

# Table of Contents

File 1979-0089  
Date 12/13/00

Project Name: Village Fair Subdivision – Preliminary & Road & SubVac.

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>			
X	X	<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>			
X	X	<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	Memo from Ron Rish to Jim Patterson re: comments-1/13/81
X	X	Review Sheet Summary	X	X	Letter form Ron Rish to Chris Gray re: Sorm Drainage Plan-3/13/81
X		Review Sheets	X		Record of Final Plat
X	X	Memo from Patricia Parish to file re: release of Dev. Imp. Agreement	X		Certification of plat
X	X	Gamma Radiation Survey – 4/29/80	X	X	Planning Commission Minutes - ** - 10/27/81
X	X	Letter from Ronnie Edwards to Remax 4000 RE: Release of Power of attorney – 11/11/94	X	X	Letter from Ronald Rish to Tom Beck re: sewer and waterline-2/24/83
X		Power of Attorney	X		Public Notice Posting
X		Legal Descriptions	X		Deeds
X		Location and Vicinity Map	X		Baseline Calabration
X		Traffic Circulation & Parking	X	X	Impact Statement
X	X	Development Plan	X	X	Development Schedule
X		Purchase Agreement	X		Planned Unit Development



Acres 4.5  
Units N/A  
Density N/A

ACTION SHEET

File # 89-79  
Zone B-1 & R-3  
Tax Area Code \_\_\_\_\_

Activity Rezone B-1 & R-3 to PB

Phase OUTLINE

Date <sup>Ret</sup> Neighbors Notified 12-10-79

Date Submitted 3 Dec. 1979

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

Date Mailed Out 5 Dec. 1979

PC Hearing Date 18 Dec, 1979

Review Agencies 10 day Review Period - Return By 12-14-79

- | Send   | Send   |
|--|--|
| <input type="checkbox"/> COUNTY ROAD DEPARTMENT        | <input checked="" type="checkbox"/> FIRE <u>CITY</u>                 |
| <input type="checkbox"/> COUNTY HEALTH DEPARTMENT      | <input checked="" type="checkbox"/> IRRIGATION <u>G.U.</u>           |
| <input type="checkbox"/> COUNTY SURVEYOR               | <input checked="" type="checkbox"/> DRAINAGE <u>G.J.</u>             |
| <input type="checkbox"/> COMTRONICS                    | <input checked="" type="checkbox"/> WATER (UTE, CLIFTON) <u>CITY</u> |
| <input 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, COLLBRAN                  |
| <input type="checkbox"/> SOIL CONSERVATION SERVICE     | <input type="checkbox"/> FRUITA, PALISADE                            |
| <input type="checkbox"/> SCHOOL DISTRICT 51            | <input checked="" type="checkbox"/> P.D. <u>Ed Vandee Took</u>       |
| <input type="checkbox"/> STATE HIGHWAY                 | <input checked="" type="checkbox"/> <u>Energy Office</u>             |
| <input type="checkbox"/> STATE GEOLOGICAL              | <input checked="" type="checkbox"/> <u>Mapping</u>                   |
| <input type="checkbox"/> STATE HEALTH - RADIOLOGICAL   | <input checked="" type="checkbox"/> <u>Comp. Planner</u>             |
| <input checked="" type="checkbox"/> TRANSAMERICA TITLE | _____  |

Board	Date	Comments
<u>CJPC</u>	<u>12/18/79</u>	<u>Rec. approval of rezone</u>
		<u>Rec. approval of S.D.P. subject 90</u>
		<u>Staff rec.</u>
<u>CIC</u>	<u>1/16/80</u>	<u>Consent Agenda: Approved</u>

Common Location S.W. CORNER 12<sup>th</sup> & Patterson

Staff Comments

Requires vac. of Golden Ct.

Subdivision & Street

Preliminary should show EXISTING

MINOR LANDSCAPE FEATURES

Curb cuts should be divided/channelized

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 # 89-79

DATE SENT TO REVIEW AGENCIES 12-5-79

ITEM REZONE B1 & R3 to PB OUTLINE DEVELOPMENT DATE DUE 12-14-79  
PLAN

PETITIONER: Earl Jensen  
 LOCATION: SW corner 12th & Patterson

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
12-10-79	MAPPING	Okay
12-11-79	DESIGN & DEVELOPMENT PLANNER	<ol style="list-style-type: none"> <li>1. Would like to see some landscaped islands break up the wide spanse of asphalt parking.</li> <li>2. Exits should provide turning lanes for both turning motions.</li> <li>3. Trash area near drive-up window could be located in more appropriate site.</li> <li>4. Bike racks should be provided and indicated on plan.</li> <li>5. The proposed building along the canal is only 5' from the property line. Could a service road to the rear of the building be provided if this were widened?</li> </ol>
12-11-79	GV IRRIGATION	No objection for rezone - will need better information as to status of canal right of way by preliminary time.
12-12-79	MTN BELL	No requests at this time.
12-13-79	PUBLIC SERVICE	GAS: Existing gas regulation facilities presently in an easement adjacent to the south right of way of Patterson Road and will require relocation. ELECTRIC: Requires a "Pocket Easement" 30' long and 10' wide along the West lot line in the NW CORNER OF subdivision. Otherwise, no objections to vacation request. Developer to contact PS Co. about service locations and placement of equipment.
12-13-79	CITY	Provisions should be made for the trash truck to service the buildings from behind by entering from Patterson Road and exiting on 12th Street. It will be extremely difficult if not impossible to service the trash tanks by manuevering through the parking lot.
12-13-79	GJ DRAINAGE	Out of district.
12-17-79	CITY TRAFFIC ENGINEER	<ol style="list-style-type: none"> <li>1. Bank building in the N.E. corner should be designed and positioned so as to reduce sight restrictions.</li> <li>2. The arrangement of the drive-up teller at the bank will possibly cause conflicts at the entrance and exit, especially if two lanes are proposed. One lane in and one lane out might be better. See attached sketch #1.</li> <li>3. Traffic entering the center from 12th Street and trying to turn into the first aisle by the triangular landscaped island will not be able to properly negotiate the turn. Space could be provided for the turn at the east end of the island. See sketch #2.</li> </ol>
12-17-79	FIRE DEPT.	Okay to rezone. Fire flow requirements must be at time of construction.
12-18-79	CITY ENGINEER (RISH)	Power of attorney should be granted for full-street improvements to Patterson Road.

12-18-79 CITY ENGINEER  
(continued)

Irrigation systems must be accomodated. There are crossings under the intersection and a ditch along the north bank of the canal. Sight distance of the corner building should be checked carefully, especially since this is the intersection of two arterial streets.

12-18-79 ENERGY OFFICE

Several good energy features in this proposal:  
1. Berming and planting along Patterson Road, providing windbreaks against cold winter winds.  
2. Area is well developed residentially, and providing increased dervice and employment close to residences --reduces trsvel/transportation energy costs -- if they truly serve residential customers, e.g. providing a small hardware store would probably reduce travel travel to town by people residing in the area, whereas providing a furniture store probably would not - and might increase traffic from town to this center. (A gas station might be desirable). Recommend that the E-W oriented buildings maximize passive solar potential. Suggest deciduous plantings on south side of buildings.

12-18-79 COMPREHENSIVE  
PLANNER

*The request for a PD zone is consistent with the 12th Street policies statement for this site. The proposed uses are broader than those delineated in # 4 of the 12th Street policiies statement, unless this can be considered a large multi-use development (#7). If there is a motion of approval, limits may be placed on the types of uses which will be allowed in this development, as a part of the motion. If this development is is to serve an area of only ½ mile south, ½ mile north, ½ mile east, and ½ mile west --- there are no bike parking spaces.*

12-18-79 STAFF RECOMMENDATIONS

*Recommend approval of re-zone as the proposal complies with the 12th Street Policy Statement regarding multi-use developments in this area. Recommend approval of the ODP with the following stipulations to be addressed at Preliminary time:*

- 1. Need status of canal right-of-way as per Grand Valley Irrigation comments.*
- 2. Petitioner work with PSC and Mountain Bell regarding re-location of lines, easements, etc.*
- 3. Contact City Utilities regarding access needed for trash pick-up.*
- 4. Consider comments of traffic engineer re: positoning of bank building in effecting sight distance, the arrangement of the bank drive-up teller, and refer the attached sketches for suggested revision.*
- 5. POA should be granted for full street improvements to Patterson Road.*
- 6. Review Energy Off. comments, especially regarding suggested plantings for site.*
- 7. Irrigation system to be submitted at preliminary with landscape plan. Try to preserve existing vegaetation as much as possible (several trees exist on site that may be incorporated into design).*
- 8. Motion to limit uses in development.*
- 9. Address Design & Development Planner comments regarding, landscaping islands, bike racks, etc.*

GJPC 12/18/79

GRAHAM/RIDER/PASSED 4-0 TO RECOMMEND APPROVAL OF THE REZONE

GRAHAM/RIDER/PASSED 4-0 TO RECOMMEND APPROVAL OF THE OUTLINE  
DEVELOPMENT PLAN SUBJECT TO STAFF COMMENTS RECEIVED AT THIS TIME AND  
ANY FURTHER COMMENTS THAT MAY COME IM.

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

ACTION SHEET

File # 89-79  
Zone P.B.  
Tax Area Code \_\_\_\_\_

Activity Prelim. Dev. PLAU - Village Fair + Road & Subdivision Vacation

Phase Preliminary Date ~~Neighbors~~ Notified 3-17-80

Date Submitted 3 March 80 Date CIC/MCC Legal Ad \_\_\_\_\_

Date Mailed Out \_\_\_\_\_ PC Hearing Date 25 March 80

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

- |   |                              |   |
|---|------------------------------|---|
| <p><u>Send</u></p> <p>_____ COUNTY ROAD DEPARTMENT</p> <p>_____ COUNTY HEALTH DEPARTMENT</p> <p>_____ COUNTY SURVEYOR</p> <p>_____ COMTRONICS</p> <p>_____ GRAND VALLEY RURAL POWER</p> <p><input checked="" type="checkbox"/> MOUNTAIN BELL</p> <p><input checked="" type="checkbox"/> PUBLIC SERVICE</p> <p>_____ SOIL CONSERVATION SERVICE</p> <p>_____ SCHOOL DISTRICT 51</p> <p>_____ STATE HIGHWAY</p> <p>_____ STATE GEOLOGICAL</p> <p>_____ STATE HEALTH - RADIOLOGICAL</p> <p>_____ TRANSAMERICA TITLE</p> | <p><i>2 review sheet</i></p> | <p><u>Send</u></p> <p><input checked="" type="checkbox"/> FIRE <u>city</u></p> <p><input checked="" type="checkbox"/> IRRIGATION <u>Grand Valley</u></p> <p><input checked="" type="checkbox"/> DRAINAGE <u>Grand Jct.</u></p> <p>_____ WATER (UTE, CLIFTON)</p> <p>_____ SEWER</p> <p><input checked="" type="checkbox"/> CITY ENGINEER/<del>UTILITIES</del> <u>TRANSP.</u></p> <p>_____ MACK, LOMA, MESA, COLLBRAN</p> <p>_____ FRUITA, PALISADE</p> <p><input checked="" type="checkbox"/> <u>Jim Patterson</u></p> <p><input checked="" type="checkbox"/> <u>PD. - Ed VanderTook</u></p> <p><input checked="" type="checkbox"/> <u>Energy Office</u></p> <p><input checked="" type="checkbox"/> <u>MAPPING</u></p> <p><input checked="" type="checkbox"/> <u>Parks &amp; Rec.</u></p> <p><input checked="" type="checkbox"/> <u>Sac</u></p> |
|---|------------------------------|---|

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>G.J.P.C.</u>	<u>25 MAR 80</u>	<u>Rec. approval subject to review comments.</u>
<u>Cic</u>	<u>4/1/80</u>	<u>Approved subject to staff rec.</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Common Location S.W. Corner 12<sup>th</sup> & Patterson

Staff Comments

Legal OK

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

CITY  
FILE# 89-79

ITEM VILLAGE FAIR SUBDIVISION-PRELIMINARY & ROAD & SUB DATE SENT TO REVIEW DEPT. 3-5-80  
VACATION

DATE DUE 3-17-80

PETITIONER EARL JENSEN

LOCATION Southwest corner of 12th and Patterson

DATE REC.	AGENCY	COMMENTS
3-11-80	MAPPING	No objection.
3-11-80	CITY ENGINEER	Will sewers constructed on site be maintained by the property owner? (ie service lines only). If any of the on site sewers will be "public" we need to see a plan for them and be provided with easements. Traffic access points look reasonable. Power of attorney should be provided for street improvements on Patterson Road prior to recording plat. A storm drainage plan and analysis should be prepared for my review. The are paving and building the entire site. The existing irrigation structures and ditches should be addressed. Will modifications and/or improvements be needed?
3-11-80	CITY UTILITIES	None.
3-14-80	TRANSPORTATION ENG.	No comments on this revised plan.
3-17-80	GV IRRIGATION	Does not show GVIC ROW or waste ditch easement to the North of canal. I have talked to these people and they should understand the situation now.
3-14-80	CITY FIRE	Present water mains in 12th Street are insufficient. Recommend extending an 8" or possibly 10" or 12" line down 12th Street in order to provide a looped system. For this development a looped 8" or possibly larger line is required for adequate fire protection. Hydrant spacing min. 300' apart. On site hydrants will be required as determined by fire flows required for each building. Use of existing hydrant on NW corner of 12th and Patterson should not be considered for this development due to traffic problems if it is used for supplying a pumper. Fire flow survey's are required prior to issuance of building permits. It is recommended that all hydrants and water lines be installed prior to beginning construction.
3-14-80	GJ DRAINAGE	Out of district.
3-14-80	MTN. BELL	Will require easements as shown in red on plat.
3-14-80	CITY PARKS	None.

DESIGN & DEVELOPMENT PLANNER

1. Good landscape plan. Laudable effort to preserve existing trees
2. Service lane provided rear of buildings is in accordance with recommendations at preliminary time. However, some time of fencing should be installed along the canal for safety and traffic control. Service drives and employee parking should be signed.
3. Redesign of drive-in bank is more workable
4. Good mix of proposed uses for project

STAFF RECOMMENDATION

Recommend approval of the preliminary plan with the following to be addressed in the final submittal:

1. Sewer and drainage concerns of City Engineer
2. POA for street improvements on Patterson Road
3. Address GV Irrigation comments
4. Fulfill requirements of City Fire Dept.
5. Allocate proper easements to Mountain Bell
6. Indicate fencing and signage as per Design and Development Planners comments



#89-79 VILLAGE FAIR SUBDIVISION-PRELIMINARY & ROAD & SUB. VACATION

4-01-80 PUBLIC SERVICE      Electric: No Objection to road and sub-  
division vacation, subject to ten (10)  
foot utility easement adjacent to the West  
& Southerly property lines. Request developer  
contact Public Service Co. regarding point  
of service and transformer locations.  
Gas: No objection to subdivision vacation,  
subject to relocation of Reg. Station W-15.  
Can use ten (10) foot easement requested  
by electric along Southerly property line  
for joint use.

GJPC/3-25-80/SIMONETTI/RIDER PASSED 4-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL  
OF THE ROAD AND SUBDIVISION VACATION.

# REVIEW SHEET SUMMARY

FILE NO. 89-79 DUE DATE 10/15/81

ACTIVITY Amendment to the Plan of Village Fair

PHASE Final (Hotel/Rest. Liq. License) ACRES \_\_\_\_\_

LOCATION S.W. Corner of 12th and Patterson

PETITIONER B & G Investments

PETITIONER ADDRESS P.O. Box 1536, Grand Junction, CO 81502

ENGINEER \_\_\_\_\_

## OVERALL CONSIDERATIONS

- OVERALL COMPATABILITY
- CONSISTENCY
- ADJACENT PROPERTY
- CHANGE IN THE AREA
- TRAFFIC IMPACT

HAS NOT BEEN ADDRESSED  
 HAS BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10/13/81	Fire Dept.	The Grand Junction Fire Department has no objections to this amendment. Fire protection facilities must be approved by Fire Dept. any assembly building with a seating capacity of 300 or more must be sprinklered.
10/15/81	Police Dept.	We request any security measures information you have installed or may be considering.
10/15/81	Staff Comments	If all other review agency comments are resolved, staff has no further comments.
10/17/81	QUIMBY/DUNIVENT PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #89-79, AN AMENDMENT TO AN APPROVED PLAN - HOTEL/ RESTAURANT LIQUOR LICENSE; ALL SUBJECT TO CONDITIONS OF THE PLANNING COMMISSION AND STAFF.	

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

ACTION SHEET

File # 89-79  
Zone \_\_\_\_\_  
Tax Area Code \_\_\_\_\_

Activity VILLAGE FAIR

Phase Final Development Plan

Date Neighbors Notified 5-16-80

Date Submitted 5.1.80

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

Date Mailed Out 5.6.80

PC Hearing Date 5.27.80

Review Agencies 10-day Review Period - Return By 5.16.80

- | <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 checked="" type="checkbox"/> IRRIGATION <u>Grand Valley</u>           |
| <input type="checkbox"/> COUNTY SURVEYOR             | <input checked="" type="checkbox"/> DRAINAGE <u>Grand Jct.</u>               |
| <input type="checkbox"/> COMTRONICS                  | <input type="checkbox"/> WATER (UTE, CLIFTON)                                |
| <input type="checkbox"/> GRAND VALLEY RURAL POWER    | <input type="checkbox"/> SEWER   |
| <input checked="" type="checkbox"/> MOUNTAIN BELL    | <input checked="" type="checkbox"/> CITY ENGINEER/UTILITIES <u>Patterson</u> |
| <input checked="" type="checkbox"/> PUBLIC SERVICE   | <input type="checkbox"/> MACK, <sup>PISH</sup> LOMA, MESA, COLLBRAN          |
| <input type="checkbox"/> SOIL CONSERVATION SERVICE   | <input type="checkbox"/> FRUITA, PALISADE                                    |
| <input type="checkbox"/> SCHOOL DISTRICT 51          | <input checked="" type="checkbox"/> TRANSPORT. ENGR. - <u>Bragdon</u>        |
| <input type="checkbox"/> STATE HIGHWAY               | <input checked="" type="checkbox"/> Parks & Rec.                             |
| <input type="checkbox"/> STATE GEOLOGICAL            | <input checked="" type="checkbox"/> Energy Ofc.                              |
| <input type="checkbox"/> STATE HEALTH - RADIOLOGICAL | <input checked="" type="checkbox"/> P.D. - <u>Ed Vandertack</u>              |
| <input type="checkbox"/> TRANSAMERICA TITLE          | <input checked="" type="checkbox"/> Tech. Review                             |

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GPC</u>	<u>5.27.80</u>	<u>REC. APP. SUB. to Staff &amp; Review Comm</u>
<u>CIC</u>	<u>6/18/80</u>	<u>Approved on concert adj- subject to GPC recommendation.</u>

Common Location S.W. Corner of 12th and Patterson.

Staff Comments  
Legal OK

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# 89-79

ITEM VILLAGE FAIR FINAL DEVELOPMENT PLAN

DATE SENT TO REVIEW DEPT 5-06-80

DATE DUE 5-16-80

PETITIONER Earl Jensen

LOCATION S.W. corner 12th & Patterson

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
5-08-80	TECH REVIEW	While this site is not within a designated 100 year flood hazard area, Patterson Road has experienced historic drainage problems. However, if the drainage plan indicated is effected this project should drain to the south (at least not contributing to this problem). Additionally, the project engineer has indicated that the proposed system has the capacity to carry run-off from a 100 year flood event within the subdivision; with no damage to the structures "provided the finished floor elevation is set in accordance with good engineering practice." No regulations exist to compel the developer to determine a specific flood elevation. However, it would obviously be advantageous to do so and set the finished floor elevation a minimum of one foot above the calculated 100 year flood elevation in conformance with F.I.A. minimum standards.
5-14-80	TRANSP. ENG.	No comments
5-19-80	PARKS & REC.	The Syringa (Lilac) may be too large for this development as a shrub that tends to spread from the base.
5-20-80	DESIGN & DEVELOPMENT PLANNER	Design considerations of previous submittals have been met. 1. Install bumper guards along western property line. 2. Easement vacation for 15' sewer easement could be approved as part of the plat, with legal documentation to be recorded following the completion of line modification. 3. Conceptual perspective gives broad brush view of the project. What are the building materials and coloration? 4. POA needed for full street improvements on Patterson Road and 12th Street.
STAFF RECOMMENDATION:		Recommend approval of final development plan subject to meeting staff and review sheet comments before the time the item is scheduled for CIC Hearing.
5-20-80	PUBLIC SERVICE	Gas: Plan at this time to be joint use with electric. (KF) 838-846 Electric: Request that the proposed UG Power parallel to the southerly property line be at 4' or 5' North of said property line and the proposed 8" Water line be North of the Electric line and at 10' South of existing sewer line, or bring 8" Water line in from the East. Also, there is a possible conflict with transformer and sewer line in SE corner.
5-21-80	CITY FIRE	Approved as to site plan sheet 3 of 3. Hydrant spacing approved.
5-22-80	GR. VALLEY IRRIG	Have been talking to Jim Patty about R.O.W. and have agreed on Village Fair South Boundry. This should show up on Final Plan.

Jack Bray #89-79  
2628½ North 12th Street  
Grand Junction, Colo. 81501

Jack L. Bray #89-79  
2707 Patterson Road  
Grand Junction, CO 81501

Lawrence J. Brown #89-79  
1427 Chipeta  
Grand Junction, Colorado 81501

Adolph J. Kochever #89-79  
1238 Wellington Avenue  
Grand Junction, CO 81501

Nora C. Peterson #89-79  
2540 North 12th Street  
Grand Junction, CO 81501

Donald R. Carns #89-79  
2424 North 12th Street  
Grand Junction, CO 81501

Ed Clements #89-79  
2528 North 12th Street  
Grand Junction, CO 81501

Donald R. Carns #89-79  
2412 North 12th Street  
Grand Junction, CO 81501

Edward L. Clements #89-79  
2528 North 12th Street  
Grand Junction, CO 81501

P-H Management Company #89-79  
P.O. Box 2026  
Grand Junction, CO 81502

Bernard V. Coulson #89-79  
2510 North 12th Street  
Grand Junction, CO 81501

Hershel B. Pilcher #89-79  
Box 1006  
Rangely, Colorado 81648

Joseph D. Abel #89-79  
1212 Wellington Avenue  
Grand Junction, CO 81501

The Village Fair #89-79  
P. O. Box 518  
Grand Junction, CO 81501

Roger C. Head #89-79  
686 Crestridge Drive  
Grand Junction, CO 81501

Farmon Community Club #89-79  
2511 North 12th Street  
Grand Junction, CO 81501

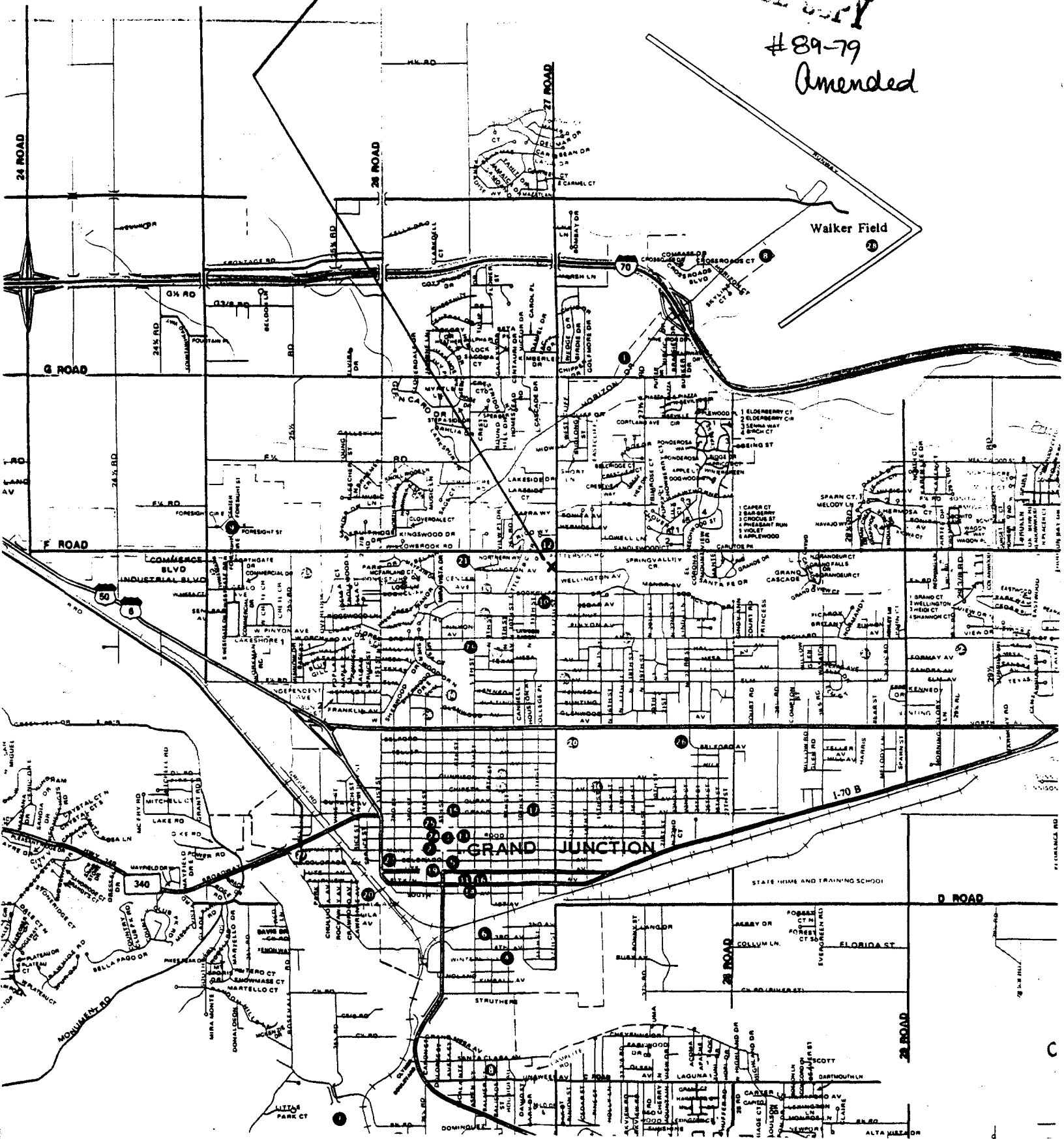
Village Fair #89-79  
Box 518  
Grand Jct. CO 81501

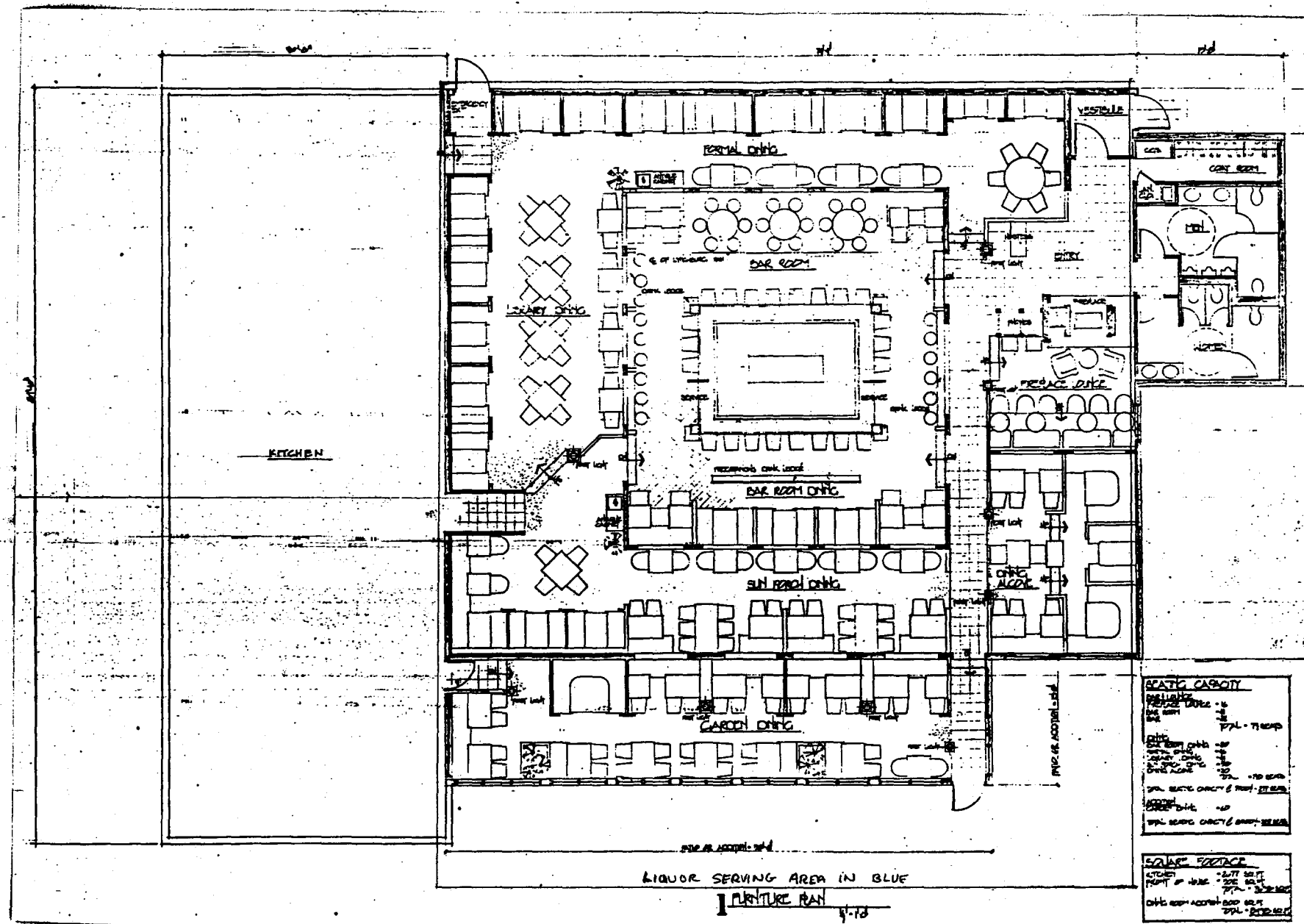
Frank Bering #89-79  
642 Main St.  
Grand Jct. CO 81501

LOCATION & VACINITY MAP

PROPOSED RESTAURANT LOCATION

*OFFICE COPY*  
*#89-79*  
*Amended*





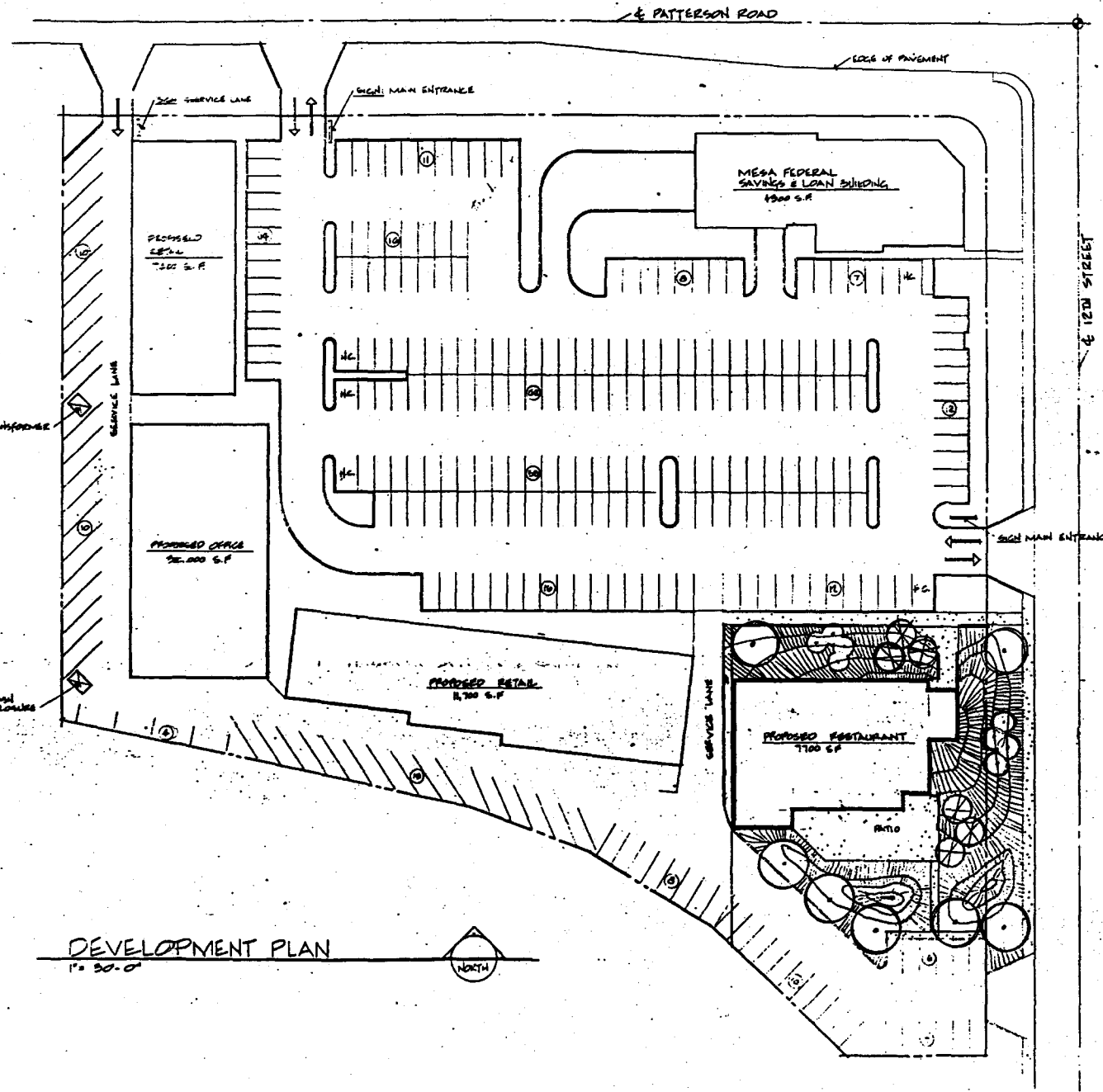
**SEATING CAPACITY**

RESTAURANT DINING	120 SEAT
BAR ROOM DINING	120 SEAT
SUN ROOM DINING	120 SEAT
CARRY OUT DINING	120 SEAT
<b>TOTAL SEATING CAPACITY</b>	<b>480 SEAT</b>

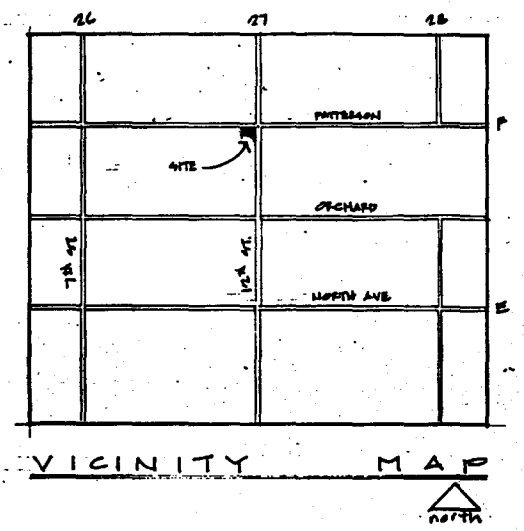
**SQUARE FOOTAGE**

KITCHEN	2,000 SQ. FT.
RESTAURANT DINING	2,000 SQ. FT.
BAR ROOM DINING	2,000 SQ. FT.
SUN ROOM DINING	2,000 SQ. FT.
CARRY OUT DINING	2,000 SQ. FT.
<b>TOTAL SQUARE FOOTAGE</b>	<b>8,000 SQ. FT.</b>

LIQUOR SERVING AREA IN BLUE  
 FURNITURE PLAN 9-78



DEVELOPMENT PLAN  
1" = 50'-0"



VICINITY MAP

**SITE DEVELOPMENT**

GROUND LEVEL	50 FT = 4,100	50 FT = 157	240
UPPER LEVEL	50 FT = 24,000	50 FT = 67	240
TOTAL	50 FT = 4,100	50 FT = 104	240

100 CARS PROVIDED  
PARKING SPACES

TRAFFIC CIRCULATION & PARKING

Village Fair Shopping Park  
Outline Development Plan



## IMPACT STATEMENT

The approved plan of Village Fair provides for a restaurant facility. The only change to the plan is the addition of a Hotel Restaurant Liquor License.

Because of the Restaurant's central location and proper zoning, utility connections will not be a problem. The project is properly located on a major street so that transportation and accessibility are excellent.

Building construction will begin immediately, creating a cash flow to the City from Sales Tax on materials and Use Tax. Upon completion, a favorable contribution from Property Tax will be realized. Also, the City Sales Tax revenues will be substantial.

The restaurant will be open for lunch and dinner offering a lighter type meal, catering to the entire market from family to retirees. The building shall utilize a great deal of glass and skylighting to project a light, airy, open feeling, as well as bring the natural exterior landscaping inside the structure.

Pannell Kerr Forster has completed our preliminary market report which indicates definite community demand for our project. It estimates the average client age at forty years at lunch, and thirty-five years at 6:30 p.m. The beverage to food ratio is projected at 65% food to 35% beverage. The hours of operation will be from 11:00 a.m. until closing.

Liquor laws and client behavior shall be closely supervised.

## DEVELOPMENT SCHEDULE

We will develop the property as rapidly as possible. We hope to break ground in December, 1981 and be in operation in May or June of 1982.

The development team which has been assembled to do this project, was carefully selected to provide the utmost in experience and expertise. In addition to the owners, Dennis L. Granum, who has extensive real estate development experience, and Frank Bering, who has extensive restaurant experience, we have put together the following firms to assist us. Each comes with considerable national and international expertise. The team consists of the following:

- 1) Victor Huff & Associates, Inc. is nationally recognized as one of the top architectural and design firms in the hotel and restaurant field.
- 2) Pannell Kerr Forster is internationally recognized as the leader in market and feasibility studies. They will provide us with the data necessary to tell us how we can best serve the needs of the community.
- 3) Thomas Ricca Associates is a specialist in food facility design and consulting. He comes with a long list of credentials and has been involved with many projects; winning three coveted international awards.

TWELFTH AND PATTERSON SHOPPING PARK

IMPACT STATEMENT  
FOR PLANNED DEVELOPMENT BUSINESS  
REZONING ON THE SOUTH WEST CORNER OF 12th AND PATTERSON

Need for Change:

Presently we have assembled 6 parcels of land which are zoned both R3 and B1. This proposal is intended to place a unified, planned development project approximately 4.5 acres providing the immediate neighborhood with needed services. Due to the physical proximity of the Grand Valley Canal and the main traffic arteries of North 12th and Patterson Road, a single zone and the planned development process will provide the necessary services for the adjacent residential development.

Impact on the Surrounding Area:

Due to consolidation of numerous properties, well placed curb cuts, smooth internal circulation, the proposed project will compliment the single and multi-family residential neighborhood. Given the necessity for medium and high density projects within the city limits, this proposal provides appropriate services within walking distance of many people.

Access, Utilities, Facilities:

The access to the project site is North 12th Street and Patterson or "F" Road. Presently North 12th Street is a fully improved four lane access. Patterson road is still two lane access with a new 4 lane design underway.

All utilities are available to the site, located on both 12th and Patterson Roads.

Impact on facilities will be minimal. Commercial projects use very little water and sewer. The project site and individual buildings will include all the current fire protection requirements. There will be no impact on parks and schools due to its commercial nature.

Neighborhood to be served:

We anticipate the neighborhood to be served as: Bounded by Orchard Avenue on the South, Seventh Street on the West, F.5 Road on the North and 28 Road on the East.

## AGREEMENT

RECEIVED FROM B & G Investments, a Partnership, Purchaser, the sum of \$500.00 in the form of check to be held by Seller as earnest money and part payment for the following described real estate situate in the County of Mesa, Colorado, to wit:

29,340 square feet, more or less, located in the Southeast Corner of the Village Fair Subdivision as indicated by the area marked "X" on the attached map, Exhibit A.

with all easements and rights of way appurtenant thereto which property Purchaser agrees to buy upon the following terms and conditions for the purchase price of \$8.00 per square foot, the total square footage to be determined by survey performed under Paragraph 1 below, payable as follows:

\$500.00 hereby receipted for, \$39,500.00 at closing, and the balance to be paid by Promissory Note in a form satisfactory to Seller calling for annual installments of principal and interest commencing one (1) year from date of closing. Payments shall be based upon 20 year level payment amortization, but payment of all outstanding interest and principal will be due five (5) years from closing date. Purchaser may prepay without penalty. The interest rate applicable to each annual installment shall be the same as that charged to Seller for its loan on the balance of the Village Fair Subdivision from the United States Bank of Grand Junction or Seller's permanent long term lender on the date twelve (12) months preceding the installment due date. Purchaser will execute a deed of trust in a form satisfactory to Seller to secure payment, but Seller will subordinate its interest to permit Purchaser to obtain construction and long term financing for the building, landscaping, furniture, fixtures, and other improvements through borrowing or Industrial Revenue Bonds as the case may be, provided if Purchaser obtains separate financing on personal property, Seller shall only subordinate to the financing on building and landscaping construction. Payment will be personally guaranteed by Frank W. Bering and Dennis L. Granum.

1. At its expense, Seller will provide a survey showing the exact dimensions of the above-described property (Subject Property) within two (2) weeks of signing this Agreement, provided however, if Purchaser elects not to proceed with this Agreement for any of the reasons specified hereafter, then Purchaser shall bear the survey expense.

2. A current commitment for title insurance policy in an amount equal to the purchase price, at Seller's expense, shall be furnished the Purchaser ten (10) days prior to closing. Seller will deliver the title insurance policy to Purchaser after closing and pay the premium thereon.

3. Title shall be merchantable in the Seller. Subject to payment or tender as above provided and compliance with the other terms and conditions hereunder by Purchaser, the Seller shall execute and deliver a good and sufficient general warranty deed to said Purchaser on or before January 4, 1982, or, by mutual agreement, at an earlier date, conveying said property free and clear of all taxes, except the general taxes for 1982, payable January 1, 1983, and free and clear of all liens for special improvements now installed, whether assessed or not; free and clear of all other liens and encumbrances and easements and subject to building zoning regulations; and covenants

to be recorded prior to closing and Power of Attorney for 12th Street improvements.

4. General taxes for the year of closing shall be apportioned to date of delivery of deed based on the most recent levy and the most recent assessment. Prepaid rents, water rents, sewer rents, if any, shall be apportioned to date of delivery of deed.

5. The hour and place of closing shall be as designated by Seller.

6. Possession of premises shall be delivered to Purchaser on closing.

7. In the event the Subject Property is substantially damaged by fire, flood or other casualty between the date of this Agreement and the date of possession or the date of delivery of deed, whichever shall be earlier, this Agreement may, at the option of the Purchaser herein, be declared null and void and any deposit herein made shall be immediately returned to Purchaser.

8. Seller will remove the house presently on the Subject Property and will fill the foundation thereof. Any foundation or other structure thereon located where Purchaser intends to construct the restaurant shall be removed, filled and compacted adequately to permit the construction of the restaurant. Any other structure, foundation or improvement will be removed, filled and compacted to the extent required to support blacktop driveway and parking.

9. Time is of the essence hereof, and if any payment or any other condition hereof is not made, tendered or performed as herein provided, there shall be the following remedies. In the event a payment or any other condition hereof is not made, tendered or performed by the Purchaser, then this contract shall be null and void and of no effect, and both parties hereto released from all obligations hereunder, and all payments made hereon shall be retained on behalf of the Seller as liquidated damages. In the event that the Seller fails to perform any condition hereof as provided herein, then the Purchaser may, at his election, treat the contract as terminated, and all payments made hereunder shall be returned to the Purchaser; provided, however, that the Purchaser may, at his election, treat this contract as being in full force and effect with the right to an action for specific performance and damages.

10. It shall be a condition of this Agreement that Purchaser obtain on or before two (2) business days prior to the day of closing construction and long term financing upon terms acceptable to Purchaser and a hotel and restaurant liquor license for the Subject Property. It shall also be a condition of this Agreement that Seller obtain inclusion within the Village Fair Subdivision Planned Development business zone the southern part of the Subject Property; obtain a modification of the outlined development plan and approval of Subdivision Plat creating a five (5) lot subdivision of which part the Subject Property will be a lot; obtain the consent of Mesa Federal Savings and Loan Association as to changes in lot size and/or Common Area dimensions; and, obtain a partial release of the Subject Property from the blanket loan to the U. S. Bank of Grand Junction; provided, however, Seller shall not be excused from its performance hereunder for the failure of a condition caused by events within Seller's control and covenants to exercise its best and most diligent efforts to satisfy such conditions. In the event Seller's conditions are not satisfied by December 1, 1981, or Seller is unable to close by December 1, 1981 for any other reason, then, at Purchaser's election, closing may be extended to any date up to and including March 1, 1982.

11. Seller will provide the following:

a) Curb cuts along 12th Street immediately north and immediately south of the Subject Property, and a curb

cut on Patterson Road on the north side of the Village Fair Subdivision.

b) Paved parking area adjacent to the Subject Property in substantial conformity as shown on Exhibit A attached hereto meeting applicable building and zoning requirements sufficient to accommodate a 350-seat restaurant which shall be in place prior to the completion of construction of the restaurant. Purchaser will be responsible for providing 23 parking spaces and driveway at its expense on the Subject Property located south of the restaurant, all to be included in meeting applicable parking requirements.

c) Utilities to the property line of the subject Property.

d) Screening or fencing along all ditches or canals adjacent to the Subject Property.

12. Seller will not permit the location of another restaurant or food service operation within the Village Fair Subdivision without the prior written consent of Purchaser which consent shall not be unreasonably withheld; provided ice cream stores selling only dairy products, donut shop selling only baked goods, and service grocery type uses shall be permitted.

13. Purchaser will be permitted to place a free-standing advertising sign on the Subject Property so long as the sign complies with applicable laws, rules and regulations, Purchaser obtains Seller's prior approval as to the design, color and configuration of such sign, and the sign does not preclude Seller from having a free standing sign on 12th Street.

14. Purchaser will grant an easement to Seller across the paved portion of the Subject Property to permit ingress and egress to Village Fair Subdivision for customers, clientele, owners, tenants and employees therein provided Purchasers shall retain exclusive parking rights to parking spaces situate upon the Subject Property.

15. Purchaser understands that the Subject Property will be subject to covenants, conditions and restrictions affecting the Village Fair Subdivision, which covenants, conditions and restrictions and commercial owner's association Articles of Incorporation and By-Laws have been furnished to Purchaser prior to the execution of this Agreement. The Seller agrees to amend the covenants in the following respects:

a) The Association shall not be obligated to maintain Purchaser's landscaping on the Subject Property except in the event Purchaser fails to maintain such landscaping;

b) Paved parking and driveway on the Subject Property will be included in the maintenance by the Association as if a Common Area; and

c) To prohibit commercial activities not conforming to: (1) the applicable zone of the Subject Property, (2) planned development of the Village Fair Subdivision, or (3) zone categories B-1 thru B-3 of the City of Grand Junction's Zoning Ordinances currently in effect.

Seller acknowledges receipt of preliminary architectural landscape design plans for the restaurant to be constructed on the Subject Property. Seller grants preliminary design and architectural approval and Purchaser and Seller agree to work together in good faith to insure that the ultimate design and landscaping of the Subject Property will be compatible with other buildings and landscaping within Village Fair Subdivision.

16. Seller may modify the design and location of the buildings, driveways, parking areas and other features of the Village Fair Subdivision as shown on the attached Exhibit A, but Seller:

- a) May not allow construction of a building between the parcel occupied by the Mesa Federal Savings and Loan Association and the Subject Property;
- b) May not reduce the number of parking spaces by more than 15%;
- c) May not make any alteration that would interfere with the visibility of the Subject Property from the curb cut located on Patterson Road; or
- d) May not locate trash receptacle more than 50 feet from the Subject Property;

without the prior written consent of the Purchaser.

17. Purchaser agrees that it will pay any real estate commissions that may fall due as a result of this transaction.


18. The covenants contained herein shall survive closing and shall be binding on the heirs, successors and assigns of the parties.


19. Purchaser's improvements shall be designed and constructed in such a manner to conform to the drainage plan of Village Fair Subdivision.

20. If this proposal is accepted by the Seller in writing on or before October 9, 1981, this instrument shall become a contract between Seller and Purchaser and shall inure to the benefit of the heirs, successors and assigns of such parties.

Dated October 9, 1981.

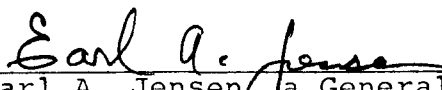
B & G INVESTMENTS, a General Partnership

By   
Frank W. Bering, General Partner

By   
Dennis L. Granum, General Partner

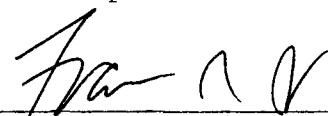
Seller accepts the above proposal this 9th day of October, 1981.

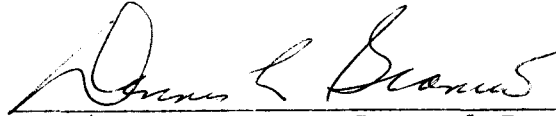
THE VILLAGE FAIR, a Limited Partnership

By   
Earl A. Jensen, a General Partner

ADDENDUM

Seller will permit Purchaser to begin construction at any time after November 18, 1981, and Seller will furnish a title commitment to Purchaser prior to commencement of such construction. Purchaser will indemnify Seller and save it harmless from any liability and any damages, including Court costs and attorney's fees, arising from such construction, including the imposition of any mechanics liens or other encumbrances.

  
Frank W. Bering, General Partner  
DATED: October 9, 1981

  
Dennis L. Granum, General Partner  
DATED: October 9, 1981


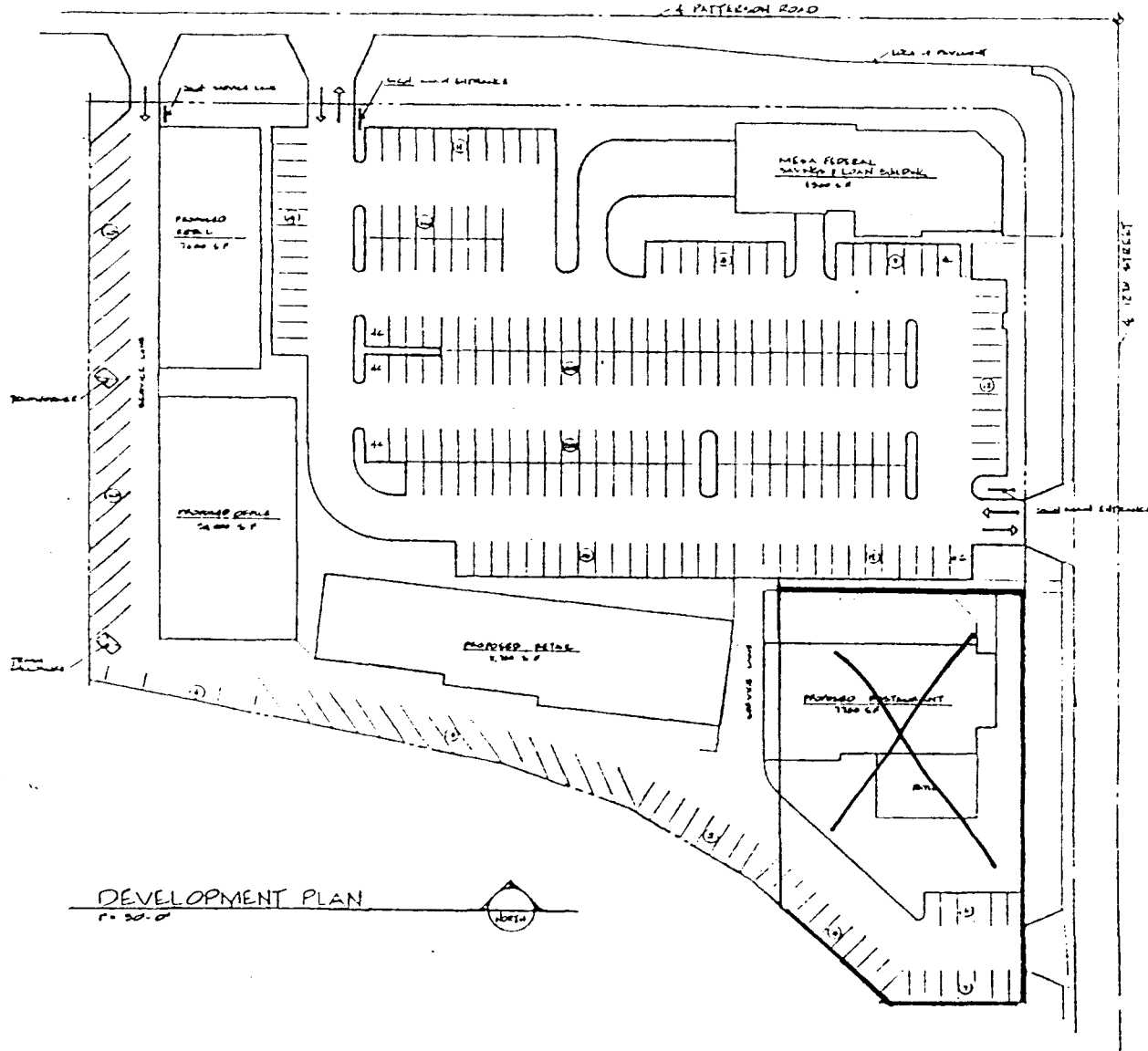
  
Earl A. Jensen, a General Partner  
DATED: October 9, 1981

Exhibit A



**SITE DEVELOPMENT**

GROUND LEVEL	40 FT. ± 0.100	44 FT. ± 1.07	44.00
UPPER LEVEL	40 FT. ± 0.000	40 FT. ± 0.00	40.00
LOWER LEVEL	30 FT. ± 0.100	30 FT. ± 0.00	30.00

100 CARS PROVIDED

Village Fair Shopping Park  
Outline Development Plan

**gb** gray • brener  
architects • planners

DATE: 1/28  
SCALE: AS SHOWN  
SHEET: 01A  
PROJECT: VILLAGE FAIR SHOPPING PARK  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]



**G** **GEO TESTING**  
Geotechnical Engineering and Materials Testing  
**LABORATORIES, INC.**

February 7, 1980

Earl Jensen  
P.O. Box 518  
Grand Junction, Colorado 81502

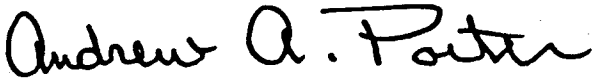
Re: Proposed 12th & Patterson Shopping Park  
Job #16-1

Gentlemen:

We have completed our geotechnical studies of the proposed 12th & Patterson Shopping Park, Grand Junction. Data from our field and laboratory studies, along with our analyses and recommended design criteria have been summarized and are presented in the attached report. If you have any questions, please call.

Yours truly,

GEO TESTING LABORATORIES, INC.



Andrew A. Porter, P.E.  
President

AAP/ms

## TABLE OF CONTENTS

	Page #
Introduction	1
Proposed Construction	1
Sub Soils	1
Foundations	1
Floor Slabs	2
Lateral Earth Pressures	3
Wetting of Foundation Soils	3
General Information	4

## INTRODUCTION

We made this study to assist in determining the best types and depths of foundations for the structure and design criteria for them. Data from our field and laboratory work are summarized on Figures #1 through #9, attached.

## PROPOSED CONSTRUCTION

We understand the proposed Shopping Park will consist of single and double story structures of frame or other light weight construction.

For the purpose of our analyses, we assumed maximum column loads on the order of 10 KIPS and wall loads of 4 KIPS/FT.

If final designs vary from these assumptions, we should be advised to permit re-evaluation of our recommendations and conclusions.

## SUB SOILS

Our test holes showed a wide variety of soil types and engineering characteristics as shown in Figures 2A and 2B. Our field and laboratory tests indicate the wet soft clays are highly compressible and the medium stiff clays are low to moderately collapsible; however, they should support the anticipated light weight structures and experience tolerable settlements.

Groundwater was not encountered in our test holes and should not effect the planned near surface construction; however, if basement construction is being considered you should check the depth to groundwater when the Grand Valley Canal has been operating for about 30 days.

## FOUNDATIONS

We have considered several types of foundations for the proposed buildings, including spread footings and structural rafts.

Founding the building with spread footings on the natural clays, silts, sands and gravels involves a "normal" risk of foundation movement. Founding the buildings with structural rafts would reduce the risk of foundation movement. We believe considering safety, economy, and the ever present risk of movement involved in any type of foundation, spread footings on the natural clays, silts, sands and gravels would be the most practical. The foundation criteria included herein is for spread footings only. However, should you decide upon a lower risk alternative, such as structural rafts, we would be happy to discuss the criteria for them with you.

Spread footing placed below frost depth of about 3 feet should be designed for a maximum soil bearing pressure of 500 PSF in the soft clays (TH-1 & 2), 1,000 PSF in the loose silty sands (TH-3), 1,500 PSF in the medium silts (TH-6), 2,500 PSF in the medium stiff clays (TH-4,5,7 & 8) and 3,000 PSF in the medium dense gravels (TH-6). Prior to sizing footings the soils present in foundation excavation should be identified.

#### FLOOR SLABS

We believe the most practical type of floor used in conjunction with spread footing foundations would be a floating slab-on-grade. For slab-on-grade construction, we suggest the following:

1. Place a minimum of 4" of gravel beneath the slab compacted to a minimum of 70% relative density (ASTM D-2049) or 95% of Proctor density (ASTM D-698) whichever applies to the chosen material.
2. Provide moderate slab reinforcement and carry the reinforcement through the interior slab joints, but not to foundation walls or load bearing walls.
3. Omit under slab plumbing. Where such plumbing is unavoidable, pressure test it during construction to

minimize the possibility of leaks that result in foundation wetting. Utility trenches should be compacted to a minimum of 95% maximum dry density as determined by (ASTM D-698).

#### LATERAL EARTH PRESSURES

The lateral earth pressure on walls depends on the type of backfill, height of wall, hydrostatic pressure behind the wall, influence of adjacent foundations, and tolerable wall movement. In the case of walls where movement is restricted, such as foundations stem walls below grade, we suggest they be designed for "at rest" lateral earth pressures which assume little or no wall movement.

In the case of walls where movement is not restricted, such as retaining walls, we suggest they be designed for an active lateral earth pressure, which assumes small amounts of wall movement resulting in active pressures.

For the "at rest" condition, we recommend you design for an equivalent fluid weight of 52 PCF and for the "active condition" we recommend you design for an equivalent fluid weight of 57 PCF.

We recommend that weep holes or subdrains (whichever apply) be included in your designs to help minimize the possibility of building up hydrostatic pressures. Where this is not possible, you should design for an additional 62.4 PCF in fluid weight starting from the free water surface. In this condition, you should also consider the hydrostatic uplift on floor slabs below the water table.

#### WETTING OF FOUNDATION SOILS

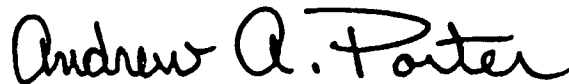
Wetting of foundation soils always causes some degree of volume change in the soils and should be prevented during and after construction. Methods of doing this include compaction of "impervious" backfill around the structure, provision of an adequate grade for rapid runoff of surface water away from the structure, and discharge

of roof downspouts and other water collection systems well beyond the limits of the backfill.

GENERAL INFORMATION

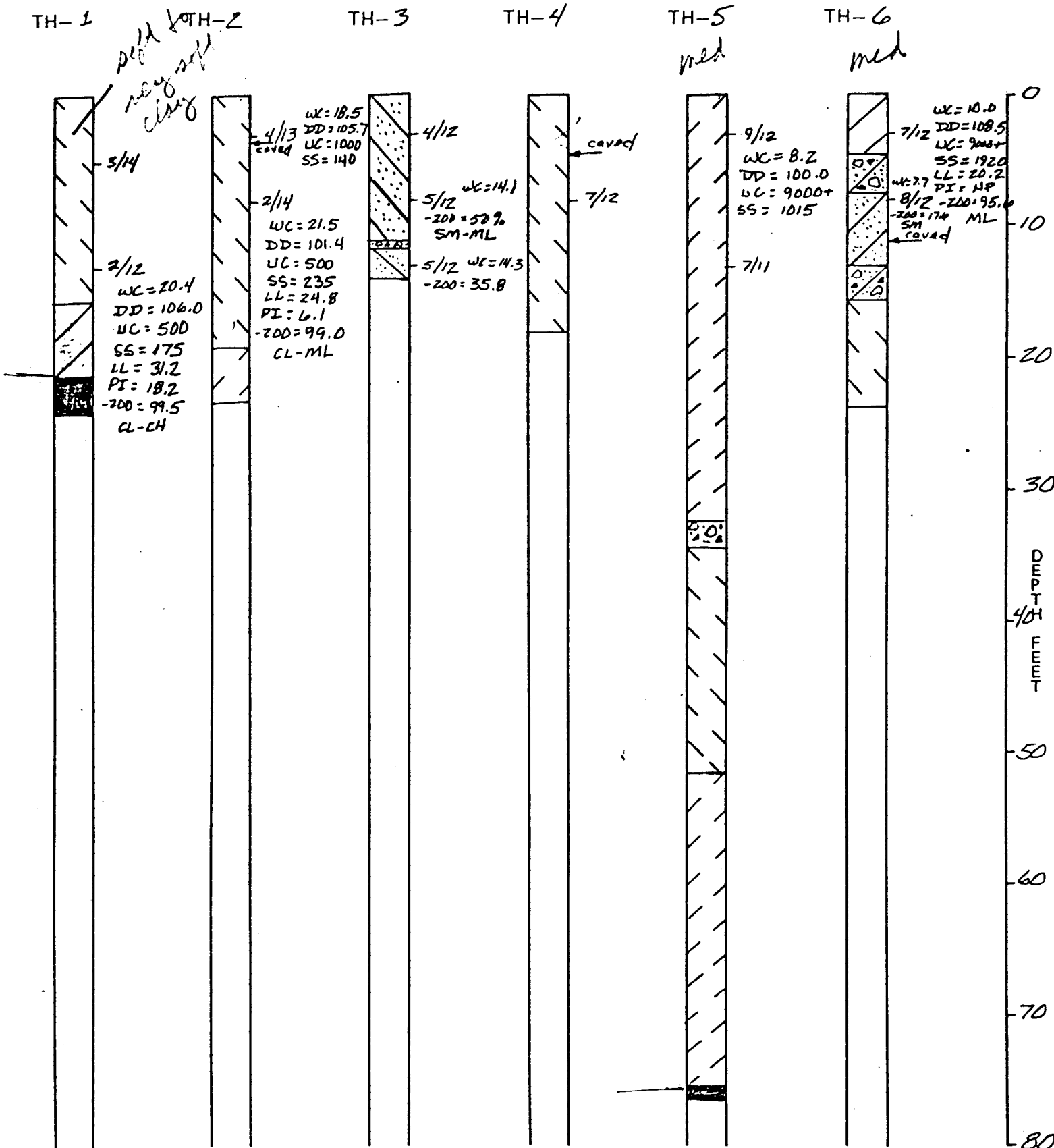
Our exploratory test holes were spaced as closely as feasible in order to obtain a comprehensive picture of the sub soil conditions; however, erratic soil conditions may occur between test borings. If such conditions are found in exposed excavations, it is advisable that we be notified to observe the conditions in the foundation excavation.

GEO TESTING LABORATORIES, INC.



Andrew A. Porter, P.E.  
President





**GT GEO TESTING**  
 Geotechnical Engineering and Materials Testing  
**LABORATORIES, INC.**  
 EARL Jensen Job 16-1  
 SUMMARY LOGS OF TESTS AND TEST HOLES

Fig. 2A

TH-

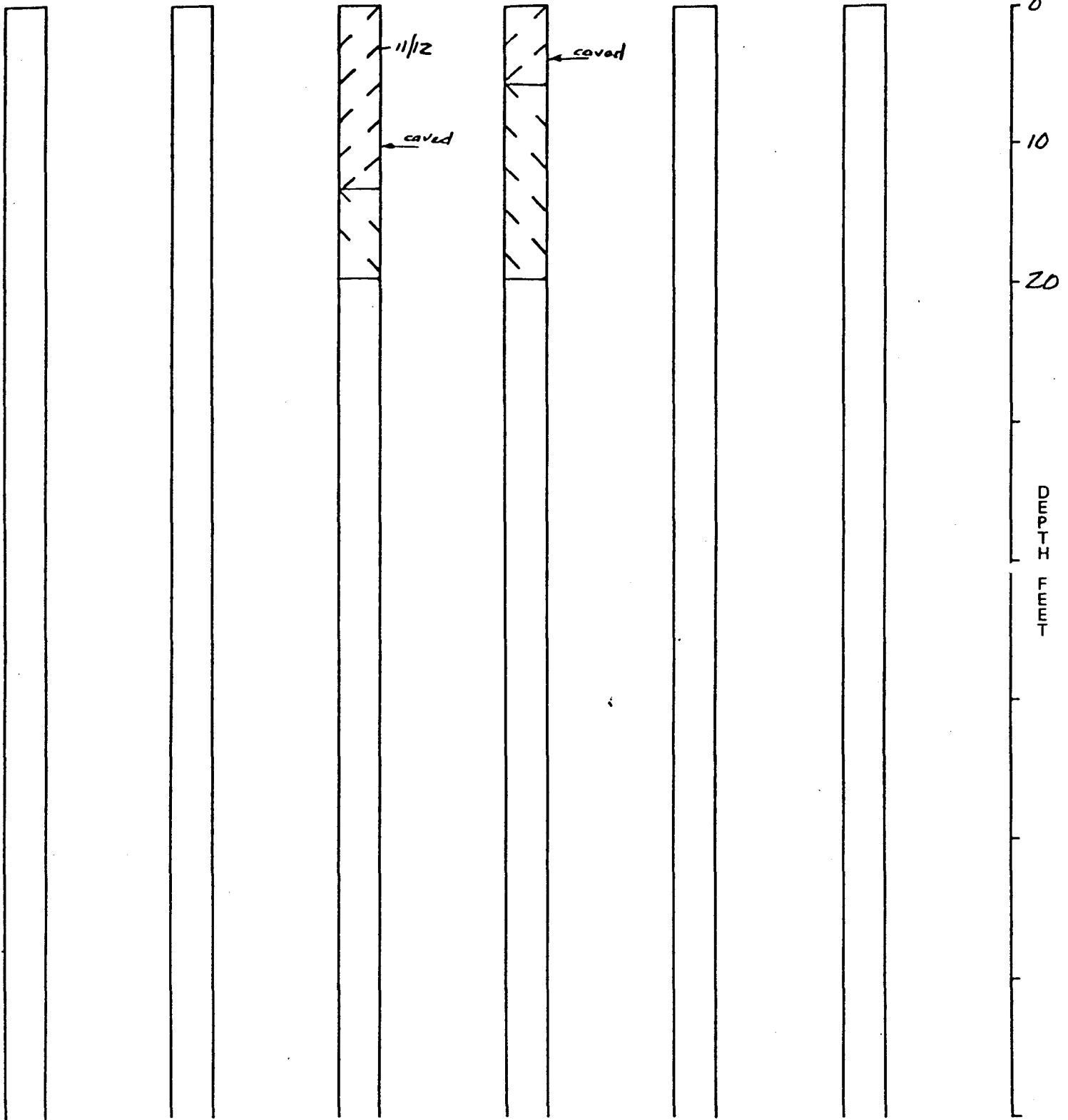
TH-

TH-7

TH-8

TH-

TH-



**GT** **GEO TESTING**  
Geotechnical Engineering and Materials Testing  
**LABORATORIES, INC.**  
EARL JENSEN, Job 16-1  
SUMMARY LOGS OF TESTS AND TEST HOLES

Fig. 2B



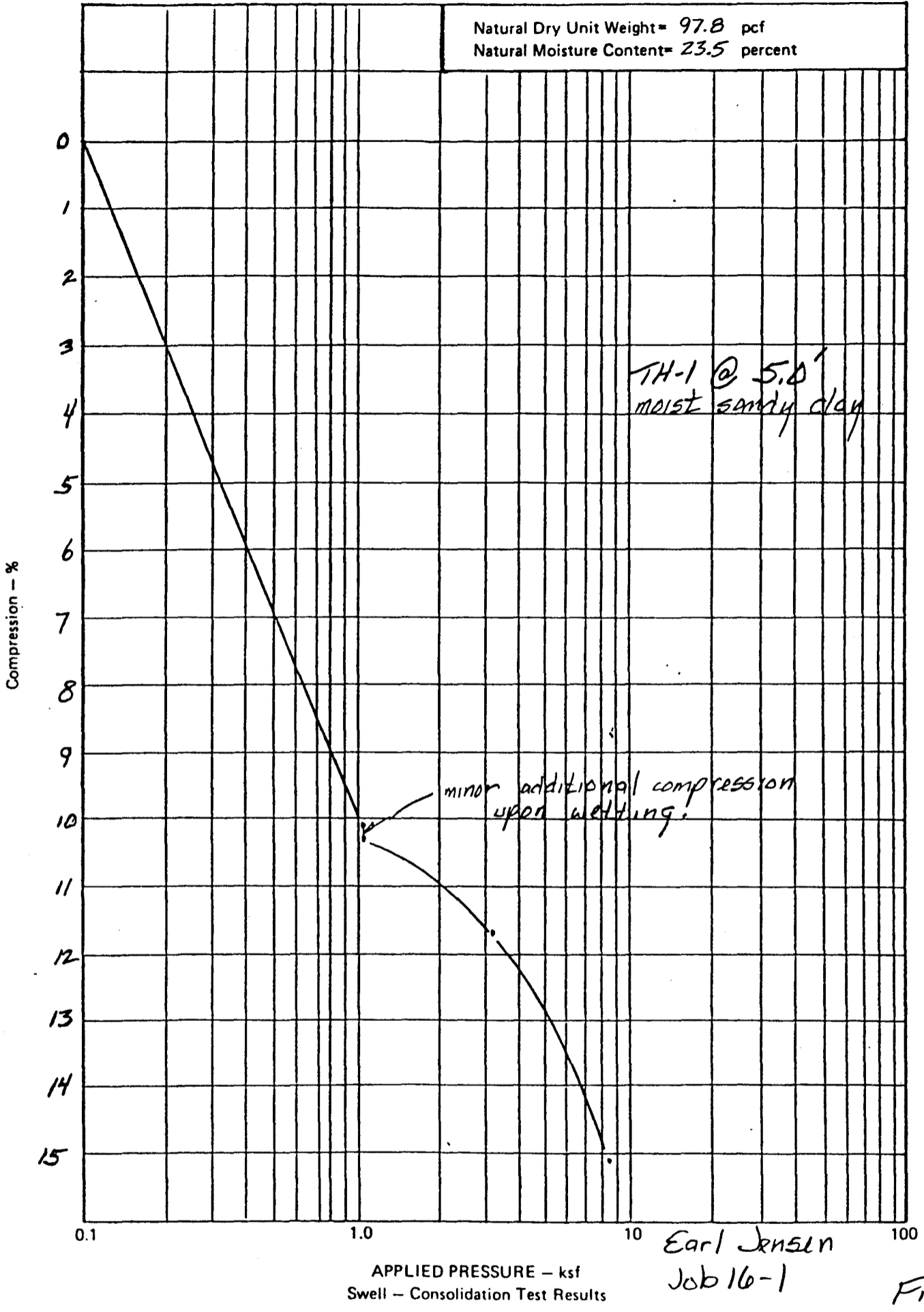
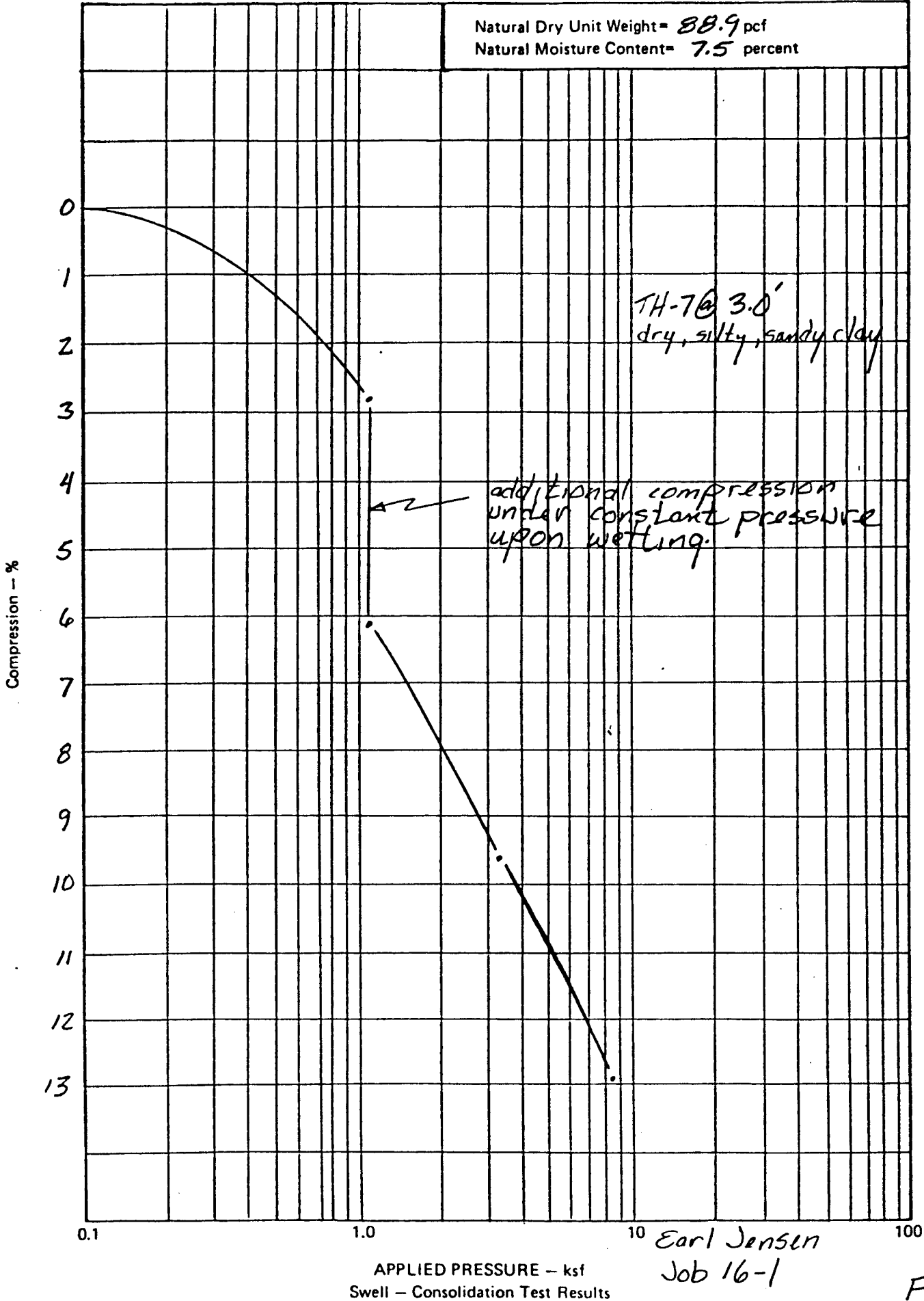


Fig. 4

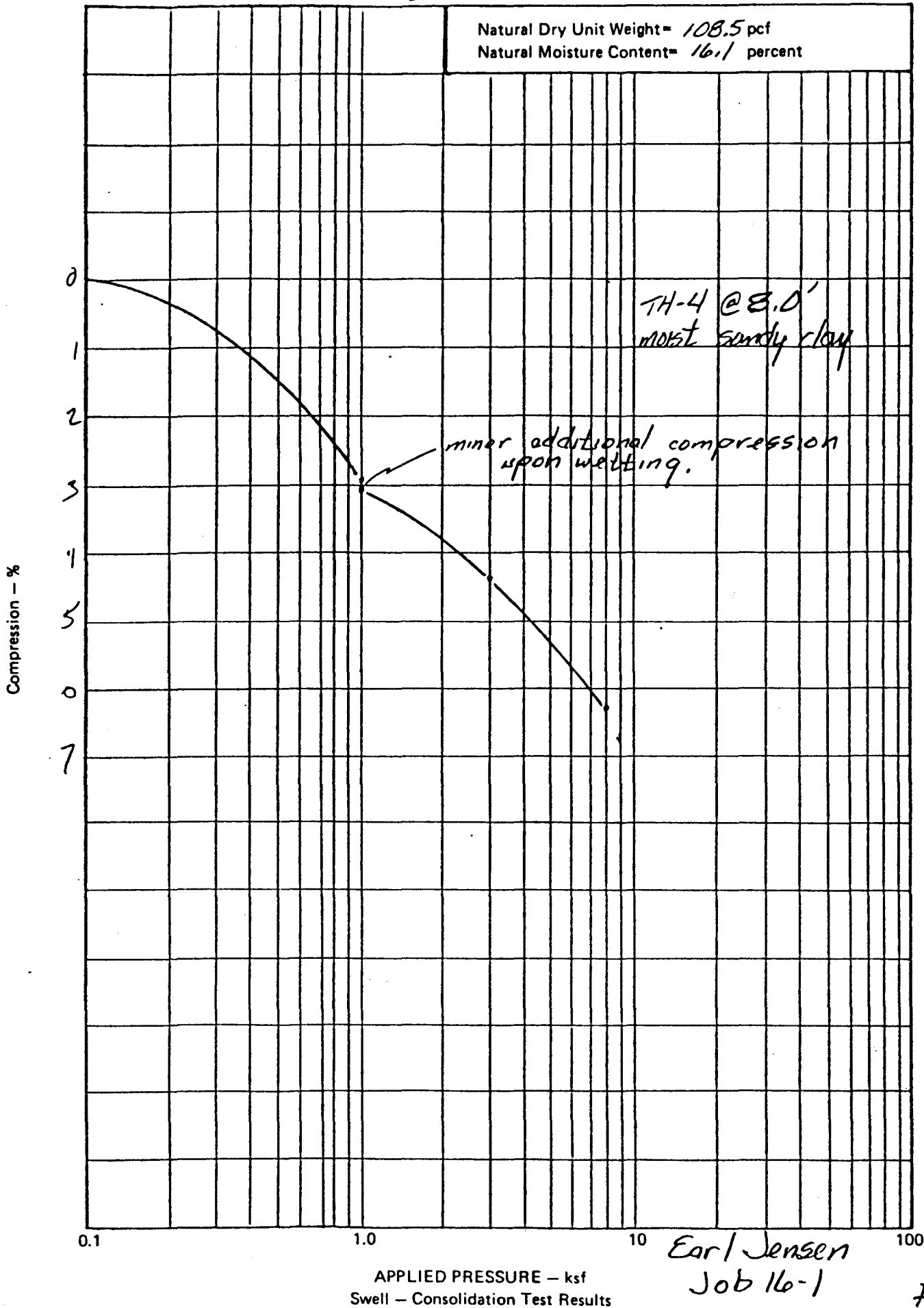
Natural Dry Unit Weight = 88.9 pcf  
 Natural Moisture Content = 7.5 percent



Earl Jensen  
 Job 16-1

Fig. 5

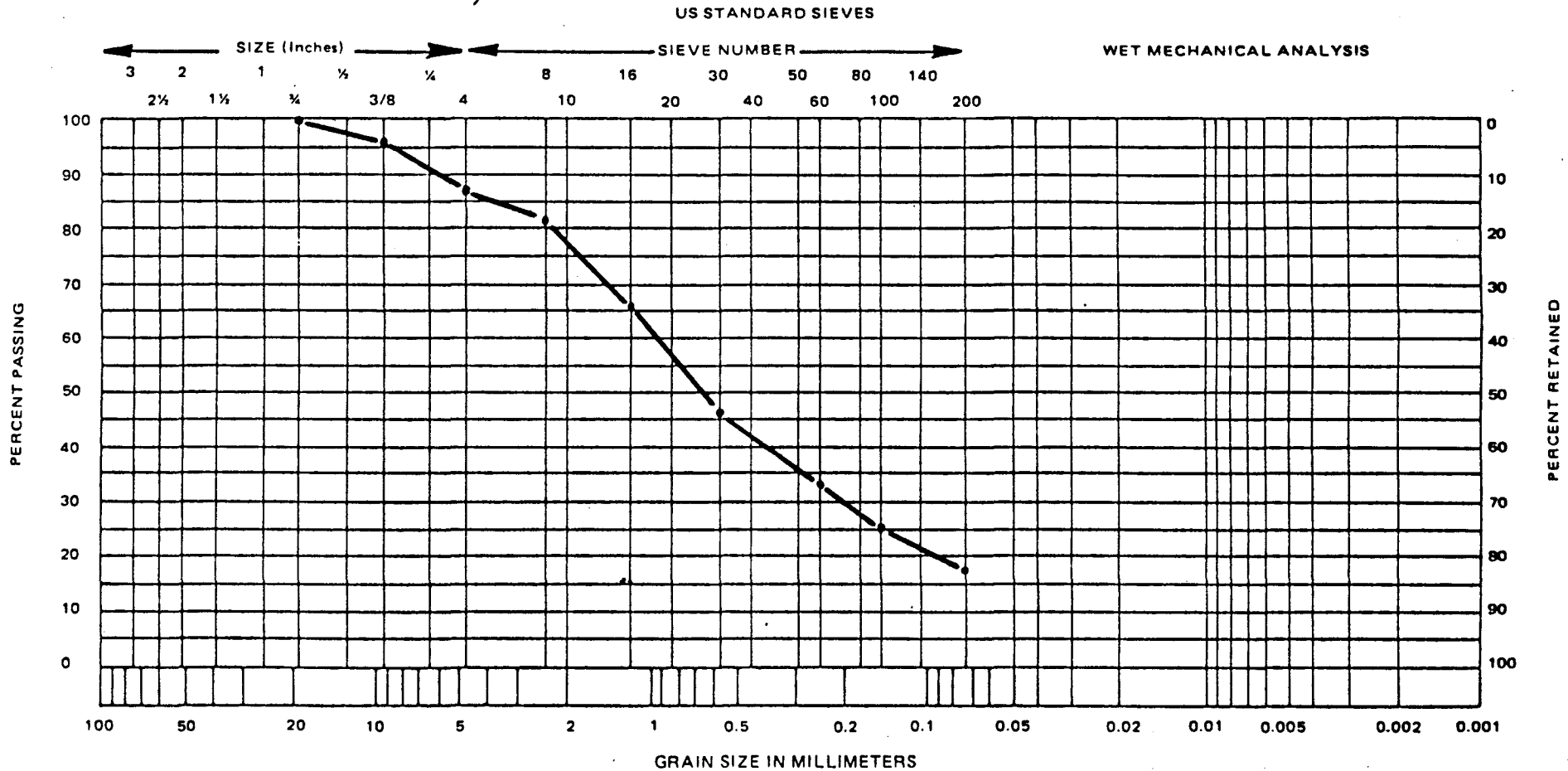
Natural Dry Unit Weight = 108.5 pcf  
Natural Moisture Content = 16.1 percent



Swell - Consolidation Test Results

Fig. 6

PROJECT *EARL Jensen, Job 16-1*



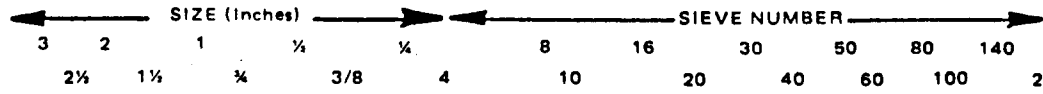
EXCAVATION NUMBER	SAMPLE NUMBER	NATURAL % MOISTURE	W <sub>L</sub>	W <sub>P</sub>	I <sub>P</sub>	CLASSIFICATION	REMARKS
	<i>TH-6@8'</i>	<i>7.7</i>	-	-	-	<i>SM</i>	<i>12.8% Gravel, 69.6% Sand</i>
							<i>17.6% Silt &amp; Clay</i>
TECHNICIAN (Signature)	<i>P.B.</i>		PLOTTED BY (Signature)			<i>A.P.</i>	CHECKED BY (Signature)
							<i>A.P.</i>

1/31/80

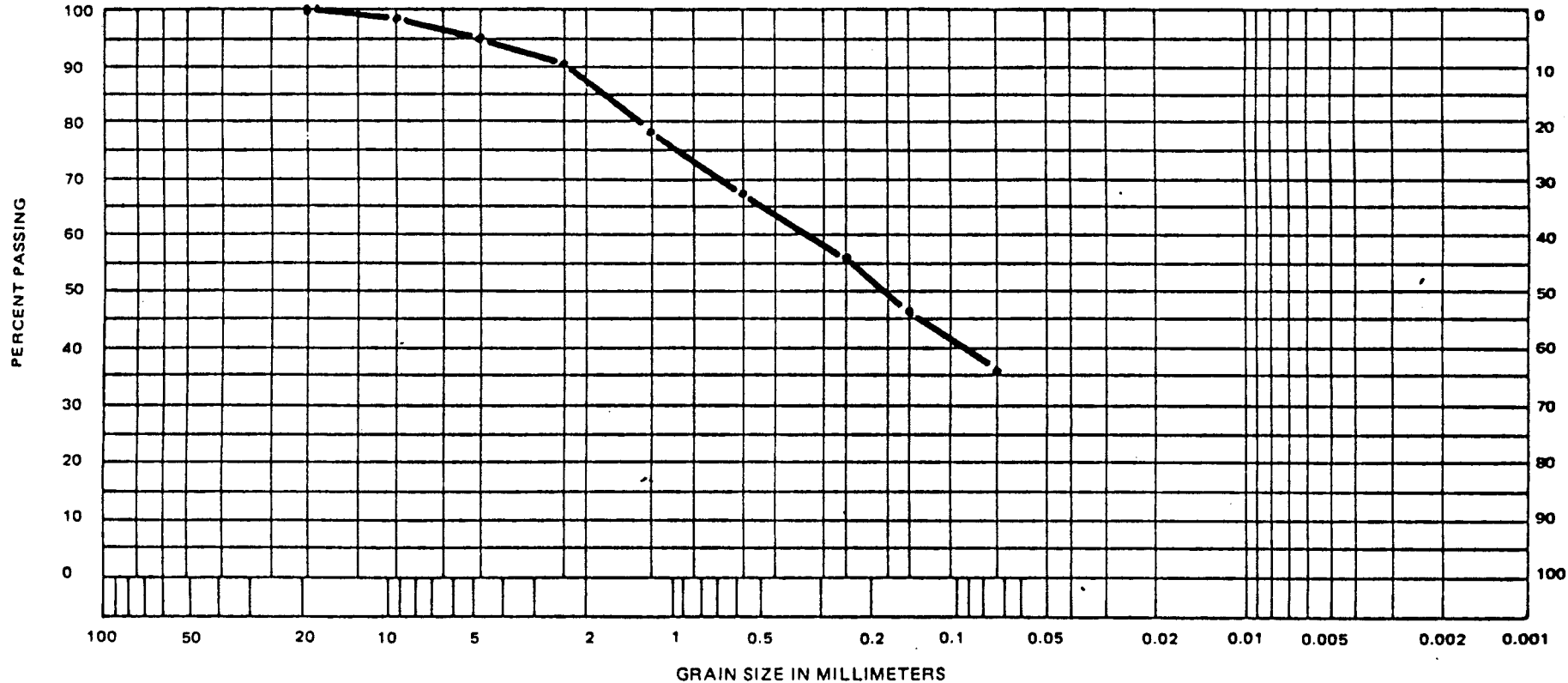
PROJECT

Earl Jensen, Job 16-1

US STANDARD SIEVES



WET MECHANICAL ANALYSIS



EXCAVATION NUMBER	SAMPLE NUMBER	NATURAL % MOISTURE	W <sub>L</sub>	W <sub>P</sub>	I <sub>P</sub>	CLASSIFICATION	REMARKS
	TH-3@13.5'	14.3	-	-	-	SM	4.4% Gravel, 59.8 Sand 35.8% silt & Clay
TECHNICIAN (Signature) P.B.			PLOTTED BY (Signature) A.P.			CHECKED BY (Signature) A.P.	

Fig. 8

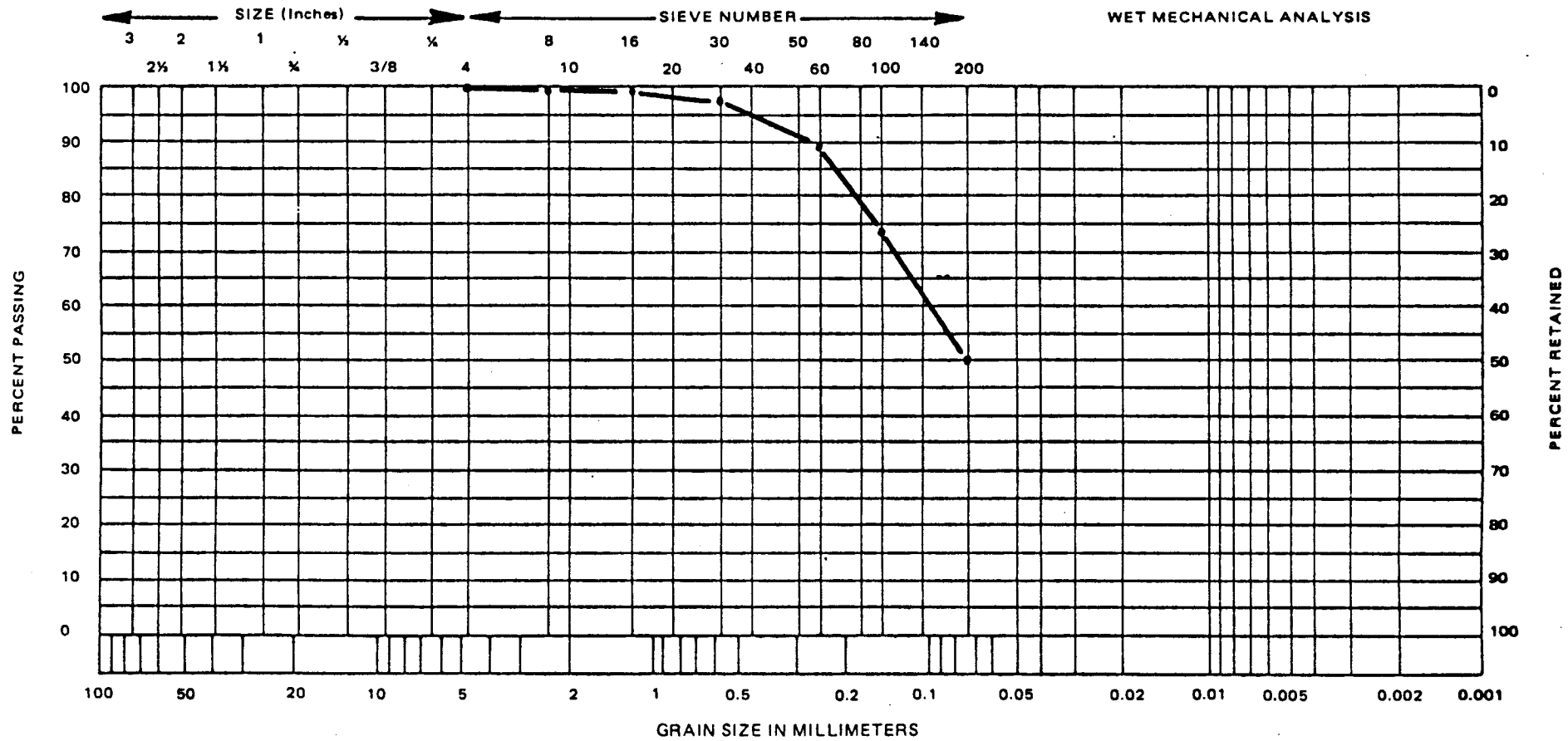
1/31/80

PROJECT

Earl Jensen, Job 16-1

US STANDARD SIEVES

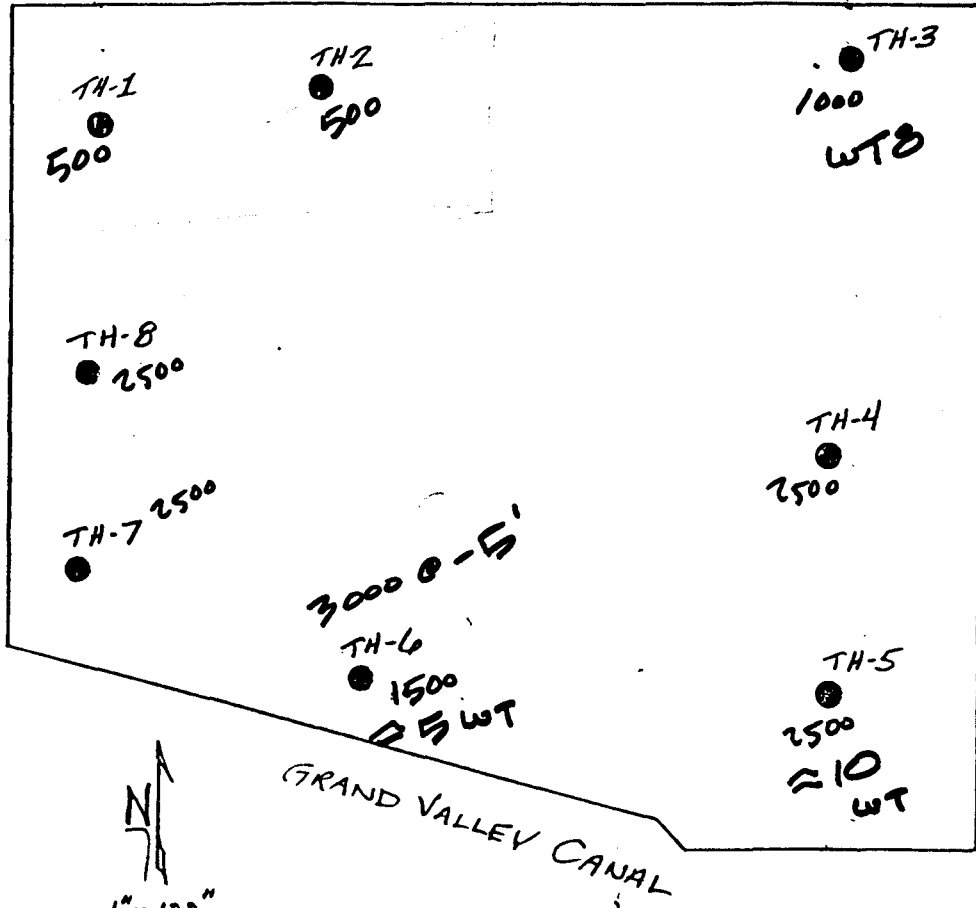
WET MECHANICAL ANALYSIS



EXCAVATION NUMBER	SAMPLE NUMBER	NATURAL % MOISTURE	W <sub>L</sub>	W <sub>p</sub>	I <sub>p</sub>	CLASSIFICATION	REMARKS	
	TH-3@8'	14.1	-	-	-	SM-ML	50% Sand, 50% silt & clay	
TECHNICIAN (Signature)	R.B.		PLOTTED BY (Signature)			A.P.	CHECKED BY (Signature)	A.P.

Fig. 9

PATTERSON Road























PROPOSED 12th & PATTERSON  
Shopping Park












NOTES:


- 1) These test holes were drilled on Jan. 22, 1980 using 4" continuous flight auger powered a CME-55 drill rig.
- 2) The locations of these test holes is approximate.

**GILGEO TESTING**  
Geotechnical Engineering and Materials Testing  
**LABORATORIES, INC.**  
EARL Jensen Job 16-1  
LOCATION OF TEST HOLES

Fig. 1

-  CL, CL-CH, CH  
CLAY, medium stiff to very stiff
-  CL, CL-CH, CH  
CLAY, soft to very soft
-  SP, SW, SP-SW, SP-SC, SP-SM, SW-SC, SW-SM  
SAND, medium to very dense, clean to slightly dirty
-  SP, SW, SP-SW, SP-SC, SP-SM, SW-SC, SW-SM  
SAND, loose to medium dense, clean to slightly dirty
-  SC, SC-SM  
SAND, clayey, ~~loose to medium~~ dense *to very dense*
-  SC, SC-SM  
SAND, clayey loose to medium dense
-  ML, ML-CL  
SILT, dense to very dense
-  ML, ML-CL  
SILT, loose to medium dense
-  SM, SM-SC  
SAND, silty, dense to very dense
-  SM, SM-SC  
SAND, silty, loose to medium dense
-  GW-SW, GP-SP, GW, GP, SW-GW, SP-GP, GW-GC, GW-GM  
GRAVEL and SAND, clean to slightly dirty, dense to very dense
-  GRAVEL and SAND, clean, loose to medium dense
-  GC-CL, GC  
GRAVEL and SAND, very clayey, dense to very dense
-  GC-CL, GC  
GRAVEL and SAND, very clayey, loose to medium dense
-  GM-ML  
GRAVEL and SAND, very silty, dense to very dense
-  GM-ML  
GRAVEL and SAND, very silty, loose to medium dense
-  CL-CH, CH, CL  
CLAY (highly weathered claystone) or SHALE
-  SP, SM, SC, SW  
SAND (highly weathered sandstone)
-  CLAYSTONE or SHALE firm to medium hard
-  SANDSTONE, firm to medium hard

-  SANDSTONE, CLAYSTONE, SHALE, or SILTSTONE, hard to very hard
-  CLAYSTONE, SHALE, or SILTSTONE, layered, firm to medium hard
-  SILTSTONE, firm to medium hard
-  CONCRETE or ASPHALT PAVING and BASECOURSE, etc.
-  TOPSOIL
-  FILL, man made, loose or unknown
-  FILL, man made, dense, controlled
-  GRANITE or similar hard competent rock
-  Gradual change in materials. Exact strata change not located.
-  Undisturbed sample taken by Shelby, Denison, Pitcher, etc.
-  Indicates practical Rig Refusal. More than one such symbol indicated depth in adjacent hole attempted at same location

 Free water level and number of days after drilling that measurement was taken.

9/12 Indicated that 9 blows of a 140 pound hammer falling 30 inches were required to drive a 2-inch diameter sample 12 inches.

WC = Water content percent

DD = Dry density, PCF

UC = Unconfined compression strength, PSF

LL = Liquid limit, percent

PI = Plasticity index, percent

SS = Shear Stress, direct shear, torvane, etc. PSF

-200 = Percent passing number 200 sieve

**GT GEO TESTING**  
Geotechnical Engineering and Materials Testing  
**LABORATORIES, INC.**

SUMMARY LOGS LEGEND  
Fig. 3



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

Earl Jensen  
204 North 12th Street  
Grand Junction, Colorado 81501

Dear Sir:

On December 18, 1979 the Grand Junction Planning Commission voted to recommend approval of your petition for Rezone and Outline Development Plan subject to staff recommendations on enclosed review sheets.

Your petition 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 mentioned items will constitute the item being deleted from the agenda.

Sincerely,



Sue Drissel  
Planning Technician I

cc: File #89-79  
Chris Gray Architects  
Loran Dake

SU/mcw

City  
County  
Development  
Department

CITY OF GRAND JUNCTION - MESA COUNTY - COLORADO 81501  
255 WHITE AVE - P.O. BOX 60 - DIAL 1305 143-2260 EXT. 343

March 27, 1980

Earl Jensen  
Box 518  
2004 N. 12th Street  
Grand Junction, Colorado 81501

Dear Sir,

On March 25, 1980 the Grand Junction Planning Commission voted to recommend approval of your petition for Preliminary Development Plan - Village Fair Subdivision and Road Vacation - subject to staff and review sheet comments as per enclosed copies.

This item has been scheduled for City Council on April 16, 1980 at 7:30 p.m. Please be present or have a representative in attendance. Failure to do so will constitute the item being deleted from the agenda.

Sincerely,



Sue Drissel  
Planning Technician I

cc: File 89-79  
Chris Gray, 2721 N. 12th, Suite 15

C. Neal Carpenter,  
President  
N. Kent Baker  
Eugene R. Brauer  
Gordon W. Bruchner  
Patrick C. Dwyer  
Robert J. Shreve  
Dale J. Steichen  
Robert D. Thomas  
Gary R. Windolph

# ARIX

A Professional Corporation

Engineers Architects Planners

760 Horizon Drive  
Grand Junction, Colorado 81501  
303 243 7569

April 29, 1980

Mesa County Planning Commission  
Colorado Department of Health

Gentlemen:

A gamma radiation survey was conducted in compliance with Senate Bill #35 as a portion of our client services. The following information is presented as details of this survey.

Proposed Building Site

Location/Description: Village Fair Shopping Park

Owner's Name: Earl A. Jensen

Owner's Address: 2004 North 12th Street, Grand Junction, Colorado

Survey Requested By: Kris Gray, Architect

Date of Survey: April 29, 1980 Survey By: J. Tell Tappan

Instrument Type: Scintillometer Serial No.: 300

Calibration: Cross calibrated with gas proportional ionization chamber

Survey Results (See attached plat map)

- All meter readings less than 0.02 milliRoentgen per hour (20 micro R/h). No tailings indicated.
- Highest reading between .02 - .04 milliRoentgens per hour.
- Some readings greater than .04 milliRoentgens per hour.
- Gamma radiation coming from adjacent area.
- Tailings deposits indicated.

#89-79

OFFICE COPY

Description of Deposit: In and around fenced horse pasture near center of property covering about 7,500 square feet (see attached map).

Recommendations: Excavate tailings and transport to Colorado Department of Health Tailings Repository prior to commencing site work. Contact C.D.H. (245-2400) for monitoring assistance during tailings removal.

Respectfully submitted,

ARIX, A Professional Corporation



J. Tell Tappan  
Health Physicist

JTT/kaf  
Enclosure: Plat Map  
cc: Client w/enclosure  
File w/enclosure

OFFICE COPY #89-79

City  
County  
Development  
Department

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

May 29, 1980

Mr. Earl A. Jensen  
P.O. Box 518  
Grand Junction, Colorado 81502

Dear Sir:

On May 27, 1980 the Grand Junction Planning Commission voted to recommend approval of your petition for Village Fair Final Development Plan, subject to staff and review sheet comments as per enclosures.

This item has been scheduled for City Council hearing on June 18, 1980 at 7:30 p.m. A representative must be present.

Sincerely,



Sue Drissel  
Planning Technician II

SD:dh

Enclosures

xc: Chris Gray  
2721 North Twelfth  
Suite 13  
File # 89-79

#82-79

CITY OF GRAND JUNCTION, COLORADO  
MEMORANDUM

Reply Requested  
Yes  No

Date  
Jan. 13, 1981

To: (~~XXXX~~) Jim Patterson From: (~~XX~~) Ron Rish *RRR*

SUBJECT: Village Fair Shopping Park  
SW Corner 12th St. & F Rd.

As requested, I have reviewed the "utilities composite" for the above as submitted to you with Chris Gray's letter of December 30, 1980. I have the following comments about this project:

1. In checking the Development Department file I found records of my review comments of 3/11/80 (Preliminary Plan) but no review record of review comments from you or me for 5/16/80 (Final Plan). I am not sure who lost what, but am taking this opportunity to comment on the project.
2. As stated on 3/11/80, Power of Attorney for street improvements on F Road must be furnished prior to recording the Final Plat.
3. As stated on 3/11/80, a quantified storm drainage plan is due to me.
4. Detailed construction plans should be submitted for my review prior to construction for:
  - a. Sanitary sewer
  - b. Waterlines (public)
  - c. Storm sewer across south edge of site.  
(I believe the composite acknowledges this per note 2.)
5. As stated on 3/11/80, all public sanitary sewers and the storm sewer across the south edge of the site will require easements granted to the City. The composite shows several easements and I just wish to emphasize *of them being* documented and recorded prior to our being asked to accept the constructed lines.
6. I still do not understand whether the existing irrigation flow at the corner of 12th St. and F Rd. must be conveyed across this site to serve other users. I raised this question on 3/11/80 also.
7. A 20 ft. radius should be provided in the street right-of-way line at the northeast corner of the site.

Thanks for the opportunity to review this and I am available to discuss any of these items with Chris or others.

cc: Bob Bright ✓  
Darrel Lowder



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

March 13, 1981

Mr. Chris Gray  
Architect  
2721 North 12th St.  
Suite 22  
Grand Junction, CO 81501

Dear Chris:

Re: Village Fair Shopping Park - Storm Drainage Plan

As requested, I have reviewed the above as submitted February 4, 1981, and I have the following comments:

1. The drainage analysis and resulting pipe sizing is reasonable and is approved.
2. Pipe bends are shown in the 12" PVC along the canal. This is not acceptable. Any bends must occur at manholes to allow for rodding stoppages. This is City policy.
3. The 18" and 15" lines shown into the site are private property drains and the City has no authority nor responsibility concerning those lines.
4. Detailed construction plans for the 12" and 24" lines along the canal must be prepared by an engineer and submitted for my approval prior to construction of the lines. I assume you had an engineer perform the drainage analysis and resulting system design.
5. An easement for the lines along the canal must be recorded prior to construction since the facilities are apparently located off the Village Fair property.

Thanks for your continued cooperation, and I apologize for taking so long to respond.

Very truly yours,

*Ronald P. Rish*  
Ronald P. Rish, P.E.  
City Engineer

RPR/hm

cc - Earl Jensen  
Bob Bright ✓  
Jim Patterson  
File



City of Grand Junction, Colorado 81501  
250 North Fifth St.,

February 24, 1983

Tom Beck  
Beck, Shrum and Associates, Inc.  
2721 North 12th Street  
Suite 28  
Grand Junction, CO 81501

Dear Tom:

Re: Village Fair Storm Sewer and Waterline

As requested, I have reviewed the detailed construction plans for the storm sewer along the north bank of Grand Valley Canal and the fire-protection waterline near the west end of the site as submitted February 18, 1983, and have the following comments.

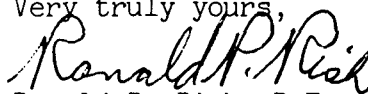
1. I take no exception to the designs as proposed.
2. All trenching and backfilling should be as per details shown on City Standard Drawings ST-2 and W-1.
3. You should insure the contractor(s) have copies of Standard Drawings ST-2 and W-1 and the Standard City Specifications for pipe installations.
4. Since the storm sewer is located on Grand Valley Irrigation Company right-of-way, their approval of the plans should be obtained. The City also needs some agreement with Grand Valley Irrigation Company that the City will have right of entry on their right-of-way to perform maintenance on the storm sewer.
5. The fire hydrant should be limited to Mueller Model A-421 or Clow Model F2500.

Consider the plans approved for construction. Upon completion of construction, notify this office to arrange for a final inspection of the facilities prior to their being put into service. As is standard policy, City acceptance of any facilities depends on:



- a. Design in accordance with City requirements.
- b. Construction in accordance with the design.
- c. Submission of documented construction test results by the Engineer.
- d. Submission of mylar-type as-built drawings by the Engineer for the public records.
- e. Final inspection of completed improvements and correction of all deficiencies to the satisfaction of the City Engineer.
- f. Day-to-day inspection of construction and control of construction testing is the responsibility of the Developer's designated Engineer. It is assumed by the City that you are that Engineer.

Thanks for your continued cooperation.

Very truly yours,  
  
Ronald P. Rish, P.E.  
City Engineer

RPR/hm

cc - Earl Jensen  
Chris Gray  
Bob Goldin ✓  
John Kenney  
Darrel Lowder  
Wes Painter  
Jim Patterson  
Ralph Sterry  
File



Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430 FAX (303) 244-1599

November 11, 1994

Remax 4000  
1401 N. 1st St.  
Grand Junction, CO 81501

Attn: Ward Scott  
Re: Village Fair Shopping Center

Please find enclosed the Release of Power of Attorney for the above referenced project. This original must be recorded at the Mesa County Clerk and Records office to become a legal document. At the time of recording, you will be asked where you want the original to be sent. Please have them send it to City Hall to the Community Development Department, attention Ronnie Edwards, and I will place it in the appropriate job file.

Sincerely,

A handwritten signature in cursive script that reads "R Edwards".

Ronnie Edwards  
Planning Technician



Printed on recycled paper



**MEMORANDUM**

**DATE:** August 10, 1999  
**TO:** File  
**FROM:** Patricia Parish, Associate Planner  
**SUBJECT:** Release of Development Improvements Agreement (D.I.A.)  
Village Fair Subdivision

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Community Development Department of Grand Junction has determined that the landscaping does not meet the approved landscaping plan for the above referenced project. Therefore, a sign off on the release of the D.I.A. will not occur until such time that the landscaping at the Village Fair Subdivision on the corner of 12<sup>th</sup> Street and Patterson Avenue has been improved.

The last contact name Staff was given was Char, from Real Estate Services, phone number 245-5101. After relaying this information on the phone to her about two weeks ago, she has not contacted me.