Table of Contents

File 1980-0079 Project Name: North Avenue West Commercial – Final Plat-Turtle Enterprises
Date 9/21/01

Present	Scanned	
		A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department 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 provided. **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.** **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		***Summary Sheet – Table of Contents**
X		Application form
		Receipts for fees paid for anything
		***Submittal checklist**
		***General project report**
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
X	X	***Mailing list to adjacent property owners**
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
X		Reduction of any maps – final copy
		***Final reports for drainage and soils (geotechnical reports)**
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
X	X	***Consolidated review comments list**
X	X	***Petitioner's response to comments**
		***Staff Reports**
		***Planning Commission staff report and exhibits**
		***City Council staff report and exhibits**
		***Summary sheet of final conditions**
		***Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)**

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet	X	X	Planning Commission Minutes -**- 11/25/80
X	X	Review Sheet Summary	X		Letter from Sue Drissel re: public hearing noticeof 11/17/80-
X		Review Sheets	X		Preliminary Plan Application
X		Memo from Planning Commission to Public Hearing Participants of 2/8/83 re: follow-up-4/12/83	X		Copy of Owner Policy of Title Ins.
X	X	Planning Commission Minutes ** - 3/28/83, 4/27/82	X		Memo to Bob Bright to Ron Rish re: comments on the proposal-1/5/81
X		Public Notice Posting-4/14/82	X	X	Letter from Lowell Lester to Dave Campbell re: access to property-12/24/80
X	X	Letter from Ron Rish to Ron Fromknecht re: water and sewer plan-6/11/82	X	X	Letter from John Persinger to Planning Commission re: development schedule from City-1/28/83
X	X	Letter from Charlie Stockton, Ute Water to Jim Patterson re: use of 6" City water line approve from Ute District – 4/16/82	X		Memo from Ron Rish to Jim Patterson re: pre-final inspection from 10/24/79
		Development Application	X		Memo for Ralph Sterry to Jim Paterson re: waterlines-1/11/84
	X	Development Schedule	X	X	Preliminary Plat
X		Subdivision Summary From	X		Street and Utility Profiles
X	X	Grand Junction Improvements Agreement- **-to be scanned by City Clerk-4/1/82	X		Vicinity Map
X	X	Subsurface Soils Investigation	X		Street Plan , Water and Sewer Plan
X	X	Letter from Ron Rish to Ron Fromknecht re: storm drainage-9/11/81	X		Street, Water & Sewer Plan & Profile

Albine Veregas
P.O. Box 1883
Grand Junction, CO. 81502
#79-80

John and James Cadez
DBA: Central Dist. Co.
P.O. Box 489
Grand Jct., CO. 81502
#79-80

Acme Machinery Co.
P.O. Box 1296
Grand Junction, CO. 81502
#79-80

Delmar and Frances Jones
616 Canyon Creek Road
Grand Junction, CO. 81501
#79-80

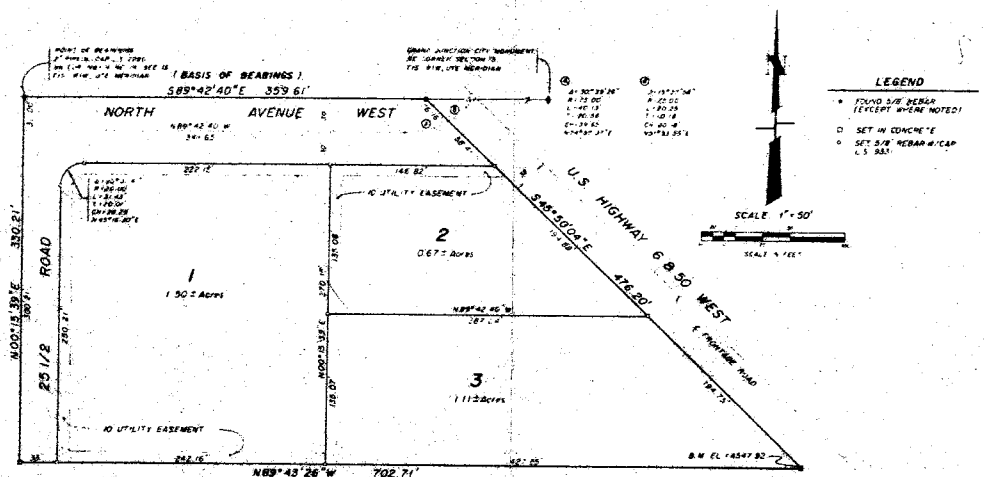
Turtle Enterprises
P.O. Box 3808
Grand Junction, CO. 81502
#79-80

Gingery Associates, Inc.
2777 Crossroads Blvd.
Suite D-2
Grand Junction, CO. 81501
#79-80

Gingery Associates, Inc.
2777 Crossroads Blvd. St.D-2
Grand Jct., CO. 81501

ATTN: Ron Fromknecht #79-80

NORTH AVENUE WEST COMMERCIAL SUBDIVISION



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Turtle Enterprises, Inc., a Colorado Corporation, are the owners of that real property being described as follows:

A tract or parcel of land situated in the NW¼ of the NE¼ of Section 15, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, said tract or parcel being more particularly described as follows:

Beginning at the Northwest Corner of said NW¼ of the NE¼ of said Section 15, and considering the North line of the NW¼ of the NE¼ to bear S 89° 42' 40" E and all bearings contained herein to be relative thereto; thence S 89° 42' 40" E along said North line 359.61 feet to the Southwesterly right of way line of U. S. Highway 6 & 50; thence S 45° 40' 04" E along said Southwesterly right of way line 476.20 feet; thence N 89° 43' 26" W 702.71 feet; thence N 00° 16' 39" E 330.21 feet to the point of beginning. Said tract or parcel contains 4.03 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as NORTH AVENUE WEST COMMERCIAL SUBDIVISION, a subdivision, City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the public utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation, and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush, with perpetual right of ingress and egress for the installation and subsequent maintenance of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the City of Grand Junction, or the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this _____ day of _____ A. D., 19 _____.

Turtle Enterprises, Inc., a Colorado Corporation.

Mark Kamps
(Mark Kamps) President

CITY APPROVAL

This plat of NORTH AVENUE WEST COMMERCIAL SUBDIVISION, a subdivision, City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on this _____ day of _____ A. D., 19 _____.

City Manager

President of Council

Director of Development

Chairman, Grand Junction Planning Commission

Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at _____ o'clock, ___ M., this _____ day of _____ A. D., 19 _____ and is duly recorded as Reception Number _____ in Plat Book _____ at Pages _____ through _____ inclusive.

Clerk and Recorder

By: Deputy

Fees

SURVEYORS CERTIFICATE

I, William G. Roden, do hereby certify that the accompanying plat of NORTH AVENUE WEST COMMERCIAL SUBDIVISION, a subdivision, City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direct supervision and accurately represents the same.

William G. Roden
Colorado Professional Land Surveyor 9339

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this _____ day of _____ A. D., 19 _____, by Turtle Enterprises, Inc., a Colorado Corporation, Mark Kamps, President.

My commission expires: _____

Witness my hand and official seal.

Notary Public

Address _____

#79-80
Office Copy

CWA COLORADO WEST ASSOCIATES INC.

NORTH AVENUE WEST COMMERCIAL SUBDIVISION

LOCATED IN THE NW¼NE¼ OF THE NE¼NE¼ OF SECTION 15, T.1S., R.1W. OF THE UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

File 1983.115

GINGERY ASSOCIATES, INC.

CONSULTING ENGINEERS

1310 UTE AVENUE
GRAND JUNCTION, COLO.
81501 (303) 245-0627

PRINCIPALS

DERYL W. GINGERY
FLOYD E. MONTGOMERY
PATRICK F. MULHERN
WILLIAM A. STERLING
DOUGLAS C. STOVALL
W. KEVIN WILLIAMS

December 24, 1980

Mr. Dave Campbell
Colorado Department of Highways
606 South Ninth
Grand Junction, Colorado 81501

RE: Access to North Avenue West Commercial Park
Job No. 1983.115

Dear Dave:

Access to the above referenced property located east of 25-1/2 Road and southwest of Highway 6 & 50 is unclear. As it exists, there is one exit from the eastbound lane of the highway to this property. The developer, Turtle Enterprises, would like to build a frontage road within the highway right-of-way along the front of their property. This road would be a portion of that frontage road that would eventually connect to the existing frontage road to the north and to Mulberry Street to the south. The interior streets, North Avenue West, Belford and Teller, will then connect to the frontage road rather than directly to the highway.

The existing exit from the highway to this property will be upgraded to provide for right turn from the highway and a right turn onto the highway. This access will be abandoned when the frontage road is completed either to the north or to Mulberry Street. This frontage road will be constructed as per the Colorado Division of Highways Standards. A preliminary sketch is provided with this letter and the final design will be worked out later.

If you agree with the above described plan, please sign the enclosed copy and return it to our office.

Sincerely,

GINGERY ASSOCIATES, INC.

Lowell D. Lester

LDL:lka

Enclosures

Dave Campbell 12/29/80

GINGERY ASSOCIATES, INC.
CONSULTING ENGINEERS
1310 UTE AVENUE
GRAND JUNCTION, COLO.
81501 (303) 245-0627

January 2, 1981

Mr. Bob Bright
Grand Junction Development Department
559 White Avenue, Room No. 60
Grand Junction, CO 81501

RE: North Avenue West Commercial Subdivision
Job No. 1983.115

Dear Mr. Bright:

The following items are responses to the Review Sheet Summary for the North Avenue West Commercial Subdivision:

1. CITY UTILITIES: North Avenue West, West Belford and West Teller will not intersect directly onto Highway 6 and 50. A frontage road will be constructed with one access to the highway (see attached letter to Dave Campbell of the Highway Department). The City Engineering Department (Denise) has indicated the 15 inch sewer line is not a pressure line. Street sections will be changed to meet City Standards.

2. CITY FIRE: The water lines will all be 8 inch lines and will tie into the 8 inch line in 25-1/2 Road. The Fire Department (Wes Painter) has indicated their reference to the water line behind the Monument Twin Theater was in error.

3. CITY ENGINEERING: The sanitary sewer will be located in the streets. The drainage from this subdivision can be handled without completion of previously approved drainage projects.

We would appreciate your review of this project before the City Counsel hearing on January 7, 1981. We think all of the

problems with this project can be handled and see no reason for tabling it again. If we can provide any more information, please give me a call.

Very truly yours,

GINGERY ASSOCIATES, INC.

Ron Fromknecht

Ronald R. Fromknecht
Project Manager

RRF:lka
Enclosures

MEMORANDUM

Jan. 5, 1981

To: Bob Bright
FROM: Ron Rish

at 10:30 this A.M.

Alex gave me a copy of the January 2, 1981 letter from Gingery Associates concerning North Avenue West Commercial Sub. Since I don't have much time and promised Alex a written response by noon for the Council luncheon, this memo is handwritten.

Gingery did <u>not</u> contact me after meeting with the City Manager about these matters. This morning is the first time I have seen this proposal.

Some comments on the proposal are:

1. Sanitary sewers in the street is OK and standard practice.
2. The frontage road and access from Hwy 6 & 50 is CDH jurisdiction and they have agreed per 12-24-80 letter signed by Dave Campbell.
3. Streets should be constructed to same standards that exist in 6 & 50 West subdivision to the south. I assume they intend to comply.
4. That most southerly street which turns into a ½ right of way should probably at least have a cul de sac at the

east "end" where the right-of-way width narrows.

5. They have not addressed my comment concerning access via 25 1/2 Rd. It is my recommendation that at least a gravel street be constructed, to connect on 25 1/2 Rd. this subdivision to 6&50 West Sub.

6. The storm drainage concrete ditch previously detailed and approved for 6&50 West should be constructed from the south end of North Ave. West Sub, to its outlet as shown on the approved plans. This will insure that drainage outlet is available for all properties in the area. If these people have some other scheme which will also accomodate the area storm drainage, I haven't been shown it. Until an alternative plan is detailed and explained, I refer all to the already approved solution for the area storm drainage. Draining this area is difficult at best due to flat terrain.

I don't appreciate the short notice on these matters, but feel it is important for me to give you my input to the best of my ability.

cc: Patterson
Wysocki

GINGERY ASSOCIATES, INC.

CONSULTING ENGINEERS

1310 UTE AVENUE
GRAND JUNCTION, COLO.
81501 (303) 245-0627

PRINCIPALS

DERYL W. GINGERY
FLOYD E. MONTGOMERY
PATRICK F. MULHERN
WILLIAM A. STERLING
DOUGLAS C. STOVALL
W. KEVIN WILLIAMS

January 6, 1981

Mr. Bob Bright
Grand Junction Development Department
560 White Avenue, Room #60
Grand Junction, CO 81501

RE: North Avenue West Preliminary Plan
Job No. 1983.115

Dear Mr. Bright:

The following comments are in response to a memo from Ron Rish dated January 5, 1981, concerning this project. The numbers below correspond to the numbered items in Ron's memo.

1. Sanitary sewers acceptable to Mr. Rish.
2. Frontage road accepted by the Highway Department
3. The streets will be constructed to the same standards used in the 6&50 West Subdivision.
4. West Teller Street will be constructed with a 50 foot radius turnaround at the east end where the right-of-way narrows.
5. Turtle Enterprises has agreed to construct a gravel road between this subdivision and the existing 25-1/2 Road. Loran Dake has told Turtle Enterprises that Mr. Venagas will probably give them permission to do this.
6. The plan is to complete the previously approved drainage ditch from the south edge of this project to the outlet. No attempt will be made to prepare a new design which will not serve the

properties to the south.

If we can provide any more information, please give me a call.

Very truly yours,

GINGERY ASSOCIATES, INC.

Ron Fromknecht

Ronald R. Fromknecht

RRF:lka

CC: Ron Rish
Jim Patterson
Jim Wysock

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

July 29, 1981

Gingery & Assoc.
2777 Corssroads Blvd.
Suite B-2
Grand Junction, CO 81501

RE: SUBSURFACE SOILS INVESTIGATION

NORTH AVENUE WEST

COMMERCIAL SUBDIVISION

GRAND JUNCTION, COLORADO

Gentlemen:

Transmitted herein are the results of a Subsurface Soils Investigation and Foundation Recommendations for the proposed North Avenue West Commercial Subdivision in Grand Junction, Colorado.

Respectfully submitted,

LINCOLN-DeVORE TESTING LABORATORY, INC.

By: Gary M. Krzisnik
Gary M. Krzisnik, P.E.
Grand Junction Office

GEORGE D. MORRIS
REGISTERED
PROFESSIONAL
ENGINEER
STATE OF COLORADO

Reviewed by:

GMK/jb

LDTL Job No. 40615J

602 East 8th Street
Pueblo, Colo 81001
(303) 546-1150

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

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

P.O. Box 1882
Grand Junction, Colo 81501
(303) 242-8968

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

ABSTRACT:

The contents of this report are a Subsurface Soils Investigation and Foundation Recommendations for the proposed North Avenue West Commercial Subdivision in Grand Junction, Colorado.

Topographically, the site is approximately level, with occasional localized variation, located on an alluvial plain of the Colorado River. Surface drainage is fair to poor, and subsurface drainage is probably fair to poor.

The foundation soils at the site consisted generally of low density silty sand overlying high density sandy gravel and cobble river terrace. Shallow foundations would be most suitable at this site, probably in conjunction with an overexcavated compacted fill mat at most of the lots. In general, shallow foundations on appropriate fill mats or native river terrace gravel can be designed for a maximum bearing pressure of 3000 psf. No minimum pressure will be required.

All foundations must be well balanced and heavily reinforced to minimize differential movement.

Adequate drainage must be provided at all times. Water must never be allowed to pond above the foundation soils.

A Type II Cement would be recommended in all concrete in contact with the soil on this site.

More detailed recommendations can be found within the body of this report. All recommendations will be subject the the limitations set forth herein.

The information herein is intended to provide a general and preliminary indication of the soils which will probably be found under presently unknown types of structures proposed for the site. Site specific information must be obtained beneath each proposed structure after its exact location is determined, since the soil types and conditions differ across the overall site and the types of structure proposed is not known.

This report is intended to identify general soil conditions on the site, as requested. Five test borings spread over a 7.7 acre site, can only be used as an overview of the soil conditions and not for site specific design purposes.

GENERAL:

The purpose of this investigation was to determine the general suitability of the site for construction of a development of the North Avenue West Commercial Subdivision at Grand Junction, Colorado consisting of commercial structures of presently unknown type and size.

The topography of the site is flat and low lying. It is located on the alluvial plain of the Colorado River. The site has a general slope to the southwest, so that surface runoff will eventually reach the river. The exact direction of drainage will be controlled by local streets and ditches around the area of the structure, but in general, will be toward the southwest. Surface drainage is generally fair to poor, and subsurface drainage is probably fair to good.

The foundation soils encountered on this site consisted predominantly of alluvial deposits. The deposits are placed by past flooding action from the Colorado River. Some previous irrigation and/or construction activity were noted on this site. These soils were deposited over bedrock of the Mancos Shale Formation.

The Mancos Shale can broadly be described as a thin-bedded, drab, light to dark gray marine

layers. Some portions of the Mancos Shale are bentonitic, and therefore, are highly expansive. The majority of the shale, however, has only a moderate expansion potential. Formational shale was not encountered in any of the test borings placed on this site, and does not outcrop on the site itself. It is anticipated that the shale will exist at sufficient depth that it will not affect construction or performance of the proposed foundation systems.

BORINGS, LABORATORY TESTS AND RESULTS:

Five test borings were drilled across the subdivision and are located approximately as shown on the attached Test Boring Location Diagram. The test borings were placed in such a manner as to obtain a reasonably good profile of the subsurface soils. All test borings were drilled with a power-driven, continuous auger drill. Samples were taken with a standard split-spoon sampler and by bulk methods.

The precise gradational and plasticity characteristics associated with the soils encountered during drilling can be found on the attached summary sheets. The representative number for each soil group is indicated in a small circle immediately below the sampling point on the Drilling Logs. The following discussion of the soil groups will be general in nature.

The soils profile found on this site can be broadly described as a two layer system. The upper 5 to 7 feet of the profile was found to be low density silty sand in most of the borings. Beneath this surface layer, the soils were found to consist of high density sandy gravel and cobble river terrace material.

Soil Type No. 1 classified as a silty sand (SM) of fine to medium (fine to coarse in some areas) grain size. Soil Type No. 1 is nonplastic and of low density. In themselves, these soils will have virtually no tendency to expand upon the addition of moisture nor to long-term consolidate under applied foundation stresses. Granular materials, such as these, do have a tendency to rapidly settle under the initial application of static foundation pressures. However, these settlements are characteristically fairly rapid in nature and should be virtually complete by the end of construction. Due to the low in-place density, this soil group is not generally suitable to support structures unless thoroughly compacted.

Soil Type No. 2 classified as a sandy gravel (GP/GM) and cobble river terrace of fine to very coarse grain size. Soil Type No. 2 is nonplastic and of generally high density. In themselves, these soils will have virtually no tendency to expand upon the addition of moisture nor to long-term consolidate under applied foundation stresses. Granular materials, such as these, do have a tendency to rapidly settle under the initial application of static foundation pressures. However, these settlements are characteristically fairly rapid in nature and

should be virtually complete by the end of construction. In any event, if the allowable bearing values given in this report are not exceeded, and if recommendations pertaining to inspection, reinforcing, balancing and drainage are followed, it is felt that differential movement can be held to a tolerable magnitude. At shallow foundation depths across the site, these soils were found to have an average allowable bearing capacity on the order of 3000 psf.

Free water was encountered at a depth of 5 to 7 feet below the present ground surface at most of the borings. Because of the proximity of the site to the Colorado River, this free water table is a permanent feature of the site and will tend to fluctuate somewhat depending upon external environmental effects. While the presence of this free water should not affect the building per se, it may complicate the overexcavation of low density silty sand at many locations. Excessive amounts of caving could possibly be encountered below the free water level together with significant ground water seepage. The use of temporary sump pits and pumps to control groundwater while placing fill could become necessary depending on conditions encountered at the time of construction.

CONCLUSIONS AND RECOMMENDATIONS:

Since the exact magnitude and nature of the foundation loads are not precisely known at the present time, the following recommendations must be somewhat general in nature. Any special loads or unusual design conditions should be reported to Lincoln-DeVore so that changes in these recommendations may be made, if necessary. However, based upon our analysis of the soil conditions and project characteristics previously outlined, the following recommendations are made.

Due to the large size of the site and the relatively limited scope of the field exploration program, a report such as this must, of necessity, be quite general and preliminary in nature. Therefore, it is recommended that more detailed investigations be performed prior to construction. For small, light-weight structures, this investigation could consist simply of inspection of the open foundation excavation prior to the construction of forms or placement of concrete. For large major structures, however, more detailed soil investigations, consisting of several borings placed beneath each structure are recommended.

It is recommended that a shallow foundation system consisting of continuous footings beneath

all bearing walls and isolated spread footings beneath columns and other points of concentrated load, be used to transfer the weight of the proposed structure. Such a shallow foundation system may be designed on the basis of a maximum allowable bearing capacity of 3000 psf as an overall site average. No minimum pressure will be required. This bearing pressure is based on footings in contact with the native high density river terrace or a granular engineered fill mat.

Where buildings are to be constructed in areas where several feet of low density silty sand occur, then we must recommend that it be used only in conjunction with a controlled structural fill. The foundation area should be overexcavated with the low density, native sands and clays being replaced with a coarse grained, imported soil. The thickness of this compacted mass will depend upon the width of the footing used beneath the bearing wall. The design of a structural fill should be such that a depth equal to at least two times the width of the foundation component is provided below footing line. The fill should extend laterally around the foundation so at least 1½ times the foundation width is provided.

After sufficient overexcavation has occurred, we would recommend that the exposed sub-base for the fill be scarified and recompacted to at least 95% of its maximum Proctor dry density. An inspection, after overexcavation has been completed, would be recommended to verify that adequate soil has indeed been removed. Coarse grained, imported soil could then be placed in the trenches in lifts not to exceed 6 inches after compaction. The soil should be placed at approximately its Proctor optimum moisture content, $\pm$2% and be densified to at least 95% of the soil's maximum Proctor dry density, ASTM D-698. Frequent density tests would be recommended to ensure that a proper density level is being maintained.

If the site is overexcavated and back-filled as described above, with engineered fill below the foundation bearing level, foundations should be designed for the above recommended 3000 psf maximum bearing pressure.

We note that, at isolated locations, it may be possible to construct the foundations of lightweight structures to bear on the lower density silty sand. This should only be done at specific sites where the density of the silty sand is suitable for a maximum bearing pressure of 1500 psf. The suitability of silty sand for such bearing must be determined on an individual site investigation basis.

Where conventional shallow foundation systems are used, it is recommended that they be well balanced and heavily reinforced. Contact stresses beneath exterior foundation walls should be balanced to within ±300 psf at all points. Isolated interior column footings should be designed for unit loads of about 150 psf less than the average of those selected for the exterior walls. The criteria for balancing will depend somewhat upon the nature of the structure. Single-story, slab on grade structures may be balanced on the basis of dead load only. Multi-story structures should be balanced on the basis of dead load plus approximately one-half the live load.

To help ensure that the structure moves more or less as a single unit rather than in a differential manner, we would recommend that all stem walls be supported by a grade beam capable of spanning at least 15 feet. This grade beam would apply to both interior and exterior load bearing walls. Such a grade beam should be horizontally reinforced continuously around the structure with no gaps or breaks in reinforcing steel unless they are specially designed. Beams should be reinforced at both the top and the bottom with the major reinforcement being at the bottom. All interior bearing walls should rest on a

grade beam and foundation system of their own and should not be allowed to rest on a thickened slab section or "shovel" footing.

The bottom of all foundation components should rest a minimum of 1½ feet below finished grade or as required by the local building codes. Foundation components must not be placed on frozen soils.

Where floor slabs are used, they may be placed directly on grade or over a compacted gravel blanket of 4 to 6 inches in thickness. Under no circumstances should this gravel pad be allowed to act as a water trap beneath the floor slab. A vapor barrier is recommended beneath any and all floor slabs on grade which will lie below the finished exterior ground surface. All fill placed beneath the interior floor slabs must be compacted to at least 90% of its maximum Proctor dry density, ASTM D-698. Prior to constructing slabs on grade, all existing topsoil and organics must be removed from the building interior. Likewise, all foundations must penetrate the topsoil layer.

Adequate drainage must be provided in the foundation area both during and after construction to prevent the ponding of water. The ground surface around the building should be graded so that surface water will be

carried quickly away from the structure. The minimum gradient within 10 feet of the building will depend upon surface landscaping. Bare or paved areas should maintain a minimum gradient of 2%, while landscaped areas should maintain a minimum gradient of 5%. Roof drains must be carried across all backfilled areas and discharged well away from the structure.

If adequate surface drainage cannot be maintained or if any subsurface seepage is encountered near footing bearing elevations during excavation for foundation construction, then a perimeter drain must be recommended for this building. This drain would consist of a perforated drain pipe, gravel collector and sand filter (or acceptable filter fabric layer). If sufficient topographic fall does not exist on the site to allow daylighting of the drain pipe, then a sealed sump and pump arrangement would be required to remove the collected moisture. Dry wells should not be used on this site.

To give the building extra lateral stability and to aid in the rapidity of runoff, all backfill around the building and in utility trenches in the vicinity of the structure should be compacted to at least 90% of its maximum Proctor dry density, ASTM D-698. The native materials encountered on this site may be used for backfilling purposes,

if so desired. All backfill must be compacted to the required density be mechanical means. No water flooding techniques of any type should be used in the placement of fill on this site.

Excavation in the surficial sands should not pose major difficulties although occasional cobbles should be expected. Some greater,though not prohibitive, difficulty should be anticipated for excavation into the river terrace of higher density and heavy cobble content. Occasional small boulders could also occur.

The soils on this site were found to contain sulfates in detrimental quantities. Therefore, a Type II Cement would be recommended in all concrete in contact with the soil. Under no circumstances should calcium chloride ever be added to a Type II Cement. In the event that Type II Cement is difficult to obtain, a Type I Cement may be used, but only if it is protected from the soils by an impermeable membrane.

The open foundation excavation must be inspected prior to the placing of forms and pouring of concrete to establish that adequate design bearing materials have been reached and that no debris, soft spots or areas of unusually low density are located within the foundation region.

All fill placed below the foundations must be fully controlled and tested to ensure that adequate densification has occurred.

As has been previously mentioned, this report is essentially preliminary in nature and its information could be used to design foundations of structures on a presumptive basis. However, we strongly recommend site specific investigation to confirm that the anticipated soil conditions do exist on each log prior to finalyzing the designs and issuing them for construction.

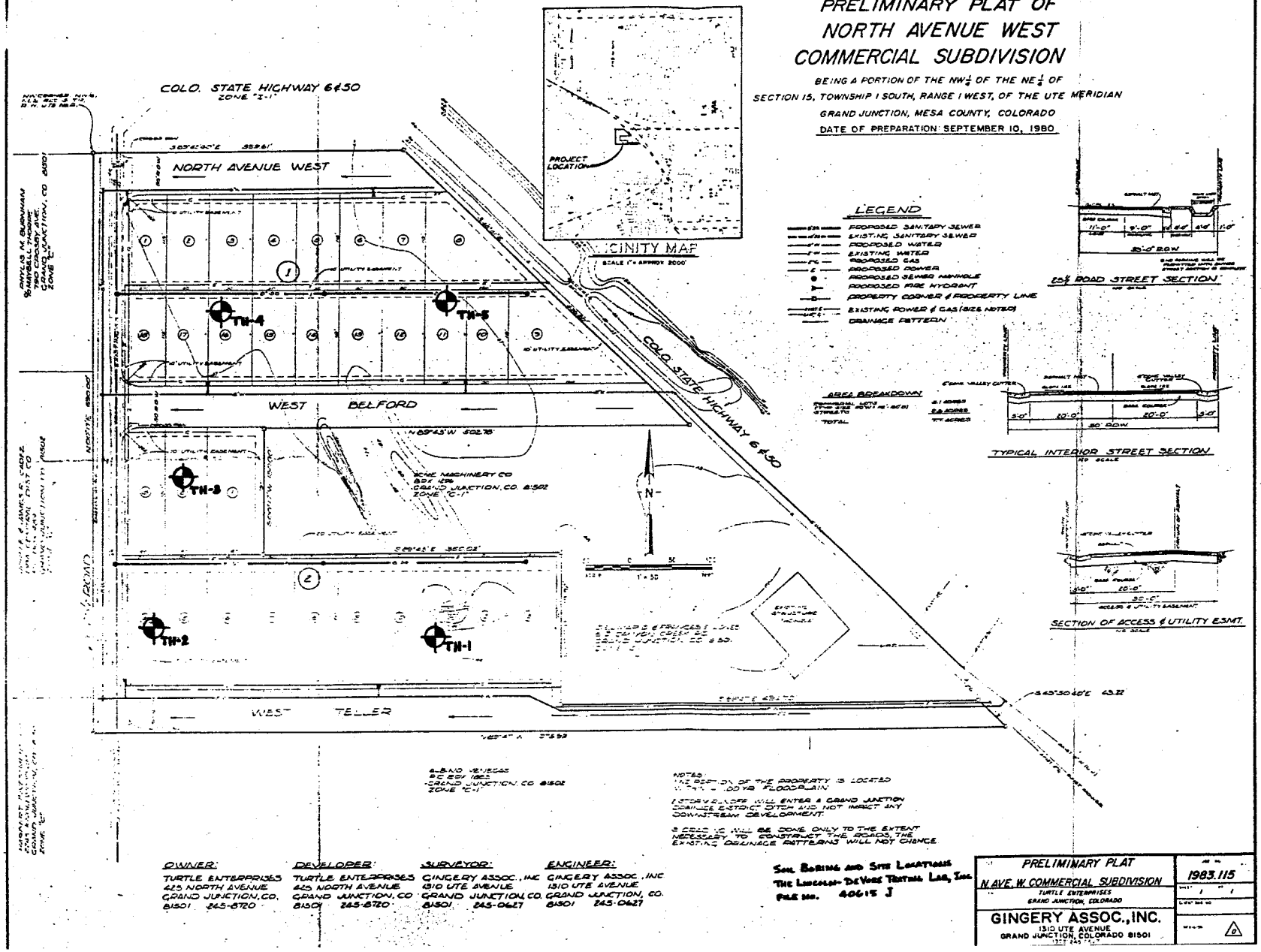
It is extremely important due to the nature of data obtained by the random sampling of such a heterogeneous material as soil that we be informed of any changes in the subsurface conditions observed during construction from those outlined in the body of this report. Construction personnel should be made familiar with the contents of this report and instructed to relate any differences immediately if encountered.

It is believed that all pertinent points concerning the subsurface soils on this site have been covered in this report. If questions arise or further information is required, please feel free to contact Lincoln-DeVore at any time.

PRELIMINARY PLAT OF NORTH AVENUE WEST COMMERCIAL SUBDIVISION

BEING A PORTION OF THE NW¼ OF THE NE¼ OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO

DATE OF PREPARATION: SEPTEMBER 10, 1980



NOTES:
THE EAST ½ OF THE PROPERTY IS LOCATED IN THE 100 YR. FLOODPLAIN.
STORM RUNOFF WILL ENTER A GRAND JUNCTION DRAINAGE DISTRICT DITCH AND NOT IMPACT ANY DOWNSTREAM DEVELOPMENT.
GRADING WILL BE DONE ONLY TO THE EXTENT NECESSARY TO CONSTRUCT THE ROAD. THE EXISTING DRAINAGE PATTERNS WILL NOT CHANGE.

OWNER:	DEVELOPER:	SURVEYOR:	ENGINEER:
TURTLE ENTERPRISES	TURTLE ENTERPRISES	GINGERY ASSOC., INC	GINGERY ASSOC., INC
425 NORTH AVENUE	425 NORTH AVENUE	1310 UTE AVENUE	1310 UTE AVENUE
GRAND JUNCTION, CO.	GRAND JUNCTION, CO	GRAND JUNCTION, CO.	GRAND JUNCTION, CO.
81501 245-8720	81501 245-8720	81501 245-0627	81501 245-0627

SOIL BORING AND SITE LOCATIONS
THE LINCOLN-DEVORE TESTING LAB, INC.
FILE NO. 40615 J

PRELIMINARY PLAT	1983.115
N. AVE. W. COMMERCIAL SUBDIVISION	
TURTLE ENTERPRISES GRAND JUNCTION, COLORADO	
GINGERY ASSOC., INC. 1310 UTE AVENUE GRAND JUNCTION, COLORADO 81501	

SOILS DESCRIPTIONS:

SYMBOL	USCS	DESCRIPTION
		Topsoil
		Man-made Fill
	GW	Well-graded Gravel
	GP	Poorly-graded Gravel
	GM	Silty Gravel
	GC	Clayey Gravel
	SW	Well-graded Sand
	SP	Poorly-graded Sand
	SM	Silty Sand
	SC	Clayey Sand
	ML	Low-plasticity Silt
	CL	Low-plasticity Clay
	OL	Low-plasticity Organic Silt and Clay
	MH	High-plasticity Silt
	CH	High-plasticity Clay
	OH	High-plasticity Organic Clay
	Pt	Peat
	GW/GM	Well-graded Gravel, Silty
	GW/GC	Well-graded Gravel, Clayey
	GP/GM	Poorly-graded Gravel, Silty
	GP/GC	Poorly-graded Gravel, Clayey
	GM/GC	Silty Gravel, Clayey
	GC/GM	Clayey Gravel, Silty
	SW/SM	Well-graded Sand, Silty
	SW/SC	Well-graded Sand, Clayey
	SP/SM	Poorly-graded Sand, Silty
	SP/SC	Poorly-graded Sand, Clayey
	SM/SC	Silty Sand, Clayey
	SC/SM	Clayey Sand, Silty
	CL/ML	Silty Clay

ROCK DESCRIPTIONS:

SYMBOL	DESCRIPTION
	SEDIMENTARY ROCKS
	CONGLOMERATE
	SANDSTONE
	SILTSTONE
	SHALE
x x x x x x	CLAYSTONE
	COAL
	LIMESTONE
	DOLOMITE
	MARLSTONE
	GYPSUM
	Other Sedimentary Rocks
	IGNEOUS ROCKS
	GRANITIC ROCKS
+ + + + + +	DIORITIC ROCKS
	GABBRO
	RHYOLITE
	ANDESITE
	BASALT
	TUFF & ASH FLOWS
	BRECCIA & Other Volcanics
	Other Igneous Rocks
	METAMORPHIC ROCKS
	GNEISS
	SCHIST
	PHYLLITE
	SLATE
	METAQUARTZITE
	MARBLE
	HORNFELS
	SERPENTINE
	Other Metamorphic Rocks

SYMBOLS & NOTES:

SYMBOL	DESCRIPTION
	9/12 Standard penetration drive Numbers indicate 9 blows to drive the spoon 12" into ground.
	ST 2-1/2" Shelby thin wall sample
	W_o Natural Moisture Content
	W_x Weathered Material
Free water	Free water table
	γ^o Natural dry density
	T.B. – Disturbed Bulk Sample
	② Soil type related to samples in report
15' W_x / Form.	Top of formation
	Test Boring Location
	Test Pit Location
	Seismic or Resistivity Station. Lineation indicates approx. length & orientation of spread (S = Seismic, R = Resistivity)

Standard Penetration Drives are made by driving a standard 1.4" split spoon sampler into the ground by dropping a 140 lb. weight 30". ASTM test des. D-1586.

Samples may be bulk, standard split spoon (both disturbed) or 2-1/2" I.D. thin wall ("undisturbed") Shelby tube samples. See log for type.

The boring logs show subsurface conditions at the dates and locations shown, and it is not warranted that they are representative of subsurface conditions at other locations and times.

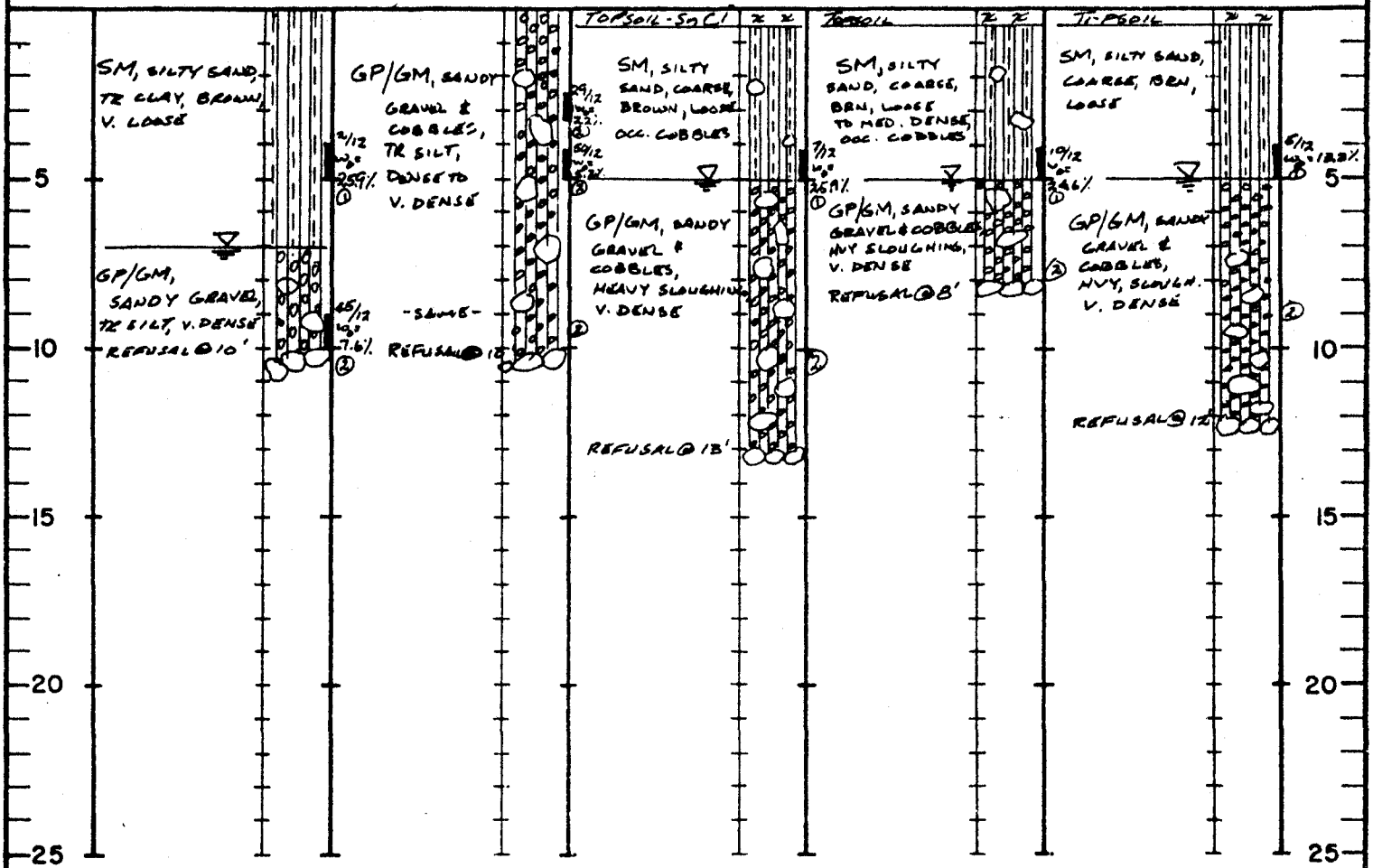
LINCOLN DeVORE TESTING LABORATORY

COLORADO: Colorado Springs, Pueblo, Glenwood Springs, Montrose, Gunnison, Grand Junction.– WYO.– Rock Springs

EXPLANATION OF BOREHOLE LOGS AND LOCATION DIAGRAMS

TEST HOLE NO. 1 2 3 4 5

TOP ELEVATION



LDR # 20615 J

BORING LOGS - NORTH AVE. WEST COMMERCIAL SUB. - GRAND JUNCTION, CO

LINCOLN DeVORE ENGINEERS · GEOLOGISTS

COLORADO: COLORADO SPRINGS, PUEBLO, GLENWOOD SPRINGS, GRAND JUNCTION, MONTROSE, WYOMING: ROCK SPRINGS

SUMMARY SHEET

Soil Sample SM

Test No. 40615 J

Location N. Ave. W. Comm. Sub. - Gd. Jct., CO

Date 7-27-81

Boring No. _____ Depth _____

Sample No. 1

Test by ADD & WC

Natural Water Content (w) _____ %

Specific Gravity (Gs) _____

In Place Density (γ_o) _____ pcf

SIEVE ANALYSIS:

Sieve No.	% Passing
1 1/2"	
1"	
3/4"	
1/2"	
4	
10	100.0
20	99.9
40	98.0
100	51.6
200	28.9

HYDROMETER ANALYSIS:

Grain size (mm)	%
0.02	13.7
0.005	9.8

Plastic Limit P.L. _____ %

Liquid Limit L. L. _____ %

Plasticity Index P.I. N/P %

Shrinkage Limit _____ %

Flow Index _____

Shrinkage Ratio _____ %

Volumetric Change _____ %

Lineal Shrinkage _____ %

MOISTURE DENSITY: ASTM METHOD

Optimum Moisture Content - w_o _____ %

Maximum Dry Density - γ_d _____ pcf

California Bearing Ratio (av) _____ %

Swell: _____ Days _____ %

Swell against _____ psf Wo gain _____ %

BEARING:

Housel Penetrometer (av) _____ psf

Unconfined Compression (qu) _____ psf

Plate Bearing: _____ psf

Inches Settlement _____

Consolidation % under psf

PERMEABILITY:

K (at 20°C) _____

Void Ratio _____

Sulfates ppm.

SOIL ANALYSIS

LINCOLN-DeVORE TESTING LABORATORY
COLORADO SPRINGS, COLORADO

LDV-09

Soil Sample SP/GM

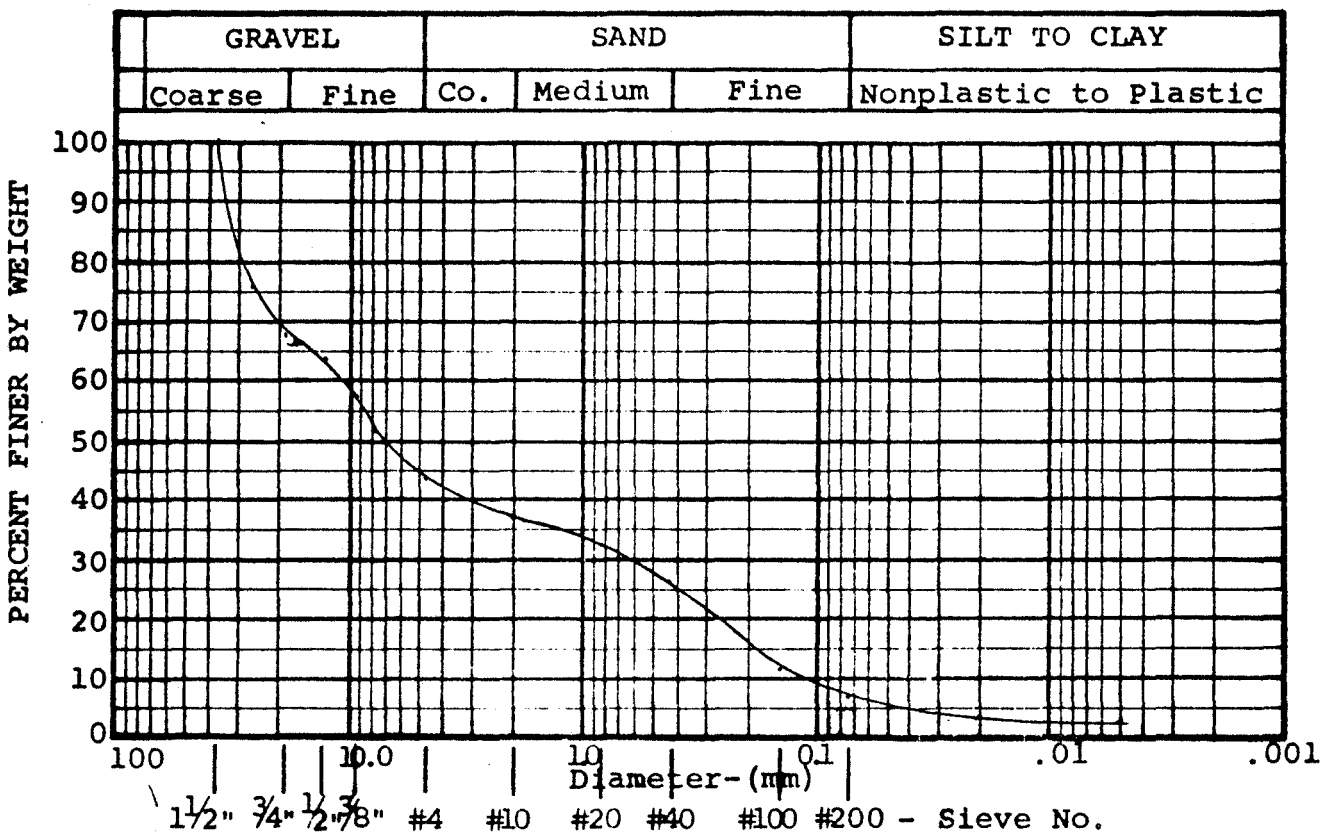
Test No. 40615 J

Project N. Ave. W. Comm. Sub.

Date 7-27-81

Sample Location Gd. Junction, CO

Test by ADD & WC



Sample No. 2

Specific Gravity

Moisture Content

Effective Size 0.105 mm

Cu 100

Cc 0.33

Fineness Modulus

L.L. % P.I. N/P %

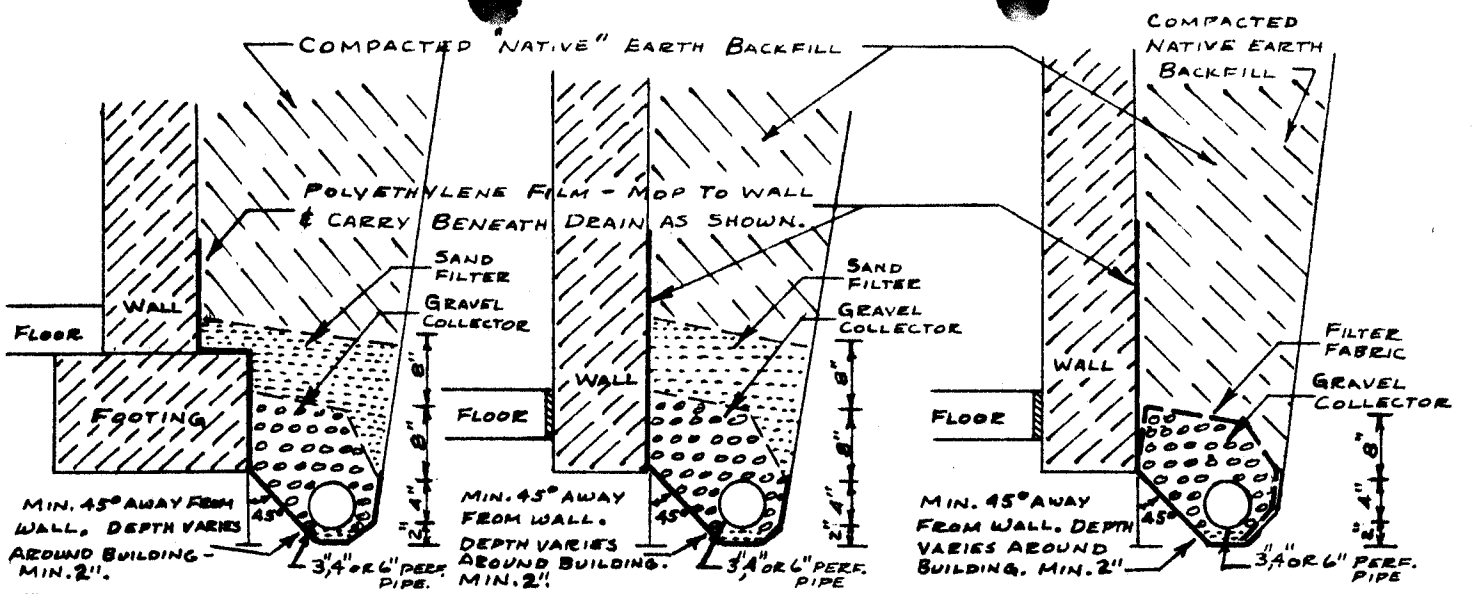
BEARING psf

Sieve Size	% Passing
1 1/2"	100.0
1"	75.7
3/4"	68.2
1/2"	63.9
3/8"	57.5
4	43.8
10	36.7
20	32.2
40	26.3
100	11.2
200	7.3
0200	3.7
.0050	2.6

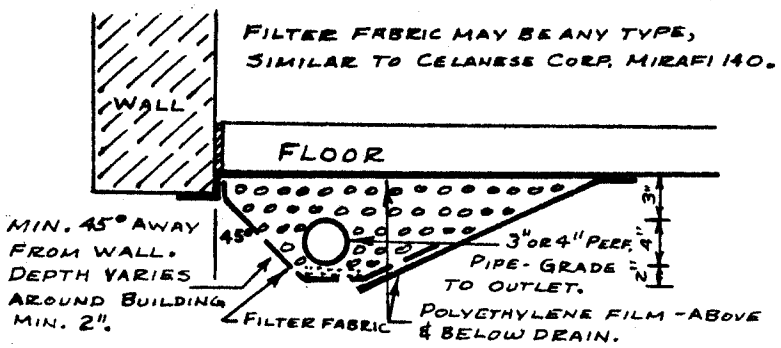
Sulfates ppm

GRAIN SIZE ANALYSIS

LINCOLN-DeVORE TESTING LABORATORY
COLORADO SPRINGS, COLORADO



SPREAD FOOTING TYPE **GRADE BEAM TYPE** **FILTER FABRIC ALTERNATE**



UNDER-SLAB, INTERIOR TYPE

NOTES:

.Size of perforated pipe sand filter varies with amount of seepage expected. 4" diameter is most common.

.Gravel size depends on size of pipe perforations: 85% gravel > 2 x diameter of perforation.

.Sand filter must depend on native soil and must follow the Terzaghi-Vicksburg Criteria:

1) $\frac{15\%\ \text{filter}}{15\%\ \text{base}} = 4+$ 2) $\frac{15\%\ \text{filter}}{85\%\ \text{base}} < 4$ 3) $\frac{50\%\ \text{filter}}{50\%\ \text{base}} = 12\ \text{to}\ 58$

This is required for stability and length of filter life. The sand filter may be replaced with an approved filter fabric.

.All pipe to be perforated VCP, PVC or Orangeburg.

.4" flexible pipe may be used to depth of $4\frac{1}{2}$ feet, but must be carefully graded. 3" flexible pipe may be used to a depth of 7 feet and should be carefully graded.

.Rigid pipe only to be used below a depth of 7 feet below ground surface.

.All pipe to be laid at a minimum grade of 1.4% around building foundations.

.Outfall to be free, gravity outfall if at all possible. Use sump and pump only if no gravity outfall exists.

.Conditions can vary considerably, and each site may be variable as to quality of sand or gravel required. All sites should be inspected to determine the amount and quality of sand filter required, unless a filter fabric installation is used as shown.

TYPICAL SECTIONS
PERIMETER DRAIN & FRENCH DRAIN

LINCOLN DeVORE ENGINEERS-GEOLOGISTS
COLORADO: COLORADO SPRINGS, PUEBLO, GLENWOOD SPRINGS, GRAND JUNCTION, MONTROSE,
WYOMING: ROCK SPRINGS

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

August 6, 1981

Gingery & Associates
2777 Crossroads Blvd.
Suite B2
Grand Junction, CO 81501

Attn: Mr. Ron Fromnecht

Re: File No. 40615J
Hveem-Carmany Test and Bituminous Pavement Sections
North Avenue West Commercial Subdivision
Grand Junction, Colorado

Gentlemen:

As you requested, we obtained a specimen of the typical subgrade soil at the above project site to be used for Hveem-Carmany tests and Bituminous Pavement Design purposes. In the interest of timely reporting of the subsurface soils investigation, this information was not included in our report dated July 29, 1981. This letter is intended to supplement our earlier report, within the limitations and qualifications set forth herein.

The material samples was the surficial soil deposit found throughout most of the site and identified as Soil Type No. 1 in our report. This soil classified as a silty sand (SM) of generally low density and moderate moisture content. The Hveem-Carmany test results on a remolded sample of this soil type are as follows:

	R =	7
Average displacement @ 300 psi	=	5.65
Average expansion	=	9.0
Assume T.I.	=	4.50

Please note that the high displacement (over 4.50) indicates that this subgrade soil is unstable where unconfined.

At this time, no detailed information regarding possible traffic volumes and mixes (distribution of vehicle types) is available as the project is still in the preliminary stages. We have prepared possible bituminous pavement sections. These sections are based on a hot mixed bituminous layer overlying an aggregate basecourse of compacted granular material conforming to the gradation requirements of Colorado DOT Class 6 aggregate. The bituminous paving material should be of moderate strength (R_t of 87 to 89) and use aggregate conforming to DOT grading E.

The calculation of basecourse thicknesses, for each bituminous material thickness and traffic volume level is based on a traffic mix of 10% moderate to heavy trucks (in a typical commercial subdivision) and a ratio of passenger cars to trucks of about 2.1:1. The resulting possible pavement sections for this site are as follows:

Bituminous Layer Thickness (inches)	Aggregate Basecourse Thicknesses (inches) for indicated Average Daily Traffic Volume			
	250	500	750	1000
3	14	16	17	19
4	11	13	14	16
5	8	10	11	13

Of course, the above pavement sections should be amended or confirmed prior to construction on the basis of better defined traffic volume and mix projections should be developed when more information is available as to the type and volume of commercial businesses that will occupy the subdivision.

If questions arise concerning this letter, please do not hesitate to contact this office at your convenience.

Respectfully submitted,

LINCOLN-DeVORE TESTING LABORATORY, INC.

By: Gary M. Krzisnik

Gary M. Krzisnik, P.E.
Senior Engineer

GMK/ca

City of Grand Junction, Colorado 81501
250 North Fifth St., 303 243-2633

September 11, 1981

Mr. Ron Fromknecht
Gingery Associates, Inc.
1310 Ute Avenue
Grand Junction, CO 81501

Dear Ron:

Re: North Avenue West Commercial Subdivision-Storm Drainage

As requested by you on September 8, 1981, in my office and discussed on the phone yesterday, we agree with considering a revision to the existing plans for the proposed method of outletting storm drainage northerly along 25½ Road.

On November 21, 1978, I approved detailed construction plans for a storm drainage outfall ditch to be located on the east side of 25½ Road. This ditch was to serve Six and Fifty West Subdivision Filing No. 2 and the plans were prepared by Paragon Engineering. Although most of the public improvements have been constructed in Six and Fifty West, the outfall ditch has not. I have not accepted the streets and storm drainage improvements for that subdivision yet and several inquiries to Mr. Loren Dake of Horizons West who was representing those petitioners has yielded no progress on the matter. The entire matter has been brought to the attention of the Public Works and Utilities Director and the City Manager on several occasions in the past two years.

My approval of a revised plan for the storm outfall will depend on two things:

(1) Preparation and submittal of detailed construction plans for a revision by North Avenue West Commercial Subdivision petitioner to the City Engineer for review and approval.

(2) Written acknowledgement from the owners of Six and Fifty West Subdivision-Filing No. 2 and the property owners immediately west of and adjacent to North Avenue West Commercial Subdivision that they understand the revision and realize whatever future impacts it might have on their properties.

#7980

It is understood that if a satisfactory revised design can be accomplished, the North Avenue West Subdivision storm runoff may be outletted in the most direct manner, provided the plans for that outletting are reviewed and approved by the City Engineer.

Very truly yours,

Ronald P. Rish

Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Loren Dake
Bob Gerlofs, Paragon
Bob Goldin
John Kenney
Jim Patterson
Jim Wysocki
File

1983.106
April 23, 1982

Response to Review Sheet Summary

Project: North Avenue West Commercial Park
File No.: 79-80
Petitioner: Turtle Enterprises, Inc.

Agency	Response
City Utilities	No Comment
Mountain Bell	No Comment
Public Service	Informational only
Transportation Engineer	See City Engineer response
City Fire	As per pending agreement with City Utilities, the 6" water line will be repaired. Ute Water has agreed to let the City supply the water.
Planning Staff	Comments from 11/10/80 have been previously answered.
State Highway	No problems
City Engineer	West Teller will be improved to the end of the cul-de-sac. The remainder of the right-of-way will be for emergency access. Soils tests have been completed and calculations will be submitted showing pavement thickness designs. The owners of this property, along with owners of other properties along 25 1/2 Road, are in the process of forming an agreement to complete improvements to 25 1/2 Road. It is anticipated these improvements will be completed before the subdivision is ready for occupancy; however, the owner will provide a gravel access to the existing road if

the improvements are not complete in time. The 24" concrete drainage pipe has been designed to carry the storm runoff from this subdivision. The 63 cfs mentioned in the review comments comes from 6 & 50 West Commercial Subdivision. The owners of that project committed to building their own drainage outlet at the time their plat was approved; the construction of North Avenue West Commercial Subdivision will not prevent them from fulfilling that commitment. See City Fire response concerning resolution of the water problem.

June 11, 1982

Mr. Ronald R. Fromknecht
Gingery Associates, Inc.
2777 Crossroads Blvd.
Suite D-2
Grand Junction, CO 81501

Dear Ron:

Re: North Avenue West Commercial Subdivision

As requested, we have reviewed the "Water and Sewer Plan" drawing submitted with your letter of April 28, 1982. Mr. Patterson, Public Works and Utilities Director, has the following comments

1. We question the advisability of locating sanitary sewer manholes in drainage gutters even with "special sealed manhole covers".

2. A profile on the proposed 58" x 36" storm drain pipe should be shown. What is the clearance (if any) for other utilities?

3. Does 6&50 Subdivision agree to a pipe instead of a ditch?

4. Should other utilities review easement requirements with 58" x 36" pipe included?

5. Apparently little or no separation is shown between the 58" x 36" pipes and the existing 15" sanitary sewer.

For my part, my review comment sheet of April 15, 1982, and letter to you of September 11, 1981, documents my position on this issue and obviously the matter remains unresolved.

Very truly yours,

Ronald P. Rish

Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Bob Goldin ✓
John Kenney
Jim Patterson
Jim Wysocki
File

North Avenue West Commercial Subdivision

Development Schedule

Development of public improvements will begin immediately after approval of the final plat. Development will continue in phases as lots are sold; all public improvements are anticipated to be completed by August, 1983

Ronald R. Fromknecht for/
Mark Kareus
Turtle Enterprises, Inc.

ACME MACHINERY COMPANY
Manufacturers of Mining and Drilling Equipment

P. O. BOX 2409
PHONE 529-2426
HUNTINGTON, WEST VIRGINIA 25725

January 28, 1983

Grand Junction-Mesa County
Planning Commission
559 White Ave.
Room 60
Grand Junction, Colorado 81501

RE: File No: 79-80 North Ave. West Commercial Park.

Gentlemen:

We have received your letter concerning enforcement of development schedules and are at a loss to understand our involvement in the content.

While we do own the property presumably referred to in the aforementioned file no; we have never requested a building permit to develop this property.

We have every hope of putting up our own structure on this property ,of which the timing would be in direct relation to our business success in the west, until that time we intend to retain title to the property.

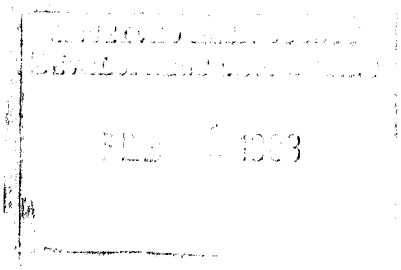
Very truly yours,

John A. Persinger

John A. Persinger
President

JAP/cgj

cc:



tax # 2945-151-085
not a part of file # 79-80 plan - shown as part in error on map.

MEMORANDUM

Reply Requested
Yes ☐ No ☐

Date
1-11-84

To: (From:) Jim Patterson (ISS) From: (To:) Ralph Sterry

Subject: North Avenue West Subdivision Water Needs

Jim:

In the entire area of Carpenter Subdivision and the purposed development area of North Avenue West Sub, water delivery capabilities are extremely limited.

We now have an old line from 1st Street and North Avenue to about the north end of Maldonado and U. S. 6 & 50. Part of this line is 4 inch cast iron, part is 6 inch A. C. Then on the alighnment of Mulberry and Grand Avenue, we have a 6 inch A. C. feed from a 4 inch system south of Grand Avenue and on Crosby Avenue, we have a 6 inch cast iron. Fire flows, at the best, would not exceed 1,800 G. P. M. if we looped the existing lines.

No large water mains are available to feed this area and we have a combination of 8 inch to 1½ inch lines throughout the afore mentioned subdivision area which does present an additional problem.

I would ask that any additional development in this area be restricted until an adequate supply can be developed or that the developers make provisions for helping the City bring in a larger feed main, maybe from Independent Avenue on the 25½ Road alignment.

We also have our in-house project to up-grade the area west of 1st Street south of Grand Avenue which will increase our water delivery capabilities.

c.c. Ken Reedy
Dick Case
File

January 30, 1984

Re: North Avenue West Commercial Subdivision
Response to Review Sheet Summary

Memorandum dated January 11, 1984, recieved by our office January 27, 1984 (copy attached)

Agency	Response
Public Works	All of these comments on water and line sizes have been discussed with the City Engineers Office and Public Works prior to proceeding with this proposed development. We were provided with a plat (xerox copy attached) showning an 8" AC water line Northwesterly from West Gunnison along the frontage road of U.S. 6 & 50. This 8" line ties into a 6" cast iron line coming from North Avenue. At no time did Mr. Patterson discuss these existing water lines. The developer realises that participation in future improvements will be required and is agreeable to participate. Turtle Engerprises are aware of and initiated the formation of the 25½ Road improvement district. They are eager to have 25½ Road and the utilities completed.

REVIEW SHEET SUMMARY

FILE# 79-80

ITEM NORTH AVE. WEST COMM. SUB. PRELIMINARY PLAT

DATE SENT TO REVIEW DEPT. 11-05-80

DATE DUE 11-10-80

PETITIONER Turtle Enterprises

LOCATION E. of 25½ Rd., S.W. of Hwy 6 & 50

DATE REC.	AGENCY	COMMENTS
11-10-80	CITY UTIL.	Traffic traveling west on North Ave. making left turn onto US 6 & 50 south of the overpass creats a dangerous situation. This development would increase the number of persons making that maneuver. Is the state highway dept. going to allow intersections with 6 & 50 at N. Ave. West, West Belford, and West Teller? The lack of a full width street at West Teller could cause sewer problems. Street designs shown do not meet city standards. If the existing 15 inch sewer line shown is the pressure line, then it will not serve this development as shown.
11-13-80	CITY FIRE	All lines in development are to be minimum 8" lines, on a looped or grid system. Lines should be tied into 8" line in 25½ Rd. rather than 6" line in Hwy. 6 & 50. Hydrant spacing maximum 300'. Also on site hydrants may be required as determined by Fire Flow Survey and building locations. Hydrants to be located at each intersection at 25½ Rd. and subsequent hydrants to be placed 300' from these hydrants. This development should be tied into water supplies from two places in order to provide a looped system. An 8" line available behind Monument Twin theater should be used.
11-14-80	TRANSP. ENG.	There is an access problem in this area, and since I have not been involved in the past history of the problem, I will defer my comments to the City Engineer.
11/17/80	Comprehensive	This is a plan. Only rezones are commented on by Comp.
11/14/80	City Engineering	The sanitary sewers should be located in the street and not at the back-lot lines. The streets should be improved to match existing 6&50 West sections on 60 ft. right of way. (41 ft. mat with 6 ft. monolithic curb, gutter and sidewalk.) This is essential for consistency of improvements in that area. Access and storm drainage are very serious problems for this site. I enclose the following public documents as part of my formal review comments on this project. The frontage road, 25½ Road and the storm sewer outlet ditch are critical elements of any development in this area. The documents should be self-explanatory and are: 1. Exerpt of Jan. 8, 1980 memo to Jim Patterson; 2) Exerpt of October 24,1979 letter to Bob Gerlofs; 3) Nov. 21, 1978 letter to Bob Gerlofs; 4) Dec. 12, 1978 Review Sheet for 6 & 50 West Filing 3; 5) Feb. 23, 1979, memo to Del Beaver and attached sketch. The current situation is that despite my continual and totally ineffective nagging, the storm outlet ditch is still not constructed and we have received no easements. Because of the above, I have not accepted any street improvements in 6&50 West Filing No. 2 although I final inspected them on June 28, 1979! Concerning access, I also point out that as shown on this plan there is a gap in both 25½ Road and the highway Frontage Road between this development and 6& 50 West Filing 2

11/14/80	City Engineering, Cont.	existing streets. How will anyone get to this subdivision? All the enclosed memos, letters and review comments are germaine to this development and the situation is still the same in the field - no corrective action nor contact from previous petitioners as to what will be done about it.
11/14/80	Transp.,Eng.	There is an access problem in this area, and since I have not been involved in the past history of the problem I will defer my comments to the city engineer.
11/18/80	STAFF COMMENTS	1. Access to 6&50 must be addressed. I understand a frontage road will be used. If so this should be shown and approved by State Hwy Dept. 2. How is access to south (west Teller) going to work? Can't the internal access be better designed? With the peculiar shape of this parcel the applicant may want to consider a planned commercial subdivision as it would probably work better that way. 3. With the proposed street design and lotting arrangement it is likely that this will not be a very attractive situation at an entrance to the City. Will there be any protective covenants dealing with design?

Summary of Comments

1. Access to 6&50 has to be specified to determine if proposed access will work or not.
2. Water system and hydrant location should be coordinated with the Fire Dept.
3. Sewer lines should be in street.
4. Streets should have 60' R.O.W.
5. Storm drainage needs to be addressed as per City Engineers comments
6. Internal access is inefficient.
7. Will there be any design controls?

Recommendations

Recommend that this item be tabled until the numerous problems can be addressed.

11-24-80	PUB. SER.	Gas: Plat 840-844 no objection Electric: No objections May go front lot line construction.
12-08-80	MT. BELL	We have indicated our intended route our cable, which require no additional utility easements. We may utilize joint trench methods to provide service in this development.

11/25/80 FLAGER/RIDER PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #79-80 NORTH AVENUE WEST COMMERCIAL SUBDIVISION, PRELIMINARY PLAN, SUBJECT TO STAFF COMMENTS AND STIPULATIONS.

Acres 7.71 CITY ACTION SHEET File # 79-80
Units 31 Lots
Density _____ Zone C-1

Activity No. Ave West Comm. Sub
Phase Prelim.
Date Submitted 11/3/80
Date Mailed Out 11/5/80
Date Posted 11/14/80
Legal Ad Date _____
Date Neighbors Notified--
Planning Commission _____

Date Neighbors Notified--
City Council 12-8-80
Date CIC Legal Ad _____
Hearing Date--
Planning Commission 11/25/80
Hearing Date--
City Council 12/17/80
10 Review Period-Return By 11/14/80

Review Agencies

Send

___	COUNTY ROAD DEPARTMENT	✓	CITY UTILITIES
✓	MOUNTAIN BELL	✓	CITY POLICE
2 c	PUBLIC SERVICE COMPANY	✓	TRANSPORTATION ENGINEER
✓	FIRE	___	PARKS AND RECREATION
___	IRRIGATION _____	✓	ENERGY OFFICE
✓	DRAINAGE G.V.	✓	TECH REVIEW
___	SEWER _____	___	WATER AND POWER RESOURCES
___	WATER (UTE, CLIFTON)	✓	Comp
✓	FLOODPLAIN	✓	St. Hwy
✓	CITY ENGINEER	___	_____

Common Location East of 25 1/2 & So. West of Hwy 50

Board	Date	Comments
PC	11/25/80	App - Subject to Staff & Review comments
CIC	12/17/80	-Tabled-
CIC	1/7/81	App - subject to PC recom & staff & review comments (see letters in file)

Staff Comments

Original Documents

___	Improvement Agreement	___	Covenants
___	Improvement Guarantee	___	Development Schedule

OFF OOOOOC OOOOOOOOOO stion sheet O

Acres 7.7
Units _____
Density _____

final plat

File No. 79-80
Zone C-1
Tax Parcel Number _____

Activity North Avenue West Commercial Park
Phase Final Plat
Common Location E. of 25 1/2 Rd., S.W. of Hwy. 6&50

Date Submitted 4/1/82 Date Mailed Out 4/2/82 Date Posted _____
10 day Review Period Return by 4/12/82 MCC Information Sent _____
Date Adjacent Property Owners Notified of MCTC/GJPC _____ Date Adjacent Property Owners Notitfied of MCC/CIC _____

review agencies

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG
Development Dept.	•			•	•	•	•		•	•			•	•	•	•		•	•	•	•	•	•	•	•			•			•	•	•
County Road	•			•	•	•			•	•			•	•	•			•	•														
County Health	•			•	•	•			•				•	•																	•		
County Surveyor	•			•	•	•																											
County Parks/Recreation	•			•	•	•										•					•											
County Engineer	•			•	•	•			•	•			•	•	•																		
Transportation Engineer	•			•	•	•																											
City Engineer 2 sets	•			•	•	•			•	•			•	•																			
City Utilities	•			•	•	•				•			•	•																			
City Parks/Recreation	•			•	•	•																											
City Police Dept.	•			•	•	•																											
County Sheriff	•			•	•	•																											
Floodplain Administration	•			•	•	•							•																				
Comprehensive Planning	•			•	•	•																											
G.J. Dept. of Energy	•			•	•	•																											
Fire DM	•			•	•	•							•																				
Irrigation GV	•			•	•	•							•	•																			
Drainage _____	•			•	•	•							•	•																			
Water (Ute, Clifton)	•			•	•	•							•																				
Sewer _____	•			•	•	•							•	•																			
G.V. Rural Power	•			•	•	•							•																				
Mountain Bell	•			•	•	•							•																				
Public Service (2 sets)	•			•	•	•							•																				
Soil Conservation	•			•	•	•			•	•																							
State Highway Dept.	•			•	•	•			•	•			•	•	•	•																	
State Geological	•			•	•	•			•	•				•																			
State Health Dept.	•			•	•	•			•				•																				
Transamerica	•			•	•	•																•		•								
Water & Power Resources	•			•	•	•							•																				
Mack, Mesa, Collbran, Palisade, Fruita, DeBeque, G.J., Mesa Cnty.	•			•	•	•																											
OTHER: CC/GJRC (17)	•			•	•	•							•																				
	•				•																												
totals	30			1330																													1

Missing -
- tax certification
- appraisal
both will be in by Monday 4-5-82 (as per Lon Fronkneckt)

BOARDS

	DATE	
GJPC	4/27/82	Tabled - sub. for detail drainage cal - access to the south, detail soil test, agreement for st. imp.

STAFF

Refer to file # 79-80
Will pay in ~~fee~~ difference at submittal
paid 100.00 (rec. # 243 at # 147)

Open Space Dedication (acreage) _____ 5% O. S. Fee Required $_____ Paid Receipt # _____
Recording Fee Required $_____ Paid (Date) _____ Date Recorded _____
Date Resolution Mailed _____

City County Development

REVIEW SHEET SUMMARY

FILE NO. 79-80 TITLE HEADING North Ave. West Commercial Park DUE DATE 4/12/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Turtle Enterprises/Mark Kareus. Location: East of 25.5 Road and Southwest of Highway 6 & 50. A request for a final plat on 7.7 acres in a light commercial zone. Consideration of final plat.

PETITIONER ADDRESS 425 North Avenue, Grand Junction, CO 81501

ENGINEER Gingery Assoc., 2777 Crossroads Blvd., Suite D-2, Grand Junction, CO 81501

DATE REC.	AGENCY	COMMENTS
4/9/82	City Utilities	None.
4/9/82	Mountain Bell	No comment.
4/12/82	Public Service	Gas and Electric: No objection to final Plat. Will require gas main construction to serve area as there is no main in Hwy. on easterly side of subdivision. Request developer contact P.S.Co. concerning loads and points of service as project develops.
4/12/82	Transportation Eng.	Unless 25 1/2 Road is continued on, W. Teller Ave. is an 857' cul de sac. There is only one access point, unless the frontage road is completed.
4/13/82	City Fire	This office has no objections to the proposed subdivision providing that there are 6 fire hydrants installed as per final plat. However, the connection of your 8 inch water line to the existing 6 inch, at reference point (545° 50' 40" E 43.32') is a problem. As the 6 inch line has been abandoned. You will be required to repair the 6 inch line to complete the loop system. Check with Ute Water and City Utilities as to who will provide fire water. This area is now being serviced by the Ute Water district. They do not have adequate lines for fire protection.
4/13/82	Planning Staff Comments	Previous comments from 11/10/80 still apply.
4/13/82	State Highway	No problems.
4/19/82	City Engineer	I do not understand the street dedication on West Teller. Who is responsible for improvements on the east end of West Teller? Pavement calculations based on soils tests must be submitted prior to my concurrence with the thicknesses shown. A 1-6-81 letter from Gingery states that a gravel road will be built to connect this subdivision to 25 1/2 Road at 6 & 50 west. This plan shows nothing nor states nothing about the gravel road access to the south. Access via a gravel road on dedicated right of way should be provided on 25 1/2 Road to connect to the paved street at 6 & 50 west. Apparently the Colorado Division of Highways has approved the access to highway 6 & 50 and the frontage road. All matters concerning 6 & 50 access and the frontage road should be referred to C.D.H. No drainage calculations or maps were submitted. The 18 inch pipe shown has a capacity of 6 cfs vs. the capacity of the approved concrete ditch being 63 cfs. The 25 1/2 Road street capacity is 24 cfs. which when added to the concrete ditch equals 87 cfs which is the 10 year storm runoff estimate by Paragon. All of the drainage calculations including the aforementioned numbers were made available to Gingery yet this plan shows a pipe with a capacity of 6 cfs instead of 63 cfs. Therefore, the storm outletting issue is unresolved and their plan is unacceptable to this office. The 1-6-81 letter states they plan to construct the concrete ditch??

The storm outlet works is extremely significant in that it is a physical constraint for the outletting of the sanitary sewer system due to vertical clearances. This subdivision is within Ute Water District. The system however, is shown connecting to a City water line in the frontage road to the east. The water line they show connection to is a dead line and extension further east will be necessary to get water. Detailed construction plans should be submitted for streets, storm drainage, sanitary sewers and waterlines (if served by the City) for my review and approval prior to construction but after Planning Commission and City Council approval of the final palt. A financial guarantee in accordance with Development Regulations Section 27-2.3 should be obtained for all public improvements.

4/16/82 Late- City Parks
State Hiway

5/6/82	GJPC Minutes of 4/27/82	MOTION: (COMMISSIONER SUSAN RINKER) "ON FILE #79-80, I RECOMMEND WE TABLE THIS UNTIL WE HAVE ALL COMMENTS SATISFIED, SUCH AS DRAINAGE, WATER, SOIL TESTING, AND SPECIAL IMPROVEMENT DISTRICT QUESTIONS." COMMISSIONER BILL O'DWYER SECONDED THE MOTION. CHAIRMAN LITLE REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED UNANIMOUSLY.