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File 1987-0026 Project Name: NE corner of Wellington & Bookcliff – Final Plat & Development Plan

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
X		Review Sheets
		Receipts for fees paid for anything
		***Submittal checklist**
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X	X	Reduction of assessor's map
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X	X	***Mailing list to adjacent property owners**
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		Record of certified mail
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		***Final reports for drainage and soils (geotechnical reports)**
		Other bound or non-bound reports
		Traffic studies
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		***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	Review Sheet Summary			
X		Certificate of Occupancy – 10/31/88			
X		Notice of Public Hearing – 7/7/87			
X		Development Summary – 7/8/87			
X		Devleopment Application – 5/20/87			
X		Certification of Plat – 1/15/86			
X		Record of Final Plat & Plan Recording – 8/14/87			
X		Public Notice Posting – 6/26/87			
X	X	Planning Commission Minutes - ** - 7/7/87			
X		Affidavit of Correction – 12/23/86			
X		Request for Treasurer's Certificate of Taxes Due – 5/20/87			
X		Warranty Deed			
X	X	Subsurface Soils Investigation – 12/27/78			
X	X	South and West Elevation Map			
X	X	Site Plan			
X		Replat of Part of Lot 1 and all of Lot 2			
X		Utility Composite			

B

FS:NARRATV/DRS

May 27, 1987

NARRATIVE

FINAL PLAT AND DEVELOPMENT PLAN

TO: City of Grand Junction
Planning Department

FROM: Dillon-Hunt P.C.
804 Grand Avenue
Grand Junction, Colorado 81501

SUBJECT: Final plat, development plan, vacation and revision of easement boundaries to allow proposed construction at the NE corner of Wellington Avenue and Little Bookcliff Drive.

METHOD: The following items are listed according to subject and order as indicated on the City of Grand Junction submittal legend.

GENERAL REQUIREMENTS:

Item A: Application Form: 12 copies enclosed. See Exhibit "A". A filled-out pre-application form is also included in the submittal. See Exhibit "FF".

Item B: Project Narrative:

1. The purpose ~~of~~ this submittal is to re-subdivide an existing PB (partial) of land in reaction to need for additional ~~parking~~ for an existing office building and to provide a larger building site for a proposed eye care facility, plus eliminate and restructure on-site utility easements.

2. Vacated Easements: Through discussions with the Land Owners, Public Service, City Planning and the Owners' Representatives, a conclusion was reached that one utility easement could be abandoned to provide a site large enough for the eye clinic and also reduce the width of an easement parallel to Little Bookcliff Drive and still provide all required utility routes for this project and the one remaining site in this (partial) of land.

3. Project Scope: The proposed building is primarily an eye care clinic with accessory use spaces for outpatient surgery and an optical shop. The building will be a

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single-story structure founded on concrete footings with wood framing throughout. Exterior materials are to be masonry veneer walls, clay tile roof, metal trim, glass glazing and miscellaneous painted metal. Gross square footage is 11,000 S.F.

4. Traffic Analysis: Maximum traffic to and from the site will be approximately 40 cars per hour. Staff and patient parking have been divided to reduce possible conflict. On-site patient traffic flow is one-way (enter on south and exit on west) with a patient/handicap pick-up area at the front door. This occupancy use will impact the existing local street system minimally compared to other possible uses.

5. Signage: A single 4' x 8' free-standing sign will be placed in the landscaped area at the south property. One lighted sign on the building will be used. This sign is to be raised letters lighted with a ground spot.

6. Lighting Schedule: Wall-pack lighting will be used around the perimeter of the building for security and safety. The patient parking lot will have two free-standing light poles.

7. Project Schedule: Complete bid documents by July 1, 1987, start construction August 1, 1987, and complete construction February 1, 1988.

Item C: Summary Form: Does not apply.

Item D: Appraisal of Application For Open Space: Does not apply.

Item E: Evidence of Title: See Exhibit "E".

Item F: Draft of Covenants/Restrictions: None in effect.

Item G: Legal Description: See enclosed Exhibit "G".

Item H: Names and Addresses of Adjacent Property: See enclosed Exhibit "H".

Item I: Flood Plan Analysis: Does not apply.

Item J & L: Geology Report/Soils Report, Subsurface Soils Investigation: See Exhibit "N" - Lincoln DeVore Job No. 25215.

Item K: Gamma Radiation Report: No formal report is planned at this time. Reports shall be obtained prior to any actual construction.

Item M: Improvements Agreement: Does not apply.

Item N: Improvements Guarantee: Does not apply.

Item O: Development Schedule: See Item B - Project Narrative, No. 7.

Item P: See enclosed Exhibit "P", which indicates boundary, easements and acreage for the combination of lots.

Item Q: Site Plan: (24" x 32" site plan and 24" x 32" elevation plan) See Exhibits "Q" and "Z".

Item R: Adjacent Land Use and Zoning: Current City of Grand Junction zoning information indicates the subject site to be surrounded by PB, B-1, RMF-64, RSF-8. Also see Site Plan.

Item S: Drainage/Grading Plan: See Exhibit "Q".

Item T: Utilities Composite: See Exhibit "T".

Item U: Landscaping/Screening/Buffering: See Site Plan, Exhibit "Q".

Item V: Parking: See Site Plan, Exhibit "Q".

Item W: Roadway Plan/Profile: Does not apply.

Item X: Traffic Circulation Patterns: See Narrative and Exhibit "Q".

Item Y: Traffic Analysis: See Narrative.

Item Z: Structural Information: See Exhibit "Q" (Site Plan) and Exhibit "Z" (Exterior Elevations). Lighting, signage and building systems addressed in narrative Item B.

Item AA: Location and Vicinity Map: See Exhibit "AA".

Item BB: Assessor's Map with Subject Property Outlined in Red: See Exhibit "BB".

Item CC: Reduction of Assessor's Map: See Exhibit "AA".

Item DD: Reduction of Plan: See Exhibit "DD".

Item EE: Reduction of Plat: See Exhibit "EE".

Item FF: Action Sheet: See Exhibit "FF".

Item GG: County Treasurer Tax Certification: See Exhibit "GG".

2945-111-25-005
F & S Investments
P.O. Box 3025
Grand Junction, Colo. 81502

2945-111-25-009
Corbett/Fine Investments
1120 Wellington Ave, Suite 105
Grand Junction, Colo. 81501

2945-111-25-008
David P. Noffsinger
1120 Wellington Ave, Suite 104
Grand Junction, Colo. 81501

2945-111-25-007
Carl A. Lepisto
P.O. Box 3025
Grand Junction, Colo. 81502

2945-111-25-006
Gregg K. Omura
P.O. Box 3025
Grand Junction, Colo. 81502

2945-111-25-003
Western Colorado Surgery
Center Association
P.O. Box 2919
Grand Junction, Colo. 81502

2945-111-21-002
Stella M. Shanks
2606 Kelly Drive
Grand Junction, Colo. 81506

2945-111-21-001
Glenn Ross Kempers
1001 Wellington Avenue
Grand Junction, Colo. 81501

2945-111-00-973
Colorado West Senior
Citizens, Inc.
1000 West Temple St.
Los Angeles, Calif. 90074

2945-111-16-974
Bethesda Care Center
1955 N. Union Blvd.
Colorado Springs, CO 80909

2945-111-00-946
City of Grand Junction
250 N. 5th Street
Grand Junction, Colo. 81501

2945-111-00-010
Don H. Hutchison
2709 Midway
Grand Junction, Colo. 81501

2945-111-00-009
Ronald E. Ryan
1101 Patterson Road
Grand Junction, Colo. 81501

2945-111-20-005
Health Services, Inc.
P.O. Box 40
Glenwood Springs, CO 81602

2945-111-02-951
Bishop of Pueblo
1001 N. Grand Avenue
Pueblo. Colorado 81003

2945-111-16-005
Wellington V
2754 Compass Drive
P.O. Box 2026
Grand Junction, CO 81502

2945-111-27-006
Village Fair
P.O. Box 518
Grand Junction, Colo. 81502

SSM Investments
735 Bookcliff Ave.
Grand Junction, CO 81501

Duncan & Campbell Investments
790 Wellington Ave.
Grand Junction, CO 81501

Jim Patty
Rolland Engineering
844 Grand Ave.
Grand Junction, CO 81501

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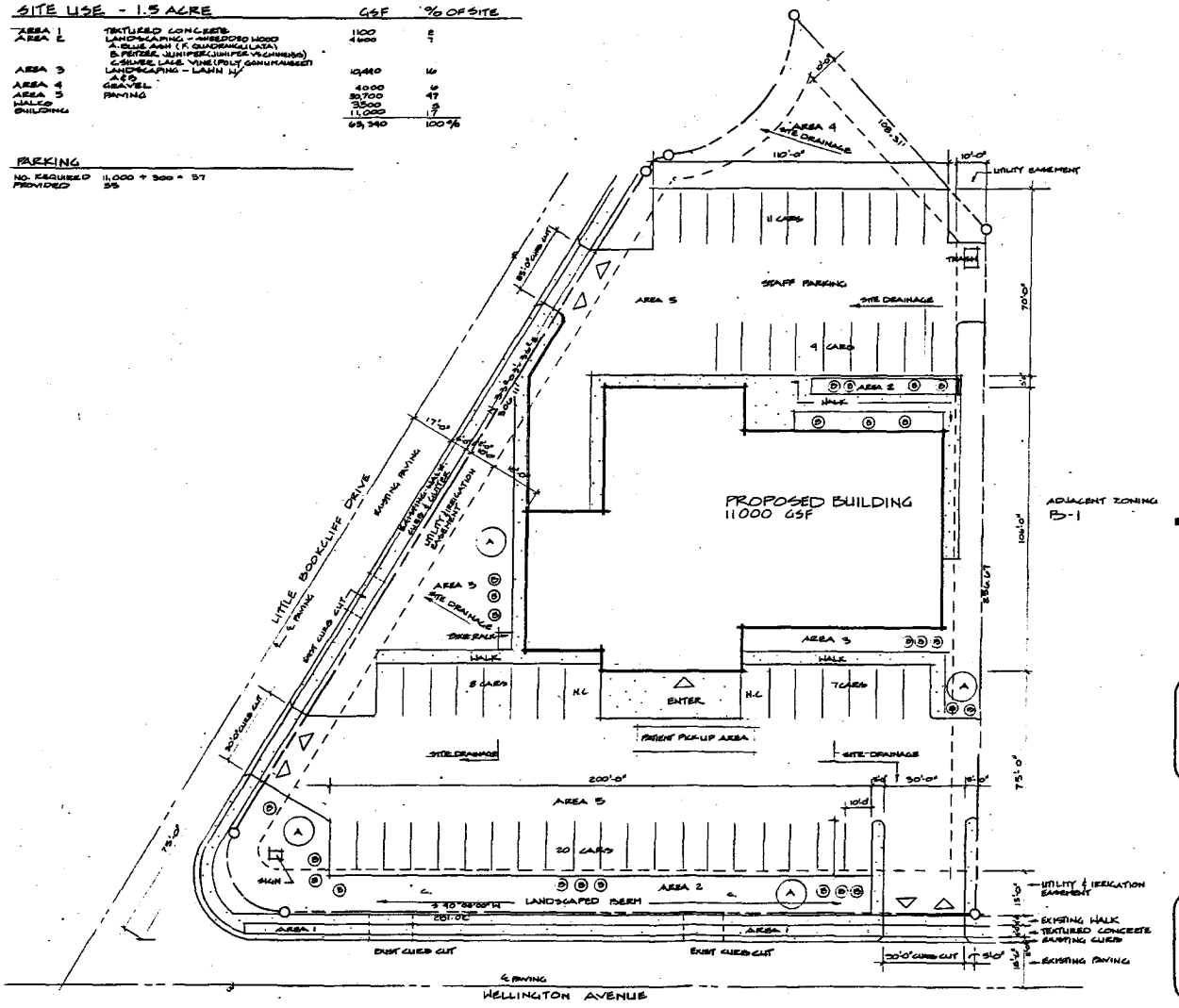
SITE USE - 1.5 ACRE		GSF	% OF SITE
AREA 1	TEXTURED CONCRETE	1100	2
AREA 2	LANDSCAPING - SHRUBS/SO WOOD A. BLUE ASH (F. QUADRANGULATA) B. PFITZER JUNIPER (JUNIPER VIRGINIANA) C. SILVER LACE VINE (POLY GONUM AUBERT)	4000	7
AREA 3	LANDSCAPING - LAWN AREA	10440	16
AREA 4	GRAVEL	4000	6
AREA 5	PAVING	30,700	47
		3500	5
WALLS BUILDING		11,000	17
		65,340	100%

PARKING

NO. REQUIRED 11,000 ÷ 300 = 37
PROVIDED 38



SITE PLAN
1"=20'-0"

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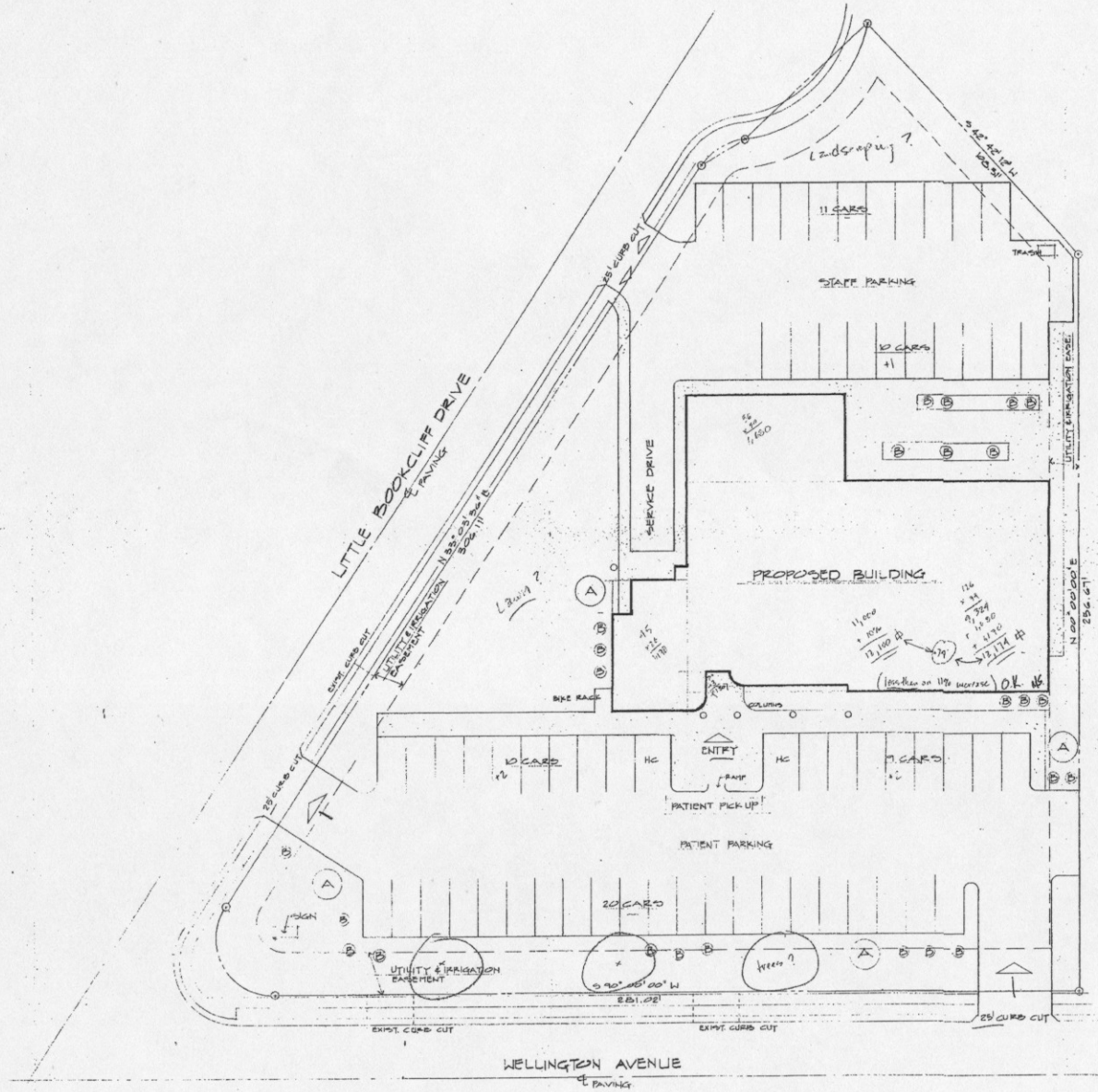
DILLON-HUNT P.C./ARCHITECTURE AND PROJECT MANAGEMENT
804 GRAND AVENUE · GRAND JUNCTION, COLO. 81501 · (303) 245-7383

PROJECT NO.
DRAWN BY DT
DATE ISSUED 6/27/87
REVISIONS

SHEET NO.
1 OF 2 SHEETS



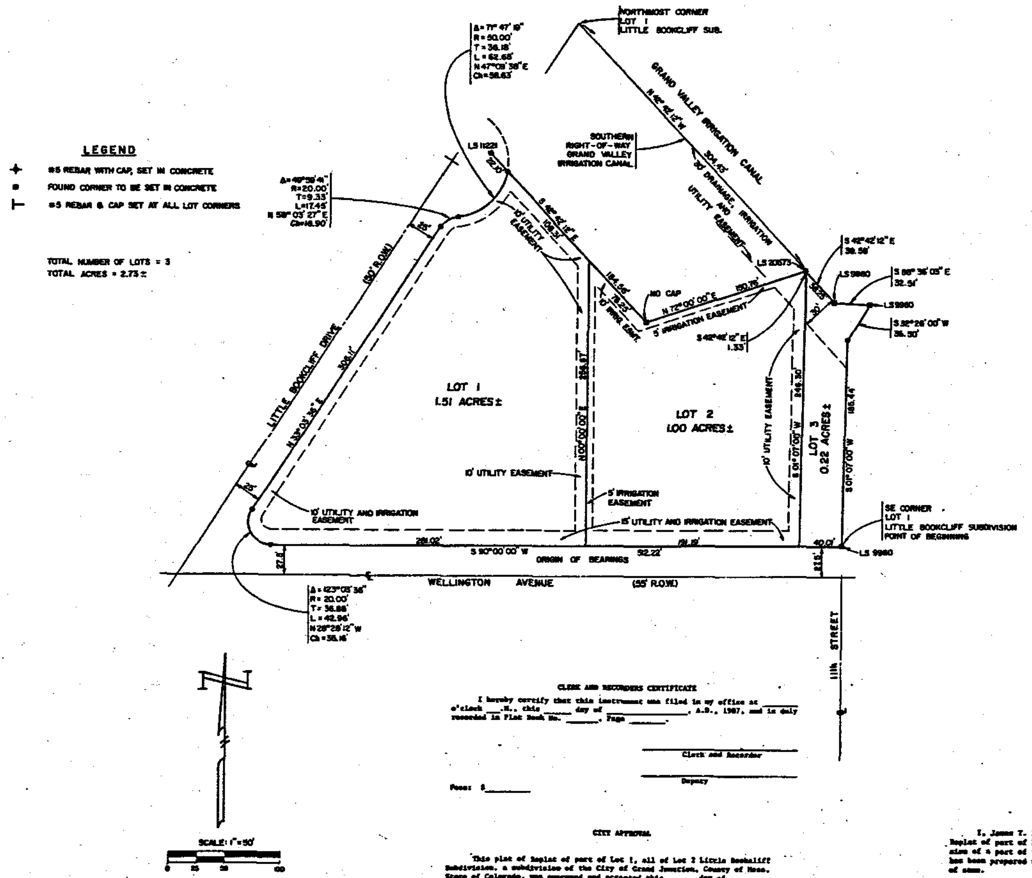
SITE PLAN SCALE 1" = 20'-0"

Changes O.K. provided all other site requirements be Completed as approved by G.J. Planning Commission on 7-7-87
Mike Sutherland
8-14-87

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT
AUG 13 1987

Revised - Request for Minor Changes

REPLAT OF PART OF LOT 1, ALL OF LOT 2
LITTLE BOOKCLIFF SUBDIVISION
CITY OF GRAND JUNCTION



DEDICATION

Know all men by these presents:

That the undersigned are the owners of that real property situate in the City of Grand Junction, County of Mesa, State of Colorado, and being a part of the NE¼ NE¼ Section 11, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows:

Beginning at the Southeast corner of Lot 1 in Little Bookcliff Subdivision, as per map recorded in Book 12, Page 210 of Maps in the Office of the County Clerk and Recorder of said Mesa County;

Thence S 90°00'00" W along the North Right-of-way of Wellington Avenue a distance of 512.22 feet;

Thence along the arc of a circular curve to the right whose radius is 20.00 feet, through a central angle of 123°03'36" and whose long chord bears N 28°28'12" W 35.16 feet to a point on the Easterly Right-of-way of Little Bookcliff Drive;

Thence along said Easterly Right-of-way of Little Bookcliff Drive by the following three (3) courses and distances:

(1) N 33°03'36" E 306.11 feet;

(2) Along the arc of a circular curve to the right whose radius is 20.00 feet, through a central angle of 49°59'41" and whose long chord bears N 58°03'27" E 16.90 feet;

(3) Along the arc of a circular curve to the left whose radius is 50.00 feet, through a central angle of 71°47'19" and whose long chord bears N 47°09'38" E 58.63 feet;

Thence S 42°42'12" E 184.56 feet;

Thence N 72°00'00" E 150.76 feet to a point on the Southern Right-of-way of the Grand Valley Irrigation Canal;

Thence along said Southern Right-of-way by the following two (2) courses and distances:

(1) S 42°42'12" E 39.58 feet;

(2) S 86°36'03" E 32.51 feet;

Thence S 32°26'00" W 36.50 feet;

Thence S 01°07'00" W 183.44 feet to the Point of Beginning, containing 2.73 acres, more or less.

That said owners have caused the said real property to be layed out and surveyed as Replat of part of Lot 1, all of Lot 2 Little Bookcliff Subdivision, a subdivision of a part of the City of Grand Junction, Mesa County, Colorado.

That said owners do hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility, drainage and irrigation easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

In witness whereof said owners have caused their names to be hereunto subscribed this ______ day of ______________, A.D., 1987.

SSH Investments, a Colorado Partnership:

Roger C. Sheehel ______ Philip J. Mohler ______ Verne A. Smith, Jr. ______

Denis P. Campbell ______ Lester S. Duncan ______

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this ______ day of ______________, A.D., 1987, by Roger C. Sheehel, Philip J. Mohler and Verne A. Smith, Jr. of SSH Investments, a Colorado partnership.

Witness my hand and official seal.

______________ Notary Public

______________ Address

My commission expires ______________

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this ______ day of ______________, A.D., 1987, by Denis P. Campbell and Lester S. Duncan.

Witness my hand and official seal.

______________ Notary Public

______________ Address

My commission expires ______________

#26 87

T

CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in my office at ______ o'clock ___.M., this ______ day of ______________, A.D., 1987, and is duly recorded in Plat Book No. ______, Page ______.

______________ Clerk and Recorder

______________ Deputy

Fees: $______

CITY APPROVAL

This plat of Replat of part of Lot 1, all of Lot 2 Little Bookcliff Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved and accepted this ______ day of ______________, A.D., 1987.

______________ City Manager

______________ President of Council

______________ Director of Development

______________ Chairman, Grand Junction Planning Commission

______________ Grand Junction City Engineer

SURVEYORS CERTIFICATE

I, James T. Patty, Jr., do hereby certify that the accompanying plat of Replat of part of Lot 1, all of Lot 2 Little Bookcliff Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

______________ Date

____
James T. Patty, Jr.
Registered Land Surveyor
Colorado Registration No. 9960

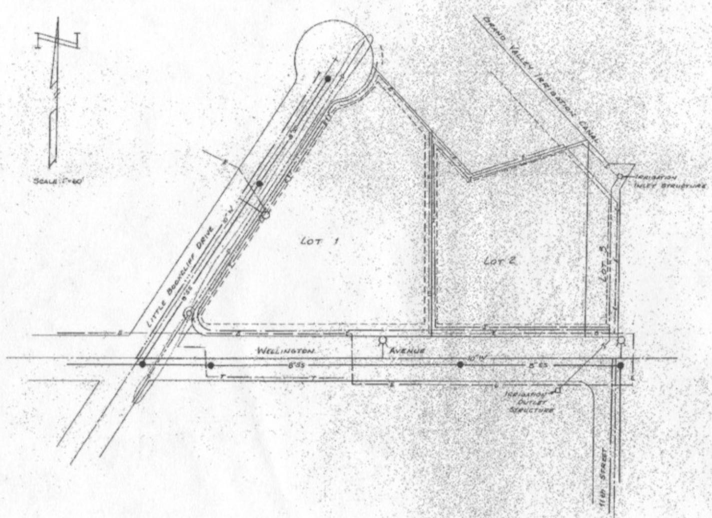
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

ROLLAND ENGINEERING
844 Grand Avenue
Grand Junction, Colorado 81501
(303) 243 6300

NO.	DATE	REVISION	BY

REPLAT OF
PART OF LOT 1, ALL OF LOT 2
LITTLE BOOKCLIFF SUBDIVISION
CITY OF GRAND JUNCTION

DESIGNED	CHECKED	JOB NO.	SHEET
JP	JP		1
DRAWN LG	DATE 5-18-87		OF 1



City of Grand Junction

Public Service Company of Colorado

Mountain Bell

The above signatures are for approval of the Utility Composite.

LEGEND

8" SS	SANITARY SEWER - EXISTING
10" W	DOMESTIC WATER - EXISTING
α	FIRE HYDRANT - EXISTING
D	30" DRAIN LINE - EXISTING
	GAS
E	ELECTRIC
I	IRRIGATION
T	TELEPHONE

#26-87

No.	Date	Revision	By
1		Relocated 30" Drain Line	

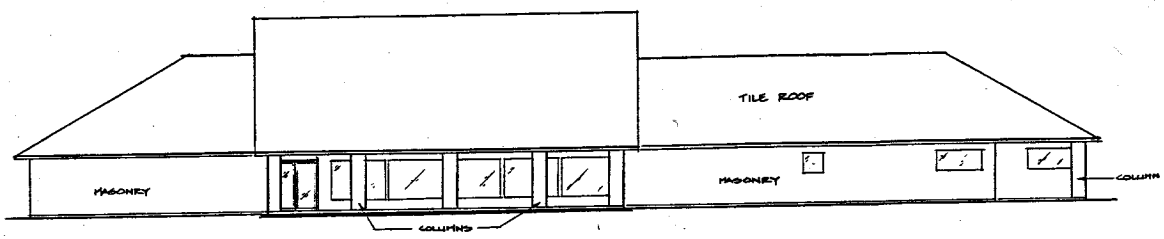
REVISED

REPLAT OF
PART OF LOT 1, ALL OF LOT 2
LITTLE BOOKCLIFF SUBDIVISION
CITY OF GRAND JUNCTION

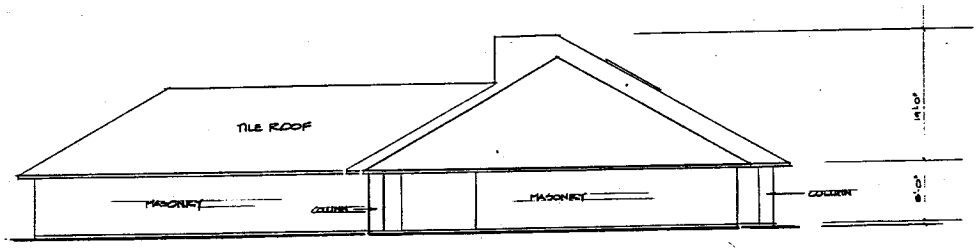
UTILITY COMPOSITE

ROLLAND ENGINEERING
844 Grand Avenue
Grand Junction, Colorado 81501
(303) 243-8300

Designed	Checked	Drawn	Date
			5-20-87



SOUTH ELEVATION
1/8"=1'-0"



WEST ELEVATION
1/8"=1'-0"

DILLON-HUNT P.C./ARCHITECTURE AND PROJECT MANAGEMENT
604 GRAND AVENUE · GRAND JUNCTION, COLO. 81501 · (303) 245-7383

PROJECT NO.
DRAWN BY.
DATE ISSUED
REVISIONS

SHEET NO. 2 OF 2 SHEETS

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#26 87

Exhibit "N"

Lincoln DeVore
1000 West Fillmore St.
Colorado Springs, Colorado 80907
(303) 632-3593
Home Office

December 27, 1978

C. E. Maquire
760 Horizon Drive
Grand Junction, CO 81501

Re: SUBSURFACE SOILS INVESTIGATION

CAPITOL HILL SUBDIVISION

GRAND JUNCTION, COLORADO

Gentlemen:

Transmitted herewith is the report concerning a subsurface soils investigation for the proposed Capitol Hill Subdivision to be located in Grand Junction, Colorado.

Respectfully submitted,

LINCOLN-DeVORE

George D. Morris, P.E.

GDM/cm
LD Job No. 25215

The north half is Little Bookcliff Subdivision.
R A Sherbel

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#26 87

2700 Highway 50 West
Pueblo, Colo 81003
(303) 546-1150

P.O. Box 1427
Glenwood Springs, Colo 81601
(303) 945-6020

109 Rosemont Plaza
Montrose, Colo 81401
(303) 249-7838

P.O. Box 1882
Grand Junction, Colo 81501
(303) 242-8968

P.O. Box 1643
Rock Springs, Wyo 82901
(307) 382-2649

ABSTRACT:

The contents of this report are a subsurface soils investigation and foundation recommendation for the proposed Capitol Hill Subdivision which is located in the northern portion of the city of Grand Junction, Colorado. The Laboratory has not at this time seen a set of construction drawings for the structures proposed for this development.

After consideration of the investigation and testing program described herein, it is our recommendation that shallow foundation systems, consisting of continuous foundations beneath bearing walls and isolated spread footings beneath columns and other points of concentrated load, be used to carry the weight of the proposed structures. Foundation systems located a minimum of 3 feet below the present ground surface may be proportioned on the basis of a maximum allowable bearing capacity of 1600 psf as an overall site average. A minimum deadload pressure of 500 psf should be maintained at all times, also as an oversite average. It was noted that the maximum bearing value varies from 800 psf to 1800 psf while the minimum pressure varied from zero to 900 psf. Precise values should not be taken for design until the specific building site is inspected.

It is recommended that the proposed structures be well balanced and heavily reinforced.

Contact stresses beneath exterior load bearing walls should be balanced to within ± 500 psf around the entire structure. Isolated interior column footings should be designed for contact pressures of about 200 psf greater than the average of those selected for the exterior walls. The criteria for this building balance will depend upon the nature of the structure. Single-story, slab on grade structures may be balanced on the basis of dead load only. Multi-story structures or structures with basements should be balanced on the basis of dead load plus approximately one-half the live load. All stem walls for continuous foundations should be designed as grade beams capable of spanning at least 12 feet. Heavy structures, if any, may require special raft foundations to properly spread the load. As an alternate, driven piles could be used as a foundation.

The upper soils on this site can be expected to experience significant loss of strength upon saturation. For this reason, adequate drainage must be provided at all times. Water should never be allowed to pond above the foundation materials. Landscape irrigation in the vicinity of the structures should be kept to an absolute minimum.

Floor slabs should be free to act independently of structural members of the building.

These slabs should contain deep construction or contraction joints to facilitate even breakage. This will keep to a minimum any unsightly cracking which could be caused by differential movement.

More detailed recommendations can be found within the body of this report. All recommendations are subject to the limitations set forth herein.

GENERAL:

The purpose of this investigation was to determine the general suitability of the site for construction of a series of light weight apartment structures. Characteristics of the individual soils found in the test borings were examined for use in designing foundations for these structures.

The proposed construction site is located in the northern portion of the city of Grand Junction, Colorado. The site is a short distance to the southwest of the intersection of 27 Road and Patterson Road. This location is in the NE 1/4 of Section 11, Township 1 South, Range 1 West of the Ute Principal Meridian. This location is shown on the enclosed Site Location Map.

The topography in the vicinity of the site is relatively flat, being located on an alluvial

plain of the Colorado River. The site has a slight gradient to the southwest towards the river. The unlined Grand Valley Canal is located along the northerly boundary of the site. The exact direction of surface runoff on the site will be variable due to the influence of streets and buildings in this vicinity. In general, however, surface runoff will travel to the south and west, eventually entering the Colorado River. Surface and subsurface drainage can be characterized as fair to poor.

The soils on this site are alluvial in nature, having been deposited on the site by the action of the Colorado River in the past. The soil profile was found to consist of a layer of alluvial silt and clay approximately 60 feet in thickness overlying an alluvial terrace consisting mainly of gravel and cobble sized particles. The silt and clay layer tends to be somewhat dry and desiccated near the ground surface, but with increasing depth, becomes wetter and softer. The desiccated, upper silts and clays can be expected to form the primary foundation material for shallow foundations placed on this site. It should be pointed out, however, that these upper, drier silts and clays can be expected to experience a considerable loss of strength with increasing moisture, and that the density of the upper materials varies considerably over the site. For this reason,

it is important that proper drainage be maintained over the site. All of the alluvial materials on this site have been deposited on dense, formational material of the Mancos Shale formation. The Mancos Shale can be considered as bedrock beneath this site.

The Mancos Shale can broadly be described as a thinly bedded, drab, light to dark grey marine shale with thinly interbedded, fine-grained sandstone and limestone. Some layers of the Shale contain a high proportion of bentonite and, therefore, are highly expansive. The majority of the Shale, however, has only a moderate expansion potential. No formational material was encountered in any of the test borings placed on this site. The Shale exists beneath this site at depths sufficient to insure that formational material will not affect construction or performance of the proposed foundation systems.

BORINGS, LABORATORY TESTS & RESULTS:

Eight test borings were placed on this site, as is indicated on the enclosed Test Boring Location Diagram. These test borings were placed in such a manner as to obtain a reasonably good profile of the subsurface soils beneath the site. Test Borings 1 and 6 were drilled to 45 and 60 foot depths in an attempt to find the depth to

shale or to the underlying gravel terrace materials. None was found to a depth of 60 feet. Some variations in the soil profile were noted from point to point, but in general, the soil profile was sufficiently uniform that no further test borings were deemed necessary. All test borings were advanced with a power driven, continuous auger drill. Samples were taken with the California sampler, thin walled tubes, and by bulk methods.

The subsurface profile encountered during our field exploration program can broadly be described as a two-layer system. The upper layer of this system, which was encountered very near the ground surface generally consists of a dry, medium density clay and silt crust. This will be the supporting soil for most of the foundations on the site. The second layer of the soil profile consists of the same types of silts and clays, but in a much higher moisture condition. This material, which was deposited by the action of the Colorado River in the past, was generally low density, of a light brown to tan color and was noted to be stratified with numerous sand layers and occasional scattered gravel. Below this silt and clay layer, at a depth of over 60 feet below the ground surface, a layer of dense alluvial gravel and cobbles, should be found, which represent an old terrace of the Colorado River. Under this, the Mancos

Shale forms the bedrock.

The samples obtained during our field exploration program have been grouped into four soil types. These materials are representative of the basic clays and of the silts and silty sand lenses within the soil profile. The clay of Soil Type No. 3 will be the primary foundation soil, but some foundations will rest on the silts and silty sands. More precise engineering characteristics of the soil types are given on the enclosed Summary Sheets. The following discussion will be general in nature.

Soil Type No. 1 classified as a silt (ML) of fine grain size. Generally, this material is of low plasticity, of low permeability and was encountered in a low density condition. It will have a minor tendency to expand upon the addition of moisture, with expansion pressures on the order of 500 psf being measured on drier samples. In the high moisture condition in which is was generally encountered, these silts will have a great tendency to consolidate upon application of load. Soil Type No. 1 will have a distinct tendency to experience loss of strength upon saturation. For this reason, proper drainage is considered very important on this site. Additionally, proper balancing and reinforcing of foundation components is considered important, since this will help the structure

maintain its integrity if localized strength loss occurs in relatively small isolated areas of the foundation soils. Foundations which rest at least 2 feet below the present ground surface may be proportioned on the basis of a maximum allowable bearing capacity of 800 psf. A minimum dead load pressure of 500 psf should be maintained at all times. Soil Type No. 1 was found to contain sulfates in detrimental quantities.

Soil Type No. 2 is a very fine grained silty sand found primarily in borings 6 and 8. This material is of low plasticity, is permeable and generally of low to medium density. This material has no tendency to expand upon the addition of moisture and only a minor tendency to true consolidation. This soil is generally found in relatively thin layers, however, and the foundations will be affected by the basic clays and silts. Within the upper 10 feet of the soil profile, the maximum allowable bearing value of this material can be taken as 1600 psf with no minimum load required if the sand extends at least 3 feet below foundation level. This soil type contains mildly detrimental quantities of sulfates.

Soil Type No. 3 is a lean clay and is the predominant soil type under the site. This soil is plastic, of low permeability and of quite variable

level. This soil type contains only minor amounts of sulfates.

Free water was encountered in most of the test borings between 9 1/2 and 16 feet below ground surface at the time drilled. At this depth, free water could interfere with basement foundations. Due to the presence of this water and to low density at greater depth, basements cannot be recommended over most of the site. This water table is probably subject to seasonal fluctuation and it is also possible that seepage may be encountered from the unlined Grand Valley Canal which lies north of this site.

CONCLUSIONS & RECOMMENDATIONS:

Since the magnitude and nature of the foundation loads for the proposed structures are not precisely known to the Laboratory at this time, the recommendations contained herein must be quite general in nature. Any special loads or unusual design conditions should be reported to the Laboratory so that changes in recommendations may be made, if necessary. We understand that the structures on the site will be two-story multi-family structures, some single-family residences and perhaps a commercial type "professional building". Basements are not planned. Based upon our analysis of the soil conditions and project characteristics previously outlined, the following recommendations are made.

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It is recommended that shallow foundation systems, consisting of continuous foundations beneath load bearing walls and isolated spread footings beneath columns and other points of concentrated load, be used to carry the weight of the proposed structures. Foundations which extend less than 6 feet below the present ground surface may be proportioned on the basis of a maximum allowable bearing capacity of 1800 psf over most of the site. A minimum dead load pressure of 900 psf should be maintained at all times above the 6 foot level. It should be noted that the term "spread footings" can be applied to the wall on grade foundation type for lightweight structures.

In order to minimize the possibility for differential movement, it is recommended that the foundation system be well balanced. Structures such as these are usually more heavily loaded on some walls and columns than on others. The amount of variation in this load can be quite high. Balancing can be achieved by placing larger footings beneath heavier loads and smaller footings beneath lighter loads in such a manner that the stress on the soil is approximately the same at all points. The criteria for balancing will depend somewhat upon the nature of the structure. Single-story, slab on grade structures may be balanced on the basis of dead load only. Multi-story

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structures or structures with basements should be balanced on the basis of dead load plus approximately one-half the live load. Using whichever criteria is applicable, the contact stresses beneath exterior foundation walls should be balanced to within ± 300 psf at all points. Isolated interior column footings should be designed for unit stresses of about 200 psf greater than the average selected for the exterior walls.

Stem walls for continuous foundations should be designed as grade beams capable of spanning at least 12 feet. The horizontal reinforcement required for this design should be placed continuously around the building with no gaps or breaks in the reinforcing steel, unless they are specially designed. Stem walls should be reinforced at both top and bottom with the majority of the reinforcing being located at the bottom of the beam. Where stem walls will retain soil in excess of 4 feet in height, vertical reinforcing may be necessary and should be designed. To design such vertical reinforcing, the equivalent fluid pressure of the soil may be taken as about 45 pcf in the active state. Due to the moisture content of the soil below a depth of 6 feet and the lower density found at this level, full basements will be difficult to design and construct. Full basements are therefore not recommended on the site.

Where floor slabs are to be used, they may be placed directly on grade or over a compacted gravel blanket of 4 to 6 inches in thickness. If the gravel bed is chosen, however, it must be provided with a free drainage outlet to the surface and must not be allowed to act as a water trap beneath the floor slab. A vapor barrier is recommended beneath all floor slabs placed on this site.

Floor slabs should be constructed in such a manner that they act independently of columns and bearing walls. Additionally, concrete floor slabs should be placed in sections no greater than 25 feet on a side. Deep construction or contraction joints should be placed at these lines to facilitate even breakage. This will help reduce unsightly cracking which could be caused by differential movement.

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 building should be graded such that surface water will be carried quickly away from the structure. Minimum gradient within 10 feet of the structure will depend upon surface landscaping. Bare or paved areas should have a minimum gradient of 2%, while landscaped areas should have a minimum gradient of 7%. Roof drains, if used, should be

carried across all backfilled areas and discharged well away from the structure. The amount of landscape irrigation in the immediate vicinity of the structures should be kept to an absolute minimum. Since the foundation soils can be expected to experience a loss of strength upon saturation, drainage recommendations are considered very important.

Backfill around the proposed structure and in utility trenches leading to the structure should be compacted to at least 90% of the maximum Proctor dry density, ASTM D-698. The native soils on the site may be used for this purpose. Material should be placed in lifts not to exceed 6 inches compacted thickness and at a moisture content approximately equal to the Proctor optimum moisture content ± 2%. Backfill should be compacted to the required density by mechanical means. No water flooding techniques of any type should be used in the placement of fill on this site. Since proper placement of backfill will aid in the rapidity of runoff and help prevent surface water from reaching the foundation area, backfill recommendations are considered important. If proper drainage cannot be provided by grading, peripheral drains are recommended.

Any topsoil or debris should be removed from the construction area prior to the beginning of construction of foundations. In addition, should any

pockets of debris, organic material, or unusually loose material be encountered during excavation for footings, this material should be removed and replaced with backfill compacted to 95% of the maximum Proctor dry density, ASTM D-698.

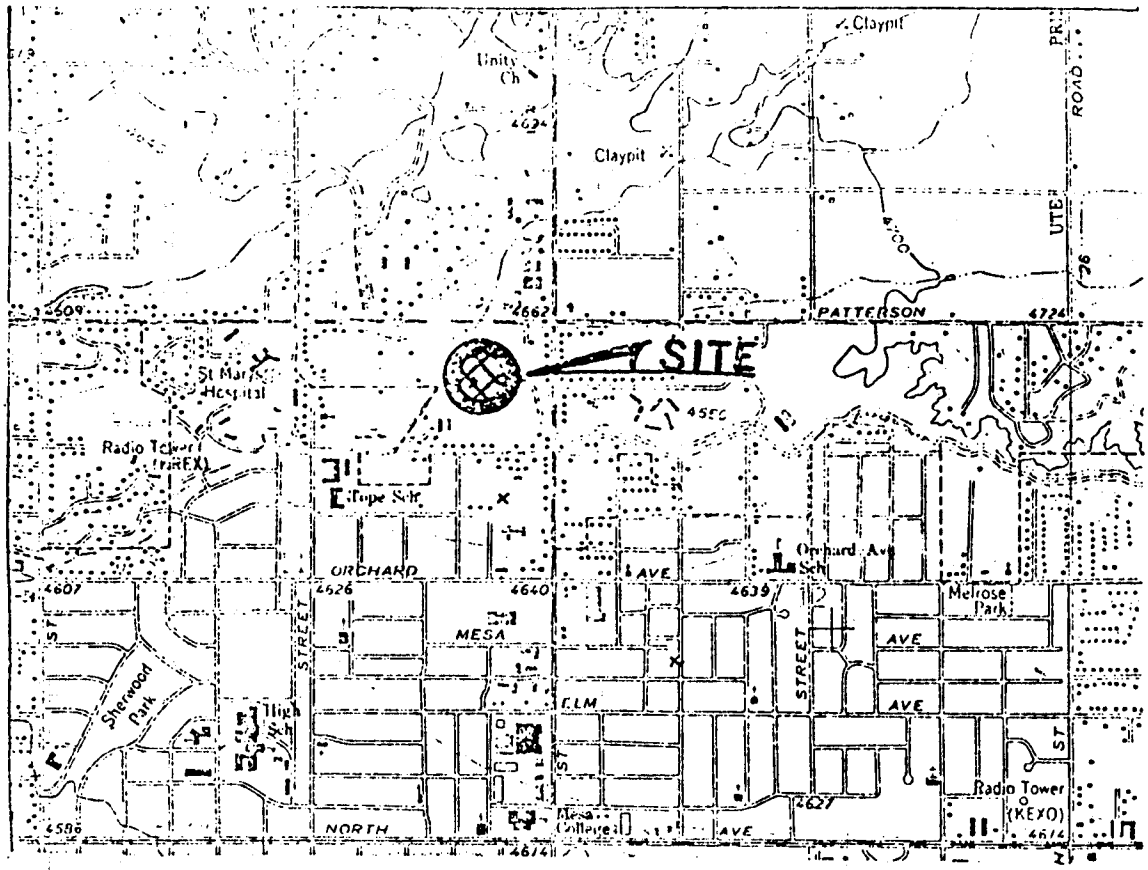
The open foundation excavation should be inspected prior to the construction of forms or placement of concrete to establish that proper design bearing material has been reached and that no debris, soft spots, or other unsuitable materials are located in the foundation area.

The silt and clay soils on this site were found to contain sulfates in detrimental quantities. For this reason, a sulfate-resistant cement such as Type II Modified Cement is recommended for use in all concrete which will be in contact with the foundation soils. Under no circumstances should calcium chloride ever be added to a Type II Cement. In the event that Type II Cement is difficult to obtain, a Type I Cement may be used, providing the concrete is separated from the soils by water-resistant membranes.

Heavy structures which cannot be designed for the relatively light allowable bearing values will require special foundations. A raft type structural slab foundation or a driven pile and grade beam foundation could be used. The choice of foundation should be made depending on the type of building and load configuration.

Special foundations of this type will not be described here, but recommendations for these foundation types can be made in a short time if it becomes necessary to use them.

It is believed that all pertinent points concerning the subsurface soils on this site have been covered in this report. If soil types and conditions other than those described herein are noted during construction on the site, these should be reported to the Laboratory so that changes in recommendations may be made, if necessary. If questions arise or further information is required, please feel free to contact the Laboratory.



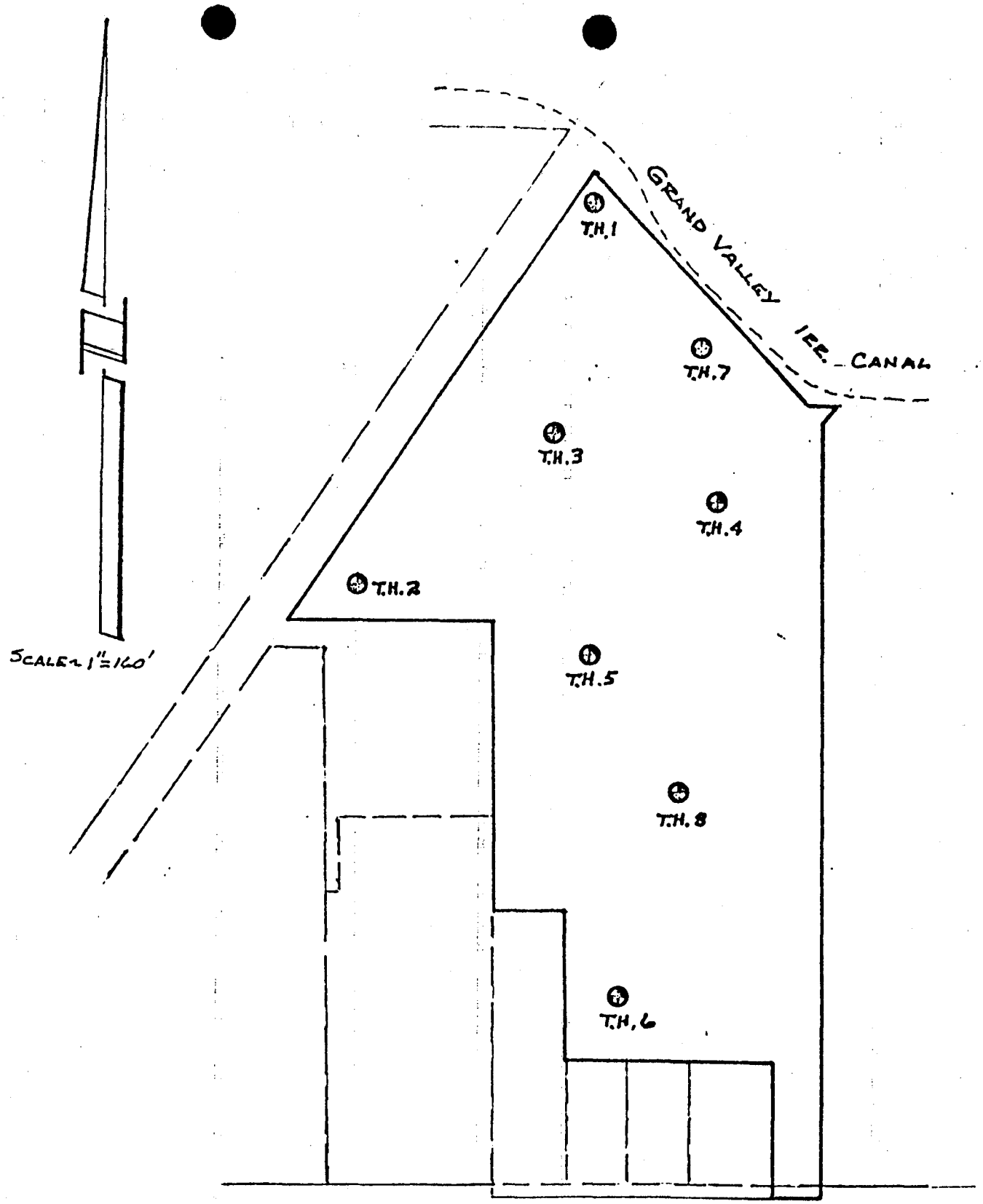
SCALE
1"=2000'

ADAPTED FROM
U.S.G.S. 7½' Quadrangles

#26 87

SITE LOCATION MAP

THE LINCOLN-DeVORE TESTING LABORATORY
COLORADO: Colorado Springs, Pueblo, Glenwood Springs, Montrose, Gunnison. WYOMING: Rock Springs



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TEST BORING LOCATION DIAGRAM
CAPITOL HILL SUBDIV. - GRAND JUNCTION

LINCOLN DeVORE ENGINEERS · GEOLOGISTS

COLORADO: COLORADO SPRINGS, PUEBLO, GLENWOOD SPRINGS, GRAND JUNCTION, MONTROSE,
WYOMING: ROCK SPRINGS

SOILS DESCRIPTIONS:

SYMBOL	USCS	DESCRIPTION
		Topsoil
		Man-made Fill
	GW	Well-graded Gravel
	GP	Poorly-graded Gravel
	GM	Silty Gravel
	GC	Clayey Gravel
	SW	Well-graded Sand
	SP	Poorly-graded Sand
	SM	Silty Sand
	SC	Clayey Sand
	ML	Low-plasticity Silt
	CL	Low-plasticity Clay
	OL	Low-plasticity Organic Silt and Clay
	MH	High-plasticity Silt
	CH	High-plasticity Clay
	OH	High-plasticity Organic Clay
	Pt	Peat
	GW/GM	Well-graded Gravel, Silty
	GW/GC	Well-graded Gravel, Clayey
	GP/GM	Poorly-graded Gravel, Silty
	GP/GC	Poorly-graded Gravel, Clayey
	GM/GC	Silty Gravel, Clayey
	GC/GM	Clayey Gravel, Silty
	SW/SM	Well-graded Sand, Silty
	SW/SC	Well-graded Sand, Clayey
	SP/SM	Poorly-graded Sand, Silty
	SP/SC	Poorly-graded Sand, Clayey
	SM/SC	Silty Sand, Clayey
	SC/SM	Clayey Sand, Silty
	CL/ML	Silty Clay

ROCK DESCRIPTIONS:

SYMBOL	DESCRIPTION
	SEDIMENTARY ROCKS
	CONGLOMERATE
	SANDSTONE
	SILTSTONE
	SHALE
	CLAYSTONE
	COAL
	LIMESTONE
	DOLOMITE
	MARLSTONE
	GYPSUM
	Other Sedimentary Rocks
	IGNEOUS ROCKS
	GRANITIC ROCKS
	DIORITIC ROCKS
	GABBRO
	RHYOLITE
	ANDESITE
	BASALT
	TUFF & ASH FLOWS
	BRECCIA & Other Volcanics
	Other Igneous Rocks
	METAMORPHIC ROCKS
	GNEISS
	SCHIST
	PHYLLITE
	SLATE
	METAQUARTZITE
	MARBLE
	HORNFELS
	SERPENTINE
	Other Metamorphic Rocks

SYMBOLS & NOTES:

SYMBOL	DESCRIPTION
	9/12 Standard penetration drive Numbers indicate 9 blows to drive the spoon 12" into ground.
	ST 2-1/2" Shelby thin wall sample
	W_o Natural Moisture Content
	W_x Weathered Material
Free water	Free water table
	γ^o Natural dry density
	T.B. – Disturbed Bulk Sample
	② Soil type related to samples in report
15' W_x Form.	Top of formation
	Test Boring Location
	Test Pit Location
	Seismic or Resistivity Station. Lineation indicates approx. length & orientation of spread (S = Seismic, R = Resistivity)

Standard Penetration Drives are made by driving a standard 1.4" split spoon sampler into the ground by dropping a 140 lb. weight 30". ASTM test des. D-1586.

Samples may be bulk, standard split spoon (both disturbed) or 2-1/2" I.D. thin wall ("undisturbed") Shelby tube samples. See log for type.

The boring logs show subsurface conditions at the dates and locations shown, and it is not warranted that they are representative of subsurface conditions at other locations and times.

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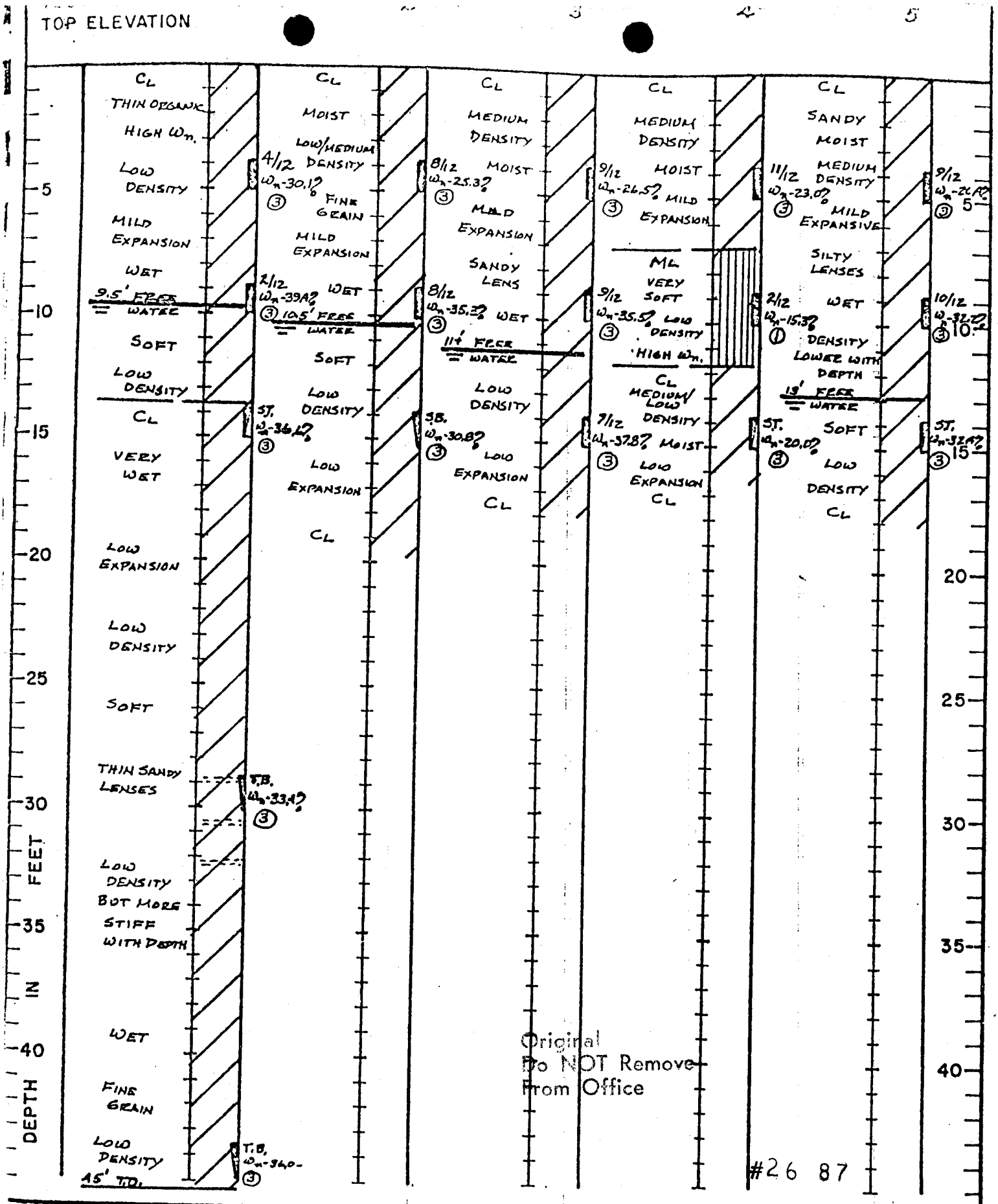
LINCOLN DeVORE TESTING LABORATORY

COLORADO: Colorado Springs, Pueblo, Glenwood Springs, Montrose, Gunnison, Grand Junction. – WYO. – Rock Springs

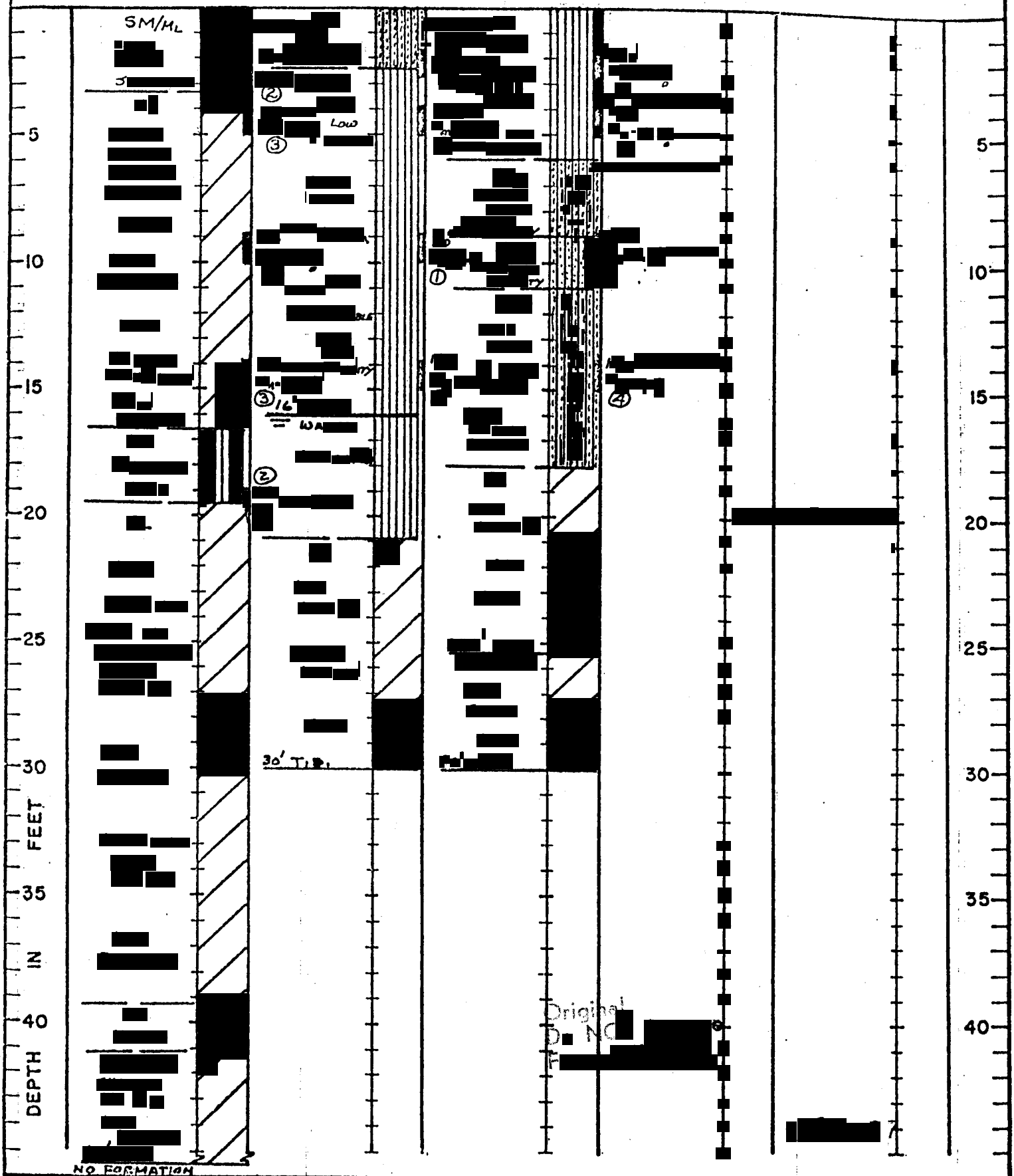
EXPLANATION OF BOREHOLE LOGS AND LOCATION DIAGRAMS



DRILLING LOGS

LINCOLN DeVORE ENGINEERS · GEOLOGISTS
COLORADO: COLORADO SPRINGS, PUEBLO, GLENWOOD SPRINGS, GRAND JUNCTION, MONTROSE,
WYOMING: ROCK SPRINGS

TEST HOLE NO. 6 7 8
TOP ELEVATION



DRILLING LOGS

LINCOLN DeVORE ENGINEERS · GEOLOGISTS

COLORADO: COLORADO SPRINGS, PUEBLO, GLENWOOD SPRINGS, GRAND JUNCTION, MONTROSE,
WYOMING: ROCK SPRINGS

SUMMARY SHEET

Soil Sample ML

Test No. 25215

Location Capitol Hill Subdiv.

Date 12/3/78

Boring No. 7 Depth 5' (TYP)

Sample No. 1

Test by KL

Natural Water Content (w) 22.2 %

Specific Gravity (Gs) 2.72

In Place Density (γo) 109.7 pcf

SIEVE ANALYSIS:

Sieve No.	% Passing
1 1/2"	
1"	
3/4"	
1/2"	100.0
4	99.4
10	97.7
20	94.8
40	92.4
100	85.2
200	72.4

HYDROMETER ANALYSIS:

Grain size (mm)	%
.0200	35.1
.0050	20.3

Plastic Limit P.L. 17.3 %

Liquid Limit L. L. 20.2 %

Plasticity Index P.I. 2.9 %

Shrinkage Limit 17.8 %

Flow Index

Shrinkage Ratio %

Volumetric Change %

Lineal Shrinkage %

MOISTURE DENSITY: ASTM METHOD

Optimum Moisture Content - wo %

Maximum Dry Density - γd pcf

California Bearing Ratio (av) %

Swell: 1 Days 1.8 %

Swell against 615 psf Wo gain 9.4 %

BEARING:

Housel Penetrometer (av) 800 psf

Unconfined Compression (qu) psf

Plate Bearing: psf

Inches Settlement

Consolidation 4.8% under 2000 psf

PERMEABILITY:

K (at 20°C)

Void Ratio

Sulfates 1000+ ppm.

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#26 87

SOIL ANALYSIS

LINCOLN-DeVORE TESTING LABORATORY
COLORADO SPRINGS, COLORADO

SUMMARY SHEET

Soil Sample SM (very silty) Test No. 25215

Location Capitol Hill Subdiv. Date: 12/13/78

Boring No. 6 Depth 2 (typ)

Sample No. 2 Test by RKL

Natural Water Content (w) 18.55 %

Specific Gravity (Gs) 2.62 In Place Density (γ_o) 111.1 pcf

SIEVE ANALYSIS:

Sieve No.	% Passing
1 1/2"	
1"	
3/4"	
1/2"	
4	
10	100.0
20	99.7
40	99.5
100	72.2
200	48.9

HYDROMETER ANALYSIS:

Grain size (mm)	%
.0200	30.2
.0050	

Plastic Limit P.L. N.P. %

Liquid Limit L. L. %

Plasticity Index P.I. %

Shrinkage Limit %

Flow Index

Shrinkage Ratio %

Volumetric Change %

Lineal Shrinkage %

MOISTURE DENSITY: ASTM METHOD

Optimum Moisture Content - w_o %

Maximum Dry Density - γ_d pcf

California Bearing Ratio (av) %

Swell: 1 Days 0 %

Swell against — psf Wo gain 1.3 %

BEARING:

Housel Penetrometer (av) 1600 psf

Unconfined Compression (qu) psf

Plate Bearing: psf

Inches Settlement

Consolidation — % under — psf

PERMEABILITY:

K (at 20°C)

Void Ratio

Sulfates 1000+ ppm.

#26 87

Original
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SOIL ANALYSIS

LINCOLN-DeVORE TESTING LABORATORY
COLORADO SPRINGS, COLORADO

SUMMARY SHEET

Soil Sample CL

Test No. 25215

Location Capital Hill Subdiv.

Date: 12/12/78

Boring No. 3 Depth 10'

Sample No. 3 (TYP)

Test by: RKL

Natural Water Content (w) 35.5 %

Specific Gravity (Gs) 2.70

In Place Density (γ_o) 110.1 pcf

SIEVE ANALYSIS:

Sieve No.	% Passing
1 1/2"	
1"	
3/4"	
1/2"	
4	100.0
10	99.3
20	98.3
40	97.2
100	92.6
200	81.8

HYDROMETER ANALYSIS:

Grain size (mm)	%
.0200	44.5
.0050	32.9

Plastic Limit P.L. 16.9 %

Liquid Limit L. L. 24.1 %

Plasticity Index P.I. 7.2 %

Shrinkage Limit 15.9 %

Flow Index

Shrinkage Ratio %

Volumetric Change %

Lineal Shrinkage %

MOISTURE DENSITY: ASTM METHOD

Optimum Moisture Content - w_o %

Maximum Dry Density - γ_d pcf

California Bearing Ratio (av) %

Swell: 1 Days 2.7 %

Swell against 960 psf Wo gain 11.3 %

BEARING:

Housel Penetrometer (av) 1800 psf

Unconfined Compression (qu) psf

Plate Bearing: psf

Inches Settlement

Consolidation 4.5 % under 3500 psf

PERMEABILITY:

K (at 20°C)

Void Ratio

Sulfates 1500+ ppm.

Original
Do NOT Remove
From Office

#26 87

SOIL ANALYSIS

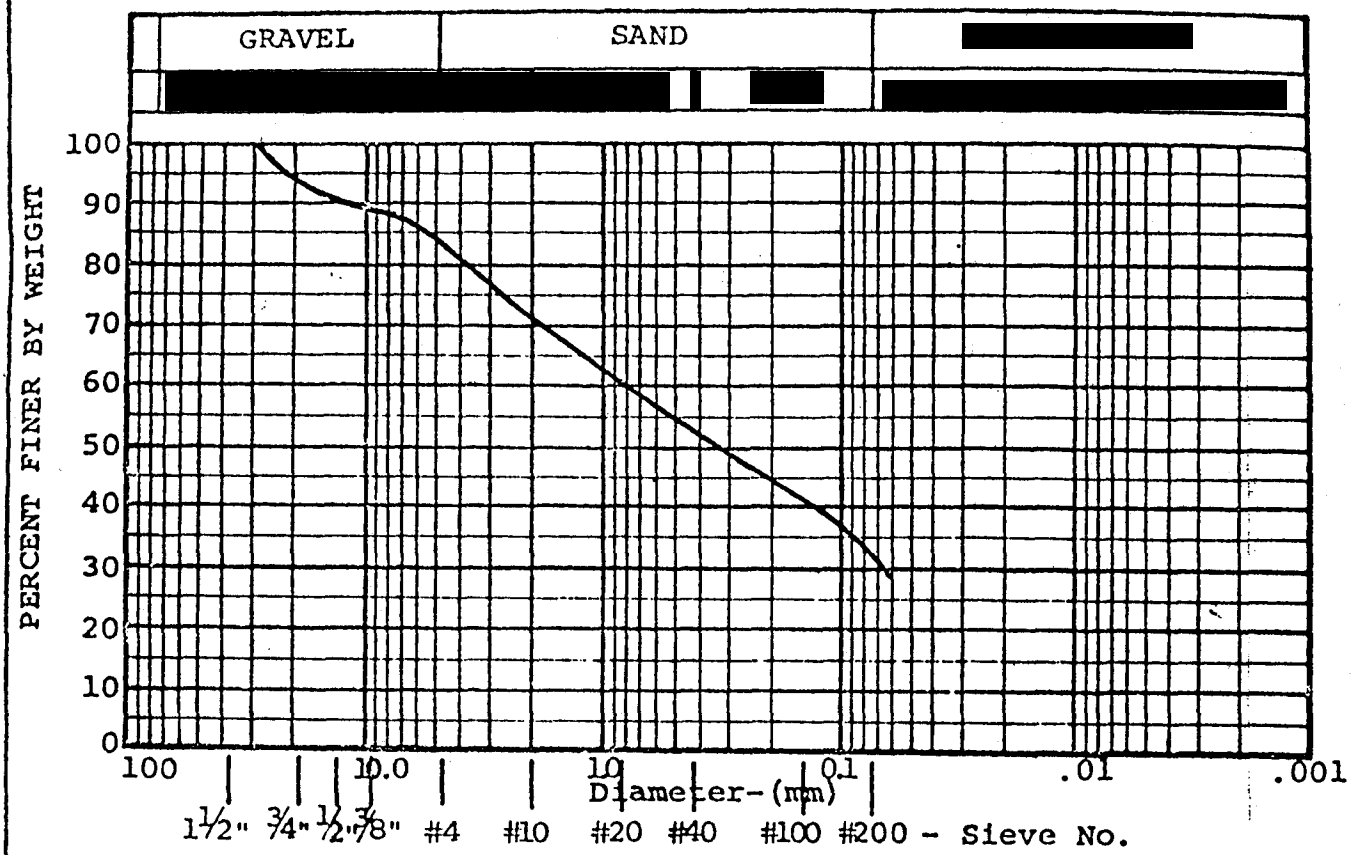
LINCOLN-DeVORE TESTING LABORATORY
COLORADO SPRINGS, COLORADO

Soil Sample SM

Project Capitol Hill Subdiv.

Sample Location TH. 8 @ 15' (TYP.)

[redacted] RKL



[redacted]

Cu

Cc

[redacted] Orig[redacted]
Do N[redacted]

[redacted]

[redacted]

1 1/2"

[redacted]

71.5

60.5

53.8

40.9

31.1

#26 87

[redacted]

[redacted]

REVIEW SHEET SUMMARY

FILE NO. 26-87 TITLE HEADING Final Plat & Plan Lots 1 & 2 Little Bookcliff Sub. DUE DATE 6-16-87

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Final Plat & Development Plan, Replat Lots 1 & 2 Little Bookcliff Subdivision, Northeast corner of Little Bookcliff Dr. and Wellington Ave. contains 2.73 acres. Petitioner: SSM Investments, Roger C. Shenkel

PETITIONER ADDRESS 735 Bookcliff Ave.

ENGINEER Jim Patty, Rolland Engineering

DATE REC.	AGENCY	COMMENTS
6-04-87	Police Dept.	I see no problems.
6-09-87	City Engineer	All of the drainage from this site is designed to flow into Little Bookcliff Dr. and Wellington Ave. through the driveway cuts. The water will then collect at an existing inlet on the northeast corner of the intersection. This inlet discharges into the Buthorne Drain pipe through a 10 inch connector pipe. The inlet and pipe were designed for the street drainage from Little Bookcliff Ave. and Wellington Ave. Any additional runoff directed to this inlet may cause substantial ponding in Wellington Ave. In order to determine if the inlet is adequate or not, I will need drainage calculations showing anticipated runoff from the proposed development during 2 year and 10 year rain fall events. Our policy has been to size all pipes and drainage inlets to pass the two year historic runoff and to provide on site detention volume for all excess runoff up to the 10 year storm under fully developed conditions. In this drainage basin it is especially critical that the runoff rate be limited to the historic rate because the lower sections of the Buthorne Drain pipe are under sized and ofter surcharged during rainfall events. If the existing inlet at the intersection of Little Bookcliff and Wellington is to be used to outlet runoff from this development an engineering analysis will be required to determine the extent and affect of ponding in Wellington Ave. during 2 and 10 year storms. If such ponding is excessive, creating a hazard to motorists, then on site detention will be required. Depending upon the historic runoff rate from the proposed development, a separate connection to the Buthorne Drain pipe may be required. All storm runoff rates and connections to the Buthorne Drain pipe must be reviewed and approved by the Grand Junction Drainage District. Existing unused curb cuts on Wellington Ave. shall by closed by replacing with curb, gutter and sidewalk.
6-09-87	Public Works	Please note correction in Legal Description for easement "C" on easement vacation map.
6-10-87	Mt. Bell	No objections.
6-15-87	GJ Drainage	The site was visited June 5, 1987. A review of district documents was made on the 9th of June. ~~The~~ This site is in the Buthorn Drain Basin. The existing storm sewer (drain tile) is not correctly shown on the utility composite. There is a manhole in the sidewalk on the east side of Little Bookcliff Drive. The manhole is 8 feet from the ~~point~~ PT of Lot 1 and 36 feet from

GJC June 23

#2

REVIEW SHEET SUMMARY

FILE NO. 26-87 TITLE HEADING Little Bookcliff Cont'd DUE DATE 6-16-87

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES

PETITIONER ADDRESS

ENGINEER

DATE REC.	AGENCY	COMMENTS
	Grand Junction Drainage	the PC Lot 1 on the Little Bookcliff Drive, Wellington Avenue intersection. The drain tile centerline appears to be in the right of way of Little Bookcliff Drive as compared to observed property pins with yellow caps stamped 9960. After field review and document check, the full width of easement C may not be necessary. Vacation of the easement C should only preceed dedication of a new easement, as with the replat... However, please require drainage be included in the easement designation for that 10 foot easement adjacent to Little Bookcliff Drive in Lot 1. Such action will reinforce the easement previously granted, but described from a lot corner in La Villa Grande Subdivision. The Grand Junction Drainage District and the City of Grand Junction recently completed a major reconstruction/ upgrade on the Buthorn Drain downstream of the project site. The upsizing was completed realizing the adopted policy of storm water management of the city, supported by the drainage district. That policy of detention of the volume over the two year histoic runoff up to the ten year developed runoff is reasonable. The site plan, prepared by Dillon-Hunt shows that 71% of the Lot will be impervious, thus capable of adding significant volume of runoff. It is suggested that the petitioners engineer calculate the historic and anticipated runoff amounts, design a plan for detention and be required to do so before approval of the project. Either parking area of or the gravel area (4) might be used for detention. Any tie-in(s) to the Buthorn Drain will have to have approval of both the City of Grand Junction (because the drain is in public road right of way) and the Drainage District, the agency responsible for operation and maintenance of the Buthorn Drain below the Grand Valley Irrigation Company Canal. Drainage District policy is to require manholes at each point where storm water or irrigation waste water is dumped into the system. Cost of such manholes and installation will be the responsibility of the developer. New construction is subject to the District Capitol Improvement Fee. -0- (sic)

REVIEW SHEET SUMMARY

FILE NO. 26-87 TITLE HEADING Little Bookcliff Cont'd DUE DATE 6-16-87

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES

PETITIONER ADDRESS

ENGINEER

DATE REC.	AGENCY	COMMENTS
6-15-87	Bldg. Dept.	*State of Colorado licensed architect required to design structure. *City licensed general contractor required. *Would recommend early submittal of preliminary drawings for review. *Foundation designed per soils permit will be required at time of permit application.
6-16-87	Public Service	Electric: Need to retain 15 foot easement #B on easement vacation page - also the south 15 feet of proposed Lot 3 to be retained as utility easement. Otherwise - no objections. Gas: See electric comments.
6-18-87	Planning Dept.	This is a review of three development proposals: 1. Vacation of existing easements. 2. Replacement with new easements along with revising lot configuration. 3. Final development plan for a new office/clinical building. We have no problems regarding the easement vacation and relocations, only that concerns of all other review agencies be addressed. Regarding the Final Development plan are these concerns: 1. Please provide numbers for total retail sales areas and any other uses not covered under offices or clinic space (in square feet). 2. Will the existing fire hydrant interfere with the proposed dirveway curbcut at the southeast corner of the site? 3. Will irrigation water be used for the landscaping or is use of domestic water planned? What type of system will be used for watering? 4. Where possible shade trees should be provided near parking areas. Please consider providing more shade bearing trees in the landscaped area along the southern edge of the lot. You might check into the Street Tree Program offered by the Grand Junction Parks Department. In many cases trees will be provided at no charge to the property owner. 5. Will there be continuous concrete curbing around all of the parking areas? 6. Is there a particular reason why "Area 4" at the north end will be gravelled rather than landscaped? 7. Outside lighting must be directional to limit glare and unwanted illumination. 8. Any signage will require a separate sign permit by a licensed sign contractor.
6-26-87	Fire Dept.	This office has no objections to this Replat as long as fire protection in maintained and if and when building is done it be in accordance with fire codes at that time.

WRITTEN
RESPONSE NECESSARY
by July 6, 1987

LATE

FS:SUMRESP/DRS:144

REVIEW SHEET SUMMARY RESPONSE

FILE NO: 26-87

TITLE HEADING: Final Plat & Plan, Lots 1 & 2
Little Bookcliff Subdivision

ACTIVITY: Final Plat & Development Plan, Replat Lots 1 & 2 Little Bookcliff Subdivision, Northeast Corner of Little Bookcliff Drive and Wellington Avenue

PETITIONER: SSM Investments

AGENCY RESPONSE:

POLICE DEPARTMENT: No comment.

CITY ENGINEERING: 1. Runoff calculations have been completed and delivered to the City Engineer. Resolution of site runoff water will be according to City requirements once final determinations are made.

2. Unused curb-cuts will be closed and replaced with curb/walk according to City specifications.

PUBLIC WORKS: Corrections to legal description have been made and copies will be delivered to the City Planning Department.

MOUNTAIN BELL: No comment.

GRAND JUNCTION DRAINAGE: 1. Storm sewer location has been changed and copies will be delivered to the City Planning Department.

2. The 10' easement adjacent to Little Bookcliff Drive will be labeled "drainage".

3. See City Engineer response regarding site runoff.

BUILDING DEPARTMENT: 1. Colorado Architectural License B-629 will be attached to the construction documents.

2. City licensed Contractor will be employed to construct the project.

3. Preliminary drawings and code check will be submitted at preliminary design.

4. A Structural Engineer will be employed to design the footings according to the soil type encountered.

PUBLIC SERVICE COMPANY: Easement requirements will be honored and indicated on corrected drawings and will be delivered to the City Planning Department.

PLANNING DEPARTMENT: 1. Retail space will account for approximately 1,000 GSF for use as an optical shop.

2. Fire hydrant/curb-cut interference (if any) will be resolved with the City Engineers and Fire Department.

3. Landscape irrigation will be by automatic system. Water source is not known at this time.

4. Additional trees will be proposed on the south provided they do not pose a traffic hazard.

5. Concrete curbing will be used to contain parking surfacing.

6. Area 4 is gravel to reduce maintenance and provide future parking.

7. Design of outside lighting will take into consideration limitations on glare.

8. Signage will be accomplished by a licensed Sign Contractor.

FIRE DEPARTMENT: The proposed building will be constructed to meet the current adopted UBC and sections of the Life Safety Code.

OFFICE ACTION SHEET

Acres 2.73
Units
Density
Activity Final Plat & Development Plan
Phase Final
Common Location NE Corner of Wellington Av. & Little Bookcliff Drive

File No. #26 87
Zone Planned Business (PB)
Tax Parcel Number
2945-111-20-002
-004

FINAL

'010 Wellington

Date Submitted _____ Date Mailed Out _____ Date Posted _____
_____ day Review Period Return by _____ "X" we don't need
Open Space Dedication (acreage) _____ Open Space Fee Required $ _____ Paid Receipt # _____
Recording Fee Required $ _____ Paid (Date) _____ Date Recorded _____

review

A B E F G H L P Q R S T U V BB CC DD EE FF GG

totals

BOARDS	DATE	
CJPC	7-7-87	Final Plat - approval subject to staff comments including Lot #3 being absorbed into Lot #2 or property to east within 1 year; also subject to Ease. Vac. by CIC
		Final Plan - approval subject to staff comments (including buffering for northwest triangle piece ie: landscaping).
		Easement - rec. of approval to CIC.
CIC	7/15/87	Approved

STAFF Mike Sutherland
Karl Metzner
244-1430

Original
Do NOT Remove
From Office

APPLICATION FEE REQUIREMENTS

$225 fee payable to City of Gr. Jct upon Submittal

development summary

File # 26-87 Name Wellington Final Date 7/8/87

PROJECT LOCATION: Northeast corner of Wellington and Little Bookcliff Ave.

PROJECT DESCRIPTION:

1) Vacation of easements created under original plat
2) Replat depicting revised lot lines and new easements
3) Final Development Plan for Lot 1 of replatted subdivision for construction of an optical/medical facility

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES	NO *	TECHNICAL REQUIREMENTS	SATISFIED	NOT SATISFIED *
Complies with adopted policies	X		Streets/Rights Of Way	X	
Complies with adopted criteria	X		Water/Sewer	X	
Meets guidelines of Comprehensive Plan	X		Irrigation/Drainage	X	
			Landscaping/Screening	X	
			Other:		

* See explanation below

One concern was about the new lot 3 being a small unbuildable lot. The lot is being created to be sold to the adjacent owners for use as additional parking. It was the feeling of the Planning Commission and staff that once the sale was complete, an Adjustment to Boundary Lines be filed to absorb the small parcel into the larger property.

STATUS & RECOMMENDATIONS:

All technical requirements have been met and review comments addressed and accepted.

Planning Commission Action

Planning Commission gave final approval of the Final Plat and Plan subject to staff comments, along with a condition for approval of the Final Plat that Lot 3 be absorbed into the neighbor's property or back into Lot 2 of this replat within one year. Planning Commission recommended approval of the easement vacations.