

Irrigation Narrative
for
1156 18 Road
Gear Estates

Prepared for:

Treytyn Properties LLC
969 23 Road
Grand Junction, CO 81505

Prepared by:

A · C · G

Austin Civil Group, Inc.

Land Planning · Civil Engineering · Development Services
123 N. 7th Street, Suite 300
Grand Junction, Colorado 81501

October 17, 2023

NAME AND ADDRESS INFORMATION:

Landowner:

Treytyn Properties LLC
969 23 Road
Grand Junction, CO 81505

Representative:

Austin Civil Group, Inc.
123 N. 7th Street
Grand Junction, CO 81501

Property Information:

1156 18 Road
Fruita, CO 81521
2697-092-47-001
1.23 acres
Zoned CR

EXISTING IRRIGATION SYSTEM

The property is located within the Grand Valley Irrigation Company (GVIC) District. Historically, the subject property was serviced by an existing underground irrigation system that extended along the eastern boundary. This system, which others upstream, terminated near the northeast corner of the property. A flush valve allowed irrigation water to enter a drainage swale which conveyed west to be eventually collected by the Denton Drain (GVDD).

DEVELOPED IRRIGATION SYSTEM

Development of the property will create eight (8) residential lots. The purchase of the property by TreyTyn Properties LLC did not contain irrigation shares. Therefore, all irrigation practices on the residential lots will utilize domestic water. Tract A, stormwater water quality facility, will be landscaped with rock and boulders not requiring any form of water for irrigation.