

Table of Contents

File 1980-0059
Date 9/6/01

Project Name: Valley Agency – Site Plan Review - Final

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
		Reduction of assessor's map
		Evidence of title, deeds
		*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)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet	X	Revised Plan for Floodplain Elevation
X	X	Review Sheet Summary	X	Existing Ground Elevation taken from JSBR Orthophoto Map Topography-4/13/75
X		Final Development Plan	X	Preliminary Plan
X	X	Letter from John Ballagh to City Planning re: flood plain elevations-9/22/80	X	Road Plan & Profile
X		Letter from Jim Bright to Valley Agency re: floodplain-10/6/80		
X		Fire Hydrant Placement Agreement from Wes Painters, Fire Dept.-8/25/80		
X		Fire Flow Survey		
X		Memo from Ron Rish to Alex Candelaria re: berm involved with flood plain approved-10/3/80		
X		Flood Plain Permit Application (with flood profile)		
X		Landscape Plan		

Acres _____
Units _____
Density _____

CITY ACTION SHEET

File # 59-80

Zone PD-I

Activity DEV. IN PD(SITE PLAN) Date Neighbors Notified-- _____
Phase FINAL City Council _____
Date Submitted 8/1/80 Date CIC Legal Ad _____
Date Mailed Out 8/6/80 Hearing Date-- _____
Date Posted 8/16/80 Planning Commission 8/26/80
Legal Ad Date _____ Hearing Date-- _____
Date Neighbors Notified-- _____ City Council _____
Planning Commission _____ 10 Review Period-Return By 8/18/80

Review Agencies

Send

- | | |
|--|---|
| <input checked="" type="checkbox"/> COUNTY ROAD DEPARTMENT | <input checked="" type="checkbox"/> CITY UTILITIES |
| <input checked="" type="checkbox"/> MOUNTAIN BELL | <input checked="" type="checkbox"/> CITY POLICE |
| <input checked="" type="checkbox"/> PUBLIC SERVICE COMPANY | <input checked="" type="checkbox"/> TRANSPORTATION ENGINEER |
| <input checked="" type="checkbox"/> FIRE | <input checked="" type="checkbox"/> PARKS AND RECREATION |
| <input checked="" type="checkbox"/> IRRIGATION <u>G.V.</u> | <input checked="" type="checkbox"/> ENERGY OFFICE |
| <input checked="" type="checkbox"/> DRAINAGE <u>G.T.</u> | <input checked="" type="checkbox"/> TECH REVIEW |
| SEWER _____ | WATER AND POWER RESOURCES _____ |
| <input checked="" type="checkbox"/> WATER (UTE) CLIFTON) | _____ |
| <input checked="" type="checkbox"/> FLOODPLAIN | _____ |
| <input checked="" type="checkbox"/> CITY ENGINEER | _____ |

Common Location N. E. Cor. of 25 Rd & F Rd. (TRACT #4)

<u>Board</u>	<u>Date</u>	<u>Comments</u>
_____	<u>8/80</u>	<u>DEPT-APPROVAL AS PER PLANNING</u>
_____	_____	<u>COMMISSION DIRECTION</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Staff Comments

Original Documents

- | | |
|-----------------------------|----------------------------|
| _____ Improvement Agreement | _____ Covenants |
| _____ Improvement Guarantee | _____ Development Schedule |

REVIEW SHEET SUMMARY

FILE# 59-80

ITEM PLANNED DEV.-VALLEY AGENCY-SITE PLAN-

DATE SENT TO REVIEW DEPT. 8-06-80

FINAL

DATE DUE 8-18-80

PETITIONER H.R. Barnett

LOCATION Foresight Park-Tract 4-N.E. corner of F and 25 Road

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8-12-80	FLOODPLAIN	Portions of the site appear to be in the 100 year sheet flow. Recommend petitioner have elevations and sheet flow limits established on site and determine effects the proposed improvements may have on sheet flow.
8-13-80	CITY UTIL	Bicycle use has been encouraged in the development of Foresight Park. It would be nice to see bike parking facilities provided for those employees and/or customers who might ride bikes.
8-14-80	G.J. DRAINAGE	O.K.
8-18-80	UTE WATER	No objection. The existing water line from F. Road to the fire hydrant at the N.E. Corner of this property is a 6" rather than a 4".
8-18-80	TRANS. ENG.	In order to comment on the traffic circulation, more information is needed concerning the "egress easement" and parking arrangement of the property to the north.
8-18-80	CITY FIRE	Water supply may be inadequate for this building. Hydrants as shown are inadequate-2 additional fire hydrants required-one off of 25 Rd across road, one southeast side of building off of F Road. Show existing water line size and additional hydrants.
8-18-80	CITY ENG.	Power of attorney for full street improvements to both 25 Road and F Road and right-of-way deductions should be granted prior to issuance of building permit. The designated 100 year floodplain extends along both 25 Road and F Road at this location. The floodplain limits should be shown on this plan and if they extend onto the property, a floodplain permit will be necessary prior to issuance of a building permit or sewer tap.
8-21-80	PUBLIC SERVICE	Gas & Elec.: No objections. Developer to contact PSCo Consumer Service Dept. to determine points of service for gas and electric.
8-26-80	MT. BELL	No requests or comments.
8-27-80	PARKS & REC.	None

GRAND JUNCTION FIRE DEPARTMENT

FIRE FLOW SURVEY
GPM REQUIRED

604-25 Rd

Establishment Valley Agency - Date 8/25/80

Location Four Sight Park / Contactee CARY BUILDERS 2-3251

1. A. Type of construction Ordinary Const.

B. Ground floor area 5,000 sq ft

C. Height and number of stories Approx 20 ft 2 story #

D. Total floor area (if needed) 10,000 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 1700 GPM

2. Occupancy type Office
Credit or charge not to exceed 25%
Judgment 25% - 425 GPM

Subtotal 1275 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 0% 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 0 % 150+
Left 0 % 150
Right 0 % 150+
Rear 10 % 85 feet

Judgment +10% 170 GPM

Subtotal GPM

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

6. Consider notes 1 thru 10
Subtotal 1870 GPM

7. Total required fire flow (nearest 250 gpm
and not to exceed 12000)
Total 2000 GPM

Show sketch plan, notes, & computations
on back by BTH - Chief Painter

one additional Fire Hydrant required
to be located at access to Property off of 25 rd.
if access is provided from F. Rd. Hydrant can
be located off of ~~the~~ F. Rd.

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested

Yes No

Date

October 3, 1980

To: (From:) Alex Candelaria

From: (To:) Ron Rish *RRR*

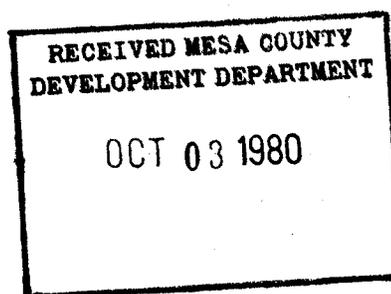
Subject: Valley Agency - 25 and F Roads
Floodplain Permit

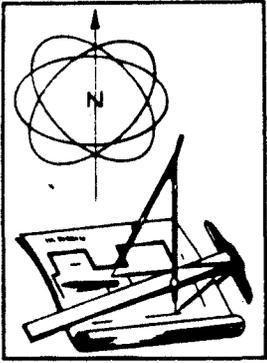
As requested by you on September 26, 1980, I have reviewed the Floodplain Permit application dated September 22, 1980, and prepared by Armstrong Engineers and Associates, Inc.

It appears from the Corps of Engineers Flood Hazard Information report of 1976 and from the analysis by Armstrong Engineers that the 100 year flood sheetflow is contained by an existing earth berm which is at approximately elevation 4569. The proposed upper patio of the building encroaches into this berm and is at elevation 4566.25. According to Armstrong Engineers' analysis, the 100 year flood elevation at this location is 4565.1. The report also states "this development is not designed to alter the west or south sides of the berm".

In my judgement if the berm is maintained as it exists at top elevation between 4566 and 4569 and is restored at the interfaces with the upper patio to an elevation of at least 4566, the berm and the upper patio would be at least 1 ft. above the predicted sheet flow elevation of 4565.1 for the 100 year flood and the "channel" cross-section for the flood condition would not be altered significantly. Based on that, I take no exception to the application as presented. The building department should monitor the site grading to insure the berm and upper patio are maintained and/or installed as proposed.

cc - Dave Leonard-Armstrong Engineers
Bob Bright
Dick Hollinger
Jim Patterson





ARMSTRONG ENGINEERS and ASSOCIATES, INC.

861 Rood Avenue - Grand Junction, Colorado 81501 - (303) 245-3861

September 22, 1980

Floodplain Administrator
City of Grand Junction
559 White Avenue
Grand Junction, CO 81501

Re: Floodplain Permit, NE Corner 25 & F Rds.
Grand Junction AEA #802984

Dear Sir:

The attached materials have been prepared for a project in the northeast corner of 25 Road and Patterson (F) Road.

On August 28, 1980, a field check of this site was made. The elevations noted on the 1975 orthophotography were tied to the elevation of the center of the top of roadway over Leach Creek at 25 Road near G Road as identified in Table 4 on Page 9 of the U. S. Army Corps of Engineer's Flood Hazard Information, Grand Junction, Colorado, November, 1976.

The elevations called out on the orthophotography are within National Map Accuracy Standards. Those check elevations are on the attached plot plan, marked with a red star.

The existing elevations of the site are indicated by the boxed figures on the attached plot plan. The proposed elevations are not boxed. The line of the 100 year sheet flow, as identified on plate 19 of the Corps of Engineer's Flood Hazard Information is called out on the plot plan. Sheet flow is defined in the Corps study as "broad, shallow overland flow generally less than 2 feet deep." See Page 10 of the Corps report, attached. The plot plan indicates that only the upper patio would be in the sheet flow area of a 100 year flood event, according to the information available on plate 19 of the Corps study.

Floodplain Administrator
September 22, 1980
page 2

A composite cross section of the drainage channel (Horizon Drive Channel) F Road and the site, as is, and developed is attached.

Flood water elevations were taken from the Corps of Engineer's Flood Hazard Information, November, 1976, Supplement, p GJ-2. The cross section indicates that the existing berm would prevent flooding of the building site, given the available information. The existing berm height 4569' ± is well in excess of the predicted flood height of Horizon Drive Channel at 25 and F, Station 5.45 of 4563.1' MSL.

As the berm is existing and this development is not designed to alter the West or South sides of the berm there should be no effect on the 100 year flood either upstream or downstream. Flood water height, direction of flow, velocity, and erosiveness in the Horizon Drive Channel should not be affected by this project being completed. Proposed excavation and filling for this project are designed to take place out of the flood plain and sheet flow area as determined by comparing the present and proposed elevations to the predicted elevations of the 100 year flood and sheet flow as identified in the 1976 Corps of Engineer's Flood Hazard Information for Grand Junction.

While outside the flood plain, the lower patio and garden level of the building are designed to be below the level of the 100 year flood elevation. Sump pumps or pumping is recommended for removing any water, even direct rainfall or snow melt, from those lower patio areas. There should be no open drains from this project. The discharge elevation of the sump pump should be higher than 4565.1 feet MSL. This is not a recommendation as to the size or the type of sump pump.

Access to this site during a 100 year flood event will be from 25 Road via the driveway shown on the plot plan. 25 Road is not shown to be inundated at that point during a 100 year flood event. See plate 19, Corps of Engineer's Flood Hazard Information, Grand Junction, November, 1976.

Floodplain Administrator
September 22, 1980
Page 3

Main service connection should be made only on the main floor (elevation proposed 4574.1' MSL \pm), thereby insuring access in the event that power had to be shut off during a 100 year flood event.

Sincerely,

ARMSTRONG ENGINEERS AND ASSOCIATES, INC.

John L. Ballagh

John L. Ballagh
Project Manager

Approved By:

David M. Leonard

David M. Leonard, P.E.
Vice President



JLB/kr

Enclosures: Application
Cross Section
Plate 72
GJ-2 Supplement
Page 9 Corps Study
Page 10 Corps Study
Photocopy Plate 323 & 324
orthophoto w/flood info.

**City
County
Development
Department**CITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501
559 WHITE AVE.—ROOM 60—DIAL (303) 243-9200 EXT. 343

October 6, 1980

Valley Agency, File # 59-80

Application has been made for a City of Grand Junction Floodplain Development Permit for construction of an office building (business use).

Common location of the site being:
Northeast corner of 25 and F Roads (Foresite Park)

The subject property lies within a planned industrial zoning district of the City of Grand Junction. The use described above is allowed in floodfringe areas provided an application for a floodplain development permit is successful.

A summary of the application process is listed below:

- *August 1, 1980 - Valley Agency Project submitted for administrative review.
- *August 18, '80 - reviews completed and applicants' representative notified that project site in identified flood area and floodplain development permit required.
- *Sept. 22, '80 - Applicants' engineer submits floodplain development permit application.

Review of the application and supporting documentation indicated that this proposal satisfied requirements for issuing the Floodplain Development Permit.

Therefore this Floodplain Development Permit is granted subject to the following conditions:

1. That the berming as described on the cross section submitted by the project engineer as part of the application be maintained for the life of the project.
2. That sump pumps as recommended by the project engineer in the letter of September 22, 1980 and submitted as part of the floodplain permit application, be installed and maintained. Additionally, there will be no open drains from the project.

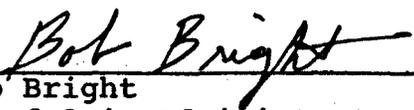
3. As per the project engineers' recommendation, the main service connection will be made on the main floor (main floor elevation 4574.08 as shown on cross section).
4. The applicant will proceed in conformity with all applicable federal and state statutes as well as all applicable local regulations including but not limited to subdivision regulations, zoning regulations and building codes.

This permit applies only to the proposal as identified and may not be expanded or transferred.

This permit shall not be effective for thirty days from the date of issuance during which time the permit will be forwarded to the Grand Junction City Council for review and comment. If a hearing to review the proposal is not called for the permit will be considered in effect.

Before final approval of any permitted use (i.e., issuance of certificate of occupancy), the applicant shall submit a certificate by a registered professional engineer that the proposal has been completed in accordance with the approved plan and all conditions have been satisfied.

This permit shall be valid for one year from its date of effect (i.e., permit will be in effect 30 days from day of issuance if approved by City Council). If substantial commencement relative to the original purpose of this permit has not begun during that one year the permit shall become invalid at that time. Extension of a floodplain development permit shall be achieved only through the application, review and evaluation process as required for the original permit.



Bob Bright
Floodplain Administrator

10/7/80

Date

BB:CA



City of Grand Junction, Colorado 81501

FIRE HYDRANT PLACEMENT AGREEMENT

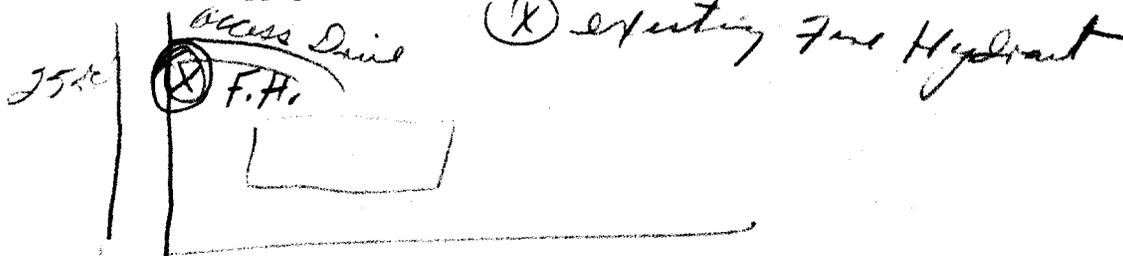
TO: County Commissioners
Mesa County, Colorado

TO: City Council
City of Grand Junction, Colorado

(we) agree to place 1 fire hydrant(s) on minimum 8 inch sized line on lot or parcel of land located at located at

604-25 Rd - Valley agency - Foresight Park

Hydrant(s) and supply lines to be located as shown below:



Fire Hydrant may be off of F.R.D. - if access is provided.

The undersigned attest that they are the agent for, or are the owner of record of above described property and that they agree not to occupy this building until such time as required hydrants are installed and such installation is accepted by the Grand Junction Fire Department.

Agreed:

Nels Curry
OWNER AGENT

Owner

Accepted:

Ph Chief Wes Sanchez
Grand Junction Fire Department

8/25/80