

# Table of Contents

File 1980-0088 \_\_\_\_\_  
 Date 10/1/80 \_\_\_\_\_

Project Name: Skyline Office Park-Final

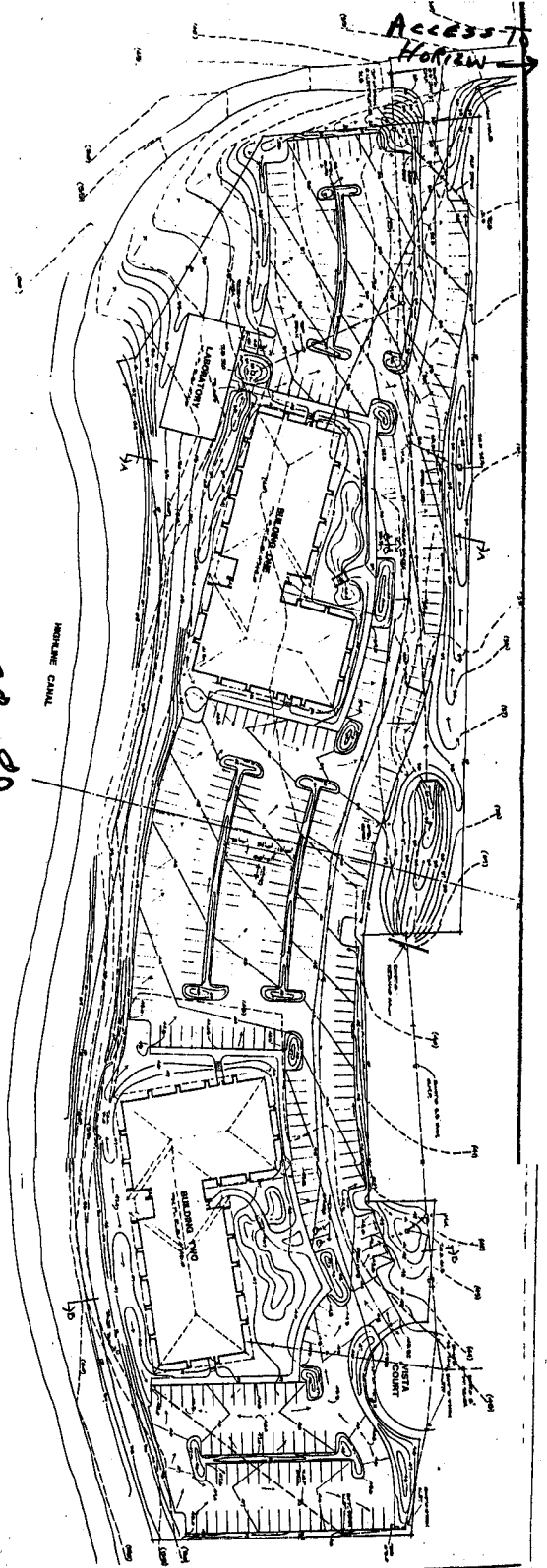
P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</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		<b>*Summary Sheet – Table of Contents</b>
X		Application form
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		<b>*Consolidated review comments list</b>
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>

## DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet			
X	X	Review Sheet Summary			
X		Review Sheets			
X	X	Letter from Thomas Logue to Planning re: response to comments with proposed access map-1/21/81			
X	X	Planning Commission Minutes - ** - 12/30/80			
X		Form letter from Sue Drissel to Planning re: public hearing on 1/21/81 – 1/8/81			
X		Development in H.O. Application (Preliminary and Final)			
X	X	Letter from Roger Maynard to Karl Metzner re: inclusion of compact parking spaces lot – 12/1/80			
X	X	Site Plan			
X		Planting and Circulation Plan			
		Drainage & Grading Plan – Topographic Survey of Lots 18 & 19			

SITE DEVELOPMENT PLAN

88-80



Redlands Hills Association  
258 Grand Ave.  
Grand Junction, Colo.  
88-80 81501

Skyline Office Park  
2791 Skyline Ct.  
Grand Junction, Colo.  
88-80 81501

Skyline Office Park  
2791 Skyline Ct.  
Grand Junction, Colo.  
88-80 81501

Redlands Hills Association  
258 Grand Ave.  
Grand Junction, Colo.  
88-80 81501

Carl H. Roach  
2131 Rainbow Ranch Dr.  
Grand Junction, Colo.  
88-80 81501

Howard Johnson Company  
250 Granite St.  
Braintree, Mass. 02184  
88-80

Occidental Oil Shale  
C/O Property Tax Dept.  
P. O. Box 868  
Houston, Texas 77001  
88-80

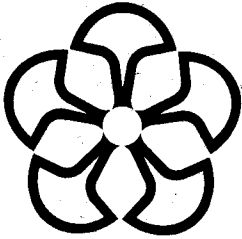
Bruce C. Currier  
C/O Western States Motel  
1926 E. Meadowmere  
Springfield, MO. 65803  
88-80

Laird K. Smith  
Clinton Biggs  
1702 North 18th  
Grand Junction, Colo.  
88-80 81501

Pond Brothers Inc.  
C/O Aeroplane Restaurant  
Walker Field  
Grand Junction, Colo.  
88-80 81501

*J. Kirkham* 88-80  
*635 W. Grand*  
*City - 81501*

*R. Stettner*  
*2791 Skyline Crt.*  
*City - 81501* 88-80



**THE PLANNING  
AND DESIGN GROUP  
ENVIRONMENTAL  
PLANNING  
ARCHITECTURE  
LANDSCAPE  
ARCHITECTURE  
BOX 566 GOLDEN  
COLORADO 80401  
939 5103**

December 1, 1980

Mr. Karl Metzner  
City County Development Department  
559 White Avenue, Room 60  
Grand Junction, Colorado 81501

Re: Skyline Office Park

Dear Mr. Metzner:

In the discussion held in your office November 13, 1980, regarding the above H. O. Application, we requested consideration of inclusion of compact parking spaces in lieu of a portion of the standard size spaces required. As our submittal shows, we have provided for the required number of spaces, all of standard size.

Our requested approval of compact size spaces will allow us to provide additional parking spaces and/or an increase in the open space landscaped area by reducing the paved area. it will provide the Owner with the latitude to provide added parking without increasing the paved area of the site as presently shown, if tenant negotiations indicate the need.

We have run an analysis, by length, of new cars manufactured or sold in the United States in 1979 and 1980, to substantiate the current trend toward smaller cars. Using "U.S. Car Production" data from Automotive News, November 17, 1980 and "Import Registration" data from the same issue, adjusting for a full year on a linear basis, the statistics were as follows:

	Vehicles Under 15'	Vehicles Over 15'
1979	42.2%	57.8%
1980	55.5%	44.5%

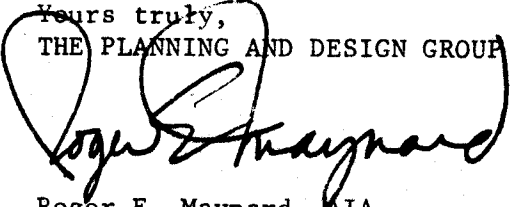
(Vehicle Lengths obtained from Consumer Reports, April 1980)  
(The support analysis can be furnished if requested.)

Dimensional information on truck sizes were not as readily available and were not included in the analysis. Local trends may also vary compared to national averages. For those reasons, we have adjusted our requested percentage down from the ratios which might be indicated by the above per centages.

Mr. Karl Metzner  
December 1, 1980  
Page 2

Skyline Office Park requests approval of the use of Thirty (30) % Compact Parking Spaces in lieu of the same number of standard size parking spaces, to be distributed and marked in such a manner as to encourage their use by small vehicles only. Responsibility for signage and control of the use of these spaces will be retained by the owners of the project.

Yours truly,  
THE PLANNING AND DESIGN GROUP



Roger E. Maynard, AIA

REVIEW SHEET SUMMARY

FILE# 88-80

ITEM DEVELOPMENT IN H.O.

DATE SENT TO REVIEW DEPT. 12/03/80

FINAL

DATE DUE 12/08/80

PETITIONER John Kirkham 635 W. Grand

LOCATION lots 18 & 19, Horizon Park Plaza Sub.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
12/08/80	CITY UTIL	<p>If any portion of the sanitary sewer lines shown are to be part of the public system, they must be constructed to city specifications in appropriate rights-of-way or easements. If trash tank service is desired, a location for the tanks must be provided with adequate space for the trash trucks to service the tanks.</p> <p>It would be nice to see bicycle parking facilities.</p>
12/09/80	MT. BELL	<p>We request a 15' utility easement along the south 15' of Lot #19 as indicated, and request the utility easements existing on lots 18 &amp; 19 of Horizon Park Plaza be shown on the plats.</p>
12/10/80	TRANSP. ENG.	<p>The "street", which provides through access to the buildings and connects Vista Court and the Canal Road will have a high conflict potential because of the 90° parking that abuts it.</p> <p>I do not feel that the proposed down-sized parking dimensions is viable at this point in time. It would be difficult to control (unless all down-sized spaces were assigned) and there appears to be a substantial number of vans, campers, and pickup trucks in this area that might not be reflected in national statistics.</p>
12/11/80	WATER & POWER RESOURCES U.S. DEPT. OF INTERIOR	<p>The United States Water and Power Resources Service claims rights-of-way on all water conveyance systems associated with the Government Highline Canal and Lateral System. The rights-of-way in most cases are by prescription for construction, re-construction, operation, and maintenance. The United States claims by prescription a right-of-way of about 160 feet, 80 feet on each side of center line in the vicinity of the proposed "Horizon Park Plaza Subdivision".</p>
12/16/80	CITY FIRE	<p>Fire hydrants will have 300' spacing and be on a minimum 8" looped line. The existing 3" line in Vista Ct. or Skyline Ct. must be upgraded to 8". An additional 8" line will have to be brought in from Horizon Dr. on the new road that is going to be constructed. Access must be provided to all sides of the buildings. Roadways must be a minimum of 20' wide and have an all weather surface.</p> <p>Hydrants to be located as follows:</p> <ol style="list-style-type: none"><li>1. South side, driveway off Vista Ct.</li><li>2. in island N.W. corner building 2</li><li>3. at front entrance to building 1 off parking lot</li><li>4. in island N.W. corner building 1</li></ol>

- CITY FIRE  
CON'T
5. in island S.W. corner building 1
  6. at rear entrance South of building 1
  7. at rear entrance South of building 2
- 12/17/80 UTE WATER
- This office has not received a "Utility Composit" and cannot make a proper response without it.  
Water line sizes must be indicated no less than 8" for fire flows and no less than 2" for domestic flows.  
A list of specific requirements, as set forth by the U.C.C. has been mailed to the petitioner.
- 12/17/80 CITY ENG.
- A 20 ft. wide easement to the City should be granted on that 42 inch storm drain. It should be constructed to City Standards and detailed plans submitted to me for review prior to construction.  
The Site Development Plan drawing shows one drainage plan of pipes and ditches and the Drainage and Grading Plan shows a different plan. Which one do they plan to use? Which one should I review? Who will maintain those sanitary sewers and waterlines shown on the Site Development Plan. If the City has any maintenance responsibility, detailed plans must be submitted for my review prior to construction and easements will be needed. Shouldn't a sidewalk to Horizon Drive be provided? Is that access on the west to be a dedicated public street?  
A financial guarantee in accordance with Development Regulations Section 27-2.3 should be obtained for all public improvements.
- 12/18/80 PUB. SERV.
- Electric: No objections; will require exhibit type utility easement. Propose one point of service for Bldg. one and Laboratory and a 2nd point of service for Bldg. two. Will need locations for pad-mount transformers. Please contact PSCO.  
Gas: No objection. See note on exhibit type easement for electric.
- 12/23/80 STAFF COMMENTS
1. The U.S. Water and Power Resources administration indicates it has an 80' R-O-W on each side of the Highline Canal. This should be shown on the site plan.
  2. How is the access to the west to work? What is the ownership? Will it be dedicated: An access easement? This should be clarified.
  3. Will phase I take its access solely from the proposed western access road? If so, what is the timing on phase II?
  4. Would petitioner be willing to increase the size of the compact parking to 8' or 8.5' wide? The 7.5' wide spaces would need strict enforcement of compact parking.
- 12/30/80 SIMONETTI/GRAHAM PASSED 5-0 A MOTION TO RECOMMEND APPROVAL OF #88-80 DEVELOPMENT IN H.O., SKYLINE OFFICE PARK, FINAL PLAN, TO THE CITY COUNCIL, SUBJECT TO REVIEW SHEET COMMENTS; SUBJECT TO PARKING SPACES BEING OF STANDARD SIZE, SIDEWALKS BEING PROVIDED TO HORIZON DRIVE, NO PARKING AREA AT THE PRESENT TIME ON THE NORTH SIDE OF THE DEVELOPMENT, BICYCLE RACKS TO BE INSTALLED, AND PRESENTATION OF WRITTEN CONFIRMATION FROM THE STATE HIGHWAY DEPARTMENT THAT THE PROPOSED ACCESS ON THE WEST SIDE OF THE DEVELOPMENT, TO HORIZON DRIVE, IS CONSIDERED TO BE A SAFE ACCESS.

Acres 7.21  
Units \_\_\_\_\_  
Density \_\_\_\_\_

CITY ACTION SHEET

File # 88-80

2701-364-

Zone H.O

Activity Dev. in a H.O.  
Phase Final  
Date Submitted 12/1/80  
Date Mailed Out 12/3/80  
Date Posted 12/19/80  
Legal Ad Date \_\_\_\_\_  
Date Neighbors Notified--  
Planning Commission \_\_\_\_\_

Date Neighbors Notified--  
City Council 1-9-81  
Date CIC Legal Ad 1-14-81  
Hearing Date--  
Planning Commission 12/30/80  
Hearing Date--  
City Council 1-21-81  
10 Review Period-Return By 12/12/80

Review Agencies

Send

COUNTY ROAD DEPARTMENT  
 MOUNTAIN BELL  
 PUBLIC SERVICE COMPANY  
 FIRE  
 IRRIGATION  
 DRAINAGE G.T  
 SEWER  
 WATER (UTE) CLIFTON)  
 FLOODPLAIN  
 CITY ENGINEER

CITY UTILITIES  
 CITY POLICE  
 TRANSPORTATION ENGINEER  
 PARKS AND RECREATION  
 ENERGY OFFICE  
 TECH REVIEW  
 WATER AND POWER RESOURCES

Common Location Lots 18 & 19 of Horizon Park Plaza

Board	Date	Comments
<u>PC</u>	<u>12/30/80</u>	<u>Approved sub to review comments. North row of parking to be removed. Bike racks needed. If north row parking needed at later date bring back to P.C. Traffic Eng to review access to Horizon Dr prior to Council.</u>
<u>CIC</u>	<u>1/21/81</u>	<u>App. pr. consent adj. sub. to P.C. staff &amp; review comments.</u>

Staff Comments

Need proof of ownership  
need soil report  
Impact Study  
Need Util. Compact

\* 1-22-81 Need a written letter from St. Hwy. Dept.

Original Documents

Improvement Agreement  
 Improvement Guarantee

Covenants  
 Development Schedule





# PARAGON ENGINEERING, INC.

P.O. Box 2872  
2784 Crossroads Blvd., Suite 104  
Grand Junction, Colorado 81501 (303) 243-8966

January 21, 1981

Grand Junction Planning & Development Dpet.  
559 White Rm. 60  
Grand Junction, Colorado 81501

Attn: Alex Candaleria

Dear Alex:

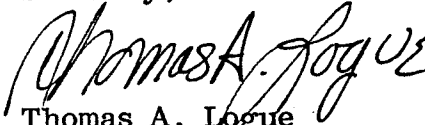
In response to review sheet comments generated for the Skyline Business Center, file no. 88-80, please note the following:

1. It is the developers desire to construct a sanitary sewer main from Horizon Drive north along the frontage road. This sewer will be constructed to City specifications and would be owned and maintained by the City of Grand Junction.  
  
Trash tank service is desired. Tanks will be located as directed by the City Utility Department. Bicycle racks will be provided at each building.
2. Easements requested by Mountain Bell will be provided.
3. We will not utilize compact parking on the site. Discussions with the transportation engineer and the Colorado Dept. of Highways have resulted in a revision to the existing frontage road access at Horizon Drive. See attached conceptual plan.
4. Appropriate right of way for the Highline Canal has been dedicated with the filing of the Horizon Park Plaza Subdivision.
5. Hydrants will be spaced according to the Fire Department recommendations. However, adequate fire flows can be obtained from all hydrants within the development without an extension of an 8" line through Vista Court and Skyline Court. All required fire flows will be met.
6. 8" domestic water lines will be extended from Horizon Drive to provide domestic and fire flows. All lines will be constructed in accordance with Ute Water Conservancy District specifications.
7. A deed for necessary drainage easements will accompany final construction drawings for the proposed 42" storm drain. The proposed storm drain will be constructed to City standards and detailed plans will be submitted for review by the City Engineer. A sidewalk will be provided along the northeasterly side of the existing frontage road connecting the subject site to Horizon Drive. A financial guarantee is attached for your review for guaranteeing installation and acceptance of all public improvements.

8. Locations will be provided for pad-mounted transformers as required by Public Service.

We feel that this is an adequate response to all review sheet comments raised in respect to file no. 88-80, Skyline Business Center. However, should you have any questions, please feel free to contact me.

Sincerely,

  
Thomas A. Logue

TAL/kk

encl.

PROPOSED ACCESS  
TO SKYLINE OFFICE BUILDING  
JAN. 1981

