

RECEIPT OF APPLICATION

DATE BROUGHT IN: 4-8-03

CHECK #: 29607 AMOUNT: \$200.00

DATE TO BE CHECKED IN BY: 4-14-03

PROJECT/LOCATION: 2318 Grand Park Dr.

Items to be checked for on application form at time of submittal:

- Application type(s)
- Acreage
- Zoning
- Location
- Tax #(s)
- Project description
- Property owner w/ contact person, address & phone #
- Developer w/ contact person, address & phone #
- Representative w/ contact person, address & phone #
- Signatures of property owner(s) & person completing application

BT



DEVELOPMENT APPLICATION

Community Development Dept
250 North 5th Street
Grand Junction CO 81501
(970) 244-1430

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do hereby petition this:

Petition for (check all appropriate boxes):

- | | | |
|--|--|--|
| <input type="checkbox"/> Subdivision Plat/Plan - Simple | <input checked="" type="checkbox"/> Site Plan Review - Major | <input type="checkbox"/> Concept Plan |
| <input type="checkbox"/> Subdivision Plat/Plan - Major Preliminary | <input type="checkbox"/> Site Plan Review - Minor | <input type="checkbox"/> Minor Change |
| <input type="checkbox"/> Subdivision Plat/Plan - Major Final | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Change of Use |
| <input type="checkbox"/> Planned Development - ODP | <input type="checkbox"/> Vacation, Right-of-Way | <input type="checkbox"/> Revocable Permit |
| <input type="checkbox"/> Planned Development - Preliminary | <input type="checkbox"/> Vacation, Easement | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Planned Development - Final | <input type="checkbox"/> Extension of Time | |
| <input type="checkbox"/> Annexation/Zone of Annexation | <input type="checkbox"/> Rezone | <input type="checkbox"/> Growth Plan Amendment |

From: _____

From: _____

From: _____

To: _____

To: _____

To: _____

Site Location:

2318 Grand Park Drive

Site Tax No.(s):

2701-323-11-004

Site Acreage/Square footage:

1.99ac / 86,869 ft²

Site Zoning:

I-2

Project Description:

2100 ft² storage building and an
Construct: 18,600 ft² Office/shop Building for Northwest Machine

Northwest Machine Works, Inc.

TPI Industrial, Inc.

HydroTerra Inc.

Property Owner Name

Developer Name

Representative Name

831 Winters Ave

1555 Independent Ave

4221 Purdy Mesa Rd

Address

Address

Address

Grand Jct. CO 81501

Grand Jct. CO 81505

Whitewater CO 81527

City/State/Zip

City/State/Zip

City/State/Zip

970-242-1356

970-243-4642

970-242-4454

Business Phone No.

Business Phone No.

Business Phone No.

E-Mail

E-Mail

E-Mail

970-241-1825

970-242-5330

970-242-4454

Fax Number

Fax Number

Fax Number

Fred Soinski

Chris McCallum

David Smuin

Contact Person

Contact Person

Contact Person

242-1356

243-4642

242-4454

Contact Phone No.

Contact Phone No.

Contact 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 may be dropped from the agenda and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing Application

Date

4/2/03

Required Signature of Legal Property Owner(s) - attach additional sheets if necessary

Date

4.7.03

APPLICATION COMPLETENESS REVIEW

Use "N/A" for items which are not applicable

Date: 4/11/03

Project Name: _____ (if applicable)

Project Location: 2318 Grand Park Dr. (address or cross-streets)

Check-In Staff Community Development: PC initials of check-in
Development Engineer: _____ staff members

APPLICATION TYPE(S): SFR
(e.g. Site Plan Review)

FEE PAID: Application: 140 BALANCE DUE:
 Acreage: 30 Yes amount \$ _____
 Public Works: 30 No ~~_____~~

COMPLETENESS REVIEW:

Originals of all forms received w/signatures? Yes No, list is missing items below

- _____
- _____
- _____

Missing drawings, reports, other materials: No Yes, list missing items below
Note: use SSID checklist

- _____
- _____
- _____

Incomplete drawings, reports, other materials? No Yes, list missing items below
Note: Attach SSID checklist(s) w/incomplete information identified

- _____
- _____
- _____

Professional stamp/seal missing from drawings/reports?

No

Yes, list missing items below

- _____
- _____
- _____

Other: Please list below

PROJECT ASSIGNMENT AND PROCESSING

Project Manager: _____

Ronnie

Special Processing Instructions:

City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction CO 81501

Telephone: (970) 244-1430
Fax: (970) 256-4031
Email: CommDev@ci.grandjct.co.us



Review Agency Comment Sheet

(Petitioner: Please fill in blanks in this section only unless otherwise indicated)

Date: 4/2/03 To Review Agency: City Community Development

File No: SPR 2003-066 Staff Planner: Ronnie Edwards
(To be filled in by City Staff) *(To be filled in by City Staff)*

Project Name: Northwest Machine

Location: 2318 Grand Park Drive

Development Review Meeting Date: 5/6/03
(To be filled in by City Staff)

COMMENTS *(For Review Agency Use)*

Outside Review Agencies: Please email comments to: CommDev@ci.grandjct.co.us, FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If this form is not returned, additional review information will not be provided.

City Review Agencies: Please type your comments in Impact AP.

**All comments must be returned to the
Community Development Department no later than**

(To be filled in by City Staff) 5/5/03

NOTE: Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed By _____ Date _____

Email Address _____ Telephone _____

Planner's Name: Ronnie

SUBMITTAL CHECKLIST

MAJOR SITE PLAN REVIEW

Date: 3/3/03
 Expiration-6 months from above date

Location: 2318 Grand Park Dr.

Project Name: Northwest Machine Shop

ITEMS	DISTRIBUTION																					Total Required														
	SSID Reference	City Community Development	City Development Engineer	City Utility Engineer	City Real Estate Manager	City Parks/Recreation	City Attorney	City Sanitation	City Fire Dept / Clifton Fire Dept	City Transportation Engineer	City Addressing	City Code Enforcement	City Downtown Dev. Authority	County Planning	Building Department	Perigo WWT	Walker Field Airport	School District #51	Qwest	Verizon	GVRP		Water District (Wte)	Sewer District	Drainage District GIDD	Irrigation District GVI	CDOT	RTPO	Corps of Engineers	Urban Trails	Mesa County Health Department	State Environmental Health	Other			
Application Fee \$	VII-1	1																																15		
● Development Application Form*	VII-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	1	1	1	1		
● Submittal Checklist*	VII-4	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	1	1	1	1	
● Location Map	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	1	1	1	1	
● Planning Clearance*	VII-3	1																																		
○ Names & Addresses* Fee\$	VII-3																																			
● General Project Report	X-08	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	1	1	1	1	
● Site Plan <i>w/ traffic circ.</i>	IX-31	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	1	1	1	1	
○ 11"x17" Reduction of Site Plan	IX-31	1																																		
● Evidence of Title/Lease Agreement	VII-2	1		1		1																														
○ Legal Description*	VII-3	1		1																																
● Deeds, ROW and Easements	VII-2.3	1		1		1		1																			1	1								
○ Avigation Easement	VII-1	1		1		1											1																			
○ DIA/Guarantee*	VII-2	1	1	1		1																														
○ CDOT Access Permit	VII-4	1	1																						1	1										
● Building Elevations	IX-10	1	1											1																						
○ Road Cross-Sections	IX-28	1	2																																	
○ Roadway Plan and Profile	IX-29	1	2																				1													
○ Traffic Impact Study	X-15	1						1																												
○ Water & Sewer Plan and Profile	IX-35	1	2	1				1									1	1	1	1	1															
● Industrial Pretreatment Sign-off*	VII-4	1		1										1																						
○ Drainage & Irrigation Checksheet*	XI-02	1																					1	1												
● Final Drainage Report <i>letter</i>	X-5,6	1	2																				1													
● Grading and Drainage Plan	IX-13	1	1																				1													
○ Storm Drainage Plan-Drawing/Report	IX-32	1	2															1	1	1			1													
○ Stormwater Management Plan	X-14	1	2																				1													
○ Transaction Screen Process/Phase II Environmental	X10,16	1	1																																	
○ Final Geotechnical Report	X-07	1	1											1																						
○ Detail Sheet	IX-09	1	2																																	
● Landscape Plan	IX-19	2	1	1																																
● Lighting Plan	IX-20	1	1											1																						
● Fire Flow Form*	XI-03	1						1																												
○ Boundary Survey	na	1	1		1																															

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

General Meeting/Pre-Application Conference Checklist

Date 3/3/03

Applicant Fred Soinski, Kelly Short ²⁴²⁻⁵⁶ David Smuin Phone 242-4454 Tax Parcel # 2701-323-11-004

Location 2318 Grand Park Dr. Proposal Northwest Machine Shop

Meeting Attendees George, Eric, Ronnie, David Smuin, Fred Soinski, Kelly Short

While all factors in a development proposal require careful thought, preparation and design, the following circled items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process. General meetings and pre-application conference notes/standards are valid for only six months following the meeting/conference date shown above. Incomplete submittals will not be accepted. Submittals with insufficient information identified during the review process, which have not been addressed by the applicant will not be scheduled for a public hearing. Failure to meet any deadlines for the review process may result in the project not being scheduled for hearing or being pulled from the agenda. Any changes to the approved plan will require re-review and approval prior to those changes being accepted.

ZONING & LAND USE

- a. Zoning: I-2
- b. Future Land Use Designation: Industrial
- c. Growth Plan, Corridor & Area Plans Applicability:

OFF-SITE IMPACTS

- a. access/right-of-way required
- b. traffic impact
- c. street improvements - existing
- d. drainage/stormwater management
- e. availability of utilities

SITE DEVELOPMENT

- a. bulk requirements for I-2
- b. traffic circulation - show on plans
- c. parking (off-street: handicap, bicycle, lighting) ✓
- d. landscaping (street frontages, parking areas) ✓
- e. screening & buffering - @ street frontage
- f. lighting & noise
- g. signage

MISCELLANEOUS

- a. revocable permit N/A
- b. State Highway Access Permit N/A
- c. floodplain, wetlands, geologic hazard, soils N/A
- d. proximity to airport (clear or critical zone) N/A

OTHER

- a. related files FP-2000-145
- b. neighborhood meeting

FEES

- a. application fee: 140 + 30.00 + ^{accuse PW}
Due at submittal. Checks payable to City of GJ
- b. Transportation Capacity Payment (TCP): 0
- c. Drainage fee: 0
- d. Parks Impact Fee: N/A
- e. Open Space Fee or Dedication: N/A
- f. School Impact Fee: N/A
- g. Recording Fee: N/A
- h. Plant Investment Fee (PIF) (Sewer Impact): 0

PROCESSING REQUIREMENTS

- a. Documents - ZDC, SSID, TEDS, SWMM
- b. Submittal Requirements/Review Process
- c. Annexation (Persigo Agreement)

PLANNER'S NOTES

7 employees - future may be 3 more
124' x 150' bldg - 186,000 sq ft
2 acre site
drilling equipment, manufacturing, office
very little customer traffic
provide bldg area / floor plan layout by use
landscape plan, lighting plan -
site circulation
fire flow form required
Storage areas require screening along
all street frontages & along just 50'
of side perimeter from street.
landscape encouraged as screening
drainage letter
parking = 1.1/employee
Geotech Report's states single story, steel
framed bldgs w/ no below grade const.
engineered foundations

General Meeting Notes – 2318 Grand Park Dr.

March 3, 2003

SPR (machine shop)

Planner: Ronnie E.

Engineer: Eric H.

Applicant: David Smuin, Kelly Short

Water: fire flow form
Sewer: existing
Drainage: see notes below
Flood plain: --
Wetlands: --
Access: see notes below
Site circulation: onsite only
TCP: yes
CDOT permit: --
Street class: Local Industrial
Street improvements: no
Other: --

Streets/Traffic notes:

Access must meet TEDS requirements for width, spacing, onsite stacking. Staff recommends a shared access that aligns with 23-2/10 Road. A shared access will require dedication of an ingress/egress easement for the benefit of the parcel to the east.

Drainage notes:

The developer's engineer must submit a letter report that demonstrates that the proposed use is consistent with the assumptions of the original accepted drainage study for the subdivision. The grading of the lot must also be consistent with the original drainage report and grading & drainage plan for the subdivision. The State may require a Construction Stormwater Discharge Permit.

Utility notes:

Must provide a Fire Flow Form filled out by the water supplier.

From: Hank Masterson
To: Rhonda Edwards
Date: Tuesday, March 04, 2003 5:42PM
Subject: General meetings: 2318 Grand Park Drive

Ronnie,

Fire's comments:

1. Complete a fire flow form;
2. Show on your site plan:
 - a. Water main and main size along Grand Park Drive as well as the nearest fire hydrants.
 - b. Interior circulation on the lot.

Thanks,
hank

DevRev Grand Park 2318 Indus devel GenMtg 3-2-03 Miller

Proposal is to develop 19,000sqft building on parcel. Site exists within area in which all curb, gutter, and street facilities have been provided (though the G and 23 perimeter roads have no turn lanes, bike facilities, or sidewalks along the complex frontage.

Proposal Comments:

1. Site driveway must comply with TEDS spacing for a local commercial roadway. Currently, the TEDS standard (see TEDS 4.1) is for a minimum 150' spacing from adjacent access points. This standard is being revised to 50' spacing, though the new standard is not yet in effect. A TEDS Exception application may need to be submitted to request this less restrictive spacing requirement, though there would be no resistance to its approval by this office. So, with respect to access placement, it should be either opposite the adjacent intersection, or placed a min. of 50' to the west. The ideal location would be at the intersection, to allow a shared access with the parcel to the east.
2. There are no other concerns for this site.

GENERAL PROJECT REPORT

April 4, 2003

**NORTHWEST MACHINE WORKS OFFICE/SHOP
2318 GRAND PARK DRIVE
GRAND JUNCTION, CO 81505**

**Prepared For:
TPI Industrial, Inc.
1555 Independent Ave.
Grand Junction, CO 81505**

**Prepared By:
HydroTerra, Inc.
4221 Purdy Mesa Road
Whitewater, CO 81527
970-242-4454**

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1. General Location and Description

The proposed development is located at 2318 Grand Park Drive, also known as lot 4, block 1 of Grand Park South (parcel #2701-323-11-004). The lot comprises 1.99 acres of vacant land zoned I-2. The proposed use is for an office/shop to be occupied by Northwest Machine Works (a machine shop). The subject land parcel is bounded by vacant land on the east and the west, the Grand Junction Drainage District's storage yard on the north, and Grand Park Drive on the south.

The project proposes erecting two metal buildings on concrete slabs. One building will have an 18,600 ft² footprint. There will be about 2,625 ft² of office/parts storage/bathroom/breakroom area and 15,975 ft² of shop area in this building. The other building will be a 2100 ft² storage building. The office/shop building will be used by Northwest Machine to prepare custom machined metal products mostly for oil field drilling companies. The business utilizes sophisticated computerized machinery to manufacture a variety of precision engineered metal products. There is also some metal welding involved in the process. The shop will not have a floor drain and the processes do not generate hazardous waste materials. All oils used in the machining process are recycled and the quantity generated is small. The only wastes discharged to sanitary sewer will be the standard wastes generated from the office and bathroom functions of the operation, thus, no industrial pretreatment is required. The shop does not service equipment or vehicles. The operation does require some outdoor storage of pipe and other metal stock used in the manufacturing process. These materials will be stored on the back part of the lot in the area designated for outdoor storage.

2. Public Benefit

The proposed project will allow an existing metal machine shop to expand and relocate their current operation and help fulfill an increasing demand for their services in western Colorado. It will also help fill-in an existing industrial zone.

3. Considerations

- The zoning is I-2, which allows the proposed use. Surrounding zoning and uses are also I-2. No special uses are anticipated which do not fit the adopted plans and policies of the City. No variances, vacations, or special uses are requested.
- Vehicle access will be from the newly constructed Grand Park Drive via a curb cut and a proposed ingress/egress easement that will allow cross access to Lot 5 when it is developed. A proposed ingress/egress easement is included with the Site Plan Review submittal. The access has been aligned with 23 2/10 Road and there are no adjacent or opposite driveways to interfere with site traffic. It is several hundred feet to the next unsignalized intersection. The proposed access appears to meet the TEDS requirements for driveway spacing since there are currently no other active access points on this street. Traffic will circulate as shown on the site plan. Anticipated traffic will be light, less than 50 vehicles per day. Access to the fenced portion of the site will be less than 30 vehicles per day.
- The parking shown on the site plan should be more than adequate for the size and use of the buildings. Parking calculations based on number of employees and use are provided on the site plan.
- Utilities are already present in the area. Telephone service, electricity, a gas line, and water and sewer service are currently available along Grand Park Drive or within designated easements. A fire hydrant is located at the southeast corner of Grand Park Drive and 23 2/10 Road across from the site, and another is located about 115 ft east of the southwest corner of the site.
- No special or unusual utility demands have been identified for the proposed development. There will be no washing equipment in the shop area. There is already development in the area requiring public services and facilities. Thus, there will be minimal impacts on public facilities such as fire and police protection, and sanitation. Water and sewer taps are available on site.
- Impacts from site geology and soils are as follows: the soils have poor traffic supporting capacity and appropriate engineering measures must be implemented to avoid problems

with foundations and paving. A geotechnical report prepared for the subdivision states that only single story steel framed buildings with no below grade construction should be constructed on the site. Foundations should be engineered. The site is not located near any designated 100 year flood plain. The nearest waterway is an open drain located at the south end of the subdivision along G Road. There is no FEMA flood plain map for this waterway.

- Anticipated hours of operation will be 8 to 5, primarily daylight hours and the anticipated number of employees at the site is 10.
- No signs are planned at this time, however, a sign permit will be obtained prior to the installation of any signs.

4. Development Schedule and Phasing

The proposed development will be completed as one phase. Phase one will be construction of the proposed buildings and all associated parking, and landscaping. Construction is scheduled to start as soon as all planning clearances are received.

5. Results and Conclusions

In summary, the proposed development is consistent with zoning and use in the area. Significant impacts to existing infrastructure are not anticipated. The schedule provides for having an office/shop building and a storage building available for occupancy in 2003.

Please call Kelly Short
at 242-1356 for
pick up of form

City of Grand Junction
Fire Department
New Development Fire Flow

Instructions: To process the application, the developer/applicant's engineer should first fill out all items in Section A, and then deliver/mail this form to the appropriate water purveyor.¹ Once the water supplier has signed and given the required information, deliver/mail the completed and fully signed form to the Fire Department.²

SECTION A

Date: 3-13-03
Project Name: Northwest Machine Works
Project street address: 2318 Grand Park Drive, Lot 4
Assessor's Tax Parcel Number: 2701-323-11-004
Property Owner name: _____
City's project file #: _____
Name of Water Purveyor: Uta Water

1. If the project includes one or more one or two-family dwelling(s): N/A
 - a. The maximum fire area¹ for each one or two family dwelling will be _____ square feet.
 - b. All dwelling units will , will not include an approved automatic sprinkler system.

Comments: _____
 2. If the project includes a building other than one and two-family dwelling(s):
 - a. List the fire area and type of construction for all buildings used to determine the minimum fire flow requirements: Steel Building, 18000 sq ft, Low fire hazard activity, Machine shop
 - b. List each building that will be provided with an approved fire sprinkler system: _____
 3. List the minimum fire flow required for this project (based on Appendix B and C): 3000 @ 20psi
- Comments: _____

Note: Fire Flow Rule: The City's Fire Code³ sets minimum fire flows for all structures and new development. In general, for single family dwellings, at least 1000 g.p.m at 20 p.s.i. residual pressure must be continuously available at each structure. Duplex, other residential and all non-residential uses must have more fire flows in order to fight fires. Inadequate fire flows are normally due to water supply pipes that are too small or too little water pressure, or a combination of both.

Note for the Applicant/Project engineer: Refer to Appendix B and C, IFC 2000, to determine the minimum fire flow required for this project, based on the Water Purveyor's information (i.e., location, looping and size of water lines; water pressure at the site, etc.) and the type, density and location of all structures. Base your professional judgment on the City approved utility plans and Water Provider information shown on this Form. Each time the utility plans/other information relating to treated water changes, resubmit this form just as you did the first time.

[End of Section A. Section B continues on the reverse side of this page]

¹ Fire area is defined on page 357 of the IFC.
sm/forms/fireflowform3modified
3/21/01

2318 Grand Park Dr.



SCALE 1 : 3,600



General Meeting Notes – 2318 Grand Park Dr.

March 3, 2003

SPR (machine shop)

Planner: Ronnie E.

Engineer: Eric H.

Applicant: David Smuin, Kelly Short

Water:	fire flow form
Sewer:	existing
Drainage:	see notes below
Flood plain:	--
Wetlands:	--
Access:	see notes below
Site circulation:	onsite only
TCP:	yes
CDOT permit:	--
Street class:	Local Industrial
Street improvements:	no
Other:	--

Streets/Traffic notes:

Access must meet TEDS requirements for width, spacing, onsite stacking. Staff recommends a shared access that aligns with 23-2/10 Road. A shared access will require dedication of an ingress/egress easement for the benefit of the parcel to the east.

Drainage notes:

The developer's engineer must submit a letter report that demonstrates that the proposed use is consistent with the assumptions of the original accepted drainage study for the subdivision. The grading of the lot must also be consistent with the original drainage report and grading & drainage plan for the subdivision. The State may require a Construction Stormwater Discharge Permit.

Utility notes:

Must provide a Fire Flow Form filled out by the water supplier.

H. I-2: General Industrial

1. **Purpose.** To provide areas of heavy and concentrated fabrication, manufacturing and industrial uses which are compatible with adjacent uses, easy semi-tractor trailer access to the state highway system and/or railroads and the availability of public services and facilities. Conflicts between the I-2 District must be minimized with other uses by orderly transitions and buffers between Uses. This District implements the *industrial* future land use classification of the GROWTH PLAN.

I-2 Summary	
Primary Uses	Manufacturing, office, commercial services
Max. Intensity	2.0 FAR

- 2. **Authorized Uses.** Table 3.5 lists the authorized uses in the I-2 district.
- 3. **Intensity.** Subject to the development standards in this Code, the following intensity provisions shall apply:
 - a. Non-residential intensity shall not exceed a floor area ratio (FAR) of 2.0; and
 - b. The minimum lot size shall be one acre, except where a commercial or industrial center is subdivided.
- 4. **General Performance Standards.** Effective and efficient street design and access shall be considerations in the determination of project/district intensity.
- 5. **I-2 Performance Standards.** The performance standards for the I-1 district shall apply in the I-2 district except that the Director may approve outdoor storage as a principle use without requiring a conditional use permit.

G. I-1: Light Industrial

1. **Purpose.** To provide for areas of light fabrication, manufacturing and industrial uses which are compatible with existing adjacent land uses, access to transportation and the availability of public services and facilities. I-1 Zones with conflicts between other uses can be minimized with orderly transitions of zones and buffers between uses. This district implements the *commercial/industrial* and *industrial* future land use classifications of the GROWTH PLAN.
2. **Authorized Uses.** Table 3.5 lists the authorized uses in the I-1 district.
3. **Intensity.** Subject to the development standards in this Code, the following intensity provisions shall apply:
 - a. Non-residential intensity shall not exceed a floor area ratio (FAR) of 2.0;
 - b. Minimum lot size shall be one acre, except where a commercial or industrial center is subdivided with pad sites or other shared facilities;
 - c. The maximum building size is 150,000 square feet, unless a conditional use permit is issued.
4. **General Performance Standards.** Effective and efficient street design and access shall be considerations in the determination of project/district intensity.
5. **I-1 Performance Standards.** The performance standards of the I-0 district shall apply in the I-1 district, except that:
 - a. Principal and accessory outdoor storage and display areas shall be permitted in accordance with Chapter Four, with the following exceptions:
 - (1) Outdoor storage and displays shall not be allowed in the front yard setback;
 - (2) Screening shall be maintained in the frontage adjacent to arterial and collector streets and along that portion of the frontage on local streets which adjoin any zone except I-1 or I-2;
 - (3) Unless required to buffer from an adjoining district, screening along all other property lines is not required;
 - (4) Screening of dumpsters is not required; and
 - (5) Outdoor storage areas may be established as a principal use without a conditional use permit.

I-1 Summary	
Primary Uses	Manufacturing, office, commercial services
Max. Intensity	2.0 FAR
Max. Bldg. Size	150,000 sq. ft.

Rosme

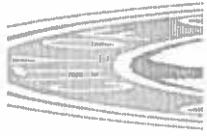
From: "Bob Lee" <BLee@co.mesa.co.us>
To: <CommDev@ci.grandjct.co.us>
Date: Wed, Apr 16, 2003 2:33 PM
Subject: Agency Review

SPR-2003-066 No objections to the application. All contractors working on the project must be licensed by the City of Grand Junction. Need separate building permit for each building.

SPR-2003-065 No objections to the application. Building plans submitted for plan review must be sealed by an architect. All contractors working on the project must be licensed by the City of Grand Junction.

MSP-2003-064 No objections to the application. All contractors working on the project must be licensed by the City of Grand Junction.

AP
4/17/03



CITY OF GRAND JUNCTION

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

April 16, 2003

ACCEPTANCE LETTER

A submittal for the Northwest Machine Shop (SPR-2003-066) has been accepted for review.

If you have any questions regarding the status of this project review, please contact Ronnie Edwards, the project planner, at 256-4038 or rhondae@ci.grandjct.co.us.

Review comments for the project will be available on 5/13/03 after 4:00 P.M., approximately 5 weeks from the application submittal date.

If this project requires a public hearing, a sign must be posted on the property a minimum of ten (10) days in advanced of the hearing. There will be a \$50.00 refundable deposit required at the time the sign is picked up from Community Development.

cc: SPR-2003-066

Rupp

From: Service Planners <serviceplanners@gvp.org>
To: City Grand Junction <CommDev@ci.grandjct.co.us>
Date: Wed, Apr 16, 2003 3:51 PM
Subject: Northwest Machine SPR-2003-066

*AP
4/17/03*

Project in G.V. Power service area.

Perry Rupp

1. There have been recent discrepancies as to the definition of a full cutoff light fixture, which has caused confusion and monetary loss to applicants. Please provide a spec sheet for the lighting proposed for this project.
2. Section 6.5.B.2 states the amount of landscaping is based on gross area of proposed development. The particular layout of this site, including traffic circulation and storage building is considered utilizing the whole site. Deviations from this would be an area completely fenced off and labeled as "Undeveloped".
3. Section 6.5.B.16 states that landscaping on public right-of-way shall not be counted toward any landscape requirements.
4. Dimensions need to be provided on the landscape plan to demonstrate that the minimum is being achieved for the landscape islands per Section 6.5.C.b.
5. Section 6.5.D.1 states within all zones, the owner shall maintain at least 75% of the required front yard setback as landscaping. In an I-2 zone district, this equates to 11'-3" and only 8' have been provided.
6. All landscaping shall be installed as shown on the "Approved" plans. Any vegetation substituted in the field requires prior approval from Staff.
7. Please find attached a tree list with low water requirements to assist the applicant.
8. All fences and signs require separate permits from this application and must be obtained prior to installation.
9. The improvements for this subdivision have not been signed off by Engineering or the Planning Department. This could put a hold on individual lot development.

*DIA is
expired
no projects
approved w/out
new DIA*

GRAND JUNCTION DRAINAGE DISTRICT

P.O. BOX 969 GRAND JUNCTION, CO 81502
(970) 242-4343 FAX (970) 242-4348

Date: April 22, 2003
To: Grand Junction Community Development Department
Attention: Ronnie Edwards
From: John L. Ballagh, Manager *John L. Ballagh*
Subject: Northwest Machine SPR-2003-066

*AP
4/23/03*

The District is the adjacent land owner to the proposed new construction in the approved and improved subdivision. The plans for the lot construction do recognize the drainage plan for the subdivision. The Drainage District does not have any known existing or planned facilities or easements that would interfere with the site plan as submitted.

From a neighbor aspect, it is requested that the storage building to the north side of the lot have gutters and downspouts that direct the roof runoff to the south side of that building. The building will cast a shadow onto the Drainage District lot (as the building is only going to be 10 feet south of the common property line) and during the winter snow in the shadow will not melt and additional moisture will adversely effect the driving surface of the south road on the Drainage District property. Direction of the runoff from the roof can easily be designed into the construction of the new building at this time.

The half percent grades on the gravel surface will have to be maintained in order to transport runoff. It is noted that the grades on the asphalt are kept at or above one percent.

If there are any questions please contact the office.

RECEIVED
APR 23 2003
COMMUNITY DEVELOPMENT
DEPT.

Review

From: "jim daugherty" <jdaugherty@utewater.org>
To: "Comm Dev" <CommDev@ci.grandjct.co.us>
Date: Mon, Apr 21, 2003 5:41 PM
Subject: NORTHWEST MACHINE

*AP
4/22/03*

Ute Water Conservancy District
Review Number
SPR-2003-066
Review Name
NORTHWEST MACHINE

*** COMMENT**

* Mechanical plans for site and facility are required for cross connection review. This set of mechanical drawings need to be left with Ute for future reference.

* Water meters or wet taps will not be sold until a cross connection review is done from the mechanical drawings.

* A cross connection review must be completed, and an agreement that proper cross-connection devices will be installed must occur prior to Ute Water's approval.

*** ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY**

If you have any questions concerning any of this, please feel free to contact Ute Water.

Edward Tolen P.E.
Project Engineer, Ute Water

Jim Daugherty
New Services Coordinator, Ute Water

George Jachim
Cross Connection Supervisor, Ute Water

DATE 4/21/03

PHONE OFFICE 242-7491
FAX 242-9189
EMAIL jdaugherty@utewater.org

City of Grand Junction

Community Development Department
Planning | Zoning | Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 256-4031



May 19, 2003

Ted Albright
Bray & Co.
1015 N 7th St
Grand Junction, CO 81501

Dear Ted,

The Community Development Dept has received one application and several inquiries for developing lots within the Grand Park South subdivision. The subdivision has not been accepted by the Community Development Dept or the City Engineers and the Development Improvements Agreement for the subdivision had expired. Due to this all applicants and potential applicants have been receiving feedback stating, "The improvements for this subdivision have not been signed off by Engineering or the Planning Department. The Development Improvements Agreement (DIA) for the subdivision has expired. No projects can be approved without a new DIA." As of Monday May 19, 2003 a new DIA has been submitted and approved by our office. Because a new DIA is in place, any proposed projects can now be approved after completion of the appropriate review process through the Community Development Dept. providing they meet all the requirements of the Zoning and Development Code. If the DIA should expire and the subdivision is still not accepted, the restriction will be put back in place until such time as it is accepted or is guaranteed with a new DIA.

If you have any further questions, please contact me at 244-1442 or by email at sentac@ci.grandjct.co.us.

Sincerely,

A handwritten signature in blue ink that reads "Senta L. Costello".

Senta L. Costello
Associate Planner



Airport Zones

- AIRPORT ROAD
- - CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY

City Limits Boundary

- Grand Junction

Air Photos

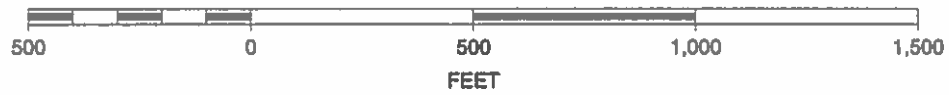
- 2002 Photos

Highways

Streets 2



SCALE 1 : 5,173



REVIEW COMMENTS

Page 1 of 4
May 13, 2003

FILE #SPR-2003-066

TITLE HEADING: Northwest Machine Shop

LOCATION: 2318 Grand Park Drive

PETITIONER: Northwest Machine Works, Inc. - Fred Soinski

PETITIONER'S ADDRESS/TELEPHONE: 831 Winters Avenue
242-1356

PETITIONER'S REPRESENTATIVE: Hydro Terra Inc – David Smuin
242-4454

STAFF REPRESENTATIVE: Ronnie Edwards

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT AND LABEL A RESPONSE TO COMMENT FOR EACH AGENCY OR INDIVIDUAL WHO HAS REQUESTED ADDITIONAL INFORMATION OR REVISED PLANS, INCLUDING THE CITY, ON OR BEFORE 5:00 P.M., AUGUST 13, 2003.

CITY COMMUNITY DEVELOPMENT

5/6/03

Ronnie Edwards

256-4038

1. There has been recent discrepancies as to the definition of a full cutoff light fixture, which has caused confusion and monetary loss to applicants. Please provide a spec sheet for the lighting proposed for this project.
2. Section 6.5.B.2 states the amount of landscaping is based on gross area of proposed development. The particular layout of this site, including traffic circulation and storage building is considered utilizing the whole site. Deviations from this would be an area completely fenced off and labeled as "Undeveloped". Provide a corrected landscape plan with calculations.
3. Dimensions need to be provided on the landscape plan to demonstrate that the minimum is being achieved for the landscape islands per Section 6.5.C.b.
4. Section 6.5.D.1 states within all zones, the owner shall maintain at least 75% of the required front yard setback as landscaping. In an I-2 zone district, this equates to 11'-3" and only 8' have been provided. Section 6.5.B.16 states that landscaping on public right-of-way shall not be counted toward any landscape requirements. Provide a revised landscape plan.
5. All landscaping shall be installed as shown on the "Approved" plans. Any vegetation substituted in the field requires prior approval from Staff. Please find attached a tree list with low water requirements to assist the applicant.
6. All fences and signs require separate permits from this application and must be obtained prior to installation.

REVIEW COMMENTS / SPR-2003-066 / PAGE 2 of 4

- done*
7. The improvements for this subdivision have not been signed off by Engineering or the Planning Department. The Development Improvements Agreement (DIA) for the subdivision has expired. No projects can be approved without a new DIA. Contact the subdivision planner, Senta Costello at 244-1442, should you need more information.

CITY DEVELOPMENT ENGINEER

5/1/03

Laura Lamberty

256-4155

1. Plan submittal is generally complete and addresses all required areas.
2. Proposed drainage swale indicated at centerline of parking area drains at 0.5% longitudinally. Asphalt slopes should be 1% per SWMM and recommended practice. Same general comment with grading of gravel storage yard. Consider V-pan at swale line in parking lot. Grading indicated on plans must be constructed in the field prior to CO
3. TCP : Office : 1760 SF x \$400/1000 sf = \$704
Shop: 15975 SF / 8 employees : 500x 40/10x1x100% =\$2000
Storage: 2100+865 SF x \$244/ksf = \$723
Total: \$3427

CITY FIRE DEPARTMENT

4/30/03

Norm Noble

244-1473

1. This business will be classified as an F-1 moderate hazard occupancy per sec 306 of the 2000 International Building Code. As an F-1 occupancy over 12,000 sq. ft. the building is required to be protected by an automatic sprinkler system. Sec. 903.2.3 of the 2000 International Fire Code.
2. The available fire flow and fire hydrant locations are acceptable for the project.

CITY TRANSPORTATION ENGINEER

5/2/03

George Miller

256-4003

This site was reviewed during the general meeting process. Proposal is to construct two industrial / office/storage buildings (an 18,000+sqft, plus a 2,000 sqft) on a 2 acre lot. Access will be immediately opposite the 23.2 Rd intersection, and is intended to serve as a shared access point for future development on the lot to the east.

Proposal Comments:

1. The only additional issue pertains to sight distance at the site entrance. Please show the required sight distance triangle on the landscaping plan, and specify that there can be no shrub / tree height infringement on that triangle. (ref. TEDS sections 5.2 and 6.4).
2. There are no Urban Trails issues for this site.

CITY UTILITY ENGINEER

5/9/03

Trent Prall

244-1590

Please contact Jodi Romero with the City Customer Service Division at 244-1520 in regards to sewer plant investment fees as well as monthly service rates for the site.

CITY CODE ENFORCEMENT

5/6/03

Nina McNally

256-4103

Code Enforcement comments and questions are based upon the most frequently addressed code violations for new construction/uses as they may apply to this project and are subject to comments of other review agencies.

1. Owner must maintain all vegetation, fences, walls and berms so that there is no sight distance hazard nor road or pedestrian hazard. ZD 6.5
2. Outdoor storage must conform to Zoning District regulations for this Zone (ZD Chapter 3, I-2 zone and Outdoor Storage, Non-res. 4.1.I.2.
3. Project must conform to off-street parking and loading provisions set forth at ZD 6.6 and landscaping as approved must be maintained ZD 6.5.B.15
4. Dust control measures must be taken during construction and for any parking areas Municipal Code 16-126, and parking areas maintained as required at ZD 6.6.A.9.b.
5. Adequate shielded lighting shall be provided for all parking facilities used at night ZD 6.6.A.8.
6. All outside light sources shall conform to the standards set forth at ZD 7.2.F., Nighttime Light Pollution. INDUSTRIAL AND MIXED USE ZONES must also conform to ZD 3.4.F.5.c.(3)/ZD 3.4.J.4.(3) regarding glare.
7. Permanent and temporary signs require a permit. ZD 4.2.F.a. and 4.2.D.6.
8. Fences require a permit. ZD 4.1.J.
9. Noise (Industrial Zones): Sound shall not exceed 65 db at any point on the property line ZD 3.4.F.5.c.2, G and H.

MESA COUNTY BUILDING DEPT

4/17/03

Bob Lee

244-1656

No objections to the application. All contractors working on the project must be licensed by the City of Grand Junction. Need separate building permit for each building.

GRAND JUNCTION DRAINAGE DISTRICT

4/23/03

John Ballagh

242-4343

The District is the adjacent land owner to the proposed new construction in the approved and improved subdivision. The plans for the lot construction do recognize the drainage plan for the subdivision. The Drainage District does not have any known existing or planned facilities or easements that would interfere with the site plan as submitted.

From a neighbor aspect, it is requested that the storage building to the north side of the lot have gutters and downspouts that direct the roof runoff to the south side of that building. The building will cast a shadow onto the Drainage District lot (as the building is only going to be 10 feet south of the common property line) and during the winter snow in the shadow will not melt and additional moisture will adversely effect the driving surface of the south road on the Drainage District property. Direction of the runoff from the roof can easily be designed into the construction of the new building at this time.

REVIEW COMMENTS / SPR-2003-066 / PAGE 4 of 4

The half percent grades on the gravel surface will have to be maintained in order to transport runoff. It is noted that the grades on the asphalt are kept at or above one percent.

If there are any questions please contact the office.

GRAND VALLEY RURAL POWER

4/17/03

Perry Rupp

242-0040

Project in G.V. Power service area

UTE WATER

4/22/03

Edward Tolen

242-7491

COMMENT

- * Mechanical plans for site and facility are required for cross connection review. This set of mechanical drawings need to be left with Ute for future reference.
- * Water meters or wet taps will not be sold until a cross connection review is done from the mechanical drawings.
- * A cross connection review must be completed, and an agreement that proper cross-connection devices will be installed must occur prior to Ute Water's approval.
- * ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY

If you have any questions concerning any of this, please feel free to contact Ute Water.

Comments not available as of 5/13/03:

City Attorney
City Sanitation
Grand Valley Irrigation
Persigo WWTF
Qwest

Memorandum

DATE: May 23, 2003

TO: Laura Lamberty, Community Development Engineer
Norm Noble, City Fire Department
George Miller, City Transportation Engineer
John Ballagh, Grand Junction Drainage District

FROM: Ronnie Edwards, Associate Planner

SUBJECT: Response to Comments – Northwest Machine Shop - (SPR-2003-066).

Attached are the revised comments for this project. Please review and return any further comments you have to me by Friday, May 30, 2003.

If you have any questions please contact me at:

Phone #: 256-4038

Fax #: 256-4031

E-mail: rhondae@ci.grandjct.co.us

Ronnie Edwards

Comment Response Letter

File #SPR-2003-012

Date: May 22, 2003

RECEIVED

Location: 2318 Grand Park Drive

MAY 23 2003

Petitioner: Fred Soinski - Northwest Machine Works, Inc.
831 Winters Ave.
Grand Jct. CO 81501
242-1356

COMMUNITY DEVELOPMENT
DEPT.

Petitioner's Representative: David Smuin/HydroTerra

Community Development Department
Ronnie Edwards

- Response 1: There is a note box on the Site and Lighting Plan which details the proposed lighting specifications.
- Response 2: The landscape plan has been revised to meet the current code. The petitioner strongly objects to placing this amount of landscaping on an industrial site. First of all it takes up 11% of the property. Secondly, it will cost thousands of dollars to plant and maintain the landscaping and it will use up large quantities of potable water during a time when W. Colorado is experiencing a prolonged drought (there is no irrigation water for the site). Prior to development, this subdivision was a flat expanse of greasewood brush with no trees (about 28 acres with a density of 1 bush per 500 sq.ft. or about 2500 shrubs). Using the current code standards, this subdivision will have approximately 437 trees and 3,640 shrubs planted as landscaping at full build-out of the 17 lots (25 acres), which far exceeds the prior native vegetation. The point is that the landscaping requirements for this project seem to be very excessive considering the planned use, the site, the cost, and the water requirements. It is our understanding that the City intends to revise the landscape code for industrial uses and it is our hope that there will be a more reasonable requirement made for future developments.
- Response 3: The dimensions for landscape islands have been added to the plan.
- Response 4: The additional frontage landscaping has been added and the landscape plan has been revised.
- Response 5: Information acknowledged. Note that all trees and shrubs for this site have been selected from the City list for very low and low water usage.
- Response 6: Information acknowledged.
- Response 7: The petitioner has contacted the subdivision developer who has promised to renew the DIA and finish the improvements.

City Development Engineer
Laura Lamberty

- Response 1: Information acknowledged.
- Response 2: A v-pan has been added to facilitate drainage through the parking area.
- Response 3: Please note that the square footage of office and shop, and storage have changed

(see Site Plan) and there are currently 6 employees for the business. Please recalculate the TCP. The TCP will be paid at the time that the planning clearance is issued.

City Fire Department
Norm Noble

Response 1: Based on discussions with Bob Lee at the Building Dept., the business is to be classified as F-2 and will not need an automatic sprinkler system.

Response 2: Information acknowledged.

City Transportation Engineer
George Miller

Response 1: A sight distance triangle has been added to the landscaping plan and it is specified on the plan that no shrubs can be taller than 30 inches and that all trees must have an 8 foot foliage free trunk when within the sight zone.

Response 2: No response required.

City Utility Engineer
Trent Prall

The contact will be made and any sewer plant investment fees will be paid.

City Code Enforcement
Nina McNally

Response: All code requirements stated in the comments are noted and will be adhered to.

Mesa County Building Department
Bob Lee

All contractor requirements will be maintained and separate plans for each building will be submitted for your review.

Grand Junction Drainage District
John Ballagh

The roof runoff from the north half of the storage building will be captured in a 4 inch pipe and routed to a drainage swale east of the building and thence south to the curb and gutter along Grand Park Drive. This should mitigate impacts from roof runoff.

Grand Valley Rural Power
Perry Rupp

No response needed.

Ute Water
Ed Tolen

- Response 1. Mechanical plans will be submitted for Ute Water review through the Building Permit Application process.**
- Response 2. Information acknowledged.**
- Response 3. Information acknowledged.**
- Response 4. Information acknowledged.**
-

Comments not received from the following:

City Attorney
City Sanitation
Grand Valley Irrigation
Persigo WWTF
Qwest

REVIEW COMMENTS

2nd Round

Page 1 of 1
June 2, 2003

FILE #SPR-2003-066(2)

TITLE HEADING: Northwest Machine Shop

LOCATION: 2318 Grand Park Drive

PETITIONER: Northwest Machine Works, Inc. - Fred Soinski

PETITIONER'S ADDRESS/TELEPHONE: 831 Winters Avenue
242-1356

PETITIONER'S REPRESENTATIVE: Hydro Terra Inc – David Smuin
242-4454

STAFF REPRESENTATIVE: Ronnie Edwards

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT AND LABEL A RESPONSE TO COMMENT FOR EACH AGENCY OR INDIVIDUAL WHO HAS REQUESTED ADDITIONAL INFORMATION OR REVISED PLANS, INCLUDING THE CITY, ON OR BEFORE 5:00 P.M., JUNE 9, 2003.

CITY COMMUNITY DEVELOPMENT

5/30/03

Ronnie Edwards

256-4038

1. Landscape legend has error in the quantity of trees and does not add up to 35 total. Provide correction.
2. The front area outside the storage area drive gates cannot be gravel. This area needs to be the same as the other asphalt circulation areas.

CITY DEVELOPMENT ENGINEER

5/23/03

Laura Lamberty

256-4155

1. Plan and response adequate. No response required.
2. TCP : (Revised per changed info)
Office : 1704 SF x \$400/1000 sf = \$680
Shop: 15975 SF / 6 employees : 500x 30/10x1x100% =\$1500
Storage: 2100 SF x \$244/ksf = \$512
Total: \$2692

CITY TRANSPORTATION ENGINEER

5/29/03

George Miller

256-4003

No further comments on this site.

Comment Response Letter

2nd Round

File #SPR-2003-~~011~~ 066

Date: June 4, 2003

Location: 2318 Grand Park Drive

Petitioner: Fred Soinski - Northwest Machine Works, Inc.
831 Winters Ave.
Grand Jct. CO 81501
242-1356

RECEIVED

JUN 05 2003

Petitioner's Representative: David Smuin/HydroTerra

COMMUNITY DEVELOPMENT
DEPT.

Community Development Department
Ronnie Edwards

appeal to ?

Response 1: The landscape legend and proposed landscaping have been changed per our discussions about alternative plans. The landscaping shown on the plan provides for the equivalent landscaping under Section 6.5 B. 13 and 14, which indicates that the minimum planting area for a 5 gallon shrub is 16 sq.ft, and 140 sq.ft. for a large deciduous tree. (Note: per the example plan you provided, we used 150 sq.ft. for a large deciduous tree.)

Response 2: The area outside the storage area drive gates which is shown as gravel is for truck loading and unloading. Anticipated traffic is less than 10 vehicles per day. The owner does not want to pave it because trucks backing into the overhead doors will tear up the asphalt. Chapter 6 of the Code, Section 6.6 A. 9.a&b, allows for gravel surfaces if there will be very little dust generated. The frontage landscaping will provide adequate screening and the gravel surface will be treated with a magnesium chloride solution similar to treatments used on County roads to prevent dust. A note has been added to the plan about treating the gravel with mag. water. Additionally, Section 6.5 F.1.a, indicates that only a 30 inch high fence is allowed within the front setback which is 15 ft from the property boundary for an I-2 zone. The landscape strip shown on the plans includes 11.25 ft of the front setback and 4.5 ft of r.o.w. for a total landscape strip of 14.75 ft wide. It will include many shrubs that will be 30 inches high. Thus, the landscaping will provide the same screening as a 30 inch high fence and a fence should not be necessary.

Revised plans are attached for your review.

City Development Engineer
Laura Lamberty

No Response Needed

RECEIVED

JUN 05 2003

COMMUNITY DEVELOPMENT
DEPT.

REVIEW COMMENTS

3rd Round

Page 1 of 1
June 3, 2003

FILE #SPR-2003-066(3)

TITLE HEADING: Northwest Machine Shop

LOCATION: 2318 Grand Park Drive

PETITIONER: Northwest Machine Works, Inc. - Fred Soinski

PETITIONER'S ADDRESS/TELEPHONE: 831 Winters Avenue
242-1356

PETITIONER'S REPRESENTATIVE: Hydro Terra Inc – David Smuin
242-4454

STAFF REPRESENTATIVE: Ronnie Edwards

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT AND LABEL A RESPONSE TO COMMENT FOR EACH AGENCY OR INDIVIDUAL WHO HAS REQUESTED ADDITIONAL INFORMATION OR REVISED PLANS, INCLUDING THE CITY, ON OR BEFORE 5:00 P.M., JUNE 9, 2003.

CITY COMMUNITY DEVELOPMENT

6/4/03

Ronnie Edwards

256-4038

1. The front area outside the storage area drive gates cannot be gravel. This area needs to be asphalt. It cannot be counted as storage area as Section 3.4.H states that outdoor storage shall not be allowed in the front yard setback. Provide revised drawings.

Note: The only option to waive the above criteria is the Variance process. Staff can prepare a submittal checklist if the applicant so desires..

CITY DEVELOPMENT ENGINEER

5/23/03

Laura Lamberty

256-4155

1. Plan and response adequate. No response required.
2. TCP : (Revised per changed info)
Office : 1704 SF x \$400/1000 sf = \$680
Shop: 15975 SF / 6 employees : 500x 30/10x1x100% =\$1500
Storage: 2100 SF x \$244/ksf = \$512
Total: \$2692

CITY FIRE DEPARTMENT

6/4/03

Norm Noble

244-1414

1. Response to review comment #1 is not acceptable. I spoke with Bob Lee on 6/4/03 and Bob states the building should be classified as an F-1 occupancy. Petitioner's

REVIEW COMMENTS / SPR-2003-066 / PAGE

Representative and Petitioner need to contact Fire and Building Depts. to discuss and clarify this issue.

2. Project Not Approved for Planning Clearance at this time.

**City Fire Department
Norm Noble**

Response 1: The previous response was in error, The discussions held at the Building Department were with Mike Mossberger, not Bob Lee as stated earlier. There is apparently some disagreement within the department about the classification of this building. Part of the issue depends upon what type of materials will be stored in the building. A list of these materials will be provided to Dept. with the building plans. We concur that a meeting might be needed to resolve the issue and one will be arranged if necessary. In the meantime, this issue pertains to the actual building plans and interior design, thus, the Site Plan, Drainage Plan, etc. will not change due to the outcome of the meeting or the building classification. Therefore, it should not be necessary to withhold the planning clearance based on this comment. Please consider approving the Site Plan set at this time with the understanding that the issue of sprinkling the building will be addressed on the Building Plans after a meeting with Building Dept. and Fire Dept. personnel.

From: Dan Tonello
To: Gibson, Faye; Lee, Bob; Prall, Trenton
Date: Wednesday, July 16, 2003 10:41AM
Subject: Northwest Machine Works, Inc.

Based on the information submitted to this office, Northwest Machine Works, located at 2318 Grand Park Drive, will be required to install a sand/oil separator with a minimum capacity of 480 gallons.

If additional information is needed, please contact me at (970) 256-4164

Comment Response Letter

3rd Round **RECEIVED**

File #SPR-2003-066(3)

Date: June 5, 2003
JUN 06 2003

Location: 2318 Grand Park Drive COMMUNITY DEVELOPMENT
DEPT.

Petitioner: Fred Soinski - Northwest Machine Works, Inc.
831 Winters Ave.
Grand Jct. CO 81501
242-1356

Petitioner's Representative: David Smuin/HydroTerra

Community Development Department
Ronnie Edwards

Response 1: The landscape legend and proposed landscaping have been changed per our discussions about alternative plans. The landscaping shown on the plan provides for the equivalent landscaping under Code Section 6.5 B. 13 and 14, which indicates that the minimum planting area for a 5 gallon shrub is 16 sq.ft, and 140 sq.ft. for a large deciduous tree. (Note: per the example plan you provided, we used 150 sq.ft. for a large deciduous tree.)

Response 2: The area outside the storage area drive gates will be paved per the revised plans.

Revised plans are attached for your review.

City Development Engineer
Laura Lamberty
No Response Needed

City Fire Department
Norm Noble

Response 1: The previous response was in error, The discussions held at the Building Department were with Mike Mossberger, not Bob Lee as stated earlier. There is apparently some disagreement within the department about the classification of this building. Part of the issue depends upon what type of materials will be stored in the building. A list of these materials will be provided to Building and Fire Departments with the building plans. We concur that a meeting might be needed to resolve the issue and one will be arranged if necessary. In the meantime, this issue pertains to the actual building plans and interior design, thus, the Site Plan, Drainage Plan, etc. will not change due to the outcome of the meeting or the building classification. Therefore, it should not be necessary to withhold the planning clearance based on this comment. Please consider approving the Site Plan set at this time with the understanding that the issue of sprinkling the building will be addressed on the building plans after meeting with Building Dept. and Fire Dept. personnel.

Comment Response Letter

3rd Round

RECEIVED

File #SPR-2003-066(3)

JUN 06 2003

Date: June 5, 2003

Location: 2318 Grand Park Drive COMMUNITY DEVELOPMENT
DEPT.

Petitioner: Fred Soinski - Northwest Machine Works, Inc.
831 Winters Ave.
Grand Jct. CO 81501
242-1356

Petitioner's Representative: David Smuin/HydroTerra

Community Development Department
Ronnie Edwards

Response 1: The landscape legend and proposed landscaping have been changed per our discussions about alternative plans. The landscaping shown on the plan provides for the equivalent landscaping under Code Section 6.5 B. 13 and 14, which indicates that the minimum planting area for a 5 gallon shrub is 16 sq.ft, and 140 sq.ft. for a large deciduous tree. (Note: per the example plan you provided, we used 150 sq.ft. for a large deciduous tree.)

Response 2: The area outside the storage area drive gates will be paved per the revised plans.

Revised plans are attached for your review.

City Development Engineer
Laura Lamberty
No Response Needed

City Fire Department
Norm Noble

Response 1: The previous response was in error, The discussions held at the Building Department were with Mike Mossberger, not Bob Lee as stated earlier. There is apparently some disagreement within the department about the classification of this building. Part of the issue depends upon what type of materials will be stored in the building. A list of these materials will be provided to Building and Fire Departments with the building plans. We concur that a meeting might be needed to resolve the issue and one will be arranged if necessary. In the meantime, this issue pertains to the actual building plans and interior design, thus, the Site Plan, Drainage Plan, etc. will not change due to the outcome of the meeting or the building classification. Therefore, it should not be necessary to withhold the planning clearance based on this comment. Please consider approving the Site Plan set at this time with the understanding that the issue of sprinkling the building will be addressed on the building plans after meeting with Building Dept. and Fire Dept. personnel.

City of Grand Junction
Fire Flow Form

SECTION B

[To be completed by the Water Supplier]

1. Circle the name of the water supplier: Ute Clifton Grand Junction
2. List the approximate location, type and size of supply lines for this project, or attach a map with the same information: 10" main in 23 Rd, 8" looped main in subdivision
3. List the g.p.m. at 20 p.s.i. residual pressure at the point that the development/project will be connected to the existing water system: 3,400 @ 20 psi
3. Attach fire flow test data for the fire hydrants nearest to the development/project that must be used to determine available fire flow: attached
[Or: 1. attach a map or diagram with the same information, or 2. attach a map/diagram with flow modeling information.]
4. If new lines are needed (or if existing lines must be looped) to supply the required fire flows, or if more information is needed to state the available minimum gpm @ 20 psi residual pressure, please list what the applicant/developer must do or obtain:

Print Name and Title of Water Supplier Employee completing this Form:

Edward Tolen Project Engineer

Date 17 Mar 03

Note: Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer⁴ to verify/certify that the proposed water system improvements, as reflected in the approved utility plans submitted in support of the application/development, will provide the minimum fire flows to all structures in this project. If so, the engineer's signature below means that the City's Fire Flow requirements will be met by this development, if constructed as approved.

Print Name and License No. of P.E.:

Signature of P.E.:

Dated: _____

¹ There are three drinking water suppliers: Ute Water, Clifton Water, and City water.

² Address, Grand Junction, CO 81501

³ International Fire Code, 2000 Edition

⁴ City Code defines engineer as one who is licensed as a P.E. by the state of Colorado.

Look Up: **Grap** **Calculat** **Refres** **+**

Pressure Hydrant:

Entered By:

Testing Info
By:
Date:
Time:

Pressure PSI
Static:
Residual:

NFPA
AA

Comments:

Total GPM: Predicted Flow @ 20 Gals Used:

Flow Hydrant	Pitot	Flow Device	Duration	Comment	GPM
1935	41	A	4	2318 GRAND PARK DR	1080

DRAINAGE REPORT

April 4, 2003

**NORTHWEST MACHINE WORKS OFFICE/SHOP
2318 GRAND PARK DRIVE
GRAND JUNCTION, CO 81505**

**Prepared For:
TPI Industrial, Inc.
1555 Independent Ave.
Grand Junction, CO 81505**

**Prepared By:
HydroTerra, Inc.
4221 Purdy Mesa Road
Whitewater, CO 81527
970-242-4454**

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1. Certification

I, Maureen T. Smuin, of HydroTerra, Inc., hereby certify this drainage report for 2318 Grand Park Drive, dated April 4, 2003, was completed by myself or under my direct supervision and has been prepared in accordance with the City of Grand Junction Stormwater Management Manual,

Seal



2. General Location and Description

The proposed development is located at 2318 Grand Park Drive, also known as lot 4, block 1 of Grand Park South (parcel #2701-323-11-004). The lot comprises 1.99 acres of vacant land zoned I-2. The proposed use is for an office/shop building to be occupied by Northwest Machine Works (a machine shop). The subject land parcel is bounded by vacant land on the east and the west, the Grand Junction Drainage District's storage yard on the north, and Grand Park Drive on the south.

The project proposes erecting two metal buildings on concrete slabs. One building will have an 18,600 ft² footprint. There will be about 2,625 ft² of office/parts storage/bathroom/breakroom area and 15,975 ft² of shop area in the building. The building will be used by Northwest Machine to prepare custom machined metal products mostly for oil field drilling companies. The second building will be a storage building of 2100 ft². There will be an outdoor storage area in the rear of the property.

Since this lot is part of a recently completed subdivision which has detention basins designed for full build-out of the subdivision, the key element of this drainage report is a discussion of how the proposed site drainage design is consistent with the subdivision design and how the site drainage coefficients compare to the coefficients assumed for design of the subdivision detention basin. Reference is made to the Final Drainage Report for Grand Park South Subdivision, prepared by RG Consulting Engineering, for the original subdivision detention basin design parameters. No warrant is made or implied by HydroTerra, Inc., that the original report by RG Consulting Engineering is correct. For the purposes of the proposed development, it was determined in discussions with Eric Hahn of City of Grand Junction Development Department, that a comparison of the runoff coefficients would suffice to demonstrate that the proposed lot 4 development will not adversely impact the overall subdivision drainage design.

3. Existing Drainage Conditions

The Natural Resources Conservation Service identifies the soils on the parcel as Billings silty clay loam (Bc). This is an SCS type “D” soil, and has slow water infiltration and low traffic supporting capacity. Based on the properties listed for this soil type, there is moderate shrink swell potential and care should be taken to avoid adverse impacts to building foundations by soils. The site is currently bare. There were no geologic hazards or constraints to the proposed development identified during a site visit.

The land slopes at less than 2% to the southwest and runoff is currently conveyed west to a v-pan crossing Grand Park Drive to the south and then into a detention basin. From there the runoff discharges into the Canning Factory Drain along G Road. A detention basin has been constructed for this portion of the subdivision (basin 2 of the RG Consulting Engineers Report) located on Tract A. Site design for this proposed Office/Shop development is consistent with this plan because it directs runoff from 100% of the parcel to the subdivision detention basin.

4. Drainage Design Criteria

Drainage design criteria are taken from the *Storm water Management Manual* (Public Works Department, City of Grand Junction, CO). Reference is also made to the Appendices in the *Storm water Management Manual* for development of design parameters. Area weighted averaging is used to determine the post-development runoff coefficients for comparison with those assumed in the above referenced subdivision drainage report. This drainage plan presents a proposal for use of the subdivision detention basin and shows that the proposed development is consistent with the assumptions made in the subdivision drainage report.

5. Drainage Design for Developed Conditions

As shown on the Grading and Drainage Plan runoff from part of the site will be directed to a v-

pan to be constructed at the southwest corner of the subject parcel along the common boundary of lots 3 & 4. The remaining part of the lot will drain directly to the existing curb and gutter at the proposed access. The v-pan will convey runoff south to the curb and gutter along Grand Park Drive where it will flow west to a 10 ft concrete v-pan that directs the runoff south into the subdivision detention basin.

Runoff Coefficient Comparison

Historic 2 year and 100 year runoff coefficients for the entire subdivision per:

Final Drainage Report for Grand Park South Subdivision, by RG Consulting Engineers

= .28 and .34 respectively.

Developed 2 year and 100 year runoff coefficients for the entire subdivision per:

Final Drainage Report for Grand Park South Subdivision, by RG Consulting Engineers

= .82 and .86 respectively.

2 year developed runoff coefficient for Lot 4 (86,869 ft²)

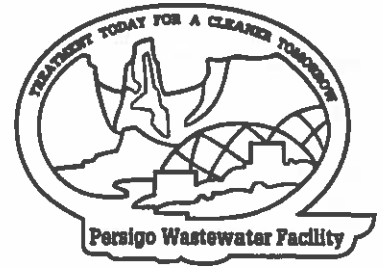
Surface Description	Soil Type	C _{2d}	Area (ft ²)
Asphalt/Roof	D	0.93	34,000
Landscape	D	0.28	3,570
Gravel	D	0.75	49,298
		Weighted C _{2d}	0.80

100 year developed runoff coefficient for Lot 4 (86,869 ft²)

Surface Description	Soil Type	C _{100d}	Area (ft ²)
Asphalt/Roof	D	0.95	34,000
Gravel	D	0.83	49,298
Non-green Landscape	D	0.34	3,570
		weighted C _{100d}	0.86

Thus, the post development 2 and 100 year runoff coefficients for lot 4 of .80 and .86 respectively are lower than or equal to the assumed runoff coefficients of 0.82 and 0.86 used to size the subdivision detention volume and discharge rate and there should be no adverse impacts to the overall subdivision drainage from the proposed lot 4 development.

**CITY OF GRAND JUNCTION
INDUSTRIAL PRETREATMENT PROGRAM
2145 River Road
Grand Junction, CO 81506
(970) 244-1489**



INDUSTRIAL PRETREATMENT APPLICATION

FACILITY NAME: Northwest Machine Works, Inc.
FACILITY LOCATION: 2318 Grand Park Dr.
MAILING ADDRESS: 831 Winters Avenue
FACILITY OWNER: Northwest Machine Works, Inc
FACILITY CONTACT (name/title): Kelly L. Short, Secretary
(phone): 970-242-1356

I have personally examined and am familiar with the information submitted in this document and attachments. Based upon my inquiry of those individuals immediately responsible for obtaining the information reported herein, I believe that the submitted information is true, accurate and complete.

SIGNATURE: *Kelly L. Short* DATE: 4-8-03

PERMIT APPLICATION FEE: \$50.00 payable to the CITY OF GRAND JUNCTION

DATE RECEIVED: _____ RECEIVED BY: _____

*Please complete and return by mail to address above, or hand deliver to:
Persigo Wastewater Treatment Facility at 2145 River Road, Grand Junction, CO*

1) Brief description of manufacturing or service activity:

Manufacturer of diamond core drilling tools, oil and gas equipment,
and distributor for FMC Energy Systems/Technologies products, Gardner
Repp pump, and LPI engines and generator set.

2) Use the following table to characterize process (not sanitary) wastewaters. Attach additional sheet, if necessary:

PROCESS	RAW MATERIALS	ESTIMATED VOLUME GENERATED PER TIME PERIOD (e.g., gallons per hour, day, or month)	IS PROCESS BATCH OR CONTINUOUS?

Lubricating Oil oil Not calculatable batch

3) Operating Hours / Day: 8 Operating Days / Week: 5

4) Are processes subject to seasonal variation? YES NO

If yes, indicate the months and volumes associated with the minimum and maximum flows expected:

5) Shift information:

DAYS WORKED	HOURS WORKED	#EMPLOYEES PER SHIFT
Sunday	0	0
Monday	8	6
Tuesday	8	6
Wednesday	8	6
Thursday	8	6
Friday	8	6
Saturday	0	0

6) Facility water source: City of Grand Junction UTE Other: _____

7) Describe any raw water treatment processes utilized:

N/A

8) Describe any water recycling or material reclaiming process utilized:

N/A

9) Describe any wastewater pretreatment prior to discharge to the sewer:

N/A

10) Describe chemical storage; attach additional sheet, if necessary:

MATERIAL	AVERAGE QUANTITY STORED	SECONDARY CONTAINMENT?		PROXIMITY TO FLOOR DRAINS
		yes	no	
<u>N/A</u>		yes	no	feet
		yes	no	feet
		yes	no	feet
		yes	no	feet
		yes	no	feet
		yes	no	feet
		yes	no	feet
		yes	no	feet
		yes	no	feet

11) Has a Spill Prevention Control and Countermeasure Plan been developed for this facility? YES NO

12) Attach plans showing all sewer connections.

I certify, under penalty of law, that this document and all attachments are true, accurate and complete.
I am aware that there are significant penalties for submitting false information.

NAME: (print) Kelly L. Shurt TITLE: Secretary
SIGNATURE: Kelly L. Shurt DATE: 4-8-03

APPLICATION FEE OF \$50.00

RECEIVED BY: _____ DATE: _____

Inspected by: _____ Date: _____

Comments:

Planning \$ <u>Pd</u>	Drainage <u>N/A</u>
TCP \$ <u>2692.00</u>	School Impact \$ <u>N/A</u>

G PERMIT NO. <u>89797</u>
FILE # <u>SPR-2003-066</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2318 Grand Park Dr.
 SUBDIVISION Grand Park South
 FILING _____ BLK 1 LOT 4

TAX SCHEDULE NO. 2701-323-11-004
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 20,700 ft²
18,600 ft²
 SQ. FT. OF EXISTING BLDG(S) 0

OWNER Northwest Machine Works, Inc.
 ADDRESS 831 Winters Ave. G.J. CO 81501
 TELEPHONE 970-242-1356

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 2
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS NA

APPLICANT TPI - Chris McCallum
 ADDRESS 1555 Independent Ave G.Jct.
 TELEPHONE 970-243-4642

DESCRIPTION OF WORK & INTENDED USE: Construct office/shop building +
storage bldg for Northwest Machine

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-2
 SETBACKS: FRONT: 15' from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: 0' from PL REAR: 10' from PL
 MAXIMUM HEIGHT 40'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES FAR 2.0

LANDSCAPING/SCREENING REQUIRED: YES X NO _____
 PARKING REQUIREMENT: 1.0/employee
 SPECIAL CONDITIONS: _____
 CENSUS TRACT _____ TRAFFIC ZONE N/A ANNEX _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Chris McCallum, Sec. Treas.
 Department Approval Ronnie Edwards APA

Date 4-7-03
 Date 6-19-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16300</u>
Utility Accounting	<u>[Signature]</u>		Date <u>7/14/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Deed of Easement

The undersigned owner of Northwest Machine Works, Inc., Fred Soinski, Grantor, of 831 Winters Avenue, Grand Junction, County of Mesa, State of Colorado, does hereby grant and convey to the present and future owners of Lot 5, Block 1, Grand Park South, which is situated in the SW 1/4 of the SW 1/4 of Section 32, Township 1 North, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado, Grantees, its licensees, successors, heirs and assigns, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, a perpetual and non-exclusive easement for ingress and egress for the purposes of customers, employees, deliveries, and all other reasonable access, over and across the easement on Lot 4, Block 1, Grand Park South, which is situated in the SW 1/4 of the SW 1/4 of Section 32, Township 1 North, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado more particularly described as follows:

An easement starting at the southeast corner of said Lot 4, extending S89°58'53"W a distance of 38.56 ft, thence, N00°01'07"W a distance of 45.0 ft, thence, N89°58'53"E a distance of 38.56 ft, thence, S0°01'07"E a distance of 45.00 ft. to the place of beginning.

TO HAVE AND TO HOLD the said nonexclusive, perpetual easement unto said Grantees, its successors, heirs, and assigns, so long as the same shall be used for the purposes herein set forth.

IN WITNESS WHEREOF, the Grantor has hereunder set its hand this ____ day of _____, 2003.

Northwest Machine Works, Inc.

By _____

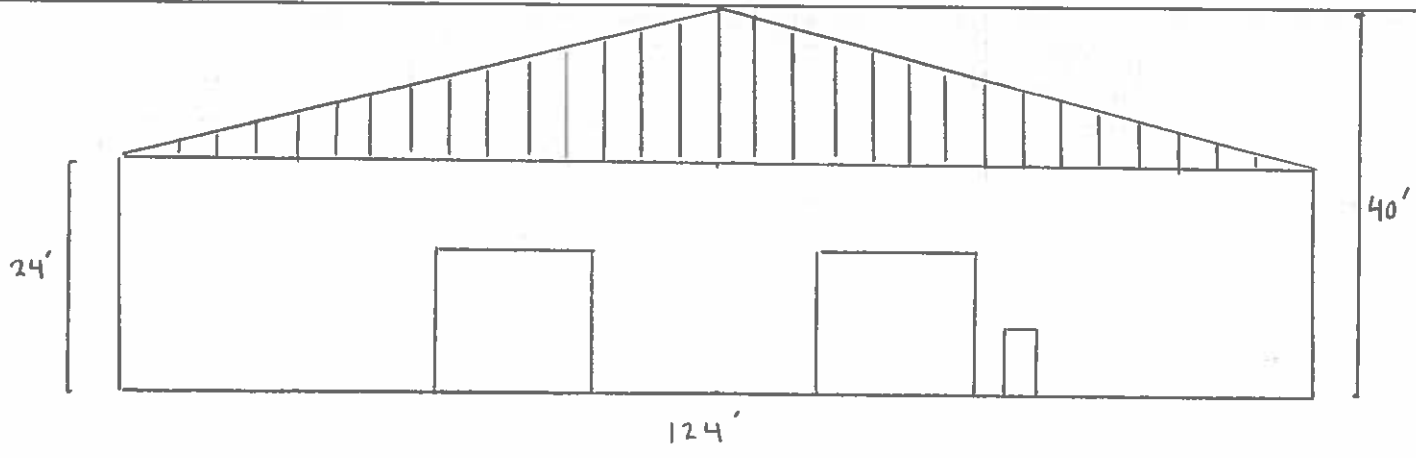
STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The above instrument was acknowledged before me this ____ day of _____, 2003, by _____ as owner of Northwest Machine Works, Inc.

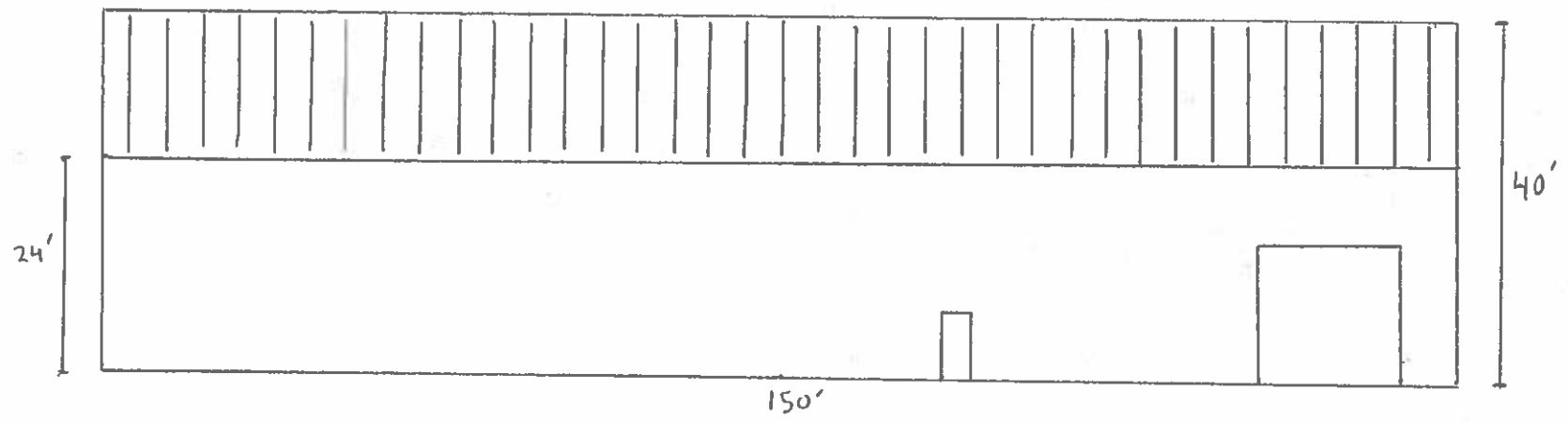
Witness my hand and official seal.
My commission expires:

Notary Public

Elevation Plan | Northwest Machine Works | 2318 Grand Park Dr.



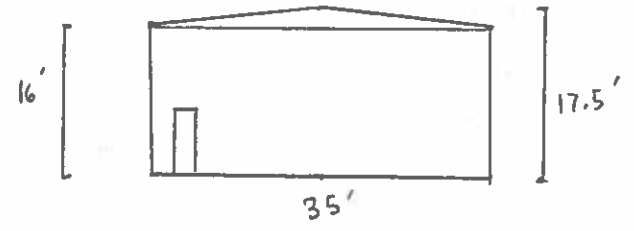
South Elevation - Office/Shop Building
Scale 1" = 20'



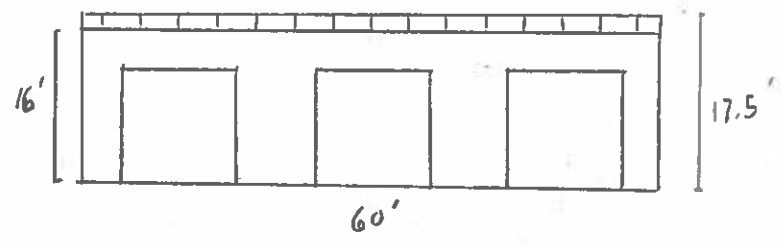
East Elevation - Office/Shop Building
Scale 1" = 20'



Elevation Plan Northwest Machine Works 318 Grand Park Drive



East Elevation - Storage Building
Scale 1" = 20'



South Elevation - Storage Building
Scale 1" = 20'



**Revised
DRAINAGE REPORT**

May 22, 2003

**NORTHWEST MACHINE WORKS OFFICE/SHOP
2318 GRAND PARK DRIVE
GRAND JUNCTION, CO 81505**

**Prepared For:
TPI Industrial, Inc.
1555 Independent Ave.
Grand Junction, CO 81505**

**Prepared By:
HydroTerra, Inc.
4221 Purdy Mesa Road
Whitewater, CO 81527
970-242-4454**

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5. Drainage Design for Developed Conditions	3

1. Certification

I, Maureen T. Smuin, of HydroTerra, Inc., hereby certify this drainage report for 2318 Grand Park Drive, dated May 22, 2003, was completed by myself or under my direct supervision and has been prepared in accordance with the City of Grand Junction Stormwater Management Manual,

Seal



2. General Location and Description

The proposed development is located at 2318 Grand Park Drive, also known as lot 4, block 1 of Grand Park South (parcel #2701-323-11-004). The lot comprises 1.99 acres of vacant land zoned I-2. The proposed use is for an office/shop building to be occupied by Northwest Machine Works (a machine shop). The subject land parcel is bounded by vacant land on the east and the west, the Grand Junction Drainage District's storage yard on the north, and Grand Park Drive on the south.

The project proposes erecting two metal buildings on concrete slabs. One building will have an 18,600 ft² footprint. There will be about 1704 ft² of office/bathroom/breakroom area and 16,896 ft² of shop area in the building. The building will be used by Northwest Machine to prepare custom machined metal products mostly for oil field drilling companies. The second building will be a storage building of 2100 ft². There will be an outdoor storage area in the rear of the property.

Since this lot is part of a recently completed subdivision which has detention basins designed for full build-out of the subdivision, the key element of this drainage report is a discussion of how the proposed site drainage design is consistent with the subdivision design and how the site drainage coefficients compare to the coefficients assumed for design of the subdivision detention basin. Reference is made to the Final Drainage Report for Grand Park South Subdivision, prepared by RG Consulting Engineering, for the original subdivision detention basin design parameters. No warrant is made or implied by HydroTerra, Inc., that the original report by RG Consulting Engineering is correct. For the purposes of the proposed development, it was determined in discussions with Eric Hahn of City of Grand Junction Development Department, that a comparison of the runoff coefficients would suffice to demonstrate that the proposed lot 4 development will not adversely impact the overall subdivision drainage design.

3. Existing Drainage Conditions

The Natural Resources Conservation Service identifies the soils on the parcel as Billings silty clay loam (Bc). This is an SCS type "D" soil, and has slow water infiltration and low traffic supporting capacity. Based on the properties listed for this soil type, there is moderate shrink swell potential and care should be taken to avoid adverse impacts to building foundations by soils. The site is currently bare. There were no geologic hazards or constraints to the proposed development identified during a site visit.

The land slopes at less than 2% to the southwest and runoff is currently conveyed west to a v-pan crossing Grand Park Drive to the south and then into a detention basin. From there the runoff discharges into the Canning Factory Drain along G Road. A detention basin has been constructed for this portion of the subdivision (basin 2 of the RG Consulting Engineers Report) located on Tract A. Site design for this proposed Office/Shop development is consistent with this plan because it directs runoff from 100% of the parcel to the subdivision detention basin.

4. Drainage Design Criteria

Drainage design criteria are taken from the *Storm water Management Manual* (Public Works Department, City of Grand Junction, CO). Reference is also made to the Appendices in the *Storm water Management Manual* for development of design parameters. Area weighted averaging is used to determine the post-development runoff coefficients for comparison with those assumed in the above referenced subdivision drainage report. This drainage plan presents a proposal for use of the subdivision detention basin and shows that the proposed development is consistent with the assumptions made in the subdivision drainage report.

5. Drainage Design for Developed Conditions

As shown on the Grading and Drainage Plan runoff from part of the site will be directed to a v-

pan to be constructed at the southwest corner of the subject parcel along the common boundary of lots 3 & 4. The remaining part of the lot will drain directly to the existing curb and gutter at the proposed access. The v-pan will convey runoff south to the curb and gutter along Grand Park Drive where it will flow west to a 10 ft wide concrete v-pan that directs the runoff south into the subdivision detention basin.

Runoff Coefficient Comparison

Historic 2 year and 100 year runoff coefficients for the entire subdivision per:

Final Drainage Report for Grand Park South Subdivision, by RG Consulting Engineers
 = .28 and .34 respectively.

Developed 2 year and 100 year runoff coefficients for the entire subdivision per:

Final Drainage Report for Grand Park South Subdivision, by RG Consulting Engineers
 = .82 and .86 respectively.

2 year developed runoff coefficient for Lot 4 (86,869 ft²)

Surface Description	Soil Type	C _{2d}	Area (ft ²)
Asphalt/Roof	D	0.93	34,250
Landscape	D	0.28	9550
Gravel	D	0.75	43,069
		Weighted C _{2d}	0.77

100 year developed runoff coefficient for Lot 4 (86,869 ft²)

Surface Description	Soil Type	C _{100d}	Area (ft ²)
Asphalt/Roof	D	0.95	34,250
Gravel	D	0.83	43,069
Non-green Landscape	D	0.34	9,550
		weighted C _{100d}	0.82

Thus, the post development 2 and 100 year runoff coefficients for lot 4 of 0.77 and 0.82 respectively are lower than or equal to the assumed runoff coefficients of 0.82 and 0.86 used to size the subdivision detention volume and discharge rate and there should be no adverse impacts to the overall subdivision drainage from the proposed lot 4 development.

CITY

Reception No. _____ Recorder
Recorded at _____ o'clock _____ M., _____

WARRANTY DEED

Grantor(s), Martin Azcarraga and Donna L. Azcarraga whose address is 58174 OE Road, Collbran, CO 81624, for the consideration of One Hundred Ninety-Two Thousand And 00/100 in hand paid, hereby sell(s) and convey(s) to Northwest Machine Works Inc., A Colorado Corporation

whose legal address is 831 Winters Ave, Grand Junction, CO 81501, the following real property in the County of Mesa, and State of Colorado, to wit:

Lot 4 in
Block 1 of
GRAND PARK SOUTH

also known as street and number: 2318 Grand Park Drive, Grand Junction, CO 81505

with all its appurtenances, and warrant(s) the title to the same, subject to taxes for 2003, payable in 2004 and all subsequent years, easements, rights of way, reservations and restrictions of record.

Signed this 4th day of April, 2003.

Martin Azcarraga
Martin Azcarraga
Donna L. Azcarraga
Donna L. Azcarraga

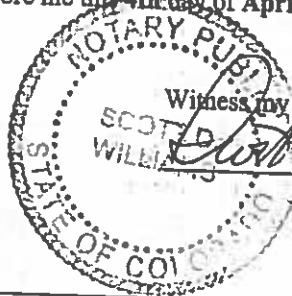
STATE OF COLORADO,

County of Mesa 14th

} ss.

The foregoing instrument was acknowledged before me this 4th day of April, 2003 by Martin Azcarraga and Donna L. Azcarraga.

My commission expires: 1/13/2007



Witness my hand and official seal.

Scott D. Williams
Notary Public

*If in Denver, insert "City and".

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

TAX, TAX PRORATION, WATER, SEWER AND HOMEOWNER'S ASSOCIATION AGREEMENT

PROPERTY: 2318 Grand Park Drive, Grand Junction, CO 81505

THE UNDERSIGNED, have read and understand the following, and by their signatures below, agree to the following:

I. TAXES, TAX PRORATIONS

Purchaser has received, as of this date, a credit from seller for taxes for this year in the amount of \$181.21. This proration was calculated based on:

- () Taxes for the calendar year immediately preceding closing.
- (X) An estimate of taxes based on the most recent mill levy and assessed value.
- () Other

THIS ADJUSTMENT BETWEEN SELLER AND PURCHASER SHALL BE CONSIDERED A FINAL SETTLEMENT.

Seller warrants that the above property IS NOT subject to a pending tax protest or appeal. Seller further warrants that special assessments, if any, affecting subject property are paid in full, except as reflected on the statement of settlement.

II. WATER AND SEWER

- () Closing Agent has withheld \$ _____ from Seller's proceeds to pay the final billing for any water and/or sewer charges. Any balance from the amount of the billing will be refunded to Seller.
- (X) Any payment for water and/or sewer charges will be made by Seller or Purchaser as they may agree. THE CLOSING AGENT IS HEREBY RELIEVED OF AND HELD HARMLESS FROM THIS RESPONSIBILITY.

III. IRRIGATION WATER

The Secretary or Manager of the irrigation water company affecting subject property has provided VERBAL INFORMATION to the Closing Agent, and has indicated that, for the current year, the assessments of \$ _____ () has () has not been paid. Also, a transfer fee (if applicable) is to be charged to () Purchaser () Seller.

IV. HOMEOWNER'S/CONDOMINIUM ASSOCIATION

The Secretary or Manager of the applicable homeowner's or condominium association has provided VERBAL OR WRITTEN INFORMATION to the Closing Agent, and has indicated that for the current assessable period, the assessment of \$ _____ () has () has not been paid. Also the assessment () is () is not to be prorated between the Seller and Purchaser.

IF THE AMOUNTS WITHHELD BY CLOSING AGENT IS INSUFFICIENT TO PAY THE AMOUNTS DUE FROM SELLER FOR ANY OF THE ABOVE CHARGES, SELLER HEREBY AGREES TO PAY THE BALANCE DUE WHEN THAT AMOUNT BECOMES KNOWN.

SELLER

Martin Azcarraga
Martin Azcarraga

Donna L. Azcarraga
Donna L. Azcarraga

PURCHASER

Northwest Machine Works Inc.
by: Fred Soinski, President

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

COUNTERPROPOSAL

Date: February 25, 2003

RE: Proposed contract to buy and sell the following described real estate in the County of Mesa, Colorado, to wit:
Lot 4 Blk 1 Grand Park South

known as No. to be determined
Street Address
Grand Junction, CO
City State Zip
dated February 24, 2003, between Martin Azcarraga and Donna L. Azcarraga, Seller, and Northwest Machine Works, Inc. Buyer.

The undersigned accepts the proposed contract, subject to the following amendments:

1. The purchase price shall be ~~\$104,000.00-~~

*#192,000 ZS
MH Da*

All other terms and conditions shall remain the same. This counterproposal shall expire unless accepted in writing, by Buyer and Seller, as evidenced by their signatures below, and the offering party to this document receives notice of such acceptance on or before Feb. 26, 2003. If accepted, the proposed contract, as amended hereby, shall become a contract between Seller and Buyer.

Martin Azcarraga
Seller Martin Azcarraga

Date of Seller's Signature 2-25-03

Seller's Address _____

Donna L. Azcarraga
Seller Donna L. Azcarraga

Date of Seller's Signature 2-25-03

[Signature]
Buyer

Date of Buyer's Signature 2-25-03

Buyer's Address _____

Buyer

Date of Buyer's Signature _____

N.B. When this counterproposal form is used, the proposed contract is not to be signed by the party initiating this counterproposal. This counterproposal must be securely attached to the proposed contract.

City of Grand Junction

Community Development Department
Planning / Zoning / Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 256-4031

RECORD OF DECISION / FINDINGS OF FACT

DATE: June 10, 2003

FILE: SPR-2003-066

LOCATION: 2318 Grand Park Drive

PETITIONER: Fred Soinski – Northwest Machine Works, Inc.
831 Winters Avenue
Grand Junction, CO 81501
242-1356

REPRESENTATIVE: David Smuin – HydroTerra
4221 Purdy Mesa Rd
Whitewater, CO 81527
242-4454

PLANNER: Ronnie Edwards

PROJECT IS: **Approved**

The Grand Junction Community Development Department, in accordance with Section 2.2.D.4.b of the Zoning and Development Code, approves the construction of a 18,600 s.f. machine shop and a 2,100 s.f. storage building at 2318 Grand Park Drive per the approved site plan dated 6/6/03. The planning clearance can be issued upon the receipt of an additional two sets of stamped drawings for our signatures for the Building Department and the payment of the following fees:

TCP	\$2,692.00
Utility Tap Fees	per Jodi Romero (244-1520)

The building permit can be issued upon Building Department and Fire Department approval.

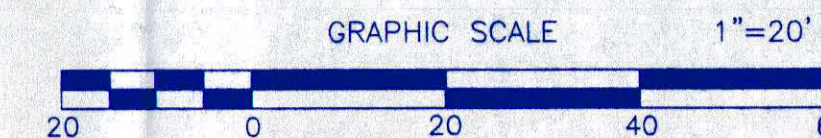
All landscaping shall be installed as shown on the "Approved" plans. Any vegetation substituted in the field requires prior approval from staff. A final Certificate of Occupancy cannot be issued until all on-site improvements are complete. This approval shall only be valid for 180 days. If a building permit is obtained within said 180 calendar days, the major site plan approval shall be valid for as long as the building permit remains valid.

Sincerely,

Ronnie Edwards
Associate Planner
256-4038

Grand Junction Drainage District
Storage Yard Zone I-2

All construction and materials shall comply with City of Grand Junction Specifications and Standards details.
The contractor shall have a signed copy of the plans and a copy of the City of Grand Junction Specifications and Standards on the job site.



GRADING & DRAINAGE PLAN
2318 Grand Park Drive
Parcel # 2701-323-11-004
Lot 4, Block 1, Grand Park South Subdivision
Zone I-2, 1.99 Acres

LEGEND

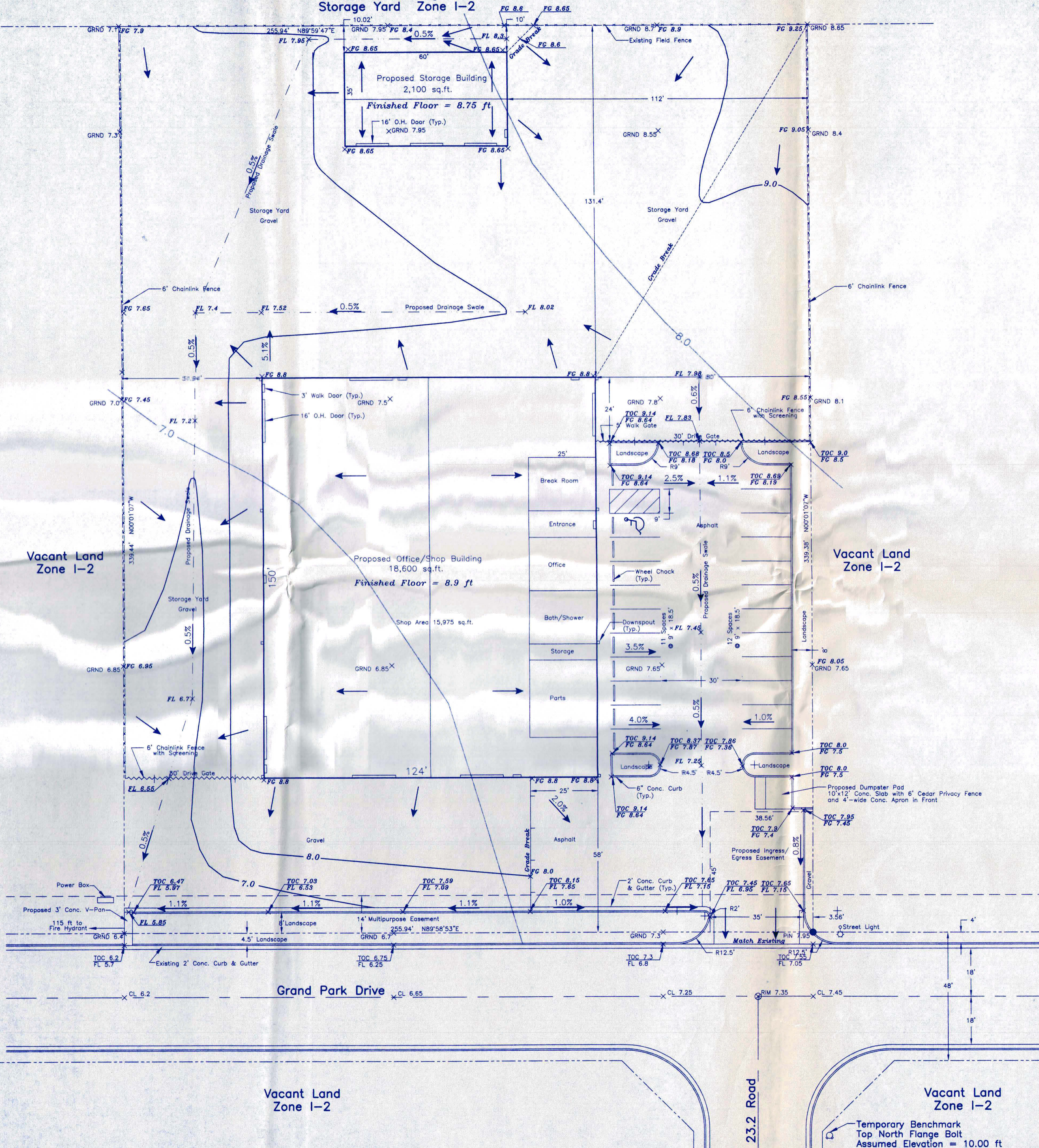
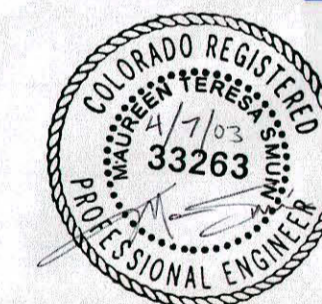
- Property Border
- Centerline of Road
- Flowline
- Edge of Asphalt
- Easement
- Fence Line
- Existing Contour (1 ft Interval)
- Proposed Contour (1 ft Interval)
- Hydrant
- ⊙ Manhole
- x 8.05 Existing Spot Elevation
- x 8.05 Proposed Spot Elevation
- ← Surface Water Flow Direction

SURFACE AREA INVENTORY

Asphalt/Roof	-	34,000 sq.ft. (37%)
Gravel	-	49,298 sq.ft. (59%)
Landscape On Site	-	3,570 sq.ft. (4%)
TOTAL	-	86,869 sq.ft. (100%)

Note: Refer to City of Grand Junction Department of Public Works and Utilities Standard Contracts Document for standard concrete details, accessible ramp and parking stall details, curb & gutter details, v-pan details, general notes, and construction details.

Note: All utility locations are approximate. Call for utility locate prior to excavation.



REVISIONS	DATE	REMARKS	BY

DRAINAGE PLAN
Northwest Machine
2318 Grand Park Drive
Grand Junction, CO 81505

TPI Industrial, Inc.
1555 West Independent Avenue
Grand Junction, CO 81505
(970) 243-4642

HydroTerra, Inc.
4221 Purity Mesa Road
Whitewater, Colorado 81527
Telephone: (970) 242-1454

PROJECT	Drainage Plan
SCALE	As Shown
DATE DRAWN	April 7, 2003
LATEST REVISION	April 7, 2003
FILE NUMBER	NWMachine20

SHEET NUMBER
DP-1

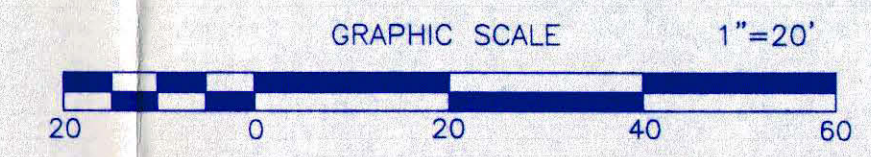
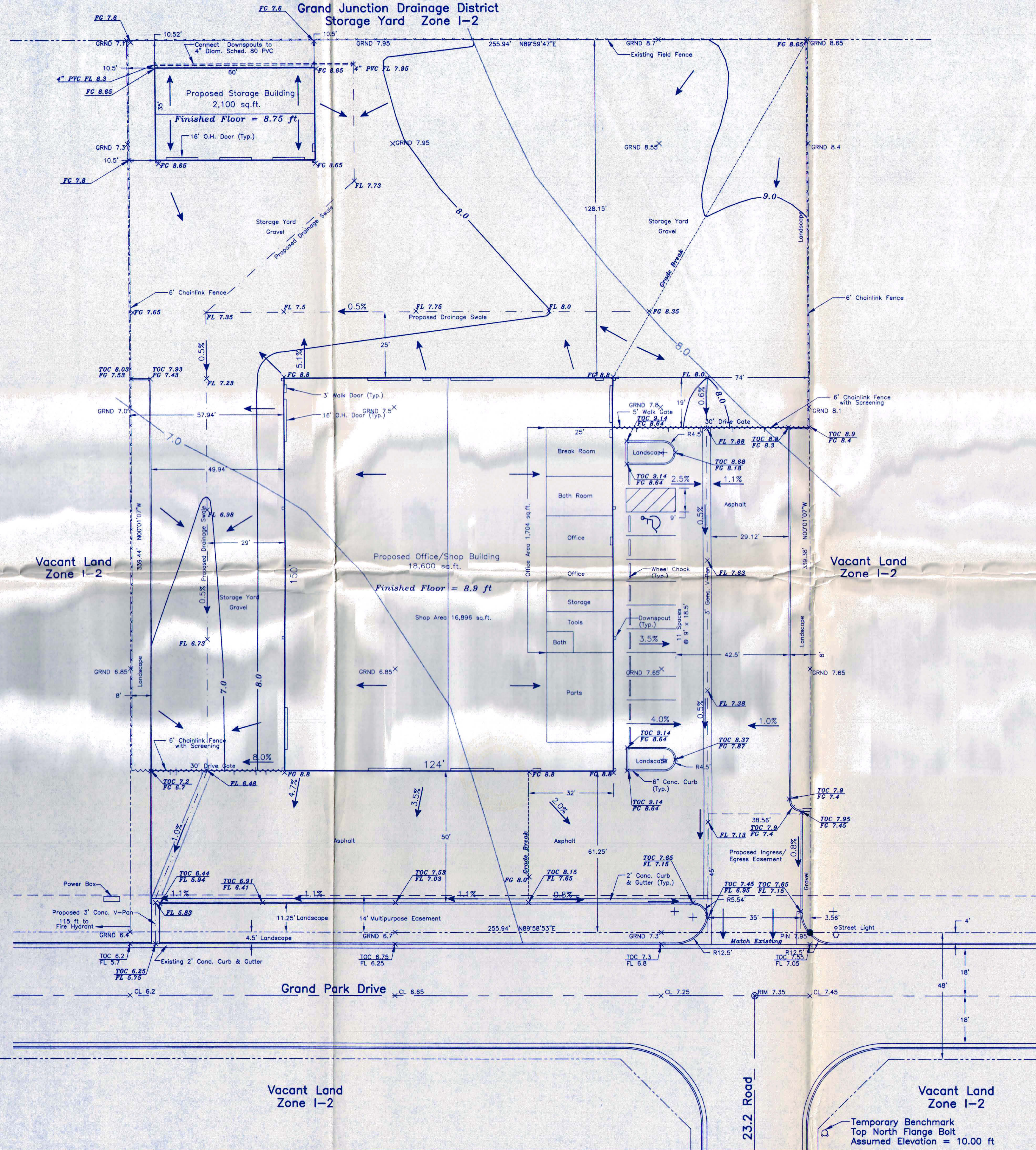
Accepted for construction for one year from this date.
Acceptance of these plans does not relieve the developer, contractor, or the engineer from conformance with City of Grand Junction Standards and Specifications.

City of Grand Junction Engineering Department Representative _____ Date _____

"All details, construction, inspections, and testing shall conform to City of Grand Junction Standards and Specifications. The contractor shall have a copy of the accepted plans and the current City of Grand Junction Standards and Specifications on site and available at all times."

07.06

All construction and materials shall comply with City of Grand Junction Specifications and Standards details.
 The contractor shall have a signed copy of the plans and a copy of the City of Grand Junction Specifications and Standards on the job site.



GRADING & DRAINAGE PLAN
 2318 Grand Park Drive
 Parcel # 2701-323-11-004
 Lot 4, Block 1, Grand Park South Subdivision
 Zone I-2, 1.99 Acres

LEGEND

- Property Border
- Centerline of Road
- Flowline
- Edge of Asphalt
- Easement
- Fence Line
- 8.0 Existing Contour (1 ft Interval)
- 8.0 Proposed Contour (1 ft Interval)
- ⊕ Hydrant
- ⊗ Manhole
- x 8.05 Existing Spot Elevation
- x 8.05 Proposed Spot Elevation
- ← Surface Water Flow Direction

SURFACE AREA INVENTORY

Asphalt/Roof	-	41,350 sq.ft. (48%)
Gravel	-	40,089 sq.ft. (46%)
Landscape On Site	-	5,430 sq.ft. (06%)
TOTAL	-	86,869 sq.ft. (100%)

Note: Refer to City of Grand Junction Department of Public Works and Utilities Standard Contracts Document for standard concrete details, accessible ramp and parking stall details, curb & gutter details, v-pot details, general notes, and construction details.

Note: All utility locations are approximate. Call for utility locate prior to excavation.



Accepted for construction for one year from this date.
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Lawrence C. Lewis
 City of Grand Junction Engineering Department Representative Date 6-19-03

"All details, construction, inspections, and testing shall conform to City of Grand Junction Standards and Specifications. The contractor shall have a copy of the accepted plans and the current City of Grand Junction Standards and Specifications on site and available at all times."

REVISIONS	DATE	BY	REMARKS

DRAINAGE PLAN
Northwest Machine
 2318 Grand Park Drive
 Grand Junction, CO 81505

TPI Industrial, Inc.
 1555 West Independent Avenue
 Grand Junction, CO 81505
 (970) 243-4642

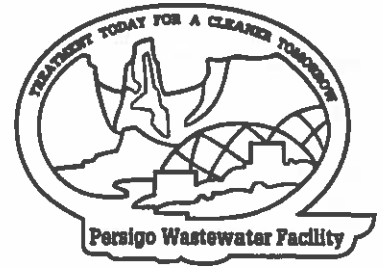
HydroTerra, Inc.
 4221 Purdy Mesa Road
 Whitewater, Colorado 81527
 Telephone: (970) 242-4454

PROJECT	Drainage Plan
SCALE	As Shown
DATE DRAWN	April 7, 2003
LATEST REVISION	June 6, 2003
FILE NUMBER	NWMachine20

SHEET NUMBER
DP-1

03-066

**CITY OF GRAND JUNCTION
INDUSTRIAL PRETREATMENT PROGRAM
2145 River Road
Grand Junction, CO 81506
(970) 244-1489**



INDUSTRIAL PRETREATMENT APPLICATION

FACILITY NAME: Northwest Machine Works, Inc.
FACILITY LOCATION: 2318 Grand Park Dr.
MAILING ADDRESS: 831 Winters Avenue
FACILITY OWNER: Northwest Machine Works, Inc
FACILITY CONTACT (name/title): Kelly L. Short, Secretary
(phone): 970-242-1356

I have personally examined and am familiar with the information submitted in this document and attachments. Based upon my inquiry of those individuals immediately responsible for obtaining the information reported herein, I believe that the submitted information is true, accurate and complete.

SIGNATURE: *Kelly L. Short* DATE: 4-8-03

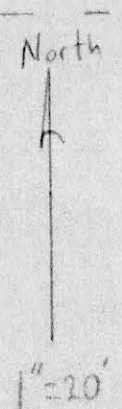
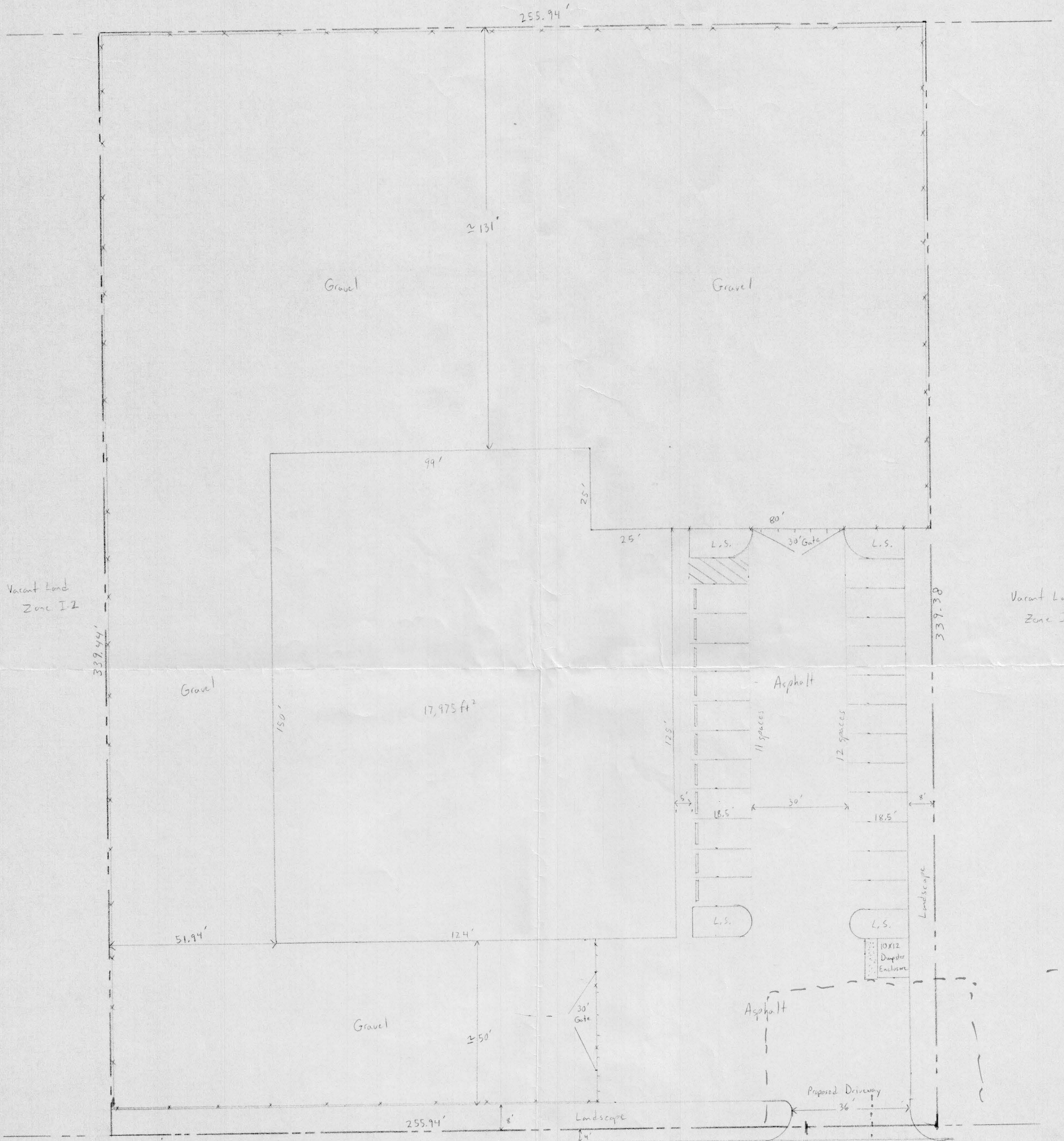
PERMIT APPLICATION FEE: \$50.00 payable to the CITY OF GRAND JUNCTION

DATE RECEIVED: _____ RECEIVED BY: _____

*Please complete and return by mail to address above, or hand deliver to:
Persigo Wastewater Treatment Facility at 2145 River Road, Grand Junction, CO*

Grand Jct. Drainage District Storage Yard Zone I-2

03-1066



Concept Plan
Northwest Machine
2318 Grand Park Drive
2/26/03
1.99 Acres, Zoned I-2
LOT 4 Grand Park South

Grand Park Drive

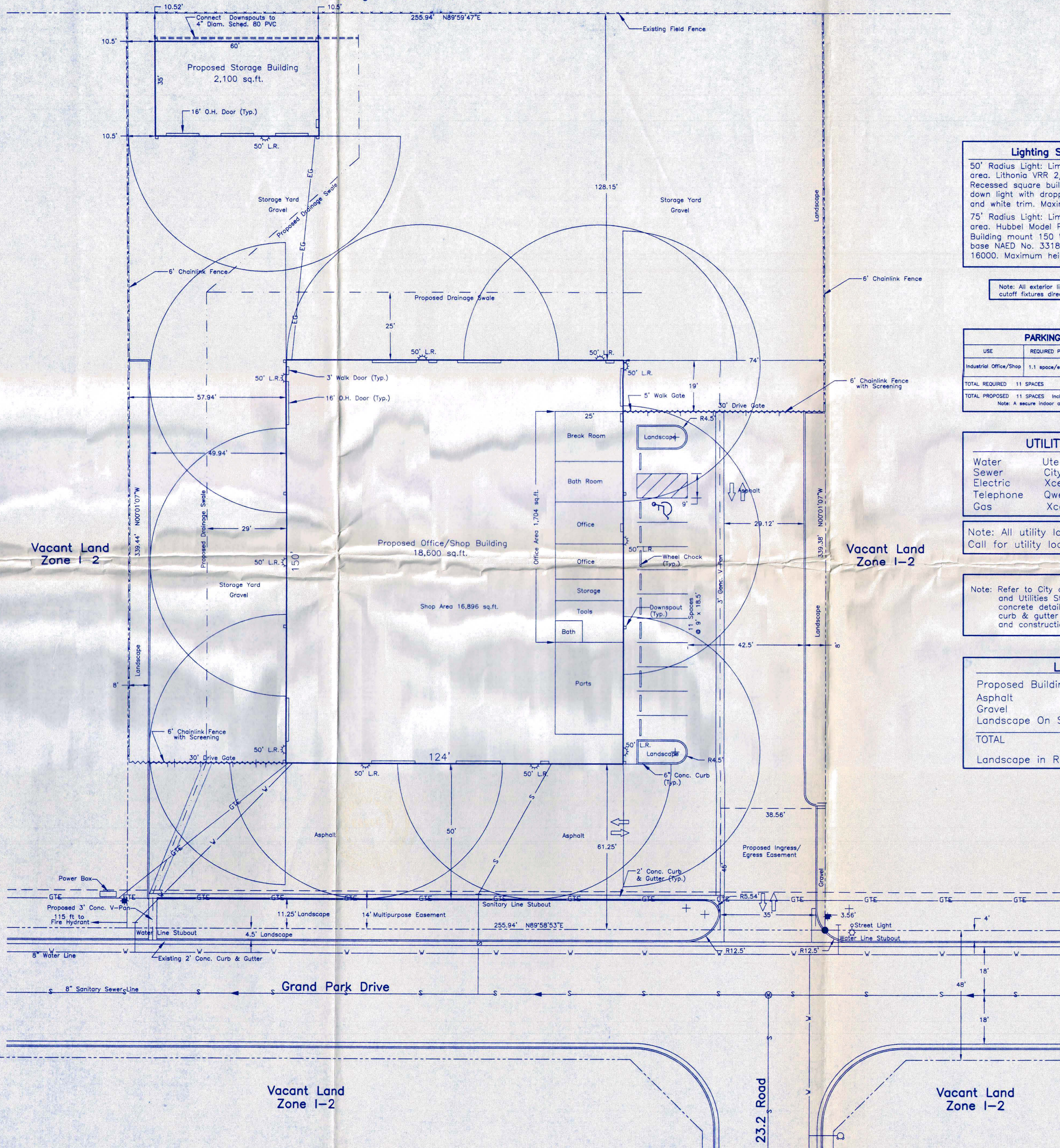
23 3/4 Rd

35 trees
290 shrubs

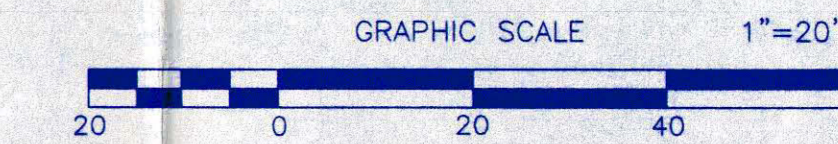
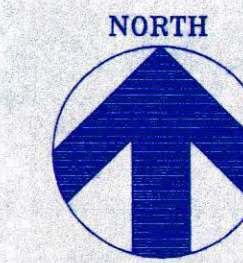
Vacant

Vacant

Grand Junction Drainage District
Storage Yard Zone I-2



All construction and materials shall comply with City of Grand Junction Specifications and Standards details.
The contractor shall have a signed copy of the plans and a copy of the City of Grand Junction Specifications and Standards on the job site.



SITE & LIGHTING PLAN
2318 Grand Park Drive
Parcel # 2701-323-11-004
Lot 4, Block 1, Grand Park South Subdivision
Zone I-2, 1.99 Acres

LEGEND

- Property Border
- Centerline of Road
- Flowline
- Edge of Asphalt
- Easement
- Fence Line
- GTE ----- GTE ----- Underground Gas, Tele, Electric
- W ----- W ----- Water Line
- S ----- S ----- Sanitary Sewer Line
- ⊙ Hydrant
- ⊗ Manhole
- ⊕ Building Mount Light
- ⇄ Traffic Circulation
- ⊙ Telephone Pedestal

Lighting Specifications
50' Radius Light: Limit of 0.6 footcandle area, Lithonia VRR 2/42 TRT 120 PL1 Recessed square building mount fluorescent down light with dropped polycarbonate lens and white trim. Maximum height 12 ft.
75' Radius Light: Limit of 0.6 footcandle area, Hubbel Model PVL-01505-118. Building mount 150 W HP-Sodium, mogul base NAED No. 331835. Initial lumens 16000. Maximum height 12 ft.

Note: All exterior lights must be full cutoff fixtures directed downward.

PARKING CALCULATIONS

USE	REQUIRED PARKING	CALCULATION
Industrial Office/Shop	1.1 space/employee	10 employees x 1.1 = 11 Spaces
TOTAL REQUIRED	11 SPACES	
TOTAL PROPOSED	11 SPACES	Including 1 Handicapped-Accessible Space

Note: A secure indoor area will be provided for bicycle parking.

UTILITY VENDORS

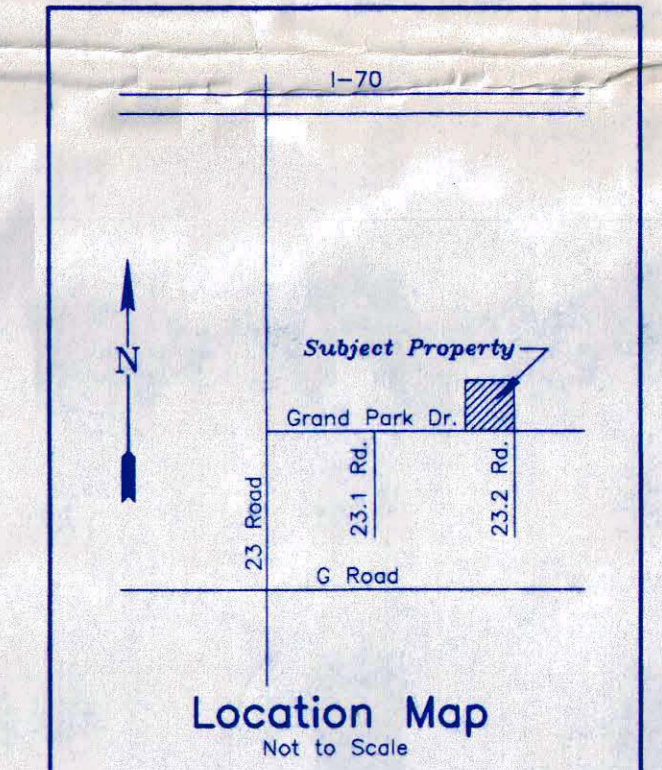
Water	Ute Water
Sewer	City of Grand Junction
Electric	Xcel Energy
Telephone	Qwest
Gas	Xcel Energy

Note: All utility locations are approximate. Call for utility locate prior to excavation.

Note: Refer to City of Grand Junction Department of Public Works and Utilities Standard Contracts Document for standard concrete details, accessible ramp and parking stall details, curb & gutter details, v-pan details, general notes, and construction details.

LAND USE BREAKDOWN

Proposed Buildings	20,700 sq.ft.
Asphalt	20,650 sq.ft.
Gravel	40,089 sq.ft.
Landscape On Site	5,430 sq.ft.
TOTAL	86,869 sq.ft. (1.99 acres)
Landscape in R.O.W.	910 sq.ft.



SHEET INDEX

Sheet 1 (SP-1)	Site Plan
Sheet 2 (DP-1)	Drainage Plan
Sheet 3 (LP-1)	Landscape Plan
Sheet 4 (DS-1)	Detail Sheet



Accepted for construction for one year from this date.
Acceptance of these plans does not relieve the developer, contractor, or the engineer from conformance with City of Grand Junction Standards and Specifications.

Ronnie Edwards **APA** 6-19-03
City of Grand Junction Engineering Department Representative Date

All details, construction, inspections, and testing shall conform to City of Grand Junction Standards and Specifications. The contractor shall have a copy of the accepted plans and the current City of Grand Junction Standards and Specifications on site and available at all times.

REVISIONS

DATE	REMARKS

SITE & LIGHTING PLAN
Northwest Machine
2318 Grand Park Drive
Grand Junction, CO 81505

TPI Industrial, Inc.
1555 West Independent Avenue
Grand Junction, CO 81505
(970) 243-4642

HydroTerra, Inc.
4221 Purdy Mesa Road
Whitewater, Colorado 81527
Telephone: (970) 242-4454

RECEIVED
JUN 06 2003
COMMUNITY DEVELOPMENT DEPT.

PROJECT	Site Plan
SCALE	As Shown
DATE DRAWN	April 7, 2003
LATEST REVISION	June 6, 2003
FILE NUMBER	NWMachine12

SHEET NUMBER
SP-1

03-064