



DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

File No. PP-96-47

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 type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input checked="" type="checkbox"/> Major <input type="checkbox"/> Resub	8 + -	N of NEC of 28 & F Road	RSF-4	Residential
<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"/> Basement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

First Church of Nazarene

John Davis

Wayne Lizer

Name

Name

Name

1009 N. 9 #8

1023 24 Road

576 25 Road

Address

Address

Address

Grand Junction, Co. 81501

Grand Junction, Co. 81505

Grand Junction, Co. 81501

City/State/Zip

City/State/Zip

City/State/Zip

245-3125

250-0720

241-1129

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.

John Davis
Signature of Person Completing Application

1-29-96
Date

Carl Baker
Signature of Property Owner(s) - attach additional sheets if necessary

1-30-96
Date

2943-063-00-037
B & G Invertments
Etal
274 Valley Vista Way

2943-063-18-001
Donada Inc
634 Avalon Dr.
Grand Jct. Colo. 81504-
6953

2943-063-17-002
Jeffrey M McClelland
Bobbie J McCelland
3351 C rd.
Palisade, Co. 81526-9533

2945-014-09-030
Jarrel R Doudy
Violet R.
2625 Hawthorne Ave.
Grand Jct. Colo. 81506-4873

2945-014-09-020
Garold G Lyle
Dorothy R
Grand Jct. Co. 81506-4891

2945-014-09-023
Mark R Luff
Brenn D
2944 Pheasant Run Cir
Grand Jct. Colo. 81506-4891

2945-014-09-027
Graig L Burdette
Cynthia M
2958 Pheasant Run Cir
Grand Jct. Colo. 81506-
4891

2945-014-09-045
Gary T Siess
Deanna F Siess
Grand Jct. Colo. 81506-
6047

2945-014-22-003
Scott L Romager
2939 Pheasant Run Cir
Grand Jct. Colo. 81506-
6048

294-063-00-089
First Church of the Naz.
1000 N 9th St Ste 8
Grand Jct Co. 81501-3107

2943-063-17-003
Dave G Mcclelland
Tina C Mcclelland
412 Meadow Rd.
Grand Jct. Colo. 81504-
6135

2945-014-09-028
Harry A Sabin
Kathleen A
3008 Beechwood St.
Grand Jct. Colo. 81506

2945-014-09-031
Earl D Cogdill
Julianne
2715 Hathorne Ave
Grand Jct. Co, 81506-4889

2945-014--09-021
Alvin E Knoll
Charlene K
Grand Jct. Colo. 81506-
2891

2945-014-09-024
Earl Lester Elicker
Jimi Beth N
2950 Pheasant Run Cir
Grand Jct. Colo. 81506-
4891

2945-014-09-027
Harold E Kennedy
Margaret L.
2960 Pheasant Run Cir
Grand Jct. Colo. 81506-
4891

2945-014-22-001
Keith Boughton
Janet L
Grand Jct. Colo. 81506-
6048

2945-014-22-004
Joy R Kosta
Mary Ann
2929 Pheasant Run Cir
Grand Jct. Colo. 81506-
6048

2943-063-00-945
City of Grand Jct.
250 N 5th St.
Grand Jct. Colo. 81501-
2628

2943-063-17-002
Skeleton Const. Inc
706 Ivy Pl.
Grand Jct. Colo. 81506
9533

2945-014-09-029
Richard L Hittle
Violet R.
2615 Hawthorne Ave
Grand Jct. 81506-4873

2945-014-09-019
Arthur Garcia
Patricia Anne
2910 Pheasant Run Cir
Grand Jct. Colo. 81506-
4891

2945-014-09-022
Michael a Simons
Karen I
Grand Jct. Colo. 81506-4891

2945-014-09-015
Paul G Burris
Betty J
2956 Pheasant Run Cir
Grand Jct. Colo. 81506-
4891

2945-014-09-044
James a Belgard
Kathleen M
2531 Pheasant Run Cir
Grand Jct. Colo. 81506-
6047

2945-014-22-002
Robert L Poole
Patricia L
Grand Jct. Colo. 81506-
6048

2945-014-22-005
Milo L Colton
Garnet G
2530 Pheasant Run Cir
Grand Jct. Colo. 81506-
6046

over

2945-014-23-002
Roger L Fischer
Karen L Fischer
2624 Hawthorne Ave
Grand Jct. Colo. 81506-
4872

2945-014-23-003
John J Kammerer
Janeen Ann
2714 Hawthorne Ave.
Grand Jct. Colo. 81506
4886

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

First Church of the Nazarene
1009 N 9th St., #8
Grand Junction, CO 81501

John Davis
1023 24 Road
Grand Junction, CO 81505

Wayne Lizer
576 25 Road
Grand Junction, CO 81505

SUBMITTAL CHECKLIST

MAJOR SUBDIVISION: PRELIMINARY

 Location: N OF Nec of 28 Rd + F Rd.

 Project Name: Dawn Subd.

ITEMS		DISTRIBUTION																										
Date Received	SSID REFERENCE	<input checked="" type="checkbox"/> City Community Development	<input checked="" type="checkbox"/> City Dev. Eng.	<input checked="" type="checkbox"/> City Utility Eng.	<input checked="" type="checkbox"/> City Property Agent	<input checked="" type="checkbox"/> City Parks/Recreation	<input checked="" type="checkbox"/> City Fire Department	<input checked="" type="checkbox"/> City Attorney	<input checked="" type="checkbox"/> City G.J.P.C. (8 sets)	<input type="checkbox"/> City Downtown Dev. Auth.	<input checked="" type="checkbox"/> City Police	<input checked="" type="checkbox"/> County Planning	<input checked="" type="checkbox"/> Walker Field	<input checked="" type="checkbox"/> School District #51	<input checked="" type="checkbox"/> Irrigation District	<input checked="" type="checkbox"/> Drainage District 6V	<input checked="" type="checkbox"/> Water District JTB	<input checked="" type="checkbox"/> Sewer District C&J 6.N.	<input checked="" type="checkbox"/> U.S. West	<input checked="" type="checkbox"/> Public Service	<input type="checkbox"/> GVRP	<input type="checkbox"/> CDOT	<input type="checkbox"/> Corps of Engineers	<input type="checkbox"/> Colorado Geological Survey	<input type="checkbox"/> U.S. Postal Service	<input type="checkbox"/> Persigo WWTF	<input type="checkbox"/> TCI Cable	TOTAL REQ'D.
DESCRIPTION																												
● Application Fee <u>610 + 9x15</u>	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
● 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
● 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
● Evidence of Title	VII-2	1		1				1																				
● Names and Addresses	VII-2	1																										
● Legal Description	VII-2	1		1																								
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Location Map	IX-21	1																										
● Preliminary Plan	IX-26	1	2	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 11"x17" Reduction of Prelim. Plan AFTER REVISIONS FOR PC	IX-26	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
● Preliminary Drainage Report	X-12	1	2																									
● FULL SIZED ASSESSORS MAP		1																										

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

General Project Report

- A. The proposed subdivision is located on the west side of 28 Road, about 0.2 miles north of Patterson Road. It is an 8.7 acre parcel which will be used for single family, detached housing using the in-place zoning, RSF-4.
- B. The benefit to the public will be to provide sites for new homes to satisfy demand resulting from community growth and from desire by current Valley residents to upgrade their housing.
- C. 1. The current zoning, RSF-4, is satisfactory for this proposal.
2. The land uses surrounding this proposal are:
(a) north and west: RSF-5
(b) south: RSF-4, but the use is first as a drainage area owned by the City and then the new Nazarene Church site.
(c) east: PR-16
3. Access will be from the north on View Drive one-half block to Hawthorne Avenue and then west about 350 ft. to 28 Road. When 28.25 Road is eventually improved to the east, it should be accessible by traveling east on Hawthorne. It is the developers understanding that 28.25 Road, or its north extension, will connect south to the stop light at Patterson Road and north to the "Matchett Park".
4. All utilities are available to the site; fire hydrants will be provided to meet code requirements.
5. There are no anticipated unusual demands on utilities.
6. The exact effects on public facilities are not known. However, the relatively small size of the development with 34 lots would not per se be expected to cause any unusual demands.
- 7/8. The soils for the subdivision are classified as
Billings silty clay loam.
There are no known geological factors that will impact the subdivision or home construction.
- 9/10. These sections regarding operating hours and employees are not applicable.
11. A sign in conformance with City standards will be erected at the north entrance.
- D. The subdivision will be developed in one phase with construction expected to begin immediately upon final approval and finished lot sales anticipated by about May, 1996.

Dawn Subdivision

January 31, 1996

- A. The proposed subdivision is located on the west side of 28 Road, about 0.2 miles north of Patterson Road. It is an 8.7 acre parcel which will be used for single family, detached housing using the in-place zoning, RSF-4.
- B. The benefit to the public will be to provide sites for new homes to satisfy demand resulting from community growth and from desire by current Valley residents to upgrade their housing.
- C.
 1. The current zoning, RSF-4, is satisfactory for this proposal.
 2. The land uses surrounding this proposal are:
 - (a) north and west: RSF-5
 - (b) south: RSF-4
 - (c) east: PR-16
 3. Access will be from the north on View Drive one-half block to Hawthorne Avenue and then west about 350 ft. to 28 Road. When 28.25 Road is eventually improved to the east, it should be accessible by traveling west on Hawthorne. It is the developers understanding that 28.25 Road or its extension will connect south to the stop light at Patterson Road and north to the "Matchett Park".
 4. All utilities are available to the site; fire hydrants will be provided to meet code requirements.
 5. There are no anticipated unusual demands on utilities.
 6. The exact effects on public facilities are not known. However, the relatively small size of the development with 34 lots would not per se be expected to cause any unusual demands.
- D. The subdivision will be developed in one phase with construction expected to begin immediately upon final approval and finished lot sales anticipated by about May, 1996.

PRELIMINARY DRAINAGE REPORT

FOR

DAWN SUBDIVISION

LOCATED IN THE SW 1/4 OF SEC. 6, T1S, R1E, UM
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

FEBRUARY 12, 1996

PREPARED BY:

WAYNE H. LIZER, P.E., P.L.S.

W.H. LIZER & ASSOCIATES
Engineering Consulting and Land Surveying
576 25 Road, Unit #8
Grand Junction, Colorado 81505
241-1129

PRELIMINARY DRAINAGE REPORT
FOR
DAWN SUBDIVISION

I. GENERAL LOCATION AND DESCRIPTION

A. Site and Major Basin Location

The site is located at the Southeast corner of F 1/4 line and 28 Road, also being situate in the Southwest Quarter of Section 6, T1S, R1E, U.M., in the City of Grand Junction, Mesa County, Colorado.

Streets in the vicinity include 28 Road which runs North and South on the West side of the site, and F Road which runs East and West and lies approximately 1/4 mile South of the site. (Exhibit 1)

Access to the proposed subdivision is from Grand View Drive from the North.

Developments in the vicinity include Spring Valley Subdivision to the West, Grand View Subdivision to the North, to the Northeast is Matchett Village, and to the South is currently being developed by the First Church of the Nazarene.

B. Site and Major Basin Description

The proposed subdivision contains approximately 8.7 acres and is planned for 34 single-family units.

Presently the site is covered with weeds (mostly cheat grass) and some tamarisks along the North side and along the drainage ditches. The site was probably farmed at one time but has been fallow for some time.

The entire site consists of Billings Silty Clay Loam and would be considered Soil Group C. (Exhibit 2 & Exhibit 3 respectively)

II. EXISTING DRAINAGE CONDITIONS

A. Major Basin

Generally the area wide basin drains as sheet flow from Northeast to Southwest at approximately 1% slope.

The site is bounded on the North and West sides by drain ditches and an irrigation ditch runs from North to South approximately 30 feet East of the East side of the proposed subdivision. Another irrigation ditch runs East and West along the North side of the proposed subdivision and being on the South side of the previously mentioned drain ditch.

Field inspections of the site on January 31, 1996 and again on February 10, 1996 revealed that the plant type in the drains before-mentioned and along the irrigation ditches are typical of wetlands plant life.

The proposed subdivision is within "ZONE X" as determined by the FIRM Flood Insurance Rate Map (Panel 480 of 1000, Exhibit 4).

B. Site

The site historically drains from Northeast to Southwest as sheet flow at approximately 1% slope. Approximately 4 acres of exterior drainage would contribute to the site from the Easterly side of the parcel. The before-mentioned irrigation ditch lying East of the parcel would intercept part of this flow and direct it to the South. (Exhibits 5 & 6)

The on-site historic drainage, together with the off-site historic drainage discharges into the drain ditch along the West side of the proposed site where it is conveyed South towards F Road.

III. PROPOSED DRAINAGE CONDITIONS

A. Changes in Drainage Patterns

Essentially, no on-site or off-site drainage patterns will change.

All stormwater will be directed to the Southwest corner of the site via streets and drainage swales, where a detention basin will be constructed where stormwater will be discharged into the drain at the historic rate.

B. Maintenance Issues

Access to and through the proposed subdivision will be by dedicated public right-of-way.

Ownership and responsibility for maintenance for the proposed detention basin and appurtenances shall be by the Dawn Subdivision Homeowners' Association.

IV. DESIGN CRITERIA AND APPROACH

A. General Considerations

The City of Grand Junction Stormwater Management Manual (SWMM) dated June, 1994 shall be used for stormwater analysis and facility design.

Previous drainage studies in the area would include the FIRM Flood Insurance Rate Map, Grand View Subdivision, and the First Church of the Nazarene.

B. Hydrology

The design storms will be for a 2-year and a 100-year event. (Exhibit 7)

Since the site is less than 25 acres, the Rational Method will be used for analysis. (Exhibit 8)

The detention basin will be designed according to the Modified Rational Method. (Exhibit 9)

Parameter selection will be based upon soil types and development density.

C. Hydraulics

Hydraulic calculations or other methods of analysis shall be in accordance to the City of Grand Junction Storm Water Management Plan.

A sand and grease trap will be installed in the detention basin prior to stormwater entering the drainage ditch.

A preliminary grading and drainage plan is attached.

Respectfully submitted,



Wayne H. Lizer, P.E., P.L.S.



Preliminary Drainage Report
Dawn Subdivision
February 12, 1996
Page 4

REFERENCES:

1. Stormwater Management Manual (SWMM), Public Works Department, City of Grand Junction, June, 1994
2. FIRM Flood Insurance Rate Map, Mesa County, Colorado, (Unincorporated Areas), Community Panel Number 080115 0460 B, Federal Emergency Management Agency, Map Revised July 15, 1992.
3. Soil Survey, Grand Junction Area, Colorado, Series 1940, No. 19, U.S. Department of Agriculture, Soil Conservation Service, issued November, 1955.

APPENDIX

EXHIBIT

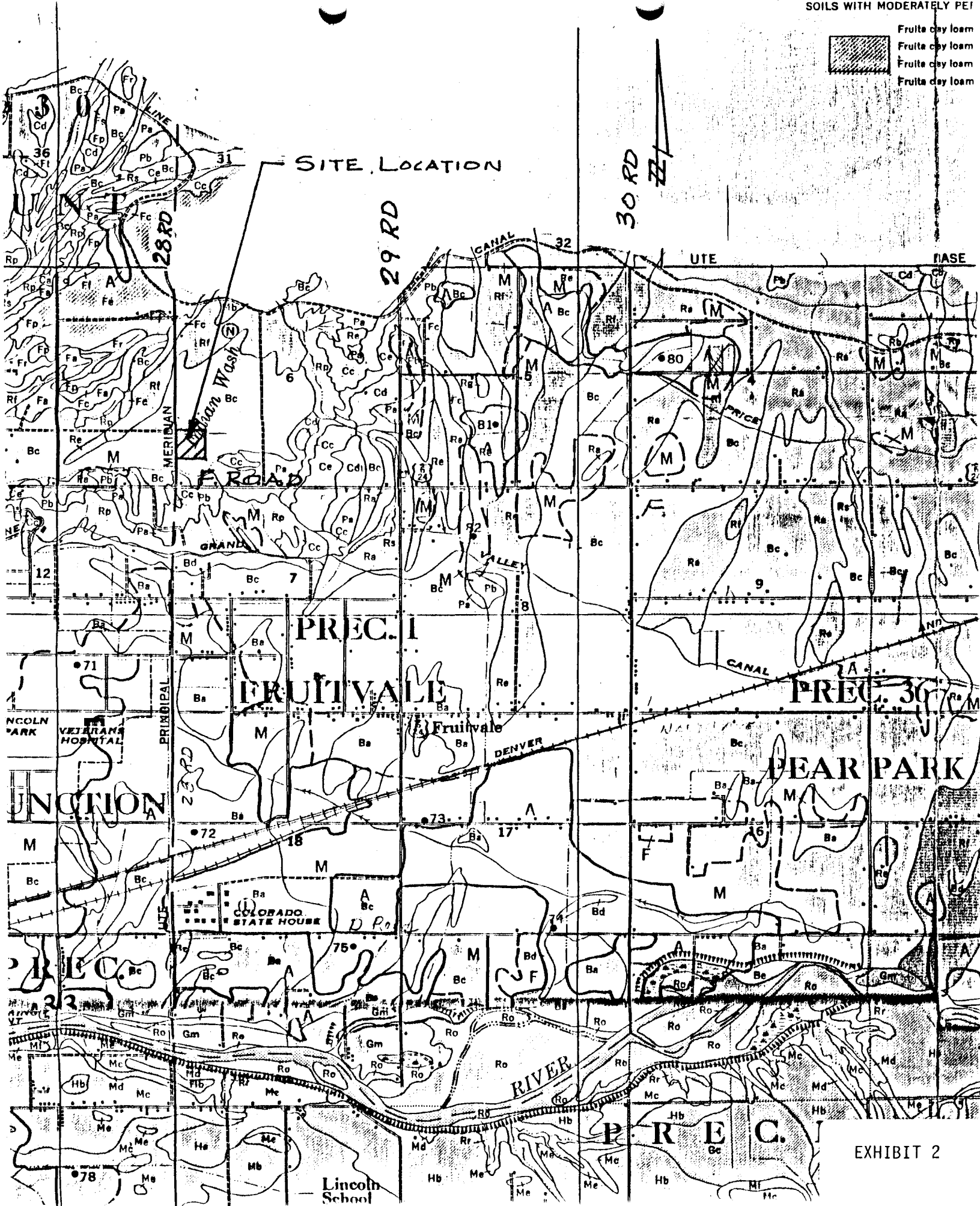
- 1 Street Location Map
- 2 Soil Conservation Service Map (SCS)
- 3 SCS Hydrologic Soil Group Chart (SWMM B-3)
- 4 FIRM Flood Insurance Rate Map - Zone X
- 5 Topographical Map 1" = 2000'
- 6 Orthophoto Map 1" = 200'
- 7 Intensity Duration Frequency (IDF) Table (SWMM A-2)
- 8 Rational Method Equation (SWMM VI-10)
- 9 Modified Rational Method Equations for Detention
Basin Sizing (SWMM N-4)



EXHIBIT 1

STREET LOC.

Fruite clay loam
Fruite clay loam
Fruite clay loam
Fruite clay loam



LAND USE OR SURFACE CHARACTERISTICS	SCS HYDROLOGIC SOIL GROUP (SEE APPENDIX "C" FOR DESCRIPTIONS)																	
	A				B				C				D					
	0-2%	2-6%	6%+	6%+	0-2%	2-6%	6%+	6%+	0-2%	2-6%	6%+	6%+	0-2%	2-6%	6%+	6%+		
UNDEVELOPED AREAS																		
	Bare ground																	
	10-20	16-26	25-35	30-38	14-22	22-30	30-38	36-44	20-28	28-36	36-44	24-32	20-28	28-36	36-44	40-48	40-48	
Cultivated/Agricultural																		
	Pasture																	
	08-18	13-23	16-26	21-29	11-19	15-23	21-29	26-34	14-22	19-27	26-34	18-26	14-22	20-28	25-33	34-42	23-31	31-39
Meadow																		
	Forest																	
	05-15	08-18	11-21	14-22	08-16	11-19	14-22	16-24	10-18	13-21	16-24	12-20	12-20	16-24	20-28	20-28	25-33	25-33
RESIDENTIAL AREAS																		
	1/8 acre per unit																	
	40-50	43-53	46-56	50-58	42-50	45-53	50-58	53-61	45-53	48-56	53-61	48-56	45-53	48-56	53-61	57-65	51-59	57-65
1/4 acre per unit																		
	1/3 acre per unit																	
	27-37	31-41	34-44	38-46	29-37	34-42	38-46	42-50	32-40	36-44	41-49	35-43	32-40	36-44	41-49	45-53	39-47	45-53
1/2 acre per unit																		
	1 acre per unit																	
	22-32	26-36	29-39	33-41	25-33	29-37	33-41	37-45	28-36	32-40	37-45	31-39	28-36	32-40	37-45	42-50	35-43	42-50
MISC. SURFACES																		
	Pavement and roofs																	
	93	94	95	96	93	94	95	96	93	94	95	96	93	94	95	96	94	95
Traffic areas (soil and gravel)																		
	Green landscaping (lawns, parks)																	
	55-65	60-70	64-74	67-75	60-68	64-72	67-75	72-80	64-72	67-75	72-80	75-83	64-72	67-75	72-80	75-83	75-83	77-85
Non-green and gravel landscaping																		
	Cemeteries, playgrounds																	
	20-30	26-36	35-45	40-48	35-45	40-48	45-55	50-60	40-48	45-55	50-60	55-63	40-48	45-55	50-60	55-63	50-58	56-64
<p>NOTES: 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 (Tc < 10 minutes), infiltration capacity is higher, allowing use of a "C" value in the low range. Conversely, for longer duration storms (Tc > 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>																		

TABLE "B-1" RATIONAL METHOD RUNOFF COEFFICIENTS (Modified from Table 4, UC-Davis, which appears to be a modification of work done by Rawls)

W

28 Rd

City of Grand Junction
AREA NOT INCLUDED

INDIAN WASH

29 Rd

ZONE X

29 1/2 Rd

SCALE: 1"=1000'

SITE
LOCATION

JOINS PANEL 0460

FROM PANEL 480 of 1000
FIRM
FLOOD INSURANCE RATE MAP
MAP REVISED JULY 15, 1995

EXHIBIT 4

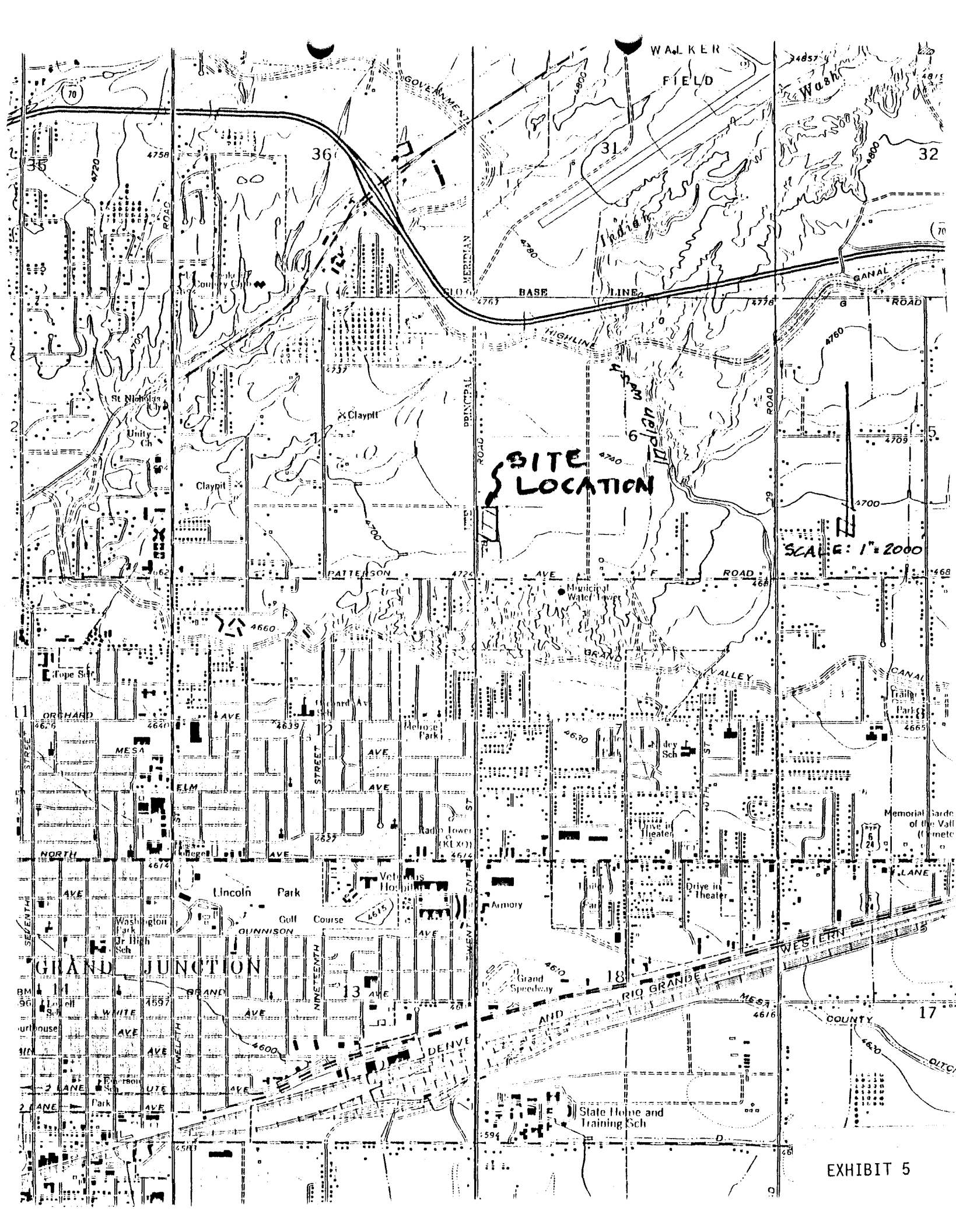


EXHIBIT 5

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

not the composite watershed. Runoff from the impervious area would not be based on runoff loss parameters, but on an impervious area with direct runoff potential.

Where storage capacity is available (on-lot retention, surface depression, lakes, ponds), these must also be accounted for. Many methods allow for direct input of surface depression storage while others do not. Surface depression and/or on-lot retention, lakes, and ponds may also be accounted for through storage or diversion routines where precipitation on the pervious areas contributes to available storage volume prior to the start of excess runoff.

In order to properly apply rainfall loss coefficients or parameters, one must understand the method used, and use good judgement in applying the method to a given watershed.

F. RUNOFF ESTIMATION There are many methods of estimating runoff, each with its own advantages and disadvantages, applications and limitations, an understanding of which is important to avoid misuse and obtain the desired level of accuracy. Only the two most commonly used methods are discussed here, although other methods may also be acceptable.

1. Rational Method Despite its many limitations, the simplicity of the Rational Method for small watersheds has resulted in its common use around the world through most of this century.

a. Method Description The Rational Method is based upon the equation

$$Q = CIA$$

Where:

C = Runoff coefficient (see Table "B-1" in Appendix "B");
I = Storm intensity in inches per hour (see Table "A-1" in Appendix "A");
A = Area in acres;
Q = Inches per acre per hour, which is approximately equal to 1 cubic foot per second (CFS), and is therefore generally considered to be measured in units of CFS.

b. Assumptions and Limitations As with all hydrological methods, several simplifying assumptions are involved, each of which limits the use or reduces the accuracy of the results. Assumptions have been listed in many publications, particularly in APWA and Singh. Only selected assumptions are noted here which are deemed to be of greatest value in understanding limitations and use. Assumptions are written in italics, with the corresponding limitation or application following.

1) *Runoff is directly proportional to rainfall; that is, rainfall loss remains constant throughout a storm event.* This assumption does not allow for the

The ominous looking but simple equations, modified to incorporate Grand Valley IDF data prepared by Henz Meteorological Services (Mesa County 1991), are presented below.

$$T_{d2} = \left(\frac{633.4 C_d \Lambda}{Q_r^2 T_{c_d}} \right)^{0.5} - 15.6$$

$$T_{d100} = \left(\frac{1832 C_d \Lambda}{Q_r^2 T_{c_d}} \right)^{0.5} - 17.2$$

$$I_{d2} = \text{Intensity at } T_{d2} \text{ (approximately } 40.6/(T_{d2} + 15.6))$$

$$I_{d100} = \text{Intensity at } T_{d100} \text{ (approximately } 106.5/(T_{d100} + 17.2))$$

$$Q_d = C_d \Lambda I_d$$

$$K = T_{c_p}/T_{c_d}$$

$$V = 60 [Q_d T_d - Q_r T_d - Q_r T_{c_d} + K Q_r T_{c_d} / 2 + Q_r^2 T_{c_d} / (2 Q_d)]$$

Where:

- T_d = Time of critical storm duration, minutes;
- C = Runoff coefficient;
- Λ = Area in acres;
- Q_r = Detention pond average release rate, cfs (Note that this will not likely be the historic rate Q_h , nor even Q_{max});
- T_c = Time of concentration, minutes;
- I_d = Intensity at T_d , inches per hour;
- Q_d = Runoff rate at T_d , cfs;
- K = Ratio of pre- and post-development T_c ; and
- V = Storage volume in Ω^3 .

The meaning of subscripts used are as follows:

- 2 = 2-year storm condition;
- 100 = 100-year storm condition;
- h = historic condition; and
- d = developed condition.

pp-96-47

MEMORANDUM

To: Bill Nebeker

From: Mike Joyce, AICP
Mesa County Planning and Development

Subject: Dawn Subdivision

Date: March 5, 1996

The design of the Dawn Subdivision is very similar to the Wallenberg Subdivision (31½ Road & E½ Road) recently submitted to Mesa County for review by Mr. Davis. The subdivision design of the Dawn Subdivision, as well as the Wallenberg Subdivision, are poor due to the percentage of land dedicated to roads and the configuration of the lots. The lots are too shallow, especially along the perimeter of the subdivision. Many of the lots are wider across the frontage than the depth of the lot.

One access point for 36 lots is also a problem. Secondary access in this subdivision should be required. The majority of the 360 daily trips from the Dawn Subdivision will be making left turns onto Hawthorn Avenue. With the eventual build-out of the Grand View Subdivision, traffic congestion will become a problem in these subdivisions, as well as the intersections of Hawthorn and 28 Road and 28 Road and Patterson Road.

The Dawn Subdivision should be denied as submitted or a continuance granted to redesign the subdivision to address these concerns.

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
MAR 6 1996

REVIEW COMMENTS

Page 1 of 5

FILE #PP-96-47

TITLE HEADING: Dawn Subdivision

LOCATION: N of NE corner of 28 & F Roads

PETITIONER: John Davis

PETITIONER'S ADDRESS/TELEPHONE: 1023 24 Road
Grand Junction, CO 81505
250-0720

PETITIONER'S REPRESENTATIVE: Wayne Lizer

STAFF REPRESENTATIVE: Kristen Ashbeck

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, pleas.....

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.

Developers Response: OK

WALKER FIELD AIRPORT AUTHORITY **3/5/96**
Dennis Wiss **244-9100**

1. The proposed building site lies approximately 1 1/5 miles (6,400" plus/minus) south of the approach end of runway 04 and is located inside the Airport's Area of Influence (AOI), Patterson Road being the southernmost edge of the AOI in this area. Since this property does lie within the Airport's AOI it may be subjected to overflight of aircraft and the noise associated with these overflights.

2. An Aviation Easement is required to be recorded at or before filing of the subdivision plat. Please send copy of the recorded document to the Walker Field Airport Authority following its recording.

Developers Response: Done - See Plat

3. It is our recommendation that, due to this residential development's proximity to aircraft flight paths and the airport proper, additional soundproofing insulation-as well as planned landscape features-be design into each residence and site to help mitigate potential sound-level perceptions.

Developers Response: All houses will have extra insulation in them.

MESA COUNTY PLANNING

3/5/96

Mike Joyce

244-1642

See attached comments.

Developers Response: Design is good with as little a project as 9 acres.

GRAND JUNCTION DRAINAGE DISTRICT

3/7/96

John L. Ballagh

242-4343

While this site is outside the boundaries of the Drainage District all of the surface waters from the site ultimately flow into the Buthorn Drain. That drain is a GJDD facility. The Buthorn Drain has seen several upgrades, financed 100% by the District or shared City of Grand Junction and Drainage District. None the less, the Buthorn Drain is unable to accept additional storm water flows. On site or regional detention should be required of this development.

Developers Response: We are putting it into city regional detention area.

Adequate area should be kept open to allow machinery to get and maintain the detention facility.

Developers Response: No detention area.

PUBLIC SERVICE COMPANY

3/5/96

John Salazar

244-2781

ELECTRIC & GAS:

1. 14' multi-purpose easements on east and west sides of Grand View Drive South of Hawthorn (east side of Lot 3, Block 2; west side of Lot 1 Block 3) do not extend south for enough to connect to the north property line of Dawn Subdivision.

Developers Response: Yes it does.

2. Need to designate 30' and 35' drainage and irrigation easements as drainage/irrigation/& "utility easements or extend 14' multi-purpose easements or extend 14' multi-purpose easements south to north boundary of Dawn Subdivision (see attached partial copies Grand View Subdivision and Dawn Subdivision).

Developers Response: OK See Plat

CITY PROPERTY AGENT

3/12/96

Steve Pace

256-4003

No final plat to review

CITY FIRE DEPARTMENT

3/13/96

Hank Masterson

244-1414

The Fire Department has no problems with this preliminary plan. Hydrant locations, fire line sizes and fire department access are all adequate as shown.

CITY POLICE DEPARTMENT

3/7/96

Dave Stassen

244-3587

1. The design fits with crime prevention (C.P.T.E.D.) design standards by allowing for limited access.
2. If any screening is to be placed along the east side of 28 Road, it should be screening comprised of landscaping and not fencing.

Developers Response: Will consider.

CITY DEVELOPMENT ENGINEER

3/15/96

Jody Kliska

244-1591

1. Drainage - the City has purchased the property directly south of this proposal for a regional detention facility and the Public Works Manager has determined all developments within the basin will be required to use the facility. Details of fees and construction of the facility are being worked out by Public Works and are not available as of the comment date.

Developers Response: OK

2. The plan submitted shows 40' of right-of-way on 28 Road and the proposed detention facility in the right-of-way. Please verify the existing right-of-way width. 28 Road is classified as a collector, which requires 60' of right-of-way and 44' of pavement width.

Developers Response: County had required it from the church and is already done.

3. The preliminary drainage report states swales will be used to convey stormwater. The plan shows what looks like a storm drain pipe which does not quite reach the ditch. A pipe, properly sized, will be required. There are too many maintenance problems associated with swales in easements located between two houses.

Developers Response: OK

4. The pedestrian easement is required to be 12' wide as per City Standard Drawings.

Developers Response: Revised, See Plat

5. Half-street improvements on 28 Road will be required. Complete plans must be submitted with the final plan.

Developers Response: OK

6. What is the depth of the proposed sewer connection? The ditch along 28 Road appears to be about 10' deep according to the contours shown on the plan. Is the

sewer line in 28 Road as shown coming from Springside Court a proposed new line or does it exist.

Developers Response: Revised Drawing

TCI CABLEVISION

3/11/96

Glen Vancil

245-8777

See attached comments.

UTE WATER

3/14/96

Gary R. Mathews

242-7491

1. The water valve at Grand View Drive will be relocated to Grand View Circle running west.

Developers Response: OK

2. Water mains shall be c-900, class 150. Installation of pipe fittings, valves and services including testing and disinfection shall be in accordance with Ute Water standard specifications and drawings.

Developers Response: OK

3. Developer will install the meter pits and yokes. Ute Water will furnish the meter pits and yokes.

Developers Response: OK

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

Developers Response: OK

CITY COMMUNITY DEVELOPMENT

3/15/96

Kristen Ashbeck

244-1437

1. Multi-purpose easements must be obtained from adjoining property owners to the north since easements in Grandview do not extend south on the property line.

Developers Response: It does extend all the way to property line.

2. The pedestrian easement must be a minimum of 12' wide and must continue through the irrigation easement to the south property line. Construction of a path/sidewalk within the easement shall be required at Final Plat phase.

Developers Response: OK

3. Please not all lot sizes on plan in square feet and place dimensions on the lots. The minimum lot area in the RSF-4 zone is 8,500 square feet. Some lots appear smaller than this, particularly those on the interior of the site.

Developers Response: Revised, see plat

4. For addressing purposes, rename Grand View Circle as four separate streets that do no reference Grand View. Also name the east-west cross street in the center of the circle.

Developers Response: OK, See Plat

CITY UTILITY ENGINEER

3/15/96

Trent Prall

244-1590

Sewer - City

1. Horizontal alignment appears adequate with the exception of the unclear easement between lots 15 and 15 in southwest corner of development. Potential grade conflicts with 18" water line will have to be addressed in final design. More comments on final submittal.

Developers Response: Revised, See plan

Water - Ute

1. Water line should be stubbed out to the eastern side of the property in order for future development to loop through. This could probable be easily accommodated between lots 6 and 7.

Developers Response: OK See Plat

MESA COUNTY SCHOOL DISTRICT

3/14/96

Lou Grasso

242-8500

SCHOOL - CURRENT ENROLLMENT/CAPACITY - IMPACT

Orchard Avenue Elementary - 389/375 - 9

East Middle School - 415/465 - 4

Grand Junction High School - 1674/1630 - 5

CITY PARKS & RECREATION DEPARTMENT

3/15/96

Shawn Cooper

244-3869

1. Pedestrian easement should be a minimum of 10' with 8' concrete trail

Developers Response: OK See Plat

2. Parks & Open Space Fees - 34 dwelling units @ \$225 = \$7,650.00.

We're taking television
into tomorrow.



TCI Cablevision of Western Colorado, Inc.

March 14, 1996

Dawn Sub.
John Davis
% Community Development Department
250 North 5th Street
Grand Junction, CO 81501

Ref. No. CON19611

Dear Mr. Davis;

We are in receipt of the plat map for your new subdivision, **Dawn Sub. 5**. 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:

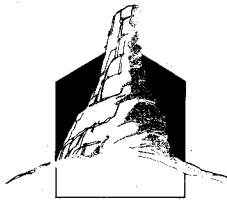
1. We require the developers to provide, at no charge to TCI Cablevision, an open trench for cable service where underground service is needed and when a roadbore is required, that too must be provided by the developer. The trench and/or roadbore may be the same one used by other utilities so long as 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,

A handwritten signature in cursive script that reads "Glen Vancil".

Glen Vancil,
Construction Supervisor 245-8777



March 15, 1996

Monument Homes
Development, Inc.

Kathy Portner
Supervisor, Community Development
City of Grand Junction
Planning Department
250 N. 5th St.
Grand Junction, Co. 81501

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

MAR 18 1996

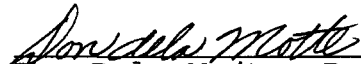
Re: PROPOSED SUBDIVISION DAWN SUBDIVISION

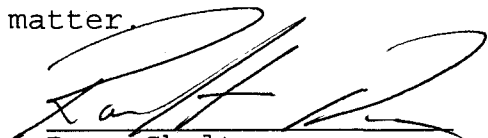
Dear Kathy,

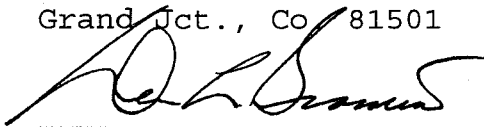
We, the undersigned Developers and Builders desire to go on record as being opposed to the approval of the proposed Dawn Subdivision for the following reasons:


- a) The configuration of the subdivision providing for only one access street which routes all traffic through Grand View Subdivision.
- b) The proposed lot density is excessive and does not conform in any favorable way with the surrounding neighborhood.

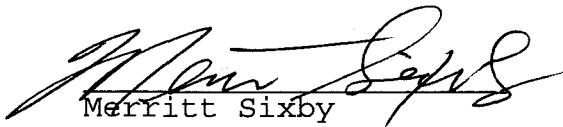
We appreciate your attention to this matter.


Don Dela Motte, Developer
Donada, Inc.
634 Avalon Dr.
Grand Jct., Co. 81501


Doug Skelton
Skelton Construction
706 Ivy Pl.
Grand Jct., Co. 81501


Dennis L. Granum, Pres.
Monument Homes
759 Horizon Dr. Ste. A
Grand Jct., Co. 81501


Dwain McClelland
McClelland Homes
1875 6 Rd.
Mack, Co. 81525


Merritt Sixby
Merritt Construction
405 W. Mayfield Dr.
Grand Jct., Co. 81501

Brenn D. Luff
2944 Pheasant Run Cir.
Grand Junction, CO 81506

March 26, 1996

Kristen K. Ashbeck, AICP
250 N. 5th
Grand Junction, CO 81501

Dear Mrs. Ashbeck:

I am writing to you in regard to the proposed Dawn subdivision located just north of Patterson Road on 28 Rd.

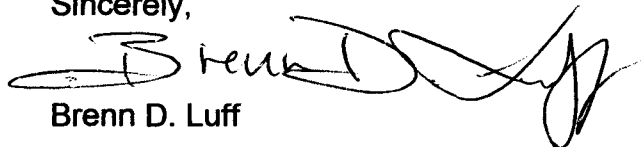
Today, I took the time to come into the planning office to look at the proposed plan. I congratulate the developer for staying within the zoning of 4 units per acre, however in my opinion with the only access to this subdivision through Grand View it presents a future problem in terms of traffic congestion.

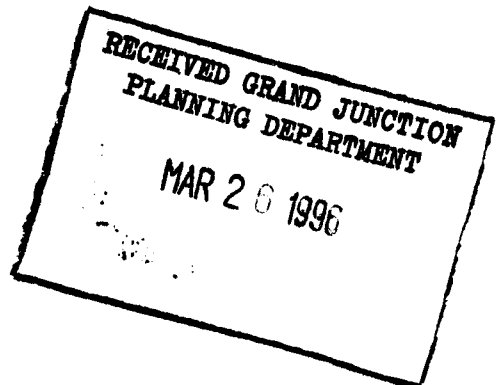
Hawthorne is a designated through street, but city officials have told us that access development east (28 1/4 Rd) is a long way off. Furthermore, with all the other development toward the east along Patterson Road and north access to the Horizon Dr. Business Corridor limited, 28 Rd. traffic is increasing and the speed limit- although set at 35 MPH, is closer to 40-45 MPH. This has had considerable impact on my neighborhood. The proposed development could only worsen an already existing problem.

While Mr. Davis is not responsible for the current problems that 28 Rd. faces, his proposal does present an similar dilemma that is now being studied by the City concerning access to Colorado 340 from the Ridges? In twenty years, at build out of both Grand View and Dawn subdivisions, will we be facing these same congestion issues at the intersection of 28 Rd. and Hawthorne?

Thank you for your time and consideration.

Sincerely,


Brenn D. Luff



STAFF REVIEW

FILE: PP 96-47

DATE: March 27, 1996

REQUEST: Preliminary Plan - Dawn Subdivision

LOCATION: North of the Northeast Corner of 28 Road and Patterson Road

APPLICANT: John Davis

STAFF: Kristen Ashbeck

Planning Commission
4/2/96 Approved w/
conditions: per comments
in staff report resolved
for final, 2nd access
on 28 Road & filling
ditch along northern
boundary
Vote (3-2)

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Single Family Residential (Grand View Subdivision)

SOUTH: Church - Under Construction

EAST: Undeveloped

WEST: Single Family Residential (Spring Valley Subdivision)

PC 5/14 - reconsidered
condition to fill
ditch - grading
ditch to provide
"bench" approved

EXISTING ZONING: Residential Single Family 4 units per acre (RSF-4)

SURROUNDING ZONING:

NORTH: Residential Single Family 5 units per acre (RSF-5)

SOUTH: RSF-4

EAST: Planned Residential 16 units per acre (PR-16 - Mesa County)

WEST: RSF-5

RELATIONSHIP TO COMPREHENSIVE PLAN

No comprehensive plan exists for this area of the city.

STAFF ANALYSIS

Project Summary / Access. The applicant is proposing to subdivide a vacant parcel of land on the east side of 28 Road north of the 28 and Patterson Road intersection into 34 single family residential lots. A single access to the subdivision is proposed through the Grand View Subdivision to the north from Hawthorne Avenue and south on Grand View Drive. Presently, Grand View Drive only extends south to the drainage ditch. Completion of the street improvements to the common property line will need to be worked out between the developers of the two subdivisions at the Final Plat phase for Dawn Subdivision. In addition, full half street improvements on 28 Road the length of Dawn Subdivision will be required at the final phase of development.

The developer of the Grand View Subdivision to the north has filed a letter of opposition regarding the single access. Staff feels this is preferable to having another access on 28 Road in this area. The proposed development is relatively small (34 lots; 340 trips/day) and Hawthorne Avenue was designed as a residential collector in order to serve this level of traffic.

Lot Design. Lot sizes within the proposed Dawn Subdivision are generally at 8,500 square feet which is the minimum lot size for the RSF-4 zoning. The lots will need to have dimensions shown and exact lot sizes provided at the Final Plat phase in order to ensure that each lot does meet the minimum requirement. Some of the lots have a depth of only 80 feet. With the required bulk requirements in the RSF-4 zone district (20-foot front yard and 30-foot rear yard), there could be difficulties with building within the remaining 30-foot envelope for the depth of a home.

Drainage. The City has purchased the property directly south of the proposed Dawn Subdivision to serve as a regional stormwater detention facility. All developments within the basin, including this proposal, will be required to use the facility. The developer has revised the Preliminary Drainage and Grading Plan to indicate stormwater flow from Dawn Subdivision to the regional facility. Details of fees and construction of the facility are currently being determined by the City Public Works Department. The portion of cost to be paid by this developer will be determined by the Public Works Manager at the Final Plat phase.

The Preliminary Plan for Dawn Subdivision shows a 12-foot pedestrian easement going south to the regional stormwater detention facility. This was required to provide a pedestrian connection to the possible development of a trail system along the edge of the detention basin to points east such as Machett Park.

Utilities. Ute Water will provide water and the City will provide sewer service to the proposed Dawn Subdivision. The developer is proposing a sewer line alignment on the east side of the ditch along 28 Road which is not desirable in terms of the City's maintenance responsibilities for the line. However, the City Utilities Engineer will allow the developer to submit an alignment for the line with the Final Plat provided access to the manhole is addressed. Approval of the final sewer line alignment will be contingent upon deciding who will maintain the access as well as review by the City's sewer maintenance personnel.

The City Utilities Engineer is also requiring that a water line be stubbed out to the eastern side of the property in order to service future development with looped lines. The developer has indicated an easement between Lots 5 and 6 in Block 1 for this purpose, however, the easement must be a minimum of 10 feet wide rather than the 6 feet shown on the Preliminary Plan.

Other Concerns. Comments from other review agencies can be addressed at the Final Plat phase of the development process. These include the comments regarding an avigation easement, payment of Parks and Open Space fees, and details of the language on the final Plat.

STAFF RECOMMENDATION: Approval of the Dawn Subdivision with the issues stated in the staff report to be resolved for Final Plat submittal.

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, on item PP 96-47, I move that we approve the Preliminary Plan for the Dawn Subdivision with the issues stated in the staff report to be resolved for Final Plat submittal.

Tom Laque
4/2/96 PC hearing

DAWN SUBDIVISION ACCESS

SOURCE	RECOMMENDED MIN. SIGHT DISTANCE	
	35 MPH	40 MPH
Grand Junction Transportation Stds. (DRAFT)	430'	530'
AASHTO	300'	400'
Mesa County	250'	325'
CDOT	250'	325'
ASCE & ULI	300'	300'
AVERAGE	306'	376'

AVAILABLE SIGHT DISTANCE - 500 feet

Post-It® Fax Note		Date 4/15/96	# of pages ▶
To MICHAEL DROLLINGER	From WARD SCOTT		
Co./Dept: CITY PLANNING	Co. REMAX 4000		
Phone #	Phone # 241-4000		
Fax # 244-1599	Fax #		

TO: MICHAEL DROLLINGER
CITY OF GRAND JUNCTION, PLANNING DEPARTMENT

FROM: JOHN DAVIS

Please postpone indefinitely my appeal for Dawn Subdivision File #PP-96-47 and withdraw it from the Council's agenda for the April 17, 1996. As we've discussed, we are anticipating resolution of the North boundary drainage ditch, etc., at the May 7, 1996 Planning Commission meeting.

Thank You.

John Davis

John Davis 4/15/96

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
APR 15 1996

DONADA, INC.
634 Avalon Drive, Grand Junction, CO 81501 (970) 434-6224

May 8, 1996

City of Grand Junction
Planning Commission
250 North 5th. Street
Grand Junction, CO 81501

**RE: DRAINAGE DITCH BETWEEN GRAND VIEW
& DAWN SUBDIVISIONS**

Dear Members

We would like to thank you in advance for reconsidering the piping requirement of an existing drainage ditch along the common boundary of Grand View and Dawn Subdivisions located east of 28 Road.

As developers of the Grand View Subdivision, we would like to see the ditch remain open. In addition to serving as an irrigation waste water ditch, it also serves as part of our storm water detention.

After meeting with City staff personnel, and the manager of the Grand Valley Water Users Association (GVWUA), who currently maintain the ditch we offer two alternatives for your consideration:

ALTERNATIVE ONE - This is our preferable alternative. GVWUA has indicated to us that it is their preference that the City take ownership of the ditch between our easterly boundary and the point which it crosses under 28 Road near the southwest boundary of Dawn Subdivision. Our proposal is for the City to accept the offer with the understanding that ownership and maintenance would then be transferred to the appropriate Home Owners Association for maintenance. We all ready have an association in place for the maintenance of our park and irrigation system and the additional maintenance responsibility of the ditch would not create a hardship. Buy using our existing dedicated drainage easements adjacent to the ditch, maintenance could be accomplished from our side of the property line.

ALTERNATIVE TWO - Once again it is our understanding that the GVWUA will request a 40 foot drainage easement on the Dawn Subdivision side of the ditch in addition to our existing 35 foot easement. If in fact it comes to past that the City does not gain ownership of the ditch, we would request that the Planning Commission consider a total additional easement width in the neighborhood of 28 feet, with the understanding that maintenance of the ditch could be accomplished by using our existing easement.

We will be in attendance at the scheduled public meeting to personally discuss the proposal and answer any questions which may arise.

DONADA, INC.

Donald della Motte

Donald della Motte, President TAL

xc: Ward Scott



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the
Crowd!**[®]

*reprinted cover ltr.
& minor revisions
to attachments
WS*

Thursday, May 09, 1996

Ms. Kristin Ashbeck
Mr. Michael Drollinger)
Development Department
City of Grand Junction
(Hand Delivered)

Dear Ms. Ashbeck and Mr. Drollinger:

Re: Dawn Subdivision, northern drain ditch

It is my understanding that the condition for piping and filling the subject drain ditch that was included in the City's Planning Commission approval of the preliminary plan is without effect. The ditch can not be filled without access onto the Grand View Subdivision's neighboring easement which is reserved specifically for Grand View Association use and is therefore not available to the Dawn developer, Mr. John Davis. (While not relevant to the lack of effect of the condition, I have been told by the majority owner of the Grand View Subdivision, Mr. Don della Motte, that he would not allow filling of the ditch.)

Independent of the above action by the Planning Commission, you have advised me that the current Grand View drainage plan incorporates part of the Dawn Subdivision drain ditch area as a detention facility. However, no easement has been created onto the Dawn property. Mr. della Motte and his representative Tom Logue have discussed this problem with us and we are considering allowing the easement pending receipt of a detailed proposal that can be fully evaluated by us and our legal counsel. We have indicated a willingness to favorably consider the proposal so long as it provides no important detriment to the Dawn Subdivision final approval and use by future Dawn property owners and hopefully provides some benefit to us as consideration for granting the easement.. By separate letter you may receive a proposal from Mr. della Motte for the Grand View Association to assume responsibility for maintenance if the City accepts responsibility from GVVUA for this ditch. If and when all of this can transpire and Dawn can eliminate the need for a maintenance access road, it would, pending review of details, be a good "trade" for granting the Grand View retention easement.

RE/MAX 4000, Inc.

1401 North 1st Street
Grand Junction, Colorado 81501
Phone: (303) 241-4000
Fax: (303) 241-4015

Each Office Independently Owned and Operated





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the
Crowd!**[®]

However, without an exact proposal for us to consider at this time, Mr. Davis must act to further the timely approval of Dawn Subdivision. We therefore request that the Planning Commission reconsider its preliminary approval and eliminate entirely its condition for piping and filling the subject ditch. Not only can we not accomplish the condition but, more importantly, it is not needed in any event. By a minor amount of regrading to the current ditch bank an easement over the north 30 ft. creates a fully adequate ditch and access road corridor and leaves a fully buildable, saleable, and useable envelope. To show this, please refer to the attached. I've first include the Dawn Subdivision plat that is now being processed for final approval showing the ditch contours as they now exist. I've intentionally picked the two lots shown on this plat that have the steepest drain ditch banks and prepared cross-section profiles where indicated on the plat. These attached profiles show the current ground level and the regrading plan and the depth of the building envelope after deducting for the front set back and rear easement. I am attaching an engineering analysis showing that the drain ditch would flow at a depth of about 8 inches with 9 cfs of water at the Lot 1, Block 1 section line. I'm therefore estimating that the ditch runs perhaps 6 inches of water using the maximum flow calculation of 5.7 cfs given to us by GVVUA. Also attached are plan views of these same lots showing the building envelope. We have reviewed these with a builder who would like to purchase them, and he finds them fully buildable.

I met today and reviewed the above profiles with Mr. Dick Proctor of GVVUA, and he has verbally approved a 30 ft. easement for the north side of the plat. The final plan submitted shows 28 ft. and will need to be revised to 30 ft. Mr. Proctor will of course hopefully reiterate his approval when he submits his review comments for the Dawn final plan.

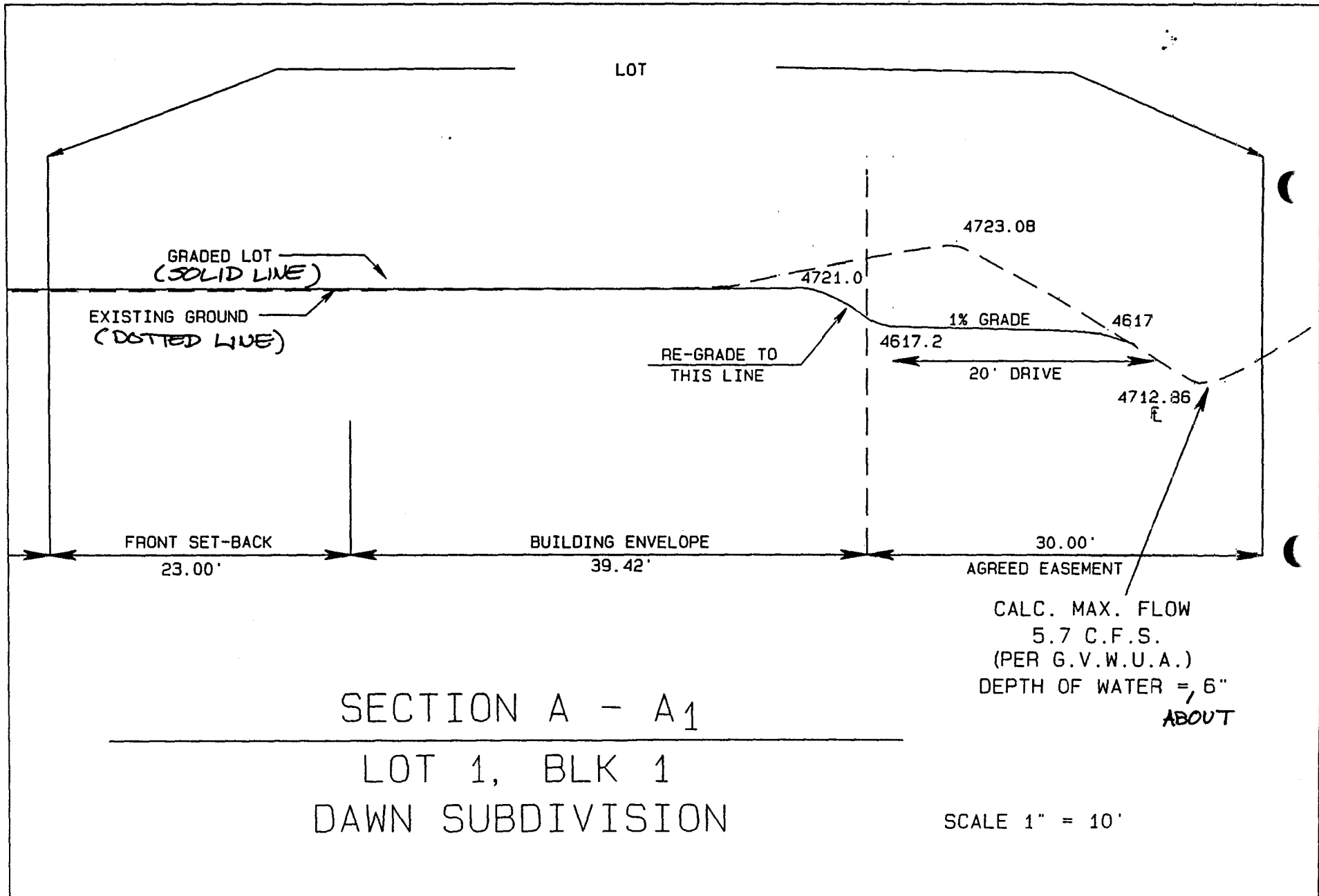
Sincerely,

Ward Scott
Broker Associate



RE/MAX 4000, Inc.
1401 North 1st Street
Grand Junction, Colorado 81501
Phone: (303) 241-4000
Fax: (303) 241-4015

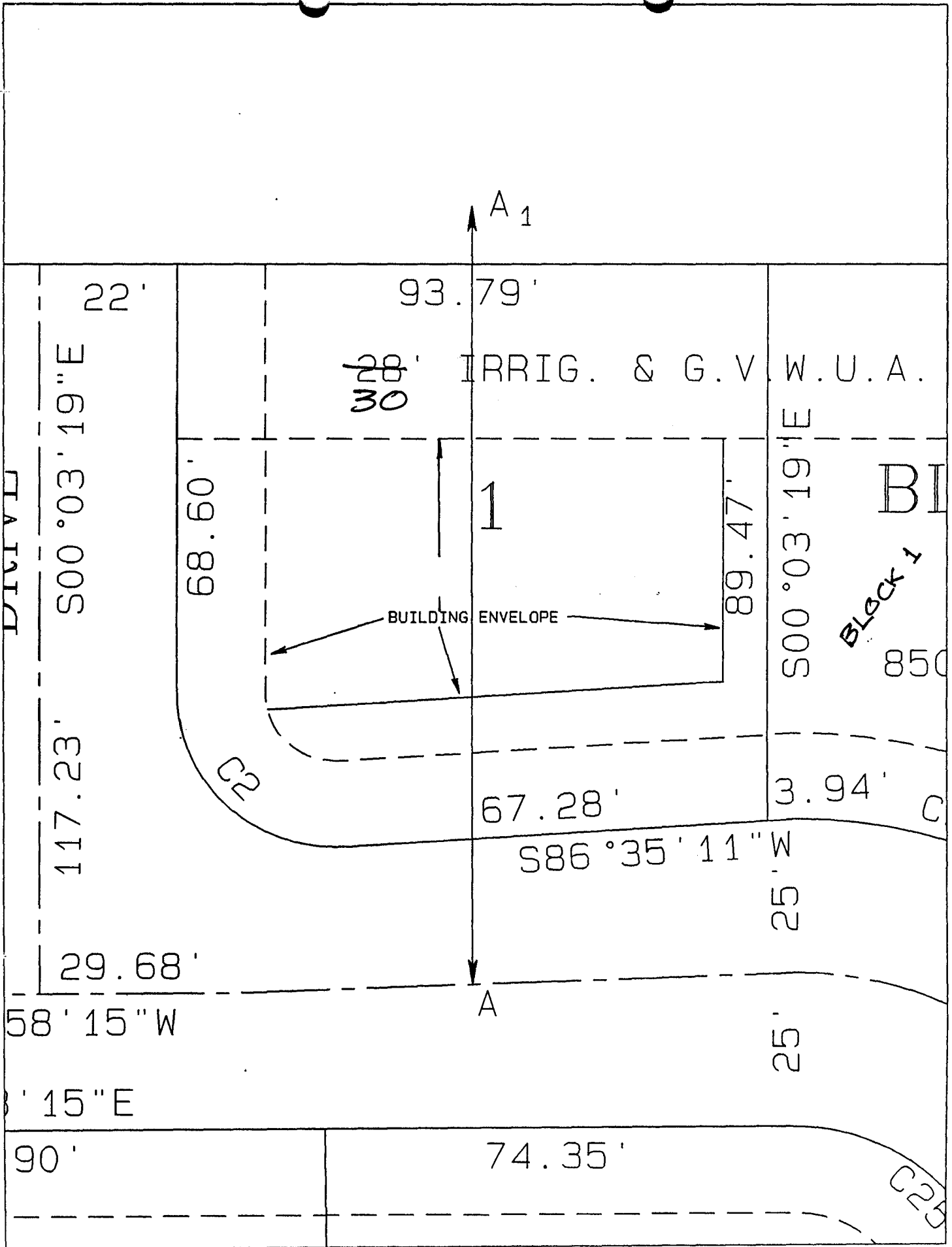
Each Office Independently Owned and Operated

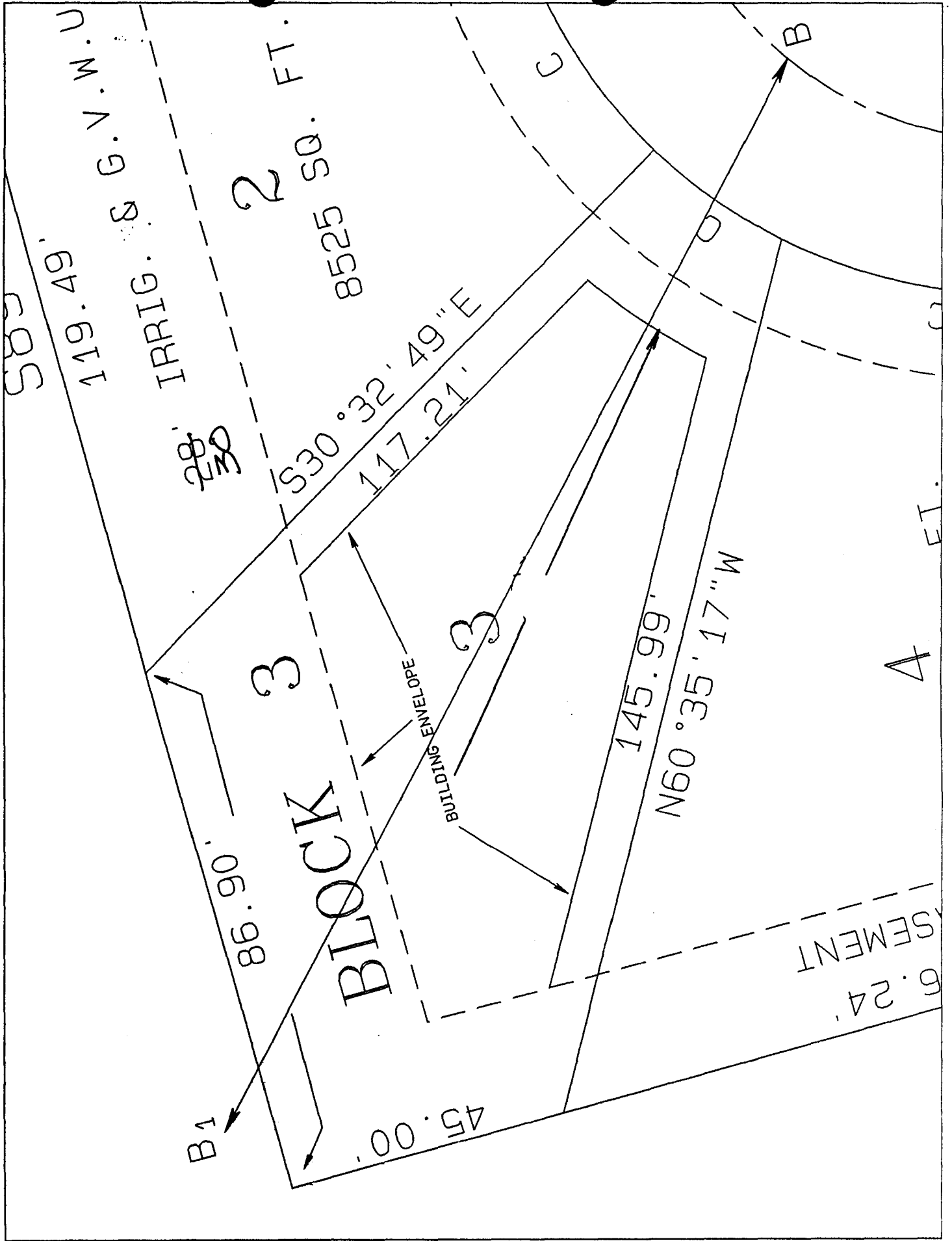


SECTION A - A₁

LOT 1, BLK 1
DAWN SUBDIVISION

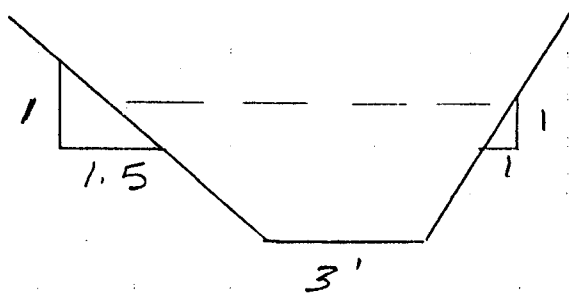
SCALE 1" = 10'





Down Subdivision - Drainage Ditch
North Side

$$Q_{REQ} = 5.7 \text{ cfs}$$



$$Q = \frac{1.49 R_n^{2/3} S^{1/2} A}{n}$$

$n = 0.40$ (Conservative), S from field
Elevations
 $= 0.58076$

2 + 8" Depth

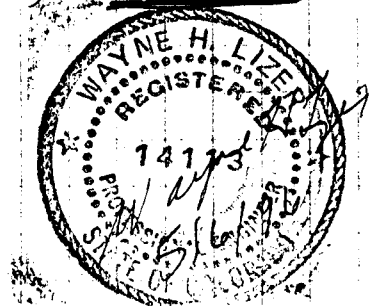
$$A = \frac{3 + 0.67 + 1 + 3}{2} = 3.84 \text{ FT}^2$$

$$P = 3 + 0.94 + 1.20 = 5.14$$

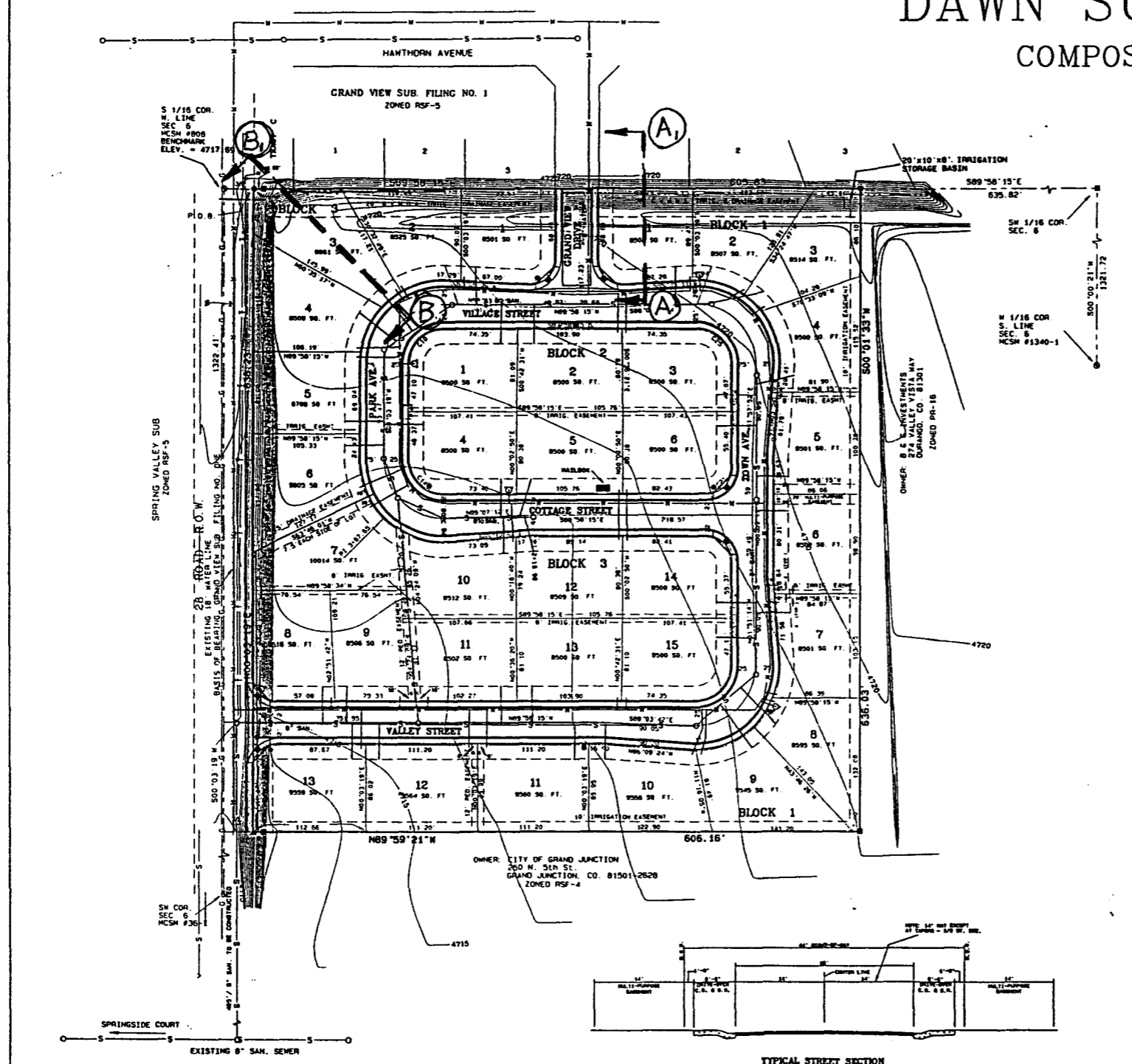
$$R = \frac{A}{P} = \frac{3.84}{5.14} = 0.75$$

$$Q = \frac{1.49 (0.75)^{2/3} (0.0058)(3.84)}{0.040} = 9 \text{ cfs}$$

\therefore depth for 5.7 cfs < 8"



DAWN SUBDIVISION COMPOSITE PLAN



NOTES

MINIMUM LOTS SIZE IS 8500 SQ. FT.

THERE IS A 14' MULTI-PURPOSE EASEMENT ALONG THE FRONT OF ALL LOTS. ALL OTHER EASEMENTS AS LABELED

CONTOUR INTERVAL = 1 FOOT

WATER LINE INSTALLATION WILL TYPICALLY BE 2' OFF THE LIP OF BUTTER, EXCEPT AROUND CURVES.

MINIMUM DISTANCES BETWEEN SANITARY SEWER AND WATER LINE WILL BE 10'.

IRRIGATION LINES WILL BE INSTALLED ALONG THE BACK LOT LINES OF ALL LOTS.

THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT

POWER, TELEPHONE, GAS, AND CABLE TV WILL BE INSTALLED FROM GRAND VIEW SUBDIVISION AND LOCATED IN THE 14' MULTI-PURPOSE EASEMENT

SOIL TYPE ON ENTIRE SITE IS:
BILLINGS SILTY CLAY LOAM (B₂)

UTILITY VENDORS

CITY OF GRAND JUNCTION SEWER
UTE WATER
PUBLIC SERVICE
GRAND VALLEY WATER USERS ASSOC.
U S WEST
TCI CABLEVISION

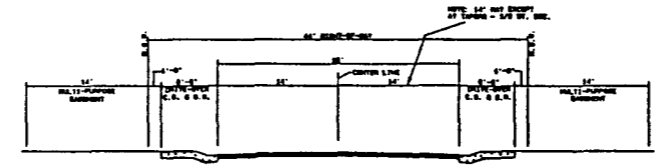
AREA SUMMARY

34 LOTS = 6.87 AC. / 78%
ROADS = 1.98 AC. / 22%
TOTAL = 8.85 AC. / 100%
DENSITY = 3.8 UNITS PER ACRE

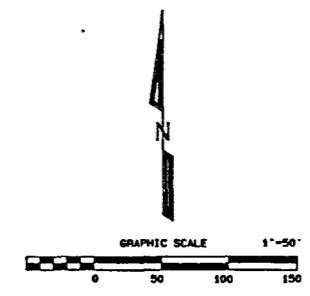
LEGEND

- MESA COUNTY SURVEY MONUMENT
- FD #5 REBAR 1/2" ALUM. CAP STAMPED LS 18635
- FD #5 REBAR W/PLASTIC CAP MARKED RYDEN LS 9331
- FD #5 REBAR W/MELTED CAP
- ▲ SET #5 REBAR 1/2" ALUM. CAP STAMPED D H SURVEYS LS 20677
- ⊕ = FIRE HYDRANT 5 EA.
- ⊙ = STREET LIGHT 6 EA.
- = SAN. MANHOLE 1288.

NOTE: ALL EXTERIOR CORNERS SET IN CONCRETE



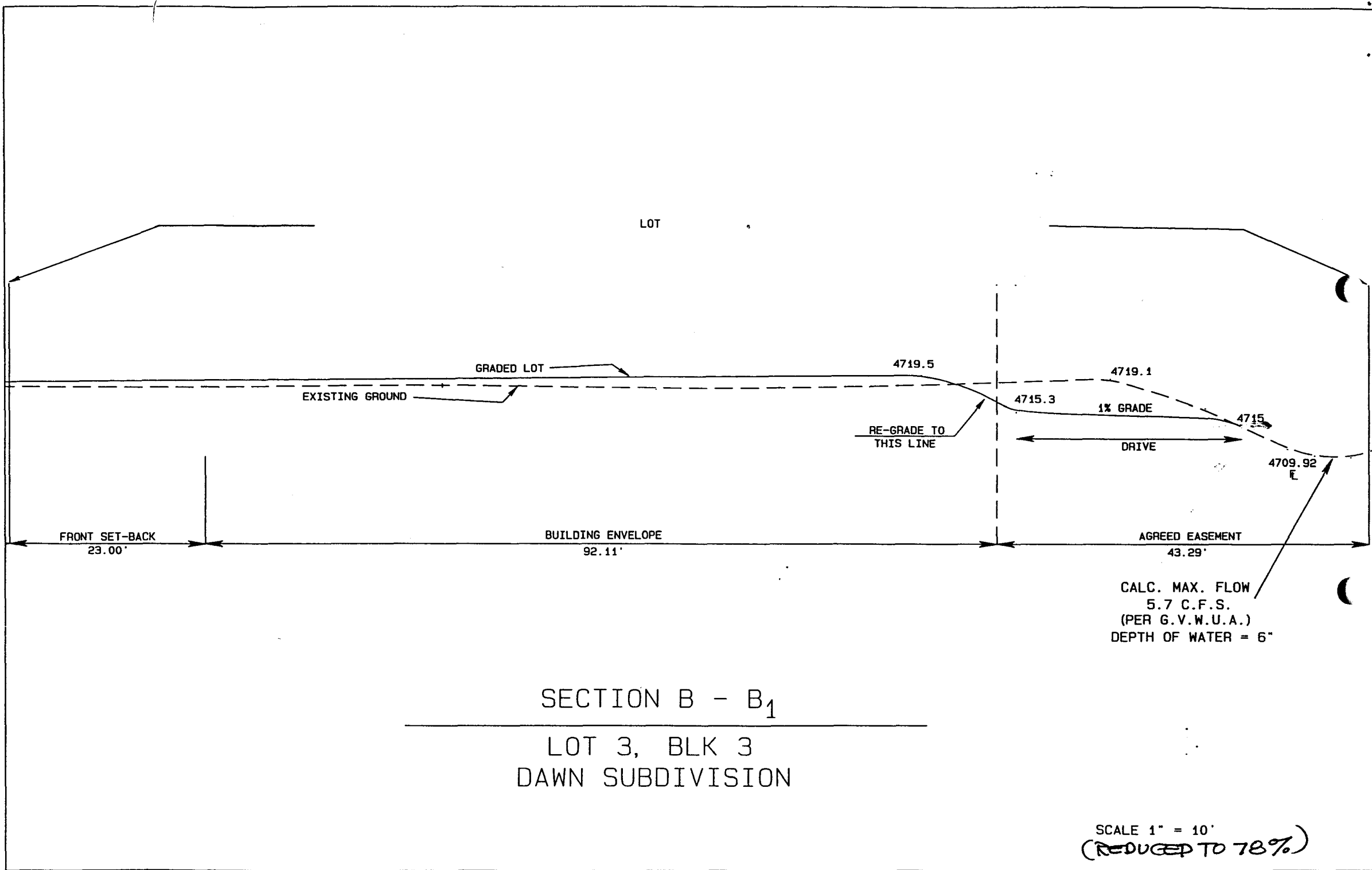
TYPICAL STREET SECTION
NOT TO SCALE



**DAWN SUBDIVISION
COMPOSITE PLAN**

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By	H.W.D.	Checked By	S.L.H.	Scale	198-98-12
Drawn By	TMOEL	Date	JAN. 1996	Sheet	3 OF 13



SECTION B - B₁

LOT 3, BLK 3
DAWN SUBDIVISION

SCALE 1" = 10'
(REDUCED TO 78%)

Kristin & Michael
I should have noted in my
stage 1 re. with drain ditch
that covenants have a buyers notice.

Section 6: Signs. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than six (6) square feet advertising a property for resale.

per original plan

Wend

Section 7: Fencing. Fencing shall be a maximum height of six (6) feet. No solid fencing shall be allowed closer to the street than the building improvements (except corner lots), nor shall any front yard fencing exceed three (3) feet in height. For example, split rail fencing would be acceptable, but a solid brick fence would not be acceptable. All fencing is to be architecturally compatible with the dwellings. Sideyard fencing on corner lots will be per the City of Grand Junction regulations.

Owners of Lots 1,2, and 3, in Block 1, and Lots 1,2, and 3, in Block 3 of Dawn Subdivision are hereby given notice that the Grand Valley Water Users Association must have annual access to open drain ditches via the drainage easement at the rear of said Lots (see subdivision plat) for weed clearing and canal maintenance. They do not allow fencing of said easements.

All owners should also note Article V, Section 5, regarding use of easements.

Section 8: No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be an annoyance or nuisance to the neighborhood.

Section 9: No animals, included but not limited to, horses, cows, pigs, goats, chickens, ducks, rabbits, or any other domesticated animals, except household pets, shall be maintained temporarily or permanently on any said lot.

Section 10: Landscaping, including but not limited to a sprinkler system, grass, sod, rock, shrubs, or any other plants, shall have been completed on the front and side yards of said Lot within one (1) year of transferring of the deed from the Declarant to the Owner.

Section 11: Prefabricated Structures. All dwellings, garages and outbuildings constructed upon the land covered by these covenants shall be of top quality design, construction, workmanship and materials; in particular, no structure will be of the types known as "pre-built", "pre-cut", "modular", "manufactured", or "pre-fabricated", regardless of its quality as determined by other standards.

ARTICLE VI

GENERAL PROVISIONS

Section 1: Enforcement. Any owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations,



**Above
the
Crowd!**
®

Thursday, May 09, 1996

Ms. Kristin Ashbeck
Mr. Michael Drollinger
Development Department
City of Grand Junction
(Hand Delivered)

Dear Ms. Ashbeck and Mr. Drollinger:

Re: Dawn Subdivision, northern drain ditch

It is my understanding that the condition for piping and filling the subject drain ditch that was included in the City's Planning Commission approval of the preliminary plan is without effect. The ditch can not be filled without access onto the Grand View Subdivision's neighboring easement which is reserved specifically for Grand View Association use and is therefore not available to the Dawn developer, Mr. John Davis. (While not relevant to the lack of effect of the condition, I have been told by the majority owner of the Grand View Subdivision, Mr. Don della Motte, that he would not allow filling of the ditch.)

Independent of the above action by the Planning Commission, you have advised me that the current Grand View drainage plan incorporates part of the Dawn Subdivision drain ditch area as a detention facility. However, no easement has been created onto the Dawn property. Mr. della Motte and his representative Tom Logue have discussed this problem with us and we are considering allowing the easement pending receipt of a detailed proposal that can be fully evaluated by us and our legal counsel. We have indicated a willingness to favorably consider the proposal so long as it provides no important detriment to the Dawn Subdivision final approval and use by future Dawn property owners and hopefully provides some benefit to us as consideration for granting the easement. By separate letter you may receive a proposal from Mr. della Motte for the Grand View Association to assume responsibility for maintenance if the City accepts responsibility from GVVUA for this ditch. If and when all of this can transpire and Dawn can eliminate the need for a maintenance access road, it would, pending review of details, be a good "trade" for granting the Grand View retention easement.



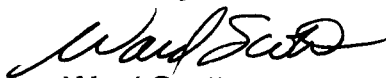
RE/MAX 4000, Inc.
1401 North 1st Street
Grand Junction, Colorado 81501
Phone: (970) 241-4000
Fax: (970) 241-4015

Each Office Independently Owned and Operated

However, without an exact proposal for us to consider at this time, Mr. Davis must act to further the timely approval of Dawn Subdivision. We therefore request that the Planning Commission reconsider its preliminary approval and eliminate entirely its condition for piping and filling the subject ditch. Not only can we not accomplish the condition but, more importantly, is is not needed in any event. By a minor amount of regrading to the current ditch bank an easement over the north 30 ft. creates a fully adequate ditch and access road corridor and leaves a fully buildable, saleable, and useable envelope. To show this, please refer to the attached. I've first include the Dawn Subdivision plat that is now being processed for final approval showing the ditch contours as they now exist. I've intentionally picked the two lots shown on this plat that have the steepest drain ditch banks and prepared cross-section profiles where indicated on the plat. These attached profiles show the current ground level and the regrading plan and the depth of the building envelope after deducting for the front set back and rear easement. I am attaching an engineering analysis showing that the drain ditch would flow at a depth of about 8 inches with 9 cfs of water at the Lot 1, Block 1 section line. I'm therefore estimating that the ditch runs perhaps 6 inches of water using the maximum flow calculation of 5.7 cfs given to us by GWWUA. Also attached are plan views of these same lots showing the building envelope. We have reviewed these with a builder who would like to purchase them, and he finds them fully buildable.

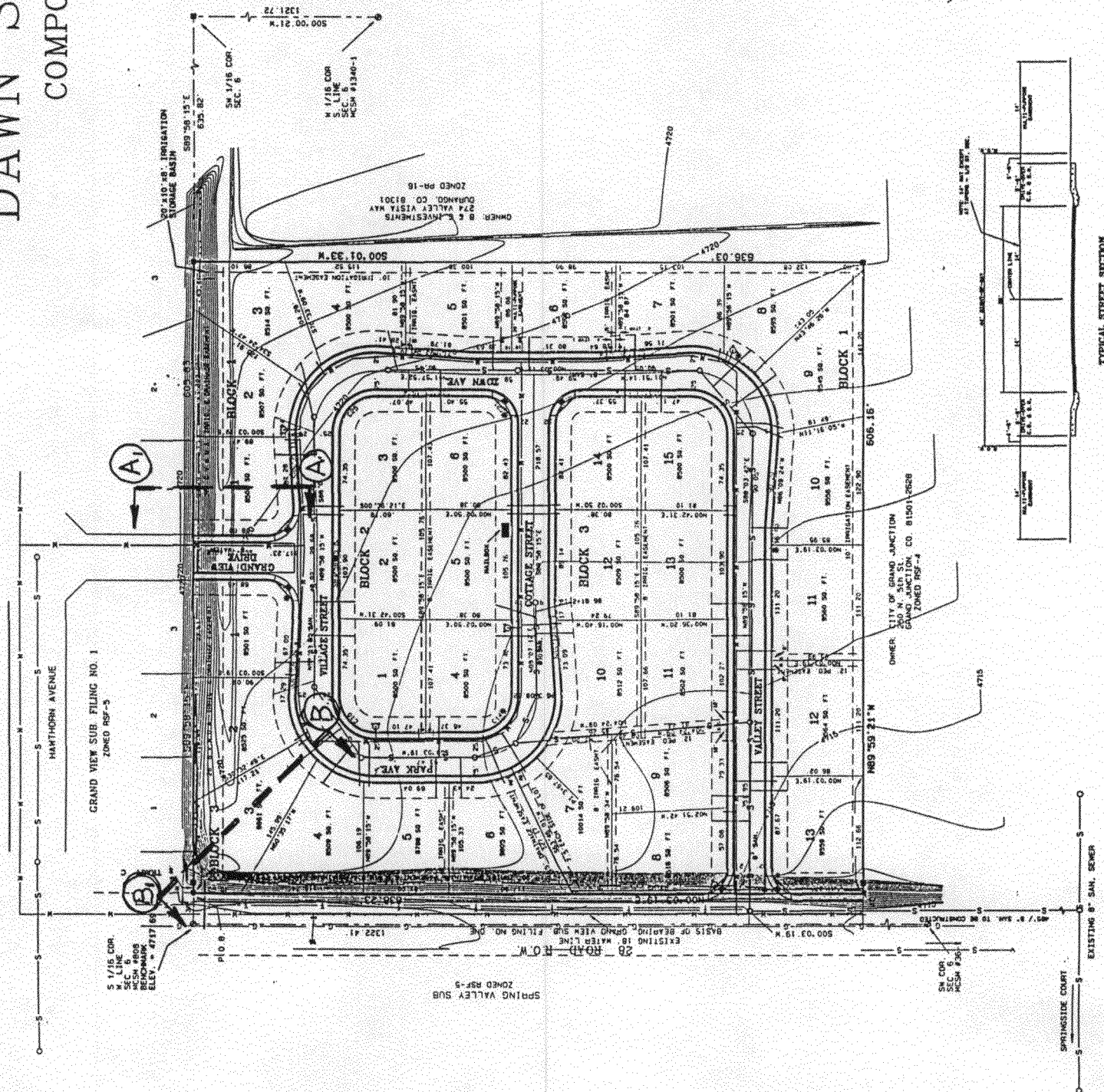
I met today and reviewed the above profiles with Mr. Dick Proctor of GWWUA, and he has verbally approved a 30 ft. easement for the north side of the plat. The final plan submitted shows 28 ft. and will need to be revised to 30 ft. Mr. Proctor will of course hopefully reiterate his approval when he submits his review comments for the Dawn final plan.

Sincerely,



Ward Scott
Broker Associate

DAWN SUBDIVISION COMPOSITE PLAN



NOTES

MINIMUM LOT SIZE IS 8000 SQ. FT.
 THERE IS A 14' MULTI-PURPOSE EASEMENT ALONG THE FRONT OF ALL LOTS. ALL OTHER EASEMENTS AS LABELED
 CONTOUR INTERVAL = 1 FOOT
 WATER LINE INSTALLATION WILL TYPICALLY BE 2' OFF THE L.P.P. OF BUTTER, EXCEPT AROUND CURVES.
 MINIMUM DISTANCES BETWEEN SANITARY SEWER AND WATER LINE WILL BE 10'.
 IRRIGATION LINES WILL BE INSTALLED ALONG THE BACK LOT LINES OF ALL LOTS.
 THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT
 POWER, TELEPHONE, GAS, AND CABLE TV WILL BE INSTALLED FROM GRAND VIEW SUBDIVISION EASEMENT IN THE 14' MULTI-PURPOSE EASEMENT

SOIL TYPE ON ENTIRE SITE IS:
 BILLINGS SILTY CLAY LOAM (B₂)

UTILITY VENDORS

CITY OF GRAND JUNCTION SEWER
 UTE WATER
 PUBLIC SERVICE
 S.W. VALLEY WATER USERS ASSOC.
 U.S. WEST
 TCI CABLEVISION

AREA SUMMARY

34 LOTS = 5.87 AC. / 788
 ROADS = 1.98 AC. / 223
 TOTAL = 7.85 AC. / 1003
 DENSITY = 3.8 UNITS PER ACRE

LEGEND

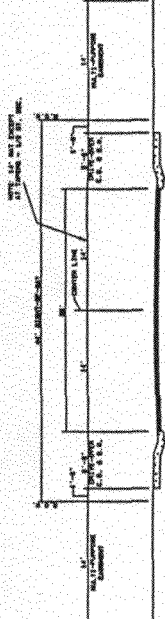
- MESA COUNTY SURVEY MONUMENT
- 45 REBAR 1/2" ALUM. CAP STAMPED LS 1825
- 45 REBAR 1/2" ALUM. CAP STAMPED LS 5331
- 7D. 45 REBAR W/HELD CAP
- ▲ SET #5 REBAR 1/2" ALUM. CAP STAMPED G.H. SURVEYS LS 20677
- = FIRE HYDRANT 5 EA.
- = STREET LIGHT 8 EA.
- = SAN. MANHOLE 1288.

NOTE: ALL EXTERIOR CORNERS SET IN CONCRETE

**DAWN SUBDIVISION
COMPOSITE PLAN**

D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
 (970) 245-8749

Designed By: M.H.D. Checked By: S.L.H. Date: 1996-06-12
 Drawn By: J.M.H. Date: JAN. 1995 Sheet: 3 OF 13



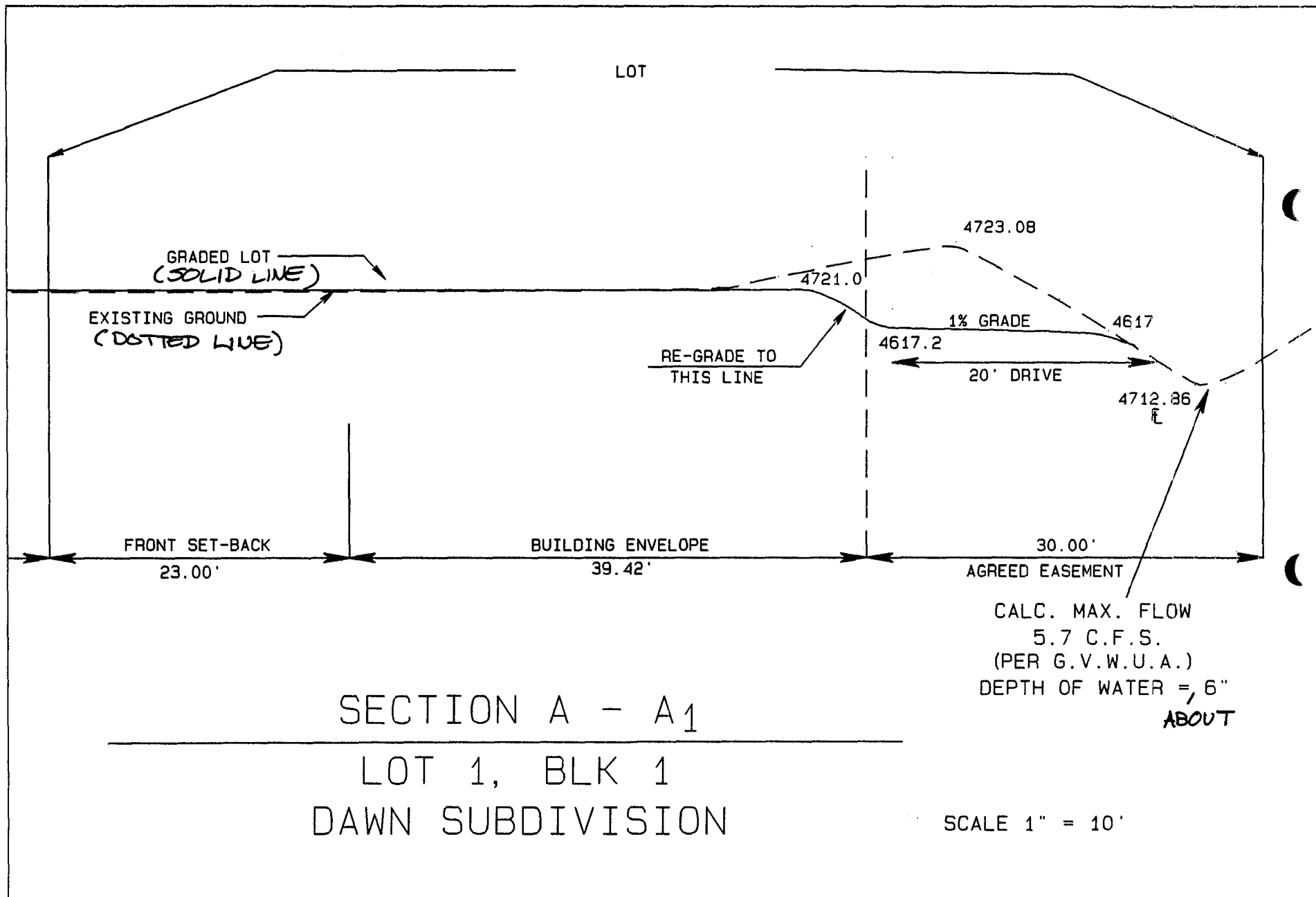
GRAND VIEW SUB. FILING NO. 1
 ZONED RSF-3

S 1/16 COR.
 SEC. 6
 T12N
 R65W
 BENCHMARK
 ELEV. = 7717.69

SPRING VALLEY SUB
 ZONED RSF-3

OWNER: CITY OF GRAND JUNCTION
 200 N. 54TH ST.
 GRAND JUNCTION, CO. 81501-3628
 ZONED RSF-4

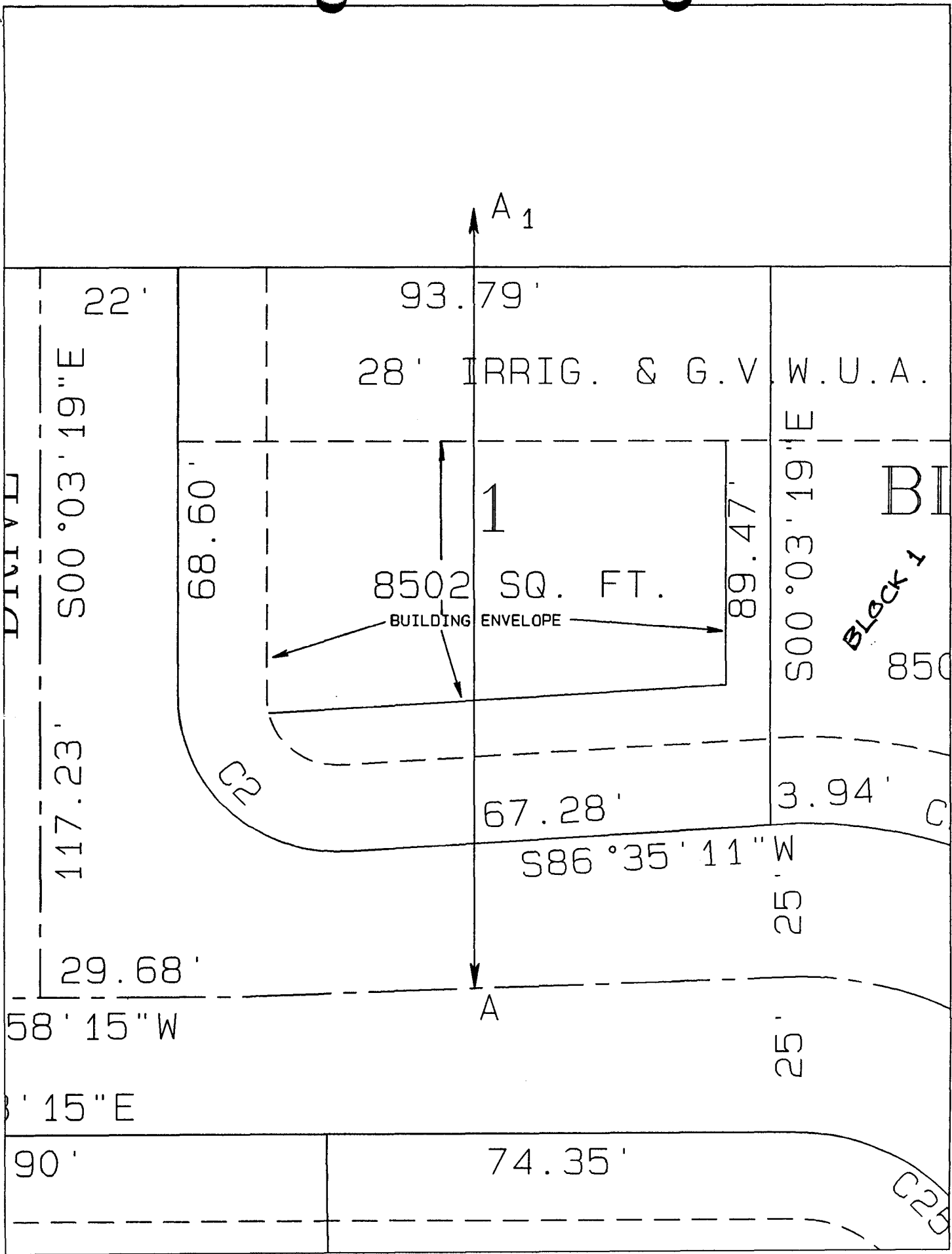
SPRINGSIDE COURT
 EXISTING 8" SAN. SEWER



SECTION A - A₁

LOT 1, BLK 1
DAWN SUBDIVISION

SCALE 1" = 10'



DIVID

117.23' S00°03'19"E

22'

68.60'

93.79'

28' IRRIG. & G.V. W.U.A.

1

8502 SQ. FT.

BUILDING ENVELOPE

89.47'

S00°03'19"E

BI

BLOCK 1

850

29.68'

67.28'

3.94'

S86°35'11"W

58' 15" W

A

25' 25"

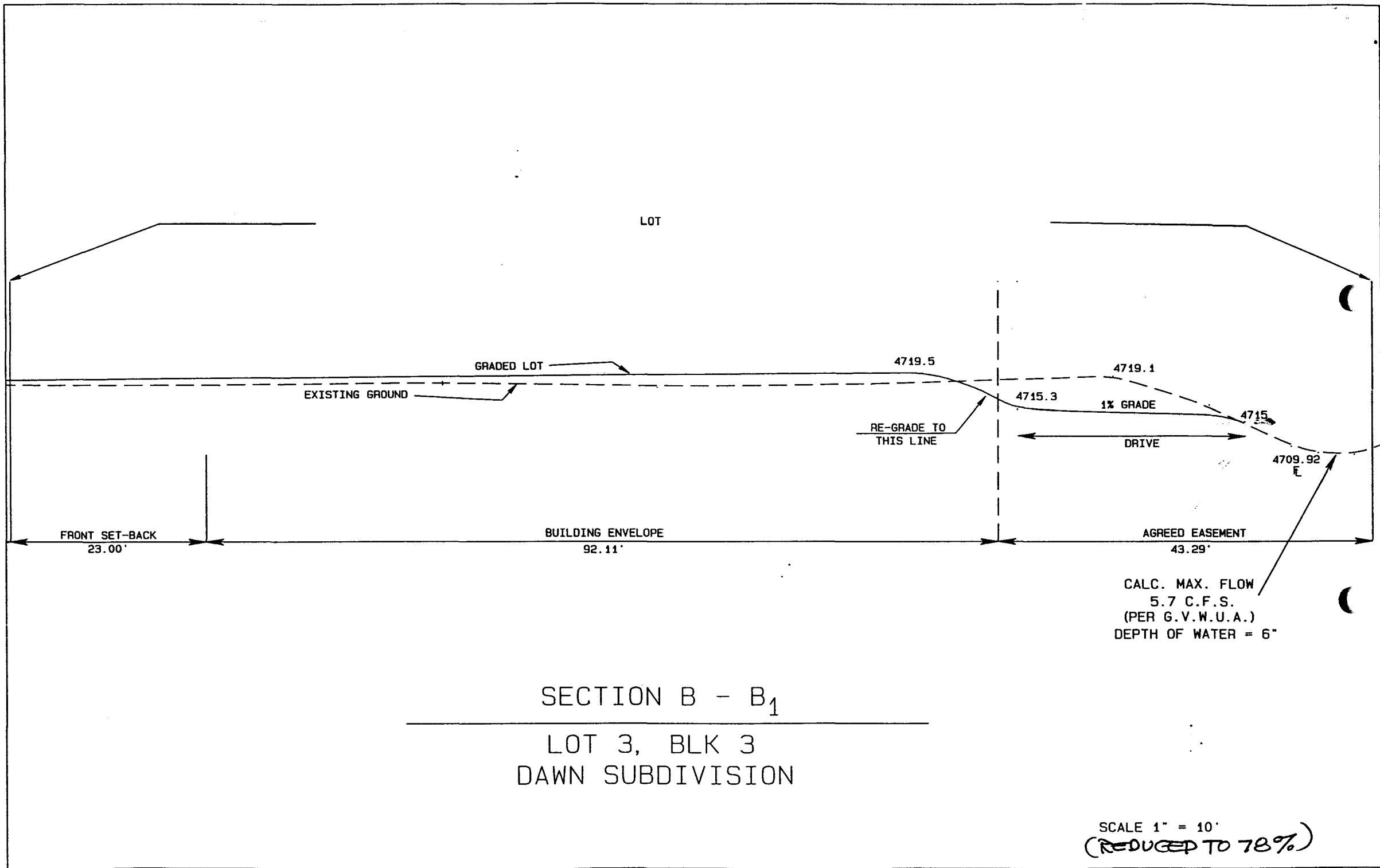
8' 15" E

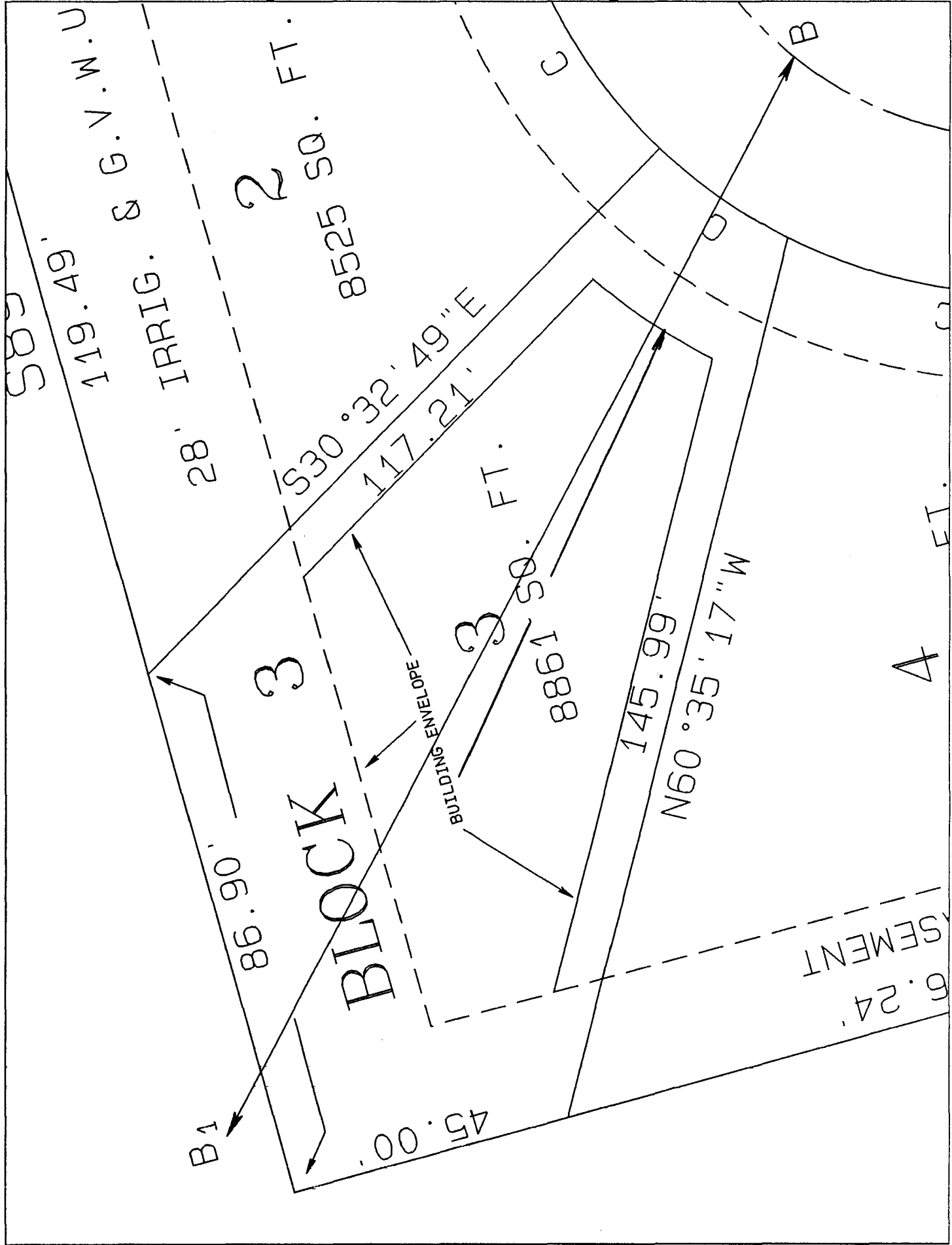
25'

90'

74.35'

C25





583

119.49' & G.V.W.U.

28' IRRIG. & G.V.W.U.

2 FT.
85.25 SO.

S30°32'49"E
117.21'

BLOCK 3

BUILDING ENVELOPE

3 FT.

88.61 SO.

145.99'
N60°35'17"W

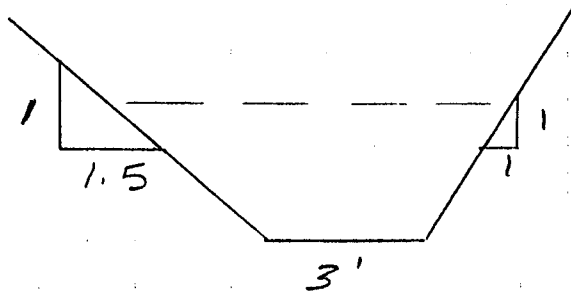
6.24'
ASEMENT

4

ET.

Down Subdivision - Drainage Ditch
North Side

$$Q_{REQ} = 5.7 \text{ CFS}$$



$$Q = \frac{1.49 R_n^{2/3} S^{1/2} A}{n}$$

$n = 0.40$ (Conservative), S from field
Elevations
2 + 8" Depth $= 0.58\%$

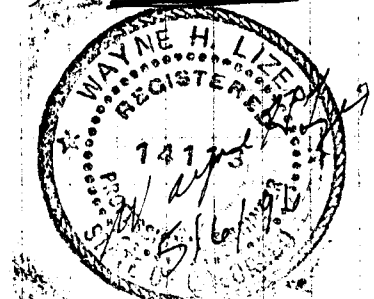
$$A = \frac{3 + 0.67 + 1 + 3}{2} = 3.84 \text{ FT}^2$$

$$P = 3 + 0.94 + 1.20 = 5.14$$

$$R = \frac{A}{P} = \frac{3.84}{5.14} = 0.75$$

$$Q = \frac{1.49 (0.75)^{2/3} (0.0058)(3.84)}{0.40} = 9 \text{ CFS}$$

\therefore depth for 5.7 CFS < 8"



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

BEG N 0DEG03'19SEC E 1322.40FT & S 89DEG58'15SEC E 40FT FR SW COR SEC 6 15
1E S 89DEG58'15SEC E 595.83FT S 0DEG01'54SEC W 636.03FT N 89DEG59'07SEC W
596.09FT N 0DEG03'19SEC E 636.18FT TO BEG - 8.70 AC

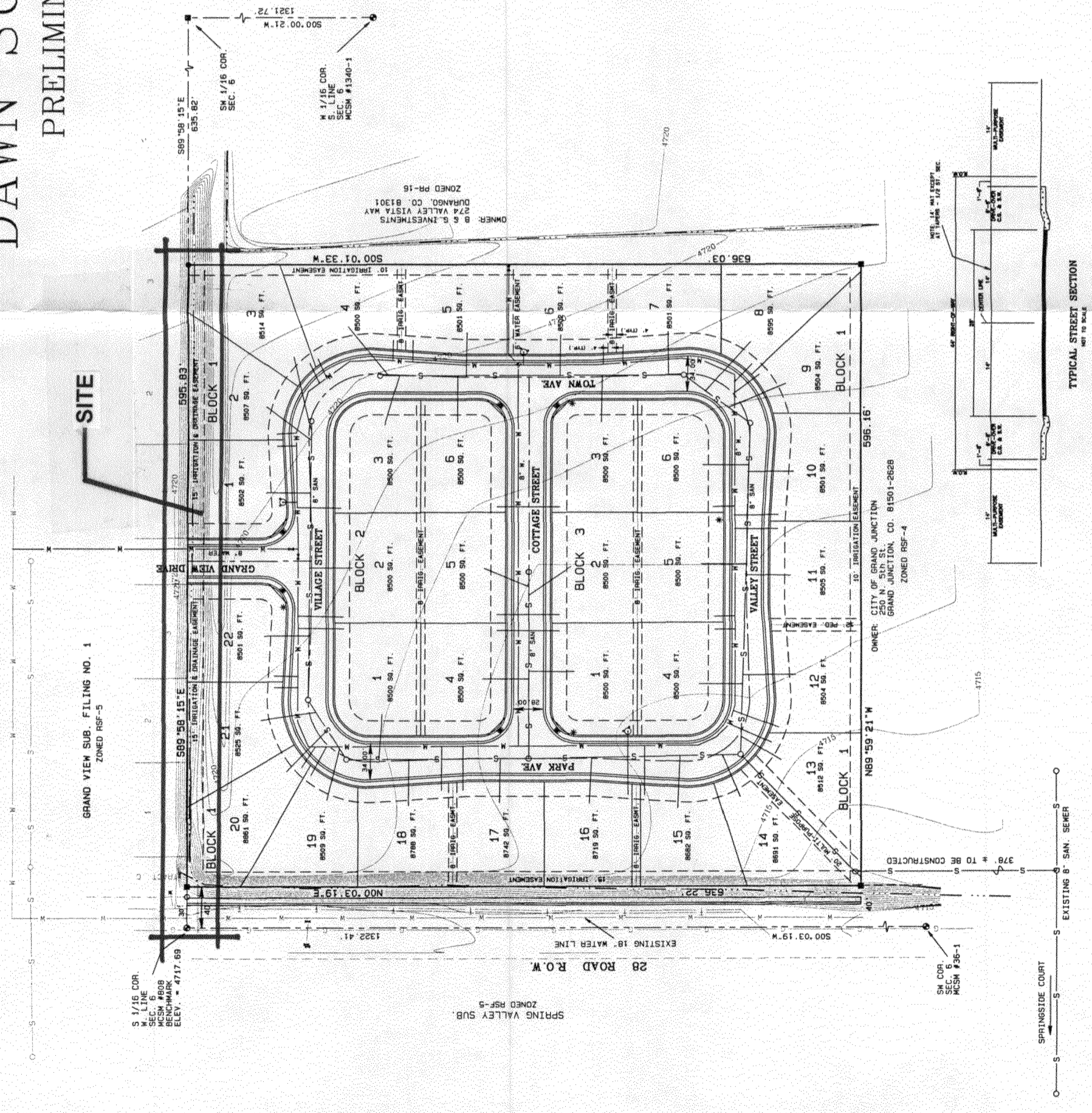
↑ To Hawthorne Avenue

28 Road

SITE

PP 96-47
PRELIMINARY PLAN
DAWN SUBDIVISION
N OF NE CORNER 28 AND PATTERSON

DAWN SUBDIVISION PRELIMINARY PLAN



SITE

NOTES

MINIMUM LOTS SIZE IS 8500 SQ. FT.
THERE IS A 14' MULTI-PURPOSE EASEMENT ALONG THE FRONT OF ALL LOTS, ALL OTHER EASEMENTS AS LABELED
CONTOUR INTERVAL = 1 FOOT
WATER LINE INSTALLATION WILL TYPICALLY BE 2' OFF THE LIP OF GUTTER, EXCEPT AROUND CURVES.
MINIMUM DISTANCES BETWEEN SANITARY SEWER AND IRRIGATION LINES WILL BE INSTALLED ALONG THE BACK LOT LINES OF ALL LOTS.
THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT

SOIL TYPE ON ENTIRE SITE IS:
BILLINGS SILTY CLAY LOAM (Bc)

UTILITY VENDORS

CITY OF GRAND JUNCTION SEWER
UTE WATER
PUBLIC SERVICE
GRAND VALLEY WATER USERS ASSOC.
U S WEST
TCI CABLEVISION

AREA SUMMARY

34 LOTS = 6.75 AC. / 78%
ROADS = 1.95 AC. / 22%
TOTAL = 8.70 AC. / 100%
DENSITY = 3.9 UNITS PER ACRE

LEGEND

⊕ = FIRE HYDRANT 3"eq.
* = STREET LIGHT 4"eq.
○-S-○ = SAN. MANHOLE 12"eq.

DAWN SUBDIVISION

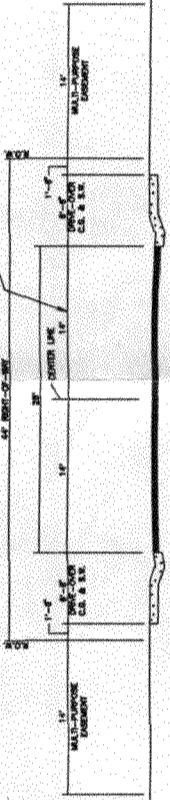
PRELIMINARY PLAN

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By: M.K.D. Checked By: S.L.H. Job No. 198-96-12
Drawn By: THODEL Date: JAN, 1996 Sheet: 1 OF 1



TYPICAL STREET SECTION
NOT TO SCALE



GRAND VIEW SUB. FILING NO. 1
ZONED RSF-5

S 1/16 COR.
M. LINE
SEC. 6
MCSM #809
BENCHMARK
ELEV. = 4717.69

SPRING VALLEY SUB
ZONED RSF-5

OWNER: CITY OF GRAND JUNCTION
250 N. SUNSHINE
GRAND JUNCTION, CO. 81501-2628
ZONED RSF-4

SM COR.
SEC. 6
MCSM #36-1

SPRINGSIDE COURT
EXISTING 8" SAN. SEWER

378' ± TO BE CONSTRUCTED

TYPICAL STREET SECTION
NOT TO SCALE