

DAVID A. BESEL
ARCHITECT AND ENGINEER

1385 Franklin Ogden, Utah 84403

[801] 399-0071

March 26, 1981

IMPACT STATEMENT

Project: Office Building - Lot 20 Horizon Park Plaza
2793 Skyline Court, Grand Junction, Colorado

Project Summary:

Zoning: Highway Oriented
Land Area: 19,800 SF
Parking: 21 spaces
Occupancy Group: B
Building Area: 5880 SF (Office Space) 760 SF (Service Space)
Building Type: V-One Hour
Fire Sprinkler System: None
Occupant Load: 25 - 35 (50 - 70 people/acre)

Traffic:

Peak: 15-20 Vehicles/hour (morning and evening)
Average: 3-4 Vehicles/hour (business hours)
Pedestrian: Light traffic to adjoining offices, restaurants, etc.

Utilities:

	Peak	Average
Water/Sewer	55 GPM	600 Gal/Day
Electrical	77 KW	6000 KWH/Month
Gas	300 CFH	62,000 CF/Month

Schools/Parks/Recreation:

No measureable impact

Statement:

The proposed use of the site is compatible with the Master Plan, the existing zoning, and the existing land use in the area. Based on the data presented, the impact on existing streets, city services, and utility systems should be rated as very light to insignificant.

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March 27, 1981

DEVELOPMENT SCHEDULE

Project: Office Building - Lot 20 Horizon Park Plaza
2793 Skyline Court

June 1, 1981	Break ground
August 1, 1981	Enclose structure and complete roofing
September 1, 1981	Utility connections and site work complete
October 1, 1981	Start finish work
December 1, 1981	Start Tenant preparations
December 30, 1981	Building occupancy

2701-364-00-070 #42-81
Howard Johnson Co.
Director of Taxes
250 Granite St.
Braintree Mass. 02184
(752 Horizon)

2701-364-26-021 #42-81
Pond Brothers Inc.
c/o Airoplane Restaurant
Walker Field
2795 Skyline Ct. #42-81
Grand Junction, Colo. 81501

2701-364-26-019 #42-81
Stettner's Inc.
2791 Skyline Dr.
Grand Junction, Colo. 81501

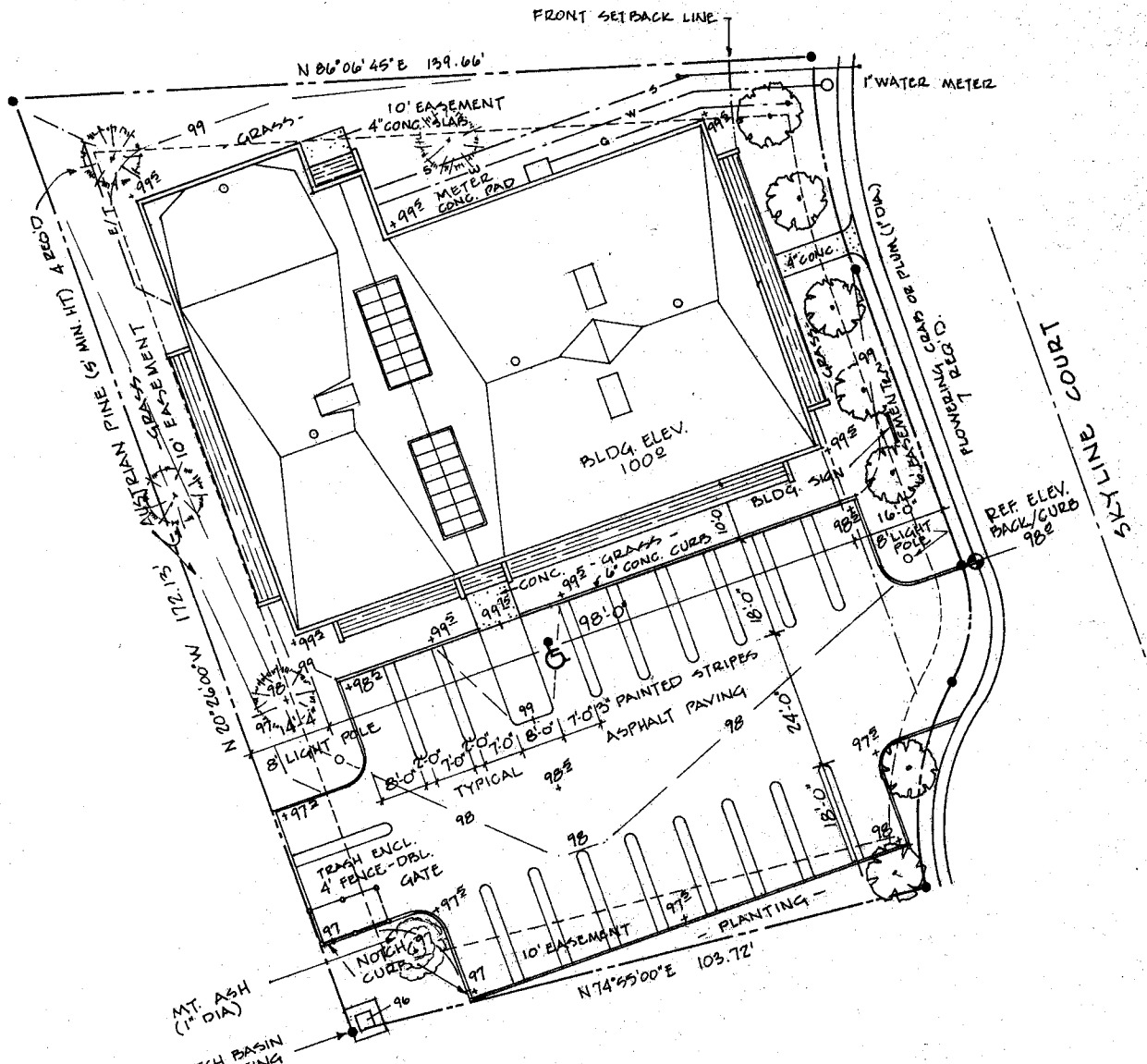
#42-81
2701-364-26-017
Redlands Hills Assoc.
258 Grand Ave.
Grand Junction, Colo. 81501

Carl Loach
2131 Rainbow Ranch Dr.
Grand Jct. CO. 81501

#42-81

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Grand Jct. CO 81501 #42-81



SITE PLAN

1" = 20'
 LOT 20 - HORIZON PARK PLAZA
 NORTH

OFFICE COPY
 #42-81

REVIEW SHEET SUMMARY

FILE# 42-81

ITEM Development in H.O. - Office Complex

DATE SENT TO REVIEW DEPT. _____

Final

DATE DUE 4/14/81

PETITIONER Carl H./Virgie L. Roach, 2131 Rainbow Ranch Dr., Grd. Jct., CO 81501

LOCATION 2793 Skyline Court

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4/13/81	City Engineer	4 ft. wide attached concrete sidewalk should be installed on the Skyline Court frontage as has been done by other developers in this subdivision. Driveway cut and sidewalk work should be done through permit issued by City Engineer as provided by Ordinance. I don't understand from their site plan where the storm drainage from the proposed catch basin outlets to. What do they mean "CMP by others"? No pipe locations or sizes are shown connecting to the catch basin. I probably connects to the large drain pipe thru this area, but the plan should show it and the route from the catch basin to the pipe.
4/14/81	City Utilities	None.
4/14/81	City Fire Dept.	Fire hydrant and water O.K. We would like a set of plans so we can do a fire flow survey.
4/14/81	Mt. Bell	No requests.
4/14/81	Transportation Engineer	No comment.
4/15/81	G.J. Drainage	Out of district.
4/15/81	City Parks/ Recreation	Flowering Plum would be preferable to flowering Crabapple because of potential codling moth problem and fireblight in crabapple. Mountain Ash would not do well in the soils of the proposed site. Try Amur Maple, Russian Olive or Seedless Green Ash.
4/15/81	Public Service Gas & Electric	Gas: No objections. CB 4-7-81. Electric: No objections. THI 4/7/81.
4/17/81	Staff Comments:	Trash pick-up needs relocation. Sidewalks put in to adjacent use.

*Construction must begin within 1 year of approval.

4/28/81 SIMONETTI/DUNIVENT PASSED (KAMICAR ABSTAINING) A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #42-81, DEVELOPMENT IN H.O., OFFICE COMPLEX, SUBJECT TO STAFF COMMENTS.

OWNER REPLY TO REVIEW SHEET COMMENTS

Review Agency

Applicants Response

City Engineer

The 4 ft. wide attached sidewalk will be installed on the Skyline Court frontage as requested, and has already been added to the drawings (a copy of which has been given to the City Engineer). This sidewalk work will be done through permit issued by the City Engineer as provided by Ordinance. The storm drainage from the proposed catch basin outlets directly downward in the buried 42 inch corrugated metal drain pipe that runs along the southeast boundary of the subject lot 20, Horizon Park Plaza (see attached survey map showing location of buried pipe). "CMP by others" means the extension of the 42 inch drain pipe by adjacent property owner to complete drain system. We will be talking to adjacent property owner (Howard Johnson) soon to see if they wish to complete this part of the system that is on their property (about 10 ft.).

City Fire Department

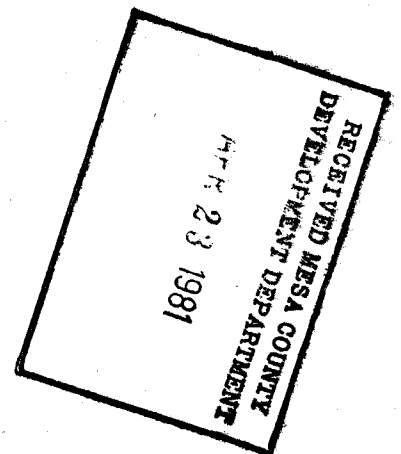
Owner will be happy to provide the City Fire Department with a set of plans so they can make a fire flow survey.

City Parks/Recreation

Owner will plant Flowering Plum instead of Flowering Crabapple, and will substitute Amur Maple, Russian Olive, or Seedless Green Ash for the Mountain Ash as Suggested.

Staff Comments

Trash pick-up has been relocated with sidewalk put in to adjacent use as requested.





City of Grand Junction, Colorado 81501

250 North Fifth St. 303 243-2633

September 15, 1981

Mr. Keith E. Powers
Paragon Engineering, Inc.
2784 Crossroads Blvd.
Suite 104
Grand Junction, CO 81501

Dear Keith:

Re: Skyline Office Park - Storm Sewers and Access Road

As requested, I have reviewed the detailed construction plans for the above as submitted on April 22, 1981, and I have the following comments:

1. Add the following note to the plans:

All construction of the 42 inch storm sewer and manholes shall be in accordance with City of Grand Junction "Standard Drainage Details" Drawing ST-2 and shall conform to City of Grand Junction "Standard Specifications for Construction of Waterlines, Sanitary Sewers, Storm Drainage and Irrigation Systems", 1981, and City of Grand Junction General Contract Conditions for Public Works and Utilities Construction GC-37, GC-50 and GC-65.

2. A 20 ft. wide easement centered on the 42 inch pipe must be granted to the City prior to acceptance of those facilities. It is my opinion that since the other storm sewers proposed for the site do not carry storm flows from other properties as does the 42 inch pipe, they would not be public drains. Therefore the City has no authority or responsibility for any storm sewer facilities other than the 42 inch drain.
3. Colorado Division of Highways approval should be obtained for all design details of the access road since it is on their right-of-way. It is assumed the City will have no maintenance responsibilities on this road.
4. As stated on my December 16, 1980, review sheet to the Planning Commission, I feel that a sidewalk should be provided from this site to Horizon Drive. None is shown on these plans.

#42-8