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File 1981-0045

Project Name: Almeta Gardens (Minor Subdivision)

Date 1/3/02

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the 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.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>		
		*Summary Sheet – Table of Contents		
		Application form		
		Receipts for fees paid for anything		
		*Submittal checklist		
		*General project report		
		Reduced copy of final plans or drawings		
		Reduction of assessor's map		
		Evidence of title, deeds		
X	X	*Mailing list to adjacent property owners		
		Public notice cards		
		Record of certified mail		
X		Legal description		
		Appraisal of raw land		
		Reduction of any maps – final copy		
		*Final reports for drainage and soils (geotechnical reports)		
		Other bound or nonbound reports		
		Traffic studies		
		Individual review comments from agencies		
		*Consolidated review comments list		
		*Petitioner's response to comments		
		*Staff Reports		
		*Planning Commission staff report and exhibits		
		*City Council staff report and exhibits		
		*Summary sheet of final conditions		
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)		
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>				
X	X	Action Sheet	X	Fire Flow Survey
X	X	Review Sheet Summary	X	Site Plan
X		Review Sheets		
X		Certification of plat		
X		Power of Attorney - **		
X	X	Planning Commission Minutes - ** - 4/28/81		
X		Development Application		
X		Subdivision Summary Form		
X		Public Notice Posting		
X		Ute Water Conservancy District – Peak Demand Sheet		
X		Deed		
X		Gamma Radiation Survey		
X	X	Preliminary Soils Report for Almeta Gardens		
X		Tax Notice		
X		Death Certificate for Lindsay Onan		

~~Church of Jesus Christ of Latter Day Saints~~
~~547 Melody Lane~~
~~Grand Junction, Colorado 81501~~

Lester V. & Rosemary Kasten
2877 Orchard Avenue
Grand Junction, CO 81501
45-81

Joseph & Phillis Mc Coy
547 1/2 28 3/4 Road
Grand Junction, CO 81501
#45-81

Wesley & Ruth Cheskaty
1240 North 15th Street
Grand Junction, CO 81501
#45-81

Colorado West Surveying, CO
835 Colorado Avenue
Grand Jct CO
#45-81 81501

Church of Jesus Christ of LDS
547 Melody Ln.
Grand Jct. CO 81501
#45-81

Almeta Gran
#548 28 3/4 Rd
Grand Jct CO 81501
#45-81

PRELIMINARY SOILS REPORT FOR ALMETA GARDENS

#232.3

GENERAL SITE CONDITIONS

The "S.C.S. Soils Survey" defines the soil in this area as "moderately fine-textured soils with slowly permeable subsoils." Specifically, (Bc) Billings silty clay-loam, 0 - 2 percent slopes. Moderately saline areas including spotted areas both strongly saline and saline free may be encountered within the subdivision but should not produce adverse effects towards vegetation.

SOIL CHARACTERISTICS AND SUITABILITY

Texture: Silty, clay-loam

Septic tank absorption fields: Subdivision will have central sewage collection system, therefore, septic tank absorption fields will not be used.

Roads and Streets: The soils have low strength characteristics, therefore, road sub-base and base courses will require proper design.

Building Foundation: Soil has moderate shrink-swell potential and low strength characteristics. With properly designed foundations, no problems are anticipated.

Ability to Sustain Vegetation: Good, no problems anticipated.

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

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

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

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

REVIEW SHEET SUMMARY

FILE# 45-81

ITEM Almeta Gardens

DATE SENT TO REVIEW DEPT. _____

Minor Subdivision

DATE DUE 4/14/81

PETITIONER Almeta Onan, 548 - 28 3/4 Road, G.J. (Colorado West Engineers)

LOCATION 548 - 28 3/4 Rd.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4/14/81	City Fire Dept.	Before we can okay this we need you to come into our office with information so we can do a fire flow on this property. To do this we need plans showing square footage, type of construction and distance to exposures. Also we need existing fire hydrants shown and proposed hydrants shown so we can determine if you need additional fire protection.
4/14/81	City Utilities	The utilities composit shows a lot labeled as lot 4. I assume that it is supposed to be lot 2 as shown on the subdivision plat.
4/14/81	City Engineer	2½ ft. of additional right-of-way should be dedicated and power of attorney for full street improvements on 28 3/4 Road should be granted prior to recording the plat.
4/14/81	Mt. Bell	No requests or comments.
4/14/81	Transportation Engineer	No comments.
4/15/81	City Parks / Recreation	No comment.
4/15/81	Public Service Gas & Electric	Electric: No objections. 4/9/81 LLW Gas: No objections. 4/10/81 CB
4/17/81	Staff Comments:	POA off 28 3/4 Rd. for ½ St. improvements. Existing utilities easement in question (retain or vacate). *Construction must begin within 1 year of approval.
4/28/81	RINKER/KAMICAR PASSED UNANIMOUSLY A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL OF #45-81, ALMETA GARDENS SUBDIVISION (MINOR) FINAL PLAN, SUBJECT TO STAFF COMMENTS.	

