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P S A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in sor															
r	c a	mistances, not an entries designated to be scanned by the department are present in the me. There are also documents													
s	n	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.													
e	n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick													
n	e	guide for the contents of each file.													
t	d	Files denoted with (**) are to be located using the ISYS (
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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 6000 KWH/Month 77 KW Electrical 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.

DAVID A. BESEL ARCHITECT AND ENGINEER

1385 Franklin Ogden, Utah 84403

[801] 399-0071

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

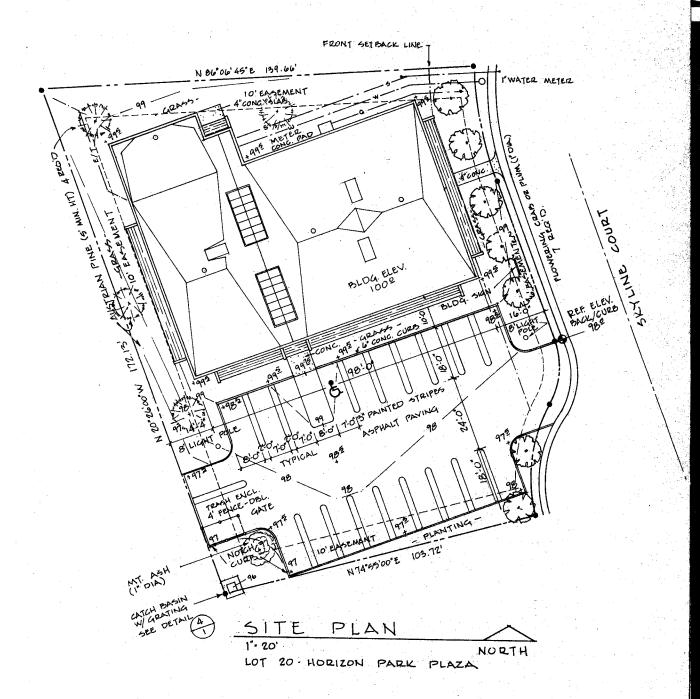
September 1, 1981 Utility connections and site work complete

October 1, 1981 Start finish work

December 1, 1981 Start Tenant preparations

December 30, 1981 Building occupancy

#42-81 2701-364-00-070 Howard Johnson Co. Director of Taxes 250 Granite St. Braintree Mass. 02184 (752 Morizon) #4281 2701-364-26-021 Pond Brothers Inc. c/o Airoplane Restaurant Walker Field #42-81 2795 Skyline Ct. 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 Roach 2131 Rainbow Ranch Dr. Grand Jct. Co. 81501 #42-81 2701-364-00-070 Howard Johnson Co. Director of Taxes 250 Granite St. Braintree Mass. 00184 (752 Horizon) #42-81 2701-364-26 -021 Pond Brothers Inc. Clo Airoplanc Restaurant 2795 Skyline ct. Grand Jet. CO 81501 #42-81



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 DATE REC. COMMENTS . AGENCY 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 hydrent 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 No comment. Engineer 4/15/81 G.J. Drainage Out of district. 4/15/81 City Parks/ Flowering Plum would be preferable to flowering Crabapple because of potential codling moth Recreation 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: No objections. CB 4-7-81. Gas & Electric 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

City Engineer

City Fire Department

City Parks/Recreation

Staff Comments

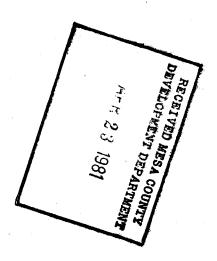
Applicants Response

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.).

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

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.

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



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City of Grand Junction. Colorado 81501 250 North Frith 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.