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File MS-1996-021

Name: Grace Commercial Sub.- Minor Subdivision-Was West Side Of Faith Street Now Bogart Ln

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. 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>			
X	X	<b>Table of Contents</b>			
		*Review Sheet Summary			
X	X	<b>*Application form</b>			
X		Review Sheets			
X		Receipts for fees paid for anything			
X	X	<b>*Submittal checklist</b>			
X	X	<b>*General project report</b>			
		Reduced copy of final plans or drawings			
		Reduction of assessor's map.			
		Evidence of title, deeds, easements			
X	X	<b>*Mailing list to adjacent property owners</b>			
		Public notice cards			
		Record of certified mail			
X	X	Legal description			
		Appraisal of raw land			
		Reduction of any maps – final copy			
		<b>*Final reports for drainage and soils (geotechnical reports)</b>			
		Other bound or non-bound reports			
		Traffic studies			
X	X	<b>*Review Comments</b>			
X	X	<b>*Petitioner's response to comments</b>			
X	X	<b>*Staff Reports</b>			
		<b>*Planning Commission staff report and exhibits</b>			
		<b>*City Council staff report and exhibits</b>			
		<b>*Summary sheet of final conditions</b>			
<b><u>DOCUMENT DESCRIPTION:</u></b>					
X	X	Decision Letter – 3/12/96	X	Invoice #2 - 11/15/96	
X	X	Correspondence	X	Application for payment no. one – 10/23/96	
X		Commitment for Title Ins. – Ticor Title Ins. – 12/12/95	X	Application for payment no two – 11/21/96	
X		Treasurer's Certificate of Taxes Due – 12/15/95	X	Application for payment no. Four – 4/28/97	
X	X	Flexible Pavement Design	X	Change Orders/Invoices	
X		Posting of Public Notice Signs – 2/20/96	X	Declaration of covenants, Conditions and Restrictions – Bk 2252 / Pg 448	
X	X	Planning Commission Minutes – 3/12/96 - **	X	X	DIA /Memorandum– Bk 2252/454
X		E-mails	X	X	Release of improvements – Bk 2739 / Pg 1
X		Letter from C. Joseph Croker, P.C. Attys at Law to Bill Nebeker – 5/8/96	X	X	Agreement – Bk 2256 / Pg 369
X		Letter to Christopher G. Mc Anany , C. Joseph Croker, P.C. from Bill Nebeker – 5/14/96	X	X	Water /Sewer Utility Density Testing – Proctor and Asphalt Paving
X		State Hwy Access Permit - DOT Permit No. 396122-6/11/96	X	X	Subdivision Plat Replat – GIS Historic Maps - **
X		Certification of Plat – 7/29/96	X	X	File Close-out Summary
X		Water and Sewer Plan	X		Location Map





# DEVELOPMENT APPLICATION

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

Receipt \_\_\_\_\_  
 Date \_\_\_\_\_  
 Rec'd By \_\_\_\_\_  
 File No. MS-96-21

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	3.65Ac	NW $\frac{1}{4}$ , SW $\frac{1}{4}$ Sec. 10, T1S R1W Ute Meridian	C-2	Commercial/Retail
<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"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> DEVELOPER	<input type="checkbox"/> REPRESENTATIVE
<u>Jack Bogart</u> Name	<u>Jack Bogart</u> Name	<u>Jim Langford</u> Name
<u>530 25 Road</u> Address	<u>-</u> Address	<u>Thompson-Langford Corp. 529 25<math>\frac{1}{2}</math> Rd. Ste.B210</u> Address
<u>Grand Junction, CO 81505</u> City/State/Zip	<u>-</u> City/State/Zip	<u>Grand Junction, CO 81505</u> City/State/Zip
<u>(970) 245-1611</u> Business Phone No.	<u>-</u> Business Phone No.	<u>(970) 243-6067</u> 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 required 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.

Jim Langford Signature of Person Completing Application Date 1/26/96  
Jack Bogart Signature of Property Owner(s) - attach additional sheets if necessary Date 1/29/96

DR 454.13

# SUBMITTAL CHECKLIST

## MINOR SUBDIVISION

Location: N HWY 6/50, W OF FAIR Project Name: 6 LOT REPLAN / MINOR SUBD

ITEMS		DISTRIBUTION																														
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent	● City Parks/Recreation	● City Fire Department	● City Attorney	● City G.J.P.C. (8 sets)	○ City Downtown Dev. Auth.	● City Police	○ County Planning	○ County Building Department	● County Surveyor	○ Walker Field	○ School Dist. #51	● Irrigation District <u>CV</u>	● Drainage District <u>GJ</u>	● Water District <u>UTE</u>	● U.S. West	● Public Service	○ GVRP	● CDOT	○ Corps of Engineers	○ Colorado Geologic Survey	○ U.S. Postal Service	● Persigo WWTF	● TCI Cable	TOTAL REQ'D.			
● Application Fee	VII-1	1																														
● Submittal Checklist*	VII-3	1																														
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Reduction of Assessor's Map*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Evidence of Title	VII-2	1			1			1																								
○ Appraisal of Raw Land	VII-1	1			1	1																										
● Names and Addresses*	VII-2	1																														
● Legal Description*	VII-2	1			1																											
○ Deeds	VII-1	1			1			1																								
○ Easements	VII-2	1	1	1	1			1													1	1	1									
○ Avigation Easement	VII-1	1			1			1						1																		
○ ROW	VII-3	1	1	1	1			1													1	1	1									
○ Covenants, Conditions & Restrictions	VII-1	1	1					1																								
○ Common Space Agreements	VII-1	1	1					1																								
● County Treasurer's Tax Cert.	VII-1	1																														
● Improvements Agreement/Guarantee*	VII-2	1	1	1				1																								
○ CDOT, 404, or Floodplain Permit	VII-3,4	1	1																													
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Location Map	IX-21	1																														
○ Composite Plan	IX-10	1	2	1	1																											
○ 11"x17" Reduction Composite Plan	IX-10	1			1	1	1	8	1	1	1	1					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Final Plat	IX-15	1	2	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ 11"x17" Reduction of Final Plat	IX-15	1						8	1	1	1			1	1	1	1	1	1	1	1	1				1	1					
○ Cover Sheet	IX-11	1	2																													
○ Grading & Stormwater Mgmt Plan	IX-17	1	2															1						1	1							
○ Storm Drainage Plan and Profile	IX-30	1	2															1			1	1	1									
○ Water and Sewer Plan and Profile	IX-34	1	2	1															1	1	1	1	1					1	1			
○ Roadway Plan and Profile	IX-28	1	2																1													
○ Road Cross-sections	IX-27	1	2																													
○ Detail Sheet	IX-12	1	2																													
○ Landscape Plan	IX-20	2	1	1																												
● Geotechnical Report	X-8	1	1									1																1				
○ Phase I & II Environmental Report	X-10,11	1	1																													
● Final Drainage Report	X-5,6	1	2																1													
○ Stormwater Management Plan	X-14	1	2																1						1							
○ Sewer System Design Report	X-13	1	2	1																												
○ Water System Design Report	X-16	1	2	1															1													
○ Traffic Impact Study	X-15	1	2																										1			
○ Site Plan	IX-29	1	2	1	1		1		8																							

NOTES: \* An asterisk in the item description column indicates that a form is supplied by the City.

MS-96-21

John M. Harris Jr.  
2527 W. Pinyon Ave.  
Grand Junction, CO 81505

Ute Water  
560 25 Road  
Grand Junction, CO 81501

Jack Hall Trustee  
2522 Hwy 6 & 50  
Grand Junction, CO 81505

Ellen & Donald Johnson  
C/O Trustees  
P.O. Box 9010  
Grand Junction, CO 81501

Joseph Richard Wakeen  
9943 Radcliff Road  
Albuquerque, NM 87114

Fred Schmid Realty Assoc.  
P.O. Box 17809  
Denver, CO 80217

CR Brown Oil Co.  
C/O Monument Oil CO.  
703 23 1/2 Road  
Grand Junction, CO 81505

Gamble Enterprises  
P.O. Box 2906  
Grand Junction, CO 81502

HNL Company  
P.O. Box 1239  
Grand Junction, CO 81502

Fred & Roxy Ligrani  
2526 River Road  
Grand Junction, CO 81505

LKB Corporation  
120 N 4th St.  
Frisco, CO 80443

Wal-Mart Stores Inc  
Property Tax Dept.  
702 SW 8th St.  
Bentonville, AR 72716

Fred & Roxy Ligrani  
2526 River Road  
Grand Junction, CO 81505

LKB Corporation  
120 N 4th Street  
Frisco, CO 80443

Wal-Mart Stores, Inc.  
Property Tax Dept.  
702 SW 8th Street  
Bentonville, AR 72716

Jack Bogart  
530 25 Road  
Grand Junction, CO 81505

Jim Langford  
Thompson-Langford Corp.  
529 25 1/2 Road, Suite B-210  
Grand Junction, CO 81505

City of Grand Junction  
Community Development Dept.  
250 N 5th Street  
Grand Junction, CO 81501

From City file C0223-81  
12/28/95

Flexible Pavement Design

Subdivision: GRACE COMMERCIAL SUBDIVISION

References: (1) AASHO Interim Guide for Design of Pavement Structures, 1972.

(2) State of Colorado Design Manual

Average Daily Traffic:

\_\_\_\_\_ Residential lots at 10 trips/day = \_\_\_\_\_ trips/day

Other: 7.554 Acres x 50.0 = 377.7 trips/day

Add through traffic: 15% = 566 trips/day

TOTAL = 434 trips /day

18 KIP Equivalent Daily Load Applications:

Veh Type	Percent	Trips	18k EQ.	18k EDLA
Pass.	<u>60%</u>	<u>260.4</u>	.0008	<u>0.208</u>
P.U.	<u>25%</u>	<u>109.5</u>	.0098	<u>1.063</u>
S.U.	<u>10%</u>	<u>43.4</u>	.176	<u>7.64</u>
Comb.	<u>5%</u>	<u>21.7</u>	1.00	<u>21.70</u>
TOTAL =				<u>30.61</u>

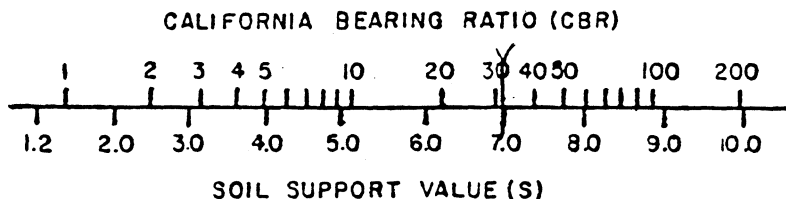
Lane Factor (1 lane - 1.0, 2 lanes - 0.6, 4 lanes 0.45) X 0.6

18.36 (18k EDLA)

(NOTE: Minimum EDLA for design is 5.0)

Soil Support Value:

Measured California Bearing Ratio = 32



Equivalent Soil Support Value = 7.0 (S)

Regional Factor:

Annual Precipitation	Reg. Factor	Elevation	Reg. Factor	Local Drainage	Reg. Factor
Over 24"	1.5	Over 9500	1.5	Very Poor	2.0
18" to 24"	1.0	8500 to 9500	1.0	Poor	1.0
14" to 17"	0.5	6500 to 8500	0.5	✓ Fair	0.5
✓ Less than 14"	0.25	✓ Less than 6500	0.25	Good	0.25

Precipitation 0.25  
 Elevation 0.25  
 Drainage 0.50  
 Other —  
 TOTAL 1.00 (F)

Weighted Structural Number:

Use nomograph with S = 7.0, EDLA = 18.36, F = 1.00  
 Weighted Structural Number = 1.55 (WSN)

Material Thickness:

Material	Strength Coef.	Thickness	N	Thickness	N
Hot Bituminous Pavement	0.44	<u>2"</u>	<u>.88</u>	<u>2"</u>	<u>.88</u>
3/4" Base Course	0.14	<u>5"</u>	<u>.70</u>	<u>6"</u>	<u>.34</u>
1 1/2" Subbase	0.12	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
			<u>1.58</u>		<u>1.72</u>

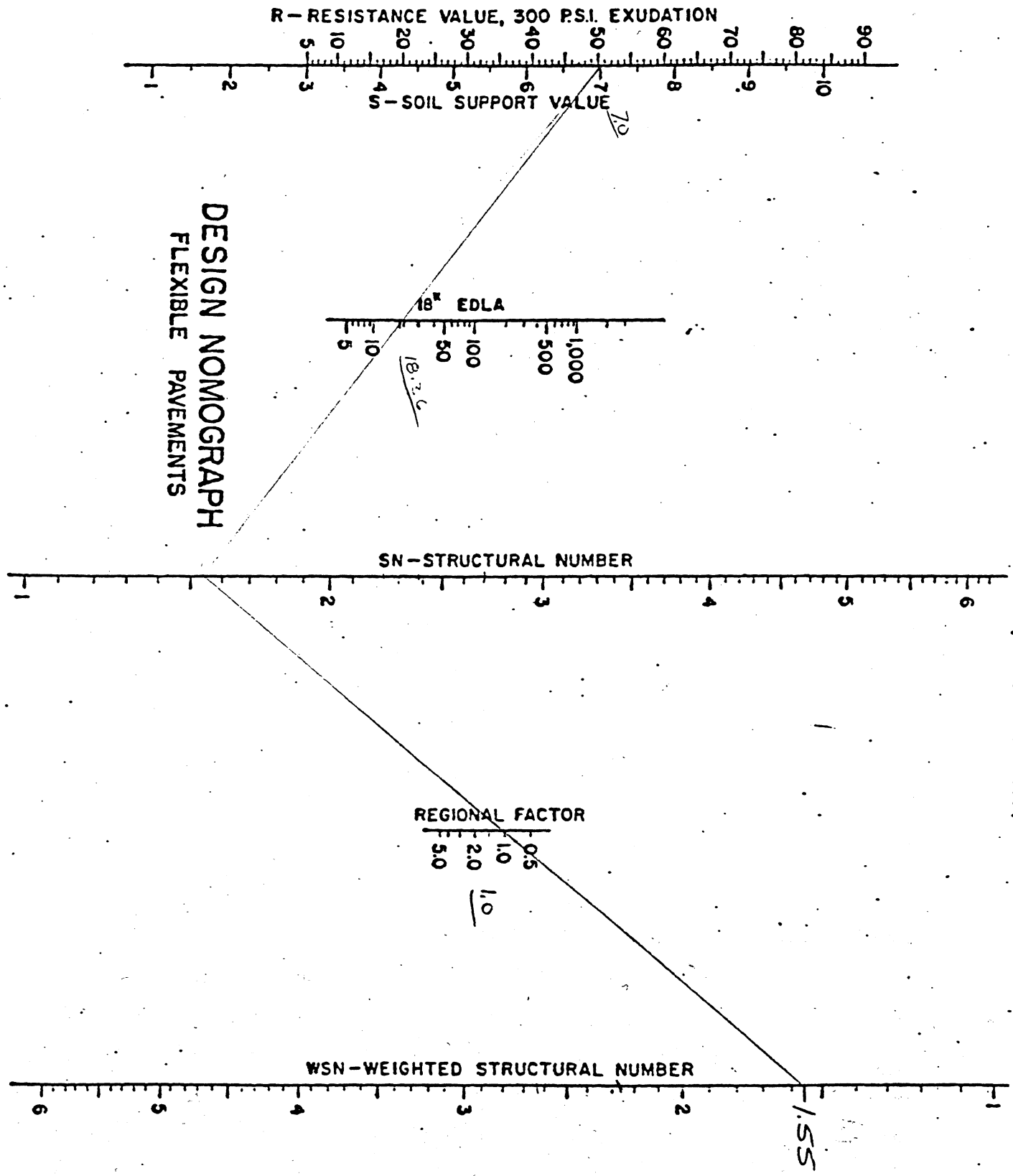
NOTE: Stabilizing material may be required to bring subgrade to required 95% compaction



By: T. Kent Harbert

Date: 1/14/82

# DESIGN NOMOGRAPH FLEXIBLE PAVEMENTS



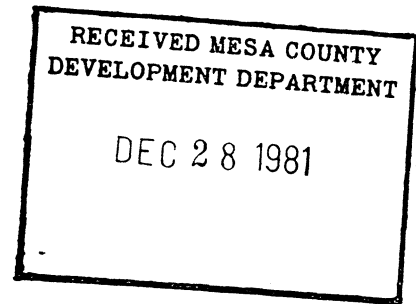


From City file C223-81  
12/28/95



CONSULTING ENGINEERS / LAND SURVEYORS

2150 Hwy 6 & 50, Grand Junction, CO 81501 • 303/242-5202



December 21, 1981

File No.: C223-81

Activity: Grace Commercial Subdivision

Review Agency: Mesa County Development Department

Sirs:

Attached is your copy of the subsurface soils investigation for the Grace Commercial Subdivision (Mesa County Development Department File No. C223-81). This completes your review packet for this project. If you are unable to complete your review of this project by the due date (December 28, 1981) because of the late arrival of this report, please notify me (242-5202) and the Planning Department (244-1628).

Sincerely,

WESTERN ENGINEERS, INC.

*T. Kent Harbert*

T. Kent Harbert, P.E.

TKH:slv

*ps Also submitted to Mesa County Road Dept. and County Engineer as per Action Sheet.*



December 21, 1981

Rev. Ray Bauman  
2632 Highway 133  
Carbondale, CO 81623

RE: Grace Commercial Subdivision

Rev. Bauman:

This letter is to summarize our subsurface soil investigation which we performed at the above site in compliance with the subdivision regulations.

The investigation included performance of the following items:

- 1.) Drill 3 test holes to the river gravel deposit.
- 2.) Visually classify the soil profile.
- 3.) Determine soil moisture profiles.
- 4.) Determine soil consolidation characteristics.

A moisture-density and California Bearing Ratio test is in process to determine subgrade bearing characteristics for the purpose of road design. The results of the above items are enclosed.

Examination and testing of the recovered samples led to the following conclusions:

- 1.) The soil profile overlying the river gravel deposit was found to be quite variable. In the northern portion of the proposed development, as exhibited in test hole no. 3, these upper soils appear to be natural, consisting of silty and clayey sands. These soils are lensed, somewhat loose, and pervious. This soil generally grades cleaner and coarser with depth. The sands flow liquidly below the saturation depth. These natural overburden soils can be geologically identified as Green River silty and sandy loams. In holes no. 1 and 2, the natural soil appears to be mixed with fill material. The depth of the fill was not distinct in the auger holes but it appeared that it may range from 2 feet in the area around hole no. 1 to 7 feet around hole no. 2. The soil comprising the fill is quite variable ranging from sandy and silty gravels to very soft organic silts and clays. The river gravel deposit lies directly under these upper fine grained

soils. The thickness of the gravel stratum was not determined, however, judging from exploration done in the area, 5 to 30 feet of the gravels overlie the formation Mancos Shale. The material within the gravel stratum consists predominantly of gravels, cobbles, and some boulders in a tight silty sand matrix. The gravels, cobbles and boulders are comprised of rock of dense hard origin. These river gravels are not uniform existing with layers of sands and small gravels and layers of silts and clays interstratified. In most locations, 2 to 3 feet of smaller gravels and sands overlie the tight gravel cobble outwash material. The upper horizon ranges from 5 to 11 feet below the surface. The surface of the gravel exhibits a pattern typical of river alluvium indicating pools and channel meanders.

The water table was found quite close to the ground surface, from 2.5 to 3 feet in depth.

- 2.) The characteristics of the soil encountered during this investigation were quite variable. The natural sandy soils exhibit a relatively low density. The "undisturbed" soil sample taken from hole no. 2, where the fill is expected to be relatively deep, experienced very high consolidation under load. The high water table has substantial detrimental effects on the bearing capabilities of these sandy soils. Since the only intergranular stress the soil has experienced has been due to the buoyant weight of the soil, the density of the material is low, increasing the potential for significant settlement under foundation loads. Also due to the low density of these saturated sands, any sudden load, shock load, or vibrational load could cause collapse of the soil structure and almost total loss of soil strength. Due to the problems discussed above with the presence of soft fill material, the high soil saturation level, and the low density of the sandy soil, it is very doubtful that any normal footing type foundation will perform satisfactorily supported on these soils. Since the gravel deposit is so close to the surface, the use of cased caissons or short piles supported in the gravel, may be the most satisfactory method of providing foundation support. The river gravels will support relatively heavy loads. Other types of foundations which may be considered at this site include thick gravel mat stabilization or floating slab construction. Floating slabs can be constructed using either conventional reinforced concrete or postensioning methods.

These silty soils will be highly susceptible to frost heave with the water table so close to the surface. Frost protection must be considered in foundation designs.

Even lightly loaded floor slabs can be expected to experience some movement due to soil consolidation. This must be recognized in the choice and implementation of the foundation design. Stabilization of soils supporting slabs should be considered. Stabilization can be accomplished by the use of granular bases, fabrics, or a combination.

In existing roadways, where the material has been stabilized and compacted, road construction may not be a problem. However, outside of these areas, subgrade compaction may be impossible due to the high soil saturation level. Where this occurs, subgrade stabilization below the pavement structural courses will be necessary.

Due to the soil problems encountered in this development, we would recommend that site specific soil investigations accompany foundation designs when more detailed information is available on building configurations and applied loads.

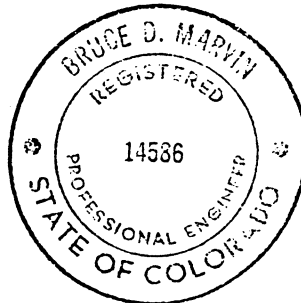
We would be pleased to work further with you and other interested parties in this development.

Submitted by:

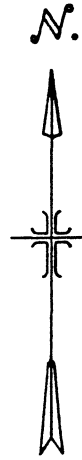
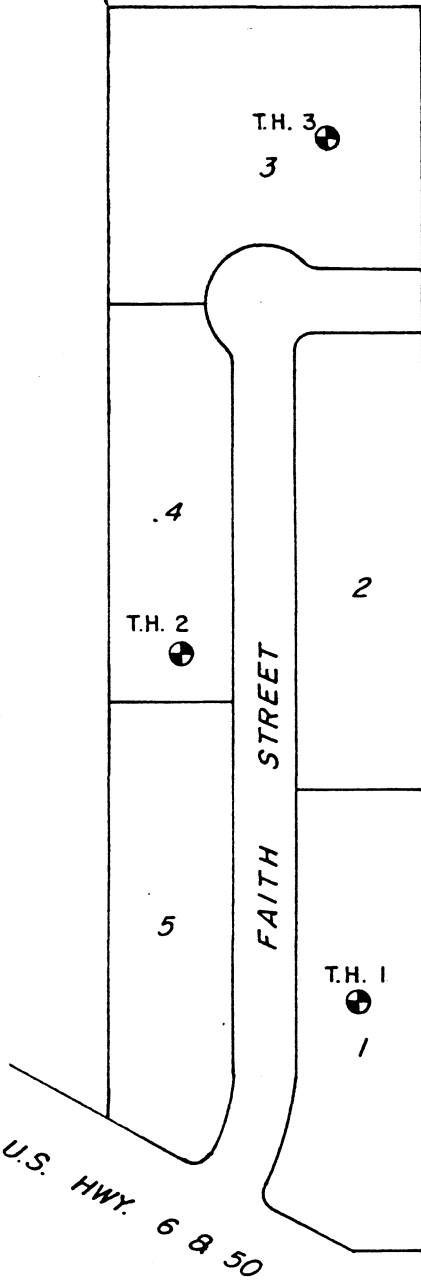
WESTERN ENGINEERS, INC.



Bruce D. Marvin, P.E.



NW COR. NE 1/4 SW 1/4  
SEC. 10, T1S, R1W, U.M.



SCALE: 1" = 200'

TEST HOLE LOCATIONS  
GRACE COMMERCIAL SUBDIVISION

WORK ORDER  
NUMBER

SUBSURFACE EXPLORATION

PAGE OF 1 PAGES  
HOLE NO. 1

DRILL HOLE LOG AND PENETRATION RESISTANCE

Project Grace Commercial Subdivision

Ground Elev.

Location 25 1/4 and Highway 6 & 50

Depth to Water Table (Ft.) 2.5

Drill Contract Western Engineers

Foreman

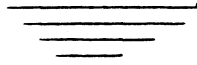
Date Water Table gaged 12/9/81

Hole Logged by DD

Hammer Weight

Height of Drop

Date 12/9/81

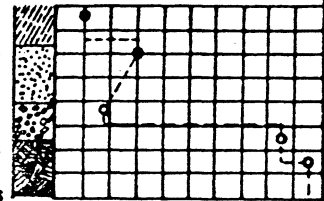
NOTES TYPE & SIZE OF HOLE TYPE OF BIT OR SPOON LOSS OF DRILLING WATER	CORE RECOVERY %	NO. BLOWS	MOISTURE %	SAMPLES FOR TESTING	DESCRIPTION AND CLASSIFICATION OF MATERIAL	DEPTH	LOG	PENETRATION RESISTANCE (BLOWS PER FOOT)					
								● ACTUAL ○ EXTRAPOLATED					
								20	40	60	80		
WATER TABLE 					Sand, clayey, silty, some gravels, loose, possibly fill. Moist to semi-saturated. (SM-SP)	1							
			15	x			2						
						Silt, clayey, sandy, low plasticity, soft, semi-saturated to saturated, grades sandier with depth. (ML-SM)	3						
			24	x			4						
							5						
			23	x		River gravels in sand matrix (GW-GP)	6						
					Bottom of Hole								

EXPLANATION

No. OF BLOWS ..... RECORD NUMBER OF BLOWS REQUIRED FOR ONE FOOT PENETRATION IF 50 BLOWS RESULT IN LESS THAN 1 FOOT PENETRATION, RECORD DEPTH PENETRATED, THUS, 50/4 INDICATES 4 INCHS PENETRATION WITH 50 BLOWS.

DESCRIPTION AND ..... DESCRIBE SOIL TYPE, WITH EMPHASIS ON INPLACE OR NATURAL CONDITION. CLASSIFICATION OF MATERIAL INCLUDE SOIL CLASSIFICATION GROUP SYMBOL. EXAMPLE: SAND, MEDIUM, CLEAN, MOIST, FIRM, DENSE, UNCEMENTED, (SP)

PENETRATION ..... PLOT AS SHOWN AT RIGHT, WITH DASHED LINES SHOWING THE MATERIALS RESISTANCE CONSIDERED TO BE REPRESENTED BY EACH PENETRATION VALUE.



WESTERN ENGINEERS, INC.  
Soil Mechanics Engineers

WORK ORDER NUMBER \_\_\_\_\_

**SUBSURFACE EXPLORATION**

PAGE \_\_\_\_\_ OF \_\_\_\_\_ PAGES  
HOLE NO. 2

**DRILL HOLE LOG AND PENETRATION RESISTANCE**

Project Grace Commercial Subdivision

Ground Elev. \_\_\_\_\_

Location 25 1/4 and Highway 6 & 50

Depth to Water Table (Ft.) 2'

Drill Contract Western Engineers Foreman \_\_\_\_\_

Date Water Table gaged 12/9/81

Hole Logged by DD

Hammer Weight \_\_\_\_\_

Height of Drop \_\_\_\_\_

Date \_\_\_\_\_

12/9/81

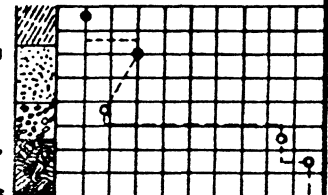
NOTES TYPE & SIZE OF HOLE TYPE OF BIT OR SPOON LOSS OF DRILLING WATER	CORE RECOVERY %	NO. BLOWS	MOISTURE %	SAMPLES FOR TESTING	DESCRIPTION AND CLASSIFICATION OF MATERIAL	DEPTH	LOG	PENETRATION RESISTANCE (BLOWS PER FOOT)					
								● ACTUAL ○ EXTRAPOLATED					
								20	40	60	80		
					Imported pit run gravel.								
			16	x	Clay, silty, sandy, soft, very organic in spots. Semi-saturated to saturated soil flows liquidly. Quite variable in grain size composition and consistency. Possible fill.	2							
						4							
						6							
						8							
			13	x	River gravels, cobbles, boulders in a tight silty sand matrix, saturated, rock of dense hard origin. (GW-GP)	10							
						12							
					Bottom of Hole	14							
						16							

**EXPLANATION**

No. OF BLOWS ..... RECORD NUMBER OF BLOWS REQUIRED FOR ONE FOOT PENETRATION IF 50 BLOWS RESULT IN LESS THAN 1 FOOT PENETRATION, RECORD DEPTH PENETRATED, THUS, 50/4 INDICATES 4 INCHS PENETRATION WITH 50 BLOWS.

DESCRIPTION AND CLASSIFICATION OF MATERIAL ..... DESCRIBE SOIL TYPE, WITH EMPHASIS ON INPLACE OR NATURAL CONDITION. INCLUDE SOIL CLASSIFICATION GROUP SYMBOL. EXAMPLE: SAND, MEDIUM, CLEAN, MOIST, FIRM, DENSE, UNCEMENTED, (SP)

PENETRATION RESISTANCE ..... PLOT AS SHOWN AT RIGHT, WITH DASHED LINES SHOWING THE MATERIALS CONSIDERED TO BE REPRESENTED BY EACH PENETRATION VALUE.



WESTERN ENGINEERS, INC.  
Soil Mechanics Engineers

WORK ORDER  
NUMBER

SUBSURFACE EXPLORATION

PAGE \_\_\_\_\_ OF \_\_\_\_\_ PAGES

DRILL HOLE LOG AND PENETRATION RESISTANCE HOLE NO. 3

Project Grace Commercial Subdivision Ground Elev. \_\_\_\_\_

Location 25 1/4 and Highway 6 & 50 Depth to Water Table(Ft.) 3'

Drill Contract Western Engineers Foreman \_\_\_\_\_ Date Water Table gaged 12/9/81

Hole Logged by DD Hammer Weight \_\_\_\_\_ Height of Drop \_\_\_\_\_ Date 12/9/81

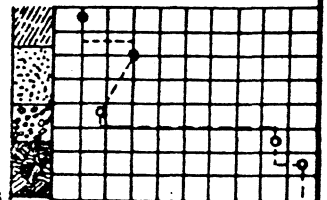
NOTES TYPE & SIZE OF HOLE TYPE OF BIT OR SPOON LOSS OF DRILLING WATER	CORE RECOVERY %	NO. BLOWS	MOISTURE %	SAMPLES FOR TESTING	DESCRIPTION AND CLASSIFICATION OF MATERIAL	DEPTH FOOT	PENETRATION RESISTANCE (BLOWS PER FOOT)				
							● ACTUAL ○ EXTRAPOLATED				
							20	40	60	80	
WATER TABLE <hr/> <hr/>					Sand, clayey, silty, semi-saturated to saturated, loose, grading cleaner and coarser with depth. (SM-SP)	2					
			25	x		4					
			26	x		6					
			26	x		8					
						River gravels, cobbles, boulders in silty sand matrix. (GW-GP)	10				
			26	x	12						
			21	x		Bottom of Hole	14				

EXPLANATION

No. OF BLOWS ..... RECORD NUMBER OF BLOWS REQUIRED FOR ONE FOOT PENETRATION IF 50 BLOWS RESULT IN LESS THAN 1 FOOT PENETRATION, RECORD DEPTH PENETRATED, THUS, 50/4 INDICATES 4 INCHS PENETRATION WITH 50 BLOWS.

DESCRIPTION AND ..... DESCRIBE SOIL TYPE, WITH EMPHASIS ON INPLACE OR NATURAL CONDITION. CLASSIFICATION OF MATERIAL INCLUDE SOIL CLASSIFICATION GROUP SYMBOL. EXAMPLE: SAND, MEDIUM, CLEAN, MOIST, FIRM, DENSE, UNCEMENTED, (SP)

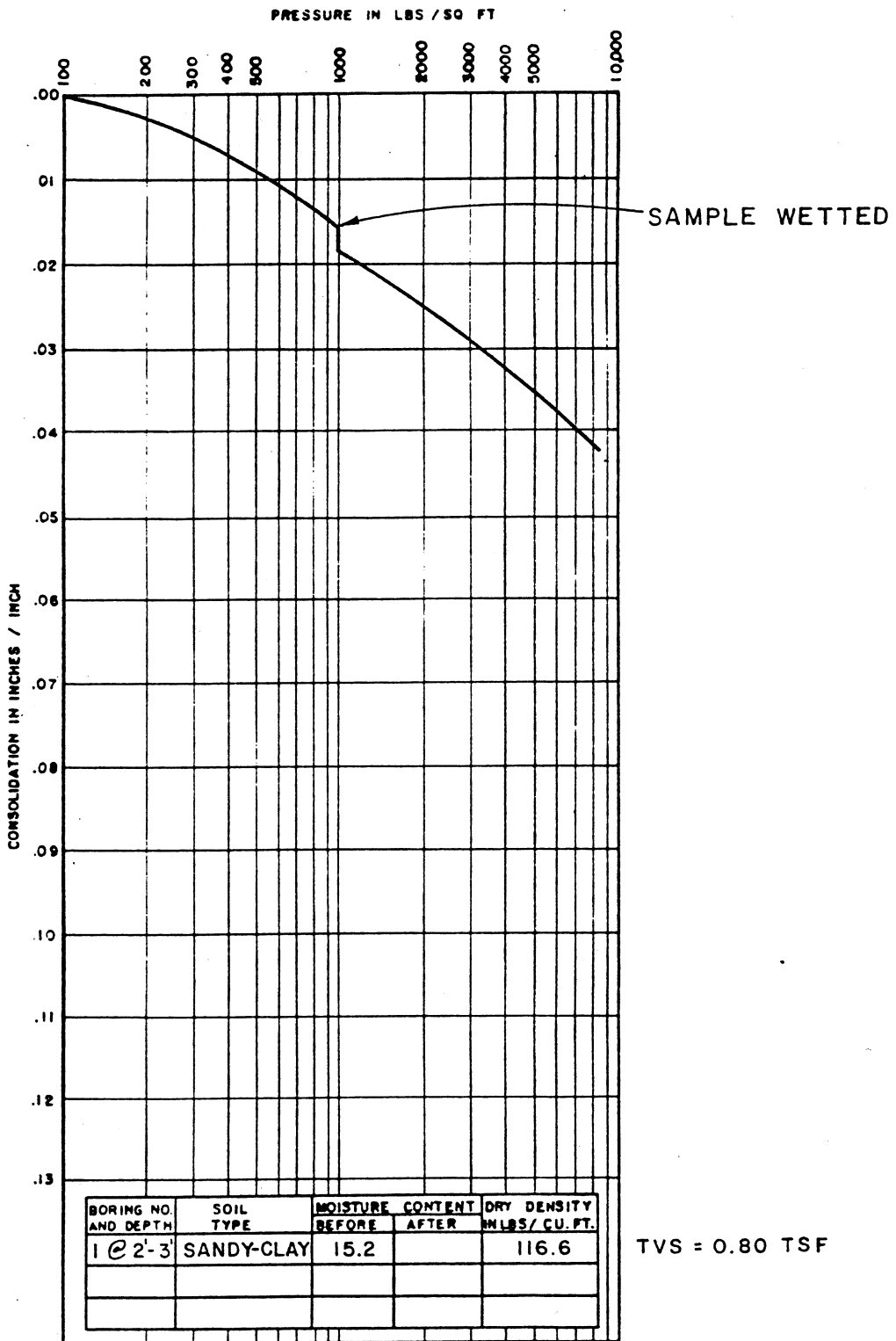
PENETRATION ..... PLOT AS SHOWN AT RIGHT, WITH DASHED LINES SHOWING THE MATERIALS RESISTANCE CONSIDERED TO BE REPRESENTED BY EACH PENETRATION VALUE.



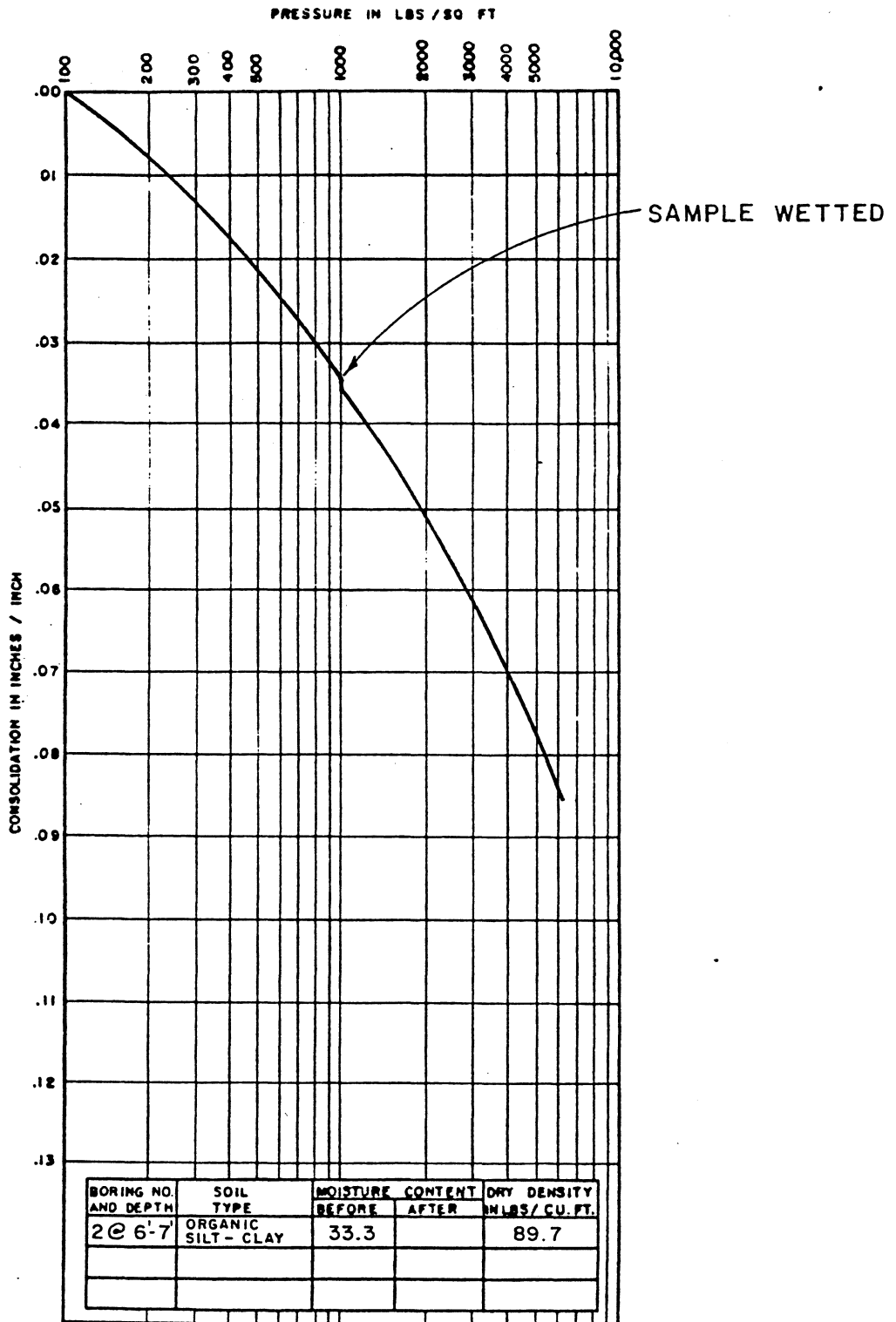
WESTERN ENGINEERS, INC.  
Soil Mechanics Engineers

PLATE

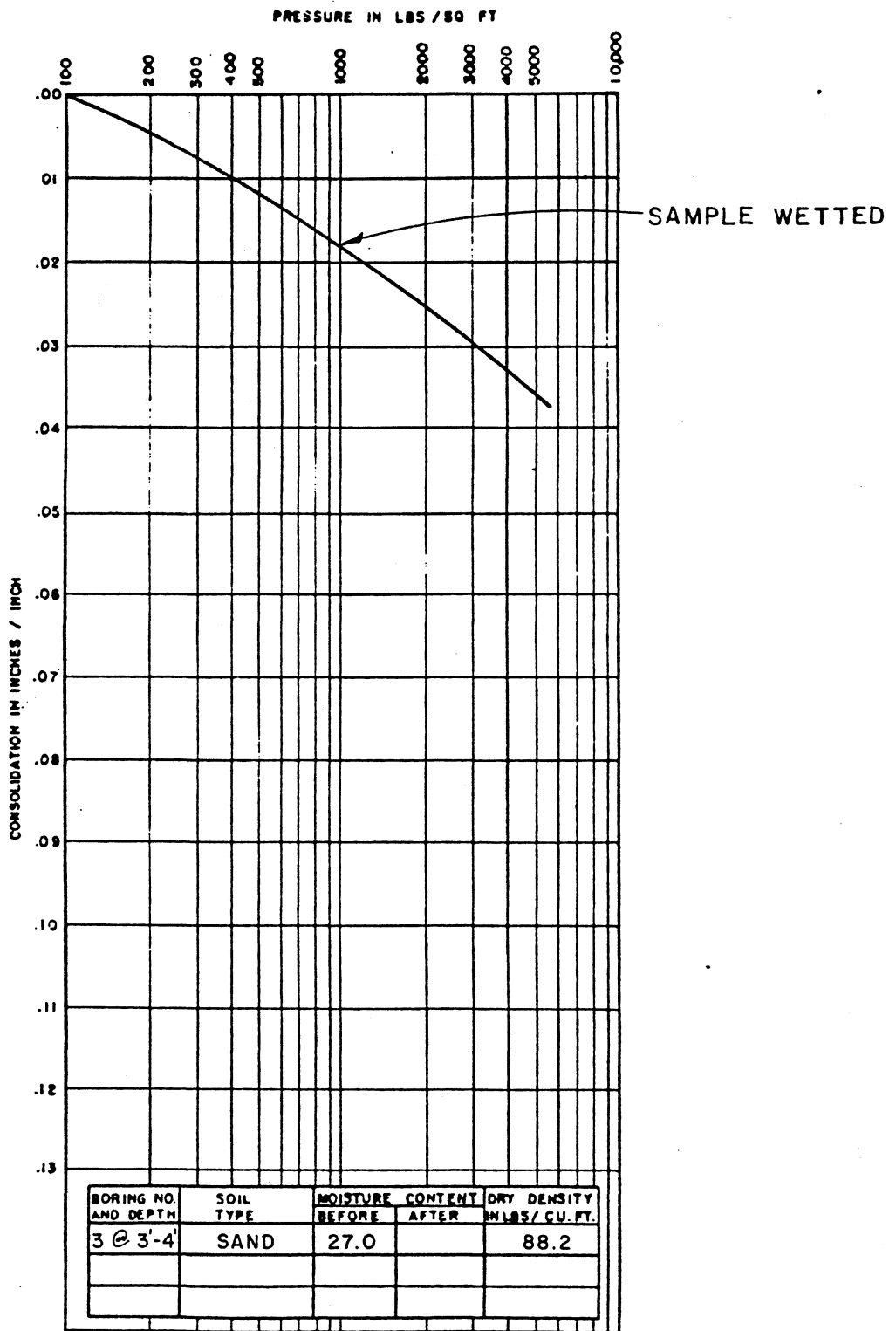




GRACE COMMERCIAL SUBDIVISION  
CONSOLIDATION DATA



GRACE COMMERCIAL SUBDIVISION  
CONSOLIDATION DATA



GRACE COMMERCIAL SUBDIVISION  
CONSOLIDATION DATA

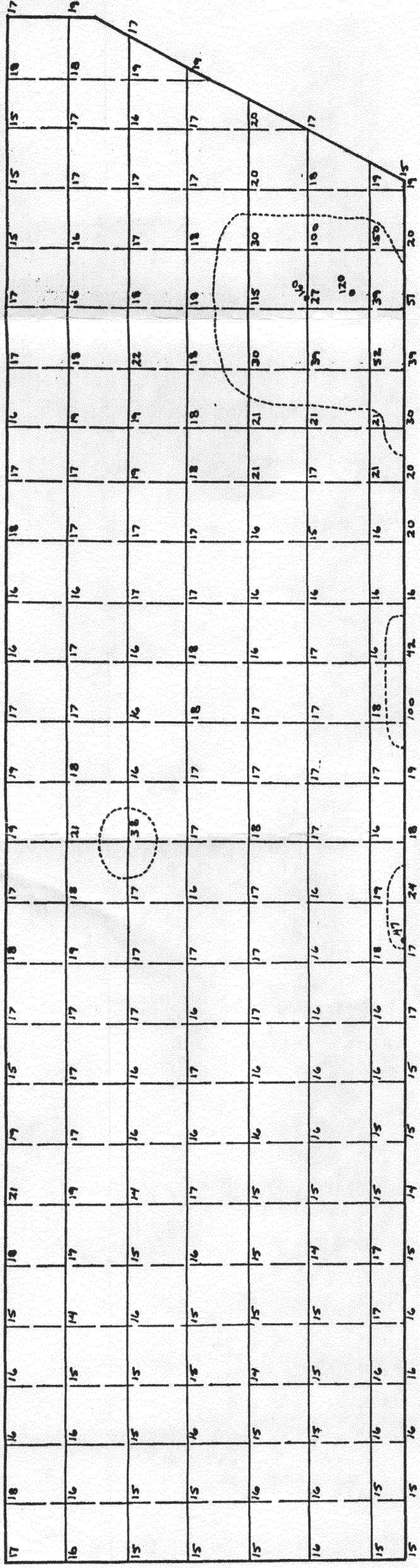
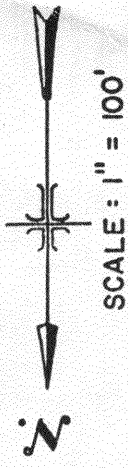
GREEN RIVER SILTY CLAY LOAM, DEEP OVER GRAVEL, 0 to 2 percent slopes,  
Group 20 II S1 (G1)

Normally this soil occurs on slightly lower levels than Green River fine sandy loam, deep over gravel, 0 to 2 percent slopes.

The surface soil, a pale-brown to light brownish-gray silty clay loam, extends to a depth of about 10 or 12 inches and grades into a very pale-brown or light brownish-gray silty clay loam. At depths of 18 to 26 inches small gray specks or faint mottlings are noticeable. Below 24 inches the soil consists of successive alluvial layers that vary in texture, depth and thickness. The entire profile is friable when moist.

Surface runoff and internal drainage are not adequate. Some areas that are exceptionally low and close to the river are affected by a high water table and by overflow in some years. Seepy places are prevalent in some areas. Most of the soil needs ditching or tiling to provide underdrainage, but so far the expense of obtaining proper drainage has been prohibitive. The soil contains considerable quantities of salts. Uncultivated areas, which account for approximately 90 percent of the acreage, are either moderately or severely saline. Soil tests indicate that lime is present in the surface soil and the subsoil.

Soil limitations are classified as severe for local roads and streets (moderately high water tables, poor traffic-supporting capacity, subject to frost heave), shallow excavations, dwellings with basements (high water tables, periodic flooding), dwellings without basements (high water tables, periodic flooding), sanitary land fill (occasional flooding, poorly drained), septic tank absorption fields (seasonal high water table), and sewage lagoons (rapid permeability below about 1 foot, moderately high water tables).



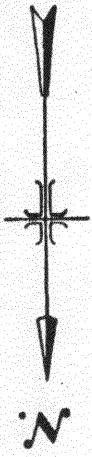
GREEN RIVER VERY FINE SANDY LOAM, DEEP OVER GRAVEL, 0 to 2 percent slopes, Class IIs Land (Gm)

This soil occurs along the Gunnison and Colorado Rivers, but for the most part at higher levels than the other Green River soils. Its better position makes it less susceptible to flooding or occasional high water tables. It can be cropped successfully, especially after it has been ditched to provide adequate underdrainage.

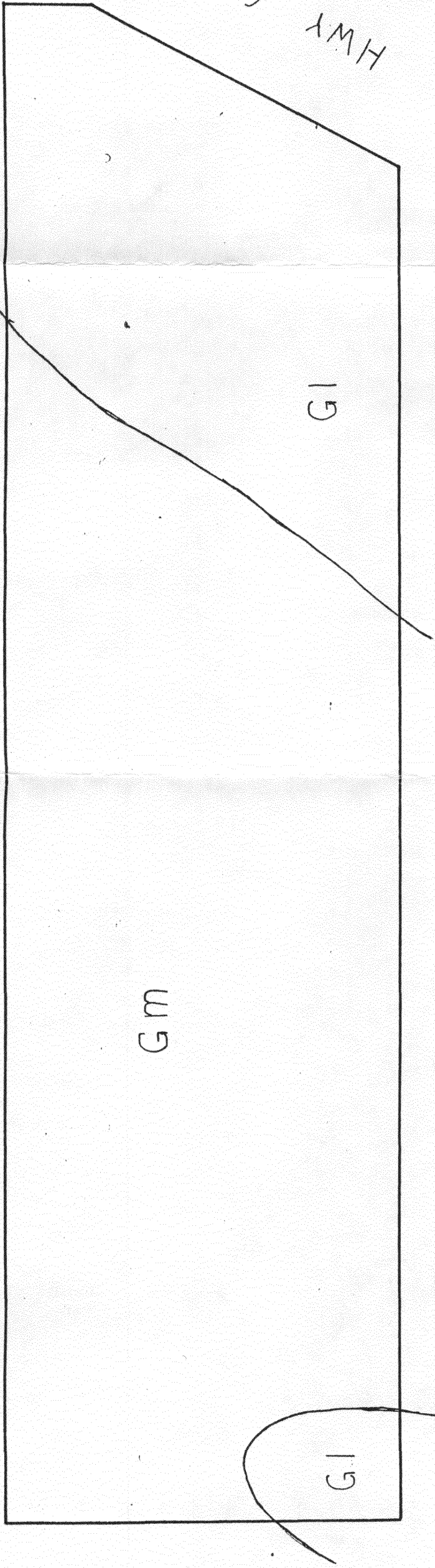
The surface soil, a pale-brown or light brownish-gray very fine sandy loam, contains numerous small fragments of mica. Below depths of 10 to 12 inches, the very fine sandy loam has a brighter pale-brown or very pale-brown color, and at depths of 24 to 30 inches it grades into similarly textured soil material that shows light-gray and reddish-brown specks or very small spots. Below depths of 3 or 4 feet textural variations are common, but fine sandy loam is dominant.

When moist, this soil is friable. Well-disseminated lime is present from the surface downward, but the organic-matter content is low. Workability and tilth are exceptionally favorable for irrigation and cultivation, but some places need ditches that will lower the water table.

Soil limitations are classified as severe for local roads and streets (seasonal high water tables, poor traffic-supporting capacity, subject to frost heave), shallow excavations (seasonal high water table), dwellings without basements (seasonal high water table), sanitary land fill (seasonal high water table), septic tank absorption fields (seasonal high water table), and sewage lagoons (rapid permeability below about 1 foot, seasonal high water tables. )



SCALE: 1" = 100'



SOIL TYPE LEGEND

- G1 - Green River Silty Clay Loam,  
Deep Over Gravel, 0-2% slopes,  
Group 20 II SI
- Gm - Green River Very Fine Sandy Loam,  
Deep Over Gravel, 0-2% slopes,  
Class II S Land

OFFICE COPY

C223-81

GRACE COMMERCIAL  
SUBDIVISION  
SCS SOILS

12/1/81

**Minor Subdivision  
General Project Report**

## **Grace Commercial Subdivision**

February 1996

Prepared for:

**Jack Bogart  
% The Art Depot  
530 25 Road  
Grand Junction, CO 81505**

Prepared by:

**THOMPSON-LANGFORD CORPORATION  
529 251/2 RD., SUITE B-210  
Grand Junction, CO 81505  
PH. 243-6067**

Job. No. 0280-001



# Grace Commercial Subdivision

## A. Project Description:

1. Location: Grace Commercial Subdivision is located in the Northeast 1/4 Southwest 1/4, Section 10, Township 1 South, Range 1 West of the Ute Meridian. In more local terms, it is located north of and immediately west of Sam's Club across Faith Street.

2. Acreage: = 3.65 Acres

3. Proposed Use: The applicant is proposing to further subdivide the existing three lots into six lots.

## B. Public Benefit:

The existing three lots, having been platted in 1982, have not seen further development since the original platting 13 years ago. Even during the "boom" years of oil shale development, these sites did not sell. Because there is apparently no market for lots of this size in this location, the owner feels that parcels that better fit the market need to be created.

The public benefit in seeing this proposal approved would be that otherwise vacant land in the middle of established commercial development would fill. Public facilities such as existing roads, water and sewer systems would be more fully utilized.

## C. Project Compliance, Compatibility, and Impact:

1. Adopted plans and/or policies: Grace Commercial Subdivision is an existing approved commercial subdivision. "In-fill" is an oft stated priority in the developed areas in and around Grand Junction.

2. Land use in the surrounding area: The lots on either side of this parcel are already developed into commercial uses

3. Site access and traffic patterns: All lots within the development will front directly onto Faith Street, a dead end cul-de-sac.

Lot 1, presently occupied by Jerry's Outdoor Sports will continue to access to both Faith Street as well as the Highway 6 & 50 frontage road. The remaining six lots will access to Faith Street only.

4. Availability of utilities:

a) Water: A 12-inch potable water line presently exists about 400 feet west of the site near Fred Schmidt. An 8-inch line is looped around Sam's Club. In talking with Ute water I was informed that Ute would like to connect the two lines with a line running up Faith Street. Ute's line would be extended as shown on our plan to provide both fire protection and domestic water to the remaining lots.

b) Sewer: An 8-inch sewer will be extended from the 24-inch interceptor which presently exists in Independence Avenue.

c) Power: Public Service Company presently has an overhead power line running down the rear lotline of this project.

d) Gas: Public Service Company presently has a 2" gas line along Faith Street in front of this project.

e) Telephone: Telephone service as provided by U.S. West presently exists on the site.

f) Drainage: The owner is requesting that he be allowed to make payment of the drainage fee in lieu of providing on-site detention. A drainage report, prepared in accordance with the SIDD Manual, has been included as part of this submittal.

5. Special or unusual demands on utilities: Each of the respective utilities were contacted and made aware of our plans. None expressed any concern about our proposed land use.

6. Effects on public facilities: Being an infill parcel within a recognized commercial developing area, public facilities will be more efficiently utilized by completing the development of this area.

7. Site Soils and geology: In researching the City file (C 223-81) on the first platting of Grace Commercial Subdivision, both an SCS soils report and a more indepth report by Western Engineers were discovered. Copies of both have been included in this submittal.

8. Impact of project on site geology and geological hazards: No geological hazards have been identified on this site.

9. Hours of operation: The commercial enterprises planned for this area are anticipated to be retail sales similiar to Jerry's Outdoor Sports. Hours of operation should run from 8:00 in the morning to 10:00 in the evening.

10. Signage plans: Since it is unknown at this time just what businesses will locate here, we cannot give you signage plans. Signage will conform to the current standards of the City of Grand Junction.

D. Development Schedule and Phasing:

Installation of the utilities needed to service the site will be scheduled for construction upon approval of the final plat. We would hope that construction could take place during the 1996 construction season.

# REVIEW COMMENTS

Page 1 of 3

**FILE #MS-96-21**

**TITLE HEADING:** Grace Commercial Minor Subdivision

**LOCATION:** West side of Faith Street, N of Highway 6 & 50

**PETITIONER:** Jack Bogart

**PETITIONER'S ADDRESS/TELEPHONE:** 530 25 Road  
Grand Junction, CO 81505  
245-1611

**PETITIONER'S REPRESENTATIVE:** Jim Langford, Thompson-Langford

**STAFF REPRESENTATIVE:** Bill Nebeker

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**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., FEBRUARY 23, 1996.**

---

**CITY ATTORNEY**

2/6/96

**John Shaver**

244-1501

1. The project as proposed is a major not a minor subdivision - See 6-5 of the Grand Junction Zoning and Development Code.
2. Evidence of title/conveyance is required - owner John C. Bagman did not complete the development application.
3. The Development Improvements Agreement needs to be completed - particularly items #2, 7 and 28. Sample letter of credit not provided.

**GRAND JUNCTION FIRE DEPARTMENT**

2/7/96

**Hank Masterson**

244-1414

1. The Fire Department has no problems with this proposal.
2. When the fire line is extended up Faith Street, fire hydrants must be placed at 200' intervals and located so that no lot frontage is more than 150' from a hydrant.

**CITY UTILITY ENGINEER**

2/8/96

**Trent Prall**

244-1590

**SEWER - CITY**

1. Manhole A-1 on existing 24" line shall be 5' diameter.
2. Inside Manhole A-1 construct "Beaver slide" transition for 1' transition to 24" flowline.
3. In reference to MH A3 and MH A4, when running pipe straight through manhole, elevation should be called out for center of manhole rather than having the same elevation for both north and south.
4. 6" laterals typically require individual manholes on mainline sewers. Why are 6" laterals being used as opposed to 4" laterals?

WATER - UTE

1. Please provide a sign-off block for Ute Water on final construction plans.

**GRAND JUNCTION DRAINAGE DISTRICT**

2/9/96

**John L. Ballagh**

242-4343

---

1. The site is in the basin which is drained by the Buthorn Drain. Directing surface flows to the 6 & 50 right-of-way will result in surface runoff entering the Buthorn Drain near 25 Road and Highway 6 & 50. The capacity of the pipe under the railroad and the siphon under the River Road sewer interceptor may be limiting structures. Even if the water percolates into this Buthorn Drain the site is a contributing area.
2. There is no known easement through the property to the north for surface water from this development to flow.

**CITY POLICE DEPARTMENT**

2/8/96

**Dave Stassen**

244-3587

---

This proposal fits with current C.P.T.E.D. ideas about development infill. I would suggest that the developer encourage the businesses that infill the development to contact the Police Department crime prevention office for a C.P.T.E.D. evaluation either prior to construction or prior to the business opening.

**COMMUNITY DEVELOPMENT DEPARTMENT**

2/13/96

**Bill Nebeker**

244-1447

---

1. Existing buildings must be removed, as noted, unless they meet the building code for setbacks.
2. Although six lots are included in the subdivision which requires the filing of a major subdivision, it is being processed as a minor subdivision because the sixth lot is the exact same configuration as it existed before platting. This lot could have been left out of the subdivision but due to a staff error the applicant was told that it could be included under a minor subdivision. Rather than processing the subdivision as a major or requiring the applicant to revise drawings to eliminate the sixth lot, the consensus of staff is to allow the continued processing of this application as a Minor Subdivision. Comments from other reviewing agencies stating that this is a major subdivision, rather than a minor, can be disregarded.

No other comments.

**CITY DEVELOPMENT ENGINEER**

2/14/96

**Jody Kliska**

244-1591

---

**ON-SITE DRAINAGE**

1. The proposal to pay a fee in lieu of detention may not work. The applicant needs to submit an analysis of existing facilities and their capacity. When Sam's Club improvements were made, the City made improvements to the drainage at the intersection of Faith and Highway 6 & 50. However, it is questionable if these facilities will be able to handle additional flows. Currently, the pipe installed by the City and the downstream 18" culvert crossing the highway drain Independent Street from about in front of Independence Plaza and Faith Street from the grade break. Section 5-6-1-A-2 allows the fee if "the Director, or his designee, determines that off-site public streets or other public drainage conveyance facilities are adequate to receive and convey additional runoff from the proposed development site without adversely impacting the public's facilities, interest, health, or safety."

FAITH STREET IMPROVEMENTS

2. It appears from the flowline grades the handicap ramps at the intersection will puddle since there is a reverse grade at the end of the curb return.
3. Improvements Agreement estimate needs to include estimates for City inspection fees, quality control testing and inspection, and engineering and surveying including as-builts.

**U.S. WEST**

2/13/96

**Max Ward**

244-4721

---

Okay.

**CITY PARKS & RECREATION**

2/12/96

**Shawn Cooper**

244-3869

---

No comments.

**CITY PROPERTY AGENT**

2/15/96

**Steve Pace**

256-4003

---

Plat looks good.

**TO DATE, COMMENTS NOT RECEIVED FROM:**

Mesa County Surveyor

Ute Water

Grand Valley Irrigation

Public Service Company

Colorado Department of Transportation

TCI Cablevision

Persigo Wash Wastewater Treatment Facility

# **THOMPSON-LANGFORD CORPORATION**

ENGINEERING AND LAND SURVEYING

Independence Plaza  
529 25 1/2 Rd., Suite B 210  
Grand Junction, CO 81505  
PH. 243-6067

## **Petitioner's Response to Review Comments**

**File #MS-96-21, Grace Commercial Minor Subdivision**

**Petitioner:**

Jack Bogart  
530 25 Road  
Grand Junction, CO 81505

**Petitioner's Representative:**

Jim Langford  
Thompson Langford Corp.  
529 25 1/2 Road, Suite B210  
Grand Junction, CO 81505

**Staff Representative:** Bill Nebeker

Responses to your review comments received 2/16/96 are either be addressed below or found on the attached requisite four sets of revised drawings.

**City Attorney:**

A response has been made by letter directly to Mr. Shaver by the Petitioner, Jack Bogart.

**Grand Junction Fire Department:**

As requested, fire hydrants have been placed at 200' intervals along the street frontage.

**City Utility Engineer:**

The construction drawings have been revised to show the following:

1. MH A-1 has been changed to 5' dia. versus 4' dia.
2. A "Beaver Slide" transition has been called out on the plans.
3. Where pipes have been run straight through manholes, the inverts have been shown to center of manhole.
4. Sewer services have been reduced to 4" versus 6"

**Ute Water:**

A sign-off block for Ute water has been added to the General Legend and Construction Notes sheet and the Water and Sewer Plan sheet.

**Grand Junction Drainage District:**

After discussing the drainage situation with Don Newton of the City of Grand Junction, it was decided that on-site detention with a release at the historic rate was the only viable option for stormwater management in the Buthorn Ditch drainage basin. According to the soils report prepared by Western Engineers, the ground water table is only 2.5 to 3.0 feet below the surface so subsurface storage with percolation into the native materials will not work. The site does not have access to the north into Buthorn Ditch, therefore the surface detention facility will have to be located near the intersection of Faith Street and the Frontage Road.

**City Police Department:** (No action required)

**Community Development Department:**

- 1) The petitioner understands that the buildings on the site do not meet current setback requirements and that they will have to be removed.
- 2) The petitioner appreciates being allowed to stay within the minor subdivision review process even though it has come to light that he technically should not be permitted to do so.

**City Development Engineer:**

- 1) After discussing the drainage situation with both Jodi Kliska and Don Newton of the City of Grand Junction, it was decided that on-site detention with a release at the historic rate was the only viable option for stormwater management in the Buthorn Ditch drainage basin. We discussed the apparent lack of capacity of the ditch along the 6&50 Frontage Road to handle developed condition flows. Even if we improved the ditch, it is a CDOT facility and they will not accept increased runoff from development.

Underground storage of our excess stormwater was discussed. This only works where the groundwater is low enough that percolation is possible. According to the soils report prepared by Western Engineers, the ground water table is only 2.5 to 3.0 feet below the surface so subsurface storage with percolation into the native materials will not work.

The site does not have access to the north into Buthorn Ditch, therefore the surface detention facility will have to be located near the intersection of Faith Street and the Frontage Road. A new drainage study and design of a detention facility could not be prepared before these comments were due. We ask that we be given an approval for this project contingent upon submittal of a drainage report and detention design meeting the requirements as outlined in the City's Storm Water Management Manual.



- 2) There is a drainage problem at the curb return as noted in your review comments. We had planned an inlet at this location similar to the one across the intersection. Since we are now going to be designing a detention facility at the entrance, we did not put the inlet on the revised plans, but instead plan to drain this low point directly into the detention facility. As with the other drainage issues, we ask that we be given a conditional approval pending submittal of an acceptable drainage report and detention design.

**U.S. West:** (No action required)

**City Parks & Recreation:** (No action required)

**City Property Agent:**

Please note the comments above under "City Development Engineer". We will be needing to locate a detention facility near the intersection of Faith Street and the Frontage Road. This will require splitting off a small parcel from lot 1 and making it open space to accommodate this facility. As with the other drainage related issues, we would ask that we be given a conditional approval pending submittal of an acceptable drainage report, detention design and the plat modified to show the above mentioned open space.



Jim Langford, Petitioner's Representative for  
Grace Commercial subdivision

2/22/96

EXHIBIT "B"

GRACE COMMERCIAL SUBDIVISION  
ENGINEER'S OPINION OF COST

2/22/96

DATE:

NAME OF DEVELOPMENT: Grace Commercial Subdivision Replat

LOCATION: NE1/4, sw1/4, Section 10, T1S, R1W, Ute Meridian

PRINTED NAME OF PERSON PREPARING James E. Langford

CONSTRUCTION COST ESTIMATE:

	Units	Quantity	Unit Price	Total Price
<b>Water system (By Owner)</b>				
1 8" Waterline	LF	1130	22.00	24,860
2 Fire Hydrant Assemblies	EA	5	1,400.00	7,000
3 8" Gate Valve and Boxes	LS	1	500.00	500
4 6" Gate Valve and Boxes	LS	4	450.00	1,800
5 8" Bends or Tees W/Thrust Blocks	EA	8	275.00	2,200
6 Service assemblies (tap, line & valve)	EA	6	375.00	2,250
			<b>Sub-total Potable Water:</b>	<b>38,610</b>
<b>Water system (By Ute Water)</b>				
1 8" Waterline	LF	276	22.00	6,072
2 8" Gate Valve and Boxes	LS	1	500.00	500
3 8" Bends or Tees W/Thrust Blocks	EA	3	275.00	825
4 Concrete Encasement	LS	1	250.00	250
			<b>Sub-total Potable Water:</b>	<b>7,647</b>
<b>Sewer System</b>				
1 8-inch PVC Sewer	LF	1019	14.80	15,081
2 4' Dia. San. Sew. Manholes	EA	4	1,100.00	4,400
3 5' Dia. San. Sew. Manholes	EA	1	1,400.00	1,400
4 4-inch Sewer Services	EA	6	410.00	2,460
			<b>Sub-total Sanitary Sewer:</b>	<b>23,341</b>
<b>Half Street Improvements</b>				
1 Excavation	CY	218.00	2.50	545
2 Embankment	CY	228.00	5.00	1,140
3 Class-6	CY	565.00	15.50	8,758
4 5" Asphalt	SY	2272.00	14.00	31,808
5 7' Vertical curb, gutter & sidewalk	LF	782.00	19.50	15,249
6 Diveway Curb Cuts	SY	147.00	32.00	4,704
7 Handicap Ramp	SY	29.00	32.00	928
			<b>Sub-total Half-Street Improvements:</b>	<b>63,132</b>

	Units	Quantity	Unit Price	Total Price
<b>Site Grading and Drainage</b>				
1 2 1/2' Vertical curb & gutter	LF	847.00	9.00	7,623
2 CLASS 6	CY	47.00	8.50	400
3 Embankment	CY	10507.00	6.00	63,042
4 Clearing and Grubbing	ACRE	1.10	1000.00	1,100
		<b>Sub-total Drainage:</b>		<b>72,165</b>

	Units	Quantity	Unit Price	Total Price
<b>Removals and Replacement</b>				
1 5" Asphalt (removal & disposal)	SY	807.00	5.00	4,035
2 2 1/2' V,C&G (removal & disposal)	LF	149.00	2.50	373
3 8" Concrete (removal & disposal)	SY	161.00	6.00	966
4 8" Concrete (replacement)	SY	161.00	32.00	5,152
		<b>Sub-total Removals:</b>		<b>10,526</b>

	Units	Quantity	Unit Price	Total Price
<b>Miscellaneous</b>				
1 Construction Engineering	1.50%	LS 1.00	3231.30	3,231
2 Construction Surveying	1.75%	LS 1.00	3769.84	3,770
3 Developer's Inspection Costs	1.25%	LS 1.00	2692.75	2,693
4 Quality Control Testing	1.00%	LS 1.00	2154.20	2,154
5 City Inspection Fees	0.50%	LS 1.00	1077.10	1,077
		<b>Sub-total Miscellaneous:</b>		<b>12,925</b>

**Total Estimated Cost of Improvements: 220,698**

\_\_\_\_\_  
SIGNATURE OF DEVELOPER

\_\_\_\_\_  
DATE

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, take no exception to the above.

\_\_\_\_\_  
CITY ENGINEER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
COMMUNITY DEVELOPMENT

\_\_\_\_\_  
DATE

February 20, 1996

File: # MS-96-21

Re: Grace Commercial Minor Subdivision

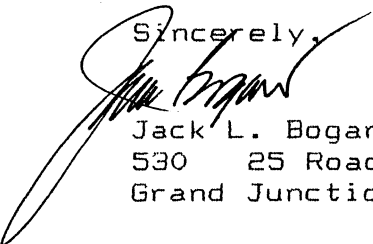
Mr. John Shaver  
City Attorney

Dear John:

In response to your comments regarding the above mentioned subdivision I offer the following -

1. This proposal is a minor subdivision and is addressed later in the review comments.
2. I attach a copy of the Deed of Trust. The original is recorded and is available from the lending company. John C. Bauman is not the owner or record therefore will not complete the development application. I, Jack L. Bogart, am the owner of record and have filled out an application.
3. I request that the Development Improvement Agreement be set aside at this time. I would like to request that a Building Permit Hold be used at this time. I am in the process of obtaining bank financing to improve the property. A letter concerning This can be obtained if needed.

Sincerely,



Jack L. Bogart  
530 25 Road  
Grand Junction, Colorado 81505

245-1611

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

FEB 21 REC'D

The printed portions of this form approved by the Colorado Real Estate Commission (TD 72-11-83)

IF THIS FORM IS USED IN A CONSUMER CREDIT TRANSACTION, CONSULT LEGAL COUNSEL. THIS IS A LEGAL INSTRUMENT. IF NOT UNDERSTOOD, LEGAL, TAX OR OTHER COUNSEL SHOULD BE CONSULTED BEFORE SIGNING.

COPY

DEED OF TRUST (Due on Transfer — Strict)

THIS DEED OF TRUST is made this 8TH day of JANUARY, 19 96, between JACK L. BOGART (Borrower), whose address is 2188 W. MORRISON COURT, GRAND JUNCTION, CO 81503; and the Public Trustee of the County in which the Property (see paragraph 1) is situated (Trustee); for the benefit of

JOHN C. BAUMAN (Lender), whose address is

Borrower and Lender covenant and agree as follows:

1. Property in Trust. Borrower, in consideration of the indebtedness herein recited and the trust herein created, hereby grants and conveys to Trustee in trust, with power of sale, the following described property located in the MESA County of MESA, State of Colorado:

SEE ATTACHED EXHIBIT "A"

which has the address of 2524 HIGHWAY 6 & 50 (Street), GRAND JUNCTION, Colorado 81503 (City) (Zip Code)

(Property Address), together with all its appurtenances (Property).

2. Note; Other Obligations Secured. This Deed of Trust is given to secure to Lender:

A. the repayment of the indebtedness evidenced by Borrower's note (Note) dated JANUARY 8, 19 96, in the principal sum of TWO HUNDRED THIRTY THOUSAND AND NO/100 U.S. Dollars, with interest on the unpaid principal balance from JANUARY 8, 19 96, until paid, at the rate of 8.000 percent per annum, with principal and interest payable at

or such other place as the Lender may designate, in MONTHLY payments of ONE THOUSAND NINE HUNDRED TWENTY-THREE AND 81/100 Dollars (U.S. \$ 1,923.81) due on the 15TH day of each MONTH beginning FEBRUARY 15, 19 96; such payments to continue until the entire indebtedness evidenced by said Note is fully paid; however, if not sooner paid, the entire principal amount outstanding and accrued interest thereon, shall be due and payable on JANUARY 15, 2001.

and Borrower is to pay to Lender a late charge of 1.000 % of any payment not received by the Lender within 15 days after payment is due; and Borrower has the right to prepay the principal amount outstanding under said Note, in whole or in part, at any time without penalty.

B. the payment of all other sums, with interest thereon at 10.000 % per annum, disbursed by Lender in accordance with this Deed of Trust to protect the security of this Deed of Trust; and DEFAULT INTEREST AT 10%.

C. the performance of the covenants and agreements of Borrower herein contained.

3 Title. Borrower covenants that Borrower owns and has the right to grant and convey the Property, and warrants title to the same,

2/22/96

EXHIBIT "B"

GRACE COMMERCIAL SUBDIVISION  
ENGINEER'S OPINION OF COST

2/22/96

DATE:

NAME OF DEVELOPMENT: Grace Commercial Subdivision Replat

LOCATION: NE1/4, sw1/4, Section 10, T1S, R1W, Ute Meridian

PRINTED NAME OF PERSON PREPARING James E. Langford

CONSTRUCTION COST ESTIMATE:

	Units	Quantity	Unit Price	Total Price
<b>Water system (By Owner)</b>				
1 8" Waterline	LF	1130	22.00	24,860
2 Fire Hydrant Assemblies	EA	5	1,400.00	7,000
3 8" Gate Valve and Boxes	LS	1	500.00	500
4 6" Gate Valve and Boxes	LS	4	450.00	1,800
5 8" Bends or Tees W/Thrust Blocks	EA	8	275.00	2,200
6 Service assemblies (tap, line & valve)	EA	6	375.00	2,250
			<b>Sub-total Potable Water:</b>	<b>38,610</b>
<b>Water system (By Ute Water)</b>				
1 8" Waterline	LF	276	22.00	6,072
2 8" Gate Valve and Boxes	LS	1	500.00	500
3 8" Bends or Tees W/Thrust Blocks	EA	3	275.00	825
4 Concrete Encasement	LS	1	250.00	250
			<b>Sub-total Potable Water:</b>	<b>7,647</b>
<b>Sewer System</b>				
1 8-inch PVC Sewer	LF	1019	14.80	15,081
2 4' Dia. San. Sew. Manholes	EA	4	1,100.00	4,400
3 5' Dia. San. Sew. Manholes	EA	1	1,400.00	1,400
4 4-inch Sewer Services	EA	6	410.00	2,460
			<b>Sub-total Sanitary Sewer:</b>	<b>23,341</b>
<b>Half Street Improvements</b>				
1 Excavation	CY	218.00	2.50	545
2 Embankment	CY	228.00	5.00	1,140
3 Class-6	CY	565.00	15.50	8,758
4 5" Asphalt	SY	2272.00	14.00	31,808
5 7' Vertical curb, gutter & sidewalk	LF	782.00	19.50	15,249
6 Diveway Curb Cuts	SY	147.00	32.00	4,704
7 Handicap Ramp	SY	29.00	32.00	928
			<b>Sub-total Half-Street Improvements:</b>	<b>63,132</b>

	Units	Quantity	Unit Price	Total Price
<b>Site Grading and Drainage</b>				
1 2 1/2' Vertical curb & gutter	LF	847.00	9.00	7,623
2 CLASS 6	CY	47.00	8.50	400
3 Embankment	CY	10507.00	6.00	63,042
4 Clearing and Grubbing	ACRE	1.10	1000.00	1,100
		<b>Sub-total Drainage:</b>		<b>72,165</b>

	Units	Quantity	Unit Price	Total Price
<b>Removals and Replacement</b>				
1 5" Asphalt (removal & disposal)	SY	807.00	5.00	4,035
2 2 1/2' V,C&G (removal & disposal)	LF	149.00	2.50	373
3 8" Concrete (removal & disposal)	SY	161.00	6.00	966
4 8" Concrete (replacement)	SY	161.00	32.00	5,152
		<b>Sub-total Removals:</b>		<b>10,526</b>

	Units	Quantity	Unit Price	Total Price
<b>Miscellaneous</b>				
1 Construction Engineering	1.50% LS	1.00	3231.30	3,231
2 Construction Surveying	1.75% LS	1.00	3769.84	3,770
3 Developer's Inspection Costs	1.25% LS	1.00	2692.75	2,693
4 Quality Control Testing	1.00% LS	1.00	2154.20	2,154
5 City Inspection Fees	0.50% LS	1.00	1077.10	1,077
		<b>Sub-total Miscellaneous:</b>		<b>12,925</b>

**Total Estimated Cost of Improvements: 220,698**

\_\_\_\_\_  
SIGNATURE OF DEVELOPER

\_\_\_\_\_  
DATE

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, take no exception to the above.

\_\_\_\_\_  
CITY ENGINEER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
COMMUNITY DEVELOPMENT

\_\_\_\_\_  
DATE

To: Bill Nebeker  
From: Trenton Prall  
Subject: Comments MS-96-21  
Date: 2/27/96 Time: 2:47p

MS-96-21 Grace Commercial Minor Subdivision

All comments adequately addressed.



## STAFF REVIEW

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FILE: MS-96-21  
DATE: March 12, 1996  
STAFF: Bill Nebeker  
REQUEST: Minor subdivision for five commercial lots on 5.23 acres  
LOCATION: Northwest corner Faith Street & Highway 6 & 50  
Tax Parcel #2945-103-27-005, 006  
APPLICANT: Jack Bogart

---

EXECUTIVE SUMMARY: Staff recommends approval of this five lot minor subdivision request. The applicant is being allowed to submit this proposal as a minor subdivision, rather than a major because even though six lots are being shown on the plat, the sixth lot is identical to a previously platted lot in a prior subdivision. Only five newly configured lots are being replatted. Technical issues regarding drainage are still being engineered but will be accommodated on Tract A.

---

EXISTING LAND USE: Vacant and miscellaneous commercial buildings which will be removed from the site.

PROPOSED LAND USE: Commercial subdivision; no specific land use proposed at this time.

SURROUNDING LAND USE:

NORTH: Vacant  
SOUTH: Highway 6 & 50  
EAST: Commercial (Sam's Club & Golden Corral Restaurant)  
WEST: Commercial/Industrial

EXISTING ZONING: C-2

SURROUNDING ZONING: C-2

---

RELATIONSHIP TO COMPREHENSIVE PLAN: The preferred alternative for the Growth Plan (Concentrated Urban Growth) recommends that this area develop for commercial uses.

STAFF ANALYSIS: The applicant proposes a six lot replat from three platted lots in the Grace Commercial Subdivision. Typically six lots would require a major subdivision. However due to a staff error, the applicant has been allowed to file under the requirements for a Minor Subdivision because there is no change proposed to the size or configuration of the

sixth lot. The applicant could have omitted the sixth lot and filed a five lot minor subdivision. It is desirable for the sixth lot to be included in the replat for improvements, drainage and legal purposes.

According to the applicant, the purpose of this replat is to create lots with a size that better fits the market. Although they've been platted for 13 years, these lots, approximately 1.28 acres a piece, have not sold, even during the boom years of oil shale development. Staff has some concern that lots 3 and 4 may be too small to accommodate a new business with the required setbacks, landscaping and parking. However there is no minimum lot size for commercial lots.

The applicant originally proposed to pay a fee in lieu of drainage detention. After discussing the issue with City Engineers it was decided that on-site detention with a release at the historic rate was the only viable option for stormwater management. A revised plat has been submitted showing Tract A set aside for this purpose. An association within the subdivision must be organized to maintain the facility. Detailed engineered plans will be submitted before Planning Commission's hearing, but after completion of this report.

With approval of the subdivision, the applicant will be constructing the west half of Faith Street. A fire line will be extended up Faith Street with hydrants placed at 200 feet intervals. There are three existing buildings on the lots that will be removed prior to new construction.

STAFF RECOMMENDATION: Approval with the following conditions:

1. An association be formed to maintain Tract A.
2. Approval is contingent upon approval of stormwater management plans for detention in Tract A.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item 96-21, I move that we approve the Grace Commercial Subdivision Replat at the northwest corner of Faith Street and Highway 6 & 50 with the conditions in the staff recommendation.

**CITY OF GRAND JUNCTION PLANNING COMMISSION  
GRAND JUNCTION, COLORADO**

	)	
<b>FOR</b>	)	<b>FINAL DECISION</b>
	)	
Jack Bogart	)	<b>MS-96-21</b>
530 25 Road	)	
Grand Junction, CO 81505	)	

An application by Jack Bogart, requesting a minor subdivision for a 6 lot commercial subdivision in a C-2 zone, affecting the real property described below, was considered by the Planning Commission of the City of Grand Junction on March 12, 1996.

The real property affected by said application is described as lots 3, 4, and 5, Grace Commercial Subdivision. The lots are located on the west side of Faith Street, north of Highway 6 & 50.

After considering all the pertinent testimony and reviewing various data, the Planning Commission approved the minor subdivision with the following condition:

**CONDITION**

1. An association be formed to maintain Tract A.

Note: Evidence must be submitted to the City Community Development Department prior to recordation that shows that the association has been formed. The plat must be recorded within one year of approval.

The plat has been approved by the Utility Coordinating Committee.

The undersigned does hereby declare that the said Planning Commission reached its decision as heretofore noted.



Bill Nebeker  
Senior Planner

c: Jim Langford



April 8, 1996

Jack Bogart  
530 25 Road  
Grand Junction, CO 81505

Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(970) 244-1430 FAX (970) 244-1599

Re: Grace Commercial Subdivision CCRs

Dear Jack:

Attached is a red-lined copy of your proposed CC&Rs for Grace Commercial Subdivision. The red-line comments were made from John Shaver, Assistant City Attorney and are suggestions except for the following, which are mandatory:

1. Submit a copy of the articles of incorporation for the association. This association must be formed to maintain tract A.
2. Rewrite Article II, part j, to read as follows:

There shall be no interference with the established drainage pattern over any property unless adequate provision is made for the proper drainage and is approved by **the City of Grand Junction and the ACCO**. For purposes hereof, "Established Drainage" is defined as the drainage which exists at the time the overall grading of the Property is completed, or which is shown on any plans approved by ACCO **and the City of Grand Junction**.

3. Delete the first sentence of Article II, part k and add the following:

Tract "A" Maintenance. Tract A is separate as a drain area for the use and benefit of the subdivision. It must be commonly maintained as a common tract.

Note: Tract A must be owned and maintained by the Association for the use and benefit of the entire subdivision.

I will be on vacation between April 10 and April 22. If you have any questions please call me at 244-1447 or John Shaver at 244-1506.

Sincerely,

Bill Nebeker  
Senior Planner

July 19, 1996

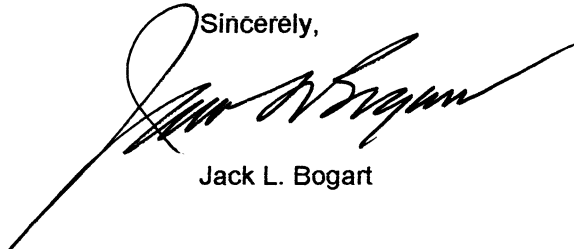
TO: Bill Nebeker  
City Planner  
City of Grand Junction

From: Jack L. Bogart  
530 25 Road  
Grand Junction, Co.  
81505

Bill,

To assure that the demolition and removal of the building located at 2524 Highway 6 and 50 occurs in a timely fashion, my bank, Grand Valley National Bank, John Stevenson, V.P. has agreed to place an additional \$5,000.00 on the the "IMPROVEMENTS DISPERSAL AGREEMENT", specifically earmarked for the demolition of said building. Thus, the City of Grand Junction is assured of the disbursement of funds specifically set aside for the demolition/ removal of the subject building. Further, to assure the City of Grand Junction, that the building under discussion shall be vacated, I, Jack L. Bogart, along with the aforesaid Grand Valley National Bank, shall have the tenant evicted; with any costs of said eviction paid for by myself and reimbursed by the tenant as called for in the "Notice of Eviction" signed and notarized by Jerry Stehman of "Jerry's Outdoor Sports" and myself. As stated in this agreement, the City of Grand Junction shall be held harmless of any involvement in the execution of the eviction, the demolition of the building, or any civil or court proceedings that might arise as a result of said eviction/demolition of the subject building. My intent is to have the tenant vacate the premises, then demolish the building as soon as possible thereafter, and get on with the completion of the Grace Commercial Subdivision.

Sincerely,

A handwritten signature in black ink, appearing to read "Jack L. Bogart", written in a cursive style. The signature is positioned above the printed name.

Jack L. Bogart

August 08, 1996

Re: Faith Street

MS-96-21

Jody

Attention:

Bob Lee  
City of Grand Junction  
Building Department

Hank Masterson  
City of Grand Junction  
Fire Department Inspector

Sirs:

I just wanted to review our conversation of July 16th, when we met at the building at 535 Faith Street. The question arose whether the existing building (The Auto Body Shop) would meet the fire code. I believe it was determined that the installed fire proofing on the south wall was adequate. Some of the electrical wiring in the taping booth had to be upgraded and I understand that this has been done. Other than that, as far as the fire department is concerned the building was okay.

We then took a walk around the building and Bob said the existing building would pass as far as the building department was concerned and the use was consistent with prior use.

If these comments are correct according to your memory please acknowledge by your signature below. I would be pleased to have any comments changes or corrections.

Sincerely,

Jack Bogart

---

Hank Masterson

*Bob Lee* 8-12-96

Bob Lee

We have not issued an electrical permit for the wiring and we have not inspected the work. Painting cannot be conducted at the location w/o an approved paint booth.

RECEIVED  
AUG 12 1996

BUILDING DEPARTMENT

8-12-96 Bob Lee

8/09/96

Bill Heber  
Senior Planner

If at all possible - I could use for my file  
a copy of the Fire department sign off on the  
building at 535 Faith St. We met with them -  
I think on July 16<sup>th</sup>.

DID NOT RECEIVE  
A COPY  
OF THIS

VERBALLY BY  
BOB LEE

Also Bill - the sign off by Bob Lee of the  
building department for the East building.

Is it possible to fax these to me?

Many thanks

Jana Rogan

Fax 245-7053  
245-1611



City of Grand Junction, Colorado  
250 North Fifth Street  
81501-2668  
FAX: (970)244-1599

August 21, 1996

Dennis Keller  
Colorado Dept of Transportation  
606 S. 9th  
Grand Junction, CO 81502  
970-248-7372

Project: **MS-96-21 Grace Commercial Minor Subdivision**  
Location: **Highway 6 & 50 at Faith Street**  
Subject: City approval for construction.

Dear Mr. Keller,

Per your request, this letter is to confirm that construction work associated with the above project has been designed by a registered civil engineer and has received all appropriate approvals from the City of Grand Junction Community Development and Public Works Engineering staffs.

If you have any questions please call me at 244-1590.

Sincerely,

A handwritten signature in black ink, appearing to read "Trent Prall".

Trent Prall  
Utility Engineer

I:\PW\_UTIL\PWDOC\UTILREVW\DK960821.doc



MS-96-21

3

To: Trenton Prall  
From: Mic Cochran  
Subject: Grace Commerical Subdivision  
Date: 10/3/96 Time: 2:26PM

On Sept. 26, 1996 Grace Commerical Subdivision sewer lines was lamped to itsentirety and was found acceptable with full moons. Also sewer lines were air pressure tested by the engineering firm and the contractor.

Mick Cochran

## Application for payment No. One

To: **Jack Bogart**, Contract for: **Grace Commercial Subdivision**, for work accomplished through the date of: **October 15, 1996**, by **FreeStyle, Inc.**

Accompanying Documentation:	Contract amount	\$198,212.00
Invoice from FreeStyle, Inc.	Add Change Order 1	<u>\$ 12,037.50</u>
Change Order No. One	Current Contract Amt.	\$210,249.50
	Gross Amount due this App.	\$108,334.50
	Less Previous Payments	<u>\$ 0.00</u>
	Amount Due this Application	<u>\$108,334.50</u>
	Total Remaining Contract Amt.	\$101,915.00

### Contractors Certification:

**FreeStyle, Inc.** certifies that all progress payments received from **Owners** on account of Work done under the Contract referred to above will be applied to discharge in full all obligations of **FreeStyle, Inc.** Incurred in connections with Work covered by this or any prior Applications for Payment; AND Title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to **Owners** at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated 10-23, 1996

**FreeStyle, Inc.**

By: Ted Muebes

Title President

### Project Engineer Recommendation:

This Application (with accompanying documentation) meets the requirements of the Plans and Specifications and payment of the above AMOUNT DUE THIS APPLICATION is recommended.

Dated 10-23, 1996

**Thompson-Langford Corporation**

By: James E. Langford

Title Sr.

### City of Grand Junction Recommendation:

This Application (with accompanying documentation) meets the requirements of the Development Improvement Agreement and payment of the above AMOUNT DUE THIS APPLICATION is recommended.

Dated 10-23, 1996

**CITY OF GRAND JUNCTION**

By: J. R. Ruda

Title \_\_\_\_\_

### Owner's Acceptance:

This Application (with accompanying documentation) is accepted and payment of the above AMOUNT DUE THIS APPLICATION is recommended.

Dated 10/23, 1996

**Jack Bogart**

By: Jack Bogart

Title Owner

**Invoice #1 for Grace Commercial Development**  
**(For all work completed as of 10/15/96)**

**Engineering:**

Senior Project Engineer	9.5 H	665.00
Clerical	5 H	<u>140.00</u>
Subtotal		805.00
Reimbursable Charges	1 LS	<u>86.91</u>
Subtotal		891.91

Senior Project Engineer	2.5 H	175.00
Computer Technician	2.5 H	105.00
Senior Land Surveyor	.5 H	32.00
3-Man Crew	6.5 H	552.50
Designer	1.5 H	<u>70.50</u>
Subtotal		935.00
Reimbursable Charges	1 LS	<u>97.59</u>
Subtotal		<u>1,032.59</u>
Total Engineering		1,924.50

**Road Improvements**

Misc. Removals	1 LS	2,665.00
Excavation	200 CY	800.00
Embankment	225 CY	3,118.00
5" Asphalt Patch	1 LS	<u>533.00</u>
Subtotal		\$7,116.00

**Sewer System**

8" Sewer main	1025 LF	17,718.00
4" Sewer Service	251 LF	3,577.00
Standard manholes	5 EA	6,343.00
Service Connections	6 EA	575.00
Trench compactions	1105 LF	4,440.00
Pipe Bedding	430 CY	5,196.00
Join Existing	1 EA	1,215.00
Compliance Testing	1 LS	<u>633.00</u>
Subtotal		\$39,697.00

**Domestic Water**

8" PVC Water main	1390 LF	27,522.00
8" Gate Valve	1 EA	649.00
Thrust blocks	6 EA	1,320.00
Join existing	2 EA	1,078.00
Service Connections	6 EA	5,148.00
Trench Compactions	1490 LF	4,507.00
Fire Hydrant Assemblies	3 EA	5,808.00
Concrete Encasement	20 LF	326.00
Concrete Parking Lot Removal	110 LF	2,686.00
Compliance Testing	1 LS	440.00
Subtotal		<u>\$49,484.00</u>

**Extra work:**

Sewer line encase. for water crossing	1 LS	376.00
Flo-fill required by CDOT Permit	144.5 CY	4,689.00
Pit run for trench compaction	180 LF	648.00
Demolition of building on lot 4	1 LS	<u>4,400.00</u>
Sub Total		\$10,113.00

Total, FreeStyle, Inc.		\$106,410.00
Total, Thompson-Langford Corp.		<u>1,924.50</u>
Total for Draw		\$108,334.50



121 Chipeta Avenue  
Grand Junction, CO 81501  
970 243-0929

**CHANGE ORDER**

**NO. 1**

**CLIENT:** Jack Bogart, Grace Commercial Subdivision

**DATE:** October 22, 1996

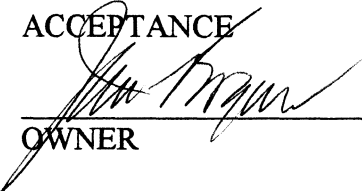
This is to authorize FreeStyle, Inc. to do, or have done, the following described work:

Sewer line encasement for water crossing	376.00
Flo-fill required by CDOT permit	4,689.00
Pit Run for Trench Compaction	648.00
Demolition of building on Lot 4	4,400.00
Engineering	<u>1,924.50</u>
Total for Change Order	\$12,037.50

\* I understand this work is not included in any previous contract, prior order for extra work, plans or specifications. For the above extra work I agree to pay FreeStyle, Inc. the sum of Twelve Thousand Thirty Seven and 50/100 Dollars(\$12,037 and 50/100 which is in addition to any and all previous contracts and prior orders for extra work. The amount of this Change Order is due and payable at the time of our next draw.

\* Please sign and return one copy. Retain the other copy for your records. \*\*\*

ACCEPTANCE

  
\_\_\_\_\_  
OWNER

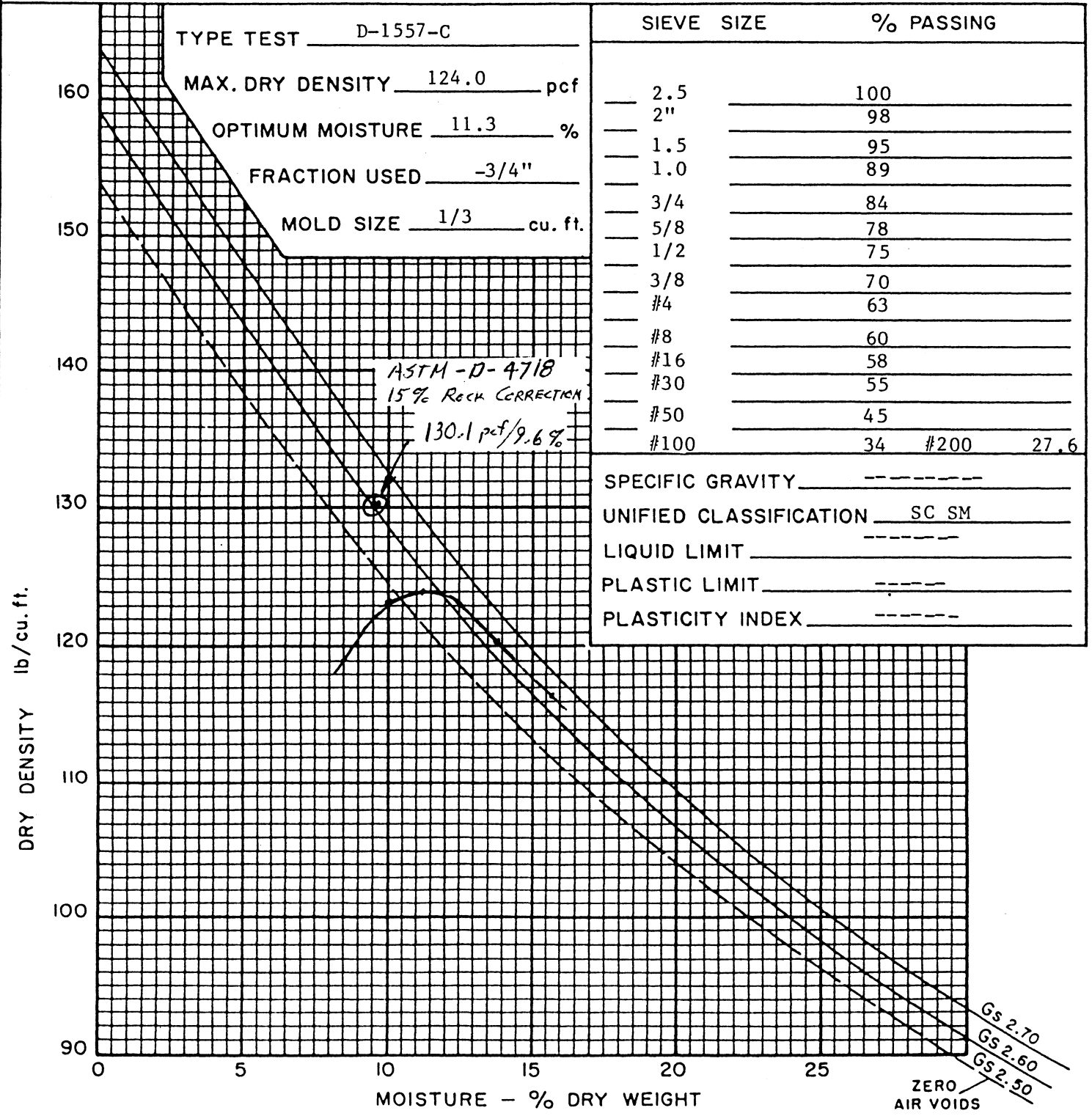
\_\_\_\_\_  
FreeStyle, Inc.

\_\_\_\_\_  
OWNER

10/23/96  
\_\_\_\_\_  
DATE

PROJECT Grace Commercial Subdivision  
 CLIENT Ben Dowd Excavating  
 SAMPLE LOCATION Faith Street  
 SOIL TYPE Silty clayey sand with gravel (Pit Run)

TEST NO. 85702-J  
 DATE 9-16-96  
 TEST BY MS



MOISTURE - DENSITY RELATION



COLORADO: COLORADO SPRINGS  
 GRAND JUNCTION, PUEBLO,

CLIENT: Ben Dowd Excavating  
 PROJECT: Grace Commercial Subdivision, Faith Street  
 LOCATION: \_\_\_\_\_

REPORT No. 1  
 DATE of TEST: 9-17-96  
 TEST BY: RL/PSW  
 LD JOB No.: 85702-I

TEST TYPE: Nuclear \_\_\_\_\_ Nuclear X  
 Backscatter \_\_\_\_\_ Direct Trans. \_\_\_\_\_

SPECIFICATIONS: Project: \_\_\_\_\_ City: X County: \_\_\_\_\_ State: \_\_\_\_\_

Test No.	Location of Test	COMPACTION %	COMPAC. SPEC. %	MOISTURE CONT %	MOISTURE SPEC. %	PROCTOR VALUE	SOIL TYPE
1	50' North of Frontage Road on Faith Street, 2' below subgrade	96	95	8.2	+2	130.1 @ 9.6	PR
2	Manhole #1, 70' North of Frontage Road, 3' below subgrade	96	95	7.7	+2	130.1 @ 9.6	PR
3	Manhole #1, 70' North of Frontage Road, 3' below subgrade	100	95	8.0	+2	130.1 @ 9.6	PR

Page 1 of 1

Distribution:  
 2 Copies Client  
 1 Copy LD/CS

KEY: \* Fails Compaction SPEC. C = Cohesive  
 \*\* Fails Moisture SPEC. NC = NonCohesive  
 S = Standard Proctor ABC = Aggregate Base  
 M = Modified Proctor PR = Pit Run

GRAND JUNCTION LINCOLN-DeVORE, Inc.

BY: \_\_\_\_\_

FILL DENSITY TEST DAILY REPORT

NOTE: Results indicate in-place Soil densities at the locations and depths identified above. Grand Junction Lincoln-DeVore has relied on the contractor to provide uniform mix placement and compactive effort throughout the fill area.



GRAND JUNCTION  
 LINCOLN-DeVORE, Inc.  
 GEOTECHNICAL ENGINEERS-GEOLOGISTS

CLIENT: Ben Dowd Excavating  
 PROJECT: Grace Commercial Subdivision, Faith Street  
 LOCATION: \_\_\_\_\_

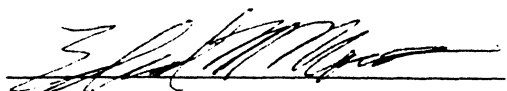
REPORT No. 2  
 DATE of TEST: 9-18-96  
 TEST BY: LRS  
 LD JOB No.: 85702-J

TEST TYPE: Nuclear \_\_\_\_\_ Nuclear \_\_\_\_\_  
 Backscatter \_\_\_\_\_ Direct Trans. X  
 SPECIFICATIONS: Project: \_\_\_\_\_ City: X County: \_\_\_\_\_ State: \_\_\_\_\_

Test No.	Location of Test	COMPACTION %	COMPAC. SPEC. %	MOISTURE CONT %	MOISTURE SPEC. %	PROCTOR VALUE	SOIL TYPE
4	Sewer manhole A1, at final subgrade	97	95	9.8	+--2	130.1 @ 9.6	PR

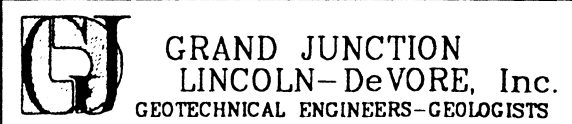
Page 1 of 1  
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KEY: \* Fails Compaction SPEC. C = Cohesive  
 \*\* Fails Moisture SPEC. NC = NonCohesive  
 S = Standard Proctor ABC = Aggregate Base  
 M = Modified Proctor PR = Pit Run

GRAND JUNCTION LINCOLN-DeVORE, Inc.  
 BY: 

FILL DENSITY TEST DAILY REPORT

NOTE: Results indicate in-place Soil densities at the locations and depths identified above. Grand Junction Lincoln-DeVore has relied on the contractor to provide uniform mix placement and compactive effort throughout the fill area.





CLIENT: Ben Dowd Excavating  
 PROJECT: Grace Commercial Subdivision  
 LOCATION: All tests are on Faith Street

REPORT No. 3  
 DATE of TEST: 9-19-96  
 TEST BY: RLB  
 LD JOB No.: 85702-1302(J)

TEST TYPE: Nuclear \_\_\_\_\_ Nuclear \_\_\_\_\_  
 Backscatter \_\_\_\_\_ Direct Trans. X

SPECIFICATIONS: Project: \_\_\_\_\_ City: X County: \_\_\_\_\_ State: \_\_\_\_\_

Test No.	Location of Test	COMPACTION %	COMPAC. SPEC. %	MOISTURE CONT %	MOISTURE SPEC. %	PROCTOR VALUE	SOIL TYPE
5	Trench fill at 2+50, 4' below grade	93*	95	10.1	+2	130.1 @ 9.6	PR
6	Trench fill at 2+40, 2' below grade	98	95	7.6	+2	130.1 @ 9.6	PR
5A	Retest	97	95	8.9	+2	130.1 @ 9.6	PR
7	Trench fill at 2+35 at surface grade	100+	95	7.9	+2	130.1 @ 9.6	PR

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GRAND JUNCTION LINCOLN-DeVORE, Inc.

BY: 

FILL DENSITY TEST DAILY REPORT

NOTE: Results indicate in-place Soil densities at the locations and depths identified above. Grand Junction Lincoln-DeVore has relied on the contractor to provide uniform mix placement and compactive effort throughout the fill area.



GRAND JUNCTION  
 LINCOLN-DeVORE, Inc.  
 GEOTECHNICAL ENGINEERS-GEOLOGISTS

CLIENT: Dowd Excavating  
 PROJECT: Grace Commercial Subdivision  
 LOCATION: All tests on Faith Street

REPORT No. 4  
 DATE of TEST: 9-24-96  
 TEST BY: RL  
 LD JOB No.: 85702-1302 (J)

TEST TYPE: Nuclear \_\_\_\_\_ Nuclear \_\_\_\_\_  
 Backscatterer \_\_\_\_\_ Direct Trans. X  
 SPECIFICATIONS: Project: \_\_\_\_\_ City: X County: \_\_\_\_\_ State: \_\_\_\_\_

Test No.	Location of Test	COMPACTION %	COMPAC. SPEC. %	MOISTURE CONT %	MOISTURE SPEC. %	PROCTOR VALUE	SOIL TYPE
11	200' North of manhole A-3, sewer main, 4' below subgrade	98	95	10.6	+2	130.1 @ 9.6	PR
12	200' North of manhole A-3, sewer main, 2' below subgrade	97	95	10.5	+2	130.1 @ 9.6	PR
13	200' North of manhole A-3, sewer main, at final grade	100	95	10.0	+2	130.1 @ 9.6	PR
14	Manhole A-4, 4' below subgrade	96	95	9.6	+2	130.1 @ 9.6	PR
15	Manhole A-4, 2' below subgrade	98	95	9.8	+2	130.1 @ 9.6	PR
16	Manhole A-4 at final grade	95	95	9.3	+2	130.1 @ 9.6	PR

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GRAND JUNCTION LINCOLN-DEVORE, Inc.

BY: 

FILL DENSITY TEST DAILY REPORT

NOTE: Results indicate in-place Soil densities at the locations and depths identified above. Grand Junction Lincoln-DeVore has relied on the contractor to provide uniform mix placement and compactive effort throughout the fill area.



**GRAND JUNCTION  
 LINCOLN-DEVORE, Inc.**  
 GEOTECHNICAL ENGINEERS-GEOLOGISTS

CLIENT: Dowd Excavating  
 PROJECT: Grace Commercial Subdivision  
 LOCATION: \_\_\_\_\_

REPORT No. 4  
 DATE of TEST: 9-20-96  
 TEST BY: RLB  
 LD JOB No.: 85702-1302(J)

TEST TYPE: Nuclear \_\_\_\_\_ Nuclear \_\_\_\_\_  
 Backscatter \_\_\_\_\_ Direct Trans. X

SPECIFICATIONS: Project: \_\_\_\_\_ City: x County: \_\_\_\_\_ State: \_\_\_\_\_

Test No.	Location of Test	COMPACTION %	COMPAC. SPEC. %	MOISTURE CONT %	MOISTURE SPEC. %	PROCTOR VALUE	SOIL TYPE
8	Manhole A-3, 4' below grade	98	95	8.6	+2	130.1 @ 9.6	PR
9	Manhole A-3, 2' below grade	100	95	7.6	+2	130.1 @ 9.6	PR
10	Manhole A-3, at surface grade	100	95	8.4	+2	130.1 @ 9.6	PR

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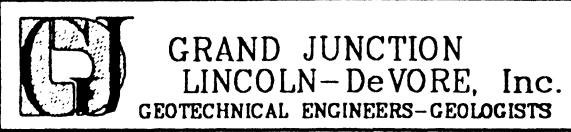
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GRAND JUNCTION LINCOLN-DeVORE, Inc.

BY: 

FILL DENSITY TEST DAILY REPORT

NOTE: Results indicate in-place Soil densities at the locations and depths identified above. Grand Junction Lincoln-DeVore has relied on the contractor to provide uniform mix placement and compactive effort throughout the fill area.



CLIENT: Ben Dowd Excavating  
 PROJECT: Grace Commercial Subdivision  
 LOCATION: \_\_\_\_\_

REPORT No. 6  
 DATE of TEST: 9-25-96  
 TEST BY: RSW  
 LD JOB No.: 85702-1302 (J)

TEST TYPE: Nuclear Nuclear  
 Backscatter \_\_\_\_\_ Direct Trans. X

SPECIFICATIONS: Project: \_\_\_\_\_ City: X County: \_\_\_\_\_ State: \_\_\_\_\_

Test No.	Location of Test	COMPACTION %	COMPAC. SPEC. %	MOISTURE CONT %	MOISTURE SPEC. %	PROCTOR VALUE	SOIL TYPE
17	Sewer service to Jerry's Outdoor Sports at final subgrade	92*	95	12.1**	+2	130.1 @ 9.6	PR

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GRAND JUNCTION LINCOLN-DeVORE, Inc.

BY: 

FILL DENSITY TEST DAILY REPORT

NOTE: Results indicate in-place Soil densities at the locations and depths identified above. Grand Junction Lincoln-DeVore has relied on the contractor to provide uniform mix placement and compactive effort throughout the fill area.



**GRAND JUNCTION  
 LINCOLN-DeVORE, Inc.**  
 GEOTECHNICAL ENGINEERS-GEOLOGISTS

CLIENT: Ben Dowd Excavating  
 PROJECT: Grace Commercial Subdivision  
 LOCATION: \_\_\_\_\_

REPORT No. 7  
 DATE of TEST: 9-26-96  
 TEST BY: LRS  
 LD JOB No.: 85702-1302 (J)

TEST TYPE: Nuclear \_\_\_\_\_ Nuclear \_\_\_\_\_  
 Backscatter \_\_\_\_\_ Direct Trans. X

SPECIFICATIONS: Project: \_\_\_\_\_ City: x County: \_\_\_\_\_ State: \_\_\_\_\_

Test No.	Location of Test	COMPACTION %	COMPAC. SPEC. %	MOISTURE CONT %	MOISTURE SPEC. %	PROCTOR VALUE	SOIL TYPE
18	Sewer service #1, 2' below subgrade	96	95	11.2	+2	130.1 @ 9.6	PR
19	Sewer service #1 at final grade	99	95	8.0	+2	130.1 @ 9.6	PR
20	Sewer service #2 2' below subgrade	95	95	10.8	+2	130.1 @ 9.6	PR
21	Sewer service #2 at final grade	98	95	7.8	+2	130.1 @ 9.6	PR
22	Sewer service #3, 2' below subgrade	98	95	9.8	+2	130.1 @ 9.6	PR
23	Sewer service #3, at final grade	100+	95	7.9	+2	130.1 @ 9.6	PR
24	Sewer service #4 2' below subgrade	96	95	7.5**	+2	130.1 @ 9.6	PR
25	Sewer service #4, at final grade	98	95	8.1	+2	130.1 @ 9.6	PR
26	Sewer service #5, 2' below subgrade	97	95	8.0	+3	130.1 @ 9.6	PR
27	Sewer service #5 at final grade	95	95	8.4	+3	130.1 @ 9.6	PR

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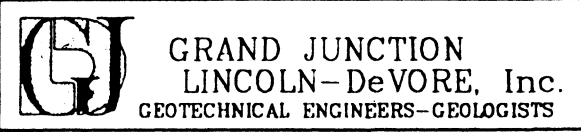
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GRAND JUNCTION LINCOLN-DeVORE, Inc.

BY: 

FILL DENSITY TEST DAILY REPORT

NOTE: Results indicate in-place Soil densities at the locations and depths identified above. Grand Junction Lincoln-DeVore has relied on the contractor to provide uniform mix placement and compactive effort throughout the fill area.



en Dowd Excavating

Grace Commercial Subdivision

REPORT No. 7  
DATE of TEST: 9-26-96  
TEST BY: LRS  
LD JOB No.: 85702-1302 (J)

TEST TYPE: Nuclear Nuclear  
Backscatter      Direct Trans. X

SPECIFICATIONS:

Project:      City: X County:      State:     

Test No.	Location of Test	COMPACTION %	COMPAC. SPEC. %	MOISTURE CONT %	MOISTURE SPEC. %	PROCTOR VALUE	SOIL TYPE
28	Sewer main between A4 & A5, 2' below subgrade	96	95	9.2	+2	130.1 @ 9.6	PR
29	Sewer main between A4 & A5 at final grade	95	95	9.4	+2	130.1 @ 9.6	PR
30	Sewer manhole A5, 2' below subgrade	96	95	8.7	+2	130.1 @ 9.6	PR
31	Sewer manhole A5 at final grade	97	95	9.4	+2	130.1 @ 9.6	PR
32	Sewer service #6, 2' below subgrade	95	95	8.3	+2	130.1 @ 9.6	PR
33	Sewer service #6 at final grade	96	95	9.2	+2	130.1 @ 9.6	PR

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GRAND JUNCTION LINCOLN-DeVORE, Inc.

BY:



FILL DENSITY TEST DAILY REPORT

NOTE: Results indicate in-place Soil densities at the locations and depths identified above. Grand Junction Lincoln-DeVore has relied on the contractor to provide uniform mix placement and compactive effort throughout the fill area.



GRAND JUNCTION  
LINCOLN-DeVORE, Inc.  
GEOTECHNICAL ENGINEERS-GEOLOGISTS

CLIENT: Ben Dowd Excavating  
 PROJECT: Grace Commercial Subdivision  
 LOCATION: \_\_\_\_\_

REPORT No. 8  
 DATE of TEST: 9-30-96  
 TEST BY: RSW  
 LD JOB No.: 85702-1302 (J)

TEST TYPE: Nuclear \_\_\_\_\_ Nuclear \_\_\_\_\_  
 Backscatterer \_\_\_\_\_ Direct Trans. X

SPECIFICATIONS: Project: \_\_\_\_\_ City: X County: \_\_\_\_\_ State: \_\_\_\_\_

Test No.	Location of Test	COMPACTION %	COMPAC. SPEC. %	MOISTURE CONT %	MOISTURE SPEC. %	PROCTOR VALUE	SOIL TYPE
34	Fred Schmid parking lot, 2' below subgrade	96	95	7.7	+2	136.7 @ 6.6	BC
35	Fred Schmid parking lot at final subgrade	96	95	7.2	+2	136.7 @ 6.6	BC

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GRAND JUNCTION LINCOLN-DeVORE, Inc.

BY: 

FILL DENSITY TEST DAILY REPORT

NOTE: Results indicate in-place Soil densities at the locations and depths identified above. Grand Junction Lincoln-DeVore has relied on the contractor to provide uniform mix placement and compactive effort throughout the fill area.



**GRAND JUNCTION  
 LINCOLN-DeVORE, Inc.**  
 GEOTECHNICAL ENGINEERS-GEOLOGISTS

CLIENT: Ben Dowd Excavating  
 PROJECT: Grace Commercial Subdivision  
 LOCATION: \_\_\_\_\_

REPORT No. 9  
 DATE of TEST: 10-2-96  
 TEST BY: RL  
 LD JOB No.: 85702-J

TEST TYPE: Nuclear \_\_\_\_\_ Nuclear \_\_\_\_\_  
 Backscatterer \_\_\_\_\_ Direct Trans. X

SPECIFICATIONS: Project: \_\_\_\_\_ City: X County: \_\_\_\_\_ State: \_\_\_\_\_

Test No.	Location of Test	COMPACTION %	COMPAC. SPEC. %	MOISTURE CONT %	MOISTURE SPEC. %	PROCTOR VALUE	SOIL TYPE
36	Water main 80' North of center line of Frontage Road, 2' below subgrade	97	95	9.7	+2	130.1 @ 9.6	PR
37	Water main 90' North of center line of Frontage Road, at final grade	99	95	8.0	+2	130.1 @ 9.6	PR

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GRAND JUNCTION LINCOLN-DEVORE, Inc.

BY: 

FILL DENSITY TEST DAILY REPORT

NOTE: Results indicate in-place Soil densities at the locations and depths identified above. Grand Junction Lincoln-Devore has relied on the contractor to provide uniform mix placement and compactive effort throughout the fill area.



GRAND JUNCTION  
 LINCOLN-DEVORE, Inc.  
 GEOTECHNICAL ENGINEERS-GEOLOGISTS



CLIENT: Ben Dowd Excavating  
 PROJECT: Grace Commercial Subdivision  
 LOCATION: \_\_\_\_\_

REPORT No. 10  
 DATE of TEST: 10-3-96  
 TEST BY: RLB  
 LD JOB No.: 85702-J

TEST TYPE: Nuclear Backscatter \_\_\_\_\_ Nuclear Direct Trans. X  
 SPECIFICATIONS: Project: \_\_\_\_\_ City: X County: \_\_\_\_\_ State: \_\_\_\_\_

Test No.	Location of Test	COMPACTION %	COMPAC. SPEC. %	MOISTURE CONT %	MOISTURE SPEC. %	PROCTOR VALUE	SOIL TYPE
38	Water main line at STA 4+00, mid-trench grade	95	95	9.6	+2	130.1 @ 9.6	PR
39	Fire hydrant at STA 4+10, surface grade	96	95	7.9	+2	130.1 @ 9.6	PR
40	Water main at STA 3+70, surface grade	99	95	10.7	+2	130.1 @ 9.6	PR
41	Water main at STA 3+68, mid-trench grade	95	95	10.4	+2	130.1 @ 9.6	PR
42	Fire hydrant at STA 1+19, surface grade	81*	95	15.2**	+2	130.1 @ 9.6	PR

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GRAND JUNCTION LINCOLN-DeVORE, Inc.

BY:

FILL DENSITY TEST DAILY REPORT

NOTE: Results indicate in-place Soil densities at the locations and depths identified above. Grand Junction Lincoln-DeVore has relied on the contractor to provide uniform mix placement and compactive effort throughout the fill area.



GRAND JUNCTION  
 LINCOLN-DeVORE, Inc.  
 GEOTECHNICAL ENGINEERS-GEOLOGISTS

CLIENT: Ben Dowd Excavating  
 PROJECT: Grace Commercial Subdivision  
 LOCATION: \_\_\_\_\_

REPORT No. 11  
 DATE of TEST: 10-4-96  
 TEST BY: RL/RB  
 LD JOB No.: 85702-1068 (J)

TEST TYPE: Nuclear \_\_\_\_\_ Nuclear \_\_\_\_\_  
 Backscatter \_\_\_\_\_ Direct Trans. X  
 SPECIFICATIONS: Project: \_\_\_\_\_ City: X County: \_\_\_\_\_ State: \_\_\_\_\_

Test No.	Location of Test	COMPACTION %	COMPAC. SPEC. %	MOISTURE CONT %	MOISTURE SPEC. %	PROCTOR VALUE	SOIL TYPE
42A	Retest	96	95	9.8	+ -2	130.1 @ 9.6	PR
43	Water service STA 1+25, service #1, at final grade	95	95	9.9	+ -2	130.1 @ 9.6	PR
44	Water main, STA 2+90, 2' below subgrade	96	95	9.9	+ -2	130.1 @ 9.6	PR
45	Water main, STA 2+95, at final grade	100	95	9.9	+ -2	130.1 @ 9.6	PR
46	Water service #2, STA 3+60, 2' below subgrade	96	95	10.3	+ -2	130.1 @ 9.6	PR
47	Water service, STA 3+60, at final grade	98	95	8.8	+ -2	130.1 @ 9.6	PR
48	Water main STA 4+65, 2' below subgrade	96	95	9.7	+ -2	130.1 @ 9.6	PR
49	Water main, STA 4+60, at final grade	98	95	8.9	+ -2	130.1 @ 9.6	PR
50	Water service #3, STA 5+95 2' below subgrade	85*	95	11.1	+ -2	130.1 @ 9.6	PR
51	Water service #3, STA 5+96 at final grade	98	95	10.2	+ -2	130.1 @ 9.6	PR

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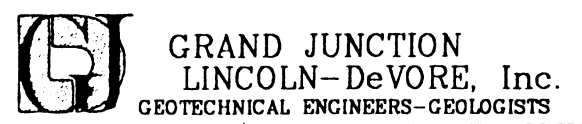
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GRAND JUNCTION LINCOLN-DEVORE, Inc.

BY: 

FILL DENSITY TEST DAILY REPORT

NOTE: Results indicate in-place Soil densities at the locations and depths identified above. Grand Junction Lincoln-Devore has relied on the contractor to provide uniform mix placement and compactive effort throughout the fill area.



CLIENT: Ben Dowd Excavating  
 PROJECT: Grace Commercial Subdivision  
 LOCATION: \_\_\_\_\_

REPORT No. 12  
 DATE of TEST: 10-4-96  
 TEST BY: RL/RB  
 LD JOB No.: 85702-1068 (J)

TEST TYPE: Nuclear \_\_\_\_\_ Nuclear \_\_\_\_\_  
 Backscatter \_\_\_\_\_ Direct Trans. X  
 SPECIFICATIONS: Project: \_\_\_\_\_ City: X County: \_\_\_\_\_ State: \_\_\_\_\_

Test No.	Location of Test	COMPACTION %	COMPAC. SPEC. %	MOISTURE CONT %	MOISTURE SPEC. %	PROCTOR VALUE	SOIL TYPE
52	Water main, STA 6+40 at final grade	95	95	9.4	+2	130.1 @ 9.6	PR
53	Water main, STA 6+85, 2' below subgrade	96	95	9.4	+2	130.1 @ 9.6	PR

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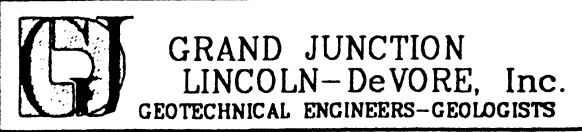
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GRAND JUNCTION LINCOLN-DeVORE, Inc.

BY: 

FILL DENSITY TEST DAILY REPORT

NOTE: Results indicate in-place Soil densities at the locations and depths identified above. Grand Junction Lincoln-DeVore has relied on the contractor to provide uniform mix placement and compactive effort throughout the fill area.



CLIENT: Ben Dowd Excavating  
 PROJECT: Grace Commercial Subdivision  
 LOCATION: Test #50A-58 are at 2' below subgrade, 59-60 are at final subgrade

REPORT No. 12  
 DATE of TEST: 10-7-96  
 TEST BY: BSW  
 LD JOB No.: 85702-1068 (J)

TEST TYPE: Nuclear \_\_\_\_\_ Nuclear \_\_\_\_\_  
 Backscatter \_\_\_\_\_ Direct Trans. X  
 SPECIFICATIONS: Project: \_\_\_\_\_ City: X County: \_\_\_\_\_ State: \_\_\_\_\_

Test No.	Location of Test	COMPACTION %	COMPAC. SPEC. %	MOISTURE CONT %	MOISTURE SPEC. %	PROCTOR VALUE	SOIL TYPE
50A	Retest	95	95	7.6	+3	130.1 @ 9.6	C
54	Water main, 20' South of fire hydrant	95	95	8.2	+3	130.1 @ 9.6	C
55	Water main, 40' South of lot 5	98	95	7.9	+3	130.1 @ 9.6	C
56	Water main, 30' South of lot 5	100	95	7.7	+3	130.1 @ 9.6	C
57	Water service, lot 5	97	95	7.7	+3	130.1 @ 9.6	C
58	Water service, lot 6	97	95	8.5	+3	130.1 @ 9.6	C
59	Water service, lot 6	96	95	8.7	+3	130.1 @ 9.6	C
60	Water service, lot 5	100	95	8.4	+3	130.1 @ 9.6	C

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GRAND JUNCTION LINCOLN-DeVORE, Inc.

BY: 

FILL DENSITY TEST DAILY REPORT

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GRAND JUNCTION  
 LINCOLN-DeVORE, Inc.  
 GEOTECHNICAL ENGINEERS-GEOLOGISTS

CLIENT: Ben Dowd Excavating  
 PROJECT: Grace Commercial Subdivision, Faith Street  
 LOCATION: \_\_\_\_\_

REPORT No. 13  
 DATE of TEST: 10-10-96  
 TEST BY: RSW  
 LD JOB No.: 85702-1068

TEST TYPE: Nuclear \_\_\_\_\_ Nuclear \_\_\_\_\_  
 Backscatter \_\_\_\_\_ Direct Trans. X

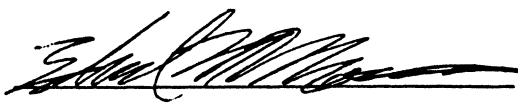
SPECIFICATIONS: Project: \_\_\_\_\_ City: X County: \_\_\_\_\_ State: \_\_\_\_\_

Test No.	Location of Test	COMPACTION %	COMPAC. SPEC. %	MOISTURE CONT %	MOISTURE SPEC. %	PROCTOR VALUE	SOIL TYPE
61	Fire hydrant at Lot 4, 2' below subgrade	95	95	7.63	+ -2	135.0 @ 6.7	PR
62	Water service, Lot 4, 2' below subgrade	95	95	6.06	+ -2	135.0 @ 6.7	PR
63	Water main stub towards Sam's Club at final subgrade	100	95	5.49	+ -2	136.7 @ 6.6	BC
64	Water main stub towards Sam's Club at 2' below subgrade	99	95	4.28	+ -2	135.0 @ 6.7	PR

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GRAND JUNCTION LINCOLN-DeVORE, Inc.

BY: 

FILL DENSITY TEST DAILY REPORT

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GRAND JUNCTION  
 LINCOLN-DeVORE, Inc.  
 GEOTECHNICAL ENGINEERS-GEOLOGISTS



July 7, 1997

Jack Bogart  
c/o Freestyle Design & Building  
121 Chipeta Avenue  
Grand Junction, CO 81501

**City of Grand Junction, Colorado**  
250 North Fifth Street  
81501-2668  
FAX: (970)244-1599

Subject: Grace Commercial Subdivision

Dear Mr. Bogart:

A final inspection of the streets, sewer and drainage facilities in Grace Commercial Subdivision was conducted on May 1, 1997. As a result of this inspection, a list of remaining items was given to Ted Munkres for completion. These items were reinspected and found to be satisfactorily completed.

"As Built" record drawings and required test results for the streets and drainage facilities were received on April 11, 1997. These have been reviewed and found to be acceptable.

In light of the above, the streets, sewer and drainage improvements are eligible to be accepted for future maintenance by the City of Grand Junction one year after the date of substantial completion. The date of substantial completion is May 1, 1997.

Your warranty obligation for all materials and workmanship for a period of one year beginning with the date of substantial completion will expire upon acceptance by the City. If you are required to replace or correct any defects which are apparent during the period of the warranty, a new acceptance date and extended warranty period will be established by the City.

Thank you for your cooperation in the completion of the work on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Jody Kliska".

Jody Kliska  
City Development Engineer

A handwritten signature in black ink, appearing to read "Trent Prall".

Trent Prall  
City Utility Engineer

cc: Doug Cline  
Walt Hoyt  
Don Newton  
Kathy Portner  
Jerry O'Brien

THOMPSON-LANGFORD CORPORATION

Engineering & Land Surveying  
529 25 1/2 Road, Suite B 210  
Grand Junction, Colorado 81505  
Phone: 970-243-6067

April 11, 1997

Jodi Kaliska  
City of Grand Junction  
250 North Fifth Street  
Grand Junction, CO 81505

Re: Certification of Retention Pond Volume  
Grace Commercial Subdivision

Dear Jodi:

Please accept this letter as my certification that the detention facility at Grace Commercial Subdivision now meets the detention volume criteria called for in the project drainage study.

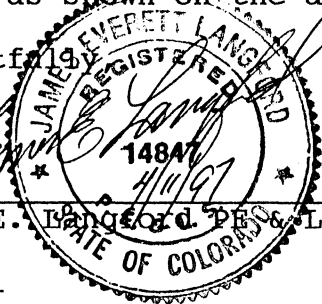
The facility was surveyed following construction on 3/26/97, but was found to have less volume than required by the design. The contractor reshaped the basin and had us resurvey it on 4/10/97 which did confirm that the basin slightly exceeded the required volume as shown on the attached drawing.

Respectfully,

James E. Langford, P.E. & L.S.

JEL/iml

cc Jack Bogart



# THOMPSON-LANGFORD CORPORATION

Engineering & Land Surveying  
529 25 1/2 Road, Suite B 210  
Grand Junction, Colorado 81505  
Phone: 303-243-6067

April 11, 1997

Jodi Kaliska  
City of Grand Junction  
250 North Fifth Street  
Grand Junction, CO 81505

Re: Grace Commercial Subdivision, Final Acceptance

Dear Jodi:

Please find accompanying this letter the following items:

A. Two blueline copies and one set of mylars of the "As-builts", and a 3 1/2" floppy disk of the "as constructed" plans for Grace Commercial Subdivision.

B. Copies of the geotechnical testing reports and a map showing the locations of the tests along with copies of my periodic site inspection reports.

C. A signed and sealed letter of certification concerning the volume of the detention facility.

Once you have had an opportunity to look over these items I would like to have you schedule a final inspection at your earliest convenience.

I believe this to be all the information you need from us at this time. If I have missed anything, please give me a call.

Sincerely,

  
James E. Langford PE & LS

JEL/iml

cc Jack Bogart

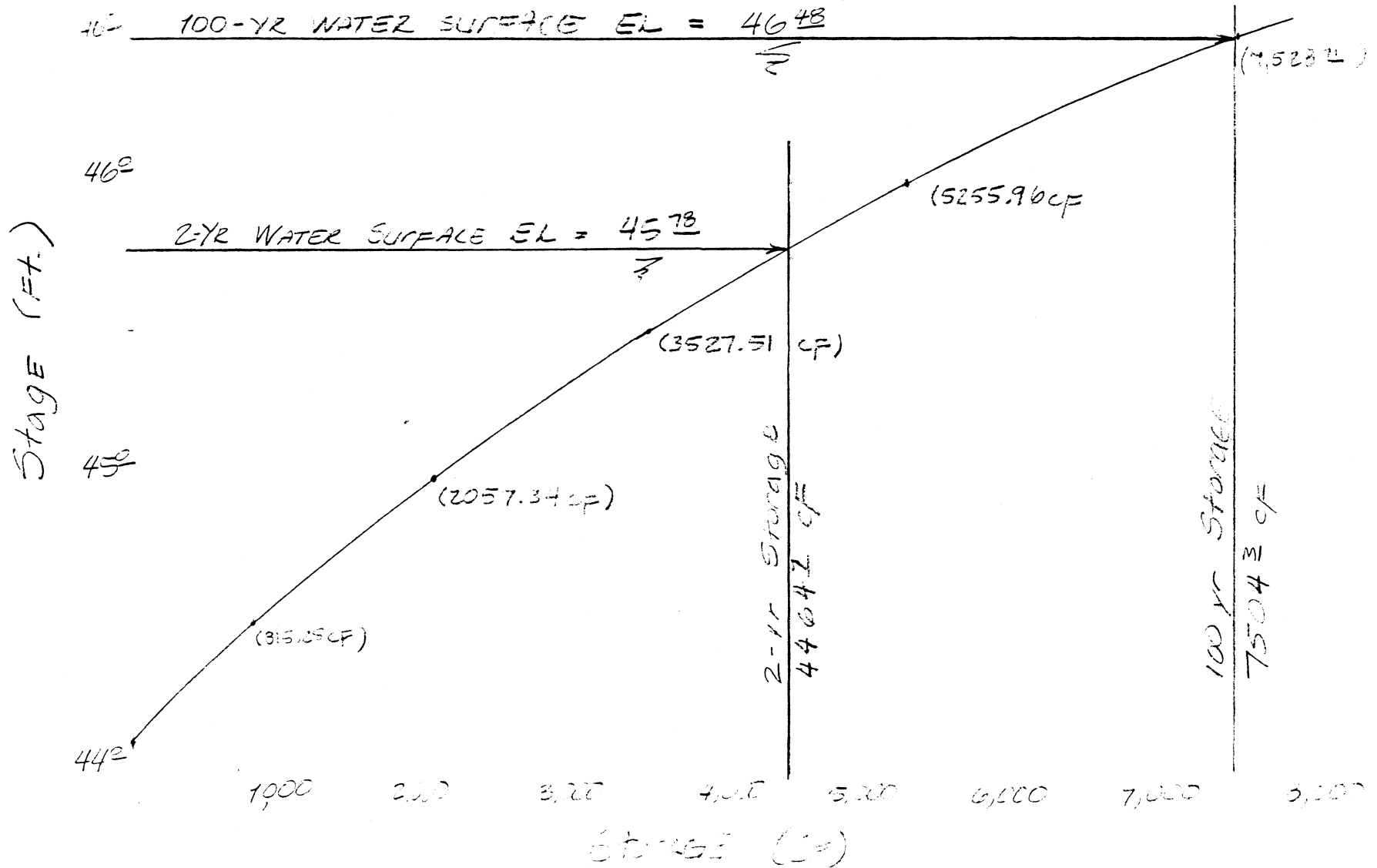




4-10-97

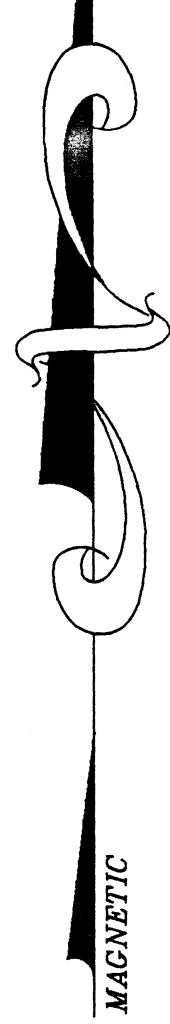
Grace Commercial SUBMISSION - ASBUILT Detention Pond

Stage/Storage Relationship

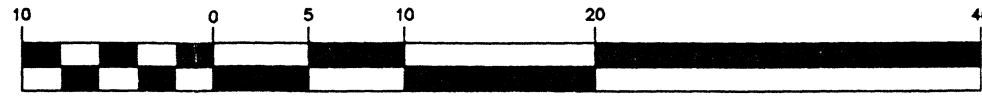


ASBUILT DETENTION POND - BOLD  
DESIGN DETENTION POND - SCREENED  
DESIGN VOLUME 100 yr EVENT = 7504.3cf  
ASBUILT VOLUME AT EL 46.5 (DESIGN W.S.E.  
OR 100-YR EVENT) = 7528.71cf

TOE = 44.11



GRAPHIC SCALE



( IN FEET )  
1 inch = 10 ft.

MS-96-21

To: Trenton Prall  
From: Mic Cochran  
Subject: Grace Commerical Subdivision  
Date: 10/3/96 Time: 2:26PM

On Sept.26,1996 Grace Commerical Subdivision sewer lines was lamped to itsentirety and was found acceptable with full moons. Also sewer lines were air pressure tested by the engineering firm and the contractor.

Mick Cochran

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

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Lots 3, 4, and 5 in Grace Commercial Subdivision,  
Except the following described tract:

Beginning at the Northeast Corner of said Grace Commercial Subdivision, thence S00°13'13"E along the East line of said Subdivision 271.77 feet, thence S89°46'47"W 105.08 feet to the beginning of a 20 foot radius curve to the right, with a chord which bears N65°57'31"W 16.43 feet, thence 16.93 feet along the arc of said curve to the beginning of a 60 foot radius curve to the left, the chord of which bears N65°57'53"W 49.29 feet, thence along the arc of said curve, 50.80 feet, thence N00°13'13"W 245.16 feet to the North line of said Subdivision, thence N89°54'50"E 164.99 feet to the beginning.



**Monte's Motor  
City  
Transmissions**

**Your Transmission  
Specialist**

**Kathleen McCall  
Treasurer**

**Bill Nebeker  
Mesa County Treasurer's Office  
Grand Junction, Co.**

**Dear Bill**

**Thank you for all your effort on our behalf in regards to the property on Bogart Lane which we are in the process of purchasing.**

**We appreciate your quick response to our questions and the prompt way in which the matter was handled.**

**Sincerely,**

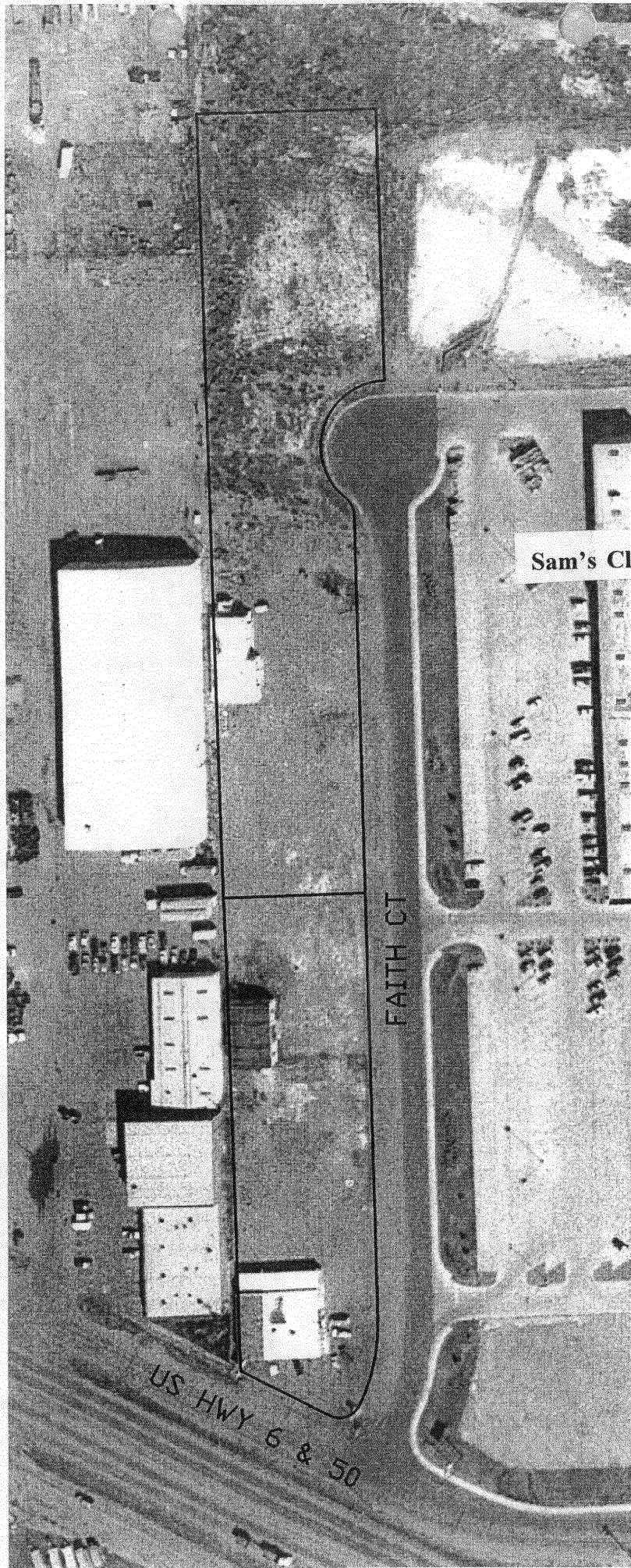
**Kathie McCall**

**Monte's Motor City Transmission, Inc.**

**1405 Motor Street, Grand Junction, Co., 81505 (970) 242 8726**

MS-96-21

Grace Commercial  
Subdivision Replat



Sam's Club

FAITH CT

US HWY 6 & 50



## **File Close-out Summary**

**File #:** MS-96-21

**Name:** Grace Commercial Subdivision Replat

**Staff:** Bill Nebeker

**Action:** Approved with conditions

**Comments:** outstanding DIA

**File Turned In:** 02-28-97