (PD-6) Zone located in Grand Junction, Mesa County, Colorado.

OWNER'S AGENT

Robert Bray and Wayne Beede
c/o Brand and Company
Valley Federal Plaza, 10th floor
Grand Junction, CO 81501

PROJECT REPRESENTATIVE

PA/DS design partnership
917 Main Street
Grand Junction, CO 81501
Phone: (303) 241-1903

PROPERTY DESCRIPTION AND LOCATION

The property is described as an undeveloped parcel of land of approximately 5 1/3 acres, located on the south side of G Road, 1/4 mile west of the intersection of G Road and Horizon Drive in Grand Junction, Mesa County, Colorado. Slope is generally to the south and east, with an overall contour variation within the property boundaries of 16 feet. A stream course bisects the parcel in two sections and defines the limits of approximately 1/2 acres of 'wetlands'. Portion A to the west of the stream course contains ±4.2 acres, while Portion B to the east of the stream comprises approximately 1.1 acres and is encumbered by an existing Right of Way (ROW) which extends north from 15th Street, across the wetlands area and Horizon Drive. A part of this application is the abandonment of this right of way due to its location and encumbrances caused by the contours and wetlands areas. All proposed development is situated out of the wetlands area and to the west of it in Portion A. Existing utilities easements are to be

maintained through Portion B to allow sewer hookup to the south of Horizon Drive.

Existing vegetation out of the wetlands area is composed of Russian olive, rabbit brush, and low growing grasses. There are no significant trees on the property either within or out of the wetlands area. There are no existing roads or structures on the property and a fence borders the west and south sides.

PROPOSED DEVELOPMENT

The owner proposes to construct a series of attached and detached single-family units in a Planned Development Zone within the confines and legal limitations of Mesa County ordinances and restrictions. The units will be single story utilizing 'earth-tone' materials and maintained landscaping. The style of the units will be in keeping with the local trends and conditions in the area and will be subject to the draft copy of the codes, covenants, and restrictions adopted as part of the Final Plan.

Unit construction on the project could start within 12 months of the approval of this application subject to financing and market trends. However, the owner could begin construction on roads and utilities even sooner in order to gain access to the designated lots.

SUMMARY

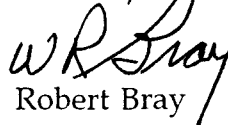
The Horizon Park Subdivision will employ high standards of construction and will be a unique property responsive to the character of the land and the immediate surroundings. Because of the contours and configuration of the property, the units in the lower portion of the property will be barely visible from G Road. A consistent architectural style will be maintained through the use of covenants and all work will be under strict supervision of a design professional. We hereby present this application for review, comment, and positive passage by all pertinent agencies of Grand Junction, Mesa County, Colorado.

Respectfully submitted,
PA/DS design partnership

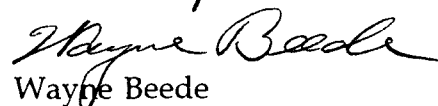


R. Bryan Sims, Architect/Planner
Date:

Owners/Developers Agent



Robert Bray



Wayne Beede

HORIZON PARK EAST/ODP

DRAINAGE SUMMARY - PRELIMINARY

Historical: Slope is generally to the south and southeast direction. There is an existing natural watercourse on the property which runs north and south, with a tributary that extends west across the site. The tributary occurs midway on the western portion of the site and bisects the westerly portion equally north and south. These existing watercourses have been designated as 'Wetlands'. No development is planned in the designated wetlands area.

All runoff from the site flows to the wetlands area either within the property boundaries or through the adjacent properties south of the property. The proposed modification to the site will not affect this natural flow.

Adjacent properties are undeveloped and buffer the site from runoff with irrigation ditches and berms to the west and north. G Road on the north employs swales and culverts to direct runoff to the 'Wetlands' area.

Developed: Proposed structures and streets will cover approximately 40% of the site. It is intended to hold, detain, and release stormwater to maintain the historic flow to the Wetlands and south to the vacant land by retention areas, outlet control structures, berms, and earth swales.

Five drainage basins have been identified which should require at least four retention areas. Each is to have an outlet control structure to maintain the historic runoff. Preliminary calculations indicate that a minimum of 5% of the site area can be maintained as retention, with the remainder of the developed flow controlled by berms, swales, and site grading to direct drainage flow to the Wetlands area.

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

FEB 02 1993

Conclusions: With approval of the Preliminary Site Plan and Drainage Summary, technical data will be developed and presented for the Final Plot, with solutions certified by a licensed professional engineer. The Preliminary Plans have been reviewed and found feasible by the engineer at this point, and preliminary calculations indicate the proposed concepts are valid as presented.

Respectfully Submitted
PA/DS Design Partnership
Petitioner Representative



ACRES 5

UNITS 19

PRELIMINARY

FILE NUMBER

ZONE PR 6

DENSITY

TAX SCHEDULE # 2945-012-50-002

ACTIVITY

PHASE Preliminary

COMMON LOCATION lot 20 Horizon Park Sub. - G Rd & Horizon Dr.

DATE SUBMITTED 1-4-93

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

Table with 28 columns (A-Z, AA-GG) and 30 rows of agencies. Rows include: 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 (Grand Valley), Drainage, Water (Ute, Clifton), Sewer Dist. (FV, CGV, OM), U.S. West, Public Service (2 sets), State Dept. of Transportation, State Geological Survey-at final, State Health Department, City Property Agent, City Utilities Engineer, City Attorney, Building Department, BUA, GJPC (7 packets), CIC (1 packet), County Surveyor, Other Corps of Engineers.

TOTALS

BOARDS

DATE

Bryan Sims 241-1903 (FAX & Phone)

PC

2/10/93

Approved

STAFF

APPLICATION FEE REQUIREMENTS

\$630.00 plus \$160 acreage = \$790.00 payable to City of A. 7. \$50.00 separate check for design & build.

Per ordinance withlands Co. Geol. Survey

SUBMITTAL LEGEND

GENERAL REQUIREMENTS

- ✓ A Application Form
- ✓ B Impact Statement or Project Narrative
- ✓ C Summary Form
- ✓ D Appraisal of Application for Open Space
- ✓ E Evidence of Title/Title Commitment
- ✓ F Draft of Covenants/Restrictions
- ✓ G Legal Description
- ✓ H Names and Addresses of Adjacent Property Owners Within 200 feet
- ✓ I Floodplain Analysis
- ✓ J Geology Report/Soils Report
- ✓ K Gamma Radiation Report
- ✓ L Subsurface Soils Investigation
- ✓ M Improvements Agreement - *preliminary*
- ✓ N Improvements Guarantee
- ✓ O Development Schedule - *narrative*

SITE PLAN REQUIREMENTS

- ✓ P Plat (including easements at 24" x 32") - *perimeter*
- ✓ Q Site Plan (24" x 32")
- ✓ R Adjacent Land Use and Zoning - *site plan*
- ✓ S Drainage/Grading Plan - *hydrology, pipe sizing, etc*
- ✓ T Utilities Composite - *plan view - block & area, hydrants, manholes*
- ✓ U Landscaping/Screening/Buffering
 - a) Types of Open Space (existing/proposed)
 - b) Percent and Open Space
 - c) Maintenance, Irrigation Rights
- ✓ V Parking
 - a) Total Number Proposed/Required
 - b) Dimensions, Striped, Handicapped
- ✓ W Roadway Plan/Profile
- ✓ X Traffic Circulation Patterns
 - a) Pedestrian/Bikeways/Crosswalks
 - b) Dimensions of Curb Cuts, Driveways
 - c) Internal Circulation Detail
- ✓ Y Traffic Analysis
- ✓ Z Structural Information
 - a) Heights, Elevations, Sq. Footage
 - b) Percent Building Coverage
 - c) Setbacks (centerline/property line)
 - ✓ AA Lighting and Signage Detail

OTHER REQUIREMENTS

- ✓ AA Location and Vicinity Map
- ✓ BB Assessor's Map with Subject Property Outlined in Red
- ✓ CC Xerox Portion of Assessor's Map (Not Larger Than 8 1/2" x 14")
- ✓ DD Reduction of Plan (not larger than 11 1/2" x 14")
- ✓ EE Reduction of Plat (not larger than 11 1/2" x 14")
- ✓ FF Action Sheet
- ✓ GG County Treasurer Tax Certification

* Form Provided by Community Development Dept

PREAPPLICATION CONFERENCE

DATE 11/23/92 CONFERENCE ATTENDANCE Kathy P., Dan T., Gerald W., Brian Sims, Bob Bray, Jim West, Wayne Beale

R.O.W. REQUIRED ABUTTING PROPERTY _____

	EXISTING	PROPOSED	
CURB CUTS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
PARKING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
LANDSCAPING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
IRRIGATION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
PEDESTRIAN ACCESS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
OPEN SPACE FEES REQUIRED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>\$225/unit at final platting Recommended at final</i>
NEIGHBORHOOD MEETINGS/CONTACT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
RECORDING FEES REQUIRED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or considerations. Other items of special concern may be identified during the review process.

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> ACCESS/PARKING | <input type="checkbox"/> SCREENING/BUFFERING | <input checked="" type="checkbox"/> COMPATIBILITY WITH SURROUNDING USES |
| <input type="checkbox"/> DRAINAGE | <input type="checkbox"/> LANDSCAPING | <input type="checkbox"/> TRAFFIC GENERATION |
| <input type="checkbox"/> FLOODPLAIN/WEILAND MITIGATION | <input type="checkbox"/> AVAILABILITY OF UTILITIES | <input type="checkbox"/> GEOLOGIC HAZARDS/SOILS |
| <input type="checkbox"/> OTHER _____ | APPLICABLE POLICIES/GUIDELINES/REQUIREMENTS | |
| RELATED FILES <u># 48-90</u> | <input type="checkbox"/> CORRIDOR GUIDELINES _____ | |
| | <input checked="" type="checkbox"/> AIRPORT <i>Area of Influence</i> | |
| | <input type="checkbox"/> OTHER _____ | |

WE HEREBY ACKNOWLEDGE that we have familiarized ourselves with the rules and regulations as they apply 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 of monitoring the status of this application and review sheet summary comments.

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by Community Development prior to those changes being accepted.

✓ SIGNATURE(S) OF PETITIONER(S) _____
 X SIGNATURE(S) OF REPRESENTATIVE(S) R. P. [Signature] PA/ID [Signature]

February 8, 1991

Bray & Company
1015 North 7th Street
Grand Junction, Colorado 81501

*See file # 35-81 for
General Study*

Attention: Mr. Jeff Williams

Subject: Review of 30-Acre Parcel, Northeast of the Intersection of 27th Road
and Horizon Drive, Grand Junction, Colorado

Job No. 1 272 91

Gentlemen:

It is our understanding that you represent a client who is considering the purchase of a 30-acre parcel located northeast of the intersection of 27th Road and Horizon Drive in Grand Junction, Colorado, and your client has been requested by the Grand Junction Planning Commission to provide a review and update of our previous Geologic and Preliminary Soil and Foundation Investigation for the property. It is our understanding that the parcel will be subdivided into three lots which will be developed at a later date. The specific nature of the future development is uncertain at this time.

As requested, we have reviewed our previous Geologic and Preliminary Soil and Foundation Investigation for the property which was submitted to Victoria Investment Company on February 27, 1981 (Job Number 21,644). The previous study consisted of a site reconnaissance and subsurface conditions were explored by drilling twelve borings and excavating thirty-seven backhoe pits. A laboratory testing program was performed to evaluate the engineering characteristics of the on-site soils.

The review of our previous study indicates that soil and foundation conditions on the 30-acre parcel are relatively complex. Soft organic soils and shallow ground water are present along the drainages, and these areas may require ground improvement to provide suitable construction sites. The overburden soils and claystone bedrock at the site are moderately expansive and may require drilled pier foundations, depending on the type of development proposed. Uranium mill tailings may be present on the property and may require removal.

The basic data presented in the February, 1981 report should not have substantially changed. In our opinion, it can still be used to characterize the general geotechnical conditions at the property, but the recommendations will not be appropriate for a different development plan. It is uncertain if grading was done on the property since our preliminary report was submitted.

#2 93

Bray & Company
February 8, 1991

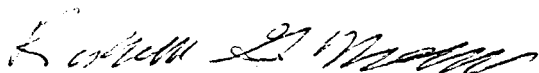
Page 2

Considering the complexities of the soil and foundation conditions and uncertainties about site grading, which may have altered the topography and subsurface conditions to some extent; it is recommended that geotechnical studies be made to address specific new development planned on the property. These investigations, at a minimum, should include a site reconnaissance and review of development plans, and may require subsurface exploration, depending on the development proposed.

If there are any questions regarding this review, please contact us.

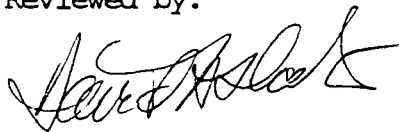
Respectfully submitted,

Chen-Northern, Inc.



Ralph G. Mock
Engineering Geologist

Reviewed by:



David A. Glater, P.E.
RGM/kd



DEPARTMENT OF THE ARMY

SACRAMENTO DISTRICT CORPS OF ENGINEERS

650 CAPITOL MALL

SACRAMENTO, CALIFORNIA 95814-4794

REPLY TO
ATTENTION OF

April 23, 1991

Regulatory Section (199100377)

Mr. Jeffrey K. Williams
Bray and Company
1015 North 7th Street
Grand Junction, Colorado 81501

Dear Mr. Williams:

This concerns a development known as the Horizon Park Subdivision in Grand Junction, Colorado. We understand that specific development plans are not available at this time.

Mr. Ken Jacobson of this office reviewed your wetland mapping and we verify that the wetland delineation is accurate. The wetlands jurisdictional delineation is valid for a period of three years from the date of this letter unless new information warrants revision of the delineation before the expiration date.

In accordance with Section 404 of the Clean Water Act, the Corps of Engineers regulates the discharge of dredged material and fill material in waters of the United States which includes wetlands. Placing such materials in a water of the United States without prior authorization from the Corps of Engineers is a violation of the Clean Water Act.

While we understand that plans for development are unspecified at this time, we will expect you to re-initiate contact with this office when these plans are available so we may determine permit needs. I advise you to avoid and minimize impacts to these wetlands to the maximum extent practicable. Receiving approval to fill wetlands for non-water dependent activities such as housing, can be very difficult.

#2 93

REMOVE

J

If you have any questions, please contact Mr. Jacobson at (303) 243-1199. Mr. Jacobson is currently on military leave and is expected to return on May 6, 1991.

Sincerely,

Grady L. McNure
Chief, Western Colorado Regulatory
Office
402 Rood Avenue, Room 142
Grand Junction, Colorado 81501-2563

Copy furnished:

Ms. Kathy Portner, Grand Junction Planning Department, 250 North
Fifth Street, Grand Junction, Colorado 81501-2668

44 93

REVIEW COMMENTS - January 18, 1993

Page 1 of 3

**FILE NO. #2-93 TITLE HEADING: PRELIMINARY PLAN, LOT 2 -
HORIZON PARK SUBDIVISION**

ACTIVITY: Preliminary Plan for Subdivision

LOCATION: G Road and Horizon Drive

PETITIONER: Bob Bray and Wayne Beebe

PETITIONER'S ADDRESS/TELEPHONE: Valley Federal Plaza, 10th Floor
Grand Junction, CO 81501
241-2909

ENGINEER/REPRESENTATIVE: PA/DS Design Partnership

STAFF REPRESENTATIVE: Kathy Portner

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS
IS REQUIRED ON OR BEFORE 5:00 P.M., January 25, 1993**

CITY AGENCIES:

FIRE DEPARTMENT

George Bennett 244-1400

Two fire hydrants are required - one on each access road - to be served by a minimum of a six inch (6") looped line. If this proposal changes from 1 & 2 family, a larger line size will be required.

The cul de sac at the end of the east access road is to remain for emergency vehicle access and turnaround.

PARKS & RECREATION

Don Hobbs 244-1542

Open space fee based upon 25 units x \$225 per unit = \$5,625 due.

POLICE DEPARTMENT

Marty Currie 244-3563

No problems noted.

DEVELOPMENT ENGINEER

Gerald Williams 244-1590

Not all the items on the action sheet were submitted for review, and much of what was submitted is incomplete and unacceptable (see the attached checklist with references to the Development Code). Notwithstanding, a brief cursory review of the plan was made with comments red-lined thereon.

CITY UTILITIES ENGINEER

Bill Cheney 244-1590

Water - Ute Water

Sewer -

1. Easements for new sewer installation shall be a minimum width of 20' and access provided to all manholes.
2. Additional review required at time of final submittal.

CITY PROPERTY AGENT

Tim Woodmansee 244-1565

In order to adequately review this proposal, this office needs more information in the form of a subdivision plat prepared by a licensed surveyor.

COMMUNITY DEVELOPMENT DEPARTMENT

Kathy Portner 244-1446

See attached.

OTHER REVIEW AGENCIES:

U.S. WEST

Leon Peach 244-4964

New or additional telephone facilities necessitated by this project may result in a "Contract" and up-front monies required from developer prior to ordering or placing of said facilities. For more information please call.

UTE WATER

Gary Matthews 242-7491

Ute Water has an 18" main line on the South side of G Road and 6" on the North side of G Road.

Ute Water also has an 8" main line in an easement that runs from G Road to Horizon Drive on the East side of this project.

PA/DS was notified by phone that it would be advised to meet with Ute Water so we could show them exactly where the easement is located.

POLICIES AND FEES IN EFFECT AT THE TIME OF APPLICATION WILL APPLY.....

STAFF REVIEW

FILE #2-93

DATE: January 20, 1993

REQUEST: Preliminary Plan--Horizon Park Subdivision

LOCATION: South of G Road and West of Horizon Drive

APPLICANT: Bob Bray and Wayne Beede

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Residential--Single family attached and detached units

SURROUNDING LAND USE:

NORTH--Bookcliff Country Club

EAST --Undeveloped

SOUTH--Undeveloped

WEST --Residential Single family

EXISTING ZONING: PR (Planned Residential) 6 units per acre

PROPOSED ZONING: Same

SURROUNDING ZONING:

NORTH--PR (Planned Residential) 8 units per acre

EAST --PB (Planned Business)

SOUTH--PB (Planned Business)

WEST --RSF-5

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:

No Comprehensive Plan/Policies/Guidelines exist for this area.

STAFF ANALYSIS:

Issues and Comments

1. The roadway geometry does not meet minimum standards and may require substantial redesign of the plan (see Development Engineer comments).
2. The street ROW for the extension of 15th Street must be retained as a public ROW and built to City standards. However, the abandonment of the ROW to the south of the property would make sense.

3. Half street improvements for G Road will be required, or funds escrowed for those improvements, prior to recording a final plat.
4. Parks and Open Space fees of \$225 per unit must be paid prior to recording the final plat.
5. Are the units proposed as townhomes with separate lots or condominiums? Will all the area outside building footprints be common open space? How will it be maintained?
6. A typical elevation and/or perspective drawing is required for the attached units (section 7-5-4.B.3).
7. If phasing is proposed it must be indicated on the site plan and in the narrative.
8. The identified wetlands must be protected in an easement. Corps of Engineer's review will be required at the final plan and plat stage.
9. Review by the Colorado Geologic Survey will be required at the final plan and plat stage. A separate fee for their review is required.
10. All other review agency comments must be satisfactorily addressed.

STAFF RECOMMENDATION:

Because of lack of a quorum the Planning Commission hearing must be rescheduled. Delaying the hearing to the second week in February allows enough time for the petitioner to respond to the deficiencies noted in the review comments. All deficiencies and concerns must be satisfactorily addressed by 5:00 p.m. February 2nd or the project will be pulled from the Planning Commission agenda. You will be notified of the new hearing date.

STAFF REVIEW

FILE #2-93

DATE: January 20, 1993
Revised February 4, 1993

REQUEST: Preliminary Plan--Horizon Park Subdivision

LOCATION: South of G Road and West of Horizon Drive

APPLICANT: Bob Bray and Wayne Beede

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Residential--Single family attached and detached units

SURROUNDING LAND USE:

NORTH--Bookcliff Country Club
EAST --Undeveloped
SOUTH--Undeveloped
WEST --Residential Single family

EXISTING ZONING: PR (Planned Residential) 6 units per acre

PROPOSED ZONING: Same

SURROUNDING ZONING:

NORTH--PR (Planned Residential) 8 units per acre
EAST --PB (Planned Business)
SOUTH--PB (Planned Business)
WEST --RSF-5

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:

No Comprehensive Plan/Policies/Guidelines exist for this area.

STAFF ANALYSIS:

The proposal is for 25 attached and detached single family units on approximately 5.3 acres for a density of 4.7 units per acre. The property is currently zoned Planned Residential with a maximum density of 6 units per acre. The property contains rolling topography, sloping to the south and east, and is bisected by a drainage with identified wetlands. As proposed, the development would not encroach onto the wetlands area. The Corps of Engineers has reviewed the proposal and noted that based on the information they received, a "Department of the Army permit is not required to proceed with the project, provided the

discharge does not cause the loss of more than 1 acre of waters of the United States. This project is authorized under Nationwide General Permit number 26."

The property to the south and east is zoned Planned Business (PB). Some type of screening or buffering along the south property line may be desirable. The proposed lots along 15th Street will not be as easily screened from potential future business development along the east side of 15th Street. A more desirable land use proposal would be to have the property adjacent to the east side of 15th Street zoned and developed as residential, or for the properties along both sides of 15th Street zoned and developed for light business uses with the wetlands/drainage area to the west as a buffer between the residential area and the business area.

Staff agrees that the extension of 15th Street to Horizon Drive, as currently dedicated, is not desirable. The ROW should be retained to the end of the proposed cul-de-sac with the remainder to the south being vacated. The existing 80' wide ROW can be reduced to 52' feet as per City standard for a commercial street section. A commercial section is required because the property to the east is zoned Planned Business. A ROW vacation should be requested with the final plat/plan.

The proposed roadway west of 15th Street must be redesigned for the final plan/plat to meet minimum City standards for turning radii. The developer is proposing a road section with sidewalk on only one side. The current City standard requires sidewalk on both sides of the street.

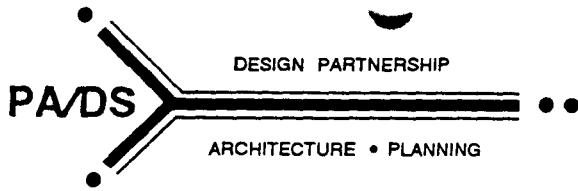
Improvements or funds for half street improvements to G Road and Parks and Open Space fees of \$225 per unit will be required prior to recording a final plat.

Sewer line extension to the south may be a problem because of grades and the drainage crossing. The final plan/plat submittal will require the detailed design for that extension.

STAFF RECOMMENDATION:

Staff recommends approval with the following conditions:

1. That the roadway be redesigned for the final plan/plat to meet minimum standards for turning radii and design, including curb, gutter and sidewalk on both sides.
2. 15th Street be retained as a cul-de-sac and the width be reduced to 52' as per City standards.
3. All other technical requirements as noted on the Review Sheet Summary and Staff Review must be adequately addressed in the final submittal.



Re: Horizon Park East
 ODP Review
 January 28, 1993

RESPONSE TO ENGINEERING CHECKLIST

TO: City Engineering / Review Agency

FROM: PA/DS design partnership; Petitioner's Representative

The following is keyed to the Code Items as noted on the attached checklist. These responses are to both clarify and supplement the Plans and the Items discussed at the review meeting on January 26, 1993.

ITEM	
6-7-2 and B-1	Shown on Location Map attached and on Preliminary Plan. Abandonment of R.O.W. revised to Reduction.
B-2	See Preliminary Plan.
B-3-a	Included in Draft of Covenants.
B-3-b, c	Included in Draft of Covenants and on Preliminary Plan, revised estimate attached.
B-3-d, f, i B-9, 10, Sec. 5-6	See additional information attached and included in original submittal. Separate Drainage Plan included.
B-4, 5, 6	See additional information and Review Response paragraph F-5, attached.
B-7, B-8	See additional information on Preliminary Plan.
B-9	See supplementary information and Drainage Narrative, attached.
B-12	See additional information on Preliminary Plan.

PRELIMINARY MAJOR SUBDIVISION SUBMITTAL

Horizon Park Subdivision
1st
1/4/93

Project Name
Submittal No.
Submittal Date

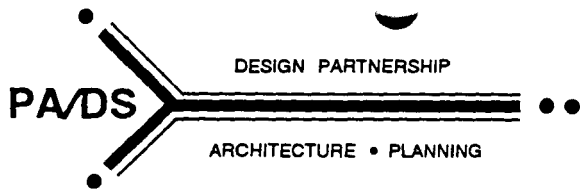
ENGINEERING CHECKLIST

The following checklist is an abbreviated form based primarily on Section 6-7-2 of the Development Code, which should be referred to for additional information. Items marked "Not Req'd" are not necessary for the initial submittal, but may be required as a result of agency review.

CODE ITEM	DESCRIPTION	Received		Not Rec'd	Not Req'd
		Complete	Incomp		
6-7-2 B-1	Location Map (Show Lands, Roadways, Districts, Water Courses Within 1 Mile Radius)			✓	
B-2	Boundary Survey		✓		
B-3-a	Common Space Maintenance Agreements			✓	
B-3-b,c	Draft of Offsite Easements and Dedications, and Onsite C.C. & R's, and Improvement Agreement		✓	✓	
B-3-d,f,i B-9,10 Sect 5-6	Civil Engineering Project Report: *Flood Hazard; *Preliminary Drainage; Best Management Practice; *Water Supply & Usage; *Sewage Service and Generation		✓		
B-3-e,h Sect 5-6 B-13	Geotechnical Project Report: Historical/ Archeological; Soils and Geology; Level I Environmental Site Assessment	✓			
B-4,5,6	Subdivision Map (Monumented Boundary with Ties, Approximate Lot Dimensions, General Information)			✓	
B-7	Streets and R.O.W.'s		✓	✓	
B-8	Location & Size of Water, Sewer, Irrigation, and Other Utilities		✓	✓	
B-9	Grading & Drainage Plans		✓	✓	
B-12	Contiguous R.O.W. or Easement Documents			✓	
B-13-i	Traffic Impact Study				✓
B-13-ii	Section 404 Permit	<i>at final</i>			✓
B-13-iii	CDOT Access Permit				✓
B-13-iv					
B-13-v					

EVALUATION OF SUBMITTAL

Submittal is: accepted conditionally accepted rejected as incomplete



Re: Horizon Park East
January 29, 1993

REVIEW RESPONSE

FOR: Preliminary Plan, Lot 2, Horizon Park Subdivision

TO: All Concerned Parties as referenced on Review Comments of January 18, 1993, and received January 26, 1993.

FROM: PA/DS design partnership; Petitioner's Representative
917 Main Street
Grand Junction, CO 81501
Telephone: 241-1903

In compliance to the received comments, the Petitioner offers the following modifications and clarifications:

- A. Fire Department: Fire hydrants will be installed as directed. Cul-de-sacs will be constructed where units are occupied.
- B. Parks and Recreation: Fees will be paid by Petitioner.
- C. Police: No comment.
- D. U.S. West: Monies required will be paid when due and any contracts will be reviewed and signed by the Petitioner when necessary.
- E. Ute Water: Petitioner's representative has met with Ute on site and determined that existing 8" line to the east is currently in the proposed easement along the east side. Petitioner will consider increasing easement to 15' for better access. A 'Loop System' utilizing a 6" line off G Road connecting with the 8" line on the east side will be utilized. The 10' easement at the end of the lower cul-de-sac will be increased to 15'. Abandonment of R.O.W. in Petitioner's request has been revised to Reduction of R.O.W. from Minor Arterial to Commercial Section. R.O.W. will still be in place but will be reduced to 26' from 40'. It is anticipated that the water line will be constructed within the limits of the R.O.W.

F. Staff Review

1. Roadway: Front entrance and lower radius will be revised to comply to minimum standards as required by City/County standards for Final Plat. Minor adjustments in unit locations may be required in the Final Plat.
2. Any roadway on the property will be constructed to County standards and certified by the Petitioner's engineer. The Petitioner does not wish to extend a roadway to the south of the property to connect to Horizon Drive. Petitioner wishes to revise Request for Abandonment to a Reduction of R.O.W. from Minor Arterial to Commercial Street Section (from 40' R.O.W. to 26' R.O.W.).
3. G Road Escrow: The Petitioner agrees to pay any escrow monies required, subject to the Final Plat submittal and approval.
4. Parks: Petitioner agrees to pay fees, subject to Final Plat approval.
5. Lot Lines/Townhomes: It is intended that the 'footprint' of the individual units will be the lot lines. Any area outside of the foundation line will be maintained as open space by the Home Owners Association. See draft of 'CCRs', previously submitted, for additional duties, aesthetics, maintenance procedures of the Home Owners Association.
6. Aesthetics: See attached drawing for 'prototype' of proposed units. Single level two- and three-bedroom units are planned.
7. Phasing: Entrance 'A' shown on the Plan serves 'Phase A' and Entrance 'B' serves 'Phase B.' It is anticipated that 'Phase A', north of the Wetlands area, will be constructed first. The roadway will be extended to the 90° turn in the road where a cul-de-sac will be maintained until the south portion of 'Phase A' is completed.
8. Wetlands: Randy Snyder of the Corps of Engineers has been contacted and approval has been attained from that agency.

9. Geologic Survey: Review and fees will be accomplished and paid by the Petitioner at the proper time.
10. Other comments, engineer, drainage, etc., see attached information and Plan, along with narrative.

Contact this office if additional information or clarification is required.

Respectfully submitted,
PA/DS design partnership



R. Bryan Sims, Architect
RBS:jsw

Attachments

cc: Bob Bray and Wayne Beede, Petitioner

REVIEW COMMENTS - January 18, 1993

Page 1 of 3

FILE NO. #2-93 TITLE HEADING: PRELIMINARY PLAN, LOT 2 -
HORIZON PARK SUBDIVISION

ACTIVITY: Preliminary Plan for Subdivision

LOCATION: G Road and Horizon Drive

PETITIONER: Bob Bray and Wayne Beebe

PETITIONER'S ADDRESS/TELEPHONE: Valley Federal Plaza, 10th Floor
Grand Junction, CO 81501
241-2900

ENGINEER/REPRESENTATIVE: PA/DS Design Partnership

STAFF REPRESENTATIVE: Kathy Portner

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS
IS REQUIRED ON OR BEFORE 5:00 P.M., January 25, 1993

CITY AGENCIES:

FIRE DEPARTMENT

George Bennett 244-1400

Two fire hydrants are required - one on each access road - to be served by a minimum of a six inch (6") looped line. If this proposal changes from 1 & 2 family, a larger line size will be required.

The cul de sac at the end of the east access road is to remain for emergency vehicle access and turnaround.

PARKS & RECREATION

Don Hobbs 244-1542

Open space fee based upon 25 units x \$225 per unit = \$5,625 due.

POLICE DEPARTMENT

Marty Currie 244-3563

No problems noted.

DEVELOPMENT ENGINEER

Gerald Williams 244-1590

Not all the items on the action sheet were submitted for review, and much of what was submitted is incomplete and unacceptable (see the attached checklist with references to the Development Code). Notwithstanding, a brief cursory review of the plan was made with comments red-lined thereon.

CITY UTILITIES ENGINEER

Bill Cheney 244-1590

Water - Ute Water

Sewer -

1. Easements for new sewer installation shall be a minimum width of 20' and access provided to all manholes.
2. Additional review required at time of final submittal.

CITY PROPERTY AGENT

Tim Woodmansee 244-1565

In order to adequately review this proposal, this office needs more information in the form of a subdivision plat prepared by a licensed surveyor.

COMMUNITY DEVELOPMENT DEPARTMENT

Kathy Portner 244-1446

See attached.

OTHER REVIEW AGENCIES:

✓ **U.S. WEST**

Leon Peach

244-4964

New or additional telephone facilities necessitated by this project may result in a "Contract" and up-front monies required from developer prior to ordering or placing of said facilities. For more information please call.

UTE WATER

Gary Matthews

242-7491

Ute Water has an 18" main line on the South side of G Road and 6" on the North side of G Road.

Ute Water also has an 8" main line in an easement that runs from G Road to Horizon Drive on the East side of this project.

PA/DS was notified by phone that it would be advised to meet with Ute Water so we could show them exactly where the easement is located.

POLICIES AND FEES IN EFFECT AT THE TIME OF APPLICATION WILL APPLY.....

STAFF REVIEW

FILE #2-93

DATE: January 20, 1993

REQUEST: Preliminary Plan--Horizon Park Subdivision

LOCATION: South of G Road and West of Horizon Drive

APPLICANT: Bob Bray and Wayne Beede

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Residential--Single family attached and detached units

SURROUNDING LAND USE:

NORTH--Bookcliff Country Club

EAST --Undeveloped

SOUTH--Undeveloped

WEST --Residential Single family

EXISTING ZONING: PR (Planned Residential) 6 units per acre

PROPOSED ZONING: Same

SURROUNDING ZONING:

NORTH--PR (Planned Residential) 8 units per acre

EAST --PB (Planned Business)

SOUTH--PB (Planned Business)

WEST --RSF-5

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:

No Comprehensive Plan/Policies/Guidelines exist for this area.

STAFF ANALYSIS:

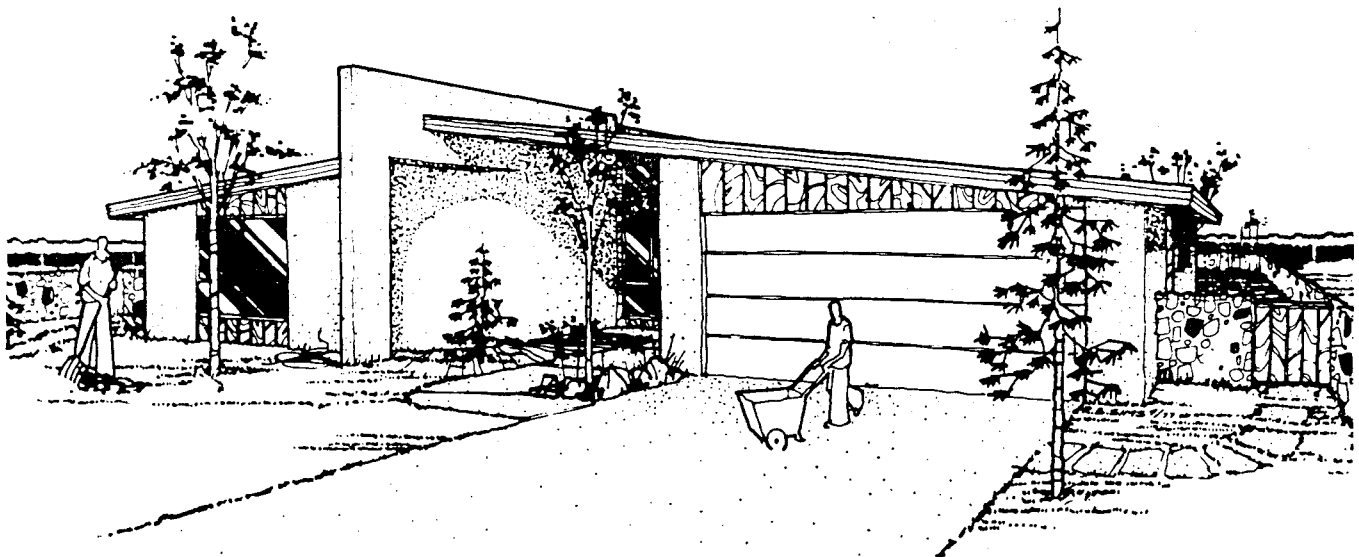
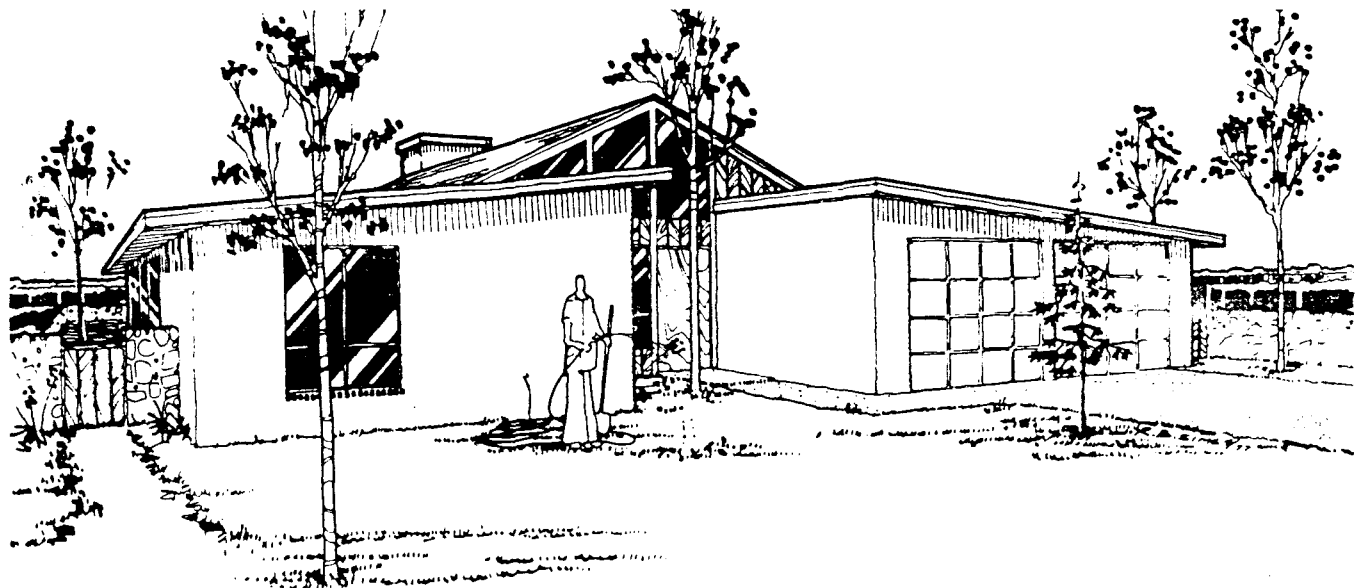
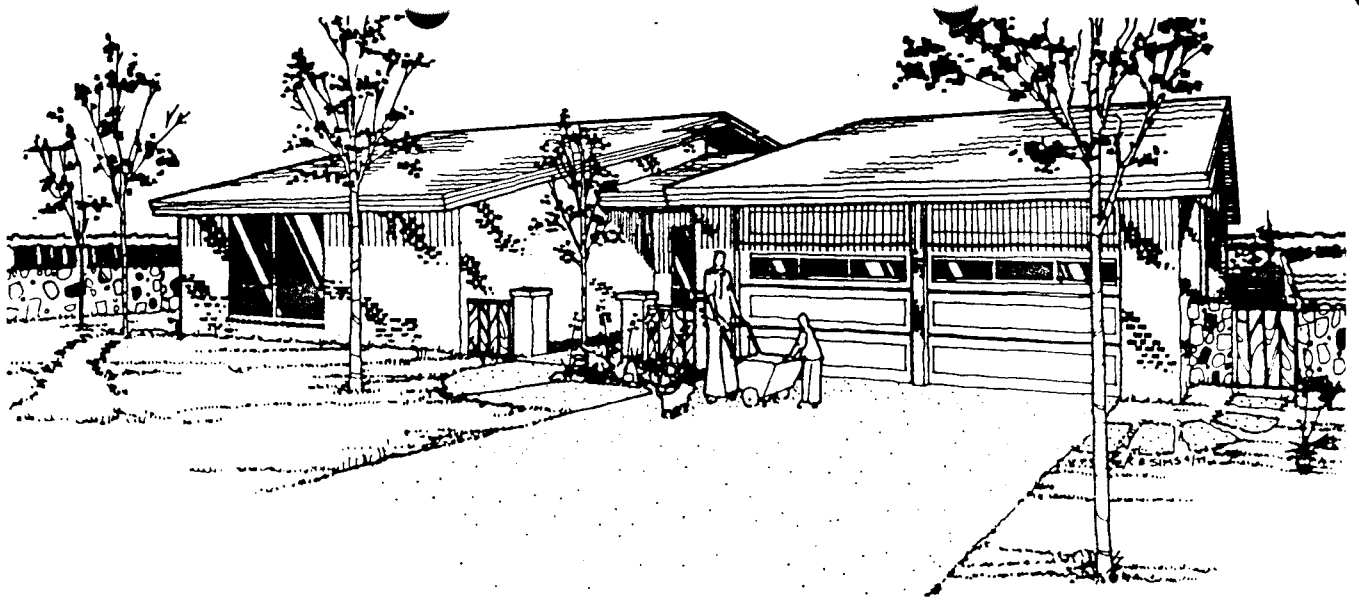
Issues and Comments

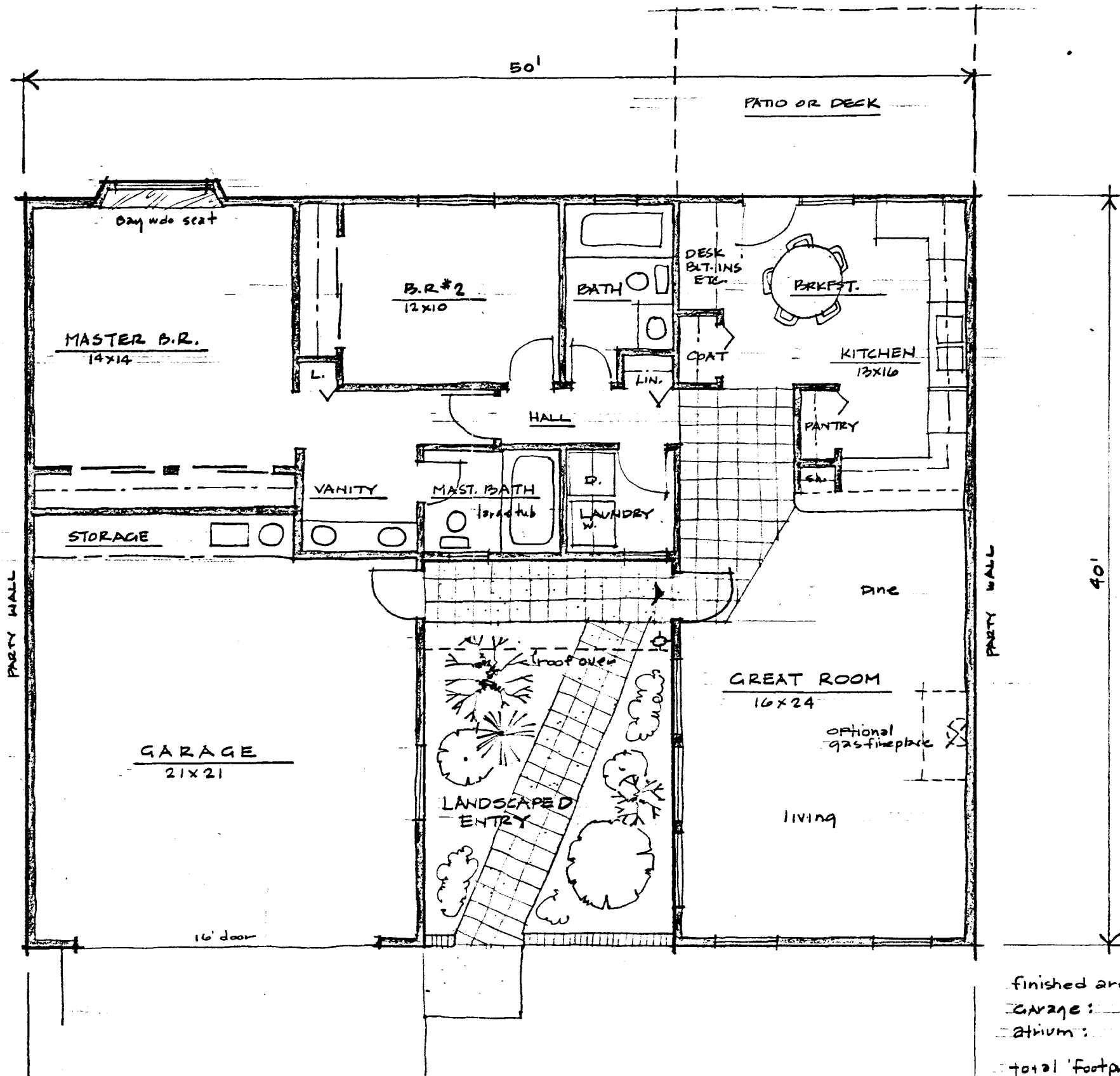
1. The roadway geometry does not meet minimum standards and may require substantial redesign of the plan (see Development Engineer comments).
2. The street ROW for the extension of 15th Street must be retained as a public ROW and built to City standards. However, the abandonment of the ROW to the south of the property would make sense.

3. Half street improvements for G Road will be required, or funds escrowed for those improvements, prior to recording a final plat.
4. Parks and Open Space fees of \$225 per unit must be paid prior to recording the final plat.
5. Are the units proposed as townhomes with separate lots or condominiums? Will all the area outside building footprints be common open space? How will it be maintained?
6. A typical elevation and/or perspective drawing is required for the attached units (section 7-5-4.B.3).
7. If phasing is proposed it must be indicated on the site plan and in the narrative.
8. The identified wetlands must be protected in an easement. Corps of Engineer's review will be required at the final plan and plat stage.
9. Review by the Colorado Geologic Survey will be required at the final plan and plat stage. A separate fee for their review is required.
10. All other review agency comments must be satisfactorily addressed.

STAFF RECOMMENDATION:

Because of lack of a quorum the Planning Commission hearing must be rescheduled. Delaying the hearing to the second week in February allows enough time for the petitioner to respond to the deficiencies noted in the review comments. All deficiencies and concerns must be satisfactorily addressed by 5:00 p.m. February 2nd or the project will be pulled from the Planning Commission agenda. You will be notified of the new hearing date.

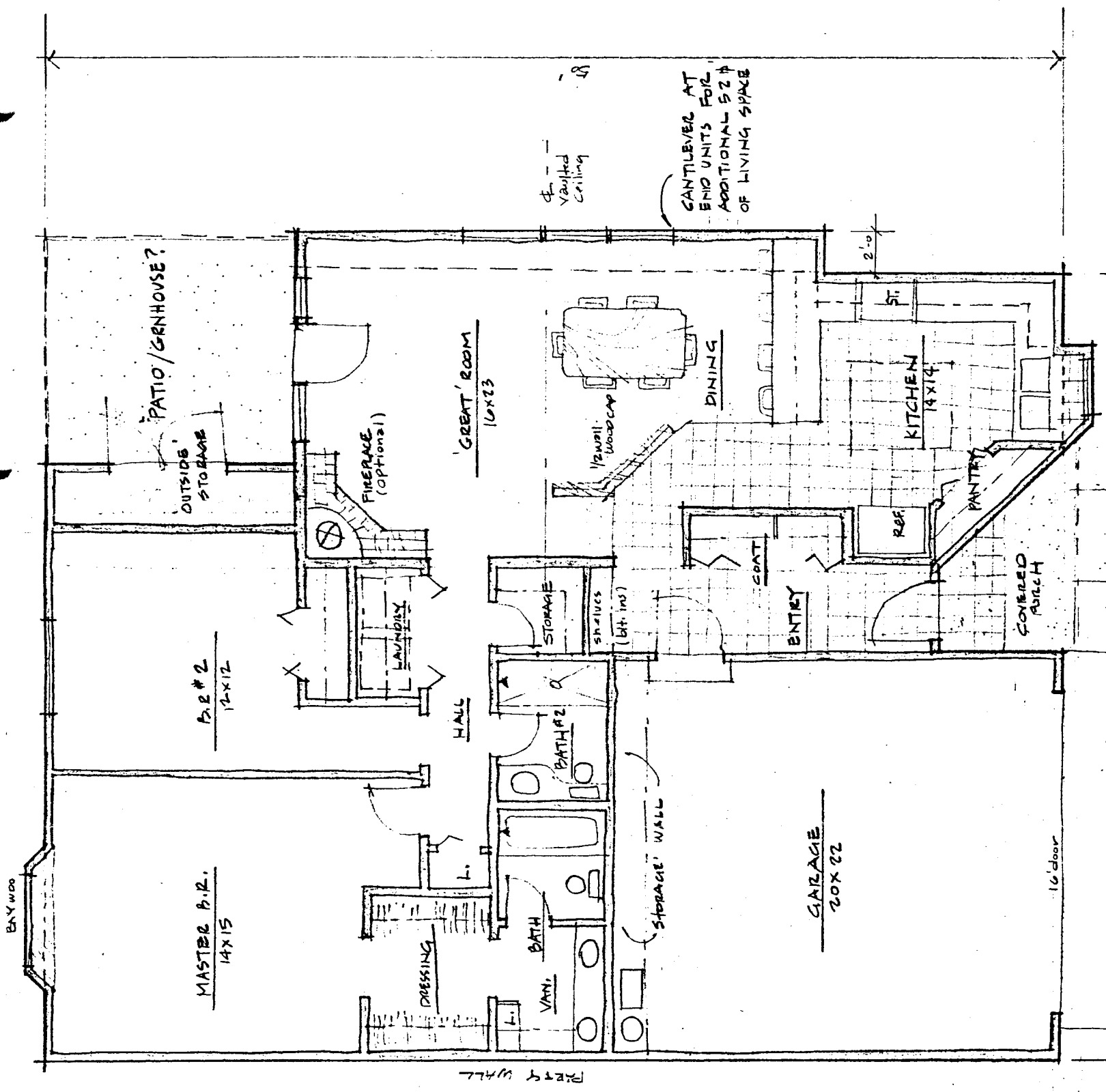




RECEIVED GRAND JUNCTION
 PLANNING DEPARTMENT
 FEB 02 1993

finished area: ± 1280 ϕ '
 garage: ± 440 ϕ '
 atrium: ± 280 ϕ '
 total footprint: 2000 ϕ '

FLOOR PLAN - preliminary design - OPTION 'B'
 1/4" = 1'-0"



finished living area: ± 1360 + 92' cantilever
 patio porch: ± 200' ±
 garage: ± 440' ±
 Total footprint: 2000 s.f.

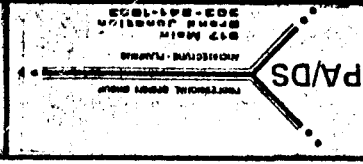
FLOOR PLAN preliminary design OPTION 'A'
 1/4" = 1'-0"

POSSIBLE 2 BEDROOM 'PATIO' TOWNHOME · BRAY / BEEDE PROPERTY · PA/DS design partnership · 6.1.92

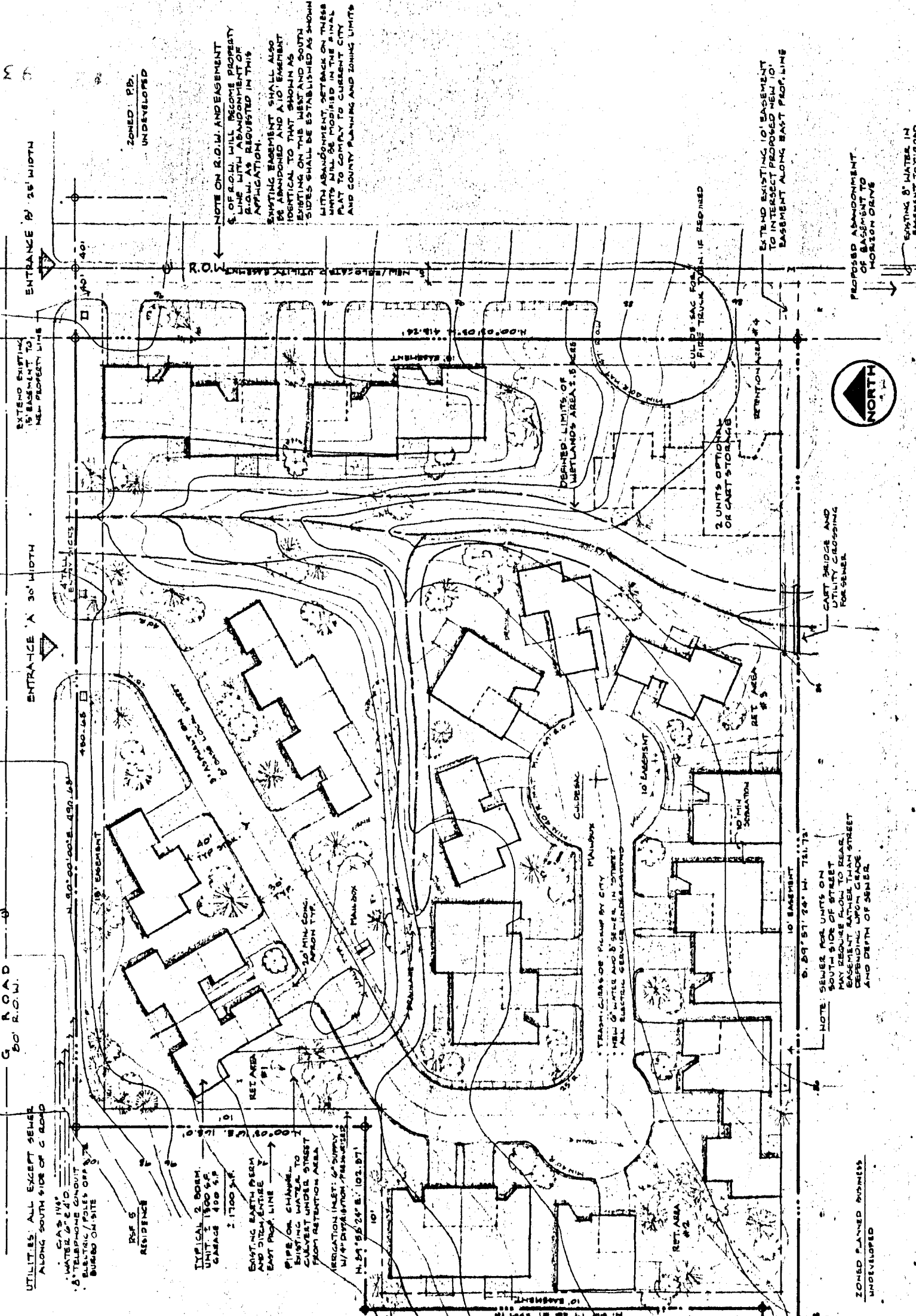
DATE 11/19/78
 CHECKED R.S.
 DESIGNED R.S.
 JOB 212-128

PRELIMINARY
NOT FOR CONSTRUCTION

horizon park east
 A TOWNHOME DEVELOPMENT
 GRAND JUNCTION, COLO.



PLAN SHEET
 1 OF 2



EXISTING DRAINAGE DITCH NORTH OF ROAD ADJACENT TO WETLANDS AREA RECEIVES RUNOFF THIS AREA

DEVELOPMENT GUIDELINES

UNIT MIX AND TOTALS:

ENTRANCE 'A'
 3 BEDROOM : 9 UNITS : 15,300 S.F.
 2 BEDROOM : 10 UNITS : 20,000 S.F.

ENTRANCE 'B'
 3 BEDROOM : 4 UNITS : 8,000 S.F.
 2 BEDROOM : 2 UNITS : 2,700 S.F.

TOTAL 25 UNITS / 47,000 S.F.

PARKING: ALL 2 CAR GARAGES PLUS MIN 20' DRIVE FOR 2 OFF-STREET - 4 PER UNIT

AREA TOTALS (APPROXIMATE)

EAST AREA 'B'
 STRUCTURES AND STREETS : 70 AC.
 OPEN AREAS INCL. WETLANDS : 40 AC.
 TOTAL : 110 AC.

WEST AREA 'A'
 STRUCTURES AND STREETS : 1.5 AC.
 OPEN AREAS INCL. WETLANDS : 2.2 AC.
 TOTAL : 4.2 AC.

TOTAL AREA OF SITE : 91.3 AC.

LANDSCAPING (POSSIBLE)

- SHADE TREES: WHITE BIRCH, ASPEN, HONEYLOCUST, EMERALD GREEN MAPLE, SUMMIT ASH
- ORNAMENTALS: REDBUD, PURPLE LEAF PLUM, JUMPERS, SCARLETT WASHINGTON, GOLDENRAIN, KWANZAN GEBBY
- EVEGREEN (CONIFER): AUSTRALIAN PINE, BLACK PINE, FLORIDIAN QUINCE, ROCK COTONEASTER, SPRUCE
- SHRUBS/CLIMBERS: ZABELS HONEY-SUCKLE, PENET, PEGANATHA, BUFFALO-BERRY, HUIA CORMORANT'S
- GROUND COVER: COMMON LILAC, ROSE GARNET, WINTERBERRY, FRAGRANT VIBURNUM, SPIREA

DRAINAGE/RETENTION & SUMMARY

AREA # 1 : 5000 S.F.
 AREA # 2 : 3500 S.F.
 AREA # 3 : 1500 S.F.
 TOTAL : 10,000 S.F. = 5.4% OF AREA 'A'

AREA # 4 : 2200 S.F. = 4.6% OF AREA 'B'

DRAINAGE SUMMARY: PRELIM. SLOPE IS CONSIDERED TO THE SOUTHWEST ADJACENT LAND IS UNDEVELOPED. DRAINAGE AND IRRIGATION DRAINAGE DITCHES TO THE NORTH AND WEST. ON SITE DRAINAGE IS HANDLED BY FLOW TO THE (4) RETENTION AREAS AND SWALES BETWEEN AND AROUND UNITS TO BE DESIGNED FOR THE FINAL PLAN.

NOTE: SEWER FOR UNITS ON SOUTH SIDE OF STREET MAY REQUIRE FLOW TO REAR EASEMENT RATHER THAN STREET DEPENDING UPON GRADE AND DEPTH OF SEWER.

NOTE: EXISTING 10" EASEMENT TO INTERSECT PROPOSED NEW 10" EASEMENT ALONG EAST FLOOR LINE

EXISTING 8" WATER IN EASEMENT TO ROAD

PROPOSED AMENDMENT OF EASEMENT TO HORIZON DRIVE

EXISTING 8" WATER IN EASEMENT TO ROAD

SITE PLAN AND UNIT LAYOUT, PRELIMINARY

SCALE 1" = 30'-0"

SEWER: CONSTRUCT NEW 8" LINE TO INTERSECT EXISTING 18" LINE 6' DEPTH LOCATED ON NORTH SIDE OF HORIZON DRIVE APPROX. 250 FEET SOUTH OF THE SOUTH EAST CORNER. LOCATE IN NEW EASEMENT ONE OR ALL NEW LINES TO BE VERIFIED FOR FINAL PLAN.

FIRE HYDRANT
 ± 150' TO NORTH EAST CORNER

ZONED: PD.
 UNDEVELOPED

NOTE ON R.O.W. EASEMENT S. OF R.O.W. WILL BECOME PROPERTY OF HORIZON PARK EAST. R.O.W. WILL BE REQUESTED IN THIS APPLICATION.

SHOOTING EASEMENT SHALL ALSO BE ABANDONED AND A 10' EASEMENT IDENTICAL TO THAT SHOWN AS EXISTING ON THE WEST AND SOUTH SIDES SHALL BE ESTABLISHED AS SHOWN WITH ABANDONMENT SETBACK ON THESE UNITS WILL BE MODIFIED IN THE FINAL PLAN TO CONFORM TO CURRENT CITY AND COUNTY PLANNING AND ZONING LIMITS

DRAINAGE LIMITS OF WETLANDS AREA IS 15 FEET

CULDS SAC FOR FIRE TRUCK TURN IF REQUIRED

EXTEND EXISTING 10" EASEMENT TO INTERSECT PROPOSED NEW 10" EASEMENT ALONG EAST FLOOR LINE

PROPOSED AMENDMENT OF EASEMENT TO HORIZON DRIVE

EXISTING 8" WATER IN EASEMENT TO ROAD

CURT WALLS AND FLOORING FOR SEWER

NOTE: SEWER FOR UNITS ON SOUTH SIDE OF STREET MAY REQUIRE FLOW TO REAR EASEMENT RATHER THAN STREET DEPENDING UPON GRADE AND DEPTH OF SEWER.

ZONED PLANNED BUSINESS
 UNDEVELOPED

UNDEVELOPED
 ZONED PD

PROPERTY OWNER: WAYNE BEADY, W.R. BRAY

93

OWNERS REPRESENTATIVE; PA/DS

DATE OF SURVEY: DECEMBER 29, 1992

INSTRUMENT: LUDLUM MEASUREMENTS INC., MODEL NO. 19, SERIAL NO. 18423

CALIBRATED BY: LUDLUM MEASUREMENTS INC., SWEETWATER, TEXAS, 11/23/81 WITH A Cs137 SOURCE TRACEABLE TO NBS 142 Mr/Hr @ 1 METER TFN224008-OCT. 2, 1980

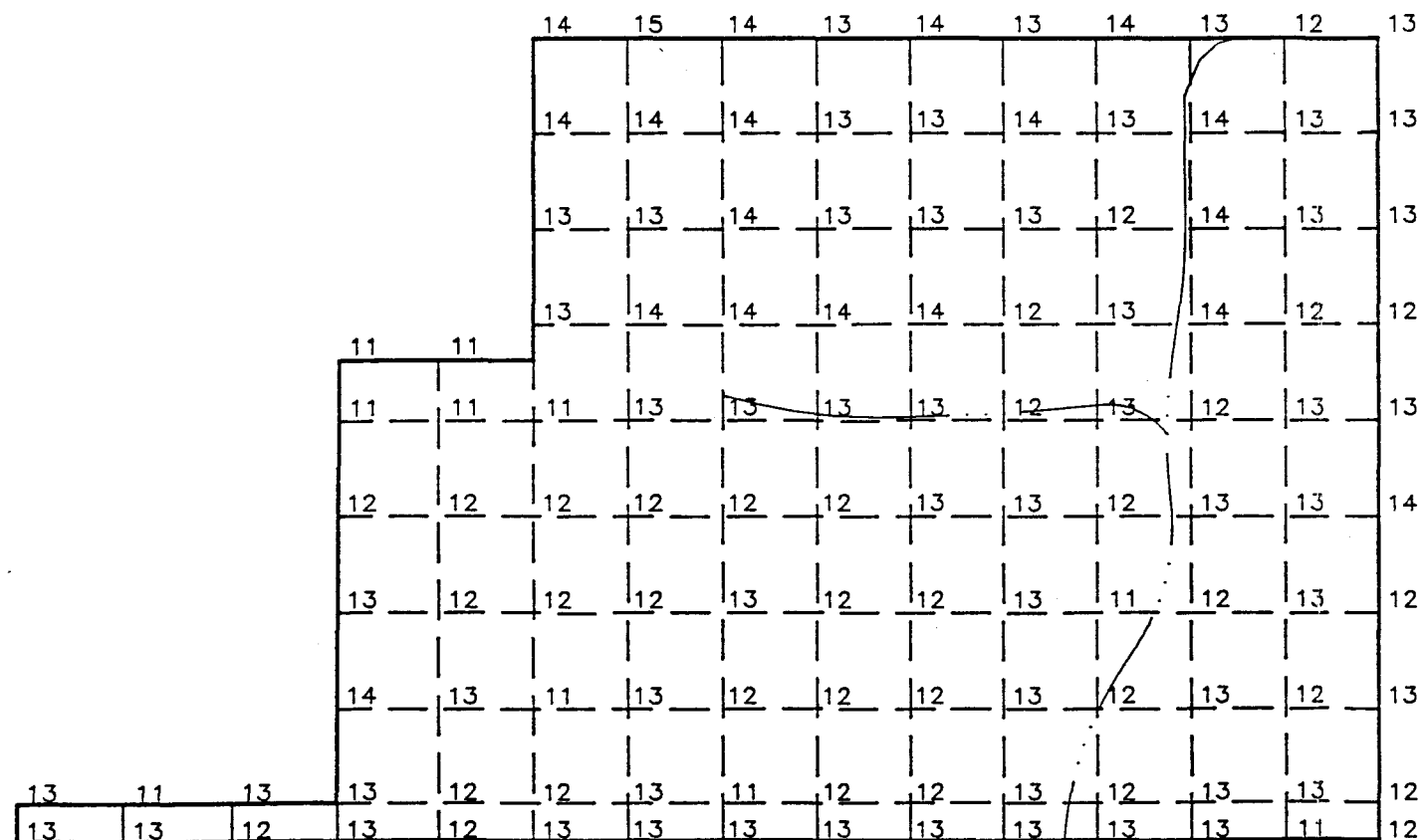
SURVEY RESULTS: READINGS VARIED FROM 11 TO 15 MICROROENTGENS/HR AT 25 RANGE SETTING.

COMMENTS: THE MAP THIS SHEET SHOWS IS THE GRID LAYOUT OF THE RADIATION SURVEY AND SPOT READINGS. NO ANOMALOUS AREAS WERE FOUND WITHIN THE PROPOSED PROPERTY.



SCALE: 1" = 100'

G ROAD



LEGEND

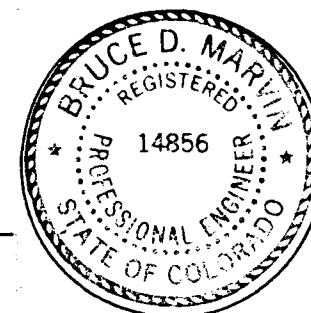


APPROX. GRID OF SURVEY AND LOCATION OF SPOT READINGS

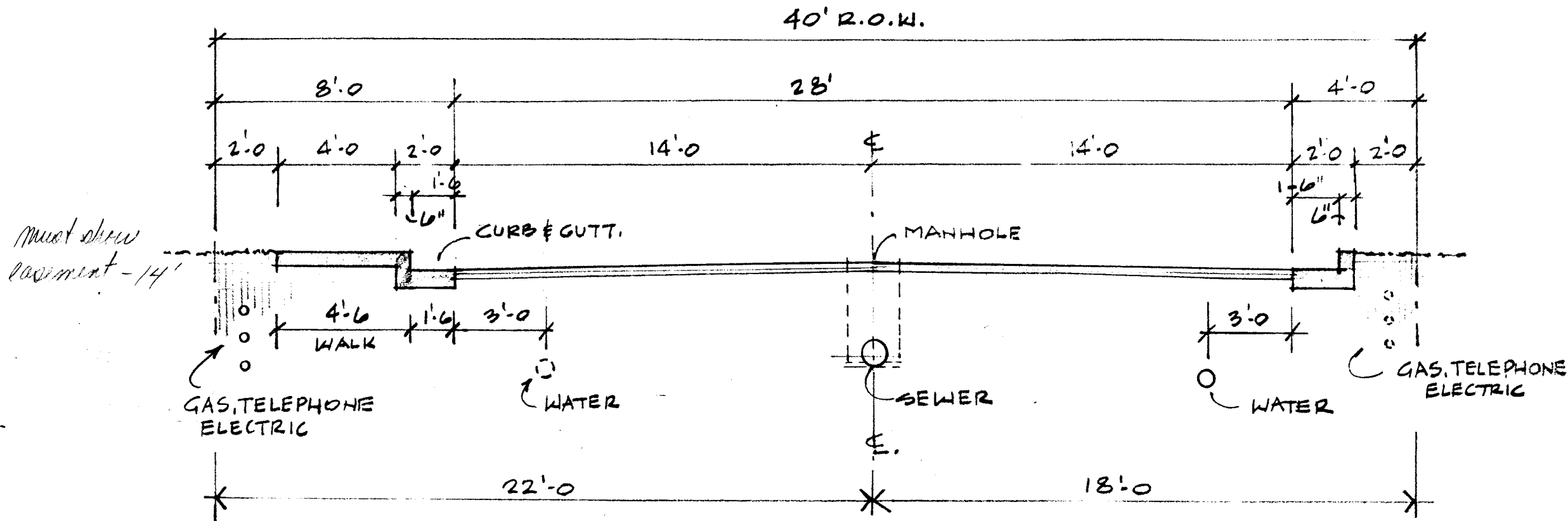
12

READING IN MICROROENTGENS/HR.

BRUCE D. MARVIN, P.E.



RADIATION SURVEY OF LOT 2 HORIZON PARK SUBDIVISION



STREET SECTION AND UTILITIES COMPOSITE

1/4" = 1'-0"

PROPOSED/PRELIMINARY
LOCAL STREET

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

FEB 02 1993

HORIZON PARK EAST - PRELIMINARY

PA/DS design partners