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File MS-1996-053

Name: Safeway / Cottonwood Centre – SE Corner 29 and Patterson Road

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
		Review Sheets
X		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
X		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
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		Record of certified mail
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	Planning Commission Minutes – 4/2/96 - **	X	Interior Curb, Gutter and Paving Plan
X		Commitment for Title Ins. – Chicago title Ins. Co.	X	Utility Composite
X		Planning Commission Notice of Public Hearing mail-out-sent 3/25/96		
X		Treasurer's Certificate of Taxes due – 2/27/96		
X	X	Preliminary Drainage Report – 2/29/96		
X	X	Posting of Public Notice Signs – 3/22/96		
X	X	Memorandum of Improvements Agreement / Guarantee - **		
X	X	Warranty Deed – Bk 2311 / Pg 240 - **		
X	X	Lift Station Agreement – Bk 2307 / Pg 295 - **		
X	X	Plat		
X	X	Site Plan		
X	X	Landscape Plan		



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

Receipt _____
 Date _____
 Rec'd By _____
 File No. MS-96-53

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 checked="" type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub	11+ acres	29 Rd & Patterson	PB	
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					
<input type="checkbox"/> Revocable Permit					

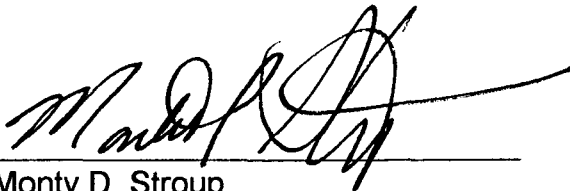
LOCAL REPRESENTATIVE:
 LANDESIGN LLC.
 259 GRAND AVE.
 GRAND JUNCTION CO 81501
 (970) 245-4099

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
WALTER K. WAYMEYER	SAFEWAY Inc	Concept West Architects
Name	Name	Name
5430 SAWMILL RD #18	6900 S. Yosemite	202 E Cheyenne Mtn Blvd
Address	Address	Address
PARADISE CA 95969-5969	Englewood Co 80112	Colorado Springs 80906
City/State/Zip	City/State/Zip	City/State/Zip
916 877 9714	303 843-7572	1-800-568-7542
Business Phone No.	Business Phone No.	Business Phone No.

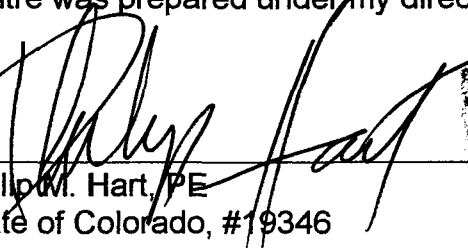
NOTE: Legal property owner is owner of record on date of submittal.

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.

Michael Wein 1-21-96
 Signature of Person Completing Application Date
Walter K. Waymeyer 1/24/96
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

Prepared by: 
Monty D. Stroup

" I hereby certify that this report for the preliminary drainage design of Safeway Cottonwood Centre was prepared under my direct supervision."

Reviewed by: 
Phillip M. Hart, PE
State of Colorado, #19346



I. Location and Description of Property

A. Property Location:

The Safeway Cottonwood Centre is located in the City of Grand Junction, County of Mesa, State of Colorado, more particularly being located in the NW1/4, NW1/4 of Section 8, T.1 S., R.1 E. of the Ute Meridian.

Existing streets within the area of the project include 29 Road which runs north to south and defines the west boundary of the project site. F Road running west to east defines the north boundary of the site. Primary access to the site shall be provided by both 29 Road and F Road.

The Safeway Cottonwood Centre is bounded to the north by F Road with a small retail facility and medium density single family developments beyond. To the east lies a undeveloped parcel of ground with Redwing Subdivision, a medium density single family development beyond. To the south lies large single family residential tracts. To the west is 29 Road with Indian Wash beyond.

B. Description of Property:

The Safeway Cottonwood Centre property contains approximately 10.63 acres and is planned for the central Safeway facility and 4 additional retail lots.

The site is currently vacant of any structures and is in fallow state. Recent agricultural production has not occurred on the property.

Topography of the site is considered flat in nature. The property slopes from the northwest to the southeast at an average rate of 1.10%. Runoff from the site is currently intercepted at the south east corner of the property by a large drainage known as the "Hans Drain".

Existing ground cover includes sparse native grasses, thick pockets of brush, Cottonwood trees and Russian Olive trees.

As the Hans Drain is maintained on a annual basis, wetlands areas are not apparent.

The site soils are classified as (Re) Ravola loam, 0 to 2 percent slopes and (Ra) Ravola clay loam, 0 to 2 percent slope. Both soils fall within the hydrological soil group "B", (Reference 3, Exhibit 1.0).

Irrigation facilities shall include a pressurized under ground system supplied by domestic water. Use of domestic water shall be metered.

II. Drainage Basins and Sub-Basins

A. Major Basin Description:

The Safeway Cottonwood Centre is bounded to the north and the west by F Road and 29 Road respectively. The existing improvements to the roadways cutoff drainage from offsite areas to the north and west.

The east portion of the project site is bisected by the Hans Drain flowing from the north to the south. The headwaters of the drain originate at F Road. The drain serves to convey return irrigation water and ground water south from the site and is owned and maintained by the Grand Junction Drainage District.

As defined on the "Flood Insurance Rate Map, FIRM, (Reference 2, Exhibit 2.0 thru 2.2) the entire site is in "Zone X" and is not within the 100 and 500 year floodplains of Indian Wash to the west.

B. Sub-Basin Description:

Historically the property drains in a overland sheetflow fashion from the northwest to the southeast at slopes averaging 1 percent towards an drainage know as the "Hans Drain". Drainage within the Hans Drain is ultimately conveyed under the Grand Valley Canal and is ultimately discharged to the Fruitvale Drain as shown on Exhibit 3.0.

III. Drainage Design Criteria

A. Regulations:

The City of Grand Junction's (SWMM), (Reference 1) was used as the basis for analysis and facility design.

The Grand Junction Drainage District's standards and specifications shall be used in the design and construction of the proposed relocation of the Hans Drain.

B. Development Criteria Reference and Constraints:

The Hans Drain is to be relocated towards the east property line and is to be tiled per Grand Junction Drain District's standards. Developed stormwater release rates to the drain shall be maintained at historic rates

C. Hydrological Criteria:

Since the project is a retail sales development containing approximately 10.63 acres the "Rational Method" is to be used to calculate developed flow rates. The minor storm

is the 2 year frequency rainfall event and the major storm is the 100 year frequency rainfall event. The major storm shall be used to analyze all conveyance elements.

Runoff Coefficients to be used in the computations are based on the most recent City of Grand Junction criteria as defined in Reference 1 and shown on Exhibit 4.0. Coefficients to be used in the calculations were assigned based on land use and hydrological soils groups "B".

The Intensity Duration Frequency Table (IDF) shown on Exhibit 5.0 is to be used for design and analysis.

Times of Concentration will be calculated based on the Average Velocities For Overland Flow and the Overland Flow Graph as provided in Reference 1 and shown on Exhibit 6.0.

D. Hydraulic Criteria:

Minimum standards for analysis and design of drainage facilities are based on the City of Grand Junction criteria (Reference 1).

IV. Drainage Facility Design:

A. General Concept:

Based on the proposed land use plan, significant changes to the existing drainage patterns are not anticipated. The proposed drainage patterns shall continue to direct runoff from the developed sub-basins to a proposed detention pond located in the southeast corner of the site. From the detention pond historic flow rates shall be discharged to the Hans Drain.

IV. Conclusion

This Preliminary Drainage Report has been prepared to address site specific drainage concerns in accordance with the requirements of the City of Grand Junction, Colorado. The Appendix of this report includes criteria, exhibits, tables and design nomographs to be used in the analysis and design.

V. References

1. Stormwater Management Manual (SWMM), City of Grand Junction, Colorado, Department of Public Works, June 1994.
2. Flood Insurance Rate Map, Mesa County, Colorado, (Unincorporated Areas), Community Panel Number 080115 0480 C, Federal Emergency Management Agency, Map Revised July 15th, 1992.
3. Soil Survey, Grand Junction Area, Colorado, Series 1940, No. 19, U.S. Department of Agriculture, issued November, 1955.
4. Urban Storm Drainage Criteria Manual, Urban Drainage and Flood Control District, prepared by Wright-McLaughlin Engineers, March 1969, Revised May, 1984.
5. Concrete Pipe Design Manual, American Concrete Pipe Association, Fifth Printing (revised) June, 1980.
6. Flowmaster I, Version 3.16, Haestad Methods, Inc., Copyright 1990.

APPENDIX

- Genola clay loam, 0-2 percent slopes
- Genola clay loam, 2-5 percent slopes
- Genola clay loam, deep over Hinman clay, 2 percent slopes
- Mayfield shaly clay loam, 2-5 percent slopes
- Naples clay loam, 0-2 percent slopes
- Ravola clay loam, 0-2 percent slopes
- Ravola clay loam, 2-5 percent slopes

SAFETYWAY

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

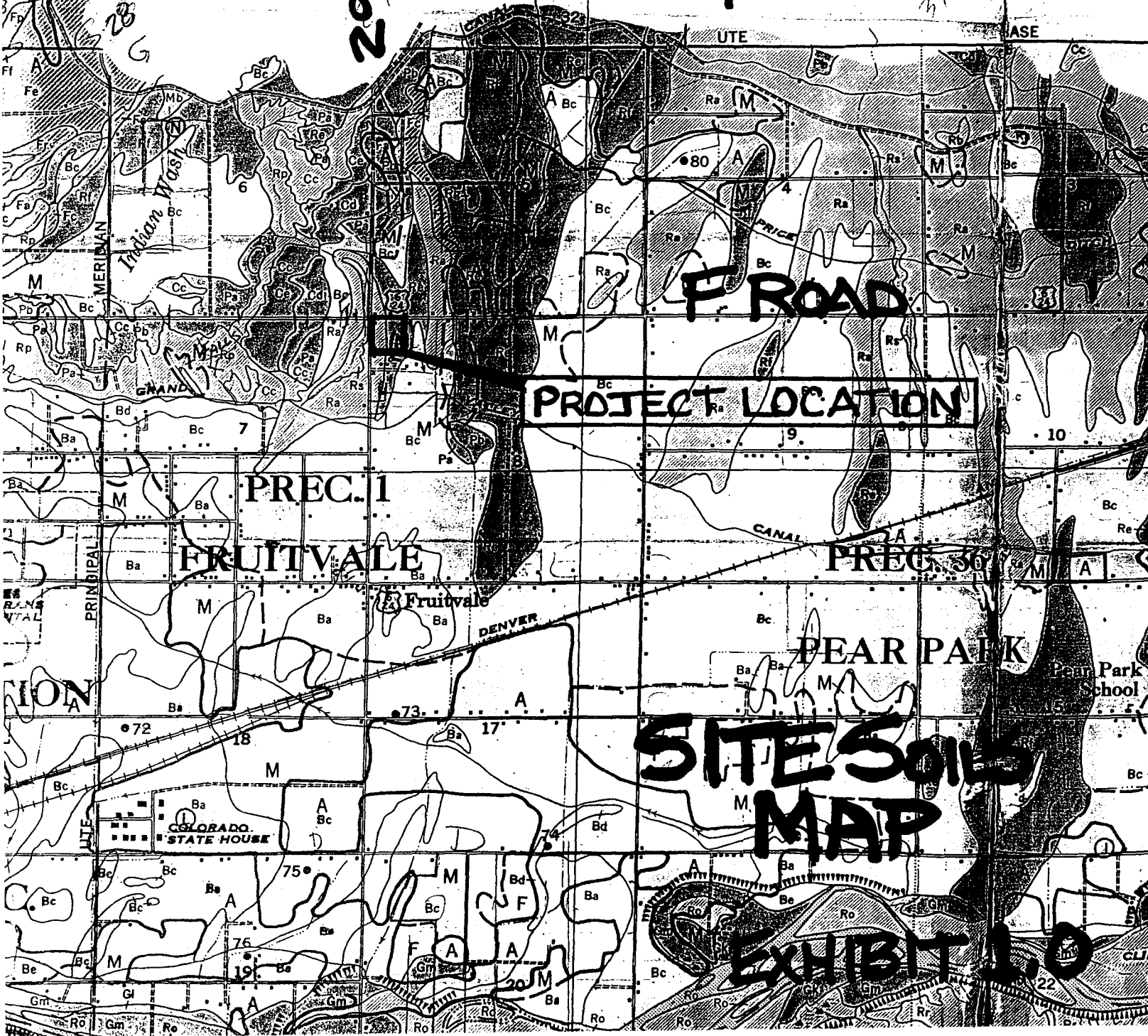
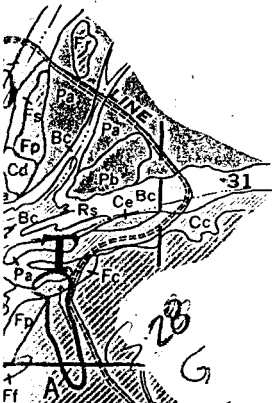
SLIGHTLY TO MODERATELY DEVELOPED, MODERATELY PERMEABLE SUBSTRATA



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

$3/8" = 1000' \pm$

29 Road



PROJECT LOCATION

SITE SOILS MAP

EXHIBIT 10

APPROXIMATE SCALE IN FEET
1000 0 1000

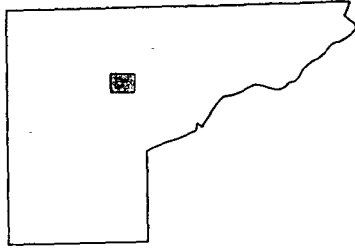
ZONE X

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

MESA COUNTY,
COLORADO
(UNINCORPORATED AREAS)

PANEL 480 OF 1000
(SEE MAP INDEX FOR PANELS NOT PRINTED)



PANEL LOCATION

COMMUNITY-PANEL NUMBER
080115 0480 C

MAP REVISED:
JULY 15, 1992

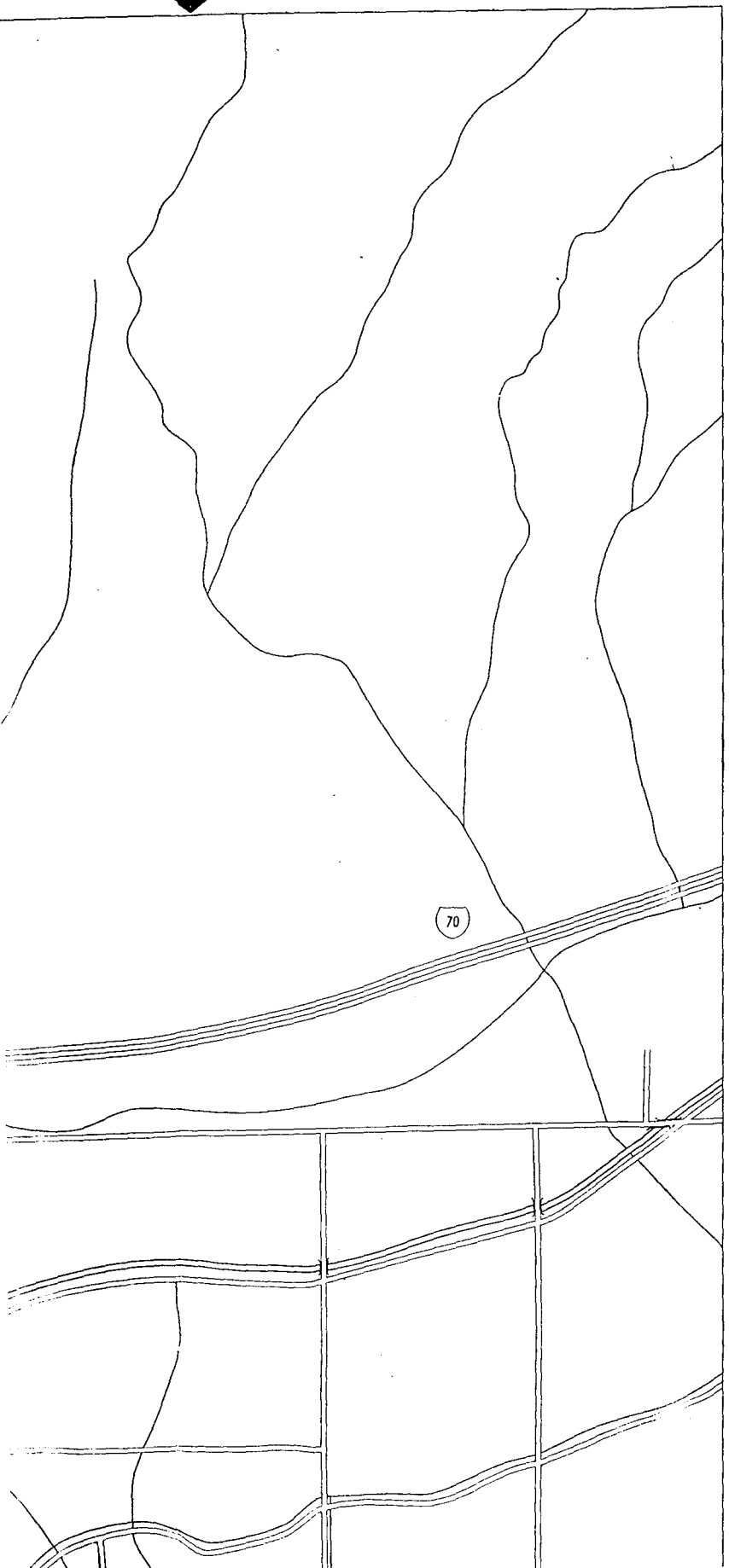


STROUP

Federal Emergency Management Agency

EXHIBIT 2.0

J'



LEGEND



SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

- ZONE A** No base flood elevations determined.
- ZONE AE** Base flood elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE A99** To be protected from 100-year flood by Federal flood protection system under construction; no base elevations determined.
- ZONE V** Coastal flood with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE** Coastal flood with velocity hazard (wave action); base flood elevations determined.



FLOODWAY AREAS IN ZONE AE



OTHER FLOOD AREAS

- ZONE X** Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

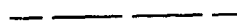


OTHER AREAS

- ZONE X** Areas determined to be outside 500-year flood plain.
- ZONE D** Areas in which flood hazards are undetermined.



Flood Boundary



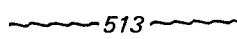
Floodway Boundary



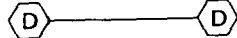
Zone D Boundary



Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.



Base Flood Elevation Line; Elevation in Feet*



Cross Section Line

(EL 987)

Base Flood Elevation in Feet Where Uniform Within Zone*

RM7_x

Elevation Reference Mark

*Referenced to the National Geodetic Vertical Datum of 1929

NOTES

This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimetric features outside Special Flood Hazard Areas.

Areas of special flood hazard (100-year flood) include Zones A, A1-30, AE, AH, AO, A99, V, V1-30 AND VE.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures.

Boundaries of flood hazard zones were computed from cross sections and interpolations between cross sections. The floodway boundaries were based on hydraulic considerations with regard to requirements of the Federal Emergency Management Agency.

EXHIBIT 2.1

FIRM MAP 080115 0480C

70

29 ROAD

ZONE X

PROJECT
LOCATION



Grand Junction
AREA NOT INCLUDED

City of Grand Junction
AREA NOT INCLUDED

EXHIBIT 2.7

TABLE "A-1"
INTENSITY-DURATION-FREQUENCY (IDF) TABLE

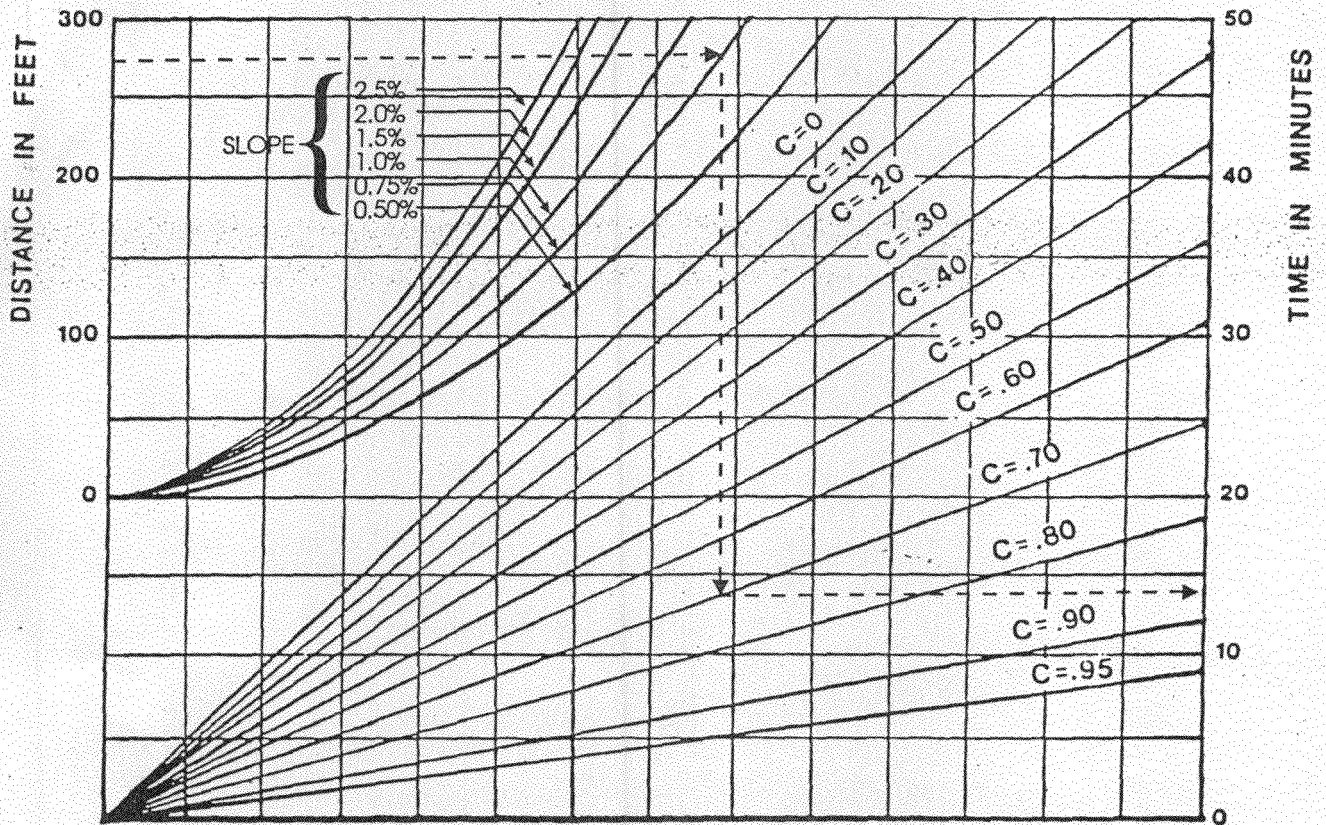
Time (min)	2-Year Intensity (in/hr)	100-Year Intensity (in/hr)	Time (min)	2-Year Intensity (in/hr)	100-Year Intensity (in/hr)
5	1.95	4.95	33	0.83	2.15
6	1.83	4.65	34	0.82	2.12
7	1.74	4.40	35	0.81	2.09
8	1.66	4.19	36	0.80	2.06
9	1.59	3.99	37	0.79	2.03
10	1.52	3.80	38	0.78	2.00
11	1.46	3.66	39	0.77	1.97
12	1.41	3.54	40	0.76	1.94
13	1.36	3.43	41	0.75	1.91
14	1.32	3.33	42	0.74	1.88
15	1.28	3.24	43	0.73	1.85
16	1.24	3.15	44	0.72	1.82
17	1.21	3.07	45	0.71	1.79
18	1.17	2.99	46	0.70	1.76
19	1.14	2.91	47	0.69	1.73
20	1.11	2.84	48	0.68	1.70
21	1.08	2.77	49	0.67	1.67
22	1.05	2.70	50	0.66	1.64
23	1.02	2.63	51	0.65	1.61
24	1.00	2.57	52	0.64	1.59
25	0.98	2.51	53	0.63	1.57
26	0.96	2.46	54	0.62	1.55
27	0.94	2.41	55	0.61	1.53
28	0.92	2.36	56	0.60	1.51
29	0.90	2.31	57	0.59	1.49
30	0.88	2.27	58	0.58	1.47
31	0.86	2.23	59	0.57	1.45
32	0.84	2.19	60	0.56	1.43

Source: Mesa County 1991

EXHIBIT 50

LAND USE OR SURFACE CHARACTERISTICS	SCS HYDROLOGIC SOIL GROUP (SEE APPENDIX "C" FOR DESCRIPTIONS)											
	A			B			C			D		
	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+
UNDEVELOPED AREAS												
Bare ground	.10-.20 .14-.24	.16-.26 .22-.32	.25-.35 .30-.40	.14-.22 .20-.28	.22-.30 .28-.36	.30-.38 .37-.45	.20-.28 .26-.34	.28-.36 .35-.43	.36-.44 .40-.48	.24-.32 .30-.38	.30-.38 .40-.48	.40-.48 .50-.58
Cultivated/Agricultural	.08-.18 .14-.24	.13-.23 .18-.28	.16-.26 .22-.32	.11-.19 .16-.24	.15-.23 .21-.29	.21-.29 .28-.36	.14-.22 .20-.28	.19-.27 .25-.33	.26-.34 .34-.42	.18-.26 .24-.32	.23-.31 .29-.37	.31-.39 .41-.49
Pasture	.12-.22 .15-.25	.20-.30 .25-.35	.30-.40 .37-.47	.18-.26 .23-.31	.28-.36 .34-.42	.37-.45 .45-.53	.24-.32 .30-.38	.34-.42 .42-.50	.44-.52 .52-.60	.30-.38 .37-.45	.40-.48 .50-.58	.50-.58 .62-.70
Meadow	.10-.20 .14-.24	.16-.26 .22-.32	.25-.35 .30-.40	.14-.22 .20-.28	.22-.30 .28-.36	.30-.38 .37-.45	.20-.28 .26-.34	.28-.36 .35-.43	.36-.44 .44-.52	.24-.32 .30-.38	.30-.38 .40-.48	.40-.48 .50-.58
Forest	.05-.15 .08-.18	.08-.18 .11-.21	.11-.21 .14-.24	.08-.16 .10-.18	.11-.19 .14-.22	.14-.22 .18-.26	.10-.18 .12-.20	.13-.21 .16-.24	.16-.24 .20-.28	.12-.20 .15-.23	.16-.24 .20-.28	.20-.28 .25-.33
RESIDENTIAL AREAS												
1/8 acre per unit	.40-.50 .48-.58	.43-.53 .52-.62	.46-.56 .55-.65	.42-.50 .50-.58	.45-.53 .54-.62	.50-.58 .59-.67	.45-.53 .53-.61	.48-.56 .57-.65	.53-.61 .64-.72	.48-.56 .56-.64	.51-.59 .60-.68	.57-.65 .69-.77
1/4 acre per unit	.27-.37 .35-.45	.31-.41 .39-.49	.34-.44 .42-.52	.29-.37 .38-.46	.34-.42 .42-.50	.38-.46 .47-.55	.32-.40 .41-.49	.36-.44 .45-.53	.41-.49 .52-.60	.35-.43 .43-.51	.39-.47 .47-.55	.45-.53 .57-.65
1/3 acre per unit	.22-.32 .31-.41	.26-.36 .35-.45	.29-.39 .38-.48	.25-.33 .33-.41	.29-.37 .38-.46	.33-.41 .42-.50	.28-.36 .36-.44	.32-.40 .41-.49	.37-.45 .48-.56	.31-.39 .39-.47	.35-.43 .43-.51	.42-.50 .53-.61
1/2 acre per unit	.16-.26 .25-.35	.20-.30 .29-.39	.24-.34 .32-.42	.19-.27 .28-.36	.23-.31 .32-.40	.28-.36 .36-.44	.22-.30 .31-.39	.27-.35 .35-.43	.32-.40 .42-.50	.26-.34 .34-.42	.30-.38 .38-.46	.37-.45 .48-.56
1 acre per unit	.14-.24 .22-.32	.19-.29 .26-.36	.22-.32 .29-.39	.17-.25 .24-.32	.21-.29 .28-.36	.26-.34 .34-.42	.20-.28 .28-.36	.25-.33 .32-.40	.31-.39 .40-.48	.24-.32 .31-.39	.29-.37 .35-.43	.35-.43 .46-.54
MISC. SURFACES												
Pavement and roofs	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97
Traffic areas (soil and gravel)	.55-.65 .65-.70	.60-.70 .70-.75	.64-.74 .74-.79	.60-.68 .68-.76	.64-.72 .72-.80	.67-.75 .75-.83	.64-.72 .72-.80	.67-.75 .75-.83	.69-.77 .77-.85	.72-.80 .79-.87	.75-.83 .82-.90	.77-.85 .84-.92
Green landscaping (lawns, parks)	.10-.20 .14-.24	.16-.26 .22-.32	.25-.35 .30-.40	.14-.22 .20-.28	.22-.30 .28-.36	.30-.38 .37-.45	.20-.28 .26-.34	.28-.36 .35-.43	.36-.44 .42-.52	.24-.32 .30-.38	.30-.38 .40-.48	.40-.48 .50-.58
Non-green and gravel landscaping	.30-.40 .34-.44	.36-.46 .42-.52	.45-.55 .50-.60	.45-.55 .50-.60	.42-.50 .48-.56	.50-.58 .57-.65	.40-.48 .46-.54	.48-.56 .55-.63	.56-.64 .64-.72	.44-.52 .50-.58	.50-.58 .60-.68	.60-.68 .70-.78
Cemeteries, playgrounds	.20-.30 .24-.34	.26-.36 .32-.42	.35-.45 .40-.50	.35-.45 .40-.50	.32-.40 .38-.46	.40-.48 .47-.55	.30-.38 .36-.44	.38-.44 .45-.53	.46-.54 .54-.62	.34-.42 .40-.48	.40-.48 .50-.58	.50-.58 .60-.68
NOTES:	<p>1. Values above and below pertain to the 2-year and 100-year storms, respectively.</p> <p>2. The range of values provided allows for engineering judgement of site conditions such as basic shape, homogeneity of surface type, surface depression storage, and storm duration. In general, during shorter duration storms ($T_c \leq 10$ minutes), infiltration capacity is higher, allowing use of a "C" value in the low range. Conversely, for longer duration storms ($T_c > 30$ minutes), use a "C" value in the higher range.</p> <p>3. For residential development at less than 1/8 acre per unit or greater than 1 acre per unit, and also for commercial and industrial areas, use values under MISC SURFACES to estimate "C" value ranges for use.</p>											
RATIONAL METHOD RUNOFF COEFFICIENTS												
(Modified from Table 4, UC-Davis, which appears to be a modification of work done by Rawls)										TABLE "B-1"		

MODIFIED FROM FIGURE 403, MESA COUNTY



THE ABOVE CURVES ARE A SOLUTION OF THE FOLLOWING EQUATION:

$$T_o = \frac{1.8 (1.1 - C) \sqrt{L}}{\sqrt[3]{S}}$$

WHERE: T_o = OVERLAND FLOW TIME (MIN.)
 S = SLOPE OF BASIN (%)
 C = RUNOFF COEFFICIENT (SEE TABLE "B-1" IN APPENDIX "B")
 L = LENGTH OF BASIN (ft)

EXHIBIT 6.0

GRAPHICAL DETERMINATION OF "To:" FAA METHOD

FIGURE "E-2"

FEB 23 1996

DEVELOPMENT FEES

Development Applications

\$ 400 + \$15/acre + 75 PW fees

- 1. Change of Use Review \$50
- 2. Site Plan Review \$100 + acreage fees
- 3. Rezone \$330
- 4. Conditional Use Permit \$350 + acreage fees
- 5. Cond. Use Permit (animals & fences) \$50
- 6. Special Use Permit \$270 + acreage fees
- 7. Minor Subdivision \$400 + acreage fees
- 8. Major Subdivision - Preliminary \$610 + acreage fees
- 9. Major Subdivision - Final \$720 + acreage fees
- 10. Easement Vacation \$360
- 11. ROW Vacation \$450
- 12. Floodplain Permit \$125 over 2hr. review time \$25/hr.
- 13. Variance \$180
- 14. Boundary Line Adj./Resubdivision \$160
- 15. Historic Site/Structure/District Designation \$60

Planned Development

- 16. Rezone & Outline Development Plan \$400
- 17. Rezone & Preliminary Plan \$710 + acreage fees
- 18. Rezone & Final Plan \$820 + acreage fees
- 19. Outline Development Plan \$310
- 20. Preliminary Plan \$630 + acreage fees
- 21. Final Plan/Plat \$740 + acreage fees
- 22. Minor Change \$50

Acreage Fees

Less than 1 acre - no additional fee

1 acre and greater - \$15 per acre

OR FRACTION THEREOF

NOTE: Application fees are due at the time the application is submitted. The fees are designed to cover the cost of processing your application.

PLEASE TURN TO OTHER SIDE FOR ADDITIONAL FEES WHICH MAY APPLY TO YOUR APPLICATION

OTHER FEES THAT MAY APPLY

1. Parks and Open Space Fee - If your application requires processing through the rezoning, subdivision, planned development or conditional use procedure, the parks and open space fee may be applicable. In general, the fees are as follows:

Residential Uses: \$225 per dwelling unit

Nonresidential Uses: Five percent (5%) of the fair market value of the unimproved land

The Community Development Department staff will assist you in determining the applicability of open space fees for your development proposal. The Parks and Open Space fee is paid at time of platting of a subdivision or issuance of a Planning Clearance, depending on the type of application.

2. Transportation Capacity Payment (TCP) - the TCP is required for any new development which is determined to generate additional traffic. The TCP is designed to recover the cost of capital expenditures necessary to provide transportation capacity (e.g. road improvements). The City Development Engineer (244-1591) can provide assistance in determining the applicability and amount of the TCP for your development proposal. The TCP is due at the time of issuance of a Planning Clearance.
3. Drainage Fee - a drainage fee may be collected in lieu of providing on-site stormwater facilities to collect runoff from your property at the discretion of the Public Works Department.
3. Recording Fees - you are responsible for any recording fees required to file a subdivision plat or other document with the Mesa County Clerk and Recorder.
4. Public Works Fees - required for review of engineering reports and drawings. The following may apply:

• Grading and Drainage Plan	\$ 35
• Drainage Reports/Agreements	\$ 40
• Utilities Composite	\$ 25
• Traffic Impact Study	\$ 40
• Best Management Practices	\$ 35
• Off-Site Improvements Plans	\$ 40
• Final Inspection	\$ 40

PRE-APPLICATION CONFERENCE

Date: 2-22-96

Conference Attendance: M. Stroup; M. Drollinger

Proposal: Safeway Minor Subdivision

Location: SE CORNER 29 Rd & F Rd

Tax Parcel Number:

Review Fee: \$400 + \$15/acre + \$75 PN Fee

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

Additional ROW required? Yes

Adjacent road improvements required? Yes

Area identified as a need in the Master Plan of Parks and Recreation? NO

Parks and Open Space fees required? Estimated Amount:

Recording fees required? Yes Estimated Amount:

Half street improvement fees/TCP required? Yes, as per eng. & traffic study Estimated Amount:

Revocable Permit required? No

State Highway Access Permit required? No

On-site detention/retention or Drainage fee required? As per eng.

Applicable Plans, Policies and Guidelines: Dwell. Code

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?

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:

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 of Michael Wein

Signature(s) of Petitioner(s)

Signature of Representative

Signature(s) of Representative(s)

REVIEW COMMENTS

Page 1 of 3

FILE #MS-96-53

TITLE HEADING: Safeway - Cottonwood Centre

LOCATION: SE corner of 29 & Patterson Roads

PETITIONER: Safeway, Inc.

PETITIONER'S ADDRESS/TELEPHONE: 6900 S. Yosemite
Englewood, CO 80012
303-843-7572

PETITIONER'S REPRESENTATIVE: LANDesign, LLC

STAFF REPRESENTATIVE: Michael Drollinger

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., MARCH 22, 1996.

U.S. WEST 3/5/96
Max Ward 244-4721

For timely telephone service, as soon as you have a plat and power drawing for your housing development, please.....

MAIL COPY TO: AND CALL THE TOLL-FREE NUMBER FOR:
U.S. West Communications Developer Contact Group
Developer Contact Group 1-800-526-3557
P.O. Box 1720
Denver, CO 80201

We need to hear from you at least 60 days prior to trenching.

CITY PROPERTY AGENT 3/11/96
Steve Pace 256-4003

1. The description describes the west line of the NW1/4 NW1/4 as a basis of bearings, the plat shows the north line of said NW1/4 NW1/4 as a basis of bearings.
2. The course of N44°59'38"E, 28.29' (plat), in the description the distance is 28.28'.
3. Should the detention pond area be addressed as a detention/retention easement in the dedication instead of a drainage, irrigation, and utility easement and should be dimensioned on the plat. The location, as is, is not defined.
4. The 30' drainage easement should be addressed separately in the dedication and should be dedicated to City of Grand Junction and Grand Junction Drainage District.
5. The note on Lot 1, addressing platted property not occupied by buildings should probably be addressed in the dedication.

PUBLIC SERVICE COMPANY

3/8/96

Dale Clawson

244-2695

Additional easement may be required on property east of this project. Developer will pay for additional easement.

PALISADE IRRIGATION DISTRICT

3/13/96

Wayne Bain

243-6246

No comments.

CITY POLICE DEPARTMENT

3/13/96

Dave Stassen

244-3587

No comments at this time. The Police Department would like to be kept advised as this project proceeds.

CITY FIRE DEPARTMENT

3/14/96

Hank Masterson

244-1414

1. The Fire Department has no problems with this Minor Subdivision proposal.
2. For the Site Plan review, petitioner must submit a utility composite showing fire line sizes and location of fire hydrants. Final determination of number of fire hydrants required and their location will depend on results of a fire flow survey. To complete this survey we will need information as to type of construction (as defined in the Uniform Building Code) for each building. Also, the most likely occupancy designation (e.g. restaurant or retail space) for pad #2 is required.
3. The Safeway store and Retail Space A will require a complete fire sprinkler system. Pad #2 will be required to be sprinklered depending on the occupancy.

GRAND JUNCTION DRAINAGE DISTRICT

3/13/96

John L. Ballagh

242-4343

The developers of the site for Safeway Store #1533 did request, and were granted, the right to relocate the northerly end of the HANS DRAIN. There was a stipulation that they work out an agreement with Ute Water concerning two existing "blow off valves" which discharge into the north end of the open drain. As per GJDD policy the developer will have to grant easement for the relocated drain or tile line, relocate the drain at his (their) sole cost, fill the existing drain as they desire at their sole cost, and reference the book and page of the recorded easement to the Drainage District on the recorded plat.

Final drainage plans will have to consider downstream facilities when sizing the discharge from their facility which will restrict the storm water surface runoff to historic rates. It is understood that such final drainage plans are not required by the City at this stage but are required at time of site plan. The District would like to review those final drainage plans prior to approval of the site plan.

The dedication statement on the plat for drainage easements does not seem to allow one lot to drain across another. It seems that simple wording could be used to convey the right for future lot owners. Neither the City nor the Drainage District is likely to be a lot owner needing the right to drain across a downstream property.

MESA COUNTY PLANNING

3/15/96

Mike Joyce

244-1642

Good plan overall. Are they planning to install the 29 Road entrance in Phase 1 or 2? The way it is shown on the Development Plan, it looks like Phase 2. Probably should be installed with Phase 1 for traffic mitigation purposes.

CITY COMMUNITY DEVELOPMENT

3/15/96

Michael Drollinger

244-1439

1. Common Access/Parking agreements shall be provided with the Site Plan Review approval.

You are urged to contact the Community Development Department if you require clarification or further explanation of any items.

CITY DEVELOPMENT ENGINEER

3/15/96

Jody Kliska

244-1591

1. Blanket drainage easement shall be included as not on plat.
2. Additional right-of-way may be required for deceleration lane on F Road; the detailed plans to be provided with the Site plan submittal will confirm whether improvements may be accommodated within the 55 foot half right-of-way.

CITY UTILITY ENGINEER

3/15/96

Trent Prall

244-1590

SEWER - Central Grand Valley

WATER - Ute

No comment.

CITY PARKS & RECREATION

3/15/96

Shawn Cooper

244-3869

F and 29 Roads are both identified as bike routes by multi-modal. Acquisition of rights-of-way both lanes is needed.

STAFF REVIEW

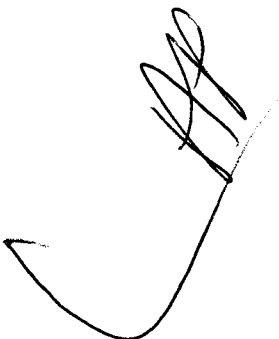
FILE: #MS-96-053
DATE: March 15, 1996
STAFF: Michael T. Drollinger
REQUEST: Minor Subdivision - Safeway Cottonwood Centre
LOCATION: SE Corner 25 Road and F Road
ZONING: PB (Planned Business)

STAFF COMMENTS:

1. Common Access/Parking agreements shall be provided with the Site Plan Review approval.

You are urged to contact the Community Development Department if you require clarification or further explanation of any items.

h:\cityfil\1995\96-053.rvc

A handwritten signature and initials, possibly "PP", are written in the bottom left corner of the page. The signature is written in a cursive style, and the initials "PP" are written in a bold, blocky font.

March 22, 1996

City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction, Colorado 81501

Attn.: Mr. Michael Drollinger

Re: Response to review comments, Safeway Cottonwood Centre, File #MS-96-53,
Job #95178.30.

Dear Michael;

In response to the review comments for the above referenced project we present the following:

U.S. West

The comment is acknowledged.

City Property Agent

1. The Basis of Bearings has been revised.
2. The label for the course description has been corrected.
3. A "Detention Pond Easement" is located and defined on the Plat and addressed in the dedication language.
4. The proposed 30'-foot drainage easement is to be dedicated to the City of Grand Junction and the Grand Junction Drainage District. It is referenced separately in the dedication language.
5. The dedication language is revised to include a reference to (Note 1.).

Public Service Company

Additional utility easements shall be granted on-site as required and requested by Utility Purveyors.

Palisade Irrigation District

The comment is acknowledged.

City Police Department

The comment is acknowledged.

Grand Junction Fire Department

1. The comment is acknowledged.

2. A "Utility Composite" will be submitted with the site plan review package. All main water lines are to be 8"-inch diameter in size. Each building pad is to be provided with a 6-inch diameter fire line which will serve any future requirements for interior sprinkler protection. The final number and location of fire hydrants shall be in keeping with the City Fire Department recommendations.

3. Both the "Safeway store" and "Retail Space A" will be provided with interior sprinkler protection. All building pads including Pad #2 will be provided a 6-inch diameter fire line.

Grand Junction Drainage District

A detailed design of the relocation of the HANS Drain will be submitted with the site plan review package. All requirements for historic discharge from the site to the drain, construction cost and easement requirements are acknowledged. The final design will accommodate the existing "blowoff" valves owned and operated by Ute Water.

Mesa County Planning

The Site Plan is in error. The 29 Road entrance is to be constructed with Phase 1.

Community Development Department

1. Common access agreements shall be provided by Safeway for review and approval.

City Development Engineer

1. Perpetual drainage easements are defined in the dedication language.

2. An additional 5'-feet of right-of-way is dedicated along F Road to accommodate the installation of a deceleration lane.

City Utility Engineer

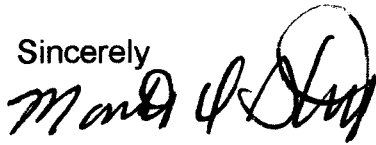
Ute Water and Central Grand Valley Sanitation District have been contacted by LANDesign. All water and sanitary sewer lines shall be constructed to their standards and specifications.

City Parks and Recreation

The proposed improvements to 29 and F Roads will accommodate a bike path within the right-of-way per City standards for the Principal Arterial Roadway section.

Please contact our office if you have any further questions.

Sincerely



Monty D. Stroup
Project Manager

cc: Gary Harrison

STAFF REVIEW

FILE: #PP-96-053
DATE: March 27, 1996
STAFF: Michael T. Drollinger
REQUEST: Minor Subdivision
SAFeway COTTONWOOD CENTRE
LOCATION: Southeast Corner 29 Road and F Road
APPLICANT: Safeway Inc.
6900 S. Yosemite
Englewood CO 80112

EXECUTIVE SUMMARY:

Petitioner is requesting minor subdivision approval for the Safeway Cottonwood Centre located at the southeast corner of 29 Road and Patterson (F) Road. The subdivision is being proposed in order to create pad sites for various retail users. The development will ultimately consist of approximately 81,000 square feet of retail space. The development plans will require Site Plan Review approval prior to construction. Staff recommends approval of the minor subdivision application.

EXISTING LAND USE: Single Family Residential/Vacant

PROPOSED LAND USE: Retail

SURROUNDING LAND USE:

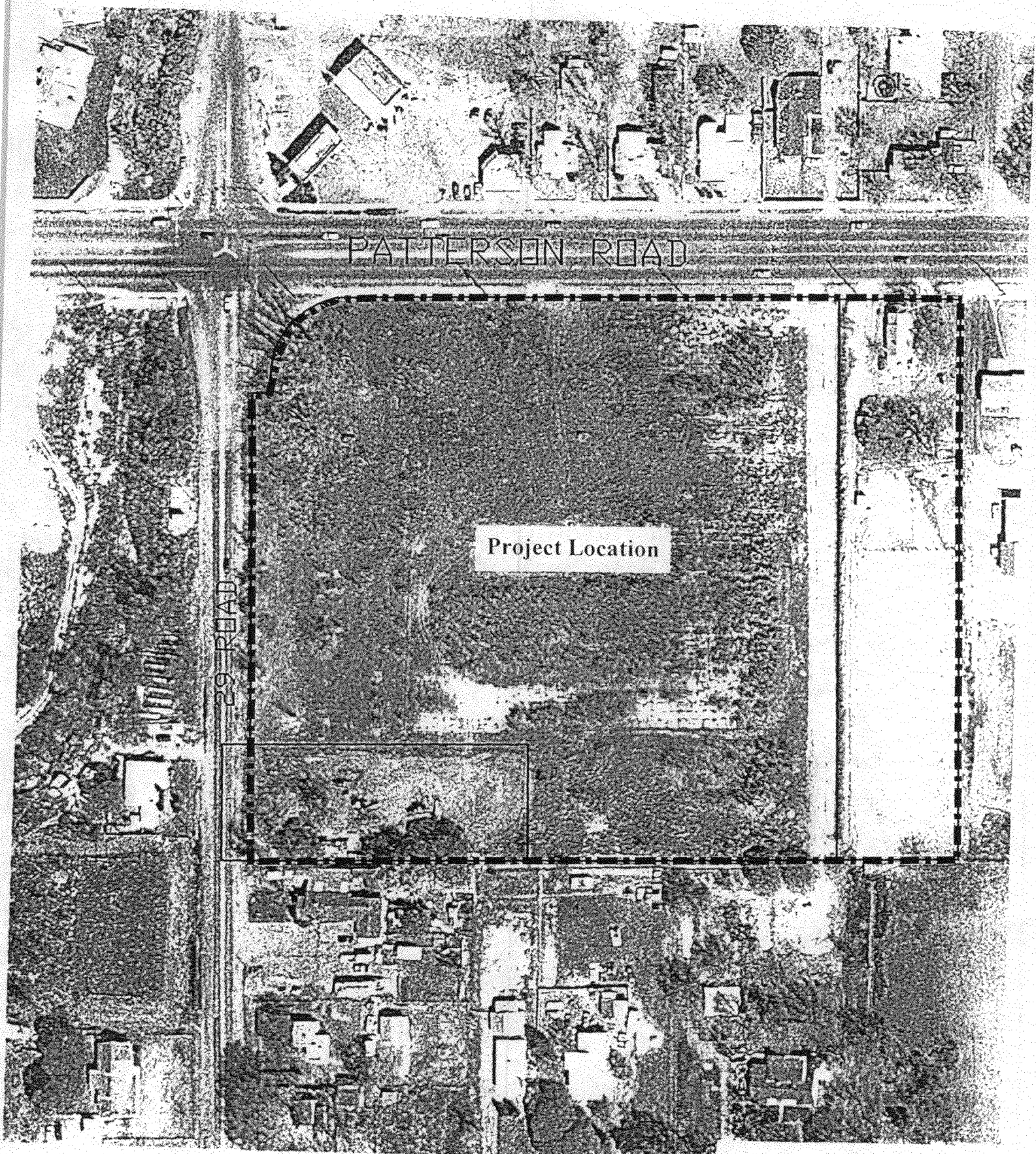
NORTH: Single Family Residential/Commercial (Gas Station/Convenience Store)
SOUTH: Single Family Residential
EAST: Single Family Residential
WEST: Single Family Residential

EXISTING ZONING: PB (Planned Business)

PROPOSED ZONING: No Change

SURROUNDING ZONING:

NORTH: PB (Planned Business)/R2T (County)



PATTERSON ROAD

29 ROAD

Project Location



AERIAL PHOTOGRAPH

MS-96-53
Safeway Cottonwood Centre
Minor Subdivision

SOUTH: R2 (County)
EAST: R2 (County)
WEST: RSF-4

RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for this area. The draft Grand Junction Growth Plan classifies the subject parcel in the "Commercial" land use category. The proposal is in general conformance with the Growth Plan.

STAFF ANALYSIS:

For clarification, the Planning Commission is considering the Minor Subdivision application only. The attached site plan and landscape plan drawings are preliminary and are for orientation and reference purposes only. Although the parcel is zoned Planned Business, there is no public hearing required as per the zone of annexation and the site plan will require administrative review only unless appealed or if Special or Conditional Use Permits are required. Further details of the proposal are in the attached project narrative. Also, an aerial photograph of the site along with a copy of the plat and other drawings (for reference) are attached to this staff report.

All review agency comments have been adequately addressed.

STAFF RECOMMENDATION:

Staff recommends approval of the minor subdivision for the Safeway Cottonwood Centre.

SUGGESTED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #PP-96-053, a request for minor subdivision approval for Safeway Cottonwood Centre, I move that the minor subdivision be approved.

1. Site Plan Review approval for the shopping center development and an Improvements Agreement and Guarantee in an amount sufficient to cover the cost of required public improvements will be required prior to recording of the plat.

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

Commencing at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 8, in Township 1 South, Range 1 East of the Ute Meridian, whence the Northwest corner of Section 8 bears North 00 degrees 01 minutes 29 seconds West, a distance of 1319.88 feet for a basis of bearings, with all bearings contained herein relative thereto; thence North 00 degrees 01 minutes 29 seconds West, a distance of 659.94 feet; thence North 89 degrees 58 minutes 18 seconds East, a distance of 30.00 feet to a point on the Easterly right of way of 29 Road and the TRUE POINT OF BEGINNING;

Thence North 00 degrees 01 minutes 29 seconds West, a distance of 509.94 feet along said right of way; thence North 89 degrees 58 minutes 31 seconds East, a distance of 20.00 feet; thence North 00 degrees 01 minutes 29 seconds West, a distance of 79.99 feet; thence North 44 degrees 59 minutes 38 seconds East, a distance of 28.28 feet to a point on the Southerly right of way of F Road; thence along said right of way South 89 degrees 59 minutes 16 seconds East, a distance of 722.70 feet; thence South 00 degrees 02 minutes 06 seconds East, a distance of 609.41 feet to a point on the South line of the N1/2 of the NW1/4 NW1/4; thence along said line South 89 degrees 58 minutes 17 seconds West, a distance of 762.82 feet; to the TRUE POINT OF BEGINNING. Said parcel containing 10.625 Acres, as described.

MS-96-53

SAFEWAY

SAFEWAY COTTONWOOD CENTRE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS,

That **Walter K. Woymeyer**, is the owner of that real property located in part of the NW1/4 of Section 8, Township 1 South, Range 1 East of the 10th Meridian, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed Book _____, Page _____)

Commencing at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 8, in Township 1 South, Range 1 East of the 10th Meridian, whence the Northwest corner of Section 8 bears North 00 degrees 01 minutes 29 seconds West, a distance of 1319.88 feet for a basis of bearings, with all bearings contained herein being true; thence North 89 degrees 01 minutes 18 seconds West, a distance of 659.94 feet; thence North 89 degrees 58 minutes 18 seconds East, a distance of 30.00 feet to a point on the Easterly right of way of 29 Road and the TRUE POINT OF BEGINNING;

Thence North 00 degrees 01 minutes 29 seconds West, a distance of 509.94 feet along said right of way; thence North 89 degrees 58 minutes 18 seconds East, a distance of 210.00 feet; thence North 00 degrees 01 minutes 29 seconds East, a distance of 79.99 feet; thence North 44 degrees 59 minutes 38 seconds East, a distance of 28.28 feet to a point on the Southerly right of way of F Road; thence along said right of way South 89 degrees 59 minutes 16 seconds East, a distance of 722.70 feet; thence South 00 degrees 02 minutes 06 seconds East, a distance of 809.41 feet to a point on the South line of the NW1/4 of Section 8, a distance of 809.41 feet; thence South 00 degrees 02 minutes 06 seconds East, a distance of 762.82 feet; to the TRUE POINT OF BEGINNING. Said parcel containing 10.625 Acres, as described.

That said owners have caused the real property to be laid out and platted as SAFEWAY COTTONWOOD CENTRE, a subdivision of a part of the City of Grand Junction, Colorado. That said owner does hereby dedicate and set apart the real property as shown and labeled as the accompanying plat of SAFEWAY COTTONWOOD CENTRE as follows:

All Streets and Rights-of-way to the City of Grand Junction for the use of the public forever;

All Multi-Purpose Easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of natural gas pipelines, sanitary sewer lines, water lines, telephone lines, electric lines, street lighting, and maintenance of traffic control facilities, street lighting, street trees and grade structures;

All Utility Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of pipelines, sanitary sewer lines, water lines, and telephone lines.

All Irrigation Easements a set forth on this plat to the _____ Association, as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems.

All portions of this platted real property not occupied by building structures as ingress and egress easements, and for use by the Public Utilities, for the installation and maintenance of utilities.

All Detention/Retention easements to the owners of the Lots hereby platted for the purpose of conveying and detaining/retaining runoff water which originates from the area hereby platted and also for the conveyance of runoff from up stream areas.

All Drainage Easements hereby platted to the Owners of Lots 1-5, The City of Grand Junction, and Grand Junction Drainage District, as perpetual easements for the conveyance of runoff water from the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush. Provided, however, that the beneficiaries of said easements shall not be liable for the cost of maintenance or repair of the easements. The owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, **Walter K. Woymeyer**, has caused his name to be hereunto subscribed this _____ day of _____, A.D. 1996.

by: **Walter K. Woymeyer**

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO) ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by **Walter K. Woymeyer**, this _____ day of _____, A.D. 1996.

Witness my hand and official seal:

My Commission Expires _____, Notary Public

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of SAFEWAY COTTONWOOD CENTRE. Signed this _____ day of _____, 1996.

by: _____

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO) ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by _____ this _____ day of _____, A.D. 1996.

Witness my hand and official seal:

My Commission Expires _____, Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO) ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at _____ M., _____ A.D. 1996, and was duly recorded in Plat Book No. _____ Page _____

No. _____, Reception No. _____, Drawer No. _____

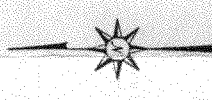
_____ Clerk and Recorder

CITY OF GRAND JUNCTION APPROVAL

This plat of SAFEWAY COTTONWOOD CENTRE, a subdivision of a part of the City of Grand Junction, Mesa, State of Colorado, is approved and accepted this _____ day of _____, A.D. 1996.

City Manager _____ President of City Council

The Declaration of Covenants and Restrictions are recorded at Book _____, Page _____, Mesa County Records.



2/26/96

SAFEWAY COTTONWOOD CENTRE
NW1/4 Sec 8 T1S, R1E, UTE M.
MESA COUNTY, COLORADO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS
GRAND JUNCTION, COLORADO (970) 245-4099
PROJECT NO. P17178 SUR. BY: DRANNI CHECKED: SHEET 1 OF 2
DATE: 2/25/95 DRW: _____

SAFEWAY COTTONWOOD CENTRE
NW1/4 Sec 8 T1S, R1E, UTE M.
MESA COUNTY, COLORADO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS
GRAND JUNCTION, COLORADO (970) 245-4099
PROJECT NO. P17178 SUR. BY: DRANNI CHECKED: SHEET 1 OF 2
DATE: 2/25/95 DRW: _____

SURVEYOR'S CERTIFICATION

I, **Dennis W. Johnson**, do hereby certify that the accompanying plat of SAFEWAY COTTONWOOD CENTRE, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and that I am a duly licensed Professional Surveyor in the State of Colorado. I have read the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified _____

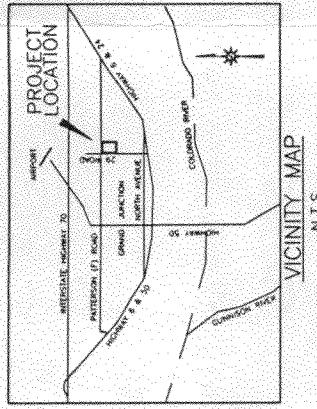
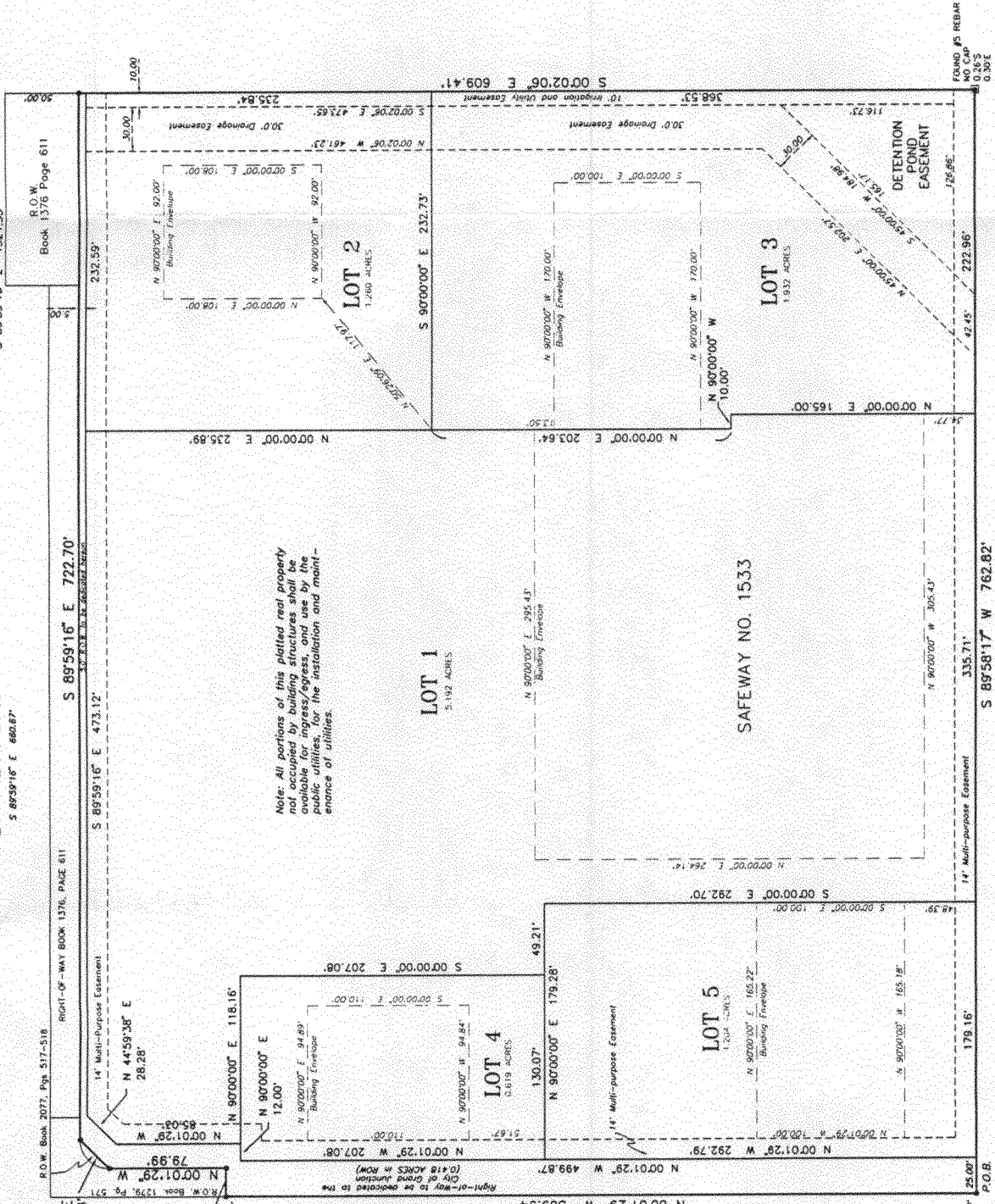
NOTICE: According to the Colorado and New Mexico recording laws, this instrument is void unless recorded in the public records within the time specified in the recording statute. If not recorded within the time specified, this instrument is void. The recording statute is found in the Colorado Revised Statutes, Title 38, Section 38-101(1).

SAFEWAY COTTONWOOD CENTRE

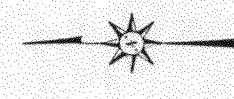
"F" Road

MARKET CORNER
SECTION 8
T1S, R1E, U1M
M2S, M11N, D10N, BOX
BEACHMOUNT, 1004
E12S, N12S, 1929
E124 = 4883.11

NE COR. NW1/4 NW1/4
SECTION 8
T1S, R1E, U1M
M2S, M11N, D10N, BOX
BEACHMOUNT, 1004
E12S, N12S, 1929
E124 = 4883.11



29 Road



SCALE: 1"=50'
50 25 0 50

Basis of bearings assume the West line of the NW1/4 NW1/4 of Section 8 to bear N 00°09'21" W 1319.85 feet. Both monuments on this line are Mesa Co. Survey markers as shown on this plat.
Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".
Easement and Title Information provided by Meridian Land Title Company, Policy No. 20844

SAFEWAY COTTONWOOD CENTRE
NW1/4 Sec 8 T1S, R1E, UTE M.
MESA COUNTY, COLORADO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS
GRAND AVENUE, SUITE 500, (970) 245-0099
PROJECT NO. 19178 (3/8 B7) (2/18/11) CHECKED SHEET OF
DATE: 2/25/15 DWG 2

SURVEYOR'S CERTIFICATION
I, Dennis W. Johnson, do hereby certify that the accompanying plat of SAFEWAY COTTONWOOD CENTRE, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and in accordance with the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.
Date certified _____

- LEGEND**
- MESA COUNTY OR BLM SURVEY MARKER
 - SET CENTERLINE MONUMENT
 - SET ALUMINUM CAP ON NO. 5 REBAR, PLS 16835 IN CONCRETE
 - (R) RECORD MEASUREMENT
 - ☑ FOUND REBAR, AS NOTED
- SET ALUMINUM CAP ON NO. 5 REBAR, PLS 16835, AT ALL LOT CORNERS

AREA SUMMARY

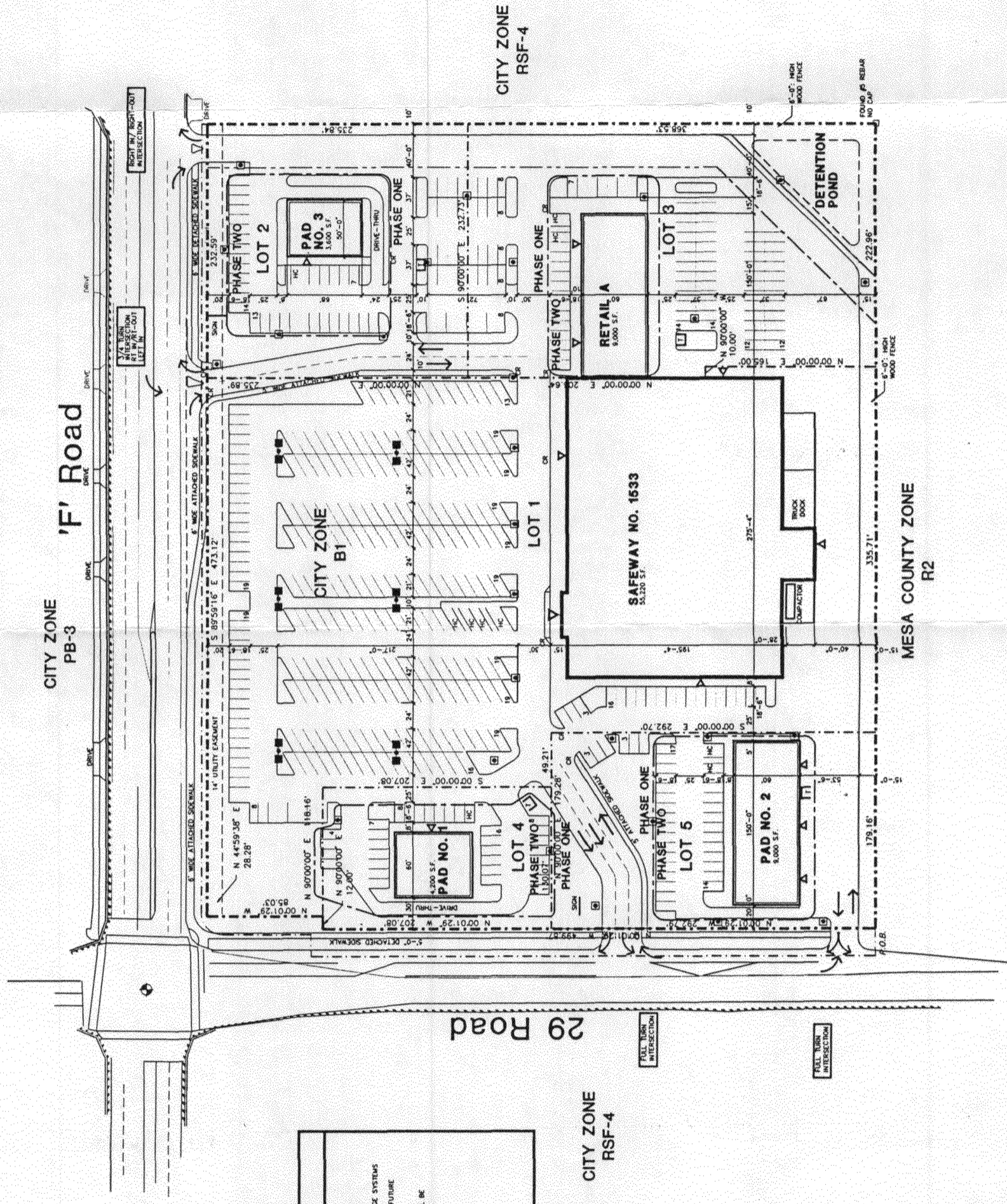
LOT 1	=	5.192 Acres	48.87%
LOT 2	=	1.260 Acres	11.86%
LOT 3	=	1.932 Acres	18.18%
LOT 4	=	0.819 Acres	7.72%
LOT 5	=	1.204 Acres	11.33%
ROAD ROW	=	0.418 Acres	3.93%
TOTAL	=	10.625 Acres	100.00%

SW COR. NW1/4 NW1/4
SECTION 8
T1S, R1E, U1M
M2S, M11N, D10N, BOX
BEACHMOUNT, 1004
E12S, N12S, 1929
E124 = 4883.11

NOTES: CONTRACTOR TO CHECK FOR AND SET AS NECESSARY PER LOCAL ACTION BARRIERS (SUCH AS DRIVEWAYS, DRIVEWAYS, DRIVEWAYS, DRIVEWAYS) AND TO SET AS NECESSARY PER LOCAL ACTION BARRIERS (SUCH AS DRIVEWAYS, DRIVEWAYS, DRIVEWAYS, DRIVEWAYS) FROM THE DATE OF DISTRIBUTION OF THIS PLAT.

Safeway Cottonwood Centre

DEVELOPMENT PLAN
 NW 1/4, NW 1/4 SECTION 8, T1S, R1E, UTE MERIDIAN
 LOCATED AT 'F' ROAD AND 29 ROAD
 CITY OF GRAND JUNCTION AND STATE OF COLORADO



NOTES

1. REFER TO CIVIL DESIGN DOCUMENTS FOR ROAD ALIGNMENT AND LANE DESIGNATION LAYOUT
2. REFER TO CIVIL DESIGN DOCUMENTS FOR UTILITY SYSTEMS
3. REFER TO CIVIL DESIGN DOCUMENTS FOR GRADING AND DRAINAGE SYSTEMS
4. PHASING REFERS TO INITIAL CONSTRUCTION (PHASE ONE) AND FUTURE CONSTRUCTION BY OTHER DEVELOPERS (PHASE TWO)
5. LAYOUT OF PAD SITES AND PAD BUILDING CONFIGURATION IS APPROXIMATE AND MAY VARY. FINAL PAD CONFIGURATIONS WILL BE RESUBMITTED AS AN AMENDMENT TO THE DEVELOPMENT PLAN.

LEGEND

- ▲ BUILDING ENTRANCE/EXIT
- ACCESSIBLE PARKING STALL
- CR CURB RAMP
- SITE LIGHT POLE - DOUBLE HEAD
- SITE LIGHT POLE - SINGLE HEAD
- POWER POLE
- SD DI[] STORM DRAIN-DROP INLET
- PH FIRE HYDRANT
- CC CART CORRAL
- FL FIRE LANE SIGN
- LS STOP SIGN
- ☐ TRASH DUMPSTER ENCLOSURE

Site Plan

SCALE: 1"=50'-0"

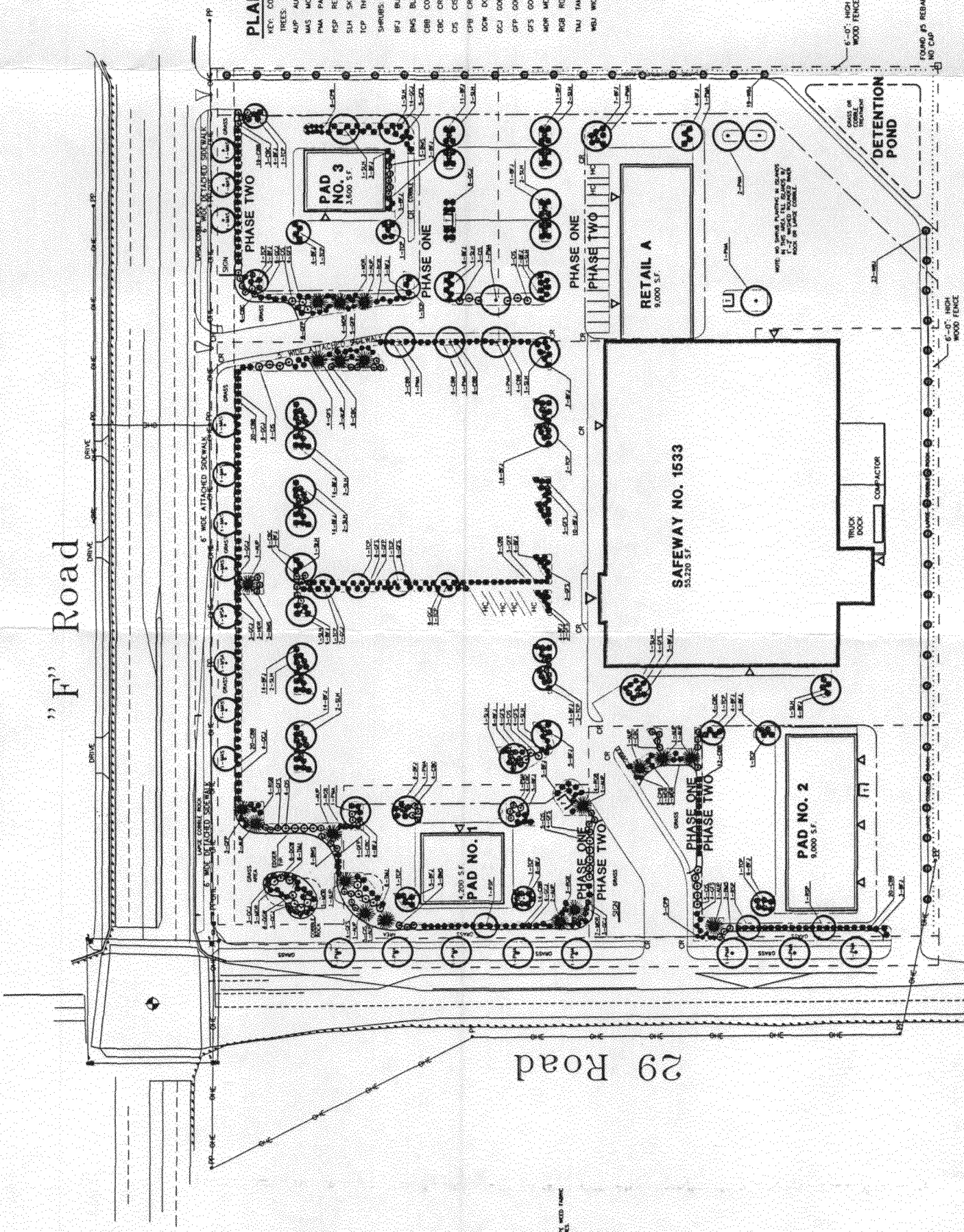
0 50 100 200

5 25

NORTH

Safeway Cottonwood Centre

DEVELOPMENT PLAN
 NW 1/4, NW 1/4 SECTION 8, T1S, R1E, UTE MERIDIAN
 LOCATED AT 'F' ROAD AND 29 ROAD
 CITY OF GRAND JUNCTION AND STATE OF COLORADO



LANDSCAPE LEGEND:

- DECIDUOUS SHRUB
- EVERGREEN SHRUBS
- UPRIGHT JUMPER
- EVERGREEN TREE
- SMALL ORNAMENTAL TREE
- LARGE DECIDUOUS TREE
- EXISTING COTTONWOOD TREE

LANDSCAPE DEVELOPMENT (S.F.)

PLANTING	24,725 S.F.	17,280 S.F.
LANDSCAPE	11,300 S.F.	11,300 S.F.
TOTAL	36,025 S.F.	28,580 S.F.

NOTES:
 1. ALL PLANTING AND SIGNAGE SHALL BE INSTALLED WITHIN 180 DAYS OF COMMENCEMENT OF CONSTRUCTION.
 2. ALL PLANTING SHALL BE INSTALLED WITHIN 180 DAYS OF COMMENCEMENT OF CONSTRUCTION.
 3. ALL PLANTING SHALL BE INSTALLED WITHIN 180 DAYS OF COMMENCEMENT OF CONSTRUCTION.

LEGEND

- ▲ BUILDING ENTRANCE VERT
- △ ACCESSIBLE PARKING STALL
- CR CURB RAMP
- PP POWER POLE
- SD DRAIN
- STORM DRAIN-DROP INLET
- HYDRO
- FIRE HYDRANT
- CC CHART CORRAL
- FL FIRE LANE SIGN
- ISS STOP SIGN
- TRASH DUMPSTER ENCLOSURE

Landscape Plan
 SCALE: 1"=50'-0"
 0 50 100 200
 NORTH

CONCEPTS WEST ARCHITECTURE, INC.
 COLORADO SPRINGS, CO.
 2-14-96

PLANT LIST

KEY: COMMON NAME	BOTANICAL NAME	NO.	SIZE	REMARKS
TREES:				
AUP	AUSTRIAN PINE	20	6"-8" HT.	B & B
MAS	MOUNTAIN ASH	11	2" CAL	B & B
PMA	PALMARE SH	20	2" CAL	B & B
RPD	RED PINE	3	2" CAL	B & B
SPH	SPYRUE HONEYLOCUST	25	2" CAL	B & B
TOP	THUNDERCLOUD PLUM	18	2" CAL	B & B
SHRUBS:				
BFJ	BUFFALO JUMPER	266	5 GAL	CONT.
BMS	BLUEBERRY	18	5 GAL	CONT.
CCB	COMPACT BURNING BUSH	131	5 GAL	CONT.
CBC	CHAMBERLAIN COTONEASTER	36	5 GAL	CONT.
CIS	CISTACEA PLUM	35	5 GAL	CONT.
CFR	CRIMSON PITCHER BARBERRY	12	5 GAL	CONT.
DDW	DOORWOOD VAREGATED	12	5 GAL	CONT.
GCJ	GOLD COAST JUMPER	70	5 GAL	CONT.
GTP	GOLDENRIDGE POTENTILLA	26	5 GAL	CONT.
GFS	GOLDFINGER SPIREA	87	5 GAL	CONT.
MOR	MORNING ROSE SCARLET	38	5 GAL	CONT.
ROB	ROSE GLOW BARBERRY	19	5 GAL	CONT.
TBJ	TAM JUMPER	19	5 GAL	CONT.
WBJ	WICHITA BLUE JUMPER	42	5 GAL	CONT.

PRELIMINARY

LANDSCAPE PLAN PREPARED BY:
 LANDSCAPE SPECIALTIES
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 Grand Junction, Colorado 81501
 (970) 243-4147