

Table of Contents

File 1977-0071

Date 7/13/00

Project Name: Golden Court Subdivision

P	S	<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	<p>*Summary Sheet – Table of Contents</p>
		Application form
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		*Mailing list
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>		
X	X	Follow-Up Form
X		Review Sheets
X	X	Final Plat Application
X	X	Subdivision Summary Form
X	X	Engineer's Estimate of Improvement Costs – 12/15/77
X	X	Planning Commission Minutes - ** - 1/25/78
X	X	Letter from Karl Metzner to Hershl B. Pilcher – 10/31/77
X	X	Letter from Bob White to City – 12/16/77
X		Statement of possible problem areas that may require the recordation of appropriate documents before Transamerica Title Ins. Co. will insure- 12/27/77
X	X	Site Plan
X	X	Geology Report
X	X	Letter from Karl Metzner to Hershl B. Pilcher – 1/31/78

Subdivision Golden Cl. Sub

Date 5 Oct 77 Item # 71-77

Petitioner Hershel B. Pilcher 2478 Ind.

Austin Clark
W. Slope Gas

Preliminary Review Agencies Comments

Review Agencies Comments

Utilities Composite

Mountain Bell - easements inadequate will require 15' in width as shown on plat
Public Service electric - OK 75' over 20' off property at Glen Dale N. - east side
Western Slope Gas - the easement covers WSG gas regulator metering station. see info.
City Utilities - 6" dead end water line NOT ADEQUATE for fire protection - 8" MIN.
City Engineer - a) foundations should be engineered b) power of attorney for all improvements on Patterson Rd. (No C.G., S.W. on Glen Dale N. of New R.O.W. W.)

c) EXISTING WASTE DITCH ON S. ^{needs improvement to handle ADD'L drainage} IS NOT ADEQUATE. Dev. should IMPROVE WASTE DITCH TO THE ~~large~~ large DRAIN TO THE WEST. City Eng. will require location AND specs. for ditch with the utilities composite at final plat stage. Easement to the city will be req'd for the ditch

Action Taken
P.C. Approved 26 Oct 77
C.C. Approved 16 Nov 77

Action Taken
P.C. _____
C.C. _____

Comments
Subject to review comments.

Comments

ITEMS REQUIRED FROM DEVELOPER
Check _____ Utility Agreement _____ Title Investigation _____
_____ Drainage _____ Landscaping _____ Covenants _____
_____ Improvements Guarantee _____ Annexation _____ Other (Specify) _____

Subdivision Golden Court Final Plat

Date 1-3-78 Item # 71-77

Petitioner Hershl Pilcher & Julius Poole

Review Agencies Comments

Review Agencies Comments

① Check if easement for drainage ditch can be obtained. Need Power of attorney for full 1/2 street improvements for Patterson Road.

② 2" water line is not acceptable. Require min. 6" to end of cul de sac.

Action Taken

Action Taken

P.C. 1/26/77 Approval.

P.C. _____

C.C. Approved 15 Feb 78

C.C. _____

Comments

Comments

1. Pof A for full half street improvements
- 2 Minimum of 6" water line

ITEMS REQUIRED FROM DEVELOPER

Check Utility Agreement Title Investigation
 Drainage Landscaping Covenants
 Improvements Guarantee Annexation Other (Specify)

27-2.3 PRELIMINARY PLAT APPLICATION - City of Grand Junction

Eighteen (18) copies this application required. Numbering system corresponds with Grand Junction Development Regulations. If question not applicable, indicate by n/a.

Golden Court Fee Paid _____
 name of subdivision amount date

Name and address of land owners and/or subdividers. Developer/Contract holder

<u>Hershl B. Pilcher</u>	<u>Julius Poole</u>	
name	name	name
<u>P. O. Box 1006</u>	<u>P. O. Box 1006</u>	
address	address	address
<u>Rangely, Colo.</u>	<u>Rangely, Colo.</u>	
business phone	business phone	business phone

A. Total Subdivision submitted x , portion _____
 Eighteen (18) copies submitted x date _____

B. Revisions to Preliminary Plat? x
yes no

If so, list (add attached sheets if necessary) _____

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

27-2.3

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

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

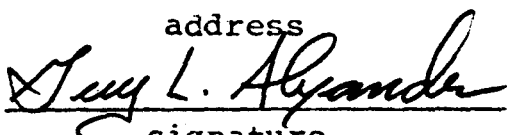
Supporting Documents

27-2.3	c.	(13)	Copy of certificate of title with list of all mortgages, judgments, liens, easements, contracts and agreements of record.	X
		(14)	Proof of easement dedication	X
	d.	(1)	Improvements Guarantee	X
		(2)	Composite Utility Plan	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	X
27-3.2	Streets, Alleys and Easements	X
27-3.3	Blocks	X
27-3.4	Lots	X
27-3.5	Sidewalks	X
27-3.6	Irrigation systems and design	X
27-3.7	Public Sites Reservations and Dedications	N.C.

This application completed by:

Guy L. Alexander	
name	name
Western Engineers, Inc. P. O. Box 571	
address	address
	
signature	date

MEDICENTER

ANTHONY CONCRETE, INC.
188 PATTERSON RD.
GRAND JCT., CO. 81501

SLOAN'S CTR.

CEM. SANDERS, INC.
601 WILLOW AVE.
GRAND JCT., CO. 81501

WATER LINES (UTB)

PATTERSON (P. RD.)

ORIGIN OF BEARING EAST 335.1

SOUTH EDGE OF DR.

Approximate location of 20" asbestos bond C.M.P. 2' deep to invert.

SPRINKLES

RONALD & RYAN
180 PATTERSON RD.
GRAND JCT., CO. 81501

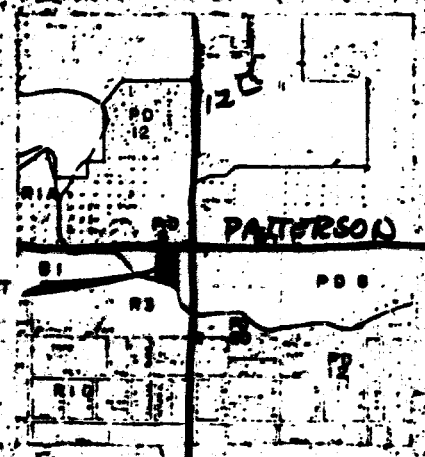
C.A. & M. BESSONER
2673 P.M. DR.
GRAND JCT., CO. 81501

SHOLEY & CADDENBERG
2700 G.R. APT. 1-C
GRAND JCT., CO. 81501

M. P. MILLER -
11 MOBLE
PO BOX 1006
BRUCELY CO.

ELMER CLEMENTS
2526 N.E. 8 STREET
GRAND JCT., CO. 81501

WATKINS, RAYMOND G. JR.
631 BRAEMAR CIRCLE
GRAND JUNCTION, COLO. 81501



INDEX MAP

LEGAL DESCRIPTION

Beginning at a point which bears West 286.3 feet from the SE corner of Section 11, Township 1 South, Range 1 West of the 1st Meridian, thence S89°13'30" W 186.1 feet, thence South 16.0 feet, thence East 10.0 feet, thence South 100.0 feet, thence West 62.0 feet, thence South 127.0 feet to the Rockwell's Right-of-Way of the Grand Valley Irrigation Co. (cont.); thence S79°11'39" W 218.12 feet, thence North 371.1 feet to the north line of said Section 11, thence East 135.1 feet to the Point of Beginning, thence the North 30.0 feet for road Right-of-Way. Also 1/2" on easement to Western Slope Gas Co., as described in Book 190, Page 212. Also 1/2" on a 25 foot sewer easement to the City of Grand Junction, Colorado along the south line.

SUBDIVISION SUMMARY FORM

CITY OF GRAND JUNCTION

Date: 12/ /77

Subdivision Name: Golden Court

Filing _____

Location of Subdivision: TOWNSHIP 1 So. RANGE 1 W. SEC 11 1/4 N.E.

Owner(s) NAME Hershl B. Pilcher Julius Poole

ADDRESS P. O. Box 1006 P. O. Box 1006

Subdivider(s) NAME _____

ADDRESS _____

Type of Subdivision	Number of Dwelling Units	Area* (Acres)	% of * Total Area
() Single Family	_____	_____	_____
() Apartments	_____	_____	_____
() Condominiums	_____	_____	_____
() Mobile Homes	_____	_____	_____
() Commercial	N. A.	2.95	100%
() Industrial	N. A.	_____	_____
() Other (specify)	_____	_____	_____
	Street	0.56	19.0%
	Walkways	_____	_____
	Dedicated School Sites	N.C.	_____
	Reserved School Sites	N.C.	_____
	Dedicated Park Sites	N.C.	_____
	Reserved Park Sites	N.C.	_____
	Private Open Areas	N.C.	_____
	Easements	0.46	15.6%
	Other (Specify)	1.93	65.4%
	TOTAL	2.95	100.0%

*By Map Measure

Estimated Water Requirements 1,800 gallons/day.

Proposed Water Source(s) City of Grand Junction

Estimated Sewage Disposal Requirement 1,200 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.

GOLDEN COURT SUBDIVISION

Engineer's Estimate of Improvement Costs Dec. 15, 1977

Item	Quantity	Units	Unit Cost	Total
ROADWAY				
1. Grading	1	Lump Sum	\$1,000.00	\$ 1,000.00
2. Subbase	375*	Cubic Yds	10.00	3,750.00
3. Base Course	200*	Cubic Yds	11.00	2,200.00
4. Pavement	11,610	Sq. Feet	1.00	11,610.00
5. Curb/gutter/sidewalk	326	Feet	7.00	2,282.00
6. Driveway Sections	144	Feet	10.00	1,440.00
7. Valley gutter	87.3	Feet	8.00	698.40
WATER				
1. 8" waterline	80	Feet	7.50	600.00
2. 2" waterline	155	Feet	5.00	775.00
3. 8" valves	2	Each	400.00	800.00
4. 3/4" water ser. & tap	500	Feet	4.00	2,000.00
5. Fire hydrant	1	Each	800.00	800.00
SEWER				
1. 8" sewer main	300	Feet	8.00	2,400.00
2. Manholes	2	Each	500.00	1,000.00
3. 8"x4" wyes	12	Each	35.00	420.00
4. 4" service stubs	370	Feet	4.00	1,480.00
DRAINAGE				
1. 12" pvc pipe	290	Feet	6.00	1,740.00
2. Shape ditch	190	Feet	1.00	190.00
3. Inlet A	1	Each	750.00	750.00
4. Inlet B	1	Each	1,000.00	1,000.00
5. Catch basin	1	Each	500.00	500.00
TOTAL				\$37,435.40

* Estimated Quantity - actual quantity dependent on structural design of roadway.

GEOLOGY REPORT

GOLDEN COURT
SUBDIVISION

GRAND JUNCTION, COLO.

- SEPTEMBER, 1977

CLIENT:

HERSHL B. PILCHER

&

JULIUS POOL

P. O. BOX 1006, RANGELY, COLO.

Prepared By:
Jay A. Olson, Eng. Geologist
Western Engineers, Inc.
Grand Junction, Colorado

INTRODUCTION

The proposed Golden Court Subdivision is a parcel of land of about 3 acres that borders Patterson Road on the north and just a short distance from 12th Street on the east.

A geology map on a plat of the land is attached. Five drill holes have been drilled in the area and provide subsurface data.

SUMMARY

Silty clay saline soils with a rather high water table are found at this proposed building site. Subsurface data available reveal a deep accumulation of these fine grained valley fill soils at a depth of 50 feet. Mancos Shale is the bedrock formation.

The source of the silty clay soil is the marine Mancos Shale formation. This type of soil has poor stability when saturated and rather high dry strength. Frost heave is critical in this type of soil.

The land surface is level and has been previously been a home site. Irrigation water has been spread over portions of the land to support pasture growth.

No critical geologic hazards exist that should prevent the development of this proposed subdivision.

DISCUSSION

The geologic setting for this proposed subdivision is on the relatively flat valley floor of the Grand Junction area. This broad valley owes its origin to the erodibility of the soft silt and clay sediments that comprise the thick Mancos Shale formation. The bedrock surface is cut up with an irregular profile. A deep accumulation of overburden at the site is known to exist. Subsurface data reveals it to be

greater than 50 feet in depth. (See log of D.H. 3 on the geology map.) The Mancos formation has a reported thickness of about 3800 feet. However, in this valley area, deep water well logs show it has been eroded away and only a thickness of 600-700 feet remains under an overburden of 80 feet. The regional bedrock dip in the area is about 3 degrees to the northeast. Northeast and northwest of the subject property pediment deposits of sandstone gravelly soils have an origin from the Bookcliff mountains to the north where the Mesaverde sandstone and shale formation outcrops.

There are no critical geological hazards at this site. The flat terrain eliminates severe erosion problems and the area is out of any active flood ways. Indian Wash drainage has been diverted away from this area. The area has no records of destructive seismic activity.

The water table is high. The Grand Valley Canal borders the area on the south and they have flood irrigated the land over the years. The water table fluctuates from the irrigated to non-irrigated periods. The drill holes on the land were drilled in the winter period and at the last of December, 7 to 11 feet depths from the surface were measured. During the irrigation season it is expected this water table would be somewhat higher.

The fine grained silty clay soil will shrink and swell through the wet and dry cycles. The soil grading will vary with some even being sandy and there would be some differential settlement with load on these natural soils. Silty soils respond to frost heave noticeably, and the foundation base should be below the frost depth. The soil profile above the normally saturated zone forms a crust type character and would probably have a load support of 400 to 500 psf. Below the saturated zone the soil load support would be much less, possibly near 100 psf. Footings for structures on these soils

should be carefully investigated. It is likely that gravelly soil pads may be required for the structure foundations to assure a stable foundation.

Gravity drainage for this area does not appear to be a feasible solution because of slope gradient and the poor drainage potential of these clayey soils.

There is extensive development in the area and continuing of extensive flood irrigation will not be a factor in contributing to the water table. However, the Grand Valley Canal that borders the area on the south is unlined. The canal is downslope from this property, but the canal alignment is in a fill section along this reach and will have a noticeable influence on the elevation of the ground water table under this property.

Deep excavation in these soils that would be below the saturated soil horizon will be precarious because of poor stability.

Mancos Shale soils have soluble salts and sulfate resistant cement should be used where the concrete will be in contact with these soils.

Domestic water for this land development will be provided from a municipal source. Potable water from ground water source is not recommended because of unfavorable geological conditions. The property is in the city sewage district and will utilize this service.

A radiation survey of the property did not report any anomalous active areas.

Commercial mineral resources of metallic or non-metallic nature are not found in the area. However, there is a potential possibility that production of oil and or gas from the underlying sandstone formations could be developed. Production from these formations exists in nearby areas.

CONCLUSIONS

This proposed development is in an area of fine grained soils that have a relatively high water table. Precautions will be required to provide adequate structure footings in these fine grained soils. A stable foundation can be provided for the proposed structures with knowledgeable footing designs.

There are no known critical geological hazards that should interfere with the development of this area for housing units.

Jay G. Olson

NE Cor. Sec. 11
T1S R1W Ute Mer.

West 206.3'

"F" ROAD
4653

12TH STREET



SCALE: 1"=50'

LEGEND

- ~4656~ CONTOUR
- CONTOUR INTELVAL 2'
- ◆ D.H. DRILL HOLE
- W.T. WATER TABLE
- T.D. TOTAL DEPTH
- QOB SILTY CLAY OVERBURDEN
- KM MANCOS SHALE FM.

◆ D.H. NO. 1
W.T. 7.0"
T.D. 13.0"

QOB
KM

◆ D.H. NO. 3
W.T. 8.0"
T.D. 50.0"

◆ D.H. NO. 2
W.T. 11.0"
T.D. 20.0"

◆ D.H. NO. 5
W.T. 9.0"
T.D. 17.0"

◆ D.H. NO. 4
W.T. 8.0"
T.D. 13.0"

QOB
KM

QOB
KM

D.H. NO. 1
0'
ML
W.T. 7.0"
Hole squeezing
below 5.5"
13.0"
Lenses 2"-1.0"
of Silty Sand
Moisture Content
4.0" - 22 %
13.0" - 28 %

D.H. NO. 2
0'
ML
Hole squeezing
below 7.0"
WT 11.0"
20.0'
Lenses 2"-1.0"
of Silty Sand
Penetration Test
2.0" - 5 blows / ft.
3.0" - 18 blows / ft.
(Sandy soil)
Moisture Content
1.0" - 18 %
5.0" - 23 %
10.0" - 28 %
15.0" - 28 %
20.0" - 24 %

D.H. NO. 3
0'
ML
Lenses of S. My
Sand, 2"-1.0"
W.T. 8.0"
Squeezing below 5.5"
5.5" - 22.0"
Weak soil
easy drilling 22.0"
22.0" - 32.0" Firm
soil required drill
Pressure 32.0"
32.0" - 50.0"
weak soil
easy drilling 50.0"
Moisture Content
3.0" - 19 %
37.0" 21 %

D.H. NO. 4
0'
PI. 10 3.0"
Some Sandy lenses
W.T. 8.0"
Squeezing below 6.0"
13.0"
Moisture Content
3.0" - 15 %
10.0" - 19 %

D.H. NO. 5
0'
Squeezing below
6.5"
W.T. 9.0"
Silty Sand lenses
2"-1.0"
17.0"
Moisture Content
17.0" - 19 %

4654

4654

4656

GRAND VALLEY CANAL

WESTERN ENGINEERS, INC
GEOLOGY MAP
GOLDEN COURT
MESA COUNTY, COLORADO
GEOLOGY J.B.Q. DRAWN G.L.A.
GRAND JCT. COLO. 9/77

October 31, 1977

Mr. Hershl B. Pilcher
P. O. Box 1006
Rangely, CO 81648

Re: FILE #71-77 - PRELIMINARY PLAT - GOLDEN COURT SUBDIVISION

Dear Mr. Pilcher:

The Grand Junction Planning Commission, at the regular scheduled meeting of October 26, 1977, approved the preliminary plat of Golden Court Subdivision. Approval was subject to the following stipulations:

- (1) Fire hydrants and waterline sizes as required by City Fire Department. (minimum eight inch dead end line)
- (2) Engineered foundations will be required on all structures built in this subdivision. A statement to this effect must be on the final plat.
- (3) Power of attorney for half street improvements on Patterson Road.
- (4) Rename Glen Dale to 11th Court.
- (5) Use and necessary improvement of existing waste ditch must be coordinated with the city engineer prior to final plat submission. This ditch should also be included in the utilities composite required to be submitted with the final plat.
- (6) All engineering firms in Grand Junction were sent updates of final plat requirements dated

June 28, 1977. Final plat submission must be
in accordance with these requirements.

This item will be heard before the Grand Junction City
Council on November 16, 1977. If you have any questions
or comments concerning this approval, please contact our
office prior to this date.

Yours truly,

Karl G. Metzner
Planner I

KGM:dlw

CC: Clarence J. Bielak
588 24 $\frac{1}{2}$ Road
Grand Junction, CO 81501

BANK OF RANGELY · RANGELY, COLORADO

P. O. BOX 700
RANGELY, COLORADO 81648

PHONE 675-2217
AREA CODE 303

BOB H. WHITE
PRESIDENT

December 16, 1977

City of Grand Junction
Grand Junction, CO 81501

Gentlemen:

Please let this letter serve as a letter of credit recommendation on behalf of Julius Poole and Hershl B. Pilcher. Please be advised that Mr. Poole and Mr. Pilcher have financial statements on file with our bank which reflects net worth for each individual of over \$1,000,000.00. We have dealt with Mr. Poole and Mr. Pilcher for approximately ten years, and they have always paid their obligations in a very prompt manner. We deem both individuals to be excellent customers of our bank and would not hesitate to extend to them considerable credit lines.

Cordially yours,



Bob H. White
President

BHW/lm

January 31, 1978

Mr. Hershl B. Pilcher
Mr. Julius Poole
P. O. Box 1006
Rangely, CO 81648

RE: File #71-77 - Final Plat - Golden Court Subdivision

Gentlemen:

The Grand Junction Planning Commission, on January 26, 1978, approved the final plat of Golden Court Subdivision. Approval was subject to the following:

- 1) Power of attorney for full half street improvements for Patterson Road.
- 2) Minimum six inch water line instead of two inch as shown.

This item will be heard before the Grand Junction City Council on February 15, 1978 at 7:30 p.m. in the City Council Chambers. If you have any questions or comments concerning this approval, please contact our office prior to this date.

Sincerely,

Karl G. Metzner
Planner I

KGM:dlw

CC: Guy L. Alexander
Western Engineers