

# Table of Contents

File 1977-0059

Date 7/6/00

Project Name: 23<sup>rd</sup> Street Subdivision

	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, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
X	X	<b>*Summary Sheet – Table of Contents</b>
		Application form
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		<b>*Mailing list</b>
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		<b>*Consolidated review comments list</b>
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>		
X	X	Follow-Up Form
X		Review Sheets
X	X	Letter from Karl Metzner to William Buttolph – 12/30/77
X	X	Preliminary / Final Plat Application
X	X	Letter from Kathy Lofink to Buttolph Const. Co. – 9/30/77
X	X	Letter from Karl Metzner to W.H. Buttolph – 9/2/77
X		Commitment to Insure
X	X	Letter from Thomas Logue to Planning Staff – 12/22/77
X	X	Planning Commission Minutes - ** - 12/28/77
X	X	Memo from Ron Rish to Jim Wysocki – 9/22/77
X	X	Subdivision Plan
X	X	Petition and Application for Rezoning
X	X	Report of Geologic Investigation 23 <sup>rd</sup> Street Subdivision – 7/31/77

Subdivision Twenty-third St. Sub.  
 Date 2 AUG, 1977 Item # \_\_\_\_\_  
 Petitioner Buttolph Construction Co.

Preliminary Review Agencies Comments

Final Review Agencies Comments

- ① City Eng. - access is poor, S.W. to be provided on 23rd St. ~~Access on alley to S. of project.~~
- ② 10' easmt req'd along N. Pl. & 12.5 x 145 portions lots 1 & 2 to be easements.
- ③ Fire Dept. - 1 hydrant
- ④ Staff - 25' alley to be ded. along N. line lot one.

- ① Fire Dept. - 1 on site hydrant req'd.
- ② City Utilities - 6" sewer line not adequate (min. 8") unless already existing.
- ③ Public Service - Electric - requires 10' easement adjacent to Northern. west part of lot 4
- ④ City Engineering - ? of grading the alley. Parking will be prohibited from North Ave to Bunting.



Aug 31, 1977  
Action Taken  
 P.C. Tabled for further study  
 C.C. approved Oct 19, 1977  
Comments

> Sept 21, 1977  
 City Eng. - access to staff comments. From all other agencies. City Eng. - access from east, along 23rd St. and along 25' alley. Staff - to be ded. along N. line lot one.

Prelim.  
Action Taken  
 P.C. Approved Sept 28 1977  
 C.C. Final - approved 28 Dec. 1977  
Approved 18 JAN 78  
Comments



ITEMS REQUIRED FROM DEVELOPER

<input type="checkbox"/> Check	<input type="checkbox"/> Utility Agreement	<input type="checkbox"/> Title Investigation
<input type="checkbox"/> Drainage	<input type="checkbox"/> Landscaping	<input type="checkbox"/> Covenants
<input type="checkbox"/> Improvements	<input type="checkbox"/> Guarantee	<input type="checkbox"/> Annexation
		<input type="checkbox"/> Other (Specify)

A. (18) copies of this application required. Numbering system corresponds with Grand Junction Development Regulations. Layouts and designs initiate for this application should incorporate the Design Standards reviewed in Section III of the regulation. If question not applicable, indicate by n/a.

B. Twenty Third Street Subdivision  
name of subdivision

C. Owners and/or subdividers.

<u>Buttolph Construction Co.</u> name	_____ name	_____ name
<u>2856 1/2 Bunting Ave, Grand Junction, Co.. 81501</u> address	_____ address	_____ address
<u>243-8936</u> business phone	_____ business phone	_____ business phone

Designer:

<u>Paragon Engineering, Inc.</u> name	<u>243-8966</u> business phone
<u>P. O. Box 2872, Grand Junction, Co. 81501</u> address	<u>9402</u> registration and number

D. Legal description. (Attach additional sheets as necessary). \_\_\_\_\_

See Attached

Total acreage 2.0.

E. Eighteen (18) copies of map submitted yes x no \_\_\_\_\_  
If "no", explain.

The following check list shall be completed to insure that the map contains the essential information required by the subdivision regulations (see regulations for detailed information).

- 27-2.2 f. Scale and Size
- |   |         |
|---|---------|
| (1) Proposed Name   | _____ x |
| (2) Location and boundaries   | _____ x |
| (3) Names and Addresses of subdivider and engineer or surveyor                        | _____ x |
| (4) Date of preparation   | _____ x |
| (5) Total acreage   | _____ x |
| (6) Location and dimensions for existing streets, alleys, easements and water courses | _____ x |

- |  |              |
|--|--------------|
| (7) Location dimensions and names of proposed streets, alleys, easements, lot lines and public sites   | _____x_____  |
| (8) Topography   | _____x_____  |
| (9) Floodplain designation   | _____NA_____ |
| (10) Land Use breakdown - number and size of lots  | _____x_____  |
| (11) Sites for multi-family residential, business, or non-public uses  | _____x_____  |
| (12) Adjacent zoning   | _____x_____  |
| (13) Names and Locations of adjoining subdivisions, names and dimensions of existing streets and other relevant data on adjoining properties | _____x_____  |
| (14) Location and size of existing sewer and water lines and proposed utility easements  | _____x_____  |
| (15) Location and size of proposed water and sewer taps  | _____x_____  |

Text

Eighteen (18) copies of text material in report form submitted yes   x   no \_\_\_\_\_  
 If "no", explain:

27-2.2 f

- (4) Copy of certificate of title with a list of all mortgages, judgments, liens, etc. of record.

Subdivision summary form

\_\_\_\_\_x\_\_\_\_\_

\_\_\_\_\_x\_\_\_\_\_

This application completed by:

<u>Paragon Engineering, Inc.</u>	_____
name	name
<u>P. O. Box 2872, Grand Junction, Co. 81501</u>	_____
address	address
<u><i>Thomas A. Logue</i></u>	_____
signature	date

Thomas A. Logue

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: August 1, 1977

Development Name: Twenty Third Street Subdivision

Filing \_\_\_\_\_

Location of Development: TOWNSHIP 15 RANGE 1E SEC 12 1/4 SE

Owner(s) NAME Buttolph Construction

ADDRESS 2856 1/2 Bunting Ave, Grand Junction, Co. 81501

Developer (s) NAME Above

ADDRESS \_\_\_\_\_

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
( ) Single Family	_____	_____	_____
( ) Apartments	_____	_____	_____
( ) Condominiums	_____	_____	_____
( ) Mobile Homes	_____	_____	_____
(x) Commercial	N. A.	<u>2.0</u>	<u>100%</u>
( ) Industrial	N. A.	_____	_____
( ) Other (specify)	_____	_____	_____
	<b>Street</b>	<u>NA</u>	<u>Na</u>
	<b>Walkways</b>	_____	_____
	<b>Dedicated School Sites</b>	_____	_____
	<b>Reserved School Sites</b>	_____	_____
	<b>Dedicated Park Sites</b>	_____	_____
	<b>Reserved Park Sites</b>	_____	_____
	<b>Private Open Areas</b>	_____	_____
	<b>Easements</b>	_____	_____
	<b>Other (Specify)</b>	_____	_____
	<b>TOTAL</b>	<u>2.0</u>	<u>100%</u>

\*By Map Measure

Estimated Water Requirements 6000 gallons/day.

Proposed Water Source(s) City of Grand Junction

Estimated Sewage Disposal Requirement 5000 gallons/day.

**ACTION:**

**Planning Commission Recommendation**

Approval ( )

Disapproval ( )

Remarks \_\_\_\_\_

Date \_\_\_\_\_, 19\_\_\_\_.

**City Council**

Approval ( )

Disapproval ( )

Remarks \_\_\_\_\_

Date \_\_\_\_\_, 19\_\_\_\_.

Note: This form is required by C.R.S. 106-3-37 (4) but is not a part of the regulations of the City of Grand Junction.

Rec. 94  
12/1/77

... with Grand Junction Development Regulations  
... not applicable indicate by n/a.

Twentythird Street Subdivision

\$290.00

name of subdivision

Name and address of land owners and/or subdividers.

William H. Buttolph

name

name

2856 1/2 Bunting Ave.

address

address

243-8936

business phone

business phone

business phone

Subdivision submitted Yes, portion \_\_\_\_\_  
copies submitted Yes date December 1, 1977

Consent to Preliminary Plat? \_\_\_\_\_

yes

no

enc. list (add attached sheets if necessary)

NA

The following check list shall be completed to insure that all  
of the essential information required by the subdivision  
regulations. (See regulations for detailed information.)

- b. (2) Scale of Map x
- c. (1) Name of Subdivision x
- (2) Date x
- (3) Legal Description of Property x
- (4) Control points, dimensions, angles, bearings x
- (5) Boundary lines, right-of-way lines, easements, ditches and lot lines with bearings and distances x
- (6) Streets and other rights-of-way - names and dimensions x
- (7) Location and Dimensions of easements x
- (8) Lots numbered and area of each lot in square feet x
- (9) Location and description of all monuments x
- (10) Statement of land ownership x
- (11) Dedication statement - easements, rights-of-way and public sites x

- (12) Surveyor or Engineer Certification
- (13) Appropriate certification blocks
- (14) Clerk and Recorder Certification Block

          x            
          x            
          x          

**Supporting Documents**

- 27-2.3 c. (13) Copy of certificate of title with list of all mortgages, judgments, liens, easements, contracts and agreements of record.
- (14) Proof of easement dedication
- d. (1) Improvements Guarantee
- (2) Composite Utility Plan

          x            
          x            
  
          x            
          x          

The following check list shall be completed to insure that design standards required by the subdivision regulations are met. (See regulations for complete details)

- 27-3.1 Site Considerations
- 27-3.2 Streets, Alleys and Easements
- 27-3.3 Blocks
- 27-3.4 Lots
- 27-3.5 Sidewalks
- 27-3.6 Irrigation systems and design
- 37-3.7 Public Sites Reservations and Dedications

          x            
          x            
          x            
          x            
          x            
          NA            
          NA          

This application completed by:

Paragon Engineering, Inc.

**name**

**name**

P. O. Box 2872, Grand Junction, Co.

**address**

**address**

*Thomas A. Logue*

**signature**

12/1/77

**date**

Thomas A. Logue



DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: December 1, 1977

Development Name: Twenty Third Street Subdivision

Filing ..

Location of Development: TOWNSHIP 1S RANGE 1W SEC 12 1/4 SE

Owner(s) NAME William H. Buttolph

ADDRESS 2856 1/2 Bunting

Developer (s) NAME Above

ADDRESS \_\_\_\_\_

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
( ) Single Family	_____	_____	_____
( ) Apartments	_____	_____	_____
( ) Condominiums	_____	_____	_____
( ) Mobile Homes	_____	_____	_____
(x) Commercial	N. A.	1.95	97.0
( ) Industrial	N. A.	_____	_____
( ) Other (specify)	_____	_____	_____
	<b>Street</b>	_____	_____
	<b>Walkways</b>	_____	_____
	<b>Dedicated School Sites</b>	_____	_____
	<b>Reserved School Sites</b>	_____	_____
	<b>Dedicated Park Sites</b>	_____	_____
	<b>Reserved Park Sites</b>	_____	_____
	<b>Private Open Areas</b>	_____	_____
	<b>Easements</b>	_____	_____
	<b>Other (Specify)</b>	_____	_____
	Alleyway	0.60	0.3

**TOTAL**

\*By Map Measure

2.01

100%

Estimated Water Requirements 6250 gallons/day.

Proposed Water Source(s) City of Grand Junction

Estimated Sewage Disposal Requirement 5750 gallons/day.

ACTION:

Planning Commission Recommendation

Approval ( )

Disapproval ( )

Remarks \_\_\_\_\_

Date \_\_\_\_\_, 19\_\_\_\_.

City Council

Approval ( )

Disapproval ( )

Remarks \_\_\_\_\_

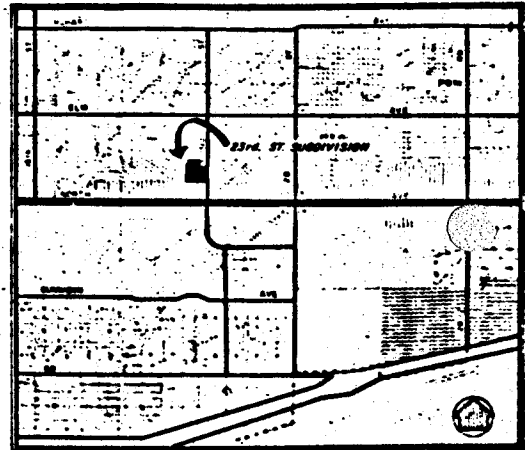
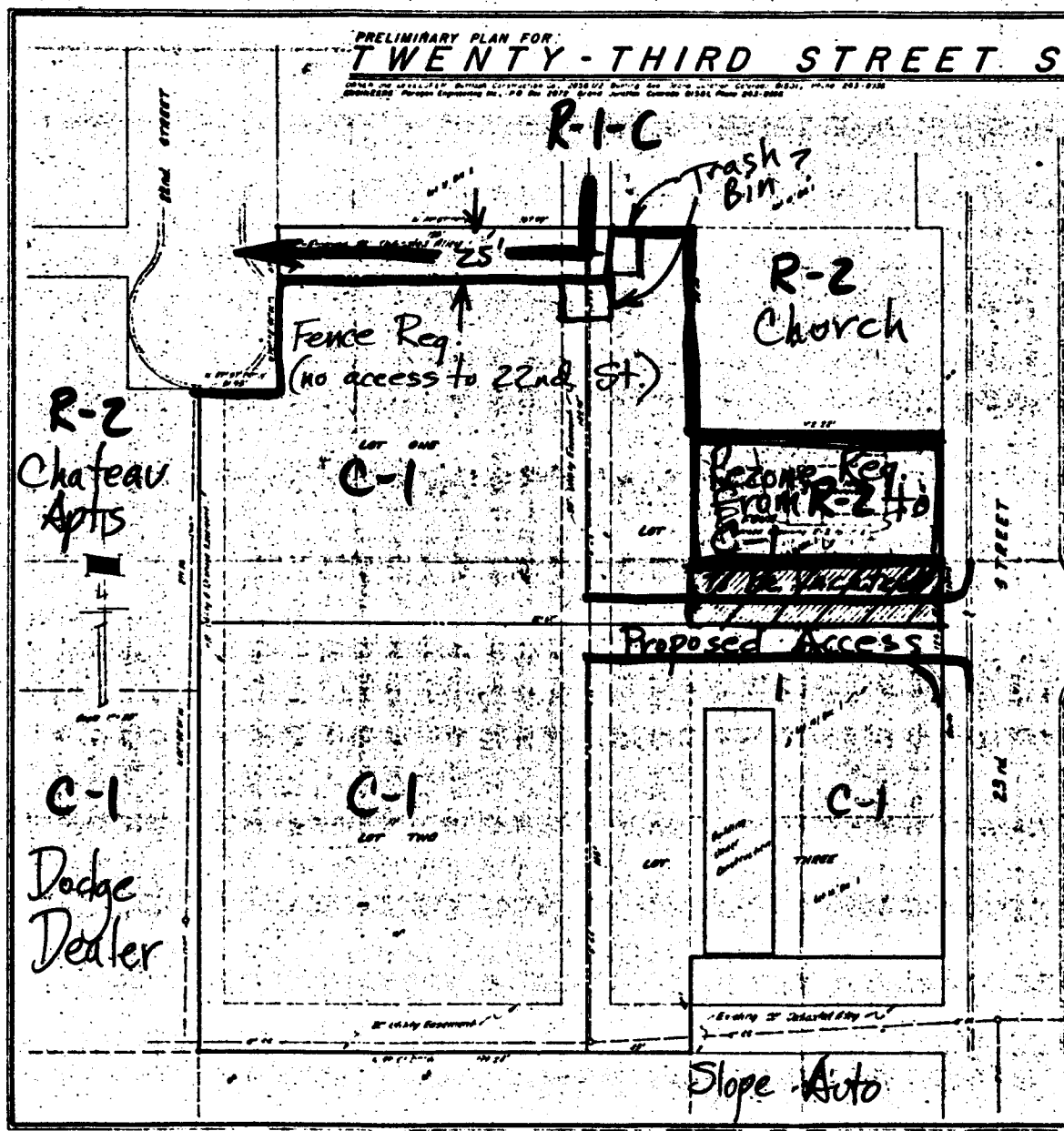
Date \_\_\_\_\_, 19\_\_\_\_.

Note: This form is required by C.R.S. 106-3-37 (4) but is not a part of the regulations of the City of Grand Junction.



PRELIMINARY PLAN FOR  
**TWENTY-THIRD STREET SUBDIVISION**

OWNER: ONE UNDIVIDED PARTNER CORPORATION, 2025 1/2 BUNNELL AVE. ST. LOUIS, MISSOURI 63104  
 ENGINEER: PERKINS ENGINEERING CO., P.O. BOX 2012, GRAND JUNCTION, COLORADO 81501, PHONE 923-2000



- GENERAL NOTES**
1. This Subdivision is located in Lot 1 of The 20th and 21st Streets, 22nd, 23rd, and 24th Streets, and 9th Street, Grand Junction, Colorado.
  2. Total Area: 2.00
  3. Total Lots: 6
  4. This Subdivision is located in the Eastern C-1 and R-2 Zone.

September 2, 1977

W. H. Buttolph  
Buttolph Construction Company  
2856 1/2 Bunting Avenue  
Grand Junction, CO 81501

Re: 23RD STREET SUBDIVISION (PRELIMINARY PLAT)- FILE #59-77

Dear Mr. Buttolph:

The Grand Junction Planning Commission, at their regularly scheduled meeting of August 31, 1977, tabled any decision on the preliminary plat of 23rd Street Subdivision. The tabling was for further study of the project at the Planning Commission workshop on September 6, 1977. This item will be scheduled for the next regular Planning Commission meeting on September 28, 1977.

If you have any questions concerning this item, please contact our office at your convenience.

Yours truly,

Karl G. Matsner  
Planner I

KGM:dhw

CC: Ron Rish  
Tom Logue, Paragon Engineering

WALLACE G. BELL  
CONSULTING GEOLOGIST  
591 RAMBLING ROAD  
GRAND JUNCTION, COLORADO 81501  
—  
303-242-7896

REPORT OF GEOLOGIC INVESTIGATION  
TWENTY THIRD STREET SUBDIVISION

The proposed subdivision is an irregular parcel consisting of two acres of level ground located in the SW $\frac{1}{4}$  SE $\frac{1}{4}$  Sec. 12, T. 1 S., R. 1 W., Ute Principal Meridian, in the east-central part of the city of Grand Junction in Mesa County, Colorado.

The surface of the parcel is covered by alluvial deposits that formed during an earlier cycle of erosion and rest upon bedrock consisting of strata in the lower part of the Mancos Shale.

There are no geologic factors present that might produce a hazardous situation in the proposed use of the parcel. There is no danger from landslide or soil flowage, and the surface is well above the highest level that river floodwaters might reach.

Very little reliable information is available regarding geologic factors that might have significant influence on design and construction practices in the parcel. There are no excavations in the vicinity of the parcel in which the rocks and subsoil material in the zone of construction can be examined and accurate data gathered for use in planning and design. It is recommended, therefore, that a test program be initiated to provide the required information. One or more test pits should be excavated to a depth of at least twelve feet and detailed data gathered concerning the nature and bearing strength of the material at varying depths below the surface, depth to bedrock, if encountered, permeability of the material, and ground water conditions. The examination should be conducted by a professional soils engineer.

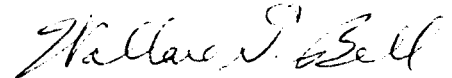
The alluvial material near the surface is a very clayey silt which appears to become quite plastic when wet. No dessication cracks were observed in the vacant portions of the parcel, however, which indicates that the clay is not a strongly swelling variety. If the alluvial material retains this character to depth, moderate settling of structures resting on it should be expected owing to compaction. Strong settling could occur if the material under footings were allowed to become saturated and vibrating or shifting loads

applied.

The permeability of the material is quite low, and lateral movement of water through it should be very slow. Water that seeps downward from the surface will remain in the immediate vicinity for considerable time; and, if water is available at the surface, even in small amounts, for protracted periods of time, a high water table will result at that locality. A well planned system for subsurface drainage should prevent any problems that might arise from this type of subsurface water. It is also important to provide for efficient drainage of surface water from the area.

Development of the Twenty-Third Street Subdivision will have no adverse effect on the environment.

31 July 1977



Wallace G. Bell

CITY OF GRAND JUNCTION, COLORADO  
MEMORANDUM

File

Reply Requested  
Yes  No

Date

September 22, 1977

To: (From:) Jim Wysocki From: (To:) Ron Rish  
City Manager City Engineer-Public Works

Subject: Alley at 23rd Street between Files and Buttolph properties

As requested, I field checked the alley yesterday. There is a building (car sales office) in line with the alley near 21st Street. Also, if the alley were extended west it would cross Buttolph's property and Planning Commission did not ask for alley dedication in their recent review.

While at the site, Gene Files arrived and we chatted. He didn't have any more answers about "what" they proposed to put in then Odell did. He agreed that Odell should furnish me with a grade, thickness of in-place base gravel, and thickness of proposed mat. I told Gene I had no basic objection to paving the alley but just a responsibility to know what was going in and that it is constructed to drain and to not fail. He agreed, but said only Odell would know the details. He asked me to call Digger and tell him to furnish me the necessary information and then pave it. He hedged on the vacation petition question, so I wouldn't bank on that especially since there is no reason for him to want it vacated at this time.

This morning I called Odell and related the discussion with Files. He agreed to the following: (1) he will furnish me the longitudinal grade and the gravel base thickness, (2) the mat thickness proposed is 2 inches, (3) he will call Kenney or me when base is graded and compacted so we can survey-check the grade and test the base compaction, (4) he will vee swale the alley so drainage is away from both buildings. Digger also told me Ma Bell is going to trench that alley, and he will not pave it until they are finished regardless of what Gene wants. I agreed it would be better to pave after the trenching and left the matter at expecting to hear from him when they are ready to go.

We also discussed a broken new sidewalk section at the south end of Buttolph's frontage on 23rd. He said both Bill and Gene were out there with him and discussed it. They said it is on Gene's frontage so they will pull it and pave the area with asphalt. Note: John Kenney thinks that piece is on Buttolph's frontage so I guess we may have another sidewalk problem. I will have John call Digger for openers. (John checked & it is on Files, so OK.)

Odell says Jack Bray and the Bank will be coming to us wanting to pave the alley on the east side of 23rd Street. I told him they will have to get an engineer to furnish a design to me on that one.

cc - Beaver  
Kenney  
Patterson



September 30, 1977

Buttolph Construction Company  
2856½ Bunting Avenue  
Grand Junction, CO 81501

Re: 23RD STREET SUBDIVISION, ITEM #59-77

Dear Mr. Buttolph:

The Grand Junction Planning Commission at the regular scheduled meeting on September 28, 1977, approved the subdivision, the vacation, and the rezoning subject to the following comments:

1. One hydrant from the 10' main on 23rd Street.
2. Screening along the 22nd Street cul de sac, along new alley right-of-way, and along the church property.
3. 25 foot alley to be dedicated along Northern line of lot one.

This item will be scheduled for Grand Junction City Council on October 19, 1977. If you have any questions concerning this item, please contact us prior to the meeting.

Sincerely,

Kathy F. Lofink  
Planner I

KFL: dlw

CC: PARAGON ENGINEERING INC.  
#59-77

DEC 28 1977



# PARAGON ENGINEERING, INC.

P.O. Box 2872  
825 Rood Avenue  
Grand Junction, Colorado 81501 (303) 243-8966

December 22, 1977

Planning Staff  
City of Grand Junction  
Grand Junction, Co. 81501

Dear Staff,

This letter is being written in response to your review comments for "The Twenty Third Street Subdivision".

1. The developers feel that your request for graveling of the 25' alleyway which they are dedicating to the City is unjust, due to the fact that the planning commission has denied them use of the dedicated alleyway for their project.
2. The developers indicated that they will construct the proposed screening on the first opportunity upon receipt of screening material they have ordered.

Should you have any further comments feel free to contact our office.

Sincerely,

*Thomas A. Logue*  
Thomas A. Logue

TAL/na

December 30, 1977

Mr. William H. Buttolph  
2856½ Bunting Avenue  
Grand Junction, CO 81501

Re: File #59-77

Dear Mr. Buttolph:

The Grand Junction City Planning Commission, at their regularly scheduled meeting of December 28, 1977, approved the final plat of the 23rd Street Subdivision. Approval was subject to the following requirements:

1. One site hydrant required.
2. Sewer line shown as six inches should be eight inches.
3. Public Service Electric requires additional easements.

This item has been scheduled for the City Council meeting of January 18, 1978. If you have any questions or comments concerning this approval, please contact our office prior to this date.

Yours Truly,

Karl Metzner  
Planner I

KM/lld

cc: Tom Logue, Paragon Engineering