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File 1980-0075 Project Name: Mesa Plaza Subdivision - Development Plan & Minor Subdivision
Date 9/20/ 01

Present	Scanned	
		A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department 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 provided. **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.** **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.**
X		***Summary Sheet – Table of Contents**
X		Application form
X		Receipts for fees paid for anything
		***Submittal checklist**
X	X	***General project report**
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
X	X	***Mailing list to adjacent property owners**
		Public notice cards
		Record of certified mail
		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		Memo to Doug Watkins, Realty World Sales Assoc. from Bob Goldin, senior planner re: retention of letter until all concerns are met-6/22/82
X	X	Review Sheet Summary			Letter from Doug Watkins to City Planning re:
X		Review Sheets	X		Shopping Center Lease
X	X	Subsurface Soils Investigation Report – Safeway Store-4/5/79	X		Letter form Ron Rish to Boris Voukovitch re: negotiations for the easements completed – 5/5/82
X	X	Section and Elevation Plans	X		Memo from Ron Rish to File re: unfinished business – 3/16/82
X	X	Floor Plan	X	X	Letter from Ron Rish to Boris Voukovitch re: review of detailed construction plans-7/29/81
X	X	Parking Plans	X	X	Letter from Ron Rish to Boris Voukovitch re: drainage crossing-4/22/80
X		Copy of Warranty Deed	X		Certification of Plat
		Transamerica Title Ins. Co Endorsement	X		Letter form Robert Anderson to Bob Bright re: mylars – 3/24/81
		Final Plat Application	X	X	Planning Commission Minutes - **-11/25/80
X		Preliminary Plan Application	X		Letter from Ronal Rish to Boris Voukovitch re: improvements accepted-7/16/80
X		Planned Unit Development	X	X	Letter from Bob Goldin to A.I. Hines, re: items needing to be provided prior to occupancy – 7/22/82
X		Letter from Boris Voukovitch, President of Safeway to Bob Bright re: late submittal of landscape plans – 2/26/81	X		Zoning Violation Report

X		Letter from Boris Voukovitch to Bob Bright re: documents submitted-11/7/80	X		Street Plans & Profile
X	X	Storm Drainage Specifications	X		Landscaping Plan

CITY ACTION SHEET

Acres 5.16
Units ______
Density ______

File # 75-80

Zone PDB

Activity Dev. Plan & Minor Sub.
Phase Final
Date Submitted 2/4/81
Date Mailed Out 2/9/81
Date Posted N/A
Legal Ad Date N/A
Date Neighbors Notified--
Planning Commission N/A

Date Neighbors Notified--
City Council ______
Date CIC Legal Ad ______
Hearing Date--
Planning Commission N/A
Hearing Date--
City Council 3/4/81
10 Review Period-Return By 2/19/81

Review Agencies

Send

Send	Agency	Send	Agency
	COUNTY ROAD DEPARTMENT	✓	CITY UTILITIES
✓	MOUNTAIN BELL	✓	CITY POLICE
2	PUBLIC SERVICE COMPANY	✓	TRANSPORTATION ENGINEER
✓	FIRE	✓	PARKS AND RECREATION
	IRRIGATION ______	✓	ENERGY OFFICE
	DRAINAGE ______		TECH REVIEW
✓	SEWER O.M.		WATER AND POWER RESOURCES
✓	WATER (UTE, CLIFTON)	✓	St. Hwy
	FLOODPLAIN		
✓	CITY ENGINEER		

Common Location N.W. cor of Hwy 50 & 27 Rd.

Board	Date	Comments
GJPC		GJPC Waive in seeing final plan & plat subject to mtg PC & staff & review comments (see PC min 11/25/80.)
CC	3/4/81	Approved - Consent.

Staff Comments

Original Documents

- ____ Improvement Agreement
- ____ Improvement Guarantee
- ____ Covenants
- ____ Development Schedule

REVIEW SHEET SUMMARY

FILE# 75-80

ITEM Dev. Plan & Minor Sub — DATE SENT TO REVIEW DEPT. _____

FINAL — DATE DUE 2/19/81

PETITIONER Safeway Stores Inc.

LOCATION NW Corner of Hwy 6 & 27 Road

DATE REC.	AGENCY	COMMENTS
2/11/81	Fire	The following are the requirements necessary in the development of the new Safeway for providing adequate fire protection. (1) 1 hydrant 300' west of existing hydrant at 27 and B 3/4 Road. (2) 1 hydrant 300' west of the above new hydrant. (3) 1 hydrant at the access to parking lot off of 27 Road. (4) 1 hydrant on site in rear approximately 300' west of the one at 27 Road access, at least 40 ft. from building. All four hydrants to be on a minimum 8" looped line. This is illustrated on our plat in the fire prevention office.
2/13/81	City Util (Patterson)	The city will replace the existing 4" water main in 27 Road between C Road and B 3/4 Road with a new 8" line.
2/13/81	Parks/Rec.	I see no detailed landscaping plan for final approval.
2/13/81	Ute	No objection.
2/17/81	Trans Eng. (Bragdon)	No Comments.
2/23/81	City Eng. (Ron Rish)	We met today with the petitioner and their engineer to discuss several details. They have submitted detailed construction plans for the street improvement They will be submitting detailed construction plans to me soon for 1) the 8 inch fire-loop water line through the property 2) required off-site storm drainage facilities at the intersection of Linden and B 3/4 Road and 3) the sanitary sewer manhole and connecting pipe to the existing sewer in B 3/4 Road. They have agreed to construct all the above as part of Phase I of the project following my approval of the detailed plans. Colorado Division of Highways approval should be obtained for their proposed improvements along Highway 50. The irrigation user's approval should be obtained for the proposed piping of the irrigation system along 27 Road and B 3/4 Road. All plans and discussions to date are satisfactory to me and coordination efforts with public works and utilities operations staff have been excellent.

Acres 5.157 CITY ACTION SHEET File # 75-80

Units _____

Density _____ Zone HO

Activity Rezone, H.O to PB & 2 lot Sub. Date Neighbors Notified--

Phase Sub (Prelim) City Council 12-8-80

Date Submitted 10/30/80 Date CIC Legal Ad _____

Date Mailed Out 11/5/80 Hearing Date--

Date Posted 11/14/80 Planning Commission 11/25/80

Legal Ad Date _____ Hearing Date--

Date Neighbors Notified-- City Council 12/17/80

Planning Commission _____ Review Period-Return By _____

Review Agencies

Send

	COUNTY ROAD DEPARTMENT	✓	CITY UTILITIES
✓	MOUNTAIN BELL	✓	CITY POLICE
2 ✓ copies	PUBLIC SERVICE COMPANY	✓	TRANSPORTATION ENGINEER
✓	FIRE	✓	PARKS AND RECREATION
	IRRIGATION _____	✓	ENERGY OFFICE
	DRAINAGE _____	✓	TECH REVIEW
✓	SEWER O.M.		WATER AND POWER RESOURCES
✓	WATER (UTE, CLIFTON)	✓	Comp
	FLOODPLAIN	✓	St. Hwy.
✓	CITY ENGINEER		

Common Location N.W. Cor of Hwy 6 & 50 & 27 Rd.

Board	Date	Comments
GJPC	11/25/80	Approved - Subject to Review Sheets & Staff coments.
CIC	12/17/80	App. - On C.A. - Subject to P.C. Recomendation.

Staff Comments

OK

adj OK

Original Documents

	Improvement Agreement		Covenants
	Improvement Guarantee		Development Schedule

REVIEW SHEET SUMMARY

FILE# 75-80

ITEM REZONE HO to PB-MESA PLAZA SUB. PRELIMINARY

DATE SENT TO REVIEW DEPT. 11-05-80

DATE DUE 11-14-80

PETITIONER Safeway Stores, Inc.

LOCATION 2600 S. Parker Rd. Aurora, Co. 80014

DATE REC.	AGENCY	COMMENTS
11-10-80	CITY UTIL.	Trash container areas are not shown
11-10-80	OM SEWER	Not Orchard Mesa Sanitation. In City of Grand Junction
11-10-80	UTE WATER	This development site is within the West Orchard Mesa Water District which is served by the City via Ute's bulk meter at Aspen and Unaweep Avenue. An 8" water line exists in B 3/4 Road, bordering the property on the North. This line should be able to meet its needs.
11-12-80	PARKS & REC.	None
11-13-80	CITY FIRE	An 8" minimum looped line is needed to provide Fire protection water. Existing 8" line in B 3/4 Road could provide adequate water. On site hydrants will be required spaced every 300'. Upgrade of 4" line in 27 Rd. should be considered. 3 hydrants needed at this time. Additional hydrants as per Fire Flow Survey. 1. 300' west on B 3/4 from existing hydrant at 27 Rd. & B 3/4 2. 300' west of number 1. above 3. 300' S. of existing hydrant at 27 Rd. and B 3/4. This will have to be off of an 8" line.
11-13-80	MT. BELL	We have no objection to this as long as a utility easement is maintained in the north-south alley (between Melody Lane and Sparn St) to cover existing Power, Telephone, and United Cable TV.
11-17-80	CITY ENG.	This submittal is very comprehensive. As indicated on their plans, the petitioner shall construct curb, gutter, sidewalk and pavement widenings on 27 Road and B 3/4 to result in standard street sections (17 ft. half width of mat on B 3/4 Rd. and 20½ ft. half mat width on 27 Road.) Detailed plan and profile sheets including pavement designs must be submitted to me for review and approval prior to construction. A power of attorney for full-cost of curb, gutter and sidewalk on the Highway 50 frontage should be obtained by development staff prior to final filing of the plan. Drainage plan looks OK. Padon Engineering should meet with me in the field prior to final plan submittal to determine impact of the drainage outletting at the northwest corner into B 3/4 Road and to determine what off-site work may be required to handle that concentrated flow. The plan note 6 refers to piping an existing irrigation ditch. Size & type of pipe and type and locations of cleanout structures

		shall be as approved by the irrigation company who owns and operates the existing ditch. I request a copy of the written approval by the ditch company when the ditch or pipe is in the street right-of-way. The additional street right-of-way to be dedicated as shown on their Site Development Plan is appropriate. The proposed median break on Highway 50 will have to be as approved by Colorado Highway Division. City and County staff have met with them and with the Southgate developers on this issue. I can't tell from this plan if the location is as previously discussed so as to have one median break between Linden and 27 Road which will meet everyone's needs. It seems farther east than previously discussed. The Safeway entrances from Highway 50 should be put at right angles to the highway and their locations may have to be altered if the median break is to be at some location other than shown.
11/17/80	Comprehensive	Where is the narrative in answer to the impact study questions?
		The proposed re-zone has little, and in some instances no change in intensity and allowance of uses as the present highway oriented zone.
		There should be a coordinated effort with the Department of Highways, County and City Engineers office, and the proposed Planned Development directly south of thi site across Hwy. 50, regarding alignment of curb cuts, and proposed signalization and directionalization traffic to be generated by these new commercial developments. Meetings were held during the first part of this year to make the developers aware of this departments' concerns.
11/17/80	Mt. Bell	We have reviewed this preliminary plat and found that we have no objections.
11/14/80	Transp./Eng.	The location of the median cut(if any) will be determined by the highway department. This cut should be coordinatec with other proposed developments in the area.
		The access drives to the highway should be perpendicular t the highway. Flared entrances and exits can be used to ma ingress/egress easier. Referring to note No. 2 - pavement markings for parking stalls should be white in color. Thi will distinguish parking stalls from center line markings, which are yellow.
11/18/80	Staff Comments	1. Landscaped buffer around project looks good, especially along highway 50. Would be good to have landscaping at end of parking rows also, particularly some type of low maintenance trees to shade parking lot. Landscaping materials should be presented prior to action. 2. Applicant should coordinate proposed median cut with properties across Hwy. 50. 3. Parking exceeds requirements currently and would accomodate proposed future expansion. 4. Development schedule - if project is not initiated within one year after approval a rehearing should take place. 5. Although I don't know why the petitioner wanted to rezone this from H.O. to P.B. it looks appropriate and would conform to development in this area.

Summary of Comments: 1. Trash container locations need to be approved by City utilities. 2. Water lines and hydrant locations need to be approved by City Fire. 3. P.O.A. on Hwy. 50 frontage. 4. Drainage should be reviewed by City engineer as per comments. 5. Proposed median cut should be coordinated with other developments in area. 6. Landscaping details need to be worked out. 7. Project should be initiated within one year from final approval or a rehearing scheduled.

11/26/80	PUB. SER.	Electric: Will require locations for pad-

PUB. SERV.
CON'T

mount transformers. Also an exhibit type easement, to be obtained by separate instrument, at time of construction. Request developer contact PSCo in Grand Junction. RE: point of service etc.
Gas: No objections

11/25/80 FLAGER/GRAHAM PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE REZONE HO TO PB, #75-80, SAFEWAY STORES, INC.

FLAGER/GRAHAM PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNTIL OF THE PRELIMINARY PLAN, MESA PLAZA SUBDIVISION, SAFEWAY STORES, INC., SUBJECT TO STAFF COMMENTS BEING INCORPORATED INTO THIS PLAN BEFORE PRESENTING IT TO COUNCIL.

FLAGER/SCHOENBECK PASSED 6-0 A MOTION ON #75-80, PRELIMINARY PLAN, MESA PLAZA SUBDIVISION, SAFEWAY STORES, INC., TO WAIVE PLANNING COMMISSION REVIEW, SUBJECT TO MEETING ALL CONDITIONS REQUESTED BY THE STAFF AND PLANNING COMMISSION BEFORE GOING TO CITY COUNCIL WITH THE FINAL PLAN, AND THAT THE FINAL PLAN WILL THEN GO DIRECTLY TO CITY COUNCIL.

Lincoln DeVore
1000 West Fillmore St.
Colorado Springs, Colorado 80907
(303) 632-3593
Home Office

April 5, 1979

Safeway Inc.
P.O. Box 5927
Denver, Colorado 81217

Attn: Design & Construction Department

Re: SUBSURFACE SOILS INVESTIGATION

SAFEWAY STORE

GRAND JUNCTION, COLORADO

Gentlemen:

Transmitted herewith is the report giving the results of a subsurface soils investigation for the proposed Safeway Store in Grand Junction, Colorado.

Respectfully submitted,

LINCOLN-DeVORE TESTING LABORATORY, INC.

By:_____
Robert L. Bass
Civil Engineer

Reviewed by George D. Morris, P. E.

RLB/vfb
LDTL Job No. J-398

ABSTRACT

The contents of this report are a subsurface soils investigation and foundation recommendations for a proposed Safeway Store to be constructed south of the city of Grand Junction, Colorado. The Laboratory has not at the present time seen a set of construction drawings for the proposed structure.

After consideration of the investigation and testing program described herein, it is our recommendation that a shallow foundation system consisting of continuous foundations beneath bearing walls and isolated spread footings beneath columns and other points of concentrated load, be used to carry the weight of the proposed structure. Shallow foundations resting in the native clays of Soil Type No. 1 may be proportioned on the basis of a maximum allowable bearing capacity of 2200 psf, with a minimum deadload pressure of 500 psf required at all times. The bottoms of foundations should be located a minimum of 2 feet below finished grade or greater if dictated by local building codes, for frost protection.

It is recommended that the proposed foundation system be well balanced and heavily reinforced. The contact stresses beneath exterior load bearing walls should be balanced to within $\pm$ 400 psf around the entire structure. Isolated interior column footings should be designed for unit loads of about 200 psf greater than the average of those selected for the exterior walls. The criteria for this balance will be on the basis of deadload only for single-story slab on grade structures and on the basis of deadload plus approximately one-third the live load for

other types of structures. All foundation stemwalls should be designed as grade beams capable of spanning at least 15 feet.

Adequate drainage must be provided at all times. Water should never be allowed to pond above the foundation materials.

Floor slabs should be free to act independently of structural portions of the building. These slabs should contain deep construction or contraction joints to facilitate even breakage. This will keep to a minimum any unsightly cracking which would be caused by differential movement.

More detailed recommendations can be found within the body of this report. All recommendations are subject to the limitations set forth herein.

GENERAL

The purpose of this investigation was to determine the general suitability of this site for construction of a commercial structure. The Laboratory has not at the present time seen a set of construction drawings for this structure. However, foundation loads are assumed to be moderate in magnitude. Characteristics of the soil materials encountered in the test borings were examined for the use of designing foundations for this structure.

The proposed construction site is located south of the city of Grand Junction, Colorado, in the region known locally as Orchard Mesa. The site is at the northwest corner of the intersection of 27 Road and U.S. Highway 50. The site is in the Northeast quarter of the Southeast quarter of the Northeast quarter, of Section 26, Township 1 South, Range 1 West of the Ute Principal Meridian. This location is shown on the enclosed General Site Location Diagram.

The topography of this site is relatively flat, being located on an alluvial plain of the Colorado River. The Colorado River itself is located approximately one-half mile to the north of this site. The confluence of the Colorado River and the Gunnison River is located approximately one mile to northwest of the site. Numerous irrigation ditches are also located in this general area. The exact direction of surface runoff will be controlled to an extent by streets and buildings located in the area and therefore, will be variable. In general however, surface runoff will travel to the north, eventually entering

the Colorado River. Surface and subsurface drainage on this site are fair to poor.

The soil encountered on this site are alluvial in nature, having been deposited by the action of the Colorado River and the Gunnison River, in the past. The soil profile consisted of an alluvial lean clay material overlying silty sand and cobbles belonging to an ancient river terrace deposit. The overlying lean clay materials were noted to vary from 4 to more than 8 feet below the ground surface depending upon the location. All of these upper alluvial materials are believed to have been deposited upon formational Mancos Shale Bedrock.

The Mancos Shale can broadly be described as a thin-bedded, drab, light to dark grey marine shale, with thinly-interbedded fine grain sandstone and limestone layers. Some portions of the Mancos Shale are bentonitic and therefore, are highly expansive. The majority of the shale however, has only a moderate expansion potential. Formational Mancos Shale was not encountered in any of the test borings to the depths drilled and should exist beneath this site had sufficient depth that it will not effect construction or performance of the proposed foundation system.

BORINGS, LABORATORY TESTS AND RESULTS

Five test borings were placed on this site at locations indicated on the enclosed Test Boring Location Diagram. These test borings were placed in such a manner as to obtain a reasonably good profile of the subsurface soils. While some variation was noted from point to point, sufficient information was obtained that no further test borings were deemed necessary. All test borings were advanced with a power-driven continuous auger drill. Samples were taken with the standard split-spoon sampler, with thin-walled Shelby tubes and by bulk methods.

The soil profile encountered in our test borings can broadly be described as a two layer system. The upper layer of this system consisted of an alluvial lean clay material. This material was encountered from the ground surface to depths ranging from 4 to somewhat over 8 feet. The second layer consisted of an alluvial silty sand material, which contained numerous cobble sized particles throughout the majority of the deposit.

The samples obtained during our field exploration program have been grouped into two soil types. These soil types are representative of the respective layers of the two layer soil profile previously described. More precise engineering characteristics of these two soil types are given on the enclosed summary sheets. The following discussion will be general in nature.

Soil Type No. 1 classified as a lean clay (CL) with a significant amount of sand sized particles. Generally, this material is plastic, of low permeability, and was encountered in a low to moderate

density condition. When a relatively dense, dry condition exists, this material will exhibit expansion upon the addition of moisture, with expansion pressures on the order of 1000 psf being measured. In the condition in which this material was encountered on this site, however, it is felt that the expansion potential will be significantly less. Soil Type No. 1 will have a distinct tendency to long-term consolidation under load. Therefore, it is considered important that maximum allowable bearing capacity values not be exceeded and that balancing and reinforcing recommendations be carefully followed. Foundations resting in the material of Soil Type No. 1 may be proportioned on the basis of a maximum allowable bearing capacity of 2200 psf, with a minimum deadload pressure of 500 psf, being required at all times. Soil Type No. 1 contains sulfates in detrimental quantities.

Soil Type No. 2 classified as silty sand (SM) of coarse grain size. This material contained numerous cobble sized particles which obviously cannot be accurately represented on the enclosed grain size curve. Generally, Soil Type No. 2 is non-plastic, permeable and was encountered in a moderate density condition. It will have no tendency to expand upon the addition of moisture nor any tendency to long-term consolidation under load. Granular materials such as this often exhibit settlement upon application of foundation stresses but if maximum allowable bearing capacity values are not exceeded and balancing and reinforcing recommendations are followed settlement of this material can be held to a

tolerable level. At any rate any settlement of Soil Type No. 2 should be fairly rapid and will probably be complete by the end of construction. At the depth in which this material was encountered it is unlikely that shallow founations will rest directly in this soil type. Soil Type No. 2 contains a slight amount of sulfates.

Free water was encountered in Test Borings 2 and 3, at a depth approximately 7 feet. Based upon the moisture contents obtained in the lower portion of the remaining test borings, it is highly likely that free water is located a very short distance beneath the termination of these borings. The free water level is the result of the presence of the Colorado River and the Gunnison River, as well as numerous irrigation ditches in the area, and should be considered as a permanent feature on this site. This free water level will be subject to frequent seasonal fluctuation and will probably be significantly higher than the elevations measured at the time of drilling, during the spring and summer months. Free water will probably not create any serious difficulties in the installation of non-basement type shallow foundation systems, but could cause considerable difficulty where basement type foundations are used, due to the hydrostatic uplift pressures. For this reason, it is recommended that basements be avoided in conjuction with this structure, if at all possible.

Since the magnitude and nature of the proposed foundation loads are not precisely known to the Laboratory at this time the recommendations contained herein must be quite general in nature. Any special loads or unusual design conditions should be reported to the Laboratory so changes and recommendations may be made if necessary. However, based upon our analysis of the soil conditions and project characteristics previously outlined, the following recommendations are made.

It is recommended that a shallow foundation system consisting of continuous foundations beneath bearing walls and isolated spread footings beneath columns and other points of concentrated load be used to carry the weight of the proposed structure. Foundations resting in the lean clay of Soil Type No. 1 may be proportioned on the basis of a maximum allowable bearing capacity of 2200 psf with a minimum deadload pressure of 500 psf required at all times. The bottoms of foundations should be located a minimum of 2 feet below finished grade or greater is dictated by local building codes, for frost protection.

It is recommended that the proposed structure be well balanced. Foundation components should be proportioned in such a manner that the contact stresses are approximately the same at all points. This can be accomplished by placing larger footings beneath heavier loads and smaller footings beneath lighter loads. The criteria for balancing will depend upon the nature of the structure. Single-story slab on grade structures may be balanced on the basis of deadload only. Multi-story structures or structures with basements should be balanced

on the basis of deadload plus approximately one-third the live load. Using whichever criteria is applicable, the contact stresses beneath exterior foundation walls should be balanced to within ± 400 psf, at all points. Isolated interior column footings should be designed for unit loads of about 200 psf more than the average of those selected for the exterior walls.

All stemwalls for continuous foundations should be designed as grade beams capable of spanning at least 15 feet. The horizontal reinforcement required for this design should be placed continuously around the building with no gaps or breaks in the reinforcing steel, unless specially designed. Foundation beams should be reinforced at both top and bottom with the reinforcement being approximately balanced between these two locations. Where foundation walls will retain soil in excess of 4 feet in height, vertical reinforcement may be necessary and should be designed. To design such vertical reinforcement the equivalent fluid pressure of the soil may be taken as about 50 pcf, in the active state.

Floor slabs may be placed directly on grade or over a compacted gravel blanket of 4 to 6 inches in thickness. If a gravel blanket is chosen however, it must be provided with a free drainage outlet to the surface and must not be allowed to act as a water trap beneath the slab. A vapor barrier is recommended beneath all floor slabs on grade constructed on this site.

Floor slabs should be constructed in such a manner that they act independently of columns and bearing walls. Additionally concrete floor slabs on grade should be placed in sections no greater than 25 feet on a side. Deep construction or contraction joints could be placed at these lines to facilitate even breakage. This will keep to a minimum any unsightly cracking which would be caused by differential movement.

Adequate drainage must be provided both during and after construction to prevent the ponding of water. The ground surface around the building should be graded in such a manner that surface water is carried quickly away from the structure. Minimum gradient within 10 feet of the structure will depend upon surface landscaping. Bare or paved areas should have a minimum gradient of 2%, while landscaped areas should have a minimum gradient of 5%. Roof drains, if used, should be carried across all backfilled areas and discharged well away from the structure.

Backfill around the structure and in utility trenches leading to the structure should be compacted to at least 90% of the maximum standard Proctor dry density, ASTM D-698. The native soils on this site may be used for backfilling purposes, providing any topsoil and debris is first removed. Backfill should be placed in lifts not to exceed 6 inches compacted thickness and at a moisture content approximately equal to Proctor optimum moisture content $\pm$ 2%. Backfill should be compacted to the required density by mechanical means. No water flooding techniques of any type should be used in the placement of fill on this site.

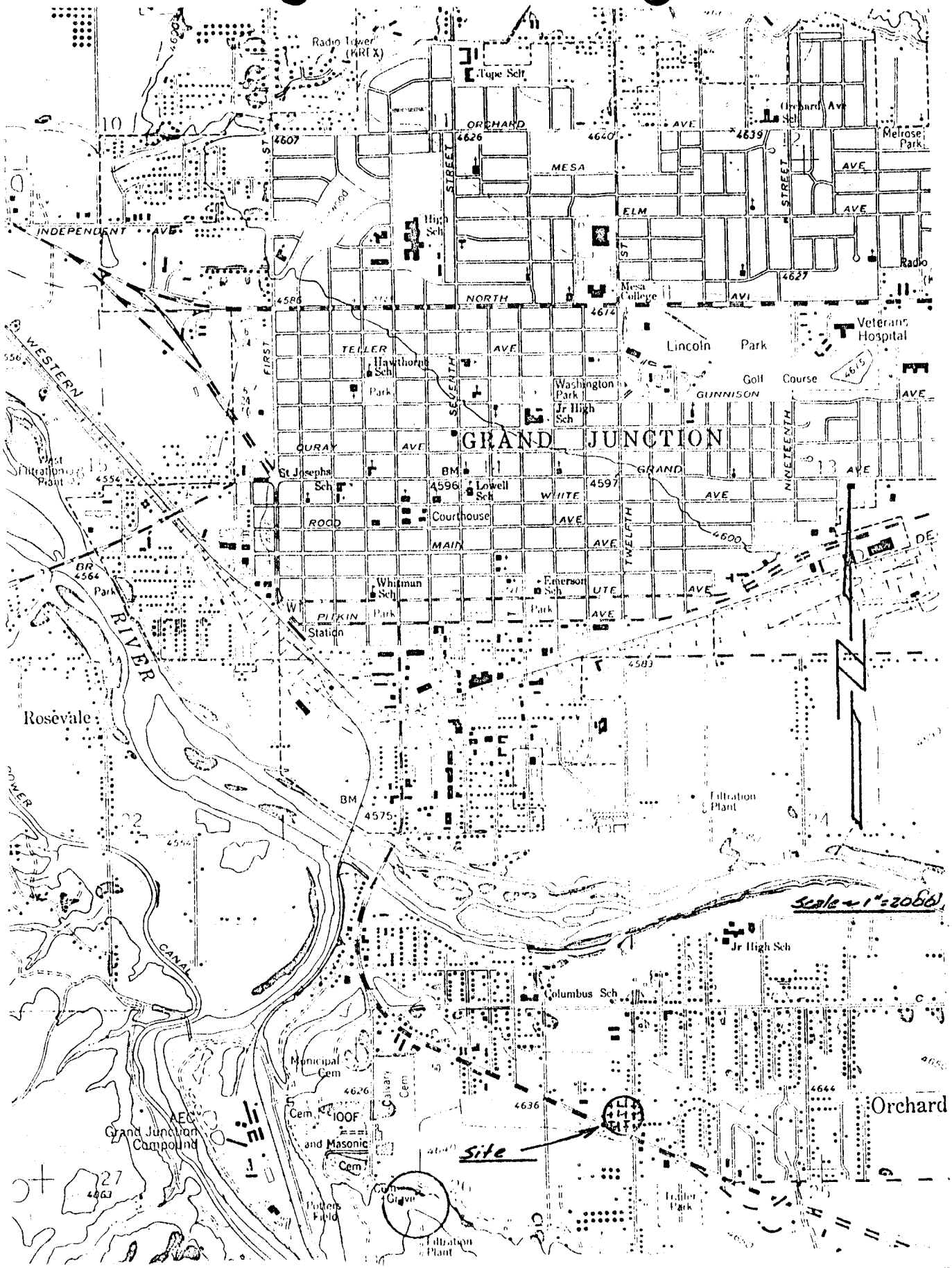
Any topsoil or debris should be removed from the construction area prior to the beginning of construction. Additionally, should any pockets of debris, organic material or unusually loose material be encountered during excavation for footings, this material should be removed and replaced with a suitable backfill compacted to 95% of the maximum standard Proctor dry density, using the procedures previously outlined.

The open foundation excavation should be inspected prior to the construction of forms or placement of concrete, in order to establish that proper design bearing material has been reached, and that no debris, soft spots, or other unsuitable materials are located in the foundation region.

The soils on this site contain sulfates in detrimental quantities. Therefore, a sulfate resistant cement such as Type II Cement is recommended for use in all concrete which will be contact with the foundation soils. Under no circumstances should calcium chloride ever be added to a Type II Cement. In the event that Type II Cement is difficult to obtain, a Type I Cement may be used providing the concrete is separated from the soils by water resistant membranes.

It is believed that all pertinent points concerning the subsurface soils on this site have been covered in this report. If soil types and conditions other than those described herein are noted during construction on the site, these should be reported to Lincoln DeVore, so changes in these recommendations may be made if necessary.

Should questions arise or further information be required please feel free to contact the Laboratory.

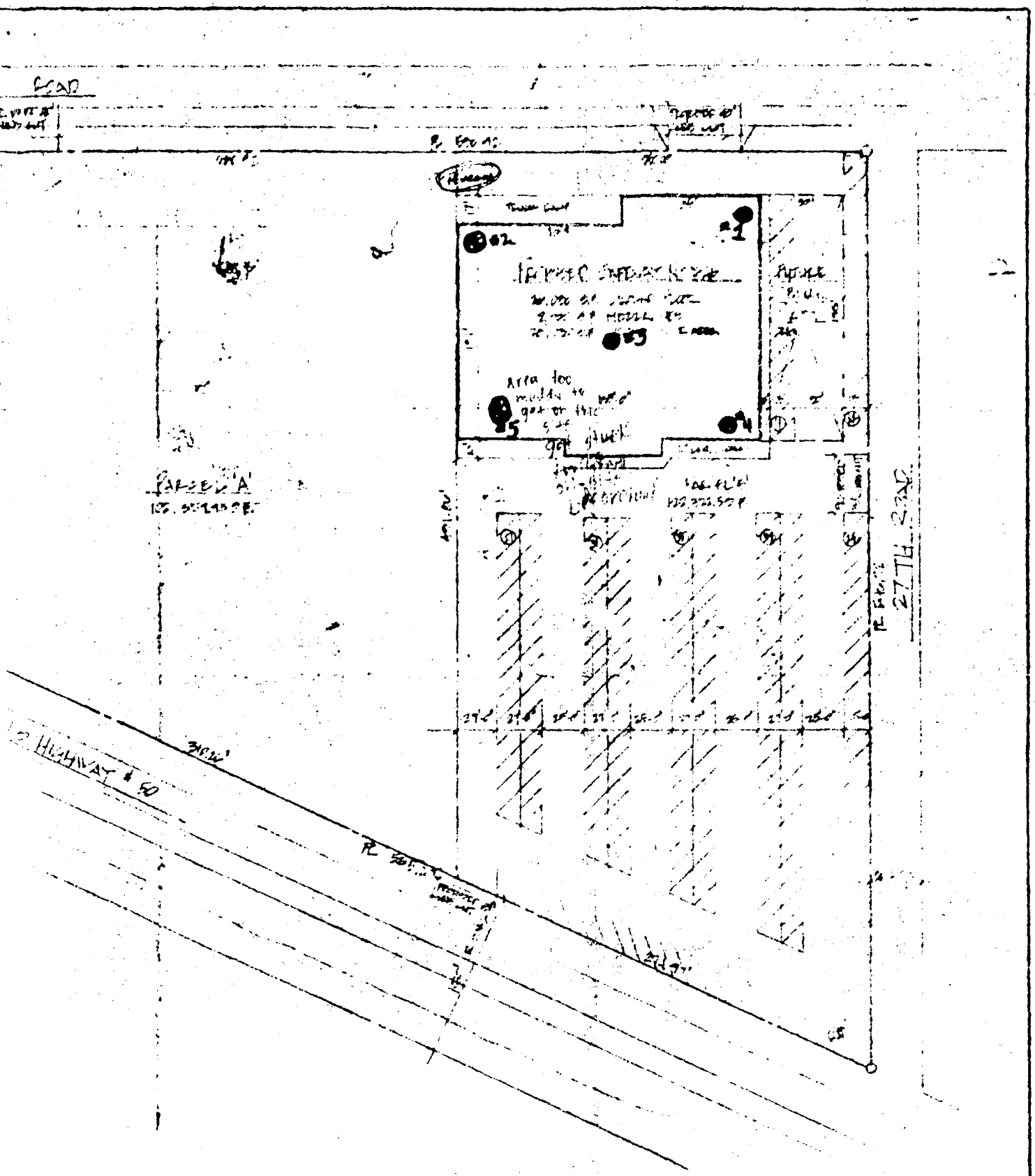


General Site Location Diagram

Safeway Store – Orchard Mesa

LINCOLN DeVORE ENGINEERS-GEOLOGISTS

COLORADO: COLORADO SPRINGS, PUEBLO, GLENWOOD SPRINGS, GRAND JUNCTION, MONTROSE, WYOMING: ROCK SPRINGS



D

est Hole Locations.

PLOT PLAN		STORE NO.
		ZONE NO.
		DATE:
		DWG NO. P.
DR. BY:	CK. BY:	SCALE:

SOILS DESCRIPTIONS:

SYMBOL	USCS	DESCRIPTION
		Topsoil
		Man-made Fill
	GW	Well-graded Gravel
	GP	Poorly-graded Gravel
	GM	Silty Gravel
	GC	Clayey Gravel
	SW	Well-graded Sand
	SP	Poorly-graded Sand
	SM	Silty Sand
	SC	Clayey Sand
	ML	Low-plasticity Silt
	CL	Low-plasticity Clay
	OL	Low-plasticity Organic Silt and Clay
	MH	High-plasticity Silt
	CH	High-plasticity Clay
	OH	High-plasticity Organic Clay
	Pt	Peat
	GW/GM	Well-graded Gravel, Silty
	GW/GC	Well-graded Gravel, Clayey
	GP/GM	Poorly-graded Gravel, Silty
	GP/GC	Poorly-graded Gravel, Clayey
	GM/GC	Silty Gravel, Clayey
	GC/GM	Clayey Gravel, Silty
	SW/SM	Well-graded Sand, Silty
	SW/SC	Well-graded Sand, Clayey
	SP/SM	Poorly-graded Sand, Silty
	SP/SC	Poorly-graded Sand, Clayey
	SM/SC	Silty Sand, Clayey
	SC/SM	Clayey Sand, Silty
	CL/ML	Silty Clay

ROCK DESCRIPTIONS:

SYMBOL	DESCRIPTION
	SEDIMENTARY ROCKS
	CONGLOMERATE
	SANDSTONE
	SILTSTONE
	SHALE
x x x x x x	CLAYSTONE
	COAL
	LIMESTONE
	DOLOMITE
	MARLSTONE
	GYPSUM
	Other Sedimentary Rocks
	IGNEOUS ROCKS
	GRANITIC ROCKS
+ + + + + +	DIORITIC ROCKS
	GABBRO
	RHYOLITE
	ANDESITE
	BASALT
	TUFF & ASH FLOWS
	BRECCIA & Other Volcanics
	Other Igneous Rocks
	METAMORPHIC ROCKS
	GNEISS
	SCHIST
	PHYLLITE
	SLATE
	METAQUARTZITE
	MARBLE
	HORNFELS
	SERPENTINE
	Other Metamorphic Rocks

SYMBOLS & NOTES:

SYMBOL	DESCRIPTION
	9/12 Standard penetration drive Numbers indicate 9 blows to drive the spoon 12" into ground.
	ST 2-1/2" Shelby thin wall sample
	W_o Natural Moisture Content
	W_x Weathered Material
Free water ▽	Free water table
	γ^o Natural dry density
	T.B. – Disturbed Bulk Sample
	② Soil type related to samples in report
15' W_x / Form.	Top of formation
	Test Boring Location
	Test Pit Location
	Seismic or Resistivity Station. Lineation indicates approx. length & orientation of spread (S = Seismic, R = Resistivity)

Standard Penetration Drives are made by driving a standard 1.4" split spoon sampler into the ground by dropping a 140 lb. weight 30". ASTM test des. D-1586.

Samples may be bulk, standard split spoon (both disturbed) or 2-1/2" I.D. thin wall ("undisturbed") Shelby tube samples. See log for type.

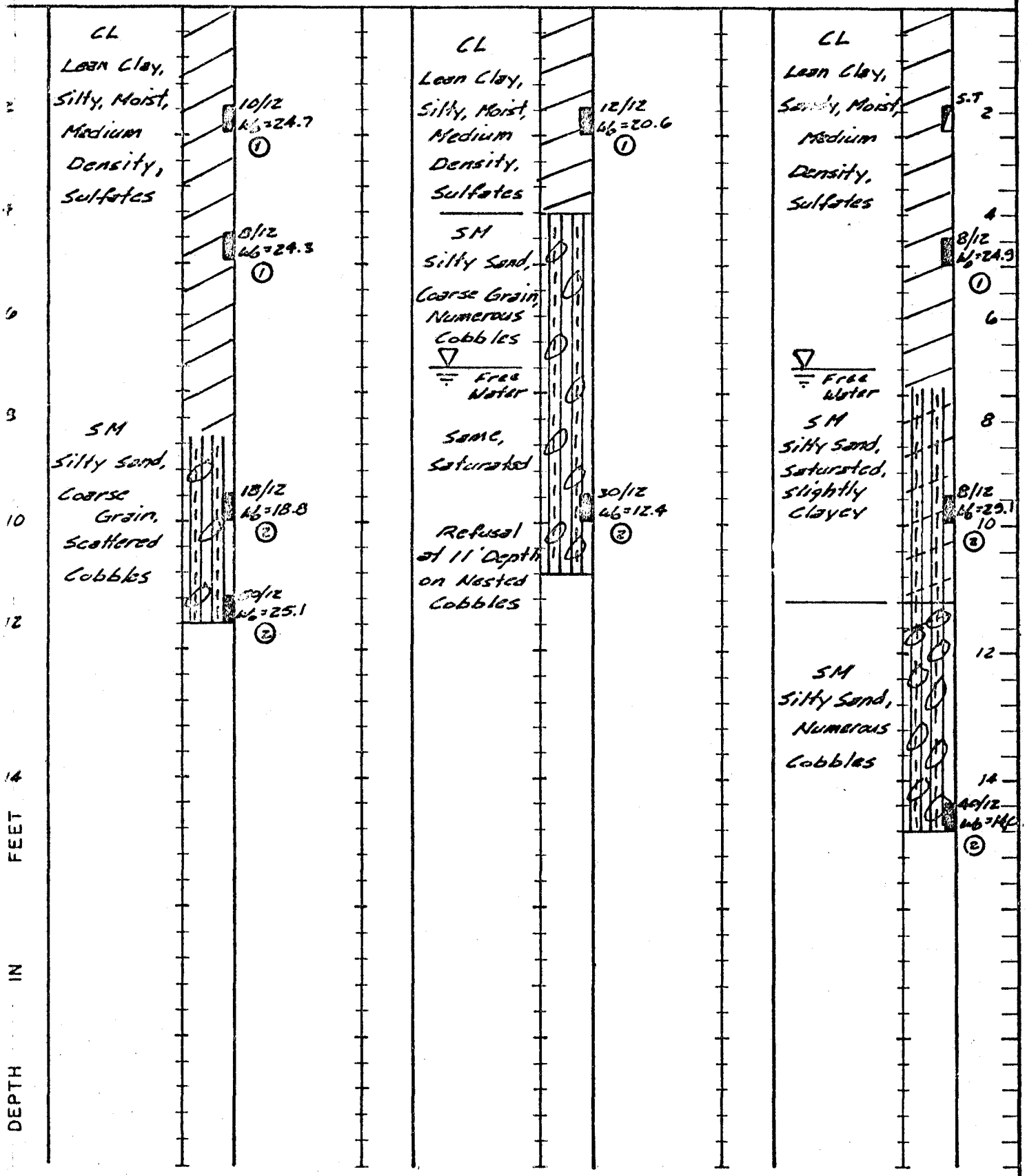
The boring logs show subsurface conditions at the dates and locations shown, and it is not warranted that they are representative of subsurface conditions at other locations and times.

LINCOLN DeVORE TESTING LABORATORY

COLORADO: Colorado Springs, Pueblo, Glenwood Springs, Montrose, Gunnison, Grand Junction. – WYO. – Rock Springs

EXPLANATION OF BOREHOLE LOGS AND LOCATION DIAGRAMS

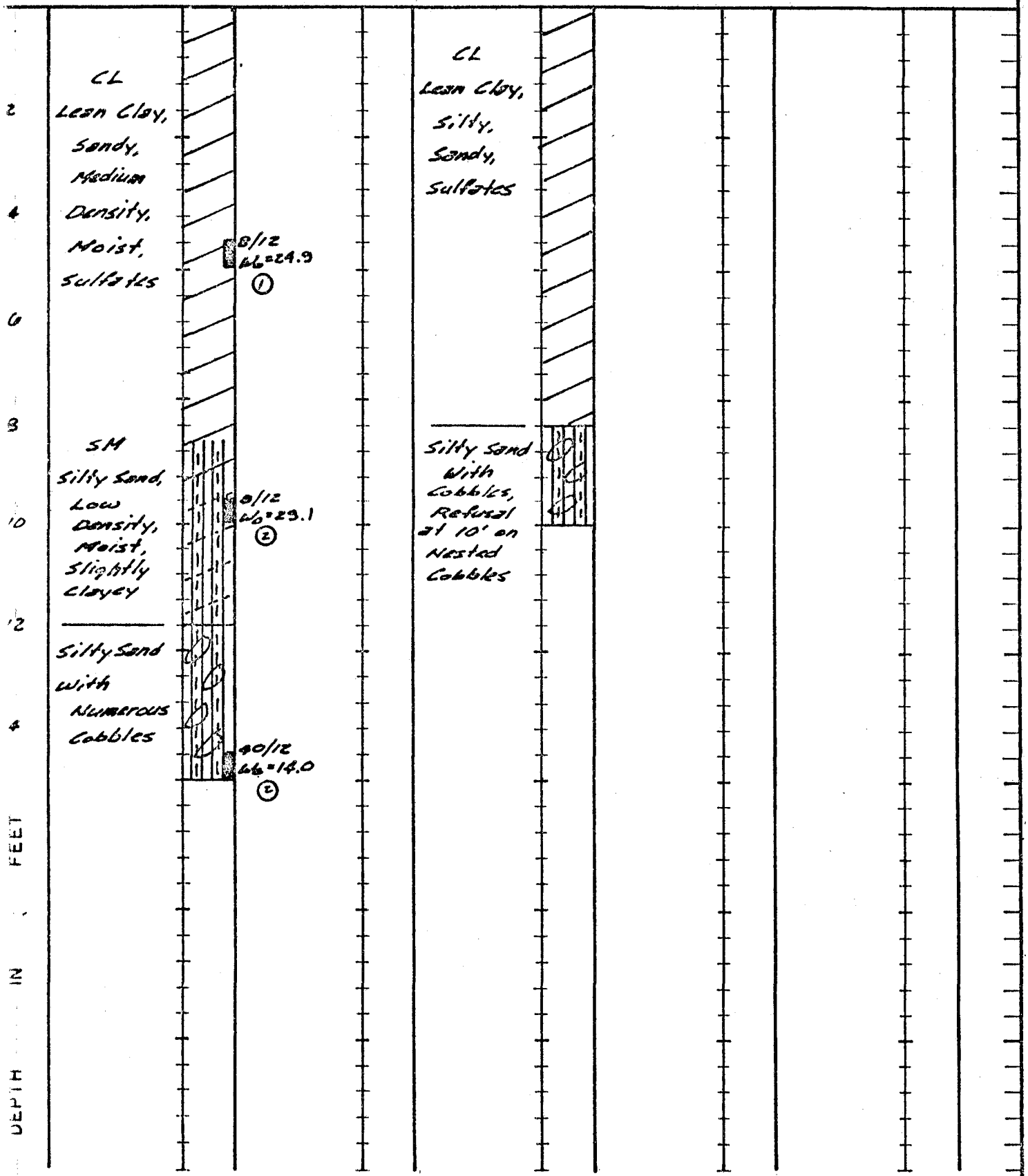
TEST HOLE NO. 1 2 3
TOP ELEVATION



DRILLING LOGS

LINCOLN DeVORE ENGINEERS · GEOLOGISTS
COLORADO: COLORADO SPRINGS, PUEBLO, GLENWOOD SPRINGS, GRAND JUNCTION, MONTROSE,
WYOMING: ROCK SPRINGS

TEST HOLE NO. 4 5
TOP ELEVATION



DRILLING LOGS

LINCOLN DeVORE ENGINEERS · GEOLOGISTS

COLORADO: COLORADO SPRINGS, PUEBLO, GLENWOOD SPRINGS, GRAND JUNCTION, MONTROSE, WYOMING: ROCK SPRINGS

SUMMARY SHEET

Soil Sample: Lean Clay (CL) — Test No.: J-398

Location: Safeway – Orchard Mesa — Date: 3/1/79

Boring No.: 1 Depth: 5' — Test by: KM

Sample No.: 1

Natural Water Content (w) 2.75 %

Specific Gravity (Gs) 24.3

In Place Density (γ_o) _____ pcf

SIEVE ANALYSIS:

Sieve No.	% Passing
1 1/2"	
1"	
3/4"	
1/2"	
4	100
10	99.9
20	99.6
40	98.2
100	88.1
200	78.6

HYDROMETER ANALYSIS:

Grain size (mm)	%
.016	56.9
.0057	15.7

Plastic Limit P.L. 20.9 %

Liquid Limit L. L. 45.7 %

Plasticity Index P.I. 24.8 %

Shrinkage Limit 17.6 %

Flow Index _____

Shrinkage Ratio _____ %

Volumetric Change _____ %

Lineal Shrinkage _____ %

MOISTURE DENSITY: ASTM METHOD

Optimum Moisture Content – w_o _____ %

Maximum Dry Density – γ_d _____ pcf

California Bearing Ratio (av) _____ %

Swell: 1 Days 4.1 %

Swell against 1000 psf Wo gain 5.9 %

BEARING:

Housel Penetrometer (av) 2200 psf

Unconfined Compression (qu) _____ psf

Plate Bearing: _____ psf

Inches Settlement _____

Consolidation % under psf

PERMEABILITY:

K (at 20°C) _____

Void Ratio _____

Sulfates 1000+ ppm.

SOIL ANALYSIS

LINCOLN-DeVORE TESTING LABORATORY
COLORADO SPRINGS, COLORADO

Soil Sample Silty Sand (SM)

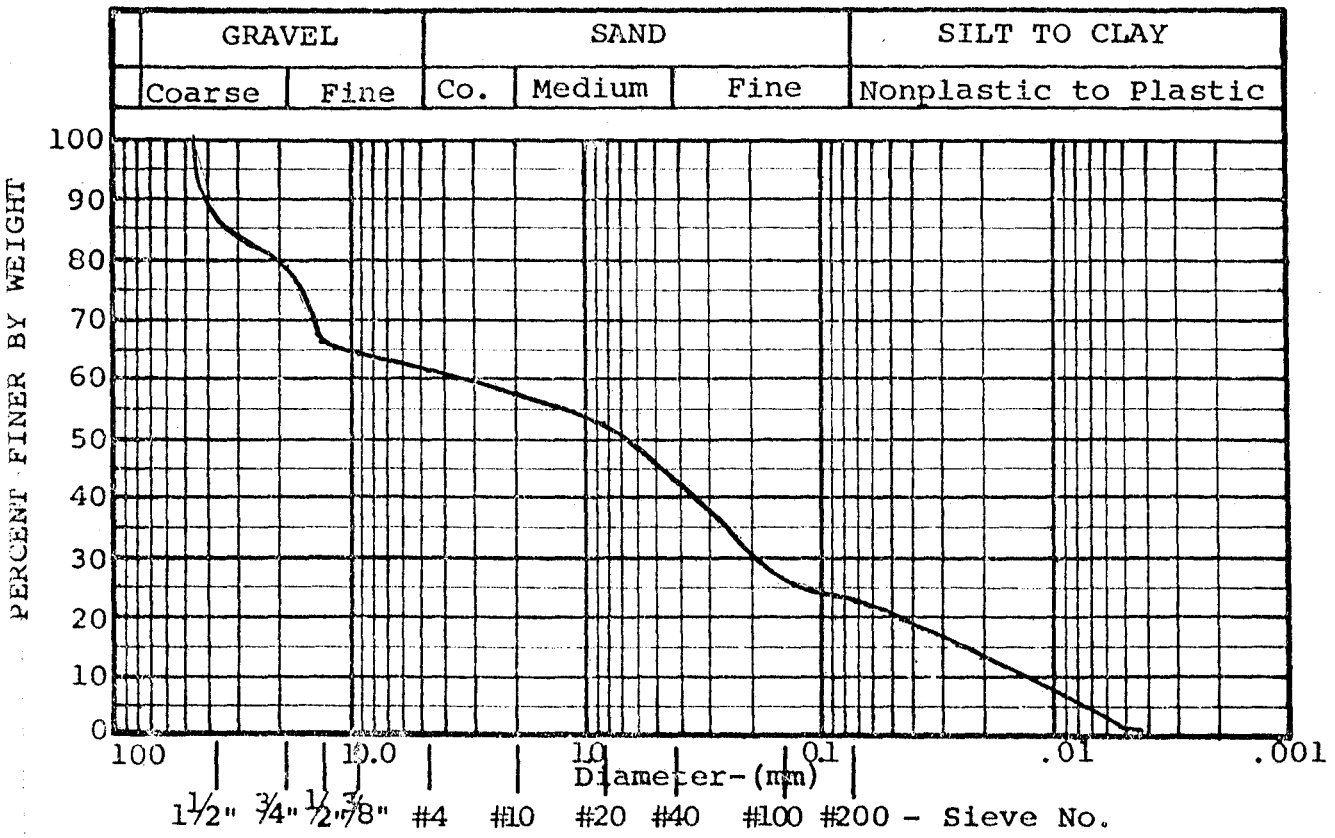
Test No. J-398

Project Safeway – Orchard Mesa

Date 2/28/79

Sample Location TH-1, 10' Depth

Test by KM



Sample No. 2

Specific Gravity 2.77

Moisture Content 18.8

Effective Size

Cu

Cc

Fineness Modulus

L.L. % P.I. NP %

BEARING psf

Sieve Size	% Passing
1 1/2"	100
1"	85.8
3/4"	78.9
1/2"	66.1
3/8"	64.0
4	61.3
10	57.4
20	53.1
40	43.5
100	26.8
200	23.2
.0200	13.1
.005	0.8

Sulfates 150+ ppm

GRAIN SIZE ANALYSIS

LINCOLN-DeVORE TESTING LABORATORY
COLORADO SPRINGS, COLORADO

PLANNED
DEVELOPMENT
SUBMITTAL

TO

CITY OF GRAND JUNCTION
GRAND JUNCTION, COLORADO

FOR

PROPOSED
MESA PLAZA SHOPPING CENTER

PROPOSED MESA PLAZA SHOPPING CENTER
U.S. HIGHWAY 50 AT 27 ROAD
GRAND JUNCTION, COLORADO
PLANNED DEVELOPMENT SUBMITTAL

INTRODUCTION

The proposed Mesa Plaza Shopping Center Planned Development is for a parcel of land in south Grand Junction on U.S. Highway 50 which is presently zoned H.O. To properly develop the property as envisioned by the community and the Developers, a Planned Development zone is being requested.

The proposed Planned Development will enable Safeway, the primary magnet facility within the shopping center, to replace its present store immediately to the west of the subject property with a larger, more effective and convenient facility to fulfill the growing demand of the surrounding community. In addition to the Safeway, supportive retail/business shops are envisioned as appropriate center adjuncts and as compatible neighborhood services. The new proposed facility will be a more attractive shopping environment for an already established clientele, which will be enhanced with appropriate landscaping and improvements to adjoining streets.

To reinforce good planning practices, the design of the shopping center is being comprehensively pursued. The individual buildings, to promote an enduring quality, will be scaled and proportioned as an aesthetic whole. Split-face masonry construction and earth-tone colors will be utilized to reinforce this lasting quality. Additionally, energy saving engineering and construction practices are being utilized.

PROPOSED MESA PLAZA SHOPPING CENTER
U.S. HIGHWAY 50 AT 27 ROAD
GRAND JUNCTION, COLORADO
PLANNED DEVELOPMENT SUBMITTAL

DESCRIPTION OF PROPOSED DEVELOPMENT

Landuse - The gross acreage of the proposed development is 5.112 acres, or 224,657 square feet, with its primary frontage at the southern boundary with access to U.S. Highway No. 50. The primary use within the Proposed Development is proposed to be a supermarket, which is intended to replace the existing facility to the west. Secondary facilities include supportive retail/business shops, which will be adjacent to the supermarket and a free standing business/commercial area in front of the main complex.

The supermarket will be approximately 28,245 total square feet in area, the shops will be approximately 16,700 square feet in area, and the freestanding business/commercial area will be approximately 3,500 square feet in area. Total building area will cover approximately 21.6% of the site. The proposed parking will comply with good design practices and applicable ordinances. The surface parking area, including circulation, shall cover approximately 153,678 square feet in area, or approximately 68.4% of the site. Total parking spaces will be 261 spaces or approximately one space plus, per 250 square feet of building area. Submitted plans illustrate arrangement of parking and circulation, service and customer access separation is provided. Similarly, site access via two way streets is clearly defined and separated from parking lanes which are one way to maximize convenience and decrease congestion.

Landscaping - It is the intent of the Proposed Development to provide buffering and parking lot landscaping, which will consist of trees, shrubs and ground covers compatible with the region's climate and soils. The total landscaping is proposed to be approximately 22,300 square feet or approximately 10% of the site area. All landscaping areas shall be maintained in a healthy, growing and sightly condition. Landscaping with a bubble irrigation system shall consist of Honey Locust, Green Ash and Pinon Pine trees, distributed around the perimeter of the property, with Yucca and Juniper planting clusters, and Buffalo grass and 1½" gravel ground covers where indicated on submitted site plans. Trash areas and loading docks will be screened from resident's views. The supermarket will use interior trash compactors to eliminate obnoxious odors and wind-blown trash. Deliveries and parking lot maintenance will be restricted to normal working hours.

Signage - Signage shall be as regulated by the city and as additionally governed by the developer, which not only limits the area and location of signage but also its appearance. Per the City's requirements the maximum square feet of signage allowed for the Planned Development is 940 square feet, (Parcel A-412 square feet maximum and Parcel B-528 square feet maximum). This total signage requirement may be distributed between freestanding and building signage with only 1 freestanding sign per parcel and no individual sign to exceed 300 square feet.

DESCRIPTION OF PROPOSED DEVELOPMENT - CONT'D

SIGNAGE SQUARE FOOTAGES

Signage	Parcel A	Parcel B
Maximum signage	412 sq. ft.	528 sq. ft.
Maximum freestanding	412 sq. ft.	463 sq. ft.
Maximum bldg. allowance	----------	528 sq. ft.
(south face)	366 sq. ft.	----------
(east face)	314 sq. ft.	----------

Transportation - As a result of construction of this development, it is anticipated that potential traffic movements would not increase traffic volumes beyond the ability of the existing improved streets to adequately handle the volumes. Based upon past experience with other similar stores, it is anticipated that between 1200 and 1600 trips (average) would be generated by this shopping center per day, with the vast majority of traffic accessing directly to U.S. Highway No. 50. Because of the orientation of the property to U.S. Highway No. 50 and the relationship between the center and customers, it is anticipated that 27 Road and B-3/4 Road will be used primarily for access to U.S. Highway No. 50 (which is a controlled intersection) and B-3/4 Road will experience only minimal volume increases. Thus, traffic generation is not anticipated to appreciably disrupt the neighborhood.

Site utilities are available and are anticipated to be adequate for the proposed development. Submitted drawings indicate type and location of utilities.

PROPOSED MESA PLAZA SHOPPING CENTER
U.S. HIGHWAY 50 AT 27 ROAD
GRAND JUNCTION, COLORADO
PLANNED DEVELOPMENT SUBMITTAL

SITE AREA SUMMARY BY PARCEL

	PARCEL A	PARCEL B	TOTAL	TOTAL %
BUILDING	28,245 sq. ft.	20,264 sq. ft.	48,509 sq. ft.	= 21.6%
PARKING	81,309 sq. ft. (167 spaces)	72,369 sq. ft. (94 spaces)	153,678 sq. ft. (261 spaces)	= 68.4%
LANDSCAPING	12,600 sq. ft.	9,870 sq. ft.	22,470 sq. ft.	= 10.0%
TOTALS	122,154 sq. ft. (2.3531 acres)	102.503 sq. ft. (2.8043 acres)	224.657 sq. ft. (5.137 acres)	= 100.0%

PROPOSED MESA PLAZA SHOPPING CENTER
U.S. HIGHWAY 50 AT 27 ROAD
GRAND JUNCTION, COLORADO
PLANNED DEVELOPMENT SUBMITTAL

LEGAL DESCRIPTION

A tract of land lying in part of the SE 1/4 NE 1/4 of Section 26, Township 1 South, Range 1 West of the Ute Meridian and lying North of U.S. Highway 50, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of the SE 1/4 NE 1/4 of said Section 26 and considering the North line of the SE 1/4 NE 1/4 of said Section 26 to bear North 89° 48' 00" West with all bearings contained herein relative thereto;

Thence North 89° 48' 00" West along the North line of the SE 1/4 NE 1/4 a distance of 560.98 feet;

Thence S 00° 00' 00" E a distance of 30.00 feet to a point on the South line of B 3/4 Road which is the true point of beginning;

Thence S 89° 48' 00" E a distance of 530.92 feet along said South line of B 3/4 Road to a point in the West line of 27 Road;

Thence S 00° 06' 37" W along said West line of 27 Road a distance of 546.72 feet to a point on the North right-of-way line of U.S. Highwat 50;

Thence N 64° 53' 00" W along the North right-of-way line of U.S. Highway 50 a distance of 585.20 feet;

Thence N 00° 00' 00" E a distance of 300.17 feet to the true point of beginning.

The above described tract of land contains 224,657 square feet (5.157 acres), more or less.

75-80

MEMO

February 18, 1982

TO: Bob Goldin

FROM: Lance Williams

SUBJECT: New Safeway Store (Orchard Mesa) - File #75-80

I checked the parking layout today as you had requested. It appears to be in complete agreement with the plan. The big need out there is landscaping of the periphery and other designated areas. I will re-check to see how that is coming in 2-3 months.

On another development — I found that absolutely no landscaping has been done at Bumper-to-Bumper Auto Parts store (#10-80) per the plan. I will take some action on this.

Safeway Store & Owners of Irrig. Lateral.

On 12/14/81 Darrel Lowder came into this Dept. to discuss Mr. Hammond concerns, about a lateral ditch which has 6 owners. They are claiming that they were not contacted by Safeway for their input & are disatisfy as to how they handle the situation.

On 12/15/81 I got a call from Mrs. Hammond who was quite upset about the whole situation. I asked if they had a contact person whom I could correspond with, to see if we could clear up the problem. She referred me to Bill McClenaghan, as their contact person.

On 12/16/81 I called Mr. B. Vouksvitch who was Safeway ~~repre~~ ~~representative~~ representative in this matter. I asked him to contact the above mention ~~m~~ name & see if they could solve this problem, and to keep ~~us aware~~ this office informed & a letter stating that all concern were satisfy & resolved. He said he be glad to do so.

mon

City of Grand Junction, Colorado 81501
250 North Fifth St.

July 16, 1982

Mr. Boris VouKovitch
Padon Engineering, Inc.
6425 West 44th Avenue
Wheat Ridge, CO 80033

Mesa Plaza PB

Dear Boris:

RE: Mesa Plaza - Safeway on Orchard Mesa.

We final-inspected the storm drainage pipes and inlets installed at B 3/4 Road and Linden and everything appears satisfactory. Upon receipt of mylar as-built drawings for that work, consider the improvements accepted by the City for maintenance.

Some construction activity has resumed on the curb, gutter and sidewalk around Safeway. Upon completion of that work, please contact us so we can compare notes to see where the various systems (water, sewer, streets) stand concerning final-inspections, as-builts and construction test results.

The City would like to see these items all resolved soon so we can accept the facilities. Thanks for all your help and your cooperative attitude.

Very truly yours,

Ronald P. Rish

Ronald P. Rish, P.E.
City Engineer

RPR/rs

cc: R. L. Anderson, Safeway
Bob Goldin
John Kenney
Darrel Lowder
Jim Patterson
Ralph Sterry

Mesa Plaza

CITY - COUNTY PLANNING
grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501
(303) 244-1628

July 22, 1982

Mr. A. I. Hines, Mgr.
141 Mezelle Drive
Grand Junction, CO 81503

Dear Mr. Hines:

After reviewing your request (letter of 7/19/82) for a proposed family Amusement Center located in Mesa Plaza Shopping Center, this Department takes no exception to the use as stated.

The following items will need to be provided prior to occupancy:

1) Any facade signs will require a licensed sign contractor to obtain a sign permit from this Department.

2) A sign on the front noting "bikeracks in the rear" are recommended.

3) Obtain a Certificate of Occupancy (CO) prior to opening.

If you have any questions, please contact this Department. Good luck!

Sincerely,

Bob Goldin
Senior City Planner

BG/vw

xc: Mesa Plaza File

GO Enterprises

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT

JUL 22 1982

7-19-82

P.O. Box 247
Flora Vista, New Mexico
(505) 334-2091

A.I. Hines Mgr.
141 Mezelle Dr.
Grand Junction, Colo.
242-3869

81503

Planning Dept.
559 White Dr.
Grand Junction, Colo.

Dear Mr. Goldin,

Thank you for the outline I recieved during the telephone conversation we had concerning the Mesa Plaza Shopping Center, and our purposed Family Amusement Center.

The facility will be located in the North West segment of the shopping center between Mr. Munchies and the Dumplin Pie & Ice Cream.

We plan on placing 25-30 computer & video games in 1320 sq. ft. Some of the games we will be featuring are, Ms. Pac Man, Knock Out, Alpine Ski, Tron, Omega Race, etc., with a new version of the Old Time Player Piano by Marantz Piano Company. Something for everyone.

Approximately 90% of our customers will be eighteen years or younger. Approximately 10% will be adults.

All bicycles will be parked in the back in a bicycle rack provided by us. Not to interfere with the front side walk traffic.

We expect no more than fifteen total automoble parking spaces being used at any one time. There are over 100 parking spaces provided on that segment of the shopping center. Plus overflow on the old Safeway parking lot.

Our projected number of employees is no more than three.

Our open hours will be in harmony with the other stores and local curfews.

Signs by lic. contr.
billboard rack sign

We will cooperate with the schools truant codes.

Our main image or thrust in the community will be of an immuculate Family Amusement Center, always under adult supervision.

The center will be nicely decorated. Graphics on the walls, tile on both entry ways front (south) rear (north), plush carpeting and it will be well lit.

There will be strictly enforced & posted rules.
For an example.

1. No Loud Talking

2. No Profanity

3. No One allowed in under the influence of alcohol or drugs.

4. No Smoking

5. No Loitering

6. No Standing in front of Arcade.

7. No Animals in Arcade.

8. No Eating or Drinking.

Candy and Pop Machine only in designated areas, near the entrances.

Thank You,

Grady Hynson

Grady Hynson

Safeway Dev in HO Mesa Plaza

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested
Yes ☐ No ☐

Date
March 16, 1982

To: (From:) File

From: (To:) Ron Rish RPR

Subject: Safeway on Orchard Mesa - Mesa Plaza

The following people met on site concerning several items of unfinished business on the Mesa Plaza project:

Boris Voukovitch - Padon Engineering
Construction Manager - Safeway
Jay Clark - Houston Construction
John Kenney - City
Ralph Sterry - City
Ron Rish - City

The following items were pointed out by City staff:

1. The irrigation pipe along 27 Road-
   (a) needs a connection box at Highway 50,
   (b) leaks at the Safeway driveway,
   (c) may be under the proposed sidewalk,
   (d) in the words of the Safeway man "has bought the farm" as far as condition is concerned.

2. City crew has plugged the culvert at Sherman Drive which used to drain into the irrigation pipe. Street drainage will be routed north via a new gutter pan to be installed by the City across Sherman.

3. The street gutter does not drain near the Safeway driveway on 27 Road. Several sections of curb, gutter, and gutter pan will have to be removed and replaced.

4. Curb and gutter on the corners of 27 Road are not yet constructed. None of the sidewalk is constructed on 27 Road or B 3/4 Road. Some telephone poles and a sign support on 27 Road will have to be relocated out of the sidewalk route.

5. None of the street asphalt paving on 27 Road or B 3/4 Road is constructed.

6. The 8 inch waterline through the site appears to be under the most westerly building. If so, it will have to be routed through the easement and not under the building. City water crew discovered this when they installed the water meter at the northwest corner of the building. Houston will excavate to check the location.

7. The City has not been asked to final-inspect the sanitary sewer connection manhole on B 3/4 Road.

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested
Yes ☐ No ☐

Date
March 16, 1982

To: (From:) File

From: (To:) Ron Rish RPR

Safeway on Orchard Mesa - Mesa Plaza

8. The City Engineer has not inspected anything nor received any construction test results or as-built drawings. Therefore, sanitary sewer, water and street improvements have not been accepted by the City yet.

Boris promised to look into all these matters and to correct them.

cc - Bob Goldin ✓
Dick Hollinger
John Kenney
Jim Patterson
Ralph Sterry
File

#75-80

City of Grand Junction, Colorado 81501
[illegible] 243-2633

July 29, 1981

Mr. Boris Voukovitch
Padon Engineering, Inc.
6425 West 44th Avenue
Wheat Ridge, CO 80033

Dear Boris:

Re: Mesa Plaza - Safeway on Orchard Mesa

In response to your letter of June 26, 1981, concerning the proposed storm drainage crossing at Linden Street and B 3/4 Road for the above project, I have reviewed the detailed construction plan and have the following comments:

1. The plan as proposed is very satisfactory in general. I appreciate the detail of your plans.

2. For the sake of system compatibility, our operations personnel prefer that instead of the Colorado State Highway type 13 inlets, the inlets should be the pre-cast type shown on our City Standard Drawing ST-2 with a Comco C-3450 grate and frame or approved equal.

3. You should sign the P.E. stamp when the plans are complete and ready for construction.

4. The telephone conduit may have to be re-routed slightly under or over the gravity pipe, but I do not see a better route for the storm sewer. It probably is important that you keep the Mountain Bell engineering staff advised so they can arrange for any necessary field modifications.

When the above comments have been addressed, submit revised plan prints and at that time consider the plans approved by this office for construction.

Out Right of Way Agent is preparing legal descriptions and will negotiate for the required easements as soon as possible. When we have acquired the easements, he will notify you so that you are clear to authorize construction. Please keep me advised of the time schedule so I can arrange for City crews to do the street patching and construct the ditch to the north.

Thanks for your continued cooperation.

Very truly yours,

Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Tom Calvert, Mountain Bell Engineering
John Kenney
Darrel Lowder
Karl Metzner
Jim Patterson
File

Bob | Alex

#75-80

April 22, 1981

Mr. Boris Voukovitch
Padon Engineering, Inc.
6425 West 44th Avenue
Wheat Ridge, CO 80033

Dear Boris:

Re: Mesa Plaza - Safeway on Orchard Mesa

In response to your letter of March 20, 1981, concerning the proposed drainage crossing at Linden and B 3/4 Road for the above project, our staff has visited the site, studied the alternatives, and we propose the following for your consideration and concurrence.

It appears from the field conditions that a pipe alignment similar to that shown on the enclosed marked-up print will best fit the surface conditions such as trees, street pavement, ditches and the yard lawn. We are not sure about underground utilities clearances and so we leave it to you to confirm the alignment from that standpoint.

The City will obtain the necessary right-of-way easements from both the property north of B 3/4 Road and also from the property between B 3/4 Road and U.S. Highway 50. We have talked to the property owner on the north side and he appears agreeable provided we don't impact his yard too badly. That is why we propose the piping extend north to 135 feet from the B 3/4 Road right-of-way line. We will need final detailed construction plans from you including the limits of repaving and grading on the south side of B 3/4 Road in order to secure the easements.

We propose that Safeway's contractor construct the three (3) inlets, the piping to a point 135 ft. north of B 3/4 Road, and the repaving on private property. The City will repave all areas within the public rights-of-way and will construct the ditching to the north along Linden to the large existing outlet drain ditch.

If this all seems workable and is agreeable to your client, please notify us and submit the detailed construction plan for approval prior to construction and also so we can begin right-of-way negotiations.

Thanks for your cooperation in these matters.

Very truly yours,

Ronald P. Rish, P.E.
City Engineer

RPR/hm

Enclosure

cc - John Kenney
Darrel Lowder
Karl Metzner
Jim Patterson
File

2945-261-00-004	Safeway Stores, Inc. 3888 East Mexico Denver, Colorado 80217
2945-261-00-005	Mutual Life Insurance Company c/o Safeway Stores, Inc. P.O. Box 5927 T.A. Denver, Colorado 80217
2945-261-00-008	Brown, Delores S. 2686 B-3/4 Road Grand Junction, Colorado 81503
2945-261-00-009	Arcieri, Anello & A. 2690 B-3/4 Road Grand Junction, Colorado 81503
2945-261-00-010	Moore, Arthur L. & V. 2698 B-3/4 Road Grand Junction, Colorado 81503
2945-261-00-034	Bank of Orchard Mesa P.O. Box 968 Grand Junction, Colorado 81502
2945-261-00-035	Orchard Mesa Building Associates P. O. Box 968 Grand Junction, Colorado 81502
2945-252-00-031	Williamson, D.D. & A.M. 274 27 Road Grand Junction, Colorado 81503
2945-252-00-032	Tilton, Marie J. 268-1/2 27 Road Grand Junction, Colorado 81503
2945-252-00-033	Tilton Construction Company 2975 A-1/2 Road Grand Junction, Colorado 81503

2945-252-00-034	Lampshire, Larry W. & S.I. 268 27 Road Grand Junction, Colorado 81503
2945-252-00-039	Jones, E. C. & V. L. 2995 Highway 50 Grand Junction, Colorado 81503
2945-252-10-001	Basham, Winifred 104 Sherman Drive Grand Junction, Colorado 81503
2945-252-11-001	Feather, Larry V. P. O. Box 2031 Grand Junction, Colorado 81502
2945-252-07-001	Boddy, Richard L. & Tony A. 276 27 Road Grand Junction, Colorado 81503
2945-261-28-002	Victorio Orchard Mesa 3333 Quebec Street Denver, Colorado 80207

Bill McCleneghan
2684 B 3/4 Rd.

Phone # 242-7172

Paul Hammond
276 Linden Ave

Ph.# 242-9178

SUBDIVISION MESA PLAZA
LOCATION U.S. HIGHWAY 50 AND 27 ROAD
DESIGN STORM 2 YR RECURRENCE INTERVAL
COMPUTATIONS BY GBB DATE 11-4-80
SUBMITTED BY PADON ENGINEERING DATE
(Engineering Firm)

STORM DRAINAGE SPECIFICATIONS

RUNOFF COMPUTATIONS
(Rational Method)

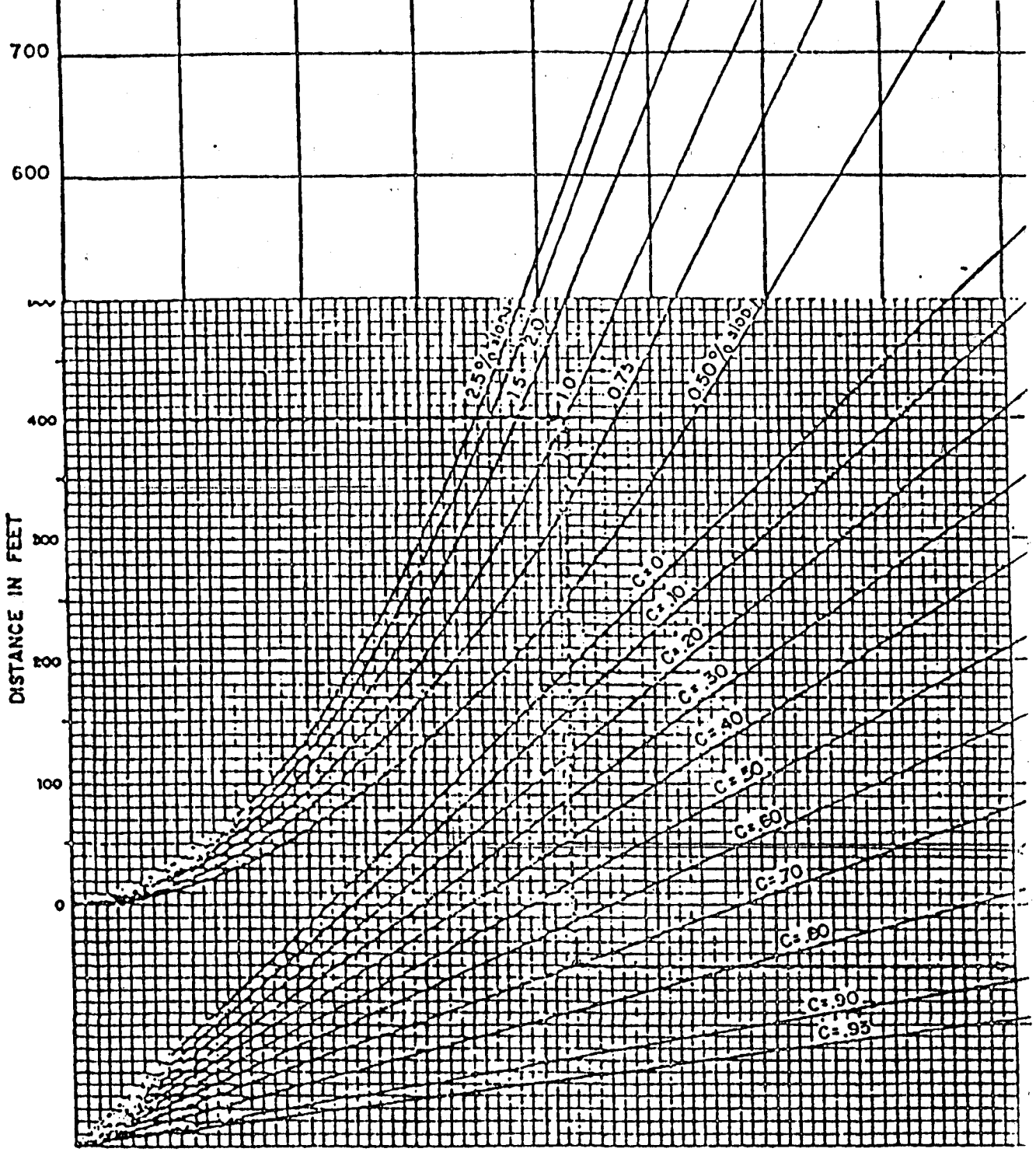
Design Point	Area Designation	A (Acres)	c	c_f	$\bar{c}$ = (c×c_f)	A·$\bar{c}$	ΣA·$\bar{c}$	tc (min)	i (in/hr)	Q = (ΣA·$\bar{c}$)×i cfs	Slope (S)	Length L (feet)	VEL* V fps	t_t (min)	Remarks
1	A,B,&C	5.157	.3	1	.3	1.55		39	.79	1.2	0.9%	675			HISTORIC RUNOFF
2	A	2.722	.84	1	.84	2.29		10	1.5	3.4	0.67%	600			DEVELOPED RUNOFF
1	B	2.119	.84	1	.84	1.78		16	1.2	2.1	0.40%	500			Tc = 5min ROOF Top +11min OVERLAND 16 min.
1	C	0.316	.84	1	.84	.27		20	1.05	0.3	0.57%	875			
1	B&C	2.435	.84	1	.84		2.05	20	1.05	2.15					

SUBDIVISION MESA PLAZA
LOCATION U.S. HIGHWAY No. 50 AND 27 ROAD
DESIGN STORM 100 YR RECURRENCE INTERVAL
COMPUTATIONS BY GBB DATE 11-4-80
SUBMITTED BY PADON ENGINEERING DATE
(Engineering Firm)

STORM DRAINAGE SPECIFICATIONS

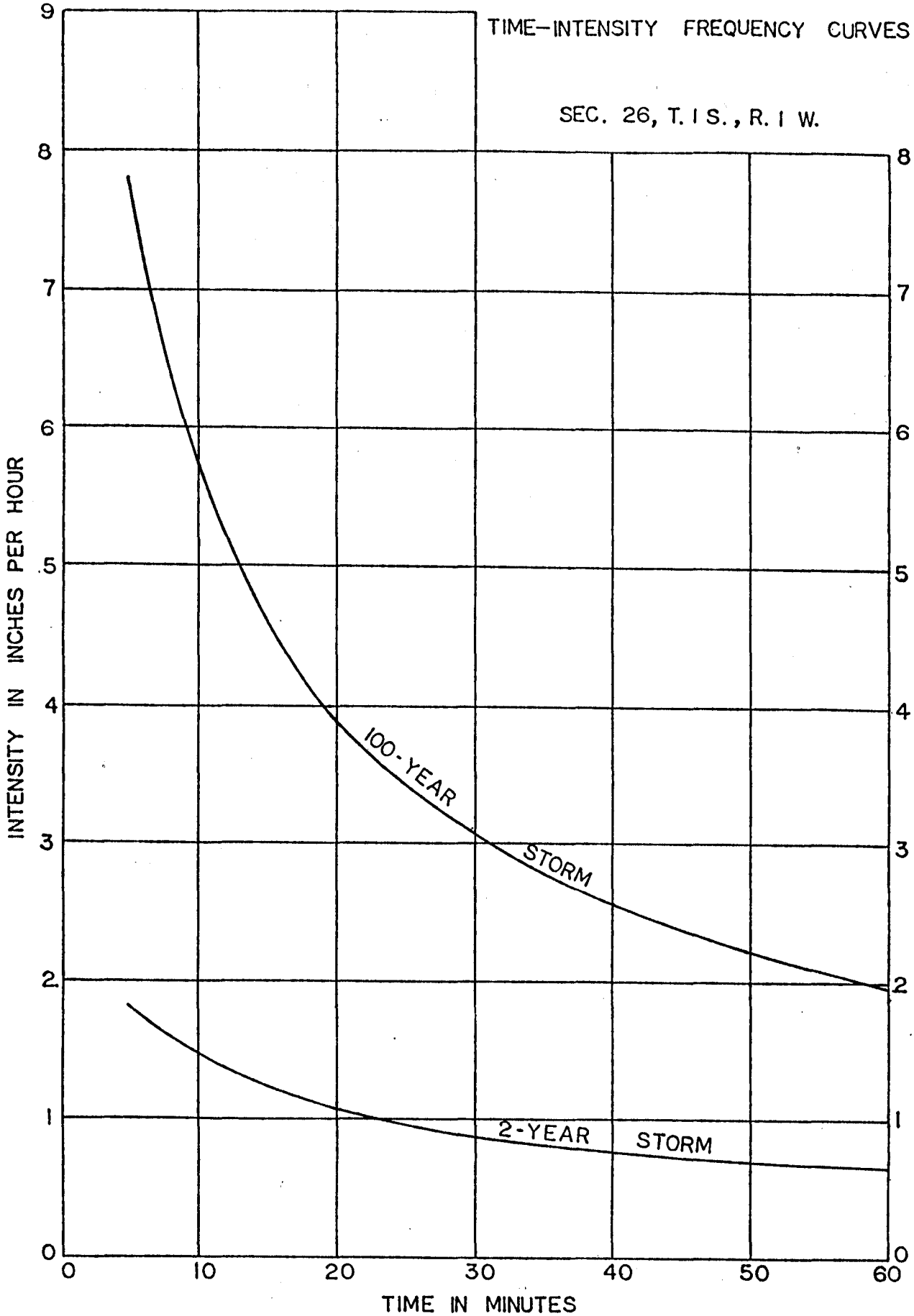
RUNOFF COMPUTATIONS
(Rational Method)

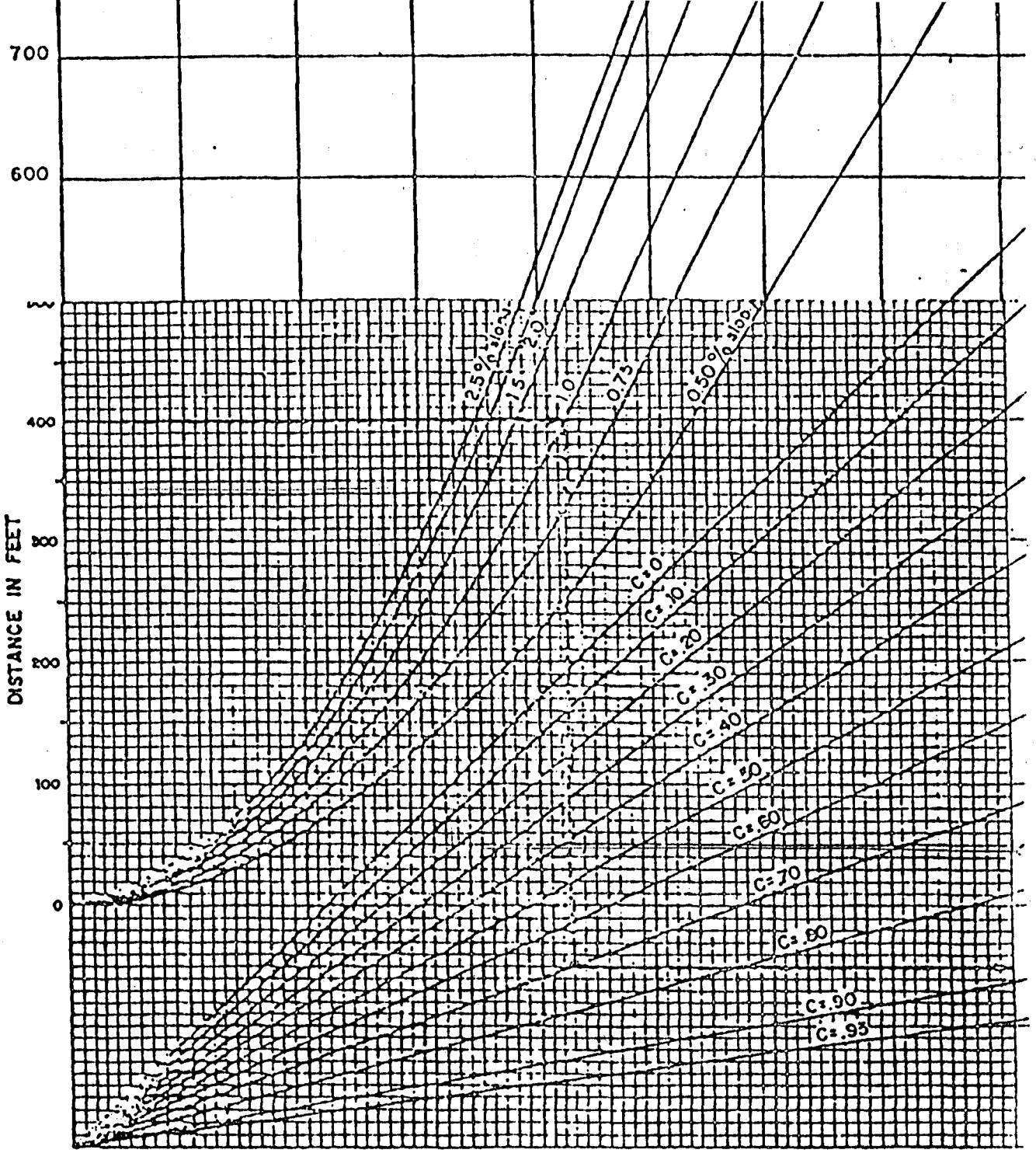
Design Point	Area Designation	A (Acres)	c	c_f	$\bar{c} = (c \times c_f)$	$A \cdot \bar{c}$	$\Sigma A \cdot \bar{c}$	tc (min)	I (in/hr)	$Q = (\Sigma A \cdot \bar{c}) \times i$ cfs	Slope (S)	Length L (feet)	VEL* V fps	t_t (min)	Remarks
1	A, B, & C	5.167	.3	1.25	.38	1.93		39	2.6	5.0	.9%	675			HISTORIC RUNOFF
2	A	2.722	.84	1.25	1.05	2.86		10	5.7	16.3	.67%	600			DEVELOPED RUNOFF
1	B	2.119	.84	1.25	1.05	2.23		16	4.95	9.9	0.40%	500			T_c = 5 MIN. ROOF TOP + 11 MIN. OVERLAND = 16 MIN.
1	C	0.316	.84	1.25	1.05	0.33		20	3.9	1.29	0.57%	875			
1	B & C	2.435	.84	1.25	1.05		2.56	20	3.9	10.0					



$$T_c = \frac{1.8(1.1-C)\sqrt{D}}{\sqrt[3]{S}}$$

FIGURE 3-1. OVERLAND TIME OF FLOW CURVES(7)


TIME-INTENSITY FREQUENCY CURVES
SEC. 26, T. 1 S., R. 1 W.
INTENSITY IN INCHES PER HOUR
TIME IN MINUTES
100-YEAR STORM
2-YEAR STORM
0
1
2
3
4
5
6
7
8
9
0
10
20
30
40
50
60



$$T_c = \frac{1.8(1.1-C)\sqrt{D}}{\sqrt[3]{S}}$$

FIGURE 3-1. OVERLAND TIME OF FLOW CURVES(7)

1 GRAPHS

June 21, 1982

City-County Planning Department
Grand Junction, Colorado 81501

Dear Sirs:

The following is to provide information pertinent to the proposed veterinary clinic in Mesa Plaza adjacent to the Safeway Store in Orchard Mesa. The clinic will be opened by Dr. Tom Melzer of Castle Rock. Dr. Melzer will be leasing 1443 square feet. The attached lease, site map, and drawing of leasehold improvements should provide documentation of Dr. Melzer's plans for the clinic.

Dr. Melzer will operate a small animal clinic. There will be no overnight boarding of animals. Some surgical cases, however, may be detained overnight. The clinic will be open six days a week and two hours for two evenings a week. Customers will be provided with parking in a common parking lot for the Plaza.

Dr. Melzer will place four exhaust fans in the ceiling to deal with any potential odors. Non-masonry walls will be furred out and covered with sound proof board. Extra insulation will be placed in the ceiling for further soundproofing. Trash will be placed in dumpsters in the rear. These dumpsters are shared with other tenants.

If there are any further questions, please feel free to contact me at 243-4890.

Sincerely,

Doug Watkins

Doug Watkins
Sales Assoicate
Realty World-Monument Realty, Inc.

DW/pc

Commercial-Investment
Post Office Box 1536, Grand Junction, Colorado 81502 (303) 243-4890
REALTY WORLD®
Monument Realty

2-7-84 Drive-thru Photo (Site check) J. Stylus, K. Reedy

Parking lot designed for 1-way traffic — would be exiting wrong way ↖

2-8-84 Called Drive-Thru Photo Office - left message — need to discuss

2-[illegible]-84 L. Markley had not returned my call - called; left message again - he won't be back in town until Monday Feb 20 - he will call me next week