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File 1981-0035
Date 11/8/01

Project Name: The Park at Horizon Drive – PD & PR and ROW & Easement

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	X	*Summary Sheet – Table of Contents			
		Application form			
		Receipts for fees paid for anything			
		*Submittal checklist			
		*General project report			
		Reduced copy of final plans or drawings			
X		Reduction of assessor's map			
		Evidence of title, deeds			
X	X	*Mailing list to adjacent property owners			
		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			
X	X	*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	X	Ordinance No. 2054 - **
X	X	Review Sheet Summary	X	X	Letter from John Shaw, Victorio Inv. Co. to City Council re: concerns expressed by the City Engineer have been corrected – 5/5/82
X		Review Sheets	X	X	Planning Commission Minutes - ** - 4/27/82
X		Memo from City Planning to All Petitioners re: extension request-3/26/84	X	X	Letter from Ron Rish to Charles Brannan re: response to letter regarding sewer – 4/28/82
X	X	File Reference	X		Public Notice Posting – 3/27/82
X		Certified memo from Planning Commission to Victorio Inv. re: annual extension reversion public hearing on 3/20/84	X	X	Impact Statement
X	X	Letter from City Planning to Charles Brannan re: comments on legal descriptions submitted – 6/14/82	X		Subdivision Summary Form
X		Letter from George Thorn to City Planning re: irrigation of landscaped area – 2/26/82	X		Development Application
X	X	Improvements Agreement - **	X	X	Letter of Credit from George Thorn, vice President, Victorio Inv.- ** - 2/26/82
X	X	Letter from Jim Fitzpatrick, Tri-Consultants, Inc. to Ron Rish re: development schedule – 2/4/81	X		Flood Hazard Report

**IMPACT STATEMENT
FOR
"THE PARK ON HORIZON DRIVE, FILING NO. 1"**

I. INTRODUCTION

"The Park On Horizon Drive, Filing No. 1" is an office building complex situated on a 6.5 acre site located on the north side of Horizon Drive approximately 600 feet east of 27 Road. The office building complex will consist of a three building group cluster with a common plaza area. The buildings are to be 2, 3 and 4 stories with a combined gross floor area of approximately 112,000 square feet. Parking spaces will be provided at the ratio of one parking space per each 300 square feet of floor area in accordance with the City of Grand Junction Zoning Ordinance and Development Regulations.

A major drainage channel traverses the site parallel to Horizon Drive. This drainage channel is designated in part a 100 year flood zone. This drainage channel is presently being relocated in a 50 foot wide drainage easement parallel to Horizon Drive. This easement is designed to accomodate a 100 year flood. Please refer to the engineering plans, Preliminary Drainage Study and Flood Hazard Study for more details.

II. OVERALL COMPATIBILITY

The physical impacts of the development will be compatible with the surrounding land uses, building types and density. Landscape screening/buffer areas will be established, and controller traffic access will be designed as further explained in the traffic impact report previously submitted with the Preliminary Plat, "The Park On Horizon Drive."

As the entire Grand Junction region continues to grow, office related spaces required to support the population will be in short supply, especially in the transportation area of the airport and Interstate #70. The prime access points along Horizon Drive makes this area desirable from an economic standpoint and overall land use pattern with the vicinity. The offices will be marketed specifically to attracting energy related companies. The office areas will serve the Airport Business Area, the hospital and the other northeast vicinity Business and Commercial Areas.

III. TRAFFIC CIRCULATION

Internal traffic circulation is provided through a system of twenty-five and thirty foot wide driving lanes and aisles. One driving lane forms an outer loop within the project and is designated as a fire lane with two points of

**IMPACT STATEMENT
FOR
"THE PARK ON HORIZON DRIVE, FILING NO. 1"**

Page 2

emergency access to adjoin future developments. A second fire lane forms an inner loop surrounding the building group cluster. Both major drives will accomodate fire fighting and emergency vehicle turning movements.

Parking stall dimensions are as established in the City of Grand Junction Development Regulations with the exception of one row of compact car parking. The stalls will measure 8.5 feet by 16 feet and will be assigned employee parking.

For external traffic patterns, please refer to the "Traffic Impact and Accessibility Analysis, 12th and Horizon Mixed - Use Development," as prepared by Leigh, Scott and Cleary, Inc., and dated February 4, 1981, previously submitted with Preliminary Plat package.

IV. AVAILABILITY OF SERVICES

The Public Service Company and Mountain Bell were contacted concerning this project. At the present time, they are supplying gas, electricity and telephone services to the area surrounding this site. During the initial contact, they expressed that service will be available to the project.

The Ute Water District has indicated that sufficient water is available to serve this site. As part of this project, an existing 8 inch water line will be replaced which is in bad condition. Also, an 8 inch loop will be constructed as shown on the accompanying plans. With both of these improvements, the overall water system in this area will be improved.

This site will be served with a proposed gravity sanitary sewer main connecting with an existing public sewer main in 27 Road. The existing main has adequate excess capacity to receive sanitary sewage generated by this project.

V. POLICIES

"The Park On Horizon Drive, Filing No. 1" is part of a Planned Development Zone that will provide project variety and diversity consistent with adopted City policy and requirements.

FLOOD HAZARD REPORT

The flood hazard report was previously submitted with the preliminary plat for this project. That report was approved and accepted by the appropriate officials. No significant modifications have been made to the information submitted with the previous report. Minor adjustments have been made which have been submitted to the City Engineer. A total acceptance of the modifications has not been received, as yet, but the remaining issues do not effect the first filing of this project.

DEVELOPMENT SCHEDULE

	<u>Begin Construction</u>	<u>Completion Date</u>
PHASE 1 (Construction of northerly office building)	July, 1982	December, 1982
PHASE 2 (Construction of two remaining office buildings)	July, 1983	December, 1983

TRAFFIC CIRCULATION PLAN

The attached site plan will act as the traffic circulation plan for this project. All driving lanes are to be private within the limits of the project. All lanes are to be two way traffic and no special signs will be required with the exception of a stop sign at both entrances to Horizon Drive. No parking will be allowed within the limits of the fire access lane or emergency access locations. For detailed traffic analysis, see report submitted with preliminary plat.

ROADWAY PLAN & PROFILES

No roadway plan & profiles are being submitted with this project since all driving lanes are to be private. The plans for Horizon Drive are presently being designed by the City of Grand Junction.

Romero, John & E.
679 27 Road
Grand Junction, Colorado
#35-81 81501

Horizon Ventures Corp.
2709 Midway
Grand Junction, Colorado
#35-81 81501

Berg, Florence M.
2715 G Road
Grand Junction, Colorado
#35-81 81501

Cato, Owen, et al.
Box 651
Grand Junction, Colorado
#35-81 81502

Saghatoleslami, Sirous
P.O. Box 8080
Aspen, Colorado 81611
#35-81

Allison, Clifford
2711 G Road
Grand Junction, Colorado
#35-81 81501

Jensen, Ladee C.
2713 G Road
Grand Junction, Colorado
#35-81 81501

Allison, Clifford
2711 G Road
Grand Junction, Colorado
#35-81 81501

Roberts, Chester
11 Penna Avenue
Mt. Union, Pennsylvania
#35-81 17066

Epstein, Emanuel
1900 Quenton Road
Brooklyn, New York 11229
#35-81

Etter, K. L. and J. L.
Box 924
Grand Junction, Colorado
#35-81 81502

Tyre, Donald Edward
and Sharon Marie
694 Westcliff Drive
Grand Junction, Colorado
#35-81 81501

Etter, K. L. and J. L.
Box 924
Grand Junction, Colorado
#35-81 81502

Bishop, Tilman M. and W. L.
2697 G Road
Grand Junction, Colorado
#35-81 81501

Epstein, Emanuel
1900 Quenton Road
Brooklyn, New York 11229
#35-81

Mesa County Road
Department
Grand Junction #35-81

Cato, Rowland L. and P. M.
1223 North Second Street
Grants, New Mexico 87020
#35-81

Porter, John M.
P.O. Box 806
Grand Junction, Colorado
#35-81 81502

Dykstra, D. S. and Mildred
2700 G Road
Grand Junction, Colorado
#35-81 81501

Patsantaras Land
& Livestock Co.
3112 A $\frac{1}{2}$ Road
Grand Junction, Colorado
#35-81 81502

Hume, Ray C. and Frieda
2700 G Road, 11D
Grand Junction, Colorado
#35-81 81501

Hockensmith, Ruth and Frank
2700 G Road, 10C
Grand Junction, Colorado
#35-81 81501

Everhart, Donald
and Dorothy
2700 G Road, 10B
Grand Junction, Colorado
#35-81 81501

Reed, Wm. L. and Mary L.
2700 G Road, 11C
Grand Junction, Colorado
#35-81 81501

Maxfield, Francis and Reta
2700 G Road, 11A
Grand Junction, Colorado
#35-81 81501

Saghatoleslami, Sirous
P.O. Box 8080
Aspen, Colorado 81611
#35-81

Thompson, Richard
and Marilee
2700 G Road, 11B
Grand Junction, Colorado
#35-81 81501

MR. John Shaw
Victoria Investment
3400 Stapleton Plaza Office Bldg.
Denver, CO. 80207
#35-81

MR. Ralph Snyder
Poww Outland Murata, Inc.
1660 17 $\frac{1}{2}$ St., Suite #200
Denver, CO. 80202
#35-81

VINTAGE 70's

1.48 acres of R.O.W. to be dedicated
(10' PL to PL with 27' R.O.W. width, 6' back of curb)

APARTMENTS PD Zone existing
3.19 acres
80 units 3 floors
144 parking spaces

CONDOMINIUMS PD Zone existing
1.81 acres
28 units 3 floors
40 parking spaces

SHOWROOM OFFICES PD Zone proposed
2.45 acres
61,875 sq. ft. gross floor area
1 and 2 floors
134 parking spaces

TOWNHOMES PD Zone existing
8.84 acres
(includes 1.48 acres dedicated R.O.W.)
64 units 1 and 2 floors
4 parking spaces / unit, plus guest parking
(two in garage) "two in front of garage"

OFFICES PD Zone proposed
8.08 acres
112,800 sq. ft. gross floor area
2, 3, and 4 floors
375 parking spaces
Proposed 80' wide bridge overpass

RETAIL COMMERCIAL PD Zone proposed
4.80 acres
39,800 sq. ft. gross floor area
1 floor
218 parking spaces

SITE PLAN NOTES & LEGEND

- 1. Utility to be shown from top of curb to 10' below. (Water, sewer, storm, telephone, electric and gas).
- 2. Utility to be shown in 10' Right-of-Way (R.O.W.) wherever it crosses the right-of-way.
- 3. All existing structures on the site shall be shown on a scale of 1/8" = 1'-0".
- 4. All existing structures shall be shown on a scale of 1/8" = 1'-0".
- 5. All existing structures shall be shown on a scale of 1/8" = 1'-0".
- 6. All existing structures shall be shown on a scale of 1/8" = 1'-0".
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- 9. All existing structures shall be shown on a scale of 1/8" = 1'-0".
- 10. All existing structures shall be shown on a scale of 1/8" = 1'-0".



OFFICE COPY
#35-81

VICINITY MAP

VICTORIO INVESTMENT COMPANY
1200 North 1st Street, Suite 100, Grand Junction, Colorado 81505

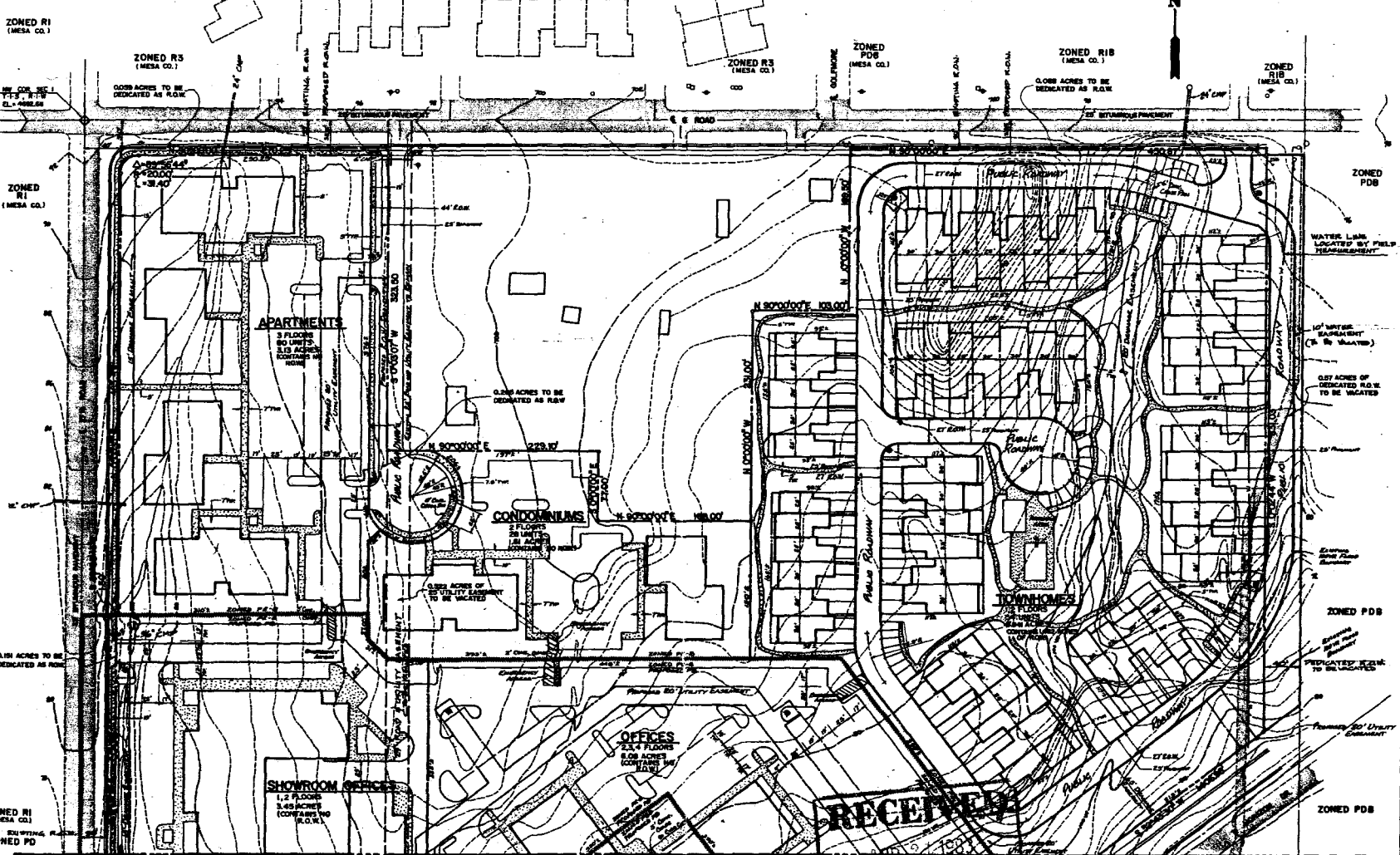
POW OUTLAND MURATA, INC.
1200 North 1st Street, Suite 100, Grand Junction, Colorado 81505

preliminary site plan
The Park at Horizon Drive
12th & horizon
GRAND JUNCTION, COLORADO

DATE: MARCH 8, 1981

VINTAGE 70's

BOOKCLIFF COUNTRY CLUB



MATCH LINE - SEE SHEET 1 OF 2

RECEIVED

CITY - COUNTY PLANNING DEPARTMENT

- LEGEND**
- MANHOLE (EXISTING)
 - ⊕ FIRE HYDRANT (EXISTING)
 - WATER METER (EXISTING)
 - ◆ POWER POLE (EXISTING)
 - TELEPHONE PEGHOLE (EXISTING)

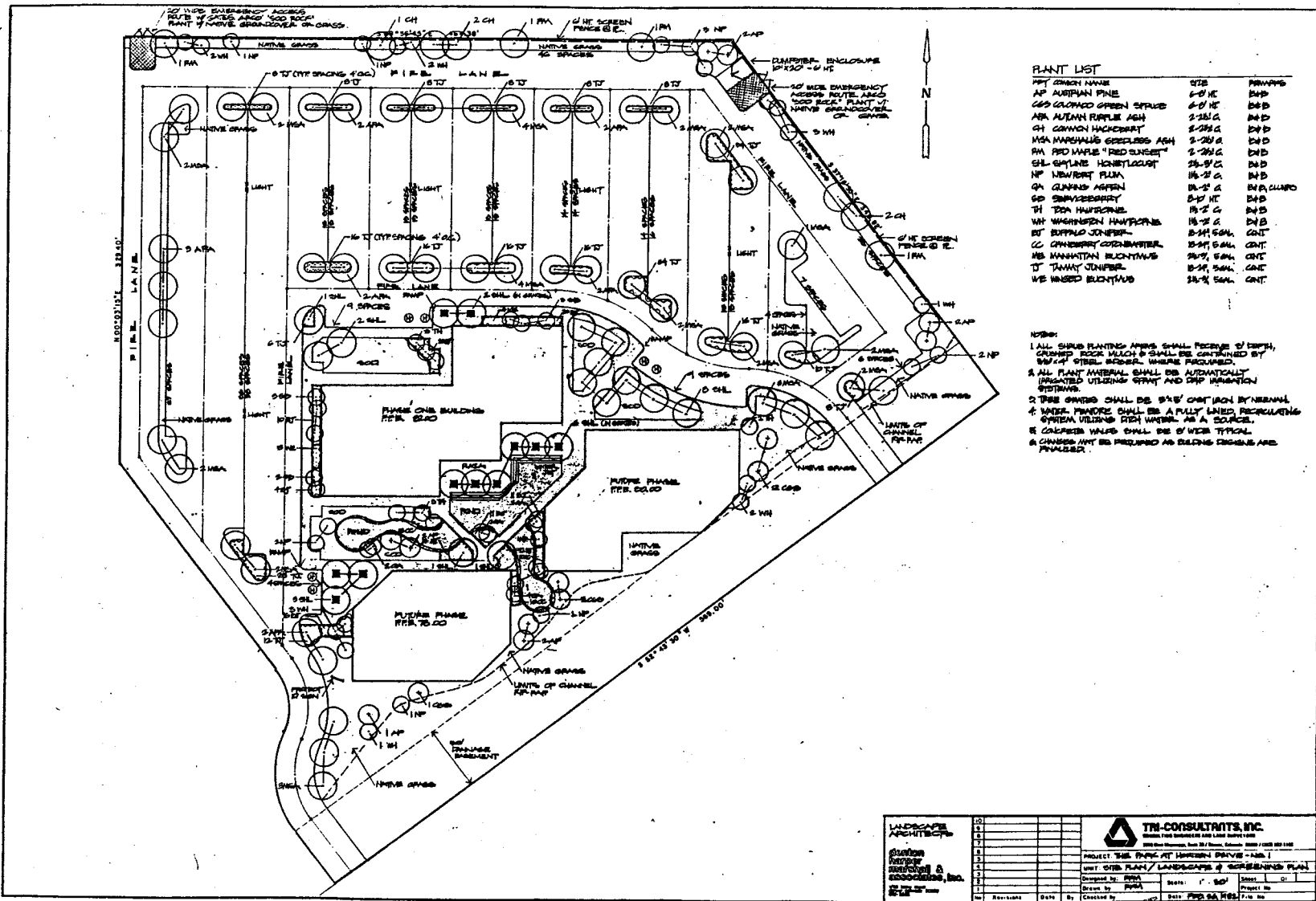
OFFICE COPY #35-81

TEL CONSULTANTS, INC.

700 West Elizabeth, Suite 20 / Denver, Colorado 80202 / (303) 733-1100

PROJECT: THE PARK ON HORIZON DRIVE
 UNIT: PRELIMINARY PLAT

Designed By: J.F.P. Date: P = 80' Sheet: 2 of 2
 Drawn By: J.F.B. Project No.: 07430
 Checked By: Date: MARCH 2, 1981 File No.:



PLANT LIST

PLANT COMMON NAME	QTY	REMARKS
AP AMERICAN PINE	6-0' H	D&D
CGS COLONIAL GREEN SPRUCE	6-0' H	D&D
AKR ALABAMA PURPLE ASH	2-2 1/2' G	D&D
GH COMMON HACKBERRY	2-2 1/2' G	D&D
MSA MARSHALL'S GEBBLES ASH	2-2 1/2' G	D&D
PA RED MAPLE "RED SUNSET"	2-2 1/2' G	D&D
SHL SHYLINE HONEYLOCUST	2 1/2' G	D&D
NP NEWPORT PLUM	1 1/2' G	D&D
QA QUINCY ASPEN	1 1/2' G	D&D, CLUMP
SD SHAWNEEBERRY	2-0' H	D&D
TH TEA HAWTHORNE	1 1/2' G	D&D
WH WASHINGTON Hawthorne	1 1/2' G	D&D
BT BUFFALO ZEPHYRUS	2-2 1/2' G	CONT
CC CHERRYBROOK WATER	2-2 1/2' G	CONT
MS MANHATTAN BUCHENAVIA	2-2 1/2' G	CONT
DT TANNY JUNIPER	2-2 1/2' G	CONT
WE WINDSOR BUCHENAVIA	2-2 1/2' G	CONT

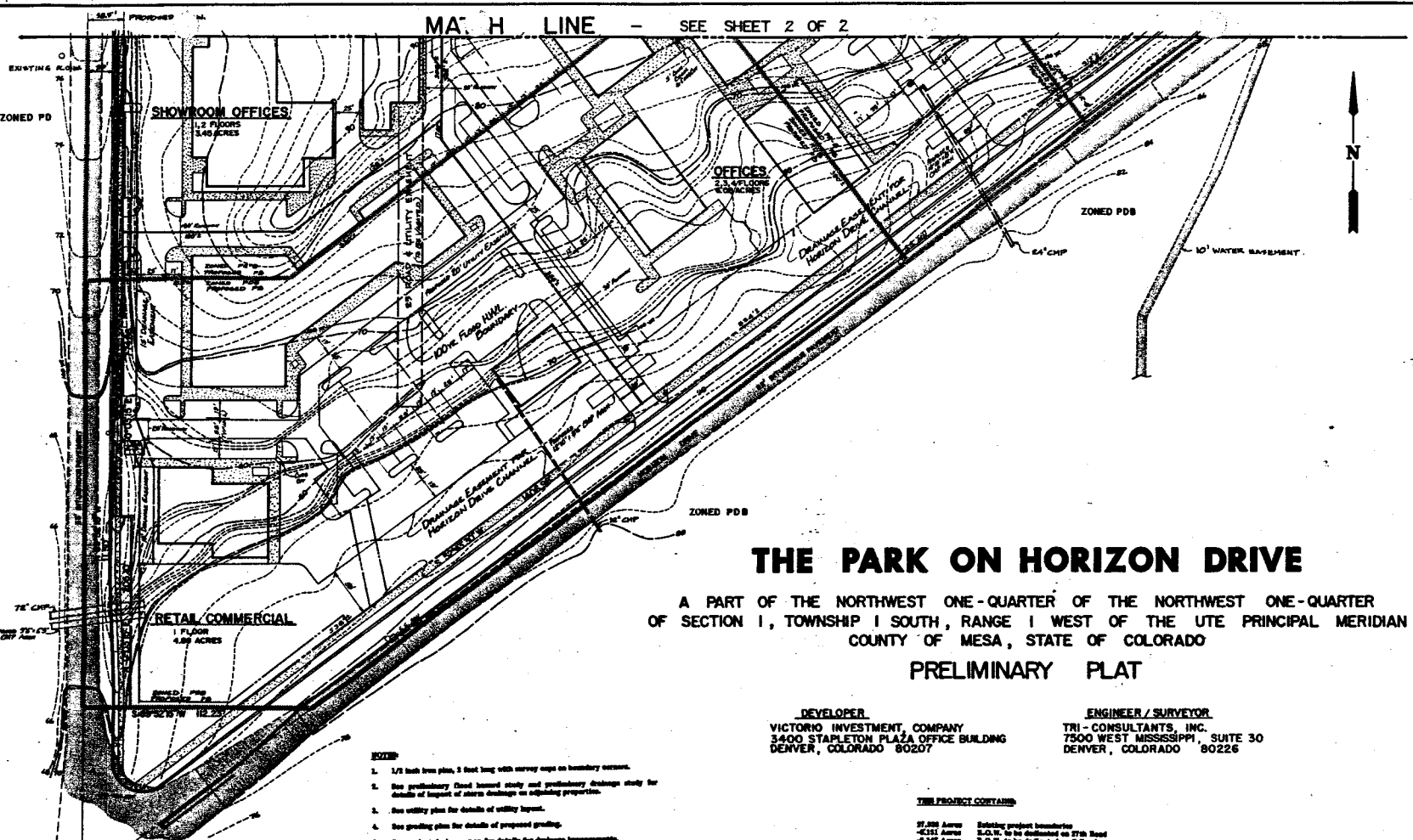
NOTES:

1. ALL SHRUB PLANTINGS ABOVE SHALL RECEIVE 2" DEPTH, CORRODED PEEK MULCH & SHALL BE CONTAINED BY 24" HIGH STEEL BENCH. WHERE REQUIRED.
2. ALL PLANT MATERIAL SHALL BE AUTOMATICALLY IRRIGATED UTILIZING SPRAY AND DRIP IRRIGATION SYSTEMS.
3. TREE SPACING SHALL BE 5' X 5' ON 1/2" BY 1/2" MINIMUM.
4. WATER PIPING SHALL BE A FULLY LINED REGULATING SYSTEM UTILIZING RICH WELLS AS A SOURCE.
5. CONCRETE WELLS SHALL BE 2' DEEP TYPICAL.
6. CHANGES MUST BE REQUESTED AS BEING CORRECTIONS AND PROPOSED.

LANDSCAPE ARCHITECT GARDEN CITY ASSOCIATES, INC. 1000 N. 10th St. S.W. 33410	10					THE CONSULTANTS, INC. 1000 N. 10th St., Suite 201 Garden City, MO 64456 PROJECT: THE PARK AT HARRISON DRIVE - PHASE I UNIT ONE PLAN / LANDSCAPE & SCREENING PLAN Drawn by: PMA Scale: 1" = 50' Date: FEB 24, 2011 Checked by: PMA Date: FEB 24, 2011
	11					
	12					
	13					
	14					

OFFICE COPY
 #35-81
 (3013)

MA' H LINE - SEE SHEET 2 OF 2



THE PARK ON HORIZON DRIVE

A PART OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE PRINCIPAL MERIDIAN COUNTY OF MESA, STATE OF COLORADO

PRELIMINARY PLAT

DEVELOPER
 VICTORIO INVESTMENT COMPANY
 3400 STAPLETON PLAZA OFFICE BUILDING
 DENVER, COLORADO 80207

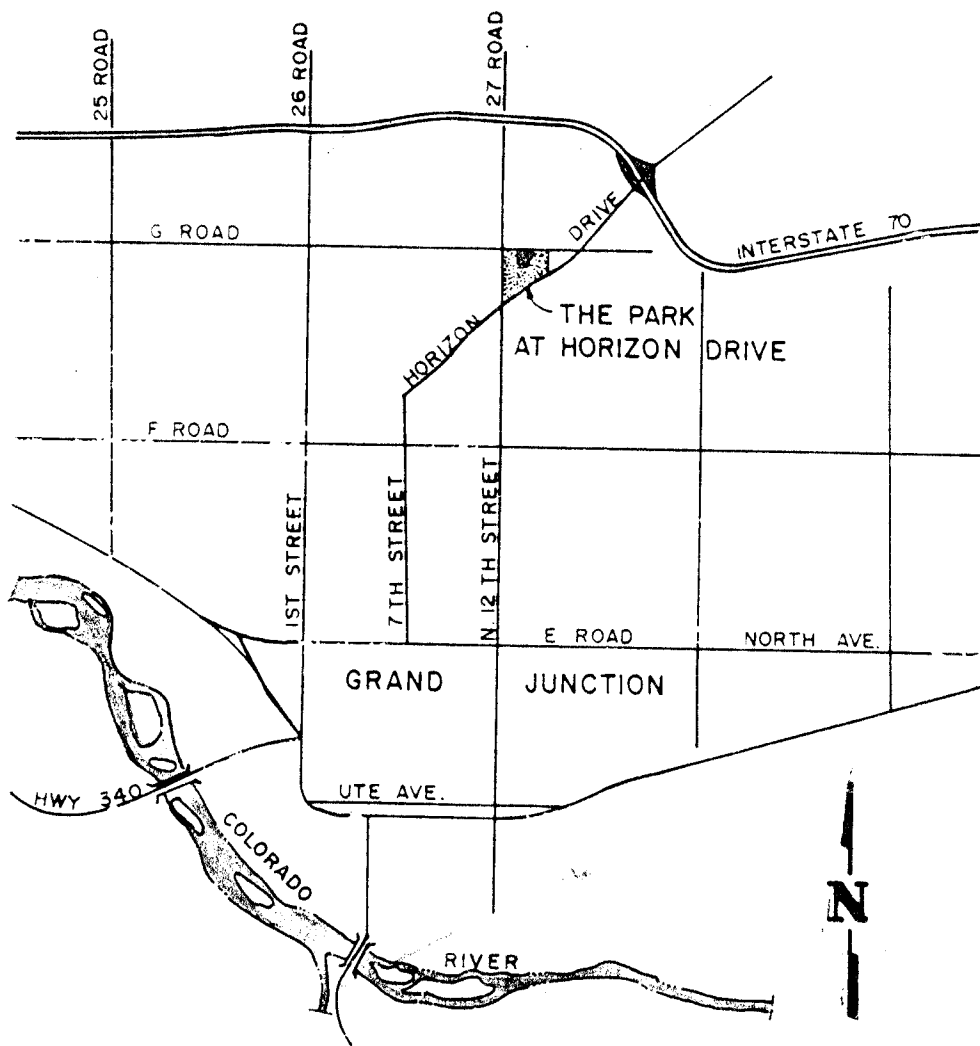
ENGINEER / SURVEYOR
 TRI-CONSULTANTS, INC.
 7300 WEST MISSISSIPPI, SUITE 30
 DENVER, COLORADO 80226

- NOTES:**
- 1/2 inch scale plan, 1 foot long with survey map on boundary corners.
 - See preliminary flood hazard study and preliminary drainage study for details of impact of storm drainage on adjoining properties.
 - See utility plan for details of utility layout.
 - See grading plan for details of proposed grading.
 - See project drainage map for details for drainage improvements.
 - The proposed 100 year flood boundary will be within the proposed drainage easement after Horizon Drive Channel is relocated.
 - All roads are to be private unless marked as public.

THE PROJECT CONTAINS:

57,200 Acres	Existing project boundaries
4,215 Acres	R.O.W. to be dedicated on 27th Road
4,187 Acres	R.O.W. to be dedicated on G Road
10,560 Acres	R.O.W. to be vacated along existing east property line
58,364 Acres	Adjusted Property Boundaries

<p>TRI-CONSULTANTS, INC. ENGINEERING AND LAND SURVEYING 1900 West Mississippi, Suite 30 / Denver, Colorado 80226 / (303) 861-1100</p>		PROJECT: THE PARK ON HORIZON DRIVE PRELIMINARY PLAT	
		Drawn By: J.F.P. Checked By: J.F.B.	Date: MARCH 2, 1988

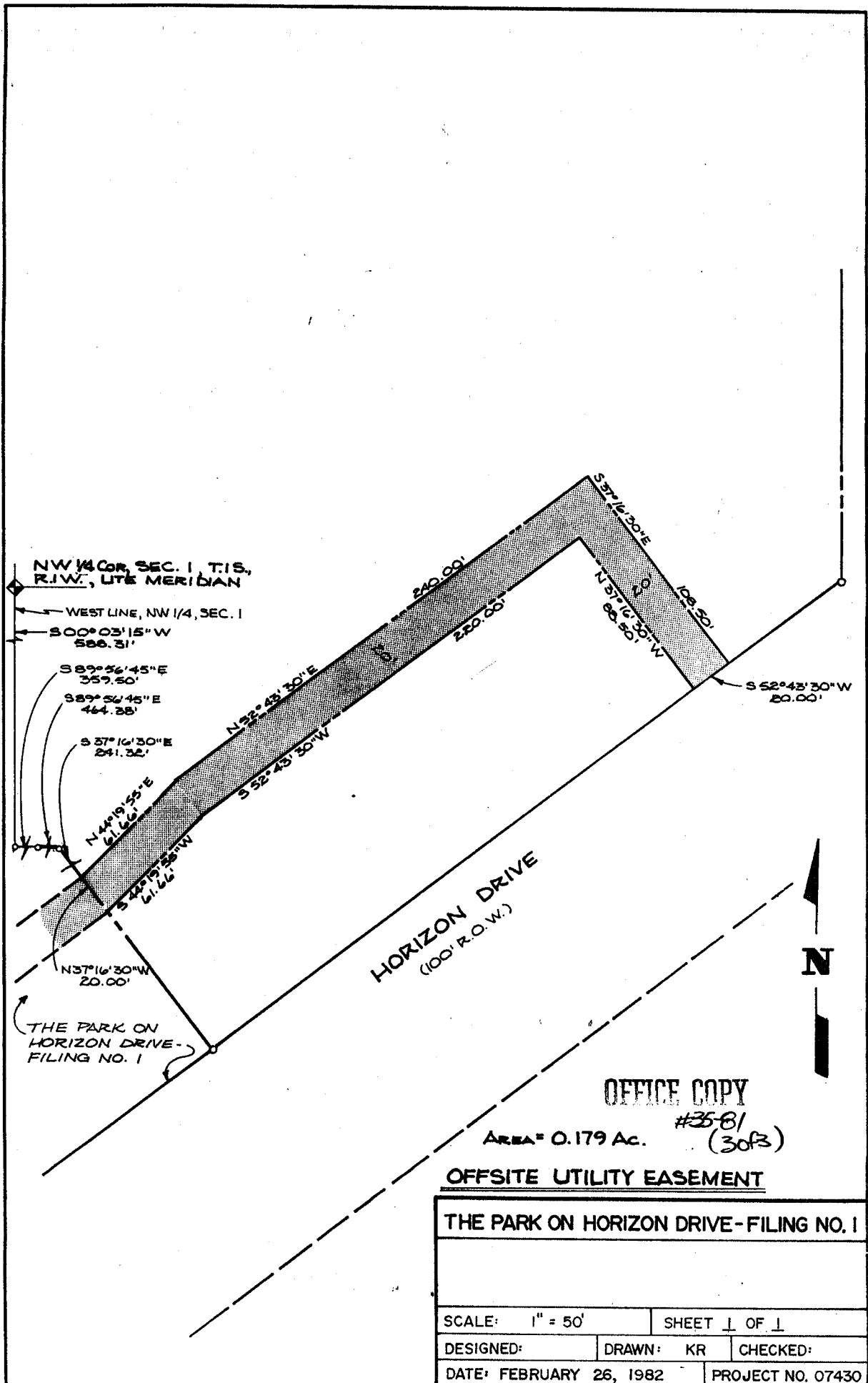


VICINITY MAP

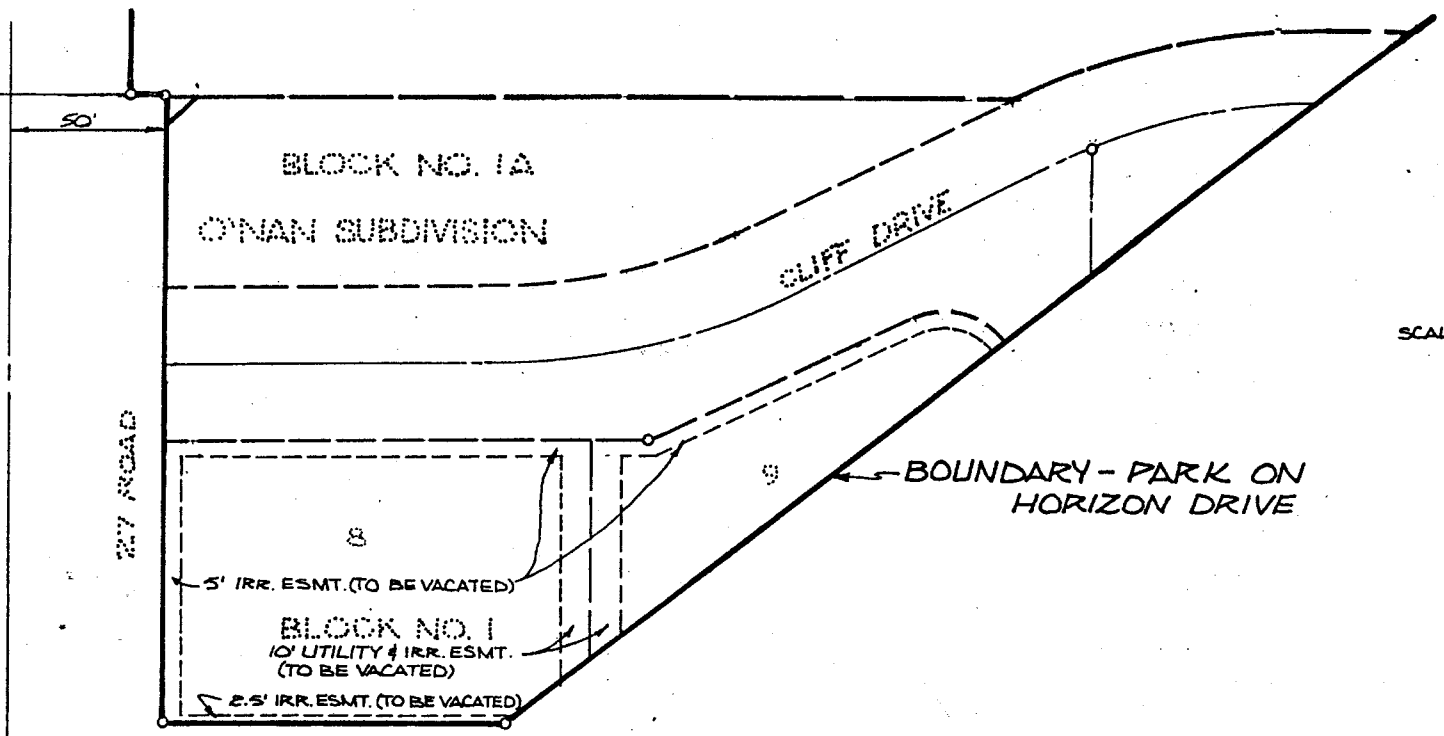
NO SCALE

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#35-81
(30+3)



THE PARK ON HORIZON DRIVE - FILING NO. 1		
SCALE: 1" = 50'	SHEET 1 OF 1	
DESIGNED:	DRAWN: KR	CHECKED:
DATE: FEBRUARY 26, 1982	PROJECT NO. 07430	



N
SCALE: 1" = 50'

LEGAL DESCRIPTION

Utility and irrigation easement lying within the Second Addition to O'Nan Subdivision and lying northerly of the northwesterly right-of-way of Horizon Drive, Horizon Drive being described in Book 822, Page 245, Mesa County Records.

W 1/4 COR. SEC. 1
T. 1 S., R. 1 W., LITE M.

RECEIVED
MAR 16 1982
CITY - COUNTY
PLANNING DEPARTMENT

REVIEW SHEET SUMMARY

FILE NO. 35-81 (3 of 3) DUE DATE 3/12/82
 ACTIVITY The Park on Horizon Drive
 PHASE Filing No. 1 ACRES _____
 LOCATION On Horizon Drive, 600'+ East of 27 Road
 PETITIONER Victorio Investment Company
 PETITIONER ADDRESS 1666 S. University, Denver, CO 80210
 ENGINEER Tri-Consultants, Inc., Denver, CO

OVERALL CONSIDERATIONS

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

EMERGENCY ACCESS
 EMERGENCY ACCESS
 EMERGENCY ACCESS

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/9/82	Mountain Bell	Please provide 10' easements as shown on the attached utility composite.
3/9/82	Ute Water	1. Road ROW Vacation - No objection (Legal description is not attached, as stated) 2. Easement Vacation - No objection (No description attached) 3. Final - Filing #1 - No objection to development, however, water systems will be addressed directly to Developer & Developer's Engineer, for correction. Policies & fees in effect at the time of application will apply.
3/11/82	G.J. Drainage	Out of district.
3/11/82	City Fire Dept.	We will not object to this vacation, if emergency access for fire equipment can be maintained.
3/12/82	Transportation Eng.	There should be no "compact car" parking stalls - all should be full sized. Since the building and parking arrangements have changed since the overall site plan was submitted, how does the new arrangement fit the old? Is there a new overall site plan available?
3/14/82	<i>City Utilities Latta</i>	

REVIEW SHEET SUMMARY

FILE NO. 35-81 (3 of 3) DUE DATE 3/12/82
 ACTIVITY The Park on Horizon Drive
 PHASE Filing No. 1 ACRES _____
 LOCATION On Horizon Drive, 600'+ East of 27 Road
 PETITIONER Victorio Investment Company
 PETITIONER ADDRESS 1666 S. University, Denver, CO 80210
 ENGINEER Tri-Consultants, Inc., Denver, CO

OVERALL CONSIDERATIONS

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

EMERGENCY HERE BY
 EMERGENCY HERE BY

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/9/82	Mountain Bell	Please provide 10' easements as shown on the attached utility composite.
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3/14/82	<i>City Utilities Late</i>	

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/16/82	City Engineer	<p>Power of Attorney should be granted for street improvements on Horizon Drive. We need 10 ft. of easement width beside the sanitary sewers. Since they have elected to parallel the sewer and water and a minimum of 10 ft. must be maintained between the pipes, additional easement width (5 ft. on sewer side) must be provided. In May, 1981, I received an overall utility layout with the Preliminary Plan. In January, 1982, along with the channel plans I received a revised overall utility layout. These current plans are revised again. A current overall utility layout for the entire Park project should be submitted so we can tell how all these pieces and changes fit together. The previous (January, 1982) utility layout showed one of the office buildings in Filing 1 sewer by a lift station to the Horizon Drive sewer. This plan does not show sewer service for the northeast building. Sanitary sewer for that building should be built as part of Filing 1 since the building is in Filing 1. Access and traffic circulation look ok. Several letters and sets of plans have been exchanged concerning the relocated Horizon Channel. On February 12, 1982, I sent a letter to Tri-Consultants with several review comments. I have not received a response to that letter yet. The most significant item concerning the channel which has not been resolved is the need for adequate erosion protection at the system outlet to protect the property west of 27 Road. The items contained in my February 12, 1982 letter should be addressed prior to construction of the channel improvements. Detailed plans for the sanitary sewers should be submitted for my review and approval following final plat approval but prior to construction. A financial guarantee in accordance with Development Regulations Section 27-2.3 should be obtained for all public improvements.</p> <p>The offsite easements and Power of Attorney for street improvements should be recorded at the same time as the plat.</p> <p>Where are these easements to be vacated. I reserve comment on the proposed vacations until something is submitted showing the location of these easements.</p>
3/18/82	Staff Comments	<p>This final submittal has some revisions as to what was approved on the preliminary submittal. All technical changes should be resolved with the appropriate agency. Being that this item is a final, staff is requesting that all issues be resolved and if any issue is not resolved staff will pull this item from the GJPC agenda.</p> <p>Utility and Irrigation Easement Vacation</p> <p>Is Cliff Drive platted or is it vacated? Staff is not scheduling the vacation request on the GJPC agenda for the month of March due to improper submittal. We will schedule this item on the April agenda so that reviewing agencies have had adequate time to review.</p> <p>NOTE: This is a final plan - all issues will be resolved prior to approval.</p> <ol style="list-style-type: none"> 1) Neighborhood input? 2) This doesn't show how it relates to future development. Would like to see how it matches up with overall plan. 3) Need bikeracks per sec. 5-5-I-1. 4) Landscape OK but low profile bushes where any sight distance problem could occur. 5) We need exact dimensions of building to determining the exact parking requirements.

- 6) The parking situation is unacceptable to Planning Staff as shown.
 - a) The impact statement states only 1 row of compact car parking provided. The site plan shows 6 areas with 17' stalls. The Grand Junction Zoning and Development code does not allow less than 18.5' stalls.
 - b) Within these areas close to 100 stalls are less than minimum requirements.
 - c) 3 of those areas are in front (prime parking areas) which enforcement and extension into the drive would be a problem. Those areas are also creating a problem of backing out into the major access loop around the project.
- 7) No H.C. parking is shown.
- 8) Where parking in front of buildings could exist, we need curb blocks to prevent overhang onto sidewalk.
- 9) Trash p/u with gates is unacceptable. Location needs to be coordinated with sanitation department.
- 10) No traffic flows are indicated - we need arrows, crosswalks, signs etc. shown in detail.
- 11) Lighting detail needed.
- 12) No signage detail shown.
- 13) Setbacks should be shown on plat.
- 14) Project must obtain building permit within 1 year of final approval or be scheduled for a rehearing.

3/17/82 Late - City Parks

5/7/82

GJPC Minutes
of 4/27/82

MOTION: (COMMISSIONER ROSS TRANSMER) "MR. CHAIRMAN, I MAKE A MOTION ON CONSENT AGENDA ITEMS #1, 2, 3, 4, AND 6 BE PASSED ON TO CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL."

COMMISSIONER RINKER SECONDED THE MOTION.

CHAIRMAN LITTLE REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED UNANIMOUSLY.

MOTION: (COMMISSIONER MILAND DUNIVENT) "ON ITEM #35-81, PARK ON HORIZON DRIVE-FILING #1, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL OF THE FINAL PLAT, PER STAFF AND REVIEW COMMENTS."

COMMISSIONER RINKER SECONDED THE MOTION. CHAIRMAN LITTLE REITERATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED UNANIMOUSLY.

MOTION: (COMMISSIONER MILAND DUNIVENT): "ON ITEM #35-81, PARK ON HORIZON DRIVE-FILING #1, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL OF THE FINAL PLAN, PER STAFF AND REVIEW COMMENTS."

COMMISSIONER RINKER SECONDED THE MOTION; CHAIRMAN LITTLE REPEATED THE MOTION, CALLED FOR A VOTE; MOTION CARRIED 5-0.

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT

APR 21 1982

April 2, 1982

Grand Junction Planning Commission
City of Grand Junction
P.O. Box 897
Grand Junction, Colorado 81515

Re: The Park on Horizon Drive - Filing #1
#35-81 Final Plat and Plan

Gentlemen:

The following is offered in response to the Development Department Review Summary. Our comments are placed in the same order as they were listed on your summary for ease in coordination.

1. Mountain Bell

Ten foot easements will be provided as requested.

2. Ute Water

Road ROW Vacation Legal description forwarded to the Development Department for review.

Easement Vacation Legal description forwarded to the Development Department for review.

We will work directly with Ute Water on the final details of our water system.

3. G. J. Drainage

Not in their district - no comments.

4. City Fire Department

Emergency access for fire equipment will be maintained for all buildings.

5. Transportation Engineering

There are no "compact car" parking stalls provided. The 17 foot stall depth anticipates a two foot vehicle overhang in each of the areas of concern. Where this occurs at a sidewalk the walk width has been increased sufficiently to accomodate the projection.

The building configuration and internal traffic patterns have been modified from the initially approved plan. However, all connections to the remainder of the site are the same so that the overall plan concept will continue as submitted previously.

6. City Engineer

A bond document similar to the one accepted by Grand Junction on several of our other projects has been submitted with the Final Plat submission.

The utility easements have been adjusted to reflect the engineer's concerns. An overall utility plan showing how these proposed lines interface with the remainder of the project has been given to the engineer for his information.

The Horizon Drive channel details have been resolved with the engineer.

Final sewer plans will be submitted for approval to the engineer prior to their construction.

Off-site easement legal descriptions have been prepared and forwarded to the Development Department.

7. Staff Comments

The Cliff Drive which occurs on our property is to be vacated to conform to our overall master plan.

Meetings have been held with homeowners' in the Vintage 70's and Viking (John Porter) developments and with several other adjacent property owners including Bill Foster. They were all very receptive to our plan and felt that we were continuing to proceed with a project satisfactory to them.

This first phase, while internally different in configuration, is the exact same total building square footage, building height and parking requirement as on the preliminary plat. The connections to adjacent portions of the overall project are the same as before.

Bike racks are included in our building plans and have been added to our submittal package.

The landscape plans will incorporate low profile plant material where necessary for vehicular site lines.

The total building square footage (112,500 S.F.) is exactly the same as on the preliminary plat and the parking provided (373 spaces) exceeds your code requirements.

The parking stalls are not 17 foot in depth due to an anticipated two foot overhang. This overhang is accomodated by either landscaped areas or enlarged sidewalk areas.

Handicapped parking stalls are provided and are indicated on the updated site plan attached.

Gates on the trash enclosures have been eliminated to facilitate the one-man trash pick-up operation provided in the city.

Traffic directional flows and crosswalks, signage, etc. are indicated on the updated site plan attached.

Site lighting is indicated on the attached site plan. A fixture catalog cut is also enclosed. The lighting is designed to insure no light spillover onto the residential portions of the project.

The project sign is to be located as shown on the updated site plan and will be as indicated on the attached drawing.

Building setbacks are now indicated on the final plat.

We anticipate obtaining a building permit for the first office building in May or June of this year.

8. City Parks/Recreation

The Red Maple and Serviceberry species will be replaced with more suitable ones of comparable size and quality.

This project is not required to participate in the Park Dedication fee program by virtue of the date of the preliminary plat approval.

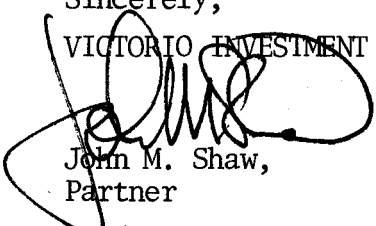
9. Public Service

We have met with Public Service and have given them the building load calculations. We have also determined transformer locations and appropriate easements with them.

We feel that this should satisfactorily answer the questions raised. Should you have any additional concerns, please contact us.

Sincerely,

VICTORIO INVESTMENT COMPANY



John M. Shaw,
Partner

JMS/sj

encl.

cc: Rex Crook - Barker, Rinker, Seacat
Chuck Brannon - Tri-Consultants

REVIEW SHEET SUMMARY

FILE NO. 35-81(3 of 3) TITLE HEADING Vacation of Utility & Irrigation DATE 4/12/82
Easement

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Horizon Partners. Location:

On Horizon Drive and approximately 600 feet East of 27 Road. A request for a vacation of
utility and irrigation easements within the approved Planned Business at the Park at Horizon
Drive.

a. Consideration of utility easement.

b. Consideration of irrigation easement.

PETITIONER ADDRESS Victorio Investment Co., 1666 S. University, Denver, CO 80210

ENGINEER Tri-Consultants, Inc., Denver, CO

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4/5/82	Public Service	Gas and Electric; No objection to vacation of easement.
4/9/82	City Utilities	None
4/9/82	Mountain Bell	No requests.
4/12/82	Trans. Eng.	No comment.
4/12/82	City Engineer	I am not aware of any facilities existing in these easements. I think this vacation is needed to clean-up O'Nan Sub-division portion on The Park project which is currently being developed in phases.
4/13/82	Fire Dept.	This office has no objections to the proposed vacation of easements.
4/13/82	Planning Staff Comments	Previous comments from 3/12/82 still apply.



TRI-CONSULTANTS, INC.

#358

Park @ Hor.

February 04, 1981
JN: 07430

Mr. Ron Rish, City Engineer
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

RE: 12th & Horizon

Dear Ron:

On January 30, 1981, you met with Paul Hacunda of this office to discuss the above referenced project. During that meeting you discussed the construction of Horizon Drive, 27th Road, and G Road.

It is our understanding from that meeting, that the City of Grand Junction will design and build Horizon Drive. The Developer of this project will provide the design of 27th Road, as well as construct sidewalk, curb and gutter, new pavement between the curb and gutter and existing pavement, a tapering overlay over existing pavement, where necessary, and appropriate transition pavement between existing sections of 27th Road and the proposed sections. Also, it is our understanding that the construction of 27th Road can be performed in phases. That is to say that sections of 27th Road can be constructed as the adjoining portions of this project are platted and constructed.

It is our understanding that G Road will be designed and built at a latter date. Therefore, we will do no design or construction at this time. Of course, we will be obligated to participate in the construction of G Road as outlined in the subdivision regulations.

We would like for you to confirm in writing that the above paragraphs outline the work to be performed in conjunction with this project.

Sincerely,

TRI-CONSULTANTS, INC.

Jim
James L. Fitzpatrick, P.E.
Project Engineer

*As discussed, initial
construction of 27 Rd. is OK.
G Rd. & Horizon Drive will
require powers-of-attorney for
participation in future Street*

JLF/tdt

*CC: Bob Bright
Jim Patterson*

*Improvement District: Ronald A. Rish, P.E.
City Engineer*

2-6-81

CONSULTING ENGINEERS AND LAND SURVEYORS

7500 West Mississippi, Suite 30

Denver, Colorado 80226

(303) 922-1156

February 26, 1982

Grand Junction Planning Department
City Hall
Grand Junction, Colorado

RE: Irrigation Commitment Letter for
"The Park On Horizon Drive, Filing #1"


Gentlemen:

This letter is being written to discuss the irrigation of landscaped area in the above mentioned project. Water rights have been acquired which will provide adequate supply for landscaping purposes.

Apparently, it is the City of Grand Junction's policy not to allow any potable water to be used for irrigation purposes. Therefore, if this is the policy, we will comply with the restriction.

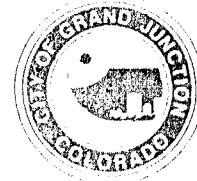
Sincerely,

Horizon Partnership, Ltd.,
By Victorio Investment Company, Ltd.,
By The Victorio Company



George V. Thorn
Vice President

pam



City of Grand Junction, Colorado 81501

250 North Fifth St. 303 243-2633

April 28, 1982

Mr. Charles E. Brannan, P.E.
Tri Consultants, Inc.
7500 West Mississippi
Suite 30
Denver, CO 80226

Dear Mr. Brannan:

Re: "The Park" on Horizon Drive

In response to your letter of March 26, 1982, which I received from Bob Goldin on April 5, 1982, and also in partial response to Mr. John Shaw's letter of April 2, 1982, I offer the following.

1. I assume the sanitary sewer will be constructed to have a minimum of 10 ft. of easement available on each side of the pipe. The easement should be recorded with the final plan and the power-of-attorney for Horizon Drive street improvements.
2. The utility plan submitted showing the sanitary sewer service connections in red indicates the sanitary sewer service to the northeasterly building will be routed under the proposed ponds in the courtyard. Having the sewer service under the pond is not acceptable. Is a reasonable routing for the service connection possible and where will it be?
3. I take no exception to the proposed erosion control downstream of the culverts under 27 Road. I assume the construction plans will be revised in accordance with the sketches and notes shown on sheet 8 of 8 of your calculations.
4. In response to a statement in Mr. John Shaw's letter of April 2, 1982, I have not to-date received a response to my February 12, 1982, letter concerning the detailed construction plans for the Horizon channel. I assume you will respond and will submit revised plans prior to much more construction. At what point and by what means will the channel easements be granted to the City?

To file # 35-81

3/3/81

Conversation with John Shaw -
he requested that item be withdrawn
from April 6 mtg. and rescheduled
for April 28th.

Don Warner - discovered density
is 11.9 (12) instead of 8.
Will require a new rezoning form
& advertising fee but will not
need a new review.

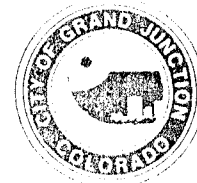
Advise Shaw that density should
be discussed at the citizens mtg.

Karl Metz

Citizens mtg w. Victorio at 4:00 pm.
Monday - April 6 at City Council Chambers.

KCM

Need to show limitations of floodplain way
Need Floodp. permit process before any blq. or modification



City of Grand Junction, Colorado 81501

250 North Fifth St. 303 243-2633

April 28, 1982

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Tri Consultants, Inc.
7500 West Mississippi
Suite 30
Denver, CO 80226

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Mr. Charles E. Brannan, P.E.

Page 2

April 28, 1982

Your continued cooperation is appreciated.

Very truly yours,



Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - John Shaw, Victorio Investment Co.
Bob Goldin ✓
John Kenney
Jim Patterson
File

CITY COUNCIL
CITY OF GRAND JUNCTION

MAY 5, 1982

RE: The Park at Horizon Drive
Filing No.1 - Final Plat Approval

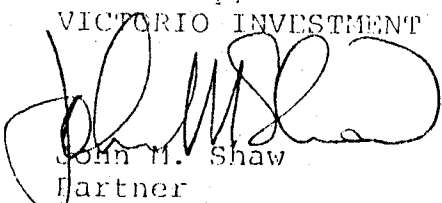
Gentlemen:

This letter is written as our assurance that the following concerns expressed by the City Engineer have been corrected as follows:

- 1) Should Filings on either side of this Filing No.1 not be accomplished in the near future, easements for the storm water channel - parallel to Horizon Drive - will be provided to the city.
- 2) Final construction plans for the storm water channel incorporating the City Engineers requirements have been completed and forwarded to him for his approval. This approval will be secured prior to the actual work being accomplished.
- 3) Sewer service is anticipated at this time to be all gravity fed to the West (into a main in 27 Road). Should a lift station be required in the future, we will work with the City Engineer to insure that it will work satisfactorily.
- 4) The sewer service line currently shown as running under the water pond will be re-routed away from the pond. This is shown on the construction documents recently completed.

Your consideration of these matters is greatly appreciated and we look forward to undertaking the first phase of our project in the near future.

Sincerely,
VICTORIO INVESTMENT COMPANY


John H. Shaw
Partner

Bob, Looks ok to me.)
Mar.
cc: Goldin MPR 5-6-82

c.c. - C. Brennan - Tri Consultants

1666 South University Boulevard, Denver, Colorado 80210 (303) 778-0999

CITY COUNCIL
CITY OF GRAND JUNCTION

MAY 5, 1982

RE: The Park at Horizon Drive
Filing No.1 - Final Plat Approval

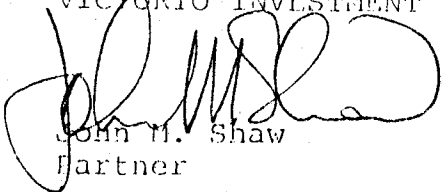
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Sincerely,
VICTORIO INVESTMENT COMPANY


John H. Shaw
Partner

Bob, Looks ok to me.)
Mar.
cc: Goldin MPR 5-6-82

c.c. - C. Brennan - Tri Consultants

1666 South University Boulevard, Denver, Colorado 80210 (303) 778-0999



June 14, 1982

Mr. Charles E. Brannan, P.E.
Tri Consultants, Inc.
7500 West Mississippi
Suite 30
Denver, CO 80226

Dear Mr. Brannan:

Re: "The Park" on Horizon Drive

I received the following correspondence concerning the above recently:

May 15, 1982, letter from John Shaw
May 12, 1982, submittal form Tri Consultants
May 17, 1982, submittal from Tri Consultants

We have reviewed the easements legal descriptions submitted and have the following comments:

1. Chord lengths and bearings should be included in the 0.794 acre description.
2. Both descriptions should mention intent to match the easement shown on the plat for The Park, Filing No. 1.
3. Contact Darrel Lowder, City Right of Way Agent (244-1565) to arrange for recording of the easements. (Darrel is the person to see concerning recording of power-of-attorney for Horizon Drive street improvements also.)

Concerning responses to my February 12, 1982, and April 28, 1982, review letters concerning the construction plans for the channel, I request you read these letters and please respond to me with a letter which addresses each item. I have tried unsuccessfully to correlate each comment to a response because the response materials and comments from your client have been received rather piecemeal. I also am aware you may be considering other channel design changes due to a problem with acquiring riprap materials.

In any case, please review the files and when the plans are firm send me a letter explaining the details. I am quite concerned about the manner in which these matters are being handled and anticipate a relatively prompt and comprehensive response in light of the fact that considerable construction activity has already occurred. Do not put me in the position of being asked to accept something after it is built if I have not approved the plans prior to that construction.

Your continued cooperation is appreciated.

FOR THE CITY OF GRAND JUNCTION



Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - John Shaw, Victorio Investment Co.
Bob Goldin, Flood Plain Administrator ✓
John Kenney
Darrel Lowder
Jim Patterson
File

THE PARK AT HORIZON DRIVE
File Reference 35-81(3/3)

- (A) The property is located at 12th and Horizon and is a 28 acre parcel. The property is owned by Grand Junction Commercial Partners, the general partner is VRG Development Corporation of which Stephen M. Biagiotti is Executive Vice President.
- (B) The project's preliminary plan has been approved and the parcel would be built out with office, retail and residential development. That plan is still considered to be the best use of the land. However, the slowness of the Grand Junction economy precludes buildout. At this time we do not anticipate any change to the approved plan and we anticipate the start of construction as soon as economic conditions warrant.
- (C) I would anticipate a start of construction within two years and perhaps within 12 months on the retail piece.
- (D) No additional work has been completed to fulfil the next development process requirement.
- (E) Extension requested.

A one year extension is requested.

Richard Schaller

