

# Table of Contents

File 1979-0071  
Date 11/28/00

Project Name: Danwill Subdivision – Final

P	S	<p><b>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.</b></p> <p><b>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.</b></p> <p><b>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.</b></p>		
X	X	<p><b>*Summary Sheet – Table of Contents</b></p> <p>Application form</p> <p>Receipts for fees paid for anything</p> <p><b>*Submittal checklist</b></p> <p><b>*General project report</b></p> <p>Reduced copy of final plans or drawings</p> <p>Reduction of assessor's map</p> <p>Evidence of title, deeds</p> <p><b>*Mailing list</b></p> <p>Public notice cards</p> <p>Record of certified mail</p> <p>Legal description</p> <p>Appraisal of raw land</p> <p>Reduction of any maps – final copy</p>		
X	X	<p><b>*Final reports for drainage and soils (geotechnical reports)</b></p> <p>Other bound or nonbound reports</p> <p>Traffic studies</p> <p>Individual review comments from agencies</p> <p><b>*Consolidated review comments list</b></p> <p><b>*Petitioner's response to comments</b></p> <p><b>*Staff Reports</b></p> <p><b>*Planning Commission staff report and exhibits</b></p> <p><b>*City Council staff report and exhibits</b></p> <p><b>*Summary sheet of final conditions</b></p> <p><b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b></p>		
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>				
X	X	Action Sheet		
X	X	Review Sheet		
X		Power of Attorney		
X		Certification of Plat		
X		Record of Final Plat Recording		
X	X	Letter from Sue Drissel to Mr. & Mrs. Daniel Williams re: approval of item-8/29/79		
X		Minor Subdivision Application		
X		Development Summary Form		
X	X	List of Adjacent Property Owners		
X		Grading & Drainage and Utilities Composite		
X	X	Subdivision Map - **		

Acres .7  
 Units 4  
 Density 5.7

ACTION SHEET

File # 71-79  
 Zone R-1-C  
 Tax Area Code N/A

Activity Danwill Sub. (Minor)

Phase Final Date Neighbors Notified \_\_\_\_\_

Date Submitted 1 August Date CIC/MCC Legal Ad \_\_\_\_\_

Date Mailed Out 3 August PC Hearing Date 28 August

Review Agencies 10 Review Period - Return By 17 August

- |  |   |
|--|---|
| <u>Send</u>  | <u>Send</u>   |
| <input type="checkbox"/> COUNTY ROAD DEPARTMENT              | <input checked="" type="checkbox"/> FIRE <u>city</u>              |
| <input type="checkbox"/> COUNTY HEALTH DEPARTMENT            | <input type="checkbox"/> IRRIGATION _____                         |
| <input type="checkbox"/> COUNTY SURVEYOR                     | <input checked="" type="checkbox"/> DRAINAGE <u>6.8</u>           |
| <input type="checkbox"/> COMTRONICS                          | <input type="checkbox"/> WATER (UTE, CLIFTON) _____               |
| <input checked="" type="checkbox"/> GRAND VALLEY RURAL POWER | <input type="checkbox"/> SEWER _____                              |
| <input checked="" type="checkbox"/> MOUNTAIN BELL            | <input checked="" type="checkbox"/> CITY ENGINEER/UTILITIES _____ |
| <input checked="" type="checkbox"/> PUBLIC SERVICE           | <input type="checkbox"/> MACK, LOMA, MESA, COLLEBRAN _____        |
| <input type="checkbox"/> SOIL CONSERVATION SERVICE           | <input type="checkbox"/> FRUITA, PALISADE _____                   |
| <input type="checkbox"/> SCHOOL DISTRICT 51                  | <input checked="" type="checkbox"/> <u>P.D. - Ed VanderTook</u>   |
| <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>B/PC</u>	<u>8-28-79</u>	<u>REL APP SUB to Staff comments</u>
<u>CIC</u>	<u>9/19/79</u>	<u>CONSENT Agenda - APP.</u>

Common Location E of Cedar ST. 294' ft. N of C 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

REVIEW SHEET SUMMARY

FILE # 71-79

DATE SENT TO REVIEW AGENCIES 8-3-79

ITEM DANWILL SUBDIVISION - FINAL

DATE DUE 8-17-79

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

HCC/OC MEETING DATE \_\_\_\_\_

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8-13-79	CITY FIRE	Hydrant located on Cedar Street will meet requirements for single family dwellings.
8-8-79	CITY ENGINEER	1. No engineering shown for streets or storm drainage or utilities. All I received is the right of way plat. Submittal incomplete.
8-14-79	CITY UTILITIES	None.
8-20-79	PUBLIC SERVICE	Gas: no objections - can serve from existing 2" main in Cedar Street. Electric: Request west 10' of lots 1-4 as utility easement.

DESIGN & DEVELOPMENT PLANNER

Recommend approval.

GJPC 8-28-79

PICKENS/FLAGLER/PASSED 5-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, SUBJECT TO STAFF AND REVIEW SHEET COMMENTS.

Harry J & AS Johnson  
305 Cedar Street  
Grand Junction, CO, 81501

Thomas J. & IM Meador  
307 Cedar Street  
City

G & A Gonzales  
309 Cedar St.  
City

LH & TM Davis  
2806 Perry Dr.  
City

KL Walsh  
312 Cedar St.  
City

KM & JL Popish  
313 Pine  
City

Edith Brow  
311 Pine  
City

JT & M Audino  
955 Ouray  
City

EL & AT Harris  
304 Cedar St.  
City

DANWILL SUB

# DANWILL SUBDIVISION

BILLINGS SILTY CLAY LOAM, 0 to 2 percent slopes, Class II<sub>s</sub> Land (Bc)

This soil, locally called adobe, is one of the most important and extensive in the Grand Valley. It 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.

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 concentration 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.

Soil limitations are classified as severe for local roads and streets (poor traffic-supporting capacity, moderate to high water tables<sup>?</sup> common), shallow excavations (high water tables common), and septic tank filter fields (slow permeability, poor internal drainage, seasonal high water table).

City  
County  
Development  
Department

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

August 29, 1979

Mr. & Mrs. Daniel K. Williams  
1244 Elm Ave.  
Grand Junction, Co 81501

Re: Danwill Subdivision

Dear Mr. & Mrs. Williams:

On Tuesday, August 28, 1979, the Grand Junction Planning Commission voted to recommend approval subject to staff and review sheet comments for your petition on Danwill Subdivision.

Please call our office if you have any questions.

Sincerely,



Sue Drissel,  
Planning Technician I

cc file #71-79