Table of Contents

File 1983-0007 Project Name: 760 Horizon Drive - Vacation of Right-of-Way
Date 9/3/02

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	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
X		Reduction of assessor's map
X		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
X	X	***Final reports for drainage and soils (geotechnical reports)**
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		***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		Letter from Richard Hollinger to John Quest re: expiration of permit-12/15/83
X	X	Planning Commission Minutes - ** - 3//29/83, 4/30/85	X		Letter from Gordon Bruchner to Robert Golden re: extension of development schedule for new building and temporary building – 12 month from date of previous approval – 12/20/83
X		Legal Ad – 5/8/85	X		Certified letter from Planning Commission to All Owners/Petitioners re: Extension/Reversion meeting held 3/20/84 – 2/13/84
X		Application for Building Permit – Mesa Co. Building Dept. – 2/9/81	X		Letter from Gordon Bruchner to Planning re: response to Enforcement for Development Schedules – 2/23/84
X		Easement – Exhibit A	X	X	Memo from Planning Dept. to All Petitioners re: extension until 4/1/85
X	X	Ordinance No. 2119 - **	X		Letter from Roy Anderson, Chief Building Official, Mesa Co. Bldg. Dept. to John Quest re: uniform building code guildlines – 3/27/84
X		Request for Treasurer's Certificate of Taxes Due – 2/24/83	X	X	Letter from Gordon Buchner, ARIX, Corp. to Planning Commission re: project status – 4/16/85
X	X	Impact Statement	X	X	Letter from Roy Anderson and Bob Goldin to ARIX re: development schedule – 5/17/85

X		Development Application – 2/2/83	X		Memo from Roy Anderson to Bob Goldin re: want to make mobile permanent structure – 6/6/85
X		Gamma Radiation Survey – 2/17/83	X	X	Letter from Gordon Bruchner to Bob Golden, Planner re: completing the necessary construction to qualify temporary structure as permanent structure – 6/17/85
X	X	Letter from John Quest to Planning re: have complied with comments-3/14/83	X		Landscape Plan
X		Public Notice Posting – 3/18/83	X		Utility Composite
X		Letter from John Quest to Dick Hollinger, Building Dept. re: one year extension request for temporary office till 2/10/84 – 6/23/83	X		Grading and Drainage Plan
X		Letter from Richard Hollinger to John Quest re: extension granted – 7/6/83	X		Development Plan

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

A R I X

Professional Offices Development in H.O. Zone

Project Statement Impact Statement

February 28, 1983

PROJECT

Since 1965 ARIX has grown at a steady rate. We now find ourselves needing more space for staff and higher technology equipment, and consolidation of staff at one location in Grand Junction.

The needs of the firm can be accommodated in 13,100 square feet of space while the property now owned by the firm on Horizon Drive can accommodate a substantially larger office oriented project. Yet current market trends suggest a cautious approach to construction of new office space. Therefore, we are planning a phased construction project to provide initially only space to be occupied by ARIX with very limited tenant areas.

The new structures will be designed to blend with the existing structure using brick, wood shingles, and some natural woods. The first phase structure will be only two stories high (maximum height of 37 feet) and the second phase structure will be three stories high (maximum height 60 feet). Site development and landscaping will be similar to the existing with the incorporation of screen fencing and landscaping along the northeast property line.

PHASING

The first phase shall consist of 13,100 13,000 square feet of new office space and conversion of the existing 3800 square foot building to tenant space. This phase shall commence within two months of the approval for this development. The temporary facility will be removed upon completion of Phase I.

Second phase shall consist of as much as a 32,000 square foot structure. This will be commenced in 1988 or sooner as the market will bear.

13,100
3,800
16,900

PROPOSED USES

Occupancies for the buildings in both phases shall be principally professional offices and certain associated uses as follows:

Financial institutions
Neighborhood service offices
Government offices
Barber and beauty shops
Specialty clothing
Health clubs
Drive-up financial institutions

Because the current use is offices there will not be a significant change in use.

TRAFFIC

Traffic circulation for vehicles and pedestrians is shown on the development plan. Traffic plan is not provided due to nature of this project. Vehicular trips are shown below:

Site Generated Traffic Volumes

Morning Peak Hour	Vehicles Per Hour Phases I & II	Phase I
Inbound	100	32
From south (RT)	85	27
From north (LT)	15	5
Outbound	20	6
To south (LT)	15	5
To north (RT)	5	1
Evening Peak Hour		
Inbound	20	6
From south (RT)	15	5
From north (LT)	5	1
Outbound	95	30
To south (LT)	80	27
To north (RT)	15	3

Daily Volume	Vehicles Per Hour Phases I & II	Phase I
Inbound	310	99
From south (RT)	250	80
From north (LT)	60	19
Outbound	310	99
To south (LT)	250	80
To north (RT)	60	19

UTILITIES

	Phase I	Phase I and II
Projected domestic water usage	932 gpd	2900 gpd
Projected sanitary sewage	793 gpd	2465 gpd
Domestic water for irrigation (No irrigation water available)	1700 gpd peak.	1800 gpd peak.

FIRE PROTECTION

Using ISO and City of Grand Junction standards, the required fire flow for this project is 2800 gpm. This will require two fire hydrants as shown on the utilities composite.

RIGHT-OF-WAY VACATION

ARIX is seeking vacation of 40 feet of right-of-way along Horizon Drive the entire length of our frontage. The original plat was filed dedicating 60 feet of additional right-of-way to the original 40 feet. As a result the total right-of-way as it is now is 140 feet along our frontage (40' on the north, 100 ' on the south).

Because right-of-ways along other areas of Horizon are more restrictive, the City of Grand Junction designed improvements to be contained well within a 100 foot R.O.W.. As a result, to make better use of this land we request vacation of R.O.W. and establishing a utility easement. This allows ARIX to establish a parking lot in this area and obtain more flexibility in our planned development.

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

March 18, 1983

City/County Development Dept.
559 White Avenue, Room 60
Grand Junction, Colorado 81501

Gentlemen:

SUBJECT: RIGHT-OF-WAY VACATION AND DEVELOPMENT IN H. O. ZONE
ARIX PROFESSIONAL OFFICES

In response to the review comments received by this office on March 17, 1983, we have the following comments and responses.

1. Prior to construction of the project, we will provide the Fire Department and other related agencies with complete plans for their review. We have sized the fire line and fire hydrants based on our projected need of fire flow for the structure. We have contacted Wes Painter with the Fire Department and agreed to provide a "knox-box" for the structure.

2. In discussions with Don Hobbs of the City Parks Department we will modify the Locust variety type from Shademaster to Skyline.

3. A drainage easement which varies in size and has a minimum size of 20 feet, does exist along the southwest property line. This is noted on the plat as a drainage easement and will be retained in our project. We understand the need for the water tap during the construction of Horizon Drive improvements. We have contacted Ute Water and are willing to extend the water line beyond the Horizon Drive rights-of-way at this time assuming that Ute Water can accommodate this request.

4. The City Engineer, Public Service and Mountain Bell have all requested that the right-of-way vacation be approved subject to the implementation of a utility easement in this area. It was our intention to provide this easement and apparantly was not clearly identified on our submittal materials. In answer to all these comments, the right-of-way is requested to be vacated which will be converted over to a utility easement of the same size and area.

5. We understand that certain specific uses which require conditional approval will be reviewed and approved by the City Planning staff, such as drive-up windows. Any proposed use will be submitted to them for their review and comments.

6. In selecting and locating landscaping, we will be aware of the site problems at intersections. We will select the appropriate landscaping and maintain it at the appropriate heighth to guarantee adequate vision.

7. The landscaping chosen and shown on our submittal is predominately low water consumption plantings. We will be forced to maintain this landscaping with Ute Water due to the fact water rights from the Highline Canal are not available to this property.

8. The detail of the sign will conform with the Grand Junction sign code and will not conflict with site problems at the intersection.

9. We have obtained an avigation easement form from the Development Department. The completed form is included with this letter.

10. In discussions with Charlie Stockton of Ute Water, he requests that the fire line be installed in an easement (as it is proposed to be) and that it not be under the screen fence. Therefore, we will need to locate the screen fence near the property line and locate the pipeline nearest the driveway which serves this project. The fence will still retain its variable plane design, but with a much smaller dimensional change.

We hope that these address the comments adequately. If there are any other comments or questions, please contact me directly.

Respectfully,

ARIX, A Professional Corporation

John Quest
Senior Project Manager

JQ:cec

cc: Gordon Bruchner
Neal Carpenter

Mesa County & City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501
#13-83

James F. Squirrell
P. O. Box 115
Grand Junction, CO 81502
13-83

764 Group Limited
6500 Stapleton Drive
Denver, CO 80216
#13-83

Occidental Oil Shale Inc.
P. O. Box 868
Houston, TX 77001
#13-83

Bruce C. & Wilma Currier
2760 - H Road, Route 5
Grand Junction, CO 81501
#13-83

Bruce & Norma Ann Ferrell Jr.
620 Canyon Creek Road
Grand Junction, CO 81501
#13-83

Arix, Inc. *
760 Horizon dr.
grand Jct. Co 81501
#13-83

John Quest *
760 Horizon dr.
grand Jct. Co. 81501
#13-83

EXHIBIT A

THIS EASEMENT is made and entered into by and between the WALKER FIELD, COLORADO, PUBLIC AIRPORT AUTHORITY, a body corporate and politic and constituting a political subdivision of the State of Colorado, hereinafter called GRANTEE, and ARIX, A Professional Corporation

hereinafter, GRANTOR;

WHEREAS, Grantee is the owner and operator of Walker Field Airport situated in the County of Mesa, State of Colorado, and in close proximity to the land of Grantor, and Grantee desires to obtain and preserve for the use and benefit of the public a right of free and unobstructed flight for aircraft landing upon, taking off from, or maneuvering about said airport; and

WHEREAS, Grantor is the owner in fee simple of that certain parcel of land situated in the County of Mesa, State of Colorado, to wit:

NOW, THEREFORE, in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor, for himself, his heirs, administrators, executors, successors and assigns, does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns, for the use and benefit of the public, an easement and right of way appurtenant to Walker Field Airport, for the passage of all aircraft ("aircraft" being defined for the purposes of this instrument as any device known or hereafter invented, used or designed for navigation or flight in the air) by whomsoever owned and operated, in the navigable airspace above the surface of Grantor's Property to an infinite height above said Grantor's property, together with the right to cause in said airspace such noise and vibrations, smoke, fumes, glare, dust, fuel particles and all other effects that may be caused by the normal operation of aircraft landing at or taking off from or operating at or on said Walker Field Airport, and Grantor hereby waives, remises and releases any right or cause of action which Grantor now has or which Grantor may have in the future against Grantee, its successors and assigns, due to such noise, vibrations, smoke, fumes, glare, dust, fuel particles caused by the normal operation of such aircraft.

FURTHER, Grantor hereby covenants, for and during the life of this easement, that Grantor:

(a) shall not hereafter construct, permit or suffer to maintain upon said land any obstruction that extends into navigable airspace required for use of said airport runway surfaces; (Navigable airspace is defined for the purpose of this instrument as airspace at and above the minimum flight altitudes, including take off and landing, as prescribed in Federal Aviation Administration Federal Air Regulations Part 91, and as such regulations are amended.)

(b) shall not hereafter use or permit or suffer use of said land in such a manner as to create electrical or electronic interference with radio communication or radar operation between the installation upon Walker Field Airport and aircraft, or to make it difficult for flyers to distinguish between airport lights and others or to result in glare in the eyes of flyers using the said airport, or to impair visibility in the vicinity of the airport, or otherwise to endanger the landing, taking off or maneuvering or aircraft.

Grantor agrees the aforesaid covenants and agreements shall run with the land for the benefit of Grantee, its successors and assigns, until said airport shall be abandoned and shall cease to be used for public airport purposes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this 18th day of March, A.D. 1983.

Gordon A Buchner

STATE OF COLORADO)
) ss:
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 18th day of March, A.D. 1983, by Gordon A. Buchner.

My Commission Expires
My Commission expires: February 6, 1985.

Lucinda Bellard
Notary Public

Geotechnical Investigation
for
ARIX

ARIX Office Building

17 May 1982

WESTERN TECHNOLOGIES, INC.

Phoenix
3737 East Broadway Road
P.O. Box 21387
Phoenix, Arizona 85036
(602) 268-1381

Flagstaff
2400 East Huntington Drive
Flagstaff, Arizona 86001
(602) 774-8708

Tucson
423 South Olsen Avenue
Tucson, Arizona 85719
(602) 624-8894

Farmington
400 South Lorena
Farmington, New Mexico 87401
(505) 327-4966

Las Vegas
300 West Boston Avenue
Las Vegas, Nevada 89102
(702) 382-7483

Grand Junction
P.O. Box 177
3224 Highway 6 & 24, No. 3
Clifton, Colorado 81520
(303) 434-9873

WESTERN TECHNOLOGIES, INC.

P.O. Box 177
322 Highway 6 & 24, No. 3
Clifton, Colorado 81520
(303) 434-9873

ARIX
2021 Clubhouse Drive
Greeley, Colorado 80631

17 May 1982

Attention: Mr. Bob Regan
Vice President

Project: ARIX Office Building
760 Horizon Drive
Grand Junction, Colorado

Project No. 6122J045
Invoice No. 61220070
P. O. No. 17204

In accordance with your request, this firm has provided geotechnical engineering services for the proposed ARIX office building to be located at 760 Horizon Drive in Grand Junction, Colorado. The purpose of these services is to present engineering recommendations relative to foundation design, surface drainage, and earthwork procedures.

It is our understanding that the proposed structure will be a three-story slab-on-grade building utilizing steel and masonry construction with a steel joisted roof. Column loads are assumed to be 160 to 350 kips. It is anticipated that finished floor level will be at or slightly above existing site grade near the edges of the building, and that the existing pond area will be filled to meet the surrounding grade.

Previous site development includes an existing office building to the south of the proposed building, landscaped area and a pond. Although fill zones or underground facilities such as basements and utilities were not observed, they may be encountered during construction. The ground surface is relatively flat with the exception of the existing pond which is approximately 15 to 20 feet deep.

Site drainage is to the north-northwest, although depressions exist which could result in surface ponding. The existing office building is a single story structure with a full basement. Some distress was observed in the basement area.

Seven test borings were drilled at the locations shown on the accompanying site plan. During test drilling, subsoils were visually examined and sampled at selected intervals. Surface soils to depths of 2 to 32 feet are stiff to soft moist silty clays and clayey silts of medium density and medium plasticity. The materials underlying the surface soils and extending to the full depth of auger penetration consisted of slightly to highly weathered clayshales of the Mancos formation. Test boring depths ranged from 19 to 39 feet below existing grade. Groundwater was encountered in Test Borings 1, 2, 5, 7, and 9, at depths ranging from 9.5 to 15.0 feet below existing grade at the time of this exploration.

Laboratory test results indicate that the native upper clayey subsoils at shallow foundation level exhibit relatively low compressibility at natural moisture contents and a moderate tendency to compress additionally under an increased moisture condition upon loading. On-site near surface soils exhibit low to moderate expansive potential when saturated. The underlying clayshales exhibit a moderate to high expansive potential when saturated.

Foundations: Due to the variable nature of bearing soils, variable levels of groundwater encountered, and the wide variation in loads, a foundation system consisting of driven piles founded in the clayshales appears to be the most feasible for support of the structure.

The recommended allowable pile loads apply to dead load plus design live load conditions. Grade beams between pile caps should be founded a minimum of 3.0 feet below finished grade. Finish grade references should be considered as lowest adjacent grade for perimeter grade beams and as floor level for interior grade beams.

It is recommended that 10HP42 or 12HP53 piles placed in pre-drilled holes, drilled a minimum of 4.0 feet into the weathered clayshale and driven to bearing on the hard, dense clayshale formation appear to be the most suitable pile foundation type. For piles thus installed, an allowable load of 120 tons per pile should be used for design. The piles should be driven by a hammer not exceeding a rated energy of 25,000 ft-lbs. This energy should achieve the proper penetration and also limit the stresses during driving to minimize the possibility of damage to the pile. All pre-drilled holes should be backfilled with sand upon completion of pile drilling. During pile installation, the Janbu formula should be utilized to define the required driving resistance. A factor of safety of 3 should be applied. Pile driving should be observed by the geotechnical consultant to assess whether or not recommended set is obtained during driving.

The minimum center-to-center spacing on the driven piles is recommended as three pile diameters in order to develop full capacity of the group. The settlement of pile groups, with the individual piles being loaded to the full design load, is estimated to be of the order of 1/4 to 1/2 inch. This settlement should take place rapidly following load application.

To reduce the potential for distress caused by differential foundation movements, all grade beams and masonry walls should be reinforced. The use of joints at openings or other discontinuities in masonry walls is recommended.

If the soil conditions encountered are significantly different than those presented in this report, this firm should be contacted for verification and/or supplemental recommendations.

Site and Subfloor Preparation: It is anticipated that excavation to foundation and utility line grades and to interior floor subgrade areas within building area may be accomplished with conventional excavation equipment. Due to the moderate expansive potential of compacted on-site soils, it is recommended that floor slabs be founded on imported compacted fill of low expansive potential. The following procedure is recommended for preparation of the building site for support of concrete slabs-on-grade:

1. Strip and remove existing vegetation, fill, debris, rubble, loose or soft surface soils, structural remnants or other deleterious materials from the building areas. Clean and widen depressions, pits, ditches, or underground facilities to accommodate compaction equipment.

   Prior to placement of fill materials, all surfaces should be level and free from ruts, hummocks, or other uneven features which could impede uniform compaction. sloping areas steeper than 5:1 (horizontal:vertical) should be benched to prevent slippage planes between existing slopes and fills. Benches should be level and wide enough to accommodate compaction and earthmoving equipment.

2. Rework, moisten or dry as required, and compact all exposed surface and subgrade soils to a minimum depth of 12 inches. Reworking may be accomplished by scarification, discing, removal and replacement or other method which will result in uniform moisture contents and densities.

3. Place and compact required fill in horizontal lifts to finished subgrade levels. Lift thickness is contingent upon compaction equipment used to achieve the minimum specified densities. The use of on-site soils below slabs-on-grade is contingent upon stringent moisture control during compaction. Imported fill materials should exhibit a low expansive potential.

4. Provide moderate slab reinforcement and carry the reinforcement through the interior slab joints, but not foundation walls or load-bearing walls. Slip joints should be used around all column pads and load-bearing walls to help keep the slab independent of the foundation system.

5. 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.

6. Concrete floor slabs should be underlain by four inches of well graded sand and gravel aggregate base course.

Base course should conform with the local governing agency's specifications and imported fill should meet the following criteria:

- Gradation (ASTM C136): percent passing by weight

6" Sieve Size	100
4" Sieve Size	70-100
No. 200 Sieve Size	40 (max)

- Maximum Expansive Potential* 1.5%

- Maximum Percent Soluble Sulfates 0.10

*Expansive potential measured on remolded sample compacted to 95 percent of the maximum dry density as determined in accordance with ASTM D698 at a moisture content of 3 percent below optimum.

The compaction of all fill materials should be performed to the specified percent of the maximum dry density as determined in accordance with ASTM D698. On-site clay soils should be compacted within a moisture range of 1 percent below to 4 percent above optimum. Imported soils should be compacted within a moisture range of 3 percent below to 3 percent above optimum.

Material	Percent Compaction
On-Site subgrade soils:	
Below foundation elements	95 (minimum)
Below slabs-on-grade	90 to 95
Below pavement	95 (minimum)
Subbase fill (imported):	
Below foundation elements	95 (minimum)
Below slabs-on-grade	95 (minimum)
Aggregate base course	95 (minimum)
Miscellaneous backfill (not intended for lateral support of pipelines)	90 (minimum)

Recommendations for slabs-on-grade and foundation elements supported on compacted fills or prepared subgrade are dependent upon satisfactory site preparation and the placement and compaction of subsequent fill zones. Therefore, earthwork relative to structural support should be accomplished under observation and testing directed by the geotechnical engineer. Observation and testing should also be provided during site grading and the placement and compaction of all backfill, subbase fill, and base course to assess compliance with project requirements.

Drainage: Positive drainage should be provided during construction and maintained throughout the life of the proposed development. Infiltration of water into utility or foundation excavations must be prevented during construction. Consideration should be given to the collection and diversion of roof runoff and to the elimination of planting areas and any other surface features which could retain water in areas adjoining the building.

In areas where sidewalks or paving do not immediately adjoin the structure, it is recommended that protective slopes be provided with an outfall of approximately 4 percent for at least 10 feet from perimeter walls. Backfill against footings, exterior walls, and in utility and sprinkler line trenches should be well compacted and free of all construction debris to minimize the possibility of moisture infiltration.

Limitations: The recommendations presented in this report are for a specific project and are based on the assumption that soil conditions do not deviate appreciably from those disclosed in the borings. If any variations or undesirable conditions are encountered during construction, the geotechnical engineer should be notified so that supplemental recommendations may be made.

If you have any questions concerning this report or if we may be of additional service, please contact us.

Sincerely yours,
WESTERN TECHNOLOGIES, INC.
Geotechnical Services

By: Craig P. Wiedeman
Craig P. Wiedeman, P.E.

Reviewed by: M. Kent Hamm
M. Kent Hamm, P.E.

/chb
Copies to: Addressee (3)

Job No. 6122J045

Lab No. _____

CONSOLIDATION PROPERTIES OF SOIL

Type of Material Clay (CL) ☒Undisturbed ☐Remolded ☐Compacted

Source of Material Test Boring Boring 1 Depth 9-10 Ft

Test Procedure ASTM D2435- Reviewed By WTI/Wiedeman Date 5-10-82

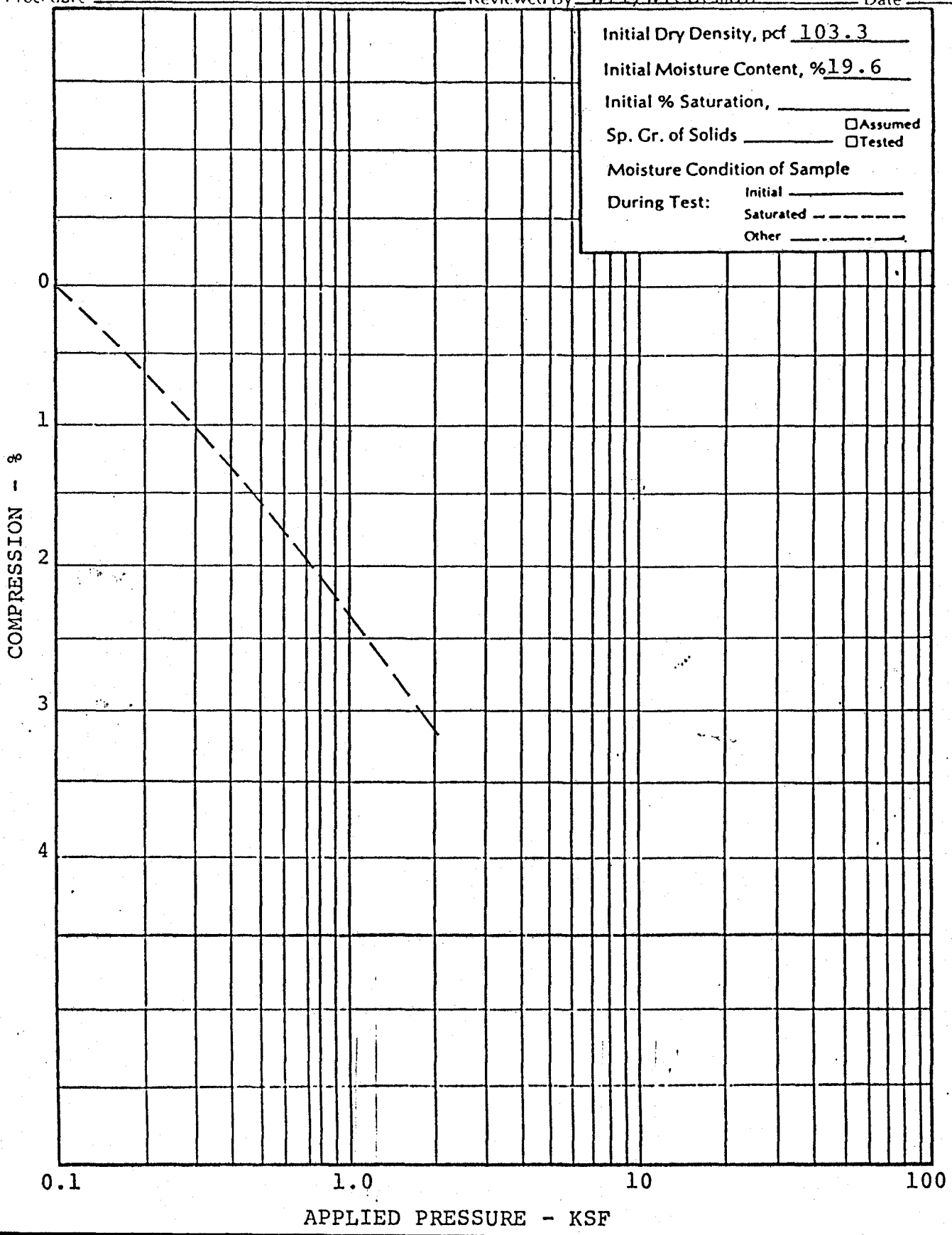
Initial Dry Density, pcf 103.3

Initial Moisture Content, % 19.6

Initial % Saturation, _____

Sp. Gr. of Solids _____ ☐Assumed ☐Tested

Moisture Condition of Sample During Test: Initial ——— Saturated – – – – Other —·—·—



Job No. 6122J045

Lab No. _____

CONSOLIDATION PROPERTIES OF SOIL

Type of Material Clayshale ☒Undisturbed ☐Remolded ☐Compacte

Source of Material Test Boring Boring 2 Depth 9-10 Ft

Test Procedure ASTM D2435-Modified Reviewed By WTI/Wiedeman Date 5-10-82

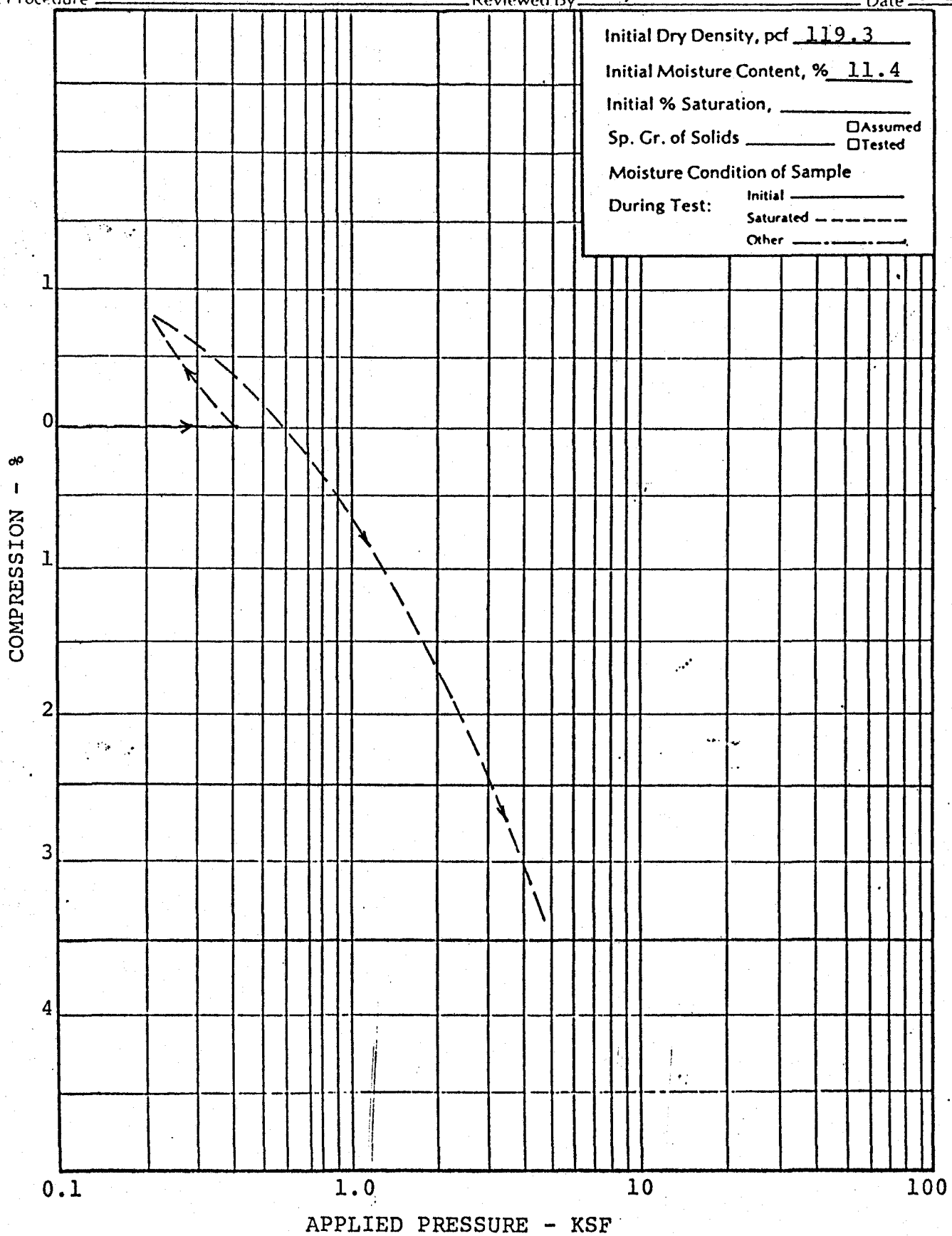
Initial Dry Density, pcf 119.3

Initial Moisture Content, % 11.4

Initial % Saturation, _____

Sp. Gr. of Solids _____ ☐Assumed ☐Tested

Moisture Condition of Sample During Test: Initial ——— Saturated - - - - - Other —.—.—



SOIL BORING DATA

Project Arix Office Building Boring No. 1 Job No. 6122J045

Elev. Top of Hole _____ Datum Not Determined Prepared By SGR Date 4-15-82

Type/Size of Boring Auger/4" Rig Type CME 55 Driller P.B. Reviewed By CPW Date 4-16-82

Depth Ft.	Penetration Resistance Blows/Ft. C	N/R	Sample Type	Dry Density pcf	Moisture Content %	Graphical Log	Description	Soil Classification	Max. Size	Particle Size Distribution % Boulders	Cobbles	Gravel	Sand	Silt & Clay	Gradation Well / Medium / Poor	Grain Shape Angular / Subangular / Subrounded / Rounded	Relative Density Very Loose / Loose / Med Dense / Dense / Very Dense	Plasticity None / Low / Medium / High	Consistency Soft / Firm / Stiff / Very Stiff / Hard	Cementation None / Light / Moderate / Heavy
1							Silty Clay/Clayey Silt; tan, trace	CL/ML	#10				0	90	X	X		XX	XXX	X
2							to some medium to fine sand, con-						10	100						
3							sistency varies w/depth													
4																				
5		6	R	97.3	16.0															●
6																				
7																				
8																				
9																				
10		8	R	103.3	19.6		L.L. @ 28 P.I. @ 10 -#200 @95.1%													
1																				
2																				
3																				
4																				
5		8	R	101.2	22.2															
6																				
7																				
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6																				
7																				
8																				
9																				
30																				

NOTE: THESE DATA REPRESENT CONDITIONS AT THE LOCATION ON THE DATE THE FIELD WORK WAS PERFORMED AND SHOULD NOT BE INFERRED TO REPRESENT OTHER LOCATIONS OR DATES. SUCH DATA HAVE BEEN OBTAINED EXCLUSIVELY FOR DESIGN PURPOSES AND SHOULD NOT BE CONSTRUED AS PART OF THE CONSTRUCTION PLANS OR AS DEFINING CONSTRUCTION TECHNIQUE.

GROUNDWATER CONDITIONS

Date _____ No Groundwater Encountered _____

Date 4-15-82 Time 10:00 Depth 15 Ft.

Date _____ Time _____ Depth _____

SOIL BORING DATA

Project Arix Office Building Boring No. 1 (cont'd) Job No. 6122J045

Elev. Top of Hole _____ Datum Not Determined Prepared By SGR Date 4-15-82

Type/Size of Boring Auger/4" Rig Type CME 55 Driller P.B. Reviewed By CPW Date 4-16-82

Depth Ft.	Penetration Resistance Blows/Ft. C	Penetration Resistance Blows/Ft. N/R	Sample Type	Dry Density pcf	Moisture Content %	Graphical Log	Description	Soil Classification	Max. Size	Particle Size Distribution % Boulders	Cobbles	Gravel	Sand	Silt & Clay	Gradation Well / Medium / Poor	Grain Shape Angular / Subangular / Subrounded / Rounded	Relative Density Very Loose / Loose / Med. Dense / Dense / Very Dense	Plasticity None / Low / Medium / High	Consistency Soft / Firm / Stiff / Very Stiff / Hard	Cementation None / Light / Moderate / Heavy
31							Clayshale: tan to grey, moderately to highly weathered in top 4 ft. degree of weathering decreases w/depth	CLSHL/ rock												
5							Clayshale; grey to black, dense to very dense, Mancos Formation	CLSHL/ rock												
40							Stopped @ 39 Ft.													
50																				
60																				

NOTE: THESE DATA REPRESENT CONDITIONS AT THE LOCATION ON THE DATE THE FIELD WORK WAS PERFORMED AND SHOULD NOT BE INFERRED TO REPRESENT OTHER LOCATIONS OR DATES. SUCH DATA HAVE BEEN OBTAINED EXCLUSIVELY FOR DESIGN PURPOSES AND SHOULD NOT BE CONSTRUED AS PART OF THE CONSTRUCTION PLANS OR AS DEFINING CONSTRUCTION TECHNIQUE.

GROUNDWATER CONDITIONS

Date _____ No Groundwater Encountered _____

Date 4/15/82 Time 10:00 Depth 15 Ft.

Date _____ Time _____ Depth _____

SOIL BORING DATA

Project Arix Office Building Boring No. 2 Job No. 6122J045

Elev. Top of Hole ____ Datum Not Determined Prepared By SGR Date 4-15-82

Type/Size of Boring Auger/4" Rig Type CME 55 Driller P.B. Reviewed By CPW Date 4-16-82

Depth Ft.	Penetration Resistance Blows/Ft. C	N/R	Sample Type	Dry Density pcf	Moisture Content %	Graphical Log	Description	Soil Classification	Max. Size	Particle Size Distribution % Boulders	Cobbles	Gravel	Sand	Silt & Clay	Gradation Well / Medium / Poor	Grain Shape Angular / Subangular / Subrounded / Rounded	Relative Density Very Loose / Loose / Med. Dense / Dense / Very Dense	Plasticity None / Low / Medium / High	Consistency Soft / Firm / Stiff / Very Stiff / Hard	Cementation None / Light / Moderate / Heavy
1							Silty Clay/Clayey Silt;tan,trace	CL/ML	#10				0	90	X	X		XX	XXX	X
2							to some medium to fine sand, con-						10	100						
3							sistency varies w/depth													
4																				
5		14	R	93.9	6.6		L.L. @ 28 P.I. W 6 -#200 @ 90.7%													
6																				
7							Clayshale;tan to grey, moderately	CLSHL/												
8							to highly weathered in top 4 Ft.	rock												
9							degree of weathering decreases													
10							w/depth. Softer lense @ 19.5 to													
1							20 Ft.													
2		30/6"	R	119.3	11.4		L.L. @ 40 P.I. @ 16 -#200 @ 58.8%													
3																				
4																				
5		31/6"	R	118.7	11.7															
6																				
7																				
8																				
9																				
20																				
1							Clayshale;grey to black, dense to	CLSHL/												
2							very dense, Mancos Formation	rock												
3																				
4																				
5							Stopped @ 24 Ft.													
6																				
7																				
8																				
9																				
30																				

NOTE: THESE DATA REPRESENT CONDITIONS AT THE LOCATION ON THE DATE THE FIELD WORK WAS PERFORMED AND SHOULD NOT BE INFERRED TO REPRESENT OTHER LOCATIONS OR DATES. SUCH DATA HAVE BEEN OBTAINED EXCLUSIVELY FOR DESIGN PURPOSES AND SHOULD NOT BE CONSTRUED AS PART OF THE CONSTRUCTION PLANS OR AS DEFINING CONSTRUCTION TECHNIQUE.

GROUNDWATER CONDITIONS

Date ____ No Groundwater Encountered

Date 4/15/82 Time 9:00 Depth 13.5 Ft.

Date ____ Time ____ Depth ____

SOIL BORING DATA

Project Arix Office Building Boring No. 3 Job No. 6122J045

Elev. Top of Hole _____ Datum Not Determined Prepared By SGR Date 4-15-82

Type/Size of Boring Auger/4" Rig Type CME 55 Driller P.B. Reviewed By CPW Date 4-16-82

Depth Ft.	Penetration Resistance Blows/Ft. C	Penetration Resistance Blows/Ft. N/R	Sample Type	Dry Density pcf	Moisture Content %	Graphical Log	Description	Soil Classification	Max. Size	Particle Size Distribution % Boulders	Cobbles	Gravel	Sand	Silt & Clay	Gradation Well / Medium / Poor	Grain Shape Angular / Subangular / Subrounded / Rounded	Relative Density Very Loose / Loose / Med. Dense / Dense / Very Dense	Plasticity None / Low / Medium / High	Consistency Soft / Firm / Stiff / Very Stiff / Hard	Cementation None / Light / Moderate / Heavy
1							No Access													
2																				
3																				
4																				
5																				●
6																				
7																				
8																				
9																				
10																				
1																				
2																				
3																				
4																				
5																				
6																				
7																				
8																				
9																				
20																				
1																				●
2																				
3																				
4																				
5																				
6																				
7																				
8																				
9																				
30																				

NOTE: THESE DATA REPRESENT CONDITIONS AT THE LOCATION ON THE DATE THE FIELD WORK WAS PERFORMED AND SHOULD NOT BE INFERRED TO REPRESENT OTHER LOCATIONS OR DATES. SUCH DATA HAVE BEEN OBTAINED EXCLUSIVELY FOR DESIGN PURPOSES AND SHOULD NOT BE CONSTRUED AS PART OF THE CONSTRUCTION PLANS OR AS DEFINING CONSTRUCTION TECHNIQUE.

GROUNDWATER CONDITIONS

Date _____ No Groundwater Encountered _____

Date _____ Time _____ Depth _____

Date _____ Time _____ Depth _____

SOIL BORING DATA

Project Arix Office Building Boring No. 4 Job No. 6122J045

Elev. Top of Hole ____ Datum Not Determined Prepared By SGR Date 4-15-82

Type/Size of Boring Auger/4" Rig Type CME 55 Driller P.B. Reviewed By CPW Date 4-16-82

Depth Ft.	Penetration Resistance Blows/Ft. C	N/R	Sample Type	Dry Density pcf	Moisture Content %	Graphical Log	Description	Soil Classification	Max. Size	Particle Size Distribution % Boulders	Cobbles	Gravel	Sand	Silt & Clay	Gradation Well / Medium / Poor	Grain Shape Angular / Subangular / Subrounded / Rounded	Relative Density Very Loose / Loose / Med Dense / Dense / Very Dense	Plasticity None / Low / Medium / High	Consistency Soft / Firm / Stiff / Very Stiff / Hard	Cementation None / Light / Moderate / Heavy
1–5							Silty Clay/Clayey Silt; tan, trace to some medium to fine sand, consistency varies w/depth	CL/ML	#10				0/10	90/100	X	X		XX	XXX	X
6–10																				
1–5																				
6–9, 20																				
1–5																				
6																				
7–30							Clayshale; tan to grey, moderately to highly weathered in top 4 Ft. degree of weathering decreases w/depth	CLSHL/ rock													

NOTE: THESE DATA REPRESENT CONDITIONS AT THE LOCATION ON THE DATE THE FIELD WORK WAS PERFORMED AND SHOULD NOT BE INFERRED TO REPRESENT OTHER LOCATIONS OR DATES. SUCH DATA HAVE BEEN OBTAINED EXCLUSIVELY FOR DESIGN PURPOSES AND SHOULD NOT BE CONSTRUED AS PART OF THE CONSTRUCTION PLANS OR AS DEFINING CONSTRUCTION TECHNIQUE.

GROUNDWATER CONDITIONS

Date 4-15-82 No Groundwater Encountered X (Hole caved @ 8 Ft.)

Date ____ Time ____ Depth ____

Date ____ Time ____ Depth ____

SOIL BORING DATA

Project Arix Office Building Boring No. 4 (cont'd.) Job No. 6122J045

Elev. Top of Hole ____ Datum Not Determined Prepared By SGR Date 4-15-82

Type/Size of Boring Auger/4" Rig Type CME 55 Driller P.B. Reviewed By CPW Date 4-16-82

Depth Ft.	Penetration Resistance Blows/Ft. C	N/R	Sample Type	Dry Density pcf	Moisture Content %	Graphical Log	Description	Soil Classification	Max. Size	Particle Size Distribution % Boulders	Cobbles	Gravel	Sand	Silt & Clay	Gradation Well / Medium / Poor	Grain Shape Angular / Subangular / Subrounded / Rounded	Relative Density Very Loose / Loose / Med Dense / Dense / Very Dense	Plasticity None / Low / Medium / High	Consistency Soft / Firm / Stiff / Very Stiff / Hard	Cementation None / Light / Moderate / Heavy
31							Clayshale; tan to grey, moderately	CLSHL/												
2							to highly weathered in top 4 Ft.	rock												
3							degree of weathering decreases													
4							w/depth													
5							Clayshale; grey to black, dense to	CLSHL/												
6							very dense, Mancos Formation	rock												
7																				
8							Stopped @ 34 Ft.													
9																				
40																				
1																				
2																				
3																				
4																				
5																				
6																				
7																				
8																				
9																				
50																				
1																				
2																				
3																				
4																				
5																				
6																				
7																				
8																				
9																				
60																				

NOTE: THESE DATA REPRESENT CONDITIONS AT THE LOCATION ON THE DATE THE FIELD WORK WAS PERFORMED AND SHOULD NOT BE INFERRED TO REPRESENT OTHER LOCATIONS OR DATES. SUCH DATA HAVE BEEN OBTAINED EXCLUSIVELY FOR DESIGN PURPOSES AND SHOULD NOT BE CONSTRUED AS PART OF THE CONSTRUCTION PLANS OR AS DEFINING CONSTRUCTION TECHNIQUE.

GROUNDWATER CONDITIONS

Date 4-15-82 No Groundwater Encountered x (Hole caved @ 8 Ft.)

Date ____ Time ____ Depth ____

Date ____ Time ____ Depth ____

SOIL BORING DATA

Project Arix Office Building Boring No. 5 Job No. 6122J045

Elev. Top of Hole _____ Datum Not Determined Prepared By SGR Date 4-15-82

Type/Size of Boring Auger/4" Rig Type CME 55 Driller P.B. Reviewed By CPW Date 4-16-82

Depth Ft.	Penetration Resistance Blows/Ft. C	N/R	Sample Type	Dry Density pcf	Moisture Content %	Graphical Log	Description	Soil Classification	Max. Size	Particle Size Distribution % Boulders	Cobbles	Gravel	Sand	Silt & Clay	Gradation Well / Medium / Poor	Grain Shape Angular / Subangular / Subrounded / Rounded	Relative Density Very Loose / Loose / Med. Dense / Dense / Very Dense	Plasticity None / Low / Medium / High	Consistency Soft / Firm / Stiff / Very Stiff / Hard	Cementation None / Light / Moderate / Heavy
1							Silty Clay/Clayey Silt; tan, trace	CL/ML	#10				0/10	90/100	X	X		XX	XXX	X
2							to some medium to fine sand, con-													
3							sistency varies w/depth													
4																				
5							Clayshale; tan to grey, moderately	CLSHL/												
6							to highly weathered in top 4 Ft.	rock												
7							degree of weathering decreases													
8							w/depth													
9																				
10		41	R	126.5	11.1															
1																				
2																				
3																				
4																				
5																				
6																				
7																				
8							Clayshale; grey to black, dense	CLSHL/												
9							to very dense, Mancos Formation	rock												
20																				
1							Stopped @ 19 Ft.													
2																				
3																				
4																				
5																				
6																				
7																				
8																				
9																				
30																				

NOTE: THESE DATA REPRESENT CONDITIONS AT THE LOCATION ON THE DATE THE FIELD WORK WAS PERFORMED AND SHOULD NOT BE INFERRED TO REPRESENT OTHER LOCATIONS OR DATES. SUCH DATA HAVE BEEN OBTAINED EXCLUSIVELY FOR DESIGN PURPOSES AND SHOULD NOT BE CONSTRUED AS PART OF THE CONSTRUCTION PLANS OR AS DEFINING CONSTRUCTION TECHNIQUE.

GROUNDWATER CONDITIONS

Date 4/15/82 No Groundwater Encountered X

Date _____ Time _____ Depth _____

Date _____ Time _____ Depth _____

SOIL BORING DATA

Project Arix Office Building Boring No. 6 Job No. 6122J045

Elev. Top of Hole _____ Datum Not Determined Prepared By SGR Date 4-15-82

Type/Size of Boring Auger/4" Rig Type CME 55 Driller P.B. Reviewed By CPW Date 4-16-82

Depth Ft.	Penetration Resistance Blows/Ft. C	Penetration Resistance Blows/Ft. N/R	Sample Type	Dry Density pcf	Moisture Content %	Graphical Log	Description	Soil Classification	Max. Size	Particle Size Distribution % Boulders	Cobbles	Gravel	Sand	Silt & Clay	Gradation Well / Medium / Poor	Grain Shape Angular / Subangular / Subrounded / Rounded	Relative Density Very Loose / Loose / Med. Dense / Dense / Very Dense	Plasticity None / Low / Medium / High	Consistency Soft / Firm / Stiff / Very Stiff / Hard	Cementation None / Light / Moderate / Heavy
1							Silty Clay/Clayey Silt; tan, trace to some medium to fine sand, consistency varies w/depth	CL/ML	#10				9/10	90/100	X	X		XX	XXX	X
2																				
3																				
4																				
5																				
6																				
7																				
8							Clayshale; tan to grey, moderately to highly weathered in top 4Ft. degree of weathering decreases w/depth	CLSHL/ rock													
9																				
10																				
1																				
2																				
3																				
4																				
5																				
6																				
7																				
8							Clayshale; grey to black, dense to very dense, Mancos Formation	CLSHL/ rock													
9																				
20																				
1																				
2																				
3																				
4																				
5							Stopped @ 24 Ft.														
6																				
7																				
8																				
9																				
30																				

NOTE: THESE DATA REPRESENT CONDITIONS AT THE LOCATION ON THE DATE THE FIELD WORK WAS PERFORMED AND SHOULD NOT BE INFERRED TO REPRESENT OTHER LOCATIONS OR DATES. SUCH DATA HAVE BEEN OBTAINED EXCLUSIVELY FOR DESIGN PURPOSES AND SHOULD NOT BE CONSTRUED AS PART OF THE CONSTRUCTION PLANS OR AS DEFINING CONSTRUCTION TECHNIQUE.

GROUNDWATER CONDITIONS

Date 4-15-82 No Groundwater Encountered X

Date _____ Time _____ Depth _____

Date _____ Time _____ Depth _____

SOIL BORING DATA

Project Arix Office Building Boring No. 7 Job No. 6122J045

Elev. Top of Hole _____ Datum Not Determined Prepared By SGR Date 4-15-82

Type/Size of Boring Auger/4" Rig Type CME 55 Driller P.B. Reviewed By CPW Date 4-16-82

Depth Ft.	Penetration Resistance Blows/Ft. C	N/R	Sample Type	Dry Density pcf	Moisture Content %	Graphical Log	Description	Soil Classification	Max. Size	Particle Size Distribution % Boulders	Cobbles	Gravel	Sand	Silt & Clay	Gradation Well / Medium / Poor	Grain Shape Angular / Subangular / Subrounded / Rounded	Relative Density Very Loose / Loose / Med. Dense / Dense / Very Dense	Plasticity None / Low / Medium / High	Consistency Soft / Firm / Stiff / Very Stiff / Hard	Cementation None / Light / Moderate / Heavy
1							Silty Clay/Clayey Silt; tan, trace to some medium to fine sand, consistency varies w/depth	CL/ML	#10				0/10	90/100	X	X		XX	XXX	X
2																				
3																				
4																				
5																				
6																				
7																				
8																				
9																				
10		3/14"	R	95.8	23.5															
1																				
2																				
3																				
4																				
5																				
6																				
7																				
8																				
9																				
20		4	R	95.7	26.1															
1																				
2																				
3																				
4																				
5																				
6																				
7																				
8																				
9																				
30																				

NOTE: THESE DATA REPRESENT CONDITIONS AT THE LOCATION ON THE DATE THE FIELD WORK WAS PERFORMED AND SHOULD NOT BE INFERRED TO REPRESENT OTHER LOCATIONS OR DATES. SUCH DATA HAVE BEEN OBTAINED EXCLUSIVELY FOR DESIGN PURPOSES AND SHOULD NOT BE CONSTRUED AS PART OF THE CONSTRUCTION PLANS OR AS DEFINING CONSTRUCTION TECHNIQUE.

GROUNDWATER CONDITIONS

Date _____ No Groundwater Encountered _____

Date 4-15-82 Time 11:00 Depth 15 Ft.

Date _____ Time _____ Depth _____

SOIL BORING DATA

Project Arix Office Building Boring No. 7 (cont'd) Job No. 6122J045

Elev. Top of Hole ____ Datum Not Determined Prepared By SGR Date 4-15-82

Type/Size of Boring Auger/4" Rig Type CME 55 Driller P.B. Reviewed By CPW Date 4-16-82

Depth Ft.	Penetration Resistance Blows/Ft. C	N/R	Sample Type	Dry Density pcf	Moisture Content %	Graphical Log	Description	Soil Classification	Max. Size	Particle Size Distribution % Boulders	Cobbles	Gravel	Sand	Silt & Clay	Gradation Well / Medium / Poor	Grain Shape Angular / Subangular / Subrounded / Rounded	Relative Density Very Loose / Loose / Med. Dense / Dense / Very Dense	Plasticity None / Low / Medium / High	Consistency Soft / Firm / Stiff / Very Stiff / Hard	Cementation None / Light / Moderate / Heavy
31							Silty Clay/Clayey Silt; tan, trace to some medium to fine sand, consistency varies w/depth	CL/ML	#10				9/10	91/100		X		XX	XXX	X
2																				
3																				
4							Clayshale; tan to grey, moderately to highly weathered in top 4 Ft. degree of weathering decreases w/depth	CLSHL/ rock													
5																				
6																				
7																				
8							Clayshale; grey to black, dense to very dense, Mancos Formation	CLSHL/ rock												
9																				
40							Stopped @ 39 Ft.													
1																				
2																				
3																				
4																				
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8																				
9																				
60																				

NOTE: THESE DATA REPRESENT CONDITIONS AT THE LOCATION ON THE DATE THE FIELD WORK WAS PERFORMED AND SHOULD NOT BE INFERRED TO REPRESENT OTHER LOCATIONS OR DATES. SUCH DATA HAVE BEEN OBTAINED EXCLUSIVELY FOR DESIGN PURPOSES AND SHOULD NOT BE CONSTRUED AS PART OF THE CONSTRUCTION PLANS OR AS DEFINING CONSTRUCTION TECHNIQUE.

GROUNDWATER CONDITIONS

Date ____ No Groundwater Encountered ____

Date 4-15-82 Time 11:00 Depth 15 Ft.

Date ____ Time ____ Depth ____

SOIL BORING DATA

Project Arix Office Building Boring No. 8 Job No. 6122J045

Elev. Top of Hole _____ Datum Not Determined Prepared By SGR Date 4-15-82

Type/Size of Boring Auger/4" Rig Type CME 55 Driller P.B. Reviewed By CPW Date 4-16-82

Depth Ft.	Penetration Resistance Blows/Ft. C	N/R	Sample Type	Dry Density pcf	Moisture Content %	Graphical Log	Description	Soil Classification	Max. Size	Particle Size Distribution % Boulders	Cobbles	Gravel	Sand	Silt & Clay	Gradation Well / Medium / Poor	Grain Shape Angular / Subangular / Subrounded / Rounded	Relative Density Very Loose / Loose / Med. Dense / Dense / Very Dense	Plasticity None / Low / Medium / High	Consistency Soft / Firm / Stiff / Very Stiff / Hard	Cementation None / Light / Moderate / Heavy
1							No access													
2																				
3																				
4																				
5																				
6																				
7																				
8																				
9																				
10																				
1																				
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9																				
30																				

NOTE: THESE DATA REPRESENT CONDITIONS AT THE LOCATION ON THE DATE THE FIELD WORK WAS PERFORMED AND SHOULD NOT BE INFERRED TO REPRESENT OTHER LOCATIONS OR DATES. SUCH DATA HAVE BEEN OBTAINED EXCLUSIVELY FOR DESIGN PURPOSES AND SHOULD NOT BE CONSTRUED AS PART OF THE CONSTRUCTION PLANS OR AS DEFINING CONSTRUCTION TECHNIQUE.

GROUNDWATER CONDITIONS

Date _____ No Groundwater Encountered _____

Date _____ Time _____ Depth _____

Date _____ Time _____ Depth _____

SOIL BORING DATA

Project Arix Office Building Boring No. 9 Job No. 6122J045

Elev. Top of Hole _____ Datum Not Determined Prepared By SGR Date 4-15-82

Type/Size of Boring Auger/4" Rig Type CME 55 Driller P.B. Reviewed By CPW Date 4-16-82

Depth Ft.	Penetration Resistance Blows/Ft. C	N/R	Sample Type	Dry Density pcf	Moisture Content %	Graphical Log	Description	Soil Classification	Max. Size	Particle Size Distribution % Boulders	Cobbles	Gravel	Sand	Silt & Clay	Gradation Well / Medium / Poor	Grain Shape Angular / Subangular / Subrounded / Rounded	Relative Density Very Loose / Loose / Med. Dense / Dense / Very Dense	Plasticity None / Low / Medium / High	Consistency Soft / Firm / Stiff / Very Stiff / Hard	Cementation None / Light / Moderate / Heavy
1							Silty Clay/Clayey Silt; tan, trace	CL/ML	#10				0/10	9%/100	X	X		XX	XXX	X
2							to some medium to fine sand, con-													
3							sistency varies w/depth													
4							Clayshale; tan to grey, moderately	CLSHL/												●
5							to highly weathered in top 4 Ft.	rock												
6							degree of weathering decreases													
7							w/depth													
8																				
9																				
10																				
1																				
2																				
3																				
4																				
5																				
6																				
7																				
8																				
9																				
20																				
1																				●
2							Clayshale; grey to black, dense to	CLSHL/												
3							very dense, Mancos Formation	rock												
4																				
5							Stopped @ 24 Ft.													
6																				
7																				
8																				
9																				
30																				

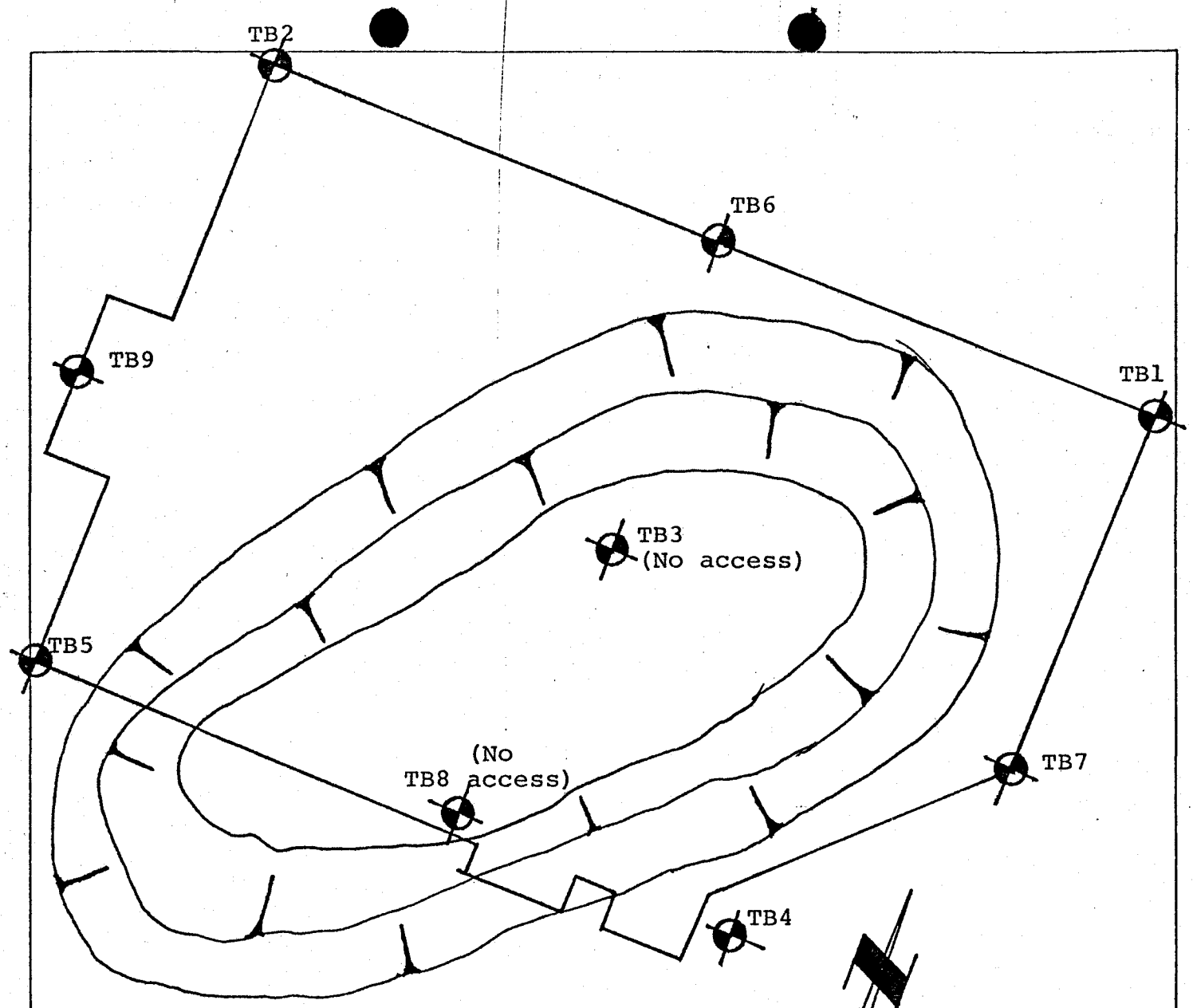
NOTE: THESE DATA REPRESENT CONDITIONS AT THE LOCATION ON THE DATE THE FIELD WORK WAS PERFORMED AND SHOULD NOT BE INFERRED TO REPRESENT OTHER LOCATIONS OR DATES. SUCH DATA HAVE BEEN OBTAINED EXCLUSIVELY FOR DESIGN PURPOSES AND SHOULD NOT BE CONSTRUED AS PART OF THE CONSTRUCTION PLANS OR AS DEFINING CONSTRUCTION TECHNIQUE.

GROUNDWATER CONDITIONS

Date _____ No Groundwater Encountered _____

Date 4-15-82 Time 11:30 Depth 9.5 Ft.

Date _____ Time _____ Depth _____



Notes:

1) These test borings were drilled on April 12 & 15, 1982 using 4" continuous flight auger powered by a CME 55 drill rig.
2) The location of these test borings is approximate.

(No Scale)

Existing Offices

Job No. 6122J045

REVIEW SHEET SUMMARY

FILE NO. 13-83 TITLE HEADING ROW Vacation-Dev. in H.O. DUE DATE 3/11/83

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: ARIX/Gordon Buchner. Location: Lot 1, Block 1 of Grand Junction Technological Center Subdivision. A request for professional offices and tenant space on approximately 2.9 acres in a highway oriented zone.

Consideration of development in H.O.

Received 3-17-83 J.Q.

PETITIONER ADDRESS 760 Horizon Drive

ENGINEER John Quest

DATE REC.	AGENCY	COMMENTS
3/4/83	Fire Dept.	This office has no objections to this HO & Vacation. We can accept fire protection with new 10 inch line and 2 hydrants as such on utilities plan. Line and hydrants to be installed before construction. Site plans and building plans must be submitted to compute fire flow. Contact Fire Dept. on "Knox-Box" key requirements.
3/7/83	City Parks	They might want to look at other varieties of Locust. Shademaster is good but difficult to trim when mature.
3/9/83	City Engineer	A 10 ft. drainage easement should be dedicated along the southwest property line to accommodate the existing major drainway along the northeast bank of Highline Canal. I take no exception to the street right of way vacation. Horizon Drive improvements are currently under construction. Is it possible to get the water tap installed under Horizon Drive before it is paved? A 20 ft. easement should be granted on the Sanitary Sewer in Horizon Drive if the vacation is approved.
3/11/83	Public Service	Gas: We have an existing 2" M.W. gas main within the 40' that is being requested as ROW vacation. A utility easement will be needed in this area if ROW is vacated. Electric: Vacation subject to establishing a utility easement.
3/16/83	City Planning Staff	Impact Statement: This department takes no exception to proposed phasing of this project. However, on page 2 with the proposed uses, the actual use intended may require additional information and thus additional site review may be necessary. A drive-up window of a financial institution is an example. It should be understood, that once a proposed use is established, to check with this department to verify the use as valid and the site can accommodate that use. The uses mentioned are not unreasonable, but will require a review of the site prior to the time they wish to occupy. The traffic analysis looks reasonable. Any modifications to Horizon Drive will certainly help mitigate the impact. The ROW vacation seems to pose no problems as long as all other review agency concerns are met. Site Plan: 1) This project is compatible with the surrounding area. 2) With the landscaping, watch for any sight-distance problems at access points (30" max. ht. for landscaping to prevent sight distance problems). It notes that this will be irrigated. Are water rights for irrigation available? 3) Parking numbers are adequate for each pahse. All spaces look valid for Phase I. 4) Signage detail should conform to present Grand Junction sign code and not create any sight problems. 5) The development schedule indicates 2 months from approval, construction for Phase I will begin. This is your development schedule which you will be obligated to fulfill.

6) An avigation easement will be required by you since you now are within the "area of influence" of the airport overlay. Please see this deparment or Walker Field for this. It is required prior to approval.

7) This is a good site plan incorporating all the concerns of this department. Nice job.

Review Summary Mailed 3/16/83

3/16/83	Mountain Bell (late)	No objections.
3/16/83	Ute Water (late)	No objections to expansion. Direct contact with ARIX on water services will be made. Policies and Fees in effect at the time of application will apply.

4/7/83
GJPC MINUTES OF 3/29/83

MOTION: (COMMISSIONER QUIMBY) "MR. CHAIRMAN, ON ITEM #13-83, DEVELOPMENT IN HO ZONED FOR PROFESSIONAL OFFICE AND TENANT SPACE WITH PETITIONER AIRX AND GORDON BRUCHNER THAT WE SEND THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL ON PHASE I ONLY, SUBJECT TO STAFF AND REVIEW AGENCY COMMENTS."

COMMISSIONER O'DWYER SECONDED THE MOTION.

CHAIRMAN TRANSMEIER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION PASSED, 5-0.

MOTION: (COMMISSIONER O'DWYER) "ON ITEM #13-83, RIGHT OF WAY VACATION FOR ARIX, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL."

COMMISSIONER QUIMBY SECONDED THE MOTION.

CHAIRMAN TRANSMEIER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED 5-0.

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

Dev in HO
Arix File

A Professional Corporation
Engineers Architects Planners

760 Horizon Drive
Grand Junction, Colorado 81501
303 243 7569

March 14, 1983

City/County Development Department
559 White Avenue, Room 60
Grand Junction, Colorado 81501

Gentlemen:

SUBJECT: ARIX PROFESSIONAL OFFICES, DEVELOPMENT IN HO ZONE AND VACATION OF HORIZON DRIVE

We have received review agency comments from Public Service dated March 8, 1983. Subsequent to this we have talked with Harold Tuxhorn of Public Service and explained that an easement would be provided for all the utilities located in that portion of the right-of-way for which we are requesting a vacation. This complies with their comments which were the only comments concerning our request.

Respectfully,

ARIX, A Professional Corporation

John Quest
Senior Project Manager

JQ:cec

cc: Harold Tuxhorn, Public Service Co.

13-83

ACTION SHEET

Acres ____
Units ____
Density ____

File No. 18-83
Zone ____
Tax Parcel Number ____

vacation & Develop in H.O.

Activity: Vacation of Right-of-Way

Phase ____

Common Location: A 40' section of Horizon Drive, adj. to G.J. Tech Ctr. Sub.

Called 3/14/83

Date Submitted 3/1/83 — Date Mailed Out 3/2/83 — Date Posted ley 3/18/83

10 day Review Period — Return by 3/11/83 — MCC Information Sent ____

Date Adjacent Property Owners Notified of MCPC/GJPC ____ — Date Adjacent Property Owners Notitfied of MCC/CIC ____

See HD. zone app. — NA — X' Don't need

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
- City Utilities
- City Parks/Recreation
- City Police Dept.
- County Sheriff
- Floodplain Administration
- Comprehensive Planning
- G.J. Dept. of Energy
- Fire City
- 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, Loma, Mesa, Collbran, Fruita, Palisade, Grand Jct.
- OTHER:
- PLANNING COMMISSION (7)
- CIC/MCC (9)

totals

BOARDS

BOARDS	DATE	
GJPC	3/29/83	A Dev in HO & ROW Vac. subject to staff comments for phase I only & (concept for phase II only)
CIC	4/20/83	Appr. subject to P.C. cond.
GJPC	3/20/84	Rec. 1 year ext. of new bldg - 6 mo. temp. bldg
CIC	4/18/84	" " " " "
GJPC	4/30/85	rec. reversion (reason: temp. bldg. wasn't removed as promised by Nov. 1)

STAFF

Related file # 13-83

(*) ~~ROW VACATION FEE $425.00~~

ROW Vac. in works prior to 1/1/83

thus 75.00

Open Space Dedication (acreage) ____ 5% O. S. Fee Required $ ____ Paid Receipt # ____

Recording Fee Required $ ____ Paid (Date) ____ Date Recorded ____

Date Resolution Mailed ____

Pre-application Fee Receipt No. ____

City County Development Department

OFFICE ROUTING SHEET

Acres 2.9
Units NA
Density NA

development in H. O.

File No. #13-83
Zone HO
Tax Parcel Number 2705-312-01-001-4

Activity Professional office and certain associated uses
Phase Phase I of a two phase project
Common Location 760 Horizon Drive, Grand Junction, CO 81501

Date Submitted 3/1/83 Date Mailed Out 3/2/83 Date Posted
10 day Review Period Return by 3/11/83 MCC Information Sent
Date Adjacent Property Owners Notified of MCPC/GJPC: Date Adjacent Property Owners Notified of MCC/CIC

- if needed
SHOWN ON PLAT
X - don't need.

review agencies

	A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG
(A) Development Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•	•	•
County Road	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•											•	•	•	
County Health	•	•	•	•	•	•	•	•	•	•	•	•																•	•	•	
County Surveyor	•	•	•	•	•	•	•			•																		•	•	•	
County Parks/Recreation	•	•	•	•	•	•	•								•				•												
County Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•														
(B) Transportation Engineer	•	•	•	•	•	•								•		•	•														
(C) City Engineer 2 sets.	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•											•	•		
(D) City Utilities	•	•	•	•	•	•	•		•	•		•	•	•		•	•											•	•		
(E) City Parks/Recreation	•	•			•	•	•			•					•				•									•	•		
City Police Dept.	•	•	•	•	•	•	•			•																		•	•		
County Sheriff	•	•	•	•	•	•	•			•																		•	•		
Floodplain Administration	•	•	•	•	•	•	•			•	•																	•	•		
(F) Comprehensive Planning	•	•	•	•	•	•	•			•																		•	•		
G.J. Dept. of Energy	•	•	•	•	•	•	•			•																		•	•	•	
(G) Fire City	•	•	•	•	•	•	•			•		•		•		•		•										•	•	•	
(H) Irrigation G.V.	•	•	•	•	•	•	•			•		•	•	•				•										•	•	•	
Drainage	•	•	•	•	•	•	•			•		•	•	•				•										•	•	•	
(J) Water (Ute, Clifton)	•	•	•	•	•	•	•			•		•	•	•				•										•	•	•	
Sewer	•	•	•	•	•	•	•			•		•	•	•														•	•	•	
(K) G.V. Rural Power	•	•	•	•	•	•	•			•		•																•	•	•	
(L) Mountain Bell	•	•	•	•	•	•	•			•		•																•	•	•	
(M) Public Service (2 sets)	•	•	•	•	•	•	•			•		•																•	•	•	
Soil Conservation	•	•	•	•	•	•	•	•	•	•			•															•	•	•	
State Highway Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•		•												•	•	•	
State Geological	•	•	•	•	•	•	•	•	•	•			•															•	•	•	
State Health Dept.	•	•	•	•	•	•	•	•		•	•																	•	•	•	
Transamerica	•	•	•	•	•	•	•			•									•			•						•	•	•	
Water & Power Resources	•	•	•	•	•	•	•			•		•																•	•	•	
Mack, Loma, Mesa, Collbran, Fruita, Palisade, Grand Jct.	•	•	•	•	•	•	•			•																		•	•	•	
OTHER:	•	•			X																				•			•	•	•	
PLANNING COMMISSION 7	•	•			X																				•			•	•		
CIC/~~MCC~~ 9																															
totals	28	28	11		12				4	11		10	5		2	6	5		4	1		1	1	1		8	1		18		1	1

No dont need.

BOARDS / DATE

STAFF

3/2/83 - Called John Quest - no covenants will be submitted
3/28/83 Sent Avigation easement to Airport Authority
Dev. in HO. $420.00 at submittal (244-1628)

Open Space Dedication (acreage) 5% O. S. Fee Required $ Paid Receipt #
Recording Fee Required $ Paid (Date) Date Recorded
Date Resolution Mailed
Pre-application Fee Receipt No.

City County Development Department

* SHOWN ON Development plan ** Not applicable due to irrigation water

CITY - COUNTY PLANNING
grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501
(303) 244-1628

TO: All Petitioners

FROM: City Planning Dept./Grand Jct. Planning Commission

DATE: March 26, 1984

RE: Extension Requests

A public hearing of the Grand Junction Planning Commission was held on March 20, 1984 to recommend extension requests to all those Petitioners requesting one.

Your project # 13-83 was granted an extension until April 1, 1985. This is for the construction of the new office building. - Temporary Office - November 1, 1984
We appreciate your response and time in helping us with these items. It will benefit the City in dealing with future improvements. Enclosed please find a copy of the minutes of those hearings.

Good luck on your projects and we will be in touch next year.

Thanks again.

BG/tt

Enclosure
√file

C Neal Carpenter,
President
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

Greeley, CO • Riverton, WY
Orem, UT • Laramie, WY
Grand Junction, CO

April 16, 1985

Grand Junction Planning Commission
City Planning Department
559 White Street
Grand Junction, Colorado 81501

Gentlemen:

SUBJECT: ARIX, A PROFESSIONAL CORPORATION
PROJECT FILE NO. 13-83

The following information is provided in accordance with your request for information and project status.

1. The location of the project is 760 Horizon Drive. The owner is ARIX, A Professional Corporation. The local representative is John Quest or Gordon Bruchner.

2. The current status of the project is that it is on hold due to the down turn of business volume. When this changes and we find it appropriate to add to our staff, the project will be feasible. We currently are using nearly all of the available office space, thus we do not anticipate any changes in the approved plan.

3. We are unable to predict with any certainty when we will require additional staff and space for them to work.

4. At the previous review of this project, it was requested that we consider what would be necessary to qualify our modular office space for classification as a permanent structure. We have done so during this past year. The results of that study is that it is not cost effective to up grade the modular space to comply with your requirements for a permanent building.

5. The form indicates that no right of way is needed.

6. We request a one year extension for this project.

Our Company has gone to great lengths to bring work to our Grand Junction staff. Several engineering members have been working on projects located in Utah and Wyoming during this past year in addition to Colorado and local work. The same is true for some of our low level radiation uranium mill tailings staff. They have some project work on the east coast. These efforts have resulted in our firm being able to keep a comparitively stable

work force of approximately 30 local professional staff resulting in an annual local payroll in the range of $700,000. Additionally, we operate a fleet of vehicles from Grand Junction and make many local purchases.

Bringing work from remote locations to keep our staff fully utilized and productive adds to the expense of doing that work. It requires substantial costs in time and travel. It is our expectation to continue to function in this manner for the foreseeable future. Notwithstanding, ours is a competitive business and we cannot absorb additional costs for office space plus these travel costs.

If the extension cannot be granted, it is appropriate for you to know that because of the above factors, we most likely would be looking at reducing our staff to match the needs of the local work. We have no desire to do so and would much prefer to continue to help the local scene by bringing outside dollars into the area in the form of salaries and local purchases for work on projects outside the area.

Please call me if you have any questions or believe this request will not receive favorable action.

Respectfully,

ARIX, A Professional Corporation

Gordon W. Bruchner

Gordon W. Bruchner, P.E., L.S.
Vice President

GWB:cec

File #13-83

Grand Junction Planning Department
559 White Ave. Room 60
Grand Junction, Colorado 81501-2643

May 17, 1985

ARIX
760 Horizon Drive
Grand Junction, CO 81501

Dear Sirs:

Building Permit #6820 was issued on February 10, 1981 to Gregory S. Robson for the placement of a double wide mobile home to be used as temporary office space not to exceed two years. On July 6, 1983 and in answer to a request made by John Quest, the permit was extended until February 10, 1984 by then Chief Building Official, Richard Hollinger.

There was a stipulation at that time that if the permanent building expansion was not under construction by February 10, 1984, the mobile home would be required to be removed. Once again in March of 1984, there was a request for the permit to be extended and the City Planning Commission saw fit to extend the temporary use of the mobile home until November 1, 1984 with the understanding that it would be removed, be made a permanent structure (per UBC) or the expansion of ARIX's facilities be undertaken.

Since your building permit is now null and void per Section 303 of the 1983 Uniform Building Code, we are obligated to take the necessary action to ensure compliance. After discussions with Gordon Bruchner and John Quest, we feel you have one of three options to consider:

1) Remove the temporary structure, since the building permit has expired and will not be extended solely for a temporary office any longer.

2) Apply for and gain approval of a building permit(s) for your planned expansion. The temporary structure may be part of that permit. However, unless an approved building inspection is completed within the 180 day period, no further extensions will be granted.

3) Take no action, or not fulfill #1 and #2 above, which will require us to turn this matter over to the District Attorney's office for legal prosecution.

We have attempted to work with and accommodate your company's needs beyond normal procedures. It is now up to you to fulfill your obligations. The City Building and Planning Departments will give you 30 days to make your decision.

Thank you for your consideration and cooperation in this matter.

Sincerely,

Bob Goldin
Senior City Planner

Roy "Andy" Anderson
Chief Building Official

BG/RAA:tt

Enclosures

Arix Dev. in HO file

Mesa County
Building
Department

634 Main Street
Grand Junction, Colorado
81501 - 2791

(303) 244-1631

MEMORANDUM

TO: Bob Goldin
City Planning

FROM: Roy "Andy" Anderson
Chief Building Official

DATE: June 6, 1985

SUBJECT: Arix Mobile Office

Mr. Lee Compton of Arix contacted me on June 5, 1985, regarding the mobile home that they are using for temporary office space at 760 Horizon Drive. He informed me that Arix is presently conducting a study to determine the costs involved in modifying the trailer so that it might be approved as a permanent structure.

I will continue to keep you informed regarding my contacts with them.

Dec. in HO
Arix # 13-8

ARIX

June 17, 1985

Mr. Bob Golden, Senior City Planner
Grand Junction Planning Department
559 White Avenue, Room 60
Grand Junction, Colorado 81501

Dear Mr. Golden:

We have determined that we will be completing the necessary construction to qualify our temporary office building as a permanent structure. Our architect, Lee Compton, has reviewed the items contained in Mr. Anderson's early letter, and we believe we understand the required construction. Foundation designs and additional floor support designs are currently being done. We will be applying for a building permit within 30 days.

Thank you again for your help and understanding in working with us.

Respectfully,

ARIX, A Professional Corporation

Gordon W. Bruchner

Gordon W. Bruchner, P.E., L.S.
Vice President

GWB:cec