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File 1992-0026

Name: Wal-Mart - Final Plat - 2879 North Avenue

P r e s e n t	S c a n n e d	<p>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.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</p> <p>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.</p>
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DOCUMENT DESCRIPTION:

X	X	Action Sheet - 6/2/92	X	X	Payless Shoe Source Landscape Plan and Site Plan - (should be scanned in project file for this site)
X	X	Suggested Motions Sheet	X	X	Utilities Composite
X	X	Staff Report - no date	X	X	Grading and Drainage Plan
X	X	Geologic Hazards / Soils Report	X	X	Treasurer's Certificate of Taxes Due - 5/4/92
X	X	Correspondence	X		Deeds conveyed to Wal-Mart
X		Computer Files Indexing Information Sheet	X	X	Special Warranty Deed conveyed to City - sent to City Clerk's office for scanning and retention - **
X	X	Minor Subdivision Submittal Sheet - 4/29/92			
X	X	Subdivision Summary Form			
X		Public Notice Posting - 5/22/92			
X		Land Appraisal - 5/19/92			
X	X	Reciprocal Cross Easement Agreement			
X	X	City Council Minutes - 6/2/92 - **			
X	X	Development Improvements Agreement - 6/9/92 with release - ** - originals sent to City Clerk for retention and scanning			



DEVELOPMENT APPLICATION
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

A Receipt 5011
 Date 5/4/92
 Rec'd By B. Paulson
 File No. #26 92

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input checked="" type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub		2879 NORTH AVE	C-1 C-2	Retail/commercial
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
WAL-MART STORES, INC.		Q.E.D Surveying Systems, Inc
Name	Name	Name
701 S. Walton Blvd.		1018 Colorado Ave
Address	Address	Address
Bentonville Ark. 72716		Grand Junction, Colo.
City/State/Zip	City/State/Zip	City/State/Zip
(501) 273-8119		(303) 241-2370
Business Phone No.	Business Phone No.	Business Phone No.

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 and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we 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 rescheduling expenses before it can again be placed on the agenda.

By *[Signature]* 4/29/92
 Signature of Person Completing Application Date
 WAL-MART STORES, INC.
 ANDREW SCHWEDT, 604
 Director of Development
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

MINOR SUBDIVISION SUBMITTAL

WALMART SUBD

Project Name

1

Submittal No.

4/29/92

Submittal Date

ENGINEERING CHECKLIST

The following checklist is an abbreviated form based primarily on Section 6-7 and 6-8 of the Development Code, which should be referred to for additional information. Items marked "Not Req'd" are not necessary for the initial submittal, but may be required as a result of agency review.

CODE ITEM	DESCRIPTION	Received		Not Rec'd	Not Req'd
		Complete	Incomp		
6-7-2 B-3-a	Common Space Maintenance Agreements				GRW
B-3-b,c	Offsite Easements & Dedications			✓	
B-3-d,f B-9	Civil Engineering Project Report: Flood Hazard; <u>Final Drainage Report</u> ; Best Management Practices			✓	
B-3-e,h B-13 Sec 5-6	Geotechnical Project Report: Historical/ Archeological; Soils & Geology; Level I & II (if recommended) Environmental Site Assessment				GRW
B-12	Contiguous ROW or Easement Documents			✓	
B-13i	Traffic Impact Study				GRW
B-13ii	Section 404 Permit				GRW
B-13iii	Power of Attorney for Annexation and I.D.				GRW
6-8-2 A	Final Plat	✓			
B-1-a-i	Composite Utilities Plan (Water, Sewer, Gas, Electric, TV, Telephone, Irrigation, Storm Drain, Ditches)		✓		
B-1-a-ii	Roadway Plans				GRW
B-1-b-i	Grading and Drainage Plan			✓	
B-1-c	Best Management Practices Plan				GRW
B-1-d	Subsurface Soils Investigation			✓	
B-3	Improvement Agreement			✓	
B-4	Improvement Guarantee			✓	
B-5	CDOT Access Permit				GRW
B-6	C.C. & R's.				GRW
B-8	Names and Addresses - Surface & Mineral				GRW

EVALUATION OF SUBMITTAL

Submittal is: accepted conditionally accepted rejected as incomplete

B-3-b,c Access for ingress and egress through Walmart Parking Lot ^(Lot 1) and easements for water, sewer, storm drain, etc.

Drainage Report req'd to address future runoff from site to 2 small lots to storm sewer in Melody Lane on the Lot 1 system.

B-1-b-1 Need plans for storm drain to service the 2 small lots if req'd.

B-1-a-i Need plans for water, sewer, and other service to 2 small lots

Gerald Williams
244-1577

Original
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John Timar
20532 Germain St.
Chatsworth, CA 91311

Ray H. McKissen
544 Shank Ct.
Grand Junction, CO 81503

Kenneth Summers
P.O. Box 40834
Grand Junction, CO 81502

Stanley L. Seugman
3026 Patterson Rd.
Grand Junction, CO 81504

Muriel Corn
P.O. Box 1849
Grand Junction, CO 81502

W.F. Wilson
493 Sparn St.
Grand Junction, CO 81501

Syd F. Pincock
410 Ridgeway Dr.
Grand Junction, CO 81503

Twila B. Rutter
Howard, CO 81233

John B. Mahan
489 1/2 Sparn Street
Grand Junction, CO 81501

Monument Realty
759 Horizon Dr., Suite A
Grand Junction, CO 81506

William G. Thomas
2335 Hall Ave.
Grand Junction, CO 81501

Jefre V. Reekers
488 Melody Lane
Grand Junction, CO 81501

George R. Guyton
506 28 3/4 Rd.
Grand Junction, CO 81501

Marie Tipping
2868 Freeway East
Grand Junction, CO 81501

William R. Jarvis
2491 S. Broadway
Grand Junction, CO 81503

Jeanie Voong
3043 E Road
Grand Junction, CO 81504

Dotty Corp. of Colorado
18000 E. Smith Rd.
Aurora, CO 80011

Peerless Tyre Co.
9251 E. 104th Ave.
Henderson, CO 80640

Robbins McMullin
P.O. Box 37
Grand Junction, CO 81502

Fruitvale Water & Sanit.
2887 North Ave.
Grand Junction, CO 81501

Valley Church of Christ
P.O. Box 4285
Grand Junction, CO 81502

Gladys L. Collins
967 25 Road
Grand Junction, CO 81505

George E. Metz
#2 Cognac Ct.
Grand Junction, CO 81503

Roy E. Moore
486 1/2 Melody Lane
Grand Junction, Co 81501

Erwin E. Easter
624 31 1/2 Road
Grand Junction, CO 81504

Clyde Theobold
494 Melody Lane
Grand Junction, CO 81501

James E. Benson
2206 Arrowhead Lane
Grand Junction, CO 81501

Harold D. Harris
1027 Main St.
Grand Junction, CO 81501

Leo T. McCullough DM
492 Melody Lane
Grand Junction, CO 81501

Robert Lee Jones
482 Melody Lane
Grand Junction, CO 81501

Joyce M. Longwell
P.O. Box 40298
Grand Junction, CO 81502

Ruth L. Raney
478 Melody Lane
Grand Junction, CO 81501

W.B. Swisher
1640 O Road
Loma, CO 81524

Jose L. Gallegos
417 Chiswick
Grand Junction, CO 81504

Frances T. Wallace
3212 E. Palmyra
Orange, CA 92669

Boyd Phillips, Jr.
9113 Emerald Grove
Lakeside, CA 92040

Jesus Herrera
481 Sparn
Grand Junction, CO 81501

Daniel J. Benson
479 Sparn
Grand Junction, CO 81501

Pauline K. Pederson
2440 E. Tudor Rd.-1124
Anchorage, AK 99507

Phillip D. Smith
2440 E. Tudor Rd.-1124
Anchorage, AK 99507

Lawrence D. Vent
490 Harris Rd.
Grand Junction, CO 81501

Com Act Housing Corp.
P.O. Box 83
Grand Junction, CO 81502

Steve Fleming
461 Pera St.
Clifton, CO 81520-8701

Federal Natl. Mortgage Assoc.
P.O. Box 3368
Englewood, CO 80155

Sharyn K. Carter
488 Harris Rd.
Grand Junction, CO 81501

Erwin I. Slater
P.O. Box 2334
Aspen, CO 81612

#26 92

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PROJECT NARRATIVE

WAL-MART MINOR SUBDIVISION IS A PROPOSED 3 LOT SUBDIVISION SITUATED ON THE CORNER OF NORTH AVENUE AND MELODY LANE. THE LARGEST OF THE THREE LOTS IS ALREADY DEVELOPED AND ALSO IS KNOWN AS THE WAL-MART STORE. THE TWO SMALLER LOTS FRONT ON NORTH AVENUE AND SHALL BE COMMERCIALY DEVELOPED. IN REALITY NO NEW PARCELS ARE BEING CREATED WITH THE ADVENT OF THIS SUBDIVISION AS THE WAL-MART PROPERTY WAS ORIGINALLY ACQUIRED IN 5 DIFFERENT PARCELS. THIS PROPOSED SUBDIVISION WILL PROVIDE A MORE CONVENIENT WAY TO SELL THE PARCELS ON NORTH AVENUE. DEVELOPMENT OF TWO COMMERCIAL STORES IS EXPECTED WITHIN A YEAR. NO PART OF THIS PROPERTY FALLS WITHIN THE FLOOD BOUNDARY AS PER FEMA MAP # 080117 0007.

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"D"

As the majority of this subdivision is a paved parking lot, the appraisal of Application for Open Space shall be determined by the selling price agreed on between WAL-MART and lots 2 and 3, or if this is not acceptable an appraisal shall be forthcoming by May 20, 1992.

#26 92

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J, K, L

As the majority of this subdivision is a paved parking lot, the Geology report/Soils Report, Gamma Radiation Report, and Subsurface Soils Investigation shall be conducted on lots 2 and 3, and shall be forthcoming by May 20, 1992.

#26 92

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SUBDIVISION SUMMARY FORM

City of Grand Junction

TYPE OF SUBMISSION

Preliminary Plan _____

Final Plat/Plan _____

Subdivision Name: WAL-MART MINOR SUBDIVISION Filing _____

Location of Subdivision: TOWNSHIP 1S RANGE 1E SECTION 18 1/4 NE

Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area
() SINGLE FAMILY	_____	_____	_____
() APARTMENTS	_____	_____	_____
() CONDOMINIUMS	_____	_____	_____
() MOBILE HOME	_____	_____	_____
(X) COMMERCIAL	<u>N.A.</u>	<u>14.14</u>	<u>100%</u>
() INDUSTRIAL	<u>N.A.</u>	_____	_____

Street _____

Walkways _____

Dedicated School Sites _____

Reserved School Sites _____

Dedicated Park Sites _____

Reserved Park Sites _____

Private Open Areas _____

Easements _____

Other (specify) _____

Estimated Water Requirements 100 gallons/day.

Proposed Water Source Grand Junction City Water

Estimated Sewage Disposal Requirement minimum gallons/day. #26 92

Proposed Means of Sewage Disposal _____

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Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

Mr. Dan Brown
Q.E.D. Surveying Systems, Inc.
1018 Colorado Avenue
Grand Junction, Colorado 81501

RE: 26-92 Wal-Mart Minor Subdivision Open Space Fee

Dear Mr. Brown:

We have received the appraisal of the real property located at 2881 North Avenue, also known as Wal-Mart. Based on the appraised amount of \$ 755,000.00 for the 13.868-acre parcel, the City of Grand Junction Parks and Recreation Department has pro-rated the value to determine an open space fee for the two new lots created by the Wal-Mart Minor Subdivision. At a value of \$1,2498 per square foot, the two lots have a value of \$54,985.70. The open space fee is calculated as five percent (5%) of the value of the two lots, or a fee of \$2,749.29. Receipt of a payment in this amount is required prior to recordation of the Wal-Mart Minor Subdivision Final Plat.

Sincerely,

A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck, AICP
Planner

**GEOLOGIC HAZARDS/SOILS REPORT
AND
GAMMA RADIATION SURVEY
FOR
WAL-MART MINOR SUBDIVISION
CITY OF GRAND JUNCTION, COLORADO
MAY, 1992**

Prepared by:

Barnes Geologic Consulting, Inc.
2325 Elderberry Court
Grand Junction, CO 81506
(303) 242-8655

Prepared for:

QED Surveying Systems, Inc.
1018 Colorado Avenue
Grand Junction, CO 81501
(303) 241-2370

Client:

Wal-Mart Stores, Inc.
701 S. Walton Boulevard
Department 8710
Bentonville, AR 72716
(501) 273-8123

**GEOLOGIC HAZARDS/SOILS REPORT
AND
GAMMA RADIATION SURVEY
FOR
WAL-MART MINOR SUBDIVISION

CITY OF GRAND JUNCTION, COLORADO
MAY, 1992**

INTRODUCTION

The Wal-Mart Minor Subdivision is located in part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 18, Township 1 South, Range 1 East, Ute Principal Meridian. The property is located in the east part of the City of Grand Junction and is bordered on the north by North Avenue and on the west by an access road to Wal-Mart Discount City.

A parcel of about 1.0 acre is to be divided into 2 lots to be sold for commercial development. The land is gently sloping and is planted to grass as a part of the landscaping at the entrance to Wal-Mart Discount City. The adjacent area is intensely developed for residences and commercial buildings.

The purpose of this report is to identify geologic hazards, particularly hazards that might have an adverse effect on the various features of commercial buildings and is based on a surface reconnaissance of the property and adjacent terrain. No subsurface exploration was conducted specifically for this study. References used to supplement surface observations included USGS Professional Paper 451, a report titled "Geotechnical Investigation, Proposed Wal-Mart Shopping Center" by Armstrong Consultants, Inc., dated April, 1988, two drill holes by the Bureau of Reclamation, and soils mapping by the Soil Conservation Service (SCS). A soils map based on SCS classifications has been prepared and is attached to this report. A gamma radiation survey was conducted on May 10, 1992, and the findings are also attached.

REGIONAL GEOLOGY

The property is located on the northeast flank of the Uncompahgre Uplift where the underlying sedimentary beds dip about 3° to the northeast into the Piceance Basin. The site is in the extensive Grand Valley which has been eroded into Mancos Shale of Cretaceous age by the Colorado River. The sedimentary layers beneath the Mancos range in age from Triassic to Cretaceous, and igneous and metamorphic rocks of Precambrian age lie beneath the sedimentaries.

Mancos Shale is a marine deposit and consequently contains soluble salts. The formation was originally about 4,000 feet in thickness. The shale is dark gray, thin bedded, and composed mainly of clay and silt particles.

The Grand Valley has a history of minor seismic activity and the seismic risk is low. Recent and nearby earthquakes occurred on November 12, 1971, and January 30, 1975. The 1971 earthquake had a Richter magnitude of 4.0 and was located 13 miles southwest of Grand Junction. The 1975 earthquake had a magnitude of 4.4 and was located 14 miles northwest of Grand Junction. A mild quake of 2.5 magnitude occurred near Palisade on October 20, 1990. No damage was reported from any of these events.

SITE GEOLOGY

The Wal-Mart Minor Subdivision is located in the broad Grand Valley which has been eroded from Mancos Shale. The site has an elevation of about 4,630 feet above sea level and is gently sloping. The general area is semiarid and receives a long term, average annual precipitation of about 8.6 inches.

Geologic Formations and Soils

This property is located on the gently-sloping floor of the broad Grand Valley. Two exploratory holes (numbers 289D5 and 300E0) drilled by the Bureau of Reclamation (USBR) during salinity studies in 1977 and 1983, and the test boring logs from the Armstrong report (numbers TB-8, 17, and 19), provide data on the subsurface materials. Drill logs and a location map of these holes are attached to this report.

The two USBR drill logs show a layer of clay/silty clay 27 to 33 feet thick at the surface, an underlying gravel and cobble layer from 21 to 35 feet thick, and Mancos Shale bedrock at depths of 48 and 68 feet. The Armstrong holes, which are immediately adjacent to this subdivision, reveal layers of silty clay and silty sand overlying gravel and cobbles which were encountered at 35 feet. The near-surface soil has been mapped as Billings silty clay and silty clay loam by the Soil Conservation Service.

Geologic Structure

The dip of the underlying bedrock is about 3° to the northeast away from the nearby Uncompahgre Uplift. The Redlands fault, a dominant structural feature, is located about 7.0 miles to the southwest.

Foundation Materials

A thick deposit of silty clay overlying sandy gravel and cobbles and Mancos Shale bedrock comprise the foundation materials at this subdivision. Mancos Shale has also been the parent material for the fine grained soils, and the silty clay could have high shrink/swell characteristics. The soils could also settle upon saturation and/or loading. The engineering properties should be ascertained prior to design of the foundation of any large

structure, such as a commercial building. The soil and bedrock characteristics can be determined by subsurface exploration methods as may be appropriate, sampling of the materials, and laboratory testing of the samples. The results of the testing may indicate a need to support large structures on pilings or piers founded on gravel or unweathered shale. Engineering analysis will be required to determine the proper foundation design in accordance with the site-specific subsurface conditions.

The soils at this site contain soluble salts that could cause deterioration of concrete. Sulfate resistant cement should be used to avoid this possibility.

Water Table

This general area is known to have a relatively high ground water table due to the low relief of the valley floor, the proximity to the Colorado River, and the network of irrigation canals. (The water level readings shown on the attached USBR drill logs are the result of a downward gradient in the gravel layer and are not indicative of the high water level in the upper silty clay). The test boring number TB-8 by Armstrong Consultants, Inc. found a water level of 17.3 feet on April 4, 1988. The level would be expected to rise during the irrigation season.

The depth to the water table during the various seasons of the year should be determined prior to any foundation design. The depth to ground water may be less than 10 feet. Sewage from the site will be conveyed to a central treatment plant.

Slope Stability

No landslide or other slope stability hazards exist due to the gentle slopes. The ground surface slopes southerly at about 1 percent, or less.

FLOOD POTENTIAL

This proposed subdivision is located on the valley floor of the Colorado River at about ground elevation 4,630 feet. The Flood Insurance Rate Map, Federal Emergency Management Agency, revision date December 4, 1985, shows a 100-year river flood elevation of about 4,587 feet south of this property. The subdivision is about 43 feet higher than this 100-year flood level and about 7,000 feet north of the flood boundary. Therefore, no flood hazard exists from the projected 100-year flood event.

RADIATION HAZARD

Uranium mill tailings were used extensively in the Grand Junction area between 1952 and 1965 for landfill and construction. A

gamma radiation survey conducted on May 10, 1992, found a small area of readings higher than background at the extreme northwest corner of the property (see attached report form). These higher readings seemed to continue off the property in a strip parallel to North Avenue and may be tailings used as backfill or bedding along some buried utility line. Other than the small area at the northwest corner, no anomalous readings were found on this property when using a 50-foot grid spacing.

CONCLUSIONS

A surface reconnaissance was conducted on May 10, 1992, at the Wal-Mart Minor Subdivision to identify geologic hazards to future commercial development. The hazards and recommendations are summarized as follows:

1. A thick layer of silty clay forms the upper foundation material at this site. The soil has been derived principally from Mancos Shale and the shrink/swell characteristics and settlement potential of the silty clay should be determined prior to final design of any structure.
2. The silty clay is underlain by sandy gravel and cobbles and Mancos Shale bedrock. The gravel and cobbles or the unweathered shale would provide good bearing support for pilings or pier-type foundations, if deemed necessary by the design engineering process.
3. The soils in the area contain varying amounts of sulfate salts and sulfate resistant cement should be used where concrete would contact the soil.
4. The site is a low lying area about 1.7 miles north of the Colorado River and the ground water table may be high. The depth to ground water should be determined prior to foundation design.
5. The approximately 1 percent slope of this site presents no slope stability hazard.
6. The property is about 43 feet in elevation higher than the projected 100-year flood level of the Colorado River so there is no flood hazard from a 100-year event.
7. A small area of gamma radiation higher than background was found at the northwest corner of the property by a radiation survey conducted along a 50-foot grid spacing on May 10, 1992. The remainder of the parcel had only normal background gamma readings.
8. Commercial mineral resources of metallic or non-metallic nature are not found in the immediate area. A small possibility for production of oil and/or natural gas

from underlying formations exists.

9. The area has a low probability of destructive seismic events.

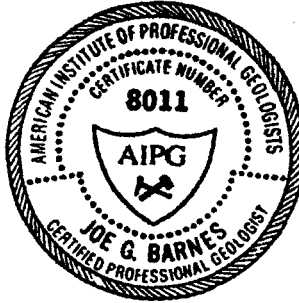
Several potential geologic hazards have been identified at this subdivision but each can be mitigated by proper engineering design prior to construction. The geotechnical data necessary to allow adequate foundation design can be obtained by appropriate techniques such as drilling or augering, sampling, and laboratory testing of the materials.

Prepared by:

BARNES GEOLOGIC CONSULTING, INC.

Joe G. Barnes

Joe G. Barnes, President
Engineering Geologist





WAL-MART MINOR SUBDIVISION--Photo looking northeast at the proposed subdivision site, which is the grass area. The orange flag marks the southwest corner of the property. The vehicles are traveling east on North Avenue.

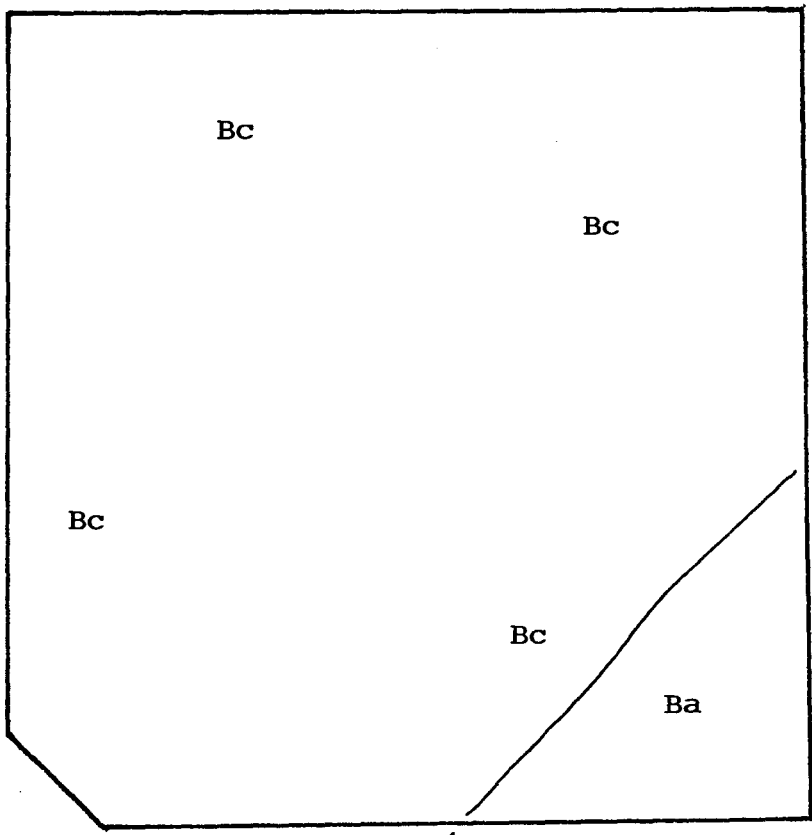
Photograph by Joe G. Barnes

May 10, 1992

NORTH AVENUE (E ROAD)

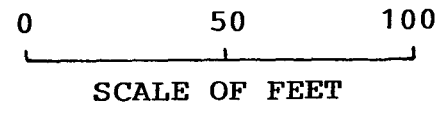


ACCESS ROAD TO WAL-MART DISCOUNT CITY



WAL-MART MINOR SUBDIVISION

EXPLANATION



- Ba Billings silty clay
- Bc Billings silty clay loam

Adapted from "Soil Map, Grand Junction, Colo. Area", SCS, surveyed 1939-40.

SOILS MAP
WAL-MART MINOR SUBDIVISION
MAY, 1992

Barnes Geologic Consulting, Inc.
Drawn by JGB

SOIL CONSERVATION SERVICE
SOIL DATA SHEET

BILLINGS SILTY CLAY, 0 to 2 percent slopes, Class IIIs Land (Ba)

This soil is on alluvial materials - 4 to about 40 feet thick - that largely came from Mancos shale.

The 8- or 10-inch surface soil consists of light brownish-gray, gray, or olive-gray silty clay. The layer is similar to the surface layer of Billings silty clay loam soils but it is harder and, in many places, darker. The subsoil consists of similarly colored layers of silty clay loam, silt loam, and silty clay. In places the soil is silty clay to depths exceeding 4 feet.

The entire profile is firm when moist and has a massive structure. The subsoil has many small irregularly shaped light-gray specks or indistinct mottles. Poorly defined light-colored streaks indicate the presence of lime, gypsum, or salts. The surface soil and subsoil are calcareous, the lime being well distributed. The fine texture of the soil greatly retards penetration of roots, moisture, and air.

Surface runoff is very slow to slow where the slope is less than 1 percent. Internal drainage is very slow because the subsoil is massive and very slowly permeable. Even with ample drainage ditches, the discharge of irrigation water is slow.

Tilth and workability are not good, because the soil has a fine texture and a low content of organic matter. Moreover, some fields contain areas 20 to 60 feet across that have excessive amounts of salts. Slick spots also occur. These salty areas and slick spots produce low or negligible yields of most crops and are extremely difficult to eliminate.

Soil limitations are classified as severe for local roads and streets (poor traffic-supporting capacity, moderate to high water tables common), dwellings with basements (high shrink-swell potential, slow internal drainage, subject to water table build-up), sanitary land fill (poor drainage, clayey textures), and septic tank absorption fields (slow permeability, poor internal drainage, seasonal high water table).

SOIL CONSERVATION SERVICE
SOIL DATA SHEET

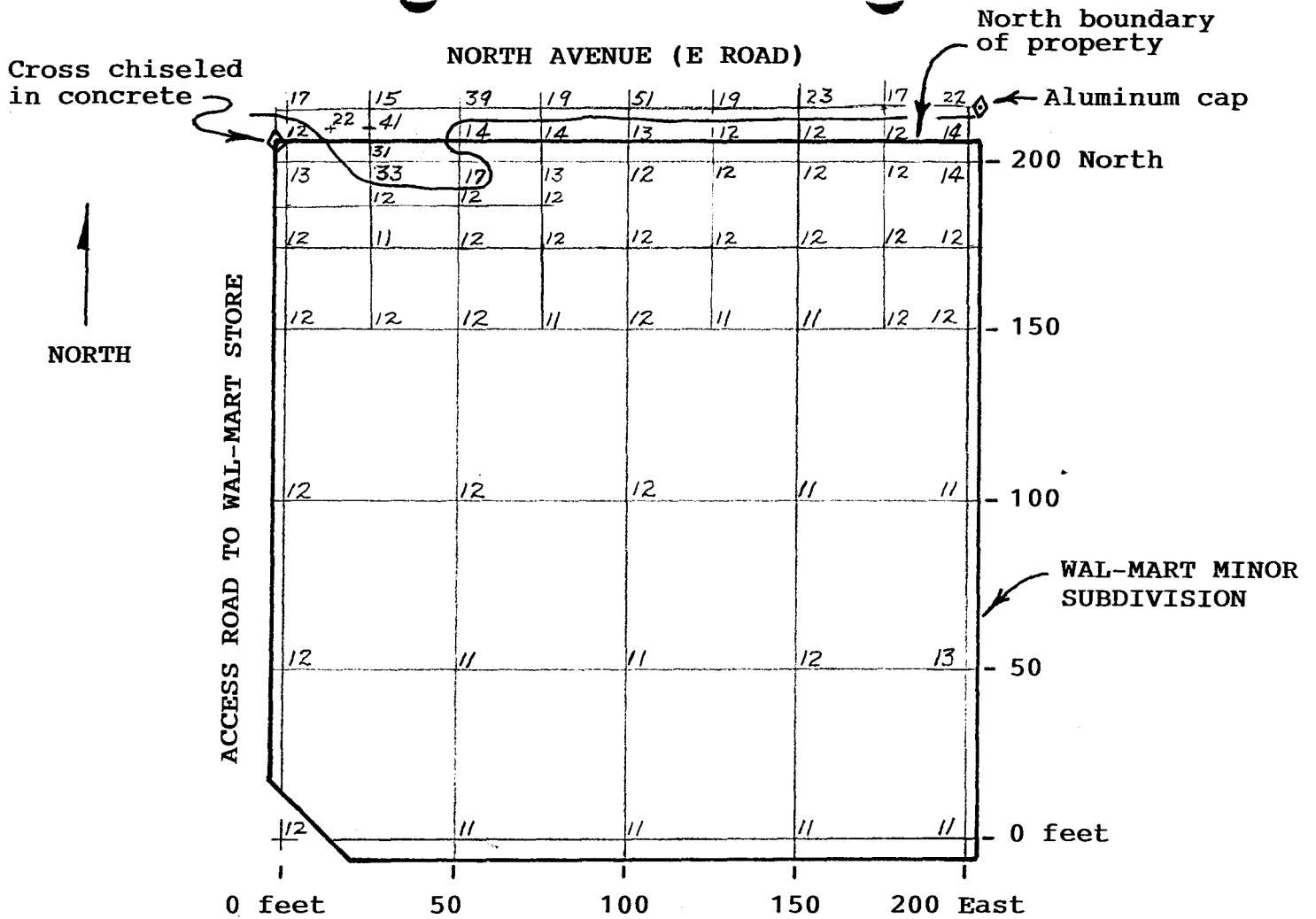
BILLINGS SILTY CLAY LOAM, 0 to 2 percent slopes, Class II_s Land (B_c)

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

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

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

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



EXPLANATION

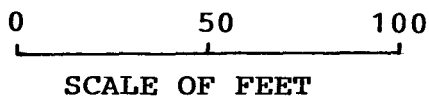
Area of readings higher than background

33 17

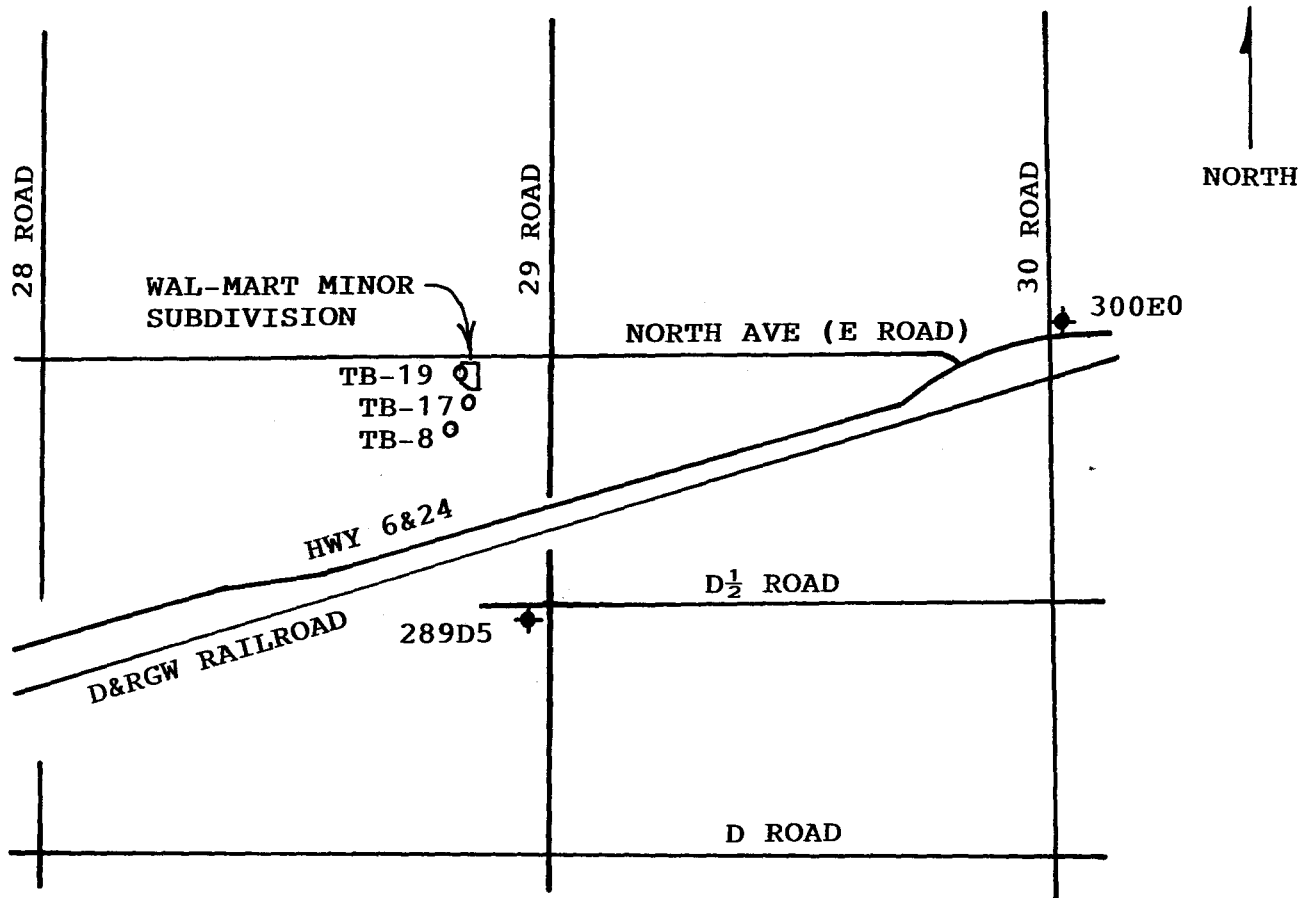
Gamma radiation survey conducted at 50-foot grid intervals. (Spacing lessened in area of anomalous readings). Used Ludlum Measurements Scintillometer Model 19, Micro R Meter. Units shown on drawing are microroentgens per hour.

GAMMA RADIATION REPORT
WAL-MART MINOR SUBDIVISION

MAY 10, 1992

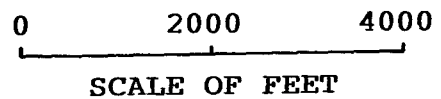


Barnes Geologic Consulting, Inc.
Prepared by Joe G. Barnes



EXPLANATION

- 289D5
◆ Bureau of Reclamation
drill hole
- TB-8
○ Armstrong Consultants
test boring



DRILL HOLE LOCATION MAP
WAL-MART MINOR SUBDIVISION

MAY, 1992

Barnes Geologic Consulting, Inc.
Drawn by JGB

Drill Hole 289D5
Bureau of Reclamation

COMPOSITE GEOLOGIC LOG OF WELL FIELD

PLAN VIEW OF WELL FIELD .289D5.

LOCATION .28.9. & D. 1/2. Roads PROJECT Grand Valley Unit., CRBSCP.

OBSERVATION WELLS COMPLETED . . . 9/29/83. **PUMP WELL COMPLETED . . . 11/10/83.**

LOGGED BY Willard Phillips. LOG REVIEWED BY Joe Barnes.

OBSERVATION WELLS HOLE SIZE . . . 9 5/8". **PUMP WELL HOLE SIZE . . . 12 1/2".**

OBSERVATION WELL CASING SIZE 3". **PUMP WELL CASING SIZE 6".**

PUMP WELL COORDINATES N . . 464,810.95. E . . 1,144,082.29.

Pump Well Measuring Point Elevation: 4615.55'



DEPTH (FEET)	NOTES AND DRILLING CONDITIONS	GRAPHIC LOG	GRAVEL PACK	CASING / SCREEN	SAMPLE TAKEN	WATER LEVEL	DESCRIPTION / CLASSIFICATION AND PHYSICAL CONDITION																			
0-48.5'	<p>Drilled with Becker Hammer Drill by contractor.</p> <p>Well field tested to 260 minutes at 112.1 gpm on June 19, 1984. T.D.S. of water day of test: 4,60 mg/l.</p> <p>WATER LEVEL READINGS</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>DEPTH TO WATER</th> </tr> </thead> <tbody> <tr><td>6/19/84</td><td>13.68'</td></tr> <tr><td>1/14/85</td><td>14.74</td></tr> <tr><td>3/14/85</td><td>15.01</td></tr> <tr><td>4/30/85</td><td>14.67</td></tr> <tr><td>5/15/85</td><td>14.29</td></tr> <tr><td>6/17/85</td><td>13.50</td></tr> <tr><td>7/31/85</td><td>13.03</td></tr> <tr><td>9/10/85</td><td>13.25</td></tr> <tr><td>10/7/85</td><td>13.03</td></tr> <tr><td>11/7/85</td><td>13.67</td></tr> <tr><td>12/23/85</td><td>14.36</td></tr> </tbody> </table> <p>Observation wells completed with 20' of 0.010 inch slot screen and flush joint PVC pipe to surface, and no gravel pack.</p>	DATE	DEPTH TO WATER	6/19/84	13.68'	1/14/85	14.74	3/14/85	15.01	4/30/85	14.67	5/15/85	14.29	6/17/85	13.50	7/31/85	13.03	9/10/85	13.25	10/7/85	13.03	11/7/85	13.67	12/23/85	14.36	<p>0-27' CLAY, brown, dry, increasing fine sand with depth. Firm drilling 0 to 14', soft drilling 14 to 20', firm drilling 20 to 27'.</p> <p>6/19/84</p> <p>27-28.5' GRAVEL, with fine to coarse sand, moist. Gravel is of sandstone and siltstone. Maximum size 1".</p> <p>28.5-48' GRAVEL AND COBBLES, with fine to coarse sand, wet. Hard, subrounded, quartz, quartzite, granite, and basalt. Hard drilling</p>
DATE	DEPTH TO WATER																									
6/19/84	13.68'																									
1/14/85	14.74																									
3/14/85	15.01																									
4/30/85	14.67																									
5/15/85	14.29																									
6/17/85	13.50																									
7/31/85	13.03																									
9/10/85	13.25																									
10/7/85	13.03																									
11/7/85	13.67																									
12/23/85	14.36																									
48-48.5'							<p>48-48.5' MANCOS SHALE, dry, hard, gray.</p>																			

GEOLOGIC LOG OF DRILL HOLE





FEATURE Groundwater Observation Hole PROJECT CRBSCP-Grand Valley Unit STATE Colo
 HOLE NO. 300E0 LOCATION 30 Rd & Hwy 6 GROUND ELEV. DIP (ANGLE FROM HORIZ.) 90°
 COORDS. N. E. BEGUN 9-19-77 FINISHED 9-19-77 DEPTH OF OVERBURDEN 68' TOTAL DEPTH 74' BEARING ---
 DEPTH AND ELEV. OF WATER 9.5' 9-19-77 LOGGED BY Willard H. Phillips LOG REVIEWED BY ---




NOTES ON WATER LOSSES AND LEVELS, CASING, CEMENTING, CAVING, AND OTHER DRILLING CONDITIONS	TYPE AND SIZE OF HOLE	CORE RECOVERY (%)	PERCOLATION TESTS				ELEVATION (FEET)	DEPTH (FEET)	GRAPHIC LOG	RBD	CLASSIFICATION AND PHYSICAL CONDITION	
			DEPTH (FEET)		LOSS (G.P.M.)	PRESSURE (P.S.I.)						LENGTH OF TEST (MIN.)
			FROM (P, C, or Cm)	TO								
Drilled with truck-mounted Ranger II auger by Armstrong Engineers. 0-74' Used 4" continuous flight auger. Installed 66' of PVC pipe below ground surface.	4"				None			0-2'		0-2' ROADBASE, gravel & cobbles		
								2-33'		2-33' CLAY, silty, damp to wet, soft, brown. Wet at 8'.		
								33-68'		33-68' GRAVEL AND COBBLES, lean clay. Good flow of water at 34, 36, and 40'.		
								68-74'		68-74' SHALE, Mancos Formation, dry, hard.		
									Accepted hole even though PVC pipe was 2 feet from shale.			

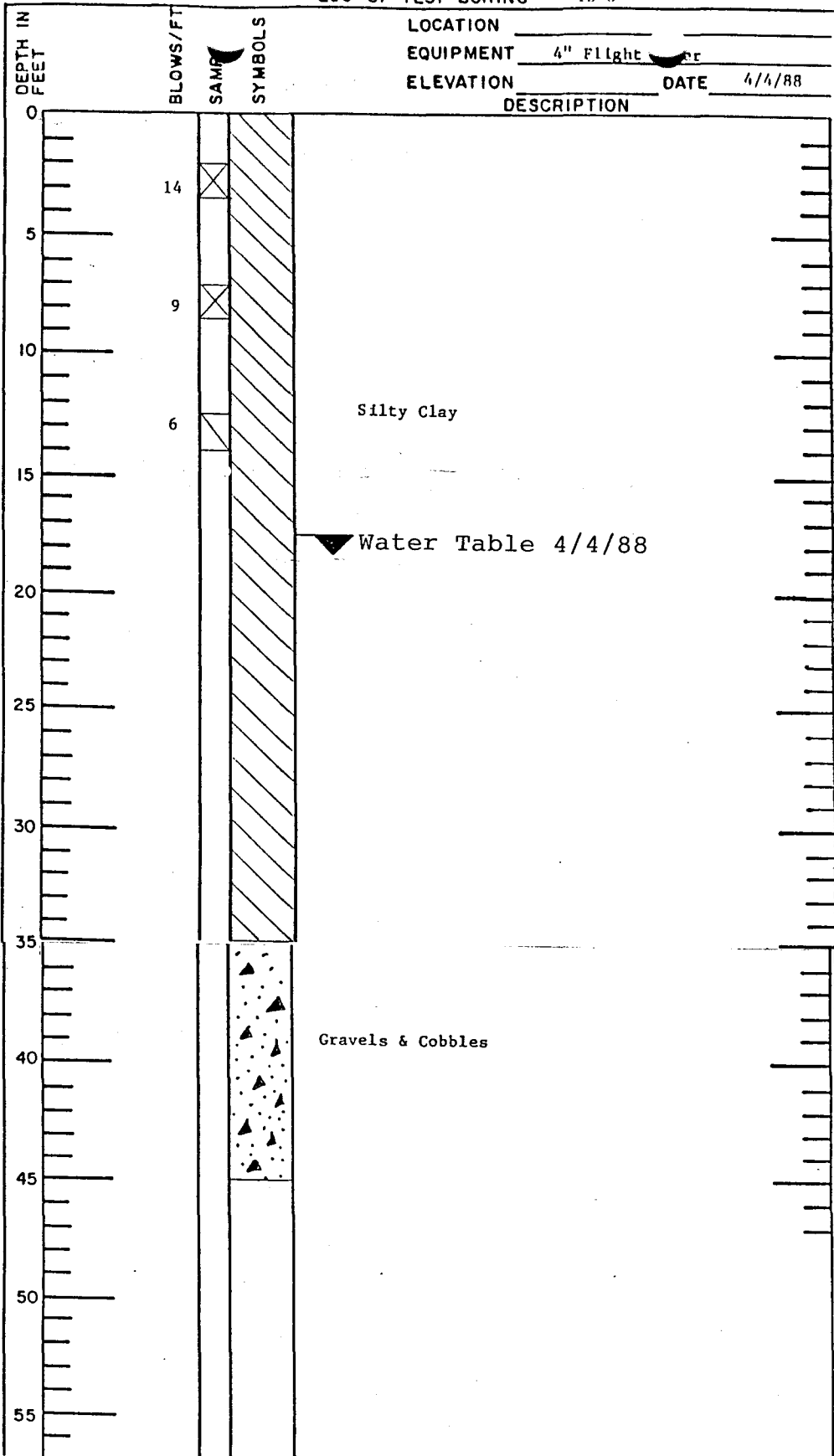
EXPLANATION

 CORE LOSS
 CORE RECOVERY

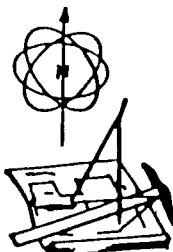
Type of hole: D = Diamond, H = Haystack, S = Shot, C = Churn
 Hole sealed: P = Packer, Cm = Cemented, Cc = Bottom of casing
 Approx. size of hole (X-series): Ex = 1-1/2", Ax = 1-7/8", Bx = 2-3/8", Nx = 3"
 Approx. size of core (X-series): Ex = 7/8", Ax = 1-1/8", Bx = 1-5/8", Nx = 2-1/8"
 Outside dia. of casing (X-series): Ex = 1-13/16", Ax = 2-1/4", Bx = 2-7/8", Nx = 3-1/2"
 Inside dia. of casing (X-series): Ex = 1-1/2", Ax = 1-29/32", Bx = 2-3/8", Nx = 3"

 Grout
 Bentonite
 Graded sand
 Concrete sand or pea gravel

 inch PVC Pipe
 inch Slotted PVC Pipe
 inch Slotted PVC Pipe

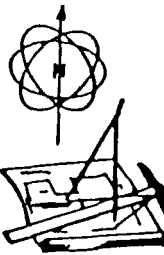
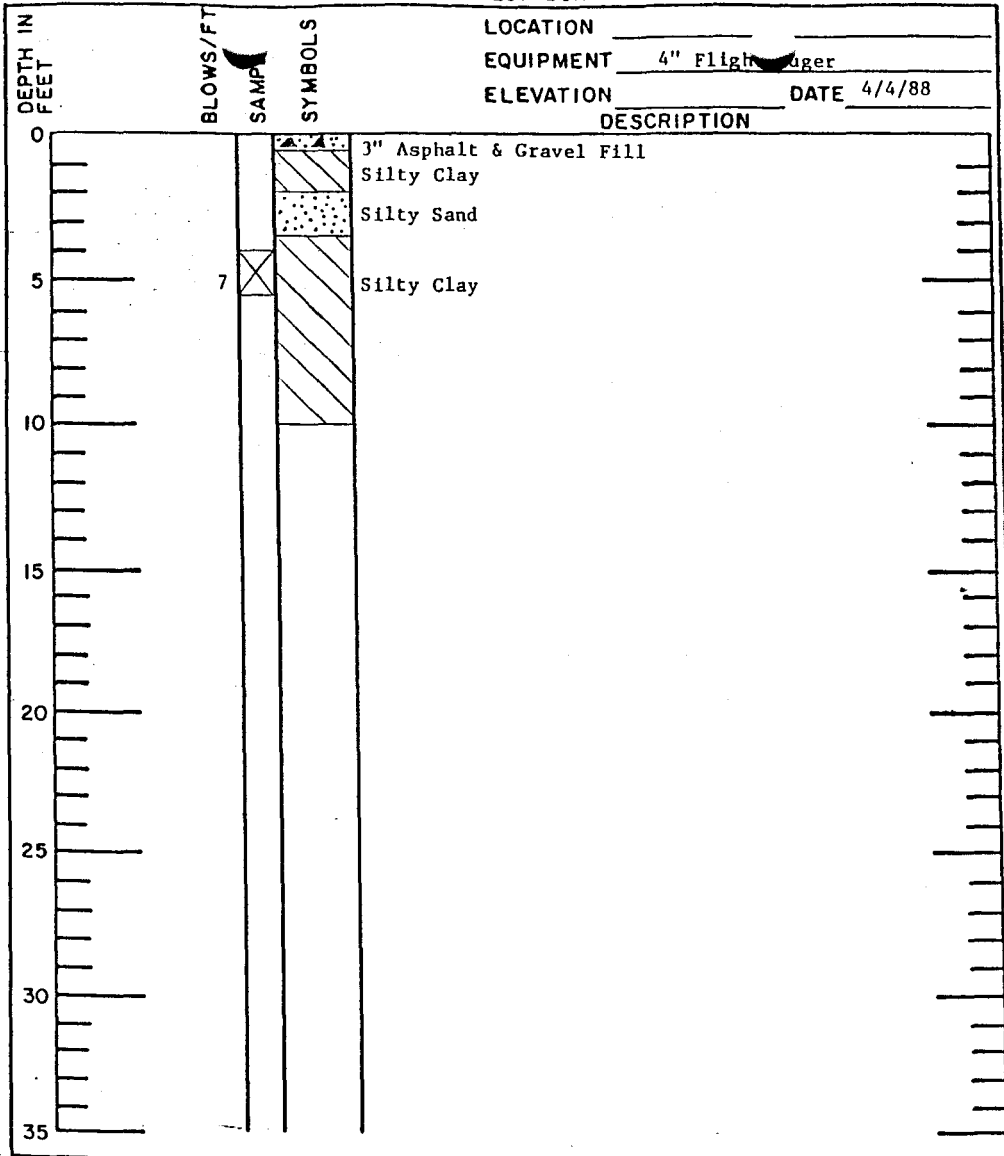


ARMSTRONG CONSULTANTS, INC.



JOB NO. 885111
 APPR. EAA
 DATE 4/6/88
 FIGURE 11B

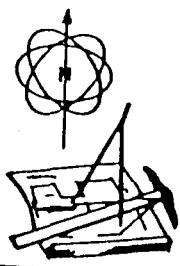
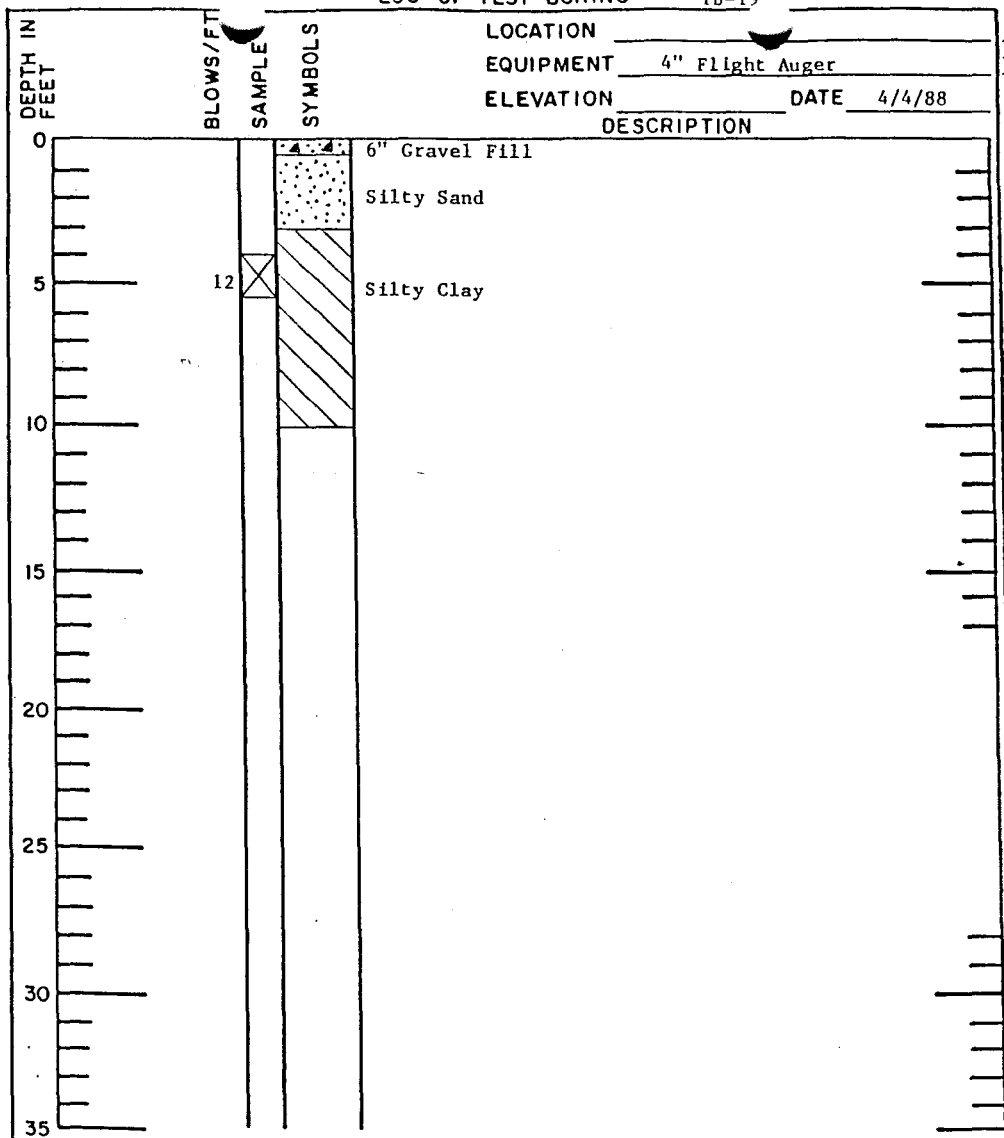
Geotechnical Investigation
 Wal-Mart
 2868 North Avenue
 Grand Junction, Colorado



ARMSTRONG CONSULTANTS, INC.

JOB NO. 885111
 APPR. EAA
 DATE 4/6/88
 FIGURE 20

Geotechnical Investigation
 Wal-Mart
 2868 North Avenue
 Grand Junction, Colorado



ARMSTRONG CONSULTANTS, INC.

JOB NO. 885111
 APPR. EAA
 DATE 4/6/88
 FIGURE 22

Geotechnical Investigation
 Wal-Mart
 2868 North Avenue
 Grand Junction, Colorado

4374agmt:txttaffy:ab:6/2/92

Store #4374

Grand Junction, CO

RECIPROCAL CROSS EASEMENT AGREEMENT

This Reciprocal Cross Easement Agreement is made this ____ day of June, 1992, by and between PAYLESS SHOESOURCE, INC., a Missouri corporation (hereinafter referred to as Payless), and WARBURTON & BUTTNER DEVELOPMENT COMPANY, L.P., a California limited partnership (hereinafter referred to as Warburton & Buttner).

WITNESSETH:

WHEREAS, Payless is the owner of a certain tract of land situated in the County of Mesa, State of Colorado, more particularly described on the attached Exhibit A and hereinafter referred to as Parcel 1, and

WHEREAS, Warburton & Buttner is the owner of a certain tract of land situated in the same county and state, more particularly described on the attached Exhibit B and hereinafter referred to as Parcel 2, and

WHEREAS, the parties hereto are desirous of granting to each other non-exclusive, reciprocal cross easements for pedestrian and vehicular ingress and egress over and across those portions of Parcel 1 and Parcel 2, more particularly described on the attached Exhibit C and hereinafter referred to as the Easement Area,

NOW, THEREFORE, in consideration of one dollar (\$1.00) and other good and valuable consideration, the parties agree as follows:

1. Payless does hereby grant to Warburton & Buttner a non-exclusive easement for vehicular and pedestrian ingress and egress

over and across that portion of Parcel 1 as included in the Easement Area.

2. Warburton & Buttner does hereby grant to Payless a non-exclusive easement for vehicular and pedestrian ingress and egress over and across that portion of Parcel 2 as included in the Easement Area.

3. The ingress and egress rights granted hereby may be used non-exclusively by the parties, their customers, suppliers and employees associated with the business operations to be located on the respective Parcels. Neither party shall use the ingress and egress rights for heavy truck traffic except as may be necessary for delivering merchandise to the business operations located on the respective Parcels.

4. The agreements contained herein and the rights granted hereby shall run with the titles to the said Parcels and shall bind and inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

Warburton & Buttner Development Company, L.P.

Payless ShoeSource, Inc., a Missouri corporation

Assistant Secretary

Vice President

PAYLESS SHOESOURCE, INC.
6-2-92
MBW

Exhibit A
Parcel 1

A parcel of land located in the NE1/4 NE1/4, Section 18, T.1.S., R.1.E., Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the northwest corner of said NE1/4 NE1/4 of Section 18; thence S 00°09'25" E a distance of 50.00 feet to a point on the south right-of-way line of North Avenue; thence N 90°00'00" E along said right-of-way line a distance of 356.39 feet to the True Point of Beginning; thence N 90°00'00" E continuing along said right-of-way line a distance of 90.00 feet to a point; thence S 00°16'12" E a distance of 212.00 feet to a point; thence N 90°00'00" W a distance of 65.24 feet to a point; thence N 44°51'54" W a distance of 35.27 feet to a point; thence N 00°16'12" W a distance of 187.00 feet to the True Point of Beginning.

Said parcel of land contains 18,773 square feet or 0.431 acres, more or less.

Exhibit B

Parcel 2

A parcel of land located in the NE1/4 NE1/4, Section 18, T.1.S, R.1.E., Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the northwest corner of said NE1/4 NE1/4 of Section 18; thence S 00°09'25" E a distance of 50.00 feet to a point on the south right-of-way line of North Avenue; thence N 90°00'00" E along said right-of-way line a distance of 446.39 feet to the True Point of Beginning; thence N 90°00'00" E continuing along said right-of-way line a distance of 118.26 feet to a point; thence S 00°16'12" E a distance of 212.00 feet to a point; thence S 90°00'00" E a distance of 118.26 feet to a point; thence N 00°16'12" W a distance of 212.00 feet to the True Point of Beginning.

Said parcel of land contains 25,071 square feet or 0.576 acres, more or less.

Exhibit C
Easement Area

Commencing at the northwest corner of the NE 1/4 NE 1/4 of Section 18, T.1.S., R.1.E., Ute Meridian, County of Mesa, State of Colorado, thence S $00^{\circ}09'25''$ E a distance of 50.00 feet to a point on the south right-of-way line of North Avenue; thence N $90^{\circ}00'00''$ E along said right-of-way line a distance of 446.39 feet; thence S $00^{\circ}16'12''$ E a distance of 66.00 feet to the point of beginning; thence N $90^{\circ}00'00''$ E a distance of 12.00 feet; thence S $00^{\circ}16'12''$ E a distance of 146.00; thence N $90^{\circ}00'00''$ W a distance of 24.00 feet; thence N $00^{\circ}16'12''$ W a distance of 146.00 feet; thence N $90^{\circ}00'00''$ E 12.00 feet to the point of beginning.

**STAFF REPORT - COMMUNITY DEVELOPMENT DEPARTMENT
FILE 26-92 WAL-MART MINOR SUBDIVISION**

PROPOSAL

The petitioner has submitted a final plat to create three commercial lots at 2879 North Avenue, commonly known as Wal-Mart. Zoning on the property is Light Commercial (C-1) along North Avenue and Heavy Commercial (C-2) where the Wal-Mart building is located.

ISSUES AND IMPACTS

Land Use/North Avenue Corridor Guidelines. The infill of commercial development proposed by this subdivision is consistent with the existing and intended uses and zoning along the North Avenue corridor. The existing access into Wal-Mart from North Avenue will be utilized as the primary access to all three lots. No new curb cuts on North Avenue will be allowed to access the two new lots. This is consistent with the corridor guideline which attempts to minimize curb cuts, encourage shared access points, and create better traffic flow on North Avenue. A non-exclusive ingress-egress easement has been noted on the plat to provide for this.

Utilities and Drainage. The Final Plat and Utilities Composite ^{have} ~~has~~ been revised to address review comments on drainage and utilities. The ingress-egress easement also serves as a utility easement, and a blanket easement for surface drainage from Lots 2 and 3 is provided over Lot 1. Utilities are available from existing lines on the periphery of the site. A 10-foot easement for gas and electric is provided on the south and west sides of Lots 2 and 3.

+ **Parking and Landscaping.** The landscaped area proposed to be developed as the two new lots (2 and 3) was not included in the calculation of required parking and landscaping area for the original Wal-Mart development. Thus, Wal-Mart (Lot 1), standing alone, will continue to meet its requirements for parking and landscaping even after the new lots have been divided, sold and developed. Each of the new lots will be required to individually meet design standards for landscaping, parking and signage as each is developed.

Open Space Fee. An appraisal for the property has been submitted and the open space fee has been calculated to be \$ 2,749. 29.

RECOMMENDATION

Staff recommends approval of the Final Plat of the Wal-Mart Minor Subdivision.

CITY ATTORNEY 05/15/92

John Shaver 244-1506

1. Was this area included in Wal Mart's landscaping design? If so will the Wal-Mart site (identified as Lot 1) meet landscape requirements?
2. The applicant must comply with all requirements of the Zoning and Development Code relative to subdivision and platting requirements.

CITY PROPERTY AGENT 05/12/92

Tim Woodmansee 244-1565

The dedication needs to describe the Point of Commencement. The interior distance along the west boundary line of Lot 1 (975.33') should be labeled on the plat. The Point of Beginning should also be labeled.

Why does the subdivision boundary description include previously dedicated rights-of-ways for North Avenue and Melody Lane?

US WEST 05/08/92

Leon Peach 244-4964

No comments at this time.

CITY PARKS & RECREATION DEPARTMENT 05/08/92

Don Hobbs 255-1542

Zoning regulations require the submission of an appraisal for determining open space fees. We will wait for the 5/20 document.

PUBLIC SERVICE 05/08/92

Dale Clawson 244-2695

Request ten (10) foot wide utility easement as shown on plat. (See attachment "A")

CITY POLICE DEPARTMENT 05/14/92

Marty Currie 244-3565

No problems noted.

GRAND JUNCTION DRAINAGE 05/13/92
John Ballagh 242-4343

According to the Grading and Drainage Plan some of the surface runoff from the Lots #2 and #3 will travel across a portion of Lot #1. It would seem reasonable to grant an easement for drainage so future owners could continue to drain the property to the south.

There are no known existing or planned Drainage District facilities across or adjacent to the subdivision.

CITY UTILITIES ENGINEER 05/19/92
Bill Cheney 244-1590

No comment.

CITY DEVELOPMENT ENGINEER 05/19/92
Gerald Williams 244-1577

In review of information that is required to review the application, which information was not submitted (see attachment "B"), the application should be rejected. However, for the benefit of another party who is also making application for development of one of the lots within the Wal-Mart Subdivision, review comments will be made.

1. Access to Lots 2 and 3 from North Avenue are not permitted; therefore, an ingress/egress access easement is required on Lot 1 for such.
2. The submittal does not address how Lots 2 & 3 will be drained. Either a storm drain sewer from Melody Lane should be provided (or at least easement therefore) to Lots 2 & 3, or agreements and/or easements are required for use of the Lot 1 system. Drainage to North Avenue will not be allowed.
3. What is the proposed plan for water and sewer service to Lots 2 and 3? Easements are required for joint facilities on private property.
4. Per the attached check list, there are other submittal deficiencies. All issues listed above must be addressed, and those items marked incomplete or not received on the checklist must be submitted by May 29, 1992, or recommendation will be made to the Planning Commission to table the application.

COMMUNITY DEVELOPMENT DEPARTMENT 05/19/92
Kristen Ashbeck 244-1446

1. The infill of commercial development proposed by this subdivision is consistent with the existing and intended uses and zoning along the North Avenue corridor. The existing access into Wal-Mart from North Avenue should continue to be utilized as the primary access to all three lots. This is to minimize curb cuts and create better traffic flow on North Avenue. It will also help minimize traffic impacts on the residential area on the east side of Melody Lane.
2. Proposed utilities must be shown to Lots 2 & 3.
3. A non-exclusive access easement should be executed and properly noted on the final plat in order to provide ingress/egress across Lot 1 to Lots 2 & 3. Additionally, if a shared access to Lots 2 & 3 from the Wal-Mart parking lot is intended, it would be reasonable to indicate appropriate easements on the final plat to accommodate such future circulation.
4. The landscaped area proposed to be developed as the two new lots (2 & 3) was not included in the calculation of required parking and landscaping area for the original Wal-Mart development. Thus, Wal-Mart (Lot 1), standing alone, will continue to meet its requirements for parking and landscaping even after the new lots have been divided, sold and developed. Each of the new lots will be required to individually meet design standards for landscaping, parking and signage as each is developed.
5. All review agency comments must be addressed. We need a written response from the Petitioner no later than Friday, May 29th at 5 p.m. We suggest that you respond much sooner than that to allow more time in which to work out additional details that come up.

**MISSING COMMENTS FROM: Grand Valley Irrigation
Fruitvale Lateral & Waste Ditch Co.
County Surveyor**

THE FOLLOWING IS A WRITTEN RESPONSE TO REVIEW AGENCY COMMENTS ON
WAL-MART MINOR SUBDIVISION FILE NO. #26-92

STATE HWY DEPARTMENT

ACCESS TO LOTS 2 AND 3 WILL BE PROVIDED FROM THE EXISTING
APPROACHES TO WAL-MART. IT IS UNDERSTOOD THAT NO ACCESS TO NORTH
AVENUE SHALL BE ALLOWED AT THIS TIME.

CITY PROPERTY AGENT

THE POINT OF COMMENCEMENT SHALL BE NOTED IN THE DEDICATION. THE
POINT OF BEGINNING SHALL ALSO BE LABELED. THE INTERIOR DISTANCE
ALONG THE WEST BOUNDARY LINE OF LOT 1 WILL BE LABELED ON THE
PLAT.

THE SUBDIVISION BOUNDARY DESCRIPTION WILL EXCEPT THE RIGHTS-OF-
WAY FOR NORTH AVENUE AND MELODY LANE.

THE ABOVE ITEMS WILL ALL BE PRESENT ON THE CORRECTED FINAL PLAT.

CITY PARKS & RECREATION DEPARTMENT

AN APPRAISAL IS UNDERWAY AND WILL BE FORTHCOMING.

PUBLIC SERVICE

A TEN FOOT WIDE UTILITY EASEMENT WILL BE SHOWN ON THE FINAL PLAT
AS REQUESTED.

GRAND JUNCTION DRAINAGE

A BLANKET DRAINAGE EASEMENT WILL BE NOTED ON THE CORRECTED FINAL
PLAT DESIGNATING DRAINAGE TO THE SOUTH INTO THE APPROVED DRAINAGE
SYSTEM.

CITY DEVELOPMENT ENGINEER

1. AN INGRESS EGRESS EASEMENT WILL BE NOTED ON LOT 1 FOR ACCESS
TO LOTS 2 AND 3.

2. A BLANKET DRAINAGE EASEMENT WILL BE NOTED ON THE CORRECTED
FINAL PLAT DESIGNATING DRAINAGE TO THE SOUTH INTO THE APPROVED
DRAINAGE SYSTEM.

3. AS SHOWN ON THE UTILITIES COMPOSITE A 6" WATER STUB OUT IS IN PLACE ON THE WEST SIDE IN THE MIDDLE OF LOT 2. AN EASEMENT WILL BE SHOWN ON THE FINAL PLAT THROUGH LOT 1 TO BRING WATER INTO LOT 3. LOTS 2 AND 3 WILL SEWER INTO THE EXISTING 8" SANITARY SEWER IN NORTH AVENUE AS SHOWN ON THE UTILITIES COMPOSITE.

4. CONCERNING ENGINEERING CHECKLIST:

B-3-B.C - ALL REQUESTED EASEMENTS SHALL BE SHOWN ON THE FINAL PLAT.

B-3-D.F, B-9 - A FINAL DRAINAGE REPORT WILL BE SUBMITTED TO DEFINE FUTURE RUNOFF FROM LOTS 2 AND 3.

B-12 - ALL NECESSARY AND REQUIRED EASEMENTS WILL BE SHOWN ON THE FINAL PLAT.

B-1-a-i - A SEWER TAP EXISTS ON LOT 3 FROM THE 8" SEWER MAIN IN NORTH AVENUE. EFFORTS ARE CURRENTLY UNDERWAY TO FINALIZE A PLAN TO PROVIDE SEWER SERVICE TO LOT 2. TWO OPTIONS ARE AVAILABLE. THE FIRST OPTION IS TO PROVIDE A 2ND TAP TO UTILIZE THE EXISTING TAP. THIS CAN BE ACCOMPLISHED, BUT AGREEMENTS MUST BE IN WRITING THAT IF ONE PARTY BECOMES DELINQUENT, BOTH SERVICES WILL BE DISCONTINUED. THE 2ND OPTION IS TO ACCESS DIRECTLY THE 8" MAIN IN NORTH AVENUE. THIS IS AN EXPENSIVE AND INCONVENIENT PROCESS. AS SOON AS THE PLANS HAVE BEEN FINALIZED A SEWER PLAN WILL BE SUBMITTED. THE SEWER TAP IS OF MORE THAN ADEQUATE DEPTH. ALL OTHER ESSENTIAL UTILITIES ARE READILY AVAILABLE FROM UTILITIES AS SHOWN ON THE UTILITIES COMPOSITE.

B-1-b-i - THE SUBMITTED GRADING AND DRAINAGE PLAN SHOWS THE DRAINAGE FROM LOTS 2 AND 3 TO BE FLOWING TO A CATCH BASIN ADJACENT TO MELODY LANE. AS ELEVATIONS SHOW, THE INLET OF THE CATCH BASIN IS APPROXIMATELY 6 FEET LOWER THAN THE AVERAGE FINISHED GRADE OF LOTS 2 AND 3. AS SHOWN THE SYSTEM EMPTIES INTO A 30" STORM SEWER IN MELODY LANE.

B-1-d - SUBSURFACE SOILS INVESTIGATION - THIS WAS SUBMITTED AS A PART OF THE GEOLOGIC REPORT/SOILS REPORT. A COPY WILL BE DELIVERED TO THE CITY DEVELOPMENT ENGINEER.

B-3 & B-4 - THESE WERE NOT REQUIRED AS PART OF THE SUBMITTAL (SEE ACTION SHEET AND SUBMITTAL LEGEND).

COMMUNITY DEVELOPMENT DEPARTMENT

1. THE EXISTING ACCESS INTO WAL-MART WILL BE UTILIZED AS THE PRIMARY AND LEGAL ACCESS INTO ALL THREE LOTS. APPROPRIATE EASEMENTS WILL BE DELINEATED ON THE REVISED FINAL PLAT.
2. PROPOSED UTILITIES WILL BE SHOWN TO LOTS 2 & 3.
3. APPROPRIATE EASEMENTS WILL BE NOTED ON THE REVISED FINAL PLAT.
4. FULL COMPLIANCE WITH ALL LANDSCAPING AND PARKING REQUIREMENTS WILL BE MET.

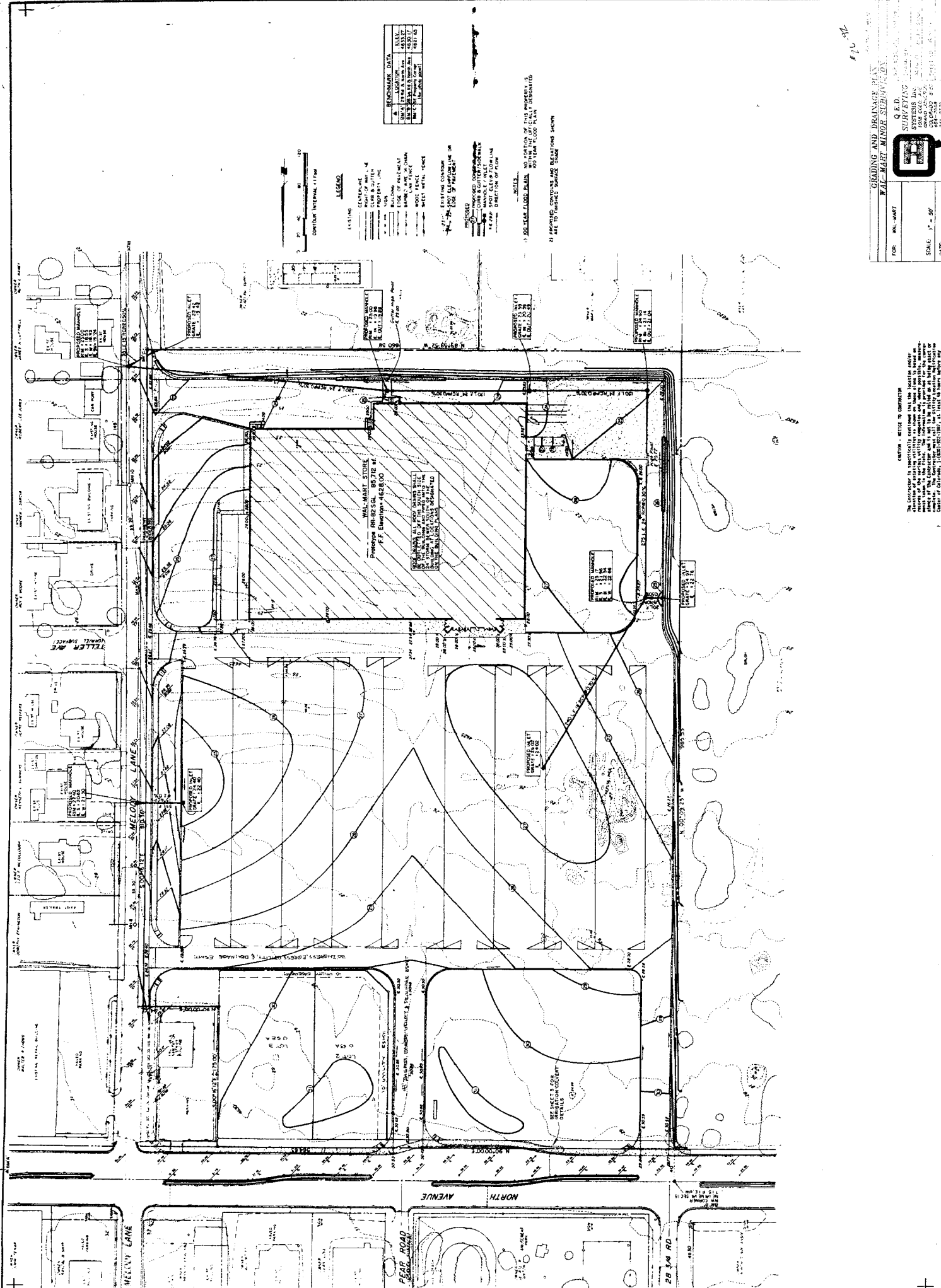
SUGGESTED MOTIONS

ITEM: #26-92
PETITIONER: Wal-Mart Stores, Inc
REPRESENTATIVE: QED Surveying Systems
PROPOSAL: Wal-Mart Minor Subdivision
STAFF: Kristen Ashbeck

COMMENTS: See Review Agency Summary Sheet Comments

APPROVAL: "Mr. Chairman, on item #26-92, a request for a Minor Subdivision at 2879 North Avenue, I move that we approve this subject to the review agency summary sheet comments."

DENIAL: "Mr. Chairman, on item #26-92, a request for a Minor Subdivision at 2879 North Avenue, I move that we deny this for the following reasons." (STATE REASONS)



Q.E.D.
 SURVEYING
 1000 CALIF. ST.
 SUITE 100
 OAKLAND, CA 94612
 TEL: 415.778.8888
 FAX: 415.778.8889
 WWW.QEDSURVEYING.COM

FOR: WAL-MART

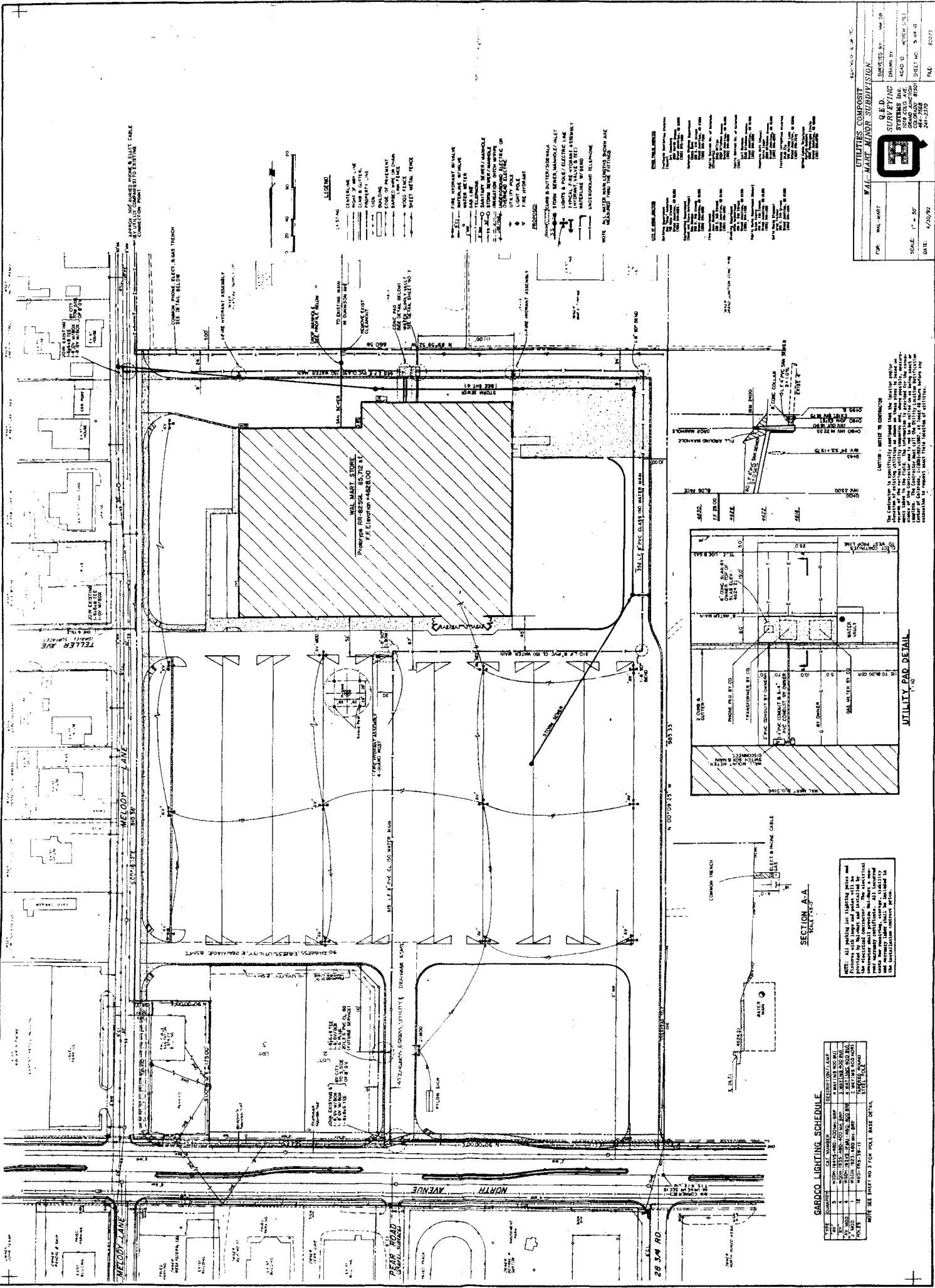
SCALE: 1" = 50'

DATE: 1/29/02

CUSTOMER NOTICE TO CONTRACTOR

The Contractor is specifically cautioned that the location and/or extent of any utility lines, easements, or other encumbrances shown on this plan are based on the records of the Contractor and it is the Contractor's responsibility to verify the location and/or extent of any utility lines, easements, or other encumbrances shown on this plan. The Contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

197-02



APPROX. DIMENSIONS FROM & TO EXISTING CONNECTION POINT

- LEGEND**
- EXISTING
 - CENTRAL LINE
 - RIGHT OF WAY LINE
 - PROPERTY LINE
 - CONCRETE
 - WOOD
 - EDGE OF PAVEMENT
 - EDGE OF CURB
 - EDGE OF SIDEWALK
 - WOOD FENCE
 - SHEET METAL FENCE

- ABBREVIATIONS**
- FW - FIRE HYDRANT VALVE
 - W - WATER
 - GA - GAS
 - EL - ELECTRIC
 - TE - TELEPHONE
 - SM - SANITARY MANHOLE
 - EM - ELECTRIC MANHOLE
 - IM - IRON MANHOLE
 - UM - UNDERGROUND MANHOLE
 - UM - UNDERGROUND TELEPHONE
 - UM - UNDERGROUND TELEPHONE

NOTES

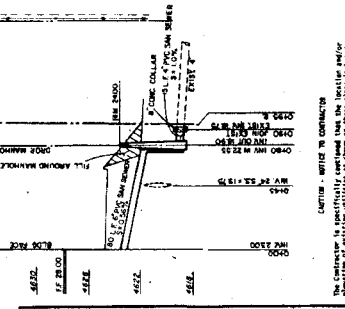
1. ALL UTILITIES SHOWN ARE BASED UPON THE FITTINGS
2. ALL UTILITIES SHOWN ARE BASED UPON THE FITTINGS
3. ALL UTILITIES SHOWN ARE BASED UPON THE FITTINGS

- CONSTRUCTION NOTES**
1. ALL UTILITIES SHOWN ARE BASED UPON THE FITTINGS
 2. ALL UTILITIES SHOWN ARE BASED UPON THE FITTINGS
 3. ALL UTILITIES SHOWN ARE BASED UPON THE FITTINGS

UTILITIES COMPOSITE
WALL-MART SUBDIVISION

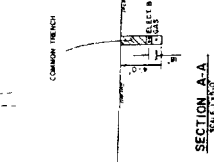
FOR: WALL-MART
SURVEYED BY: [Signature]
DRAWN BY: [Signature]
SCALE: 1" = 30'
DATE: 4/20/82

Q.E.D. SURVEYING SYSTEMS, INC.
4400 W. 10TH AVE.
DENVER, CO. 80202



UTILITY PAD DETAIL

CONTRACTOR - VERIFY IN CONNECTION WITH THE CONTRACTOR THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES SHOWN ON THIS PLAN.



SECTION A-A
SCALE 1/2" = 1'-0"

All existing and proposed utilities shown on this plan are the property of the City of Denver. The contractor shall be responsible for the protection of all utilities shown on this plan. The contractor shall be responsible for the protection of all utilities shown on this plan.

GARDCO LIGHTING SCHEDULE

TYPE	QUANTITY	DESCRIPTION
1	1	100 WATT VOLTAGE SENSITIVE
2	1	100 WATT VOLTAGE SENSITIVE
3	1	100 WATT VOLTAGE SENSITIVE
4	1	100 WATT VOLTAGE SENSITIVE
5	1	100 WATT VOLTAGE SENSITIVE
6	1	100 WATT VOLTAGE SENSITIVE
7	1	100 WATT VOLTAGE SENSITIVE
8	1	100 WATT VOLTAGE SENSITIVE
9	1	100 WATT VOLTAGE SENSITIVE
10	1	100 WATT VOLTAGE SENSITIVE

NOTE SEE SHEET NO. 1 FOR POLE BAZE DETAIL