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		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**
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DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet	X	X	Avigation Easement – 2/2/89
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X	X	Review Sheet Summary	X	X	Permanent Easement – 8/23/89 - **
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X		Deed of Trust	X		Mesa County Assessor – Tax Assessor – 5/14/89
X	X	Preliminary Subsurface Soils Investigation	X		Public Notice Posting – 2/22/89
X	X	Memo from Jim Shanks to Mark Achen re: City to submit an ownership and encumbrance report and provide a partial release for any liens on property- 2/26/90	X	X	Agreement between Louis P. Hyde and Henry J. Faussone and Noel B. Norris re: development of property with certain restrictions and obligations – 2/3/83
X		Letter from Robert Jenkins, Architect AIA to Karl Metzner re: request approval of Minor Change of plans – 8/7/89	X		Request for Treasurer's Certificate of Taxes Due - 1/30/89
X	X	Letter from Karl Metzner to Robert Jenkins re: approval of minor change and reminder of items to be provided rior issuance of building permit – 8/9/89	X		Notice of Public Hearing – 3/7/89
X	X	Letter from Larry Beckner, Atty at Law, Beckner & Nottingham to City Council re: $20,000.00 for needed future street improvements will be secured with a Deed of Trust – 8/15/89	X		Memo from Don Newton to Kathy Portner re: Beckner's amount of $20,000 was incorrect and should be $25,980 – 11/3/89
X	X	Letter from Don Newton to Robert Jenkins re: comments on final site plan- 8/16/89	X	X	Memo from George Bennett, Fire Inspector to Karl Metzner re: amend of review on 2/9/89 requiring 10" water line – 3/3/89
X	X	Site Plan and Revised Site Plan (to be scanned)	X		Utility Composite

B

IMPACT STATEMENT/PROJECT NARRATIVE

Calvary Bible Church wishes to purchase seven acres located at 629 27-1/2 Road in order to build a new Church and Worship Center. The property is bordered on the east by 27-1/2 Road and on the south by the Section Line equvalent to F-1/4 Road.

Calvary Bible's present building, which is now located at 888 Glenwood Avenue, partially burned during the fall of 1988, prompting the search for a new site and expanded facilities. A new Church would be designed and constructed on the proposed site during 1989, and would include approximately 10,000 square feet of space. It would provide for a Sanctuary seating 300, Administrative Offices and Sunday School Classrooms, and a Recreation/Social Center. Together with construction of the Church building, approximately four acres of the seven acre site would be developed as landscaped open space, as roadways and parking for 110 vehicles, and as exterior activity areas. The remaining three acres, at the far west end of the site, would remain initially as irrigated pasture.

The Proposed Church building would occupy only 3% of the seven acre site, leaving almost 97% of the land as open space. The proposed building would be a single story structure with a maximum height, above grade, of 30 feet at the Sanctuary and Reacreation/Social Center wings. Building materials would include brick, stucco, wood or metal siding, and glass, and together with a low profile building form, would contribute to a residential and pedestrian scale.

Calvary Bible Church currently has a 135 member congregation, with an average Sunday Service attendance of 150. The new building would be designed for a Sanctuary capacity of 300, thereby providing immediately for significant growth over current attendance levels. In addition, the building design would provide for future expansion of the Sanctuary to accomodate 450 by 2000. Associated with future building expansion would be increased parking for an additional 50 vehicles, as shown on the site plan.

Areas surrounding the proposed site include both residential and agricultural uses. Land to the east of the property is fully developed with single-family residences in zones RSF-4 and RSF-5 (Spring Valley). Land to the north, west, and south is used primarily for agricultural purposes, while the land to the southwest has been developed for the Nellie Bechtel Elderly Housing Center. Surrounding residences, as well as the Nellie Bechtel Center, are primarily two-story structures constructed of materials similar to those proposed for the Church.

IMPACT STATEMENT/PROJECT NARRATIVE

The new facility would be used by the Church congregation for Sunday morning and Sunday evening services, with less concentrated activities occurring on weekday evenings, from 6:00 PM until 9:00. Adequate parking would be provided, however, for a congregation of more than double the current size. The main parking area would be located at the center of the site, to the west of the proposed Church building, with landscape screening to the south, and an open, outside recreation area to the north. The parking lot and driveways would be provided with site lighting appropriate to the proposed building, to the immediate site, and to the neighborhood. Both driveways would be paved during building construction, with the main parking area surfaced initially with clean gravel, and paved only during the fifth year of building operation. A lighted building sign, approximately 8' x 5' in size, would be pedestal mounted adjacent to 27-1/2 Road. Utility services for domestic water, sewer, electric power, natural gas, and telephone all currently exist in or along 27-1/2 Road.

Calvary Bible Church considers the proposed site adequate for both their present congregation, as well as for future expansion. The seven acres allow for a very high percentage of open space, and a relatively small building footprint. The proposed building location and heights would impair neither views nor solar exposure of any of the neighbors, and building size, form, and construction materials would work well into the existing neighborhood fabric.

A new Calvary Bible Church located at 629 27-1/2 Road would represent a positive contribution to its surrounding area and to the city of Grand Junction.

Calvary Bible Church

888 Glenwood Avenue • Grand Junction, Colorado 81501 • (303) 242-9121

CURT SOLUM, Pastor

TO WHOM IT MAY CONCERN:

Re: Capacity and Use of New Building at 629 27½ Road

The present congregation of Calvary Bible Church consists of 135 active members as of January 30, 1989. The new building would be designed to hold 300 in the main sanctuary. In addition there would be class rooms for Sunday School and smaller Bible Study groups as well as a Fellowship Hall/Gym for social and recreational activities.

When the Church program is centered on the Worship and Teaching ministries there would be no activities in the Fellowship Hall/Gym area. Consequently the capacity use of the the building would never exceed the capacity of the main sanctuary. During our Awana Club program during the week which runs at about 125 maximum for clubbers and workers, the main sanctuary would not be in use because we want to use it for our Worship Services exclusively or for some type of a program where everybody in the church would be in that one place.

The conclusion is that the proposed new facility will be designed to handle a maximum of 300 people and parking for that group. When our congregation exceeds that amount we will plan on building more and will increase our parking to meet the codes at that time. Our extra land which is being purchased will accommodate this expansion.

Respectfully submitted,

Curt Solum

Curt Solum, Pastor

Calvary Bible Church

888 Glenwood Avenue • Grand Junction, Colorado 81501 • (303) 242-9121

CURT SOLUM, Pastor

January 30, 1989

TO WHOM IT MAY CONCERN:

RE: Development of property at 629 27½ Road and F¼ Road which runs on south side of the property.

Calvary Bible Church is planning to build a new facility on the 7 acres located at 629 27½ Road. The property is bordered on the south side with a line that would correspond to F¼ Road. Be it know to all interested parties and developers that Calvary Bible Church has no intent of developing a road on that line and because of the nature of the use of the property at 629 27½ Road we would request that no other developer establish a road there either. The reason is that this would cause a traffic impact that would be a problem for church activities and the safety of children associated with the church activities.

Thank you for your consideration.

Sincerely,

Curt Solum

Curt Solum, Pastor

AGREEMENT

This Agreement made this 3rd day of February, 1983, between Louis P. Hyde and Geneva I. Hyde of Grand Junction, Colorado, ("Hydes") and Henry J. Faussone and Noel B. Norris of Grand Junction, Colorado, and Palisade, Colorado, respectively ("Faussone & Norris") WITNESSETH:

1. Faussone and Norris own property to the south and west of the home of Hydes;

2. Hydes have agreed with Faussone and Norris that Faussone and Norris will in their development of their property observe certain restrictions and obligations for the benefit of Hydes.

Now, therefore in witness of the foregoing, IT IS HEREBY AGREED:

1. As Faussone and Norris develop the property, a single family residence will be platted immediately south of the present Hyde residence, and lots accomodating only duplexes or single family residences will be platted immediately west or southwest of the Hydes' present residence.

2. Faussone and Norris will install at their own expense any paving, curb, gutters and sidewalks required as the property is developed along the approximate 150 feet of 27 1/2 Road frontage and the approximate 190 feet along the north boundary line of Hydes' property.

3. Should Grand Junction require the covering of the irrigation drainage ditch located along the north side of the Hyde property (approximately 190 feet), the purchasers will at their own expense perform such work, with all responsibility for maintenance of the covered ditch to be borne by Faussone and Norris or their successors.

4. This Agreement may not be recorded by any of the parties without the written consent of the others. If legal action is required to enforce the terms of this Agreement, the prevailing party will be entitled to an award of reasonable attorney's fees incurred in connection with such suit.

Hand delivered by
Louis Hyde
242-8536

This Agreement shall be binding upon, and inure to the benefit of, the heirs, successors in interests, and assigns of the parties.

In Witness Whereof the parties have set their hands this 3rd day of February, 1983.

Louis P. Hyde

Louis P. Hyde

Geneva I. Hyde

Geneva I. Hyde

Henry J. Faussone

Henry J. Faussone

Noel B. Norris

Noel B. Norris

ESTHER L. FAUSSONE
3318 B CRESTVIEW WAY
GRAND JUNCTION, CO 81506

ESTHER L. FAUSSONE
3318 B CRESTVIEW WAY
GRAND JUNCTION, CO 81506

ESTHER L. FAUSSONE
3318 B CRESTVIEW WAY
GRAND JUNCTION 81506

WARIE L. PEACH
2928 27½ ROAD
GRAND JUNCTION, CO 81506

KIRK A. GUNTERMAN
3150 27½ ROAD
GRAND JUNCTION, CO 81506

JOHN R. HIEBERT
3130 27½ ROAD
GRAND JUNCTION, CO 81506

ELIZABETH R. COWDEN
1910 HAWTHORNE
GRAND JUNCTION, CO 81506

CHARLES E. THOMPSON
1920 HAWTHORNE
GRAND JUNCTION, CO 81506

NANCY D. RYAN
3151 PRIMROSE CT.
GRAND JUNCTION, CO 81506

QUESTON CUTSHALL
3201 PRIMROSE CT.
GRAND JUNCTION, CO 81506

PAUL W. JOHNS
2151 HAWTHORNE AVE
GRAND JUNCTION, CO 81506

M. L. SMITH
3131 APPLEWOOD
GRAND JUNCTION, CO 81506

JOE A. ULIBARRI
637 27½ ROAD
GRAND JUNCTION, CO 81506

MESA COUNTY
MESA COUNTY

ANGELINA MRAULE
AGNES TYLENDA
BOX 656
CARBON, UT 84520

LOUIS & GENEVA HYDE
633 27½ ROAD
GRAND JUNCTION, CO 81506

ROBERT & KATHERINE STOKES
626 27¼ ROAD
GRAND JUNCTION, CO 81506

ROBERT & KATHERINE STOKES
626 27¼ ROAD
GRAND JUNCTION, CO 81506

ESTHER L. FAUSSONE
3318 B CRESTVIEW WAY
GRAND JUNCTION, CO 81506

HENRY J. FAUSSONE
3318 B CRESTVIEW WAY
GRAND JUNCTION, CO 81506

ALBERT MARTINEZ
1533 CRESTVIEW WAY #1
GRAND JUNCTION, CO 81506

KAY & WANDA JONES
1533 CRESTVIEW WAY #2
GRAND JUNCTION, CO 81506

C. PAUL BROWN
1533 CRESTVIEW WAY #3
GRAND JUNCTION, CO 81506

MICHAEL BELL
1533 CRESTVIEW WAY #4
GRAND JUNCTION, CO 81506

ESTHER L. FAUSSONE
3318 B CRESTVIEW WAY
GRAND JUNCTION, CO 81506

ESTHER L. FAUSSONE
3318 B CRESTVIEW WAY
GRAND JUNCTION, CO 81506

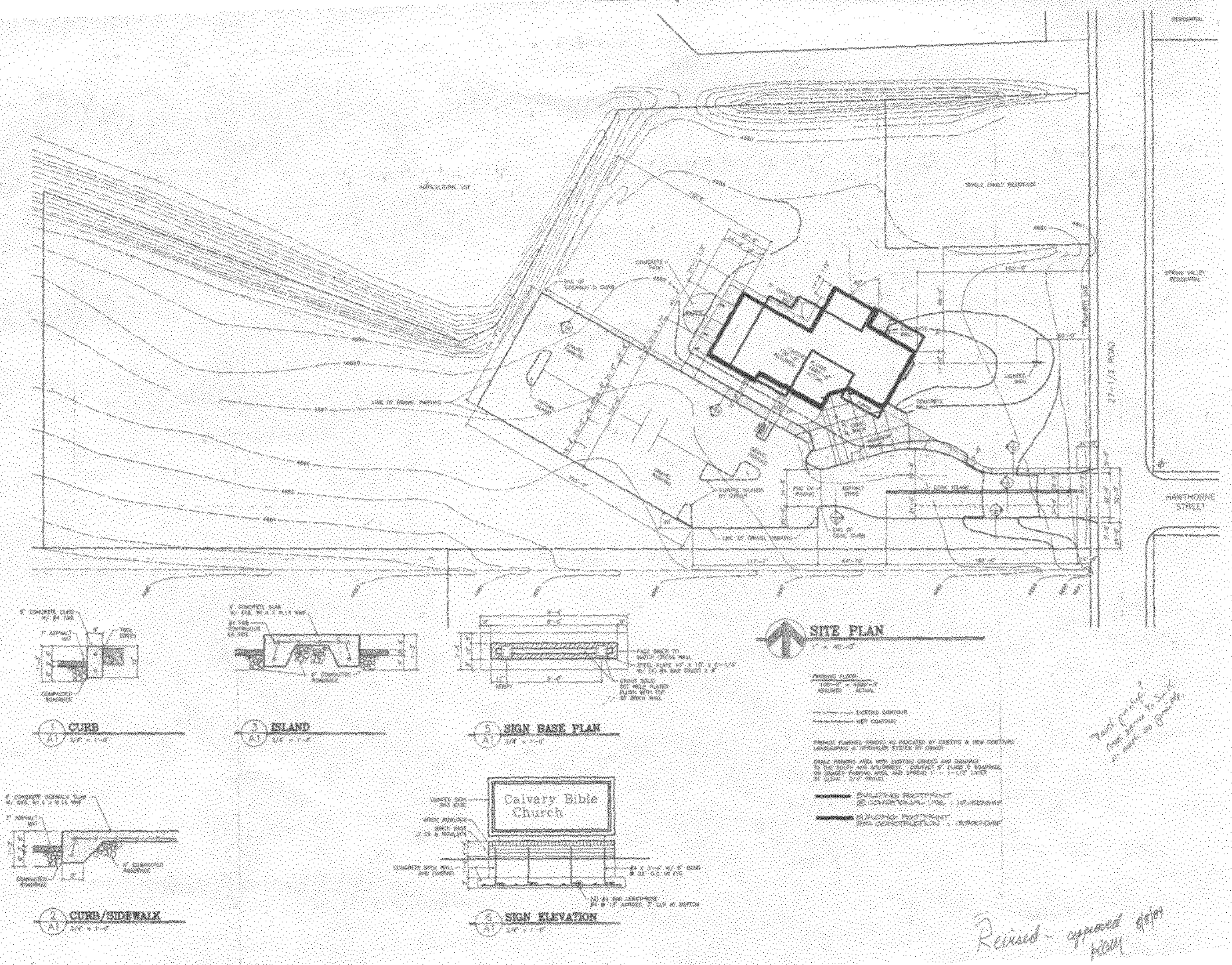
ESTHER L. FAUSSONE
3318 B CRESTVIEW WAY
GRAND JUNCTION, CO 81506

ESTHER L. FAUSSONE
3318 B CRESTVIEW WAY
GRAND JUNCTION, CO 81506

HENRY J. FAUSSONE
3318 B CRESTVIEW WAY
GRAND JUNCTION, CO 81506

H

	NAME	SCHEDULE	MAILING ADDRESS
1	Esther L. Faussone	2945-013-08004	3318B Crestview Way 81506
2	Esther L. Faussone	2945-013-08005	3318B Crestview Way 81506
3	Esther L. Faussone	2945-013-08006	3318B Crestview Dr. 81506
4	Warie L. Peach	2945-014-00080	2928 27½ Road 81506
5	Kirk A. Guntermann	2945-014-15001	3150 27½ Road 81506
6	John R. Hiebert	2945-014-15002	3130 27½ Road 81506
7	Elizabeth R. Cowden	2945-014-15003	1910 Hawthorne 81506
8	Charles E. Thompson	2945-014-15004	1920 Hawthorne 81506
9	Nancy D. Ryan	2945-014-15005	3151 Primrose Ct. 81506
10	Queston Cutshall	2945-014-15006	3201 Primrose Ct. 81506
11	Paul W. Johns	2945-014-14021	2151 Hawthorne Ave 81506
12	M. L. Smith	2945-014-14019	3131 Applewood 81506
13	Joe A. Ulibarri	2945-013-00004	637 27½ Road 81506
14	Mesa County	2945-013-00933	Mesa County
15	Angelina Mraule Agnes Tylenda	2945-013-00055	Box 656 East Carbon, UT 84520
16	Louis & Geneva Hyde	2945-013-00055	633 27½ Road 81506
17	Robert & Katherine Stokes	2945-013-00044	626 27½ Road 81506
17A	Robert & Katherine Stokes	2945-013-08007	626 27½ Road 81506
18	Esther L. Faussone	2945-013-08008	3318B Crestview Way 81506
19	Henry Faussone	2945-013-08017	3318B Crestview Way 81506
20	Albert Martinez	2945-013-08009	1533 Crestview Way #1 81506
21	Kay & Wanda Jones	2945-013-08010	1533 Crestview Way #2 81506
22	C. Paul Brown	2945-013-08011	1533 Crestview Way #3 81506
23	Michael Bell	2945-013-08012	1533 Crestview Way #4 81506
24	Esther L. Faussone	2945-013-08013	3318B Crestview Way 81506
25	Esther L. Faussone	2945-013-08014	3318B Crestview Way 81506
26	Esther L. Faussone	2945-013-08015	3318B Crestview Way 81506
27	Esther L. Faussone	2945-013-08003	3318B Crestview Way 81506
28	Henry J. Faussone	2945-013-08016	3318B Crestview Way 81506



HAWTHORNE STREET
SITE PLAN
1 A1 CURB
3 A1 ISLAND
5 A1 SIGN BASE PLAN
2 A1 CURB/SIDEWALK
5 A1 SIGN ELEVATION
Calvary Bible Church
Revised

L SUBSURFACE SOILS ANALYSIS

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

August 13, 1981

Scheaffer & Rolland
1660 South Alboin St.
Denver, CO 80333

RE: PRELIMINARY

SUBSURFACE SOILS INVESTIGATION

CREST VIEW TOWNHOMES FOR

SCHEAFFER AND ROLLAND

GRAND JUNCTION, COLORADO

Gentlemen:

Transmitted herein are the results of a Preliminary Subsurface Soils Investigation and Foundation Recommendations for the proposed Crest View Townhomes in Grand Junction, Colorado

Respectfully submitted,

LINCOLN-DeVORE TESTING LABORATORY, INC.

By: Gary M. Krzisnik
Gary M. Krzisnik, P.E.
Grand Junction Office

GEORGE D. MORRIS REGISTERED PROFESSIONAL ENGINEER STATE OF COLORADO

Reviewed by:

GMK/jb

LDTL Job No. 40646J

602 East 8th Street
Pueblo, Colo 81001
(303) 546-1150

P.O. Box 1427
Glenwood Springs, Colo 81601
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P.O. Box 1882
Grand Junction, Colo 81501
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P.O. Box 1643
Rock Springs, Wyo 82901
(307) 382-2849

ABSTRACT:

The contents of this report are a Preliminary Subsurface Soils Investigation and Foundation Recommendations for the proposed Crest View Townhomes in Grand Junction, Colorado.

Topographically, the site is generally level, with a southerly slope of 1 to 3 degrees in most areas and up to 7 degrees at its north end. Both surface and subsurface drainage are generally fair to poor.

The foundation soils encountered consisted of low density silty clay, underlain at varying depths by bedrock of the Mancos Shale formation. Feasible foundation types include shallow foundations of conventional and "no footing" types and a deep foundation system using drilled piers. Site specific examination of soils at each building site will be imperative at this property.

To limit differential movement in as much as possible, we would recommend that the foundation for the residential units across the subdivision be well balanced and heavily reinforced.

Adequate drainage must be provided at all times. Water must never be allowed to pond above the foundation soils.

Surface and subsurface drainage must be carefully designed and controlled. A perimeter drain would be recommended around the building exterior.

A Type II Cement would be recommended in all concrete in contact with the soil on this site.

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

The information herein has been obtained to obtain a general and preliminary indication of the soils which will probably be found under presently unknown types of structures proposed for the site. Site specific information must be obtained beneath each proposed structure after its exact location is determined, since the soil types and conditions differ across the overall site and the types of structure proposed is not known.

This report is intended to identify general soil conditions on the site, as requested. Six test borings spread over a 10.5 acre site, can only be used as an overview of the soil conditions and not for site specific design purposes.

GENERAL:

The purpose of this investigation was to determine the general suitability of the site for construction of a residential (townhome) development to be located at 27½ Road and Hawthorne Street in Grand Junction, Colorado. The site is located in the E½, NE¼, SW¼, Section 1, T.15, R.1W of Mesa County, Colorado.

Although Lincoln-DeVore has not seen a set of construction drawings for any of the multiple family dwelling units proposed, we believe that they will be basically frame structures of more or less conventional design. Foundation loads for structures of this nature are normally light to medium weight in magnitude.

Topographically, the site slopes gently (about 1 to 3 degrees) toward the south. The north end of the site, and adjacent offsite areas, have a slope of about 7 degrees. Surface runoff will flow from north to south across the site, eventually entering drainage ditches south of the site and an irrigation ditch in the middle of the site that will channel runoff to the Colorado River, located south and southeast of the property. Surface drainage is fair to poor; subsurface drainage is generally poor.

The foundation soils encountered on this site consisted predominantly of alluvial deposits. The deposits are placed by past flooding action from the Colorado River. Both previous irrigation and construction activity were noted on this site. These soils were deposited over bedrock of the Mancos Shale Formation.

The Mancos Shale can broadly be described as a thin-bedded, drab, light to dark gray marine shale, with thinly interbedded, fine grain sandstone and limestone layers. Some portions of the Mancos Shale are bentonitic, and therefore, are highly expansive. The majority of the shale, however, has only a moderate expansion potential. Formational shale occurred at levels varying from the ground surface to over 26 feet deep. It is anticipated that this shale will form the principal foundation bearing material.

BORINGS, LABORATORY TESTS AND RESULTS:

Six test borings were drilled across the development site and are located approximately as shown on the attached Test Boring Location Diagram. The test borings were placed in such a manner as to obtain a reasonably good profile of the subsurface soils. All test borings were drilled with a power-driven, continuous auger drill. Samples were taken with a standard split-spoon sampler, thin-walled (Shelby) tube sampler, and by bulk methods.

The precise gradational and plasticity characteristics associated with the soils encountered during drilling can be found on the attached summary sheets. The representative number for each soil group is indicated in a small circle immediately below the sampling point on the Drilling Logs. The following discussion of the soil groups will be general in nature.

The soils profile found on this site can be broadly described as a two layer system. The upper stratum of the profile was found to be low density silty clay. Beneath this surface layer, the soils were found to consist of the Mancos Shale Formation.

Soil Type No. 1 classified as a silty clay (CL) of fine grain size. Soil Type No. 1 is of

moderate plasticity and water content and of low density. These soils have a slight tendency to expand upon the addition of moisture with swell pressures on the order of 980 psf being considered typical. While this magnitude of expansion should not be sufficient to affect the heavy structural members of the building, it can cause some movement beneath light structural members and floor slabs on grade. These soils will have a distinct tendency to long-term consolidate under applied foundation pressures. However, if the allowable bearing values given are not exceeded, we feel that differential movement would be tolerable. This soil group was found to have an allowable bearing value varying from 1000 to 2000 psf maximum. In some areas, the Type 1 Soil may not be suitable to support shallow foundations due to its very low density. Where Soil Type No. 1 is sufficiently dense to support lightweight buildings, a minimum foundation contact pressure of 500 psf will be required in order to provide the structural load needed to resist the potential swell of this soil group from the existing natural water contents.

Soil Type No. 2 classified as a silty clay (CL-ML) of fine grain size. Like Soil Type No. 1, Soil Type No. 2 is of moderate plasticity and water content and of low density. These soils have a tendency to expand

upon the addition of moisture with swell pressures on the order of 1720 psf being considered typical. While this magnitude of expansion should not be sufficient to affect the heavy structural members of the building, it can cause some movement beneath light structural members and floor slabs on grade. These soils will have a distinct tendency to long-term consolidate under applied foundation pressures. However, if the allowable bearing values given are not exceeded, we feel that differential movement would be tolerable. This soil group was found to have allowable maximum and minimum pressures of the same general order as those for Soil Type No. 1.

Soil Type No. 3 classified as a silty clay (CL) of fine grain size. Soil Type No. 3 is typical of the formational shale which underlies the site and serves as bedrock in the area. Soil Type No. 3 is plastic, of very low permeability and of high to very high density. The shales are expansive in nature with swell pressures on the order of 1230 psf being measured. Should drilled piers be used for the building, the expansive nature of the fine grained bedrock must be given consideration. Owing to its initial high density condition, these soils would have virtually no tendency to long-term consolidate. At a penetration of 5 to 10 feet into the shale layer, tip bearing capacities

on the order of 15,000 psf could be achieved. At shallow foundation depths in some locations, Soil Type No. 3 could develop maximum allowable bearing pressures varying from 3000 to 6000 psf. A minimum contact pressure of 1300 psf must be provided in order to resist the potential swell of the shale under either shallow or deep foundations. Soil Type No. 3 was found to contain sulfates in detrimental quantities.

Free water was found in the majority of the test borings placed on the site. The depth to this free water table varied from 11 to 17 feet below the existing grade over the site. Each building site should be investigated to determine the depth to free water, if any, prior to planning basements on the sites.

It is felt that rather than being a true free water surface, the moisture encountered was actually perched above the formational shale materials and was traveling through the fractures in the weathered zone. This is substantiated by the fact that moisture was noted in the fractures of the weathered shale. Due to the seepage encountered in this weathered shale zone, as well as the potential for seepage in the overlying materials, subsurface peripheral drains around the structures are strongly recommended. Additionally, water may be encountered during construction,

especially in deeper excavations and dewatering techniques may be necessary. It is felt that the quantities of water to be anticipated can be handled by sump pits and pumps during construction.

CONCLUSIONS AND RECOMMENDATIONS:

Since the exact magnitude and nature of the foundation loads are not precisely known at the present time, the following recommendations must be somewhat general in nature. Any special loads or unusual design conditions should be reported to Lincoln-DeVore so that changes in these recommendations may be made, if necessary. However, based upon our analysis of the soil conditions and project characteristics previously outlined, the following recommendations are made.

At the present time, it is difficult, to establish the exact maximum and minimum allowable design parameters for each residential lot across the subdivision. As noted earlier, the foundation soils are somewhat variable in terms of their classification and engineering characteristics. The engineering properties given in this report were based upon those soil materials encountered in our subsurface exploration program. While it is unlikely that drastically different soil types will be encountered during excavation for foundations, the possibility exists that intermediate variations between several of the soil types outlined here could be encountered.

It must, therefore, be recommended that the open foundation excavation be inspected prior to the placing of forms to establish the appropriate design parameters for each individual building lot. Further exploration on a lot to lot basis may be warranted. At the time of inspection or further investigation, the maximum and minimum bearing values can be established and recommendations made as to the suitable foundation type for that particular lot. Also, this inspection will ensure that no debris, soft spots, or areas of unusually low density are located within the foundation region. Any changes in the recommendations included in this report can easily be made at the time of such inspection.

The subsurface soils encountered at this site include low density silty clay and high density shale with engineering properties as discussed in the previous section of this report. Due to the varying depths of low and high density soils, several possible foundation configurations are considered feasible. These alternatives could include, but not be limited to, the following foundation options designed with the scope of allowable pressures discussed earlier in this report.

1) The first option would consist of the engineered no footing design, with the stem wall resting

directly on the ground surface. The judicious use of voids would be employed to balance the structure and to increase the contact stresses beneath any very light walls. For most moderately loaded foundation systems, this voided stem wall design would probably prove satisfactory considering the magnitude of expansion pressures encountered across the subdivision, and the anticipated foundation loads for these dwelling units. Most shallow foundations bearing on the upper (weathered zone) portion of the shale are likely to be of this type.

2) The second option would consist of a conventional shallow foundation system using continuous footings under walls and isolated spread footings under points of concentrated load. The above described "no footing" system is a variation of this type in which the footing size has, in effect, been decreased to the same width as the stem wall it supports. The conventional footing system would be used for light to moderate weight structures on low expansivity, low density silty clay at this site.

3) The third option would consist of a drilled pier and grade beam system. The expansive clays do have side frictional effects which must be taken into account when designing the drilled piers. The diameter and length of the pier must be balanced so that the appropriate load carrying capacity is developed while maintaining enough minimum pressure to prevent upward movement of the piers as a result of expansive action. The grade beam would span from pier to pier and be continually voided between these bearing points.

4) The fourth foundation configuration would essentially be a combination of one of the preceding alternatives in conjunction with an overexcavated, compacted, granular pad. The depth of overexcavation would be related to the expansion potential of the clays as well as the nature of the residential units. Typical depths of overexcavation should

range from about 3 to 10 feet. After over-excavation, a compacted granular pad using non-expansive, non-free draining soils could be constructed, maintaining a minimum of 90% of the soil's modified maximum Proctor dry density, ASTM D-1557. The purpose of this compacted pad is not to entirely overcome the expansive potential of the clays, but rather to provide a "buffer" zone between the clays and the foundations. A designed foundation system, similar to one of the preceding alternatives, would then be constructed on top of the granular pad. Frequent density tests would be required during pad construction to ensure that an adequate density level is being maintained. This option would also be used if any areas of uncontrolled fill are encountered during the excavation process.

Again, we must stress that the selection and use of any of the above recommended foundation types must depend upon site specific investigations at each building location. Specific construction plans of the building must also be used in selecting and designing the foundations.

Where shallow foundation systems are used, it is recommended that they be well balanced and heavily reinforced. Contact stresses beneath exterior foundation walls should be balanced to within $\pm$300 psf at all points. Isolated interior column footings should be designed for unit loads of about 150 psf more than the average of those selected for the exterior walls. 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 structures should be balanced on the basis of dead load plus approximately one-half the live load.

Stem walls for a shallow foundation system should be designed as a grade beam capable of spanning at least 15 feet. These "grade beams" should be horizontally reinforced both near the top and near the bottom. Major reinforcing should be approximately equally distributed between the top and bottom of the section. For shallow foundations on formational shale the major reinforcement should be located at the top. The horizontal reinforcement required should be placed continuously around the structure with no gaps or breaks unless specially designed. Additional slant reinforcing (at 45^{o}) should be placed at any step in the foundation walls. Vertical reinforcing will not be required to resist lateral pressures unless the loaded wall exceeds 15 feet in height.

Where the stem walls are relatively shallow, vertical reinforcing will probably not be necessary. However, where the walls retain soil in excess of about 5 feet in height, vertical reinforcing may be necessary to resist the active pressure of the soils along the wall exterior.

To aid in designing such vertical reinforcing, the following equivalent fluid pressures can be utilized:

> 40 pcf for basement wall backfill consisting of a minimum 2 foot width of coarse, well draining sand and gravel.

It should be noted that the above values should be modified to take into account any surcharge loads applied at the top of the walls as a result of stored goods, live loads on the floor, machinery, or any other externally applied forces. The above equivalent fluid pressures should also be modified for the effects of any free water table.

A reinforced concrete grade beam is recommended to carry the exterior wall loads in conjunction with the aforementioned deep foundation alternatives. This grade beam should be designed to extend from bearing point to bearing point and should not be allowed to rest upon the ground surface between these two points. In the case of very long spans (25-foot or greater), the grade beam could be designed to only span half the distance between the bearing points with some load transfer being allowed mid-span. In all cases, the grade beam should be horizontally reinforced continuously around the structure with no gaps or breaks in the reinforcing steel unless they are specially designed.

Beams should be reinforced at both the top and the bottom with major reinforcement in all cases being placed in the bottom of the structure.

The bottom of all foundation components should rest a minimum of 1½ feet below finished grade or as required by the local building codes. Foundation components must not be placed on frozen soils.

Where floor slabs are used, they may be placed directly on grade or over a compacted gravel blanket of 4 to 6 inches in thickness. Under no circumstances should this gravel pad be allowed to act as a water trap beneath the floor slab. A vapor barrier is recommended beneath any and all floor slabs on grade which will lie below the finished exterior ground surface. All fill placed beneath the interior floor slabs must be compacted to at least 90% of its maximum Proctor dry density, ASTM D-698.

All floor slabs on grade must be constructed to act independently of the other structural portions of the building. These floor slabs should contain deep construction or contraction joints to facilitate even breakage and to help minimize any unsightly cracking which could result from differential movement. Floor slabs on grade should be placed in sections no greater than 25 feet on a side. Prior to constructing slabs on grade, all existing

topsoil and organics must be removed from the building interior. Likewise, all foundations must penetrate the topsoil layer.

Any interior, non-load bearing partitions which will be constructed to rest on the floor slab should be constructed with a minimum space of 1½ inches at either the top or bottom of the wall. The bottom of the wall would be the preferred location for this space. This space will allow for any future potential expansion of the subgrade soils and will prevent damage to the wall and/or roof section above which could be caused by this 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 so that surface water will be carried quickly away from the structure. The minimum gradient within 10 feet of the building will depend upon surface landscaping. Bare or paved areas should maintain a minimum gradient of 2%, while landscaped areas should maintain a minimum gradinet of 5%. Roof drains must be carried across all backfilled areas and discharged well away from the structure.

The existing drainage in the area must either be maintained or improved. Water should be

drained away from the structures as rapidly as possible and should not be allowed to stand or pond in the area of the buildings. The surface drainage across the entire subdivision must be carefully controlled to prevent infiltration and saturation of the foundation soils. All backfill around the buildings should be compacted to a minimum of 90% of its maximum Proctor dry dentisy, ASTM D-698. Roof drains must be carried across all backfilled regions and discharged well away from the structure.

A subsurface peripheral drain, including an adequate gravel collector, sand filter and perforated drain pipe, should be constructed around the outside of the building at foundation level. Dry wells should not be used anywhere on this site. The discharge pipe should be given a free gravity outlet to the ground surface. If "daylight" is not available, a sealed sump and pump should be used.

The amount of structural fill transported to the site during construction, either for purposes of site grading or to raise the interior floor slabs to their desired design elevation, should be kept to a minimum. The surcharge applied by the structural fill could consolidate the soft, fine grained soils previously described.

Obviously, if the underlying soils consolidate as a result of this applied surcharge, some structural movement would follow.

Due to the soft, wet condition of the soil materials encountered, construction of basements may be difficult and dewatering techniques may be necessary during construction. Additionally, problems with basement foundations may be encountered during periods of strong seepage due to uplift against the foundation and the possibility of seepage into the basement. While we would not entirely recommend against the construction of basements on this site, it is strongly recommended that basement or half basement foundations be well sealed and that they be provided with the peripheral drains and underslab drainage layers described in this report. It is extremely important that the subsurface drains be properly installed and in good working order.

A specimen of the typical subgrade has been tested using the Hveem-Carmany procedure to determine its support characteristics for pavement design purposes. The following Hveem-Carmany data resulted from the tests:

R = 10
Average Displacement @ psi = 4.87
Average Expansion Pressure @ psi = 11

A displacement in excess of 4.50 indicates that these soils are unstable unless confined. If

you so desire, we would be pleased to further assist you by designing concrete pavement sections for the traffic loads you expect in this subdivision.

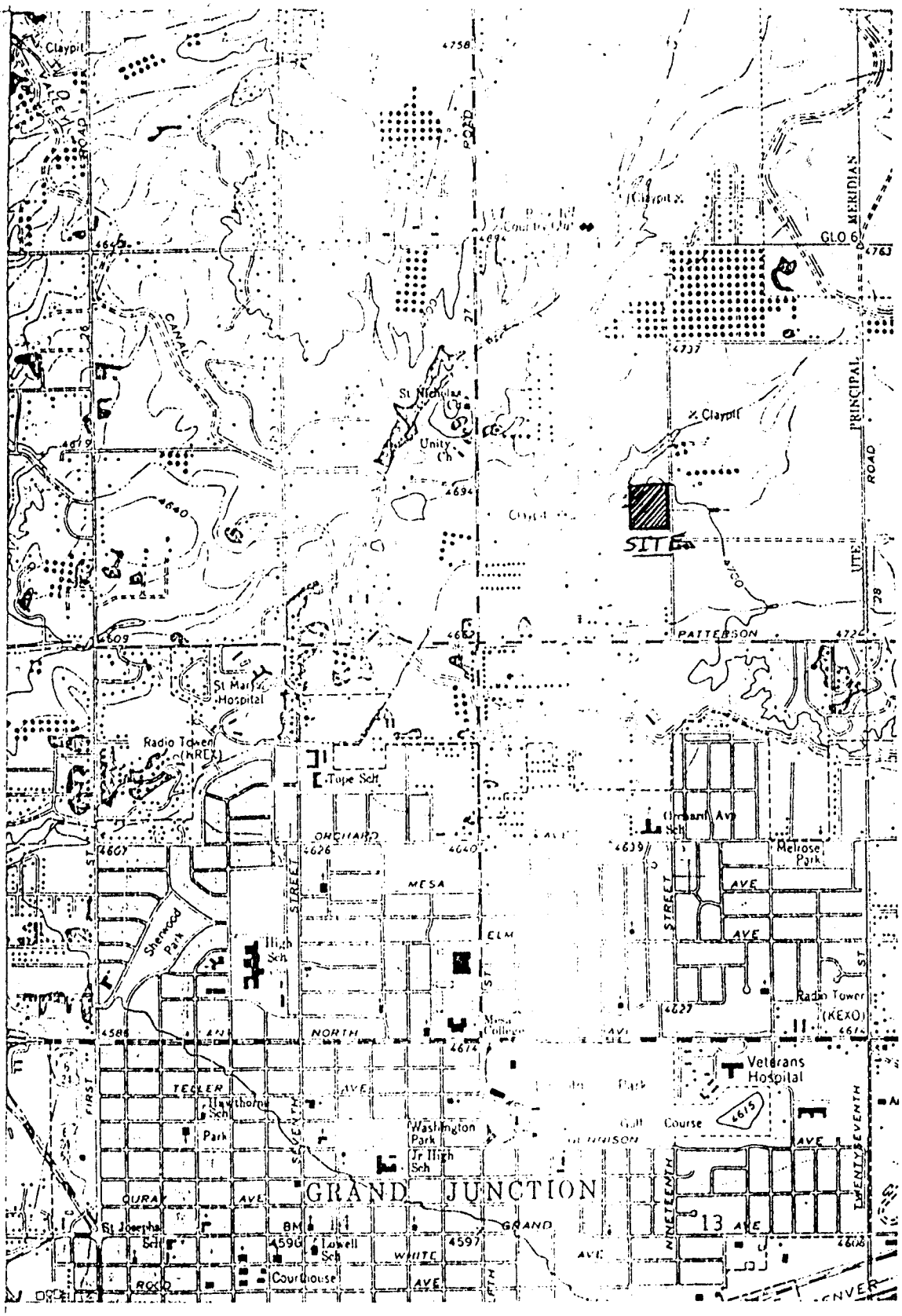
No major difficulties in excavation are expected in the low density surficial soils or severely weathered shale. Where construction extends into less severely weathered shale, some ripping may be necessary to excavate basements and/or foundations at isolated locations.

The soils on this site were found to contain sulfates in detrimental quantities. Therefore, a Type II Cement would be recommended in all concrete in contact with the soil. 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, but only if it is protected from the soils by an impermeable membrane.

The open foundation excavation must be inspected prior to the placing of forms and pouring of concrete to establish that adequate design bearing materials have been reached and that no debris, soft spots or areas of unusually low density are located within the foundation region. All fill placed below the foundations must be fully controlled and tested to ensure that adequate densification has occurred.

It is extremely important due to the nature of data obtained by the random sampling of such a heterogeneous material as soil that we be informed of any changes in the subsurface conditions observed during construction from those outlined in the body of this report. Construction personnel should be made familiar with the contents of this report and instructed to relate any differences immediately if encountered.

It is believed that all pertinent points concerning the subsurface soils on this site have been covered in this report. If questions arise or further information is required, please feel free to contact Lincoln-DeVore at any time.



N

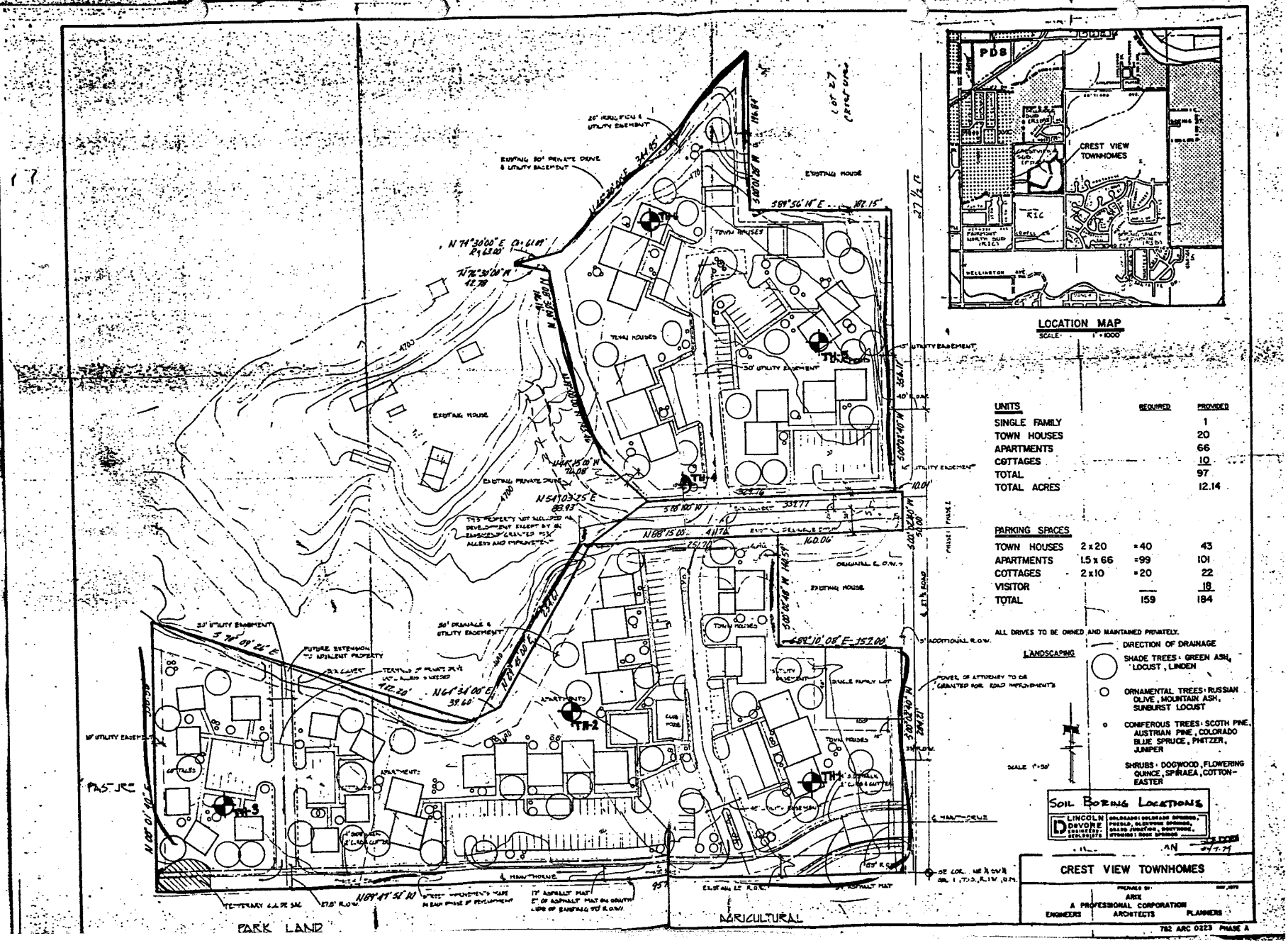
SCALE: 1" = 2000'

LDTL #40646 J

General Site Location - Crest View Townhomes - Grand Junction, CO

LINCOLN DeVORE ENGINEERS-GEOLOGISTS

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



UNITS	REQUIRED	PROVIDED
SINGLE FAMILY		1
TOWN HOUSES		20
APARTMENTS		66
COTTAGES		10
TOTAL		97
TOTAL ACRES		12.14

PARKING SPACES			
TOWN HOUSES	2 x 20	=40	43
APARTMENTS	1.5 x 66	=99	101
COTTAGES	2 x 10	=20	22
VISITOR			18
TOTAL		159	184

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
X X X X X X	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.

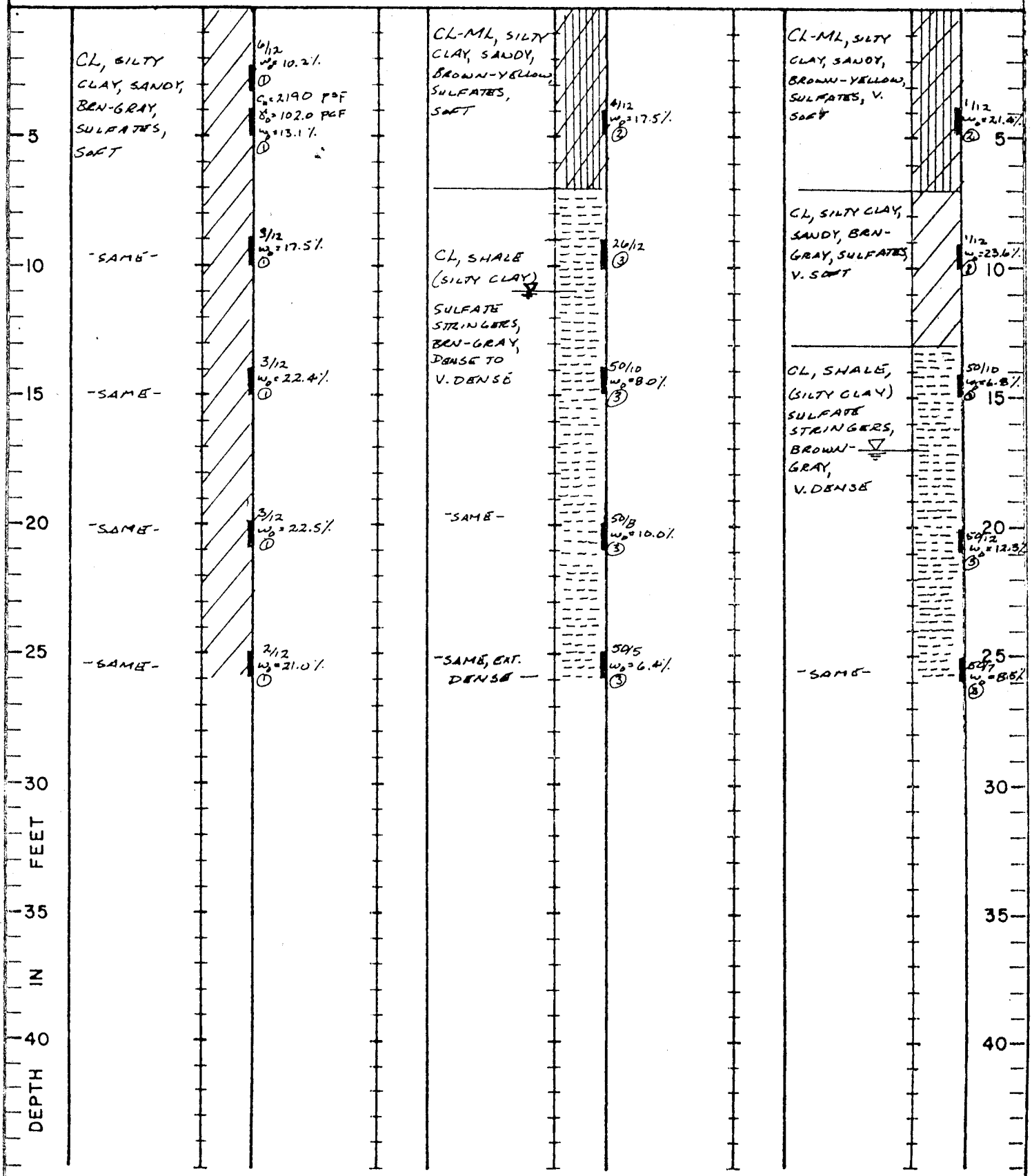
The boring logs show subsurface conditions at the dates and locations shown, and it is not warranted that they are representative of subsurface conditions at other locations and times.

LINCOLN DeVORE TESTING LABORATORY

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

EXPLANATION OF BOREHOLE LOGS AND LOCATION DIAGRAMS

TEST HOLE NO. 1 2 3
TOP ELEVATION

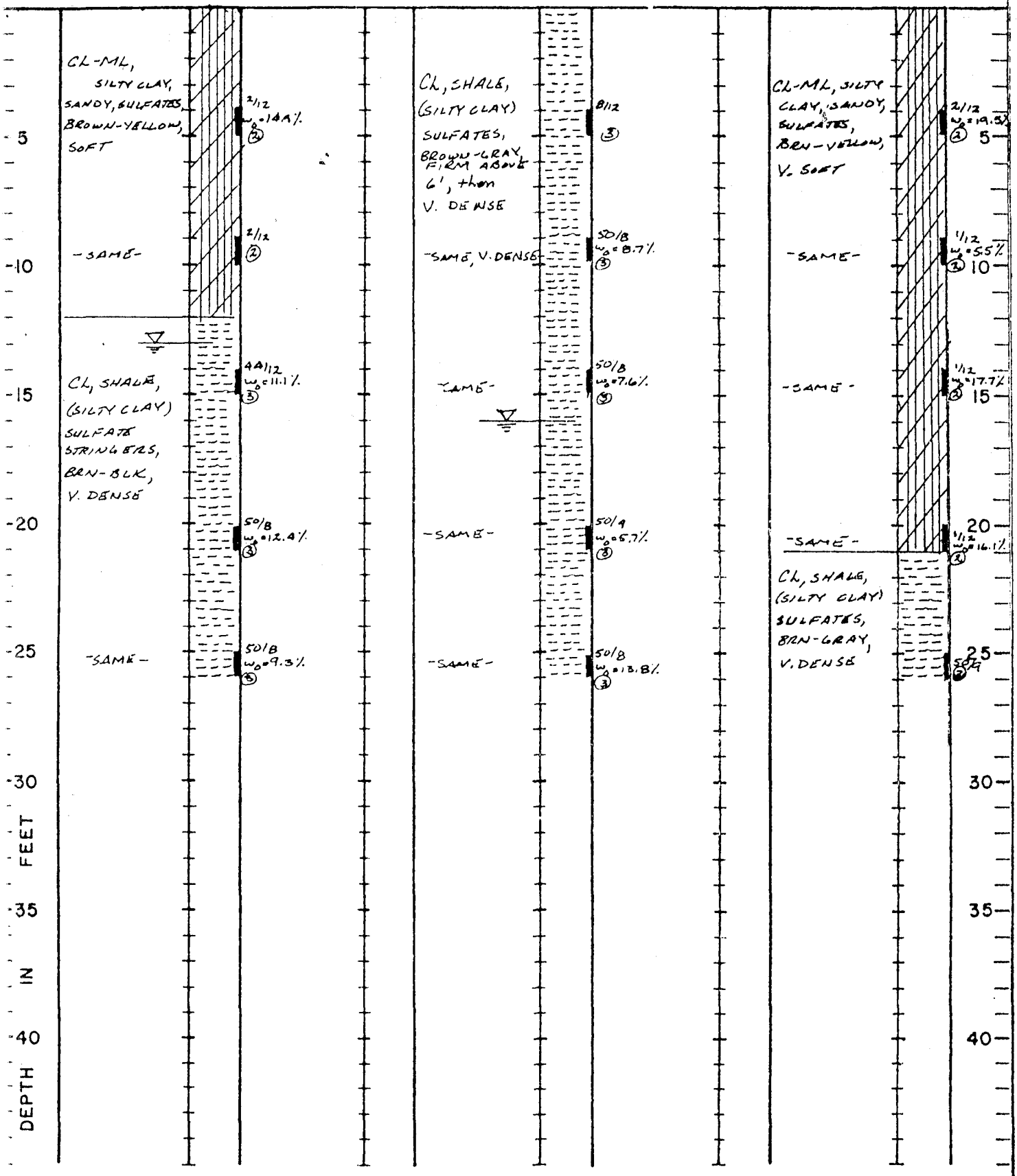


DRILLING LOGS

LINCOLN DeVORE ENGINEERS · GEOLOGISTS

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

TEST HOLE NO. 4 5 6
TOP ELEVATION



DRILLING LOGS

LINCOLN DeVORE ENGINEERS · GEOLOGISTS

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

SUMMARY SHEET

Soil Sample CL

Test No. 40646 J

Location Crestview Townhomes - Gu. Jct, CO

Date 8-3-81

Boring No. _____ Depth _____

Sample No. 1

Test by ADD

Natural Water Content (w) _____ %

Specific Gravity (Gs) _____

In Place Density (γ_o) _____ pcf

SIEVE ANALYSIS:

Sieve No.	% Passing
1 1/2"	
1"	
3/4"	
1/2"	
4	
10	100.0
20	99.8
40	99.6
100	97.3
200	87.6

HYDROMETER ANALYSIS:

Grain size (mm)	%
0.02	47.8
0.005	25.9

Plastic Limit P.L. 16.5 %

Liquid Limit L. L. 23.6 %

Plasticity Index P.I. 7.1 %

Shrinkage Limit _____ %

Flow Index _____

Shrinkage Ratio _____ %

Volumetric Change _____ %

Lineal Shrinkage _____ %

MOISTURE DENSITY: ASTM METHOD

Optimum Moisture Content _____ %

Maximum Dry Density - γ_d _____ pcf

California Bearing Ratio (av) _____ %

Swell: _____ Days _____ %

Swell against 980 psf Wo gain 13.5%

BEARING:

Housel Penetrometer (av) _____ psf

Unconfined Compression (qu) _____ psf

Plate Bearing: _____ psf

Inches Settlement _____

Consolidation % under psf

PERMEABILITY:

K (at 20°C) _____

Void Ratio _____

Sulfates ppm.

SOIL ANALYSIS

LINCOLN-DeVORE TESTING LABORATORY
COLORADO SPRINGS, COLORADO

SUMMARY SHEET

Soil Sample CL-ML

Test No. 40646 J

Location Crestview Townhomes - Gd. Jct., CO

Date 8-3-81

Boring No. _____ Depth _____

Sample No. 2

Test by ADD

Natural Water Content (w) _____ %

Specific Gravity (Gs) _____

In Place Density (γ_o) _____ pcf

SIEVE ANALYSIS:

Sieve No.	% Passing
1 1/2"	
1"	
3/4"	
1/2"	
4	100.0
10	99.6
20	98.8
40	96.8
100	90.9
200	82.6

HYDROMETER ANALYSIS:

Grain size (mm)	%
0.02	42.6
0.005	23.2

Plastic Limit P.L. 19.0 %

Liquid Limit L. L. 25.9 %

Plasticity Index P.I. 6.9 %

Shrinkage Limit _____ %

Flow Index _____

Shrinkage Ratio _____ %

Volumetric Change _____ %

Lineal Shrinkage _____ %

MOISTURE DENSITY: ASTM METHOD

Optimum Moisture Content _____ %

Maximum Dry Density - γ_d _____ pcf

California Bearing Ratio (av) _____ %

Swell: _____ Days _____ %

Swell against 1720 psf Wo gain 10.6 %

BEARING:

Housel Penetrometer (av) _____ psf

Unconfined Compression (qu) _____ psf

Plate Bearing: _____ psf

Inches Settlement _____

Consolidation _____ % under _____ psf

PERMEABILITY:

K (at 20°C) _____

Void Ratio _____

Sulfates _____ ppm.

SOIL ANALYSIS

LINCOLN-DeVORE TESTING LABORATORY
COLORADO SPRINGS, COLORADO

SUMMARY SHEET

Soil Sample SHALE - CL

Test No. 40646 J

Location CRESTVIEW TOWNHOMES - GD. JCT., CO

Date 8-3-81

Boring No. _____ Depth _____

Sample No. 3

Test by ADD

Natural Water Content (w) _____ %

Specific Gravity (Gs) _____

In Place Density (γ_o) _____ pcf

SIEVE ANALYSIS:

Sieve No.	% Passing
1 1/2"	
1"	
3/4"	
1/2"	
4	
10	100.0
20	99.9
40	98.1
100	95.5
200	92.8

HYDROMETER ANALYSIS:

Grain size (mm)	%
0.02	56.9
0.005	29.4

Plastic Limit P.L. 19.6 %

Liquid Limit L. L. 35.4 %

Plasticity Index P.I. 15.8 %

Shrinkage Limit _____ %

Flow Index _____

Shrinkage Ratio _____ %

Volumetric Change _____ %

Lineal Shrinkage _____ %

MOISTURE DENSITY: ASTM METHOD

Optimum Moisture Content _____ %

Maximum Dry Density - γ_d _____ pcf

California Bearing Ratio (av) _____ %

Swell _____ Days _____ %

Swell against 1230 psf Wo gain 17.1 %

BEARING:

Housel Penetrometer (av) _____ psf

Unconfined Compression (qu) _____ psf

Plate Bearing: _____ psf

Inches Settlement _____

Consolidation _____ % under _____ psf

PERMEABILITY:

K (at 20°C) _____

Void Ratio _____

Sulfates _____ ppm.

SOIL ANALYSIS

LINCOLN-DeVORE TESTING LABORATORY
COLORADO SPRINGS, COLORADO

REVIEW SHEET SUMMARY

FILE NO. # 7-89 TITLE HEADING Cond. Use - Calvary Bible Church DUE DATE 2/17/89

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Calvary Bible Church

Location: 629 27 1/2 Road Acres: 7.1

PETITIONER ADDRESS 888 Glenwood Avenue Grand Junction, CO 81501

ENGINEER n/a

DATE REC.	AGENCY	COMMENTS
NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.		
02/17/89	Development Dept.	The avigation easement must be recorded prior to issuance of a building permit. The design of the building and site seems to be sensitive to the surrounding uses. The parking proposed for Phase I is adequate for the designed capacity of the sanctuary. It is assumed that facilities in the building will not all be in use at the same time. The Code requires a dust-free surface for parking areas. A paved surface is preferred. What is the size of the proposed sign? A lighted sign will require a separate sign permit obtained by a licensed sign contractor. Initial development of the property must commence within the timeframe indicated in the project narrative as approved. The agreement between Louis P. and Geneva Hyde and Henry Faussone and Noel B. Norris, dated February 3, 1983, is not enforceable by the City. We encourage the parties involved to work out any conflicts with the agreement.
02/14/89	Mtn. Bell	No objection.
02/08/89	Public Service gas & electric:	No objections.
02/10/89	Building Dept.	No comments. Building Code requirements will be addressed at the time of permit process.
02/08/89	Police Dept.	No problems noted.
02/09/89	Fire Dept.	The following requirements are to be met: One fire hydrant shall be installed at the northeast corner of the property, on a minimum waterline size of 10 inches; access to the building shall be no less than 20 feet clear width of space. If parking or loading zones are to be provided, you will have to compensate for these; a Class IV, Type A, fire alarm system is required for occupancies of 300 or more; we will need to review the building plans prior to construction. If you have any questions, please call.
02/17/89	City Engineering	The service drive along the north property line should either be eliminated or made one-way-in only. There is not adequate sight distance to the north on 27 1/2 Road to exist from this service drive. The petitioners will be responsible for "half street improvements" along their frontage on 27 1/2 Road. These improvements can be designed and constructed to match the existing roadway, or funds for future street improvements could be placed in an escrow account. Because of existing structures at 15th Street, lack of adequate right-of-way, and utility relocation costs, the City has no plans to construct or to require others to construct F 1/4 Road between 15th St. and 27 1/2 Road. An easement should be provided for all existing and future planned utilities in the F 1/4 Road corridor. The parking area should be paved to eliminate a potential dust problem. A more detailed drainage and grading plan should be submitted to this office for review prior to beginning any grading work. The row of angled parking along the south property line would probably function better if laid out at a 45-degree angle.

#7-89 (Con't)

02/17/89	Walker Field	Request avigation easement.
02/17/89	Ute Water	No objections.
02/16/89	Public Works utilities:	Prior to building permit issuance, sewer tap and plant investment fees would have to be paid (call customer service). Sewer tap location should be noted on plans. Water tap location should be noted on plans.
	ROW Agent:	Right-of-way for 27 1/2 Road has not been formally conveyed. Property owners need to furnish a quit claim deed for 30' of right-of-way along 27 1/2 Road. This office can prepare the deed and will pay for the recording fees.

RESPONSE NECESSARY
by 3/3/89

sent or hand-delivered 2/23/89

REVIEW SHEET SUMMARY

FILE NO. # 7-89 TITLE HEADING Cond. Use - Calvary Bible Church DUE DATE 2/17/89

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Calvary Bible Church

Location: 629 27 1/2 Road Acres: 7.1

PETITIONER ADDRESS 888 Glenwood Avenue Grand Junction, CO 81501

ENGINEER n/a

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02/10/89	Building Dept.	No comments. Building Code requirements will be addressed at the time of permit process.
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RESPONSE NECESSARY

by 3/3/89

ROBERT D. JENKINS/AIA
ARCHITECT

March 2, 1989

TO: Grand Junction Planning Commission

FROM: Calvary Bible Church
Robert D. Jenkins/AIA, Owners Representative

RE: #7-89 Conditional Use-Calvary Bible Church
Response - Review Sheet Summary

Item 1 - Development Department:

a. The Aviation Easement shall be recorded by the Owner prior to application for a Building Permit.
b. The lighted sign shall be 8'x5', as indicated in the Project Narrative.

Item 2 - Fire Department:

a. An extension to existing 8" Ute Water Line shall be provided in accordance with requirements determined by Ute Water, the Grand Junction Fire Department, and the Grand Junction City Engineer. A new fire plug shall be located in the Right-of-Way for 27-1/2 Road, adjacent to the northeast corner of the Church Property.
b. A fire alarm system shall be installed in the building in accordance with current Building and Fire Codes as adopted by the City of Grand Junction.

Item 3 - City Engineering:

a. The service drive along the north property line shall be eliminated.
b. Funds for future street improvements shall be placed in an escrow account by the Owner.
c. An easement shall be provided along the F-1/4 Road Corridor for all existing and future planned utilities.

620 MAIN STREET / P.O. BOX 121 / GRAND JUNCTION, COLORADO 81502 / (303) 243-7340

ROBERT D. JENKINS/AIA
ARCHITECT

March 2, 1989

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Item 1 - Development Department:

a. The Aviation Easement shall be recorded by the Owner prior to application for a Building Permit.
b. The lighted sign shall be 8'x5', as indicated in the Project Narrative.

Item 2 - Fire Department:

a. An extension to existing 8" Ute Water Line shall be provided in accordance with requirements determined by Ute Water, the Grand Junction Fire Department, and the Grand Junction City Engineer. A new fire plug shall be located in the Right-of-Way for 27-1/2 Road, adjacent to the northeast corner of the Church Property.
b. A fire alarm system shall be installed in the building in accordance with current Building and Fire Codes as adopted by the City of Grand Junction.

Item 3 - City Engineering:

a. The service drive along the north property line shall be eliminated.
b. Funds for future street improvements shall be placed in an escrow account by the Owner.
c. An easement shall be provided along the F-1/4 Road Corridor for all existing and future planned utilities.

620 MAIN STREET / P.O. BOX 121 / GRAND JUNCTION, COLORADO 81502 / (303) 243-7340

Item 4 - Public Works:

a. Utilities. Sewer tap and plant investment fees shall be paid prior to application for a Building Permit. Tap locations shall be located on the Construction Documents.

b. ROW Agent. The Owners shall furnish a Quit Claim Deed for 30' of Right-of-Way along 27-1/2 Road.

Respectfully submitted,

Robert D. Jenkins/AIA

UTE WATER CONSERVANCY DISTRICT
POST OFFICE BOX 460
GRAND JUNCTION, COLORADO 81502-0460

560-25 ROAD

TELEPHONE 242-7491

March 2, 1989

Mr. Bill Norris
Coldwell Banker
P. O. Box 3117
Grand Junction, CO 81502

Mesa County Planning Commission
Grand Junction, CO

Dear Mr. Norris, Mesa County Planning Commission, et. al.:

The Calvary Bible Church project site on 27½ Road can be adequately served with both domestic and fire protection water from an existing 8" diameter water line within the east half of the 27½ Road right-of-way.

This line originates from connection points to an 18" main in 28 Road and winds its way through the Spring Valley Subdivison. It is currently ended at the northerly development limits of the Spring Valley project along 27½ Road.

If you have additional questions or concerns please feel free to contact me.

Sincerely,

Charlie

C. E. Stockton, Assistant Manager
Ute Water Conservancy District
CES/rlc

Grand Junction Fire Department
330 South Sixth Street
Grand Junction, Colorado
81501-7784

DATE: March 3, 1989

TO: Karl Metzner, Planning Director

FROM: George Bennett, Fire Inspector

RE: CALVARY BIBLE CHURCH, CONDITIONAL USE

This letter is to amend the review on February 9, 1989 requiring that a 10" water line be extended up 27 1/2 Rd. to the north east corner of the property for a required fire hydrant. There is already an 8" water line in place up to or past the property line. The required fire hydrant can be installed off this existing water line.

OFF ACTION SHEET

CONDITIONAL USE

Acres 7.1

Units

Density

File No.

Zone RSF-4

Tax Parcel Number 2945-013-00-012,056

Activity Conditional Use for Calvary Bible Church

1/2 Rd & F 1/4 629 27 1/2 Rd

Mr. Hyde 242-8536

Date Mailed Out

Date Posted

Return by

Open Space Fee Required $

Paid Receipt #

Paid (Date)

Date Recorded

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 } G.V. 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 City Attorney
- Building Dept.

Review Agencies

about ... having a school on property - Calvary Bible at 629 27 1/2 Rd. He'll be watching Church.

totals

BOARDS PC DATE 3/7/89

Approve subject to summary sheet comments & that dust-free surface be maintained and that the parking lot be paved within 5 years of issuance of building permit.

Irrigation easement must be recorded prior to issuance of building permit

STAFF

Jim Roff 434-5071

Water tap for Building Permit Ute water

FEE REQUIREMENTS

City of G.J. at time of submittal

Original

development summary

File # 7-89 Name Conditional Use Calvary Bible Church Date 3/9/89

FOR CITY COUNCIL INFORMATION ONLY--NO HEARING NECESSARY

PROJECT LOCATION: Northwest corner of 27 1/2 Road and F 1/4 Road

PROJECT DESCRIPTION: A request for a conditional use for Calvary Bible Church on 7.1 acres in an RSF-4 zone.

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	n/a		Irrigation/Drainage	X	
			Landscaping/Screening	X	
			Other:		

* See explanation below

STATUS & RECOMMENDATIONS:

The design will be compatible with the neighborhood, with 97% of the land being left as open space (parking lot and playing fields).

Planning Commission Action

March 7, 1989: Planning Commission approved the request, subject to review agency summary comments. This does not require action by the City Council.

Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

August 9, 1989

Mr. Robert D. Jenkins
P.O. Box 121
Grand Junction, CO 81502

Dear Rob:

I've reviewed the request for a minor change for the building footprint of the Calvary Bible Church, 629 27 1/2 Road, File #7-89. The revised plan fits the criteria for a minor change, and you may consider this letter as approval of the revised plan.

I want to remind you that the following outstanding items need to be provided prior to issuance of a building permit:

1. Avigation Easement
2. Deed for utility easement in F 1/4 Road corridor
3. Deed for 27 1/2 Road right-of-way
4. Escrow funds for 27 1/2 Road half-street improvements
5. City Engineer's approval of grading and drainage plan

The revised structure footprint will require some modification to the landscape plan. I will not require a revised landscape plan, but will expect that equivalent landscaping be provided elsewhere on the site.

Please let me know if you have any questions regarding any of these matters.

Sincerely,

Karl G. Metzner
Director of Planning

KGM/tt

xc: File #7-89

BECKNER & NOTTINGHAM, P.
Attorneys at Law
Suite 850 Valley Federal Plaza
225 North Fifth Street
P.O. Box 2846
Grand Junction, Colorado 81502

Larry B. Beckner
Edward W. Nottingham
Marna M. Lake

Telephone: (303) 245-4300
Telecopier: (303) 245-0743

August 15, 1989

(Letter to MARKA JIM S KARL M COUNCIL (Based on the discussion last meeting, I'm preparing a 1st position lien to secure the obligation) Dan

City Council of Grand Junction
250 North 5th Street
Grand Junction, Colorado 81501

Dear Council Members:

This Petition is presented on behalf of the Calvary Bible Church and is submitted in connection with the construction of their new facility at 629 27 1/2 Road.

Nine months ago, the Calvary Bible Church facility at 888 Glenwood caught fire and burned. The congregation has worked diligently since then to rebuild the church, and last Sunday they broke ground at the new location on 27 1/2 Road.

The congregation has taken the project through the building department review process and thought they were in a position to obtain the building permit and immediately commence construction. However, they have now been advised that they must place $20,000.00 with the City to pay for needed future road improvements. This requirement has come as a last minute surprise. The review comments (a copy of which is attached) provide that the church would be responsible for one-half the street improvement costs and the funds for future street improvements could be placed in escrow. No amount or time frame for creating the escrow had been stated until the building permit was actually applied for. Requesting payment of the $20,000.00 in up front funds will make it difficult to proceed as planned with the construction and the construction budget will be strained. The $20,000.00 was not a part of the construction budget, and it was anticipated that the escrowed funds would be generated from the sale of the old church property.

The church currently has listed for sale the old church property at the corner of Glenwood and Cannell. The corner lot is listed at $95,000.00. The property is free from any liens. The church requests that it be allowed to fulfill its road improvement obligation to the City by executing a Promissory

Note to the City for $20,000.00 payable in full upon the sale of the corner lot. The Note would be secured by a Deed of Trust on the property.

By allowing payment in this fashion you will ease the cash flow problem during construction. Your consideration of this matter is greatly appreciated.

Sincerely,

Larry Beckner

Larry B. Beckner

LBB:ms
Encl.

August 16,1989

Mr. Robert D. Jenkins
62Ø Main Street
P.O. Box 121
Grand Junction, Colorado

Re: Calvary Bible Church

Dear Mr. Jenkins:

I have reviewed the final site plan for the proposed church and have the following comments:

1. Grades and elevations should be shown on all site pavement and concrete construction to insure proper drainage of the paved surfaces. Elevations should be shown on proposed contours on the east side of the building. Areas which are to be landscaped should be designated on the plan.

2. The parking lot should be graded and designed such that on site detention of storm runoff will be provided at such time that the parking lot is paved. On site detention is required for all runoff in excess of historic (undeveloped) conditions up to and including a 1Ø year storm event. This detention could be provided within the parking area or west of the parking area with some type of outlet control to the existing drainage channel. Historic and developed runoff rates should be calculated using the rational method and shown of the plans.

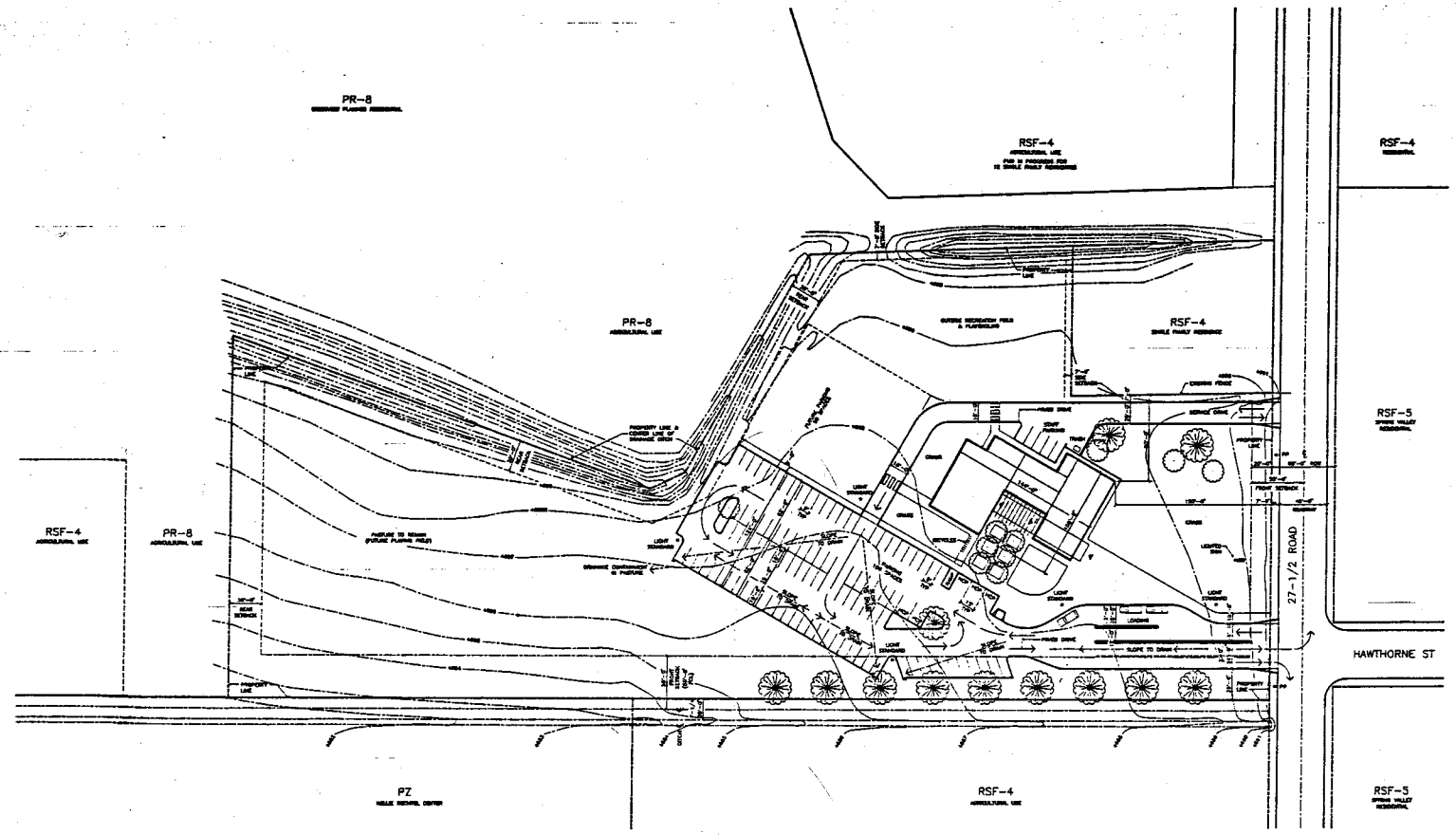
3. We have estimated the cost to construct half street improvements on 27.5 Road to be $6Ø per abutting foot. This includes 22.5 feet of pavement width and a 7 ft. wide curb, gutter and sidewalk.

Please call if you have any questions regarding these items.

Sincerely,

J. Don Newton
City Engineer

xc: Karl Metzner



SITE PLAN

VICINITY MAP

ROBERT DALTON JENNINGS ARCHITECT
STATE OF COLORADO ROBERT DALTON JENNINGS B-1168 LICENSED ARCHITECT

CALVARY BIBLE CHURCH

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Office

A1

C Larry Beckner FHI

Feb. 26, 1990

To: Mark Achen

From: Jim Shanks JS

Re: Calvary Bible Church - 629 27 1/2 Rd.

The Calvary Bible Church is currently constructing a new church at 629 27 1/2 Road. As a part of their development they are required to construct half road improvements on 27 1/2 Road. In lieu of construction they have the option of escrowing funds equal to the construction cost. We estimate the cost of the half street improvements to be $25,980.

The church approached the city and suggested that in lieu of their paying the improvement cost that one of their members would donate right-of-way on the west side of 25 Road of an equal value. The right-of-way consists of 40' adjacent to Grand Mesa Marine and All Sports Honda. There is a total of 28,966 square feet at an estimated value of $1 per square ft.

27 1/2 Road is scheduled for reconstruction in 1993. The full cost of this improvement is in the 10 year capital improvements plan. The reconstruction of 25 Road is not currently listed in the 10 year plan, although it will need to be widened some day.

The City Council CIP committee discussed this proposal and recommended acceptance. The owner of the land to be given to the City is required to submit an ownership and encumbrance report and provide a partial release for any liens on the property.

c: Don Newton
Tim Woodmansee
Dan Wilson
Karl Metzner

~~EXHIBIT A~~

1523802 03:06 PM 08/28/89
E.SAWYER, CLK&REC MESA COUNTY CO
DOC EXEMPT

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 CALVARY BIBLE CHURCH, 629 27½ Road, Grand Junction, CO 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:

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 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 successors and assigns, due to such noise, vibrations, smoke, fumes, glare, dust, fuel particles caused by the normal operation of such aircraft.

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 take off 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 or aircraft.

#07 89

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From Office

Grantor agrees the aforesaid covenants and agreements shall run with the land for the benefit of Grantee, its 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 2 day of February, A.D. 1989.

CALVARY BIBLE CHURCH

BY Donald K Burr

STATE OF COLORADO)
) ss:
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 2 day of February, A.D. 1989, by Donald K. Burr.

My Commission expires: 11-22-89.

NOTARY PUBLIC STATE OF COLORADO

Marilyn L. Colvin
Notary Public

638 Peony Drive
Grand Junction
Colorado 81503