

Subdivision Dev. in H.O. - Nuclear Assurance Office Bldg.

Date 4/6/77

Item # 23-77

Petitioner LEA & Co. / % Treece Land Investments

Preliminary Review Agencies Comments

~~Review Agencies Comments~~

City Utilities - Sewer line under S.W. NOT acceptable - water line too close to sewer line by state law. TRASH Service NOT ADDRESSED (need 6 gal³ container). Fire Dept. - MARGINAL flow available - system improvements are needed. 1 additional hydrant req'd at NE corner of proposed bldg. (see accomp. letters.)

NOTE: Bldg permit will be conditional on Fire Dept. approval of line flow.

City Engineering - power of attorney for full cost improvements for Horizon Dr. No storm drainage shown.

P.S. - 10' esmt. Along E. prop. line.

Action Taken
P.C. _____
C.C. _____

Action Taken
P.C. Approved 27 Apr 77
C.C. Approved 18 May 77

Comments

Comments

subject to review comments & 1) min. 50' public access to rest of subdivision, 2) O.K. from fire dept. before building permit can be issued. 3) Bldg. may not be placed over easements.

ITEMS REQUIRED FROM DEVELOPER
 Check Utility Agreement Title Investigation
 Drainage Landscaping Covenants
 Improvements Guarantee Annexation Other (Specify)

TREECE LAND INVESTMENTS
RANCH - COMMERCIAL
2323 NORTH 7TH STREET
GRAND JUNCTION, COLORADO 81501

JACK TREECE

April 4, 1977

TELEPHONE
303-243-4170

Mr. Carl Metzner
City Planner
Mesa County Development Department
Box 897
Grand Junction, Colorado 81501

HAND DELIVERED

Dear Carl:

This morning I delivered the site plan maps for the development of 28,000 square feet of land which is part of the Tech Del Sol Subdivision. I did this as agent for Lea Co. who is the owner and who will build the office building on this tract.

You asked that I provide you with a legal description of the site and it is as follows:

Lots 87 through 93 both inclusive and that part of Lot 101 described as follows:

Starting at the Southwesterly Corner of Lot 87 thence South $35^{\circ}13'30''$ East 62.5 feet thence North $54^{\circ}46'30''$ East 140 feet thence North $35^{\circ}13'30''$ West to the Southeasterly Corner of Lot 93 thence South $54^{\circ}46'30''$ West to the point of beginning all in Tech Del Sol Replat Lots 2, 3,4,5,6, Block 1, of Grand Junction Technological Center Subdivision.

Also enclosed is a copy of the Tech Del Sol Subdivision and the said site is colored yellow.

If you need further information, I will be glad to supply it to you immediately.

Sincerely,

TREECE LAND INVESTMENTS


Jack Treece

JT/mb
Encls.
cc: Mr. Ed Rapp, Lea Co.

April 18, 1977

TO: Chief R. T. Mantlo

FROM: Lt. A.C. Palmer, Water Liaison Officer

SUBJECT: Water supply for GSA and the Horizon Drive corridor, from the Highline Canal to the Airport

Sir,

It is expected that the GSA building, located on Horizon Drive North East of the Highline Canal, will require near 2250 gpm to meet fire flow requirements. Water system flow tests in that area indicates approximately 950 gpm @ 32-39 psi (1100 @20 $\frac{1}{2}$) or less than half of what is needed, according to ISO guidelines.

Tests in the area of 750 Horizon Drive and Horizon Court yield 2890 @ 32 psi, and approximately 540 gpm @30 psi at Monarch Aviation, Walker Field.

The severe drop in flow and pressure as one continues towards the Airport can be attributed to generally increasing elevation and the fact that the supply line from Horizon Court to the Airport is a dead end. Note that GSA is supplied from this same dead end line. With other construction between it and the Airport in the planning stages, the water supply is not keeping pace with growth in that area. As recommended in my letter dated March 1976, (Water for Airport Fire Protection) an engineering survey should be made and appropriate corrective action taken, which would improve the entire area, including the Airport.

Any action taken exclusively for GSA would probably not contemplate further area growth and would therefore not ease the overall problem. Further, I recommend that this be brought to the attention of the Development and Building Departments for further consideration.

Sincerely,



Lt. A.C. Palmer, Water Liaison Officer

CC. Don Warner, Building Dept.
Wayne Weathers, Manager Ute Water Conservancy
Dick Dale, Contractor GSA Building
Conni McDonnell, Planning Director

ACP/hc

April 20, 1977

TO: Jim Wysocki, City Manager
Jim Patterson, Public Works Director
Howard Roland, Chairman of the Board of County Commissioners
Dick Hollinger, Chief Building Inspector
Don Warner, Sr. City Planner ✓
Wayne Weathers, Manager Ute Water Conservancy

FROM: Conni McDonough, Development Director

Dick Hollinger and myself have discussed the situation described in the attached memo and have determined that the department will issue no building permits which would utilize the water services on Horizon Drive, North of G Road, without obtaining the approval of R. T. Mantlo.

I am sure there are several projects that will be requesting building permits north of the Holiday Inn within the next three months, therefore, I feel it is important that as a concerned group of people we give this immediate attention and seek a solution. I would appreciate suggestions from all of you as to who should be involved in deliberations.

Thank you,



CMD:bc

Attachment

cc: R. T. Mantlo

GRAND JUNCTION FIRE DEPARTMENT

FIRE FLOW SURVEY
GPM REQUIRED

Establishment Tech Del Sol Nuclear Assurance Date 16 Apr 77

Location Approx 780 Horizon Dr. Contactee _____

1. A. Type of construction F/R (Assumed) (1.6)
 B. Ground floor area 16,836 sq ft
 C. Height and number of stories ft 1 Story #
 D. Total floor area (if needed) 16,836 sq ft

E. Required fire flow to nearest 250 gpm;
 shall not be less than 500 nor more than,
 1. 8000 for W/F, H/T, or ordinary construction
 2. 6000 for F/R, N/C, or a normal 1 story
 building of any type construction (by formula) 1400 GPM

2. Occupancy type - 0 -
 Credit or charge not to exceed 25%
 Judgment % GPM
 Subtotal 1400 GPM

3. Credit up to 50% of subtotal in item #2
 if fully sprinklered. When F/R or N/C
 construction & low fire hazard, credit up
 to 75% (with water & valve supervision)
 Judgment 75% 1050 GPM
 Subtotal 350 GPM

4. Add surcharge to item #2 for exposures
 within 150' (consider all sides but do
 not exceed 75% of item #2)
 Front _____ %
 Left 10 %
 Right _____ %
 Rear _____ %
 Judgment 10% 140 GPM
 Subtotal _____ GPM

5. Summation of #2-#3(if any)+#4(if any) Subtotal 490 GPM

6. Consider notes 1 thru 10 Subtotal - 0 - GPM

7. Total required fire flow (nearest 250 gpm
 and not to exceed 12000) Total 500 GPM

Show sketch plan, notes, & computations
 on back
 by L. AC Palmer
WLO - GJFD

