

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.~~

Lyda May Jamison
P. O. Box 1213
Grand Junction, CO 81502
~~15-84.~~

~~15-84.~~
Sara R. Wolf
c/o Sara Decker
643 26 Road
Grand Junction, CO 81501

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

~~15-84.~~
Ted J. & Lucile Treece
17419 125th Avenue
Sun City, AZ 85375
~~15-84.~~

FMD Company
P. O. Box 446
Grand Junction, CO 81502
~~15-84.~~

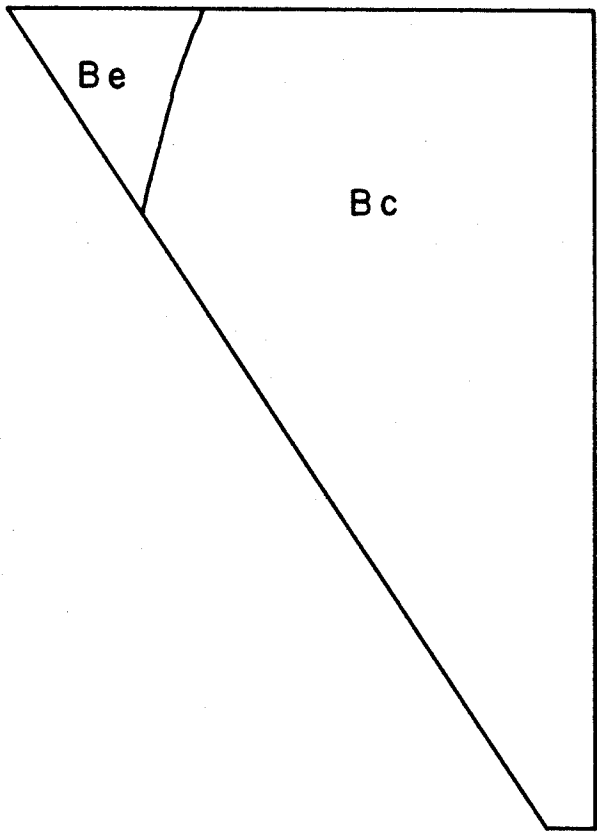
James D. Oberding
601 Mulberry
Grand Junction, CO 81505
~~15-84.~~

~~15-84.~~
Robert Newton & Charlotte
Taylor
2310 E $\frac{1}{2}$ Road
Grand Junction, CO 81503

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

~~TED & LUCILE TREECE TRUST
17419 125th AVE.
Sun City, AZ 85375
15-84.~~

~~JIM & EARL FUOCO
748 N FIRST STREET
GJ, CO 81501
14-84.~~



SCALE : 1" = 100'

S.C.S. REPORT
FUOCO-TREECE SUBDIVISION



15-84

BILLINGS SILTY CLAY LOAM, 0 to 2 percent slopes, Class II_s 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,
0 to 2 percent slopes, Class III's Land (Be)

This soil occurs on the outer margin of coalescing alluvial fans where 1 to 4½ 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).

REVIEW SHEET SUMMARY

FILE NO. #15-84 TITLE HEADING Fuoco-Treece Subdivision DUE DATE 6/14/84

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Final Plan/Fuoco-Treece Subdivision

Petitioner: Ted J. and H. Lucile Treece Location: Behind (west of) 655 North 1st Street

Phase: Final Plat Acres: N/A

PETITIONER ADDRESS 17419 125th Avenue, Sun City, AZ 85375

ENGINEER Western Engineering, Inc. 2150 Hwy 6 & 50, Grand Junction, CO 81505

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
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.

*sent
6/15/84*



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 *KGM*

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.

The situation with the Fuoco-Treecce 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 time-lines 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