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File PP-1996-051

Name: Hill Court Subdivision - Hill View Drive - Ridges #4

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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		Record of certified mail
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		<b>*Summary sheet of final conditions</b>

### DOCUMENT DESCRIPTION:

X	X	Correspondence			
X		Planning Commission Notice of Public Hearing mail-out – 3/25/96			
X		Insurance Policy – First American title co. – 1/8/96			
X	X	Possible Sidewalk Drainage schematic			
X	X	Preliminary Drainage Report – 2/28/96, 3/25/96			
X	X	Preliminary Geologic Subdivision – Investigation – 3/13/91			
X	X	Planning Commission Minutes – 4/2/96 - **			
X	X	Revised Preliminary Cost Estimate – 5/3/96			
X		Posting of Public Notice Signs form – 3/19/96			
X		Preliminary Plan – 2/29/96			
X	X	Ditch Flowline Profile			
X	X	Cross Sections			
X	X	Location Site Maps			
X	X	Plat – GIS Historical Maps - **			



# DEVELOPMENT APPLICATION

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

Receipt \_\_\_\_\_  
 Date \_\_\_\_\_  
 Rec'd By \_\_\_\_\_  
 File No. MS-96-51

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input checked="" type="checkbox"/> Major <input type="checkbox"/> Resub	2.2 Acres	Hill View Dr. Ridges	PR-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"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

BILL BOLL (PROF. IND. PROP)

GENT DEO. CORP

SAN GARRISON

Name

Name

Name

383 HILL VIEW

Box 308

795 GARRISON CT

Address

Address

Address

GRAND JCT CO 81503

GR JCT CO 81502

GR JCT CO 81506

City/State/Zip

City/State/Zip

City/State/Zip

243-7745

243-5902

241-5325

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.

[Signature]

1-13-96

Signature of Person Completing Application

Date

[Signature]

1-13-96

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

Date

2945-201-06-944  
CITY OF GRAND JUNCTION  
250 N 5TH ST  
GRAND JUNCTION, CO 81501-2628

2945-201-06-034  
G H GARRETT  
2386 PLATEAU CT  
GRAND JUNCTION, CO 81503

2945-201-06-003  
DONALD W ANDERSON  
JI  
393 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-201-06-006  
GARY WENDALL HINES  
391 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-201-06-009  
JOHN O SCHAEFER  
MINTA J  
385 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-201-06-012  
CHARLES P WANEBO  
TONI C WANEBO  
381 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-201-06-016  
JOSEPH MICHAEL BUFFA  
375 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-201-08-006  
TROY MARK PHILLIPS  
BUNNY LOUISE PHILLIPS  
385 1/2 RIDGE VIEW DR  
GRAND JUNCTION, CO 81503-1643

2945-201-08-009  
ELIZABETH R COWDEN  
383 RIDGE VIEW DR  
GRAND JUNCTION, CO 81503-1643

2945-201-08-012  
DANIEL C HOOPER  
ANNA E  
379 1/2 RIDGE VIEW DR  
GRAND JUNCTION, CO 81503-1643

2945-201-06-014  
JAMES M WILSON  
DARLENE J  
PO BOX 4393  
GRAND JUNCTION, CO 81502-4393

2945-201-06-035  
G H GARRETT  
2386 PLATEAU CT  
GRAND JUNCTION, CO 81503

2945-201-06-004  
DOUGLAS A DIEKMAN  
PATRICIA K  
393 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-201-06-007  
BRIAN J CINQUEGRANI  
387 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-201-06-010  
WAYNE R ASH  
LINDA L ASH  
383 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-201-06-013  
JOHN R PAULSON  
RUTH A  
381 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-201-06-037  
PROFESSIONAL INVESTMENT  
PROPERTIES INC  
383 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-201-08-007  
WINFIELD L MILLER  
385 RIDGE VIEW DR  
GRAND JUNCTION, CO 81503-1643

2945-201-08-010  
RAYMOND F PARKHILL  
ALMA J  
381 1/2 RIDGE VIEW DR  
GRAND JUNCTION, CO 81503-1643

2945-201-08-013  
LOUIS A WAGNER  
FRANCES A  
379 RIDGE VIEW DR  
GRAND JUNCTION, CO 81503-1643

2945-201-06-033  
G H GARRETT  
2386 PLATEAU CT  
GRAND JUNCTION, CO 81503

2945-201-06-036  
G H GARRETT  
2386 PLATEAU CT  
GRAND JUNCTION, CO 81503

2945-201-06-005  
BRADLEY H FRANK  
PAULA D BAGLIONI  
391 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-201-06-008  
SUSAN L KNUTSON  
385 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-201-06-011  
WILLIAM E BOLL  
JOANNE  
383 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-201-06-015  
MARY ARCENEUX  
377 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-201-08-001  
RUTH E WALTER  
1183 LEXINGTON DR  
BARTLETT, IL 60103-5772

2945-201-08-008  
JOHN MCDERMOTT  
PRISCILLA  
383 1/2 RIDGE VIEW DR  
GRAND JUNCTION, CO 81503-1643

2945-201-08-011  
DALLAS SMITH  
SUZANNE  
381 RIDGE VIEW DR  
GRAND JUNCTION, CO 81503-1643

2945-201-08-014  
THOMAS S BENTLEY  
2371 1/2 RANA RD  
GRAND JUNCTION, CO 81503-1643

2945-201-08-015 VAUGHN D PARK RONDA L PARK 377 RIDGE VIEW DR GRAND JUNCTION, CO 81503-1643	2945-201-08-019 STEVEN C JOHNSON SHARON A JOHNSON 308 1/2 HILLVIEW DR GRAND JUNCTION, CO 81503-1676	2945-201-08-017 CLIFFORD O GALLAGHER 378 HILLVIEW DR GRAND JUNCTION, CO 81503-4605
2945-201-08-018 ALAN J KOOS ROBBIE GALE 380 HILLVIEW DR GRAND JUNCTION, CO 81503-4605	2945-201-08-020 LAWRENCE VINCENT HOSTETLER ALICE M HOSTETLER 382 HILLVIEW DR GRAND JUNCTION, CO 81503-4605	2945-201-08-021 JAMES L STEVENSON SANDRA L 382 1/2 HILLVIEW DR GRAND JUNCTION, CO 81503-4605
2945-201-08-022 RICHARD I OERMAN VONI M 384 HILLVIEW DR GRAND JUNCTION, CO 81503-4605	2945-201-08-023 KENNETH E KARP KATHLEEN R 386 HILLVIEW DR GRAND JUNCTION, CO 81503-4605	2945-201-08-024 WILLIAM R MCCORMICK MARGUERITE G 386 1/2 HILLVIEW DR GRAND JUNCTION, CO 81503-4605
2945-201-08-025 HENRY A GONZALES MARIA ISABEL 388 HILLVIEW DR GRAND JUNCTION, CO 81503-4605	2945-201-08-026 JOHN A KORBE JIMMIE L 388 1/2 HILLVIEW DR GRAND JUNCTION, CO 81503-4605	2945-201-08-027 HENRY A SMITH CHERYL K 390 HILLVIEW DR GRAND JUNCTION, CO 81503-4605
2945-201-08-002 G & M INVESTMENTS I 2680 CAPRA WAY GRAND JUNCTION, CO 81506-8207	2945-201-08-003 GEORGE W RICE VIRGINIA C 3830 HORIZON GLEN CT GRAND JUNCTION, CO 81506-8758	2945-201-08-016 EDWARD J TASLER DONNA E 46129 HIGHWAY 6 GLENWOOD SPRINGS, CO 81601-9792
2945-201-08-028 GEORGE W BOGGESS ROSEMARY J BOGGESS - TRUSTEES 8121 CHASE AVE LOS ANGESLES, CA 90045-2707	2945-202-17-019 DYNAMIC INVESTMENTS INC 391 1/2 HILLVIEW DR GRAND JUNCTION, CO 81503-4606	2945-202-17-944 CITY OF GRAND JUNCTION 250 N 5TH ST GRAND JUNCTION, CO 81501-2628
2945-202-15-001 DYNAMIC INVESTMENTS INC 391 1/2 HILLVIEW DR GRAND JUNCTION, CO 81503-4606	2945-202-16-941 CITY OF GRAND JUNCTION 250 N 5TH ST GRAND JUNCTION, CO 81501-2628	2945-202-00-079 TEMPLE ROCK CAPITAL LLC 5675 DTC BLVD STE 210 ENGLEWOOD, CO 80111-3216
2945-202-00-080 TEMPLE ROCK CAPITAL LLC 5675 DTC BLVD STE 210 ENGLEWOOD, CO 80111-3216	2945-202-00-081 TEMPLE ROCK CAPITAL LLC 5675 DTC BLVD STE 210 ENGLEWOOD, CO 80111-3216	2945-202-00-076 GENIE INC PO BOX 3299 GRAND JUNCTION, CO 81502-3299
2945-202-00-069 RIDGES VENTURE C/O M E FOSTER 915 LAKESIDE CT GRAND JUNCTION, CO 81506-2815	2945-202-18-026 TEMPLE ROCK CAPITAL LLC 5675 DTC BLVD STE 210 ENGLEWOOD, CO 80111-3216	2945-202-18-027 TEMPLE ROCK CAPITAL LLC 5675 DTC BLVD STE 210 ENGLEWOOD, CO 80111-3216
2945-202-18-028 TEMPLE ROCK CAPITAL LLC 5675 DTC BLVD STE 210 ENGLEWOOD, CO 80111-3216	2945-202-18-025 GENIE INC PO BOX 3299 GRAND JUNCTION, CO 81502-3299	2945-202-17-944 CITY OF GRAND JUNCTION 250 N 5TH ST GRAND JUNCTION, CO 81501-2628

2945-202-17-019  
DYNAMIC INVESTMENTS INC  
391 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-202-06-944  
CITY OF GRAND JUNCTION  
250 N 5TH ST  
GRAND JUNCTION, CO 81501-2628

2945-202-06-945  
CITY OF GRAND JUNCTION  
250 N 5TH ST  
GRAND JUNCTION, CO 81501-2628

2945-202-06-037  
G H GARRETT  
2386 PLATEAU CT  
GRAND JUNCTION, CO 81503

2945-202-06-038  
G H GARRETT  
2386 PLATEAU CT  
GRAND JUNCTION, CO 81503

2945-202-06-039  
DAVID P KOOS  
ELIZABETH J  
2365 1/2 RANA RD  
GRAND JUNCTION, CO 81503-3306

2945-202-19-079  
JAMES S ASBURY  
JAMES R & FRIEDA J  
6588 E JACKSON LN  
HIGHLANDS RANCH, CO 80126-4130

2945-202-19-071  
SHARON W GARDNER  
PO BOX 2868  
GRAND JUNCTION, CO 81502-2868

2945-202-19-044  
GARY A ROUNDS  
JAN ROUNDS  
2337 A RATTLESNAKE CT  
GRAND JUNCTION, CO 81503

2945-202-19-080  
JOHN R ZINK  
ELIZABETH L  
2348 W RIDGES BKVD #1  
GRAND JUNCTION, CO 81503

2945-202-19-063  
STEVE EDWARDS  
KATHRYN M  
231 COLUMBUS CANYON RD  
GRAND JUNCTION, CO 81503-1193

2945-202-19-064  
STEVE EDWARDS  
KATHRYN M  
231 COLUMBUS CANYON RD  
GRAND JUNCTION, CO 81503-1193

2945-202-19-067  
JO MCTIVER CORNFORTH  
361 HILLVIEW DR  
GRAND JUNCTION, CO 81503-1675

2945-202-19-068  
JO MCTIVER CORNFORTH  
361 HILLVIEW DR  
GRAND JUNCTION, CO 81503-1675

2945-202-19-069  
JO MCTIVER CORNFORTH  
361 HILLVIEW DR  
GRAND JUNCTION, CO 81503-1675

2945-202-19-070  
JO MCTIVER CORNFORTH  
361 HILLVIEW DR  
GRAND JUNCTION, CO 81503-1675

2945-202-19-077  
PAULA- ANN BEEN  
359 HILLVIEW DR # A  
GRAND JUNCTION, CO 81503-1675

2945-202-19-078  
JEAN S WHITNEY  
359 HILLVIEW DR # B  
GRAND JUNCTION, CO 81503-1675

2945-202-19-061  
MARY C EASON  
2340 RATTLESNAKE CT # A  
GRAND JUNCTION, CO 81503-1689

2945-202-19-062  
PATRICIA R LLOYD  
2340 RATTLESNAKE CT # B  
GRAND JUNCTION, CO 81503-1689

2945-202-19-066  
JAMES F CAPES  
RUTH C  
2338 RATTLESNAKE CT # A  
GRAND JUNCTION, CO 81503-1689

2945-202-19-073  
STEVEN R TRAUDT  
2338 1/2 RATTLESNAKE CT # A  
GRAND JUNCTION, CO 81503-1689

2945-202-19-082  
TERY A DIXON  
2119 S BROADWAY  
GRAND JUNCTION, CO 81503-2501

2945-202-19-065  
DARLENE A BLACK  
2238 S BROADWAY  
GRAND JUNCTION, CO 81503-4102

2945-202-19-074  
DALE L DUMONT  
LUELLA M DUMONT  
327 COUNTRY CLUB PARK  
GRAND JUNCTION, CO 81503-4601

2945-202-19-034  
DYNAMIC INVESTMENTS INC  
391 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-202-19-035  
DYNAMIC INVESTMENTS INC  
391 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-202-19-036  
DYNAMIC INVESTMENTS INC  
391 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-202-19-037  
DYNAMIC INVESTMENTS INC  
391 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-202-19-038  
DYNAMIC INVESTMENTS INC  
391 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-202-19-039  
DYNAMIC INVESTMENTS INC  
391 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-202-19-042  
DYNAMIC INVESTMENTS INC  
391 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-202-19-046  
GLORIA H TRIPLETT  
2337 1/2 RATTLESNAKE CT UNIT A  
GRAND JUNCTION, CO 81503-4608

2945-202-19-049  
JANICE J VALDEZ  
2339B RATTLESNAKE CT  
GRAND JUNCTION, CO 81503-4608

2945-202-19-052  
CAROL A ALLERHEILIGEN  
  
2339 1/2 RATTLESNAKE CT # B  
GRAND JUNCTION, CO 81503-4608

2945-202-19-056  
RICHARD A WEVILL  
SHARRON L  
2343 RATTLESNAKE CT # A  
GRAND JUNCTION, CO 81503-4608

2945-202-19-072  
IRA SARKISTIAN  
2345 1/2 RATTLESNAKE CT  
GRAND JUNCTION, CO 81503-4608

2945-202-19-081  
CHRISTINE F TUTHILL  
2345 RATTLESNAKE CT  
GRAND JUNCTION, CO 81503-4608

2945-173-00-121  
WALTER L GREGORY  
1852 KINNIKINNIK PL  
LOVELAND, CO 80537-6235

2945-173-00-174  
GREGORY K HOSKIN  
PO BOX 40  
GRAND JUNCTION, CO 81502-0040

2945-202-19-040  
DYNAMIC INVESTMENTS INC  
391 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-202-19-043  
DYNAMIC INVESTMENTS INC  
391 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-202-19-047  
DONNA S ELLIS  
2337 1/2 RATTLESNAKE CT # B  
GRAND JUNCTION, CO 81503-4608

2945-202-19-050  
JOHN L SPARKS  
ELLA M  
2339 RATTLESNAKE CT UNIT C  
GRAND JUNCTION, CO 81503-4608

2945-202-19-053  
GLENN B CARLSRUD  
DIANA F CARLSRUD  
2341 RATTLESNAKE CT # A  
GRAND JUNCTION, CO 81503-4608

2945-202-19-057  
BRIAN G BERG  
DEBBIE A  
2343 RATTLESNAKE CT # B  
GRAND JUNCTION, CO 81503-4608

2945-202-19-075  
JAMES D COOK  
DEEANNA M COOK  
2347 RATTLESNAKE CT UNIT B  
GRAND JUNCTION, CO 81503-4608

2945-202-19-015  
MARY ELLEN BINKLEY  
GARY C  
2957 NORTH AVE  
GRAND JUNCTION, CO 81504-4988

2945-173-00-094  
GREGORY K HOSKIN  
DOROTHY D  
PO BOX 40  
GRAND JUNCTION, CO 81502-0040

2945-173-00-175  
GREGORY K HOSKIN  
PO BOX 40  
GRAND JUNCTION, CO 81502-0040

2945-202-19-041  
DYNAMIC INVESTMENTS INC  
391 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-202-19-045  
ROBERT W CARBONE  
SUSAN P  
2337B RATTLESNAKE CT  
GRAND JUNCTION, CO 81503-4608

2945-202-19-048  
OWEN J COOK  
LINDA L  
2339 RATTLESNAKE CT # A  
GRAND JUNCTION, CO 81503-4608

2945-202-19-051  
RANDALL G BALLEW  
JACQUELYNN A  
2339 RATTLESNAKE CT # A  
GRAND JUNCTION, CO 81503-4608

2945-202-19-054  
NANCY L CARMACK  
CHRIS M CARMACK  
2341 RATTLESNAKE CT UNIT B  
GRAND JUNCTION, CO 81503-4608

2945-202-19-058  
EDWIN L LIBBERT  
DENISE M  
2343C RATTLESNAKE CT  
GRAND JUNCTION, CO 81503-4608

2945-202-19-076  
SANDRA KAY OSMUS  
2347A RATTLESNAKE CT  
GRAND JUNCTION, CO 81503-4608

2945-202-19-055  
GLENN A MCCLELLAND  
838 26 1/2 RD  
GRAND JUNCTION, CO 81506-1704

2945-173-00-173  
GREGORY K HOSKIN  
PO BOX 40  
GRAND JUNCTION, CO 81502-0040

2945-173-00-186  
GENIE INC  
PO BOX 3299  
GRAND JUNCTION, CO 81502-3299

2945-173-00-164  
DONALD R BRANTLEY  
CAROL A  
120 MESA GRANDE DR  
GRAND JUNCTION, CO 81503-1551

2945-173-00-189  
DYNAMIC INVESTMENTS INC  
391 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-201-07-019  
DIANA R BIRDASHAW  
7550 STIRLING RD # 307C  
HOLLYWOOD, FL 33024

2945-201-07-013  
RICHARD P PALMER  
KATHERINE D PALMER  
PO BOX 8  
YAMPA, CO 80483-0008

2945-201-07-012  
RAY H POARCH  
381 RIDGE VIEW DR  
GRAND JUNCTION, CO 81503-1643

2945-201-07-003  
RICHARD D DAYVAULT  
392 RIDGE VIEW DR  
GRAND JUNCTION, CO 81503-1644

2945-201-07-008  
LARRY N GILBERT  
386 1/2 RIDGE VIEW DR  
GRAND JUNCTION, CO 81503-1644

2945-201-07-011  
KENNETH A BUNDY  
VIRGINIA L  
382 1/2 RIDGE VIEW DR  
GRAND JUNCTION, CO 81503-1644

2945-201-07-023  
GARY J GARBER  
BARBARA JO  
383 RIDGE CIRCLE DR  
GRAND JUNCTION, CO 81503-4614

2945-201-05-002  
CARSON INCE  
VIRGINIA INCE  
2371 RIDGE CIRCLE DR  
GRAND JUNCTION, CO 81503-1641

2945-173-00-092  
NICHOLAS R MASSARO  
421 RIO VISTA RD  
GRAND JUNCTION, CO 81503-1562

2945-173-00-190  
DYNAMIC INVESTMENTS INC  
391 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-201-07-024  
TIMOTHY D HERVEY  
SHARON C  
455 EISENHOWER DR  
LOUISVILLE, CO 80027-1153

2945-201-07-017  
RICHARD P PALMER  
KATHERINE D PALMER  
PO BOX 8  
YAMPA, CO 80483-0008

2945-201-07-001  
DAVID A CALDWELL  
KELLIE R THOMAS  
394 RIDGE VIEW DR  
GRAND JUNCTION, CO 81503-1644

2945-201-07-004  
DENNIS M HERZOG  
KATHRYN K  
390 1/2 RIDGE VIEW DR  
GRAND JUNCTION, CO 81503-1644

2945-201-07-009  
LAURIE JO JOHNSON  
386 RIDGE VIEW DR  
GRAND JUNCTION, CO 81503-1644

2945-201-07-016  
DEBORAH LYNN BUSSERT  
378 RIDGE VIEW DR  
GRAND JUNCTION, CO 81503-1644

2945-201-07-007  
STEPHEN R MEACHAM  
615 VIEWPOINT DR  
GRAND JUNCTION, CO 81506-8222

2945-201-05-003  
DIANA R BIRDASHAW  
2369 1/2 RIDGE CIRCLE DR  
GRAND JUNCTION, CO 81503-1641

2945-173-00-106  
LEO R HUNT  
JANENE M  
418 RIO VISTA RD  
GRAND JUNCTION, CO 81503-1563

2945-173-00-191  
DYNAMIC INVESTMENTS INC  
391 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-201-07-005  
RICHELLE ASCHENBRENER  
4901 W 93RD AVE APT 532  
WESTMINSTER, CO 80030-6322

2945-201-07-018  
DAREK BAREFOOT  
PO BOX 2332  
GRAND JUNCTION, CO 81502-2332

2945-201-07-002  
LINDA MAAG  
392 1/2 RIDGE VIEW DR  
GRAND JUNCTION, CO 81503-1644

2945-201-07-006  
TERRI J MARTINEZ  
DELORES J GROOTHUIS  
388 1/2 RIDGE VIEW DR  
GRAND JUNCTION, CO 81503-1644

2945-201-07-010  
ERIC NICHOLAS GIBB  
DIANE ELIZABETH LOOK  
384 RIDGE VIEW DR  
GRAND JUNCTION, CO 81503-1644

2945-201-07-022  
CONRAD C LITZ  
381 RIDGE CIRCLE DR  
GRAND JUNCTION, CO 81503-4614

2945-201-05-001  
BRUCE R BEECHWOOD  
2373 RIDGE CIRCLE DR  
GRAND JUNCTION, CO 81503-1641

2945-201-05-004  
CAROL L SWINGLE  
TODD H SPEECE  
392 1/2 RIDGE CIRCLE DR  
GRAND JUNCTION, CO 81503-4613

2945-201-05-005  
JOSE E TREVINO  
MARY D  
396 RIDGE CIRCLE DR  
GRAND JUNCTION, CO 81503-4613

2945-201-05-008  
LINDA NORTON  
GLORIA C HAMILTON  
390 1/2 RIDGE CIRCLE DR  
GRAND JUNCTION, CO 81503-4613

2945-201-14-010  
JOSEPH MICHAEL BUFFA  
PO BOX 1122  
GRAND JUNCTION, CO 81502-1122

2945-201-14-001  
GARY MAC GRIFFITH  
397 RIDGE CIRCLE DR APT 1  
GRAND JUNCTION, CO 81503-1683

2945-201-14-004  
JAMES C PHILLIPS  
397 RIDGE CIRCLE DR APT 4  
GRAND JUNCTION, CO 81503-1683

2945-201-14-011  
RUSSELL A WEBER  
YOLANDA I BAREFOOT  
397 RIDGE CIRCLE DR APT 11  
GRAND JUNCTION, CO 81503-1683

2945-201-14-007  
MARVIN R APPEL  
GEORGIA G APPEL - TRUSTEES  
3405 SAINT ANDREWS DR SE  
RIO RANCHO, NM 87124-2136

2945-201-05-006  
MARILYN K KASTENS  
394 RIDGE CIRCLE DR  
GRAND JUNCTION, CO 81503-4613

2945-201-05-009  
SARA A LESNEFSKY  
390 RIDGE CIRCLE DR  
GRAND JUNCTION, CO 81503-4613

2945-201-14-006  
MONICA K FISCHER  
397 RIDGE CIRCLE DR #6  
GRAND JUNCTION, CO 81503

2945-201-14-002  
VICKIE J MILLER  
397 RIDGE CIRCLE DR APT 2  
GRAND JUNCTION, CO 81503-1683

2945-201-14-005  
MARJORIE P ZIMMERMAN  
397 RIDGE CIRCLE DR APT 5  
GRAND JUNCTION, CO 81503-1683

2945-201-14-012  
THERESA A HANNA  
395 RIDGE VIEW DR  
GRAND JUNCTION, CO 81503-4616

2945-201-05-007  
RONALD H WORTH  
MARY ELLEN  
392 RIDGE CIRCLE DR  
GRAND JUNCTION, CO 81503-4613

2945-201-05-010  
SARA A LESNEFSKY  
390 RIDGE CIRCLE DR  
GRAND JUNCTION, CO 81503-4613

2945-201-14-008  
DAVID S SHOEMAKER  
VERNA L C/O R J ARMANTROUT  
2291 SHIPROCK RD  
GRAND JUNCTION, CO 81503-1189

2945-201-14-003  
FOREST M RASSMUSSEN  
ILA M C/O BETTE SMITH  
397 RIDGE CIRCLE DR APT 3  
GRAND JUNCTION, CO 81503-1683

2945-201-14-009  
ROBERT A LATURNUS  
JINELLE K LATURNUS  
397 RIDGE CIRCLE DR APT 9  
GRAND JUNCTION, CO 81503-1683

2945-201-14-013  
JOSEPHINE I WELLS  
393 RIDGE VIEW DR # 13  
GRAND JUNCTION, CO 81503-4616



# SUBMITTAL CHECKLIST

## MAJOR SUBDIVISION: PRELIMINARY

Location: lot 2, Blk 13, Ridges # 4

Project Name: Hill Court

ITEMS		DISTRIBUTION																										
Date Received	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent	● City Parks/Recreation	● City Fire Department	● City Attorney	● City G.J.P.C. (8 sets)	○ City Downtown Dev. Auth.	● City Police	● County Planning	○ Walker Field	● School District #51	● Irrigation District	○ Drainage District	○ Water District	○ Sewer District	● U.S. West	● Public Service	● GARP RIDGES ACCO	○ CDOT	○ Corps of Engineers	○ Colorado Geological Survey	○ U.S. Postal Service	○ Persigo WWTF	● TCI Cable	TOTAL REQ'D.
DESCRIPTION																												
● Application Fee <u>\$1610 &amp; \$15000</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	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	IX-26	1			1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Preliminary Drainage Report	X-12	1	2																									
● Preliminary Hydrology Report and topo		1	2																									

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

# SUBMITTAL CHECKLIST

## MAJOR SUBDIVISION: FINAL

Location: Lot 2, Blk 13, Ridge #4

Project Name: Hall Court

→ Colorado Subdivision Survey

ITEMS		DISTRIBUTION																														
Date Received	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	○ County Building Department	● County Surveyor	○ Walker Field	● School Dist. #51	● Irrigation District <u>Palmer</u>	○ Drainage District	○ Water District	○ Sewer District	● U.S. West	● Public Service	○ GVRP	● <u>COF Ridge ACCO</u>	○ Corps of Engineers	● Colorado Geologic Survey	● U.S. Postal Service	● Persigo WWTF	● TCI Cable	TOTAL REQ'D.		
RECEIPT #		DESCRIPTION																														
FILE #																																
	● Application Fee <u>\$720 plus \$15/acre</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	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	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									1
	○ Avigation Easement	VII-1	1		1			1							1																	1
	○ ROW	VII-2	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 Access Permit	VII-3	1	1																												
	○ 404 Permit	VII-3	1	1																												
	○ Floodplain Permit*	VII-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	2	1	1	1	1	1	1	1	1	1
	● Composite Plan	IX-10	1	2	1	1																										
	● 11"x17" Reduction Composite Plan	IX-10	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
	● Final Plat	IX-15	1	2	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	1
	● 11"x17" Reduction of Final Plat	IX-15	1					8	1	1	1				1	1	1	1	1	1	1	1	1									
	● Cover Sheet	IX-11	1	2																												
	● Grading & Stormwater Mgmt Plan	IX-17	1	2														1							1	1						1
	● Storm Drainage Plan and Profile	IX-30	1	2														1			1	1	1									1
	● Water and Sewer Plan and Profile	IX-34	1	2	1		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			8																								
	● Geotechnical Report	X-8	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: 1/11/96
Conference Attendance: Dan Morrison, Merrill Sisk, Kathy P.
Proposal: 16 Youngham Units
Location: Lot, Blk 13, Pd. #4 Ridge 5
Tax Parcel Number: 2945-291-06-037
Review Fee: \$610 + \$15/acre
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)
Additional ROW required? internal
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation? NO
Parks and Open Space fees required? YES Estimated Amount:
Recording fees required? at final Estimated Amount:
Half street improvement fees/TCP required? TCP Estimated Amount:
Revocable Permit required? NO
State Highway Access Permit required? NO
On-site detention/retention or Drainage fee required? YES
Applicable Plans, Policies and Guidelines Ridge 5
Located in identified floodplain? FIRM panel # NO
Located in other geohazard area? possibly
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? NO
Avigation Easement required? NO

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

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

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

PRE-APPLICATION CONFERENCE

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

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

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

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

Signature(s) of Petitioner(s) Signature(s) of Representative(s)

# HILL VIEW COURT

Hill View Court is a planned unit development located in the Ridges, filing four. This is a multi-family lot 2.26 acres in size. The use proposed is eight duplex buildings for a total of 16 units. This is a density of approximately 7.1 units per acre and conforms to current City land use plans for this subdivision. Existing land uses adjoining the property include both single and multi-family units. A low rock wall of native stone is planned for the entry area and to separate the units from the existing pedestrian and equestrian easement.

The west side of the property abuts a natural rock wall forty to fifty feet in height. This is also the highest portion of the property with the total fall, west to east, being about 25 feet. This land configuration offers beautiful views across the valley to the Bookcliffs on the north. To capture these views we have designed most units to ring the south and west portions of the property and have left maximum open space to the east and north. We intend to build units which will blend into the existing earth tones of the native landscape and rock wall. Building exteriors will utilize both stucco and natural stone. The units are planned with total exterior and landscape maintenance to be provided. This will preserve consistency in design and natural landscape. Xeriscape with drip irrigation are intended for all planting areas.

All public utilities, water, sewer, gas, electric power and telephone are available immediately adjacent to the property. An existing drainage ditch forms the north-south boundary of the property and is adequate for both present and anticipated drainage.

Current design is for a standard street section and cul-de-sac. The street will not crown allowing drainage to flow directly across from both driveways and the street into the open area and then into the drainage ditch. For this reason we are asking for flat or ribbon curbs to allow natural rainfall and moisture to continue to supply moisture to the open area with its natural grasses and trees. We believe that this will be both more attractive and practical than channeling runoff away from the open area. Additionally, in this instance due to the natural topography and existing drainage ditch, no threat or problem is caused to neighboring properties.

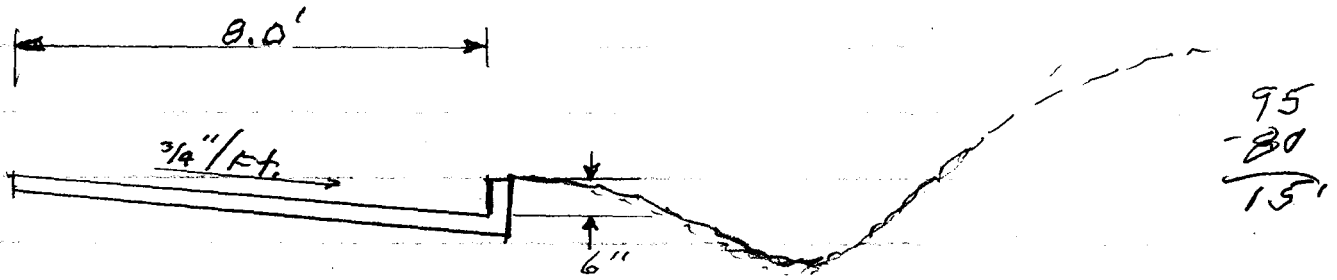
Due to extensive driveways needed for these units in this configuration we do not believe additional sidewalks will serve any reasonable purpose. Sidewalks are not common to this area and would obviously create more impervious surface, more runoff and less natural landscape.

We believe this project utilizes a beautiful site, captures great views and uses good planning and engineering for maximum building sites while leaving maximum open area.

Hill View Court

Les Wood  
241-2370

Possible sidewalk - drainage



$$S = \frac{15}{430} = 0.0349, \quad A = \frac{8 \times 0.5}{2} = 2 \text{ Ft.}^2$$

$$W/P = 8.0 + 0.5 = 8.5 \text{ Ft.}, \quad n = 0.015$$

$$R = \frac{2}{8.5} = 0.235$$

$$Q = \frac{1.486}{0.015} \times A R^{2/3} S^{1/2}$$

$$Q = \frac{1.486}{0.015} \times 2 \times 0.235^{2/3} \times 0.0349^{1/2} =$$

$$Q = 99.1 \times 2 \times 0.381 \times 0.187 = 14.1 \text{ CFS.}$$

Try 4" depth of F.L.

$$A = \frac{5.3 \times 0.33}{2} = 0.87 \text{ Ft.}^2$$

$$W/P = 5.3 + 0.33 = 5.63, \quad R = \frac{0.87}{5.63} = 0.154$$

$$Q = \frac{1.486}{0.015} \times 0.87 \times 0.154^{2/3} \times 0.0349^{1/2} =$$

$$Q = 99.1 \times 0.87 \times 0.29 \times 0.19 = 4.7 \text{ CFS.}$$

Hillview CF

Try 5" depth

$$A = \frac{6.7 \times 0.42}{2} = 1.41 \text{ Ft}^2$$

$$WP_1 = 6.67 + 0.42 = 7.09, \quad R = \frac{1.41}{7.09} = 0.199$$

$$Q = 99.1 \times 1.41 \times 0.199^{2/3} \times 0.19$$

$$Q = 26.54 \times 0.34 = 9.0 \text{ cfs.}$$

$$Q_{100} = 9.3 \text{ cfs.}$$

# REVIEW COMMENTS

Page 1 of 3

FILE #PP-96-51

TITLE HEADING: Hill Court Subdivision

LOCATION: Hill View, The Ridges Filing #4

PETITIONER: GNT Development Corp.

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 308  
Grand Junction, CO 81502  
243-5902

PETITIONER'S REPRESENTATIVE: Dan Garrison

STAFF REPRESENTATIVE: Kathy Portner

---

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

---

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

---

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

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

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

PUBLIC SERVICE COMPANY 3/6/96  
Gary Lewis 244-2698

---

Due to the "extensive driveways needed for these units" and the separation of the lots from Hillview Court, 14' multi-purpose easements adjacent to all street rights-of-way, per City of Grand Junction specifications, will **not** be sufficient for installation of gas and electric facilities to this subdivision. Request that all "Open Space" be designated as utility easement in addition to 14' multi-purpose easements as shown.

REDLANDS IRRIGATION DISTRICT 3/7/96  
Gregg Strong 243-2173

---

No impact to Redlands facilities.

CITY PROPERTY AGENT 3/8/96  
Steve Pace 256-4003

---

No plat to review.



**CITY FIRE DEPARTMENT**

3/12/96

**Hank Masterson**

244-1414

---

Move the proposed hydrant south to a location directly opposite the entrance leading to Lots 3 & 4 for better Fire Department access. Minimum fire line size is 6".

**CITY DEVELOPMENT ENGINEER**

3/14/96

**Jody Kliska**

244-1591

---

1. The narrative and the plans are contradictory about what is proposed for the street. Please clarify.
2. For preliminary drainage report, please follow the attached checklist. A copy of a drainage basin map for a nearby proposal is attached as an example. It does not appear the preparer of the report is familiar with the City's SWMM Manual and criteria. The SWMM Manual is available for purchase at the City Engineering office.

**CITY POLICE DEPARTMENT**

3/13/96

**Dave Stassen**

244-3587

---

This development poses no concerns for the Police Department. The design follows current crime prevention (C.P.T.E.D.) standards by having the units face into a central area, thereby enhancing surveillance of the common area.

**CITY COMMUNITY DEVELOPMENT**

3/14/96

**Kathy Portner**

244-1446

---

1. The Preliminary Geologic Report indicates a rock fall area and recommends a 25' setback from the west property line. That setback must be maintained. Many of the townhomes are within that setback.
2. The design of the townhomes creates large areas of hard surface driveway. Recommend those areas be reduced as much as possible with the addition of landscaped strips.
3. In keeping with the Ridges design, the attached sidewalk should be replaced with an 8' wide concrete path through the property from Hill View Drive to the property to the north, where a future path is proposed.

**TCI CABLEVISION**

3/11/96

**Glen Vancil**

245-8777

---

See attached comments.

**RIDGES A.C.C.O.**

3/12/96

**C.Adair**

241-5028

---

1. Review drainage and runoff concerns of new development and how it would impact the existing clusters development and new units.
2. Please define parking space (2 per unit) for Lot 2.

**MESA COUNTY PLANNING**

3/14/96

**Mike Joyce**

244-1642

---

The proposed use seems a little intense for the parcel of land. With all of the driveways proposed, will it be a parking lot streetscape? Is there any provisions for a rock fall area next to the 40-50 foot natural rock wall?

**CITY UTILITY ENGINEER**

3/15/96

**Trent Prall**

244-1590

---

**WATER / IRRIGATION - CITY**

1. Please resubmit with water and irrigation alignments.

**SEWER - CITY**

1. Horizontal alignment appears adequate. Each lot shall have its own sewer service line unless maintenance of joint sewer service lines are addressed in CC&R's.

**MESA COUNTY SCHOOL DISTRICT**

3/14/96

**Lou Grasso**

242-8500

---

**SCHOOL - CURRENT ENROLLMENT / CAPACITY - IMPACT**

Scenic Elementary - 298 / 325 - 4

Redlands Middle School - 552 / 650 - 2

Fruita Monument High School - 1337 / 1100 - 2

**CITY PARKS & RECREATION DEPARTMENT**

3/15/96

**Shawn Cooper**

244-3869

---

1. Continue pedestrian easement along/around Hillview Court with continuation of surfacing in current easement.
2. Parks & Open Space Fees - 16 dwelling units @ \$225 = \$3,600.00.



TCI Cablevision of Western Colorado, Inc.

March 14, 1996

Hill Court  
W.D. Garrison  
% Community Development Department  
250 North 5th Street  
Grand Junction, CO 81501

Ref. No. CON19609

Dear Mr. Garrison;

We are in receipt of the plat map for your new subdivision, **Hill Court**. 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

Hill Court - Attach to Comments

PRE-DR

# REPORT CHECKLIST AND OUTLINE

## PRELIMINARY DRAINAGE REPORT

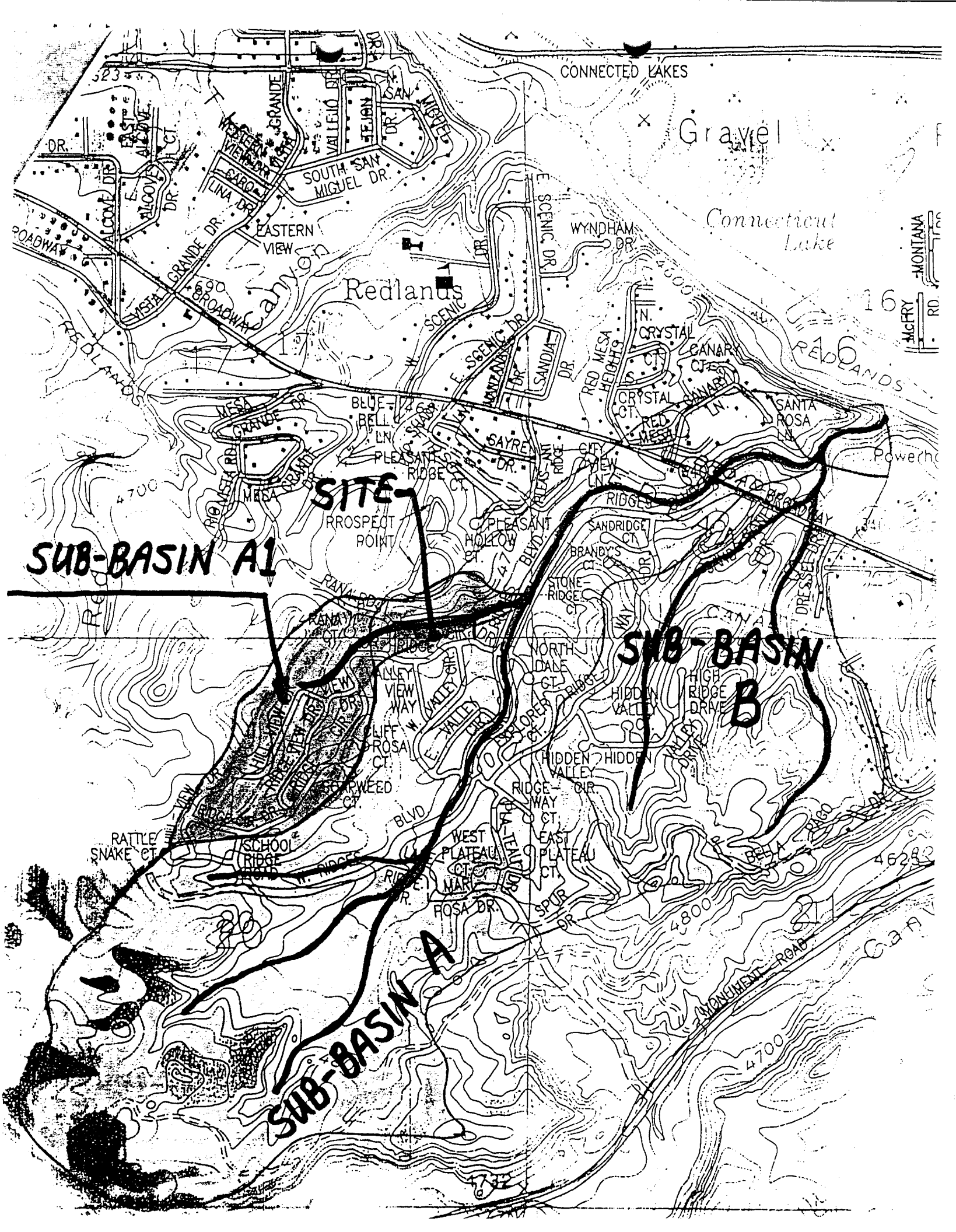
CHECKLIST	OK	NA
Typed text		
Size: 8½ x 11" format		
Bound: Use bar or spiral binder or staple. Do not use a notebook.		
Title Page: Name of report and preparer, date of preparation and revision (if any)		
Exhibits: Maximum 11" high and 32" wide, bound in report and folded as required to 8½"x11" size		
Maps attached to or contained in the report: Vicinity Map and Preliminary Major Basin Drainage Map		

### OUTLINE

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

### COMMENTS

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



CONNECTED LAKES

Gravel

Connecticut Lake

Redlands

REDLANDS

SITE

SUB-BASIN A1

SUB-BASIN B

SUB-BASIN A

RATTLE SNAKE CT

SCHOOL RIDGE

WEST PLATEAU

EAST PLATEAU

BELLA

4628

4700

4800

523

690

4500

4700

16

MONTANA RD

McFERY RD

Powerhouse

GA

# HILL VIEW COURT

## PETITIONER RESPONSE TO STAFF COMMENTS

U.S. West

We agree.

Public Service Company:

Suggestion on open space designated as an utility easement is excellent. Final plat will reflect this change.

City Fire Department:

We will relocate the fire hydrant to the area suggested.

City Development Engineer:

Correctly points out that plans and narrative are contradictory. Street and walkways will be in keeping with the Ridges design--- separate street and walking path.

The project engineer has corrected the omissions in the preliminary drainage report.

City Community Development:

1. All units will be moved to recognize the 25' setback, the minimum will be 25' with most further.

2. By moving the units closer to the road to accommodate the 25' or more setback, we will have much less driveway. Landscape areas will be used wherever possible to break-up driveways and add visual relief.

3. Sidewalk will be replaced with a walking path. Location will be discussed and agreed upon with Community Development.

Ridges A.C.C.O.:

1. Drainage review will be done to ensure no adverse effect on the Clusters development.

2. Lot 2 will be redesigned to ensure adequate parking.

Mesa County Planning:

Land use for the parcel is in accordance with the City plan for undeveloped land within Ridges Subdivision, filings 1-6. Of the 2.26 acres available on the parcel 63% is open space, 22% is lots and roads account for 15%. We will attempt to reduce driveways by moving the units closer to the road and using shared drives where possible. Other suggestions for design improvement are welcome.

Potential rock fall was addressed in the geologic report and is the basis of the 25' setback requirement.

City Utility Engineer:

Concerns on water service location were satisfied- a 8" line is planned for the sub-division with connection to the existing line in Hill View Drive.

Maintenance of joint sewer service will be addressed in the CC&R's.

City Parks & Recreation Department:

We were unable to fully understand the request for the pedestrian easement but assume that it corresponds to the Community Development request. We will clarify this need prior to Planning Commission.

Park and Recreation fees -\$225 per unit- are understood and accepted.



W. D. Garrison

President, GNT Development Corp

March 22, 1996



**John H. Wright, C.P.G.  
& Associates**

P.O. Box 2355  
Grand Junction, CO 81502  
(303) 241-6619

March 13, 1991

William E. Boll  
383 Hill View  
Grand Junction, CO 81506

Dear Mr. Boll:

I have completed a preliminary geologic hazard examination of your property at Lot 2, Block 13 of Filing #4 of the Ridges Subdivision in Mesa County per our discussions and correspondence of December 19, 1990. I have found no geologic hazards on the site that would require extra-ordinary construction measures for mitigation as are otherwise not uncommonly found in the Ridges Subdivision.

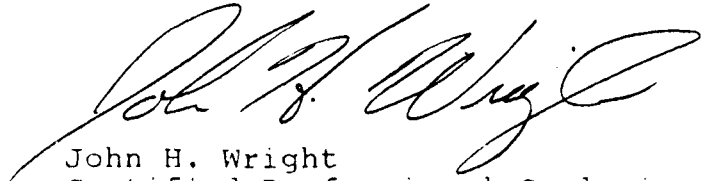
While your specific development plans or intentions have not been laid out, I will point out a few features of which you should be aware in your planning:

- 1) A slight rock fall hazard exists west of the site. The small and picturesque cliff-like outcrop of the Cretaceous Dakota sandstone has shed a few boulders onto the ground below. Neither the cliffs nor the fallen rock encroach on your property, and the cliffs themselves are in good shape. In the very remote event of new rock fall, avoidance of construction around the west property line is appropriate. A standard building set-back of 25 feet from the west property line would be adequate and should be observed.
- 2) Surface soils are comprised of Quaternary Redlands alluvium which is a sandy to sandy loam soil. It is permeable and easily erodible. Run-off from roofs should be diverted at least 4 feet away from building foundations, and landscaping or other final grading should avoid making slopes in excess of the natural topographic grade -- 10%.
- 3) A earthen, surface runoff ditch has been constructed along the east side of the property, and would adequately capture and divert all runoff waters originating on the property. However, depending on the type of construction ultimately planned for the property (and for the percent impervious surface involved in that construction) that ditch may have to be modified slightly to avoid puddling on the adjacent property to the east.

- 4) Subsurface soil testing is recommended for guiding appropriate foundation design and construction. Local soils engineers, such as Armstrong Consultants, can provide this service inexpensively. If below grade structures such as basements are contemplated, the tests should be made on a site by site basis. If no below grade structures are planned, two subsurface soil tests on the site would suffice for the surface and near surface geologic conditions are uniform across the site.
- 5) A radiation hazard examination I have made over the site shows it to be free of such hazard at this time.

For your reference, I have attached a copy of my preliminary geologic investigation field sheet which includes notes of more detailed observations. Also attached is a report of radiation hazard examination.

Sincerely,



John H. Wright  
Certified Professional Geologist

**John H. Wright, C.P.G.  
& Associates**

P.O. Box 2355  
Grand Junction, CO 81502  
(303) 241-6619

**RADIATION EXAMINATION**

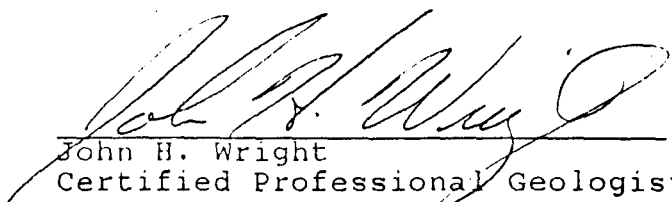
**LOT 2, BLOCK 13, RIDGES FILING #4**

**Mesa County, Colorado  
March 13, 1991**

Lot 2, Block 13 of the Ridges #4 Filing has been examined for potential radiation hazard. The property is located in a portion of Section 20, T 1 S, R 1 W, Ute P.M. in Mesa County, Colorado. Conditions at the site at the time of this investigation indicate the site is free of radiation hazard.

The examination of the site was carried out according to the requirements of Colorado SB 35, and of local regulations. The field examination was carried out in conjunction with a geologic hazard investigation, using a Urinco Scintillation Counter Model #720N. The surface was thoroughly traversed on foot. Background radiation was 30 to 40 counts per second, +/- 10cps. No where on the property was found a reading higher than background.

As all readings were well below Colorado Health Department standards of 250 counts per second, there is no apparent reason for more detailed radiation survey work.

  
\_\_\_\_\_  
John H. Wright  
Certified Professional Geologist

**PRELIMINARY GEOLOGIC  
SUBDIVISION INVESTIGATION**

SUBDIVISION NAME: BOLL

SUBDIVISION LOCATION: SEC. N 20 T 1 S R 1 W  
MERIDIAN UTB COUNTY MESEA

DEVELOPER NAME : WILLIAM F. BOLL  
ADDRESS: 33 HILL VIEW DR  
GRAND JCT., CO 81503  
TELEPHONE: (303) 243-7745

*LOT 2, BLK 13, FILING #4 RIDGES.*

ACREAGE: 2.262 NUMBER OF LOTS: N/A TYPE: N/A

GEOLOGY:  
Surficial: QRA  
Outcrop: K - DAKOTA SS NEAR - LADGOS WEST OF SITE  
Strike \_\_\_\_\_ Dip N 85  
Structure: 30 DOING  
Other: \_\_\_\_\_

Geologic Hazards:	Present	Absent
Landslide	_____	<u>X</u>
Mudflow	_____	<u>X</u>
Rock Fall	<u>SLIGHT</u>	_____
Avalanche	_____	<u>X</u>
Talus	_____	<u>X</u>
Soil Creep	_____	<u>X</u>
Settling Soils	_____	<u>NOT OCCASIONAL</u>
Karst Land	_____	<u>X</u>
Floodways	_____	<u>X</u>
Notes:	<u>SLIGHT ROCK FALL HAZARD FROM KD OUTCROPS WEST OF SITE. OUTCROP IN GENERALLY GOOD SHAPE; NORMAL SET BACK FROM WEST PROPERTY LINE WILL SUFFICE</u>	

Artificial hazards: SET BACK FROM WEST PROPERTY LINE WILL SUFFICE  
Mine Workings \_\_\_\_\_  
Upstream Dams \_\_\_\_\_  
Notes: NONE

Mineral Resources:  
Type: NONE Location: \_\_\_\_\_  
Notes: \_\_\_\_\_

SITE CONDITIONS:  
Topography: GENTLE, 10% GRADE SLOPE TO EAST  
Buildings: NONE  
Vegetation: 3 JUNIPERS, TUMBLEWOOD, OPUNTIA CACTUS, STARS & GRASSES  
Ditches/Drainage: ADAPTABLE SURF RUN-OFF DITCH ON E SIDE  
Construction Factors:  
Swelling Soil \_\_\_\_\_  
Shallow Water Table \_\_\_\_\_  
Steep Slope \_\_\_\_\_  
Rippability EASY  
Erosion X  
Notes: PROPERTY IS APPARENTLY SLOPED BELOW ORIGINAL TOPOGRAPHY. (EARLY SITE DEVELOPMENT)

WATER:  
Irrigation: N/A  
Potable: \_\_\_\_\_  
Sewage: \_\_\_\_\_

SOILS:  
See Type(s): QUATERNARY RICHLANDS ALLUVIUM  
Associated characteristics: SANDY TO SANDY LOAM

Notes: PERVIOUS, EASY EXPOSURE, AVOID ARTIFICIAL GRASSES IN REAR EXCESS OF NATURAL TOPOGRAPHY (10%) DOWN SLOPE. ROOF DRAINAGE FROM ROOFS DIVERT RUN-OFF AT LEAST 4' FROM STRUCTURE

RADIATION:  
Instrument: URINCO SCINTILOMETER MODEL 720N  
Background R/A: 20-30 CPS → 40-50 CPS HIGH  
Anomalous R/A: NONE

EXAMINER: [Signature] DATE: 3-15-71

# HILLVIEW COURT SUBDIVISION

## *Preliminary Drainage Report*

*March 25, 1996*

*Prepared by  
Leslie G. Wood  
Professional Engineer #5175*

## **Preliminary Drainage Report Hillview Court Subdivision**

I Hillview Court Subdivision is located in NE 1/4, NW 1/4 of Section 20, T1S, R1W of the Ute Meridian. The abutting property on the east is duplex homes to the south are single family and to the north are single family. The property abutting the north side and west side is undeveloped. The site has access from Hillview Drive, which is in the Ridges Developments. The roads are paved and do not have curb and gutter but roadside ditches to carry drainage. See the attached vicinity map to show the existing roads.

II The acreage of the site is 2.26 Acres with 0.33 acres of proposed street right of way and 1.8 acres of off site drainage. Ground cover consists of native grasses, weeds and 3 small trees. Soil conditions vary from clay on site to clay with major rock out croppings to the west. There is an existing drainage swale on the east side of the site which provides drainage from the row of duplex homes and the single family to the west. There is no other defined drainage on the site, with run off sheet flowing off the property. Water will flow from the site at the north east corner into a man made drainage ditch until the drainage flows past Rana Road into a natural drainage channel.

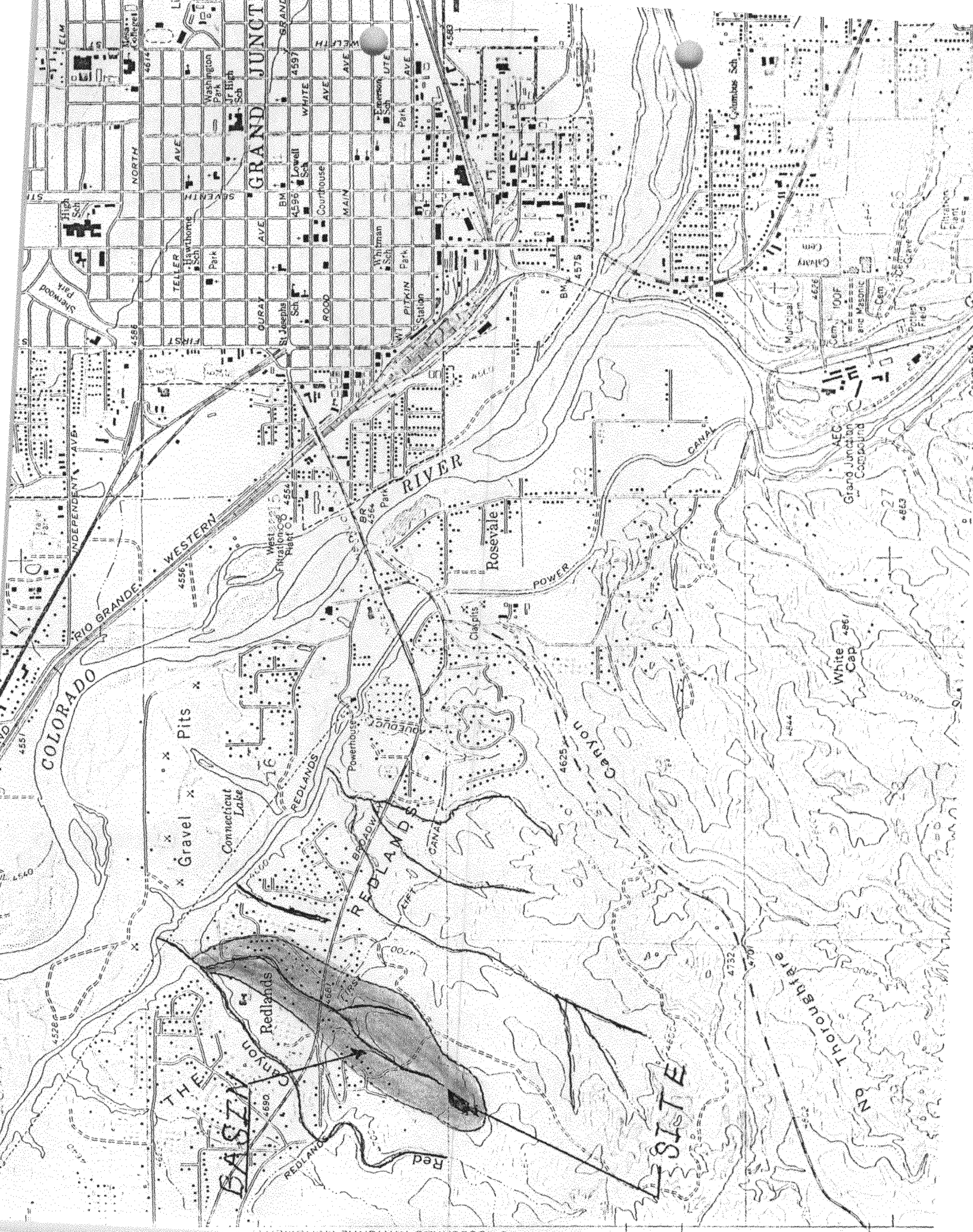
There are 2 CSP culverts that drain into the drainage swale. A 12" and

15" provide drainage from the single family area to the south.

III This development will not cause any change in the down stream major basins. Drainage on site will be routed by buildings, swales and culverts into a detention pond so that historic rates of runoff will not be exceeded. The ownership and maintenance will be the responsibility of the Developer until a homeowner's Association has been formed. At this time the ownership and maintenance will become the responsibility of the Homeowners Association.

IV The historic 2 and or 10 year storms and the developed 2 and or 10 year and the 100 year developed will be calculated. The Rational Formula  $Q=CIA$  will be use to calculate the various year storms. The Rational Formula is being used because the area of 4.06 acres, including off site, is so small it does not adapt to computer. Detention Basin Design will be calculated from the procedures as outlined in the "Stormwater Management Manual" (SWMM).

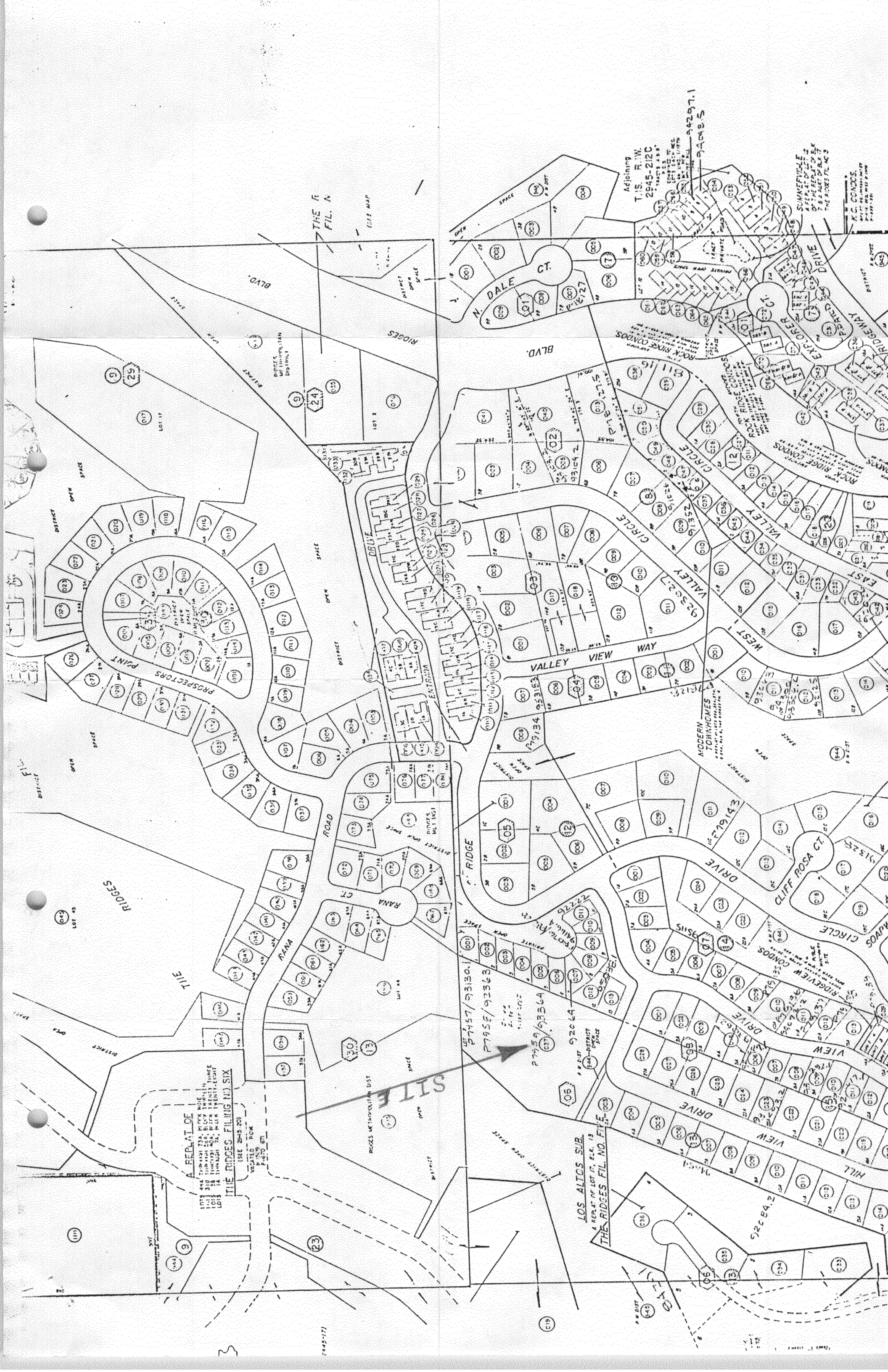
The Manning equation  $Q=(1.486AR^{\frac{2}{3}}S^{\frac{1}{2}})/n$  will be used to calculate flow in open channels and utilization of flow charts to determine conduit size.



BASIN

ESITE





A REPORT OF  
THE RIDGES FILING NO. SIX  
USE 2945-201  
VEGETATED ROW  
P. 270 ET  
P. 271 ET

**SITE**

LOS ALTOS SUB  
A REPORT OF LOT 17, B.L.K. 13  
THE RIDGES FIL NO. FIVE

Adjoining  
T.I.S. R.W.  
2945-212C  
"THE RIDGES" SUBD.  
FILED FOR REC. 1/11/77  
BY JAMES M. MC  
FILE NO. 11777  
A 297.1  
2945-201

SUNNYSIDE  
A REPORT OF LOT 2  
OF THE FIRST OF B.L.K.  
7 & A PART OF B.L.K. 7  
THE RIDGES FIL NO. 3  
K.C. CONDOS.  
FILED FOR REC. 1/11/77  
BY JAMES M. MC  
FILE NO. 11777

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STAFF REVIEW

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FILE: PP-96-51  
DATE: March 26, 1996  
STAFF: Kathy Portner  
REQUEST: Preliminary Plan--Hill Court Subdivision  
LOCATION: Hill View Drive, Ridges  
APPLICANT: GNT Development Corp.

---

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Attached Townhomes, 7.1 units per acre

SURROUNDING LAND USE:

NORTH: Undeveloped  
SOUTH: Single family residential  
EAST: Attached townhomes  
WEST: Open Space

EXISTING ZONING: PR-4

PROPOSED ZONING: No Change

SURROUNDING ZONING:

NORTH: PR-4  
SOUTH: PR-4  
EAST: PR-4  
WEST: PR-4

---

RELATIONSHIP TO COMPREHENSIVE PLAN:

The Amended Final Plan for the Ridges, adopted by Planning Commission and City Council, allocated a maximum of 7.1 units per acre for those remaining sites that had originally been designated as Multi-family sites in the Ridges. The proposed Hill Court density is at that maximum.

## STAFF ANALYSIS:

The proposed Hill View Court Subdivision consists of 16 townhome units on approximately 2.26 acres for a density of 7.1 units per acre. The maximum overall density for the Ridges is 4 units per acre. With the original Planned Unit Development approved by Mesa County for the Ridges, several sites, including this 2.26 acre site, was designated as a multi-family site. Maximum densities were not established at that time for the multi-family sites, rather densities were established with deed transfers. The deed for this property indicated up to 80 units could be developed on the site.

When annexed to the City, staff researched the overall existing density of the Ridges and calculated the number of units that were remaining that could be assigned to the multi-family sites based on the PR-4 zoning. Those calculations resulted in a maximum density of 7.1 units per acre remaining for all sites in the Ridges that had been designated as multi-family sites. This proposal is for the maximum number of units allocated to the site.

The west side of the property is bordered by a natural rock wall forty to fifty feet in height. Most of the rock wall is within existing designated open space. The Preliminary Geologic Report indicates a rock fall area along this rock wall and recommends a 25' setback from the west property line. The townhomes would have to be reconfigured to meet the required 25' setback and maintain a minimum 20' frontyard setback for garages. The number of units might have to be reduced to meet those required setbacks.

The design of the townhomes creates large areas of hard surface driveways. Staff recommends that those areas be reduced as much as possible in the final design with more shared driveways and the addition of landscaped strips.

In keeping with the Ridges design, the attached sidewalk should be replaced with an 8' wide concrete path through the property from Hill View Drive to the property to the north, where a future path is proposed. The 4' pedestrian easement from the east should be continued along the south property line to Hillview Court.

## STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Plan for Hill Court Subdivision with the following conditions:

1. A minimum 25' setback shall be maintained from the west property line as recommended in the Preliminary Geologic Report.
2. A minimum 20' frontyard setback shall be maintained for all garages.
3. The final design shall incorporate the use of more shared driveways and the addition of landscaped areas to break-up the large areas of hard surface driveways.

4. In lieu of sidewalks along the cul-de-sac, an 8' wide concrete trail shall be provided through the property from Hill View Drive to the property to the north where a future path is proposed.
5. The 4' pedestrian easement from the east must be continued along the south property line of this development to Hill View Court.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item 96-51, I move we approve the Preliminary Plan for Hill View Court Subdivision subject to staff recommendations.

6. Final design must show adequate on-site maneuvering for all driveway.

Dan Harrison - agree to reduce to 14 units  
will address our all drainage concerns of Cluster  
wants to look at modifications of road configuration.

→ Not to exceed 16 units



# HILL VIEW COURT

## PETITIONER RESPONSE TO STAFF COMMENTS

U.S. West

We agree.

Public Service Company:

Suggestion on open space designated as an utility easement is excellent. Final plat will reflect this change.

City Fire Department:

We will relocate the fire hydrant to the area suggested.

City Development Engineer:

Correctly points out that plans and narrative are contradictory. Street and walkways will be in keeping with the Ridges design--- separate street and walking path.

The project engineer has corrected the omissions in the preliminary drainage report.

City Community Development:

1. All units will be moved to recognize the 25' setback, the minimum will be 25' with most further.

2. By moving the units closer to the road to accommodate the 25' or more setback, we will have much less driveway. Landscape areas will be used wherever possible to break-up driveways and add visual relief.

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Ridges A.C.C.O.:

1. Drainage review will be done to ensure no adverse effect on the Clusters development.

2. Lot 2 will be redesigned to ensure adequate parking.

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Potential rock fall was addressed in the geologic report and is the basis of the 25' setback requirement.

City Utility Engineer:

Concerns on water service location were satisfied- a 8" line is planned for the sub-division with connection to the existing line in Hill View Drive.

Maintenance of joint sewer service will be addressed in the CC&R's.

City Parks & Recreation Department:

We were unable to fully understand the request for the pedestrian easement but assume that it corresponds to the Community Development request. We will clarify this need prior to Planning Commission.

Park and Recreation fees -\$225 per unit- are understood and accepted.



W. D. Garrison

President, GNT Development Corp

March 22, 1996



# REVIEW COMMENTS

Page 1 of 3

FILE #PP-96-51

TITLE HEADING: Hill Court Subdivision

LOCATION: Hill View, The Ridges Filing #4

PETITIONER: GNT Development Corp.

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 308  
Grand Junction, CO 81502  
243-5902

PETITIONER'S REPRESENTATIVE: Dan Garrison

STAFF REPRESENTATIVE: Kathy Portner

---

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

---

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

---

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

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

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

PUBLIC SERVICE COMPANY 3/6/96  
Gary Lewis 244-2698

---

Due to the "extensive driveways needed for these units" and the separation of the lots from Hillview Court, 14' multi-purpose easements adjacent to all street rights-of-way, per City of Grand Junction specifications, will not be sufficient for installation of gas and electric facilities to this subdivision. Request that all "Open Space" be designated as utility easement in addition to 14' multi-purpose easements as shown.

REDLANDS IRRIGATION DISTRICT 3/7/96  
Gregg Strong 243-2173

---

No impact to Redlands facilities.

CITY PROPERTY AGENT 3/8/96  
Steve Pace 256-4003

---

No plat to review.

**CITY FIRE DEPARTMENT**

3/12/96

**Hank Masterson**

244-1414

---

Move the proposed hydrant south to a location directly opposite the entrance leading to Lots 3 & 4 for better Fire Department access. Minimum fire line size is 6".

**CITY DEVELOPMENT ENGINEER**

3/14/96

**Jody Kliska**

244-1591

---

1. The narrative and the plans are contradictory about what is proposed for the street. Please clarify.
2. For preliminary drainage report, please follow the attached checklist. A copy of a drainage basin map for a nearby proposal is attached as an example. It does not appear the preparer of the report is familiar with the City's SWMM Manual and criteria. The SWMM Manual is available for purchase at the City Engineering office.

**CITY POLICE DEPARTMENT**

3/13/96

**Dave Stassen**

244-3587

---

This development poses no concerns for the Police Department. The design follows current crime prevention (C.P.T.E.D.) standards by having the units face into a central area, thereby enhancing surveillance of the common area.

**CITY COMMUNITY DEVELOPMENT**

3/14/96

**Kathy Portner**

244-1446

---

1. The Preliminary Geologic Report indicates a rock fall area and recommends a 25' setback from the west property line. That setback must be maintained. Many of the townhomes are within that setback.
2. The design of the townhomes creates large areas of hard surface driveway. Recommend those areas be reduced as much as possible with the addition of landscaped strips.
3. In keeping with the Ridges design, the attached sidewalk should be replaced with an 8' wide concrete path through the property from Hill View Drive to the property to the north, where a future path is proposed.

**TCI CABLEVISION**

3/11/96

**Glen Vancil**

245-8777

---

See attached comments.

**RIDGES A.C.C.O.**

3/12/96

**C.Adair**

241-5028

---

1. Review drainage and runoff concerns of new development and how it would impact the existing clusters development and new units.
2. Please define parking space (2 per unit) for Lot 2.

**MESA COUNTY PLANNING**

3/14/96

**Mike Joyce**

244-1642

---

The proposed use seems a little intense for the parcel of land. With all of the driveways proposed, will it be a parking lot streetscape? Is there any provisions for a rock fall area next to the 40-50 foot natural rock wall?

**CITY UTILITY ENGINEER**

3/15/96

**Trent Prall**

244-1590

---

**WATER / IRRIGATION - CITY**

1. Please resubmit with water and irrigation alignments.

**SEWER - CITY**

1. Horizontal alignment appears adequate. Each lot shall have its own sewer service line unless maintenance of joint sewer service lines are addressed in CC&R's.

**MESA COUNTY SCHOOL DISTRICT**

3/14/96

**Lou Grasso**

242-8500

---

**SCHOOL - CURRENT ENROLLMENT / CAPACITY - IMPACT**

Scenic Elementary - 298 / 325 - 4

Redlands Middle School - 552 / 650 - 2

Fruita Monument High School - 1337 / 1100 - 2

**CITY PARKS & RECREATION DEPARTMENT**

3/15/96

**Shawn Cooper**

244-3869

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1. Continue pedestrian easement along/around Hillview Court with continuation of surfacing in current easement.
2. Parks & Open Space Fees - 16 dwelling units @ \$225 = \$3,600.00.



TCI Cablevision of Western Colorado, Inc.

March 14, 1996

Hill Court  
W.D. Garrison  
% Community Development Department  
250 North 5th Street  
Grand Junction, CO 81501

Ref. No. CON19609

Dear Mr. Garrison;

We are in receipt of the plat map for your new subdivision, **Hill Court**. 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:

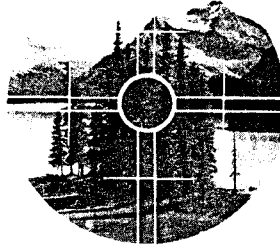
1. We require the developers to provide, at no charge to TCI Cablevision, an open trench for cable service where underground service is needed and when a roadbore is required, that too must be provided by the developer. The trench and/or roadbore may be the same one used by other utilities so long as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



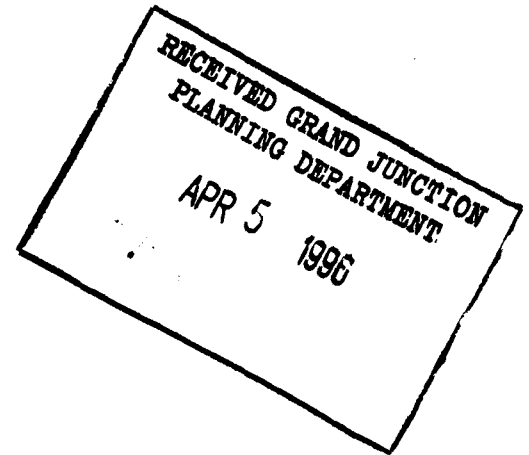
**Q.E.D.**

SURVEYING SYSTEMS, INC.

1018 Colorado Ave., Grand Junction, CO 81501  
(970) 241-2370 (970) 464-7568

Jody Kliska, P.E.  
Development Engineer  
City of Grand Junction  
250 North 5th Street  
Grand Junction, CO 81501

April 5, 1996



Re: Hillview Court

Dear Ms Kliska:

During the Planning Commission hearing on Hill Court Subdivision, the property owners in the townhomes adjacent to and east of Hill Court Subdivision expressed great concern about ground water. In order to help alleviate their fears and not add to the problem we propose the following:

1. Incorporate the required 8 foot walkway into a drainage channel.
2. Do not detain the excess storm water on site.

The attached sketch shows the walk and also how it would fit into the overall plan. The walk as shown will carry 14 CFS, while the 100 year Q is 9.3 CFS. The walk will carry the 100 year Q and still leave 1.3 feet that is not used to carry water. This would be a very good double use as it is difficult to imagine anyone using the walkway during a 2 year storm let alone the 100 year storm.

The second request is to eliminate the detention requirement so the standing water will not percolate into the soil and cause more ground water problems.

Fees in lieu of detention are calculated at \$4,248.00. Water from the north east corner of Hill Court Subdivision is carried in a man made channel until it reaches Rana Road where a 36" culvert discharges in a natural channel. The man made channel as well as a 12" and 15" CSP at Hillview Drive and the 36" CSP at Rana Road need some maintenance.

The inlet to the 15" CSP in a concrete headwall with the end of the CSP protruding 2±". The inlet and out let ends needs cleaning.

The inlet to the 12" CSP is on the south side of Hill View Drive and is in very poor condition. The top 1/3 is bent down and the bottom is silted up so that there is only a

very small opening to carry water, all the outlet is nearly covered leaving the culvert nearly useless. The 36" CSP at Rana Road needs to have the inlet and outlet cleaned.

The man made channel is still functioning but also needs some maintenance. It appears visually that it would be adequate to carry the anticipated flow including the 100 year discharge of 9.3 CFS from Hill View Court Subdivision.

Using Chart 2 on page L-40 of the SWMM Manual the potential flow from the 12", 15" and 36" culverts was determined. The maximum flow from the 12" is 2 CFS, 15" is 8 CFS and the 36" is 60 CFS. Considering the existing condition of the 12" and 15" culverts the maximum flow would be much less. In its' present condition the 36" culvert could easily carry the flows of 2 CFS, 8 CFS and 9.3 CFS for a total of 19.3 CFS a third of its potential capacity. There would be other water enter the man mad channel but it would be minor.

At this time the capacity of the man made channel is not know, but QED is in the process of developing this information.

The developer Mr. Dan Garrison would be willing to perform maintenance work on the 12", 15" and 36" culverts and improve the manmade channel. The maximum expenditure would be \$4,248 for the maintenance work. Any difference not spent on maintenance would be paid to the City for their drainage program.

The attachments, copies of The Ridges Filing No. Six, The Cluster and the tax map show the channel is owned by open space.

Sincerely,

Leslie G. Wood  
Professional Engineer

cc:with attachments

Katherine Portner ✓

Dan Garrison

file - 2

REVISED PRELIMINARY COST ESTIMATE  
FOR REMEDIAL ACTION TO PREVENT FUTURE  
INCURSION OF GROUND WATER IN BASEMENTS IN  
THE CLUSTER, A PART OF THE RIDGES METROPOLITAN DISTRICT  
MESA COUNTY, COLORADO

May 3, 1985

This cost estimate is divided into three categories: engineering, construction and construction management. The engineering will be necessary to prepare specifications and contract documents prior to final bidding. Construction management costs are for providing a full-time inspector to oversee the project and ensure that the construction proceeds as designed. The dollar amounts listed are not an actual quote for services, but represent a range of costs that may be anticipated when the project is constructed.

There are four phases to this project. Phases I and II are recommended for immediate construction and are designed to prevent underground water from entering The Cluster from the south and west. Phase III provides a means of keeping individual basements dry and removing water already saturating the ground around selected basements. Some Phase III installations have already been completed.

Phase IV may not be required, and the need for it depends on the effectiveness of the first two phases at preventing the seasonal rise of ground water in The Cluster.

PHASE I

A cutoff trench would be excavated along the south side of the property to a depth of 14 to 16 feet and along the west side of the property at a depth of 6 to 10 feet. The depth is required to intercept the ground water flow in the water-bearing stratum and provide drainage below the elevation of the basements. A perforated drain line would be installed in the bottom of the trench. A porous, granular backfill would be used to allow the water to seep to the drain line. The perforated drain line would slope west along the south side of the

property, then northerly along the west side of the property to the northwest corner of the property. From this point a non-perforated drain would flow easterly to where it day-lights in the ditch. A drop structure would be constructed in the ditch at the outlet. The ditch would be deepened from the outlet at a 1% slope to where it rejoins the existing grade.

Engineering (design, specifications and plans)	\$ 1,500
Construction	56,000
Construction Management (incl. inspection, surveying)	<u>3,000</u>
PHASE I TOTAL:	\$ 60,500

PHASE II

The existing drainage swale along the west and north sides of the property would be replaced by a concrete ditch. The culvert at the south end of the ditch would be removed to eliminate a historic clogging problem. Beyond the drop structure at the end of the peripheral drain, by the northeast corner of the property, the existing ditch would be lined with reinforced gunite. A portion of the ditch would be lowered to provide a slope from the drain outlet. The gunite lining would extend to the culvert under Rana Road.

Engineering	\$ 2,000
Construction	34,000
Construction Management	<u>3,000</u>
PHASE II TOTAL:	\$ 39,000

PHASE III

Individual sumps have been installed in Units 1 - 4 and 8 - 11. A header would be installed behind Units 8 - 11 to collect the water pumped from their sumps. The header would flow west and discharge in the ditch along the west property line. Installation of the header will eliminate the practice of pumping into the sanitary sewer, which is not recommended.

Engineering	\$ 600
Construction	4,000
Construction Management	<u>400</u>
PHASE III TOTAL:	\$ 5,000



PHASE IV, Alternate A

Two, large diameter (2' - 3') caisson holes would be drilled near the northern end of the development. Casing pipe would be installed in holes and perforated at the level of the water bearing stratum. A pump activated by a water depth sensor would be installed within the casing and would discharge to the ditch.

Engineering	\$ 600
Construction	6,000
Construction Management	<u>600</u>
PHASE IV, A TOTAL:	\$ 7,200

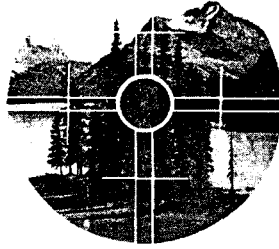
PHASE IV, Alternate B

A subsurface drain would be installed in front of Units 1, 2, and 3. A perforated drain pipe would be installed in the bottom of the trench with a backfill of granular material. The drain pipe would be connected to the non-perforated portion of the subsurface drain along the north boundary of The Cluster.

Engineering	\$ 1,000
Construction	7,000
Construction Management	<u>1,000</u>
PHASE IV, B TOTAL:	\$ 9,000

SUMMARY OF COSTS TO CONSTRUCT

	ENGINEERING	CONSTR.	CONSTR. MGMT.	TOTAL
Phase I	\$ 1,500	\$ 56,000	\$ 3,000	\$ 60,500
Phase II	2,000	34,000	3,000	39,000
Phase III	600	4,000	400	5,000
Phase IV, A	600	6,000	600	7,200
Phase IV, B	<u>1,000</u>	<u>7,000</u>	<u>1,000</u>	<u>9,000</u>
	\$ 5,700	\$ 107,000	\$ 8,000	\$ 120,700



# Q.E.D.

SURVEYING SYSTEMS, INC.

1018 Colorado Ave., Grand Junction, CO 81501  
(970) 241-2370 (970) 464-7568

Jody Kliska P.E.  
Development Engineer  
City of Grand Junction  
250 North 5th Street  
Grand Junction, CO 81501

May 13, 1996

RE: HILLVIEW COURT

Dear Ms Kliska:

This is a follow up of my letter of April 5, 1996 concerning the existing drainage channel from the northeast corner of Hill Court Subdivision to the 36" culvert at Rana Road.

The channel has been surveyed by Q.E.D., an analysis made and an inspection by myself on May 13, 1996. The channel needs to be cleaned throughout of tumble weeds, lumber and a small area of willows north of the townhomes. The capacity of the channel was calculated on 50 foot intervals using an "n" value of 0.027, which is probably too low of a value thru the willows. There is a wide range of capacity, from a low of 25 CFS to a high of 274 CFS as the channel approaches Rana Road. This is due to the cross-sectional area of the channel from 4.95 square feet to 33.32 square feet and the gradient from flat to 16.2%. The largest cross-sectional areas are in the area of maximum gradient.

My recommendation's are as follows:

1. Clean the entire channel of all foreign matter which includes vegetation, tumble weeds and trash.
2. Increase the cross-sectional area of the channel to 9 square feet using a trapezoidal template with a bottom width of 2.5 feet and a minimum height of 2 feet with 1:1 side slopes on a gradient of 1.46%.
3. Clean the bottom of the channel only where the gradient is flat so as to maintain a more uniform gradient.
4. Clean inlets and outlets of the 12", 15" and 36" culverts and straighten the inlet to the 12" culvert.

The minimum capacity of the channel would be 64 CFS after the improvements are made. I have rechecked the capacity of the 36" culvert and found that its' capacity is 50 CFS and not the 60 CFS as stated in my prior letter.

I am attaching a profile and crossection of the channel.

Sincerely,

Leslie G. Wood  
Professional Engineer

cc: Katherine Portner ✓  
Dan Garrison  
file-2



LEGAL

Exhibit "A"

Lot 2,  
Block 13,  
The Ridges Filing No. Four;  
TOGETHER WITH a non-exclusive right of way for the purpose of  
constructing a road for ingress to and egress from said Lot 2,  
Block 13 over and across the following described property:  
Beginning at the Northwest corner of Lot 3A, Block 13 of said  
Ridges Filing No. Four;  
thence North  $13^{\circ}27'50''$  East 10.33 feet;  
thence South  $62^{\circ}04'33''$  East 185.71 feet;  
thence along the arc of a curve to the left whose radius is  
70.00 feet and whose long chord bears North  $79^{\circ}45'39''$  West 32.92  
feet;  
thence North  $62^{\circ}04'33''$  West 151.77 feet to the point of  
beginning.

MESA COUNTY, COLORADO









