

Table of Contents

File 1980-0029
Date 4/24/01

Project Name: Northside Park – Dev. in H.O.

P r e s e n t	S c a n n e d	<p>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.</p> <p>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.</p> <p>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.</p>			
X	X	*Summary Sheet – Table of Contents			
		Application form			
		Receipts for fees paid for anything			
		*Submittal checklist			
		*General project report			
		Reduced copy of final plans or drawings			
X		Reduction of assessor's map			
		Evidence of title, deeds			
X	X	*Mailing list			
		Public notice cards			
		Record of certified mail			
X		Legal description			
		Appraisal of raw land			
		Reduction of any maps – final copy			
		*Final reports for drainage and soils (geotechnical reports)			
		Other bound or nonbound reports			
		Traffic studies			
		Individual review comments from agencies			
		*Consolidated review comments list			
		*Petitioner's response to comments			
		*Staff Reports			
		*Planning Commission staff report and exhibits			
		*City Council staff report and exhibits			
		*Summary sheet of final conditions			
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)			
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>					
X	X	Action Sheet	X		Letter from Sue Drissel to J & J Enterprises – item tabled, incomplete submittal -5/29/80
X		Review Sheets	X		Letter from Robert Bright to J & J Enterprises re: item approved by Planning Commission, scheduled for CC – 7/2/80
X	X	Review Sheet Summary	X		Drainage Plan
X		Dev. in H.O. Application	X		Grading Plan – Topo & Utility Composite
X	X	Memo from City re: Flood Plain Permit – 7/11/80, 7/14/80	X		Landscape Plan
X	X	Memo from Lowell D. Lester to City Staff re: flood plain plans- 6/24/80	X	X	Site Plan (to be scanned)
X	X	Peak Demand – Data Sheet			
X		Fire Flow Survey			
X		Statement of Policy Concerning Curb Cuts and Access onto Horizon Dr.- Mesa Co.			
X	X	Planning Commission Minutes –** - 6/24/80			
X		Vacation Application			
X		Deed			

Acres 1.8
Units _____
Density _____

ACTION SHEET

File # 29-80
Zone H.O.
Tax Area Code _____

Activity Northside Park - Dev. in H.O.

Phase _____ Date ^{Pet} Neighbors Notified 7/18/80

Date Submitted 1 April 80 Date CIC/MCC Legal Ad _____

Date Mailed Out _____ PC Hearing Date 29 April 80

Review Agencies 10 day Review Period - Return By _____

- | | |
|--|---|
| Send | Send |
| _____ COUNTY ROAD DEPARTMENT | <input checked="" type="checkbox"/> FIRE <u>city</u> |
| _____ COUNTY HEALTH DEPARTMENT | <input checked="" type="checkbox"/> IRRIGATION <u>G.V.</u> |
| _____ COUNTY SURVEYOR | <input checked="" type="checkbox"/> DRAINAGE <u>G.J.</u> |
| _____ COMTRONICS | <input checked="" type="checkbox"/> WATER (<u>UTE</u>) CLIFTON) |
| _____ GRAND VALLEY RURAL POWER | _____ SEWER |
| <input checked="" type="checkbox"/> MOUNTAIN BELL | <input checked="" type="checkbox"/> CITY ENGINEER ^{TRANSPORTATION} UTILITIES <u>ENGINEER</u> |
| <input checked="" type="checkbox"/> PUBLIC SERVICE | _____ MACK, LOMA, MESA, COLBRAN |
| _____ SOIL CONSERVATION SERVICE | _____ FRUITA, PALISADE |
| _____ SCHOOL DISTRICT 51 | <input checked="" type="checkbox"/> <u>Jim Patterson</u> |
| _____ STATE HIGHWAY | <input checked="" type="checkbox"/> <u>P.D. - Ed Vander Took</u> |
| _____ STATE GEOLOGICAL | <input checked="" type="checkbox"/> <u>Energy office</u> |
| _____ STATE HEALTH - RADIOLOGICAL | <input checked="" type="checkbox"/> <u>Parks & Rec.</u> |
| _____ TRANSAMERICA TITLE | <input checked="" type="checkbox"/> <u>Tec. Review</u> |

Board	Date	Comments
<u>GPCC</u>	<u>4/27/80</u>	<u>rec. app of height as requested - pet. re-submit plan with easement revisions status a revised plan that addresses comments of design & dev. planner.</u>
<u>GPCC</u>	<u>6/24/80</u>	<u>Rec. approval of revised dev. plan for easement vacation and revised development plan</u>
<u>CIC</u>	<u>8/6/80</u>	<u>App. easement vacation</u>

Common Location 711 Horizon Dr.

Staff Comments

NOTE PLEASE - only copy with Landscape schedule was sent to parks & Rec.

Note: goes to CIC after revised plan is heard by GPCC

Legal OK

Original Documents

_____ Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space;

_____ Imp. Guarantee Receipt # _____ Check # _____

_____ Covenants _____ Open Space Dedication

_____ Power of Attorney

_____ Dev. Schedule

REVIEW SHEET SUMMARY

FILE# 29-80

ITEM NORTHSIDE PARK - H.O. APPLICATION

DATE SENT TO REVIEW DEPT. 4-4-80

DATE DUE 4-16-80

PETITIONER J & J Enterprise

LOCATION 711 Horizon Drive

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4-7-80	MAPPING	No objection
4-10-80	CITY UTILITIES	Structures built within the 100 year flood plain will not be allowed to connect to a sewer system that delivers sewage to the new EPA funded sewer plant for treatment. Variances for structures out of the floodway may be granted by EPA under certain conditions.
4-14-80	MOUNTAIN BELL	I request a 10' easement along the east line of the property as shown on the plat.
4-16-80	TRANS. ENG.	Parking stall lengths and aisle widths are not adequate (spaces 57' and 59')
4-16-80	UTE WATER	<ol style="list-style-type: none">1. A Peak Demand-Data Sheet is necessary for service line and meter sizes, before final approval from this office.2. Service for this office complex would come from the existing 8" main in Horizon Drive.3. Extension policies, tap and connection fees in effect will apply.
4-16-80	PUBLIC SERVICE	Electric: Request transformer location next to service road into Building. Gas: No Objection-can serve from existing 3" Main in Horizon Dr. Necessary to change meter location if "additional bay" is not built initially.
4-17-80	CITY FIRE	The developers have not provided this office with enough information to comment on this project.
4-17-80	CITY ENGINEER	Power of attorney and appropriate right of way should be obtained for street improvements to Horizon Drive. If any of this site is within the designated 100 year Floodplain, a Floodplain Permit will be required. Approval of the Floodplain Permit will also have to be obtained from EPA in order for us to give sewer service. Does any easement for drainage exist along the west edge of this site (Horizon Channel) and wouldn't one be appropriate to insure the drainway is not filled in the future? No utilities information is shown? This information should be shown and considered in review. Does this plan comply with the Planning Commission access policy? (Depends in part on adjacent properties' accesses.) Driveways to Horizon Drive should be constructed so as to not block roadside drainage.

DESIGNER & DEVELOPMENT PLANNER

1. Parking plan needs dimensions of driveway, aisles, parking spaces to be properly reviewed. Number of spaces meet regulations.
2. Indicate type of groundcover. Tree species selection okay.
3. According to Horizon Drive Curb Cut Policy, one curb cut is permitted every 400'. Recommend only one curb cut (at present two are shown).
4. Drainage plan is inadequate. Building is located over a 40' utility and drainage easement, and a 15' drainage easement. These easements must be vacated in conjunction with, or prior to, approval of any site plan.
5. Need size and type of signage.
6. Landscaping timetable.
7. Utilities information incomplete.
8. Has the proposed bridge been approved by the Country Club. What is effect upon the floodplain.
9. Petitioner must submit floodplain analysis of channel.

STAFF RECOMMENDATION

This is an incomplete application, as indicated through the review process, and the item will be tabled until submittal requirements are addressed.

5-02-80 GJ DRAINAGE Out of district

4-29-80 GJPC - FLAGER/SIMONETTI PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE H.O. DEVELOPMENT, NORTHSIDE PARK, SUBJECT TO STAFF COMMENTS; THAT WE APPROVE THE HEIGHT OF THE BUILDING AS REQUESTED, AND PETITIONER SHOULD RESUBMIT FOR REAPPROVAL, SUBJECT TO RESOLUTION OF STAFF COMMENTS AND EASEMENT VACATION, PRIOR TO CITY COUNCIL; THAT RESOLUTION OF THE STAFF COMMENTS SHOULD BE PRESENTED TO THE PLANNING COMMISSION AT THE TIME THE EASEMENT VACATION IS PRESENTED; THAT THE QUESTIONS OF ONE OR TWO CURB CUTS AT THE DRIVEWAY SHOULD BE RESOLVED THROUGH STAFF, IN CONJUNCTION WITH THE TRANSPORTATION AND CITY ENGINEER.

4-21-80 PARKS &
REC. Clump Birch is a marginal plant for this area. If a multitrunk tree is desired, try Amur Maple, Washington Hawthorn or Sumac.

REVIEW SHEET SUMMARY

FILE# 29-80

ITEM EASEMENT VACATION

DATE SENT TO REVIEW DEPT 5-06-80

DATE DUE 5-16-80

PETITIONER _____

LOCATION 711 Horizon Drive

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
5-09-80	CITY ENGINEER	The drainage easement on the back of the lots should be retained because of Horizon Channel designation as a major drainway and because development to the north needs a route thru for storm drainage. Indiscriminate filling of the drainway has occurred in the past in this general area and easements are a valid way we can insure this will not occur. A site-specific plan and Floodplain Permit should be reviewed and approved prior to reducing the easement width so we know what width is necessary.
5-14-80	CITY UTILITIES	None
5-19-80	PUBLIC SERVICE	Electric: No Objection to vacation of 15' drainage easement excluding Westerly 20 feet between lots 2 & 3, or to reduction of 40' easement on the rear of lots 2, 3, & 4, excluding northerly 20 feet in Lot 4, to a 20' easement. Gas: No Objection
5-21-80	CITY FIRE	Easement Vacation OK.
5-27-80	GJPC -	DIANE SMUCNY announced that item four, # 29-80 had been removed from the agenda.
6/24/80		<i>Flood plain ANALYSIS SUBMITTED BUT NOT YET REVIEWED. REC. APPROVAL of VAC. of 15' EASEMENT & 15' of the 40' EASEMENT SUBJECT TO approval of Flood ANALYSIS prior to proceeding to city council.</i>
6-24-80	GJPC -	SIMONETTI/RIDER PASSED 6-0 A MOTION TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE FIFTEEN-FOOT DRAINAGE EASEMENT VACATION BETWEEN LOTS 2 AND 3 AND TO REDUCE THE 40-FOOT EASEMENT AT THE REAR OF LOTS 2, 3 AND 4 TO 25 FEET, SUBJECT TO ANY CORRECTIONS BY THE CITY ENGINEER, AND SUBJECT TO APPROVAL OF THE FLOOD STUDY.

Acres 1.8
Units _____
Density _____

ACTION SHEET

File # 29-80
Zone H.O.
Tax Area Code _____

Activity EASEMENT VACATION

Phase _____

Date Neighbors Notified 5-16-80

Date Submitted 5.1.80

Date CIC/MCC Legal Ad _____

Date Mailed Out 5.6.80

PC Hearing Date 5.27.80

Review Agencies _____

10 day Review Period - Return By 5.16.80

Send _____

Send _____

- _____ COUNTY ROAD DEPARTMENT
- _____ COUNTY HEALTH DEPARTMENT
- _____ COUNTY SURVEYOR
- _____ COMTRONICS
- _____ GRAND VALLEY RURAL POWER
- MOUNTAIN BELL
- PUBLIC SERVICE
- _____ SOIL CONSERVATION SERVICE
- _____ SCHOOL DISTRICT 51
- _____ STATE HIGHWAY
- _____ STATE GEOLOGICAL
- _____ STATE HEALTH - RADIOLOGICAL
- _____ TRANSAMERICA TITLE

- FIRE CITY
- _____ IRRIGATION
- DRAINAGE B.V. Water Users
- _____ WATER (UTE, CLIFTON)
- _____ SEWER
- CITY ENGINEER/UTILITIES Patterson
- _____ MACK, LOMA, MESA, COLLBRAN
- _____ FRUITA, PALISADE
- ~~TECH~~ TECH. REVIEW

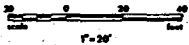
Board	Date	Comments
ADPC	5/27/80	tabled until June GJPC - Incomplete submittal
GJPC	6/24/80	Rec. approval subject to approval of flood study by city engineer
CIC	7/16/80	Approved HO. Order. As Easement Vacation.

Common Location ~~207~~ HORIZON DRIVE.

Staff Comments
Legal OK

Original Documents

- _____ Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space;
- _____ Imp. Guarantee Receipt # _____ Check # _____
- _____ Covenants _____ Open Space Dedication
- _____ Power of Attorney
- _____ Dev. Schedule



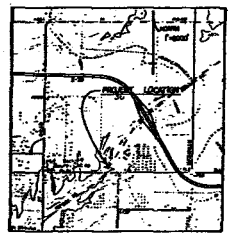
BOOKLIFE COUNTRY CLUB

LEGEND

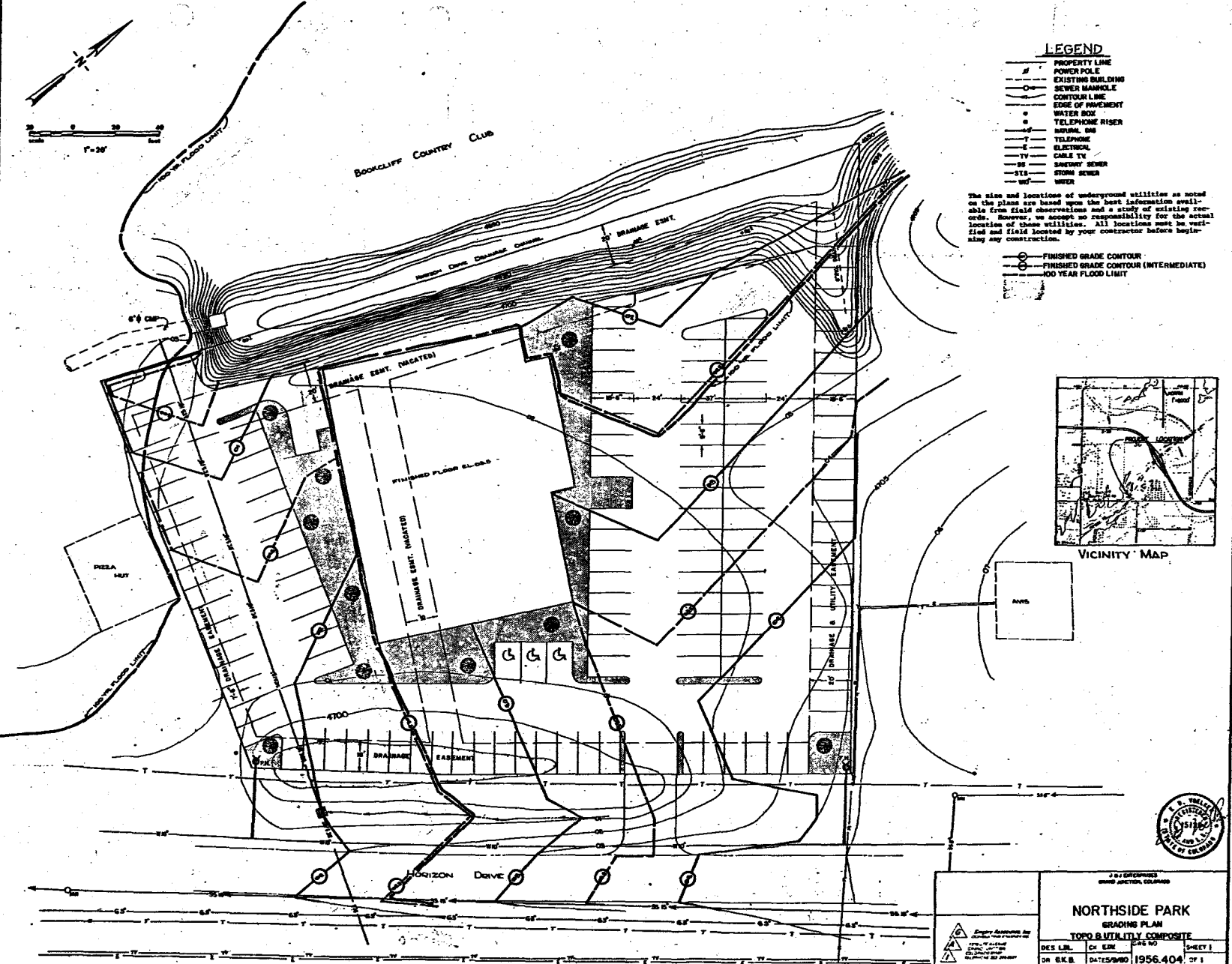
- PROPERTY LINE
- POWER POLE
- EXISTING BUILDING
- SEWER MAIN/PIPE
- CONTIGUOUS LINE
- EDGE OF PAVEMENT
- WATER BOX
- TELEPHONE RISER
- NATURAL GAS
- TELEPHONE
- ELECTRIC
- TV
- CABLE TV
- SS SANITARY SEWER
- SWS STORM SEWER
- WWT WATER

The size and location of underground utilities as noted on the plans are based upon the best information available from field observations and a study of existing records. However, we accept no responsibility for the actual location of these utilities. All locations must be verified and field located by your contractor before beginning any construction.

- FINISHED GRADE CONTOUR
- FINISHED GRADE CONTOUR (INTERMEDIATE)
- 100 YEAR FLOOD LIMIT



VICINITY MAP



ENGINEER'S APPROVAL I hereby approve the above described plans and specifications for the work herein shown. DATE OF APPROVAL: 12/15/90 SIGNATURE: [Signature]		NORTH SIDE PARK GRADING PLAN TOPO & UTILITY COMPOSITE	
DES. LBL.	CH. EMT.	FIG. NO.	SHEET 1
DR. G.K.B.		1956.404	OF 1

2701-363-00-092
Beverly Cleghorn
621 26 Rd.
Grand Junction, Colorado
#29-80

2701-363-00-093
Horizon Complex
715 Horizon
Grand Junction, Colorado
#29-80

2701-363-00-101
Bookcliff Country Club
2730 G Rd.
Grand Junction, Colorado
#29-80

2701-364-00-075
Robert Wenger
Sauageon Rt
Gillette, Wyoming 82716
#29-80

2701-364-00-074
Sarti Aldino
236 Kibboom
Sac. Calif. 95818
#29-80

2701-364-00-073
Samrock Inc.
%B.A. Morg.
Box 446
Carpinteria, Calif. 93013
#29-80

2701-364-00-001
U.S. Bank Escrow Dept.
P.O. Box 908
Grand Junction, Colorado
#29-80

2945-012-00-071
2945-012-00-073
Emanuel Epstein
1900 Quenton
Brooklyn, NY 11229
#29-80

2945-012-00-072
2945-012-00-074
2945-012-00-008
Kenneth Etter
697 27½ Rd
Grand Junction, Colorado
#29-80



Gingery Associates, Inc.
CONSULTING ENGINEERS

1310 UTE AVENUE
GRAND JUNCTION,
COLORADO 81501
TELEPHONE 303 245-0627

C.C.

Page 1 of
Job No. 1956-104

MEMO

TO: Staff, Grand Junction Planning Commission
DATE: 6-24-80
SUBJECT: Northside Park
REFERENCE: Comments from May 27 meeting
FROM: Lowell D. Lester

A flood study was conducted on the ~~Horizon~~ Drive Drainage channel and shows that this property is within the 100 yr flood fringe. By raising the building approximately 2' (to 4703.5 msl.) the building will be above the 100 year water surface. This study was submitted to Chady Ray 6-24-80.

Ground cover: grass will be planted between the building and the sidewalk & parking spaces. grass and trees (as previously indicated) will be planted in the parking lot islands.

this landscaping will be completed approximately 60 days after the completion of the building (weather permitting)

- Sign :
- 1.) free standing, max 25' high, 210 sq. ft.
 - 2.) flush on wall of building 170 sq. ft.

MEMORANDUM

Reply Requested

Yes No

Date

July 11, 1980

To: (From:) Charly Ray

From: (To:) Ron Rish

RRR

Subject: Floodplain Permit Application - 707 Horizon Drive
Northside Park

As requested, I have reviewed the above document and the supporting report on the "Effect of Proposed Building by J & J Enterprises on the 100-year Flood Plain" dated June 18, 1980, and prepared by Gingery Associates, Inc. as submitted to me on June 27, 1980. I have the following comments:

1. My check using nomogram shows that 440 cfs would develop 16.5 ft. of headwater at the projecting pipe entrance of a 72 inch CMP culvert. This is 2 ft. more than the report indicates. Of course this would not occur since overtopping of G Road or other site locations would occur first. The calculations to support 14.5 ft. headwater should be submitted (or dispute my check). I do not have sufficient information to perform more than an "entrance control" hydraulics check.
2. Since the City Ordinances prohibit construction of a building in the "floodway", the floodway must be delineated in this report. Without this, we do not know the relationship between the floodway and the building location.
3. Table 1 in the report shows exactly the same 100-year flood surface elevations (to the nearest hundredth of a foot) for both the conditions of with and without the building and site-filling shown on Exhibit 4. Therefore, continuity dictates that the flow velocities must change. These velocities should be submitted to us for analysis and review.

The petitioner should respond to the above comments either in writing or with submittal of a revised report.

cc - Dick Hollinger
Karl Metzner
Jim Patterson

City
County
Development
Department

MEMORANDUM

Reply Requested

Date: 7.14.80

YES NO

To: D.D.T. (ALEX FROB) From: Charly City

RE: NORTHSIDE PARK FLOODPLAIN PERMIT

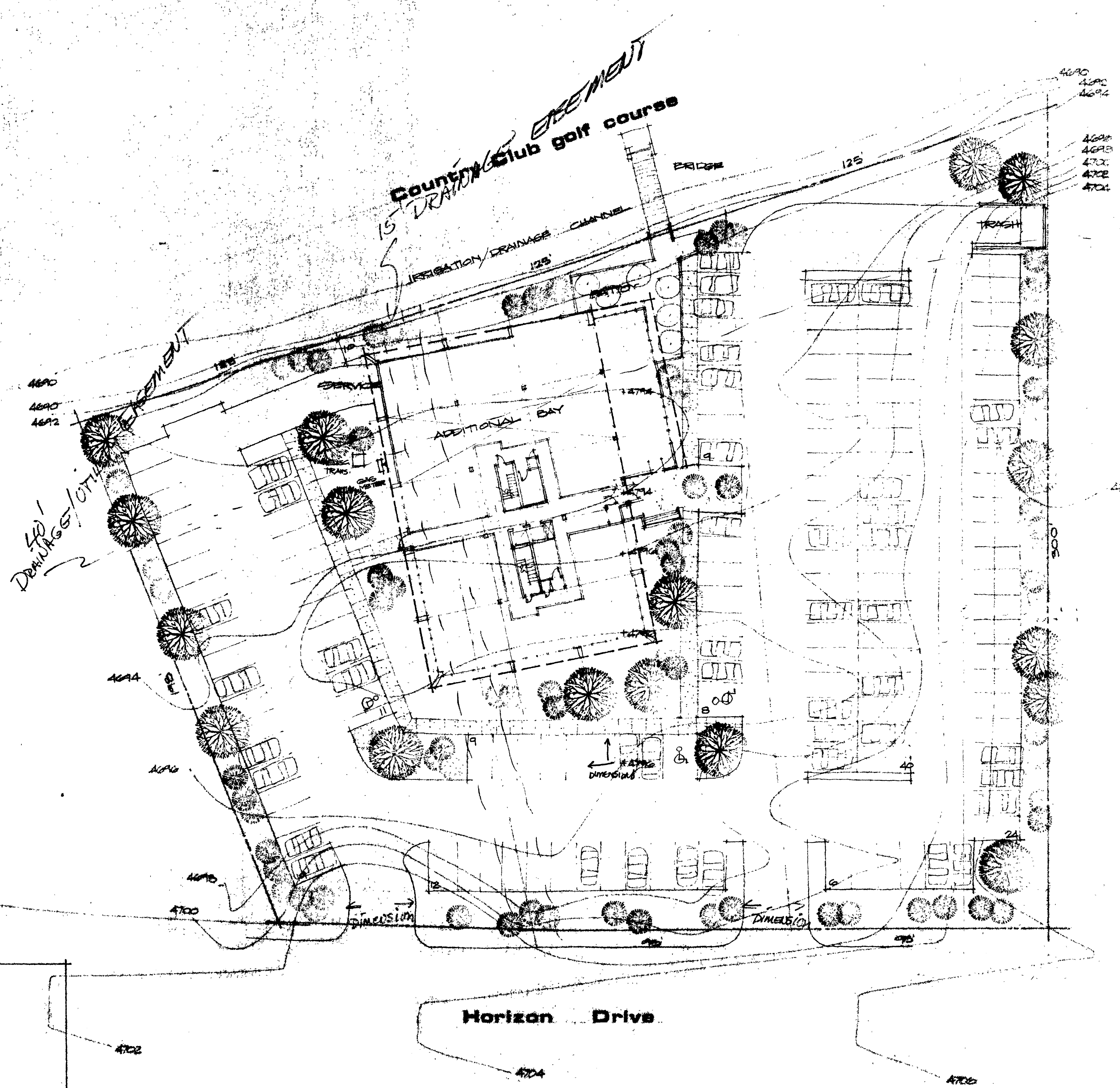
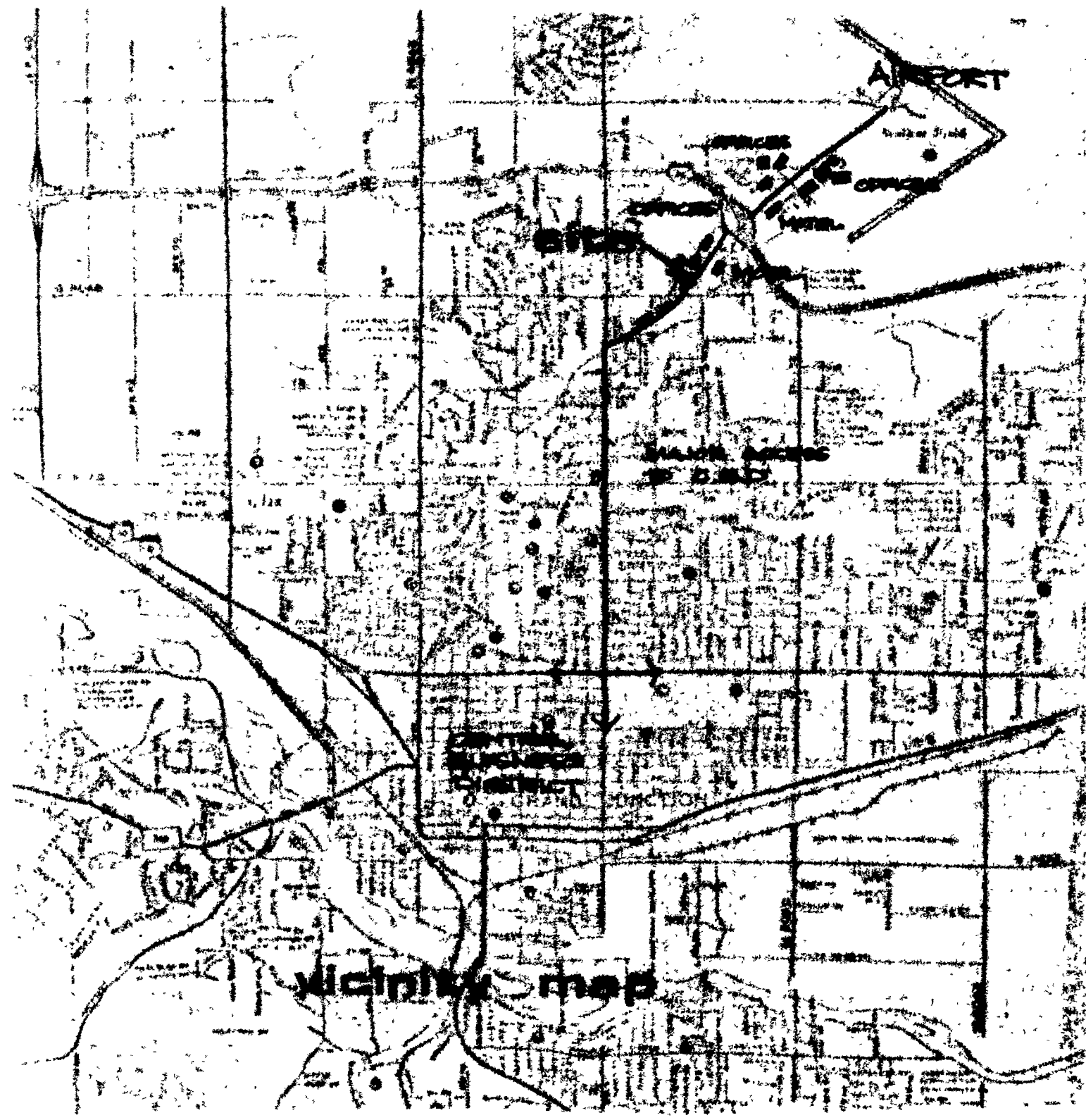
PURSUANT TO A DISCUSSION BETWEEN RON FROMKNECHT (GINGERY & ASSOC.), RON RISH (CITY ENGINEERING) AND MYSELF A MUTUAL CONCURRENCE WAS REACHED RE: NORTHSIDE PARK FLOODPLAIN STATUS.

GINGERY & ASSOC. HAS SUBMITTED SUPPORTING INFORMATION WHICH CLARIFIES POINTS RAISED IN REVIEW OF THE INITIAL FLOODPLAIN DEVELOPMENT PERMIT SUBMITTED FOR THIS PROJECT.

THIS INFORMATION:

- RE-ESTABLISHES A HEADWATER CONSISTENT WITH THE CITY ENGINEER'S CALCULATIONS,
- ADEQUATELY DELINEATES THE CHANNEL FLOODWAY - THE STRUCTURE DOES NOT ENCRUGH ON THE FLOODWAY
- ESTABLISHES CROSS-SECTIONAL FLOW DATA CONSONANT WITH THE 100-YEAR FLOOD CHARACTERISTICS OF THE CHANNEL AT THIS SITE,

THE CITY COUNCIL SHOULD BE APPRISED OF THE ABOVE INFORMATION AND OF THE FACT THAT A FLOODPLAIN PERMIT WILL BE ISSUED FOR THIS PROPOSAL.



BUILDING & SITE DATA

GROSS BUILDING AREA	Ground Area Typical Floor Total	12,285 SF 10,455 SF 43,600 SF
Core & Circulation Percentage of Floor Area	Typical Floor Percentage of Floor Area	1400 SF 3.44%
NET LEASEABLE AREA	Ground Floor Typical Floor Total	4110 SF 1030 SF 37,190 SF
PARKING	136 Cars Total Ratio to Net Leaseable 270 S.F. Per Car	
TOTAL SITE AREA	79,630 S.F. 1.83 Acres	
BUILDING COVERAGE	Ground Floor Grass	15.4 % 54.8 %

SITE PLAN C. 
1"=20' NORTH

J & J ENTERPRISES INC.
PROPOSED OFFICE BUILDING GRAND JUNCTION, COLORADO