

Table of Contents

File 1978-0059

Date 8/17/00

Project Name: Winters Industrial Park

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, 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	*Summary Sheet – Table of Contents
		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)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Follow-Up Form			
X		Review Sheets			
X	X	Planning Commission Minutes - ** - 6/27/78			
X	X	Letter from Karl Metzner to Folkestad Construction – 6/29/78			
X	X	Letter from Lincoln Devore Testing Lab to Paragon Engineers – 6/2/78			
X	X	Preliminary Plan Application			
X	X	Letter from Karl Metzner to Folkestad Construction – 6/29/78			
X	X	Transamerica Title Ins. Policy			
X	X	Site Plan			
X	X	Preliminary Plan Application			

A. (18) COPIES OF THIS APPLICATION REQUIRED. NUMBERING SYSTEM CORRESPONDS WITH GRAND JUNCTION DEVELOPMENT REGULATIONS. LAYOUTS AND DESIGNS INITIATED FOR THIS APPLICATION SHOULD INCORPORATE THE DESIGN STANDARDS REVIEWED IN SECTION III OF THE REGULATION. IF QUESTION NOT APPLICABLE, INDICATE BY N/A.

B. Winters Industrial Park
(Name of Subdivision)

C. Owners and or/Subdividers

<u>Folekstad Const.</u>	_____	_____
(Name)	(Name)	(Name)

<u>1005 Winters Ave.</u>	_____	_____
(Address)	(Address)	(Address)

<u>243-3253</u>	_____	_____
(Business Phone)	(Business Phone)	(Business Phone)

Designer:

<u>Paragon Engineering, Inc.</u>	_____	<u>243-8966</u>
(Name)		(Business Phone)

<u>P.O. Box 2872 Grand Junction, CO.</u>	_____	<u>P.E. No. 9402</u>
(Address)		(Registration and Number)

D. Legal Description. (Attach additional sheets as necessary.)
The North 2/3 of the South 3/4 of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23,
T.1 S., R.1 W., U.M.

Total Acreage 20.6

E. Eighteen (18) copies of completed application and map submitted?
Yes X No _____ If "no", explain:

The following checklist shall be completed to insure that the map contains the essential information required by the subdivision regulations.

FOR COMPLETE SUBMITTAL REQUIREMENTS, SEE THE GRAND JUNCTION DEVELOPMENT REGULATIONS. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED!

27-2.2 f. Scale and Size

- | | |
|--|----------|
| (1) Proposed Name | <u>X</u> |
| (2) Location and Boundaries | <u>X</u> |
| (3) Names and Addresses of Subdivider and Engineer or Surveyor | <u>X</u> |

- | | | |
|------|--|--------------|
| (4) | Date of Preparation | <u> X </u> |
| (5) | Total Acreage | <u> X </u> |
| (6) | Location and Dimensions for Existing Streets, Alleys, Easements, and Water Courses | <u> X </u> |
| (7) | Location, Dimensions, and Names of Proposed Streets, Alleys, Easements, Lot Lines and Public Sites. Show <u>PRELIMINARY</u> Street Engineering including Pavement Widths, Curb, Gutters, Crosspans, and Sidewalks with Horizontal Dimensions | <u> X </u> |
| (8) | Topography | <u> X </u> |
| (9) | Floodplain Designation | <u> X </u> |
| (10) | Land Use Breakdown - Number and Size of Lots | <u> X </u> |
| (11) | Sites for Multi-Family Residential, Business or Non-public Uses | <u> X </u> |
| (12) | Adjacent Zoning | <u> X </u> |
| (13) | Names and Locations of Adjoining Subdivisions, Names and Dimensions of Existing Streets and Other Relevant Data on Adjoining Properties | <u> X </u> |
| (14) | Location and Size of Existing Sewer and Water Lines, and Proposed Utility Easements | <u> X </u> |
| (15) | Location and Size of Proposed Water and Sewer Taps, Easements, Line Sizes, Fire Hydrant Locations, and Street Lighting | <u> X </u> |
| (16) | All Applicable Drainage Information as Required in Sec. 27-2.2f, paragraph (4), (Preliminary Plat Requirements). The <u>ENTIRE</u> drainage system to an acceptable disposal site must be addressed, <u>NOT</u> limited to on-site only. | <u> X </u> |
| (17) | Geologic Report (Preliminary Statement) | <u> X </u> |

NOTE: ENGINEERING INFORMATION SUBMITTED ON PRELIMINARY PLAT IS NOT INTENDED TO BE DETAILED DESIGN. IT SHOULD BASICALLY BE A GRAPHIC PLAN WHICH SHOWS INTENT AND ANSWERS BASIC ENGINEERING QUESTIONS. (SIX (6) COPIES OF DRAINAGE, UTILITIES, AND ROADWAY INFORMATION REQUIRED FOR SUBMITTAL).

Text

Eighteen (18) copies of text material in report form submitted?
 Yes X No If "no", explain:

Subdivision Summary Form? Yes No X to follow with final plan

27-2.2 f (4) Copy of certificate of title with a list of all mortgages, judgments, liens, etc. of record. (3 copies)

This application completed by:

Paragon Engineering, Inc.
 (Name)
P.O. Box 2972
 (Address)

Thomas A. Logue
 (Signature)
6/1/78
 (Date)

WINTER'S AVENUE INDUSTRIAL PARK

BILLINGS SILTY CLAY, 0 to 2 percent slopes, Class IIIs Land (Ba)

This soil is on alluvial materials - 4 to about 40 feet thick - that largely came from Mancos shale.

The 8- or 10-inch surface soil consists of light brownish-gray, gray, or olive-gray silty clay. The layer is similar to the surface layer of Billings silty clay loam soils but it is harder and, in many places, darker. The subsoil consists of similarly colored layers of silty clay loam, silt loam, and silty clay. In places the soil is silty clay to depths exceeding 4 feet.

The entire profile is firm when moist and has a massive structure. The subsoil has many small irregularly shaped light-gray specks or indistinct mottles. Poorly defined light-colored streaks indicate the presence of lime, gypsum, or salts. The surface soil and subsoil are calcareous, the lime being well distributed. The fine texture of the soil greatly retards penetration of roots, moisture, and air.

Surface runoff is very slow to slow where the slope is less than 1 percent. Internal drainage is very slow because the subsoil is massive and very slowly permeable. Even with ample drainage ditches, the discharge of irrigation water is slow.

Tilth and workability are not good, because the soil has a fine texture and a low content of organic matter. Moreover, some fields contain areas 20 to 60 feet across that have excessive amounts of salts. Slick spots also occur. These salty areas and slick spots produce low or negligible yields of most crops and are extremely difficult to eliminate.

Soil limitations are classified as severe for local roads and streets (poor traffic-supporting capacity, moderate to high water tables common), dwellings with basements (high shrink-swell potential, slow internal drainage, subject to water table build-up), sanitary land fill (poor drainage, clayey textures), and septic tank absorption fields (slow permeability, poor internal drainage, seasonal high water table).

20' FUTURE SIDEWALK	20' BANK OF WAY FOR KIMBALL AVE
20' FUTURE DRIVE	20' DRIVEWAY
ALL ROADWAY IMPROVEMENTS TO BE DESIGNED AND CONSTRUCTED AT THE TIME BY DEVELOPER.	

KIMBALL AVE. IMPROVEMENTS

DRAINAGE NOTES

THE PROPOSED SITE IS LOCATED OUT OF THE 100-YEAR FLOOD PLAIN, APPROXIMATELY 1/4 MILE NORTH OF THE COLORADO RIVER. SMOKE RUNNER TRAVELS SOUTH-WESTERLY IN EXISTING GRADE-DITCHES TO THE COLORADO RIVER. THE PROPERTY IMMEDIATELY ADJACENT TO THE PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN. --- INDICATES DIRECTION OF SURFACE DRAINAGE.

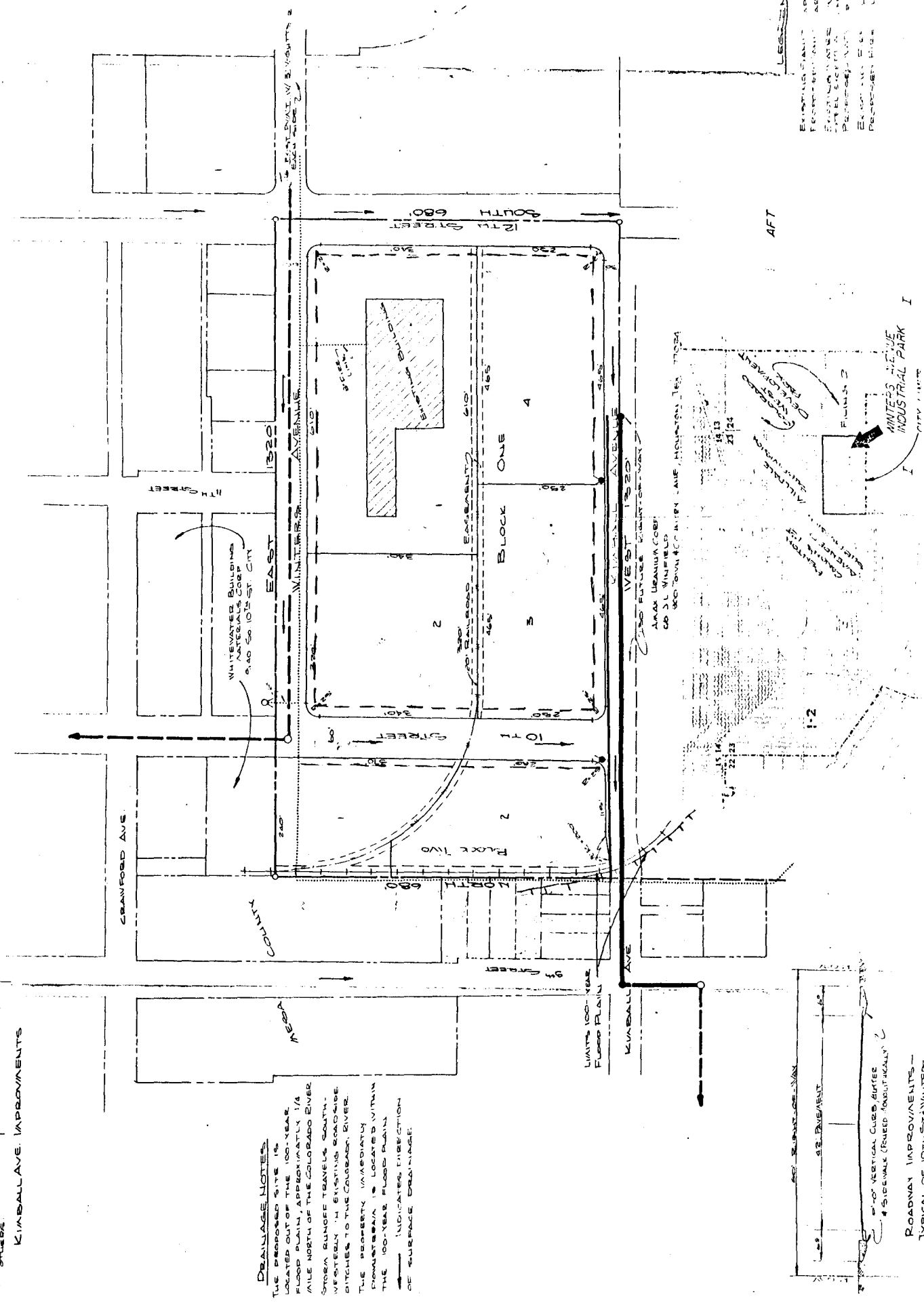
Preliminary Plan:

WINTERS AVENUE INDUSTRIAL PARK

OWNER and DEVELOPERS: Folkstad Construction Inc., 405 Winters Ave. Grand Junction, Colo. 81501 Phone: 243-3233

GENERAL NOTES

- 1 TOTAL NUMBER OF ACRES: 20.6
- 2 TOTAL NUMBER OF LOTS: 6
- 3 TOTAL ACRES IN ROAD WIDENING: 21.5%
- 4 THIS DEVELOPMENT WILL USE CITY OF GRAND JUNCTION WATER AND SEWER SERVICES
- 5 THIS DEVELOPMENT IS IN AN I-2 ZONE



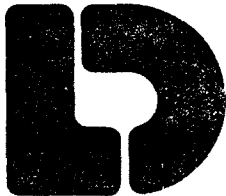
LEGEND

- EXISTING STAIR
- PROPOSED STAIR
- EXISTING DRIVE
- PROPOSED DRIVE
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING CURB
- PROPOSED CURB
- EXISTING UTILITY
- PROPOSED UTILITY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING LIGHT
- PROPOSED LIGHT
- EXISTING TREE
- PROPOSED TREE
- EXISTING BENCH
- PROPOSED BENCH
- EXISTING BIKEWAY
- PROPOSED BIKEWAY
- EXISTING BIKEWAY SIGN
- PROPOSED BIKEWAY SIGN
- EXISTING BIKEWAY LIGHT
- PROPOSED BIKEWAY LIGHT
- EXISTING BIKEWAY FENCE
- PROPOSED BIKEWAY FENCE
- EXISTING BIKEWAY SIGNAGE
- PROPOSED BIKEWAY SIGNAGE
- EXISTING BIKEWAY LIGHTING
- PROPOSED BIKEWAY LIGHTING
- EXISTING BIKEWAY FURNITURE
- PROPOSED BIKEWAY FURNITURE
- EXISTING BIKEWAY SIGNAGE
- PROPOSED BIKEWAY SIGNAGE
- EXISTING BIKEWAY LIGHTING
- PROPOSED BIKEWAY LIGHTING
- EXISTING BIKEWAY FURNITURE
- PROPOSED BIKEWAY FURNITURE

SCALE: 1" = 100'

COURTESY: WINTERS

ROADWAY IMPROVEMENTS - TYPICAL OF 10TH ST & WINTERS



Lincoln DeVore

1000 West Fillmore St.
Colorado Springs, Colorado 80907
(303) 632-3593
Home Office

Paragon Engineers
P.O. Box 2872
Grand Junction, Colorado 81501
ATTN. Mr. Tom Logue

June 2, 1978

Re: Winters Avenue, Industrial
Subdivision.

Dear Sir,

At your request, personnel of this Laboratory have inspected the above referenced site, located in the SW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 23, T1S, R1E of the Ute Meridian, to determine the engineering geological characteristics. The site is within the Grand Junction City Limits and is bounded on the west by 10th Street, on the north by Winters Avenue, and on the east by 12th Street. The tract contains approximately 20 acres.

Drill holes in the area indicate a soil profile of 5 to 15 feet of lean silty clays which overlie the river deposited cobbles and gravels. The soils are normally soft and saturated at depth. The ground water levels are suspected to be rather close to the ground surface.

The tract is adjacent to land which contains large amounts of uranium mill tailings and some of these tailings may be present on this tract. A very thorough investigation should be made to evaluate this potential hazard.

The tract is about 20 feet above the normal flow elevation of the Colorado River and should not be subject to any periodic, normal flooding.

Subsurface investigation will provide the design parameters necessary for this site.

Sewage and water services will be provided by existing utilities districts.

Respectfully Submitted,
LINCOLN DEVORE TESTING LABORATORY

Edward M. M...

2700 Highway 50 West
Pueblo, Colo 81003
(303) 546-1150

P.O. Box 1427
Glenwood Springs, Colo 81601
(303) 945-6020

109 Rosemont Plaza
Montrose, Colo 81401
(303) 249-7838

P.O. Box 607
Gunnison, Colo 81230
(303) 641-2276

P.O. Box 1643
Rock Springs, Wyo 82901
(307) 382-2649

EMM/sjc
J-137

June 29, 1978

Folkestad Construction
1005 Winters Avenue
Grand Junction, Colorado 81501

Re: FILE #59-78 PRELIMINARY PLAN, WINTERS AVENUE INDUSTRIAL PARK

Dear Sirs:

The Grand Junction Planning Commission, at the regularly scheduled meeting of June 27, 1978, approved the preliminary plat of Winters Industrial Park. Approval was subject to the following stipulations:

- a) water and sewer line sizes and locations as required by City Utilities engineer.
- b) Easements as required by Mountain Bell and Public Service Company
- c) Tenth Street to be constructed with 41' mat and curb, gutter, and sidewalk.
- d) Twelfth Street to be constructed in conjunction with Colorado West Development Park #2 with 41' mat and Power of Attorney for curb, gutter, and sidewalk.
- e) thirty-foot right-of-way on Kimball with proposed street improvements is acceptable. However, no access to lots from Kimball will be allowed until it is fully dedicated and improved. This will be stated on the recorded plat.
- f) Fire hydrants as required by the City Fire Department.

This item will be heard before the Grand Junction City Council on July 19, 1978.

Sincerely,


Karl G. Metzner
Planner I

cc: Tom Logue
Paragon Engineering

KGM:cjr

Subdivision Wintees Industrial Park

Date June 5 Item # 59-78

Petitioner Folekstad Const.

Review Agencies Comments

Utilities - New 12" water main should be extended S. on 12th from existing line on Wintees to Kimball 8" line on Kimball to Hydrant. Sewer line must be upgraded to 7th ST.

Engineering - 10th & Kimball to be improved initially w. 41' mat 6' C, G, & SW both sides on 60' ROW. Match grade to 9th & Kimball.

This proj. in conj. w. Cdo. W. Dev. Pk. #2 to install 41' mat on 12th &

Review Agencies Comments

Full cost POA. for C, G, & S.W. Soils are very poor.

P.S. Co. - Requires easements
Fire Dept. - 6 hydrants req'd
MTN Bell - requires add'l easements

Action Taken

P.C. Approved 27 June 78
C.C. Approved 7/19/78

Comments

Subject to review comments except for Kimball Ave improvements

Approved subj. to P.C. approval

Action Taken

P.C. _____
C.C. _____

Comments

ITEMS REQUIRED FROM DEVELOPER

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