



\$265  
 Fee Paid      Date

Eighteen (18) copies this application required. Numbering system corresponds with Grand Junction Development Regulations. If questions not applicable indicate by N/A.

The Oxy Building  
 Name of Development

NE of Horizon Court & Skyline Court  
 Common Location

Names and Addresses of land owners or developers.

D & A Development Assoc. c/o Bruce Farrell		
NAME	NAME	NAME
754 Horizon Drive. Grand Junction, Co. 81501		
ADDRESS	ADDRESS	ADDRESS
245-1410		
BUSINESS PHONE	BUSINESS PHONE	BUSINESS PHONE

The following check list shall be completed to insure that the maps contain the essential information required by the Development Regulations. (See regulations for detailed information).

17.6	Dimensional Standards	x
17.7	Off-street parking and loading	x
17.8	Access and Traffic controls	x
15.D.3.C	(1) Street systems, lot lines, lot designs	x
	(2) Parks, playgrounds, public bldgs., etc.	x
	(3) Building sites & common open area	x
	(4) Elevations and/or perspectives of all proposed structures (3 copies)	x
	(7) Drainage Plan (3 copies)	x
	(8) Existing and proposed sewer and water lines and utility easements	x
	(9) (a) Off-street parking and loading	x
	(b) Traffic Circulation Plan	x
	(c) Landscaping and tree planting plan	x

The following information may be submitted in report form or on the plat at the discretion of the developer.

(5)	Development schedule	x
(6)	Agreements, provisions or covenants	x

Full Description of Development:

lots 22, 23 & 24 and the Southerly 50 feet of Lot 25 All in Horizon Park Plaza, Grand Junction, Co. 81501

This application completed by

Paragon Engineering, Inc.  
NAME

P. O. Box 2872  
ADDRESS

January 5, 1978  
DATE

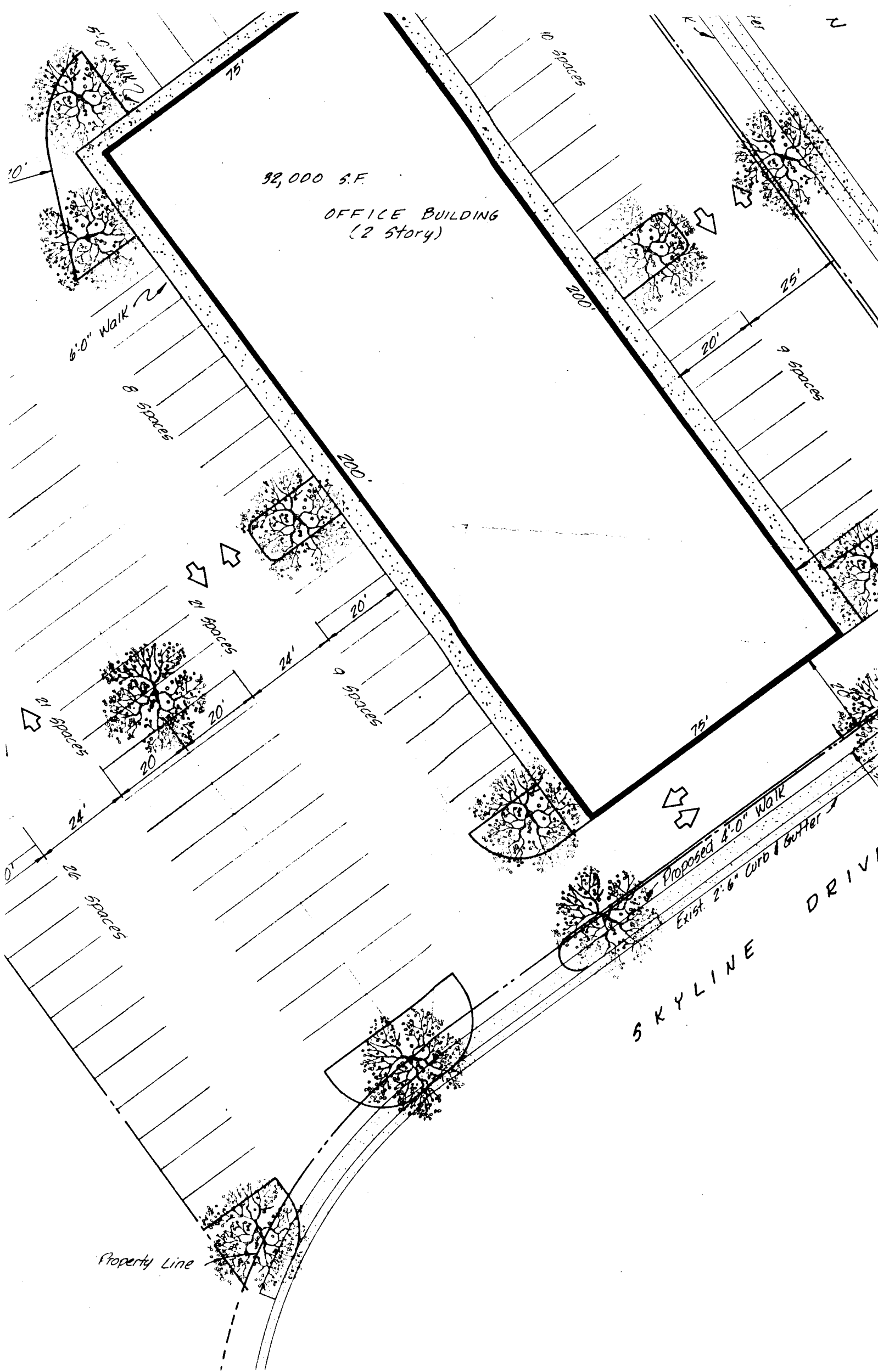
\_\_\_\_\_  
NAME

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ADDRESS

\_\_\_\_\_  
DATE

Note:

- 1) It is recommended that the petitioner or his representative be in attendance at Planning Commission and City Council meetings. Failure to do so could result in referral of application to the following months meeting.
- 2) All applications must be received by the City Planning Department not later than the first working day of the month in order to be placed on that months agenda.



92,000 S.F.  
OFFICE BUILDING  
(2 STORY)

SKYLINE DRIVE

Property Line

Proposed 6'0" Walk  
Exist. 2'6" Curb & Gutter

6'0" Walk

8 Spaces

10 Spaces

9 Spaces

9 Spaces

9 Spaces

26 Spaces

20'

24'

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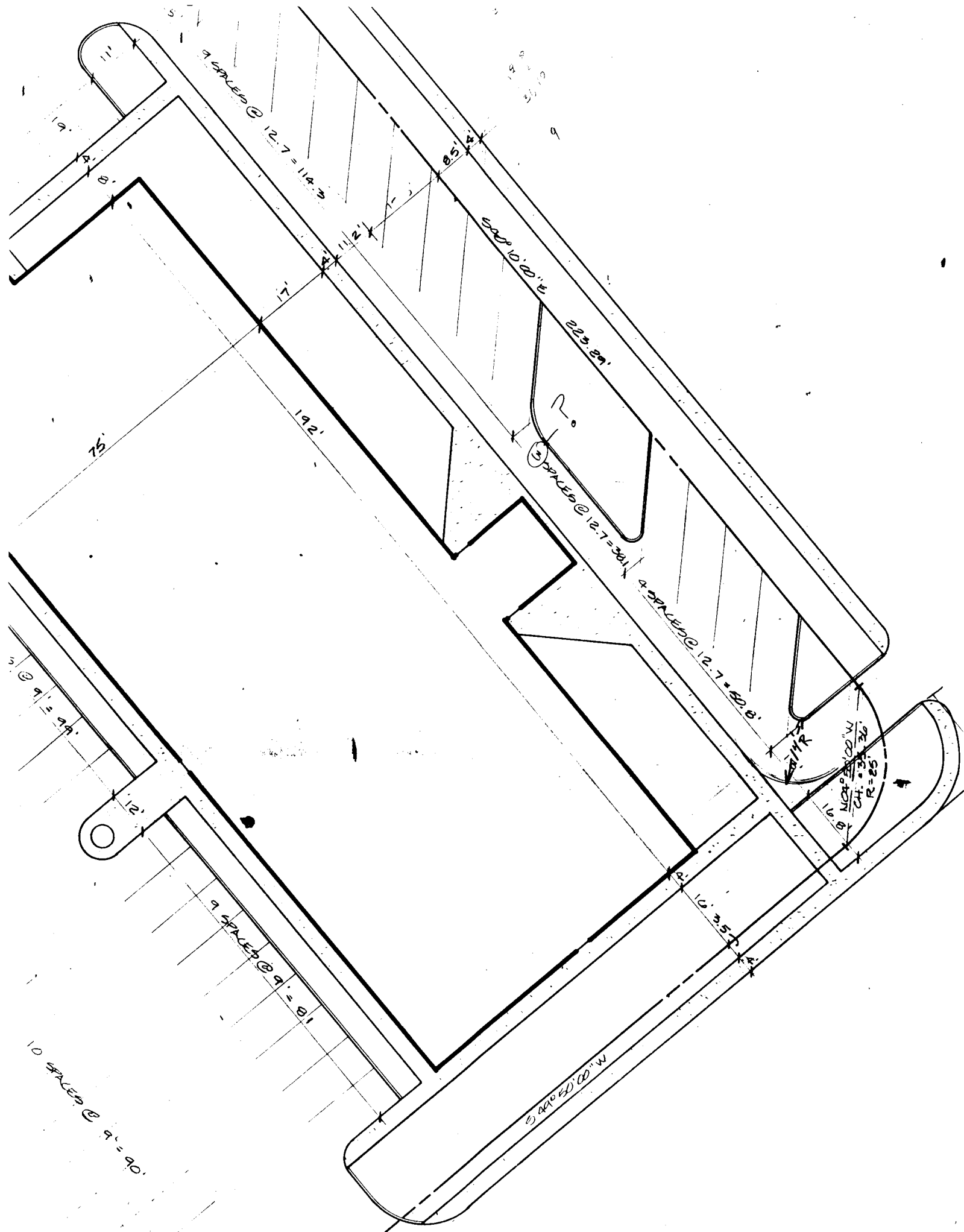
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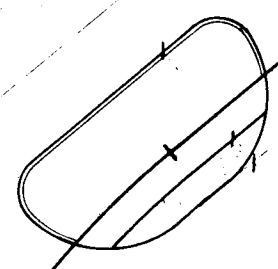
20'

20'

20'



SITE PLAN  
 SCALE: 1" = 20'



GRAND JUNCTION FIRE DEPARTMENT

FIRE FLOW SURVEY  
GPM REQUIRED

*Revised  
Cp.*

Establishment Oxy Bldg Date 1-11-79

Location Spine 144 Division Ct Contactee Paragon Engineering

1. A. Type of construction A/C (vacuum) brick

B. Ground floor area \_\_\_\_\_ sq ft

C. Height and number of stories \_\_\_\_\_ ft 2 story # \_\_\_\_\_

D. Total floor area (if needed) 32,000 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  
2000  
2500 GPM

2. Occupancy type \_\_\_\_\_  
Credit or charge not to exceed 25%  
Judgment — % \_\_\_\_\_ GPM  
Subtotal \_\_\_\_\_ 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 \_\_\_\_\_ % \_\_\_\_\_ GPM  
Subtotal \_\_\_\_\_ GPM

4. Add surcharge to item #2 for exposures  
within 150' (consider all sides but do  
not exceed 75% of item #2)  
Front 5 %  
Left — %  
Right 5 %  
Rear — %  
Judgment 10 % 300 GPM  
Subtotal \_\_\_\_\_ GPM

5. Summation of #2-#3(if any)+#4(if any)  
Subtotal 200 GPM

6. Consider notes 1 thru 10  
Subtotal \_\_\_\_\_ GPM

7. Total required fire flow (nearest 250 gpm  
and not to exceed 12000)  
Total 2250 GPM

Show sketch plan, notes, & computations  
on back

*Approved for fire  
flow*

by Rt. Lt. Alan W. ...

C-E Maguire, Inc.  
Combustion Engineering, Inc.  
760 Horizon Drive  
Grand Junction, Colorado 81501

Tel. 303/243-7569



Architects • Engineers • Planners

September 18, 1978

Development Department  
Mesa County Courthouse  
P.O. Box 897  
Grand Junction, Colorado 81501

Attention: Mr. Del Beaver

SUBJECT: Oxy Building  
78 2 ARC 0192

Dear Del:

As per our discussion, I am sending you a revised copy of the site plan for this project.

As you recall, you approved this new layout on the condition that the City Traffic Engineer also approved it, which he has done. We are enclosing a copy of this plan with his copy of this letter for his records.

Respectfully,

C-E MAGUIRE, INC.

A handwritten signature in cursive script that reads 'John Quest'.

John Quest, Architect

JQ:psw

xc: City Traffic Engineer  
Keith Lindsay - Oxy

January 30, 1978

D & A Development Association  
c/o Bruce Farrell  
754 Horizon Drive  
Grand Junction, CO 81501

RE: File #14-78 - Development in H.O. - The Oxy Building

Dear Bruce:

The Grand Junction Planning Commission, on January 26, 1978, approved the development plan for the Oxy Building. Approval was subject to:

- 1) Fire hydrants and lines as required by city fire department.
- 2) Revised parking, sidewalks, landscaping, and building location as shown in revised site plan.
- 3) Landscape plan for planting between sidewalks and parking area must be submitted and approved prior to issuance of building permit.

This item will be heard before the Grand Junction City Council on February 15, 1978 at 7:30 p.m. in the City Council Chambers. If you have any questions or comments concerning this item, please contact us prior to this date.

Sincerely,

Karl G. Metzner  
Planner I

KGM:dlw

CC: Tom Logue  
Paragon Engineering



Subdivision Development in N.O. - The Oxy Building

Date 4 JAN 78 Item # 14-78

Petitioner D & A Development Assoc.  
N.E. of Horizon Ct. & Skyline Ct.

Review Agencies Comments

Review Agencies Comments

① Engineering - Parking lot circulation should not have driving lanes in right of way. Should require 4' detached S.W.

② Fire Dept. - one add'l hydrant required. ~~Water flow seems to be insufficient to~~ <sup>O.K.</sup> see fire flow survey



Action Taken

Action Taken

P.C. 1/26/78 Approval  
C.C. Approved 15 Feb 78

P.C. \_\_\_\_\_  
C.C. \_\_\_\_\_

Comments

Comments

① Fire hydrant & lines as per city fire dept. ② Revised parking sidewalks, landscaping & bldg location as shown in revised site plan. ③ Landscaping plan submitted & approved. Upon issuance of building permit



ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)