



DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

File No. _____

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	1.7 acres (5 lots)	2709 B3/4 Road G.J. CO 81503	RSF - 8	Vacant
<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"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Richard I. Bishop
Name

Same
Name

MARK YOUNG
Name

3192 Kennedy Ave.
Address

Address

MDY CONSULTING ENGINEER
759 HORIZON DR #E
Address

Grand Junction, CO 81504
City/State/Zip

City/State/Zip

GS, CO 81506
City/State/Zip

(970)434-6027
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 required 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.

Richard I. Bishop
Signature of Person Completing Application

7-1-96
Date

Richard I. Bishop
Signature of Property Owner(s) - attach additional sheets if necessary

7-1-96
Date

mm.y 2424310

SUBMITTAL CHECKLIST

MINOR SUBDIVISION

Location: _____

Project Name: Doughty's Cove

ITEMS		DISTRIBUTION																	TOTAL REQ'D.												
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 Department	○ County Building Department	○ County Engineer	○ Walker Field	○ School Dist. #51	○ Irrigation District	● Drainage District OMIG		○ Water District	○ Sewer District ST	● U.S. West	● Public Service	○ GVRP	○ CDOT	○ Corps of Engineers	○ Colorado Geologic Survey	○ U.S. Postal Service	● Persigo WWTF	● TCI Cable	
		● 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	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	1	1	1
● Reduction of 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	1	1	
● Evidence of Title	VII-2	1		1				1																							
○ Appraisal of Raw Land	VII-1	1		1	1																										
● Names and Addresses*	VII-2	1																													
● Legal Description*	VII-2	1		1																											
○ Deeds	VII-1	1		1				1																							
○ Easements	VII-2	1	1	1	1			1														1	1	1							
○ Avigation Easement	VII-1	1		1				1							1																
○ ROW	VII-3	1	1	1	1			1														1	1	1							
○ Covenants, Conditions & Restrictions	VII-1	1	1					1																							
○ Common Space Agreements	VII-1	1	1					1																							
● County Treasurer's Tax Cert.	VII-1	1																													
○ Improvements Agreement/Guarantee*	VII-2	1	1	1				1																							
○ CDOT, 404, or Floodplain Permit	VII-3,4	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	1	1	
● Location Map <i>FULL SIZED ASSESSORS MAP</i>	IX-21	1																													
○ Composite Plan	IX-10	1	2	1	1																										
○ 11"x17" Reduction Composite Plan	IX-10	1			1	1	1	1	8	1	1	1	1				1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Final Plat	IX-15	1	2	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	
● 11"x17" Reduction of Final Plat	IX-15	1								1	1	1			1	1	1	1	1	1	1	1	1				1	1			
○ Cover Sheet	IX-11	1	2																												
● Grading & Stormwater Mgmt Plan <i>Plan 10</i>	IX-17	1	2															1							1	1					
● Storm Drainage Plan and Profile	IX-30	1	2															1			1	1	1								
○ Water and Sewer Plan and Profile	IX-34	1	2	1															1	1	1	1	1					1	1		
○ Roadway Plan and Profile	IX-28	1	2															1													
○ Road Cross-sections	IX-27	1	2																												
○ Detail Sheet	IX-12	1	2																												
○ Landscape Plan	IX-20	2	1	1																											
○ Geotechnical Report	X-8	1	1									1														1					
○ Phase I & II Environmental Report	X-10,11	1	1																												
● Final Drainage Report	X-5,6	1	2															1													
○ Stormwater Management Plan	X-14	1	2															1								1					
○ Sewer System Design Report	X-13	1	2	1																1											
○ Water System Design Report	X-16	1	2	1															1												
○ Traffic Impact Study	X-15	1	2																						1						
○ Site Plan	IX-29	1	2	1	1			1	8																						

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

PRE-APPLICATION CONFERENCE

Date: 5-16-96 LARRY McDONALD, BILL NEESBEE
Conference Attendance: RICHARD BISHOP, ROBBIE CARWACK
Proposal: 5 LOT MINOR SUBDIVISION
Location: 2709 S 3/4 RD
Tax Parcel Number: 2945-252-00-121 RSI-8
Review Fee: \$430

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

Additional ROW required? NO
Adjacent road improvements required? MANISE - SIDEWALK, CURB, BUTTER
Area identified as a need in the Master Plan of Parks and Recreation? ?
Parks and Open Space fees required? YES \$225/UNIT Estimated Amount: _____
Recording fees required? YES \$10 PER SHEET Estimated Amount: _____
Half street improvement fees/TCP required? NO UNLESS ST. IMPROVEMENTS Estimated Amount: _____
Revocable Permit required? NO NOT REQUIRED
State Highway Access Permit required? NO
On-site detention/retention or Drainage fee required? PROBABLY

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? _____

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

Related Files: 83-3

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) _____

Laura Bailey
2710 B 3/4 Road
Grand Junction, CO 81503

Burt and Kellie LaMay
280 Pinon Street
Grand Junction, CO 81503

Sandra I. Lampshire
268 27 Road
Grand Junction, CO 81503-1925

D. D. Williamson
274 27 Road
Grand Junction, CO 81503-1925

Richard W. Ray
254 27 1/2 Road
Grand Junction, CO 81503-2079

Mary L. Adams
2714 B 3/4 Road
Grand Junction, CO 81503-2093

Lowell Huscusson
P.O. Box 30056
Grand Junction, CO 81503-3211

Wayne D. Rodgers
218 Sherman Drive
Grand Junction, CO 81503-2066

Craig L. Schultz
210 Sherman Drive
Grand Junction, CO 81503-2066

Cheryl C. Cameron
204 Sherman Drive
Grand Junction, CO 81503-2066

Jay D. Stinecipher
104 Dorothy Drive
Grand Junction, CO 81503-1816

Salvador Flores
110 Dorothy Drive
Grand Junction, CO 81503-1816

Cynthia M. Hutton
118 Dorothy Drive
Grand Junction, CO 81503-1816

Robert E. Fritz
2900 Victoria Drive
Grand Junction, CO 81503-2361

James E. Karp
101 Canary Court
Grand Junction, CO 81503-1542

Robert A. Barry
385 Rodell Drive
Grand Junction, CO 81503-4700

Schoonover Family Revocabl
278 Gary Drive
Grand Junction, CO 81503-1928

Wayne J. Smith
1103 Rood Ave.
Grand Junction, CO 81501-3439

GLB Enterprises
2702 Highway 50
Grand Junction, CO 81503-2268

Feather-Medsker-Smith
333 W. Hampden Ave. Ste 500
Englewood, CO 80110-2335

William W. Basham
150 Sherman Drive
Grand Junction, CO 81503-2064

Diane West
144 Sherman Drive
Grand Junction, CO 81503-2064

Rudolph Fontanari
3316 E 3/4 Road
Clifton, CO 81520-8011

Richard D. Woods
124 Sherman Drive
Grand Junction, CO 81503-2064

Larry A. Crites
118 Sherman Drive
Grand Junction, CO 81503-2064

Katharina Bassett
110 Sherman Drive
Grand Junction, CO 81503-2064

Winnifred Basham
104 Sherman Dr.
Grand Junction, CO 81503-2064

Diane Lee Weaver
278 Pinon Street
Grand Junction, CO 81503-2047

Elizabeth W. Anderson
938 19 1/2 Road
Fruita, CO 81521-9377

Robert Bryan Mullen
2404 Hill Ave. Apt. 3
Grand Junction, CO 81501-7023

Vernon L. Johnson
2712 B 3/4 Road
Grand Junction, CO 81503-2093

Patricia L. Chapman
280 Oak Court
Grand Junction, CO 81503-2071

Shaun Coats
262 Oak Court
Grand Junction, CO 81503-2071

Robert R. Starkey
277 Pinon Street
Grand Junction, CO 81503-2046

Vicki L. Sheley
279 Pinon Street
Grand Junction, CO 81503-2046

Ollie M. Griffith
306 Pinon Street
Grand Junction, CO 81503-2049

Marie Loyola Sanchez
281 1/2 Pinon Street
Grand Junction, CO 81503-2046

Maureen D. Sheetz
278 Oak Court
Grand Junction, CO 81503-2071

Annette L. Augsburger
276 Oak Court
Grand Junction, CO 81503-2071

Patricia A. Whaley
279 Oak Court
Grand Junction, CO 81503-2071

Kevin J. Thompson
P.O. Box 867
Oatman, AZ 86433-0867

Donald O'Brien
8450 W. Baker Ave.
Denver, CO 80227-3100

Ronald House
2795 1/2 Unaweep Ave.
Grand Junction, CO 81503-2843

Richard A. Rulf
277 Oak Court
Grand Junction, CO 81503-2071

James H. Harle
282 27 Road
Grand Junction, CO 81503-1924

Donald A. Lumbarby
P.O. Box 86
Whitewater, CO 81527-0086

Pauline Gage
172 Rainbow Drive
Grand Junction, CO 81503-2954

Robert Devine
334 Belford Ave.
Grand Junction, CO 81501-2428

Fred E. Peaslee
2707 B 3/4 Road
Grand Junction, CO 81503-2057

Ben D. Rose
210 Sherman Drive
Grand Junction, CO 81503-2066

David R. Webb
2713 B 3/4 Road
Grand Junction, CO 81503-2057

Richard I. Bishop
3192 Kennedy Ave.
Grand Junction, CO 81504

Mark Young
MDY Consulting Engineers
759 Horizon Dr., Suite E
Grand Junction, CO 81506

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

GENERAL PROJECT REPORT
Daughter's Cove Subdivision

General: We propose five lots for single family dwelling homes located on 1.7 acres of land at 2709 B 3/4 Road. This will be beneficial to the community by completing the development of the area and cleaning up what is now vacant land. Each lot will be approximately 1/3 acre with frontage and access on B 3/4 Road.

Utilities: Gas, water and sewer are currently in and available on B 3/4 Road. Electric power currently runs across the south side of this property and is adequate to provide for all needs. Irrigation water runs across the south side of this property and we will have this piped to each lot.

Drainage: Grading and drainage have been addressed per the enclosed Grading and Drainage Plan prepared by MDY Consulting Engineers.

Project Schedule: We plan to have the project completed and lots ready by late September, 1996.

REVIEW COMMENTS

Page 1 of 4

FILE #MS-96-155

TITLE HEADING: Daughter's Cove Minor Subdivision

LOCATION: 2709 B 3/4 Road

PETITIONER: Richard I. Bishop

PETITIONER'S ADDRESS/TELEPHONE: 3192 Kennedy Avenue
Grand Junction, CO 81504
434-6027

PETITIONER'S REPRESENTATIVE: MDY Consulting Engineers

STAFF REPRESENTATIVE: Bill Nebeker

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., JULY 26, 1996.

CITY COMMUNITY DEVELOPMENT

7/15/96

Bill Nebeker

244-1447

NOTE: The layout and configuration of this development with numerous adjacent flaglots was discussed at the pre-application conference and meets the bulk requirements of the RSF-8 zoning district. However in discussion with other members of the City development review team other policy issues have been raised that indicate that the proposal circumvents the intent of the subdivision ordinance, "to assist orderly, efficient and integrated development."

For example, the flag lot configuration avoids the need for the construction of a city standard street to access the lots, yet a private common accessway located in an ingress/egress easement, graveled rather than paved, and wider than a city street is still proposed to provide that access. Issues surrounding private accessways that negatively impact the city and the public include design for proper turnaround, assured access, and continual maintenance (dust, regrading, addition of new gravel.) Is a homeowner's association proposed for this subdivision to maintain the street? Another common complaint that the city gets from owners of private accessways is that they pay taxes like everyone else, but they don't get the same services (street maintenance). The Grand Junction Zoning and Development Code does not allow private streets in RSF-8 zones.

Also the offset of this private accessway does not meet city standards with Pinon Avenue to the north.

The design of this subdivision does not promote the efficient development of land. By not proposing a standard city street and by proposing a minor subdivision with just 5 lots, resulting lots are created that are in some cases more than 4 times the minimum size requirement of the RSF-8 zoning requirement of 4000 square feet and are largely out of character with many other lots in the neighborhood. Development pressure to further subdivide these lots will result in the need for variances and more haphazard development.

Staff recommendation to the applicant is to redesign the subdivision with a city standard street that aligns with Pinon, provide a common tract for on-site retention and if desired, add additional lots (to offset cost of street). Staff will probably not have a favorable recommendation for the plat in the flaglot configuration.

REVIEW COMMENTS:

1. Plat should clearly show beginning and end of each easement.
2. What type (size, design and location) of turnaround is proposed?
3. Is a homeowner's association proposed to maintain the private accessway?
4. If there aren't any streets or roads being dedicated to the public remove this statement from the dedication portion of the plat.
5. Include a dedication statement for multi-purpose and drainage easements. Use standard city plat dedication language.
6. Provide acreages of all individual lots and also total acreage to 0.01 acres.
7. The final drainage report proposes on-site retention; the grading & drainage master plan proposes on-site detention. Which is proposed?
8. Please submit a 11" X 17" copy of the Composite Map for the Planning Commission hearing.
9. Please call Bill Nebeker at 244-1447 when you receive these comments.

CITY DEVELOPMENT ENGINEER

7/16/96

Jody Kliska

244-1591

-
1. A standard city street section will be required for access to the proposed subdivision. The street must align with the existing Pinon Street.
 2. The drainage report indicates retention on-site, but all calculations and assumptions indicate detention with release. The city requires on-site drainage facilities to be dedicated as a separate tract, rather than an easement on one or more lots. There does not appear to be anywhere in the right of way to release drainage.
 3. Plat dedications are required to be consistent with the City's guide to Plat Dedications.

CITY UTILITY ENGINEER

7/16/96

Trent Prall

244-1590

-
1. If public water and public sewer is to be extended to serve the lots, a minimum 20' unencumbered (no fences) utility easement will be required for the publicly maintained lines.
 2. A separate water and sewer plan, signed and stamped by a professional engineer and approved by the Utility Engineer, will be required prior to construction of any lines to be turned over to the public. The submitted Utility Composite is inadequate for these purposes.
 3. What size of water line is proposed?
 4. Coordinates or bearings/offsets are needed for manhole locations.
 5. Please ensure the final plans have the following water notes:
 - A. Water meter pits and setters will be provided by City inspector for installation by contractor.
 6. Please ensure the final plans have the following sewer notes:
 - A. Contractor shall have one signed copy of plans and a copy of the City of Grand Junction's Standard Specifications at the job site at all times.
 - B. All sewer mains shall be PVC SDR 35 (ASTM 3034) unless otherwise noted
 - C. All sewer mains shall be laid to grade utilizing a pipe laser.
 - D. All service line connections to the new main shall be accomplished with full body wyes or tees. Tapping saddles will not be allowed.
 - E. No 4" services shall be connected directly into manholes.
 - F. The contractor shall notify the City inspection 48 hours prior to commencement of construction.
 - G. The Contractor is responsible for all required sewer line testing to be completed in the presence of the City Inspector. Pressure testing will be performed after all compaction of

- street subgrade and prior to street paving. Final lamping will also be accomplished after paving is completed. These tests shall be the basis of acceptance of the sewer line extension.
- H. The Contractor shall obtain City of Grand Junction Street Cut Permit for all work within existing City road right-of-way prior to construction.
 - I. A clay cut-off wall shall be placed 10 feet upstream from all new manholes unless otherwise noted. The cut-off wall shall extend from 6 inches below to 6 inches above granular backfill material and shall be 2 feet wide. If native material is not suitable, the contractor shall import material approved by the engineer.
 - J. Benchmark _____.

CITY PROPERTY AGENT

7/11/96

Steve Pace

256-4003

- 1. The Basis of Bearings need 2 monuments to be adequate.
- 2. The surveyor's certificate should also state that this plat conforms to City of Grand Junction Development Code.
- 3. Need an area summary. Also state the acreage for each lot.
- 4. There are missing distances on the west lines of Lots 4 & 5.
- 5. Need to also address drainage and multi-purpose easements in the dedication.
- 6. Extend the 14' multi-purpose easement across the north end of Lots 2, 3, 4 & 5.
- 7. See attached map for additional comments.

CITY FIRE DEPARTMENT

7/12/96

Hank Masterson

244-1414

The Fire Department has no problems with this proposal.

CITY POLICE DEPARTMENT

7/17/96

Dave Stassen

244-3587

The area in between the buildings needs to be lit with lights connected to photo cells at time of construction. Due to the multiple shared drive, this area could be a problem for thefts from auto if lighting is not provided.

U S WEST COMMUNICATIONS

7/12/96

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.

PUBLIC SERVICE COMPANY

7/10/96

John Salazar

244-2781

GAS & ELECTRIC: No objections.

TCI CABLEVISION

7/3/96

Glen Vancil

245-8777

1. We require the developers to provide, at no charge to TCI Cablevision, an open trench for cable service where underground service is needed and when a roadbore is required, that too must be provided by the developer. The trench and/or roadbore may be the same one used by other utilities so long as there is enough room to accommodate all necessary lines.
2. We require developers to provide, at no charge to TCI Cablevision, fill-in of the trench once cable has been installed in the trench.
3. We require developer to provide, at no charge to TCI Cablevision, a 4" PVC conduit at all utility road crossings where cable TV will be installed. This 4" conduit will be for the sole use of cable TV.
4. Should your subdivision contain cul-de-sacs the driveways and property lines (pins) must be clearly marked prior to the installation of underground cable. If this is not done, any need to relocate pedestals or lines will be billed directly back to your company.
5. TCI Cablevision will provide service to your subdivision so long as it is within the normal cable TV service area. Any subdivision that is out of the existing cable TV area may require a construction assist charge, paid by the developer, to TCI Cablevision in order to extend the cable TV service to that subdivision.
6. TCI will normally not activate cable service in a new subdivision until it is approximately 30% developed. Should you wish cable TV service to be available for the first home in your subdivision it will, in most cases, be necessary to have you provide a construction assist payment to cover the necessary electronics for that subdivision.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Parks & Recreation Department

City Attorney

Orchard Mesa Irrigation

Persigo Wash Wastewater Treatment Facility

FINAL DRAINAGE REPORT

FOR

DAUGHTERS COVE SUBDIVISION

(LOCATED IN THE NW 1/4 OF SEC. 25, T1S, R1W, U.M.)

PREPARED

FOR

MR. RICHARD I. BISHOP

3192 KENNEDY AVE.

GRAND JUNCTION, CO 81504

PREPARED

BY

MDU Consulting Engineers

759 HORIZON DRIVE, SUITE E

GRAND JUNCTION, CO 81506

REPORT DATE: JULY 1, 1996

MDY Consulting Engineers
759 HORIZON DRIVE, SUITE E
GRAND JUNCTION, CO 81506

July 1, 1996

Jody Kliska, P.E.
Development Engineer
City of Grand Junction
Dept. of Public Works & Utilities
Engineering Division
250 North 5th Street
Grand Junction, CO 81501

RE: FINAL DRAINAGE REPORT FOR DAUGHTERS COVE SUBDIVISION

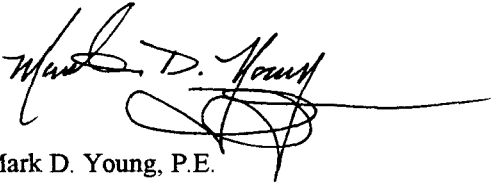
Dear Jody,

Enclosed you will find the Final Drainage Report for Daughters Cove Subdivision. Drainage Calculations were performed for both the 2 & 100 Year Design Storms. The City of Grand Junction & Mesa County Stormwater Management Manual was utilized to perform the drainage calculations for this report.

Thank you, for your time and consideration regarding this project. If you have any questions or need additional information, please contact our office.

Respectfully Submitted,

MDY Consulting Engineers

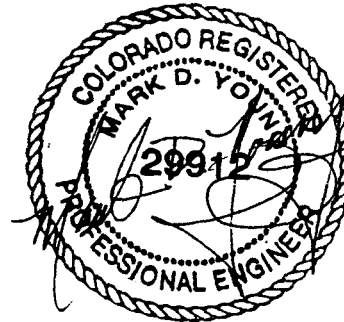


Mark D. Young, P.E.

MDY/ec

Enclosures

File (96-109DR.DOC)



7-1-96

TABLE OF CONTENTS

COVER LETTER

GENERAL LOCATION AND DESCRIPTION

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DRAINAGE CONDITIONS

Page 1

*** EXISTING**

*** PROPOSED**

DESIGN CRITERIA & APPROACH

Page 1

REFERENCES

APPENDICES

Page 2-8

*** DRAINAGE CALCULATIONS**

GENERAL LOCATION AND DESCRIPTION

DAUGHTERS COVE SUBDIVISION IS LOCATED AT 2709 B 3/4 ROAD, WHICH IS JUST SOUTH OF THE INTERSECTION OF B 3/4 ROAD & PINON STREET. THE SUBJECT PROPERTY IS SURROUNDED BY RESIDENTIAL DEVELOPMENT.

THE SITE CONSIST OF 1.7 ACRES WITH ESSENTIALLY BARE GROUND AND SOME GRASSES. THE SOIL TYPE IS MADE UP OF MESA CLAY LOAM WITH 0 ~ 2% SLOPES.

DRAINAGE CONDITIONS

EXISTING DRAINAGE:

THE PROPERTY CONSIST OF FLAT GRADES SLOPING FROM THE SOUTH TO THE NORTH TO B 3/4 ROAD. OFF-SITE RUNOFF CONTRIBUTIONS ARE ESSENTIALLY NON-EXISTENT AND THEREFORE, WERE NOT CONSIDERED IN THIS REPORT. THE SITE IS NOT WITHIN A 100-YR FLOODPLAIN.

PROPOSED DRAINAGE:

THE PROPOSED DRAINAGE SYSTEM FOR THIS DEVELOPMENT WILL CONSIST OF ON-SITE RETENTION. A GEOTECHNICAL SOILS REPORT WILL BE PREPARED FOR THIS PROJECT.

DESIGN CRITERIA & APPROACH

THE RATIONAL METHOD WAS USED TO PERFORM THE HYDROLOGY CALCULATIONS FOR THIS PROJECT. THE CITY OF GRAND JUNCTION AND MESA COUNTY STORMWATER MANAGEMENT MANUAL (MAY 1996) WAS USED FOR THIS REPORT.

PREVIOUS DRAINAGE STUDIES PERFORMED WITHIN THE VICINITY OF THIS PROJECT SITE CONSIST OF THE UNAWEEP AVENUE STREET RECONSTRUCTION PROJECT PREPARED BY HDR ENGINEERING.

THE EXISTING DRAINAGE CONDITIONS SURROUNDING THE DEVELOPMENT POSE POTENTIAL EXTENSIVE DRAINAGE UPGRADES ALONG OR ACROSS B 3/4 ROAD, THEREFORE, THE DEVELOPMENT IS PROPOSING ON-SITE RETENTION TO AVOID EXPENSIVE DRAINAGE SYSTEM IMPROVEMENTS.

RESULTS & CONCLUSIONS

RESULTS:

PLEASE REFER TO THE "DRAINAGE SUMMARY" AND DRAINAGE CALCULATIONS ENCLOSED WITHIN THE APPENDICES.

CONCLUSION

AS STATED ABOVE IN THE **DESIGN CRITERIA & APPROACH** SECTION, THE DEVELOPMENT IS PROPOSING ON-SITE RETENTION.

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	.16 - .26	.25 - .35	.14 - .22	.22 - .30	.30 - .38	.20 - .28	.28 - .36	.36 - .44	.24 - .32	.30 - .38	.40 - .48
	.14 - .24	.22 - .32	.30 - .40	.20 - .28	.28 - .36	.37 - .45	.26 - .34	.35 - .43	.40 - .48	.30 - .38	.40 - .48	.50 - .58
Cultivated/Agricultural	.08 - .18	.13 - .23	.16 - .26	.11 - .19	.15 - .23	.21 - .29	.14 - .22	.19 - .27	.26 - .34	.18 - .26	.23 - .31	.31 - .39
	.14 - .24	.18 - .28	.22 - .32	.16 - .24	.21 - .29	.28 - .36	.20 - .28	.25 - .33	.34 - .42	.24 - .32	.29 - .37	.41 - .49
Pasture	.12 - .22	.20 - .30	.30 - .40	.18 - .26	.28 - .36	.37 - .45	.24 - .32	.34 - .42	.44 - .52	.30 - .38	.40 - .48	.50 - .58
Meadow	.15 - .25	.25 - .35	.37 - .47	.23 - .31	.34 - .42	.45 - .53	.30 - .38	.42 - .50	.52 - .60	.37 - .45	.50 - .58	.62 - .70
Forest	.10 - .20	.16 - .26	.25 - .35	.14 - .22	.22 - .30	.30 - .38	.20 - .28	.28 - .36	.36 - .44	.24 - .32	.30 - .38	.40 - .48
	.14 - .24	.22 - .32	.30 - .40	.20 - .28	.28 - .36	.37 - .45	.26 - .34	.35 - .43	.44 - .52	.30 - .38	.40 - .48	.50 - .58
RESIDENTIAL AREAS 1/8 acre per unit	.05 - .15	.08 - .18	.11 - .21	.08 - .16	.11 - .19	.14 - .22	.10 - .18	.13 - .21	.16 - .24	.12 - .20	.16 - .24	.20 - .28
	.08 - .18	.11 - .21	.14 - .24	.10 - .18	.14 - .22	.18 - .26	.12 - .20	.16 - .24	.20 - .28	.15 - .23	.20 - .28	.25 - .33
1/4 acre per unit	.40 - .50	.43 - .53	.46 - .56	.42 - .50	.45 - .53	.50 - .58	.45 - .53	.48 - .56	.53 - .61	.48 - .56	.51 - .59	.57 - .65
	.48 - .58	.52 - .62	.55 - .65	.50 - .58	.54 - .62	.59 - .67	.53 - .61	.57 - .65	.64 - .72	.56 - .64	.60 - .68	.69 - .77
1/3 acre per unit	.27 - .37	.31 - .41	.34 - .44	.29 - .37	.34 - .42	.38 - .46	.32 - .40	.36 - .44	.41 - .49	.35 - .43	.39 - .47	.45 - .53
	.35 - .45	.39 - .49	.42 - .52	.38 - .46	.42 - .50	.47 - .55	.41 - .49	.45 - .53	.52 - .60	.43 - .51	.47 - .55	.57 - .65
1/2 acre per unit	.22 - .32	.26 - .36	.29 - .39	.25 - .33	.29 - .37	.33 - .41	.28 - .36	.32 - .40	.37 - .45	.31 - .39	.35 - .43	.42 - .50
	.31 - .41	.35 - .45	.38 - .48	.33 - .41	.38 - .46	.42 - .50	.36 - .44	.41 - .49	.48 - .56	.39 - .47	.43 - .51	.53 - .61
1 acre per unit	.16 - .26	.20 - .30	.24 - .34	.19 - .27	.23 - .31	.28 - .36	.22 - .30	.27 - .35	.32 - .40	.26 - .34	.30 - .38	.37 - .45
	.25 - .35	.29 - .39	.32 - .42	.28 - .36	.32 - .40	.36 - .44	.31 - .39	.35 - .43	.42 - .50	.34 - .42	.38 - .46	.48 - .56
MISC. SURFACES Pavement and roofs	.14 - .24	.19 - .29	.22 - .32	.17 - .25	.21 - .29	.26 - .34	.20 - .28	.25 - .33	.31 - .39	.24 - .32	.29 - .37	.35 - .43
	.22 - .32	.26 - .36	.29 - .39	.24 - .32	.28 - .36	.34 - .42	.28 - .36	.32 - .40	.40 - .48	.31 - .39	.35 - .43	.46 - .54
Traffic areas (soil and gravel)	.93	.94	.95	.93	.94	.95	.93	.94	.95	.93	.94	.95
	.95	.96	.97	.95	.96	.97	.95	.96	.97	.95	.96	.97
Green landscaping (lawns, parks)	.55 - .65	.60 - .70	.64 - .74	.60 - .68	.64 - .72	.67 - .75	.64 - .72	.67 - .75	.69 - .77	.72 - .80	.75 - .83	.77 - .85
	.65 - .70	.70 - .75	.74 - .79	.68 - .76	.72 - .80	.75 - .83	.72 - .80	.75 - .83	.77 - .85	.79 - .87	.82 - .90	.84 - .92
Non-green and gravel landscaping	.10 - .20	.16 - .26	.25 - .35	.14 - .22	.22 - .30	.30 - .38	.20 - .28	.28 - .36	.36 - .44	.24 - .32	.30 - .38	.40 - .48
	.14 - .24	.22 - .32	.30 - .40	.20 - .28	.28 - .36	.37 - .45	.26 - .34	.35 - .43	.42 - .52	.30 - .38	.40 - .48	.50 - .58
Cemeteries, playgrounds	.30 - .40	.36 - .46	.45 - .55	.45 - .55	.42 - .50	.50 - .58	.40 - .48	.48 - .56	.56 - .64	.44 - .52	.50 - .58	.60 - .68
	.34 - .44	.42 - .52	.50 - .60	.50 - .60	.48 - .56	.57 - .65	.46 - .54	.55 - .63	.64 - .72	.50 - .58	.60 - .68	.70 - .78
Cemeteries, playgrounds	.20 - .30	.26 - .36	.35 - .45	.35 - .45	.32 - .40	.40 - .48	.30 - .38	.38 - .44	.46 - .54	.34 - .42	.40 - .48	.50 - .58
	.24 - .34	.32 - .42	.40 - .50	.40 - .50	.38 - .46	.47 - .55	.36 - .44	.45 - .53	.54 - .62	.40 - .48	.50 - .58	.60 - .68

- NOTES: 1. Values above and below pertain to the 2-year and 100-year storms, respectively.
 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 ($T_c \geq 30$ minutes), use a "C" value in the higher range.
 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.

RATIONAL METHOD RUNOFF COEFFICIENTS
 (Modified from Table 4, UC-Davis, which appears to be a modification of work done by Rawls)

TABLE "B-1"

TABLE "A-1a"
IDF DATA FOR USE IN THE GRAND VALLEY

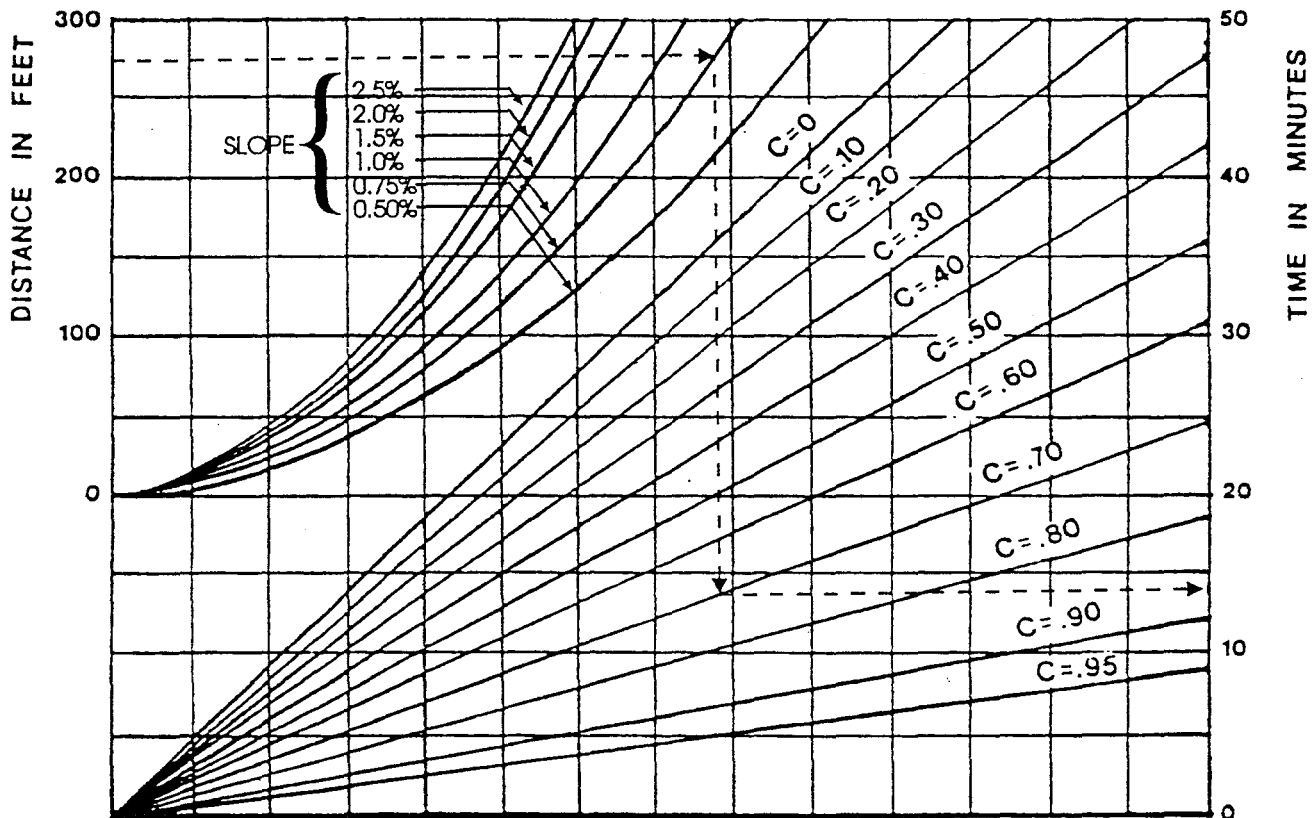
Time (min)	2-Year Intensity (in/hr)	100-Year Intensity (in/hr)	Time (min)	2-Year Intensity (in/hr)	100-Year Intensity (in/hr)
5	1.11	4.41	33	0.51	2.03
6	1.07	4.23	34	0.50	1.99
7	1.03	4.07	35	0.49	1.95
8	0.99	3.92	36	0.49	1.91
9	0.95	3.78	37	0.48	1.88
10	0.92	3.64	38	0.47	1.85
11	0.89	3.52	39	0.46	1.82
12	0.86	3.41	40	0.45	1.79
13	0.83	3.30	41	0.45	1.76
14	0.81	3.20	42	0.44	1.73
15	0.79	3.11	43	0.43	1.70
16	0.76	3.02	44	0.42	1.67
17	0.74	2.93	45	0.42	1.64
18	0.72	2.85	46	0.41	1.61
19	0.70	2.77	47	0.40	1.59
20	0.68	2.70	48	0.40	1.57
21	0.67	2.63	49	0.39	1.55
22	0.65	2.57	50	0.39	1.53
23	0.64	2.51	51	0.38	1.50
24	0.62	2.45	52	0.38	1.48
25	0.61	2.39	53	0.37	1.46
26	0.59	2.34	54	0.37	1.44
27	0.58	2.29	55	0.36	1.42
28	0.57	2.24	56	0.36	1.40
29	0.56	2.19	57	0.35	1.38
30	0.54	2.15	58	0.35	1.37
31	0.53	2.11	59	0.34	1.35
32	0.52	2.07	60	0.34	1.33

Source: Mesa County 1992 (Modified)

$$I_2 = \frac{26.71}{T_c + 19.01}$$

$$I_{100} = \frac{104.94}{T_c + 18.80}$$

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)

RE: DRAINAGE CALCULATIONS

1) Determine Runoff Area (A):

$$A = 1.7 \text{ ac}$$

2) Determine Historic Runoff Coefficient:

1. SCS Hydrologic Soil Group \rightarrow Mesa Clay Loam (Soil Type C)
2. "C" Values Per Table B-1 (Slope = 0 ~ 2%)

Historic (Pure Ground)

$$C_{2h} = 0.24$$

$$C_{100h} = 0.30$$

3) Determine Historic Runoff Time of Concentration (T_{ch}):

$$\begin{aligned} T_{02h} &= \frac{1.8(1.1 - C)L^{0.5}}{S^{0.33}} \\ &= \frac{1.8(1.1 - 0.24)(300)^{0.5}}{(0.50)^{0.33}} \\ &= 33.7 \text{ min.} \end{aligned}$$

$$\begin{aligned} \text{where } C_{2h} &= 0.24 \\ L &= 300 \text{ ft (Max)} \\ S &= 0.50\% \text{ (Avg.)} \end{aligned}$$

$$\boxed{T_{02h} = 33.7 \text{ min.}}$$

$$\begin{aligned} T_{0100h} &= \frac{1.8(1.1 - C)L^{0.5}}{S^{0.33}} \\ &= \frac{1.8(1.1 - 0.30)(300)^{0.5}}{(0.50)^{0.33}} \\ &= 31.4 \text{ min.} \end{aligned}$$

$$\begin{aligned} \text{where } C_{100h} &= 0.30 \\ L &= 300 \text{ ft (Max.)} \\ S &= 0.50\% \end{aligned}$$

$$\boxed{T_{0100h} = 31.4 \text{ min.}}$$

DAUGHTERS COVE SUBDIVISION (96-109)

6-28-96

RE: DRAINAGE CALCULATIONS { CONT. }

4) Determine Historic Rainfall Intensity (I):

$$I_{2h} = \frac{26.71}{T_c + 19.01}$$

$$= \frac{26.71}{33.7 + 19.01}$$

where $T_c = T_{02h} = 33.7 \text{ min.}$

= 0.51 in/hr

$I_{2h} = 0.51 \text{ in/hr}$

$$I_{100h} = \frac{104.94}{T_c + 18.80}$$

$$= \frac{104.94}{31.4 + 18.80}$$

where $T_c = T_{0100h} = 31.4 \text{ min.}$

= 2.09 in/hr

$I_{100h} = 2.09 \text{ in/hr}$

5) Determine Historic Runoff Rate (Q):

$$Q_{2h} = C_{2h} I_{2h} A$$

$$= 0.24(0.51)(1.7)$$

where $C_{2h} = 0.24$
 $I_{2h} = 0.51 \text{ in/hr}$
 $A = 1.7 \text{ ac}$

= 0.21 cfs

$Q_{2h} = 0.21 \text{ cfs}$

$$Q_{100h} = C_{100h} I_{100h} A$$

$$= 0.30(2.09)(1.7)$$

$$= 1.07 \text{ cfs}$$

where $C_{100h} = 0.30$
 $I_{100h} = 2.09 \text{ in/hr}$
 $A = 1.7 \text{ ac}$

$Q_{100h} = 1.07 \text{ cfs}$

6) Determine Q_{max} :

$$Q_{2hmax} = Q_{2ph} - Q_{2b} \quad \text{Where } Q_{2ph} = Q_{2h} = 0.21 \text{ cfs}$$

$$Q_{2b} = 0$$

$$= 0.21 - 0$$

$$= 0.21 \text{ cfs}$$

NOTE: No bypass runoff is proposed.

$$\boxed{Q_{2hmax} = 0.21 \text{ cfs}}$$

$$Q_{100hmax} = Q_{100ph} - Q_{100b} \quad \text{Where } Q_{100ph} - Q_{100b} = 1.07 \text{ cfs}$$

$$Q_{100b} = 0$$

$$= 1.07 - 0$$

$$= 1.07 \text{ cfs}$$

NOTE: No bypass runoff is proposed.

$$\boxed{Q_{100hmax} = 1.07 \text{ cfs}}$$

7) Determine the average detention pond release rate (Q_r):

NOTE: No release is proposed for this project.

Therefore, $Q_r = 0$

$$\boxed{Q_r = 0}$$

8) Determine Developed Runoff Area (A_d):

$$A_{2d} = A_{2h} = A_{100d} = A_{100h} = 1.7 \text{ ac}$$

$$\boxed{A_d = 1.7 \text{ ac}}$$

9) Determine Developed Runoff Coefficient (C_d):

1. SCS Hydrologic Soil Group \Rightarrow Mesa Clay Loam (Soil Type C)
2. "C" Values Per Table B-1 (Slope $0 \sim 2\%$)

Developed ($1/3$ acre per unit)

$$C_{2d} = 0.32$$

$$C_{100d} = 0.40$$

10) Determine Developed Runoff Time of Concentration (T_{cd}):

$$T_{0.2d} = \frac{1.8(1.1 - C) L^{0.5}}{S^{0.33}}$$

Where $C_{2d} = 0.32$

$$L = 300 \text{ ft (Max.)}$$

$$S = \frac{0.005(150) + 0.02(150)}{300} = 1.25\%$$

$$= \frac{1.8(1.1 - 0.32)(300)^{0.5}}{(1.25)^{0.33}}$$

$$= 22.6 \text{ min.}$$

$$T_{0.2d} = 22.6 \text{ min.}$$

$$T_{0.100d} = \frac{1.8(1.1 - C) L^{0.5}}{S^{0.33}}$$

Where $C_{100d} = 0.40$

$$L = 300 \text{ ft (Max.)}$$

$$S = 1.25\%$$

$$= \frac{1.8(1.1 - 0.40)(300)^{0.5}}{(1.25)^{0.33}}$$

$$= 20.3 \text{ min.}$$

$$T_{0.100d} = 20.3 \text{ min.}$$

11) Determine Storm Intensity for Developed Conditions (I_d):

$$I_{2d} = \frac{26.71}{T_c + 19.01}$$

Where $T_c = T_{02d} = 22.6$ min.

$$= \frac{26.71}{22.6 + 19.01}$$

$$= 0.64 \text{ in/hr}$$

$$\boxed{I_{2d} = 0.64 \text{ in/hr}}$$

$$I_{100d} = \frac{104.94}{T_c + 18.80}$$

Where $T_c = T_{0100d} = 20.3$ min.

$$= \frac{104.94}{20.3 + 18.80}$$

$$= 2.68 \text{ in/hr}$$

$$\boxed{I_{100d} = 2.68 \text{ in/hr}}$$

12) Determine Developed Runoff Rate (Q):

$$Q_{2d} = C_{2d} I_{2d} A_{2d}$$

$$= 0.32(0.64)(1.7)$$

$$= 0.35 \text{ cfs}$$

$$\boxed{Q_{2d} = 0.35 \text{ cfs}}$$

$$Q_{100d} = C_{100d} I_{100d} A_{100d}$$

$$= 0.40(2.68)(1.7)$$

$$= 1.82 \text{ cfs}$$

$$\boxed{Q_{100d} = 1.82 \text{ cfs}}$$

13) Determine K :

$$K_2 = \frac{T_{ch}}{T_{cd}}$$

Where $T_{ch} = T_{02h} = 33.7 \text{ min.}$

$T_{cd} = T_{02d} = 22.6 \text{ min.}$

$$= \frac{33.7}{22.6}$$

$$= 1.5$$

$$\boxed{K_2 = 1.5 \text{ min.}}$$

$$K_{100} = \frac{T_{ch}}{T_{cd}}$$

Where $T_{ch} = T_{0100h} = 31.4 \text{ min.}$

$T_{cd} = T_{0100d} = 20.3 \text{ min.}$

$$= \frac{31.4}{20.3}$$

$$= 1.5$$

$$\boxed{K_{100} = 1.5 \text{ min.}}$$

14) Determine Required Retention Volume (V_d) =

$$V_{cd} = 60 \left[T_d(Q_d - Q_r) - Q_r T_{cd} + \frac{K Q_r T_{cd}}{2} + \frac{Q_r^2 T_{cd}}{2 Q_d} \right]$$

Since $Q_r = 0$

$$\Rightarrow V_{2d} = 60 [T_d(Q_d)]$$

Where $T_d = T_{02d} = 22.6 \text{ min.}$

$$= 60 [22.6(0.75)] = 475 \text{ cf}$$

$$\boxed{\text{Say } V_{2d} = 500 \text{ cf}}$$

$$V_{100d} = 60 [T_d(Q_d)]$$

Where $T_d = T_{0100d} = 20.3 \text{ min.}$

$$= 60 [20.3(1.82)] = 2217 \text{ cf}$$

$$\boxed{\text{Say } V_{100d} = 2200 \text{ cf}}$$

DRAINAGE SUMMARY

HISTORIC

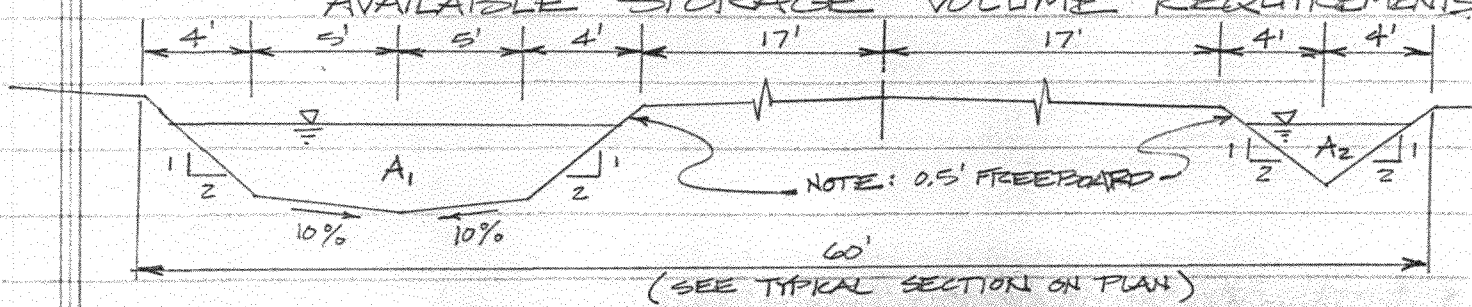
DEVELOPED

$A = 1.7 \text{ ac}$
 $C_{2h} = 0.24$
 $C_{100h} = 0.30$
 $T_{0.2h} = 33.7 \text{ min.}$
 $T_{100h} = 31.4 \text{ min.}$
 $I_{2h} = 0.51 \text{ in/hr}$
 $I_{100h} = 2.09 \text{ in/hr}$
 $Q_{2h} = 0.21 \text{ cfs}$
 $Q_{100h} = 1.07 \text{ cfs}$

$A = 1.7 \text{ ac}$
 $C_{2d} = 0.32$
 $C_{100d} = 0.40$
 $T_{0.2d} = 22.6 \text{ min.}$
 $T_{100d} = 20.3 \text{ min.}$
 $I_{2d} = 0.64 \text{ in/hr}$
 $I_{100d} = 2.68 \text{ in/hr}$
 $Q_{2d} = 0.35 \text{ cfs}$
 $Q_{100d} = 1.82 \text{ cfs}$
 $V_{2d} = 500 \text{ cf (REQUIRED)}$
 $V_{100d} = 2200 \text{ cf (REQUIRED)}$
 $* V_A = 4300 \text{ cf (AVAILABLE)}$

NOTE: SEE CALCULATIONS BELOW SUMMARIZING

AVAILABLE STORAGE VOLUME REQUIREMENTS



$A_1 = 2 \left[0.5(1.5)(3) + \frac{(1.5+2)(5)}{2} \right] = 22 \text{ FT}^2$

$A_2 = 1.5(3) = 4.5 \text{ FT}^2$

$\therefore V_A = 26.5(190) - (22(23) + 2(4.5)(23)) = 4322 \text{ FT}^3 \text{ SAY } V_A = 4300 \text{ FT}^3$

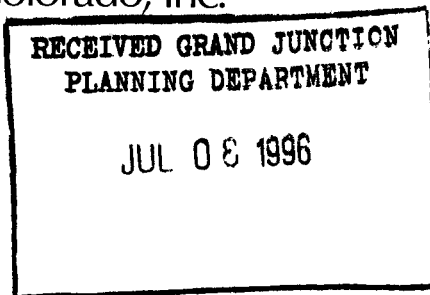
DRIVEWAYS w/ CULVERTS



TCI Cablevision of Western Colorado, Inc.

July 3, 1996

Minor Subdivision
Richard I. Bishop
% Community Development Department
250 North 5th Street
Grand Junction, CO 81501



Ref. No. CON19629

Dear Mr. Bishop;

We are in receipt of the plat map for your new subdivision, **Minor Sub**. We will be working with the other utilities to provide service to this subdivision in a timely manner.

I would like to take this opportunity to bring to your attention a few details that will help both of us provide the services you wish available to the new home purchasers. These items are as follows:

1. We require the developers to provide, at no charge to TCI Cablevision, an open trench for cable service where underground service is needed and when a roadbore is required, that too must be provided by the developer. The trench and/or roadbore may be the same one used by other utilities so long as there is enough room to accommodate all necessary lines.
2. We require developers to provide, at no charge to TCI Cablevision, fill-in of the trench once cable has been installed in the trench.
3. We require developers to provide, at no charge to TCI Cablevision, a 4" PVC conduit at all utility road crossings where cable TV will be installed. This 4" conduit will be for the sole use of cable TV.
4. Should your subdivision contain cul-de-sac's the driveways and property lines (pins) must be clearly marked prior to the installation of underground cable. If this is not done, any need to relocate pedestals or lines will be billed directly back to your company.
5. TCI Cablevision will provide service to your subdivision so long as it is within the normal cable TV service area. Any subdivision that is out of the existing cable TV area may require a construction assist charge, paid by the developer, to TCI Cablevision in order to extend the cable TV service to that subdivision.
6. TCI will normally not activate cable service in a new subdivision until it is approximately 30% developed. Should you wish cable TV service to be available for the first home in your subdivision it will, in most cases, be necessary to have you provide a construction assist payment to cover the necessary electronics for that subdivision.

Should you have any other questions or concerns please feel free to contact me at any time. If I am out of the office when you call please leave your name and phone number with our office and I will get back in contact with you as soon as I can.

Sincerely,

Glen Vancil,
Construction Supervisor 245-8777

MS-96-155



July 24, 1996

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

Richard Bishop
3192 Kennedy Avenue
Grand Junction, CO 81504

RE: Daughter's Cove Minor Subdivision; #MS-96-155

Dear Richard:

As discussed at our meeting today with Jody Kliska, Kathy Portner, Mark Young, Cecil Caster, Larry McDonald, yourself and myself in attendance, Daughter's Cove Minor Subdivision will be pulled from the August 6, 1996 Planning Commission agenda. The deadline for scheduling items for the September 3, 1996 hearing is August 15, 1996. I need to know by then if you intend to submit revisions to your plans to be heard by the Commission in September, withdraw the application and refile at a later date or if you will need additional time to make a decision. Once the subdivision has been heard by the Planning Commission there will be no credit for fees.

To clarify, you have the following options:

1. Submit the subdivision as proposed with response to comments and any changes by August 15th to be scheduled for the September 3rd hearing. Staff will be recommending denial of the subdivisions in its current configuration.
2. Withdraw the subdivision application altogether by August 15th and within one year submit revised plans for a minor subdivision (1 to 5 lots) or a preliminary subdivision (6+ lots) for a future hearing. Entirely new submittal materials will be required.

If a minor subdivision is proposed, review fees will be waived. If a preliminary subdivision is proposed fees will be credited towards the preliminary subdivision fees. The minor or preliminary subdivision must be filed within one year. I've attached a development fee sheet for your information.

3. If you want to keep your options open, but need more time than the August 15th deadline, you may have until September 15th to make a decision on whether to refile or proceed with the current subdivision design.

Staff would be happy to review and respond to any preliminary designs you have for the development of this property. Our development review meetings are usually held on Tuesday. Please submit plans accordingly to allow the benefit of other members of the development team to review them.

If you have any questions please call me at 244-1447.

Sincerely,

A handwritten signature in cursive script that reads "Bill Nebeker".

Bill Nebeker
Senior Planner

c: Mark Young

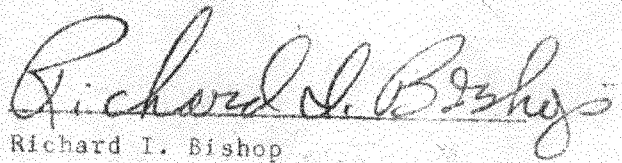
Richard I. Bishop
3192 Kennady Ave.
Grand Junction, CO 81504

August 30, 1996

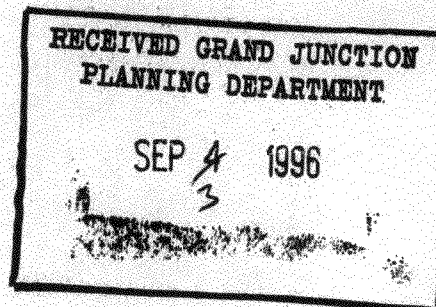
Grand Junction City Planning and Development:

On July 1, 1996, I submitted an engineered plan of property use at 2709 B 3/4 Road, named Daughters Cove Subdivision. After a negative response by the City Community Development Committee I am withdrawing that submittal.

I intend to resubmit a plan that accommodates their concerns and guidelines.



Richard I. Bishop



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

Beginning at the Northwest Corner of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 25, in Township 1 South, Range 1 West of the Ute Meridian, whose North line bears South 90°00'00" East and all bearings contained herein to be relative thereto;
thence South 90°00'00" East 238.00 feet,
thence South 00°01'30" East 20.00 feet,
thence South 90°00'00" East 136.00 feet,
thence South 00°01'30" East 5.00 feet to the True Point of Beginning,
thence South 90°00'00" East 154.00 feet,
thence South 00°01'30" East 305.00 feet,
thence North 89°58'39" West 290.00 feet,
thence North 00°01'30" West 199.89 feet,
thence South 90°00'00" East 136.00 feet,
thence North 00°01'30" West 105.00 feet to the True Point of Beginning,

MESA COUNTY, COLORADO.

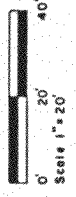
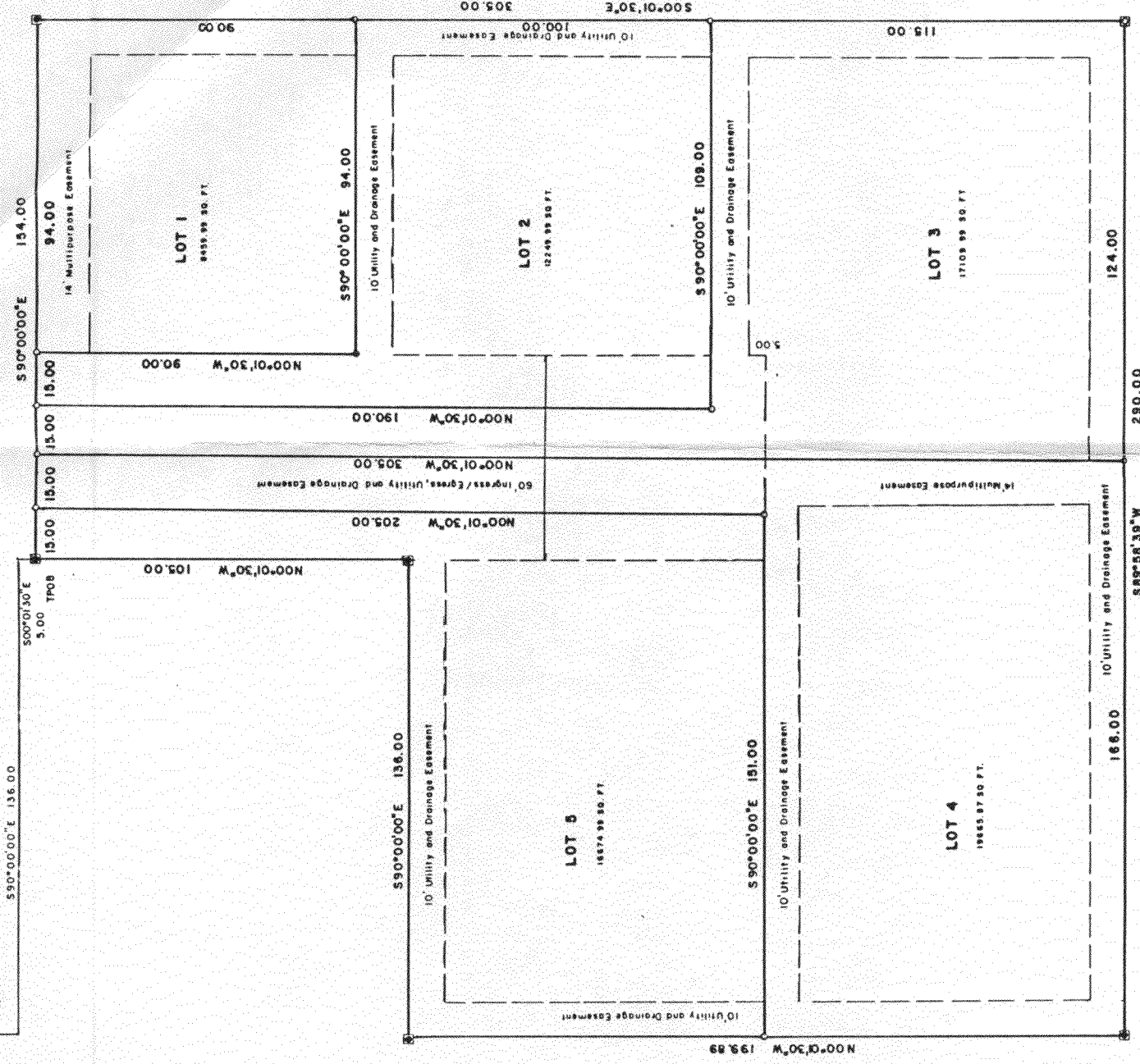
DAUGHTERS COVE MINOR SUBDIVISION

Basis of Bearing Book 2226 Page 411
 S90°00'00"E 238.00

NW Cor. NW 1/4 SW 1/4 NW 1/4
 Sec. 25, T15, R1W, U.M.
 Mesa County Survey Marker

S00°01'30"E
 20.00

B 3/4 ROAD R.O.W. = 50'



- = Found No. 5 Rebar
- = Set No. 5 Rebar and Cap "Monument" PL 5 24943"
- = Set Concrete around Monument

SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of DAUGHTERS COVE MINOR SUBDIVISION, a subdivision of a part of Mesa County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same.

Cecil D. Caster
 Registered Professional Land Surveyor
 P.L.S. Number 24943

Date

DEDICATION KNOW ALL MEN THESE PRESENTS

That Richard I. Bishop is the owner of that real property as described in Book 2226 at Pages 410 and 411 in the Mesa County Clerk and Recorder's Office and being recorded as follows: Beginning at the Northwest corner of the Northwest Quarter of the Township 1 South Range 1 West of the Ute Meridian, whose North line bears S90°00'00" and all bearings contained herein to be relative thereto; thence S90°00'00" E 238.00 feet; thence S00°01'30" E 1.00 feet to the True Point of Beginning; thence S89°58'35" W 296.00 feet; thence S00°01'30" W 139.80 feet; thence S90°00'00" E 136.00 feet; thence N00°01'30" W 105.00 feet to the True Point of Beginning, Mesa County, Colorado.

That said owner has caused that real property to be laid out and surveyed as DAUGHTERS COVE MINOR SUBDIVISION.

That said Owners do hereby dedicate and set apart all streets and roads to the City of Grand Junction and to the use of the public forever; and hereby dedicate 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 utilities and appurtenances thereof, including, but not limited to, water, gas, sewer, electric, telephone, cable television, and other utility lines, and the easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for the ingress and egress and invites, and also for use by public services, including but not limited to, postal service trash collection, fire, police, emergency vehicles.

All easements include the right of ingress and egress on, along, over, under, through and across by beneficiaries, their successors, or assigns together with the right to trim or remove interfering trees and brush, and in Drainage and Retention/Retention easements, the right to dredge, provided the same in that the beneficiaries of said easements shall utilize the easements for the purposes intended and shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS said owner has caused his name to be hereunto subscribed this ___ day of ___ AD 19__

Richard I. Bishop
 STATE OF COLORADO)
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this ___ day of ___ AD 19__

My commission expires ___ AD 19__

Notary Public.

CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO)
 COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at ___ day of ___ AD 19__ and is duly recorded as Reception Number ___ AD 19__ in Plat Book ___ at Page ___ Drawer ___

CITY OF GRAND JUNCTION APPROVAL

City Manager _____ President City Council

LIENHOLDER APPROVAL

Lienholder Representative _____

DAUGHTERS COVE MINOR SUBDIVISION

Located in the NW 1/4 of Sec. 25, T15, R1W, U.M.



Monument Surveying Co.
 745 Road Avenue
 Grand Junction, CO 81501
 (303) 245-1189 FAX (303) 245-4674

DRAWN, CHECKED, APPROVED, PREPARED FOR

Richard Bishop

PLAT NO. 96-37

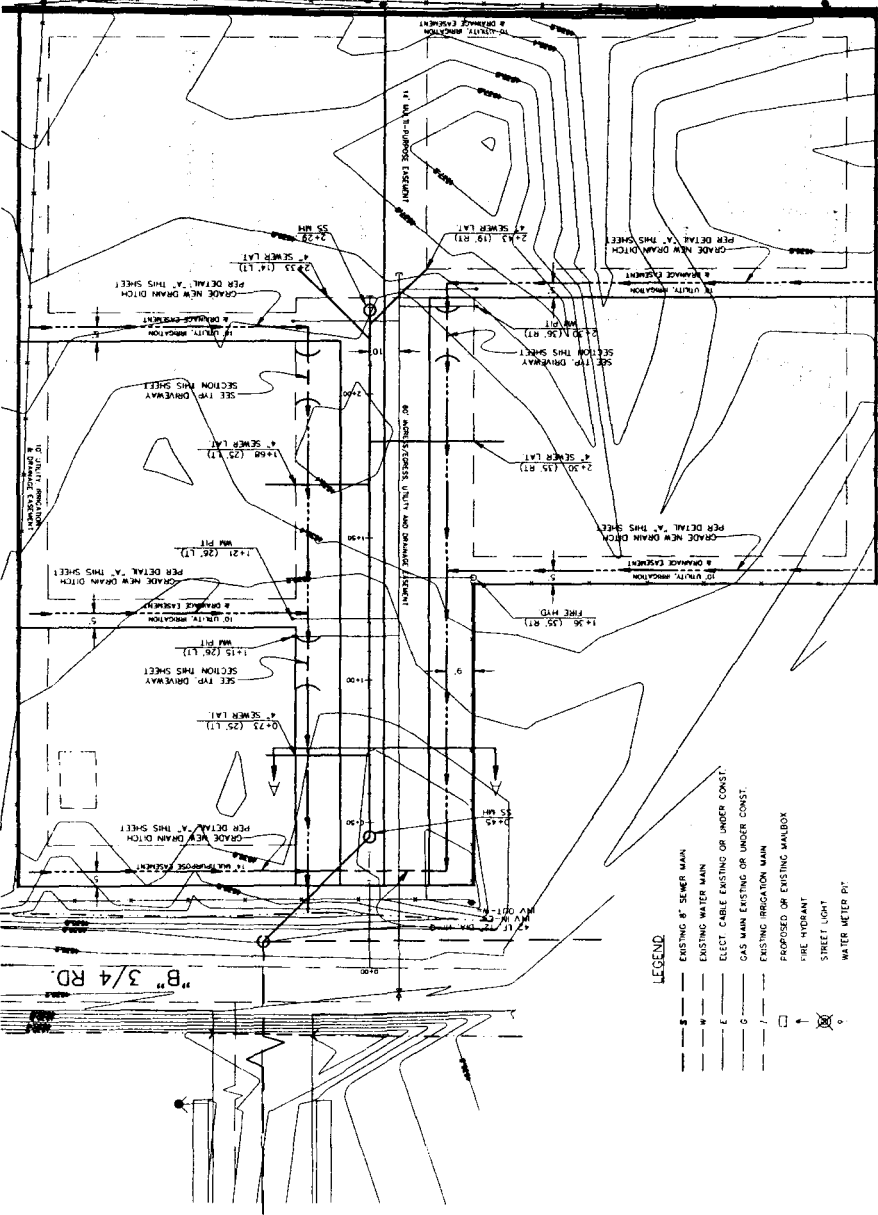
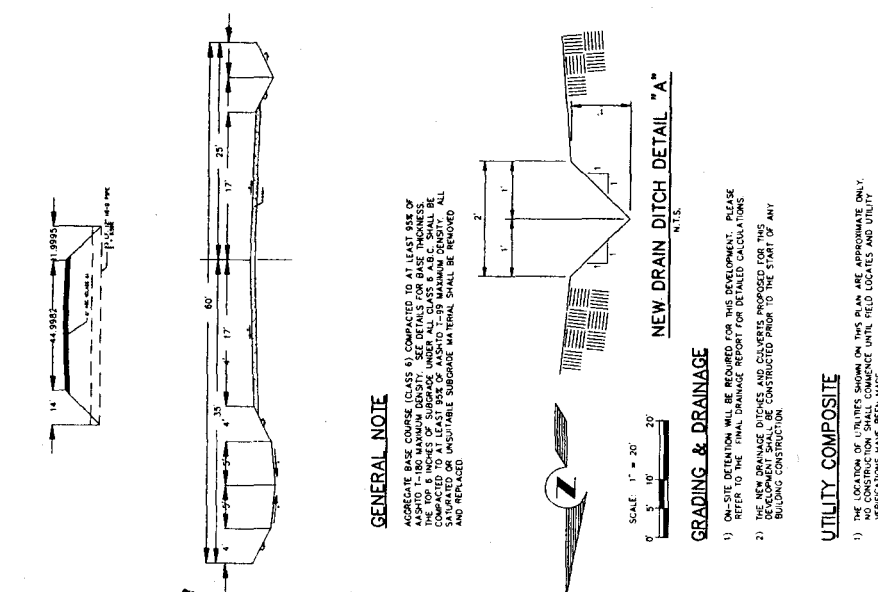
STREET & STORM DRAINAGE PLAN & PROFILE WITH DETAILS
UTILITY COMPOSITE

DAUGHTER'S COVE SUBDIVISION

REVISIONS	DATE	BY	REASON

PREPARED BY: MOY	E.E. No.: 29812
REVIEWED BY: MOY	E.E. No.: 29812
SURVEYED BY: WME	P.L.S. No.: 11980
SURVEY DATE: N/A	
DRAWN BY: STAVAST	
DATE DRAWN: 7-11-95	
SCALE: HORIZ. 1"=20'	
VERT. 1"=4'	
ACAD DRAWING NAME: SCALSTRADING	
PROJECT NUMBER: 94-109-0524	
SHEET NUMBER: 2 OF 2	
CLIENT: MR. BRADSHAW	
ADDRESS: GRAND JUNCTION, CO 81509	

ADP Consulting Engineers
260 Ardenwood Drive, #10
Grand Junction, CO
Tel: (970) 242-5210
Fax: (970) 241-9511



- UTILITY PROVIDERS**
- WATER: CITY OF GRAND JUNCTION
 - ELECTRIC: PUBLIC SERVICE COMPANY
 - GAS: PUBLIC SERVICE COMPANY
 - IRRIGATION: GRAND JUNCTION CITY WATER
 - CABLE: CITY OF GRAND JUNCTION
 - IRRIGATION: ORCHARD MESA IRR. DIST.

- SITE ANALYSIS**
- SOIL TYPE: MESA CLAY LOAM
 - SOIL DRIPAGE: MODERATE
 - SOIL SLOPE: 0 - 2%
 - SOIL DRAINAGE: MODERATELY WELL DRAINER

- IRRIGATION**
- ALL PROPOSED AND EXISTING IRRIGATION PIPES AND UTILITY LOCATIONS SHALL BE SHOWN ON THE RECORDED PLAT.

