

# Table of Contents

File 1979-0088 (2)

Date 12/13/00

Project Name: College Square

P	S	<p><b>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</b></p> <p><b>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</b></p> <p><b>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</b></p>	
X	X	<p><b>*Summary Sheet – Table of Contents</b></p>	
		Application form	
		Receipts for fees paid for anything	
		<b>*Submittal checklist</b>	
X	X	<p><b>*General project report</b></p>	
		Reduced copy of final plans or drawings	
		Reduction of assessor's map	
		Evidence of title, deeds	
X	X	<p><b>*Mailing list</b></p>	
		Public notice cards	
		Record of certified mail	
		Legal description	
		Appraisal of raw land	
		Reduction of any maps – final copy	
X	X	<p><b>*Final reports for drainage and soils (geotechnical reports)</b></p>	
		Other bound or nonbound reports	
		Traffic studies	
		Individual review comments from agencies	
		<b>*Consolidated review comments list</b>	
X	X	<p><b>*Petitioner's response to comments</b></p>	
		<b>*Staff Reports</b>	
		<b>*Planning Commission staff report and exhibits</b>	
		<b>*City Council staff report and exhibits</b>	
		<b>*Summary sheet of final conditions</b>	
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>	
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>			
X	X	Action Sheet	X X Amended final plan
X	X	Review Sheet Summary	X X Planning Commission Minutes - ** -2/23/82, 3/30/82
X		Review Sheets	X Public Notice
X	X	Letter from Tom Dixon to Ron Bradley re: correspondence about ordinance-1/13/95	X Development Application
X		Agreement	X X Ordinance No. - ** - 1899, 1905
X	X	Letter from Bob Goldin to G & S Inv., Ltd. re: checklist – 1/19/83	X X Development Schedule
X	X	Letter from Doss Simpson to Bob Goldin re: greenbelt area – 10/4/82	X Permanent Easement
X	X	Letter from Sarah Simpson to Planning Dept. re: City Standards - 3/25/82	X X Treasurer's Certificate of Taxes Due
X	X	Letter from Doss Simpson to City of Grand Junction re: sewer-2/22/82	X X Impact Statement
X	X	Improvements Agreement	X X Letter from Tell Tappan, Health Physicist, Dept. of Health to Planning Commission re: gamma ray survey-1/25/82
X	X	Escrow Agreement – 2/1/82	X Deed
X		Letter from Doss Simpson, Arthur Ingverson and G & S Investments, Ltd. re: barrier blocking alley way to prevent access – 5/23/80	X Contract for Sale



FILE NO. 8879  
00000000 **submittal legend** 00000000

- A Application Form
- B Impact Statement
- C Plan
- D Plat
- E Summary Form
- F Improvements Agreement
- G Improvements Guarantee
- H Geology Report
- I Soils Report
- J Subsurface Soils Investigation
- K Gamma Radiation Report *? if needed*
- L Flood Hazard Report
- M Utilities Composite
- N Grading & Drainage Plan
- O Roadway Plan & Profiles
- P Screening & Landscaping Plan *(detailed)*
- Q Traffic Circulation Plan *(parking dimensions) (crosswalks) ?*
- R Development Schedule
- S Ute Water Peak Demand Data Sheet
- T Desert Landscaping or Irrigation Commitment Letter?
- U Evidence of Title
- V Appraisal
- W Draft of Covenants, Grants of Easements or restrictions to be imposed, Articles of Incorporation
- X Legal Description\* *(showing prop in question)*
- Y Names & Addresses of adjacent property owners\*
- Z Names & Addresses of property owners within 300'\*
- \* Typed on form provided by the Dept.
- AA Location & Vicinity Map
- BB Assessor's Map with subject property outlined in red
- CC Reduction of Assessor's Map (Not larger than 11 1/2"x14")
- DD Reduction of Plan (Same)
- EE Reduction of Plat (Same)
- FF Action Sheet
- GG County Treasurer tax certification

000 **pre-application conference** 000

Date Aug 10, 81

Development Proposal College Sq (G&S investments)

Location 12<sup>th</sup> Elm & Kennedy

Conference Attendance Bob, Sarah Simpson

TRANSPORTATION - ACCESS

Class of R.O.W. \_\_\_\_\_

Interior Road Sizing \_\_\_\_\_

Curb Cuts Will be shown (try to orient toward Elm not Kennedy)

Parking req's will be met. for all uses

Bikeways & Pedestrian Access Racks will be provided - crosswalks. for ped safety

COMPATABILITY WITH SURROUNDING USES

Buffering - screening 6' solid wood fence min. / any landscaping

IRRIGATION & LANDSCAPING

detailed landscaping plan - groundcover, types, location

irr. commitment letter or sprinkler set-up plan.

COUNTY/CITY POLICIES APPLYING TO THIS PROPOSAL

Small-Cooley \_\_\_\_\_ Airport \_\_\_\_\_ Flood \_\_\_\_\_ Agricultural \_\_\_\_\_ Mineral Resource \_\_\_\_\_

Corridor Policies 12<sup>th</sup> St Growth & Density \_\_\_\_\_ Vicinity Studies \_\_\_\_\_

POSSIBLE REQUIREMENTS

1) POA or Improvement Agreement Guar.

2) Written response comments to review agency comments prior to (24hrs) Public Hearing.

3) Neighborhood meeting w/ prop. owners

# **IMPACT STATEMENT**

## **INTRODUCTION**

The Petitioner, G & S Investments, is requesting approval of a REVISED FINAL PLAN for the NW quadrant of a block referred to as COLLEGE SQUARE, located between 12th and 13th streets and Elm & Kennedy. The Petitioner owns the entire block with the exception of 5 lots in the NE corner. Because the property is under single ownership, there will be no re-plat or appraisal required at this time.

An Outline Development Plan for the entire property was approved early in 1980. Final approval and an alley vacation for the NW quadrant were granted in July of 1980. That plan showed the existing dormitory building on the corner of 12th and Elm being converted to office and retail use and a new 4400 sq. ft. restaurant to be built just South of that.

Plans for the first restaurant fell through and the Petitioner now requests approval of a revised final plan showing a similar but smaller use in place of the restaurant. The new plan calls for a 2100 sq. ft. building that would be a combination video game and fast food establishment. Also shown on the plan are associated parking, patios and landscaping.

The owners are proposing no covenants or restrictions but have enclosed verification of an easement granted to the city for maintenance of the sewer line. There are no known geological or flood hazards in the vicinity.

## **EXISTING CONDITIONS**

The College Square block and much of the surrounding area are in transition from older single family housing to a mixture of college related commercial and multi-family uses. Buildings on the block in question include several older houses, a dormitory, an apartment and the commercial/office building on the NW corner. This latter building is in good condition and has been recently remodeled. Others have more limited useful lifespans. The single and multi-family housing owned by G & S Investments is rented by a mixture of College students and Housing Authority clients. There have been no problems with water, sewer, public utilities, fire and police protection. Traffic flow and parking on the front portion of the block is presently

somewhat confusing due to the large vacant area cleared for the restaurant that was never built.

Land uses in adjacent blocks include Mesa College to the West, mixed commercial and residential to the South, and residential to the East and North. The residential property is a mixture of apartments and older single family houses. A few of these neighboring properties are still owner occupied but the majority are rented to students. The majority of the college related fast food and retail uses in the vicinity are presently located across North Avenue to the South of the campus. The majority of the on-campus housing and the student center are located at the opposite end of the campus.

## **PROPOSED DEVELOPMENT**

The 12th Street Corridor Policy suggests, "higher density residential uses preferably College oriented", and "retail development only in conjunction with large parcel multi-use planned developments." The Policy statements further suggest that such retail developments South of Elm and North of North Avenue be student oriented.

The Long Range Development Plan approved in 1980 for COLLEGE SQUARE shows the back or East portion of the block to be developed as new student housing. The West half of the block (along 12th street) is planned for college oriented commercial and retail uses.

As mentioned in the introduction, the Petitioner is presently requesting approval of an ammendment to the final plan for the NW quadrant of the block for the purpose of building a 2100 sq. ft. video game and fast food establishment. We feel that this is a student oriented business in a convenient location from the campus and much of the off-campus housing. Our analysis of the impact on various services and utilities in the neighborhood and how we propose to deal with that impact follows.

## **IMPACT ANALYSIS**

### POLICE PROTECTION/TRAFFIC/PARKING

The elimination of curb cuts on 12th street and the development of clearly designated paved parking lots and drives should facilitate the police and traffic functions. If requested by the homeowners on the NE corner, we can arrange to block the unvacated portion of the alley to prevent through traffic during this phase of the development. Sufficient

parking for all proposed uses is to be provided. The number of parking spaces shown on the plan was determined by following the City guidelines.

#### FIRE PROTECTION

A check with the fire department has revealed no need for new fire hydrants at this stage in the development. The new more clearly defined drives and parking lots should facilitate access in the event of a fire.

#### WATER

Water is readily available on the site with 6" city water lines in Elm and 12th. We propose to serve the new building with a tap off the line in Elm. Our landscaping will be watered by a sprinkler system which should result in more efficient water useage than hand watering.

#### SANITARY SEWER

An 8" City Sanitary Sewer line runs through the alley. A portion of this line as shown on the utility plan, has already been encased in ductile cast iron to permit placement of a building over it. A check with City Engineering has revealed no problems with our proposed plan. Included in our submittal is a copy of the recorded easement granted to the city for maintenance of the sewer line.

#### STORM SEWER

There is presently a 15" storm sewer in Elm and a 12" in 12th street. The Petitioner intends to tie all drainage to the storm sewer system eventually. A connection from the West parking lot to the 12th street storm sewer is proposed at this time. Other connections to the storm sewer will be made as the development progresses to the stage where a more detailed layout for the South portion of the block is available. The temporary drainage for the parking lot to the East is shown running South across an existing asphalt parking lot to Kennedy and from there into the storm sewer in 12th.

#### TRASH REMOVAL

The long range plan calls for all trash removal to be accomplished from Elm, 13th and Kennedy. The trash for the portion of the development currently under consideration is to be collected from a dumpster located just off Elm (see plan). The same dumpster will be used for trash from the existing building.

PARKS/RECREATION/OPEN SPACE

The plan calls for the patio South of the existing building to be expanded forming a new public Plaza or Square, West of the new building. The planters shown in this plaza area are large enough to accomodate new shade trees as shown in the landscaping plan. The planters double as benches, an added urban ammenity for the college population.

The Petitioner also plans to save a large existing tree between the West edge of the new parking lot and the 12th street sidewalk. The 15' wide strip of land between the parkinglot and the sidewalk is to be sodded and sprinkled and 3 new street trees will be planted in it at intervals shown on the plan.

The landscaping is all to be watered by a sprinkler system (design included with submittal). All tree and plant selections have been coordinated with the lists of recommended plants put out by the Park Department.



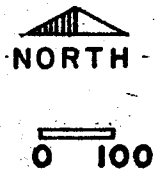


ORCHARD AVENUE

ALBERTSON'S & SKAGG'S

FIELD HOUSE

MESA AVENUE



TEXAS

HOUSING

NOTE: STREET-LIGHT AT INTERSECTION OF ELM AVENUE AND 12th STREET.

ELM AVENUE

MESA COLLEGE

COLLEGE PLACE

COLLEGE SQUARE

KENNEDY

CAMPUS

OFFICE COPY  
#88-79  
(20fz)

PROPERTY OWNERS WHO DIRECTLY ABUT SUBJECT PROPERTY

ADDRESS OF PROPERTY:

OWNER OF PROPERTY:

West 12th Street

Mesa College  
P. O. Box 2647  
Grand Junction, Colorado 81502

1322 North 12th Street  
#2945-123-18-001

Gary D. DeRush  
110 Mantey Heights  
Grand Junction, Colorado 81501

1225 Kennedy Avenue  
#2945-123-18-003

Robert E. & Ann L. Stephens  
350 Gordon  
San Jose, California 95127

1231 Kennedy Avenue  
#2945-123-18-004

Alan H. & Evelyn E. Templeton  
152 Celia Drive  
Watsonville, California 95076

1235 Kennedy Avenue  
#2945-123-18-005

Dale & Judy Jensen  
140 Mesa Avenue  
Grand Junction, Colorado 81501

1241 Kennedy Avenue  
#2945-123-18-006

Mary Frances McCandless  
717 Centauri Drive  
Grand Junction, Colorado 81501

1245 Kennedy Avenue  
#2945-123-18-008

Joseph L. & Jessie B. Tonso  
1245 Kennedy Avenue  
Grand Junction, Colorado 81501

1333 North 13th  
#2945-123-18-007

Neil J. & Mary Lou Bratton  
415 W. Mayfield Drive  
Grand Junction, Colorado 81503

1251 Elm Avenue  
#2945-123-15-003

Richard O. Jensen  
1251 Elm Avenue  
Grand Junction, Colorado 81501

1257 Elm Avenue  
#2945-123-15-004

Arthur G. Ingvertson  
1257 Elm Avenue  
Grand Junction, Colorado 81501

1502 North 12th Street

Church of Jesus Christ of Latter Day Saints  
1502 North 12th Street  
Grand Junction, Colorado 81501

Elm Avenue Apartments  
#2945-123-13-027

Elm Avenue Apartments  
Elmwood Apartments Partnership, Ltd.  
1015 North 7th Street  
Grand Junction, Colorado 81501

Mesa College  
P.O. Box 2647  
Grand Junction, CO 81502

88-79  
(2072)

Arthur G. Ingvertson  
1257 Elm Avenue  
Grand Junction, CO 81501

88-79  
(2072)

Gary D. DeRush  
110 Mantey Heights  
Grand Junction, CO 81501

88-79  
(2072)

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Grand Junction, CO 81501

88-79  
(2072)

Alan H. & Evelyn Templeton  
152 Celia Drive  
Watsonville, California  
95076

88-79  
(2072)

Van Deussen Assoc.  
443 North 6th St.  
P.O. Box 2295  
Grand Jct. CO 81502

88-79  
(2072)

Dale & Judy Jensen  
140 Mesa Avenue  
Grand Junction, CO 81501

88-79  
(2072)

Mary Frances McCandless  
717 Centauri Drive  
Grand Junction, CO 81501

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(2072)

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1251 Elm Avenue  
Grand Junction, CO 81501

88-79  
(2072)

College Square/G & S Investments  
Revised Final Plan for NW Quadrant  
Submitted February 1, 1982

## **SUBSURFACE SOILS INVESTIGATION**

The attached soils information contains excerpts from soils tests done at the Mesa College Student Center located approximately 100 yards West of the College Square site. The soils on the valley floor in Grand Junction are quite consistant. These same soils tests were used by Engineers and accepted by the City for the foundation design of the existing building on the NW corner of College Square.

## SCOPE

This report presents results of a subsoil investigation at the site of the proposed new College Center to be constructed at the campus of Mesa Junior College, Grand Junction, Colorado. The study was made to determine the best types and depths of foundations, allowable soil pressures, ground water conditions, and special precautions which should be taken in the design or construction of the building because of soil conditions.

Factual data gathered during the field and laboratory work are summarized in Figs. 1 through 5 and Table 1 attached. Our conclusions and recommendations, based on the results of our investigations and our experience in the area, are given below.

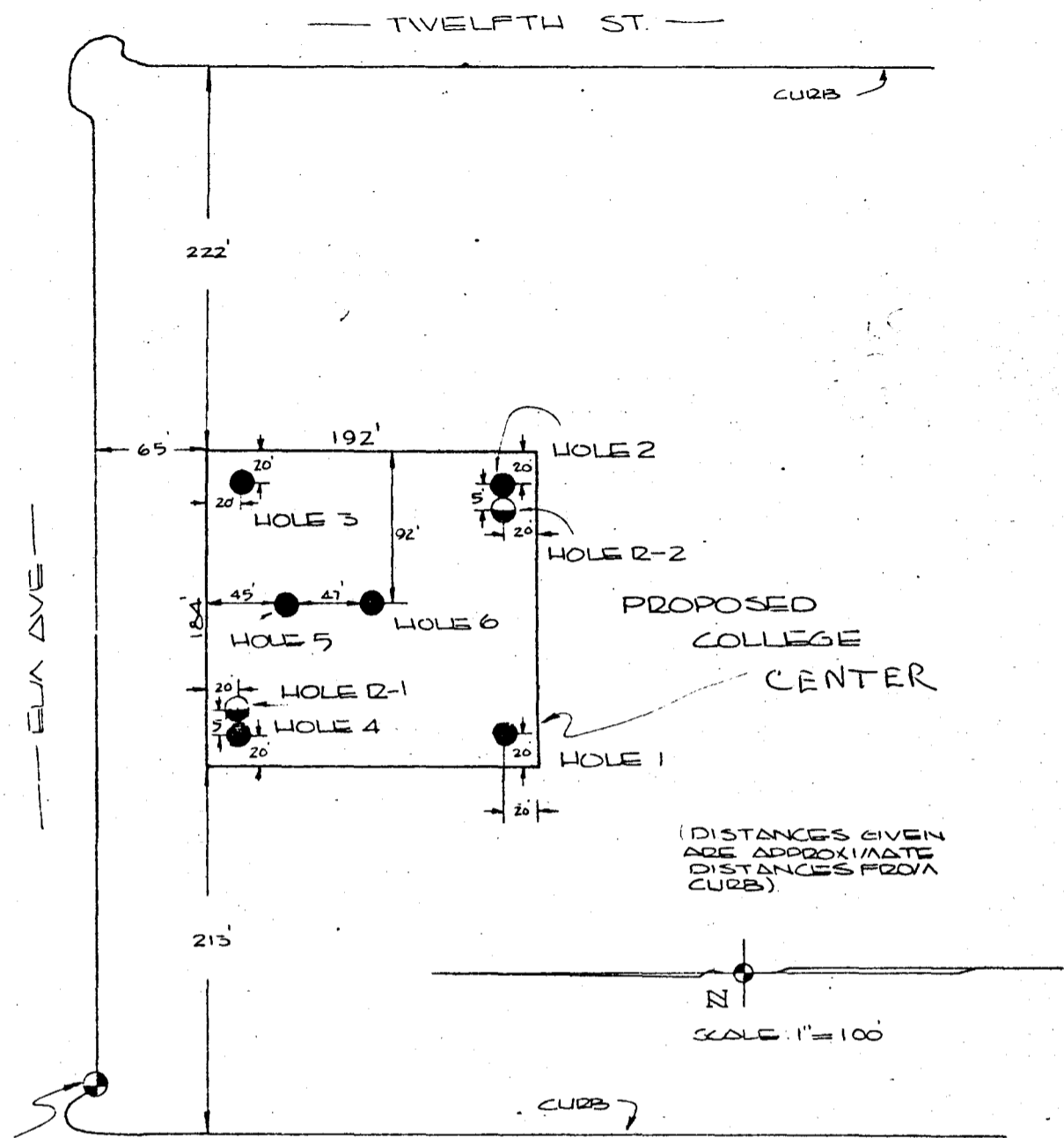
## CONCLUSIONS AND RECOMMENDATIONS

- (1) Subsoil conditions at the site are uniform. Generally, 60 to 65 feet of soft to medium stiff, silty clays overlie very dense sands and gravels, which occur to depth 65 feet, the maximum depth explored. Water table was measured at depths 10 to 13 feet, 48 hours after drilling.
- (2) The building should be founded with end bearing piles driven to practical refusal into the dense gravel-cobble layer, as discussed.
- (3) Structural floor slabs are recommended to eliminate fill under the interior floor slabs.
- (4) An alternative to the structural floors would be supporting the floors on compacted, structural fill. If this alternative is used, the structural fill should be placed at least three months prior to construction of the building and surcharged, as discussed.

## SITE CONDITIONS

The building site is located one block north of the main building of Mesa Junior College. It is presently an open field with grass covering the north and east one-quarter of the building. The balance of the area is devoid of vegetative cover. There are no bodies of water on or near the site.

## PROPOSED BUILDING



TEST HOLE LOCATION PLAN  
WOODWARD - CLYDE - SHERARD & ASSOCIATES

MS

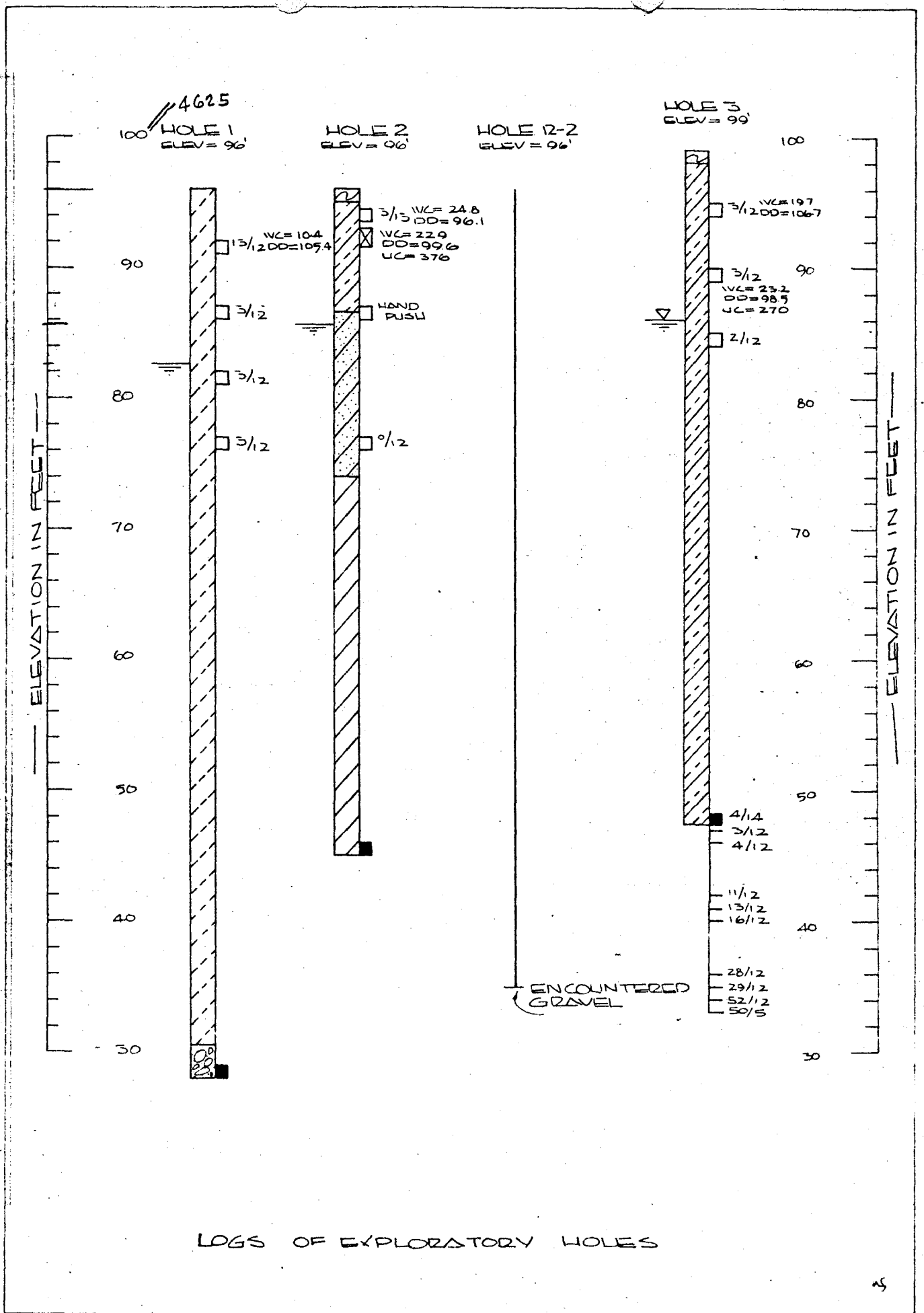
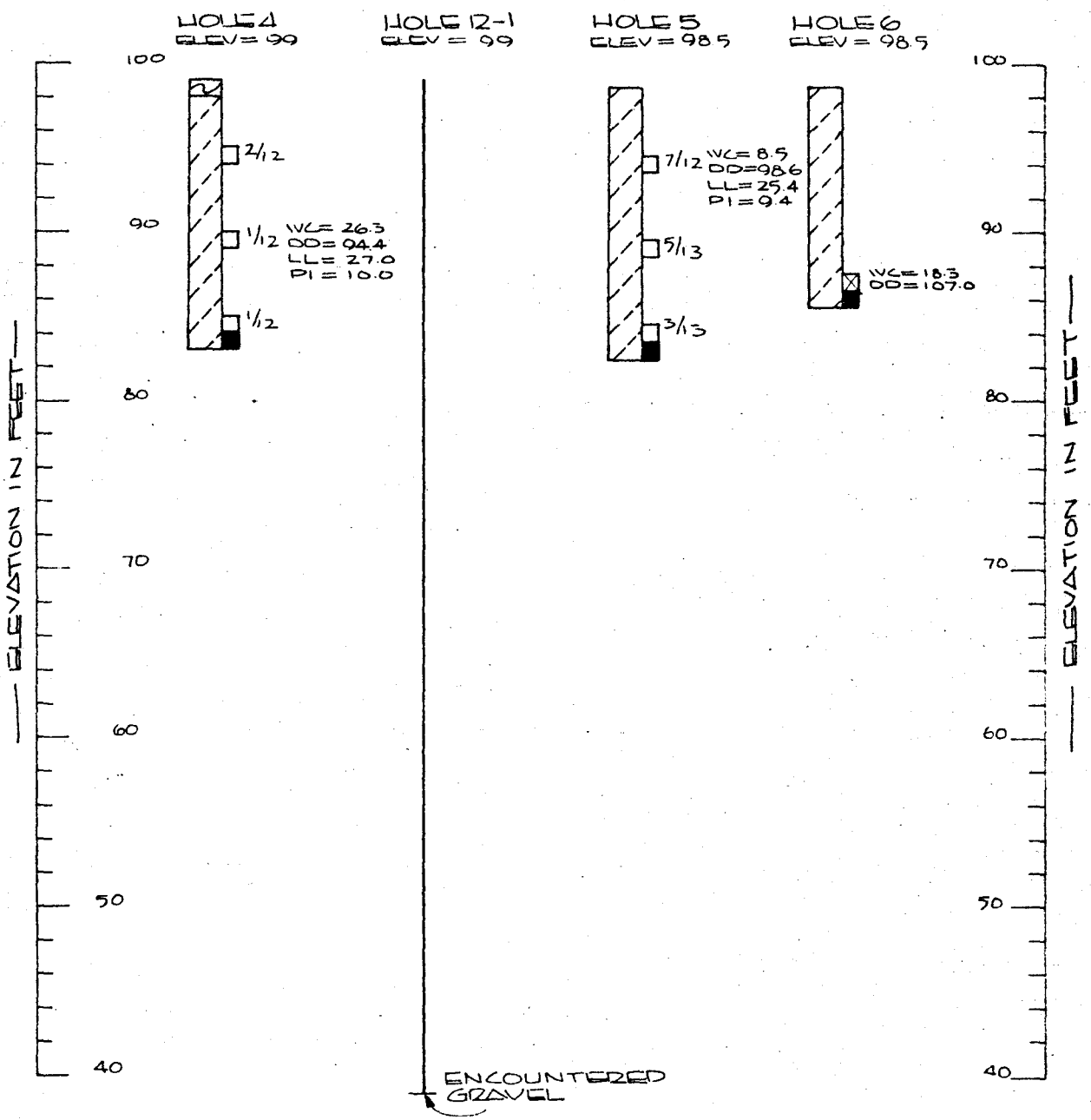







FIGURE 2




LOGS OF EXPLORATORY HOLES



## LEGEND

-  TOPSOIL, WITH GRASS.
-  SILTY SAND, LIGHT BROWN, WET, LOOSE FINE TO VERY FINE (S/A).
-  SANDY SILT, LIGHT BROWN, WET, SOFT, (ML-S/A).
-  SILTY CLAY, LIGHT BROWN, SANDY, MOIST TO WET, SOFT, (CL).
-  CLAYEY SILT, LIGHT BROWN, MOIST TO WET, SOFT, (AL).

■ STANDARD 2" PENETRATION SAMPLE.

 3/4" DRIVE SAMPLER - CALIFORNIA. 5/2 INDICATES THAT 5 BLOWS OF A 140-LB. WT. FALLING 30" WERE REQUIRED TO DRIVE THE SAMPLER 12 INCHES.

 3" DIAMETER SHELBY TUBE SAMPLE.

- CONE PENETRATION - 4/2 INDICATES THAT 4 BLOWS OF A 140-LB. HAMMER FALLING 30" WERE REQUIRED TO DRIVE A 2" DIAMETER CONE 12 INCHES.

≡ WATER TABLE AT TIME OF DRILLING.

∇ WATER TABLE 48 HOURS AFTER TIME OF DRILLING.

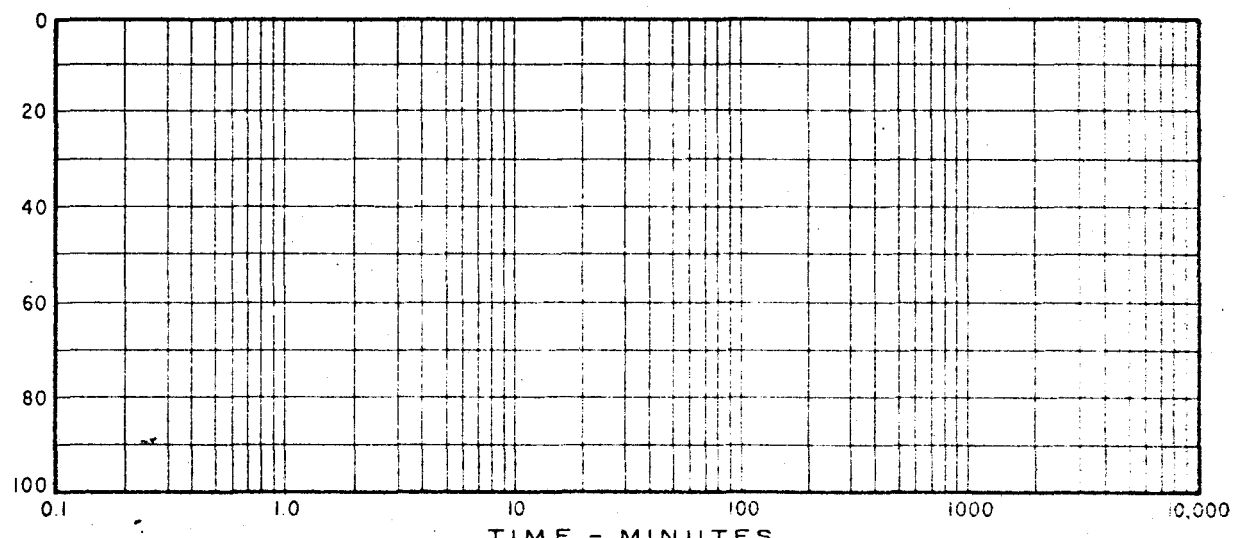
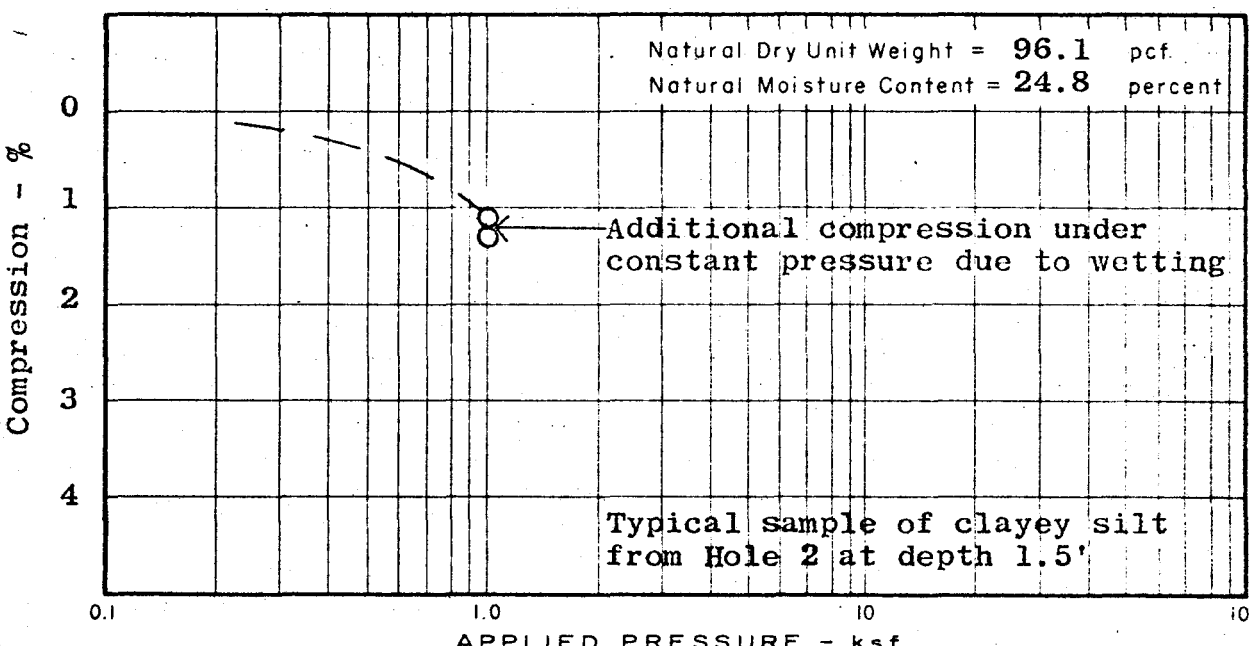
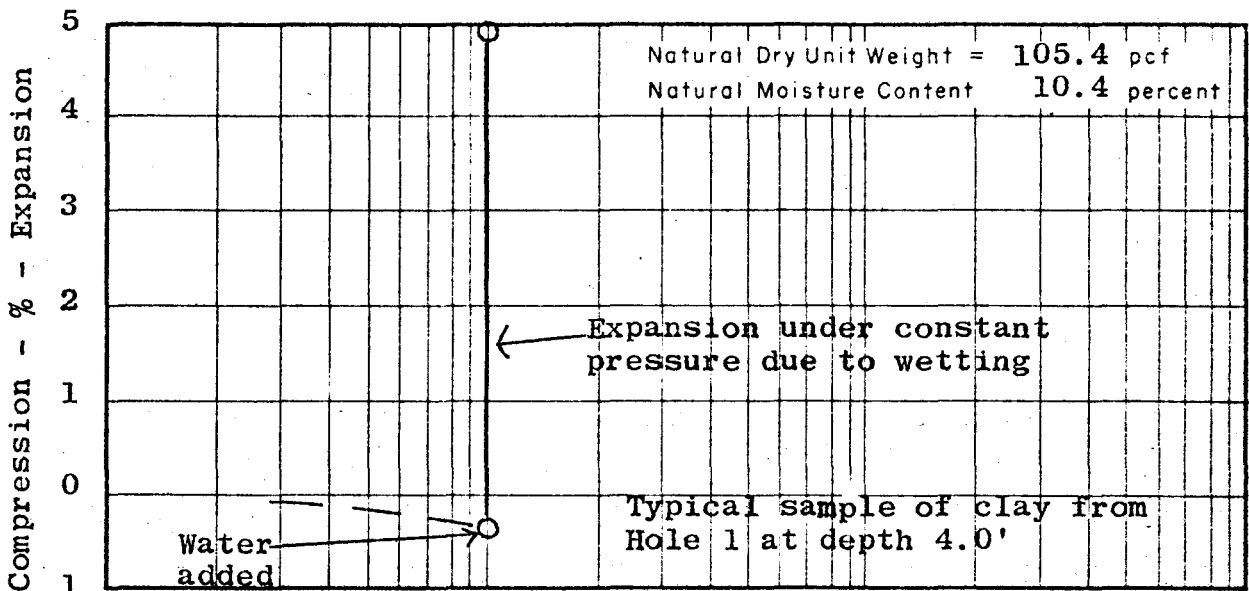
HOLE'S WERE DRILLED FROM JANUARY 4 TO JANUARY 9, 1961.

HOLE'S 1-6 WERE DRILLED WITH A 4" DIAMETER CONTINUOUS FLIGHT POWER AUGER.

HOLE'S R-1 AND R-2 WERE DRILLED WITH A 4 5/8" DIAMETER ROLLED BIT WITH WATER, BOTTOMED ON GRAVEL.

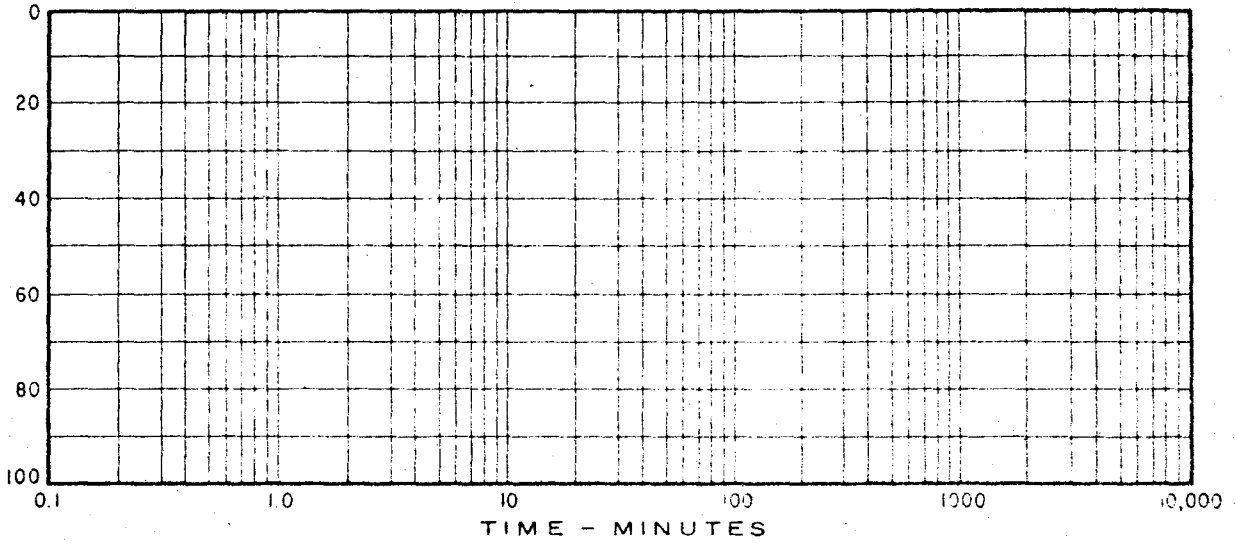
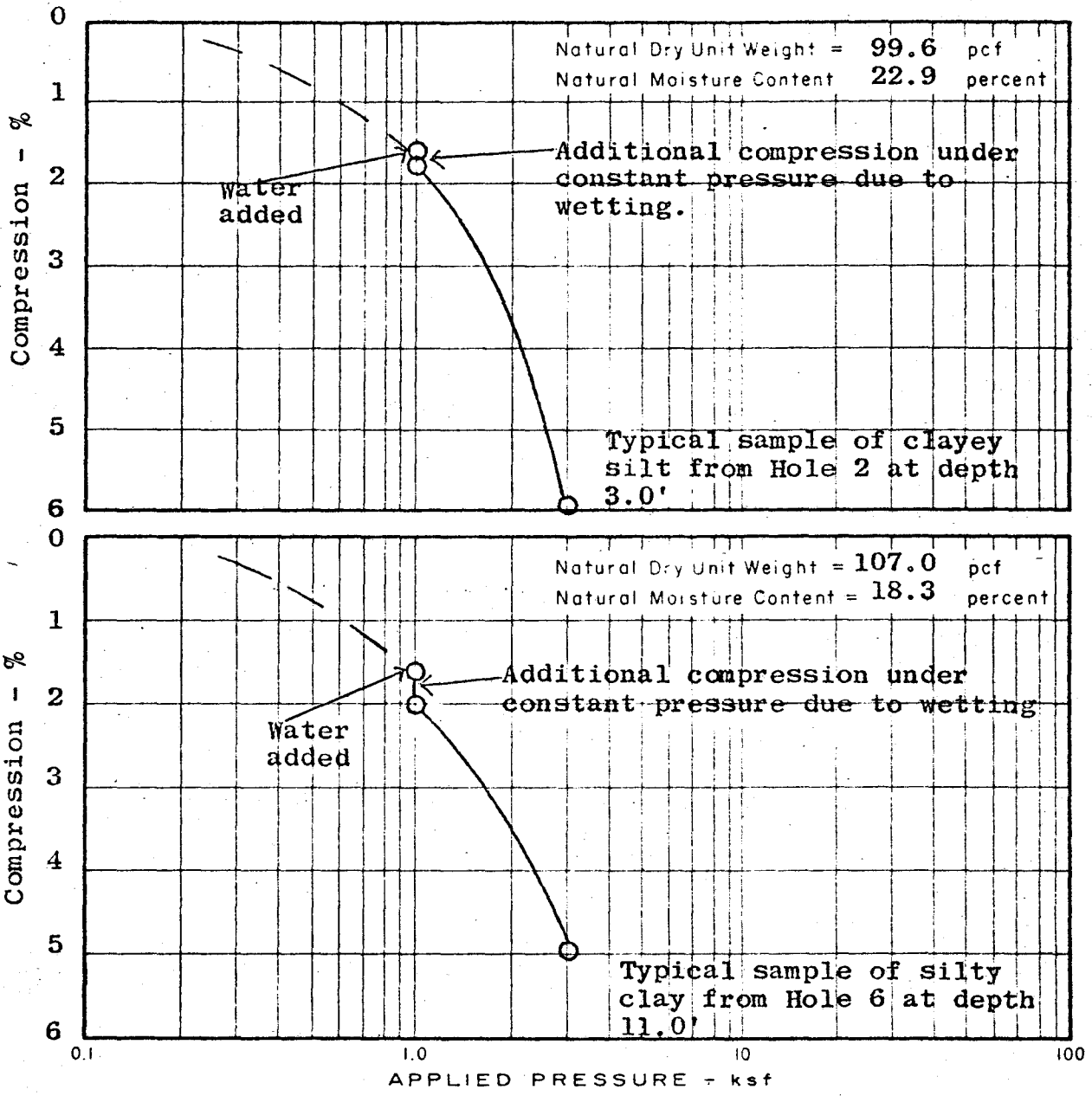
WC = WATER CONTENT, PERCENT.  
DD = DRY DENSITY, PCF.  
UC = UNCONFINED COMPRESSIVE STRENGTH, PSF.  
LL = LIQUID LIMIT, PERCENT.  
PI = PLASTICITY INDEX, PERCENT.

WOODWARD, CLYDE, SHERARD AND ASSOCIATES



SWELL-CONSOLIDATION TEST RESULTS

WOODWARD, CLYDE, SHERARD AND ASSOCIATES



SWELL-CONSOLIDATION TEST RESULTS

WOODWARD, CLYDE, SHERARD AND ASSOCIATES

TABLE I  
SUMMARY OF LABORATORY TEST RESULTS

HOLE	DEPTH (FEET)	NATURAL MOISTURE (%)	NATURAL DRY DENSITY (PSF)	ATTERBERG LIMITS		UNCONFINED COMPRESSIVE STRENGTH (PSF)	TRIAXIAL SHEAR TESTS		Water Soluble Sulfate %	Sand %	SOIL TYPE
				LIQUID LIMIT (%)	PLASTICITY INDEX (%)		DEVIATOR STRESS (PSF)	CONFINING PRESSURE (PSF)			
1	4.0	10.4	105.4								CLAY
2	1.5	24.8	96.1								SILT, clayey
	3.0	22.9	99.6			376			1.15		SILT, clayey
3	4.0	19.7	106.7								CLAY, silty
	9.0	23.2	98.5			270					SILT, clayey
4	9.0	26.3	94.4	27.0	10.0					1.5	CLAY, very silty
5	4.0	8.5	98.6	25.4	9.4					0.2	CLAY, very silty
6	11.0	18.3	107.0			780			1.36		CLAY, silty

TABLE I

FEBRUARY 22, 1982

G & S INVESTMENTS/COLLEGE SQUARE  
SE CORNER OF 12TH & ELM

RESPONSE TO REVIEW COMMENTS

OVERALL CONSIDERATIONS

1. SQUARE FOOTAGE: The total square footage of the proposed building is 1900 sq. ft. as noted on the plan. The impact statement should be changed to read 1900 sq. ft. rather than 2100.
2. SCREENING: The review comments refer to screening around parking lots. It should be noted that the petitioner owns both properties. The revised parking plan shows only one new lot and the East border of that lot faces a dormitory with no windows in its West elevation. A fence or hedge will be provided North of the Apartment building on the SW corner to prevent pedestrian traffic from cutting through that property.
3. BICYCLE RACK: A bicycle rack is shown on both the original and the revised plan.
4. BUILDING HEIGHT: The height of the proposed building is to be 16'-0".
5. PARKING: See revised parking plan attached. We have eliminated any parking spaces that might create a traffic hazzard. The parking requirements are still being met as the petitioner was originally providing 45 spaces, an excess of 13 over the required 32.

It might also be noted that the peak parking demand times for the two buildings served by the lot are opposite. The existing office-retail building has a daytime peak useage, while the proposed video-game/fast-food business is expected to experience its peak traffic after 5:00 PM.

6. TRASH PICK-UP LOCATION: The trash pick-up situation has been discussed with the Sanitation Engineer and the dumpster locations suggested by him are shown in the revised parking plan. Trash collection for the dormitory, the new building and the existing office/retail structure will be at the location shown on the plan. The apartment on the corner of 12th and Kennedy will be served by a small dumpster. The other houses on the block are to have their trash collected at the curb on Elm or Kennedy. This has been discussed with the two property owners on the corner of Elm and 13th and meets with their approval. G & S Investments will grant an easement to the City through the parking lot for purposes of trash collection. The details of this easement will be worked out with Darrel Lowder prior to the March City Council meeting.

7. LIGHTING: The revised parking plan shows short low-level type fixtures in the 2 planters in front of the building. These are noted as fixture Type A and would be square bollard type fixtures. The parking lot behind the building is to be lit by two "sharp cut-off type" high pr. sodium lights on 15' poles. The pole height, fixture and wattage have been chosen to light the lot only. The cut-off feature effectively shields surrounding property from undesirable light and glare. (See detailed information on fixtures attached)

8. PEDESTRIAN WALK: See revised parking layout attached. A walk is shown providing pedestrian access from the city sidewalk along 12th to the proposed building.

9. ACCESS TO SITE: See the revised parking layout attached. There are two access points shown.

10. SIGN CODE: The petitioner fully intends to meet the sign code with any signage.

11. SCHEDULE: The petitioner is hoping to obtain a building permit before the end of March.

#### FIRE DEPARTMENT

A check with the fire department in January of this year revealed no need for additional hydrants or they would have been provided for in the original submittal. Doss Simpson of G & S Investments has talked with Wes Painter of the Fire Department and G & S Investments has agreed to provide the new hydrant at 12th and Kennedy at this time and others that may be required at a later date. The hydrant has been estimated by Jim Patterson to cost about \$2,000.00 and this amount has been added to the improvements guarantee. Attached to the guarantee is a Fire Hydrant Placement Agreement. Plans of the new building have been delivered to Wes Painter.

#### TRANSPORTATION ENGINEER

See the revised parking plan: The new plan has eliminated the dead end parking lot while still meeting the city parking requirements.

A discussion with Jim Bragdon indicated that an approach such as the one shown would be preferable to him. A revised plan has been delivered to his office for him to review.

#### POLICE DEPARTMENT

The traffic problems referred to have been addressed in the response to the traffic engineer.

#### CITY ENGINEER

There has been some confusion as to the exact location of the portion of the sewer in ductile cast iron pipe. As Mr. Rish states, this work was done in 1981 by the City to city specifications, at the expense of G & S

(City Engineer Continued)

Investments in order to allow a building to be built over the sewer. The building first proposed was never built and G & S Investments did not have as-built records with the exact location of the portion of the sewer in ductile iron. When we began work on this submittal, we called City Engineering and were given dimensions from city as-built drawings. According to Mr. Rish, these dimensions are incorrect. G & S Investments has made and will continue to make every effort to comply with City requirements in this regard. The objective is for the sewer to be encased in ductile cast iron underneath and 5' on either side of any proposed building. Since we have been unable to determine the exact extent of the ductile iron portion of the sewer, G & S Investments has written a letter agreeing that if this condition is not presently met it will be at the time a tap is obtained for the new building. Mr. Rish has agreed that this approach will satisfy his requirements. Please note that we have attached a copy of a Hold Harmless Agreement regarding the placement of a building over the sewer. This agreement was executed May 9, 1980.

It should be noted that the tap to the city storm sewer will not be required by the revised plan so this has been removed from the improvements agreement.

ALLEY VACATION

G & S Investments has started the process of vacating the remainder of the alley on the College Square block. The portion of the alley in question is between lots 7 thru 28 in Block 2 of the Henderson Heights Subdivision. The vacation process is being coordinated with the two property owners on the NE corner of the block who own lots 14 & 15; 16 & 17. They are in agreement with the vacation. The application is to be turned in to the Planning Department on Monday, March 1st. All the necessary easements will be granted to the City and to the Utilities Companies in conjunction with the vacation.

CURB CUTS

It has been noted that the curb cuts shown on the plan submitted for review do not match what exists at the site. This is because G & S Investments is planning to re-do the curb cut at this location when the new parking lot is developed. The new curb cut will be as shown on the plan. The work involved is guaranteed in the Improvements Agreement accompanying this submittal.

# REVIEW SHEET SUMMARY

FILE NO. 88-79 DUE DATE 3-12-82

ACTIVITY Amendment to Final PUDB

PHASE \_\_\_\_\_ ACRES \_\_\_\_\_

LOCATION SE Corner of 12th and Elm

PETITIONER G & S Investments/College Square

PETITIONER ADDRESS P.O. Box 2245

ENGINEER Van Deusen/Associates/Architects

## OVERALL CONSIDERATIONS

- OVERALL COMPATABILITY
- CONSISTENCY
- ADJACENT PROPERTY
- CHANGE IN THE AREA
- TRAFFIC IMPACT

HAS BEEN ADDRESSED  
 HAS NOT BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/11/82	Fire Dept.	This office has no objection of this amendment to final PUDB. Our comments will remain the same as submitted 2/16/82.
3/12/82	City Engineer	Curb cuts shown are not city standard. The public sidewalk must extend through via a concrete apron. Permits for curb, gutter and sidewalk construction must be obtained from my office. The existing sanitary sewer must be encased to at least 5 ft. beyond the building. Part of this development is over a dedicated alley. If the alley is vacated, easements must be granted for all existing utilities and vehicular access should be provided to sanitary sewer manholes for maintenance.
3/12/82	Transportation Eng.	The first two parking stall off of Kennedy Ave. should be eliminated (back to prop. line).
3/16/82	<i>City Utilities</i> <i>Kate</i>	
3/18/82	Staff Comments	This is a better site plan for traffic circulation. <ol style="list-style-type: none"> <li>1) No speed bumps if possible.</li> <li>2) Directional flow arrows for traffic.</li> <li>3) Need curb blocks so <u>no</u> overhang onto sidewalk (spaces 1-18).</li> <li>4) Parking for 6 plex be designated for 6-plex thru signage etc.</li> <li>5) Landscaping in parking lot median areas.</li> <li>6) All other previous comments still apply.</li> </ol>



4/12/82

MINUTES OF 3/30/82

MOTION: (COMMISSIONER MILAND DUNIVENT): "ON ITEM 88-79, I MOVE WE SUBMIT TO CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL OF FINAL PLAN, SUBJECT TO REVIEW AGENCY COMMENTS BEING SATISFIED."

COMMISSIONER BILL O'DWYER SECONDED THE MOTION.

CHAIRWOMAN QUIMBY REPEATED THE MOTION, CALLED FOR A VOTE BY THE COMMISSIONERS, AND THE MOTION CARRIED UNANIMOUSLY.

# REVIEW SHEET SUMMARY

FILE NO. 88-79 2 of 2 DUE DATE 2-15-82  
 ACTIVITY Amendment to Final Plan - College Square  
 PHASE \_\_\_\_\_ ACRES \_\_\_\_\_  
 LOCATION SE Corner of 125h St. and Elm Ave.  
 PETITIONER \_\_\_\_\_  
 PETITIONER ADDRESS \_\_\_\_\_  
 ENGINEER Van Deusen/Associates/Architects, 443 North 6th P.O. Box 2245

## OVERALL CONSIDERATIONS

- |  |   |
|--|---|
| <input type="checkbox"/> <input type="checkbox"/> <b>OVERALL COMPATABILITY</b><br><input type="checkbox"/> <input type="checkbox"/> <b>CONSISTENCY</b><br><input type="checkbox"/> <input type="checkbox"/> <b>ADJACENT PROPERTY</b><br><input type="checkbox"/> <input type="checkbox"/> <b>CHANGE IN THE AREA</b><br><input type="checkbox"/> <input type="checkbox"/> <b>TRAFFIC IMPACT</b> | <ol style="list-style-type: none"> <li>1. In impact statement 2100 sq.' is proposed, on plan however 1900 sq.' is shown. We need what sq' is to determine adequate parking regs.</li> <li>2. Any screening proposed to the south and east? (a 6' fence etc.)</li> <li>3. Bike racks should be provided.</li> <li>4. Need ht. of building.</li> <li>5. Some parking spaces in question on SW and SE corners of building may create traffic hazard.</li> <li>6. Trash p/u location should be coordinated with sanit. eng.</li> <li>7. Need lighting detail - should be directional, low level to decrease impact on adjacent property.</li> <li>8. May want access through parking area (fronting on 12th) for additional ped. access.</li> <li>9. Is this one access ok for fire/service?</li> <li>10. Any additional signage will meet code.</li> <li>11. Project must obtain building permit within 1 year of final approval or be scheduled for a rehearing.</li> </ol> |
|--|---|

HAS BEEN ADDRESSED  
 HAS NOT BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
2/16/82	Fire Dept.	We have reviewed this development and reviewed location of existing hydrants. One existing hydrant on the northwest corner of 12th Street. If we were to use this hydrant, the traffic flow on 12th Street would be interrupted, causing a serious traffic condition. The other existing hydrant is at 13th and Kennedy Ave., which is a considerable distance from this building. Existing hydrants were sufficient when this block was predominantly residential, but since changing to commercial they are no longer sufficient. We will require an additional fire hydrant at 12th and Kennedy Ave., one additional hydrant will be required at 13th and Elm, if any further development takes place. We need plans of square footage of building and construction type to compute required fire flow. Our record shows 1800 GPM water available in the area.
2/16/82	City Utilities	None.
2/16/82	Trans. Eng.	The removal of curb cuts onto 12th Street has already been done, as there should be no access here. However, it appears that there is only one access point (Elm Ave.) and that is not adequate. The parking area adjacent to 12th Street is a dead end, and if filled, would require difficult maneuvering for additional motorists to exit from.
2/16/82	Police Dept.	Traffic accident survey is attached. Accident rate and traffic problems for this area is considered high.

2/16/82 Mailed Summary  
 2/19/82 Late - Mr. Bell  
 2/23/82 " Parks & Rec

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/5/82	GJPC Minutes of 2/23/82	MOTION: (COMMISSIONER DICK LITTLE) "I MAKE A MOTION THAT ITEM #88-79, CONSIDERATION OF REVISED FINAL PLAN, COLLEGE SQUARE, BE TABLED UNTIL THE MARCH MEETING OF THIS COMMISSION SO THAT THE REVISED PLAN CAN BE REVIEWED BY THE AGENCIES INVOLVED." COMMISSIONER O'DWYER SECONDED THE MOTION. CHAIRWOMAN QUIMBY REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED 6-0. COMMISSIONER TRANSMEIER NOTED HE WOULD LIKE TO SEE THE ALLEY VACATION AT THAT TIME. CHAIRWOMAN QUIMBY ASKED SARAH TO PROVIDE THOSE.

C. Neal Carpenter,  
President  
N. Kent Baker  
Eugene R. Brauer  
Gordon W. Bruchner  
Patrick C. Dwyer  
Robert J. Shreve  
Dale J. Steichen  
Robert D. Thomas  
Gary R. Windolph

**ARIX**

A Professional Corporation  
Engineers Architects Planners

1005 North 12th Street  
Suite 2B  
Grand Junction, Colorado 81501  
303 242 6203

January 25, 1982

Mesa County Planning Commission  
Colorado Department of Health

Gentlemen:

A gamma radiation survey was conducted in compliance with Senate Bill #35 as a portion of our client services. The following information is presented as details of this survey.

Proposed Building Site

Location/Description: College Square (7 acres)

Owner's Name: G. & S. Investments

Owner's Address: 519 Grand Avenue, Grand Junction, Colorado

Survey Requested By: G. & S. Investments

Date of Survey: January 21, 1982 Survey By: J. Tell Tappan

Instrument Type: Scintillometer Serial No.: 300

Calibration: Cross calibrated with gas proportional ionization chamber

Survey Results (See attached plat map)

- All meter readings less than 0.02 milliRoentgen per hour (20 micro R/h). No tailings indicated.
- Highest reading between .02 - .04 milliRoentgens per hour.
- Some readings greater than .04 milliRoentgens per hour.
- Gamma radiation coming from adjacent area.
- Tailings deposits indicated.

Description of Deposit: NONE

Recommendations: \_\_\_\_\_

Respectfully submitted,  
ARIX, A Professional Corporation

  
J. Tell Tappan  
Health Physicist

JTT/pjb

Enclosure: Plat Map

cc: Client w/enclosure  
File w/enclosure

**CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT**

In re: COLLEGE SQUARE NW CORNER - 12TH & ELM

(Name of Development or Other Improvement) (Location)

Intending to be legally bound, the undersigned developer hereby agrees to provide throughout this development and as shown on the Ammended Final Plan of HENDERSON HEIGHTS COLLEGE SQUARE - NW QUADRANT date FEBRUARY 1 19 82,

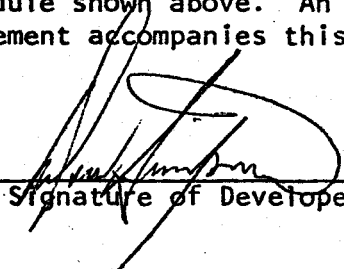
(Name of Development)

following improvements to City of Grand Junction standards and to furnish an Improvements Guarantee in the form acceptable to the City for these improvements.

Improvements	Quantity & Unit Costs	Estimated Cost	Estimated Completion Date
Fire Hydrant @ 12th & Kennedy	1	\$2,000.00	5/1/82
Street Grading	500 S.F. @ .40¢/S.F.	\$200.00	5/1/82
Street Base	500 S.F. @ .60¢/S.F.	\$300.00	5/1/82
Street Paving	500 S.F. @ \$2.00/S.F.	\$1,000.00	5/1/82
Curbs and Gutters Sidewalks at N. curb cut & repair of 12th street walk at storm sewer	45 L.F. @ \$12.00/LF	\$540.00	2/15/82
	130 S.F. @ \$2.15/S.F.	\$300.00	2/15/82
<b>SUB TOTAL</b>		<b>\$4,340.00</b>	

Supervision of installations \$150.00  
**TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION** \$5,500.00

The above improvements will be constructed in accordance with the specifications and requirements of the City or appropriate utility agency and in accordance with detailed construction plans based on the City Council approved plan and submitted to the City Engineer for review and approval prior to start of construction. The improvements will be constructed in reasonable conformance with the time schedule shown above. An Improvements Guarantee in the form of a Private Escrow Agreement accompanies this agreement.

  
 \_\_\_\_\_  
 Signature of Developer

Date: February 22, 1982

I have reviewed the estimated costs and time schedule shown above and based on the plan layouts submitted to date and the current costs of construction I take no exception to the above.

\_\_\_\_\_  
City Engineer

Date: \_\_\_\_\_ 19 \_\_\_\_\_