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File 1981-0069

Project Name: Hassel Court - Sixbey Minor Subdivision-Final Plan

Date 3/4/02

P	S	<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>		
X		*Summary Sheet - Table of Contents		
X	X	Review Sheet Summary		
X		Application form		
X		Review Sheets		
		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)		
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:				
X	X	Action Sheet	X	Prior Deed Description
X	X	Review Sheet Summary	X	Utility Map
X		Review Sheets	X	X
X	X	Power of Attorney - ** - 8/11/81	X	Parcel # Diagram of adjacent property owners
X		Record of Final Plat Recording		Special Assessment Tax Receipt from Mesa Co. Treasurer's Office
X		Certification of Plat		
X	X	Planning Commission Minutes - ** - 7/28/81		
X		Development Application		
X		Public Notice Posting - 7/16/81		
X	X	Letter from Bruce Marvin, Western Eng, Inc. to Coburn Engineers re: soil analysis - 6/11/81		
X	X	Utility Plot Plan		
X		Gamma Radiation Survey Form from CO State Dept. of Health re: no indication of mill tailings - 4/30/81		
X		Deed		

#2945-251-00-004
Goswick, Fern A. #69-81
2757 UnawEEP Avenue
Grand Junction, Co.

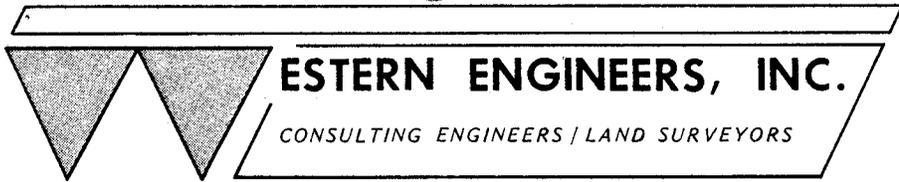
2945-251-00-005
Rice, Gladys K. #69-81
298 Cherry Lane,
Grand Junction, Co.

2945-251-00-057
Poarch, Ray H.
Box 881 #69-81
Grand Junction, Co.

2945-251-00-073
Poarch, Ray H.
Box 881 #69-81
Grand Junction, Co.

2945-244-00-160
Vinson, J.L.
2766 C. Road #69-81
Grand Junction, Co.

2945-244-00-153
Potter, Earnest W. and Arlyne M.
2762 C. Road #69-81
Grand Junction, Colorado



June 11, 1981

Coburn Engineers
2820 North Ave., Suite F
Grand Junction, Colorado 81501

Attn: Bob Coburn
Re: 298 Mountain View

Dear Bob:

I am enclosing consolidation test data from the above site. Analysis of the consolidation test on this sample revealed an allowable soil bearing capacity well in excess of 1,000 psf for this soil under natural conditions of moisture and density. Only minor consolidation occurred upon wetting under 1000 psf. The soil profile consists of moderately tight, moist red-brown silty clay which grades more sandy and gravelly below the six foot depth. The water table was not encountered in the eight foot deep test excavation.

If you have any questions, please let me know.

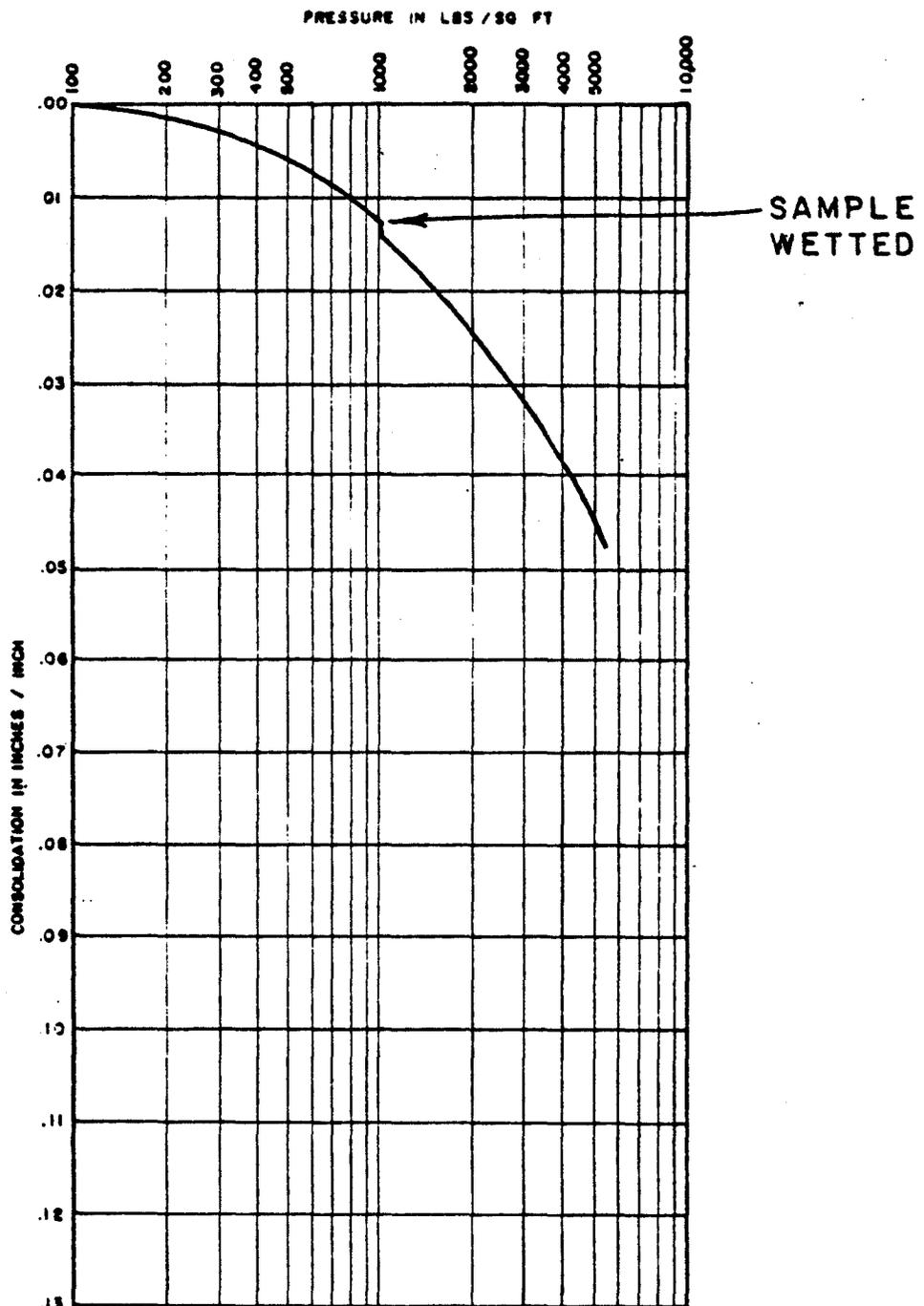
Submitted by:

WESTERN ENGINEERS, INC.

Bruce D. Marvin, P. E.

BDM/pt

Enclosure



BORING NO. AND DEPTH	SOIL TYPE	MOISTURE CONTENT		DRY DENSITY P.LBS / CU. FT.
		BEFORE	AFTER	
1 @ 3'	Silt - Clay	14.2		114.9

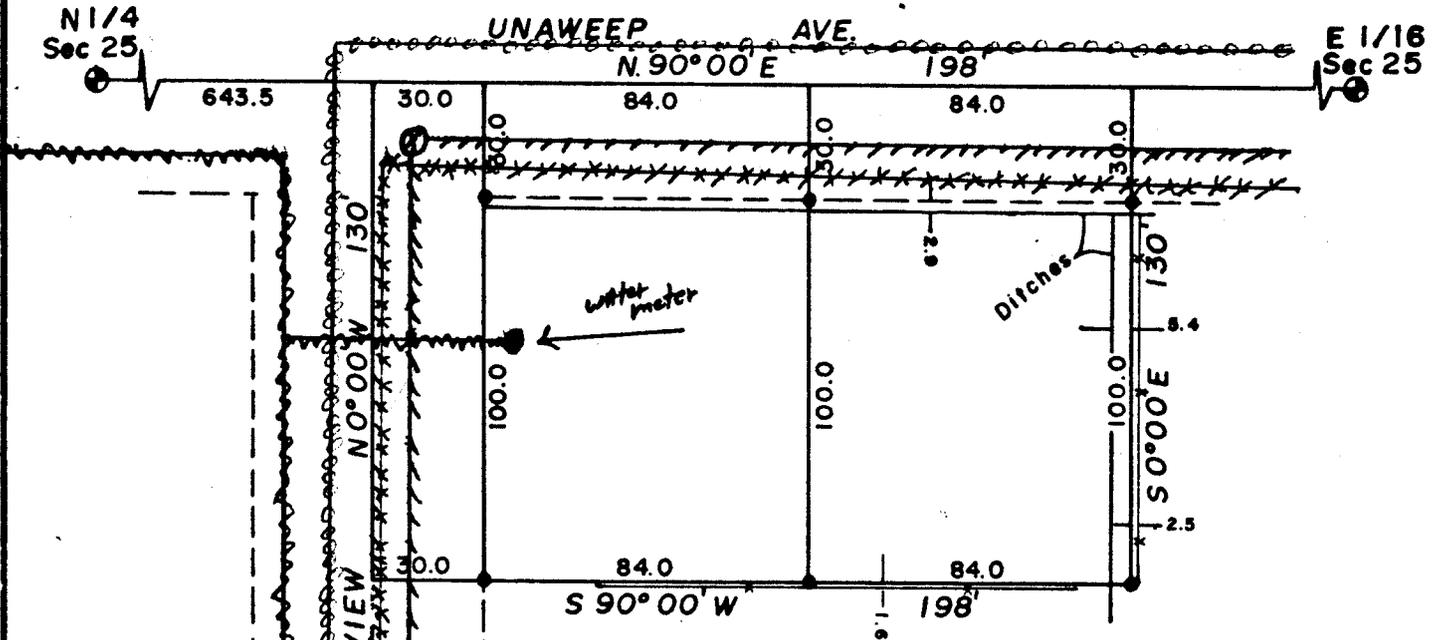
TVS = .98 TSF

MERRITT-SIXBEY
CONSOLIDATION DATA

Utilities Plot Plan

PRIOR DEED DESCRIPTION

Beginning at the Northwest corner of the East 6 Acres of the West 25.5 acres of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 25, Township 1 South, Range 1 West of the Ute Meridian thence East 198 feet, thence South 130 feet, thence West 198 feet, thence North to beginning.

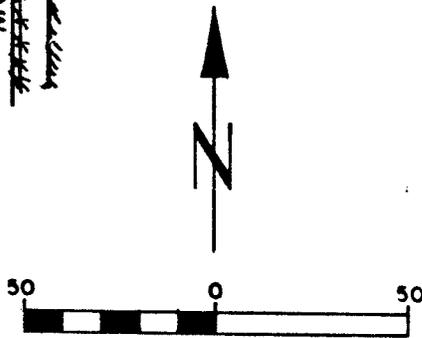


LEGEND

- ⊕ Found Mesa County Monument
- Set #6 rebar w/cap L.S.10097

- ⊕ = man hole
- ||||| = Sewer line
- = water meter
- ~~~~~ = water line
- xxxxxxx = O. H. Line Elec. & Telephone
- = GAS 25' w of E 15' N of S

Water line



SCALE 1" = 50'

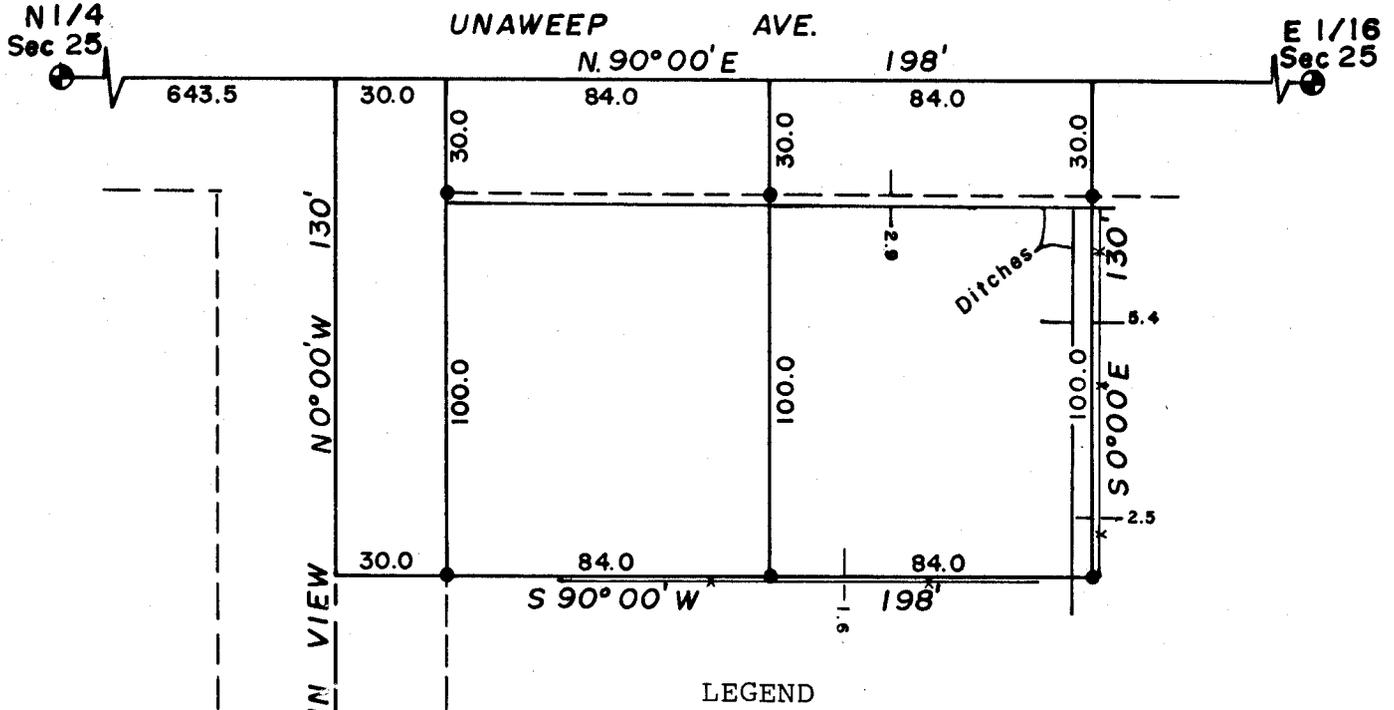
I hereby certify that the survey represented by this plat was performed under my direct supervision, and that both are correct to the best my knowledge.

Merritt P. Dismant 4-6-81
 Merritt P. Dismant L.S. 10097



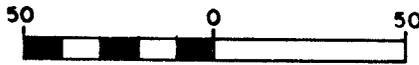
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Merritt P. Dismant

4-6-81

Merritt P. Dismant L.S. 10097



REVIEW SHEET SUMMARY

FILE NO. 69-81 DUE DATE 7/13/81
 ACTIVITY Subdivision
 PHASE Final ACRES _____
 LOCATION 298 Mountain View
 PETITIONER Merritt H. Sixbey
 PETITIONER ADDRESS 1310 North 19th, Grand Junction, CO 81501
 ENGINEER Merritt Dismont, Bob Colbrun

OVERALL CONSIDERATIONS

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

HAS BEEN ADDRESSED
 HAS NOT BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7/10/81	City Engineer	Unawep Avenue should be dedicated to a 33 ft. half width. Power of attorney should be granted for full street improvements on both Unawep Ave. and Mountain View.
7/10/81	Public Service	Electric: No objections to this project. DM 7/7/81 Gas: No objections to this project. HT 7/7/81
7/13/81	City Utilities	I can't tell if the water and sewer lines shown are existing or proposed.
7/15/81	Staff Comments	No comments if all review agency comments are resolved.
7/15/81	Mt. Bell LATE	We have no requests.
7/28/81	LITTLE/TRANSMEIER PASSED 6-0 A MOTION TO SUBMIT TO CITY COUNCIL FOR CONSIDERATION #69-81, HASSEL COURT MINOR SUBDIVISION, LOCATED SOUTHEAST CORNER OF MOUNTAIN VIEW STREET AND UNAWEEP AVENUE; WE HEREBY RECOMMEND TO CITY COUNCIL #69-81, HASSEL COURT MINOR SUBDIVISION, BE APPROVED, SUBJECT TO STAFF COMMENTS.	

