Table of Contents

File 1984 -0015 Project Name Fuoco- Treece Subdivision - Minor Subdivision 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. n 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. Table of Contents **Review Sheet Summary** 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 Evidence of title, deeds *Mailing list to adjacent property owners Public notice cards Record of certified mail 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 *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: Action Sheet Development Application - 3/22/84 Letter from Bryan D. Emerson and James Biber, Biber & Co. to Jim Fuoco re: X Memo from Karl Metzner to Mark Achen re: timeline-8/1/84 Certification of Plat - 9/25/84 Treasurer's Receipt - 8/6/84 Commitment for Title Ins. - 3/7/84 Plat Notice of Public Hearing - 7/18/84 Letter from Tom Ingwersen, Public Service Company to Keith Mumby. Attorney at Law re: should be only a 10 foot utility easement adjacent to Highway 6 - 6/25/84

Beauty, Inc. 140 W. 9000 S Sandy, Utah 84070 **15 - 84**

Pat H & Glen E. Cochran 200 W. Ouray Avenue Grand Junction, CO 81505 15-84

A. F. & Roberta Seeding 436 W. Hall Avenue Grand Junction, CO 81505 15 -84

James & Earl Fuoco
748 North First Street
Grand Junction, CO 81501
15-84

GRAND JUNCTION PLANNING DEPT. 559 White Ave., Room #60 Grand Junction, CO 81501

15-84

TED & LUCILE TREECT FROST 17419 125 HA AVE. Sun City, AZ 85375 15-84. Jim & EARI FUOCO 748 N FIRST STREET GJ TCO 81501 Lyda May Jamison
P. O. Box 1213
Grand Junction, CO 81502
15-84
Sara R. Wolf
c/o Sara Decker
643 26 Road

Grand Junction, CO

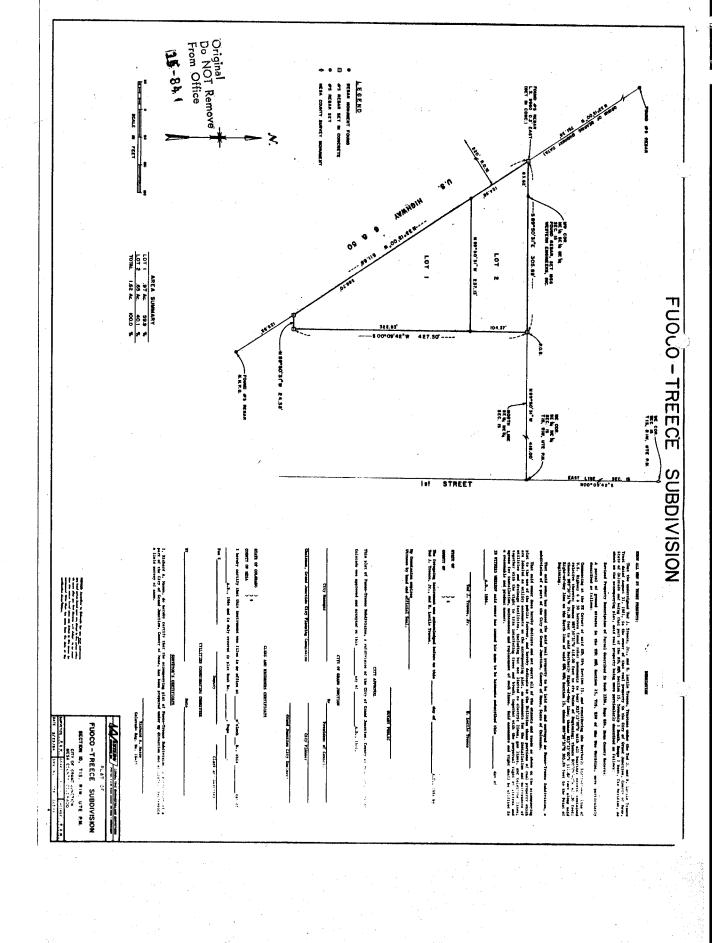
Jerry R. & Marsha Ann Derby 360 Gunnison Grand Junction, CO 81501 15 -84

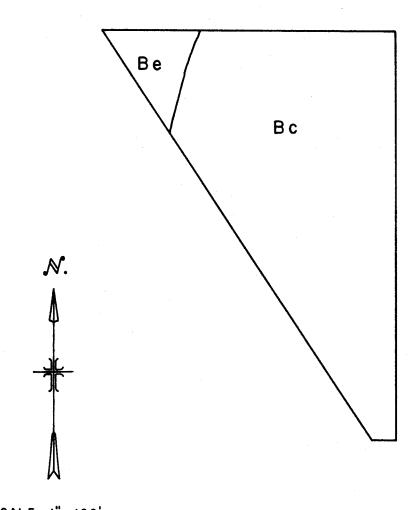
81501

Ted J. & Lucile Treece 17419 125th Avenue Sun City, AZ 85375 FMD Company
P. O. Box 446
Grand Junction, CO 81502 **15-84**

James D. Oberding
601 Mulberry
Grand Junction, CO 81505
15-84.
15-84.
Robert Newton & Charlotte
Taylor
2310 E¹₂ Road
Grand Junction, CO 81503

Western Engineers, Inc.
Attn: T. Kent Harbert
2150 Highway 6 & 50
Grand Junction, CO 81505
15-84





SCALE : 1" = 100'

S.C.S. REPORT FUOCO-TREECE SUBDIVISION



15-84

BILLINGS SILTY CLAY LOAM, 0 to 2 percent slopes, Class IIs Land (Bc)

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

Although moderately fine textured, this Billings soil permits successful growth of deep-rooted crops such as alfalfa and tree fruits. Its permeability is normally not so favorable as that of the Mesa, Fruita, and Ravola soils. Its tilth and workability are fair, but it puddles so quickly when wet and bakes so hard when dry that good tilth can be maintained only by proper irrigation and special cultural practices. Runoff is slow and internal drainage is very slow.

Like all other soils in the area, this one has a low organic-matter content. Under natural conditions it contains a moderate concentration of salts derived from the parent rock (Mancos shale). In places, however, it contains so much salt that good yields cannot be obtained. Some large areas are so strongly saline they cannot be used for crops. Generally, this soil is without visible lime, but it is calcareous. In many places small white flecks or indistinct light-colored streaks or seams indicate that lime, gypsum, or salts are present.

Soil limitations are classified as severe for local roads and streets (poor traffic-supporting capacity, moderate to high water tables common), shallow excavations (high water tables common), and septic tank filter fields (slow permeability, poor internal drainage, seasonal high water table).

BILLINGS SILTY CLAY, MODERATELY DEEP OVER GREEN RIVER SOIL MATERIAL, O to 2 percent slopes, Class IIIs Land (Be)

This soil occurs on the outer margin of coalescing alluvial fans where I to 42 feet of fine-textured deposits derived from shale overlies Green River soil materials.

Except for a few strips only a few rods wide that adjoin low-lying areas of Green River soils, this soil has not been altered by high overflows from the Colorado River. It is not likely that the main part of the soil will be covered by floodwaters from the Colorado River, as it lies well above the level of normal overflow.

Drainage and saline conditions have to be corrected before the soil will produce well.

Soil limitations are classified as severe for local roads and streets (high shrink-swell), dwellings with basements (high shrink-swell), dwellings without basements (high shrink-swell, cut banks cave), sanitary land fill (cut banks cave), and septic tank absorption fields (to about 40 inches, slow permeability).

KEVIEW SHEET SUMMARY

FILE NO.	#15-84	G Fuoco-Treece Subdivision DUE DATE 6/14/84
ACTIVITY -	PETITIONER - LOCATION	- PHASE - ACRES Final Plan/Fuoco-Treece Subdivision
Petition	er: Ted J. and H. Lu	cile Treece Location: Behind (west of) 655 North 1st Street
Phase:	Final Plat Acres: 1	N/A
PETITIONER	ADDRESS 17419 125th	Avenue, Sun City, AZ 85375
ENGINEER	Western Engineering,	Inc. 2150 Hwy 6 & 50, Grand Junction, CO 81505
DATE REC.	AGENCY	COMMENTS
6/14/84	Public Works	None.
6/13/84	Mtn. Bell	Request 10' wide utility easement adjacent and parallel to U.S. Hwy 6 & 50.
6/11/84	Highway Dept.	No access to Hwy 6 & 50. Access was purchased and is now controlled by deed.
6/12/84	City Engineer	No comments concerning plat. No utility or roadway dedications are shown. If any requested by the utilities, they should be added.
6/6/84	Public Service Gas: Electric:	No objections. C.B. 6-5-84 Request 10 foot perimeter utility easement of subdivision. T.H.I. 6-5-84
6/5/84	Parks & Rec.	Appraisal okay. Please submit check to this office for the 5% of appraised value.
6/14/84	Planning Dept.	Since no adverse comments have been received and as long as all technical issues are resolved, this department has no objection to this minor subdivision. As per the Grand Jct. Zoning and Development Code, Section #6-5-1, the Grand Jct. Planning Commission public hearing will be by-passed and will be scheduled directly for the City Council public hearing.

nits 7					!			V	L	.	L	,							Tá	xε		aı				mb	
ctivity <u>Fuoco</u>	_	T		_	5	W	NO	R.	Sυ	B		'			•					9.	15	-	151		20	- 0	40
hase final plat	-	<u>ire</u>	ec	<u> </u>		00	a w.	5/6	<u> </u>	<u> </u>							·					_					
ommon Location be	لدون	1	 "?	nd.)		55	<u> </u>	1	1/20	4		ire		<u> </u>	₹.											
Date Submitted 5 - 9	<u> </u>	21	<u> </u>	<u> </u>	D:		Mai	100	Ou	.+	1	<u> </u>	Ц	-9	ŽL	1			Date	. P	ost	ed	7	10	<u></u>		Ċ
	riod	R	etu:	- (n)	y.	. (-ما	14	_ 9	31	7		_,				_						~4	1€ 2-↓.	-7		
Open Space Dedication (e F	Regi	uire	d :	·				_	Pa	iđ	Rec	eipt	• •		
Recording Fee Required														*													
review agencies	A	XX	D	E	\overline{X}	G	HΥ	'n,	×	X	X :	×′	۲ ا	×	X	X	Χ)	5	X)	$\langle \rangle$	(×	X	, AA	88	CC	DD	£Ε
Development Dept.		0		•	•	٠	• •	0	•	•	•				•	•	6	•		,		1.		•	•		•
City Public Works (25.45) •	0	I	П		4	\perp	L	•			0 1		•		-		_				_	_	\Box	\Box		
City Engineer Transportation Engineer		0 0		Н	\dashv	+	╁	1	-								0							╁	╁		-
City Parks/Recreation	•	9 0	•			\downarrow	丰				•	0	1	0	0	•	3.	0	•	T		1		二	二	j2 5×	
City Fire Dept.		0 4			\vdash	+	- 1 AP	╀	\vdash		•			╎			•	9		4	4.	100			(3)3 (3)	*	
Ocity Police Dept. County Planning		•				士	19.5	上			•	•				-				1		i	_	9.0	10.3°	34	,
County Engineer		•	_		Н	7		Ļ	0	\sqcup		9 (•	•	9	-	-	9/3	100		
Ocounty Health County Parks/Recreation		0 0		\vdash	Н	+	+	┝	ŀ	Н						-	-	9		1	+	10	-			-	5.
Comprehensive Planning		0	I		\Box	\exists		二			•	•	9	•	•	•	9	•		1	1	1			二	78	
OFloodplain Administration OG.J. Dept. of Energy	_	0 0	_	ŀ	Н	4	•	4-	╀-	Н		읪		_	-	•	_	•	_	+	+	1	-	╀	╌	8×	_
O Halker Field	_	0	_					士	1		•	_		_		•			•	\pm		1	_	士	\pm		
School District	_	0 0		(6)	П	4	463	L			0			9 0		0		9	بوت	2		1	-	.4	4		53
Irrigation Drainage		0 4	_	1.0	Н			1	H	15.65		0		9 0	_	-	-		<u> </u>		1	4	1	1	-	1	-
O'Water (Ute, Clifton)		0 6	_	Ų,			77. 3				•	0	0 (0	•	-		•		*	1	-	\$50	12/3	匚	
Sewer Dist. (FV, CGV, OM) Mountain Bell		9 9	_	**	Н	-	18	+	-	Н							0			+	+	1	_	100	+-	E	├
Public Service (2 sets)	•	•		E			\pm	E			•	•	9	•	•	•	0	•	•	1	1	1	_	士	上	E	匚
State Highway Dept. State Geological		0 (146	H	\dashv	+	١.	1.			:				•		-+	-	+	+	1		┼	╀	2	⊢
O State Health Dept.	_	0	_	†	П	1	+	Ĭ			•		_		-	-	_	•		1	1	1	1	上	士		
GJPC (7 packets)		9 6			П		_	L		3			9	Ŧ	L				4	1	1	•	1	1 16	(A)	+	**
OTHER				\dagger	۲.	H	+	+	+-				•	十	t		Н	7	+		1	+	1	1	10	,	•
2	Ţ	П	Ţ	L	П			Ŧ	F			\Box	Ŧ	Ŧ	Ţ	-		4	Ţ	7	7	Ţ	Ŧ	F	F		\sqsubset
0		Ц	╀	$oldsymbol{\perp}$	Ц	Ц		╀	L		Ш		1	1	Ļ	L	Ц	_	4	4	4	1	1	L	1	1_	L
0	4	++	-	\vdash	L	Н	-	+	╀	H	-	-	+	+	+	╀	Н	+	+	+	-	+	+	+	+-	+	╀
8	╁	H	+	十	1	H	+	十	+			+	+	+	十	╁	Н	+	+	+	+	+	十	十	+-	+	H
Ŏ.	1	П	Ţ	F				Ţ	Ļ			4	4	Ţ	ļ	L		Į	ļ	4	_	1	Ŧ	I			
totals	25	$\left\{ \right. \right\}$. 2	١.	1	7	1	1				1	K	3						١	١	1	1	1	ir	1	14
(f)i))	_		_																				_				
0 CC F #/18/81	4_	_		Ae	25.		Su	يولد	o¢	Ł	_	0		PS	50	6	C	ha	nge	d) e	2	ال	elle	~	
		_			Æ		6/2	25	1/6	4.									O)		Ç					
h -							,		,																		
8		_																									
· • • • • • • • • • • • • • • • • • • •		_	_		_												_										
		-				_																					
		-				·-												_	_	_							
		-																	_								
L ———																		_				_					
<u> </u>		1	<u>.</u>	Ċį:	14	1	-	ے	X		٠ %	Š.,	٦	3 -	<u> </u>												
β				V				_															_				
5							_	_					_											-			
						_		_		_							_	_									
											-																



CITY - COUNTY PLANNING

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

MEMORANDUM

TO:

Mark Achen

FROM:

Karl Metzner Kom

DATE:

August 1, 1984

RE:

Processing of Minor Subdivisions and timelines on Fuoco-

Treece Minor Subdivision

The city Zoning and Development Code requires that the changing of any property lines or the creation of any new parcels of land must be done through the subdivision process unless the property involved has previously been subdivided. The philosophy behind this requirement is that in an ideal situation, all land in the City should be represented on a subdivision plat.

The benefits of this are 1) agency review to ensure appropriate rights of way, easements, lot sizes, access, etc., 2) confirmation, by exact survey, of all property lines and placement of proper monumentation. When property is bought and sold on a square footage basis, it is important to identify the exact boundaries of parcels. Old metes and bounds descriptions are frequently vague and ambiguous. 3) A subdivision plat is the best vehicle for conveying property descriptions, easements, right of way dedications, and other related information on one recorded document.

The Code has provisions for the processing of small subdivisions (5 or less lots) in a faster time frame than larger subdivisions. A "minor" subdivision with a complete submittal and no technical problems should take only slightly more than 30 days from application to final approval.

Memo to Mark Ach

The situation with the Fuoco-Treece Minor Subdivision was as follows:

- James Fuoco contacted this department and wanted to adjust a property line. He was informed of the subdivision requirement which seemed to upset him greatly.
- On March 9, 1984, a preapplication conference was held with Mr. Fuoco and Keith Mumby, his representative. The timelines and application requirements were discussed in detail. Mr. Mumby again questioned the requirement for the subdivision process.
- The application was submitted on May 8, 1984. Since the application deadlines are always the first working day of any month, it was too late to process the application in May; therefore, processing began in June. The submittal deadline was explained at the preapplication conference and was also provided to the applicant in a handout explaining the process. This requirement has been in effect for at least 8 years. The application should have been able to be put together in about 2 weeks.
- Since there were no adverse review comments, we were able to bypass the Planning Commission and schedule the item directly for Council consideration. There was an error on the part of the department in that it could have been scheduled for the July 5, 1984 Council Hearing, but instead was held up until July 18, 1984 when the other June items were scheduled. The processing staff has been instructed in the future to schedule minor subdivisions for the very first available Council Hearing. This resulted in a 13 day delay.

In summary, the petitioner was responsible in a 2 month delay by not preparing the application in a timely manner, and submitting it 8 days after the deadline. The department was responsible for a 13 day delay. With proper timing on both sides, the project could have been heard by the Council on May 2, 1984.

As an aside, the problems mentioned by Frank Dunn were in regard to a county process which was recently implemented as part of the new Mesa County Land Development Code.

KM/tt