



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

Receipt 1189
 Date 5-3-94
 Rec'd By MP
 File No. #87 94

**Original
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 From Office**

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				
<input type="checkbox"/> Rezone				From: To:	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input checked="" type="checkbox"/> Prelim <input type="checkbox"/> Final	9.000	260 9th Hwy 141	PA 47-90	Single Family Residential
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
Name	Name	Name
Address	Address	Address
City/State/Zip	City/State/Zip	City/State/Zip
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 representatives 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.

Signature of Person Completing Application _____ Date _____

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

#87-94

Penny Hyde
1159 Santa Clara Ave.
Grand Junction, CO 81503

Kenton & Catherine Foster
2676 Unawep Ave.
Grand Junction, CO 81503

Marty Pollard
206 32 Road
Grand Junction, CO 81503

Anthony Kendrick
447 Avenal Lane
Grand Junction, CO 81503

Wilson Dills, etal
2017 Terrace Way
Santa Rosa, CA 95404

Kenneth R. Payne
1166 Olson Ave.
Grand Junction, CO 81503

William & Paula Hayes
2558 Gypsum Creek Road
Gypsum, CO 81637

C.L. Tilton, etal
2959 D 1/2 Road
Grand Junction, CO 81504

Florence Dobbs Esser
501 N 5th St.
Olathe, CO 81425

Frank & Louise Green
1151 Santa Clara Ave.
Grand Junction, CO 81503

Pat & Kim Cunningham
1716 Roubideau
Grand Junction, CO 81503

Sidney & Laura Nichols
P.O. Box 131
Mesa, CO 81643

James & Elizabeth Lancaster
P.O. Box 1103
Omaha, NE 68101-1103

Donald Surges, etal
1163 Santa Clara Ave.
Grand Junction, CO 81503

Randy Vanderlann
1174 Olson Ave.
Grand Junction, CO 81503

Jeanette Helm
1150 Olson Ave.
Grand Junction, CO 81503

Gregory & Patricia Svaldi
1742 Roubideau St.
Grand Junction, CO 81503

Dixie Lee Bradley
1153 Santa Clara Ave.
Grand Junction, CO 81503

John & Muriel Crawford
3943 S Piazza Pl.
Grand Junction, CO 81506

John Paul Owens, Trustee
4417 E Cortez St
Phoenix, AZ 85028

Paul & Lynette Clement
1149 Santa Clara Ave.
Grand Junction, CO 81503

Richard & Patricia Montgomery
1156 Olson Ave.
Grand Junction, CO 81503

Charles & Viola Smith
1158 Olson
Grand Junction, CO 81503

Dora Maria Romero
1154 Olson Ave.
Grand Junction, CO 81503

Elzie & Lorene Goss
1722 Roubideau St.
Grand Junction, CO 81503

John H. Crawford
393 W Valley Circle
Grand Junction, CO 81503

Michael Goodwill
1175 Olson Ave.
Grand Junction, CO 81503

Kenneth Heitt
2239 Rimrock Rd.
Grand Junction, CO 81503

Maggie Sue Case
1162 Olson Ave.
Grand Junction, CO 81503

John & Irene Green
P.O. Box 835
Clifton, CO 81520

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

Ricci Investment Comp.
2021 N Redwood Rd.
Salt Lake City, UT 84116

David Smuin
Maureen Muck
1179 Santa Clara Ave.
Grand Junction, CO 81503

Lisa & Frank Rgywalski
1179 Olson Ave.
Grand Junction, CO 81503

W B Swisher
CArol L - Trust
1640 O Road
Loma, CO 81524

Gordon Bell
203 E Raven Ave.
Rangeley, CO 81648

Gary & Joan Ballantyne
1181 Olson Ave.
Grand Junction, CO 81503

Douglas Meagley
1815 David St.
Grand Junction, CO 81503

John & Nancy Snowdon
1173 Santa Clara Ave.
Grand Junction, CO 81503

Edward Junak
1183 Olson Ave.
Grand Junction, CO 81503

Sandra Warner
1161 Santa Clara Ave.
Grand Junction, CO 81503

David & Denise Gore
1171 Santa Clara Ave.
Grand Junction, CO 81503

Smith M, Lois J. - MP & LA
McCuistion
398 N Dale Ct.
Grand Junction, CO 81503

GJ Congregation of Jehovah's
1736 Linden St.
Grand Junction, CO 81503

Charles Euler
1169 Santa Clara Ave.
Grand Junction, CO 81503

Carol Jones
1187 Olson Ave.
Grand Junction, CO 81503

R.W. Ingle
1144 Hill Ave.
Grand Junction, CO 81501

Roberta Sivils
1165 Santa Clara Ave.
Grand Junction, CO 81503

Lois Starbuck
1189 Olson Ave.
Grand Junction, CO 81503

Floyd & Franses Allen - Trust
311 Pinon St.
Grand Junction, CO 81503

John & Lura Trumbo
2677 Unaweep Ave.
Grand Junction, CO 81503

John G. Miller
1186 Olson Ave.
Grand Junction, CO 81503

Robert O Brattis
c/o RO Brattis - Per Rep
326 Frank Keasler Blvd.
Duncanville, TX 75116-2110

Hilltop Foundation, Inc.
1100 Patterson Rd.
Grand Junction, CO 81506

Susan Stanton
1188 Olson Ave.
Grand Junction, CO 81503

PWP Orchard Mesa Investments
c/o Jo Smith
33 Charleston Ave.
Sugarland, TX 77478

Paul Schleisman, etal
c.o Louis Hotchkiss
3262 E Road
Clifton, CO 81504

Lloyd Rodriquez
653 Wintergreen
Grand Junction, CO 81504

Ester Daniels
680 1/2 Mooreland Ct.
GRand Junction, CO 81504

Shannon Wheeler
1177 Olson Ave.
Grand Junction, CO 81503

Q.E.D.
1018 Colorado Ave.
Grand Junction, CO 81501

SUBMITTAL CHECKLIST

MAJOR SUBDIVISION: PRELIMINARY

Location: 2694 UNAweep

Project Name: _____

ITEMS	DISTRIBUTION																					TOTAL REQ'D.				
DESCRIPTION Original Do NOT Remove From Office #87 94	SSID REFERENCE	<input checked="" type="checkbox"/> City Community Development	<input checked="" type="checkbox"/> City Dev. Eng.	<input checked="" type="checkbox"/> City Utility Eng.	<input checked="" type="checkbox"/> City Property Agent	<input checked="" type="checkbox"/> City Parks/Recreation	<input checked="" type="checkbox"/> City Fire Department	<input checked="" type="checkbox"/> City Attorney	<input type="checkbox"/> City G.J.P.C. (8 sets)	<input type="checkbox"/> City Downtown Dev. Auth.	<input type="checkbox"/> City Police	<input type="checkbox"/> County Planning	<input type="checkbox"/> Walker Field	<input type="checkbox"/> School Dist. #51	<input checked="" type="checkbox"/> Irrigation District (OM)	<input type="checkbox"/> Drainage District	<input type="checkbox"/> Water District	<input type="checkbox"/> Sewer District	<input checked="" type="checkbox"/> U.S. West	<input checked="" type="checkbox"/> Public Service	<input type="checkbox"/> GVRP		<input type="checkbox"/> CDOT	<input type="checkbox"/> Corps of Engineers	<input type="checkbox"/> Colorado Geological Survey	<input checked="" type="checkbox"/> US Postal Service
● Application Fee \$7450 ✓	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
● Application Form ✓	VII-1	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
● Assessor's Map ✓	VII-1	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
● Evidence of Title	VII-2	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	1	8	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	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Preliminary Drainage Report	X-12	1	2																							

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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: 3-30-94
Conference Attendance: Ed Kuechler, Lloyd Rodriguez, Dave Thornton
Proposal: Prelim - Major Sub
Location: 2694 Unaweep

Tax Parcel Number: 2945-234-00-017
Review Fee: \$74500

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

Additional ROW required? Yes, at least 30'
Adjacent road improvements required? Yes
Area identified as a need in the Master Plan of Parks and Recreation? NA
Parks and Open Space fees required? AT Final Platting Estimated Amount:
Recording fees required? AT Final Plat/Plan Estimated Amount:
Half street improvement fees required? Yes Estimated Amount:
Revocable Permit required? NA
State Highway Access Permit required? NA

Applicable Plans, Policies and Guidelines Unaweep Avenue

Located in identified floodplain? FIRM panel #

Located in other geohazard area?

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

Avigation Easement required? NA

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.

- Access/Parking, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

Related Files: #47-90

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(s) of Petitioner(s)

Signature(s) of Representative(s)

GENERAL PROJECT REPORT. McClea's Subdivision

My proposal is to build ^{thirty-five} ~~forty~~ new homes and delete existing mobile homes. These homes will be built to all U.B.C. , Mesa County and city codes. Each home will be ranging from 1100 to 1300 square feet with all custom options, wood siding, brick in front and interiors done to perfection. The address where these homes and new subdivision will be located is 2694 UnawEEP Grand Junction , Colorado.

The area impacted by this project will be the area off of UnawEEP running from Roubideau St. east to 27 Road. this is an excellent area for planned residential or RSF- 8. There is allot of parking area due to good planning and the excellent street access off of UnawEEP and any other accesses the City of Grand Junction requires. This project will add beautification to the existing neighborhood and delete the eye sore of weeds and mobile homes presently there. The area is surrounded by similar homes in size most built in the late 1970's . There are plenty of schools from Columbus Elementary 2660 UnawEEP to Orchard Mesa Junior High School 2736 UnawEEP. Plenty of shopping with City Market less than one mile away. Several of the local individuals are familiar with my project and in complete approval of my project.

The project will have City water and Sewer services. Public Service Company of Colorado will install Electricity and Gas services. U.S. West communications will install the telephone services. Each of the homes will have private landscaping with strict convenes to be completed by owners. They will be maintained in order to establish A beautiful asset. to the neighborhood and the City of Grand Junction.

My proposal will not only beautify the neighborhood, but also increase the value of the area itself as well as the surrounding area.

Yours Truly,
LLOYD RODRIQUEZ

#87 94

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REVIEW COMMENTS

Page 1 of

FILE #87-94

TITLE HEADING: Preliminary Plan/Plat - Michaela's Village

LOCATION: 2694 UnawEEP

PETITIONER: J. Lloyd Rodriquez

PETITIONER'S ADDRESS/TELEPHONE: 653 Wintergreen
Grand Junction, CO 81504
434-8911

PETITIONER'S REPRESENTATIVE: Dan Brown, Q.E.D.

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., MAY 27, 1994.

U.S. WEST
Leon Peach

5/4/94
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.

U.S. POSTAL SERVICE
Cheryl Fiegel

5/4/94
244-3435

City delivery options are:

1. Centralized - immediate deliver.
2. Curbside or behind sidewalks - delivery begins when 50% complete.

CITY UTILITY ENGINEER
Bill Cheney

5/9/94
244-1590

1. No "Preliminary Plan" as required by the SSID Manual was submitted for this application. Consequently no review can take place by this office until such time as a plan is submitted.
2. Subdivision name on "General Project Report" is different than name on plans.
3. Providing sewer service for the lot configuration as shown could be extremely difficult.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

5/6/94
244-1400

Fire protection is required for this development - fire hydrants are required at each intersection and spaced no greater than 500 feet apart thereafter. The water line must be capable of providing the minimum required flows and in no case shall be less than 6 inches in diameter. Submit a utility composite reflecting these requirements for our review and approval.

ORCHARD MESA IRRIGATION DISTRICT
James D. Rooks

5/11/94
464-7885

The developer must submit an engineered irrigation water system design to Orchard Mesa Irrigation District. A Homeowners Association for the subdivision needs to be organized along with an irrigation schedule plan. Water supply from OMID will vary usually in a range of 42-56 gallons per minute for the seven acres proposed for development.

PARKS & RECREATION DEPARTMENT
Don Hobbs

5/12/94
244-1542

Open Space fee based on 40 units x \$225 = \$9,000 due.

GRAND JUNCTION POLICE DEPARTMENT
Dave Stassen

5/16/94
244-3587

I'm in agreement with Public Works that the two entrances from Unawep would cause concerns for traffic. I would recommend that some other ingress/egress plan be devised.

MICAELA'S VILLAGE DRAINAGE REPORT

Micaela's Village encompasses 9 acres consisting of approximately 90% fallow ground and 10% developed land (4 mobile homes and a residential structure). A composite runoff coefficient of $C = 0.40$ is assumed for this existing condition. A developed coefficient of $C = 0.50$ is assumed for the proposed subdivision.

Ground slopes in the vicinity are generally to the southwest at 0.5%. Offsite runoff does not affect the project. The adjacent property to the north (Lamplite Park) discharges north to the river and the adjacent property to the east discharges south to C Road. Site observations reveal that portions of C Road are very flat in relation to the shoulders and adjacent ground to the north (especially in the vicinity of the southeast corner of the project). This indicates that runoff from northeastern offsite basins would not be deflected west by C Road but would more likely sheet flow across the roadway and continue in a southwesterly direction.

Stormwater runoff and irrigation tailwater from the site has historically been discharged from the southwest corner of the site into an existing 10" culvert. This culvert is located at the driveway approximately 50' west of the southwest property corner. It runs diagonally under the intersection of C Road and Linden Avenue where it discharges into an existing ditch sloping west along the south side of C Road. At a slope of 0.6%, this pipe has a capacity of approximately 1.0 CFS when full.

The Rational Method was used to calculate stormwater runoff:

$A = 9.0$ Acres

Historic: $C = 0.40$

$T_c =$ Overland for 1100' @ $S = 0.6\%$

$T_c = 1.8 (1.1-0.40) (1100)^{1/2} / (0.6)^{1/3} = 50$ min.

$I_{10} = 1.05$

$I_{100} = 1.65$

$Q_{10} = 0.40 (1.05) (9.0) = 3.8$ CFS

$Q_{100} = 0.40 (1.65) (9.0) = 5.9$ CFS

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Developed: C = 0.50

Tc = Overland for 120' @ S = 0.6% + 1200' Gutter Flow @ 2.5 ft./sec.

Tc = 14 + 8 = 22 min.

I₁₀ = 1.70 I₁₀₀ = 2.70

Q₁₀ = 0.50 (1.70) (9.0) = 7.6 CFS

Q₁₀₀ = 0.50 (2.70) (9.0) = 12.2 CFS

Stormwater detention is recommended given the increase in runoff developed by the proposed subdivision, the low capacity of the discharge culvert, and the flat surrounding street grades. The enclosed calculations show a need for approximately 13,000 cubic feet of storage assuming a 10 year frequency storm for 1/2 hour, an outlet discharge of 1.0 CFS, and a desire to not exceed the culvert capacity. This approach actually reduces peak discharge to values below historic flowrates. The storage volume has been approximated (by average end area method) to be contained within the proposed elevation 4632 contour as shown on the grading plan. Storage to this elevation would create street ponding to the top of curb in the southwest corner of the project.

APPENDIX

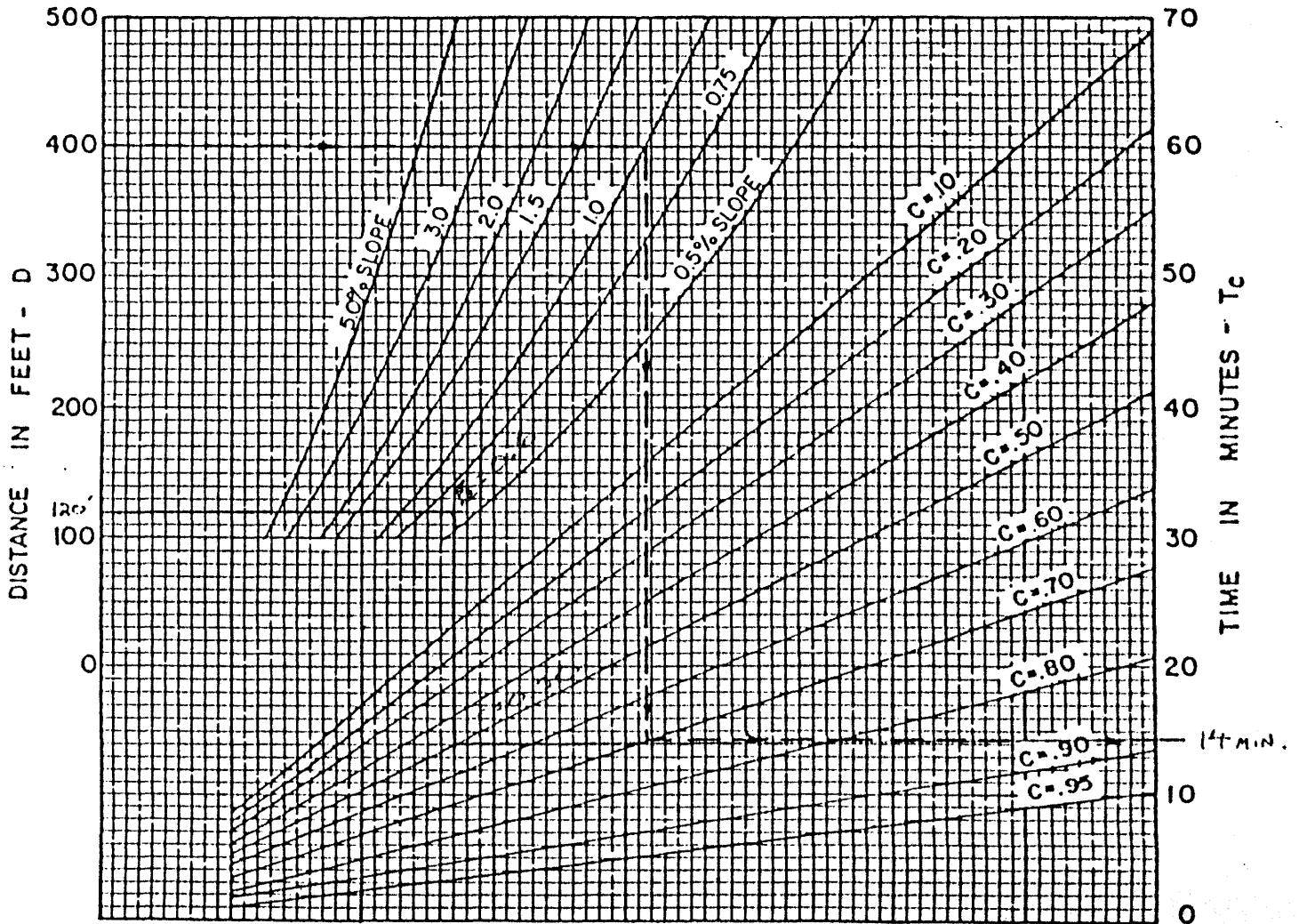
i	Rational Runoff Coefficients
ii	Time of Concentration Nomograph
iii	Intensity - Duration Curves (Grand Junction)
iv	Detention Volume Calculations
v	Offsite Topography - Foldout

RUNOFF COEFFICIENTS FOR RATIONAL METHOD

LAND USE OR SURFACE CHARACTERISTICS	PERCENT IMPERVIOUS	C, Runoff Coefficients			
		FREQUENCY			
		2	5	10	100
Business:					
Commercial Areas	95	.87	.87	.88	.89
Neighborhood Areas	70	.60	.65	.70	.80
Residential:					
Single-Family <u>DEVELOPED</u>	40	.40	.45	.50	.60
Multi-Unit (detached)	50	.45	.50	.60	.70
Multi-Unit (attached)	70	.60	.65	.70	.80
½ Acre Lot or Larger	30	.30	.35	.40	.60
Apartments	70	.65	.70	.70	.80
Industrial:					
Light Areas	80	.71	.72	.76	.82
Heavy Areas	90	.80	.80	.85	.90
Parks, Cemeteries: <u>HISTORIC (COMPOSITE)</u>	7	.10	.10	.35	.60
Playgrounds:	13	.15	.25	.35	.60
Schools:	50	.45	.50	.60	.70
Railroad Yard Areas:	40	.40	.45	.50	.60
Undeveloped Areas:					
Historic Flow Analysis-	2	(See "Lawns")			
Greenbelts, Agricultural <u>HISTORIC (COMPOSITE)</u>					
Offsite Flow Analysis (when land use not defined)	45	.43	.47	.55	.65
Streets:					
Paved	100	.87	.88	.90	.93
Gravel	13	.15	.25	.35	.65
Drive and Walks:	96	.87	.87	.88	.89
Roofs:	90	.80	.85	.90	.90
Lawns, Sandy Soil:	0	.00	.01	.05	.20
Lawns, Clayey Soil:	0	.05	.10	.20	.40

MICHAELA'S VILLAGE - O.M.

TIME OF CONCENTRATION $\approx T_c$
FOR OVERLAND FLOW



BASED ON EQUATION

$$T_c \approx \frac{1.8 (1.1 - C) \sqrt{D}}{\sqrt{S}}$$

- C = Coefficient of runoff
- D = Distance of flow in feet
- S = Slope in %

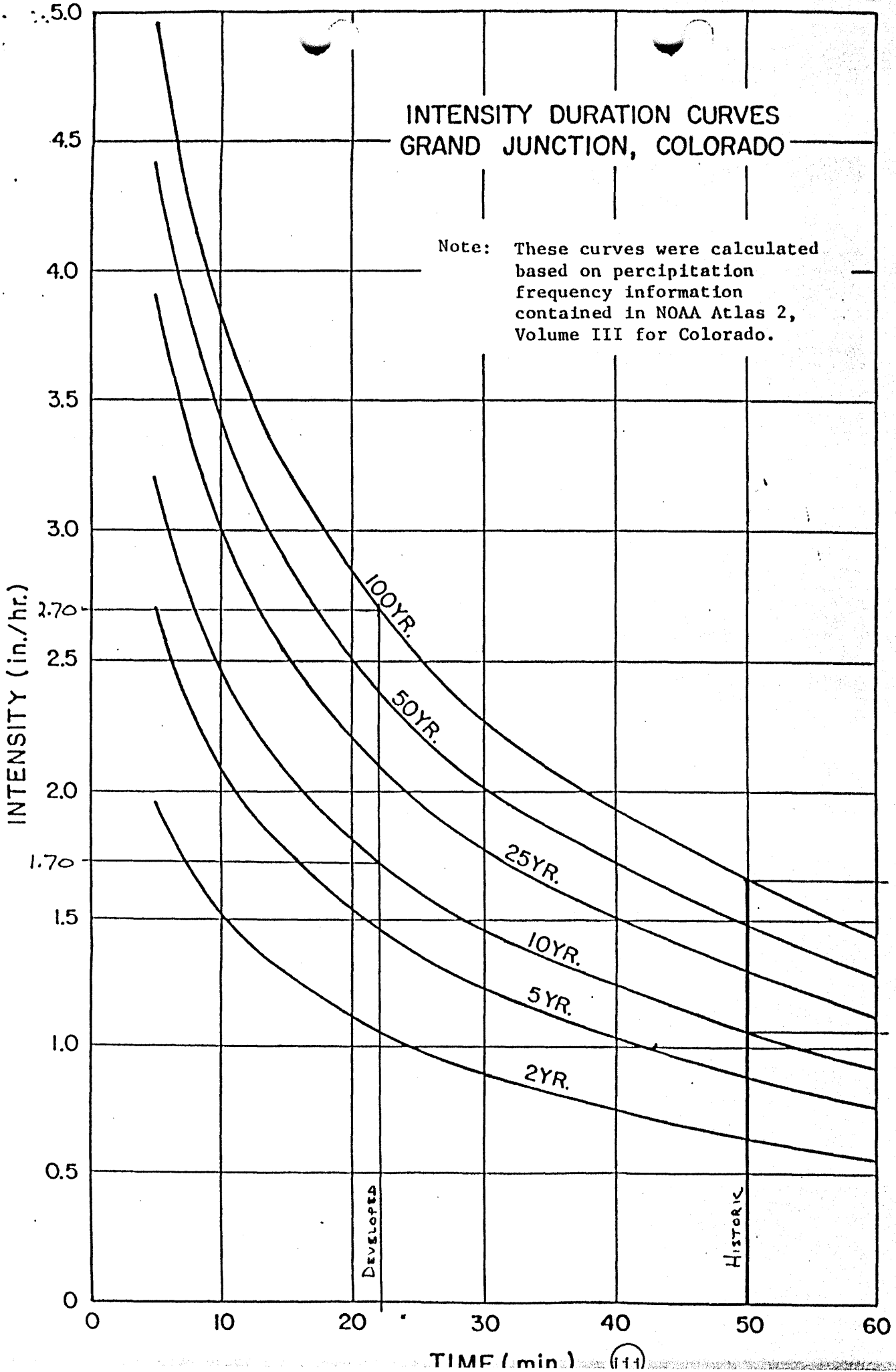
EXAMPLE

- D = 400'
- S = 1%
- C = 0.70
- T_c = 15 Minutes

MICHAEL'S VILLAGE - O.M.

INTENSITY DURATION CURVES GRAND JUNCTION, COLORADO

Note: These curves were calculated based on precipitation frequency information contained in NOAA Atlas 2, Volume III for Colorado.



MICAELA'S VILLAGE - O.M.

1.65

1.05

Developed

Historic

PROJECT: MICHAEL'S VILLAGE - O.M.

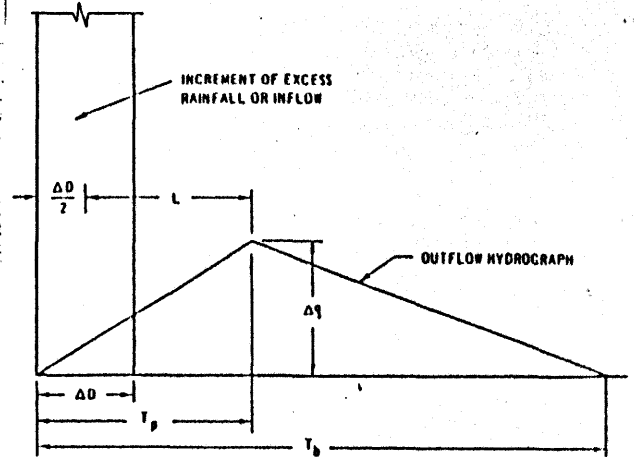
TITLE: DRAINAGE / DETENTION VOLUME CALCULATIONS

WATERSHED LAG AND TIME OF CONCENTRATION

The average slope within the watershed together with the overall length and retardance of overland flow are major factors affecting the runoff rate through the watershed.

Time of concentration (T_c) is the time it takes for water to travel from the most hydraulically distant point in a watershed to its outlet. Lag (L) can be considered as a weighted time of concentration. When runoff from a watershed is nearly uniform it is usually sufficient to relate lag to time of concentration as follows:

$$L = 0.6 T_c \quad (5)$$



$$\Delta q = \frac{1.48 A \Delta Q}{L} \text{ in C.F.S.} = Q_{10} \text{ by rational method}$$

Where:

- ΔD = INCREMENT OF STORM PERIOD IN HOURS = 1/2 hour
- ΔQ = RUNOFF IN INCHES DURING PERIOD ΔD
- Δq = PEAK DISCHARGE IN C.F.S. FOR AN INCREMENT OF RUNOFF
- A = DRAINAGE AREA IN SQUARE MILES
- T_p = TIME TO PEAK ($= \frac{\Delta D}{2} + L$) IN HOURS
- T_b = TIME OF BASE ($= 2.67 T_p$) IN HOURS

Figure 5.--Triangular hydrograph relationships.

$$\Delta D = 30 \text{ MINUTES (GIVEN BY CITY OF G.J.)}$$

$$\Delta q = Q_{10} = 7.6 \text{ CFS (" " ")}$$

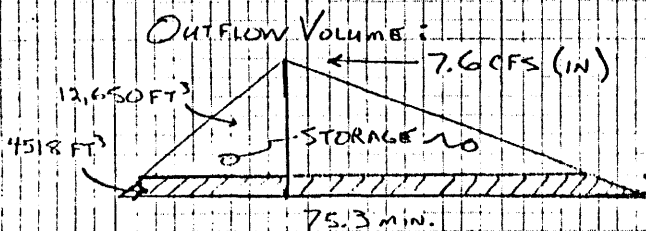
$$L = 0.6 T_c = 0.6 (22 \text{ MIN.}) = 13.2 \text{ MIN.}$$

$$T_p = \frac{\Delta D}{2} + L = 15 + 13.2 = 28.2 \text{ MINUTES}$$

$$T_b = 2.67 T_p = 2.67 (28.2) = 75.3 \text{ MINUTES}$$

$$\therefore \text{INFLOW VOLUME} = \frac{1}{2} (T_b) (\Delta q) = \frac{1}{2} (75.3 \text{ MIN.}) (7.6 \text{ FT}^3/\text{SEC.}) (60 \text{ SEC./MIN.})$$

$$= \underline{\underline{171,168 \text{ FT.}^3}}$$



$$\text{VOLUME OUT: } 1 \text{ CFS FOR } 75 \text{ MINUTES} = 45,188 \text{ FT}^3$$

$$\text{STORAGE REQ'D} = \text{IN} - \text{OUT} = 12,650 \text{ FT}^3$$

$$1.0 \text{ CFS (OUT)} = \text{CAPACITY OF EXISTING } 10" \text{ CULVERT}$$



Lloyd Rodriquez
P.O. Box 4146
Grand Junction, CO 81502
Phone: 434-8911 / 250-1989
RE: Micaela's Village

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUL 25 1994

Responses to Review Comments

City Utility Engineer - WATER: Water line will be looped in line to the subdivision as requested by Mr. Cheney. The location of the water line will be located on the east or north side of the street. SEWER: A 20 foot sewer easement will be provided across the west end of property. Multipurpose sewer easement will be agreed upon by city engineer and the petitioner on the second phase of development. Sewer in the street will occur when possible.

Grand Junction Fire Department - Utility composite showing fire hydrant locations will be submitted in the second phase of development.

Orchard Mesa Irrigation District - At the present time the Orchard Mesa Irrigation will not be installed in the subdivision lots.

Grand Junction Police Department - The narrowness of Olsen as the north access to the subdivision will be addressed in the hearing stage and also the final stage.

Community Development Department - #1. A re-zone will be proposed to increase the density to 4.2 units per acre. #2. Eliminating sweeping curb will tie Olsen and Unawep together with a better alignment. #3. Building envelopes on lots will be provided. #4. Developer has not agreed upon improvements needed on Olsen. The developer will reconfigure the lots in the subdivision, but not agree upon lots fronting Olsen.

City Development Engineer - #1. Developer is aware of anticipated traffic volume in the future. #2. Developer agrees to only one access to Unawep. #3. Flipping the purposed road design will accomplish separation of 150 feet from Unawep to allow sufficient stacking distance. #4. Developer is not considering additional right-away plans on Olsen. The intersection with Olsen will be a normal 90 degree intersection with appropriate radii and curb, gutter, sidewalks. #5. Houses backing along Unawep will not be allowed to access Unawep and a plat will show no access easement. Lot 1, block 5 will not be allowed to access entrance road connecting to Unawep. Lot 1, block 1 will have access as far from Unawep as possible. #6. The end cul-de-sac will have a minimum 80 foot radius curve terminating in the cul-de-sac. #7. The final drainage report will meet all current city criteria for its analysis. #8. Drainage plan will be submitted in the final stage.

Public Service Company - The developer agrees upon 14 foot front lot line easement labeled on block 1. The required Westerly 10 foot of lot 3, block 5 will be dedicated as utility easement.

Lloyd Rodriquez
P.O. Box 4146
Grand Junction, CO 81502
Phone: 434-8911
RE: Micaela's Village

Responses to Review Comments

U.S. West - After discussion with Mr. Peach we agreed upon up-front monies required by the developer prior to placing of said facilities.

U.S. Postal Service - I'm in agreement with the city delivery options set by the U.S. Postal Service.

City Utility Engineer - #1 See revised preliminary plan #2 See revised preliminary plan #3 See revised preliminary plan

Grand Junction Fire Department - I agree upon the fire protection plan required. I will submit a utility composite reflecting all requirements.

Orchard Mesa Irrigation District - Will address engineered irrigation water system design in the second phase with a organized engineered drawing.

Parks and Recreation Department - Open space fee is agreed upon.

Grand Junction Police Department - On the revised plot plan a deletion of an entrance off Unawep will be accommodated. One access to Unawep will be allowed and this will align with David Street and connect to Olsen.

Community Development Department - #1 On the revised plot plan a deletion of an entrance off Unawep will be accommodated. One access to Unawep will be allowed and this will align with David Street and connect to Olsen. #2 Existing house on Unawep will remain, front yard set backs with all other homes on Unawep are the same. If needed variances through the board of adjustments may be required.

City Development Engineer - #1 I understand this section of Unawep is identified as a future minor arterial section, so right-of-way dedication will be given 40 feet required by the city. Although the present home on Unawep will remain as is. I plan on using the new impact fee for developers currently going through the City Counsel and the Planning Commission. #2 On the revised plot plan a deletion of an entrance off Unawep will be accommodated. One access to Unawep will be allowed and this will align with David Street and connect to Olsen. Dedication of right-away for Olsen will be given along the property frontage. All improvements will meet city streets standards. #3 A new drainage report will be submitted with the revised plot plan and the final plan will meet current city criteria. #4 On the revised street lay-out plan the drainage report will meet current city criteria and be consistent with the submitted plans. The detention pond will reflect lay-out and accommodate the city on the revised plot plan. #5 The revised plan will explain how the detention pond reaches the culvert. No easement will be required due to culvert existing in right-away. The final plan submitted will be detailed and calculations will be included.

Public Service Company - The revised plan will meet all required easements.

REVIEW COMMENTS

Page 1 of 2

FILE # 87-94

TITLE HEADING: REZONE FROM PR-4.1 TO
PR-4.2 & PRELIMINARY
PLAN MICHAELA'S VILLAGE

LOCATION: 2694 UnawEEP Ave.

PETITIONER: Lloyd Rodriquez

PETITIONER'S ADDRESS/TELEPHONE: 653 Wintergreen
Grand Junction, CO 81504
434-8911

PETITIONER'S REPRESENTATIVE: Q.E.D. Surveying

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS
REQUIRED ON OR BEFORE 5:00 P.M., JULY 25, 1994.

PUBLIC SERVICE CO.
Dale Clawson

7/18/94
244-2695

Electric & Gas: Require the 14' front lot line easement be labeled on Block 1. Require the
westerly 10' of Lot 3, Block 5 be dedicated as utility easement.

CITY FIRE DEPARTMENT
Hank Masterson

7/15/94
244-1400

Submit a utility composite showing hydrant locations. Hydrant must be located within 250' of
all lots. Minimum main size is 6" and must provide fire flows of 500 GPM.

CITY POLICE DEPARTMENT
Dave Stassen

7/13/94
244-3587

My only concern is the narrowness of Olson as the North access to the Subdivision. I wonder
if this space limitation is going to cause problems for the existing residents of Olson.

COMMUNITY DEVELOPMENT DEPT.
Kristen Ashbeck

7/18/94
244-1437

See attached comments.

CITY DEVELOPMENT ENGINEER
Jody Kliska

7/19/94
244-1591

See attached comments.

CITY UTILITY ENGINEER
Bill Cheney

7/11/94
244-1591

Water: Per prior comments, the waterline in Lamplite Rd. shall be looped to a line in the Subdivision.

Water lines shall be located on the East or North side of the street, unless approved otherwise.

Sewer: Provide 20' sewer easement across West end of property.
Design sewer in street whenever possible. Do not put sewer in multi-purpose easement.

ORCHARD MESA IRRIGATION DISTRICT
James D. Rooks

7/19/94
464-7885

Orchard Mesa Irrigation District still needs to approve an irrigation plan for this subdivision.

MICHAELA'S VILLAGE		SURVEYED BY: AM AM	
FOR: RODRIGUEZ		DRAWN BY: DB	
SCALE: 1" = 100'		ACAD ID: RODRIGUEZ	
DATE: 8/3/94		SHEET NO. 1 OF 1	
PRELIMINARY PLAN AND PRELIMINARY DRAINAGE PLAN		FILE: Z	

Q.E.D. SURVEYING SYSTEMS INC.
 1018 GOLD AVE.
 GRAND JUNCTION
 COLORADO 81501
 (303) 241-2370
 484-7888

PRELIMINARY PLAN MICHAELA'S VILLAGE

Original
 Do NOT Remove
 From Office

987 94

600

400

200

0

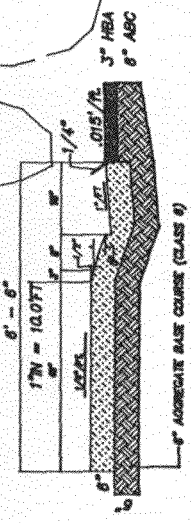
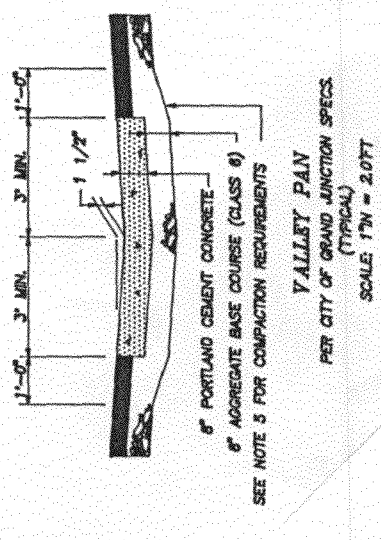
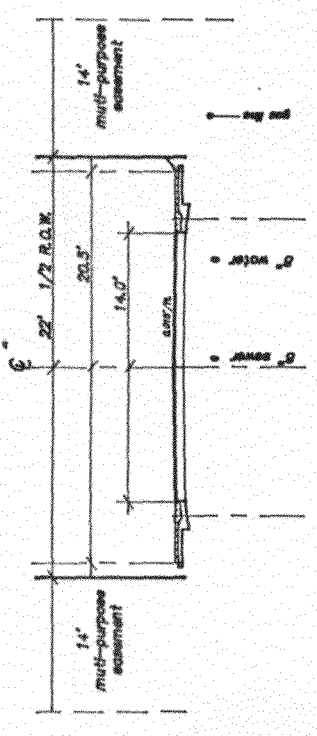
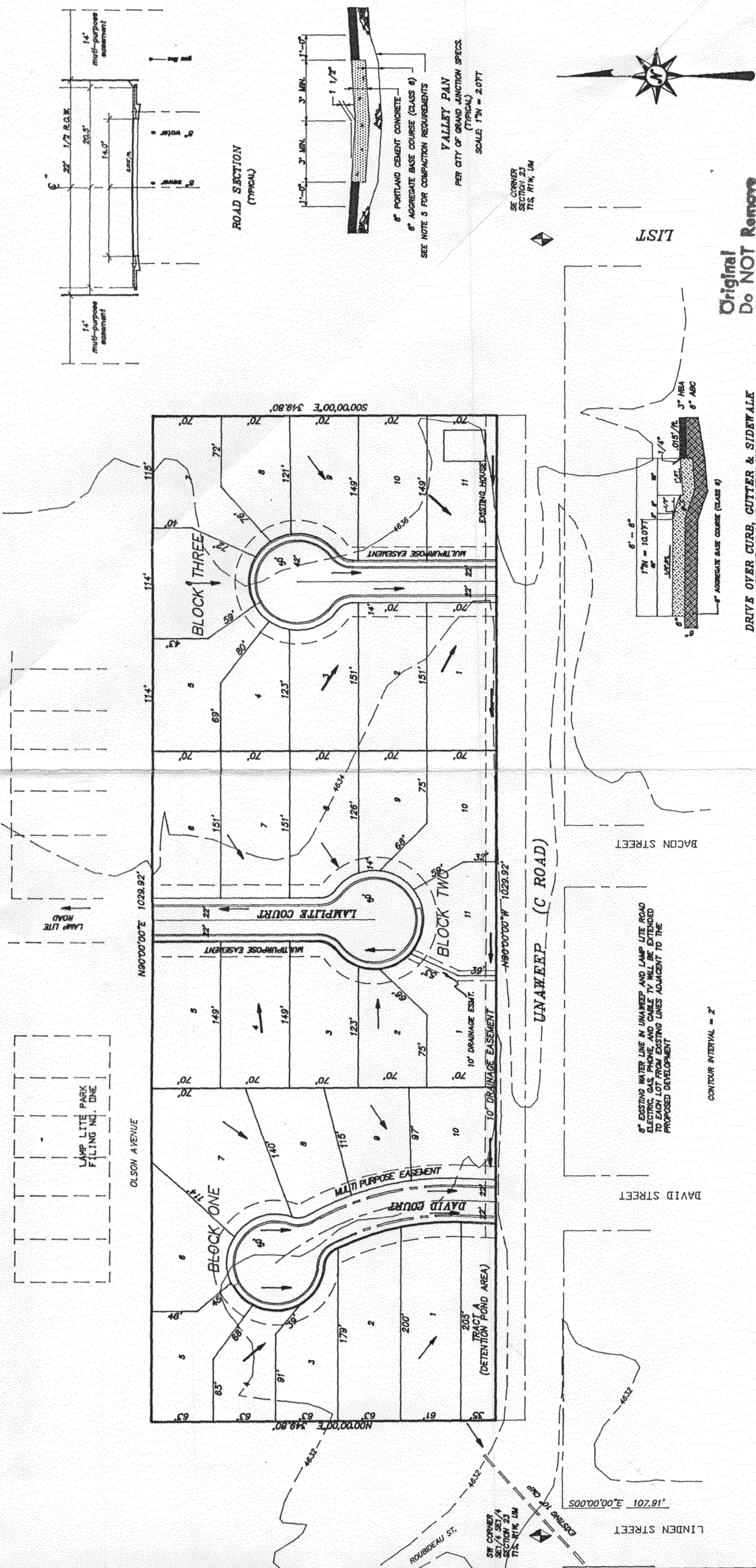


8.98 - 37 units max

LAND USE SUMMARY
 AREA IN LOTS: 7.03 ACRES
 AREA IN DEDICATED ROW: 1.78 ACRES
 AREA IN TRACT A: 0.17 ACRES

UTILITY VENDORS:
 WATER: CITY OF GRAND JUNCTION
 SANITARY SEWER: PERSIGO
 ELECTRIC, GAS: PUBLIC SERVICE

NOTE: THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAN.



SE CORNER SECTION 23 T1S, R17W, 14M

SW CORNER SECTION 23 T1S, R17W, 14M

CONTOUR INTERVAL = 2'

6" EXISTING WATER LINE IN UNAWEEP AND LAMP LITE ROAD
 ELECTRIC, GAS, PHONE, AND CABLE TV WILL BE EXTENDED TO EACH LOT FROM EXISTING LINES ADJACENT TO THE PROPOSED DEVELOPMENT

LAMP LITE PARK FILING NO. ONE

TRACT A (DETENTION POND AREA)

NOTE: THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAN.