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File 1991-0076 Name: Sperber Lane Subdivision and ROW Vacation

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		A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories. Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.
X	X	**Table of Contents**
		Review Sheet Summary
X	X	**Review Comments**
X	X	Application form
X	X	Review Sheets
X		Receipts for fees paid for anything
		***Submittal checklist**
X	X	***General project report**
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	***Mailing list to adjacent property owners**
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		***Final reports for drainage and soils (geotechnical reports)**
		Other bound or non-bound reports
		Traffic studies
X	X	***Petitioner's response to comments**
		***Staff Reports**
		***Planning Commission staff report and exhibits**
		***City Council staff report and exhibits**
		***Summary sheet of final conditions**

DOCUMENT DESCRIPTION:

X	X	Action Sheet - 1/7/92	X	X	City Council Agenda Item Summary - 1/22/92
X		Subdivision Summary Form - no date	X	X	City Council Agenda - 1/22/92, 2/5/92 - **
X		Notice of Public Hearing - 1/7/92	X		Commitment to Insure from Abstract & Title co. of Mesa Co., Inc. - 8/7/91
X	X	Sperber Lane Minor Dedication Map with outline of Vacation Request	X		Suggested Motions Sheet-no date
X		Treasurer's Certificate of Taxes Due - 8/26/91	X		Construction proposal from United Companies - 1/25/93
X	X	Memo from Jim Shanks to Karl Metzner re: not requiring Mr. Sperber to construct adjacent street improvements to Sperber lan-4/2/90	X		Construction Bid from Ben Dowd Excavating, Inc. - 4/7/92
X		Various e-mails	X	X	Bldg. Permit Guarantee Format - 2/5/93
X	X	Ordinance No. 2560 - **	X	X	Development Improvements agmt. - not signed
X	X	Planning Commission Minutes - 1/7/92 - **	X		Certification of plat - 5/19/93
X	X	Utility Coordinating Committee Meeting Agenda - 1/8/92	X	X	Soils Report
X		Legal Ad - 1/15/92	X	X	Subsurface Soils Exploration Lincoln Devore-10/23/91

X		Public Notice Posting - 1/14/91			
X	X	Sanitary Sewer Extension Map - to be scanned			
X	X	Sperber Lane Minor Subdivision Map - GIS Historical Maps-**			

A

22

GRAND JUNCTION planning

Receipt #_____

Date Rec._____

Received By_____

DEVELOPMENT APPLICATION

We, the undersigned, Being the owners of property situated in Mesa County, State of Colorado, as described on the attached legal description form do hereby petition this:

Type of Petition	Sq.Ft	Phase	Common Location	Zone	Type of Usage
(●) Subdivision Plat/Plan		(●) Minor ( ) Major	Sperber LANE Approx. 1000 ft. EAST of 26 1/2 Rd.	RSF-4	
( ) Rezone				Frm ▷ To	
( ) Planned Development		( ) ODP ( ) Prelim ( ) Final			
( ) Conditional Use					
( ) Hwy-Oriented Development				H.O.	
( ) Text Amendment					
( ) Special Use					
(●) Vacation			PORTION of the Cul-de-SAC that is not needed for the 50' ROW for Sperber Ln RSF-4		(●) Right-of-way ( ) Easement

PROPERTY OWNER (●)	DEVELOPER (●)	REPRESENTATIVE (●)
Mr & Mrs. Fred w Sperber	Mr & Mrs Fred w Sperber	SAME
Name	Name	Name
2665 Sperber Ln	Same	Same
Address	Address	Address
Grand Jct	CO. Same	Same
City/State	City/State	City/State
242-7704	Co. 242 7704	242-7704
Business Phone #	Business Phone #	Business Phone #

Note: Legal property owner is owner of record on date of submittal.

WE HEREBY ACKNOWLEDGE THAT WE HAVE FAMILIARIZED OURSELVES WITH THE RULES AND REGULATIONS WITH RESPECT TO THE PREPARATION OF THIS SUBMITTAL, THAT THE FOREGOING INFORMATION IS TRUE & COMPLETE TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME THE RESPONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION AND THE REVIEW SHEET COMMENTS. WE RECOGNIZE THAT WE OURSELVES, OR OUR REPRESENTATIVE(s) MUST BE PRESENT AT ALL HEARINGS. IN THE EVENT THAT THE PETITIONER IS NOT REPRESENTED, THE ITEM WILL BE DROPPED FROM THE AGENDA, AND AN ADDITIONAL FEE CHARGED TO COVER RE-SCHEDULING EXPENSES BEFORE IT CAN AGAIN BE PLACED ON THE AGENDA

X Fredw Sperber — 8/20/91

Signature of person completing application — Date

X Fredw Sperber

X Alice L Sperber

Signature of property owner(s) - attach additional sheets if necessary

250 N 5th St

A

Receipt # 4721
Date Rec. 11-7-91
Received By KK

DEVELOPMENT APPLICATION

We, the undersigned, Being the owners of property situated in Mesa County, State of Colorado, as described on the attached legal description form do hereby petition this:

Type of Petition	Sq.Ft	Phase	Common Location	Zone	Type of Usage
(●) Subdivision Plat/Plan		(●) Minor ( ) Major	Sperber LANE Approx. 1000 ft. EAST of 26 1/2 Rd.	RSF-4	
( ) Rezone				Frm ▷ To	
( ) Planned Development		( ) ODP ( ) Prelim ( ) Final			
( ) Conditional Use					
( ) Hwy-Oriented Development				H.O.	
( ) Text Amendment					
( ) Special Use					
(●) Vacation			50' Radius of cul-de-sac to be VACATED ON Sperber LANE		(●) Right-of-way ( ) Easement

PROPERTY OWNER (●)	DEVELOPER (●)	REPRESENTATIVE (●)
Mr & Mrs. Fred w Sperber	Mr & Mrs Fred w Sperber	Same
Name	Name	Name
2665 Sperber Dr	Same	Same
Address	Address	Address
Grand Jct	CO. Same	Same
City/State	City/State	City/State
242-7704	Co. 242 7704	242-7704
Business Phone #	Business Phone #	Business Phone #

Note: Legal property owner is owner of record on date of submittal.

WE HEREBY ACKNOWLEDGE THAT WE HAVE FAMILIARIZED OURSELVES WITH THE RULES AND REGULATIONS WITH RESPECT TO THE PREPARATION OF THIS SUBMITTAL, THAT THE FOREGOING INFORMATION IS TRUE & COMPLETE TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME THE RESPONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION AND THE REVIEW SHEET COMMENTS. WE RECOGNIZE THAT WE OURSELVES, OR OUR REPRESENTATIVE(s) MUST BE PRESENT AT ALL HEARINGS. IN THE EVENT THAT THE PETITIONER IS NOT REPRESENTED, THE ITEM WILL BE DROPPED FROM THE AGENDA, AND AN ADDITIONAL FEE CHARGED TO COVER RE-SCHEDULING EXPENSES BEFORE IT CAN AGAIN BE PLACED ON THE AGENDA

X Fred w Sperber — 8/20/91
Signature of person completing application — Date

X Fred w Sperber
X Alice L Sperber
Signature of property owner(s) - attach additional sheets if necessary

H (1)

Petitioner
Fred W. Sperber
2665 Sperber Lane
Grand Junction, Colorado 81506

Richard L. Watson
653 26 Road
Grand Junction, Colorado 81506

~~Property Owners Within 200 Foot Radius of Proposed Minor Subdivision~~

Steve Bucra
601 South Sunset Court
Grand Junction, Colorado 81504

Property Owners Within 200 Foot Radius of Proposed Minor Subdivision

Jamie Obrecht
4881 Dillon Street
Aurora, Colorado 80015

~~Kenneth M. Muhr
680 Sperber Lane
Grand Junction, Colorado 81506~~

Steven Meyers
5397 Plateau Court
Grand Junction, Colorado 81506

Dennis Kirtland
2675 Homestead Road
Grand Junction, Colorado 81506

Robert Wilson
2664 Sperber Lane
Grand Junction, Colorado 81506

Edward L. Ellinwood
694 Sperber Lane
Grand Junction, Colorado 81506

Kenneth M. Muhr
680 Sperber Lane
Grand Junction, Colorado 81506

Elizabeth J. Jaros
674 26 1/2 Road
Grand Junction, Colorado 81506

Vincent R. Gray
2669 Sperber Lane
Grand Junction, Colorado 81506

Frankie Squirrell
2658 Sperber Lane
Grand Junction, Colorado 81506

Timothy C. Woomer
684 Crest Court
Grand Junction, Colorado 81506

TO GRAND JUNCTION PLANNING COMMISSION

I WISH TO SUBMIT PLANS FOR A MINOR SUBDIVISION ALONG SPERBER LANE.

SPERBER LANE IS ABOUT 3/4 OF A MILE NORTH OF SAINT MARY'S ON 26 1/2 ROAD AND THEN EAST.

I DO NOT INTEND TO DEVELOPE THE LAND ONLY SUBDIVIDE IT.

THE ZONING SHALL REMAIN RSF4. BY MAKING IT INTO ABOUT 1 ACRE SITES, IT WILL FIT INTO THE SURROUNDING AREA.

THE REASON I DID NOT DO THIS WHEN I DID THE SPERBER MINOR SUBDIVISON I DID NOT KNOW WHAT I WANTED TO DO WITH THE REST OF THE PROPERTY. I COULD HAVE MADE IT INTO ABOUT 9 LOTS BUT DECIDED IT WOULD NOT FIT THE AREA.

WHEN SPERBER LANE WAS PUT IN, THE ROAD DID NOT GO WEST TO 26 1/2 ROAD AND IT ENDED WITH A CULDESAC WITH WHICH I WOULD LIKE TO DO AWAY WITH; AND THEREFORE THIS WOULD STRAIGHTEN OUT THE RIGHT OF WAY.

Fred W. Sperber

SPERBER LANE MINOR SUBDIVISION
FILE # 76-91

Located on Sperber Lane between 26 1/2 Rd and G Rd.

Petitioner is Fred Sperber.

Current zoning is RSF-4, a change in zoning is **not** being requested.

Currently there are two lots, request is to subdivide into 5 lots. An existing house now sits on Lot 1, Block 2.

All review agency comments have not been satisfactorily addressed. The following have not been adequately addressed:

CITY ENGINEER:

1. Existing chip and seal is not adequate. City Engineer requires that the road be reconstructed full width along the frontage of lots 1, 2, and 3 to the proposed rural road standard. Rural Standard is a 24 ft wide pavement width. Thickness depends on existing base thickness.

2. Requires changing the radius on the horizontal curve at the Southeast corner of lot 3 to meet minimum requirements for a turning roadway.

3. A new culvert is required where the drainage from lots 1, 2 and 3, Block 1 crosses Sperber Lane. Drainage easement is required from Sperber Lane south to drainage.

4. A Street light is required on the horizontal curve at the Southeast corner of lot 3.

COMMUNITY DEVELOPMENT:

An Improvements Agreement and Guarantee is required for road improvements, extension of the sewer line, installation of the street light and any other public improvements required. The improvements Agreement and Guarantee are required prior to recording of the plat and must be approved by the City.

Staff recommends approval of the Final Plat subject to the review agency summary sheet comments and with the following condition:

1) All road improvements be approved and accepted by the City Engineer and the City Public Works Director.

Staff recommends approval of the vacation of a portion of the cul-de-sac on Sperber Lane.

(SPERBER.RPT)

April 2, 1990

To: Karl Metzner

From: Jim Shanks

Re: Sperber Subdivision

I have reviewed the above referenced plat with regards to the improvement of Sperber Lane. As you know, we are in the process of developing standards for rural type streets for subdivisons with densities less than 2 units per acre. This standard will soon be adopted by City Council. This particular subdivision meets the requirements that we are proposing. Also we have tested the pavement section of existing Sperber Lane and find it to be adequate.

Based on the City Council resolution adopting street standards which gives the Public Works Director the authority to waive the requirements when the conditions dictate, I have agreed not to require Mr. Sperber to construct adjacent street improvements to Sperber Lane.

2-90

TO GRAND JUNCTION PLANNING COMMISSION

I WISH TO SUBMIT PLANS FOR A MINOR SUBDIVISION ALONG SPERBER LANE.

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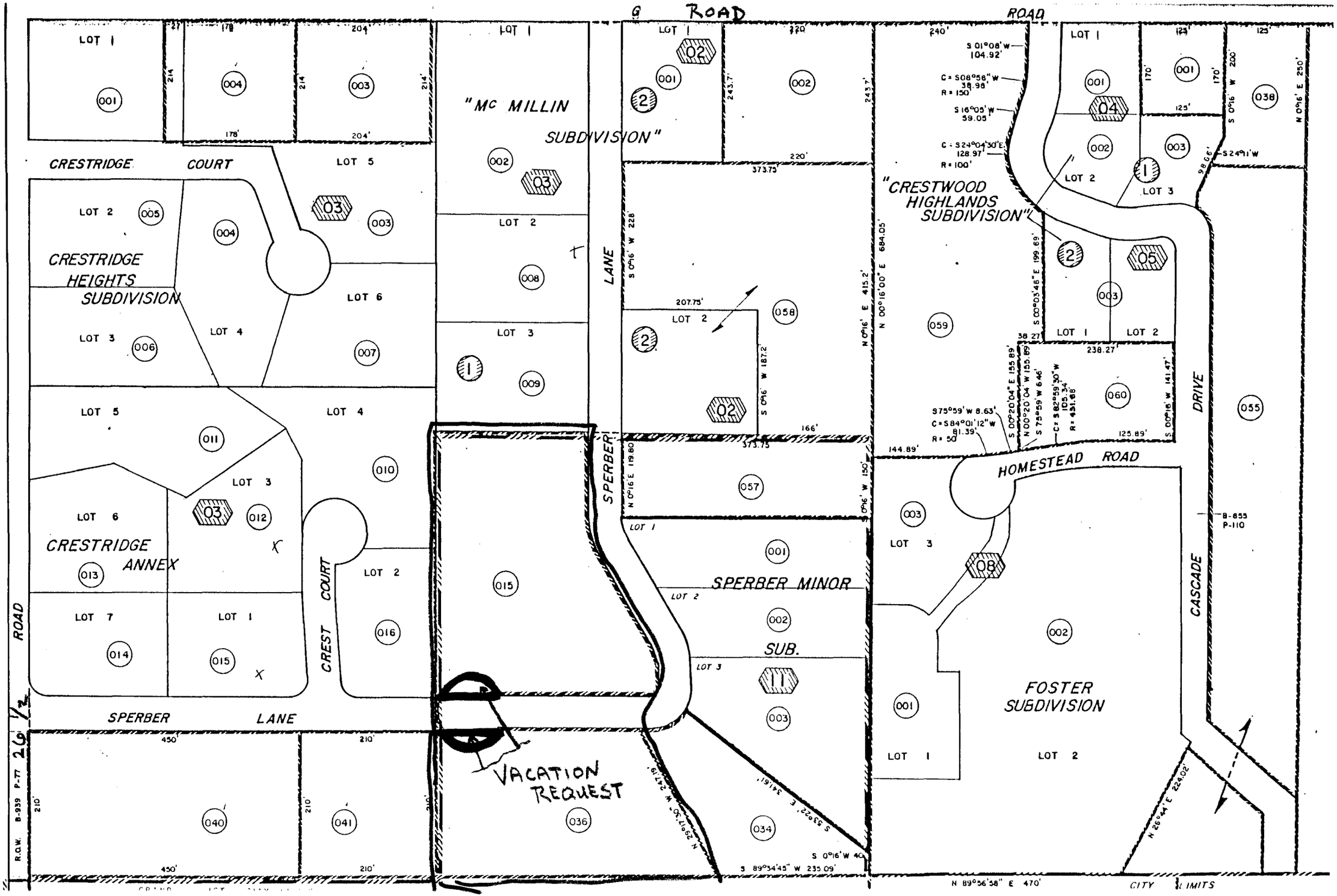
I DO NOT INTEND TO DEVELOPE THE LAND ONLY SUBDIVIDE IT.

THE ZONING SHALL REMAIN RSF4. BY MAKING IT INTO ABOUT 1 ACRE SITES, IT WILL FIT INTO THE SURROUNDING AREA.

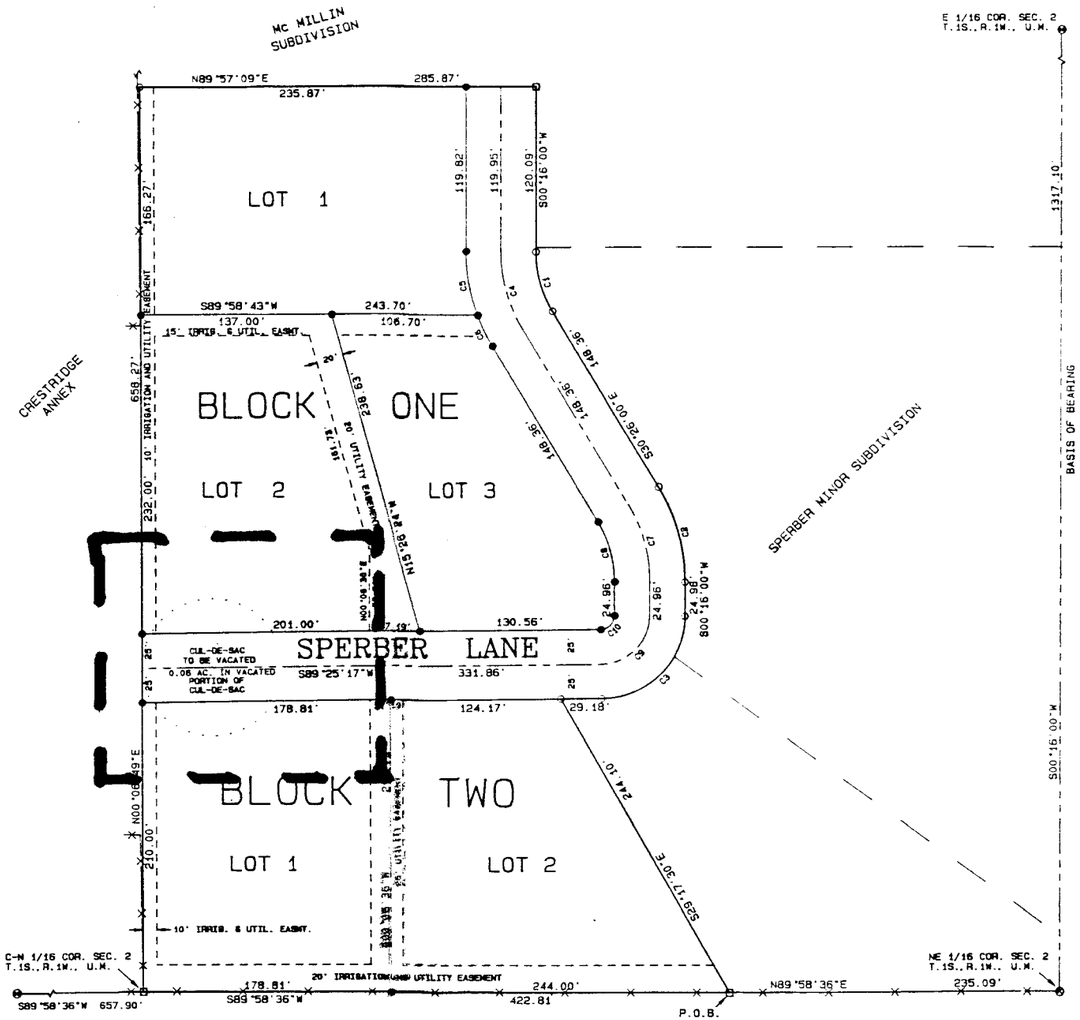
THE REASON I DID NOT DO THIS WHEN I DID THE SPERBER MINOR SUBDIVISON I DID NOT KNOW WHAT I WANTED TO DO WITH THE REST OF THE PROPERTY. I COULD HAVE MADE IT INTO ABOUT 9 LOTS BUT DECIDED IT WOULD NOT FIT THE AREA.

WHEN SPERBER LANE WAS PUT IN, THE ROAD DID NOT GO WEST TO 26 1/2 ROAD AND IT ENDED WITH A CULDESAC WITH WHICH I WOULD LIKE TO DO AWAY WITH; AND THEREFORE THIS WOULD STRAIGHTEN OUT THE RIGHT OF WAY.

Fred W. Sperber


G ROAD
ROAD
"MC MILLIN SUBDIVISION"
"CRESTWOOD HIGHLANDS SUBDIVISION"
CRESTRIDGE COURT
CRESTRIDGE HEIGHTS SUBDIVISION
CRESTRIDGE ANNEX
SPERBER LANE
SPERBER MINOR SUB.
FOSTER SUBDIVISION
CREST COURT
HOMESTEAD ROAD
CASCADE DRIVE
VACATION REQUEST
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
B-855 P-110
R.O.W. B-939 P-77
CITY LIMITS

SPERBER LANE MINOR SUBDIVISION



CURVE #	DELTA	RADIUS	ARC	CH. BRG.	CHORD
C1	30°42'07"	85.00'	45.55'	S15°04'47"E	45.01'
C2	30°41'59"	135.00'	72.33'	N15°05'03"W	71.47'
C3	89°09'14"	60.00'	93.36'	S44°50'41"W	84.22'
C4	30°42'07"	110.00'	58.94'	S15°04'50"E	58.24'
C5	20°09'26"	135.00'	47.49'	S09°48'42"E	47.25'
C6	10°32'40"	135.00'	24.84'	S25°09'16"E	24.81'
C7	30°41'59"	110.00'	58.94'	N15°05'05"W	58.24'
C8	30°41'58"	85.00'	45.54'	S15°04'49"E	45.00'
C9	89°09'14"	35.00'	54.46'	S44°50'42"W	49.13'
C10	89°09'14"	10.00'	15.56'	S44°50'47"W	14.04'

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three 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.

LEGEND

- ⊕ FOUND MESA COUNTY SURVEY MONUMENT
- ⊗ FOUND B.L.M. ALUM. MONUMENT
- □ SET #5 REBAR w/ ALUM. CAP IN CONCRETE L.S.24306
- ● SET #5 REBAR w/ ALUM. CAP L.S.24306
- ⊙ FOUND #5 REBAR, SET IN CONCRETE

AREA SUMMARY

LOTS	4.275 AC.
SPERBER LANE	0.915 AC.
TOTAL	5.190 AC.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Fred W. Sperber and A.J. Sperber, also known as Alice Jeane Sperber, are the owners of that real property located in the NW 1/4 NE1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the found B.L.M. monument for the NE 1/16 corner of said Section 2, the Basis of Bearing being N00°16'00"E along the east line of said NW1/4 NE1/4;
thence S89°58'36"W a distance of 235.09 feet along the south line of said NW1/4 NE1/4 to the Point of Beginning;
thence S89°58'36"W a distance of 422.81 feet;
thence N00°06'49"E a distance of 658.27 feet;
thence N89°57'09"E a distance of 285.87 feet to the easterly side of Sperber Lane;
thence S00°16'00"W a distance of 120.09 feet along said Sperber Lane;
thence along the arc of a curve to the left a distance of 45.55 feet, having a central angle of 30°42'07" and a radius of 85.00 feet, the chord of which bears S15°04'47"E a distance of 45.01 feet along said Sperber Lane;
thence S30°26'00"E a distance of 148.36 feet along said Sperber Lane;
thence along the arc of a curve to the right a distance of 72.33 feet, having a central angle of 30°41'59" and a radius of 135.00 feet, the chord of which bears S15°05'03"E a distance of 71.47 feet along said Sperber Lane;
thence S00°16'00"W a distance of 24.96 feet along said Sperber Lane;
thence along the arc of a curve to the right a distance of 93.36 feet, having a central angle of 89°09'14" and a radius of 60.00 feet, the chord of which bears S44°50'41"W a distance of 84.22 feet along said Sperber Lane;
thence S89°25'17"W a distance of 29.18 feet along said Sperber Lane;
thence S29°17'30"E a distance of 244.10 feet to the Point of Beginning.
Said parcel contains 5.19 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as SPERBER LANE MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado. That said owners do hereby dedicate and set apart all of the streets and roads, as shown on the accompany plat on behalf of the public forever, and hereby dedicates to the City of Grand Junction on behalf of the public utilities those portions of said property that are labeled "utility easement" on said plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to underground electric, gas, telephone, cable television lines and sewer and water mains, together with the right to trim interfering trees and brush. Such easements and rights shall be used 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 City of Grand Junction.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this _____ day of _____, 1991.

_____ _____
Fred W. Sperber Alice J. Sperber

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this _____ day of _____, 1991, by Fred W. Sperber and Alice J. Sperber

My commission expires _____ Witness my hand and official seal _____
Notary Public
Address _____
_____

CITY APPROVAL

This plat of SPERBER LANE MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the _____ day of _____, 1991.

_____ _____ _____ _____
City Manager President of Council Chairman, Grand Junction City Planning Commission City Planning Director

_____
Grand Junction City Engineer

UTILITIES COORDINATING COMMITTEE CERTIFICATE

Approved this _____ day of _____, 1991, by the Utilities Coordinating Committee of the County of Mesa, Colorado.

_____
Chairman

SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, a registered Professional Land Surveyor in Colorado, do hereby certify that this subdivision plat and survey of SPERBER LANE MINOR SUBDIVISION was made by me and/or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations.

_____ _____
Steven L. Hagedorn PLS 24306 Date

N

GRAPHIC SCALE 1"=50'
0 50 100 150

SPERBER LANE MINOR SUBDIVISION
Located in the
NW 1/4 NE 1/4 of SECTION 2, T.1 S., R.1 W.,
UTE MERIDIAN, MESA COUNTY, COLORADO

D H THOMPSON SURVEYS INC
1231 N.23rd ST., #108 - GRAND JUNCTION, CO
(303) 243-6067 (303) 245-8749

Designed By S.L.H.	Checked By M.W.D.	Job No. 0130-001
Drawn By TMODEL	Date JUNE 1990	Sheet 1 of 1

SUBSURFACE SOILS EXPLORATION

SPERBER LANE MINOR SUBDIVISION

GRAND JUNCTION, COLORADO

Prepared For:

Mr. Fred Sperber
2665 Sperber Lane
Grand Junction, CO 81506

Prepared By:

LINCOLN-DeVORE, INC.
1441 Motor Street
Grand Junction, CO 81505

October 23, 1991

Lincoln DeVore, Inc.
Geotechnical Consultants
1441 Motor St.
Grand Junction, CO 81505
(303) 242-8968

October 23, 1991

Mr. Fred Sperber
2665 Sperber Lane
Grand Junction, CO 81506

Re: SUBSURFACE SOILS EXPLORATION

SPERBER LANE MINOR SUB.

Grand Junction, Colorado

Dear Sir:

Transmitted herein are the results of a Subsurface Soils Exploration for the proposed Sperber Lane Minor Subdivision for the construction single family residential structures.

If you have any questions after reviewing this report, please feel free to contact this office at any time. This opportunity to provide Geotechnical Engineering services is sincerely appreciated.

Respectfully submitted,

LINCOLN-DeVORE, INC.

By: _____
Edward M. Morris, E.I.T.
Western Slope Branch Manager
Grand Junction, Office

Reviewed by: _____ 10/24/91
George D. Morris, P.E.
Colorado Springs Office

GEORGE D. MORRIS REGISTERED 2051 PROFESSIONAL ENGINEER STATE OF COLORADO

EMM/rl

LDTL Job No. 74770-J

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INTRODUCTION

PROJECT DESCRIPTION

This report presents the results of our geotechnical evaluation performed to determine the general subsurface conditions of the site applicable to construction of single-family, residential buildings. A vicinity map is included in the Appendix of this report.

To assist in our exploration, we were provided with a plat of the Sperber Lane Minor Subdivision. The Boring Location Plan attached to this report is based on that plan provided to us.

We understand that the proposed structures will be single-family, residential buildings and are anticipated to be wood-framed with possible brick or rock veneer. These structures may or may not incorporate full basements and may or may not utilize concrete floor slabs on grade. Lincoln DeVore has not seen a full set of any of the building plans, but structures of this type typically develop wall loads on the order of 900 to 2000 plf and column loads on the order of 6 to 15 kips.

The characteristics of the subsurface materials encountered were evaluated with regard to the type of construction described above. Recommendations are included herein to match the described construction to the soil characteristics found. The information contained herein may or may not be valid for other purposes. If the proposed site use is changed or types of construction proposed, other than noted herein, Lincoln

DeVore should be contacted to determine if the information in this report can be used for the new construction without further field evaluations.

PROJECT SCOPE

The purpose of our exploration was to evaluate the surface and subsurface soil and geologic conditions of the site and, based on the conditions encountered, to provide recommendations pertaining to the geotechnical aspects of the site development as previously described. The conclusions and recommendations included herein are based on an analysis of the data obtained from our field explorations, laboratory testing program, and on our experience with similiar soil and geologic conditions in the area.

This report provides site specific information for the construction of single-family, residential buildings. Included in this report are recommendations regarding general site development and foundation design criteria.

The scope of our geotechnical exploration consisted of a surface reconnaissance, a geophoto study, subsurface exploration, obtaining representative samples, laboratory testing, analysis of field and laboratory data, and a review of geologic literature.

Specifically, the intent of this study is to:

1. Explore the subsurface conditions to the depth expected to be influenced by the proposed construction.

2. Evaluate by laboratory and field tests the general engineering properties of the various strata which could influence the development.

3. Define the general geology of the site including likely geologic hazards which could have an effect on site development.

4. Develop geotechnical criteria for site grading and earthwork.

5. Identify potential construcion difficulties and provide recommendations concerning these problems.

6. Recommend an appropriate foundation system for the anticipated structure and develop criteria for foundation design.

FIELD EXPLORATION AND LABORATORY TESTING

A field evaluation was performed on October 16, 1991, and consisted of a site reconnaissance by our geotechnical personnel and the drilling of two shallow exploration borings. These two exploration borings were drilled within the anticipated building pads near the locations indicated on the Boring Location Plan. The shallow exploration borings were located to obtain a reasonably good profile of the subsurface soil conditions. All exploration borings were drilled using a CME 45-B, truck-mounted drill rig with continuous flight auger to depths of approximately 14 feet. Samples were taken with a standard split-spoon sampler, thin-walled Shelby Tubes, and by bulk methods. Logs describing the subsurface conditions are presented in the attached figures.

Laboratory tests were performed on representative soil samples to determine their relative engineering properties. Tests were performed in accordance with test methods of the American Society for Testing and Materials or

other accepted standards. The results of our laboratory tests are included in this report. The in-place moisture content and the standard penetration test values are presented on the attached drilling logs.

FINDINGS

SITE DESCRIPTION

The project site is located in the Northwest Quarter of the Northeast Quarter of Section 2, Township 1 South, Range 1 West of the Ute Principal Meridan, Mesa County, Colorado. More specifically the site is located southeast of the intersection of 26 1/2 Road and G Road and is adjacent to the existing Sperber Lane. This site is located approximately two and one half miles north of the main downtown district of Grand Junction.

The topography of the site is that of gently rolling hills with overall gradients to the east and southeast. The exact direction of surface runoff on these sites will be controlled to an extent by the proposed new construction and will be variable. Surface drainage on these can be described as fair and subsurface drainage is poor.

GENERAL GEOLOGY AND SUBSURFACE DESCRIPTION

The geologic materials encountered under the site consist of a thin surface deposit of alluvial silty clays which is underlain by the claystones and shales of the Mancos Shale Formation. The geologic and engineering properties of the materials found in our two shallow exploration borings will be discussed in the following sections.

The surface soils on this site consist of a series of silty clay and sandy clay soils which are a product of mud flow/debris flow features which originate on the

south-facing slopes of the Bookcliffs. These mud flow/debris flow features are a small part of a very extensive mud flow/debris flow complex along the base of the Bookcliffs and extending to the Colorado River. Utilizing recent events and standard evaluation techniques, this tract is not considered to be within with an active debris flow hazard area. The surface soils are an erosional product of the upper Mancos Shale and the Mount Garfield Formations which are exposed on the slopes of the Bookcliffs. The soils contained within these mud flow/debris flow features normally exhibit a metastable condition which can range from very slight to severe. Metastable soil is subject to internal collapse and is very sensitive to changes in the soil moisture content. Based on the field and laboratory testing of the soils on this site, the severity of the metastable soils can be described as slight.

The on site soils, as encountered in our subsurface exploration, are described in the following paragraphs.

The alluvial soils encountered in the exploration borings across this site were found to be fairly thin and may very well be penetrated by the excavtions for the residential structures. This surface alluvial soil is designated as Soil Type I.

This soil type was classified as a silty clay (CL) under the Unified Classification System. The Standard Penetration Tests indicated that this soil is very firm and of moderate density. The moisture content varied from 4.2% to 6.4%, indicating a relatively dry soil. This soil is plastic and is sensitive to changes in moisture content. With decreased

moisture, it will tend to shrink, with some cracking upon desiccation. Upon increasing moisture, it will tend to expand. Expansion tests were performed on typical samples of the soil and expansive pressures on the order of 450 psf were found to be typical. This material will also consolidate upon saturation or excessive loading. If recommended bearing values are not exceeded, such settlement will remain within tolerable limits. The allowable maximum bearing value was found to be on the order of 1800 psf. A minimum dead load of 600 psf will be required.

The second soil type encountered on this site are the silty clays of the Mancos Shale Formation. The Mancos Shale is 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 was encountered in Test Boring No. 1 at a depth of two feet and in Test Boring No. 2 at a depth of four feet. It is anticipated that this formational shale will affect the construction and the performance of the foundations on the site.

This soil type was classified as a silty clay (CL) under the Unified Classification System. The Standard Penetration Tests ranged from 58 blows per foot to 92 blows per foot. Penetration tests of this magnitude indicate that the soil is very stiff and of high density. The moisture content varied from 4.3% to 12.0%, indicating a dry to slightly moist soil. This soil is plastic and is sensitive to changes in moisture content. With decreased moisture, it will tend to shrink.

with some cracking upon desiccation. Upon increasing moisture, it will tend to expand. Expansion tests were performed on typical samples of the soil and expansive pressures on the order of 830 psf were found to be typical. If recommended bearing values are not exceeded, soil settlement will remain within tolerable limits. The allowable maximum bearing value was found to be on the order of 4200 psf. A minimum dead load of 1200 psf will be required.

The lines defining the change between soil types or rock materials on the attached boring logs and soil profiles are determined by interpolation and therefore are approximations. The transition between soil types may be abrupt or may be gradual.

The boring logs and related information show subsurface conditions at the date and location of this exploration. Soil conditions may differ at locations other than those of the exploratory borings. If the structure is moved any appreciable distance from the locations of the borings, the soil conditions may not be the same as those reported here. The passage of time may also result in a change in the soil conditions at the boring locations.

GROUND WATER:

No free water was encountered during drilling on this site. In our opinion the true free water surface is fairly deep in this area, and hence, should not affect construction. Seepage moisture may affect construction if surface drainage is not properly controlled.

Due to the proximity of the Mancos Shale Formation, there exists a possibility of a perched water table developing in the alluvial soils which overlie the soil. This perched water would probably be the result of increased irrigation due to the presence of lawns and landscaping and roof runoff. The exploration holes indicate that the top of the Mancos Shale Formation is relatively flat to slightly rolling and that subsurface drainage would probably be quite slow. While it is believed that under the existing conditions at the time of this exploration the construction process would not be effected by any free-flow waters, it is very possible that several years after development is initiated, a troublesome perched water condition may develop which will provide construction difficulties. In addition, this potential perched water could create some problems for existing or future foundations on this tract. Therefore it is recommended that the future presence of a perched water table be considered in all design and construction of both the proposed residential structures and any subdivision improvements.

CONCLUSIONS AND RECOMMENDATIONS

GENERAL DISCUSSION

No geologic conditions were apparent during our reconnaissance which would preclude the site development as planned, provided the recommendations contained herein are fully complied with. Based on our investigation to date and the knowledge of the proposed construction, the site condition which would have the greatest effect on the planned development are the expansive clays of the Mancos Shale Formation.

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.

OPEN FOUNDATION OBSERVATION

Since the recommendations in this report are based on information obtained through random borings, it is possible that the subsurface materials between the boring points could vary. Therefore, prior to placing forms or pouring concrete, an open excavation observation should be performed by representatives of Lincoln DeVore. The purpose of this observation is to determine if the subsurface soils directly below the proposed foundations are similiar to those encountered in our

exploration borings. If the materials below the proposed foundations differ from those encountered, or in our opinion, are not capable of supporting the applied loads, additional recommendations could be provided at that time.

EXCAVATION & STRUCTURAL FILL:

In the event that the future development will require areas of significant excavation or the placement of structural fill, the following recommendations are given.

Subgrade

Site preparation in all areas to receive structural fill should begin with the removal of all topsoil, vegetation, and other deleterious materials. Prior to placing any fill, the subgrade should be observed by representatives of Lincoln DeVore to determine if the existing vegetation has been adequately removed and that the subgrade is capable of supporting the proposed fills. The subgrade should then be scarified to a depth of 10 inches, brought to near optimum moisture conditions and compacted to at least 90% of its maximum modified Proctor dry density (ASTM D-1557). The moisture content of this material should be within + or - 2% of optimum moisture, as determined by ASTM D-1557.

Structural Fill

In general, we recommend all structural fill in the area beneath any proposed structure or roadway be compacted to a minimum of 90% of its maximum modified Proctor dry density (ASTM D1557). We recommend that fill be placed and

compacted at approximately its optimum moisture content (+/-2% as determined by ASTM D 1557. Structural fill should be a granular, coarse grained, non-free draining, non-expansive soil. This structural fill should be placed in the overexcavated portion of this site in lifts not to exceed six inches after compaction. This Structural Fill must be brought to the required density by mechanical means. No soaking, jetting or puddling techniques of any type should be used in placement of fill on this site.

Non-Structural Fill

We recommend that all backfill placed around the exterior of the building, and in utility trenches which are outside the perimeter of the building and not located beneath roadways or parking lots, be compacted to a minimum of 80% of its maximum modified Proctor dry density (ASTM D-1557).

Fill Limits

To provide adequate lateral support, we recommend that the zone of overexcavation extend at least three feet beyond the perimeter of the building on all sides. The Structural Fill should be a minimum of three feet in final compacted thickness.

No major difficulties are anticipated in the course of excavating into the surficial soils on the site. It is probable that safety provisions such as sloping or bracing the sides of excavations over four feet deep will be necessary. Any such safety provisions shall conform to reasonable industry safety practices and to applicable OSHA regulations.

Field Observation & Testing:

During the placement of any structural fill, it is recommended that a sufficient amount of field tests and observation be performed under the direction of the geotechnical engineer. The geotechnical engineer should determine the amount of observation time and field density tests required to determine substantial conformance with these recommendations. It is recommended that surface density tests be taken at maximum two-foot vertical interval.

The opinions and conclusions of a geotechnical report are based on the interpretation of information obtained by random borings. Therefore the actual site conditions may vary somewhat from those indicated in this report. It is our opinion that field observations by the geotechnical engineer who has prepared this report are critical to the continuity of the project.

Slope Angles

Allowable slope angle for cuts in the native soils is dependent on soil conditions, slope geometry, the moisture content and other factors. Should deep cuts be planned for this site, we recommend that a slope stability analysis be performed when the location and depth of the cut is known.

DRAINAGE AND GRADIENT

Adequate site drainage should be provided in the foundation area both during and after construction to

prevent the ponding of water and the saturation of the subsurface soils. We recommend that the ground surface around the structure be graded so that surface water will be carried quickly away from the building. The minimum gradient within 10 feet of the building will depend on surface landscaping. We recommend that paved areas maintain a minimum gradient of 2%, and that landscaped areas maintain a minimum gradient of 8%. It is further recommended that roof drain downspouts be carried across all backfilled areas and discharged at least 10 feet away from the structure. Planters, if any, should be so constructed that moisture is not allowed to seep into foundation areas or beneath slabs or pavements.

We recommend that a perimeter drain be placed around the exterior walls of the structure at foundation level or below. A drain of this type includes a perforated pipe and an adequate gravel collector, the whole being wrapped in a geotextile filter fabric. We recommend that the discharge pipe for this drain be given a free gravity outlet to exit at ground surface. If daylight cannot be obtained, we recommend that a sealed sump and pump be used to discharge the seepage. Under no circumstances shall a "dry well" be used on this site.

The existing drainage on the site must either be maintained carefully or improved. We recommend that water be drained away from structures as rapidly as possible and not be allowed to stand or pond near the building. We recommend that water removed from one building not be directed onto the backfill areas of adjacent buildings. We recommend that a hydrologist or drainage engineer experienced in this area be retained to complete a drainage plan for this site.

To give the building extra lateral stability and to aid in the rapidity of runoff, it is recommended that all backfill around the building and in utility trenches in the vicinity of the building be compacted to a minimum of 80% of its maximum Proctor dry density, ASTM D 1557. The native soils on this site may be used for such backfill. We recommend that all backfill be compacted using mechanical methods. No water flooding techniques of any type may be used in placement of fill on this site.

Should an automatic lawn irrigation system be used on this site, we recommend that the sprinkler heads be installed a minimum of five feet from the building. In addition, these heads should be adjusted so that spray from the system does not fall onto the walls of the building and that such water does not excessively wet the backfill soils.

FOUNDATIONS

At this time Lincoln-DeVore has not been informed of the individual foundation/building plans and is therefore not informed as to the precise wall or column loading plan within any of the proposed buildings. Therefore, three foundation types which could be utilized for construction of single-family, residential buildings are recommended based on our experience in this area. The choice between these foundation types depends on the internal loading of the foundation members and the amount of excavation planned to achieve the finished lower elevations.

The three foundation types preliminarily recommended are as follows:

1. The voided wall on grade foundation system with a stemwall resting directly on the shale formation.
2. The isolated pad and grade beam foundation system in which the grade beam is voided and loads are transfered to the isolated pads.
3. The drilled pier and fully voided grade beam system with the loads transfered to the piers.

Recommendations given in this report are given for the Shallow Foundation Types No. 1 and 2 and the Deep Foundation Type No. 3.

SHALLOW FOUNDATIONS

A conventional shallow foundation system consisting of either a voided wall on grade or an isolated pad and grade beam system, resting on the relatively unweathered expansive clays of the Mancos Shale Formation, may be designed on the basis of an allowable bearing capacity of 4200 psf maximum, and a minimum dead load of 1200 psf must be maintained. Contact stresses beneath all continuous walls should be balanced to within + or - 200 psf at all points. Isolated interior column footings should be designed for contact stresses of about 200 psf more than the average used to balance continuous walls. The criteria use for balancing will depend somewhat upon the nature of the structure. Single-story, slab on grade structures and single-story crawlspace structures may be balance on the basis of dead load only. Multi-story structures may be balanced on the basis of Dead Load plus one half live load, for up to three stories.

Stem walls for a shallow foundation system should be designed as grade beams capable of spanning at least 12 feet. These grade beams should be horizontally reinforced both near the top and near the bottom. The horizontal reinforcement required should be placed continuously around the structure with no gaps or breaks. A foundation system designed in this manner should provide a rather rigid system and, therefore, be better able to tolerate differential movements associated with uneven moisture changes and subsequent swelling of the clays of the Mancos Shale Formation.

For some building configurations or elevations, it may be desirable to use a structural fill beneath the foundation system. Recommendations concerning the placement of and extent of such a structural fill can only be made for each individual circumstance. The recommendations contained within this report would appropriate for the placement of that fill, however, specific geotechnical advice should be utilized for the site-specific conditions.

DEEP FOUNDATIONS

DRILLED PIERS:

We recommend that drilled piers have a minimum shaft length of 15 feet and be embedded at least 10 feet into the relatively unweathered clays of the Mancos Shale Formation. At this level, these piers may be designed for a maximum end bearing capacity of 25000 psf, plus 2000 psf side support considering only the side wall area embedded in the bedrock. Due to the expansive potential of the bedrock, a minimum dead load

uplift is required, consisting of a point uplift of 1800 psf and 250 psf side uplift, based on the side wall embedded in the bedrock. The overburden is soft and no supporting or uplift values are assigned to this material. The weight of the concrete in the pier may be incorporated into the required dead load.

It is recommended that the bottoms of all piers be thoroughly cleaned prior to the placement of concrete. The amount of reinforcing in each pier will depend on the magnitude and nature of loads involved. As a rule of thumb, reinforcing equal to approximately 1/2 of 1% of the gross cross-sectional concrete area should be used. Additional reinforcing should be used if structural conditions warrant. We recommend that reinforcing extend through the full length of pier.

To minimize the possibilty of voids developing in the drilled piers, concrete with a slump of 5 to 6 inches is recommended. We recommend that piers be dewatered and thoroughly cleaned of all loose material prior to placing the steel cage and concrete. The pier excavation should contain no more than 2 inches of free water unless the concrete is placed by means of a tremie extending to the bottom of the pier. A free fall in excess of 5 feet is not recommended when placing concrete in drilled piers. We recommend that casing be pulled as the concrete is being placed and that a 5 foot head of concrete be maintained while pulling the casing. It is recommended that drilled piers be plumb with 2% of their length and that the shaft maintain a constant diameter for the full length of the pier and not allowed to "mushroom" at the top.

DRILLED PIER OBSERVATION:

The foundation installation for drilled piers should be continuously observed by a representative of Lincoln DeVore to determine that the recommended bearing material has been adequately penetrated and that soil conditions are as anticipated by the exploration. This observation will aid in attaining an adequate foundation system. In addition, abnormalities in the subsurface conditions encountered during foundation installation can be identified and corrective measures taken as required. Lincoln DeVore requires a minimum of one working day's notice, and a copy of the foundation plan, to schedule any field observation.

GRADE BEAMS:

A reinforced concrete grade beam is recommended to carry the exterior wall loads in conjunction with the deep foundation system. We recommend that this grade beam be designed to span from bearing point to bearing point and not be allowed to rest on the ground surface between these points. We recommend a void space be left between the bottom of the grade beam and the subgrade below due to the expansive nature of the subgrade soils.

CONCRETE SLABS ON GRADE

Slabs could be placed directly on the natural soils or on a structural fill. We recommend that all slabs on grade be constructed to act independently of the other structural portions of the building. One method of allowing the slabs to float freely is to use expansion material at the slab-structure interface.

The magnitude of expansion measured of the soils on this site is such that floor slab movement should be expected if slab on grade consstruction is used. In general, the closer the slab is to the expansive clays of the Mancos Shale Formation, the more movement which should be expected. Where floor slabs are cast on expansive soils, no known method of construction will prevent all future slab movement. If the builder and future owner are willing to risk the possibility of some damage due to concrete floor slab movement, the recommendations contained herein should be carefully followed and can help minimize such damage. Any subsequent owner should be advised of the soil conditions and advised to maintain the surface and subsurface drainage, framing of partition above floor slabs, dry wall and finish work above floor slabs, etc.

Any partitions which will be located on slabs on grade should be constructed with a minimum space of two inches at the bottom of the wall. This space should allow for any future potential upward movement of the floor slabs and minimize damage to the walls and roof sections above the slabs.

The first alternative is to dispense with slab-on-grade construction and use a structural floor system. A structural floor system may be either a structural reinforced concrete slab or a structural wood floor system suspended with floor joists. Each system would utilize a crawl space. This alternative would substantially reduce a potential for post construction slab difficulties due to the expansive properties of the clays of the Mancos Shale Formation.

The second alternative is to install a three foot 'buffer zone' of non-expansive, granular soil beneath the slab. This would mitigate the potential for slab movement; however, some potential for movment still exists. Should this alternative be selected, we would recommend that the following be performed:

1. Non-expansive granular soils should be selected for the 'buffer zone'. The granular soils should contain less than 20% of the material, by dry weight, passing the U.S. No. 200 Sieve. We recommend that the geotechnical engineer be contacted to examine the soils when they are selected, to substantiate that they comply with the recommendations.

2. The perimeter drain for the structures should be located at the elevation equal to or deeper than the buffer zone. This is to reduce the potential for a 'bathtub effect' which may cause the slab to heave. The 'bathtub effect' is created when water is allowed to seep into the buffer zone and then becomes trapped since the underlying clay soils have a much lower permeability rate than the buffer zone material. Therefore, water may accumulate in the 'buffer zone' and subsequently wet the clay soils and cause them to expand.

3. All the non-bearing partitions which will be located on the slabs should be constructed with a minimum 2 inches of void space at the bottom of the wall. This space would allow for the future upward movement of the floor slabs and minimize damage to walls and roof sections above the slabs. The space may require rebuilding after a period of time, since heaving produced by the soils may exceed 2 inches.

4. We recommend that all slabs being placed on the 'buffer zone' be constructed to act independently of the other structurall portions of the building. One method of allowing the slabs to float freely is to use expansion material at the slab-structure interface. Control joints should be placed 20 feet on center in each direction. These control joints should control the cracking of the slab should the under-lying soils come in contact with water.

If the slab is to be placed directly on the expansive soils or on a thin fill overlying these soils, the

risk of slab movement is high and stringent mitigation techniques are recommended. No design method known at this time will prevent slab movement should moisture enter the expansive soils below. Therefore, to mitigate the effects of slab movement should they occur, we recommend the following:

1. Control joints should be placed in such a manner that no floor area exceeding 400 square feet remains without a joint. Additional joints should be placed at columns and at inside corners. These control joints should minimize cracking associated with expansive soils by controlling location and direction of cracks.

2. We recommend that all slabs on grade be isolated from structural members of the building. This is generally accomplished by an expansion joint at the floor slab / foundation interface. In addition, positive separation should be maintained between the slab and all interior columns, pipes and mechanical systems extending through the slab.

3. The slab subgrade should be kept moist 3 to 4 days prior to placing the slab. This is done by periodically sprinkling the subgrade with water. However, under no circumstances should the subgrade be kept wet by the flooding or ponding water.

4. Any partitions which will rest on the slabs on grade should be constructed with a minimum void space of 2 inches at the bottom of the wall (see figure in the Appendix). This base should allow for future upward movement of the floor slabs and minimize movement and damage in walls and floors above the slabs. This void may require rebuilding after a period of time, should heave exceed 2 inches.

EARTH RETAINING STRUCTURES

The active soil pressure for the design of earth retaining structures may be based on an equivalent fluid pressure of 59 pounds per cubic foot. The active pressure should be used for retaining structures which are free to move at the top (unrestrained walls). For earth retaining structures

which are fixed at the top, such as basement walls, an equivalent fluid pressure of 74 pounds per cubic foot may be used. It should be noted that the above values should be modified to take into account any surcharge loads, sloping backfill or other externally applied forces. The above equivalent fluid pressures should also be modified for the effect of free water, if any.

The passive pressure for resistance to lateral movement may be considered to be 245 pcf per foot of depth. The coefficient of friction for concrete to soil may be assumed to be 0.25 for resistance to lateral movement. When combining frictional and passive resistance, the latter must be reduced by approximately 1/3.

We recommend that the backfill behind any retaining wall be compacted to a minimum of 85% of its maximum modified Proctor dry density, ASTM D-1557. The backfill material should be approved by the Soils Engineer prior to placing and a sufficient amount of field observation and density tests should be performed during placement. Placing backfill behind retaining walls before the wall has gained sufficient strength to resist the applied lateral earth pressures is not recommended.

Drainage behind retaining walls is considered critical. If the backfill behind the wall is not well drained, hydrostatic pressures are allowed to build up and lateral earth pressures will be considerably increased. Therefore, we recommend a vertical drain be installed behind any impermeable retaining walls. Because of the difficulty in place-

ment of a gravel drain, we recommend the use of a composite drainage mat similar to Enkadrain or Miradrain. An outfall must be provided for this drain.

REACTIVE SOILS

Since groundwater in the Grand Junction area typically contains sulfates in quantities detrimental to a Type I cement, a Type II or Type I-II or Type II-V cement is recommended for all concrete which is in contact with the subsurface soils and bedrock. Calcuim chloride should not be added to a Type II, Type I-II or Type II-V cement under any circumstances.

LIMITATIONS

This report is issued with the understanding that it is the responsibility of the owner, or his representative to ensure that the information and recommendations contained herein are brought to the attention of the architect and engineer for the project, and are incorporated into the plans. In addition, it is his responsibility that the necessary steps are taken to see that the contractor and his subcontractors carry out these recommendations during construction.

The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether they be due to natural processes or the works of man on this or adjacent properties. In addition, changes in acceptable or appropriate standards may occur or may result from legislation or the

broadening of engineering knowledge. Accordingly, the findings of this report may be invalid, wholly or partially, by changes outside our control. Therefore, this report is subject to review and should not be relied upon after a period of 3 years.

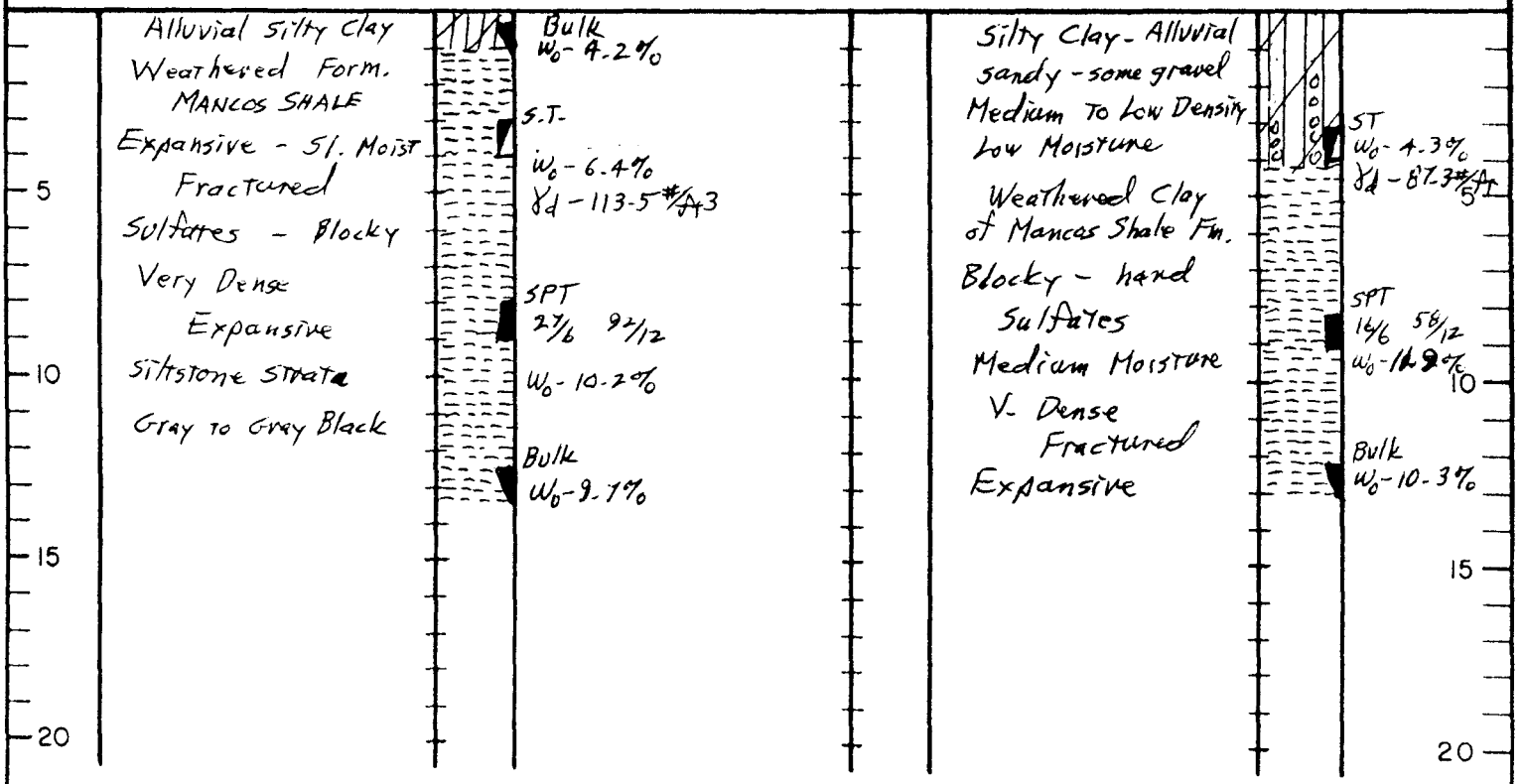
The recommendations of this report pertain only to the site investigated and are based on the assumption that the soil conditions do not deviate from those described in this report. If any variations or undesirable conditions are encountered during construction or the proposed construction will differ from that planned on the day of this report, Lincoln DeVore should be notified so that supplemental recommendations can be provided, if appropriate.

Lincoln DeVore makes no warranty, either expressed or implied, as to the findings, recommendations, specifications or professional advice, except that they were prepared in accordance with generally accepted professional engineering practice in the field of geotechnical engineering.

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. **Caution: Failure to follow these recommendations will void part or all of the recommendations contained in this report.**

Job No. LD. 74770

TEST HOLE NO. (1) (2)
ELEVATION



NO FREE WATER ENCOUNTERED
IN TEST BORINGS 10-16-91

DRILLING LOGS

LINCOLN DeVORE ENGINEERS • GEOLOGISTS

COLORADO: COLORADO SPRINGS, GRAND JUNCTION, PUEBLO,

SUMMARY SHEET

Soil Sample: SILTY, LOW PLASTIC CLAY
Test No.: 74770-J

Location: SPERBER LANE SUBDIVISION
Date: 10-17-91

Boring No.: 1 Depth: 3'
Sample No.: II MANCOS SHALE
Test by: RM

Natural Water Content (w): 6.4 %
Specific Gravity (Gs): 2.67
In Place Density (γ_o): 113.5 pcf

SIEVE ANALYSIS:

Sieve No.	% Passing
1 1/2"	
1"	
3/4"	
1/2"	100
4	97.3
10	91.2
20	86.4
40	83.8
100	80.5
200	78.0

HYDROMETER ANALYSIS:

Grain size (mm)	%
.02	61.2
.005	42.9

Plastic Limit P.L.: 21.6 %
Liquid Limit L. L.: 30.4 %
Plasticity Index P.I.: 9.2 %
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 2.7 %
Swell against 829 psf Wo gain 12.6 %

BEARING:

Housel Penetrometer (av): 4200+ psf
Unconfined Compression (qu): psf
Plate Bearing: psf
Inches Settlement:
Consolidation % under psf

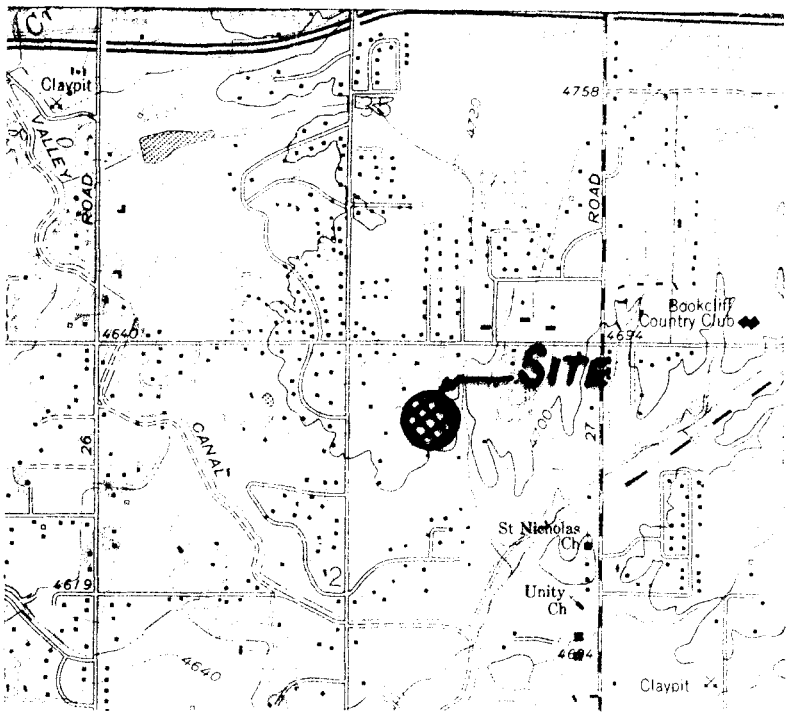
PERMEABILITY:

K (at 20°C):
Void Ratio:

Sulfates 2000+ ppm.

SOIL ANALYSIS

LINCOLN-DeVORE TESTING LABORATORY
COLORADO SPRINGS, COLORADO



SCALE 1":2000'

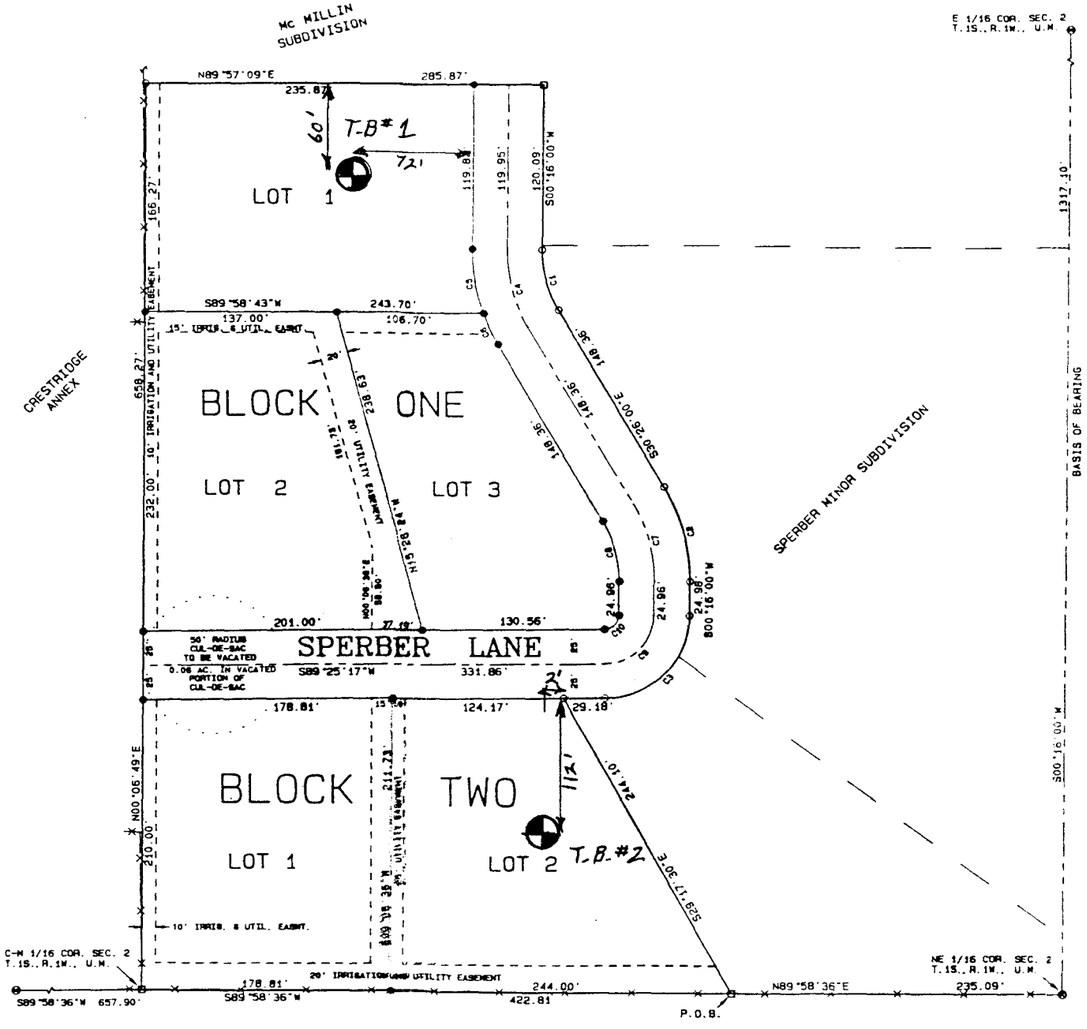
U.S.G.S. 7.5' QUAD. SERIES

GENERAL SITE LOCATION DIAGRAM

LINCOLN DeVORE ENGINEERS GEOLOGISTS

COLORADO: COLORADO SPRINGS
GRAND JUNCTION, PUEBLO,

SPERBER LANE MINOR SUBDIVISION



CURVE #	DELTA	RADIUS	ARC	CH. BRG.	CHORD
C1	30°42'07"	85.00'	45.55'	S15°04'47"E	45.01'
C2	30°41'59"	135.00'	72.33'	N15°05'03"W	71.47'
C3	89°09'14"	60.00'	93.36'	S44°50'41"W	84.22'
C4	30°42'07"	110.00'	58.94'	S15°04'50"E	58.24'
C5	20°08'26"	135.00'	47.46'	S09°48'42"E	47.25'
C6	10°32'40"	135.00'	24.86'	S25°09'16"E	24.81'
C7	30°41'58"	110.00'	58.94'	N15°05'05"W	58.24'
C8	30°41'58"	85.00'	45.54'	S15°04'49"E	45.00'
C9	89°09'14"	35.00'	54.46'	S44°50'42"W	49.13'
C10	89°09'14"	10.00'	15.56'	S44°50'47"W	14.04'

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such a 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.

LEGEND

- ⊕ FOUND MESA COUNTY SURVEY MONUMENT
- ⊗ FOUND B.L.M. ALUM. MONUMENT
- □ SET #5 REBAR w/ ALUM. CAP IN CONCRETE L.S.24306
- ● SET #5 REBAR w/ ALUM. CAP L.S.24306
- ⊙ FOUND #5 REBAR, SET IN CONCRETE

AREA SUMMARY

LOTS	4.275 AC.
SPERBER LANE	0.915 AC.
TOTAL	5.190 AC.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Fred W. Sperber and A.J. Sperber, also known as Alice Jeane Sperber, are the owners of that real property located in the NW 1/4 NE1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the found B.L.M. monument for the NE 1/16 corner of said Section 2, the Basis of Bearing being N00°16'00"E along the east line of said NW1/4 NE1/4;
thence S89°58'36"W a distance of 235.09 feet along the south line of said NW1/4 NE1/4 to the Point of Beginning;
thence S89°58'36"W a distance of 422.81 feet;
thence N00°06'49"E a distance of 658.27 feet;
thence N89°57'09"E a distance of 285.87 feet to the easterly side of Sperber Lane;
thence S00°16'00"W a distance of 120.09 feet along said Sperber Lane;
thence along the arc of a curve to the left a distance of 45.55 feet, having a central angle of 30°42'07" and a radius of 85.00 feet, the chord of which bears S15°04'47"E a distance of 45.01 feet along said Sperber Lane;
thence S30°26'00"E a distance of 148.36 feet along said Sperber Lane;
thence along the arc of a curve to the right a distance of 72.33 feet, having a central angle of 30°41'59" and a radius of 135.00 feet, the chord of which bears S15°05'03"E a distance of 71.47 feet along said Sperber Lane;
thence S00°16'00"W a distance of 24.96 feet along said Sperber Lane;
thence along the arc of a curve to the right a distance of 93.36 feet, having a central angle of 89°09'14" and a radius of 60.00 feet, the chord of which bears S44°50'41"W a distance of 84.22 feet along said Sperber Lane;
thence S89°25'17"W a distance of 29.18 feet along said Sperber Lane;
thence S29°17'30"E a distance of 244.10 feet to the Point of Beginning.
Said parcel contains 5.19 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as SPERBER LANE MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado. That said owners do hereby dedicate and set apart all of the streets and roads, as shown on the accompany plat on behalf of the public forever, and hereby dedicates to the City of Grand Junction on behalf of the public unless those portions of said property that are labeled "utility easement" on said plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to underground electric, gas, telephone, cable television lines and sewer and water mains, together with the right to trim interfering trees and brush. Such easements and rights shall be used 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 City of Grand Junction.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this _____ day of _____, 1991.

_____ _____
Fred W. Sperber Alice J. Sperber

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this ____ day of _____, 1991, by Fred W. Sperber and Alice J. Sperber

My commission expires _____ Witness my hand and official seal _____
Notary Public
Address _____
_____

CITY APPROVAL

This plat of SPERBER LANE MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the _____ day of _____, 1991.

_____ _____ _____ _____
City Manager President of Council Chairman, Grand Junction City Planning Commission City Planning Director

_____
Grand Junction City Engineer

UTILITIES COORDINATING COMMITTEE CERTIFICATE

Approved this _____ day of _____, 1991, by the Utilities Coordinating Committee of the County of Mesa, Colorado.

_____
Chairman

EXPLORATION BORING

SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, a registered Professional Land Surveyor in Colorado, do hereby certify that this subdivision plat and survey of SPERBER LANE MINOR SUBDIVISION was made by me and/or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations.

_____ _____
Steven L. Hagedorn PLS 24306 Date

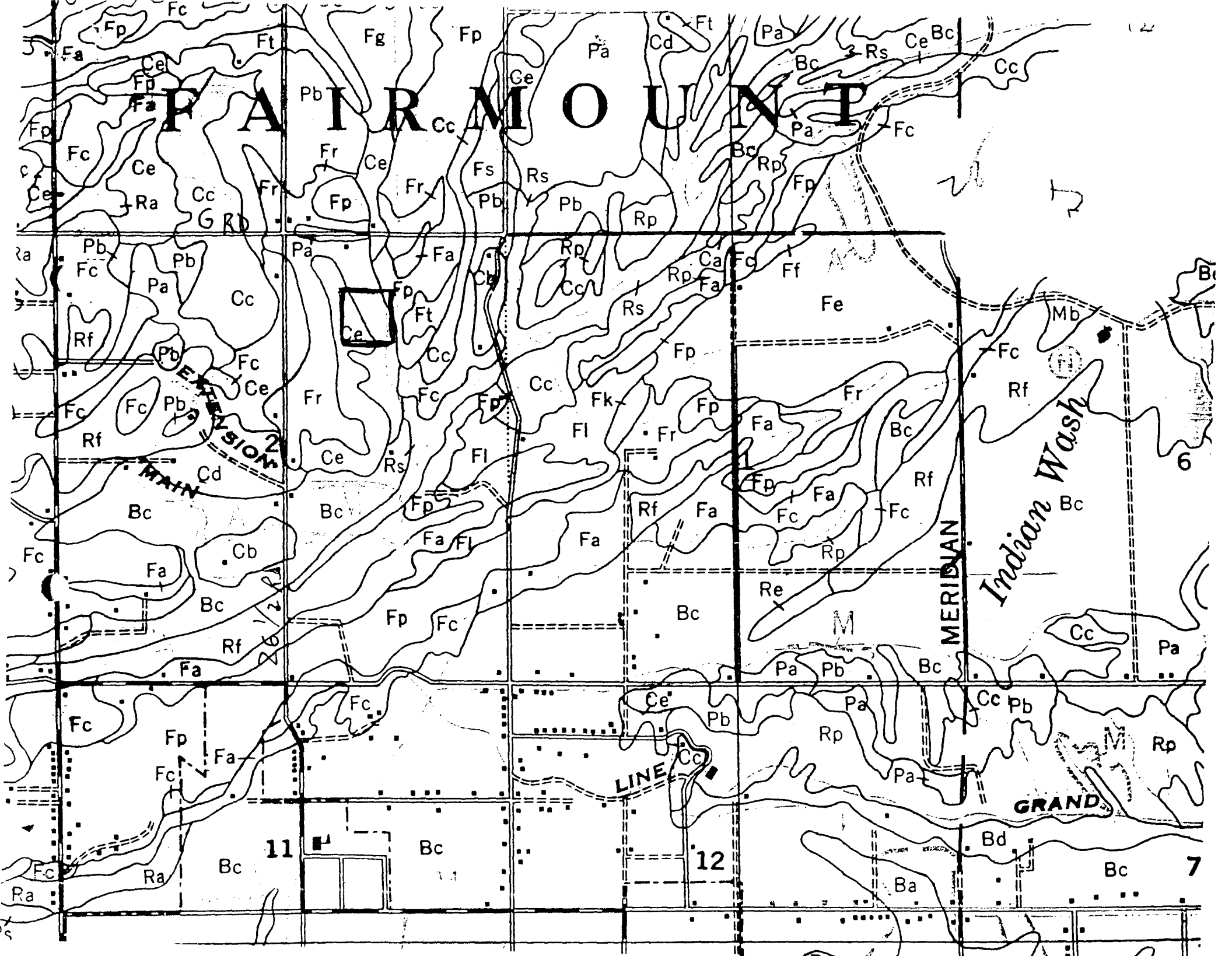
N

GRAPHIC SCALE 1"=50'
0 50 100 150

SPERBER LANE MINOR SUBDIVISION
Located in the
NW 1/4 NE 1/4 of SECTION 2, T.1 S., R.1 W.,
UTE MERIDIAN, MESA COUNTY, COLORADO

D H THOMPSON SURVEYS INC
1231 N.23rd ST., #106 - GRAND JUNCTION, CO
(303) 243-6067 (303) 245-6749

Designed By S.L.H.	Checked By W.H.D.	Job No. [illegible]
Drawn By TMOORE	Date JUNE 1991	Sheet 1 of 1


FAIRMOUNT
EXTENSION
MAIN
GRD
Indian Wash
MERIDIAN
LINE
GRAND
11
12
1
2
6
7

Chipeta silty clay loam, 0 to 2 percent slopes (CD).—The scattered areas of this soil normally border areas of Billings silty clay loams. It is a shallow soil developed in place from Mancos shale.

In areas not disturbed, the surface 2½ to 3 inches consists of gray or light-gray silty clay loam that has a slight crust but is otherwise moderately granular. Below 3 inches the material becomes increasingly hard and compact, and it is soon replaced by thin hard plates of dark-gray or gray shale that show little weathering below depths of 12 to 18 inches. Clusters of gypsum crystals are noticeable on the surface, and seams of gypsum occur throughout the unweathered shale. The entire soil profile is calcareous; the lime is well dispersed through the soil material.

Surface drainage is slow but adequate. Internal drainage and subdrainage are very slow; the hard parent shale obstructs the penetration of roots, air, and water.

The salt content is slight from the surface downward. Nevertheless, because water moves laterally over the shale, seepy or waterlogged areas with a high salt concentration frequently develop. In places, water from the upper irrigation canals seeps through crevices and produces waterlogged and saline areas at lower elevations.

Included with this soil are areas of Chipeta clay that together total about 120 acres. These occur ½ mile north, ½ mile south, and 1 mile west of Loma, and about 2½ miles northwest of Fruita. These included finer textured areas do not have so good tilth, workability, and internal drainage, but the difference is not enough to lower yields or to justify separate mapping.

Use and management.—About 25 percent of this soil is cultivated. Pinto beans, small grains, and sugar beets are grown but they produce low average yields. Some of the soil is in irrigated pasture. The grasses do not produce heavy stands, because the soil has low natural fertility. Generally this soil has to be irrigated more often than the deeper soils of groups 1 and 2. Probably those places underlain by hard shale would be benefited by subsoiling. Breaking up the shale should increase the available water-holding capacity, the spread of roots, and the average yields. The growing of sweetclover or other legumes, or the application of stable manure, is recommended to increase the content of organic matter.

Chipeta silty clay loam, 2 to 5 percent slopes (CE).—This soil has developed in place from Mancos shale. Before leveling, it has a somewhat irregular surface and includes a few small sharp rises and dips that have slopes in excess of 5 percent.

The 8- to 10-inch surface soil consists of a gray crumbly mass of thin slaty shale fragments. The subsoil and underlying layers of shale are hard, compact, and very slowly permeable to water and plant roots. The platy shale fragments in this soil become harder and more compact below depths of 12 to 15 inches and are eventually replaced by the shale rock.

This soil is calcareous from the surface downward. It is harder to till than most irrigated soils in the Grand Valley because it contains little or no organic matter and has been only slightly affected by weathering.

Use and management.—Most of this soil is grazed. Only about 25 percent is cultivated. The scant natural cover is largely saltsage and a small admixture of bunchgrass, pricklypear cactus, and other plants of low grazing value. Some farmers in the western part of the area graze sheep on this soil late in fall.

The areas now cultivated are planted mainly to small grains, sugar beets, and irrigated pasture. Because the soil has low fertility, crop yields are poor, or about the same as on Chipeta silty clay loam, 0 to 2 percent.

Erodibility, limited crop suitability, low productivity, and frequent out-of-the-way location, plus the cost of leveling, have discouraged farmers from trying to irrigate this soil. Most of the acreage now cultivated was moderately smooth to start with, so it required little expense for leveling.

Chipeta-Persayo shaly loams, 2 to 5 percent slopes (CA).—In this complex of Chipeta and Persayo shaly loams, the Chipeta soil is dominant. The Chipeta surface soil in uncultivated areas is a very pale-brown, pale-yellow, or light yellowish-brown, slightly hard, calcareous shaly loam or shaly fine sandy loam. This layer contains fragments of shale and sandstone that are about the size of fine gravel and mostly angular. The fragments from the fine sandy shale and silty shale are very hard. At depths of 10 inches or less, the surface soil is replaced by a light-gray to dark-gray calcareous silty clay loam that ranges from weak coarse platy to granular structure. Calcareous shale normally begins at depths of less than 20 inches.

The Persayo soil has a pale-yellow surface layer of calcareous silty clay loam. This layer grades into pale-yellow, hard shale of coarse platy structure.

Both soils of this complex have a surface soil derived from material left after weathering of the sandier layers in the Mancos shale formation. Where soils of this complex are associated with soils of the Fruita series, they have surface soils that contain semirounded and rounded sandstone pebbles. Here, the very shallow surface soils have developed in the remnant of an alluvial mantle.

Included with this complex are areas with slopes of 0 to 2 percent that together cover about 45 acres. Several of these occur 2½ miles north, 3½ miles north, and ½ mile south of Mack. Another area lies 3½ miles northwest of Grand Junction.

Use and management.—About 60 percent of this complex is cultivated. Tillage has mixed the surface layers with the underlying silty clay loams and formed a clay loam surface texture. This complex is not well suited to crops but it produces higher yields of shallow-rooted crops than either Chipeta silty clay loam, 2 to 5 percent slopes, or Persayo-Chipeta silty clay loams, 2 to 5 percent slopes.

Pinto beans, wheat, oats, barley, sugar beets, and sorghums are grown with better success on this complex than are other crops. Management that aids in increasing the content of organic matter is necessary if the present low productivity is to be increased. If barnyard manure is not available, the soils can be improved a great deal by growing sweetclover and turning it under as a green-manure crop. Subsoiling increases the water-holding capacity and permits deeper penetration of plant roots. Unless prices of farm crops are fairly high, it probably would be best to use this complex for irrigated pasture.

age yields, especially those of alfalfa, are somewhat lower than on the deeper Fruita gravelly clay loam soils. Good soil management is needed to conserve this soil and maintain its fertility. Growing of alfalfa, clovers, or other hay crops is recommended to promote gradual accumulation of organic matter and to check erosion.

Fruita gravelly clay loam, moderately deep, 5 to 10 percent slopes (Fo).—Except for its greater slope, this soil is similar to Fruita gravelly clay loam, moderately deep, 2 to 5 percent slopes. Raw Mancos shale is 1 to 3 feet from the surface and is getting nearer to the surface as erosion gradually removes the soil material.

Use and management.—About 60 percent of this soil is cultivated. The pieces of sandstone and gravel affect workability, but not to the extent they do on Mesa gravelly clay loam, moderately deep, 5 to 10 percent slopes.

The soil has relatively wide suitability range for crops. It is not good for deep-rooted crops such as alfalfa, corn, and tree fruits, because the underlying shale material makes it very slowly permeable to plant roots. Whenever the soil material overlying the shale becomes too thin for advantageous cropping, the soil probably would be best used as irrigated pasture.

Fruita very fine sandy loam, 0 to 2 percent slopes (Fp).—This inextensive soil occurs on alluvial fans north of the Colorado River. It is derived from alluvial deposits 4 to 8 feet thick that overlie shale. Generally the soil occurs on mesas or alluvial fans that are at lower levels than those occupied by the Fruita clay loam soils. It has a less conspicuous accumulation of lime, which suggests that it developed in alluvial deposits somewhat more recent than those under the Fruita clay loam soils found on the higher mesa positions north of Loma.

The 8- or 10-inch surface soil is a very pale-brown, light-brown, or light reddish-brown calcareous very fine sandy loam. This layer is slightly hard when dry but very friable when moist. The subsoil is slightly lighter brown but is otherwise nearly the same as the surface soil. At depths of 18 to 22 inches it grades into very pale-brown, heavy, very fine sandy loam. This highly calcareous material has a fine subangular structure and is friable when moist. Below a depth of 50 inches the texture is dominantly sandy, but the texture is variable and there is some admixture of sandstone gravel.

This soil has good tilth in spite of a low content of organic matter. It is friable throughout, which assures medium internal drainage and easy penetration of deep-rooted plants.

Included with this soil are a few areas of fine sandy loam that were too small to map separately. These areas, covering about 45 acres in all, are in the southeastern quarter of section 34, range 2 west, township 2 north, or about 2½ miles northeast of Fruita.

Use and management.—The physical properties of this soil make it especially suitable for field, orchard, truck, and garden crops. Nearly 97 percent of the acreage is cultivated. The chief crops, in order of importance, are potatoes, alfalfa, corn, pinto beans, small grains, and tomatoes, onions, and other truck crops. Most of the cultivated acreage is cropped to potatoes, alfalfa, and corn. Small patches are in grapes, berries, and orchard fruits. The soil is not well situated for orchard fruits; it lies where there is danger of frost.

This soil should remain productive indefinitely if irrigation water is carefully used so as to prevent erosion; manure is applied if available; and alfalfa, red clover, or sweetclover is grown in the crop rotation. Some farmers apply commercial fertilizer to special crops to obtain maximum yields.

Fruita very fine sandy loam, 2 to 5 percent slopes (Fr).—This inextensive soil is derived from alluvial deposits 3½ to 8 feet deep over shale. It is located in positions somewhat lower than those occupied by Fruita very fine sandy loam, 0 to 2 percent slopes, but higher than those occupied by the Billings soils.

The surface soil is relatively smooth. Where it is uneven, the undulations are slight. Although the organic-matter content is low, the tilth is good. Surface runoff and internal drainage are medium.

Use and management.—About 87 percent of this soil is cultivated. The smooth, gentle slopes are easily prepared for irrigation. The same crops are grown on this soil as on Fruita very fine sandy loam, 0 to 2 percent slopes, and they produce practically the same yields. If management practices that control erosion and increase the content of organic matter are followed, this soil should remain productive indefinitely.

Fruita very fine sandy loam, moderately deep, 0 to 2 percent slopes (Fs).—Aside from its thinner mantle, 2 to 4 feet of alluvium over the Mancos shale, this soil is little different from Fruita very fine sandy loam, 0 to 2 percent slopes. It has the same easy workability, and only a few small scattered areas are adversely affected by salts. Because it is only moderately deep to shale, it has slower subdrainage and does not permit so deep penetration of roots as similar soils that have more depth.

Use and management.—More than 99 percent of this soil is cultivated. The chief crops are alfalfa, pinto beans, corn, small grains, and truck crops. Yields from most crops compare favorably with those from Fruita very fine sandy loam, 0 to 2 percent slopes. Alfalfa and other deep-rooted crops yield slightly less; the reduction in yield is proportional to the shallowness of the soil mantle over the shale.

Fruita very fine sandy loam, moderately deep, 2 to 5 percent slopes (Ft).—This inextensive soil differs from Fruita very fine sandy loam, moderately deep, 0 to 2 percent slopes, chiefly in having greater slope. It is 1 to 4 feet deep to the underlying Mancos shale.

Use and management.—About 85 percent of this soil is cultivated. Most of the rest could be cultivated, but a few small scattered areas are a few feet higher than the present irrigation canals. Irrigation of these would require readjustment of the present canals or installation of pumping equipment.

The soil has a fairly wide crop adaptability but is not well suited to deep-rooted crops. It is used for the same crops as Fruita very fine sandy loam, moderately deep, 0 to 2 percent slopes. Shallow-rooted crops such as beans, onions, potatoes, and small grains yield about the same as on that soil.

The potentialities of this soil are limited by its moderate depth to shale and its susceptibility to erosion. Good soil management is necessary to control erosion as much as possible.

REVIEW COMMENTS

FILE NO. #76-91 **TITLE HEADING:** Sperber Ln Minor Sub. & ROW Vacation

ACTIVITY: 5 lot subdivision and vacation of a portion of a cul-de-sac.

PETITIONER: Fred W. Sperber

REPRESENTATIVE:

LOCATION: Sperber Lane, approximately 1,000 feet east of 26 1/2 Road

PHASE: Final **ACRES:** 45 acres

PETITIONER'S ADDRESS: 2665 Sperber Lane
Grand Junction, Colorado 81506

STAFF REPRESENTATIVE: David Thornton

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., JANUARY 3, 1991.

CITY ENGINEER **12/10/91**
Don Newton **244-1559**

1. Sperber Lane is surfaced with a double penetration seal coat. This is a temporary surface that was placed by the County Road Department to control dust and reduce maintenance of the gravel. The pavement is already deteriorating.

   The road should be reconstructed full width along the frontage of Lots 1, 2 and 3 to the proposed rural road standard. The development meets the City Development Code requirement of no more that two units per acre for Residential Single Family - Rural (Code Section 4-2-1)

2. The radius on the horizontal curve at the southeast corner of Lot 3 is only 10 feet and does not meet minimum requirements for a turning roadway.

   For a design speed of 15 m.p.h., the minimum radius at the center of roadway should be 80 feet. This would require a 55 foot radius at curve C10. (southeast corner of Lot 3).

3. A new culvert will be required where the drainage from Lots 1, 2 and 3 crosses Sperber Lane. The existing steel pipe is badly corroded.

4. A street light will be required on the horizontal curve at the southeast corner of Lot 3.

City Utilities Engineer 12/03/91
Bill Cheney 244-1590

Water: Show location of water line in Sperber Lane that provides service to Lot 1.

Sewer: No comment.

Drainage: How will runoff from increased density be handled?

Irrigation: What type of irrigation is being proposed for the added lots?

General:
1. The stamp or seal of the professional engineer preparing the composite is not on the submittal.
2. No "Improvements Agreement" has been included for review.

City Police Department 12/04/91
Marty Currie 244-3577

No problems noted.

Public Service 12/05/91
R.D. Miller 244-2656

ELECTRIC: No objections to plat.

GAS: No objections to plat.

City Fire Department 12/06/91
George Bennett 244-1400

This subdivision looks fine. The water line should be looped to ensure fire flow is provided at all times.

City Parks & Recreation Department 12/09/91
Don Hobbs 244-1545

Based upon five dwelling units, an open space fee of $1,125 is due.

Grand Valley Rural Power 12/09/91
C. Mitisek 242-0040

Public Service Company of Colorado currently is the power company in the Sperber area. Future services to new homes will be determined by Public Service Company of Colorado which may involve the use of Grand Valley Power lines to avoid duplication of lines in the area.

New consumers requesting power should coordinate with Public Service when requesting an electrical service to a new home. Grand Valley Power and Public Service Company of Colorado will coordinate any new services required in this area.

U.S. West 12/06/91
Leon Peach 244-4964

No comments at this time.

Community Development Department 12/18/91
Dave Thornton 244-1447

1. A benchmark showing the elevation is required on the plat.
2. Surveyors certificate needs to track code, see Code section 6-8-2A.1.b.
3. All requirements of recording the final plat apply.
4. Open space fees are due prior to recording.
5. No objection to the right-of-way vacation.
6. One streetlight is required at the southeast corner of Lot 3.
7. SEE Engineer's comments as per road improvements.
8. An Improvement Agreement for road/streetlight/etc. improvements is required prior to recording and will be recorded with the plat.

9. An Improvements Guarantee is required prior to recording.

10. What type of irrigation is being proposed?

11. Where is the water line that will service Lot 1, Blk 1.

12. Remove Utilities Coordinating Committee Certificate from the plat.

Community Development Department
A.E. File #76-91
Sperber-Minor Subdivision

Mr. Dave Thorton

Ref: Items 1-12 Dated 12/18/91

1. Surveyors are doing this
2. Surveyors are doing this
3. All okay
4. Will do
5. N/A
6. It is my understanding Public Service does this by city request when area comes in the city. I would just as soon not have one in the area.
7. Engineer said the road should be improved. There is only one area where it has deteriorated and it is where traffic has cut the corner and let water under the oil. This can be repaired. The rest is still in very good shape as we do have a letter approving the road in 1990. There is also 3 other people that would be involved. The radius on the curve has been a roadway since 1962. At this time, it could be a problem correcting it. Sperber Lane is only about 1,800 feet long; therefore we do not get much traffic on it.

10-11. All items Mr Cheney needs has been taken care of.

12. Surveyors are taking care of this.

Fred W. Sperber

Fred W. Sperber

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

DEC JAN 06 1992

Community Development Department
A.E. File #76-91
Sperber-Minor Subdivision

Mr. Dave Thorton

Ref: Items 1-12 Dated 12/18/91

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RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
~~DEC~~ JAN 06 1992

City Utilities Engineer
Bill Cheney

Ref: File #76-91
Sperber-Minor Subdivision

Drainage:
Lots 2&3 Drainage shall drain South to Sperber Lane

Lot 1 Shall drain East to Sperber Lane

Irrigation:
Irrigation water shall come from ditch to West of lots

Banner has taken care of where water line goes on lot 1 and engineers stamp

Fred W. Sperber

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

~~DEC~~ JAN 0 6 1992

1593165 10:07 AM 02/14/92
MONIKA TODD CLK&REC MESA COUNTY CO

ORDINANCE NO. 2560

AN ORDINANCE VACATING A PORTION OF A CUL-DE-SAC WHICH LIES EAST OF 26 1/2 ROAD AND SOUTH OF G ROAD.

WHEREAS, the requirements for vacating a right-of-way, set forth in section 8-3 of the Zoning and Development Code, have been satisfied.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

Segments of a 50 foot radius cul-de-sac on Sperber lane as described in Book 868, Page 265 of the records of the Mesa County Clerk and Recorders Office, located in the NW1/4 NE1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the found B.L.M. monument for the NE 1/16th corner of said Section 2, the basis of Bearing being N 00°16'00"E along the east line of said NW1/4 NE1/4; thence S 89°58'36" W 657.90 feet along the south line of said NW1/4 NE1/4; thence N 00°06'49" E 235.00 feet to the centerline of Sperber Lane; thence N 89°25'17" E 50.00 feet to the 50 foot radius point of said cul-de-sac to be vacated, having a delta of 360° and arc length of 314.16 feet EXCEPT the north 25.00 feet and the south 25.00 feet of the following described centerline of Sperber Lane, for road purposes: Beginning at said centerline of Sperber Lane; thence N89°25'17" E along said centerline 100.00 feet to the point of terminus. Area of vacated portions of said cul-de-sac is equal to 0.06 acres more or less.

is hereby vacated.

PASSED and ADOPTED this 5 th day of February, 1992

Conner W. Shepherd
President of the Council

Attest:

Neva B. Lockhart, CMC
City Clerk

CERTIFIED A TRUE COPY
Neva B. Lockhart, CMC
City Clerk
February 11 1992
Date
Page No. 463 Book No. 12

#76-91

GRAND JUNCTION PLANNING COMMISSION
Public Hearing January 7, 1992
7:30 p.m. - 10:45 p.m.

The public hearing was called to order by Chairman Ron Halsey at 7:30 p.m. in the City County Auditorium.

In attendance, representing the City Planning Commission, were Chairman Ron Halsey, Craig Roberts, Jim Anderson, and Sheilah Renberger.

Commission John Elmer was absent.

In attendance, representing the Mesa County Planning Commission were Dale Doty and Charlie Nystrom.

In attendance, representing the City Community Development Department, were Bennett Boeschenstein, Director; Kathy Portner, Senior Planner; and Dave Thornton, Planner.

John Shaver, Assistant City Attorney; Don Newton, City Engineer; Mike Joyce, Mesa County Planning Director; Keith Fife, Mesa County Assistant Planning Director; and Linda Dannenberger, Mesa County Planner were also present.

Judy Morehouse, of KLB Secretarial Services, was present to record the minutes.

There were 20 interested citizens present during the course of the meeting.

* *

I. CALL TO ORDER

II. APPROVAL OF MINUTES

MOTION: (COMMISSIONER ROBERTS) "MR. CHAIRMAN, I MOVE THAT WE APPROVE THE MINUTES OF THE NOVEMBER 19, 1991 MEETING."

The motion was seconded by Commissioner Anderson.

A vote was called, and the motion passed unanimously by a vote of 4-0.

III. ANNOUNCEMENTS, PRESENTATIONS AND/OR PRE-SCHEDULED VISITORS

Mr. Nystrom of the Mesa County Planning Commission thanked Chairman Halsey for the invitation to have this joint meeting.

MOTION (COMMISSIONER ANDERSON) "MR. CHAIRMAN, ON ITEM # 74-91, A REQUEST TO VACATE THE EAST/WEST ALLEY BETWEEN TELLER AND BELFORD AVENUES, WEST OF 7TH STREET, I MOVE THAT WE FORWARD THIS ON TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL SUBJECT TO THE REVIEW AGENCY SUMMARY SHEET COMMENTS AND THE FOLLOWING CONDITIONS: THE ALLEY BE RETAINED AS AN EASEMENT; 8.5 FEET OF ADDITIONAL RIGHT-OF-WAY BE DEDICATED ALONG THE EAST SIDE OF THE NORTH/SOUTH ALLEY BETWEEN THE ALLEY TO BE VACATED AND BELFORD AVENUE; AND THE ALLEY IMPROVEMENTS ARE COMPLETED AS REQUIRED BY THE CITY ENGINEER."

The motion was seconded by Commissioner Renberger.

A vote was called, and the motion passed unanimously by a vote of 4-0.

5. **# 76-91 SPERBER LANE CUL-DE-SAC RIGHT-OF-WAY VACATION**
   A request to vacate a portion of the cul-de-sac on Sperber Lane as a part of the new subdivision plat.

VI. ITEMS FOR FINAL DECISION BY THE GRAND JUNCTION PLANNING COMMISSION

1. **# 76-91 SPERBER LANE SUBDIVISION**
   A request to subdivide 4.5 acres on Sperber Lane into five lots, with zoning to remain RSF-4. Also a request to vacate a portion of the Cul-de-sac as mentioned above in recommendations to City Council.
   PETITIONER: Fred W. Sperber
   LOCATION: East of 26 1/2 Road, South of G Road on Sperber Lane.

PETITIONER'S PRESENTATION

Mr. Fred Sperber of 2665 Sperber Lane, Grand Junction, CO. explained the original road has been extended beyond the cul-de-sac; therefore, eliminating the need for a portion of the cul-de-sac right-of-way. He also requested that the 4.5 acres be subdivided into five lots.

STAFF PRESENTATION

Mr. Thornton explained the portion being vacated on the cul-de-sac is that portion necessary to straighten out the right-of-way lines. Mr. Sperber has his home on one lot, with the remaining 4 lots to be developed if this is approved.

The current zoning is RSF-4; a zoning change is not being requested. The following Review Agency Comments have not been satisfactorily addressed:

City Engineer Comments:

1) The roadway itself is chip and seal and is not adequate. The City Engineer requires that the road be reconstructed full width along the frontage of lots 1,2, and 3 to the proposed rural road standard (that which is being proposed by public works at this point). The rural standard is a 24 feet wide pavement width. In this case the thickness will depend on the existing base thickness.

Mr. Thornton explained the background information on the road in question. In 1990 the Commission recommended this be a standard subdivision road (with curb, gutter, sidewalk). The petitioner, Mr. Sperber, requested a waiver be granted through City Council. A resolution found stating that the Public Works & Utilities Director must approve the road standard was applied. The road in question was approved by the Director about 1 1/2 years ago but has now become somewhat deteriorated. Due to this deterioration, it needs to be upgraded to at least the proposed rural standard.

2) The City Engineer requires changing the radius on the horizontal curve at the southeast corner of Lot 3 to meet minimum requirements for a turning roadway.

3) A new culvert is required where the drainage from Lots 1,2, and 3, Block 1 crosses Sperber Lane. Drainage easement is required from Sperber Lane south to the property line to ensure no one builds over the drainage easement.

4) The City Engineer also is requiring a street light on the horizontal curve at the southeast corner of Lot 3.

Community Development Comments:

Requires an Improvements Agreement and Guarantee for road improvements, extension of the sewer line to the north, installation of the street light and any other public improvements required.

Staff recommends approval of the final plat subject to the review agency summary sheet comments and with the following condition:

All road improvements be approved and accepted by the City Engineer and the City Public Works Director.

Staff recommends approval of the vacation of a portion of the cul-de-sac on Sperber Lane.

Mr. Thornton stated the road was surrounded by county roads, thereby the proposed standard would fit with the surrounding area roads.

PUBLIC COMMENT

There were no public comments either for or against this proposal.

QUESTIONS

Commissioner Anderson asked about the variable width at the curve?

Mr. Newton explained there would be a variable width at the horizontal curve if this radius were increased to 80 feet from the center line. The alternative was to vacate right-of-way on the east side.

Chairman Halsey asked the City Engineer about the original requests for this area to have full width, curbs and sidewalks?

Mr. Newton agreed this was the original requirement and recommendations to Council; however, the rural road standard has since been proposed. At this time, staff is asking for an upgrade of the existing pavement.

Mr. Newton stated other items which need to be changed are the drainage going across the road and the drainage easement, also the new culvert is required.

MOTION (COMMISSIONER ROBERTS) "MR. CHAIRMAN, ON ITEM #76-91, A REQUEST TO VACATE A PORTION OF CUL-DE-SAC ON SPERBER LANE, I MOVE THAT WE FORWARD THIS ON TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL SUBJECT TO THE REVIEW AGENCY SUMMARY SHEET COMMENTS."

The motion was seconded by Commissioner Anderson.

A vote was called, and the motion passed unanimously by a vote of 4-0.

MOTION (COMMISSIONER ANDERSON) "MR CHAIRMAN, ON ITEM #76-91, A REQUEST FOR A FINAL PLAT ON APPROXIMATELY 4.5 ACRES, I MOVE THAT WE APPROVE THIS SUBJECT TO THE REVIEW AGENCY SUMMARY SHEET COMMENTS WITH THE ADDITION OF THE DRAINAGE EASEMENT AND TO THE FOLLOWING CONDITION: ALL THE ROAD IMPROVEMENTS BE APPROVED AND ACCEPTED BY THE CITY ENGINEER AND THE CITY PUBLIC WORKS DIRECTOR."

The motion was seconded by Commissioner Roberts.

A vote was called, and the motion passed unanimously by a vote of 4-0.

VII. GENERAL DISCUSSION

Chairman Halsey suggested a meeting with the new Commissioners prior to the February 4, 1992 meeting to discuss the Commission's goals, and to bring them up-to-date on current items.

GRAND JUNCTION CITY COUNCIL

DATE: Jan. 22, 1992
STAFF: Dave Thornton
Comm. Dev. Dept.

AGENDA ITEM SUMMARY:

ACTION REQUESTED:

Fred Sperber is requesting a right-of-way vacation of a portion of a platted cul-de-sac on Sperber Lane.

EXECUTIVE SUMMARY:

Petitioner, Fred Sperber is requesting a right-of-way vacation of a portion of a platted cul-de-sac on Sperber Lane located between G Road on the North and 26 1/2 Road on the West. The cul-de-sac was required when Sperber Lane was a deadend Road, but is no longer needed now that Sperber is a through road. The portion of this right-of-way vacation is only that portion of the cul-de-sac that is not needed for the 50 ft. right-of-way for Sperber Lane.

FISCAL IMPACT:

N/A

BACKGROUND / ISSUES / OPTIONS:

When the northerly portion of Sperber Lane was originally platted in the County it did not extend all the way to 26 1/2 Road from G Road, therefore a cul-de-sac was required at the end of the right-of-way. Eventually Sperber Lane was extended to 26 1/2 Road and the cul-de-sac was no longer needed. The cul-de-sac was platted, but never built. Vacating that portion of the cul-de-sac that is not needed was never done over the years and the request is now being made. On January 7, 1992 Planning Commission approved the Sperber Lane minor subdivision request by Fred Sperber for the area on both sides of Sperber Lane where this cul-de-sac is platted. Whether the Sperber Lane minor subdivision plat is ever recorded does not affect this request to vacate a portion of the existing platted cul-de-sac. Council is hearing only the request for the right-of-way vacation.

RECOMMENDATIONS:

Planning Commission recommended approval. Staff also recommends approval since the vacation request meets the criteria established in the Zoning and Development Code for vacation of right-of-ways including the following:

1. The proposal does not landlock any parcel of land.
2. The proposal does not restrict access to any parcel.
3. The proposal has no adverse impacts on the health, safety and welfare of the general community and does not reduce the quality of public services provided to any parcel of land.

FF — ACTION SHEET

MINOR SUBDIVISION & R.O.W. VACATION

ACRES ______

UNITS ______

DENSITY ______

FILE NUMBER 76-91

ZONE RSF-4

TAX SCHEDULE # 2945-021-00-015 / 2945-021-00-036

ACTIVITY 5 Lot Subdivision and vacation of portion of cul-de-sac

PHASE Final (2654 Sperber Lane & 2660 Sperber Lane)

COMMON LOCATION Sperber Lane approx 1000 ft East of 26 1/2 Rd

DATE SUBMITTED ______ DATE MAILED OUT ______ DATE POSTED ______

______ DAY REVIEW PERIOD RETURN BY ______

OPEN SPACE DEDICATION (acreage) ______ OPEN SPACE FEE REQUIRED $ 900.00 PAID RECEIPT # 5-19-93 [signature]

RECORDING FEE REQUIRED $ ______ PAID (Date) ______ DATE RECORDED ______

REVIEW AGENCIES

Agency	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
✓ Planning Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		●	●	●	●	●	●	●	●	●	●	●	●
✓ City Engineer	●	●	●						●	●	●	●	●	●	●	●			●	●		●	●	●	●				●	●			
✓ Transportation Engineer	●	●	●										●	●	●	●				●		●	●	●	●				●	●			
✓ City Parks/Recreation	●	●	●	●									●	●	●	●						●							●	●			
✓ City Fire Department	●	●	●										●	●	●	●				●		●	●	●	●				●	●			
✓ City Police Department	●	●	●												●	●						●							●	●			
✓ County Planning	●	●	●										●	●	●	●				●		●							●	●			
County Engineer	●	●	●							●		●	●	●	●	●			●	●		●	●	●	●				●	●			
County Health	●	●	●								●		●	●	●	●						●							●	●			
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)	●	●	●										●	●	●	●				●		●							●	●			
✓ U.S. West	●	●	●										●	●	●	●				●		●							●	●			
Public Service (2 sets)	●	●	●										●	●	●	●				●		●							●	●			
State Highway Department	●	●	●										●	●	●	●						●							●	●			
State Geological	●	●	●										●	●	●	●						●							●	●			
State Health Department	●	●	●								●		●	●	●	●						●							●	●			
✓ City Property Agent	●	●	●										●	●	●	●													●	●			
✓ City Utilities Engineer	●	●	●										●	●	●	●													●	●			
✓ City Attorney	●	●	●		●	●							●	●	●	●													●	●			
Building Department	●	●	●							●		●			●														●	●	●		
DDA	●	●	●												●	●													●	●			
✓ GJPC (7 packets)	●	●	●												●										●			●	●	●	●		
✓ CIC (~~1~~ packets)	●	●	●												●													●	●	●	●		
✓ Other G.V.R.P.	●	●	●												●	●													●	●			
TOTALS																																	

BOARDS	DATE	
P.C.	1-7-92	4-0 Motion Approved recommend approval to City Council for R.O.W Vacation
P.C.	1-7-92	4-0 Motion Approved for Final Plat subject to Review comments plus required Drainage Easement ~~B~~ in Block 2 And following condition: All the Road improvements be approved and accepted by the City Engineer and the City Public Works Director.
~~STAFF~~		
C.C.	1-22-92	5-0 Approved

APPLICATION FEE REQUIREMENTS

$225 + 5 per lot / O.S. fee = $225 per lot

$25 sign deposit with vacation → $425.00 (Total)

GRAND JUNCTION planning

SUGGESTED MOTIONS

ITEM: **#76-91 (Page 1 of 1)**

PETITIONER: Fred W. Sperber

PROPOSAL: A request for Subdivision Plat and a Right-of-Way Vacation

PRESENTED BY: David Thornton

COMMENTS: SEE REVIEW AGENCY SUMMARY SHEET COMMENTS

FINAL PLAT:

APPROVAL: "Mr. Chairman, on item #76-91, a request for a Final Plat on approximately 4.5 acres, I move that we approve this subject to the Review Agency Summary Sheet Comments and to the following condition: all the road improvements be approved and accepted by the City Engineer and the City Public Works Director."

DENIAL: "Mr. Chairman, on item #76-91, a request for a Final Plat on approximately 4.5 acres, I move that we deny this for the following reasons:" **(STATE REASONS).**

RIGHT-OF-WAY VACATION:

APPROVAL: "Mr. Chairman, on item #76-91, a request to vacate a portion of cul-de-sac on Sperber Lane, I move that we forward this on to City Council with the recommendation of approval subject to the Review Agency Summary Sheet Comments."

DENIAL: "Mr. Chairman, on item #76-91, a request to vacate a portion of cul-de-sac on Sperber Lane, I move that we recommend denial of this request for the following reasons:" **(STATE REASONS)**

BUILDING PERMIT GUARANTEE FORMAT

Date 2/5/93

TO: City of Grand Junction
559 White Avenue, Rm 60
Grand Junction, CO 81501

Guarantee of Improvements as Per Improvements Agreement as required for SPERBER Lane Minor Subdivision (name of development). The undersigned hereby guarantee(s) not to request building permits within SPERER Lane Minor Subdivision (name of development) until such time as improvements are complete and a release from the Improvements Agreement and Improvements Guarantee has been obtained.

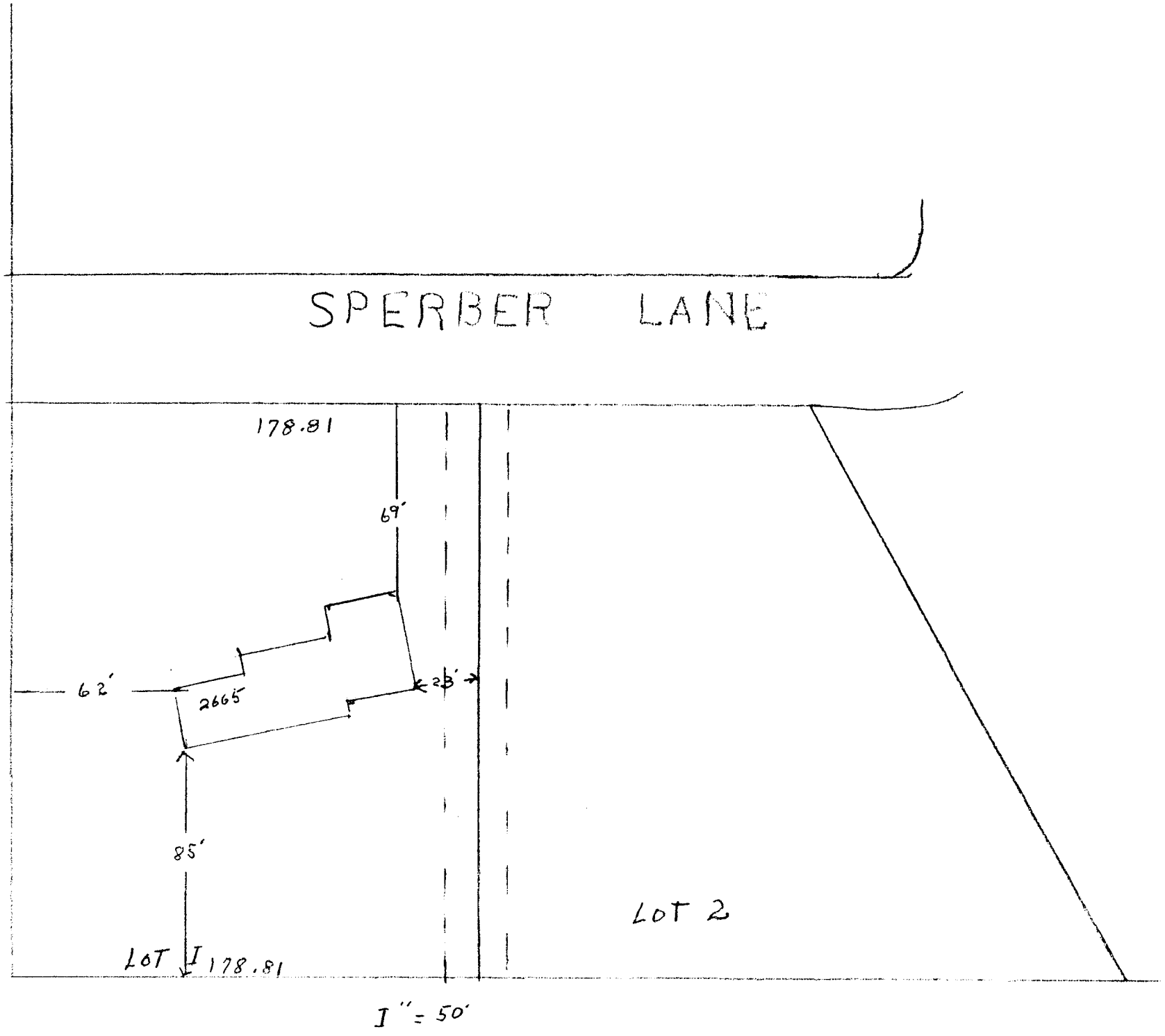
Fredus Sperber
owner signature

owner signature

Subscribed to before me this _____
day of _____ 19 ____
in the County of _____ and
State of _____.

Notary Public

My commission expires _____.


SPERBER LANE
178.81
69'
62'
2665'
23'
85'
LOT 2
LOT 1 178.81
1" = 50'

CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

RE: SPERBER LANE MINOR Subdivision
Name of Subdivision or Other Improvement Location

Intending to be legally bound, the undersigned subdivider hereby agrees to provide throughout this subdivision and as shown on the subdivision plat of _____ date 2/5 1993, the fol-
Name of Subdivision

lowing improvements to City of Grand Junction standards and to furnish an Improvements Guarantee in the form acceptable to the City for these improvements.

Improvements	Quantity and Unit Costs	Estimated Cost	Estimated Completion Date
Street Grading			
Street Base			
Street Paving			9,750.00
Curbs and Gutters			
Sidewalks			
Storm Sewer Facilities			
Sanitary Sewers			4,218.00
Mains			
Laterals/House Connections			
On-site Sewage Treatment			
Water Mains			
Fire Hydrants			
On-site Water Supply			
Survey Monuments			
Street Lights			
Street Name Signs			
Construction Administration			
Utility Relocation Costs			
Design Costs			
SUB TOTAL			13,968.00

Supervision of all installations (should not normally exceed 4% of subtotal) _____
_____.

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION: $ _____

The above improvements will be constructed in accordance with the specifications and requirements of the City or appropriate utility agency and in accordance with detailed construction plans, based on the City Council approved plan, and submitted ot the City Engineer for review and approval prior to start of construction. The improvements will be constructed in reasonable conformance with the time schedule shown above. An Improvements Guarantee will be furnished to the City prior to recording the subdivision plat.

Fred W Sperber
Signature of Subdivider

(If corporation, to be signed by President and attested to by Secretary, together with the corporate seal.)

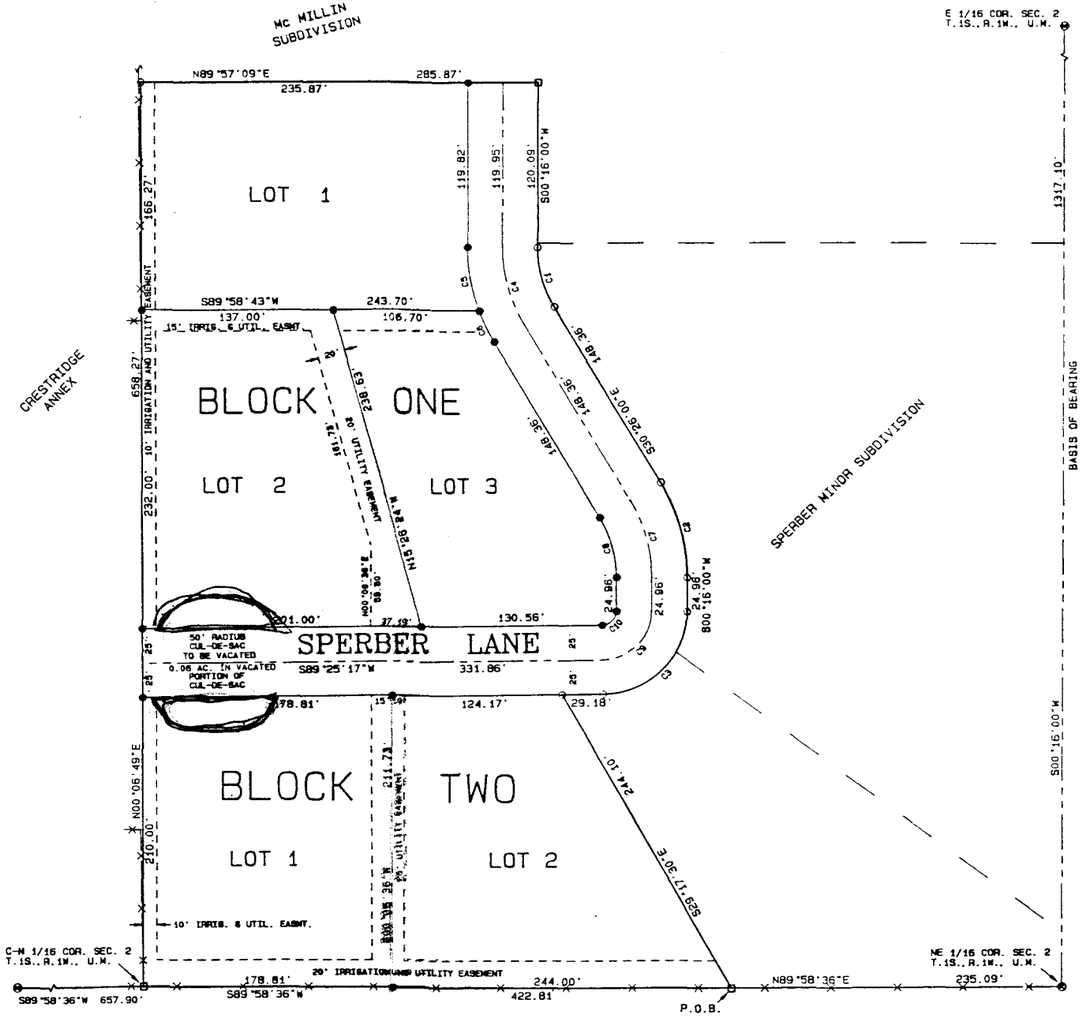
DATE: _____ 19____

I have reviewed the estimated costs and time schedule shown above and, based on the plan layouts submitted to date and the current costs of construction, I take no exception to the above.

_____
City Engineer

FAX 244-1599

SPERBER LANE MINOR SUBDIVISION



CURVE #	DELTA	RADIUS	ARC	CH. BRG.	CHORD
C1	30°42'07"	85.00'	45.55'	S15°04'47"E	45.01'
C2	30°41'59"	135.00'	72.33'	N15°05'03"W	71.47'
C3	89°09'14"	60.00'	93.36'	S44°50'41"W	84.22'
C4	30°42'07"	110.00'	58.94'	S15°04'50"E	58.24'
C5	20°09'28"	135.00'	47.49'	S09°48'42"E	47.25'
C6	10°32'40"	135.00'	24.84'	S25°09'16"E	24.81'
C7	30°41'59"	110.00'	58.94'	N15°05'05"W	58.24'
C8	30°41'58"	85.00'	45.54'	S15°04'49"E	45.00'
C9	89°09'14"	35.00'	54.46'	S44°50'42"W	49.13'
C10	89°09'14"	10.00'	15.56'	S44°50'47"W	14.04'

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three 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.

LEGEND

- ⊕ FOUND MESA COUNTY SURVEY MONUMENT
- ⊗ FOUND B.L.M. ALUM. MONUMENT
- □ SET #5 REBAR w/ ALUM. CAP IN CONCRETE L.S.24306
- ● SET #5 REBAR w/ ALUM. CAP L.S.24306
- ⊙ FOUND #5 REBAR, SET IN CONCRETE

AREA SUMMARY

LOTS	4.275 AC.
SPERBER LANE	0.915 AC.
TOTAL	5.190 AC.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Fred W. Sperber and A.J. Sperber, also known as Alice Jeane Sperber, are the owners of that real property located in the NW 1/4 NE1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the found B.L.M. monument for the NE 1/16 corner of said Section 2, the Basis of Bearing being N00°16'00"E along the east line of said NW1/4 NE1/4;
thence S89°58'36"W a distance of 235.09 feet along the south line of said NW1/4 NE1/4 to the Point of Beginning;
thence S89°58'36"W a distance of 422.81 feet;
thence N00°06'49"E a distance of 658.27 feet;
thence N89°57'09"E a distance of 285.87 feet to the easterly side of Sperber Lane;
thence S00°16'00"W a distance of 120.09 feet along said Sperber Lane;
thence along the arc of a curve to the left a distance of 45.55 feet, having a central angle of 30°42'07" and a radius of 85.00 feet, the chord of which bears S15°04'47"E a distance of 45.01 feet along said Sperber Lane;
thence S30°26'00"E a distance of 148.36 feet along said Sperber Lane;
thence along the arc of a curve to the right a distance of 72.33 feet, having a central angle of 30°41'59" and a radius of 135.00 feet, the chord of which bears S15°05'03"E a distance of 71.47 feet along said Sperber Lane;
thence S00°16'00"W a distance of 24.96 feet along said Sperber Lane;
thence along the arc of a curve to the right a distance of 93.36 feet, having a central angle of 89°09'14" and a radius of 60.00 feet, the chord of which bears S44°50'41"W a distance of 84.22 feet along said Sperber Lane;
thence S89°25'17"W a distance of 29.18 feet along said Sperber Lane;
thence S29°17'30"E a distance of 244.10 feet to the Point of Beginning.
Said parcel contains 5.19 acres more or less.

That said owners have caused the said real property to be laid out and surveyed as SPERBER LANE MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado. That said owners do hereby dedicate and set apart all of the streets and roads, as shown on the accompany plat on behalf of the public forever, and hereby dedicates to the City of Grand Junction on behalf of the public utilities those portions of said property that are labeled "utility easement" on said plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to underground electric, gas, telephone, cable television lines and sewer and water mains, together with the right to trim interfering trees and brush. Such easements and rights shall be used 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 City of Grand Junction.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this _____ day of _____, 1991.

_____ _____
Fred W. Sperber Alice J. Sperber

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this _____ day of _____, 1991, by Fred W. Sperber and Alice J. Sperber

My commission expires _____ Witness my hand and official seal _____
Notary Public
Address _____
_____

CITY APPROVAL

This plat of SPERBER LANE MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the _____ day of _____ 1991.

_____ _____ _____ _____
City Manager President of Council Chairman, Grand Junction City Planning Commission City Planning Director

_____
Grand Junction City Engineer

UTILITIES COORDINATING COMMITTEE CERTIFICATE

Approved this _____ day of _____, 1991, by the Utilities Coordinating Committee of the County of Mesa, Colorado.

_____
Chairman

Include Vacation Legal Description Ref Book & Page

SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, a registered Professional Land Surveyor in Colorado, do hereby certify that this subdivision plat and survey of SPERBER LANE MINOR SUBDIVISION was made by me and/or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations.

_____ _____
Steven L. Hagedorn PLS 24306 Date

N

GRAPHIC SCALE 1"=50'
0 50 100 150

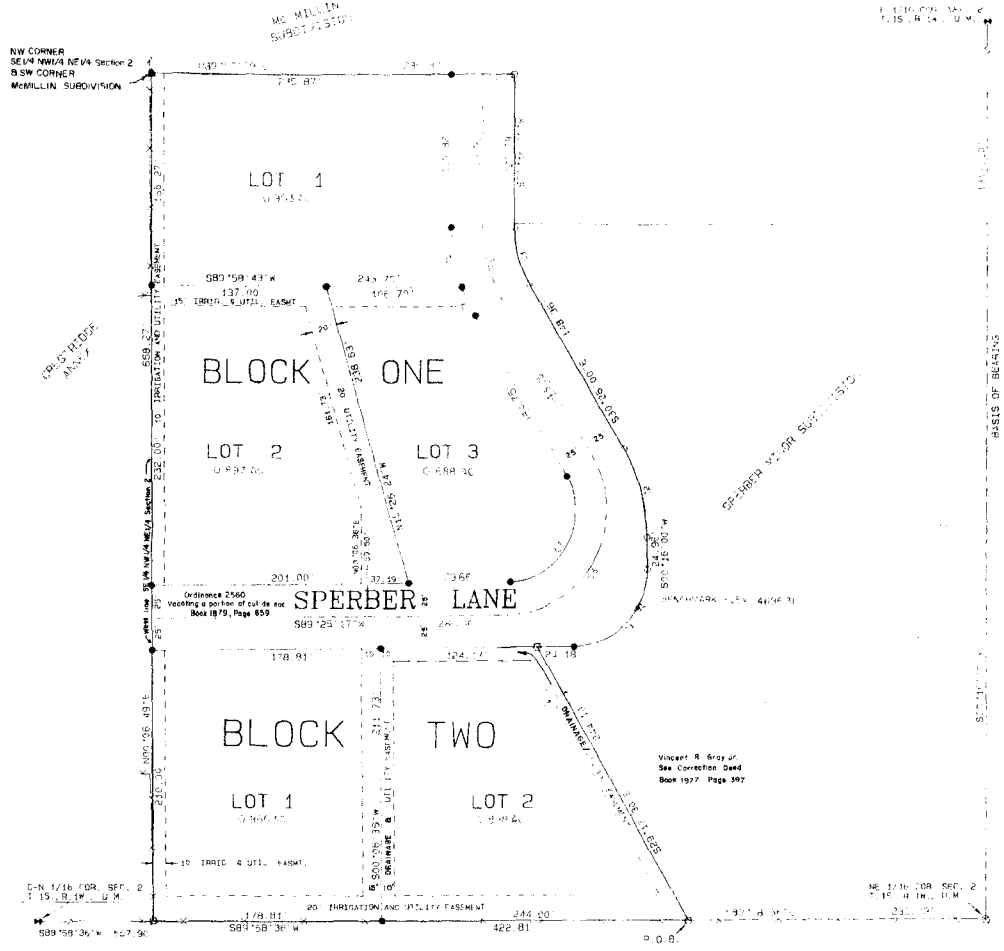
Steve Hagedorn Contact for

SPERBER LANE MINOR SUBDIVISION
Located in the
NW 1/4 NE 1/4 of SECTION 2, T.1 S., R.1 W.,
UTE MERIDIAN, MESA COUNTY, COLORADO

D H THOMPSON SURVEYS INC
1231 N.23rd ST., #106 – GRAND JUNCTION, CO
(303) 243-6067 (303) 245-8749

Designed By S.L.H.	Checked By M.W.D.	Job No. 0130-001
Drawn By TMODEL	Date JUNE 1990	Sheet 1 of 1

SPERBER LANE MINOR SUBDIVISION



CURVE #	DELTA	RADIUS	ARC	CH. BRG.	CHORD
C1	30°42'00"	85.00'	45.55'	S15°05'00"E	45.00'
C2	30°42'00"	135.00'	72.33'	N15°05'00"W	71.47'
C3	89°09'17"	60.00'	93.36'	S44°50'38"W	84.22'
C4	30°42'00"	110.00'	58.94'	S15°05'00"E	58.24'
C5	20°08'20"	135.00'	47.49'	S09°48'42"E	47.25'
C6	10°32'40"	135.00'	24.84'	S25°08'18"E	24.81'
C7	09°51'18"	55.00'	15.78'	S29°23'39"W	15.73'
C8	09°51'18"	55.00'	15.78'	S29°23'39"W	15.73'

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three 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.

LEGEND

- FOUND MESA COUNTY SURVEY MONUMENT
- FOUND B.L.M. ALUM. MONUMENT
- SET #5 REBAR w/ ALUM. CAP IN CONCRETE L.S. 24306
- SET #5 REBAR w/ ALUM. CAP L.S. 24306
- FOUND #5 REBAR w/ALUM. CAP L.S. 20677
- FOUND #5 REBAR w/ALUM. CAP IN CONCRETE L.S. 24306 AS WITNESS/CHAINAGE
- FOUND #5 REBAR

AREA SUMMARY

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Fred W. Sperber and Alice J. Sperber, also known as Alice Jessie Sperber are the owners of that real property located in the NW 1/4 NE1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, more particularly described as follows: **Also being previously recorded in book 1879 at page 859 of the records of the Mesa County Clerk and Recorder.**

Commencing at the found B.L.M. monument for the NE 1/16 corner of said Section 2, the Basis of Bearing being N00°16'00"E along the east line of said NW1/4 NE1/4;
thence S86°58'36"W a distance of 235.09 feet along the north line of said NW1/4 NE1/4 to the Point of Beginning;
thence S89°58'36"W a distance of 422.81 feet;
thence N00°16'49"E a distance of 658.27 feet;
thence S83°57'09"E a distance of 265.87 feet to the easterly side of Sperber Lane;
thence S00°16'00"W a distance of 120.09 feet along said Sperber Lane;
thence along the arc of a curve to the left a distance of 45.55 feet, having a central angle of 30°42'00" and a radius of 85.00 feet, the chord of which bears S15°05'00"E a distance of 45.00 feet along said Sperber Lane;
thence S30°26'00"E a distance of 148.36 feet along said Sperber Lane;
thence along the arc of a curve to the right a distance of 72.33 feet, having a central angle of 30°42'00" and a radius of 135.00 feet, the chord of which bears S15°05'00"E a distance of 71.47 feet along said Sperber Lane;
thence S00°16'00"W a distance of 24.96 feet along said Sperber Lane;
thence along the arc of a curve to the right a distance of 93.36 feet, having a central angle of 89°09'17" and a radius of 60.00 feet, the chord of which bears S44°50'38"W a distance of 84.22 feet along said Sperber Lane;
thence S89°25'17"W a distance of 26.18 feet along said Sperber Lane;
thence S29°17'20"E a distance of 244.10 feet to the Point of Beginning.
Said parcel contains 5.19 acres more or less.

NOTE ALL REFERENCE TO SPERBER LANE IS TO R.O.W. OF SPERBER LANE

That said owners have caused the said real property to be laid out and surveyed as SPERBER LANE MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado. That said owners do hereby dedicate and set apart all of the streets and roads, as shown on the accompany plat on behalf of the public forever, and hereby dedicates to the City of Grand Junction on behalf of the public utilities those portions of said property that are labeled "utility easement" on said plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to underground electric, gas, telephone, cable television lines and sewer and water mains, together with the right to trim interfering trees and brush. Such easements and rights shall be used 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 City of Grand Junction

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 23 rd day of April, 1993

Fred W. Sperber

Alice J. Sperber

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 23rd day of April, 1993 by Fred W. Sperber and Alice J. Sperber

My commission expires 8-20-94 Witness my hand and official seal

Notary Public

Address 2844 Kennedy Cir.
Grand Junction, CO 81503

CITY APPROVAL

This plat of SPERBER LANE MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 30 day of April, 1993

City Manager

President of Council

(Ron Halsey)
Chairman, Grand Junction
City Planning Commission

City Planning Director

Grand Junction City Engineer

STATE OF COLORADO)
) ss
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 3:25 o'clock P.M. this 19 day of MAY A.D. 1993, and was duly recorded in Book 14 at Page 112.

Recorder

DRAWER # Z-101
Reception # 1639578

SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, a registered Professional Land Surveyor in Colorado, do hereby certify that the subdivision plat and survey of SPERBER LANE MINOR SUBDIVISION was made by me and/or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.

Steven L. Hagedorn PLS 24306

4-9-93
Date

Revised 5-17-93 SLH

SPERBER LANE MINOR SUBDIVISION
LOCATED IN THE
NW 1/4 NE 1/4 of SECTION 2, T. 1 S., R. 1 W.,
UTE MERIDIAN, MESA COUNTY, COLORADO

D H THOMPSON SURVEYS INC
1231 N.23rd ST., #106 - GRAND JUNCTION, CO
(303) 245-8749

Designed By S	Checked By	Job No.
Drawn By	Date	Sheet 1 of 1

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