

Pre-Application
RECEIPT OF APPLICATION

DATE BROUGHT IN: 5-16-03

CHECK #: AMOUNT:

DATE TO BE CHECKED IN BY: 5-19-03

PROJECT/LOCATION: 2776 Hwy 6 = 50

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

Planner's Name:
Pat Cecil

SUBMITTAL CHECKLIST

SIMPLE SUBDIVISION

Date: *6/2/03*
Expiration Date: 6 months from above date

Location: *2776 Hwy 50*

Project Name:

DESCRIPTION	SSSD Reference	DISTRIBUTION																	Total required																				
		City Community Development	City Development Engineer	City Utility Engineer	City Real Estate Manager	City Parks/Recreation	City Attorney	City Fire Dept / Public-Eng-Dept	City Police Department	City Transportation Engineer	City Downtown Dev Authority	City Addressing	Code Enforcement	City G.L. Planning Commission	County Planning	Building Department	Perseus WWT	Walker Field Airport		School District #51	Quest	Excel	GVRP	Cable	Water District <i>UTE</i>	Sewer District <i>OM</i>	Drainage District <i>OM</i>	Impaction District	CDOT	RTPO	Corp of Engineers	Urban Trails	Colorado Geological Survey	U.S. Postal Service	Other				
Application Fee \$ <i>160</i>	VII-1	1																																					
• 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	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	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	1	1	1	1
• Names & Addresses* Fee \$ <i>50</i>	VII-3	1																																					
• 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	1	1	1	1
○ Site Plan	IX-31	2	2	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	1	1
• Composite Plan	IX-08	1	2	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 Composite Plan	IX-08	1			1	1				1		1		1	1																								1
• Final Plat	IX-12	1	2	1	1	2	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 Final Plat	IX-12	1								1	1	1																											1
• Evidence of Title/Lease Agreement	VII-2	1		1		1																																	
• Legal Description*	VII-3	1		1																																			
○ Deeds	VII-2	1		1		1																																	
○ Easements	VII-2	1	1	1	1	1													1	1	1	1																	
○ Avigation Easement	VII-1	1		1		1																																	
• ROW-Dedication/Conveyance	VII-3	1	1	1	1	1																																	
• DIA/Guarantee*	VII-2	1	1	1		1													1	1	1	1				1													
• County Treasurer's Tax Certificate	VII-2	1																																					
○ Appraisal of Vacant Land	VII-1	1		1	1																																		
• SDOZ , 404, or Floodplain Permit	VII-4	1	1																																				
○ Inside Cover Sheet	IX-15	1	2																																				
• Detail Sheet	IX-09	1	2																																				
• Road Cross-sections	IX-28	1	2																																				
• Roadway Plan & Profile	IX-29	1	2																																				
• Traffic Impact Study	X-15	1	1																																				
• Water & Sewer Plan & Profile	IX-35	1	2	1						1				1			1	1	1	1	1	1	1																
• Water System Design Report	X-17	1	1																																				
○ Sewer System Design Report	X-13	1	1																																				
• Final Drainage Report	X-5,8	1	1																																				
• Grading And Drainage Plan	IX-14	1	2																																				
○ Storm Drainage Plan - Drawing/Report	IX-32	1	2																																				
○ Stormwater Management Plan	X-14	1	1																																				
• Transaction Screen Process / Phase II Environmental Report	X-10,16	1	1																																				
• Final Geotechnical Report w/ <i>10/2</i>	X-07	1	1																																				
• Landscape Plan	IX-19	2	1	1																																			
• Covenants, Conditions, & Restrictions	VII-2	1	1			1																																	
• Common Space Agreement	VII-1	1	1			1																																	
• Fire Flow Form*	XI-3	1	1			1																																	

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

Pre-application Meeting
Development Engineer Notes

Date: 8/24/00
Time: 2:00

Project: _____

Location: 2776 HWY. 6 1/2 50 Tax ID no. 2945-254-03-013

Applicant, representative: _____

Planner(s): LORI B.

Engineer: KENT M.

Site visit (date: _____): ~~EXISTING~~ WILL CURB, GUTTER & WALK BE
REQ'D ALONG THE FRONTAGE RD (ASK DON N.)? ACCESS OFF
FRONTAGE MUST BE @ LEAST 150' WEST OF EXISTING ACCESS
INTO GROENDYKE. NO T.K.S. REQ'D (STORAGE UNITS
DO NOT ADD MUCH TRAFFIC TO ROADWAY). RETENTION

Issues: water <u>?</u>	sewer <u>?</u>	storm drainage <u>RETENTION</u>
flood plain <u>?</u>	wetlands <u>?</u>	access <u>FRONTAGE RD.</u>
site circulation <u>?</u>	TCP <u>YES</u>	CDOT permit <u>YES.</u>
street class <u>FRONTAGE RD.</u>	street impr. <u>POSSIBLY</u>	other _____

Pre-application meeting notes: WILL BE REQ'D YES - curb, gutter + walk.

Follow-up items: _____

Pre-application Meeting
Development Engineer Notes

Date: 11-13-00
Time: 4:00

Project: _____

Location: 2776 HWY 50 Tax ID no. _____

Applicant, representative: TYLER CASEBIER

Planner(s): KEIS ASHBECK

Engineer: RICK TORRIS

Site visit (date: _____):

- Just splitting off 1st lot from lot 12 only.















Issues: water _____ sewer bring in from offsite storm drainage see below.
flood plain need to look at wetlands N/A access see below.
site circulation _____ TCP applies but credit CDOT permit Review, just no
street class _____ street impr to front road imp other permit.

- Pre-application meeting notes: - Replace broken C.G. & W on 27 3/4 Rd.
- C.G., C, & W along frontage road.
- ~~# in line of 1/2 street on B to rd.~~ N/A
- Retain & release @ historic.
- See SWMP on OM for floodplain issues.
- intersections 300' apart. Driveways 150'
- allow 1 access to new lot.
- 1 detention pond for entire lot 12, not just as
each lot split off.
- Suggest visiting CDOT to see if would allow
a dike through KFC.

Follow-up items:

- They need to provide sewer alignment & pipe.
- They need to ensure water line size is adequate,
check w/ Sue.

City of Grand Junction GIS Map

-  PUMP STATIONS
-  SANITARY MANHOLES
-  STORM MANHOLES
-  CATCH BASINS
-  FORCE MAINS-NOT SURVEYED
-  COMBINED SEWER
-  STORM SEWER-NOT SURVEYED
-  SANITARY SEWER
-  STORM SEWER
-  SANITARY SEWER-NOT SURVEYED
-  FORCE MAINS
-  CATCH BASIN LATERALS
-  Parcels
-  Air Photos



SCALE 1 : 5,030



2776 HWY 50



NW CORNER SECTION 2 T. 13, N. 11

INDICATION

John A. Nelson, of Grand Junction, County of Mesa, State of Colorado and being a part of the 1/4 of Section 25, T. 13, N. 11, R. 11, W. 11, is the owner of that real property, the Meridian as shown on the accompanying plat, said real property being more particularly

the corner of the SE 1/4 of said Section 25; thence 1 00° 03' 10" E along the east line of the 1/4 a distance of 170.33 feet; thence S 86° 57' 00" W 449.19 feet; thence S 00° 27' 12" E a distance of 146.28 feet; thence N 00° 00' 00" E 170.33 feet to a point on the north line of said Section 25; thence S 86° 57' 00" W along said north line of the SE 1/4 of Section 25 a distance of 170.33 feet, containing 25.740 acres.

we hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat in forever, and hereby dedicate to the public all the portions of said real property which are shown on the accompanying plat as necessary for the installation and maintenance of electric and drainage facilities, including but not limited to electric lines, gas lines, sewer lines, water lines, fire lines, and telephone lines, with perpetual right of ingress and egress for the installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

The said owners have caused their names to be hereunto subscribed this 13th day of March, 1944.

This instrument was acknowledged before me this 13th day of March, 1944, at Grand Junction, Colorado, by John A. Nelson, as shown on the accompanying plat, and by his wife, Mrs. Mary A. Nelson, as shown on the accompanying plat.

CITY APPROVAL

Meridian Park, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved on this 10th day of November, 1944.

James T. Petty, Jr., President of Council; Charles D. Reed, Director of Development; and Planning Commission; Grand Junction City Engineer.

CLERK AND RECORDS CERTIFICATE

This instrument was filed in my office at 2:45 o'clock P.M. this 13th day of March, 1944, and is duly recorded in Plat Book 12, Page 23.

Table with 3 rows: AREA, AREA IN ACRES, TOTAL AREA.

SURVEYOR'S CERTIFICATE

I, do hereby certify that the accompanying plat of Meridian Park, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents the same.

James T. Petty, Jr., Registered Land Surveyor, Colorado Registration No. 4000.

SURVEYOR'S RECERTIFICATION

I, J. LeRoy Wough, do hereby certify that the following was updated under my direction based on a boundary survey conducted by L.S. 9960.

- a Boundary Monuments and Legend
b State Monument Records
c Bench Mark
d Title Block

J. LeRoy Wough, Registered Land Surveyor, Colorado Registration No. 6700.

- INDICATED
INDICATED CONCRETE
INDICATED LOT CORNER
FOUND
SET 3/4 (L.S. 9960)
FOUND MARKER
FOUND

MERIDIAN PARK
L.S. 9960
THOMAS A. LOGUE

1) If drive through proposed for fast food Restaurant, a CAP is required.

2) Replat?

~~3) If over 50k ft² Big Box applies~~

1) B.5 road improvements pay in lieu of constr

2) Zone walls to East (Residential) map

3) 28 1/2 Rd. 1/2 Rd improvements

4) 27 3/4 Rd replace broken c/gutter build sidewalk

5) Frontage Rd. C.G. & Sidewalk.

6) CDOT Access permit required.

7) MPO bus stop?

9) Lighting

10) Sign program

11) Drainage  regional destination area??

Pre-application Meeting
Development Engineer Notes

Date: 2-8-01
Time: 4:00

Project: Mini Storage

Location: ~~2770 HWY 50~~ Tax ID no. _____

Applicant, representative: STEVE YATES 249-5538

Planner(s): LOREI BOWERS

Engineer: RICK DORRIS

Site visit (date: 2-8-01): They want to do a mini storage on lot 10. Maybe an office on lot 9 too.

- Issues: water _____ sewer _____ storm drainage _____
- flood plain _____ wetlands _____ access _____
- site circulation _____ TCP _____ CDOT permit _____
- street class _____ street impr. _____ other _____

Pre-application meeting notes:

- Build 28 road to S R, curb, gutter, walk, & 20' of asphalt
- Either build, or pay in lieu of B 1/2 road. In our CIP for '2007. Credit later.
- Spdg only lot 10, Build 28 Rd but not B 1/2
- Detain & release @ historic. Or can possibly do a temporary detention or retention basin.
- pull access for lot 9 from 28 road.

Follow-up items:

- Do we need additional ROW on B 1/2 to allow for ditch.
 - Build or pay on B 1/2. Provide addnl easement to cover exist ditch
- Suggested they start allow with plat & create internal roads.

From: Rick Dorris
To: Lori Bowers
Date: 2/15/01 3:53PM
Subject: 2797 b.5 ROAD, THE MINI STORAGE ON OM

Lori,

This is the project between B.5 and the highway east of 27.75 Road. I talked to mike mcd.

1. They need to pay for improvements to B.5 including the pipe for the ditch along b.5.
2. We may also need an additional easement for the ditch/pipe behind back of walk. They need to situate their building far enough back to allow this.
3. I don't think we need additional right of way but We won't know until they investigate it.

Can you please relay this to Steve?

Thanks,

Rick Dorris
Development Engineer
City of Grand Junction, CO

2-26-01

Talked to Steve. Said we could allow a CMP cutout under 28 road since temporary

I. Applicant Information

1. Applicant's Name: Best Buy Homes, Inc. / Mr. Bailey Dotson

2. Applicant's Address: 1011 S. Valentia St. Suite 36
Denver CO 80231

3. Applicant's Phone Number: 303-751-9910
FAX Number: 303-751-9914
Email Address: _____

4. Lead Representative Name (Person and Firm): Ted Ciavonne
Ciavonne + Associates Inc.

5. Primary Service Provided by the Representative: Land Planning + Design

6. Representative's Address: 844 Grand Ave.
Grand Junction CO 81501

7. Representative's Phone Number: 241-0745
FAX Number: 241-0765
Email Address: ted@ciavonne.com

8. Other representatives and services provided (persons and firm names)
Doug Thies, Thompson-Lanfard Corp.

9. Names and profession/expertise of any additional individuals attending the pre-application conference

II. Project Narrative

1. On separate sheets, please provide a project narrative, which includes the following information:
 - A. A general description of the project (type of use and size/density) and the basic objectives you wish to accomplish (e.g. business establishment, relocation or expansion of a certain size; creation of a certain number of residential lots or commercial spaces aimed at a particular segment of the market; etc.)
 - B. A general description of development phasing, if any.
 - C. A general description of the site, identifying its location, known or suspected environmental conditions (soils, wetlands, surface waters, topography, etc.), existing and/or proposed access points, location of outfalls, existing uses and/or structures on the site. In addition an explanation of how stormwater will be managed and any known constraints to development of the site should be identified.
 - D. Please provide your anticipated dates for the following that are applicable to your project:
 - Application submittal (intended or expected).
 - Property closing.
 - Expiration of any financial commitments.
 - Construction initiation.
 - Opening date/date of first C.C.
 - Any other deadline that may be affected by the processing of the proposed application.
 - E. Please provide any other information that the City should be aware of concerning your proposed project, site, deadlines, etc.

o III. Land Use and Zoning.

If the applicant requests, the City can provide within 48 hours, given a property tax identification number, all of the applicable information in the shaded area. This information can be obtained at the Community Development Department or by calling (970) 244-1430. The applicant shall provide all other information

1. REQUIRED INFORMATION	Existing	Proposed
A. Zoning		CI
B. Land use classification		Commercial
C. Actual use (e.g., retail, single family)	Vacant	Retail Services
D. Applicable overlay districts	none	
E. Area plans:	Orchard Mesa Neighborhood Plan	
F. Corridor plans:	none	
G. Floodplains:	N/A	N/A
H. Wetlands:	N/A	N/A
I. Airport environs:	N/A	N/A
J. Wildfire hazard area:	N/A	N/A
K. Geologic hazard area:	N/A	N/A
L. Ridgeline protection area:	N/A	N/A
M. Hillside development area:	N/A	N/A
N. Former Ridges Metro District:	N/A	N/A
O. Approved planned development:	N/A	N/A
P. Adjoining Zoning:		
North		Res (8-12 DU/AC)
South		Park
East		Res (2-4 DU/AC) + Comm
West		Commercial
Q. Adjoining land use classifications:		
North		Residential
South		Park / Fairgrounds
East		Res + Comm
West		Commercial
R. Adjoining actual uses:		
North	Residential	Residential
South	Park / Fairgrounds	Park / Fairg
East	Res / Indust.	Res / Indust.
West	Commercial	Commercial

○ IV. Site Design.

For the construction of buildings or structures on a single site, the following information must be provided in addition to a Site Plan Sketch.

If your application is the creation of a subdivision for the future development of individual lots, then please skip this section and complete section V-Subdivision Design. Requirements for the site plan sketch are attached to this form or may be obtained by contacting the Community Development Department.

1. REQUIRED INFORMATION	Existing	Proposed
A. Number of structures	0	12 Lots
B. Approx. total gross floor area		285,000
1. Residential		0
2. Retail		74,000
3. Office		58,000
4. Wholesale		0
5. Industrial - storage		49,500
6. Other = 1000' Bays		50,250
7. Other = services		53,600
C. Approx. Floor Area Ratio (gross sq. ft. divided by sq. ft. of lot)		0.3 FAR
D. Maximum Building Height		40 ft.

2. OPTIONAL INFORMATION	Existing	Proposed
A. Minimum Setbacks		
Front:		15 ft.
Sides:		0
Rear:		10 ft.
B. Lot coverage by buildings (area and %):		23% 214,400
C. Lot coverage by paving (area and %):		60% 566,675 #
D. Lot coverage by landscaping (area & %):		17% 157,302 #
E. Proposed methods of screening of adjoining uses:		Fencing
F. Building orientation/location of entries:		VARIOUS
G. Planned development default zone		N/A
H. Variations from default zone		N/A
I. Hours of operation		unknown
J. Number of employees		unknown
K. Other measurements of project intensity (restaurant seats, hospital beds, hotel rooms, classroom/auditorium seats, etc.)		unknown

2. OPTIONAL INFORMATION	Existing	Proposed
L. Distribution of signage among tenants:		individual lot and 4 common entry signs
M. Type of construction (e.g., wood or steel frame, masonry, etc.)		unknown
N. Proposed method of managing stormwater:		on-site per lot and shared common detention

X V. Subdivision Design.

For projects that involve the creation of a subdivision, the following information must be provided in addition to a Subdivision Sketch. Requirements for the subdivision sketch are attached to this form or may be obtained by contacting the Community Development Department.

1. REQUIRED INFORMATION	Existing	Proposed
A. Number of lots:		
B. Average lot size:		
C. Type(s) of units (e.g., single family attached or detached, duplex):		
D. Gross Density:		

2. OPTIONAL INFORMATION	Existing	Proposed
A. Maximum lot size (sq. ft./acres):		
B. Minimum lot size (sq. ft./acres):		
C. Average lot dimensions:		
D. Minimum lot width:		
E. Number of flag lots:		
F. Type of perimeter enclosure:		
G. Open space-passive vs. active (area and %):		
H. Streets & R-O-W (area and %):		
I. Homeowners Association for maintenance of common areas:		

VI. Utilities.

1. Please provide the information requested below that is applicable to your project. A list of utility providers and contact persons are attached on a separate sheet.

Utility	Nearest Location	Size of facility	Utility provider (Company, District, etc.)
Telephone			Qwest.
Cable TV			AT+T
Electricity			Xcel
Natural Gas			Xcel
Domestic Water	Northside on B.S Rd	18" line	Ute
Fire Hydrants	B.S Rd west side	#1217 #1219+1220	Ute
Drainage District			Orchard Mesa Drainage
Sanitation Sewer	B.S Rd.	12" VCP	Orchard Mesa Sanitation Dist.
Irrigation ^{District} Drain			Orchard Mesa Irrigation Dist.
Storm Sewer	at NW corner of Property & B.S	42" RCP	Orchard Mesa Drainage

2. List any utilities that are not currently available, or extended to the property:

3. For those utilities listed above, describe any arrangements that have been, or will be made to extend utilities to the property:

GENERAL MEETING INFORMATION

In order for City development review staff to provide you adequate information regarding application(s) and approval(s) required to implement your proposal, the following information must be supplied:

- 1. Name of Applicant: Doug & Theria Thompson Langford
- Address: 529 25 1/2 Rd Suite B210
Board Junction, CO 81505
- Telephone: 243-6067
- 2. Site Address: 27 3/4 + B 1/2 Rd
- 3. Assessor's Parcel #: 2945-254-03-013 (east of City Market)
- 4. Lot/Parcel Size: 27 acres
- 5. Current Use: vacant
- 6. Existing Structures on Site: _____

7. General Description of the proposal: Commercial - Office Park
Motel, Fast food

OFFICE USE ONLY

General Meeting Date/Time: Monday, Dec. 23, 2002 12:30 pm

Assigned Planner: Pat

Site Zoning: C-1

Land Use Map Designation: North: Res Med 4-8 East: Res Med Low 2-4 + Com
South: Park West: Com

Related Files/Projects: _____

Comments: Kathy - previous Meridian Park Sub

The following additional information would be helpful to have at the General Meeting in order for the City development review staff to identify potential issues and development improvements that may be associated with your proposal:

- 1. A sketch plan showing the following:
 - a. The general configuration of the property.
 - b. The location of driveways (existing and/or proposed).
 - c. Existing and/or proposed structures.
 - d. Any on-site drainage facilities.
 - e. Existing and/or proposed paved or graveled areas.
 - f. Any existing landscaping improvements.
 - g. The location of any easements on the property.
- 2. Identification of providers of the following utility services to the property:
 - a. Water: Wte
 - b. Sewer: City
 - c. Drainage District: OM Drainage
 - d. Irrigation District: OM Irrigation

24

General Meeting Notes

12/23/02
~~12/23/02~~

2776 Hwy 50

SS / ODP(?) / PRE(?) / SKETCH PLAN(?)

Planner: ~~Pat C.~~
PAT C.

Engineer: Eric H.

APP: BEST BUY HOMES, DOUG TILES,
TED CIAYONNE

- Water: fire flows?
- Sewer: existing in B½ Road
- Drainage: detain, regional basin?
- Flood plain: --
- Wetlands: --
- Access: see notes below
- Site circulation: --
- TCP: yes
- CDOT permit: yes (see notes below)
- Street class: Minor Art. (B½ Rd.), Local Commercial (27¼ Rd.), Minor Collector (28 Rd.), Frontage Rd.
- Street improvements: yes (see notes below)
- Other: --

Simple Sub notes:

Verify or dedicate adequate ROW width along all street frontages. Half-street improvements will NOT be required as long the total number of lots does not increase. Dedicate 14' multi-purpose easement along all street frontages.

ODP or Precon or Sketch Plan notes:

A Traffic Impact Study (TIS) will be required for each use, or an overall TIS could be generated for the entire site that would account for all the anticipated uses on the site. As each site plan was submitted, the use would be compared to what was analyzed in the overall TIS, and it would be decided if an addendum to the TIS would be required for that use. Cross-connecting streets shown on the Grand Valley Circulation Plan must be provided. All intersections must meet TEDS spacing requirements. CDOT Access Permit and Notice to Proceed will be required when any intersection is proposed on the frontage road. Half-street improvements will be required for all street frontages of each site plan as they are submitted (with the exception of B ½ Road, which will require payment of improvement costs in lieu of construction).

This site is identified as a possible location for a regional stormwater detention facility, contact the City Utility Engineer (244-1590) for information about the requirements associated with such a facility. Developed runoff from this site must be detained per SWMM. It is required that, even if a regional facility is not constructed, the applicant must design the stormwater detention facility to account for developed flows from the entire parcel.

D & K CMI

D & K Construction Management Incorporated

Douglas Casebier
President

1414 Hawk Parkway
Suite B
Montrose, CO 81401

Phone: (970) 249-7138
Cell: (303) 888-3032
Fax: (970) 249-1131

City of Grand Junction GIS Sewer Map

2776 Hwy 50



SCALE 1 : 3,600



DevRev 27.75 – B.5 SE Corner Commercial 12-23-02 Miller

Proposal is to develop vacant site at SE corner of 27 ¾ and B ½ Rds with commercial, office and fast food. Site is bounded by Hwy 50 on the south, commercial and 27 ¾ to the west, and medium density residential and B ½ (a Minor Arterial) to the north. To the east, opposite 28 Rd extended, a development is underway, but has not been reviewed by the City.

Comments are based on general understanding of the proposal. I did not attend the meeting.

1. Accesses to this site may be taken opposite existing access points around its perimeter. There are two such accesses on 27 ¾, several at existing intersections along B 1/2, and there may be opportunity for a shared access point, at 28 Rd, with the development to the east. No access will be allowed onto Hwy 50. Additionally, this site should offer an access route to the properties to the east and to the southeast.
2. The 2001 Urban Trails Master Plan calls for bike lanes to be provided along both the 27 ¾ and the B ½ frontages.
3. All access points will need to provide left turn lane width and striping.
4. Review of the design proposal will determine if a Traffic Impact Study will also be required to determine if additional improvements, such as right turn lanes will also be required. (See TEDS chap. 2)
5. Plan submittals will have to detail existing and future roadway details, such as widths, curb, gutter, sidewalk, lane striping, signing, access and intersection placements, and above ground utilities, along the site frontages, and beyond site frontages for a minimum of 200'. These details will also include any other development changes.
6. Plan submittals will comply with TEDS chapters 4, 5, and 6 with respect to access, drive aisle, entrance storage length, parking area, and turning radius design.
7. The Grand Valley Circulation Plan shows Minor Collector status for 28 Rd and an access route into this parcel, as they extend south and west of 28 Rd / B1/2.

From: Hank Masterson
To: Pat Cecil
Date: 12/24/02 12:18PM
Subject: General Meetings: 27 3/4 Road and B 1/2 Road

Pat,

Fire's comments:

1. Complete a fire flow form for the project. For the required fire flow, use an estimate of the building that will have the largest required fire flow. Part B of the form is completed by Ute Water. Call the Fire Department at 244-1414 if you have any questions on how to complete this form. Return the completed form to Community Development.
2. Show internal circulation on your site plan. Also show any stub streets to adjacent undeveloped parcels, if applicable.
3. Show nearby existing fire hydrants(if within 250' of your lot), along with proposed hydrants. Water mains supplying hydrants should be at least 8" in size and should be shown on your site plan. Also, show all connections to existing water mains(and sizes).

Merry Christmas,

hank

From: "Pat Cecil" <patc@ci.grandjct.co.us>
To: <ted@ciavonne.com>
Date: 3/26/03 1:50PM
Subject: Stuff

Okay, Meridian Park. 1. Are they going to do a replat? 2. Are any drive thru bank or fast food uses proposed? These were issues that were not firmed up at the time of the meeting, so I have to know what they are proposing now so that I know what types of checklists are needed.

As for 2620, the checklist will be ready late this afternoon. The landscaping issue is just one that Bob keeps bringing up to me.

*Ted- Tried to e-mail this to you but
Kept getting error messages
Pat*

From: Pat Cecil
 To: Ted Ciavonne
 Date: 3/27/03 7:09AM
 Subject: Re: Stuff

I think we can pull a checklist for a preliminary plat together for you, should be ready this afternoon. And yeah, I was having problems all day with our system, knew it wasn't yours.

>>> "Ted Ciavonne" <ted@ciavonne.com> 03/26/03 04:25PM >>>
 Pat,

Kristen had a similar failure on her e-mail, but others around town are getting through, so the problem may be at your end.

I got your fax. As for a re-plat: at minimum we will be reconfiguring the existing 12 lots . it is very likely that we will want to increase the number of lots which I assume will be a re-subdivision. Do you see any downside to a resubdivision to create an additional 2 to 4 lots (14 to 16 total)?

These owners will build on some lots, and sell others. They are not planning on building anything with a drive thru, but there is a high likelihood that future lot purchasers will. This being the case, that lot purchaser would need to deal with the drive thru.

At the point that I can confirm if this is a replat OR a new subdivision, will a checklist be a simple process or will I need to schedule a Pre-App.?

Thanks again for the feedback.

Ted

Post-It® Fax Note		7671	Date	3/27/03	# of pages	1
To	Ted		From	Pat Cecil		
Co./Dept.			Co.			
Phone #			Phone #			
Fax #	241-0765		Fax #			

Still can't get through.
 Pat

Meridian Commercial Park Narrative

Formal Pre-application

A. General Description of Project

The proposed 25.74 acre property is located at 2776 Highway 6 & 50, and is bounded on the east by 28 Road (partial), on the south by the 6 & 50 Frontage Road, on the west by 27 ¾ Road, and on the north by B ½ Road. The property is presently zoned C-1 and contains 12 platted lots.

The proposal is to maintain the zoning and the number of lots, but to reconfigure the lots similar to what is depicted on the proposed plan. The Developer intends to build on a few of the lots; to sell a few of the lots to 'known' / anticipated uses; and to sell the remainder of the lots to 'unknown' uses. Subsequently the plan displays desired and anticipated uses, but certainly not 'guaranteed' uses. Uses shown include: Storage Units, 1000 Foot Bays (offices over or adjacent to storage), Professional Offices, Retail, Restaurant, Fast Food, Hotel, and Bank. It is understood that each developed commercial lot will at minimum require Site Plan Review prior to specific site development, and that certain uses could require Conditional Use permits.

B. General Description of Development Phasing

The internal road network and associated underground utilities would be constructed in the first phase. This would include the closure of a portion of the existing Frontage Road, as its function will be replaced by the proposed road network. Cross Access / Utility / and Parking Agreements will be necessary between many of the lots. As individual lot site plans are submitted, approved and developed, their corresponding service line extensions, public road improvements, and Association Common Area road landscape improvements would be constructed.

C. General Description of the Site, Access, Drainage

The site is presently vacant, and primarily abutted by public ROW (Groendyke being the exception) and with no existing access points. The proposed plan depicts an internal road network with: one road access each to 28 Road and B ½ Road; one road and one driveway access to 27 ¾ Road; and abandonment of the majority of the Frontage Road with re-alignment through the property.

Proposed access points align with adjacent streets and driveways, and support the internal road network accessing all proposed lots. The internal road network is proposed to be a two lane 25' asphalt mat with curb and gutter, and sidewalk on one side, fitting within a 35' ROW. A traffic circle is proposed at the crossroads of the internal roads. Roadway landscaping of the internal roads will be designed and enforced through Covenants.

Internal driveway access points into parking lots will be coordinated between lots and supported through platted access easements.

A large open irrigation ditch parallels B ½ Road on the north boundary of the property. The covering of this irrigation ditch will need to be coordinated with any B ½ Road improvements. Much of the on-site drainage will be detained and managed individually by each developed lot ... likely in their parking lot and landscape areas. Additional 'common' detention areas are proposed as overflow to the individual lot detention areas.

D. Anticipated Dates

- Application Submittal – July 2003
- Property Closing – Upon recording of the Plat
- Expiration of any financial commitments – None
- Construction initiation – October 2003
- Opening date/date of first CO – March 2004
- *Any other deadline that may be affected by the processing of the proposed application – none.*

E. Other information

An Association of Lot Owners will be created to enforce and/or maintain elements of common interest. These covenants will address such items as uniform internal roadway landscaping, roundabout landscaping, common / entry signage, and uniform exterior lighting fixtures. Additional site specific lot requirements for landscape, signage, lighting, etc. will be per the requirements of City Code for the C-1 zone.

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



AP
6/20/03

Review Agency Comment Sheet

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

Date: 5/19/03 To Review Agency: Orchard Mesa Sanitation

File No: PRE-2003-097 Staff Planner: Pat Cecil
(To be filled in by City Staff)

Project Name: Meridian Commercial Park

Location: 2776 Highway 50

A development review meeting has been scheduled for the following date: 6/2/03 2 PM
(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 your review agency does not comment, additional review information will not be provided. (Please attach additional sheets if needed.)

See Attached Comments

Pre-App Meeting to be 6/2/03 at 2 PM

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

All comments must be returned to the 5/23/03 5-30-03
(To be filled in by City Staff)

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

Stephen T. LaBonde 6/19/03
Reviewed By Date

(970) 241-7076
Email Address Telephone

Revised August 2002

cc: Deb Davis, OMSD

**REVIEW COMMENTS ON MERIDIAN COMMERCIAL CONCEPTUAL PLAN -
ORCHARD MESA SANITATION DISTRICT (FILE #PRE-2003-097), 6/19/03.**

The following are the Orchard Mesa Sanitation District's review comments on Conceptual Plan for the proposed Meridian Commercial Park Development:

1. In order for the District to provide sewer service to the development it will be necessary to petition for inclusion into the District.
2. The sewer main along the street that would service future building sites on Lots 1, 2, and 3 should be extended further to the east toward 28 Road, so that future sewer service lines can be oriented perpendicular to the sewer main.
3. The sewerline along the street that intersects with 27³/₄ Road should be extended further to the west toward 27³/₄ Road so that the sewer service lines to Lot 10 and the southerly building pad for Lot 11 are oriented perpendicular to the sewer main.
4. There is some question on how sewer service is to provided to the northerly most building pad for Lot 11. The District does not have a sewer main in 27³/₄ Road.
5. The proposed use for each lot should be determined prior to installation of the sewerline so that the appropriate size for the sewer service line can be installed in accordance with the Uniform Plumbing Code. The appropriate size sewer tap and service line can then be extended from the sewer main to the property line, avoiding reexcavation of the street if the sewer service is undersized.

Please make the Petitioner aware of the District's comments if the Conceptual Plan is approved by the City. All of the District's sewerline extension policies and requirements will need to be met if the proposed development proceeds to final platting.

TRAFFIC ISSUES

1. Unless other conditions are negotiated with and agreed to by the City Transportation Engineer's office, a Traffic Impact Study (TIS) will be required for the entire site. As each site plan is submitted for review, the site use would be compared to the assumptions and analysis in the TIS, and City staff would determine whether an addendum to the TIS would be required for that particular site use.
2. TCP will be assessed for each individual lot based on proposed uses.
3. The applicant must receive approval from CDOT for the realignment of the frontage road.
4. The radius of the curve in the re-aligned frontage road may be insufficient. CDOT may prefer to simply dead-end the frontage road with a cul-de-sac.
5. Due to the relatively high amount of industrial traffic along the frontage road, it may be preferable to construct the relocated/re-aligned frontage road so that it passes along the backs of lots 7, 9, and 10, intersecting 27 ¾ Road at the proposed intersection. If this is not done, the developer must modify the layout of the parking areas for these lots such that cut-through traffic is not allowed.
6. Are the internal streets intended to be public or private? The east-west street is classified in the GVCP as a Minor Collector. If this street is public, it must be built as a Minor Collector. If it is private it must be built so that it adequately operates as a Minor Collector. A 25' pavement mat is insufficient for this classification. If the developer intends to construct public streets but wishes to use a street section that is different than the standard sections, a TEDS Exception for the non-standard street section must be submitted and approved.
7. The developer is responsible to dedicate right-of-way, if necessary, and build half-street improvements along all street frontages. 27¾ Road is classified in the GVCP as a Local Commercial road. 28 Road is classified as a Minor Collector. B½ Road is classified as a Minor Arterial. The developer has the option to pay improvement costs in-lieu of constructing the B ½ Road frontage. The developer will not be required to build all of the street frontages as part of the approval for the Simple Subdivision, as long as the subdivision will not result in a net increase in the number of lots. The street improvements will then be required on a lot-by-lot basis as they are developed. However, since it is typically more cost-effective to build large quantities of improvements under one contract, and then pass on that cost to each lot, the City suggests that the developer construct all street improvements as part of the Simple Subdivision. In any case, all street improvements must be shown on the Simple Subdivision drawings so that the City has a consistent "master plan" to use during the subsequent review of each lot, similar to the review process used for a Major Subdivision where a Preliminary Plan is approved that is then used as the basis for the Final Plan.
8. Is the internal intersection intended to be a roundabout or just a decorative intersection?
9. The landscaping shown on the Sketch Plan may interfere with sight triangles at the street intersections.
10. The site circulation for Lot 10 should be examined closely. If this is intended to be a drive-up bank, there may not be adequate stacking or room for circulation.

DRAINAGE ISSUES

Review Comments

Pre-app – Meridian Commercial Park

By: Eric W. Hahn, P.E. - Development Engineer

Date: May 30, 2003

Draft

PRE-2003-097

Page 2 of 2

11. As stated in the General Meeting notes, this site has been identified as a possible location for a regional stormwater detention facility. This issue must be discussed with the City Utility Engineer.
12. Assuming that a regional stormwater detention facility will NOT be built at this site, it is recommended that the developers construct one basin to serve the entire project, rather than building individual basins for each lot.
13. The applicant must provide easements for the ditch along B ½ Road, similar to what was done for adjacent developments.
14. The Colorado Department of Public Health & Environment (CDPH&E), Water Quality Control Division, requires that a General Stormwater Discharge Permit be obtained for any construction site that will disturb 1 acre or more.

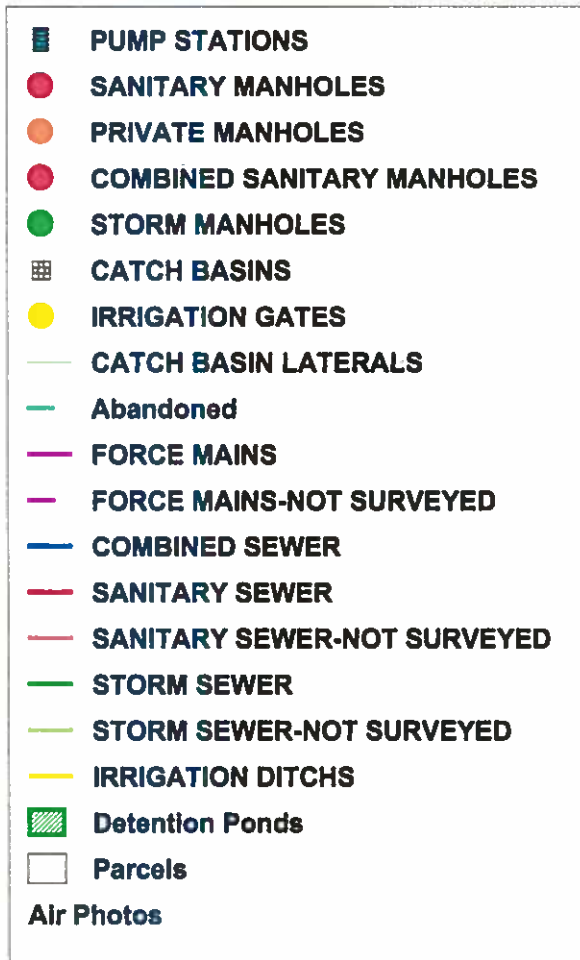
City of Grand Junction GIS Map



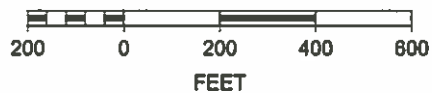
SCALE 1 : 6,885



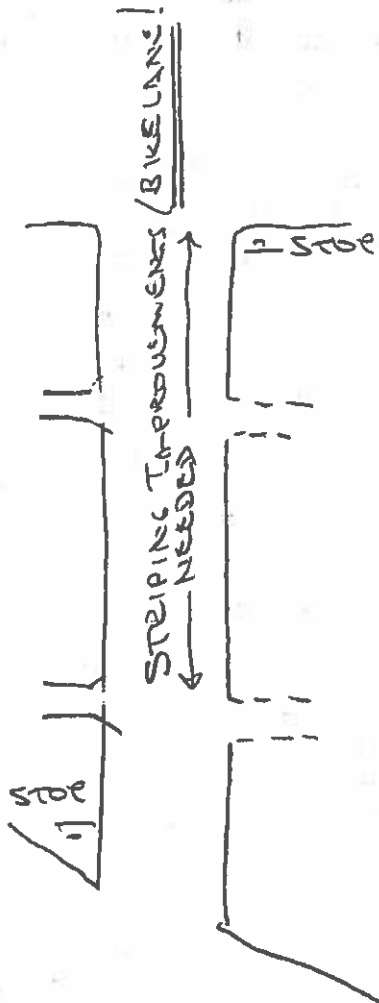
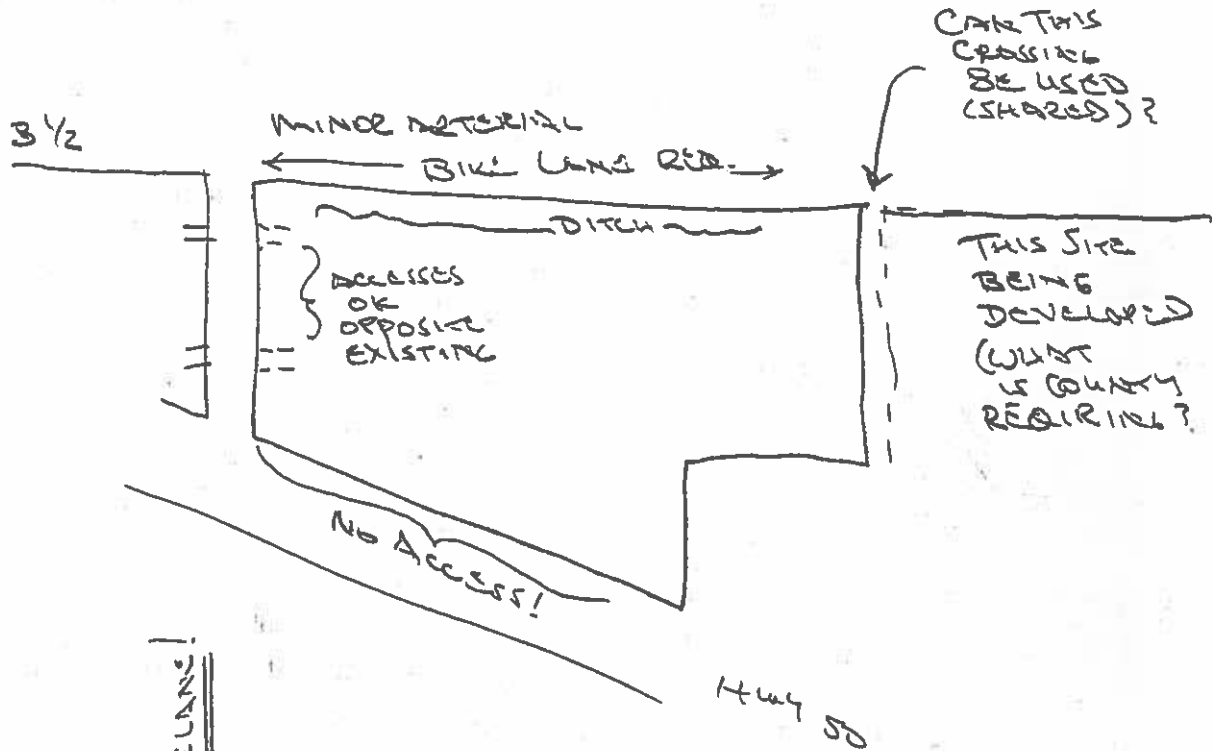
2776 Hwy 6 & 50



SCALE 1 : 4,800



GEN RUC 2731A - B 1/2 12/23/02



SUMMARY

- BIKE LANES, BOTH FRONTAGES
- WEST SIDE ACCESS, OPPOSITE EXISTING
- EAST SIDE / B 1/2 OR IF CAN BE AT CURRENT XING POINT (TURN POCKET WILL BE REQUIRED)
- WEST SIDE ROAD WILL NEED POCKET + BIKE LANE STRIPING



THOMPSON - LANGFORD CORPORATION
ENGINEERS AND LAND SURVEYORS

tlc@tlcwest.com
Facsimile (970) 241-2845
Telephone: (970) 243-6067

529 25 1/2 Rd, Grand Junction, CO 81505

July 21, 2003

Mike McDill, P.E.
Engineering Division
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501
Ph. (970) 256-4034
FAX (970) 256-4022

Re: Proposed Meridian Park Commercial Subdivision

Mike,

This letter is to request an exception to the TEDS manual in regard to typical street sections for the proposed Meridian Park development located at the intersection of B 1/2 Road and 27 3/4 Road. The street sections per TEDS would consist of a Minor Collector (Residential Collector) for the east to west road and Urban Residential for the north to south road. The proposed section for all internal streets includes 24 feet of asphalt, curb and gutter on both sides and sidewalk on one side. A detail of the proposed section is on the attached exhibit. Auxiliary turn bays will be provided where necessary in accordance with the Traffic Impact Study.

Due to the nature of the development and the internal parking lots, the potential for parking to occur on the streets is highly improbable. As a typical lane width is considered to be twelve feet for design purposes, the proposed section would be capable of safely moving the required volume of traffic. The wider street sections, with no parked vehicles, would only encourage higher speeds, compromise safety and be more costly to maintain over the life of the pavement.

In addition to the paved width of the street, an exception is also being requested to construct sidewalk on one side of the street only. With the development being split into quadrants with businesses situated around parking lots there will not be a large amount of pedestrian traffic along the internal streets. Similarly to the excess street width, constructing sidewalks on both sides of the street would only contribute to the cost of maintenance with little or no apparent benefit to the public.

There appears to be a growing need for a typical section to address streets where parking is either not allowed or not likely to occur and will still adequately convey traffic without incorporating excessive traffic calming features. The section proposed for this development seems to achieve this and a typical (24' with curb, gutter and sidewalk) should be considered as an addition to the TEDS manual. Your time and consideration in this matter are greatly appreciated. If you have any questions or concerns regarding this project, please do not hesitate to contact this office at 243-6067.

Respectfully,

Jeffrey W. Mace, PE
Thompson-Langford Corporation

XC: File
Eric Hahn

ATTACH: Util/Comp Plan



City of Grand Junction
Department of Public Works and Utilities
Engineering Division
250 North Fifth Street
Grand Junction, CO 81501-2668
FAX: (970) 256-4011

September 10, 2003

Mr. Jeffrey Mace, PE
Thompson-Langford Corp.
529 25 ½ Road
Grand Junction, CO 81505

RE: TEDS Exception No. 28-03, to Reduce Street & Right-of-Way Width at 2776 Hwy 50

Dear Jeffrey;

Please find attached the committee's decision on the above request. The Review Committee believes there will be at least as much pedestrian and bicycle traffic through this area as any other commercial development due to its proximity to the fairgrounds, Highway 50 and the City Market shopping area. Although the Committee denied this request, the notes at the bottom are intended to give you some direction regarding what modifications to this roadway system would be considered for exception by them. In any exception request it will be important to consider and accommodate all of the necessary uses of the road system. Generally, any requested adjustment to the street cross-sections will be evaluated on its ability to meet all of the traffic needs of the area. Sufficient analysis by a qualified professional will be an expected piece of any request of this type.

If you have any question concerning this decision, please feel free to contact the Development Engineer in charge of your project or me at (970) 256-4047.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael G. McDill".

Michael G. McDill, P.E.
City Engineer

C: **Eric Hahn**, Development Engineer (244-1443)
Pat Cecil, Development Services Supervisor



City of Grand Junction
Department of Public Works and Utilities
Engineering Division
250 North Fifth Street
Grand Junction, CO 81501-2668
FAX: (970) 256-4011

DESIGN EXCEPTION #DE28-03

To: Mark Relph, Director of Public Works & Utilities

Thru: Tim Moore, Public Works Manager

Copy to: Eric Hahn, Development Engineer
Pat Cecil, Development Services Supervisor

From: Mike McDill, City Engineer

Date: August 14, 2003

RE: Request to Reduce Street and Right-of-way Widths at 2776 Hwy 50

DESCRIPTION OF THE SITUATION

Applicant is planning to construct a new commercial subdivision along Highway 50 between 27 $\frac{3}{4}$ Road and 28 Road. The project would re-align the highway Frontage Road to extend through the project north to B1/2 Road. It also proposes to construct a new east-west roadway roughly along a Minor Collector alignment proposed on the Grand Valley Circulation Plan (GVCP). The applicant is proposing to eliminate the sidewalk along one side of each street and reduce the pavement widths from 36 feet (E-W) and 44 feet (N-S) to only 24 feet. The plan also proposes to eliminate the right-of-way associated with each of these improvement adjustments.

There are three other properties accessing on the north side of the Frontage Road between 27 $\frac{3}{4}$ Road and 28 $\frac{1}{2}$ Road. Whatever section is approved through this property should be fully functional for these other Frontage Road property owners.

The applicant requests exception from Section 6.1.1, *Right-of-way, Street Lane Widths, and Street Lengths*, for Arterial and Collector Streets.

EXCEPTION CONSIDERATIONS

1. Will the exception compromise safety?

This plan gives very little consideration to pedestrian and bicycle traffic within and through the development. Only the barest accommodation is provided for the properties to the east along the Frontage Road. As Jody points out, the project claims trip generation credit for saved trips within the development, but fails to recognize those trips with adequate facilities in this plan. Both of these streets appear to be attractive options for non-motorized trips between B1/2 Road and the highway.

I could agree that there is little need for Collector Streets through this limited area. However, both corridors seem appropriate for standard Commercial Street sections. These will provide bike lanes and sidewalks like any other commercial development.

Not including appropriate facilities for a mix of pedestrians, bicycles, cars and trucks will definitely compromise the safety of all users.

2. Have other alternatives been considered that would meet the standard?

No other options were presented. I have suggested another possibility above. A third option might be to remove the bike lanes from the pavement and combine them with the pedestrian traffic on a separated 10-foot pathway along each side. A fourth option might be to only have the north-south connection to the Frontage Road be a public Commercial Street. The east-west street could be a narrower private drive as long as sufficient pedestrian and bicycle circulation is provided within the overall plan.

3. Has the proposed design been used in other areas?

Yes. This situation is similar to the frontage road design constructed along I-70B at Grand Mesa Shopping Center, except that these roads are designated on the GVCP.

4. Will the exception require CDOT or FHWA coordination?

No.

5. Is this a one-time exception or a manual revision?

Any exception granted would be only for this project.

Staff Recommendation

I recommend denial of the requested Design Exceptions to Section 6.1.1 to allow the proposed elimination of the sidewalk along one side and reduction of the pavement width for these streets. The committee might consider any or all of the other options mentioned above, or other(s) the committee might think of, as a modified approval.

Recommended by: *Meredith Blumhard*

Approved as Requested: _____

Approved as Recommended: _____

Denied: *,**

Date: 3/4/03

[Handwritten signature]

Wendy Blumhard

Agent for Pick Beatty

* WOULD ALLOW FOR THE REMOVAL OF THE ON-STREET BIKE LANES IF THEY CONSTRUCT ADEQUATE BIKE/PEDESTRIAN TRAIL ON BOTH SIDES OF THE STREET. OTHERWISE, BIKE LANES & SIDEWALKS ARE REQUIRED ON BOTH SIDES OF THE STREET.

IDE#28-03 2776Hwy50-08-14

** WOULD ALSO CONSIDER A NARROW STREET SECTION (e.g. 24') WHERE LEFT TURNING MOVEMENTS WOULD NOT NEED TO BE ACCOMMODATED. WOULD REQUIRE SUBMITTAL OF ENGINEERING ANALYSIS.

received
5-20-03

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



AP
5/21/03

Review Agency Comment Sheet

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

Date: 5/19/03 To Review Agency: Orchard Mesa Irrigation

File No: PRE-2003-097 Staff Planner: Pat Cecil

(To be filled in by City Staff)

Project Name: Meridian Commercial Park

Location: 2776 Highway 50

A development review meeting has been scheduled for the following date: 6/2/03 2 PM

The Orchard Mesa Irrigation District (OMID) has a major drainage ditch along the north edge of this property. OMID needs a twenty-foot easement or right-of-way with no fences on the south side of the drain ditch in order to maintain and clean the drain ditch.
Not much room for comments!

(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 your review agency does not comment, additional review information will not be provided. (Please attach additional sheets if needed.)
The Orchard Mesa Irrigation District (OMID) has a major drainage ditch along the north edge of this property. OMID needs a twenty-foot easement or right-of-way with no fences on the south side of the drain ditch in order to maintain and clean the drain ditch.
Not much room for comments!

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Not much room for comments!~~

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

All comments must be returned to the 5/23/03

(To be filled in by City Staff)

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

RAYMOND J. SCHUSTER, MANAGER OMID 5-21-03
Reviewed By Date

OMID@WIC.NET 464-7895
Email Address Telephone

Revised August 2002

Standard Distribution list for
Pre-Application Conferences

Development
Review 9/27/03

PRE- 2003-097

Community Development Department Planner *pat*

Development Engineer *ERIC*

Traffic Engineer

City Fire Department

~~City Parks Department~~ *OM Sanitation Dist.*

City Attorney

Water District *ute*

Drainage District *OM Drainage*

Irrigation District *OMID*

Other *CDO T*

Date and time of Pre-Application Conference: *6/2 2pm pat*

Place: Conference Room 135A at the Community Development Department Office.

Attendance is expected of all agencies involved with the Pre-application Conference process.

Already called Ted.

2945-254-03-013

Pat

From: "jim daugherty" <jdaugherty@utewater.org>
To: "Comm Dev" <CommDev@ci.grandjct.co.us>
Date: Wed, May 28, 2003 9:58 AM
Subject: MERIDIAN COMMERCIAL PARK

*AP
5/29/03*

Ute Water Conservancy District
Review Number
PRE-2003-097
Review Name
MERIDIAN COMMERCIAL PARK

* COMMENT

- * A PRESSURE REGULATING VAULT WILL BE REQUIRED TO CONNECT WATER LINES IN HIGHWAY 50 ROW TO PROPOSED WATER LINES IN SUBJECT PROPERTY.
 - * CHECK SPACING ON FIRE HYDRANTS IN PROPOSED SUBDIVISION.
 - * UTE RECOMMENDS THAT 4" OR 6" STUBS BE INSTALLED FOR EACH LOT FOR WATER SERVICE, THIS WOULD LIKELY COVER BOTH DOMESTIC AND FIRE REQUIREMENTS AS NEEDED.
 - * 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

DATE 5/28/03

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

CC: "Ciavonne & Associates" <ciavonne@gj.net>

REVIEW COMMENTS ON MERIDIAN COMMERCIAL CONCEPTUAL PLAN -
ORCHARD MESA SANITATION DISTRICT (FILE #PRE-2003-097), 6/19/03.

AP
6/24/03

The following are the Orchard Mesa Sanitation District's review comments on Conceptual Plan for the proposed Meridian Commercial Park Development:

1. In order for the District to provide sewer service to the development it will be necessary to petition for inclusion into the District.
2. The sewer main along the street that would service future building sites on Lots 1, 2, and 3 should be extended further to the east toward 28 Road, so that future sewer service lines can be oriented perpendicular to the sewer main.
3. The sewerline along the street that intersects with 27³/₄ Road should be extended further to the west toward 27³/₄ Road so that the sewer service lines to Lot 10 and the southerly building pad for Lot 11 are oriented perpendicular to the sewer main.
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Please make the Petitioner aware of the District's comments if the Conceptual Plan is approved by the City. All of the District's sewerline extension policies and requirements will need to be met if the proposed development proceeds to final platting.

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



Best Buy Homes
c/o Doug Thies
Thompson-Langford Corp
529 25 ½ Road, Suite B210
Grand Junction, CO 81505

June 17, 2003

Dear Doug,

Re: Meridian Commercial Park, 2776 Highway 50

Attached are the checklist and associate notes/comments from the Pre-application Meeting that occurred on June 2, 2003, for a proposed Simple Subdivision on approximately 27 acres. In addition to the Simple Subdivision checklist I am enclosing the checklist for a Site Plan Review in the event that you may want to file concurrent applications.

The comments and notes are general in nature, and are intended to aid you in the preparation of the formal application packet. More specific comments will be supplied upon review of the formal application and associated materials by all affected/commenting agencies through the Development Review process.

If you have any questions regarding the information being supplied, or regarding the review process, please feel free to contact me at 244-1439.

Sincerely

A handwritten signature in cursive script that reads "Pat Cecil".

Pat Cecil
Development Services Supervisor

Attachments : Application packet with notes/comments



REVIEW COMMENTS

Page 1 of 4

FILE #PRE-2003-097

June 17, 2003

TITLE HEADING: Meridian Commercial Park

LOCATION: 2776 Hwy 50

PETITIONER: Best Buy Homes, Inc. – Bailey Dotson

PETITIONER'S ADDRESS/TELEPHONE: 1011 South Valentia Street, Suite 36
Denver, CO 80231, 303-751-9910

PETITIONER'S REPRESENTATIVE: Ciavonne & Associates – Ted Ciavonne
241-0745

STAFF REPRESENTATIVE: Pat Cecil

CITY COMMUNITY DEVELOPMENT

6/16/03

Pat Cecil

244-1439

1. If no more than 12 lots are proposed, a Simple Subdivision application can be used to reconfigure lot lines.
2. Conditional Use Permits are required for the businesses with drive-up facilities. The proposed drive-up should be designed so that the drive-up que lanes face the interior of the project, not the State Highway.
3. If fast food restaurant on lot 6 is to have an indoor play area for children, the windows should be screened or otherwise shielded to prevent distractions to drivers on the State Highway.
4. Oil/water separators/grease pits will be required for restaurant and automotive uses (if proposed).
5. Traffic circulation on Lot 10 appears tight with parked vehicles backing out and blocking traffic going to drive-up facility. A pass thru lane should be provided on both sides of the facility.
6. An overall internal pedestrian must be submitted with the initial submittal. Accommodation for pedestrians leaving the site must be made.
7. All lighting must be with full cut-off fixtures with no fugative light leaving the project site. A lighting plan must be submitted with the initial application.
8. A sign plan for the entire site should be submitted with the initial application. 1-Free standing sign with a maximum height of 25 feet will be supported with 1-ground sign per each lot with a maximum height of 6-feet.
9. Landscaping must meet the provisions of Section 6.5 of the Zoning and Development Code (Note: 75% of the front yard setback must be in landscaping).
10. Parking must meet the provisions of Section 6.6 of the Zoning and Development Code. A reduction in the minimum number of spaces may be permitted if cross parking easements are supplied for joint use of parking.

REVIEW COMMENTS / PRE-2003-097 / PAGE 2 of 4

11. The mini-storage facility must meet the standards of Section 4.3.G. of the Zoning and Development Code.
12. All areas of excess public road right-of-way must be landscaped per Sections 6.5.B.3.b. and 6.5.D.4. of the Zoning and Development Code.
13. A centralized plaza area would be an appropriate amenity to this development.
14. Common architectural elements for all of the buildings is strongly encouraged.
15. Where will access to the proposed mini-storage units be located. Is an on-site office proposed?
16. A CDOT access permit will be required.

CITY DEVELOPMENT ENGINEER

6/6/03

Eric Hahn

256-4155

TRAFFIC ISSUES

1. Unless other conditions are negotiated with and agreed to by the City Transportation Engineer's office, a Traffic Impact Study (TIS) will be required for the entire site. As each site plan is submitted for review, the site use would be compared to the assumptions and analysis in the TIS, and City staff would determine whether an addendum to the TIS would be required for that particular site use.
2. TCP will be assessed for each individual lot based on proposed uses.
3. The applicant must receive approval from CDOT for the realignment of the frontage road.
4. The radius of the curve in the re-aligned frontage road may be insufficient. CDOT may prefer to simply dead-end the frontage road with a cul-de-sac.
5. Due to the relatively high amount of industrial traffic along the frontage road, it may be preferable to construct the relocated/re-aligned frontage road so that it passes along the backs of lots 7, 9, and 10, intersecting 27 ¾ Road at the proposed intersection. If this is not done, the developer must modify the layout of the parking areas for these lots such that cut-through traffic is not allowed.
6. Are the internal streets intended to be public or private? The east-west street is classified in the GVCP as a Minor Collector. If this street is public, it must be built as a Minor Collector. If it is private it must be built so that it adequately operates as a Minor Collector. A 25' pavement mat is insufficient for this classification. If the developer intends to construct public streets but wishes to use a street section that is different than the standard sections, a TEDS Exception for the non-standard street section must be submitted and approved.
7. The developer is responsible to dedicate right-of-way, if necessary, and build half-street improvements along all street frontages. 27¾ Road is classified in the GVCP as a Local Commercial road. 28 Road is classified as a Minor Collector. B½ Road is classified as a Minor Arterial. The developer has the option to pay improvement costs in-lieu of constructing the B ½ Road frontage. The developer will not be required to build all of the street frontages as part of the approval for the Simple Subdivision, as long as the subdivision will not result in a net increase in the number of lots. The street improvements will then be required on a lot-by-lot basis as they are developed. However, since it is typically more cost-effective to build large quantities of

improvements under one contract, and then pass on that cost to each lot, the City suggests that the developer construct all street improvements as part of the Simple Subdivision. In any case, all street improvements must be shown on the Simple Subdivision drawings so that the City has a consistent "master plan" to use during the subsequent review of each lot, similar to the review process used for a Major Subdivision where a Preliminary Plan is approved that is then used as the basis for the Final Plan.

8. Is the internal intersection intended to be a roundabout or just a decorative intersection?
9. The landscaping shown on the Sketch Plan may interfere with sight triangles at the street intersections.
10. The site circulation for Lot 10 should be examined closely. If this is intended to be a drive-up bank, there may not be adequate stacking or room for circulation.

DRAINAGE ISSUES

11. As stated in the General Meeting notes, this site has been identified as a possible location for a regional stormwater detention facility. This issue must be discussed with the City Utility Engineer.
12. Assuming that a regional stormwater detention facility will NOT be built at this site, it is recommended that the developers construct one basin to serve the entire project, rather than building individual basins for each lot.
13. The applicant must provide easements for the ditch along B ½ Road, similar to what was done for adjacent developments.
14. The Colorado Department of Public Health & Environment (CDPH&E), Water Quality Control Division, requires that a General Stormwater Discharge Permit be obtained for any construction site that will disturb 1 acre or more.

CITY TRANSPORTATION ENGINEER

5/29/03

George Miller

256-4123

Proposal was reviewed in the General Meeting processes. The multi use site (retail, hotel, office, medical office, drive through bank, restaurant) 26 acre site will have tangential access to 28 Rd, B ½ Rd, and 27 ¾ Rd. B ½ Rd is classed as a minor arterial and is slated to be widened through the Capital Improvement process, 28 Rd is slated as a future minor collector, but is planned to extend only to the Hwy 50 frontage rd., and 27 ¾ Rd is not classed, though it has an arterial cross-section and serves as a link between full movement intersections at B ½ and Hwy 50.

Land use is commercial to the east and west of the site, residential to the north and north east, and the Fair Grounds is located across Hwy 50 to the south.

Proposal Comments:

1. As stated in the General Meeting Comments, the future plan iterations will need to detail all existing and future striping and road geometry along all fronting roads and extending to 200' from the site. Future plans will also need to detail present and future area street lighting and signing.
2. It is presumed that all access points will require left turn lanes. Right turn lane need determinations will be made when the Impact Study has been completed.

3. As noted above, 28 Rd is to extend to the Hwy 50 frontage road only. 27 ¾ Rd will probably remain as the main link between B ½ Rd and Hwy 50, and will serve as the main site access route.
These points, coupled with the existing City Market complex use of 27 ¾, and the possible future reopening of the 27 ¾ Fair Grounds access point indicate the 27 ¾ /Hwy 50 intersection should be evaluated for signal placement. CDOT has classified this section of Hwy 50 as NRA, and this location will fit for the allowed ½ mile spacing minimum (between the existing 27 Rd signal and the future 29 Rd signal).
4. As the frontage road will be routed through the site, internal parking access aisle design and placements should discourage short cut routes through the parking areas.
5. Because the of the site's diverse land use, it will serve as an attractor on a variety of levels. In addition to vehicle trip modeling, the project's Impact Study and site design should accommodate anticipated pedestrian routes internally, as well as between this site and City Market the Fair Grounds.
6. Internal roadways are noted as residing within 35' w. ROW. Which City standard is referenced for this ROW section?
7. Grand Valley Transit should be contacted to asses internal and frontage bus service stop needs

ORCHARD MESA IRRIGATION

5/21/03

Raymond Schuster

464-7885

The Orchard Mesa Irrigation District (OMID) has a major drainage ditch along the north edge of this property. OMID needs a twenty foot easement or right of way with no fences on the south side of the drain ditch in order to maintain and clean the drain ditch. Not much room for comments!

UTE WATER

5/29/03

Edward Tolen

242-7491

COMMENT

- * A PRESSURE REGULATING VAULT WILL BE REQUIRED TO CONNECT WATER LINES IN HIGHWAY 50 ROW TO PROPOSED WATER LINES IN SUBJECT PROPERTY.
- * CHECK SPACING ON FIRE HYDRANTS IN PROPOSED SUBDIVISION.
- * UTE RECOMMENDS THAT 4" OR 6" STUBS BE INSTALLED FOR EACH LOT FOR WATER SERVICE, THIS WOULD LIKELY COVER BOTH DOMESTIC AND FIRE REQUIREMENTS AS NEEDED.
- * 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 6/17/03:

City Attorney

City Fire Department

City Utility Engineer

Orchard Mesa Sanitation

Applicant _____ Phone _____ Parcel # _____

Location 2776 Hwy 50 Proposal _____

Meeting Attendees _____

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: C-1-
- b. Future Land Use Designation: C
- c. Growth Plan, Corridor & Area Plans Applicability:

OFF-SITE IMPACTS

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

SITE DEVELOPMENT

- a. bulk requirements
- b. traffic circulation
- c. parking (off-street: handicap, bicycle, lighting)
- d. landscaping (street frontages, parking areas)
- e. screening & buffering
- f. lighting & noise
- g. signage

MISCELLANEOUS

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

OTHER

- a. related files _____
- b. neighborhood meeting

FEES

- a. application fee: if simple sub only: \$210 Due at submittal. Checks payable to City of GJ
- b. Transportation Capacity Payment (TCP):
- c. Drainage fee:
- d. Parks Impact Fee:
- e. Open Space Fee or Dedication:
- f. School Impact Fee:
- g. Recording Fee:
- h. Plant Investment Fee (PIF) (Sewer Impact):

PROCESSING REQUIREMENTS

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

PLANNER'S NOTES

D Reg lot

if site plan review is not completed then ERGS plus accuracy fee of \$15 per acre

PLEASE RETURN A COPY OF THIS FORM IN THE COMMUNITY DEVELOPMENT DEPT. REVIEW PACKET



City of Grand Junction
Department of Public Works and Utilities
Engineering Division
250 North Fifth Street
Grand Junction, CO 81501-2668
FAX: (970) 256-4011

MEMO Re: Meridian Park Commercial Sub – Review of TEDS Exception Request

Mike,

Here are my comments regarding the TEDS Exception Request submitted by Thompson-Langford Corporation, dated July 21, 2003:

- I believe this road section was proposed and approved for use at the Grand Mesa Center, and therefore the City has already begun to establish a precedent for the use of this particular street section. I believe the only difference between the two applications is that the street in question was approved as a private street at the GMC, while this proposal is requesting that this section be approved as a public street.
- The width of the paved surface precludes parking along the street, but shouldn't hinder traffic flow. We should probably require that they place "no parking" signs and/or paint the curb or edge of pavement with stripes indicating no parking allowed.
- We should not approve the proposal to install sidewalk on only one side of the street, unless the developer provides equivalent "private" pedestrian circulation facilities that run essentially parallel to the street alignment within appropriate easements. As I understand it, the single walk was approved at GMC because one side of the street fronts onto the backs of some existing lots, and will not likely have any need for pedestrian facilities.
- As one possible compromise, perhaps the City could require dedication of the ROW width that would typically be required for a Minor Collector or Commercial street (52 feet), allow the developer to install the narrower street section (24 feet of pavement width), but also require a 5' detached walk on both sides of the street.
- As another possible compromise, the City could allow dedication of a reduced ROW width (30 feet), allow the developer to install the narrower street section (24 feet of pavement width), but also require 5' detached walks that would be "private" walks within pedestrian easements (or the multi-purpose easements) on each side of the street.

Let me know if you have any questions regarding these comments, or if you need me to sketch any of the alternate sections that I described above. If we want to reach some kind of compromise with the applicant, I think we should contact them before issuing an official conditional acceptance or denial.

-Eric



THOMPSON - LANGFORD CORPORATION
ENGINEERS AND LAND SURVEYORS

tlc@tlcwest.com
Facsimile (970) 241-2845
Telephone: (970) 243-6067
529 25 1/2 Rd, Grand Junction, CO 81505

July 21, 2003

Mike McDill, P.E.
Engineering Division
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501
Ph. (970) 256-4034
FAX (970) 256-4022

Re: Proposed Meridian Park Commercial Subdivision

Mike,

This letter is to request an exception to the TEDS manual in regard to typical street sections for the proposed Meridian Park development located at the intersection of B $\frac{1}{2}$ Road and 27 $\frac{3}{4}$ Road. The street sections per TEDS would consist of a Minor Collector (Residential Collector) for the east to west road and Urban Residential for the north to south road. The proposed section for all internal streets includes 24 feet of asphalt, curb and gutter on both sides and sidewalk on one side. A detail of the proposed section is on the attached exhibit. Auxiliary turn bays will be provided where necessary in accordance with the Traffic Impact Study.

Due to the nature of the development and the internal parking lots, the potential for parking to occur on the streets is highly improbable. As a typical lane width is considered to be twelve feet for design purposes, the proposed section would be capable of safely moving the required volume of traffic. The wider street sections, with no parked vehicles, would only encourage higher speeds, compromise safety and be more costly to maintain over the life of the pavement.

In addition to the paved width of the street, an exception is also being requested to construct sidewalk on one side of the street only. With the development being split into quadrants with businesses situated around parking lots there will not be a large amount of pedestrian traffic along the internal streets. Similarly to the excess street width, constructing sidewalks on both sides of the street would only contribute to the cost of maintenance with little or no apparent benefit to the public.

There appears to be a growing need for a typical section to address streets where parking is either not allowed or not likely to occur and will still adequately convey traffic without incorporating excessive traffic calming features. The section proposed for this development seems to achieve this and a typical (24' with curb, gutter and sidewalk) should be considered as an addition to the TEDS manual. Your time and consideration in this matter are greatly appreciated. If you have any questions or concerns regarding this project, please do not hesitate to contact this office at 243-6067.

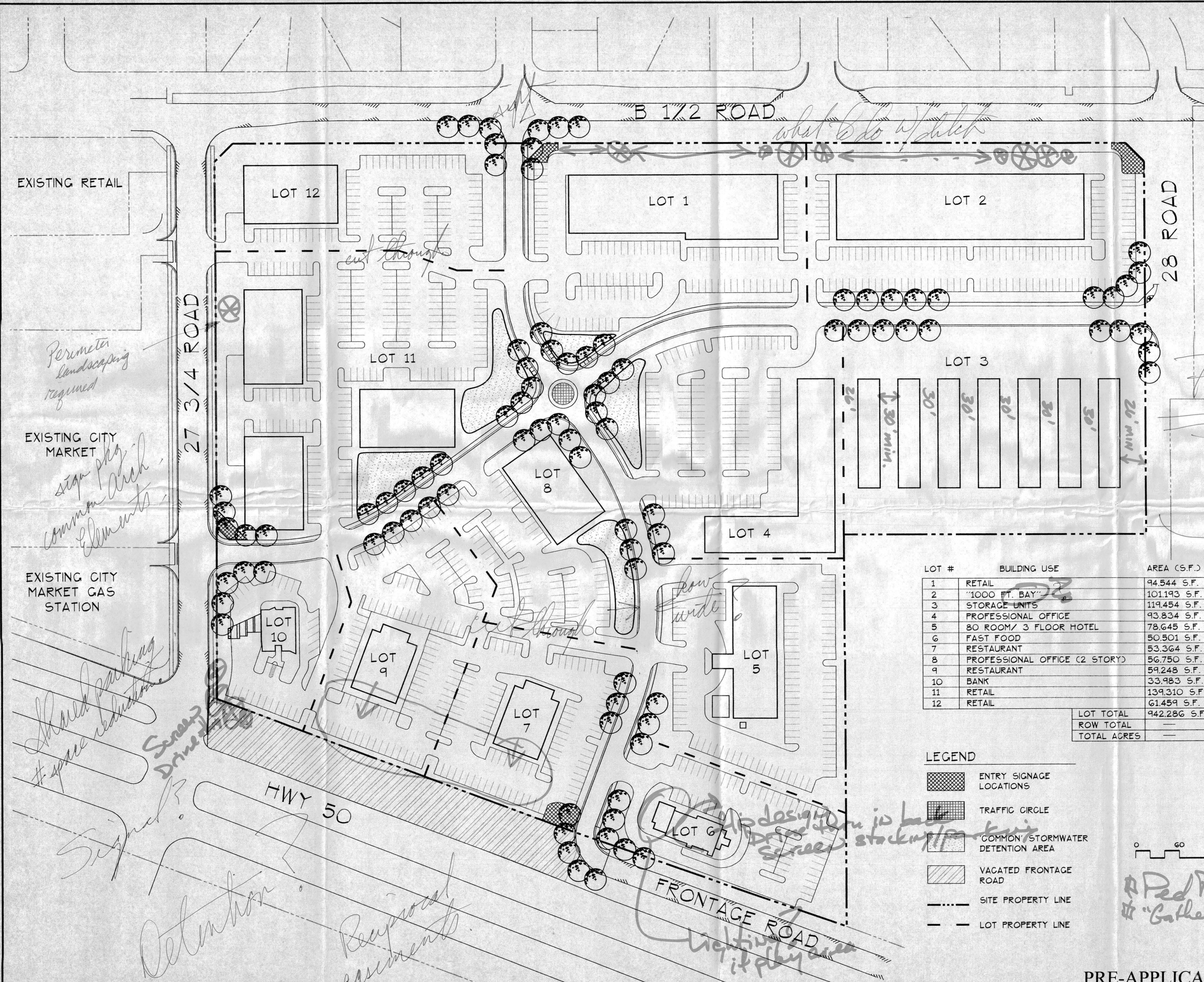
Respectfully,

Jeffrey W. Mace, PE
Thompson-Langford Corporation

XC: File
Eric Hahn

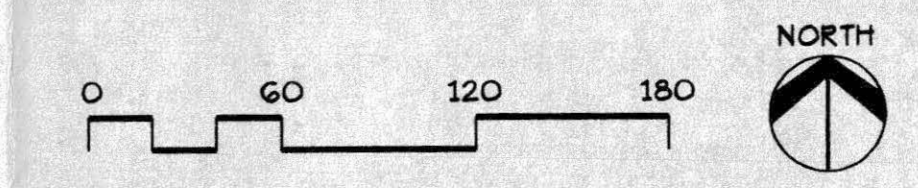
ATTACH: Util/Comp Plan

MERIDIAN PARK
GRAND JUNCTION, COLORADO



LOT #	BUILDING USE	AREA (S.F.)	AREA (AC.)
1	RETAIL	94,544 S.F.	2.17 AC
2	"1000 FT. BAY"	101,193 S.F.	2.32 AC
3	STORAGE UNITS	119,454 S.F.	2.74 AC
4	PROFESSIONAL OFFICE	93,834 S.F.	2.15 AC
5	80 ROOM/ 3 FLOOR HOTEL	78,645 S.F.	1.80 AC
6	FAST FOOD	50,501 S.F.	1.15 AC
7	RESTAURANT	53,364 S.F.	1.22 AC
8	PROFESSIONAL OFFICE (2 STORY)	56,750 S.F.	1.30 AC
9	RESTAURANT	59,248 S.F.	1.36 AC
10	BANK	33,983 S.F.	0.78 AC
11	RETAIL	139,310 S.F.	3.19 AC
12	RETAIL	61,459 S.F.	1.41 AC
LOT TOTAL		942,286 S.F.	21.63 AC
ROW TOTAL			4.11 AC
TOTAL ACRES			25.74 AC

- LEGEND**
- ENTRY SIGNAGE LOCATIONS
 - TRAFFIC CIRCLE
 - COMMON/STORMWATER DETENTION AREA
 - VACATED FRONTAGE ROAD
 - SITE PROPERTY LINE
 - LOT PROPERTY LINE



A Red Flag
"Gathering" Area/Plaza

PRE-APPLICATION SITE PLAN

DRAWN BY: DCM
 CHECKED: TC
 JOB NO.: 0283
 DATE: 4-16-03
 REVISIONS: 3-4-03
 5-8-03

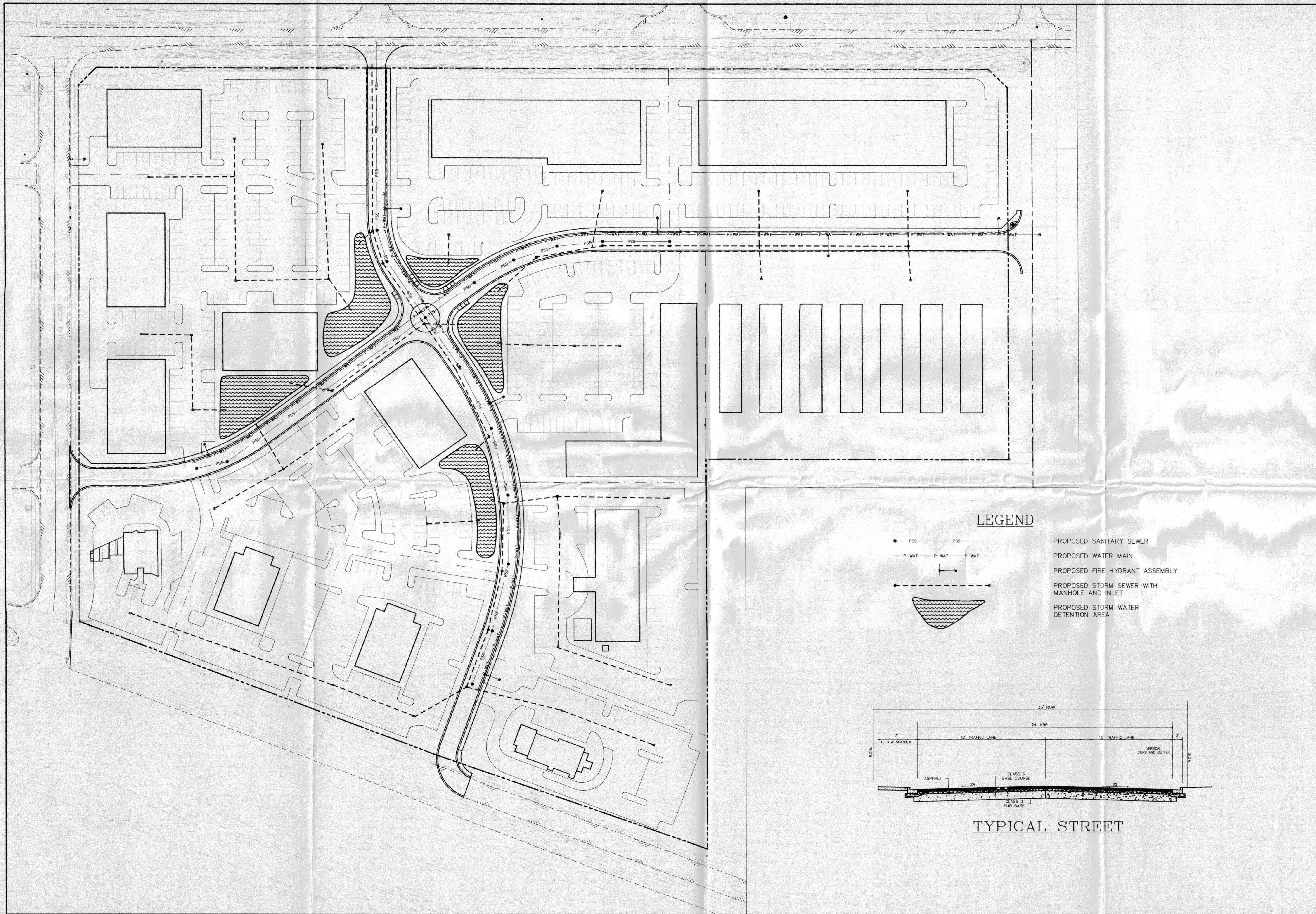
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 0283-4-16-03-1

SHEET NO.: 1 OF 1

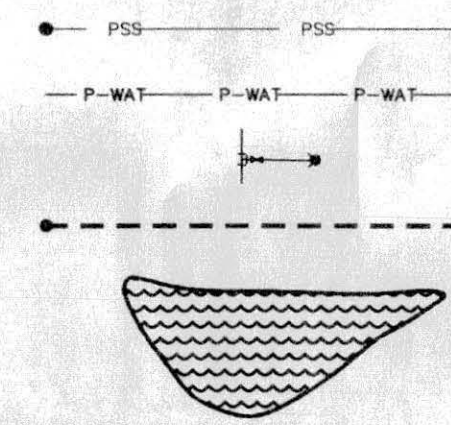
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 ● PRELIMINARY
 ○ BID
 ○ CONSTRUCTION
 ○ AS BUILT

CIAVONNE & ASSOCS., INC.
 LANDSCAPE AND PLANNING ARCHITECTS
 844 GRAND AVE.
 GRAND JCT, CO 81501
 PH: 970-241-0745
 FAX: 970-241-0765
 EMAIL: ciavonne@gj.net

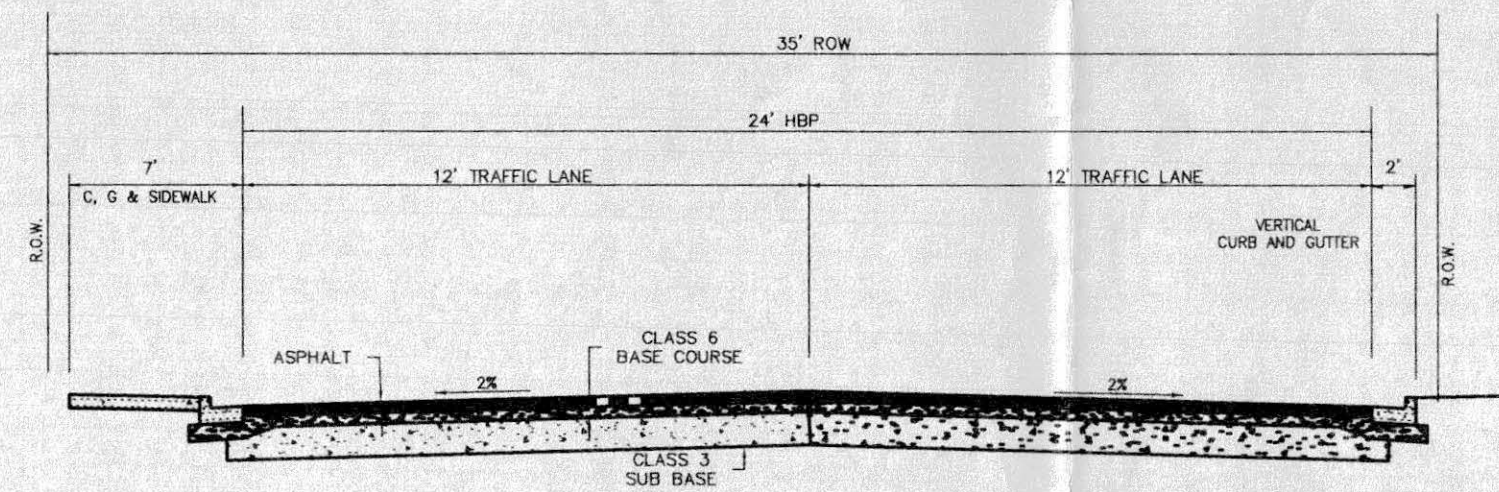
S:\Projects\2002 job numbers\0283-Base Buy Commercial\0283-prem_ sketch.dwg, 5/16/2003 12:23:14 PM



LEGEND



- PSS — PROPOSED SANITARY SEWER
- +— P-WAT — PROPOSED WATER MAIN
- +— P-FIRE — PROPOSED FIRE HYDRANT ASSEMBLY
- - -+ - - - P-SS — PROPOSED STORM SEWER WITH MANHOLE AND INLET
- [Hatched Area] — PROPOSED STORM WATER DETENTION AREA



TYPICAL STREET

REVISION	DATE	DESCRIPTION	BY	CHKD

BEST BUY HOMES
MERIDIAN PARK
 PRE APPLICATION
 UTILITY COMPOSITE PLAN

THOMPSON-LANGFORD CORP.
 ENGINEERS AND LAND SURVEYORS
 529 25 1/2 RD., SUITE B210
 GRAND JUNCTION, COLORADO
 PH. (970) 243-6067
 FAX (970) 241-2845
 tlc@tlcwest.com



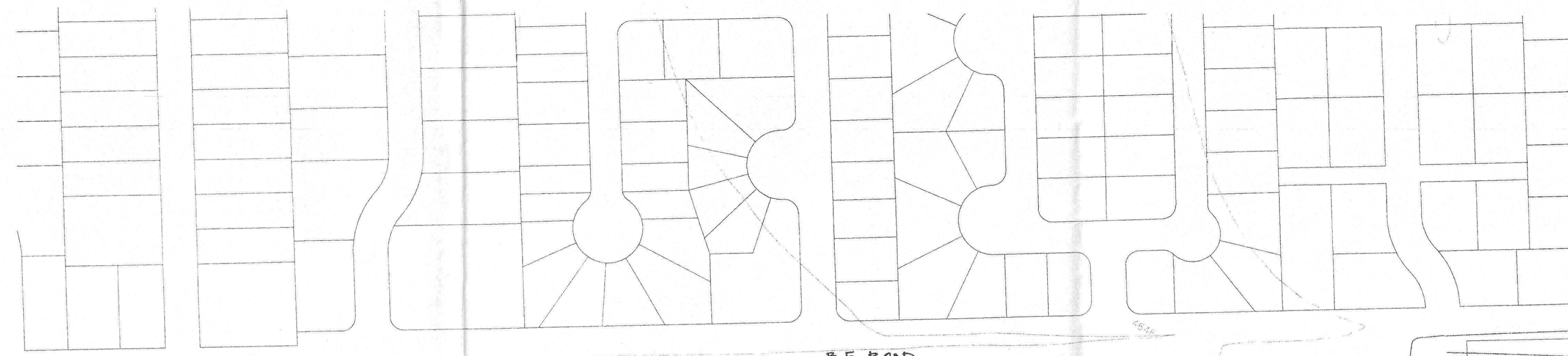
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DATE: 05/15/2003
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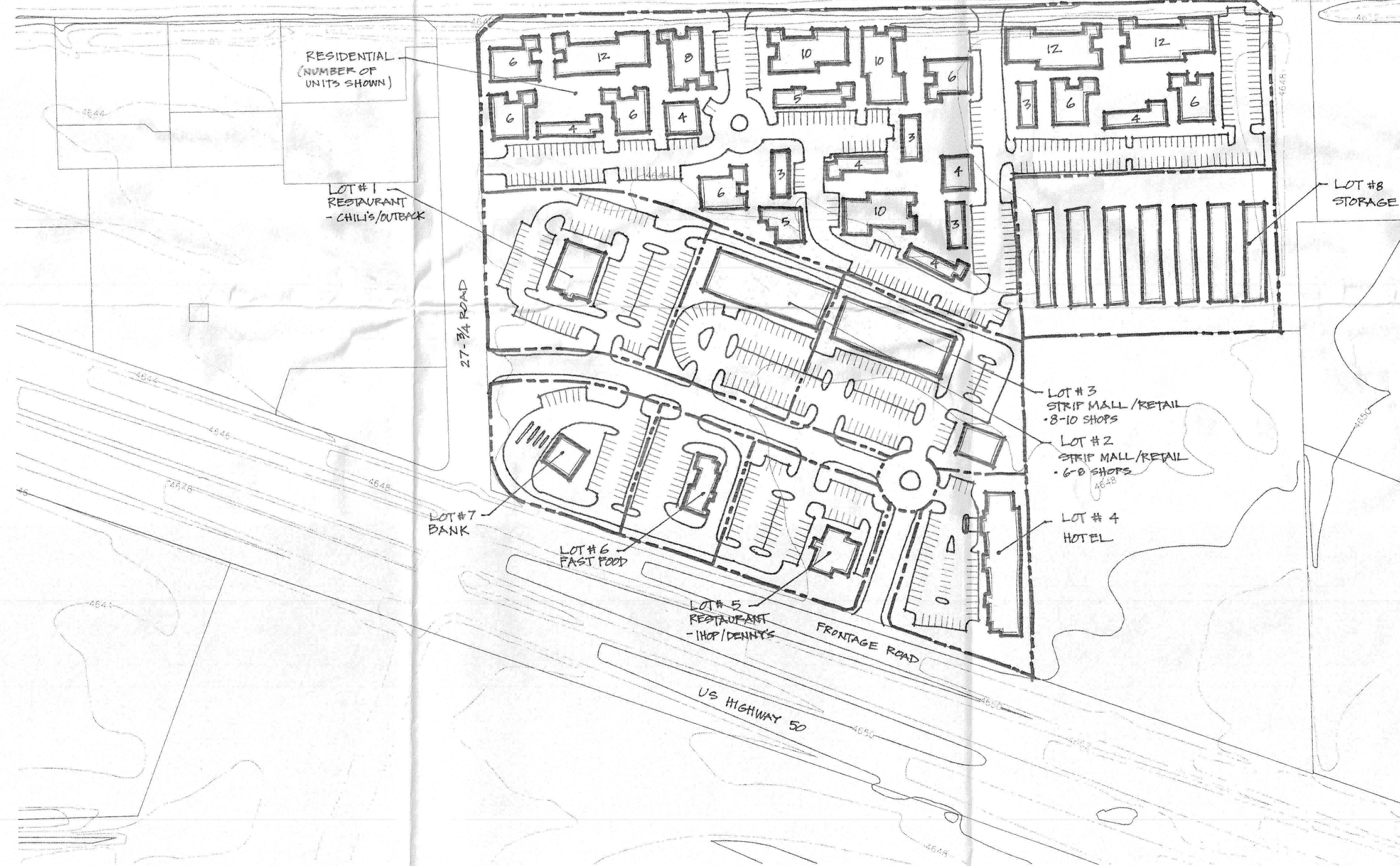
Project No: 0418-005

SHEET NO: 1 OF 1

THE VILLAGE AT ORCHARD MESA



B.E. ROAD



RESIDENTIAL
(NUMBER OF
UNITS SHOWN)

LOT #1
RESTAURANT
- CHILI'S/OUTBACK

LOT #8
STORAGE

LOT #3
STRIP MALL/RETAIL
- 8-10 SHOPS

LOT #2
STRIP MALL/RETAIL
- 6-8 SHOPS

LOT #4
HOTEL

LOT #6
FAST FOOD

LOT #5
RESTAURANT
- IHOP/DENNY'S

LOT #7
BANK

FRONTAGE ROAD

US HIGHWAY 50

DRAWN BY	MH
CHECKED BY	CR
JOB NO.	0213
DATE	3-5-02
REVISIONS	

DRAWING NO.
0213-3-5-02-1

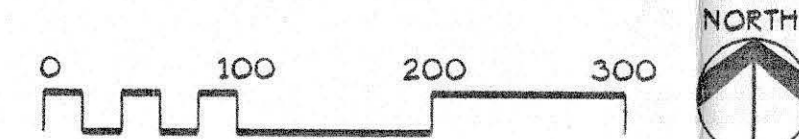
SHEET NO. 1 OF 2

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○ CONSTRUCTION	
○ AS BUILT	

CLAVONNE & ASSOCS., INC.

LANDSCAPE AND PLANNING ARCHITECTS

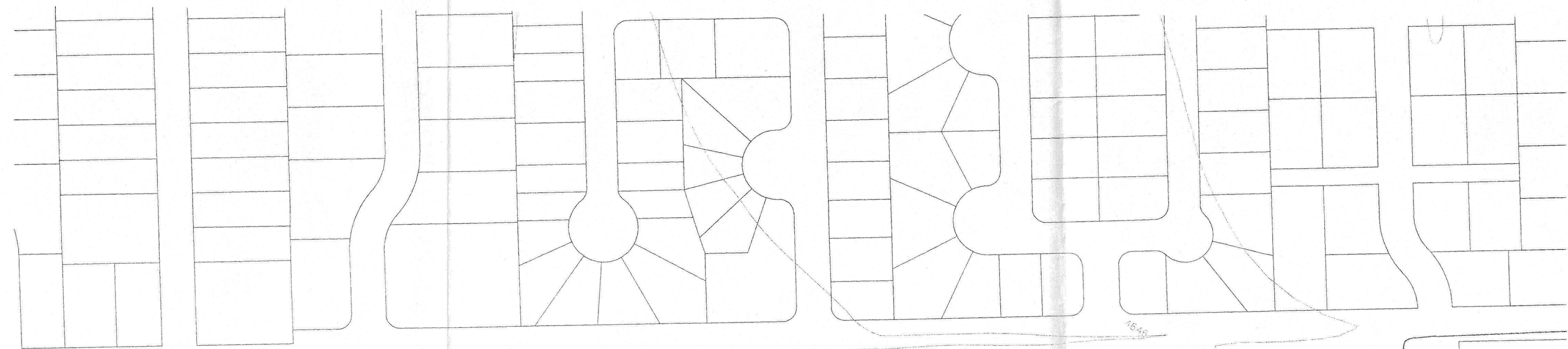
844 GRAND AVE.
GRAND JCT, CO 81501
PH: 970-241-0745
FAX: 970-241-0765
EMAIL: clavonne@gj.net



CONCEPT ONE

03-097

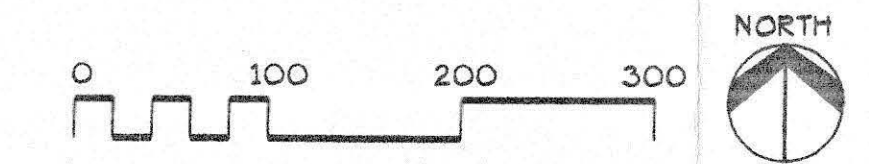
THE VILLAGE AT ORCHARD MESA



DRAWN BY	MH
CHECKED	TC
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DATE	3-5-02
REVISIONS	
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0213-3-5-02-2	

SHEET NO.	2 OF 2
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CONCEPT TWO

03-077