

# Table of Contents

File 1978-0132  
Date 10/3/00

Project Name: Crestview Subdivision - Proposed PD-8

**P** **S** A few items are denoted with an asterisk (\*), which means they are to be scanned for permanent record on the  
**r** **c** **I****S****Y****S** retrieval system. In some instances, not all entries designated to be scanned are present in the file. There  
**e** **a** are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been  
**s** **n** included.  
**e** **n** Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a  
**n** **e** quick guide for the contents of each file.  
**t** **d** 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.

X	X	<b>*Summary Sheet - Table of Contents</b>
		Application form
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
X	X	<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>

## DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Follow-up Form	X	Deed	
X	X	Review Sheets	X	Title Insurance Policy	
X	X	Review Sheet Summary	X	Revised Street Plan	
X	X	Letter from Ron Rish to John Elmer re: asbuilts - 11/17/80	X	X	Final Development Plan - ** - Historical Maps
X	X	Letter from Ron Rish to John Elmer re: comments - 8/29/79	X		Utility Composite Plan & Electric Route
X	X	Letter from Ron Rish to John Elmer re: storm drainage - 10/23/79			
X	X	Letter from Sue Drissel to Henry Faussonne re: approval of petition - 12/21/79			
X	X	Letter form Tell Tappan to Mesa Co. Planning Commission re: gamma ray-no tailings - 11/17/78			
X		Preliminary Dev. Plan Application			
X	X	Letter from Karl Metzner to Henry Faussonne re: item approved condions of being met - 4/2/79			
X	X	Letter from Del Beaver to Henry Faussonne re; preliminary - 2/6/79			
X	X	Adjacent landowners			
X		Legal Description			
X	X	Geologic Hazard Investigation from Gordon Bruchner-11/17/78			

CREST VIEW SUBDIVISION

HENRY J. FAUSSONE AND NOEL B. NORRIS  
78 2 ARC 0223

11/28/78

INTENT

It is the purpose of this project to provide building lots in the Northeast Section of Grand Junction for luxury homes and townhouses ranging in size from 2100 SF to 2400 SF or larger depending on specific needs of the homeowner. In addition, large areas are set aside for townhouse developments to be developed to the density of 12 units per acre maximum. These townhouses will range in size from 1500 SF to 2000 SF each. The entire development will include large areas of open space designed to provide common use 'Green' space to separate types of housing by Green Belts and to improve the appearance of the existing drain ditch. Also, provided for common use is a tennis court and lake which is an integral part of the irrigation system.<sup>1</sup>

The overall impact of this project in terms of density is comparable to adjacent or nearby developments using an overall density of 8 units per acre but with a more satisfying result in land usage and appearance.

<sup>1</sup> Common spaces and facilities will be maintained by a Homeowner's Association which will also review styles and appearance of homes to be constructed in the project.

2945-013-00-050  
Jeys, Thomas R., Jr.  
P. O. Box 102  
Loma, Colorado 81524

2945-013-00-006  
Peterson, H.C., Sr. & L.R.  
647 27-1/4 Road  
Grand Junction, Colorado 81501

Johnson, Lee  
P. O. Box 569  
Rifle, Colorado 81650  
2945-013-00-009

2945-013-00-044  
Stokes, Robert P. &  
Katherine  
626 27-1/4 Road  
Grand Junction, CO 81501

2945-013-00-004  
Ulibarri, Joe A. & D.V.  
637 27-1/4 Road  
Grand Junction, Colo. 81501

2945-013-00-042  
Hyde, Louis P. & G. I.  
633 27-1/2 Road  
Grand Junction, Colo. 81501

2945-013-00-039  
Hyde, Louis P. & G.I.

2945-014-00-038  
Erickson, Murdin E. & C.E.  
640 27-1/2 Road, Rt. 5  
Grand Junction, Colo. 81501

2945-012-17-003  
Quest, John D. & Sharon L.  
1729 Bell Ridge Court  
Grand Junction, Colo. 81501

2945-012-17-002  
2945-012-17-001  
Spomer, Edward  
2623 G Road  
Grand Junction, CO 81501

CREST VIEW SUBDIVISION  
GEOLOGIC HAZARD INVESTIGATION

SCOPE

This report is the result of our geologic hazard investigation at the site of a proposed residential development. The purposes of this investigation were to find which, if any, of the geologic hazards named in H. B. 1041 are present at this site and to determine their effects on the proposed project. This investigation was made during November 1978.

LOCATION

The site under investigation is approximately two miles northeast of the center of Grand Junction. The location is southwest of the intersection of F-1/2 and 27-1/2 Roads in the northeast quarter of the southwest quarter (NE 1/4 SW 1/4) of Section 1, Township 1 South, Range 1 West of the Ute Meridian.

TOPOGRAPHY

The site varies considerably in topography. Portions are nearly flat; however, the topography is broken by a drainage channel and low ridges on either side. These slopes are from 5 to 10 percent. The general slope is to the southwest.

GEOLOGY

The surface geology consists of a thin mantle of Fruita and Ravola sandy loams over most of the site. These soils have developed over the Mancos Shale which is the bedrock in this location. The Billings clay is reported by the Soil Conservation Service to occur in the southwest corner of the site. No outcroppings of the Mancos Shale occur within the site.

GEOLOGIC HAZARDS

A geologic hazard is defined in H. B. 1041 as "a geologic phenomenon which is so adverse to past, current, or foreseeable construction or land use as to constitute a significant hazard to public health and safety or to property." Several of the specific hazards listed in H. B. 1041 are not applicable to this location because of its gentle topography.

- A. Seismic Activity -- All of Colorado is in Seismic Risk Zone 1 (Minor Damage). There is no evidence or history of seismic activity in this vicinity.
- B. Expansive Soil and Rock -- The volumetric expansion of "swelling clays" is usually a result of increasing the water content of the clay. If the water content remains uniform, no expansion or shrinkage will occur. The



**Billings silty clay loam, 0 to 2 percent slopes (Bc).**—This soil, locally called adobe, is one of the most important and extensive in the Grand Valley. It covers nearly one-fifth of the Grand Junction Area. The areas occur on the broad flood plains and very gently sloping coalescing alluvial fans along streams. Many large areas are north of the Colorado River.

The soil is derived from deep alluvial deposits that came mainly from Mancos shale but in a few places from fine-grained sandstone materials. The deposits ordinarily range from 4 to 40 feet deep but in places exceed 40 feet. The deposits have been built up from thin sediments brought in by the streams that have formed the coalescing alluvial fans or have been dropped by the broad washes that have no drainage channel. The thickest deposit, near Grand Junction, was built up by Indian Wash.

The color and texture of the soil profile vary from place to place. The 8- to 10-inch surface soil normally consists of gray, light-gray, light olive-gray, or light brownish-gray silty clay loam. This layer grades into material of similar color and texture that extends to depths of 3 or 4 feet. Below this depth the successive depositional layers show more variation. Although the dominant texture is silty clay loam, the profile may have a loam, clay loam, fine sandy loam, or a very fine sandy loam texture.

Where there are fairly uniform beds of Mancos shale and where the soil is not influenced by materials deposited by adjoining drainage courses, the profile varies only slightly within the upper 3 or 4 feet. In areas bordering drainage courses, however, the soil varies more in texture and color from the surface downward.

One small area about 1½ miles southeast of Loma consists of light grayish-brown or pale-brown heavy silty clay loam that shows only slight variation in texture to depths of 4 to 6 feet. The underlying soil material is more variable. Below depths of 6 to 10 feet the layers generally are somewhat thicker and have a higher percentage of coarse soil material.

Also included with this soil are several small areas totaling about 3 square miles that are dominantly pale yellow. These are located 2½ to 3½ miles northeast of Fruita, 5 miles north of Fruita, 2½ miles northeast of Loma, 3 to 5 miles north of Loma, 1½ miles northwest of Loma, and 4 miles northwest of Mack. In these areas the 8- or 10-inch surface soil is pale-yellow silty clay loam, and the subsoil is a relatively uniform pale-yellow silty clay loam to depths of 4 to 8 feet. The accumulated alluvial layers are difficult to distinguish, but in a few places transitional to Fruita soils there are small areas having a pale-brown to light-yellowish brown color. These transitional areas are included with Billings silty clay loam because they have a finer textured subsoil than is characteristic of the Ravola soils.

Although moderately fine textured, this Billings soil permits successful growth of deep-rooted crops such as alfalfa and tree fruits. Its permeability is normally not so favorable as that of the Mesa, Fruita, and Ravola soils. Its tilth and workability are fair, but it puddles so quickly when wet and bakes so hard when dry that good tilth can be maintained only by proper irrigation and special cultural practices. Runoff is slow and internal drainage is very slow.

Like all other soils in the area, this one has a low organic-matter content. Under natural conditions it contains a moderate concen-

tration of salts derived from the parent rock (Mancos shale). In places, however, it contains so much salt that good yields cannot be obtained. Some large areas are so strongly saline they cannot be used for crops. Generally, this soil is without visible lime, but it is calcareous. In many places small white flecks or indistinct light-colored streaks or seams indicate that lime, gypsum, or salts are present.

*Use and management.*—About 80 percent of this soil is cultivated. The chief irrigated crops are alfalfa, corn, dry beans, sugar beets, small grains, and tomatoes and other truck crops. Where the soil is located so as to avoid frost damage, tree fruits are grown.

Most of the field crops are grown in the central and western parts of the valley, or from Grand Junction westward. The entire acreage in tree fruits—approximately 3 square miles—lies between Grand Junction and Palisade. Because the climate is more favorable near Palisade, the acreage in orchard fruits is greater there. A few small orchards are located northeast of Grand Junction in the direction of Clifton. The main fruit acreage is between Clifton and Palisade. Peach orchards predominate, but a considerable acreage is in pears, especially near Clifton. Yields depend on the age of the trees and other factors, including management, but the estimated potential yield is somewhat less on this soil than on Mesa soils. This takes into account the slower internal drainage of this soil and its susceptibility to salinity if overirrigated. Yields of other crops vary according to the length of time the land has been irrigated, internal drainage or subdrainage, salt content of the soil, management practices, and local climate.

The uncultivated areas of this soil are mostly inaccessible places adjoining the larger washes, which occur mainly in the western part of the area, and those places that cannot be cropped profitably because they have inadequate drainage and a harmful concentration of salts. The uncultivated land supports a sparse growth of greasewood, saltbush, shadscale, rabbitbrush, ryegrass, peppergrass, and saltgrass. From 70 to 90 acres are required to pasture one animal during a season.

A number of places shown on the map by small marsh symbols are low and seepy. They could be ditched, but their acreage is likely too small to justify the expense. Left as they are, their salt content makes them worthless for any use except pasture.

Sizeable acreages of this soil apparently were overirrigated in the past. Irrigation water applied at higher levels to the north seeps upward in this soil where it occurs in low areas toward the river. Even now, new saline areas are appearing, and existing areas are getting larger. The total acreage affected by salts has remained more or less the same for the last two decades, but affected areas will continue to change in size and shape because of seepage.

Most fields are ditched where necessary. Some uncultivated areas require both leveling and ditching. In places subdrainage is inadequate because irregularities in the underlying shale tend to create pockets and prevent underground water from flowing into the drainage ditches. Also, in some areas where the alluvial mantle is 30 to 40 feet thick, the ditches are not always deep enough to drain the soil. Some areas are seepy because there are no ditches running in an east-west direction to intercept lateral flow of ground water from the over-

irrigated, permeable, medium-textured, stratified soils on the upper parts of the fan to the north. After being leveled, uncultivated areas would have to be cropped for 3 years before their salt content would be reduced enough to permit good yields.

Farmers can increase the organic-matter content of this soil by applying manure liberally and by growing alfalfa or clovers at least part of the time. A combination field crop and livestock type of farming favors improvement of this soil. Many of the small imperfectly drained areas may be kept in pasture. Strawberry clover and sweetclover are well suited, and mixtures of pasture grasses grow well.

**Billings silty clay loam, 2 to 5 percent slopes (B<sub>D</sub>).—**This soil covers a relatively small acreage in the Grand Valley. The areas are widely scattered. Except for its stronger slope, the soil is almost the same as Billings silty clay loam, 0 to 2 percent slopes. In a few places, notably north of Loma, there are areas having a pale-yellow color rather than the gray typical of the Billings soils.

*Use and management.*—Only about 15 percent of this soil is cultivated. Many of the areas lie along large drainageways or washes where they are difficult to reach. Even a larger number have such an uneven surface that considerable leveling would have to be done before they could be cropped. The cost of leveling, together with the expense of controlling erosion and gullying, discourages farmers from using them.

Many of the uncultivated areas have moderate concentrations of salts, but they are not particularly difficult to reclaim because they border natural ditches or washes which afford free disposal of irrigation water. Furthermore, for the most part, they have a porous substratum.

About the same crops are grown on this soil as on Billings silty clay loam, 0 to 2 percent slopes. The average yields are approximately the same.

**Billings silty clay, 0 to 2 percent slopes (B<sub>A</sub>).—**This soil, locally called heavy adobe, occurs well toward the Colorado River. It is on alluvial materials—4 to about 40 feet thick—that largely came from Mancos shale. Most of this soil lies east and southeast of Grand Junction and along the railroad between Grand Junction and Fruita.

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.



This soil should remain productive indefinitely if irrigation water is carefully used so as to prevent erosion; manure is applied if available; and alfalfa, red clover, or sweetclover is grown in the crop rotation. Some farmers apply commercial fertilizer to special crops to obtain maximum yields.

**Fruita very fine sandy loam, 2 to 5 percent slopes (FR).**—This inextensive soil is derived from alluvial deposits  $3\frac{1}{2}$  to 8 feet deep over shale. It is located in positions somewhat lower than those occupied by Fruita very fine sandy loam, 0 to 2 percent slopes, but higher than those occupied by the Billings soils.

The surface soil is relatively smooth. Where it is uneven, the undulations are slight. Although the organic-matter content is low, the tilth is good. Surface runoff and internal drainage are medium.

*Use and management.*—About 87 percent of this soil is cultivated. The smooth, gentle slopes are easily prepared for irrigation. The same crops are grown on this soil as on Fruita very fine sandy loam, 0 to 2 percent slopes, and they produce practically the same yields. If management practices that control erosion and increase the content of organic matter are followed, this soil should remain productive indefinitely.

**Fruita very fine sandy loam, moderately deep, 0 to 2 percent slopes (Fs).**—Aside from its thinner mantle, 2 to 4 feet of alluvium over the Mancos shale, this soil is little different from Fruita very fine sandy loam, 0 to 2 percent slopes. It has the same easy workability, and only a few small scattered areas are adversely affected by salts. Because it is only moderately deep to shale, it has slower subdrainage and does not permit so deep penetration of roots as similar soils that have more depth.

*Use and management.*—More than 99 percent of this soil is cultivated. The chief crops are alfalfa, pinto beans, corn, small grains, and truck crops. Yields from most crops compare favorably with those from Fruita very fine sandy loam, 0 to 2 percent slopes. Alfalfa and other deep-rooted crops yield slightly less; the reduction in yield is proportional to the shallowness of the soil mantle over the shale.

**Fruita very fine sandy loam, moderately deep, 2 to 5 percent slopes (FR).**—This inextensive soil differs from Fruita very fine sandy loam, moderately deep, 0 to 2 percent slopes, chiefly in having greater slope. It is 1 to 4 feet deep to the underlying Mancos shale.

*Use and management.*—About 85 percent of this soil is cultivated. Most of the rest could be cultivated, but a few small scattered areas are a few feet higher than the present irrigation canals. Irrigation of these would require readjustment of the present canals or installation of pumping equipment.

The soil has a fairly wide crop adaptability but is not well suited to deep-rooted crops. It is used for the same crops as Fruita very fine sandy loam, moderately deep, 0 to 2 percent slopes. Shallow-rooted crops such as beans, onions, potatoes, and small grains yield about the same as on that soil.

The potentialities of this soil are limited by its moderate depth to shale and its susceptibility to erosion. Good soil management is necessary to control erosion as much as possible.

In nature and complexity, the soil profiles of this unit are very similar to those of Fruita and Ravola loams, 2 to 5 percent slopes. In places the soil consists of pale-yellow, calcareous, fine sandy loam, underlain at depths of 20 or 30 inches by thin, platy, shale material. In these locations the soil probably developed in place on platy siltstone or fine sandy shale.

*Use and management.*—Approximately 45 percent of this unit is cultivated. Barley, oats, wheat, pinto beans, onions, sugar beets, corn, and alfalfa are grown. Alfalfa and other deep-rooted crops are not well suited. Crops yield more than they do on the shallow soils of the Chipeta or Persayo series but less than they do on Fruita and Ravola loams, 2 to 5 percent slopes. As is true for other soils moderately deep over shale, the productivity of this unit can be increased by growing legumes and pasture crops and by applying barnyard manure liberally if it is available. Measures for controlling erosion should be applied if economically possible. Irrigated pasture generally proves fairly successful.

**Fruita and Ravola gravelly loams, 5 to 10 percent slopes (FA).**—The principal areas of these undifferentiated soils occur on benches or mesas north of Grand Junction. The areas begin at the first ridge north of the city and continue as far as the Government High Line Canal. Small areas occur north of Fruita.

In the virgin state, the soils of this undifferentiated unit are spotted and variable. Ordinarily, the soil at the upper levels—Fruita gravelly loam, 5 to 10 percent slopes—has a very pale-brown loam surface layer and a moderate accumulation of lime in the subsoil. In contrast, the soil at the lower levels—chiefly Ravola gravelly loam, 5 to 10 percent slopes—has a very pale-brown to pale-brown surface layer and only a weak accumulation of lime in the subsoil. In both positions, the lime can be seen in the subsoils. Shale ordinarily occurs at depths of 2½ to 4½ feet, but the alluvial mantle may be 10 to 12 feet thick in some places.

The soils of this unit are friable and permeable enough to permit easy penetration of plant roots down to the underlying shale. Ordinarily, they are very spotty and contain considerable amounts of sandstone gravel and semirounded stones. Gravel for road building has been taken out a mile north of Grand Junction and 2 miles north of Fruita. Most of the stones have been removed from the cultivated fields.

*Use and management.*—Nearly half of this unit is cultivated. Its suitability for crops is relatively wide. General field crops, truck crops, tree fruits, and irrigated pasture are grown. Because this unit has slopes not particularly favorable for tillage, much of it probably could be used to advantage for berries, grapes, tree fruits, and irrigated pasture. Growing of corn or other row crops on this land encourages erosion. If erosion is not prevented during irrigation, the soil mantle will become thinner, yields will gradually diminish, and eventually the raw shale will appear at the surface. The soils have a low content of organic matter, so farmers need to apply barnyard manure or grow legume crops to maintain or increase the supply.

**Fruita and Ravola gravelly loams, 20 to 40 percent slopes (FB).**—This undifferentiated unit occurs on the steep escarpments of mesas

approximately 300 acres—is located southeast of Palisade in the Vinelands and is used for peach growing. The remaining areas, widely scattered over the valley, total about 150 acres and are of minor importance.

The large area occupies a position intermediate between the Green River soils and the higher Mesa soils. Its underlying gravel and stone strata consist not only of sandstone but also of granite, schist, basalt, and lava. Much of the lava was deposited by drainage from the southeast. This large area was included with the soil unit largely because its color was similar to that of the other soil areas. Not many years ago subdrainage became inadequate for existing tree fruits and it was not until a number of tile drains were laid, as deep as 7 to 8 feet in places, that subdrainage was corrected in parts of this particular area.

*Use and management.*—All of the large soil area is in peaches. On it peach yields average as high as in any section of the valley, primarily because the danger of frost damage is negligible. Some of the orchards are now more than 50 years old but have produced steadily and still yield more than 400 bushels an acre according to reports from local growers. About half of the small scattered areas are cultivated. They are used largely for field crops because climatic conditions are not so favorable for peach growing. In building up the organic matter content, the growing of legumes, application of manure in large amounts, and use of commercial fertilizer generally are practiced.

**Ravola very fine sandy loam, 0 to 2 percent slopes (Rr).**—This extensive and important soil occurs either along washes or arroyas extending from the north or on broad coalescing alluvial fans. The alluvial material from which the soil has developed was derived from sandstone and shale and ranges from 4 to 20 feet deep. The principal areas of the soil are north and northwest of Grand Junction and north, northwest, and southwest of Fruita.

This soil is much like Ravola fine sandy loam, 0 to 2 percent slopes, but is generally more uniformly level. The texture is prevailingly very fine sandy loam, but the percentage of silt is noticeably higher in some places. A few small areas that have a loam texture are included.

The 10- or 12-inch surface layer consists of light brownish-gray to very pale-brown very fine sandy loam. In some places the underlying thin depositional layers vary only slightly in color or texture. In other places, especially near drainage courses, the layers are more variable and may grade to loam, silt loam, or fine sandy loam. Nevertheless, layers of very fine sandy loam are more numerous. Below depths of 4 to 5 feet, the texture is sandier, and at depths of 8 to 12 feet strata of loamy fine sand, gravel, and scattered sandstone rock are common.

Disseminated lime occurs from the surface downward. Owing to the friable consistence of the successive layers, the tilth, internal drainage, available supply of moisture for plants, permeability to plant roots, and other physical properties are favorable and assure a wide suitability range for crops. The organic-matter content, however, is low. The soil is slightly saline under native cover and has a few strongly saline spots. Occasionally the water table is high.

*Use and management.*—More than 99 percent of this soil is cultivated. The chief crops are alfalfa, corn, pinto beans, small grains,

and truck crops. Corn is planted on an estimated 35 percent of the area, alfalfa on 20 percent, beans on 20 percent, small grains on 10 percent, and potatoes, tomatoes, sugar beets, and irrigated pasture on the rest. The percentage of land planted to the various crops fluctuates considerably. Yields have been increased by using improved soil management, such as application of barnyard manure; the growing of clovers and alfalfa frequently after corn, potatoes, sugar beets, and other crops; and the more liberal use of treble superphosphate and mixed commercial fertilizer.

**Ravola very fine sandy loam, 2 to 5 percent slopes (Rg).**—This soil, of minor importance because of its limited extent, occurs chiefly in the northwestern part of the county. Except for greater slope, it is very similar to Ravola very fine sandy loam, 0 to 2 percent slopes. Most of it is not cultivated. If it were leveled and cultivated, it would need about the same management as Ravola very fine sandy loam, 0 to 2 percent slopes, and should produce approximately the same yields.

**Ravola fine sandy loam, 0 to 2 percent slopes (Rc).**—This soil, fairly important agriculturally, occurs mostly east, northeast, and north of Fruita. The soil-forming material is derived largely from sandstone but has some admixture of silt or finer sediments of shale origin.

The 10- or 12-inch surface layer consists of light brownish-gray, pale-brown, or very pale-brown fine sandy loam. The underlying depositional layers generally range from 1 to 3 inches thick; they may have a fine sandy loam, fine sandy clay, very fine sandy loam, or loam texture. The gradation in texture from one layer to another is almost imperceptible in some places, but fairly distinct in others. In most places the material below 4 feet is more sandy and slightly lighter grayish brown than that above.

The soil is calcareous from the surface downward, but the lime is not visible. Because the successive layers are friable, deep-rooted crops are well suited. Internal drainage is medium to rapid, and moisture relations are favorable. Though the organic-matter content is low, other physical properties are favorable and allow good tilth, good drainage, and moderate permeability for deep-rooted crops. The soil is slightly saline under native cover and strongly saline in a few spots. It is subject to an occasional high water table.

*Use and management.*—About 98 percent of this soil is cultivated. The most important field crops are potatoes, corn, alfalfa, and pinto beans. Comparatively smaller acreages are in sugar beets, small grains, and tomatoes, cucumbers, and other truck crops. An estimated 30 percent of the cultivated acreage is cropped to corn, 25 percent to alfalfa, 20 percent to potatoes, 15 percent to pinto beans, 5 percent to small grains, and the rest to truck crops, largely tomatoes.

The trend in recent years has been toward larger acreages of potatoes, tomatoes, and pinto beans. In earlier days, a considerable acreage was used for tree fruits, mainly pears. Severe blight, excessive cost of growing and marketing the fruit, and unsuitable climate have caused gradual conversion to field crops.

With proper management, this soil should remain productive indefinitely. Definite rotations normally are not followed. Frequently, alfalfa is grown 4 or 5 years, corn 1 or 2 years, then oats or wheat, and

REVIEW SHEET SUMMARY

parcel #  
2945-013-

FILE # 132-78

ITEM PROPOSED OUTLINE DEV. PLAN - PD-8 - CRESTVIEW

PC MEETING DATE \_\_\_\_\_

MCC/CC MEETING DATE \_\_\_\_\_

DATE REC.	COMMENTS
12-6-78	CITY UTILITIES No utilities shown.
12-12-78	FIRE DEPT. Not approved at this time because water in area will not meet Fire Flow requirements. Show on plat water lines (Min. 8" dia. loop) and hydrants (Min. 300' spacings)
12-8-78	PD-ED VANDERTOOK No foreseen problems.
12-12-78	CITY ENG-RISH <ol style="list-style-type: none"> <li>1- Streets should conform to newly adopted standards. "4street, Court and Avenue" should be 34' mat w/c, G &amp; SW on 55' ROW. "Private Drive" might be 22' mat section W/CG &amp; SW on 44' ROW.</li> <li>2- The "Private Road" should be a dedicated (44' min) public street to assure public access connection to large unplatted undeveloped piece of ground. Why is that large "undeveloped" chunk included in this subdivision? Seems like they don't know (or aren't saying) what splits are planned, so why include it?</li> <li>3- Extremely important that existing drain ditch thru area be kept open. Appropriate drainage easements suggested.</li> <li>4- Power of Attorney for full-street improvements on 15th St. should be granted. And also for 27½ Road if that large chunk is included. What is ROW on 27½?</li> <li>5- Hydrologic and hydraulic analysis of lake should be submitted with preliminary plat.</li> </ol>
12-18-78	G.V. PROJECT The proposed 30' drainage easement extending some 300+' along the most southern edge of the southwest portion of the development tract can not contain plantings or other items to limit its use for the maintenance of the drain channel, so long as that channel is open and may periodically require work thereon by excavators and /or other dredging equipment. The drain channel is controlled by the Grand Valley Water Users Assoc. and any modifications to it and/or its associated maintenance right-of-way must be approved by said Assoc.
1-10-79	RISH CONT. <p>A meeting was held on January 9, 1979 concerning some review comments and my comments # 1 &amp; 2 should be expanded and/or revised as follows because of explanations given by petitioners. Present at meeting were: Del Beaver, Conni McDonough, John Quest, Bill Norris, Henry Faussonne and Ron Rish. Comments # 3 thru 5 stand as originally submitted.</p> <ol style="list-style-type: none"> <li>1- The appropriate standard should be used to best fit adjacent land use and functional design. For example, the standard 55' section hardware and dimensions seem appropriate in north area where buildings are arranged one per lot but modifications may be appropriate in the south area adjacent to lake and/or "greenbelt" such as handling drainage in swales, deleting <u>some</u> on-street parking or substitution off-street walkways in more logical routing for adjacent to-street sidewalks. Care must be exercised in design selections to respect continuities and aesthetics as well as function.</li> <li>2- Based on petitioners explanation of orienting the large unplatted "future" east area toward the south or the east, and the desire to have the "private drive" privacy control for the 2 houses it will serve even at the possible inconvenience of losing some city service, I do not see a need for a public street being required in this case.</li> </ol>

1-23-79

CITY ENG-RISH

1. Their proposed "extent" of curb & gutter and 34' mat completely encompasses all public streets so of course it is okay by me.
2. Their proposed "extent" of sidewalks may be adequate depending on how it links with off-street walkways. The southwest terminus seems logical in linking with the east-west walkway. Will a pedestrian facility of some kind be provided parallel to and between the street and the ditch in the tennis court area? Seems like someone may want to walk from townhouses on 15th Street to tennis courts. Shouldn't the sidewalk on the north side of the most northerly street extend to tie into Bellridge Subdivision sidewalk?
3. Their label "ROW" on the "Private Road" seems inappropriate. I consider this to be a "driveway," and offer no comments on it.

STAFF RECOMMENDATIONS: Recommend approval subject to review comments and linkage of sidewalks to Bellridge Subdivision.

REVIEW SHEET SUMMARY

FILE # 132-78

ITEM CRESTVIEW PHASE I - Final Development Plan

PC MEETING DATE \_\_\_\_\_

MOC/CC MEETING DATE \_\_\_\_\_

DATE REC.	COMMENTS	
3-13-79	CITY ENG/JENSEN	Roadway access should be extended to each manhole especially around the lake. Where is the existing manhole which sewer will be extended to and who will be responsible for the extension. What is the frequency of 98 cfs Runoffs?
3-13-79	PARK & REC.	What "ground cover" are they going to use to stabilize the banks of the dam? A vigorous stand of sod forming grasses will offer about as much protection from erosion as anything. Special mulch or netting may need to be used on slopes steeper than 3:1.
3-13-79	CITY FIRE	Approved as shown.
3-13-79	P.D./VANDERTOOK	None
3-16-79	CITY ENG/RISH	<ol style="list-style-type: none"> <li>1. Will a public easement be needed for the off-street walkways? I assume those sidewalks will be 4 ft. concrete on 6 ft. "right of way" as per City standards. We should see a layout of the off-street sidewalk system to assess continuity and logic of the routing.</li> <li>2. Open drain-ditch/Greenbelt with onsite detention (pond) is very good concept. Who will maintain channel and pond?</li> <li>3. Power of attorney for full-street improvements on 27½ and 27½ Roads should be obtained.</li> <li>4. Streets and storm drainage scheme look good. Detailed plans must be submitted to City Engineer for review approval prior to construction. All street hardware shall be per City standard.</li> </ol>
3-19-79	MOUNTAIN BELL	Utility easements and dedication satisfactory as shown.
3/27/79	COMPREHENSIVE PLANNER	No comment
3/27/79	DESIGN & DEVELOPMENT PLANNER	Recommend approval subject to review comments. including vehicular access - does not have to be paved.
	GJPC	MIKESELL/PICKENS PASSED 5-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, SUBJECT TO STAFF AND REVIEW SHEET COMMENTS, RECOMMENDING THAT THE PETITIONER WORK WITH THE APPROPRIATE AGENCIES TO SATISFY THOSE REVIEW SHEET COMMENTS PRIOR TO THE CITY COUNCIL HEARING; AND STRESSING THAT THE APPROVAL ADDRESSES PHASE I ONLY AND DOES NOT INCLUDE ANY OF THE PROPOSED MULTI-FAMILY AREAS.

CITY COUNCIL 7-18-79  
RECOMMEND APPROVAL. JOHNSON/HOLMES

SETBACK MODIFICATIONS:

GJPC 12/18/79 EEC APP

REVIEW SHEET SUMMARY

FILE # 132-78

DATE SENT TO REVIEW AGENCIES 1-11-80

ITEM CRESTVIEW SUBDIVISION - REPLAT lots 5-14 DATE DUE 1-21-80

PC MEETING DATE

MCC/CC MEETING DATE

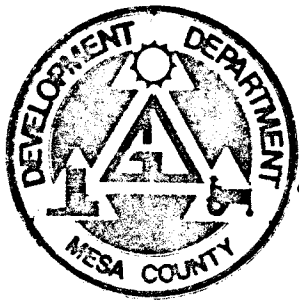
<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
1-17-80	PARKS & RECREATION	No comment.
1-17-80	PUBLIC SERVICE -	No objections.
1-18-80	CITY UTILITIES	Sanitary sewer lines should be constructed to provide a tap for each lot as replatted. The sewer service lines have already been constructed. If there is a problem of providing a tap to each new lot as replatted those corrections should be made and as built drawings furnished to the city.
1-18-80	TRANSPORTATION	No comments.
1-21-80	CITY ENGINEERING	I assume the drainage outlet from the cul de sac will fit in the drainage easement provided.
1-21-80	GJ FIRE	Need to show hydrant locations and water main size. Hydrants spaced every 500' for single family dwellings on a minimum 6" looped line. No more than one hydrant on a dead end line.
1-28-80	MTN. BELL	No requests or comments regarding this proposal.

STAFF RECOMMENDATION

Recommend approval subject to City Utilities and GJ Fire comments.

GJPC/1-29-80/FLAGLER/RIDER PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE PROPOSAL ON CRESTVIEW SUBDIVISION REPLAT FINAL PLAT AS PRESENTED.





CITY - COUNTY  
DEVELOPMENT DEPT.

P.O. BOX 897 - GRAND JUNCTION, COLORADO - 81501  
DIAL (303) 243-9200 ext. 343

Grand Junction Planning - Mesa County Planning - Building Department

February 6, 1979

Henry J. Fausone  
688 26½ Road  
Grand Junction, Colorado 81501

Re: File #132-78 - PD-8 Crestview - Preliminary

Dear Henry,

The item referenced above was approved by the Grand Junction Planning Commission on January 30, 1979. This item will be heard before the Grand Junction City Council on February 21, 1979.

Conditions, restrictions or special requirements placed on this approval are as follows:

Staff and review comments.

Please contact our office if you have any questions concerning this item.

Sincerely,

  
Del Beaver  
Senior Planner, Design/Development

cc: Noel B. Norris

DB/kms

City  
County  
Development  
DepartmentCITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501  
559 WHITE AVE.—ROOM 60—DIAL (303) 243-9200 EXT. 343

April 2, 1979

Mr. Henry J. Fausson  
688 26½ Rd.  
Grand Junction, Co 81501

Re: #132-78 ✓

Dear Sir:

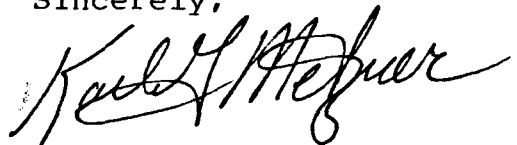
The item referenced above was approved by the Grand Junction Planning Commission on March 27, 1979. This item will be heard before the Grand Junction City Council on April 18, 1979.

Conditions, restrictions or special requirements placed on this approval are as follows:

1. Staff and review comments (on file in our office.)
2. Petitioner work with city utilities department prior to Council meeting
3. This recommendation is only for Phase I

Please contact our office if you have any questions concerning this item.

Sincerely,

Karl Metzner,  
Senior Planner  
Design/Developmentcc John Quest  
C.E. Maguire

skd

132-78



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

August 29, 1979

Mr. John Elmer  
ARIX  
760 Horizon Drive  
Grand Junction, CO 81501

Dear John:

Re: Crestview Subdivision

As requested, I have reviewed the detailed construction plans for streets and storm drainage facilities in the above subdivision as submitted on August 15, 1979, and have the following comments:

1. A Professional Engineer stamp and signature should appear on the plans.
2. Add the following standard note to sheet 1:  

"All construction shall be in accordance with City of Grand Junction Standard Drawings ST-1 and ST-2 and shall conform to City of Grand Junction 'Detailed Street and Storm Drainage Construction Specifications, 1979' and City of Grand Junction General Contract Conditions for Public Works construction GC-37, GC-50 and GC-65."
3. Pavement design calculations should be submitted to support the pavement section shown on sheet 2.
4. Drainage calculations should be submitted to support the pipe sizes and grades and street drainage system shown on the plans.
5. Detailed plans should include those off-street public sidewalks which are to be provided in lieu of the street-side walks. These walks are (1) from 15th Street to Crestview Way through the open space north of lot 16, and (2) from 15th Street to lot 20 through the open space/drainway/greenbelt. A 6 ft. wide public right of way is needed for these public sidewalks also. Please contact Karl Metzner of the Development Department concerning the rights of way. The walks should be 4 ft. wide (minimum) and may be concrete or asphalt.
6. Are any improvements other than the lake planned for the major drainway? If so, the plan details should be submitted for review. On March 5, 1979, you submitted a hydraulic and hydrologic analysis for the lake which estimated the 100 year flow to be 98 cfs. Submit calculations showing

- (1) the major drainway through Crestview Subdivision can handle the 100-year flow without encroachment on the planned private improvements, (2) existing physical constraints to handle 98 cfs, (3) necessary improvements to overcome those constraints, and (4) initial drainage improvements to be constructed in the drainway. The lake should provide some opportunity for storm detention and I suggest a simple triangular hydrograph analysis may be appropriate to quantify the effect and benefit of the lake.
7. Who will construct Crestview Drive from the north edge of Crestview Subdivision to the existing improved street at Bell Ridge Court? I have raised this question before with both your client and the Development Department. In my opinion, Crestview Drive will not function as intended unless it physically connects to Bell Ridge Court.
  8. I recommend the curb and gutter terminate at 0+53 PRC on Crestview Way since 15th Street is to be improved in the future. I understand your client is to provide powers of attorney for the street improvements on 15th Street and on 27½ Road.
  9. I take no exception to the street profiles shown. I assume the grade for Crestview Drive will match the existing curb and gutter on Bell Ridge Court. Are the profiles shown to back of walk or to top of curb? Labeling might help avoid confusion on this point.
  10. Without extensive proofreading, I am not sure if your project specifications are in conformance with the City Standard Specifications. All requirements of the City Standard Specifications must be met and I would appreciate written assurance from you that they do (or will) meet those requirements. I did notice one item which does not conform to our specifications as related to you by phone yesterday.

Upon consideration and resolution of the above comments please resubmit the plans and supporting calculations for my approval prior to construction. I leave it to you to contact your client concerning these matters. If you have any questions, please do not hesitate to call.

Very truly yours,



Ronald P. Rish, P.E.  
City Engineer-Public Works

cc - John Kenney  
Karl Metzner  
Jim Patterson

132-78



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

October 23, 1979

Mr. John Elmer  
ARIX  
760 Horizon Drive  
Grand Junction, CO 81501

Dear Sir:

Re: Crest View Subdivision

I have reviewed the revised construction plans for streets and storm drainage facilities, pavement design calculations, and storm drainage calculations for the above as submitted with your letter of September 25, 1979. The revised submittal is responsive to my review letter of August 29, 1979. Please consider the construction plans to be approved by this office.

The following items remain to be resolved:

1. You responded in the letter to my comment concerning the north terminal of Crest View Drive. The plans should be revised to show the construction terminating at the south edge of existing pavement on Bell Ridge Court.
2. As discussed with you in the field, detailed plans will be submitted for my review and approval prior to construction of improvements on 15th Street.
3. A power of attorney for improvements on 27½ Road will be required prior to City acceptance of streets in Crest View Subdivision.
4. Do you know the permanent routing of drainage from the 8 inch outlet from Crest View Court to inlet A-1 on Crest View Way? A drainage easement needs to be granted on the alignment so the City is not put into the position of out-letting public street drainage onto private property.

The above three comments do not affect this office's approval of your September 25, 1979, submitted plans for construction. Thanks for your continued cooperation.

Very truly yours,

Ronald P. Rish, P.E.  
City Engineer

cc - John Kenney  
Karl Metzner ✓  
Jim Patterson

City  
County  
Development  
Department

CITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501  
559 WHITE AVE.—ROOM 60—DIAL (303) 243-9200 EXT. 343

December 21, 1979

Henry J. Faussonne  
688 26-1/2 Rd.  
Grand Junction, Co 81501

Dear Sir:

On December 18, 1979 the Grand Junction Planning Commission voted to recommend approval of your petition for setback modifications in Crestview Subdivision.

This item has been scheduled for Grand Junction City Council Public Hearing on January 16, 1980 at 7:30 p.m.

Please be present or have a representative in attendance.

Failure to comply with the above will constitute the item being deleted from the agenda.

Sincerely,

*Sue Drissel*

Sue Drissel,  
Planning Tech I

cc file #132-78

Noel B. Norris  
P.O. Box 99  
Palisade, Co 81526



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

November 17, 1980

Mr. John Elmer  
ARIX  
760 Horizon Drive  
Grand Junction, CO 81501

Dear John:

Re: Crestview Subdivision - Filing No. 1

We received the as-built drawings for sanitary sewers and streets/storm drains for the above with your letter of October 23, 1980. The sanitary sewer as-builts are acceptable and filed with the City now as permanent records. My letter of November 10, 1980, accepted the sanitary sewers into the City's system.

I am herewith returning the streets/storm drains as-builts to you, (six (6) mylar plan sheets). On November 7, 1980, I conducted an inspection of the streets and storm drains at the request of Ed Settle of Corn Construction. I discovered the following concerning your "as-builts".

1. The storm sewer manholes shown on the line outletting the cul-de-sac have not been constructed. Also, that pipe is PVC at its south end and not "RCP" as shown on sheet 3 of the "as-builts".
2. The manhole shown on the storm outlet pipe from Crestview Drive is buried. Since the pipe outlet is under water I couldn't verify if it is "RCP" as shown on the profile on sheet 3 of the "as-builts".
3. The 18 inch "CMP" under Crestview Way is an un-coated steel pipe. City specifications used to control this project require that steel pipes be coated both inside and outside to prevent alkaline soil attack corrosion. What assurance will the City be given as to who will therefore be responsible for the premature corrosion of this pipe under a city street. This is especially critical since almost constant flow exists from the groundwater control ditches and open-joint pipe proposed north of Lot 16.

The as-built drawings should include field-verified flowline elevations at each storm drain structure. I don't feel the drawings as they now exist represent the actual as-built conditions. For instance, the plan view on sheet 1 shows two (2) manholes while the profile on sheet 3 shows only an unexplained break in grade in the storm outlet from Crestview Court.

I also point out that the required easement for the storm sewer between lots 10 and 11 has not yet been received. The Subdivision Replat eliminated that sideyard easement. We also need a power of attorney for street improvements for 27 1/2 Road.

I am working through Mr. Settle to obtain the required construction test results and to get construction corrections to items identified in my inspections of August 13 and November 7, 1980.

I request you coordinate with Mr. Settle and/or field-verify the actual conditions constructed. When the "as-builts" have been corrected, please re-submit them to this office.

Very truly yours,



Ronald P. Rish, P.E.  
City Engineer

RPR/hm

Enclosures

cc - Bill Norris  
Ed Settle  
Bob Bright ✓  
John Kenney  
Jim Patterson  
File



Acres \_\_\_\_\_  
Units \_\_\_\_\_  
Density \_\_\_\_\_

ACTION SHEET

File # 132-78  
Zone \_\_\_\_\_  
Tax Area Code \_\_\_\_\_

Activity Crestview Sub. Phase I - Revision to setbacks

Phase \_\_\_\_\_ Date <sup>Per</sup> Neighbors Notified 1-21-80

Date Submitted \_\_\_\_\_ Date CIC/MCC Legal Ad \_\_\_\_\_

Date Mailed Out \_\_\_\_\_ PC Hearing Date \_\_\_\_\_

Review Agencies NO Review Period - Return By \_\_\_\_\_

- | <u>Send</u>                       | <u>Send</u>                           |
|-----------------------------------|---------------------------------------|
| _____ COUNTY ROAD DEPARTMENT      | _____ FIRE _____                      |
| _____ COUNTY HEALTH DEPARTMENT    | _____ IRRIGATION _____                |
| _____ COUNTY SURVEYOR             | _____ DRAINAGE _____                  |
| _____ COMTRONICS                  | _____ WATER (UTE, CLIFTON) _____      |
| _____ GRAND VALLEY RURAL POWER    | _____ SEWER _____                     |
| _____ MOUNTAIN BELL               | _____ CITY ENGINEER UTILITIES _____   |
| _____ PUBLIC SERVICE              | _____ MACK, LAMA, MESA, COLBRAN _____ |
| _____ SOIL CONSERVATION SERVICE   | _____ FRUITA, PALISADE _____          |
| _____ SCHOOL DISTRICT 51          | _____ _____                           |
| _____ STATE HIGHWAY               | _____ _____                           |
| _____ STATE GEOLOGICAL            | _____ _____                           |
| _____ STATE HEALTH - RADIOLOGICAL | _____ _____                           |
| _____ TRANSAMERICA TITLE          | _____ _____                           |

*Reviewed  
R. [Signature]*

*NO*

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GSAC</u>	<u>12-18-79</u>	<u>rec. app setback modifications</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Common Location Between 15<sup>th</sup> St. & 27.5 Rd, S. of F. 25 Rd.

Staff Comments  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Original Documents  
\_\_\_\_\_ Imp. Agreement \$ \_\_\_\_\_ Appraisal x .05 = \$ \_\_\_\_\_ Open Space; \_\_\_\_\_  
\_\_\_\_\_ Imp. Guarantee Receipt # \_\_\_\_\_ Check # \_\_\_\_\_  
\_\_\_\_\_ Covenants \_\_\_\_\_ Open Space Dedication \_\_\_\_\_  
\_\_\_\_\_ Power of Attorney \_\_\_\_\_  
\_\_\_\_\_ Dev. Schedule \_\_\_\_\_

Acres \_\_\_\_\_  
Units \_\_\_\_\_  
Density \_\_\_\_\_

ACTION SHEET

File # 132-78  
Zone \_\_\_\_\_  
Tax Area Code \_\_\_\_\_

Activity Replot lots 5-14

Phase CRESTVIEW SUB

Date Neighbors Notified \_\_\_\_\_

Date Submitted \_\_\_\_\_

Date CIC/MCC Legal Ad \_\_\_\_\_

Date Mailed Out \_\_\_\_\_

PC Hearing Date 1/29/80

Review Agencies \_\_\_\_\_ Review Period - Return By \_\_\_\_\_

- | <u>Send</u>  | <u>Send</u>   |
|--|---|
| <input type="checkbox"/> COUNTY ROAD DEPARTMENT      | <input type="checkbox"/> FIRE _____                               |
| <input type="checkbox"/> COUNTY HEALTH DEPARTMENT    | <input type="checkbox"/> IRRIGATION _____                         |
| <input type="checkbox"/> COUNTY SURVEYOR             | <input type="checkbox"/> DRAINAGE _____                           |
| <input type="checkbox"/> COMTRONICS                  | <input type="checkbox"/> WATER (UTE, CLIFTON) _____               |
| <input type="checkbox"/> GRAND VALLEY RURAL POWER -  | <input type="checkbox"/> SEWER _____                              |
| <input type="checkbox"/> MOUNTAIN BELL               | <input checked="" type="checkbox"/> CITY ENGINEER/UTILITIES _____ |
| <input type="checkbox"/> PUBLIC SERVICE              | <input type="checkbox"/> MACK, LOMA, MESA, COLBRAN                |
| <input type="checkbox"/> SOIL CONSERVATION SERVICE   | <input type="checkbox"/> FRUITA, PALISADE                         |
| <input type="checkbox"/> SCHOOL DISTRICT 51          | _____   |
| <input type="checkbox"/> STATE HIGHWAY               | _____   |
| <input type="checkbox"/> STATE GEOLOGICAL            | _____   |
| <input type="checkbox"/> STATE HEALTH - RADIOLOGICAL | _____   |
| <input type="checkbox"/> TRANSAMERICA TITLE          | _____   |

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>A.P.C.</u>	<u>1/29/80</u>	<u>Rec. Approval</u>
<u>Cic</u>	<u>2/20/80</u>	<u>Approved</u>

Common Location Between 15th St. and 27.5 Rd., S. of F28 Rd

Staff Comments

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Original Documents

<input type="checkbox"/> Imp. Agreement	\$ _____	Appraisal x .05 = \$ _____	Open Space; _____
<input type="checkbox"/> Imp. Guarantee		Receipt # _____	Check # _____
<input type="checkbox"/> Covenants		Open Space Dedication	
<input type="checkbox"/> Power of Attorney			
<input type="checkbox"/> Dev. Schedule			

