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File 1983-0022  
Date 9/30/02

Project Name: McAdams Subdivision – 289 27 3/8 Road – Minor Subdivision Final

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>			
X	X	<b>*Summary Sheet – Table of Contents</b>			
X	X	<b>Review Sheet Summary</b>			
X		Application form			
X		Review Sheets			
X		Receipts for fees paid for anything			
		<b>*Submittal checklist</b>			
		<b>*General project report</b>			
		Reduced copy of final plans or drawings			
		Reduction of assessor's map			
X	X	Evidence of title, deeds			
X	X	<b>*Mailing list to adjacent property owners</b>			
		Public notice cards			
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X		Legal description			
		Appraisal of raw land			
		Reduction of any maps – final copy			
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		Other bound or nonbound reports			
		Traffic studies			
		Individual review comments from agencies			
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X	X	<b>*Petitioner's response to comments</b>			
		<b>*Staff Reports</b>			
		<b>*Planning Commission staff report and exhibits</b>			
		<b>*City Council staff report and exhibits</b>			
		<b>*Summary sheet of final conditions</b>			
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>			
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>					
X	X	Action Sheet	X	X	Protective Covenants
X	X	Power of Attorney - **	X		Utilities Composite
X		Letter from Daryl K. Shrum, Shrum, Beck & Assoc. urther improvements will be required – 3/31/83	X		Opposing Property Owner letters
X		Request for Treasurer's Certificate of Taxes Due – 3/31/83	X		Radiation Survey
X		Development Application – 3/31/83			
X		Subdivision Summary Form – 4/1/83			
X	X	Subsurface Soils Investigation - 4/2/83			
X		Appraisal from Frank Nisley Jr. and Associates, Inc. – 4/7/83			
X		Public Notice Posting – 5/5/83			
X	X	Project Narrative / Impact Statement			
X	X	Protective Covenants			
X	X	Record of Final Plat & Plan Recording			
X		Certification of Plat – 6/15/83			

PROJECT NARRATIVE/IMPACT STATEMENT

The existing parcel (294525200069) contains approximately 41,400 square feet with one single family home being located on the property. The property owner through the City's Minor Subdivision process will be creating a total of five lots with the existing home being located on proposed Lot-2.

The proposed lot dimensions are as follows:

Lot 1	145' x 62'
Lot 2	145' x 60'
Lot 3	145' x 48'
Lot 4	150' x 52.5'
Lot 5	150' x 52.5'

In all cases, the lot dimensions coincide with the requirements entailed in the RSF 8 zone. In addition, the majority of the surrounding neighborhood is zoned RSF 8 with surrounding properties being of a similar lot size. The existing zoning supports the property owner's desire to construct 4 additional single family homes.

An underground irrigation system will be provided to each lot for the purpose of maintaining grassed and landscaped areas around each unit. The Developer, Austin-Sherman Construction intends to commence constructing the homes this summer.

All utilities are existing in Holly Lane and 27-3/8 Road, therefore only service laterals will be required. The property owner has signed a Power-of-Attorney for the improvement of both surrounding streets (Holly Lane and 27-3/8 Road). Each future property owner will be made aware of the needed street improvements and will also execute separate POAs with the City. The POAs will be signed at the real estate closings and punctually recorded with the City Clerk.

In summary, the project is designed to be compatible with the surrounding neighborhood and meets all known City Regulations and Policies.

PROTECTIVE COVENANTS BOOK 1472 PAGE 879

FOR

McADAMS SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS; that the undersigned, James M. McAdams, does hereby certify and declare that all of the land embraced in McAdams Subdivision, a subdivision located in the City of Grand Junction, County of Mesa and State of Colorado and described as follows, to wit:

Beginning 680 ft. South and 10 ft. East of the NW corner, East one half, West one half, NE one quarter, NW one quarter Sec. 25, T1S, R1W, thence South 40 feet, thence East 320 feet, thence North 170 feet, thence West 170 feet, thence South 65 feet, thence West 150 feet, thence South to point of beginning; excepting the East 25.00' for road Right-of-Way.

Shall be subject to the restrictions, covenants, and conditions hereinafter expressed and that by the acceptance of any conveyance the Grantee or Grantees herein, their and each of the heirs, executors, administrators, successors and assigns, as to any and all such property, will do agree thereto.

ARTICLE I

Residential Area Covenants

- 1.1 Land Use and Building Type. No lot shall be used except for residential purposes and must comply with City of Grand Junction minimum standards for RSF-8 zoning. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two stories in height and a carport or a private garage for not more than two cars.
- 1.2 Architectural Control. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Approval shall be as provided in Article II.
- 1.3 Dwelling Cost, Quality and Size. No dwelling shall be permitted on any lot at a cost of less than \$45,000 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 800 square feet for a one-story dwelling, or main level of a bi-level, or the two main levels of a tri-level.

- 1.4 Move and Set. All construction within the subdivision shall be new construction and no previously erected building, structure or improvement shall be moved and set upon any lot from any other location.
- 1.5 Building Location. No building shall be located nearer than 25 feet to the front lot line nor nearer than 15 feet to the rear lot line. Minimum side yard setback shall be five feet. For the purpose set forth in this paragraph, eaves, steps, and open porches shall not be considered as part of the residential dwelling; provided, however, that this shall not be constructed to permit any portion of a building on a lot to encroach upon another lot.
- 1.6 Maintenance of Lots and Improvements. The owners shall keep, maintain and repair their lots and improvements, including landscaping, in a neat, clean, cultivated, attractive and well maintained condition, free from the accumulation of trash or debris. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers such as to not be visible from neighboring property, except to make the same available for collection during regular trash collection days.
- 1.7 Home Occupations. No lot or the improvements situate thereon may be used for commercial purposes of any type whatsoever excepting for home occupations. For purposes of this section, "home occupations" shall mean an occupation by the resident conducted totally within the residential building which does not entail the employment of third persons on the premises and does not entail the delivery of goods or services to customers upon the premises. For example, but not by limitation an insurance agent may use his residence as a personal office so long as customers are not permitted to come to the residence; however, the establishment of a barber shop or a beauty shop would be prohibited.
- 1.8 Nuisances. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- 1.9 Occupant Restrictions. At no time shall any single family residence be occupied by more than one family.
- 1.10 Livestock and Poultry. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.
- 1.11 Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot. Within these easements, no structure planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

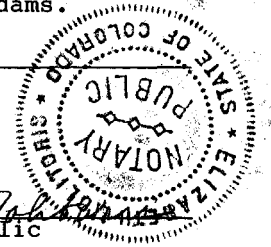
- 3.1 Term. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date of these covenants are recorded, after which time said covenants shall be automatically extended for successive period of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
- 3.2 Enforcement. If any person shall violate or attempt to violate any of the provisions of these protective restrictions and covenants and any other person or persons owning real property in the said tract, shall have full power and authority to prosecute and proceedings at or in equity against the person or persons violating or attempting to violate any of the provisions sustained by reason of such violation.
- 3.3 Severability. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, I have hereunder set my hand this 1st  
 day of June, 1983.

James M. McAdams  
 James M. McAdams

STATE OF COLORADO)  
 )ss  
 COUNTY OF M E S A)

The foregoing instrument was acknowledged before me this 1st  
 day of June, 1983, by James M. McAdams.  
 My commission expires Sep 7 1984  
 Witness my hand and official seal.



Elizabeth M. Johnson  
 Notary Public  
POB 402 GJ CO 81502  
 Address

- 1.12 Parking and Storage. All residences shall be constructed so as to provide sufficient offstreet parking to accommodate not less than four automobiles, inclusive of garage and driveway. All recreational vehicles, including trucks, campers, boats, snowmobiles, motorcycles, motorbikes or other recreational vehicles of any kind that are stored on any lot shall be kept behind the principle buildings front setback line.
- 1.13 Temporary Structures. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
- 1.14 Signs. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
- 1.15 Water and Sewer. No individual water supply system or sewage disposal system shall be permitted on any site and all dwellings must attach to such facilities as may be provided by such public water or sanitation sewer improvements as may serve the area.
- 1.16 Drilling and Mining Operations. No lot shall be used in any manner whatsoever to explore for or to remove any water, oil or other hydrocarbons, minerals of any kind, gravel, earth or any earth substances or other mineral of any kind.
- 1.17 Antennas. Antennas for transmissions or reception of radio or television signals or any other form of electromagnetic radiation shall not exceed eight feet higher than the ridge of any structure and shall be attached to said structure.

## ARTICLE II

## Architectural Control Committee

- 2.1 Membership. The Architectural Control Committee is composed of James M. McAdams, Charles E. Austin, and Leneppa J. Sherman. They shall serve until replaced by owners of the majority of lots in the subdivision. A majority of the committee may designate a representative to act for it. In the event of the death or resignation of any member of the committee, remaining members shall have full authority to designate a successor. Neither the members of the committee, or its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.
- 2.2 Procedure. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

2945-252-00-071

Charles L. & Margaret Coleman  
148 Orchard Avenue  
Grand Junction, CO 81501

#22-83

2945-252-00-072

Mariam Audino  
285 27-3/8 Rd.  
Grand Junction, CO 81503

#22-83

2945-252-00-074

Chrystoal & Bobbie Tudor  
283½ 27-3/8 Rd.  
Grand Junction, CO 81503

#22-83

2945-252-00-070

Joseph T & C L King  
286 Holly Lane  
Grand Junction, CO 81503

#22-83

2945-252-00-105

Daniel & Margaret Reed  
P.O. Box 3821  
Grand Junction, CO 81502

#22-83

2945-252-00-104

Robert & Terry Drury  
282½ Holly Lane  
Grand Junction, CO 81503

#22-83

2945-252-27-001

Kenneth Billings  
283 27-3/8 Rd.  
Grand Junction, CO 81503

#22-83

2945-252-00-095

John and Leora Wilson  
P.O. Box 611  
Dolan Springs, AZ 86441

#22-83

2945-252-00-065

Farlie Pearl  
293 27-3/8 Road  
Grand Junction, CO 81503

#22-83

2945-252-00-064

Lloyd & Thelma Davis  
295 27-3/8 Road  
Grand Junction, CO 81503

#22-83

2945-252-00-068

John & Christina Morrow  
290 Holly Lane  
Grand Junction, CO 81503

#22-83

2945-252-067

Shirley A. Vanover  
292 Holly Lane  
Grand Junction, CO 81503

#22-83

2945-252-00-094

Carrol & Sherrol Hawkins  
294 Holly Lane  
Grand Junction, CO 81503

#22-83

2945-252-28-003

Joyce Hobbs  
296 Holly Lane  
Grand Junction, CO 81503

#22-83

2945-252-00-054

John Tims  
295 Holly Lane  
Grand Junction, CO 81503

#22-83

2945-252-00-097

Hazel Smith  
293 Holly Lane  
Grand Junction, CO 81503

#22-83

2945-252-00-096

Kenneth & Gladys Noland  
291 Holly Lane  
Grand Junction, CO 81503

#22-83

2945-252-00-052

Carole Miele  
289 Holly Lane  
Grand Junction, CO 81503

#22-83

2945-252-00-051

Edith Hathaway  
287 Holly Lane  
Grand Junction, CO 81503

#22-83

2945-252-00-050

Mervin & Loretta Osborne  
285 Holly Lane  
Grand Junction, CO 81503

#22-83

#22-83  
2945-252-00-049

Sharon Hovt  
283 Holly Lane  
Grand Junction, CO 81501

2945-252-00-055

Robert & Carol Oyler  
298 27¼ Road  
Grand Junction, CO 81503

#22-83

2945-252-22-005

Robert Wagner et al  
7922 S. Quincy Way  
Englewood, CO 80112

#22-83

2945-252-22-006

Alvin & Susan Reifschneider  
293 W. Parkview  
Grand Junction, CO 81503

#22-83

2945-252-22-007

Earl & Shirley Vitus  
292 W. Parkview  
Grand Junction, CO 81503

#22-83

2945-252-22-008

Virble & Edith Roundtree  
289 W. Parkview Dr.  
Grand Junction, CO 81503

#22-83

2945-252-22-009

Wayne & Nanda Lambert  
287 W. Parkview  
Grand Junction, CO 81503

#22-83

2945-252-22-010

Ortha & Ida Megli  
285 W. Parkview Dr.  
Grand Junction, CO 81503

#22-83

2945-252-22-011

John & Lloyd Davis  
283½ W. Parkview Dr.  
Grand Junction, CO 81503

#22-83

2945-252-22-012

Joseph & Deborah Krabacher  
283 W. Parkview Dr.  
Grand Junction, CO 81503

#22-83

2945-252-21-013

Ruth Johnston  
288 W. Parkview Drive  
Grand Junction, CO 81503

#22-83

2945-252-21-015

Dale & Charlene Urrein  
290 W. Parkview Drive  
Grand Junction, CO 81503

#22-83

\* James Mc Adams  
289 27<sup>3</sup>/<sub>8</sub> Road  
Grand Jct. CO 81501

#22-83

\* Beck - Shrum Assoc.  
215 Potkin #203  
Grand Jct. CO 81501

#22-83

\* Austin - Sherman  
2205 N. 13<sup>th</sup> St.  
Grand Jct CO 81501

#22-83







## PETROS CONSULTING

393 HILLVIEW DRIVE  
GRAND JUNCTION, CO 81503  
303-243-2493

• WELL SITE GEOLOGY

• GEOTECHNICAL GEOLOGY

April 2, 1983

Mr. Chuck Austin,  
c/o BECK, SHRUM & ASSOC. INC.  
Pufferbelly East, #203  
215 Pitkin Ave.  
Grand Junction, CO

### SUBSURFACE SOILS INVESTIGATION

Minor Subdivision  
Holly Lane & 27 3/8 Rd.  
Orchard Mesa  
Grand Junction, Colo.

Gentlemen,

Transmitted herewith is the results of a subsurface soils investigation conducted on the above reference location. The tract is located in the NE $\frac{1}{4}$ , NW $\frac{1}{4}$ , Sec 25, T1S, R1W, Ute Meridian, in Grand Junction, Colorado,

Respectfully submitted,  
PETROS CONSULTING

Edward M. Morris

## GENERAL

Personnel of PETROS CONSULTING have completed an investigation of the site of a proposed minor subdivision, in order to determine the Engineering Geological and Subsurface Soils characteristics of the tract. It is the understanding of PETROS CONSULTING that this information is to be used for the design and construction of light-weight single-family residential structures. It is further assumed that the structures will be of frame construction. This report includes information regarding foundation recommendations, onsite drainage, pertinent construction information and a brief statement of the site Geology.

The tract contains approximately 1.02 acres, located in the NE $\frac{1}{4}$ , NW $\frac{1}{4}$ , Sec 25, T1S, R1W Ute Meridian, in Mesa County, Colorado. The site is also described as approximately 600 feet south of C Road, between Holly and 27 3/8 Roads, on Orchard Mesa, Grand Junction, Colorado

Onsite drainage is toward the North, eventually reaching the Colorado River. The surface drainage conditions are poor and the subsurface drainage is fair to good. The tract is not located within any mapped floodplains and surface investigation does not indicate the site is subject to any direct flooding hazards if proper site grading is constructed.

The topography of the site is quite flat, with a gentle slope toward the North. The tract is surrounded by single family housing and the area has been used for residential use for many years.

## GEOLOGY

The Geological setting of the tract is an ancient floodplain of the Colorado and Gunnison Rivers. The surface soils cover an ancient terrace deposit, comprised of sand, gravels and cobbles. This terrace deposit overlies the basal portion of the Mancos Shale. Less than 100 feet of Mancos Shale is present in this area and the sands of the Dakota Formation are exposed on the higher slopes to the south of the site, overlooking the Gunnison River Canyon. The surface exposures indicate the dip of the beds is toward the Northeast.

The onsite deposits comprise a middle terrace of the ancient Colorado and Gunnison River Regime. The site is located very near the postulated ancient confluence of the Colorado and Gunnison Rivers and the deposit appears to match deposits downstream of the known confluence area. The terrace gravels tend to be somewhat erratic in composition and thickness, but based on other information in the area, are suspected to be in excess of 25 feet thick.

The overlying soils of the terrace deposit are comprised of a sand/silt/clay mixture. The clays tend to be quite plastic and the sands contain quite a bit of basalt fragments, which indicates the origin of these soils is from the slopes of Grand Mesa. The ancient mudflows which originated on the upper slopes of Grand Mesa, probably did not extend as far West as this site, but the peri-flow stream action would be sufficient to extend the deposits for several miles west of the flow limits.

No Geological Hazards, as such, are present on the site or in the immediate area of the tract in question. The minor building limitations of the site will be discussed in the Soils Portions of this report.

## GENERAL SURFACE SOILS

Three (3) Test Pits were placed on the tract and were used to determine the soils profile and samples were taken for Laboratory Testing. In-place Shear Testing was accomplished on the finer grained soils. Samples were taken by the Bulk Method and previous subsurface work in the area was consulted. The consistency of the test pits with each other and with surrounding areas indicate the data obtained is representative of the subsurface soils on this tract. It should be noted that soil deposits tend to be somewhat erratic and conditions encountered in the excavations could be somewhat different than those encountered in the course of this investigation. For this reason, it is recommended that the open-holes be individually inspected to make certain that the proper design criteria is used for the structures.

The soils were found to be fluvial and alluvial in origin. The major deposit on the site is the sand/gravel/cobble mixture is beneath the entire site. This deposit tends to be somewhat dense, stable and exhibits excellent bearing characteristics. The upper portion of this deposit is somewhat gradational with the overlying clayey soils and is marked by a distinct transition zone in the profile.

The surface soils are an alluvial sand and clay mixture, with the clays predominating. These soils are of medium to low density and will support only low to moderate loads in the present condition. These soils exhibit some shrink/swell characteristics and if compacted, will swell upon the addition of water. These soils comprise the major building concern of the site.

In general, the surface soils and terrace deposit comprise a total thickness of over 25 feet, providing sufficient cover over the underlying Mancos Shales, rendering the proposed structures safe from the expansive characteristics of the Mancos Shale. Construction characteristics will be determined by the surface soils and drainage conditions of the site.

## TESTING AND CONCLUSIONS

Soil Type #1 is a plastic, sandy clay, a CL using the Unified Classification System. These soils are plastic, and found in a low to medium density condition. The thickness of these soils was found to range from 2½ to 4 feet, including a thin organic 'topsoil' which is basically a part of the upper soil profile. These soils have a tendency to consolidate under the addition of building loads, however if the loads are kept below the allowable bearing value specified, this consolidation should be minor and not constitute a future problem for the structure. In the present condition of the soils, the Maximum Allowable Bearing Capacity of these soils can be taken as 1200 psf and due to the slightly expansive nature of these soils, a minimum bearing of 300 psf should be maintained under all structural portions of the building, at all times. If these soils are compacted, the maximum allowable and minimum bearing values can be increased. By way of an example, if these soils are compacted to 95% maximum density, determined by ASTM D-698, the maximum allowable bearing is increased to 2500 psf and the minimum bearing must be raised to 1000 psf. As is obvious from inspection of these bearing values, the foundation design must specify the soils conditions assumed for the design and the field inspection must confirm the design parameters used. These soils contain sulfates in detrimental quantities.

Soil Type #2 is a sandy, gravelly cobble, a GM using the Unified Classification System. These soils contain variable amounts of sand and minor silt. Some sand lenses or pockets are present throughout the deposit. These soils are normally found in a medium to medium high density condition and have only a minor tendency to consolidate upon the addition of building loads. This consolidation should be very minor if the allowable bearing capacity is not exceeded. In the present condition these soils exhibit a maximum bearing capacity of 3200 psf and no minimum bearing is required. Due to the variable sand content of this deposit, these soils tend to be somewhat erratic in bearing capacity and stability. The above stated Bearing capacity takes this erratic composition into account. The transition zone between the Soil Types 1 & 2 may be quite variable and take on many of the characteristics of soil type # 1.

No free water was encountered in any of the test pits, however evidence indicates that free water during the summer and fall months may rise to about 6 feet from the existing ground surface.

## CONCLUSIONS AND RECOMMENDATIONS

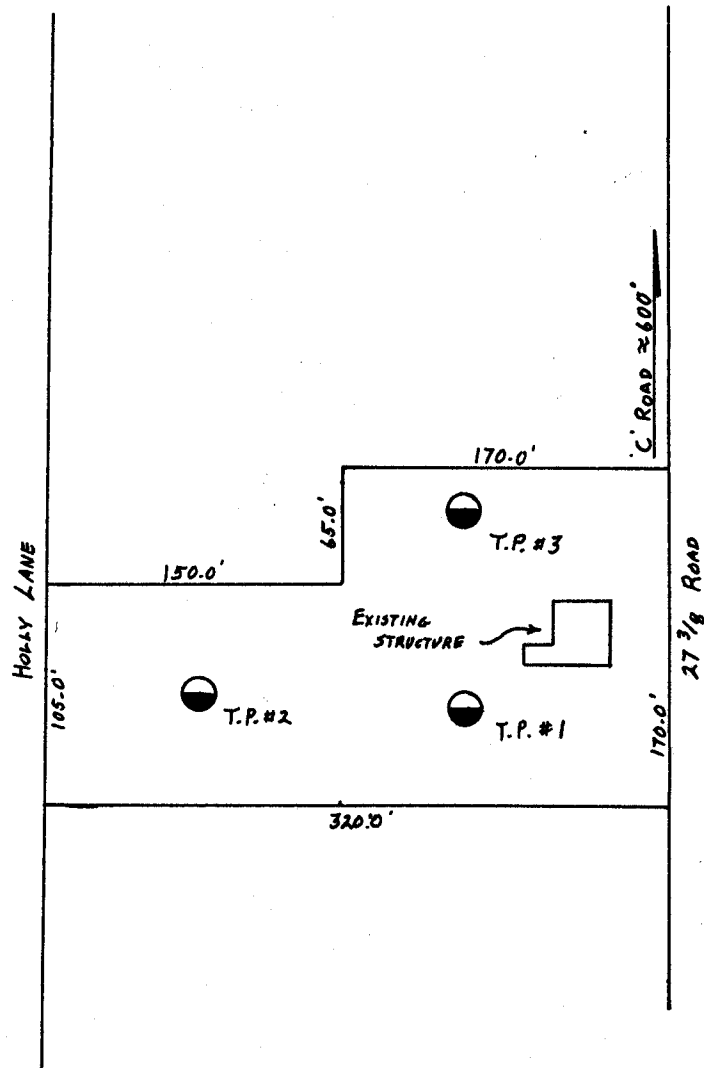
Based on the findings of the field investigation and the assumption that the structures will be light frame, single-family dwellings, it is recommended that a footing and stemwall foundation system be used to transfer the building loads to the foundation soils. The footings should be proportioned based on the allowable bearing values for the respective foundation soils. It is recommended that the footings be balanced to within 200 psf of the chosen balance pressure. The stemwall should be reinforced and capable of spanning 12 feet. For balancing purposes, deadload plus  $\frac{1}{2}$  live load should be used for the small structures planned on this site.

It is recommended that slabs on grade be constructed to act independently of the foundation system and any structural portions of the building. The slabs should contain deep construction or contraction joints to facilitate even breakage which could result from differential movement. The slabs should not rest on any topsoil, organic or uncontrolled fill material. Any such material should be removed and replaced by a properly compacted fill, constructed of approved material.

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 buildings should be graded so that surface water will be carried away from the structure as rapidly as possible. The minimum gradient away from the structure is to be as follows; Bare or paved areas 2%, landscaped areas require a minimum of 5%. Roof drains must be carried away from the foundation area and carried across all areas of backfill.

The soils on this site were found to contain sulfates in detrimental quantities, therefore, a Type II Cement is recommended in all concrete in contact with the soil. Under no conditions should calcium chloride ever be added to a Type II Cement.

If any further questions arise or if we can be of further service, please do not hesitate to contact us at any time.



SCALE ~ 1" = 100'

● TEST PIT LOC.



PETROS CONSULTING

GRAND JUNCTION  
COLORADO

SITE LOCATION DIAGRAM



CLIENT \_\_\_\_\_

LOCATION \_\_\_\_\_

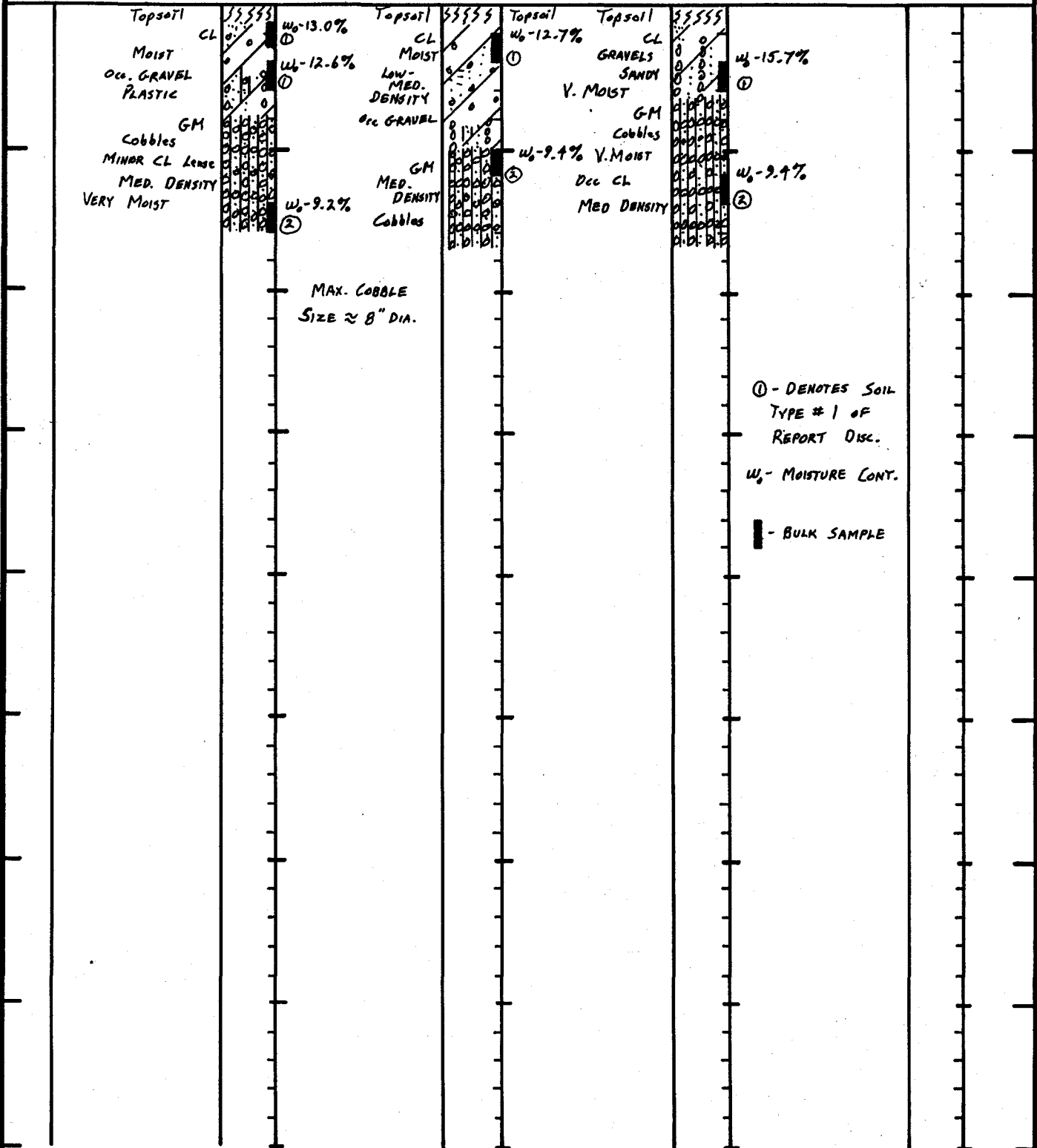
TEST HOLE#

1

2

3

TOP ELEV. \_\_\_\_\_



CLIENT \_\_\_\_\_

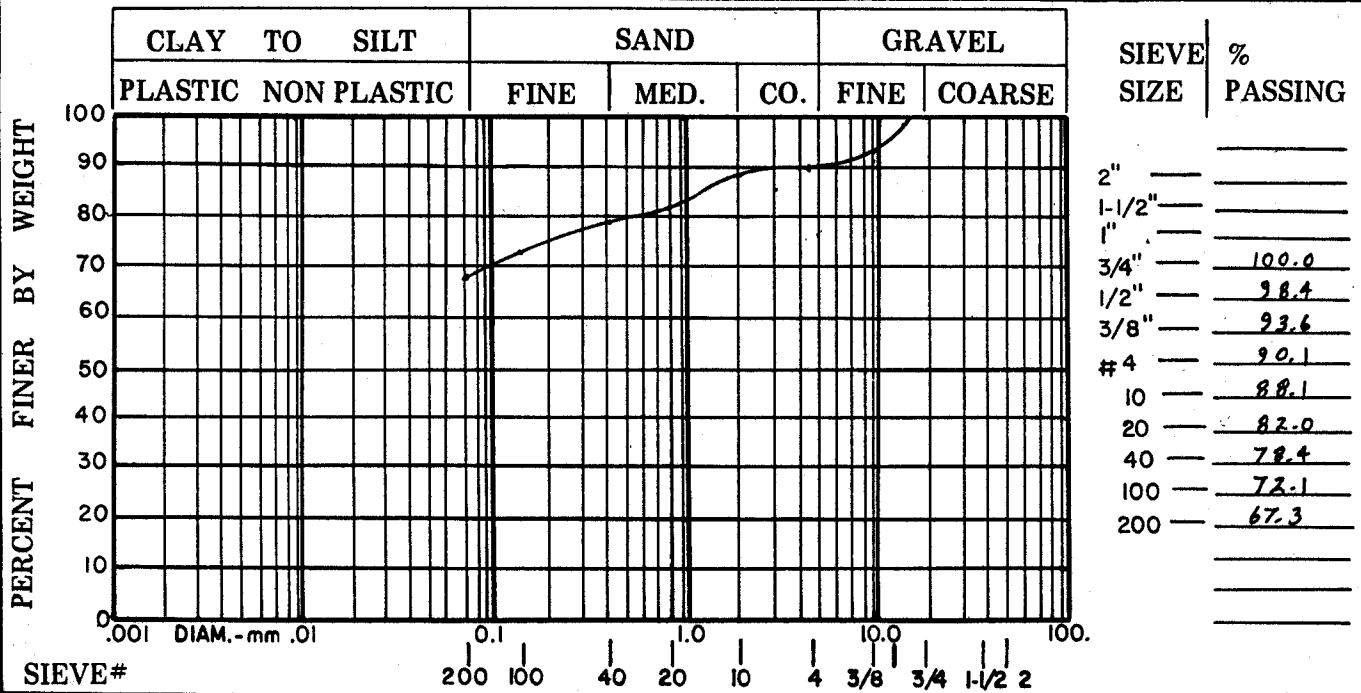
BORING# 2 DEPTH 2'

LOCATION \_\_\_\_\_

DATE 4-2-83 TEST BY EMM

SAMPLE # 1

CLASSIFICATION CL



INPLACE DENSITY \_\_\_\_\_ pcf

SPECIFIC GRAVITY \_\_\_\_\_

NATURAL WATER 12.7 %

SULFATES \_\_\_\_\_ ppm

EFFECTIVE SIZE \_\_\_\_\_ mm

PLASTIC LIMIT 53

Cc \_\_\_\_\_ Cu \_\_\_\_\_

LIQUID LIMIT 37

FINENESS MODULAS \_\_\_\_\_

SHRINKAGE LIMIT \_\_\_\_\_

PLASTIC INDEX 16

— INPLACE BEARING —

PENETROMETER 1200 psf

UNCONFINED COMPRESSION \_\_\_\_\_ psf

CONSOLIDATION \_\_\_\_\_% UNDER \_\_\_\_\_ psf

SWELL 0.11 % AGAINST 260 psf

4.2 % WATER GAIN

TEST TYPE \_\_\_\_\_

— MOISTURE DENSITY RELATIONSHIP —

METHOD \_\_\_\_\_

OPTIMUM MOISTURE \_\_\_\_\_ %

MAXIMUM DRY DENSITY \_\_\_\_\_ pcf

ALLOWABLE BEARING 1200 psf MAXIMUM / 300 psf MINIMUM

NOTES TRANSITION FROM SOIL TYPE #1 TO #2 CONTAINS GRAVEL + MORE SAND - USE 1200 psf MAX.



PETROS CONSULTING

GRAND JUNCTION  
COLORADO

SOIL ANALYSIS

CLIENT \_\_\_\_\_

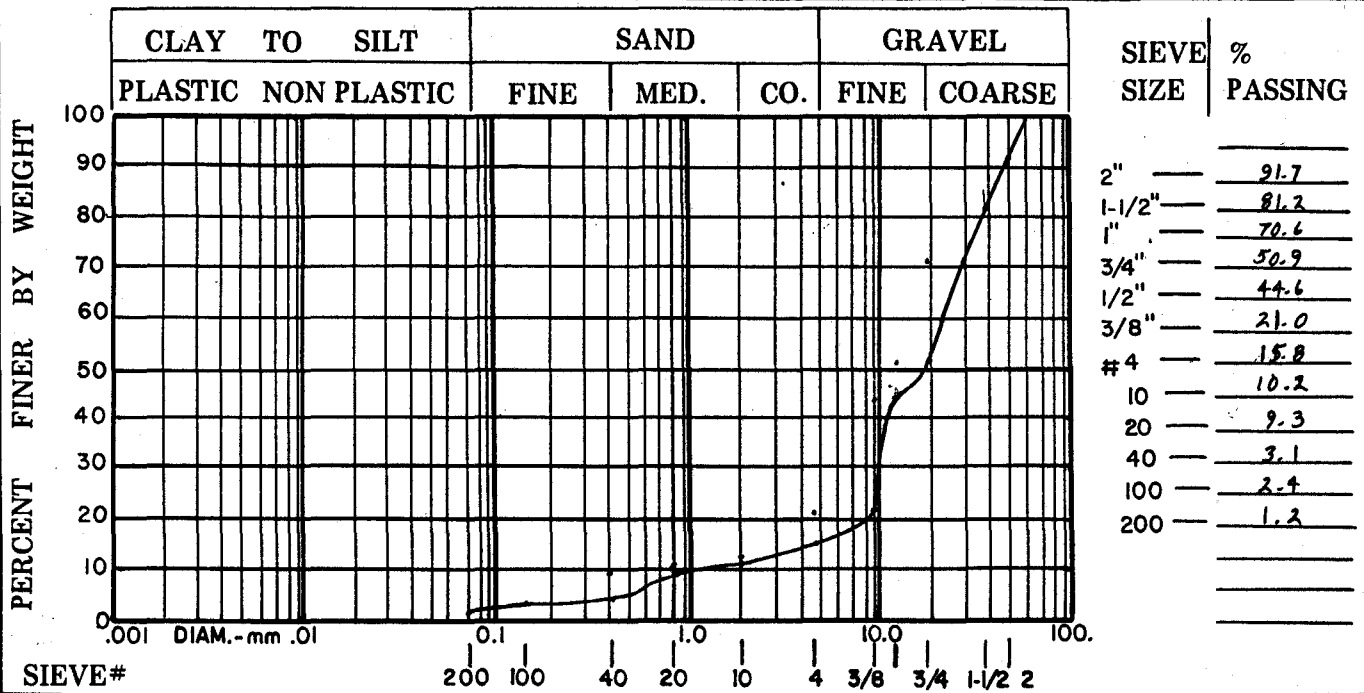
BORING# 2 DEPTH 6'

LOCATION \_\_\_\_\_

DATE 4-2-83 TEST BY EMH

SAMPLE # 2

CLASSIFICATION GM - COBBLY



INPLACE DENSITY \_\_\_\_\_ pcf

SPECIFIC GRAVITY \_\_\_\_\_

NATURAL WATER 9.4 %

SULFATES \_\_\_\_\_ ppm

EFFECTIVE SIZE 1.4 mm

PLASTIC LIMIT \_\_\_\_\_

Cc \_\_\_\_\_ Cu \_\_\_\_\_

LIQUID LIMIT \_\_\_\_\_

FINENESS MODULAS \_\_\_\_\_

SHRINKAGE LIMIT \_\_\_\_\_

PLASTIC INDEX \_\_\_\_\_

— INPLACE BEARING —

— MOISTURE DENSITY RELATIONSHIP —

PENETROMETER \_\_\_\_\_ psf

METHOD \_\_\_\_\_

UNCONFINED COMPRESSION \_\_\_\_\_ psf

CONSOLIDATION \_\_\_\_\_% UNDER \_\_\_\_\_ psf

OPTIMUM MOISTURE \_\_\_\_\_ %

SWELL \_\_\_\_\_ % AGAINST \_\_\_\_\_ psf

MAXIMUM DRY DENSITY \_\_\_\_\_ pcf

\_\_\_\_\_ % WATER GAIN

TEST TYPE \_\_\_\_\_

ALLOWABLE BEARING 3200 psf MAXIMUM / -0- psf MINIMUM

NOTES \_\_\_\_\_



PETROS CONSULTING

GRAND JUNCTION  
COLORADO

SOIL ANALYSIS

# REVIEW SHEET SUMMARY

FILE NO. 22-83 TITLE HEADING McAdams Minor Sub. DUE DATE 4/14/83

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: James M. McAdams. Location: 289 27 3/8 Road (between 27 3/8 Road and Holly Lane). A request for 5 lots on approximately .93 acre in a residential single family zone at 8 units per acre. Consideration of a minor subdivision.

PETITIONER ADDRESS James McAdams 289 27 3/8 Road

ENGINEER Beck, Shrum & Assoc.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4/6/83	City Utilities	None.
4/14/83	City Parks	Need appraisal for open space fee.
4/14/83	Comp Planning	No major comment. All issues are site planning in nature. Infill development of this type is generally positive for the city.
4/14/83	City Fire	The Fire Department has no objections to this Minor Subdivision. Hydrants are adequate. However, the 4 inch existing water line is not adequate for fire protection. The 4 inch line should be upgraded.
4/14/83	City Engineer	Power of Attorney or other acceptable commitment should be made for full street improvements for Holly Lane and 27 3/8 Rd.
<i>4/14/83</i>	<i>Public Service</i>	<i>- No objections</i>
4/18/83	Mtn. Bell	No objections easements are adequate a developer contract will be required.
4/28/83	Development Dept.	<ol style="list-style-type: none"><li>1. Parks appraisal was submitted &amp; a copy will be sent to the Parks Dept. for review.</li><li>2. Is there a possibility that shared driveways can be utilized to prevent traffic congestion on these less than improved ROW's?</li><li>3. Trash p/u locations coordinated directly with Sanitation Eng.</li><li>4. In the covenants the "bldg. location" states min. side yard is zero. This is not in conformance with the RSF-8 requirements of 5' side yard set. back.</li><li>5. ROW improvements will either be 2 POA or escrow funds for improvements. This will be at the determination of all parties involved.</li><li>6. Is this project going to be phased?</li><li>7. Plat must be recorded within 1 year of approval.</li><li>8. Resolve all other review agency comments.</li></ol>
4/15/83 LATE	Transportation Engineer	I have no problem with this subdivision.

*Sent Review Sheet Summary 4/29/83*



• ENGINEERS • PLANNERS •

Pufferbelly East  
215 Pitkin, Suite 203  
Grand Junction, Colorado 81501  
(303) 243-1227

Thomas P. Beck, P.E.  
Daryl K. Shrum, A.P.A.

May 10, 1983  
BSA All.11

McADAMS SUBDIVISION

File No. 22-83

Response to Review Sheet Comments

City Parks

Appraisal has been submitted to Planning Department, who will forward it to City Parks.

City Fire

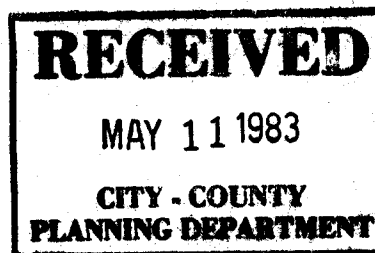
Should it be required that the four-inch line be upgraded, this development would participate to the extent of its proportionate share. An infill minor subdivision such as this could not be expected to bear the full cost of upgrading the waterline as such a request would be both unreasonable and inequitable.

City Engineer

A power of attorney for improvements to both Holly Lane and 27-3/8 Road has been executed and submitted to the Planning Department.

Development Department

2. A total of three driveways (curb cuts) are proposed including two shared driveways and one single driveway. Please refer to enclosed map which illustrates general locations.
3. Trash pick up locations will be coordinated with the sanitation engineer prior to requesting building permits.
4. Covenants will be changed to reflect RSF-8 requirements of five-foot side yard setback.



May 10, 1983 (BSA-All.11)  
McAdams Subdivision, File No. 22-83  
Response to Review Sheet Comments

Page 2

5. An executed power of attorney for Holly Lane and 27-3/8 Road has been submitted to the Development Department.
6. It is the intent of the developer to commence construction of homes and hopefully build out on these lots, during the Summer of 1983. This schedule, however, is contingent upon market demands and sales.

Acres .93

File No. #2-83

Units 85

**minor subdivision.**

Zone RSE-8

Density     

Tax Parcel Number     

Activity SUBDIVISION PLAT - McAdams - Minor

Phase Final - Minor

Common Location 289 27<sup>3</sup>/<sub>8</sub> Rd.

Date Submitted 4/4/83 Date Mailed Out 4/4/83 Date Posted      if necessary  
10 day Review Period Return by 4/14/83 MDC Information Sent X don't need

Date Adjacent Property Owners Notified of MDC/GJPC Final Date Adjacent Property Owners Notified of MDC/GIC     

review agencies	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	X	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 <u>City</u>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		
Irrigation <u>Ariz. Mesa</u>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		
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, Colbran, Palisade, Fruita, DeBeque, G.J., Mesa Cnty.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		
OTHER:	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		
<u>GIPC/CIC 16</u>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		
<b>totals</b>	<u>28</u>	<u>28</u>	<u>28</u>	<u>28</u>	<u>28</u>	<u>28</u>	<u>28</u>	<u>28</u>	<u>28</u>	<u>28</u>	<u>28</u>	<u>28</u>	<u>28</u>	<u>28</u>	<u>28</u>	<u>28</u>	<u>28</u>	<u>28</u>	<u>28</u>	<u>28</u>	<u>28</u>	<u>28</u>	<u>28</u>	<u>28</u>	<u>28</u>	<u>28</u>	<u>28</u>	<u>28</u>	<u>28</u>	<u>28</u>			

BOARDS	CC	DATE	
	CC	5/18/83	(No GIPC ph.) App subject to staff comments
STAFF			Check Holly row
			New fees of \$25 <sup>00</sup> + lot fee.

Open Space Dedication (acreage) \_\_\_\_\_ 5<sup>th</sup> O. S. Fee Required \$ \_\_\_\_\_ Paid Receipt # \_\_\_\_\_  
 Recording Fee Required \$ \_\_\_\_\_ Paid (Date) \_\_\_\_\_ Date Recorded \_\_\_\_\_  
 Date Resolution Mailed \_\_\_\_\_

**City  
 County  
 Development  
 Department**