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File 1983-0042 Project Name: N. W. Corner of F Road & 15th Street– Rezone & ODP

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	**Table of Contents**
X	X	**Review Sheet Summary**
X		Application form
		Review Sheets
		Receipts for fees paid for anything
		***Submittal checklist**
		***General project report**
		Reduced copy of final plans or drawings
		Reduction of assessor's map
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
		***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	X	Release of Improvements Agreement/Guarantee			
X		Application for Multifamily Housing Project			
X		Deed of Trust			
X	X	Memo from Bob Goldin to Housing & Urban Development re: letter of confirmation – 4/23/84			
X	X	Planning Commission Minutes - ** - 8/30/83			
X	X	Planning Commission Public Hearing Agenda - ** - 8/30/83			
X		Development Application – 7/26/83			
X	X	Project Narrative			
X	X	Development Schedule			
X	X	Site Plan			
X	X	Utilities Site Plan			
X	X	Landscape Plan			
X	X	Site Landscape Plan			

HILLTOP REHABILITATION HOSPITAL
15th and "F" Road
Grand Junction, Colorado 81501

PROJECT NARRATIVE

OVERALL PROJECT

Entire development is proposed to be single story and of residential nature with an abundance of landscaping. The design emphasis will be directed toward making the project compatable with existing neighborhood. The phased project will consist of several elements, a day care center, a transitional living facility and a hospital.

DAY CARE CENTER

This structure would have a slab on grade foundation, wood framing with wood siding on the exterior and gypsum drywall interiors with painted finish. Roof would consist of truss on conventional framing with an asphalt shingle or concrete tile roofing. Walls would be six inch studs with six inch insualtion in walls and ten inches insualtion in the roof.

The Day Care Center offers non-residential programs in recreation and activities of daily living for frail elderly citizens in Mesa County. Additionally, the Center houses classrooms for 3 to 5 year old children.

TRANSITIONAL LIVING

These buildings will be slab on grade single storied units of wood framing with wood cedar siding and sloped roofs to harmonize with the Day Care Center.

The transitional living center houses apartment-style units specifically designed for the needs of the severely disabled. The program, which serves the severely disabled from all over the Colorado Western Slope, is designed to teach optimum independence of daily living function in six months to one year with a view to eventual placement in a community residential setting.

HOSPITAL

This building would also have a residential character; however, metal framing would be used in lieu of wood studding. It would also be single story with wood siding and sloped shingled roofs.

The new hospital facility houses head trauma, spinal chord and medical-surgical units totalling 60 beds. Auxiliary space will house physicians and an array of medical and rehabilitation personnel.

NOTE:

The property has 9 acre shares of Grand Valley Water Users Water (Govt. High Line).

Subsurface soils tests have been taken - result not ready.

Morgan, Leslie R.
606 27¼ Road
Grand Junction, CO. 81501
#42-83

Ute Water
560 25 Road
Grand Junction, CO. 81501
#42-83

Ball, Harold L. Jr.
646 Karen Court
Grand Junction, CO. 81501
#42-83

Coates, Patricia A.
1441 Patterson - #802
Grand Junction, CO. 81501
#42-83

Chapel, Eugene Jr.
Box 1782
Grand Junction, CO. 81502
#42-83

#42-83
Friehs, Gertrud
1441 Patterson #904
Grand Junction, CO. 81501

Willoughby, Fred T.
1441 Patterson #1003
Grand Junction, CO. 81501
#42-83

Smith, William A.
1253 Road 293
Rifle, CO 81650
#42-83

Bray Jack L. & Betty S.
2628½ N. 12th Street
Grand Junction, CO. 81501
#42-83

*ARIX #42-83
760 Horizon Drive
Grand Junction, CO 81501

Tate, John
2726 F Road
Grand Junction, CO. 81501
#42-83

Miller, Ross
1441 Patterson #101
Grand Junction, CO. 81501
#42-83

HcMahon, John M.
152 Cherrington Dr.
Pittsburgh, PA. 15237
#42-83

Whitney, Donald E.
30182 Rainbow Hill
Golden, CO. 80401
#42-83

Kessler, Chester V.
1441 Patterson #902
Grand Junction, CO. 81501
#42-83

McMillen, Rebecca M.
1441 Patterson #1001
Grand Junction, CO. 81501
#42-83

Mattson, Wilda E.
1441 Patterson #U1004
Grand Junction, CO. 81501
#42-83

Bigum, William Haines
596 Village Way
Grand Junction, CO. 81503
#42-83

Bray, Jack L. & Betty S.
2707 Patterson Road
Grand Junction, CO. 81501
#42-83

Owen, Dennis F.
1511 Lowell Lane
Grand Junction, CO. 81501
#42-83

Heitt, Berverly Kay
160 Little Park Road
Grand Junction, CO. 81503
#42-83

Rector, Stella B.
1440 Patterson Road U#801
Grand Junction, CO. 81501
#42-83

Kramer, Rose M
536½ Normandy Way
Grand Junction, CO. 81501
#42-83

Reisen, Kenneth E.
1441 Patterson #903
Grand JUnction, CO. 81501
#42-83

Anderson, Ernest C.
1441 Patterson #1002
Grand Junction, CO. 81501
#42-83

Rector, Clarence
1441 Patterson
Grand Junction, CO. 81501
#42-83

Spomer, Kay L.
1441 Patterson Road #U704
Grand Junction, CO. 81501
#42-83

*Mesa County Society for #42-83
Crippled Children & Adults
DBA Hilltop Rehab Hospital
1100 Patterson Rd.
Grand Junction, CO 81501

See other side too!

Dumont, Dale L. ETAL
DBA D&R Investments
1354 E. Sherwood Dr. - 5
#42-83

Bookcliff Baptist Church
2700 F Road
Grand Junction, CO. 81501
#42-83

Willcoxon, Wanda, ETAL
214 Country Club Park
Grand Junction, CO. 81503
#42-83

Fritzlan, Walter G.
1243 Bonita Ave.
Grand Junction, CO. 81501
#42-83

Stoner, Mary Jean
1234 Hermosa Ave.
Grand Junction, CO. 81501
#42-83

Smith, Daniel J.
1320 Hermosa Ave.
Grand Junction, CO. 81501
#42-83

#42-83
Housing Authority of the
City of Grand Junction
2236 North 17th Street
Grand Junction, CO. 81501

Desrosiers, Charles J.
2643 F½ Road
Grand Junction, CO. 81501
#42-83

Stover, Carole Sue
2921 North 15th Street
Grand Junction, CO. 81501
#42-83

Moore, Maurice W. #42-83
762 Lewiston
Aurora, CO. 80011

Bray, Jack L. ETAL
2714 Patterson Road
Grand Junction, CO. 81501
#42-83

Anderson, Helen C.
1267 Hermosa Ave.
Grand Junction, CO. 81501
#42-83

Oney, Michael E.
1235 Bonito
Grand Junction, CO. 81501
#42-83

Perino, Victor W. Trustee
606 Viewpoint Dr.
Grand Junction, CO. 81501
#42-83

Martin, Agnes, V.
2920 N. 13th Street
Grand Junction, CO. 81501
#42-83

MacTavish, Mary E.
1330 Hermosa Ave.
Grand Junction, CO. 81501
#42-83

#42-83
Fowler, Lon G.
2920 North 14th
Grand Junction, CO. 81501

Schiewsswohl, Steven R.
1430 Hermosa Ave.
Grand Junction, CO. 81501
#42-83

Mraule, Robert E. ETAL
616 27¼ Road
Grand Junction, CO. 81501
#42-83

#42-83
Moore, John Barry
1502 Lowell Lane
Grand Junction, CO. 81501

Testerman, Otis B.
2710 Patterson Road
Grand Junction, CO. 81501
#42-83

Doolittle, N.E.
1281 Hermosa Ave.
Grand Junction, CO. 81501
#42-83

#42-83
Seventh-Day Adventist
c/o James W. Selby
1241 Bonita Ave.
Grand Junction, CO. 81501

Russell, Charles J. & R.J.
1240 Hermosa Ave.
Grand Junction, CO. 81501
#42-83

Schmalz, Irene C.
2910 N. 13th Street
Grand Junction, CO. 81501
#42-83

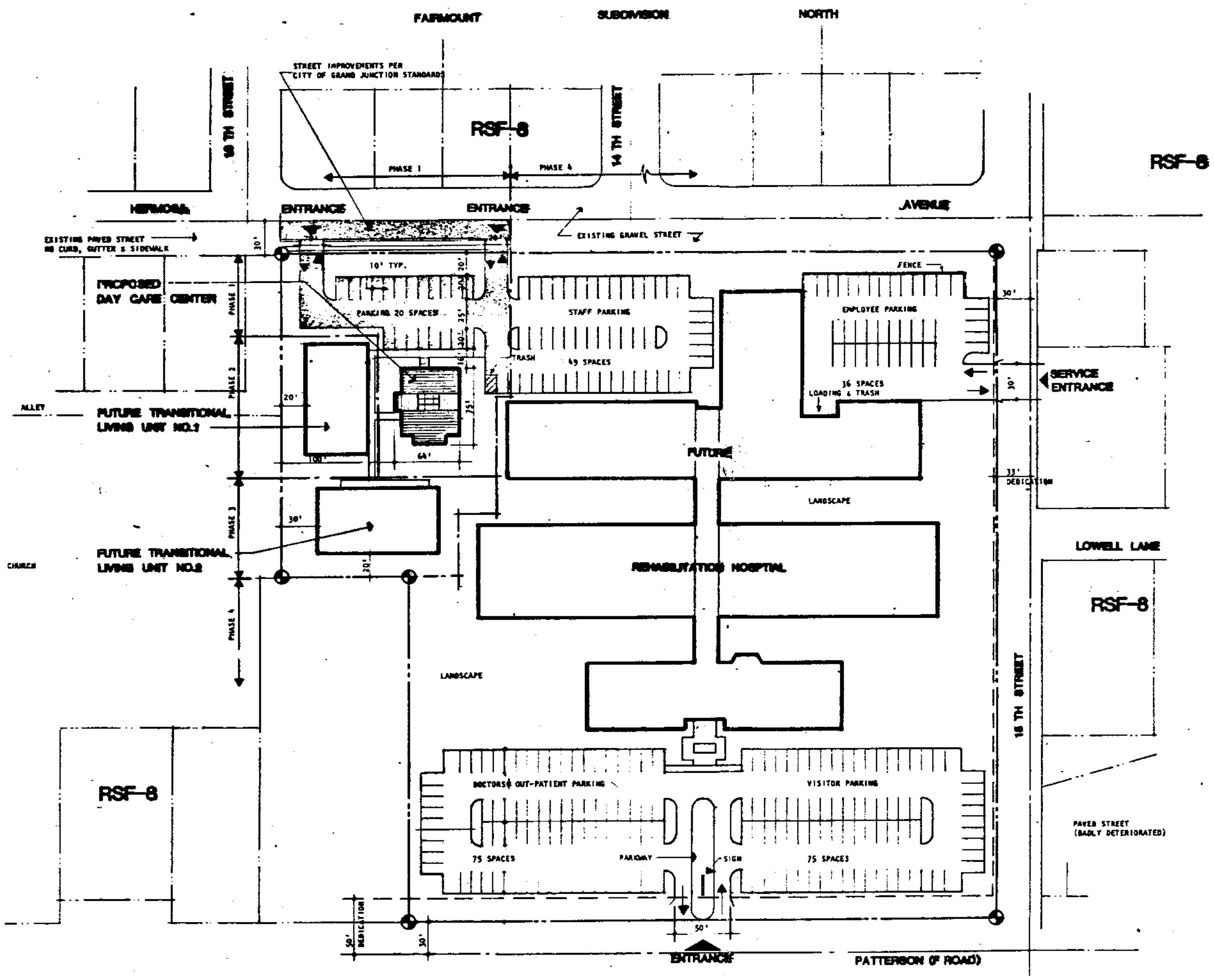
Spomer, Ralph L.
2911 N. 14th Street
Grand Junction, CO. 81501
#42-83

Anderson, George R.
2910 North 14th St.
Grand Junction, CO. 81501
#42-83

Rowe, William J.
2911 North 15th Street
Grand Junction, CO. 81501
#42-83

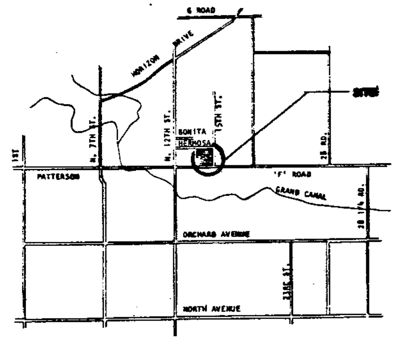
Moore, John Barry ETAL
612 27¼ Road
Grand Junction, CO. 81501
#42-83

#42-83
Moore, John Barry ETAL
612 27¼ Road
Grand Junction, CO. 81501



SITE PLAN

SCALE: 1" = 50'-0"



VICINITY MAP

LAND USE ANALYSIS

USE	AREA SF	AREA ACRES	% OF TOTAL
DAY CARE CENTER	4,356 SF	0.10	1
TRANSITIONAL LIVING UNIT #1	5,000 SF	0.11	1
TRANSITIONAL LIVING UNIT #2	5,000 SF	0.11	1
HOSPITAL	68,500 SF	1.57	20
ADMINISTRATION & DOCTORS' OFFICES	9,200 SF	0.21	3
PARKING	93,750 SF	2.15	27
LANDSCAPING	144,089 SF	3.31	42
DEDICATIONS	13,853 SF	0.32	4
TOTAL AREA	343,748 SF		
PARKING (10' X 20')		255 SPACES	

SEE UTILITIES SITE PLAN FOR UTILITIES

OFFICE COPY
#42-83
1of2

A Professional Corporation
ARIX
Engineers Architects Planners

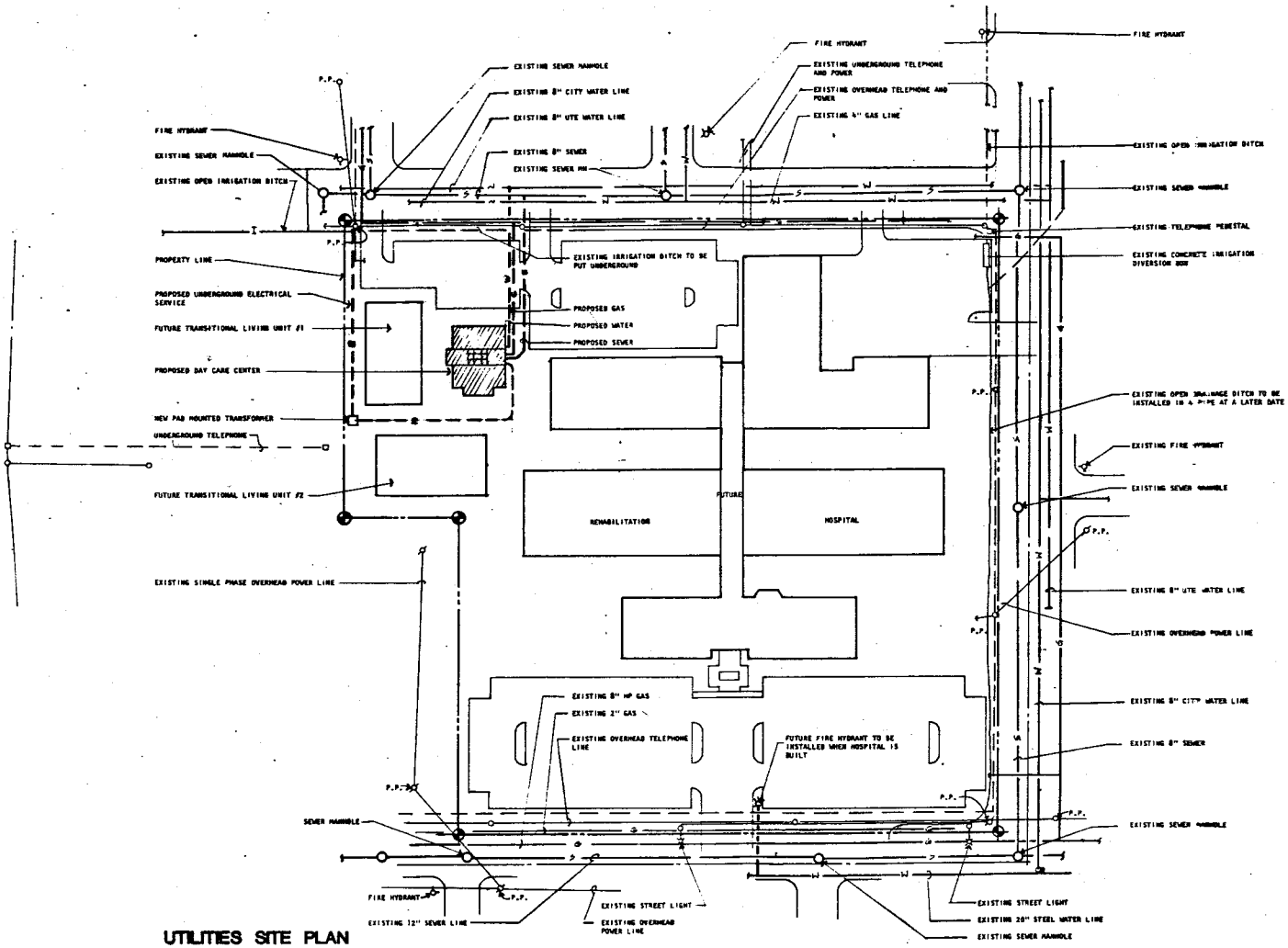
SCALE	AS SHOWN
DRAWN	LAC
CHECKED	FAP
APPROVED	FAP
DATE	JULY 1983
PROJECT NO.	83203.0.2

REZONE / O D P & FINAL

HILLTOP REHABILITATION HOSPITAL

SITE PLAN

S-1



UTILITIES SITE PLAN

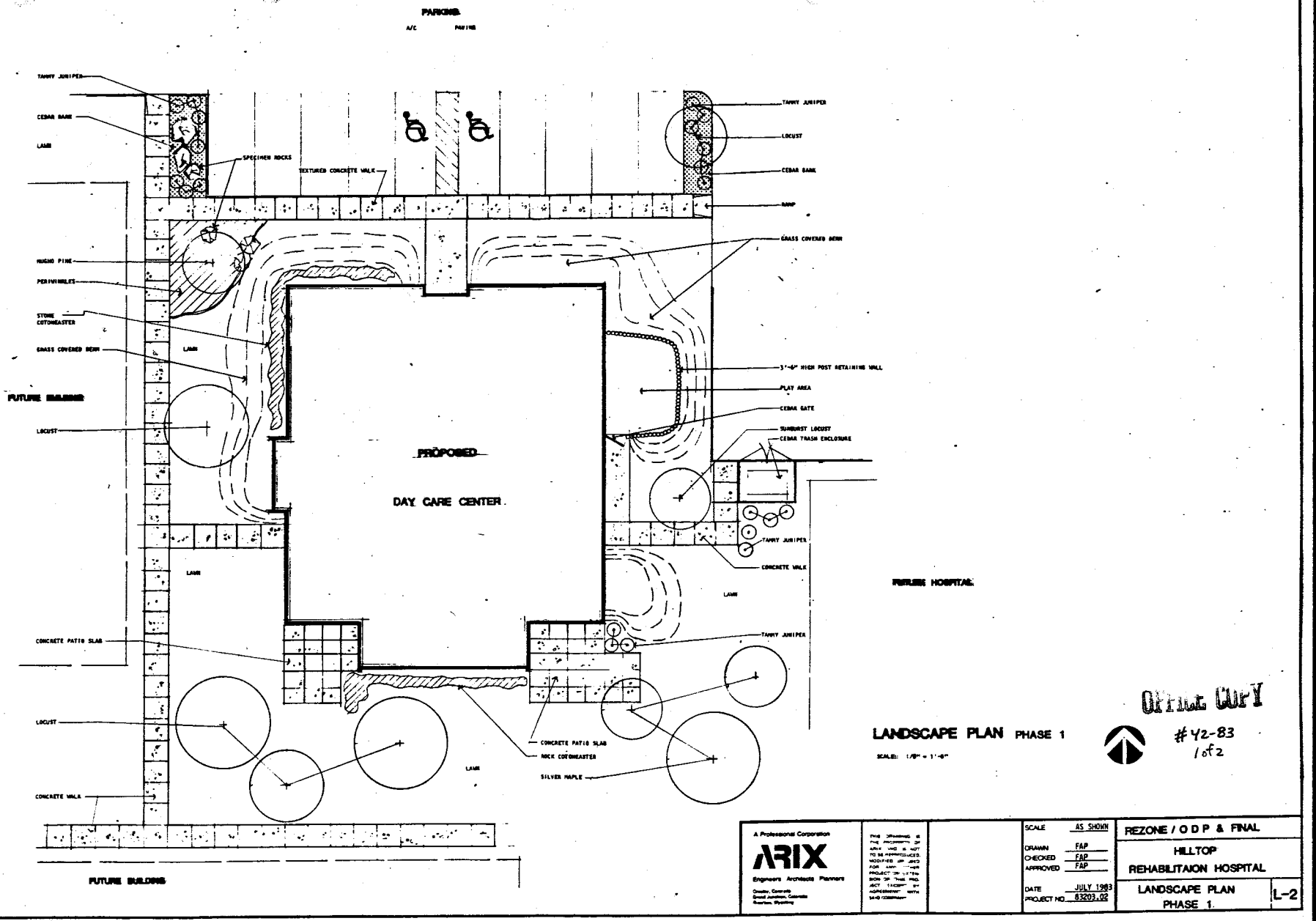
SCALE: 1" = 50'-0"

OFFICE COPY
#42-83
1 of 2

A Professional Corporation
ARIX
Engineers Architects Planners
Greeley, Colorado
Grand Junction, Colorado
Rawlins, Wyoming
Provo, Utah

SCALE	AS SHOWN
DRAWN	FWD
CHECKED	FAP
APPROVED	FAP
DATE	JULY 1983
PROJECT NO.	83003.02

REZONE / O D P & FINAL
HILLTOP
REHABILITATION HOSPITAL
UTILITIES SITE PLAN U-1



LANDSCAPE PLAN PHASE 1

SCALE: 1/8" = 1'-0"

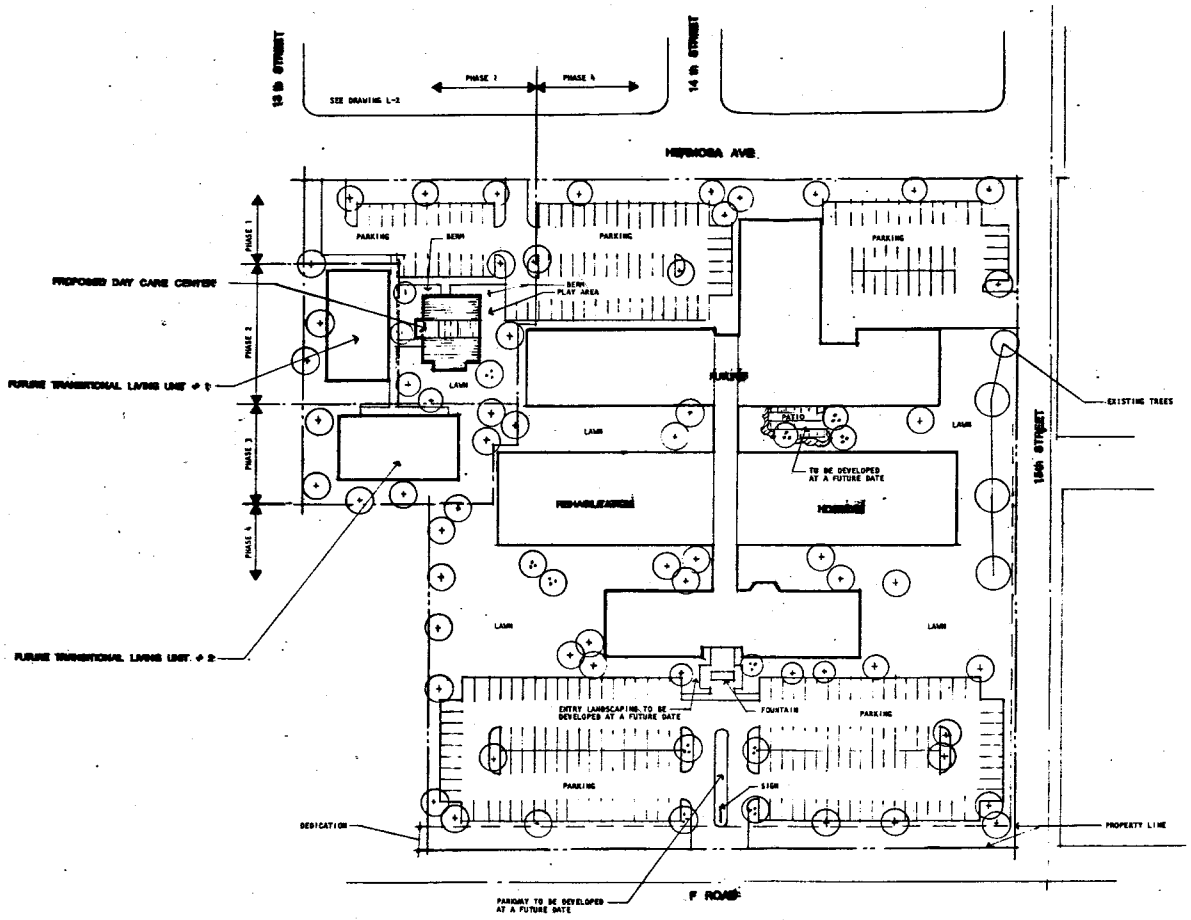
Orient WorY

#42-83
1 of 2

A Professional Corporation
ARIX
Engineers Architects Planners
Grand Junction, Colorado
Rawlins, Wyoming

SCALE	AS SHOWN
DRAWN	FAP
CHECKED	FAP
APPROVED	FAP
DATE	JULY 1983
PROJECT NO.	83203.02

REZONE / O D P & FINAL
HILLTOP
REHABILITAION HOSPITAL
LANDSCAPE PLAN
PHASE 1.
L-2



SITE LANDSCAPE PLAN

SCALE: 1" = 50'-0"

LEGEND

- LOCUST, SILVER MAPLE, GREEN ASH
- SUNBURST LOCUST, FLOWERING PLUM, FLOWERING CRAB, RUSSIAN OLIVE
- MUGHO PINE, AUSTRIAN PINE, SCOTCH PINE
- PERIWINKLE, ROCK COTONEASTER
- TAMMY JUNIPER, PFITZER

OFFICE COPY
#42-83
1 of 2

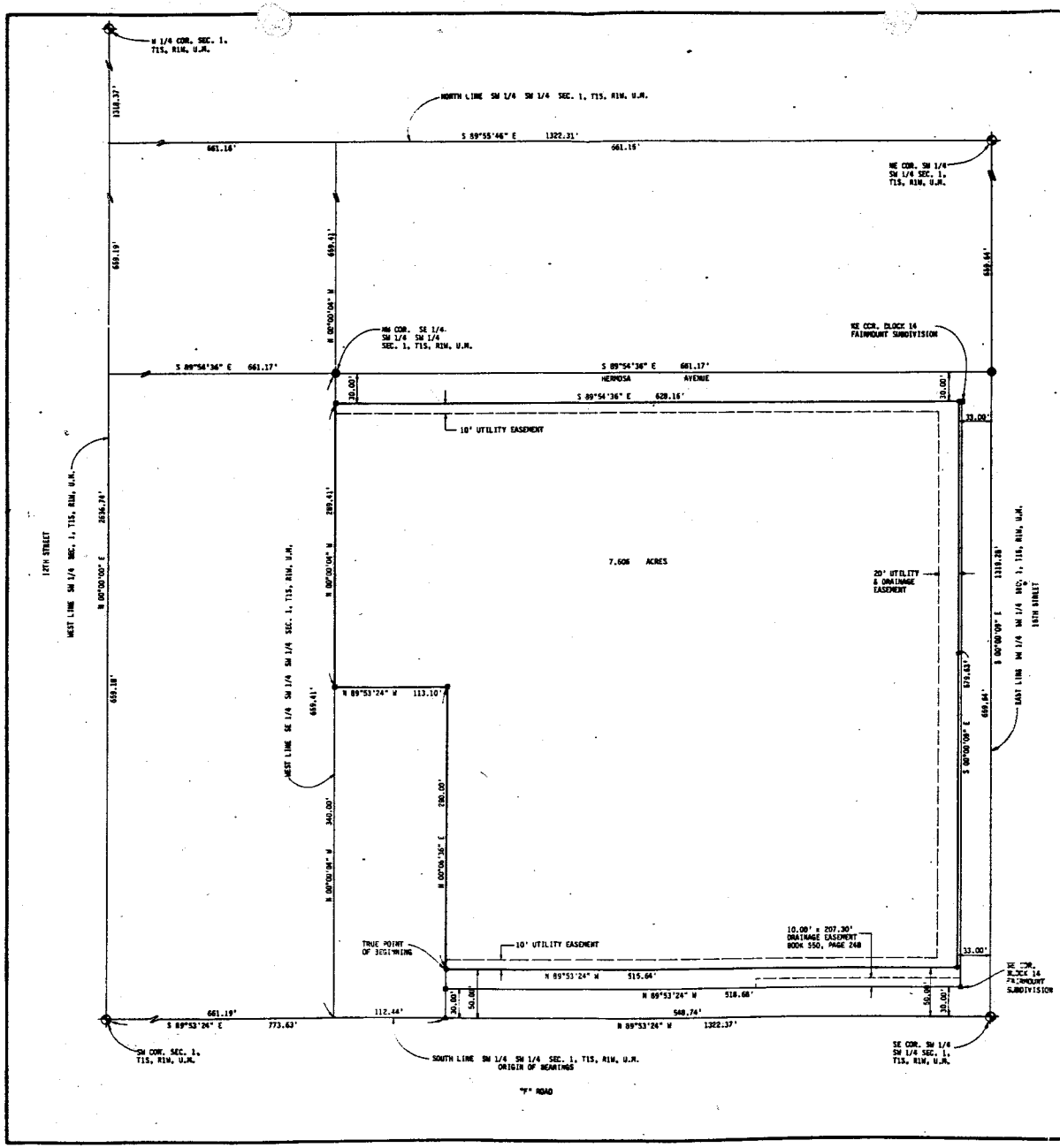
A Professional Corporation
ARIX
Engineers Architects Planners
Greeley, Colorado
Grand Junction, Colorado
Riverton, Wyoming

SCALE	AS SHOWN
DRAWN	FAP
CHECKED	FAP
APPROVED	FAP
DATE	JULY 1983
PROJECT NO.	83203.02

REZONE / ODP & FINAL

HILLTOP REHABILITATION HOSPITAL

SITE LANDSCAPE PLAN L-1



LEGAL DESCRIPTION

A parcel of land situated in a part of Block 14, Fairmount Subdivision, City of Grand Junction, as recorded in Book 1 at Page 19 in the office of the Clerk and Recorder, Mesa County, Colorado, said Block 14 Fairmount Subdivision being a part of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter (SE 1/4 SW 1/4 SW 1/4) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, said parcel being more particularly described as follows:

Commencing at the Southwest Corner (SW Cor.) of said Section 1, and considering the line between said Southwest Corner (SW Cor.) and the Southeast Corner (SE Cor.) of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 1 to bear South 89°53'24" East with all bearings contained herein being relative thereto; Thence South 89°53'24" East along the South line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 1 a distance of 773.63 feet; Thence North 00°06'36" East 50.00 feet to the True Point of Beginning of said parcel; Thence continuing North 00°06'36" East 280.00 feet; Thence North 89°53'24" West 113.10 feet to the West line of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter (SE 1/4 SW 1/4 SW 1/4) of said Section 1; Thence North 00°00'04" West along said West line of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter (SE 1/4 SW 1/4 SW 1/4) of said Section 1 a distance of 289.41 feet to a point from whence the Northwest Corner (NW Cor.) of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter (SE 1/4 SW 1/4 SW 1/4) of said Section 1 bears North 00°00'04" West 30.00 feet; Thence South 89°54'36" East 620.17 feet; Thence South 00°00'00" East 579.63 feet; Thence North 89°53'24" West 515.64 feet to the True Point of Beginning, containing 7.606 Acres.

Together with an easement for drainage purposes as recorded in Book 550 at Page 248 in the office of the Clerk and Recorder, Mesa County, Colorado.

SURVEYOR'S CERTIFICATE

I, Fredric N. Rubo, do hereby certify that the accompanying plat has been prepared under my direct responsibility by using and checking an original plat prepared for the same parcel of ground by Paragon Engineering, Inc.... July 26, 1981. I have accurately set the monuments as shown in the legend for the purpose of right-of-way changes only and the plat represents a field survey of same.

Fredric N. Rubo 7-28-83
Fredric N. Rubo
Professional Land Surveyor
Colorado Registration # 20158

CITY APPROVAL

This plat of a part of Block 14, Fairmount Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved on this _____ day of _____ A.D., 1983.

City Manager | President of Council | Chairman, Grand Junction Planning Commission

Director of Development | Grand Junction City Engineer

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
) ss
County of Mesa)

I hereby certify that this instrument was filed in my office at _____ o'clock __M., this _____ day of _____ A.D., 1983 and is duly recorded in Plat Book _____, Page _____.

Clerk and Recorder | Deputy

Fees: _____

LEGEND

- FOUND MESA COUNTY BRASS CAP
- SET 5/8" REBAR AND MONUMENT CAP
- P.K. NAIL SET BY OTHERS
- FOUND 5/8" REBAR, NO MONUMENT CAP
- FOUND 5/8" REBAR AND MONUMENT CAP LS #9980

SCALE: 1" = 50'

SURVEY OF A PART OF BLOCK 14
FAIRMOUNT SUBDIVISION
SE 1/4 SW 1/4 SW 1/4
SECTION 1, T1S, R1W, U.M.
CITY OF GRAND JUNCTION
COUNTY OF MESA
STATE OF COLORADO

ARIX A Professional Corporation Engineers Architects Planners

OFFICE COPY
#42-83
1 of 2

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

GEOTECHNICAL INVESTIGATION

PROPOSED HILLTOP DAYCARE CENTER

GRAND JUNCTION, COLORADO

Prepared for:

ARIX CORPORATION

Project Number: M83005GE

August 17, 1983

P.O. BOX 3986
GRAND JUNCTION, CO 81502
(303) 245-6506

P.O. BOX 0045
MONTROSE, CO 81402
(303) 249-2154

278 SAWYER
DURANGO, CO 81301
(303) 259-5095

TABLE OF CONTENTS

GENERAL

This report presents the results of our geotechnical investigation conducted at the proposed Hilltop Daycare Center. The site is located southeast of the intersection of 13th and Hermosa Street in Grand Junction, Colorado. The investigation was made to evaluate the geotechnical engineering properties of the subsurface conditions and provide geotechnical recommendations concerning the best types and depths of foundations, allowable soil bearing capacities, groundwater conditions, and any special precautions which should be taken during the design and construction of the proposed building due to geotechnical conditions.

The conclusions and recommendations presented are based on the data gathered during our site and laboratory investigation and on our experience with similar soil conditions. Factual data gathered during the field and laboratory work are summarized on Figures 1 through 3.

PROPOSED CONSTRUCTION

It is our understanding that the proposed construction will be single story wood frame superstructures supported on reinforced concrete foundations. The floors will be concrete slab-on-grade floors. The buildings may be veneered with brick. We do not anticipate any basements will be constructed. It is our understanding that one building is planned for construction in the near future and two additional buildings may be constructed at a later date.

SITE CONDITIONS

At the time of the field investigation the site supported a dense cover of alfalfa. The site is fairly level with only minor topographic relief across the proposed building sites. The site is bounded to the north and west by small irrigation ditches.

SUBSOIL CONDITIONS

The approximate test hole locations are shown on Figure 1. The logs of the soils encountered in the test holes are presented on Figure 2. Generally, various mixtures of silts, clays, and sands were encountered in the test holes. The silty clays have low swelling potentials when loaded and wetted and may consolidate under light to moderate building loads.

No bedrock was encountered in the test holes to a depth of 25 feet. Free water was encountered in test holes 1 and 2 at depths of 15 and 18 feet respectively at the time of drilling.

FOUNDATION RECOMMENDATIONS

Two criteria which must be satisfied for satisfactory foundation performance are:

1) contact stresses must be low enough to preclude shear failure of the foundations soils which would result in lateral movement of the soils from beneath the footings, and

2) settlement or heave of the footings must be within amounts tolerable to the superstructure.

It is our opinion that the structure may be founded on conventional spread footings provided the recommendations discussed

below are used during design and construction.

The soils encountered during our investigation are soft and have low strengths. The structures may be founded on conventional spread footings which are placed on a blanket of structural fill. The structural fill should be non-expansive and may be a granular material such as pit run gravel. The structural fill material should be moisture conditioned and compacted in lifts about six (6) inches thick to at least 90 percent of modified Proctor density as defined by ASTM D-1557. Fill placement guidelines are provided in the appendix. The footings may be designed for a soil bearing capacity ranging from 1,000 pounds per square foot to 2,500 pounds per square foot depending on the thickness of the structural fill blanket. Bearing capacities versus depth of structural fill blanket are presented below. The width of the structural fill blanket should extend beyond each edge of the footings a distance equal to the thickness of the structural fill blanket. The anticipated post construction settlement will depend on the soil bearing pressures of the foundations and the depth of the structural fill blanket supporting the footings. The anticipated post construction settlement based on depth of the structural fill blanket and the soil bearing capacities are tabulated below.

BEARING CAPACITY & ESTIMATED SETTLEMENTS FOR FOOTINGS ON STRUCTURAL FILL

THICKNESS OF STRUCTURAL FILL	ALLOWABLE BEARING CAPACITY	ANTICIPATED POST CONSTRUCTION SETTLEMENT
0 feet	1,000 psf	about ½ inch
1 foot	1,250 psf	about ¼ inch
2 feet	2,000 psf	about ¼ inch
3 feet	2,500 psf	less than ¼ inch

The footings should have a minimum depth of embedment of at least two (2) feet below the lowest adjacent grade or below the depth of maximum frost penetration for the area, whichever is deeper.

INTERIOR FLOOR SLAB CONSTRUCTION

It is our understanding that, as currently planned, the floor will be concrete slab-on-grade. The natural soils that will support interior floor slabs are stable at their natural moisture content. However, the developer should realize that when wetted, the soils may swell. The post construction swell potential of natural and compacted soils can be reduced by wetting the subgrade soils several days prior to pouring concrete.

Slab-on-grade floors should be uniformly supported. This can be done by reprocessing the material to support the floor slab to a depth of at least one (1) foot below the floor slab elevations. The reprocessing should consist of removing, moisture conditioning,

and replacing the material and compacting to at least 90 percent of modified Proctor density as defined by ASTM D-1557.

The backfill for all utility trenches located beneath the slab-on-grade floors should be compacted to at least 90 percent relative compaction.

A moisture barrier may be installed beneath the floor slab to help discourage capillary and vapor moisture rise through the floor slab which could affect the performance of overlying floor coverings. The moisture barrier may consist of a heavy plastic membrane, six (6) mil or greater, protected on the top and bottom by at least two (2) inches of clean sand. The plastic membrane should be lapped and taped or glued and protected from punctures during construction.

Concrete slab-on-grade floors should be reinforced, for geotechnical purposes, with at least 6 x 6 - 10 x 10 (6 x 6 - w 1.4 x w 1.4) welded wire mesh positioned midway in the slab.

To reduce any possible damage that could be caused by movement of soils supporting interior slabs, the slabs should be separated from all bearing members and utility lines to allow their independent movements. Joints should be scored in the concrete slabs to help define the location of any cracking. The areas defined by scoring should be about square and enclose about 200 square feet.

LANDSCAPE IRRIGATION

A sprinkler system should not be installed next to foundation walls or next to driveway slabs or any other flatwork. If a sprinkler system is installed, the sprinkler heads should be placed so that the spray from the heads, under full pressure, does not fall within five (5) feet of foundation walls, or driveway slabs. Landscape irrigation should be controlled. Lawns, flowers, shrubs, and other plants located within five (5) feet of foundation walls, or driveway slabs should be hand watered, and this watering should be minimized.

BACKFILL AND SURFACE DRAINAGE

The foundation soils should be prevented from being wetted after construction. This can be done by providing positive and rapid drainage of surface water away from the building. Backfill areas should be constructed such that the backfill placed around the foundation walls will not settle after completion of construction, and that the backfill material is relatively impervious. The backfill material should be free of trash and it should be moisture conditioned and compacted to at least 90 percent modified Proctor density (ASTM D-1557). Only enough water should be added to backfill material to allow proper compaction. Do not puddle, pond, or jet backfill soils.

The final grade of the ground surface adjacent to the building should have a positive slope away from the foundation walls on all sides. A minimum fall of 12 inches in the first 10 feet away from

the foundation is recommended. Downspouts and faucets should discharge into splash blocks that extend beyond the limits of the backfill areas. Splash blocks should be sloped away from the foundation walls. Snow storage areas should not be located next to the structure.

The areas near the buildings should be graded so there is no ponding of water. In low areas that cannot be graded to drain a local drain should be installed to collect the surface water and outlet it well away from the building area.

REVIEW

The recommendations outlined above are based upon our understanding of the currently proposed construction. We are available to discuss the details of our recommendations with you, and revise them where necessary.

In any subsoil and foundation investigation it is necessary to assume that subsoil conditions do not vary greatly from those encountered in the test holes. Our experience has shown that these variations exist and that they become apparent in the foundation excavation. For this reason, we should be called to observe the foundation excavations prior to foundation construction. Please call when further consultation or observations and tests

are required. The cost of the geotechnical observations and testing during construction is not included in the fee for this report.

Respectfully submitted,

LAMBERT & ASSOCIATES

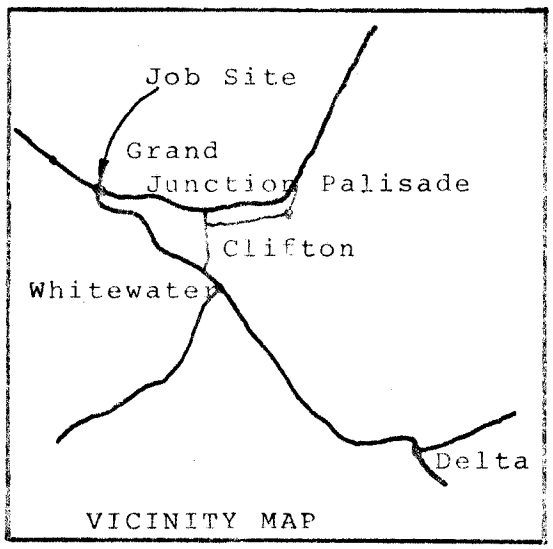
Norman W. Johnston
Project Geotechnical Engineer

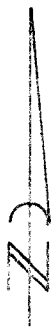
Reviewed by:

Dennis D. Lambert, P.E.
Principal Geotechnical Engineer

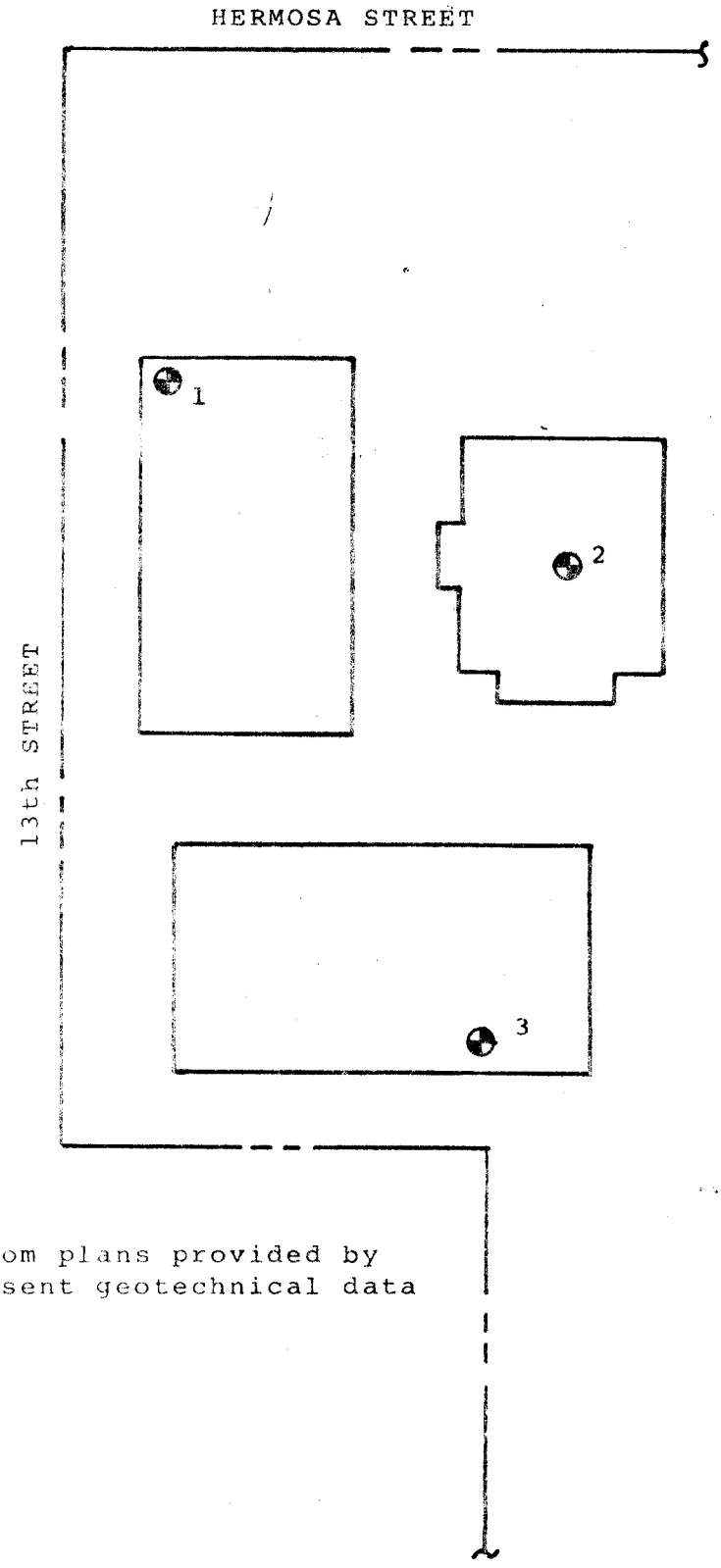
NWJ/dkw

COLORADO REGISTERED
DENNIS D. LAMBERT
18168
PROFESSIONAL ENGINEER





SCALE: 1" about 50'



This sketch was reproduced from plans provided by others and is intended to present geotechnical data only.

TEST HOLE LOCATION PLAN

PROJECT: Hilltop Daycare Center PROJECT NO. M830005GE FIGURE 1

Lambert and Associates
CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

Date Drilled 7/25/83 Field Engineer NWJ Boring Number 1

Location Grand Junction, Colorado

Diameter 4" Total Depth 25' Water Table 18'

Symbol	Depth	Sample Type	Sample N	Soil Description	Laboratory Test Results
				Topsoil-Clay, silty, very organic, alfalfa roots	Heavy roots to a depth of about 3 feet.
		C	6/12	Clay, sand, silty, medium stiff, moist, brown, (CL-SC)	
	5	C	7/12	Clay, silty to very silty, moist to very moist, brown, (CL-ML) Some lenses of clayey sand.	
	10				
	15	C	7/12		
▽					
	20				
	25			Bottom of Boring @ 25 feet	

Project Name Hilltop Daycare Center Project Number M83005GE Figure 2A

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

Date Drilled 7/25/83 Field Engineer NWJ Boring Number 2

Location Grand Junction, Colorado

Diameter 4" Total Depth 20' Water Table 15'

Symbol	Depth	Sample Type	Sample N	Soil Description	Laboratory Test Results
				Topsoil-Clay, silty, sandy, medium stiff, moist, brown (CL)	Heavy roots to 3 foot depth.
		C	5/12	Sand, silty, clayey, medium stiff, moist, brown (SC)	
	5	C	4/12	Clay, silty, medium stiff, moist, brown (CL)	
▽	15	C	7/12	Clay, very sandy and gravelly, very moist, medium stiff, brown (CL-SC)	
	20			Bottom of Boring @ 20 feet	

Project Name Hilltop Daycare Center Project Number M83005GE Figure 2B

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

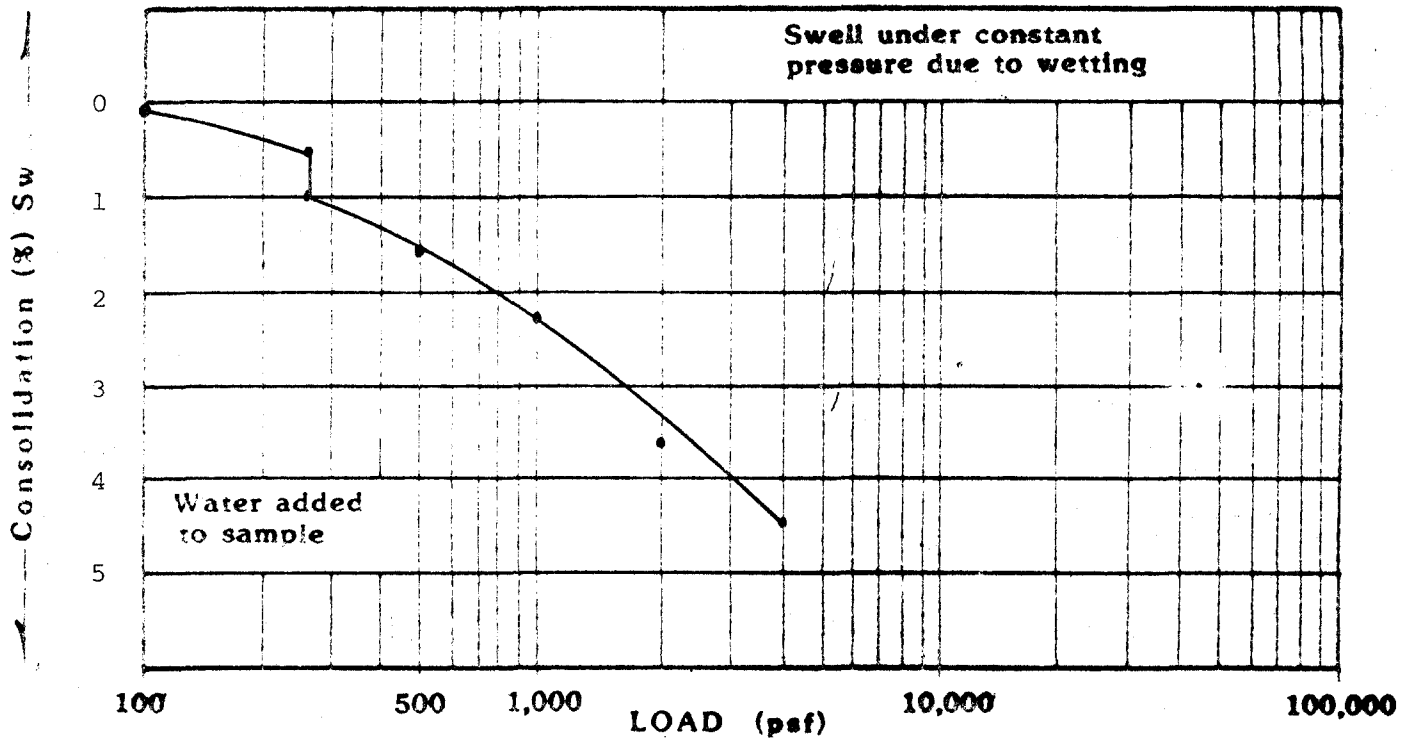
Date Drilled 7/25/83 Field Engineer NWJ Boring Number 3

Location Grand Junction, Colorado

Diameter 4" Total Depth 20' Water Table

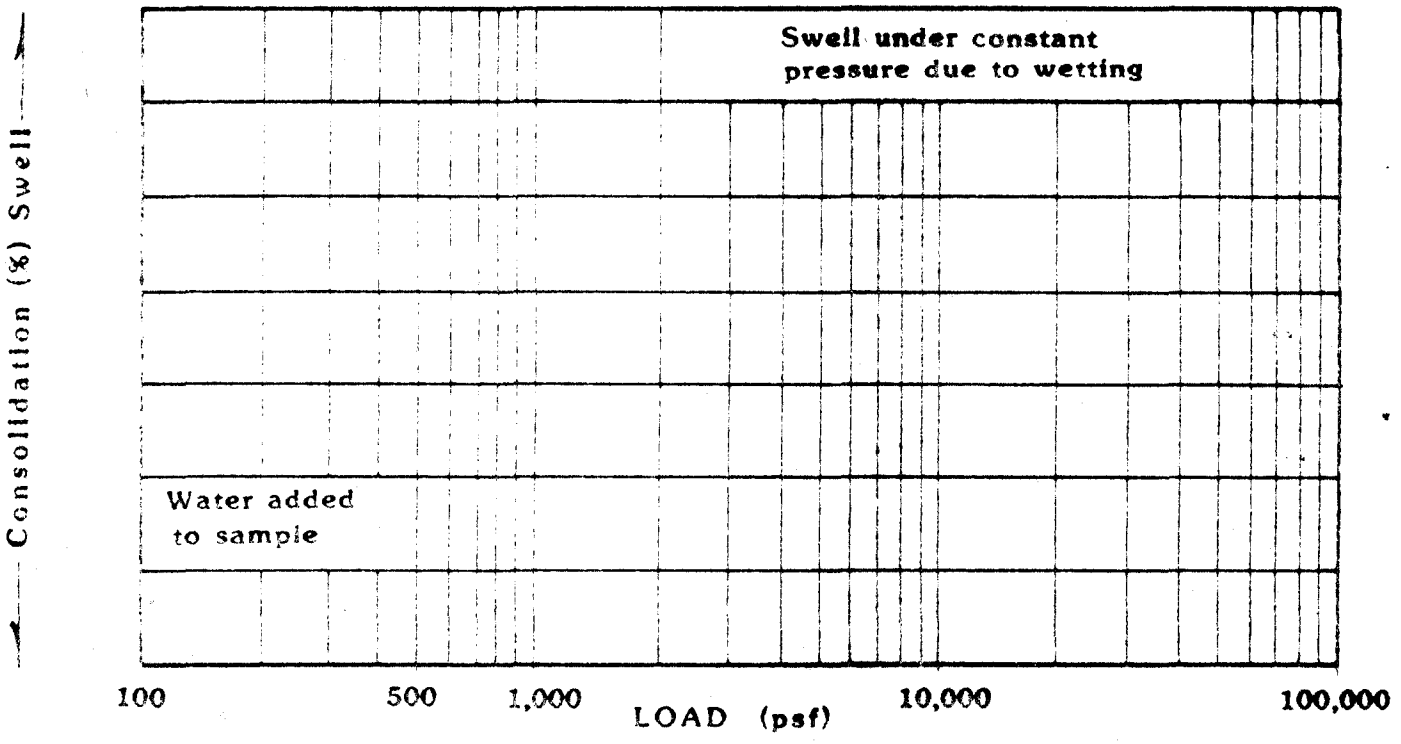
Symbol	Depth	Sample Type	Sample N	Soil Description	Laboratory Test Results
				Topsoil-Clay, sandy, medium stiff, moist, brown (CL)	Heavy roots to depth of about 3 feet
		C	4/12	Clay, very sandy, soft to medium stiff, moist, brown, (CL-SC)	
	5				
				Lenses of clayey sand.	
		C	8/12		
	10				
	15				
	20			Bottom of Boring @ 20 feet	
	5				

Project Name Hilltop Daycare Center Project Number M83005GE Figure 2C



Sample of Clay-Sand-Very Silty from test hole 2 at depth 3 feet.

Natural Moisture Content 10.5 % Natural Dry Density 100 pcf.



Sample of _____ from test hole _____ at depth ____ feet.

Natural Moisture Content _____ % Natural Dry Density _____ pcf.

SWELL - CONSOLIDATION TESTS	Job No: M83005GE
Lambert and Associates	Date: 8/17/83
	Figure 3

APPENDIX

Guide Specifications for Placement of Compacted Fill

GENERAL

A soils engineer shall be the owner's representative to observe and test the earthwork placement, moisture content and compaction. The soils engineer shall review the fill materials and the methods of placing and compaction and shall give written results of observations and test results.

CLEARING AREA TO BE FILLED

All timber, logs, trees, brush, rubbish, and other deleterious matter shall be removed from the area to be filled, and disposed of. Frozen materials shall be removed and stockpiled until thawed when directed by the owner or his representative. Frozen soil may not be used as compact fill. Saturated or low density soils not removed by clearing shall be removed.

SCARIFYING AND COMPACTING AREA TO BE FILLED

All vegetable matter and frozen material shall be removed from the surface upon which the fill is to be placed and the surface shall then be plowed or scarified to a depth of at least six (6) inches, and smoothed until the surface is free from ruts, hummocks or other uneven features which would tend to prevent uniform compaction by the equipment to be used.

After the foundation area for the embankment fill has been cleared and any frozen material removed and the area plowed or scarified where necessary, it shall be disced or bladed until it is uniform and free from large clods. The surface should then be brought to the proper moisture content and compacted to a density and moisture content specified below.

FILL MATERIAL

Materials for the fill should consist of materials selected or reviewed by the soils engineer. The materials used shall be free from vegetable matter, frozen material and other deleterious substances and shall not contain rocks or lumps having a diameter of more than six (6) inches.

DEPTH AND MIXING OF FILL LAYERS

The selected fill material shall be placed in horizontal layers, not to exceed six (6) inches compacted thickness, or eight (8) inches loose thickness. Each layer shall be spaced evenly and shall be thoroughly mixed during the spreading to provide uniformity of material in each layer.

MOISTURE CONTENT

The contractor may be required to add the necessary moisture to the backfill material in the excavation if, in the opinion of the soils engineer, it is not possible to obtain uniform moisture content by adding water during placement and compaction. Additionally, the contractor shall not place backfill material which exceeds the maximum moisture content specification, unless the material is left to aereate or blended with drier material to achieve the specified moisture content. Compacted fill should be placed at a moisture content within two (2) percent of optimum moisture content. Optimum moisture content is defined as the moisture content corresponding to the maximum density of a laboratory compaction test performed according to ASTM D-1557-70.

COMPACTED DENSITY

After each layer has been placed, mixed and spread evenly at the specified moisture content, it shall be thoroughly compacted to a minimum of 90 percent of maximum density. Maximum density is defined as the highest density attained from the laboratory compaction test performed according to ASTM D-1557-70.

COMPACTION METHOD

Compaction shall be by sheepsfoot rollers, segmented steel wheeled rollers, pneumatic tired rollers, smooth drum steel rollers, vibratory rollers, or other types of suitable compaction equipment. We recommend a smooth drum, vibratory or pneumatic tire roller for granular soils and a sheepsfoot or segmented roller for cohesive soils. Compaction shall be performed while the material is at the specified moisture content. Compaction of each layer shall be continuous over its entire area and the compacted equipment shall make sufficient passes to provide that the required density has been obtained.

FIELD TESTING OF DENSITY AND MOISTURE CONTENT

Field density and moisture content tests shall be made by the soils engineer during construction of each layer of fill. The frequency of testing will be determined by the soils engineer in the field, depending on the condition encountered. Density and moisture content tests shall be performed in accordance with ASTM D-1556 using a four (4) or six (6) inch sand cone, or ASTM D-2922, and D-3017 with nuclear density devices and methods.

OBSERVATION AND TESTING

Observation and testing by the soils engineer shall be continuous during the fill and compacting operations so that the intent of the geotechnical recommdnations can be properly interpreted and the results of the observations and test can be reported upon the completion of the project.

SEASONAL LIMITATIONS

No fill material shall be placed upon frozen subgrade, nor placed, spread or rolled while it is frozen or thawing, or during unfavorable weather conditions. When the work is interrupted by heavy rain, snow or frost penetration, fill operations shall not be resumed until the soils engineer indicates that the moisture content and density of the previously placed fill are as specified.

REVIEW SHEET SUMMARY

FILE NO. 42-83 1 of2 TITLE HEADING Rezone and ODP DUE DATE 8/12/83

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Rezone & ODP, ODP, N.W. Corner of F Road & 15th Street, Hilltop Rehabilitation Hospital

PETITIONER ADDRESS 1100 Patterson Road, G.J.

ENGINEER ARIX

DATE REC.	AGENCY	COMMENTS
8/9/83	Public Service	Electric & Gas: No objections to Rezone.
8/10/83	City Planning	Impact Statement: The existing zoning is Residential Single-Family. This project is proposing a PB with single story structures. This should be strictly enforced for the whole project to help maintain the residential character of the area. The project will impact the area, however, with special consideration, this can be kept to a minimum mainly on the Hermosa ROW. Given the plan as shown continues to develop as planned, the necessary ROW improvements for Hermosa & 15th & F Road should be completed and in place by the time the last phase is complete. A street ID for Hermosa & 15th should be initiated as soon as possible. The City has a POA for the subdivision to the north for improvements to Hermosa. The final designs, as completed should also be run by the neighborhood prior to building to ensure any considerations they have are accommodated for. The results of your neighborhood meeting would be helpful for the record. Site Plan: Note: ODP only - final plan will be reviewed separately. 1. Any screening or fencing proposed on the west side? Namely next to the residential areas. 2. The one story building will help maintain the residential quality. 3. Parking numbers and location seem adequate. As the future phases develop further examination of the parking may be necessary. 4. Access off Patterson, if acceptable, will be at the discretion of the City Engineering Dept. - dependent in part on the design of the improvements along Patterson. The extended/divided median must be pulled back to the property line and not extend into the public ROW. We would prefer to see access off 15th and discouraged off Patterson. 5. Signage will need to meet current sign code. 6. The drainage ditches were to be piped - at what phase and to what extent will this occur? 7. Any covenants with this? 8. ROW dedication is acceptable. 9. Development schedule is acceptable, but would like to hear more about the hospital plans. 10. An avigation easement will be required since this does lie within the "area of influence" per Section 5-11 of the Grand Junction Zoning & Development Code. 11. A street improvements district should be formed to ensure overall improvements as soon as possible.

✓

DATE REC.	AGENCY	COMMENTS
8/12/83	Transportation Engineer	The "parkway" for the Patterson Road entrance should be eliminated. A standard 35' (max.) driveway will be less confusing, safer, and will reduce delay for Patterson Rd. traffic. The Patterson Road/15th Street intersection has not been designed yet. The petitioner should be aware that there may be a raised median on Patterson Road.
8/12/83	Ute Water	No objections. Services can be provided from Ute's existing 8" line, which is part of a looped system. Policies and Fees in effect at the time of application will apply.
8/12/83	City Engineer	Patterson Road entrance is too close to 15th Street and the median and sign should be left out. Plat should include dedications of right-of-way. As additional development occurs owner should initiate street improvements.
8/12/83	City Public Works	The site plan shows the entrance median extending 20 feet into the public right-of-way. This is not acceptable.

Mailed Out 8/15/83

8/15/83 LATE	City Fire Dept.	This office has no objections to this rezone. Adequate fire protection must be provided. Check with Ute Water for available adequate water. Minimum fire protection water line, 8-inch looped line, hydrants spaced 300 ft. between hydrants. Day Care Center must meet requirements of Local Code and Life Safety Code requirements. Hospital must meet local codes and state codes for hospitals. Must be fully sprinklered with fire detection alarms. Plans must be submitted showing fire protection water, line hydrants, and fire alarm detection and sprinkler systems.
8/18/83 LATE	Mountain Bell	No objections.

PC MINUTES OF 8/30/83

MOTION: (COMMISSIONER RINKER) "MR. CHAIRMAN, ON ITEM#42-83, REZONE RSF-8 TO PLANNED BUSINESS FOR THE HILLTOP REHABILITATION HOSPITAL, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL, SUBJECT TO STAFF COMMENTS."

COMMISSIONER DUNIVENT SECONDED THE MOTION.

CHAIRMAN TRANSMEIER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED UNANIMOUSLY, 4-0.

MOTION: (COMMISSIONER RINKER) "MR. CHAIRMAN, ON ITEM #42-83, OUTLINE DEVELOPMENT PLAN, I MIVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL, SUBJECT TO STAFF COMMENTS."

COMMISSIONER DUNIVENT SECONDED THE MOTION.

CHAIRMAN TRANSMEIER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED UNANIMOUSLY, 4-0.

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

A Professional Corporation

Engineers Architects Planners

760 Horizon Drive
Grand Junction, Colorado 81501
303 243 7569

August 24, 1983

City/County Development Department
6th And Rood
Grand Junction, Colorado 81501

Attention Mr. Bob Golden

SUBJECT: HILLTOP REZONE AND ODP

Ladies and Gentlemen:

The following are our responses to the comments for the above referenced project.

1. We will provide a 6' cedar fence along the west property line for screening. This will extend from Hermosa, 289 feet south and then along the 113 foot leg east and west along the west property line. We wish to construct this fence in phases and build only a portion of it as a part of the Daycare Center project. The remainder will be built as the housing in this area is developed at a later date.

2. The access off of Patterson will be maintained in the same location. However, we will revise it to a 35 foot driveway width and the circulation on the interior of the project will be revised to accommodate this new access size. We believe that access off of 15th Street will be required farther north than desired and traffic would be impacting the residential area to the west. Thus making this solution somewhat unacceptable to the neighbors. Any encroachment by median strips will not exist at this time due to the new design to the access on Patterson.

3. Signage proposed for the project will conform to the sign code. It is anticipated that on the Patterson Road frontage, a free standing two-sided sign will be incorporated at the front of the building. This sign is not anticipated to exceed 8 feet in heighth or 15 feet in length. Another sign will be mounted on the Daycare Center and will not exceed 60 square feet which is 28 square feet less than that allowed by the sign code.

4. No covenents are proposed for this project.

5. We will provide an avigation easement for this project.

6. Responses from the Transportation Engineer, City Engineer and City Public Works Director have been answered earlier.

7. We have received verbal comments from the Fire Department concerning fire protection for the overall plan as proposed. Because we are required to prepare other submittals as we develop this project in the future, fire protection will be addressed in each of those submittals. Therefore, fire protection for future development has not been addressed in the overall development plan. Fire protection for the Daycare Center is addressed in our other comments.

Respectfully,

ARIX, A Professional Corporation

John Quest
Manager Architect

JQ:cec

cc: Dennis Stahl
Frank Preuss

OFFICIAL ACTION SHEET

Acres 7.88

Units

Density

File No. #42-83, 1 of 2

Zone RSF-8

Tax Parcel Number

REZONE & ODP

Rezone RSF-8 to PB and ODP — —

Activity Mesa County Society for Crippled Children & Adults DBA Hilltop Rehabilitation

Phase ODP

Common Location Northwest corner of 15th and F Road

Date Submitted 8/2/83 Date Mailed Out 8/3/83 Date Posted AUG. 16 1983 - called AUG. 19 post

10 day Review Period Return by 8/12/83

Open Space Dedication (acreage) Open Space Fee Required $ Paid Receipt #

Recording Fee Required $ Paid (Date) Date Recorded X (dont need) DS

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.	●	●			●		●	●							●		●	●			●	●		●		●		●	●	●		●	
City Public Works	●	●													●		●	●				●		●		●							
City Engineer	●	●													●		●	●				●		●		●							
Transportation Engineer	●	●													●		●	●				●		●		●							
City Parks/Recreation	●	●													●		●	●				●		●		●							
City Fire Dept.	●	●													●		●	●				●		●		●							
City Police Dept.	●	●													●		●	●				●		●		●							
County Planning	●	○													●		●	●				●		●		●							
County Engineer	●	○													●		●	●				●		●		●							
County Health	●	●													●		●	●				●		●		●							
County Parks/Recreation	●	●													●		●	●				●		●		●							
Comprehensive Planning	●	●													●		●	●				●		●		●							
Floodplain Administration	●	●													●		●	●				●		●		●							
G.J. Dept. of Energy	●	●													●		●	●				●		●		●							
Walker Field	●	●													●		●	●				●		●		●							
School District	●	●													●		●	●				●		●		●							
Irrigation GV Water Users	●	●													●		●	●				●		●		●							
Drainage	●	○													●		●	●				●		●		●							
Water (Ute, Clifton)	●	●													●		●	●				●		●		●							
Sewer Dist. (FV, CGV, OM)	●	●													●		●	●				●		●		●							
Mountain Bell	●	●													●		●	●				●		●		●							
Public Service (2 sets)	●	●													●		●	●				●		●		●							
State Highway Dept.	●	●													●		●	●				●		●		●							
State Geological	●	●													●		●	●				●		●		●							
State Health Dept.	●	●																															
GJPC (7 packets)	●	●																										●	●	●			
CIC (9 packets)	●	○																										●	●	●			
OTHER	●	●																															
totals																																	

BOARDS / **DATE**

BOARDS	DATE
GJPC	8/30/83
CIC	9/21/83

Approved Rezone & ODP subj. to staff comments (Open space fee waived) ✓ Approved

↳ Grant money to be used for improvements — handicapped recreation areas to be open to the handicapped public

STAFF

APPLICATION FEE REQUIREMENTS

Rezone & ODP & Final $500.00

GRAND JUNCTION Planning

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

MEMORANDUM

TO: Housing & Urban Development (HUD)

FROM: Bob Goldin, Sr. City Planner

DATE: April 23, 1984

RE: Letter of Confirmation

This letter is to confirm the approval for File #42-83 (1 of 2), the Hilltop Rehabilitation Outline Development Plan (ODP). The project located between F Road and Hermosa, west of 15th Street, went before the Grand Junction Planning Commission on August 30, 1983 whereby the Commission recommended approval for both the rezone to Planned Business (PB) and ODP. This includes the ODP for eleven apartment units located along the west property boundary. It then went before the Grand Junction City Council on September 21, 1983 for its final approval.

While the zone and concept have been given approval, a preliminary plan, or final plan, will still be required and must gain approval by City Council prior to beginning any construction.

I hope this fulfills your intent for confirmation. Please contact this department if you have any further questions.

BG/tt

xc: File #42-83 (1 of 2)

1349897 09:46 AM
JAN 04,1984 E.SAWYER,CLK&REC MESA CTY,CO

EXHIBIT A

BOOK 1472 PAGE 884

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 MESA COUNTY SOCIETY FOR CRIPPLED CHILDREN AND ADULTS, 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: (See Appendix "A" attached hereto.)

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 from the elevation prescribed by Federal Aviation Administration Federal Air Regulations Part 91 now in effect or as hereafter amended 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 sucessors and assigns, due to such noise, vibrations, smoke, fumes, glare, dust, fuel particles caused by the normal operation of such aircraft. The parties expressly acknowledge, however, that, by execution of this instrument, Grantor's waiver of claims is strictly limited to Grantee, its successors and assigns.

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

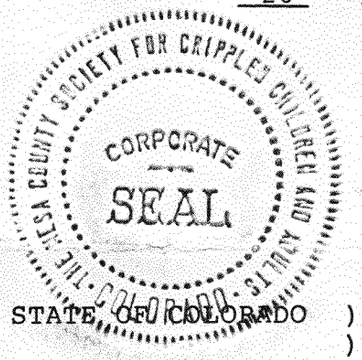
(a) shall not hereafter construct, permit or suffer to maintain upon said land any obstruction that extends into navigable airspace required for use of said airport runway surfaces; (Navigable airspace is defined for the purpose of this instrument as airspace at and above the minimum flight altitudes, including takeoff 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 of aircraft.

Grantor agrees the aforesaid convenants and agreements shall run with the land for the benefit of the Grantee, it 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 20 day of September, A.D. 1983.



Hilltop Rehab Hosp.

Dennis Stahl Exec. Dir.

STATE OF COLORADO)
) ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 20th day of September, 1983, by _____.

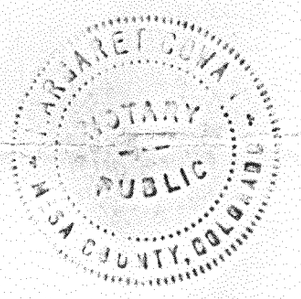
My Commission expires: 3.9.87

Witness my hand and official seal.

Address:
2061 E½ Road
Grand Junction
Co- 81503

Margaret Cowan
Notary Public

commission expires 3.9.87



APPENDIX A

From the Southwest Corner of Section One, Township One South, Range One West, Ute Principal Meridian, East 643.28 feet, and North 30 feet, and East 130.35 feet FOR A POINT OF BEGINNING, thence North 310 feet, thence West to the center of vacated street adjacent to the West line of Block Fourteen of Fairmount Subdivision, thence North to a point 30 feet West of the Northwest Corner of said Block Fourteen, thence East to the Northeast Corner of said Block Fourteen, thence South along the East line of said Block Fourteen to the Southeast Corner thereof, thence West along the South line of said Block Fourteen to the point of beginning, in Mesa County; EXCEPT Deed granted to Mesa County for Waste Ditch, recorded in Book 550, on Page 248 of the Mesa County Records.