



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

Receipt _____
 Date 12-2-93
 Rec'd By MD
 File No. 144-93

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	APPROX 13.5 A ACRES	Applewood ST & EAST PIAZZA PLACE	PR-8 PR-A.2 RSF-A	Residential S.F. & Duplex
<input checked="" type="checkbox"/> Rezone				From: ^{RSF} PR-A to: PR RSF-A	
<input checked="" type="checkbox"/> Planned Development	<input 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 checked="" type="checkbox"/> Vacation					<input checked="" type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
T.L. BENSON Name	DALE COLE Name	ROLLAND ENGINEERING Name
2370 E. PIAZZA PL. Address	235 N. 7TH ST. Address	405 RIDGES BLVD. Address
GRAND JUNCTION, CO 81506 City/State/Zip	GRAND JUNCTION, CO 81501 City/State/Zip	GRAND JUNCTION, CO 81503 City/State/Zip
241-0233 (HOME) Business Phone No.	243-7711 Business Phone No.	243-8300 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 [Signature] 11/30/93
 Signature of Person Completing Application Date

X L.L. Benson 12-1-93
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

DESCRIPTION OF PROPOSED ROAD
RIGHT-OF-WAY VACATION

All that portion of Mesa County Road "G", as recorded in Mesa County Records in Book 714 at Page 521, lying in the SE1/4SE1/4 of Section 36, Township One North, Range One West and also the NE1/4NE1/4 of Section 1, Township One South, Range One West of the Ute Meridian, said road being thirty feet right and thirty feet left of the following described centerline, the sidelines of which extending or terminating at the property lines:

Beginning at a BLM aluminum cap for the southwest corner of said SE1/4SE1/4 of Section 36; thence S89°59'46"E, toward a BLM brass cap for the southeast corner of said Section 36, for a distance of 540.94 feet to the centerline of the U.S. Government Highline Canal and the terminus.

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JAN 13 1994

SUBMITTAL CHECKLIST

MAJOR SUBDIVISION: PRELIMINARY

Location: Applewood St - East Piazza Project Name: _____

ITEMS		DISTRIBUTION																				TOTAL REQD.						
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	City Police	County Planning	Walker Field	School Dist. #51	Irrigation District GRAND Valley	Drainage District	Water District UTE	Sewer District	U.S. West	Public Service	GVPR		CDOT	Corps of Engineers	Colorado Geological Survey	US Postal Service	Persigo WWTF	
● Application Fee	VII-1	1																										
● Submittal Checklist*	VII-3	1																										
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Assessor's Map	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1			1		1																					
● Names and Addresses	VII-3	1																										
● Legal Description	VII-2	1			1																							
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Location Map	IX-21	1																										
● Preliminary Plan	IX-26	1	2	1	1																							
● 11"x17" Reduction of Prelim. Plan	IX-26	1				1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Preliminary Drainage Report	X-12	1	2																									

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: 7-6-93

Conference Attendance: MARK Young, Susan Kazdak, Dale Cole, Dave Thornton

Proposal: Rezone Prelim OF ROW VACATION GERARD WILLIAMS

Location: EAST PIAZZA AND Applewood Street

Tax Parcel Number: _____

Review Fee: \$ 920⁰⁰

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? _____

Adjacent road improvements required? yes

Area identified as a need in the Master Plan of Parks and Recreation? _____

Parks and Open Space fees required? AT FINAL Estimated Amount: _____

Recording fees required? AT FINAL Estimated Amount: _____

Half street improvement fees required? _____ Estimated Amount: _____

Revocable Permit required? _____

State Highway Access Permit required? _____

Applicable Plans, Policies and Guidelines _____

Located in identified floodplain? FIRM panel # _____

Located in other geohazard area? _____

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? _____

Avigation Easement required? YES

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 consideration. Other items of special concern may be identified during the review process.

- | | | |
|--|---|--|
| <input type="radio"/> Access/Parking | <input type="radio"/> Screening/Buffering | <input type="radio"/> Land Use Compatibility |
| <input type="radio"/> Drainage | <input type="radio"/> Landscaping | <input type="radio"/> Traffic Generation |
| <input type="radio"/> Floodplain/Wetlands Mitigation | <input type="radio"/> Availability of Utilities | <input type="radio"/> Geologic Hazards/Soils |
| <input type="radio"/> Other _____ | | |

Related Files: _____

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

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 the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

[Signature]
Signature(s) of Petitioner(s)

[Signature]
Signature(s) of Representative(s)

DRAWING STANDARDS CHECKLIST

PRELIMINARY PLAN

ITEM	GRAPHIC STANDARDS	OK	NA
SECTION VIII	A Scale: 1" = 20', 30', 40', or 50'	✓	
	B Drawing size: 24" x 36"	✓	
	C There are no primary features on this drawing	✓	
	D Notation: All non-construction text	✓	
	E Line weights of existing and proposed features per City standards	✓	
	G Horizontal control: Subdivisions tied to Section aliquot corners		
	H Vertical control: Benchmarks on U.S.G.S. datum if public facilities other than SW are proposed		
	I Orientation and north arrow	✓	
	K Title block with names, titles, preparation and revision dates	✓	
	M Legend of symbols used		
	N List of abbreviations used		
	P Multiple sheets provided with overall graphical key and match lines		✓
	Q Contouring interval and extent		
	R Neatness and legibility	✓	

ITEM	FEATURES	OK	NA
DRAINAGE INFO.	1 Name of subdivision, and total site acreage.	✓	
	2 Show subdivision perimeter boundaries.	✓	
	3 Identify utility vendors to the site.	✓	
	4 Show existing and proposed lots, parcels, tracts, ROW, and easements on and adjacent to site. For perimeter streets, show roadway width from curb to curb or edge of pavement to edge of pavement, ROW width, and the monument or section line.		
	5 Show and identify proposed ownership and use of common and public tracts.	✓	
	6 Show existing and proposed drainage systems, including retention/detention basins and location of inflow to and outflow from the site, and directional flow arrows on streets and channels.	✓	
	7 Show existing contours and any major proposed changes to site grading.		
	8 Show location of or reference to arterial and/or collector roads.		
	9 Show 100-year floodplains per pervious studies or reports.		
	10 Show other existing natural or man-made drainageways, wetlands, ponds, etc.	✓	
ADD'L INFO.	11 Indicate land use breakdown by percentage (lots, tracts, ROW), and number of lots.	✓	
	12 Show adjacent properties and identify zoning and use.	✓	
	13 Show and identify buildings and use which are on and adjacent to the site.	✓	
	14 Number lots and blocks consecutively.	✓	
DIM.	15 Show and identify streets, and identify proposed City standard street section.		
	16 Show and size existing and proposed water and sewer (not services) and irrigation facilities.	✓	
	17 Show other existing utilities, including power, telephone, gas, and cable TV.		
	18 Dimension (approximate only) lot and tract boundaries and street and ROW widths.		

COMMENTS

- 1 Items 1-10 may be used as a base for the Major Basin Drainage Map.
- 2 Items 1-17 may be used (as subsequently revised) for the Composite Plan.

REPORT CHECKLIST AND OUTLINE

PRELIMINARY DRAINAGE REPORT

CHECKLIST	OK	NA
Typed text	✓	
8½ x 11" format	✓	
Bound: Use bar or spiral binder or staple. Do not use a notebook.	✓	
Title Page: Name of report and preparer, date of preparation and revision (if any)	✓	
Exhibits: Maximum 11" high and 32" wide, bound in report and folded as required to 8½ x 11" size	✓	
Maps attached to or contained in the report: Vicinity Map and Preliminary Major Basin Drainage Map		

OUTLINE

- I. GENERAL LOCATION AND DESCRIPTION
 - A. Site and Major Basin Location
 - 1. Streets in the vicinity ✓
 - 2. Development in the vicinity ✓
 - B. Site and Major Basin Description
 - 1. Acreage ✓
 - 2. Ground cover types ✓
 - 3. Hydrologic soil types ✓
- II. EXISTING DRAINAGE CONDITIONS
 - A. Major Basin
 - 1. General topography, drainage patterns and features, canals, ditches, wetlands ✓
 - 2. Previously determined 100-year floodplains
 - B. Site
 - 1. Historic drainage patterns
 - 2. Inflow characteristics from upstream
 - 3. Discharge characteristics to downstream sub-basins
- III. PROPOSED DRAINAGE CONDITIONS
 - A. Changes in Drainage Patterns ✓
 - 1. Major basin
 - 2. Site
 - B. Maintenance Issues
 - 1. Access
 - 2. Ownership and responsibility
- IV. DESIGN CRITERIA & APPROACH
 - A. General Considerations
 - 1. Previous drainages studies performed for the area
 - 2. Master planning issues (large scale considerations)
 - 3. Constraints imposed by site and other proposed development
 - B. Hydrology
 - 1. Design storms and precipitation
 - 2. Runoff calculation method
 - 3. Detention/retention basin design method
 - 4. Parameter selection procedures
 - 5. Analysis and design procedures
 - 6. Justification of proposed methods not presented or referenced in SWMM
 - B. Hydraulics
 - 1. Hydraulic calculation methods
 - 2. Parameter selection procedures
 - 3. Analysis and design procedures
 - 4. Justification of proposed methods not presented or referenced in SWMM

ON-SITE DETENTION/RETENTION PROPOSED. WILL REQUIRE DEDICATION OF EASEMENT TO PROPERTY/HOMEOWNER ASSOCI, RECORD MAINTENANCE AGREEMENT. WILL NEED TO ADDRESS WHERE THE DISCHARGE WILL BE.

WILL USE INTERIM OUTLINE, RATIONAL METHOD FOR DESIGN

COMMENTS

1. No calculations are required for the Preliminary Drainage Report.
2. It may not be necessary to cover all of the above topics, but the report should address all concerns applicable to the proposed project, even issues not identified above.

144-93

PRELIMINARY
DRAINAGE REPORT
FOR
Del Norte
Subdivision

PREPARED FOR:
T.L. Benson & Dale Cole

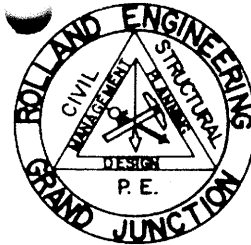
PRESENTED TO:
The City of Grand Junction

ROLLAND ENGINEERING

405 Ridges Blvd, Suite A, Grand Jct, CO 81503

ROLLAND ENGINEERING

405 RIDGES BOULEVARD, SUITE A
GRAND JUNCTION, COLORADO 81503
(303) 243-8300



December 1, 1993

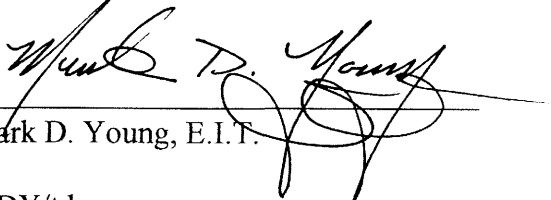
Mr. Don Newton
City Engineer
City of Grand Junction
250 No. 5th Street
Grand Junction, CO. 81501

RE: Preliminary Drainage Report
Del Norte Subdivision

Dear Don:

Enclosed you will find the Preliminary Drainage Report for the Del Norte Subdivision. The Report gives a preliminary overview of the existing site conditions and drainage features; and outlines the design criteria and approach to be utilized in the Final Drainage Report. Please contact us if you have any questions or need additional information.

Respectfully Submitted,
ROLLAND ENGINEERING


Mark D. Young, E.I.T.

MDY/tdr

enclosure

DEL NOR'TE SUBDIVISION
PRELIMINARY DRAINAGE REPORT

PREPARED FOR:

MR. T. L. BENSON & MR. DALE COLE
235 NO. 7TH STREET
GRAND JUNCTION, CO. 81501

PREPARED BY:

ROLLAND ENGINEERING
405 RIDGES BOULEVARD
SUITE A
GRAND JUNCTION, CO. 81503

DECEMBER 1, 1993

GENERAL LOCATION AND DESCRIPTIONS

DEL NOR`TE SUBDIVISION IS AN APPROXIMATELY 13 ACRE SITE LOCATED AT WHAT WOULD BE 27 3/4 AND G ROADS. THE SITE LIES IMMEDIATELY NORTH OF APPLE CREST SUBDIVISION AND EAST OF PTARMIGAN ESTATES. ACCESS TO THE SITE CAN BE GAINED FROM BOTH APPLEWOOD STREET AND EAST PIAZZA PLACE. THE SITE LIES AT THE VERY TOP OF A MAJOR BASIN THAT FLOWS SOUTHWEST FROM THE SITE AND CONTAINS APPROXIMATELY 200 ACRES. THE HISTORIC FLOW OF THE MAJOR BASIN CROSSES 27 1/2 ROAD AT COURTLAND AND CROSSES 12TH STREET INTO LAKESIDE SUBDIVISION. THE BASIN IS APPROXIMATELY 7000 FEET LONG AND 1000 FEET WIDE. THE MAJOR BASIN IS NEARLY COMPLETELY DEVELOPED AND INCLUDES CROWN HIEGHTS, PTARMIGAN ESTATES, FIRST PRESBYTERIAN CHURCH, PTARMIGAN RIDGE, BELL RIDGE, SPOMER, AND LAKESIDE SUBDIVISIONS.

THE SOILS ON OUR SITE CONSIST OF A FRUITA CLAY LOAM. THE GROUND COVER CONSISTS OF NATIVE GRASSES AND SAGE BRUSH.

EXISTING DRAINAGE CONDITIONS

THE MAJOR BASIN GENERALLY HAS GENTLE SLOPES UP TO 2% TO THE SOUTH AND WEST. AS WE STATED ABOVE THE BASIN IS NEARLY ALL DEVELOPED. THERE ARE NO PREVIOUSLY DETERMINED 100 YEAR FLOODPLAINS IN THE BASIN. OUR SITE CAN DRAIN BOTH OUT APPLEWOOD STREET OR EAST PIAZZA PLACE BUT WILL EVENTUALLY END UP AT THE INTERSECTION OF 27 1/2 ROAD AND COURTLAND. CARE WILL NEED TO BE TAKEN TO DETERMINE WHICH OF THE TWO STREETS TO UTILIZE DUE TO POSSIBLE FLOW LIMITATIONS. AS WE MENTIONED OUR SITE IS AT THE VERY TOP OF THE BASIN; BECAUSE IT IS BOUNDED ON THE NORTH AND EAST BY THE GOVERNMENT HIGHLINE CANAL AND ITS DRAINAGE DITCH WE HAVE VIRTUALLY NO OUTSIDE STORMWATER INFLUENCE.

PROPOSED DRAINAGE CONDITIONS

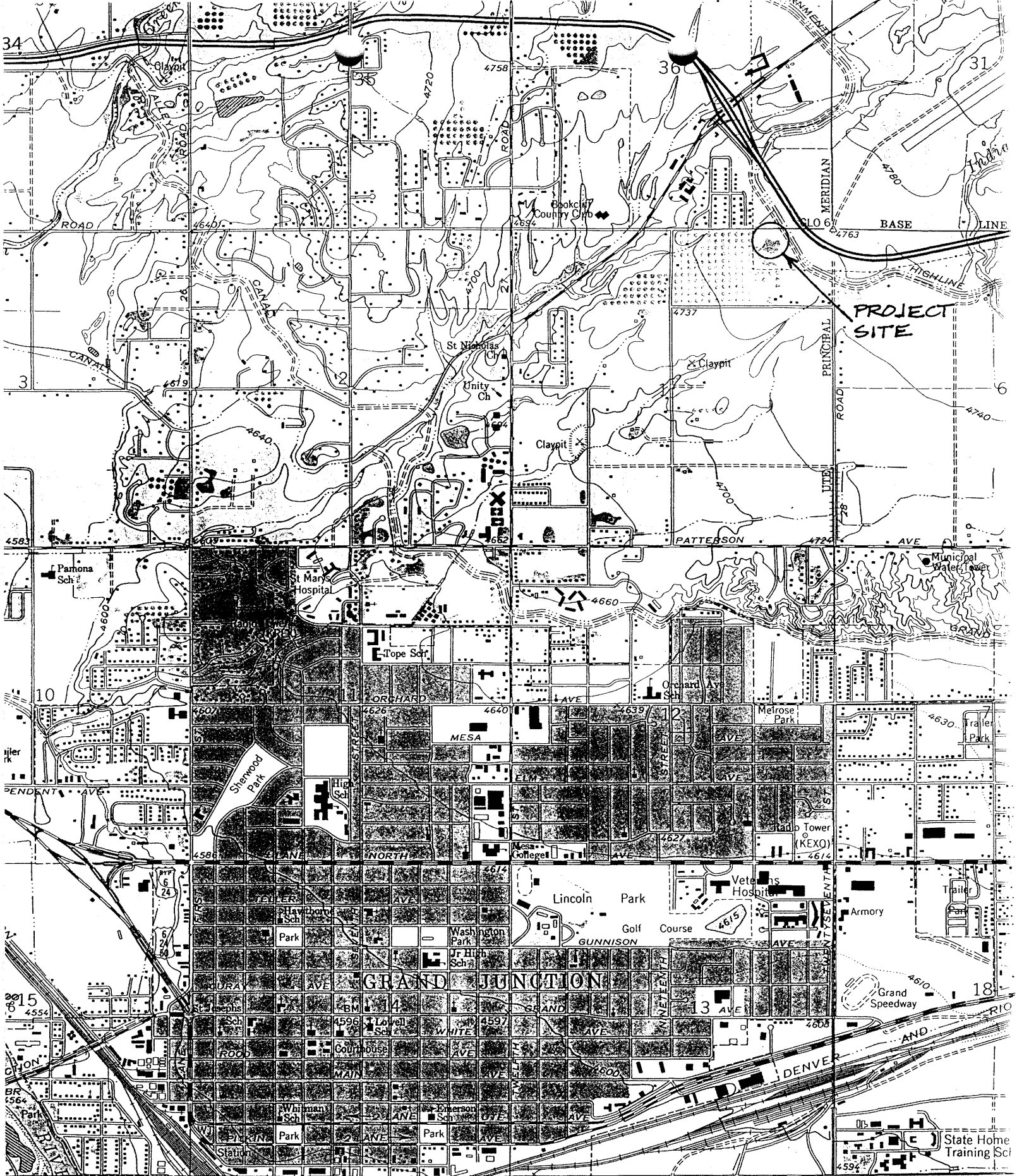
WE ANTICIPATE NO CHANGE TO THE GENERAL NATURE OF THE SITE DRAINAGE, AND ANTICIPATE ON-SITE RETENTION OR DETENTION TO MAINTAIN RELEASE INTO THE BASIN AT HISTORIC RATES.

DESIGN CRITERIA AND APPROACH

HAVING PERFORMED A PREVIOUS STUDY IN THIS BASIN, WE ARE AWARE THAT THERE ARE SOME CONSTRAINTS TO THE SYSTEM AT 27 1/2 ROAD AND COURTLAND THAT WILL HAVE TO BE MAINTAINED. BEYOND THAT, WE ARE NOT AWARE OF ANY MASTER PLAN OR OTHER LIMITATIONS ON THE BASIN OR THIS SITE.

THE HYDROLOGY AND HYDRAULIC CALCULATIONS CONDUCTED FOR THIS SITE WILL UTILIZE THE INTERIM OUTLINE OF GRADING AND DRAINAGE CRITERIA (JULY 1992) PER THE CITY OF GRAND JUNCTION. THE RATIONAL METHOD WILL BE USED TO PERFORM THE ANALYSIS FOR THE 2 AND 100 YEAR DESIGN EVENTS.

ON-SITE DETENTION OR RETENTION WILL BE PROVIDED FOR THIS PROJECT. THE 100 YEAR DESIGN EVENT WILL BE USED TO DETERMINE THE REQUIRED DETENTION VOLUME. THERE WILL NOT BE ANY OFF SITE STORM WATER CONTRIBUTION TO THIS DEVELOPMENT.



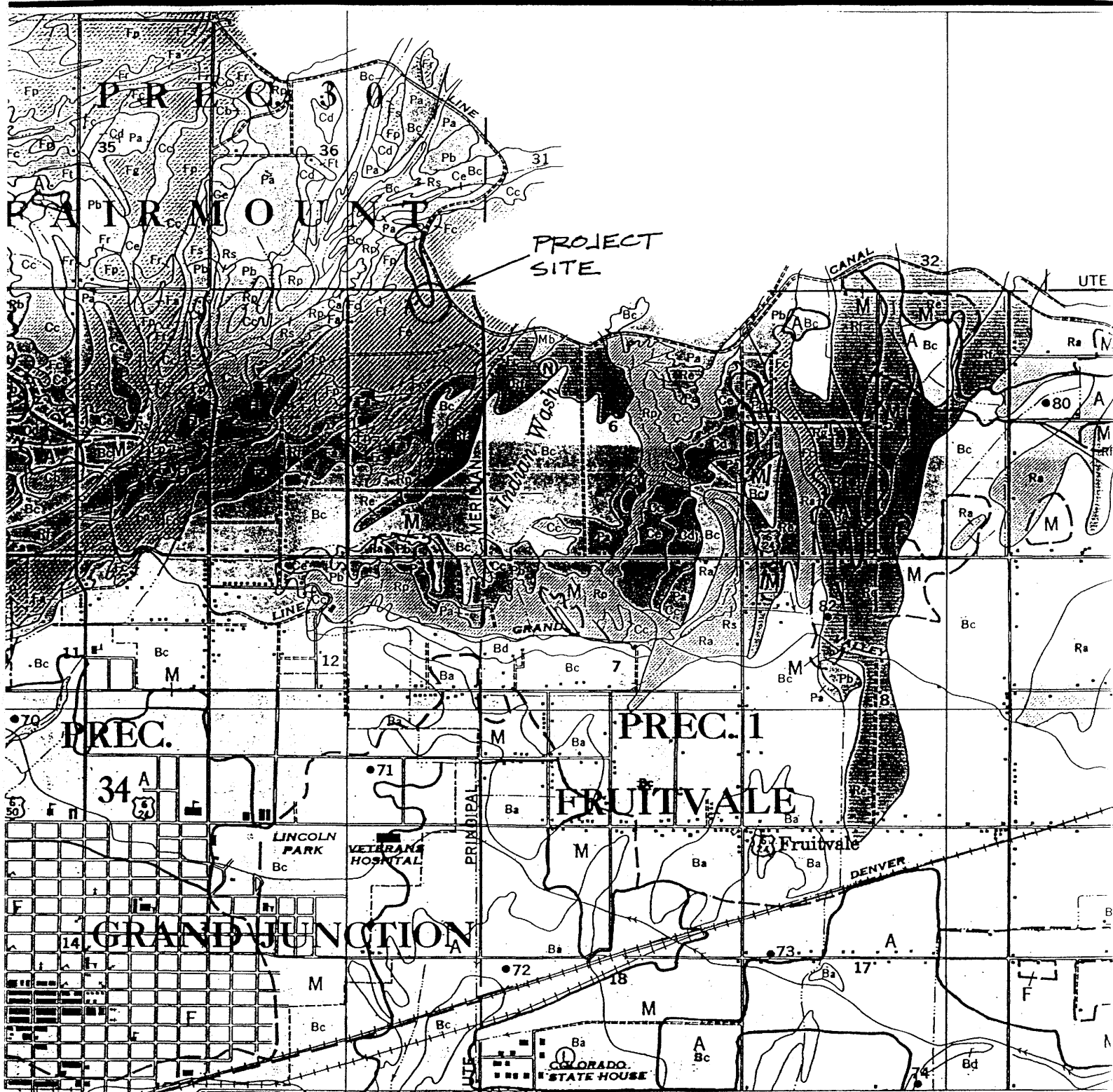
VICINITY MAP

FIGURE 1



SOIL MAP GRAND JUNCTION AREA - COLORADO

SHEET NO. 3



SLIGHTLY TO MODERATELY DEVELOPED, MODERATELY FINE-TEXTURED
SOILS WITH MODERATELY PERMEABLE SUBSOILS


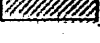
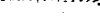
- Fe** → Fruita clay loam, 0-2 percent slopes
-  Fruita clay loam, 2-5 percent slopes
-  Fruita clay loam, moderately deep, 0-2 percent slopes
-  Fruita clay loam, moderately deep, 2-5 percent slopes

FIGURE 2

REVIEW COMMENTS

Page 1 of 5

FILE #144-93

TITLE HEADING: Preliminary Plan/Rezone/
Vacation of Right-of-way - Del
Nor'te Subdivision

LOCATION: 27 3/4 Road & G Road

PETITIONER: Dale Cole

PETITIONER'S ADDRESS/TELEPHONE: 235 North 7th Street
Grand Junction, CO 81501
243-7711

PETITIONER'S REPRESENTATIVE: Rolland Engineering

STAFF REPRESENTATIVE: Kristen Ashbeck

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS
REQUIRED ON OR BEFORE 5:00 P.M., DECEMBER 27, 1993.**

**GRAND VALLEY RURAL POWER
C. Mitisek**

**12/3/93
242-0040**

Grand Valley Power easements have been correctly plotted. "Limits of Building Restriction" zone 25' of 40' is correct as "No Structure Zone". Fencing constructed of any materials is prohibited. Absolutely no structures or obstructions are permitted in this zone including landscaping that will prevent continuous access (per easements).

Remaining 15' designated as Grand Valley Power easement can not be used for sheds, fast growing trees or other structures.

Please label "No Structure Zone" and add definition.

**CITY UTILITY ENGINEER
Bill Cheney**

**12/6/93
244-1590**

GENERAL - Show all existing utilities as required by Section IX-26 of the SSID manual.

WATER

1. Ute Water will normally require that water lines be located on the north and east side of the right-of-way.
2. Ute Water does not allow P.V.C. pipe for special construction over or under water lines.

SEWER

1. Sewer shall have minimum cover of 72" unless approved otherwise by the City Utility Engineer.
2. Since property slopes south and east, will the alignment shown work without getting the sewer bury in the east portion of the subdivision and still have minimum cover.

U.S. WEST
Leon Peach

12/3/93
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 Leon Peach, 244-4964.

CITY DEVELOPMENT ENGINEER
Jody Kliska

12/9/93
244-1591

1. Checklists attached for Preliminary Drainage Report, Preliminary Plan.
2. Has any right-of-way been dedicated for "G" Road beyond the canal?
3. What are the plans for the drainage ditch? There may be a problem with the proposed cul-de-sac right next to the ditch. Clarify the purpose of the ditch, as it appears subsurface water may be a problem.
4. There is no access to open space shown.

UTE WATER DISTRICT
Gary R. Mathews

12/9/93
242-7491

Connecting to the existing water lines at Applewood Street and East Piazza Place will supply sufficient domestic and fire flow requirements. All water mains are installed 2-3 foot in oil on the north and east side of the street.

As-builts and construction plans required. Construction plans approved before sign off. Policies and fees in effect at the time of application will apply.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

12/10/93
244-1400

A looped fire line capable of providing the minimum required flows must be installed. Fire hydrants are required at each intersection and spaced not greater than 500 feet apart. Submit a utility composite reflecting these requirements. Provide written documentation that the fire flows can be met.

PUBLIC SERVICE COMPANY
Herbert Tinkle

12/10/93
244-2687

"G" Road vacation can be vacated but must be retained as utility easement. The standard 14' front lot utility easement must be in all lots of the Del Nor'te Subdivision.

PARKS & RECREATION DEPARTMENT
Don Hobbs

12/13/93
244-1542

1. It would be nice if easements could be dedicated adjacent to the canal and through the subdivision from the canal to a public street(s) for a future trail section. We assume the open space section will remain the homeowners responsibility.
2. Easement should extend from the northern most point to the southeastern most point adjacent to the canal and from the canal to the cul-de-sac on the west side of the development (Applewood). (SEE ATTACHED)

GRAND JUNCTION POLICE DEPARTMENT
Mark Angelo

12/14/93
244-3587

1. In reference to lot A - is it going to be a park or open space? Is the Homeowners Association going to clean up the existing area if it stays an open space area? Is the open area open to the public for use? If not, what type of barriers are going to be used to prevent access from people using the canal?
2. Regarding the "master" plan for trails. Do we want some sort of bike trail that will connect Horizon Drive to the Matchett property?
3. Is the far east cul-de-sac (lot 15) being built to close to the drain ditch? Should the ditch be covered with some sort of underground drainage?

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

12/20/93
244-1437

See attached comments.

2945-011-28-003
NEVA W JENKINS
2421 APPLEWOOD CR
GRAND JUNCTION, CO 81506-8441

2945-011-36-011
ROBERT B BOOKMAN
LOIS E
3954 N SEVILLE CR
GRAND JUNCTION, CO 81506-8472

2701-364-01-001
GERALDINE F CREIGHTON
702 BUNKER DR
GRAND JUNCTION, CO 81506-3914

2701-364-01-002
GUY R O'REAR
704 BUNKER DR
GRAND JUNCTION, CO 81506-3914

2701-364-01-003
WAYNE R NEELY
CHARLENE F
706 BUNKER DR
GRAND JUNCTION, CO 81506-3914

2701-364-01-005
HERBERT W WRIGHT
MAXINE B
710 BUNKER DR
GRAND JUNCTION, CO 81506-3914

2701-364-01-006
FRANK W NELSON
DIANA E
712 BUNKER DR
GRAND JUNCTION, CO 81506-3914

2945-011-00-003
CHARLES F ROBERTS
R F
681 28 RD RT 5
GRAND JUNCTION, CO 81506-4860

2945-011-46-025
DAVID L NOCK
SHERRYL C K
2380 E PIAZZA PL
GRAND JUNCTION, CO 81506-8442

Rolland Engineering
405 Ridges Boulevard
Grand Junction, CO 81503

City of Grand Junction
Community Development Dept.
250 N 5th Street
Grand Junction, CO 81501

2945-011-47-001
RALPH W KNAPP
LAVONNE A
2368 E PIAZZA PL
GRAND JUNCTION, CO 81506-8442

2945-011-47-002
TATIANA KRAEVSKY SUDDUTH
2360 E PIAZZA PL
GRAND JUNCTION, CO 81506-8442

2701-364-01-007
DARREL E PHELPS
PEGGY J
714 BUNKER DR
GRAND JUNCTION, CO 81506-3914

2701-364-01-008
JOHN S LEEVER
BETTY
716 BUNKER DR
GRAND JUNCTION, CO 81506-3914

2701-364-01-011
ANTHONY MONTOYA
718 BUNKER DR
GRAND JUNCTION, CO 81506-3914

2701-364-02-006
JANET PINEAU
DIANNE RANYAN
709 BUNKER
GRAND JUNCTION, CO 81506-3914

2701-364-02-007
CAROL R MITCHELL
707 BUNKER DR
GRAND JUNCTION, CO 81506-3914

2701-364-02-008
KARL P FITZPATRICK
VERDA M
705 BUNKER DR
GRAND JUNCTION, CO 81506-3914

2701-364-02-009
VERA J GILBERT
703 BUNKER DR
GRAND JUNCTION, CO 81506-3914

2945-011-36-012
NORMA E ALBERTSON
2348 SEVILLE CIRCLE NORTH
GRAND JUNCTION, CO 81506-8442

2701-364-02-010
WAYNE B WILCOX
BARBARA ANN
701 BUNKER DR
GRAND JUNCTION, CO 81506-3914

2701-364-10-008
HAZEL M KRETSCHMAN
715 BUNKER DR
GRAND JUNCTION, CO 81506-8714

2701-364-10-009
DOUGLAS B WEST
VIRGINIA M
603 SERANADE DR
GRAND JUNCTION, CO 81504-5514

2701-364-10-010
JOHN C OWEN
PATRICIA A
1302 HENDRICK DR
CARBONDALE, CO 81623-1800

2945-011-24-001
RONALD R SCRIBNER
4031 APPLEWOOD ST
GRAND JUNCTION, CO 81506-8400

2945-011-24-002
CARL O QUIST
VIVIAN A
4021 APPLEWOOD ST
GRAND JUNCTION, CO 81506-8400

2945-011-24-016
RONALD R SCRIBNER
HELEN D
4031 APPLEWOOD ST
GRAND JUNCTION, CO 81506-8400

2945-011-27-001
RAYMOND L PALMER
MARY S
2402 APPLEWOOD CR
GRAND JUNCTION, CO 81506-8400

2945-011-27-002
LARRY J ZARLINGO
SANDRA KAY
2412 APPLEWOOD CIR
GRAND JUNCTION, CO 81506-8400

2945-011-27-003
JOHN A HESSLINK
CORINE R
2420 APPLEWOOD CR
GRAND JUNCTION, CO 81506-8400

2945-011-27-004
DON J SANDUSKY
NADINE L
2430 APPLEWOOD CIRCLE
GRAND JUNCTION, CO 81506-8400

2945-011-27-005
GEORGE W RICE
VIRGINIA C
2436 APPLEWOOD CR
GRAND JUNCTION, CO 81506-8400

2945-011-28-002
KEITH M ESTRIDGE
CONNIE S
4020 APPLEWOOD ST
GRAND JUNCTION, CO 81506-8400

Dale Cole
235 North 7th Street
Grand Junction, CO 81501

Rolland Engin

2945-011-36-024
JOHN W BURNELL
LOIS C
2357 E PIAZZA PL
GRAND JUNCTION, CO 81506-8400

144-93

2945-011-36-025
PETE LEVKULICH
JO ANNE
2337 E PIAZZA PLACE
GRAND JUNCTION, CO 81506-8400

2945-011-36-026
RICHARD HAMILTON NILSSON
& MARIBEL 1989 TRUST
2351 E PIAZZA PLACE
GRAND JUNCTION, CO 81506-8400

2945-011-44-002
JOHN NELSON PAXSON
KARLENE R P
4061 MAUREEN ST
GRAND JUNCTION, CO 81506-8400

2945-011-44-005
ROMA L MACGLASHAN
4071 MAUREEN ST
GRAND JUNCTION, CO 81506-8400

2945-011-46-021
GILBERT GALLEGOS
MARIAN R
2350 E PIAZZA PL
GRAND JUNCTION, CO 81506-8400

2945-011-46-022
ROBERT K SACCO
LINDA L
2656 CHESTNUT CT
GRAND JUNCTION, CO 81506

2945-011-46-024
T L BENSON
MARION J
2370 E PIAZZA PL
GRAND JUNCTION, CO 81506-8400

STAFF REVIEW

FILE: 144-93

DATE: December 28, 1993

STAFF: Kristen Ashbeck

REQUEST: Rezone, Preliminary Plan and Right-of-Way Vacation

LOCATION: G Road and 27-3/4 Road

APPLICANT: T.L. Benson and Dale Cole

EXISTING LAND USE: Vacant

SURROUNDING LAND USE:

NORTH: Highline Canal and Interstate 70

SOUTH: Single Family Residential

EAST: Highline Canal and Interstate 70

WEST: Single Family Residential

EXISTING ZONING: Planned Residential 8 units per acre (PR-8), Planned Residential 4.2 units per acre (PR4.2) and Residential Single Family 4 units per acre (RSF-4)

SURROUNDING ZONING:

NORTH: Planned Airport Development (PAD)

SOUTH: Planned Residential and R-2 (county zone)

EAST: PAD

WEST: Residential Single Family 5 units per acre (RSF-5) and Planned Residential

PROPOSED ZONING: Planned Residential 1.9 units per acre (PR-1.9)

? reduced by ditch area

STAFF ANALYSIS:

Vacation: The proposed vacation of the G Road right-of-way which runs east-west through the site meets the criteria set forth in Section 8-3 of the Zoning and Development Code. The developer must determine from Public Service if the entire right-of-way must be retained as a utility easement. If so, Lot 5, as designed, will be unbuildable. A legal description of the portion to be vacated must be provided prior to the item being heard by City Council.

Rezone. This rezone request and the corresponding proposed plan will allow this parcel to be developed more consistent with surrounding land use than with the existing zoning (e.g. PR-8).

Lots/Bulk Requirements. The proposed subdivision is to be developed in two phases, with 11 lots included in the first phase and the remaining 14 lots developed in the second phase. Four of the lots (18, 19 20 and 21) are proposed to be duplex lots, with zero lot lines allowed between them. These should be designated as such on the plat and in the homeowners' covenants. Single family homes should not be allowed on these lots. Zero lot lines (setback of 0') will not be accepted for the remaining single family lots.

Circulation. The access proposed--from both East Piazza Place and Applewood Street--is adequate to serve the 25 lots proposed. Unless East Piazza Place is to be developed in its entirety at Phase 1, a temporary cul-de-sac must be provided between Phases 1 and 2.

Open Space / Trails. It is recommended that Lot A be dedicated to the homeowners association as private open space. The City has no intentions of developing or maintaining this area. Access to Lot A is required by either separate dedication as part of the private open space or as easements between Lots 4/5 and or Lots 5/6.

The northeastern boundary needs to be clarified. The title work indicates that the ditch is on the subject property. An easement along the entire northeastern boundary of the property is required as close to the Highline Canal as possible to provide for the future development of a trail system.

STAFF RECOMMENDATIONS:

Vacation - Approval subject to petitioner providing a legal description of the right-of-way to be vacated and the entire or a portion of the right-of-way being retained as a utility easement depending on the requirements of the affected utilities. *for other easement*

^{16, 17} Rezone - Approval subject to the following being addressed at Final Plan: 1) restriction of the use of Lots 18, 19, 20 and 21 to construction of duplex units only by a note on the plat and included in covenants for the subdivision; and 2) establish side yard setbacks of a minimum of 5 feet be defined for Lots 1 through ~~17~~¹⁵ and Lots 22 through 25.

Preliminary Plan - Approval subject to the following being addressed at Final Plan/Plat: 1) provisions for a homeowners association be established with appropriate covenants; 2) Lot A, any access to Lot A, and the site detention area be dedicated to the homeowners association as private open space; 3) determine the correct property boundary and provide a 20-foot easement along the entire length of the eastern property line for public access along the Highline Canal area; 4) provide a temporary cul-de-sac on East Piazza Place between Phases 1 and 2; 5) restriction of the use of Lots 18, 19, 20 and 21 to construction of duplex units only by a note on the plat and included in covenants for the subdivision; and 6) establish side yard setbacks of a minimum of 5 feet be defined for Lots 1 through 17 and Lots 22 through 25. *16-21 16/17 18*

SUGGESTED PLANNING COMMISSION MOTIONS:

Mr. Chairman, I move that we forward item #144-93, a request for a right-of-way vacation, on to City Council with a recommendation for approval with the conditions that 1) all or part of the right-of-way is retained as a utility easement depending on the requirements of the affected utilities; and 2) a legal description be provided prior to first reading by the Council.

Need to correct
Good description
Mr. Chairman, I move that we forward item #144-93, a request for a rezone from PR-8, PR 4.2 and RSF-8 to PR 1.9, on to City Council with a recommendation for approval with the following conditions being met at Final Plan/Plat: 1) restriction of the use of Lots 18, 19, 20 and 21 for construction of duplex units only; and 2) side yard setbacks of a minimum of 5 feet be established for Lots 1 through ~~17~~¹⁵ and Lots 22 through 25.

Mr. Chairman, I move that we approve item #144-93, a request for a preliminary plan for the Del Nor'te Subdivision with the following conditions being met at the Final Plan/Plat: 1) provisions for a homeowners association be established with appropriate covenants; 2) Lot A and any access to it and the site detention area be dedicated to the homeowners association as private open space; 3) determine the correct property boundary and provide a 20-foot easement along the entire length of the eastern property line for public access along the Highline Canal area; 4) provide a temporary cul-de-sac on East Piazza Place between Phases 1 and 2; 5) restriction of the use of Lots 18, 19, 20 and 21 for construction of duplex units only; and 6) side yard setbacks of a minimum of 5 feet be established for Lots 1 through ¹⁵~~17~~ and Lots 22 through 25.

16,17

zero lot line. common area with SF residences

Response to Review Comments
Preliminary Plan/Rezone/Vacation of Right-of-Way
Del Norte Subdivision

Grand Valley Rural Power

"No Structure Zone" will be labeled as such - see revised Preliminary Plan.

City Utility Engineer

We will address the City Utility Engineer's concerns when we design the streets and utilities.

U.S. West

No response

City Development Engineer

1. No response
2. We have not researched G Road R.O.W. east of the Highline Canal.
3. We may have to move the cul-de-sac, the ditch is under jurisdiction of the Grand Valley Water Users. It is our understanding that the purpose of the ditch is to intercept seepage from Highline Canal. For more information on the ditch, contact Bill Klapwyk at 242-5065.
4. Access will be provided to open space.

Ute Water District

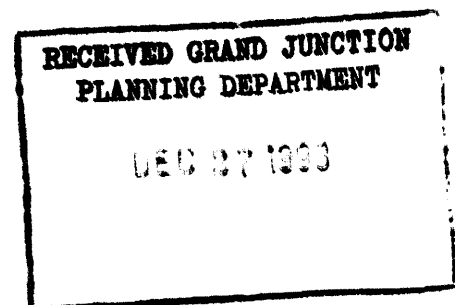
No response

Grand Junction Fire Department

We will address the Grand Junction Fire Departments concerns and requests when we design the streets and utilities.

Parks & Recreation Department

1. & 2. Easements will be provided as required.



Grand Junction Police Department

1. We are still unsure as to the exact definition and uses of Lot A.
2. Easements will be provided as required.
3. We may have to move the cul-de-sac, the ditch is under jurisdiction of the Grand Valley Water Users. It is our understanding that the purpose of the ditch is to intercept seepage from Highline Canal. For more information on the ditch, contact Bill Klapwyk at 242-5065.

Public Service Company

Does the entire width of G Road need to be retained as utility easement? Easements will be provided as required.

Community Development Department

1. 2. & 3. The ditch and canal is under jurisdiction of the Grand Valley Water Users. It is our understanding that the purpose of the ditch is to intercept seepage from Highline Canal. For more information on the ditch, contact Bill Klapwyk at 242-5065. The ditch does extend across Lot A - see revised Preliminary Plan.
4. Easements will be provided as required.
5. No response
6. Access will be provided - see revised Preliminary Plan.
7. No response
8. Does the entire width of G Road need to be retained as utility easement?
9. The density requested for the Planned Residential zone is 1.87 units per acre.
10. No response
11. We are requesting zero lot lines for duplex units on Lots 18, 19, 20, & 21 only.
12. Phasing is shown on revised Preliminary Plan.
13. A legal description for the G Road vacation will be provided.
14. & 15 See revised Preliminary Plan.

STAFF REVIEW

FILE: 144-93

DATE: January 13, 1994

STAFF: Kristen Ashbeck

REQUEST: Rezone and Right-of-Way Vacation

LOCATION: G Road and 27-3/4 Road

APPLICANT: T.L. Benson and Dale Cole

EXISTING LAND USE: Vacant

SURROUNDING LAND USE:

NORTH: Highline Canal and Interstate 70
SOUTH: Single Family Residential
EAST: Highline Canal and Interstate 70
WEST: Single Family Residential

EXISTING ZONING: Planned Residential 8 units per acre (PR-8), Planned Residential 4.2 units per acre (PR-4.2), Planned Airport Development (PAD) and Residential Single Family 4 units per acre (RSF-4)

SURROUNDING ZONING:

NORTH: Planned Airport Development (PAD)
SOUTH: Planned Residential and R-2 (county zone)
EAST: PAD
WEST: Residential Single Family 5 units per acre (RSF-5) and Planned Residential

PROPOSED ZONING: Planned Residential not to Exceed 2 units per acre (PR-2)

EXECUTIVE SUMMARY: The developer of Vista Del Nor'te Subdivision located at 27-3/4 and G Roads is requesting a vacation of a portion of the G Road right-of-way and a rezone of the parcel from PR-8, PR 4.2, PAD and RSF-8 to Planned Residential 2 units per acre (PR-2).

STAFF ANALYSIS:

Vacation: The proposed vacation of the G Road right-of-way which runs east-west through the site meets the criteria set forth in Section 8-3 of the Zoning and Development Code. The developer must determine an adequate easement for Public Service east-west across the site, that may or may not be within the right-of-way.

Rezone. This rezone request and the corresponding proposed plan will allow this parcel to be developed more consistent with surrounding land use. The proposed density of 1.9 units per acre is less than that of surrounding residential developments and less than the density that would be allowed with the zoning currently on the parcel (e.g. PR-8).

Development Design. The proposed subdivision is to be developed in two phases, with 11 lots included in the first phase and the remaining 14 lots developed in the second phase. Six of the lots (16/17, 18/19 and 20/21) are proposed to have common wall single family units. The access proposed--from both East Piazza Place and Applewood Street--is adequate to serve the 25 lots proposed. It is recommended that Lot A be dedicated to the homeowners association as private open space. The City has no intentions of developing or maintaining this area. Access to Lot A is required by either separate dedication or as an easement. In addition, a 20-foot easement north-south across an edge of the property is required to provide for the future development of a trail system in the Highline Canal area.

STAFF RECOMMENDATIONS:

Vacation - Approval subject to petitioner providing a legal description of the right-of-way to be vacated and an easement for Public Service being retained.

Rezone - Approval subject to the following being addressed at Final Plan: 1) restriction of the use of Lots 16 through 21 to construction of common wall units only by a note on the plat and included in covenants for the subdivision; and 2) establish side yard setbacks of a minimum of 5 feet be defined for Lots 1 through 15 and Lots 22 through 25.

PLANNING COMMISSION ACTIONS (1/4/94):

Recommend approval of the right-of-way vacation of a portion of G Road with the conditions that a utility easement be retained as required for Public Service; and 2) a legal description be provided prior to first reading by the Council (5-0).

Recommend approval of the rezone from PR-8, PR-4.2, PAD and RSF-4 to PR-2 with a recommendation for approval with the following conditions being met at Final Plan/Plat: 1) restriction of the use of Lots 16/17, 18/19, and 20/21 for the construction of zero lot line, common wall, single family residences only; and 2) side yard setback of a minimum of 5 feet be established for Lots 1 through 15 and Lots 22 through 25 (5-0).

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. _____
VACATING A PORTION OF THE G ROAD RIGHT-OF-WAY
CITY OF GRAND JUNCTION

Recitals.

G Road, as platted, dead ends at the Government Highline Canal on the east. Presently, it is only developed (paved) to Putter Drive. City staff feels that G Road will never be a throughway to the east due to the existing obstacles of the canal and Interstate 70.

The vacation of this portion of G Road will not affect the existing 45-foot electric utility easement for Grand Valley Rural Power nor the 25-foot irrigation easement for the Crown Heights Homeowners Association and the Apple Crest Irrigation Company.

The Grand Junction Planning Commission, at their January 4, 1994 hearing recommended approval of the vacation provided that an east-west easement was dedicated through the property for the potential future use of Public Service and/or other utilities.

The City Council has duly considered the matter and the recommendation of the Planning Commission and finds that the requirements for vacation of a right-of-way, as set forth in section 8-3 of the Zoning and Development Code, have been satisfied.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the right-of-way described below is hereby vacated:

That portion of Mesa County Road "G", as recorded in Mesa County Records in Book 714 at Page 521, lying in the SE 1/4 SE 1/4 of Section 36, Township 1 North, Range 1 West of the Ute Meridian, said road being thirty feet right and thirty feet left of the following described centerline, the sidelines of which extending or terminating at the property lines:

Beginning at a BLM aluminum cap for the southwest corner of said SE 1/4 SE 1/4 of Section 36; thence S 89 degrees 59 minutes 46 seconds E, toward a BLM brass cap for the southeast corner of said Section 36, for a distance of 540.94 feet to the centerline of the U.S. Government Highline Canal and the terminus.

INTRODUCED for FIRST READING and PUBLICATION this 19th day of January, 1994.

PASSED on SECOND READING this 2nd day of February, 1994.

ATTEST:

City Clerk

President of City Council

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. _____

REZONING LAND LOCATED AT 27-3/4 ROAD AND G ROAD FROM
PR-4.2, PR-8, PAD AND RSF-4 TO PLANNED RESIDENTIAL 2 UNITS PER ACRE (PR-2)
CITY OF GRAND JUNCTION

Recitals.

The undeveloped parcel located at 27-3/4 Road and G Road is presently zoned Planned Residential 8 units per acre (PR-8), Planned Residential 4.2 units per acre (PR-4.2), Planned Airport Development (PAD) and Residential Single Family 4 units per acre (RSF-4). In order to create a cohesive residential development on the property, the petitioner is requesting a rezone of the entire property to Planned Residential with a density not to exceed 2 units per acre (PR-2).

The Grand Junction Planning Commission, at their January 4, 1994 hearing recommended approval of the rezone.

The City Council has duly considered the matter and the recommendation of the Planning Commission and finds that the requirements for a rezone as set forth in section 4-4-4 of the Zoning and Development Code, have been satisfied.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the land described below is hereby rezoned from PR-8, PR-4.2, PAD and RSF-4 to Planned Residential 2 units per acre (PR-2):

All that part of Lots 2 and 7, Jaynes Subdivision, lying West of the Government Highline Canal, in Section 36, Township 1 North, Range 1 West, Ute Meridian; AND all that part of Lots 9 and 10, Jaynes Subdivision, lying South of Government Canal, in Section 1, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado.

INTRODUCED for FIRST READING and PUBLICATION this 19th day of January, 1994.

PASSED on SECOND READING this 2nd day of February, 1994.

ATTEST:

City Clerk

President of City Council



January 28, 1994

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

Mr. Tom Rolland
Rolland Engineering
405 Ridges Boulevard Suite A
Grand Junction, Colorado 81503

RE: Del Norte Subdivision

Dear Tom,

This letter is to reiterate to you and your client the City's current position on the proposed vacation of G Road in the Del Norte Subdivision. City staff feels that it is not appropriate to vacate the right-of-way at this time. Staff prefers, and is recommending to City Council, that action on the vacation be postponed until the final plat has been submitted.

The preliminary plan does not define the property boundary and the trail easement(s) requested by the City. Until these are defined, it is not clear whether a portion of the trail should be located within the G Road right-of-way or not. Also, the plan could change between preliminary and final so that if we did vacate and retain a portion of it for trail use now, it might not make sense in the plan ultimately developed for the property.

City staff and Planning Commission have already recommended vacation of G Road to City Council--this recommendation will not change. The City's position is simply that the G Road right-of-way be retained until more detailed information about the plan is proposed. The developer will clarify and propose the boundary and easements on the final plat for review by the City. If the easements defined on the final plat are acceptable, then vacation of G Road will proceed as originally recommended.

Let me know if I can provide further explanation to your client.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen", with a long horizontal flourish extending to the right.

Kristen Ashbeck
Planner



Exhibit "A"


All that part of Lots 2 and 7, Jaynes Subdivision,
lying West of Government Canal, in Section 36, Township
1 North, Range 1 West, Ute Meridian;
AND all that part of Lots 9 and 10, Jaynes Subdivision,
lying South of Government Canal, in Section 1, Township 1
South, Range 1 West, Ute Meridian

MESA COUNTY, COLORADO

WATER PROVIDED BY:
 UTE WATER
 SANITARY SEWER BY:
 CITY OF GRAND JUNCTION
 ELECTRIC & GAS BY:
 PUBLIC SERVICE
 TELEPHONE BY:
 U.S. WEST
 CABLE TV BY:
 UNITED ARTIST (TCL)

Note: Streets will be developed per City
 of Grand Junction standards

RECEIVED GRAND JUNCTION
 PLANNING DEPARTMENT
 DEC 27 1993

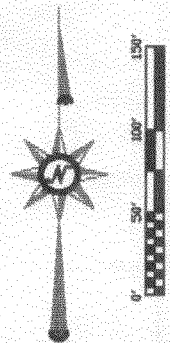
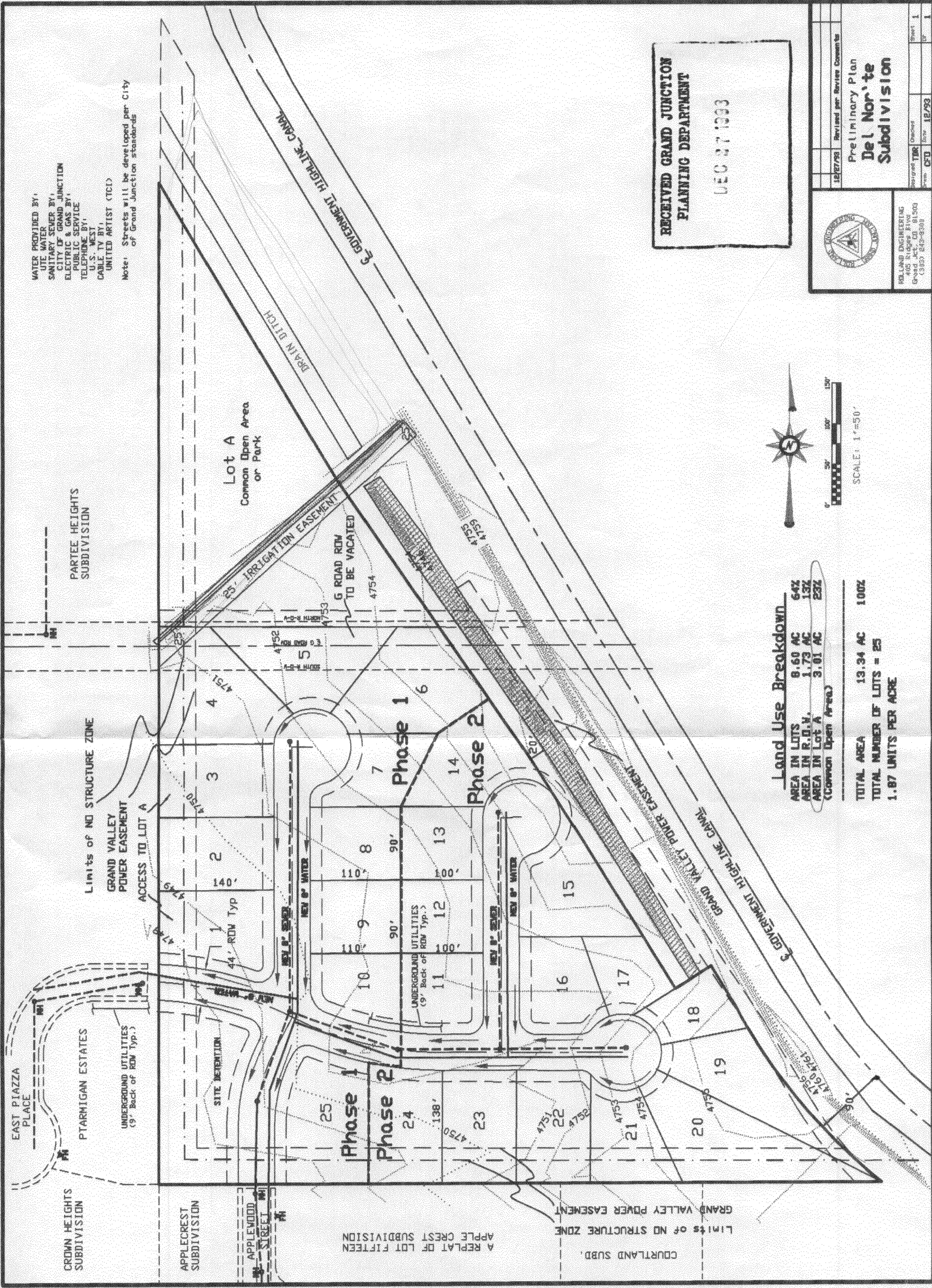


ROLLAND ENGINEERING
 405 Briggs Five
 Grand Jct. CO 81502
 (303) 842-8308

12/27/93 Revised per Review Comments

Preliminary Plan
DeL Norte
 Subdivision

Checked	Sheet
Drawn	1
Date	12/93
Scale	1" = 50'



Land Use Breakdown

AREA IN LOTS	8.60 AC	64%
AREA IN R.O.V.	1.73 AC	13%
AREA IN Lot A (Common Open Area)	3.01 AC	23%
TOTAL AREA	13.34 AC	100%
TOTAL NUMBER OF LOTS = 25		
1.87 UNITS PER ACRE		

PARTEE HEIGHTS
 SUBDIVISION

Limits of NO STRUCTURE ZONE
 GRAND VALLEY
 POWER EASEMENT
 ACCESS TO LOT A

EAST PIAZZA
 PLACE

CROWN HEIGHTS
 SUBDIVISION

APPLECREST
 SUBDIVISION

APPLEWOOD
 STREET

A REPLAT OF LOT FIFTEEN
 APPLE CREST SUBDIVISION

COURTLAND SUBD.

GRAND VALLEY POWER EASEMENT

PTARMIGAN ESTATES

UNDERGROUND UTILITIES
 (9' Back of ROW Typ.)

SITE DETERMINATION

Phase 1

Phase 2

Phase 1

Phase 2

Phase 1

Phase 2

Phase 1

Phase 2

Phase 1

Phase 2

Phase 1

Phase 2

Phase 1

Phase 2

Phase 1

Phase 2

UNDERGROUND UTILITIES
 (9' Back of ROW Typ.)

UNDERGROUND UTILITIES
 (9' Back of ROW Typ.)

UNDERGROUND UTILITIES
 (9' Back of ROW Typ.)

UNDERGROUND UTILITIES
 (9' Back of ROW Typ.)

UNDERGROUND UTILITIES
 (9' Back of ROW Typ.)

UNDERGROUND UTILITIES
 (9' Back of ROW Typ.)

UNDERGROUND UTILITIES
 (9' Back of ROW Typ.)

UNDERGROUND UTILITIES
 (9' Back of ROW Typ.)

UNDERGROUND UTILITIES
 (9' Back of ROW Typ.)

UNDERGROUND UTILITIES
 (9' Back of ROW Typ.)

UNDERGROUND UTILITIES
 (9' Back of ROW Typ.)

UNDERGROUND UTILITIES
 (9' Back of ROW Typ.)

UNDERGROUND UTILITIES
 (9' Back of ROW Typ.)

UNDERGROUND UTILITIES
 (9' Back of ROW Typ.)

UNDERGROUND UTILITIES
 (9' Back of ROW Typ.)

UNDERGROUND UTILITIES
 (9' Back of ROW Typ.)

UNDERGROUND UTILITIES
 (9' Back of ROW Typ.)

UNDERGROUND UTILITIES
 (9' Back of ROW Typ.)

UNDERGROUND UTILITIES
 (9' Back of ROW Typ.)