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File 1981-0093

Project Name: Occidental Oil Shale – 751 Horizon Court – Dev. in H.O.

Date 4/24/02

P S A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some
r e instances, not all entries designated to be scanned by the department are present in the file. There are also documents
s e specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
n e Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
d 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	X	*Summary Sheet – Table of Contents
X	X	Review Sheet Summary
X		Application form
X	X	Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map
X		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	Review Sheet Summary		
X		Review Sheets		
X	X	Planning Commission Minutes - ** - 10/24/81		
X	X	Memo from Planning Commission to Participants in Public Hearing-re: follow-up-4/12/83		
X		Development Application		
X	X	Letter from Ron Rish to Kent Harbert re: storm drainage report – 3/9/82		
X	X	Impact Statement		
X	X	Development Statement		
X		Traffic Circulation Plan		
X	X	Site Plan		

C. Neal Carpenter,
President
N. Kent Baker
Eugene R. Brauer
Gordon W. Bruchner
Patrick C. Dwyer
Robert J. Shreve
Dale J. Steichen
Robert D. Thomas
Gary R. Windolph



October 1, 1981

A Professional Corporation

Engineers Architects Planners

760 Horizon Drive
Grand Junction, Colorado 81501
303 243 7569

IMPACT STATEMENT

OCCIDENTAL OIL SHALE, INC., OFFICE BUILDING

USE: Building will be the Headquarters for Occidental Oil Shale, Inc., and will include all support facilities for their staff.

PERSONNEL: Building will support a staff of 200 people. These personnel will be relocated from various other locations the Company now occupies.

BUILDING HEIGHT AND SIZE: Building will contain a gross area of 60,000 square feet. Building will include three personnel floors and a mechanical mezzanine located between the first and second levels. Total building height including stairway to roof heliport will be 62 feet.

SOLAR DESIGN: Energy consumption is reduced by including numerous passive solar design features including heavy insulation, solar bronze insulated glazing, overhangs, and earth berms.

LANDSCAPING: The grounds will be landscaped with parking lot screened and divided by green areas. Landscaping to include irrigation areas close to building and natural landscaping blending into surrounding property.

HELEPORT: A heliport landing and parking area will be located on the upper roof of the building. This area will be used for arriving and departing personnel only. All other operations including fueling, maintenance and repair work will take place at the airport.

UTILITIES: Planned domestic water usage and sanitary sewer discharge will average 2,000 gallons per day. Heating and hot water will be by natural gas. Electric demand will include air conditioning, lighting and use of various special equipment common to modern office buildings.

COMMUNICATION EQUIPMENT: Telephone system will be included throughout the building with other various special communication equipment being relocated from existing buildings.

FIRE PROTECTION: The building will contain fire prevention sprinkler system throughout with special systems as needed. Fire water flow will be 1,000 gallons per minute for a design time of ninety minutes.

STORM DRAINAGE: Storm drainage will follow existing natural drainage with an engineered water holding pond located at the low corner of the property.

#9381

TRAFFIC: Parking has a capacity of 193 automobiles. This will include mostly employee parking which will use Horizon Drive and the new Cathedral Bluffs Boulevard to enter in the morning and exit in the evening. Visiting traffic of approximately 24 automobiles are expected to come and go during the normal working day. A left hand turn lane will be located on Cathedral Bluffs Boulevard to facilitate entering traffic.

SIGNAGE: A low bronze signage will be used throughout parking area with main sign located on island dividing entrance. Lettered signage will be located on precast skin of building at entrance.

FUTURE DEVELOPMENT: Property not developed at this time will be maintained with natural landscaping. No future expansion is planned for the foreseeable future.

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DEVELOPMENT SCHEDULE

OCCIDENTAL OIL SHALE, INC., OFFICE BUILDING

October 1, 1981	Submit plans to City County Development Department for review.
November 2, 1981	Start construction documents.
February 1, 1982	Put project out to bid.
March 2, 1982	Accept bids.
March 15, 1982	Award Contract. Start construction.
March 15, 1983	Complete construction. Move in.

Interior design will be done separately but concurrently to building.

#93-81

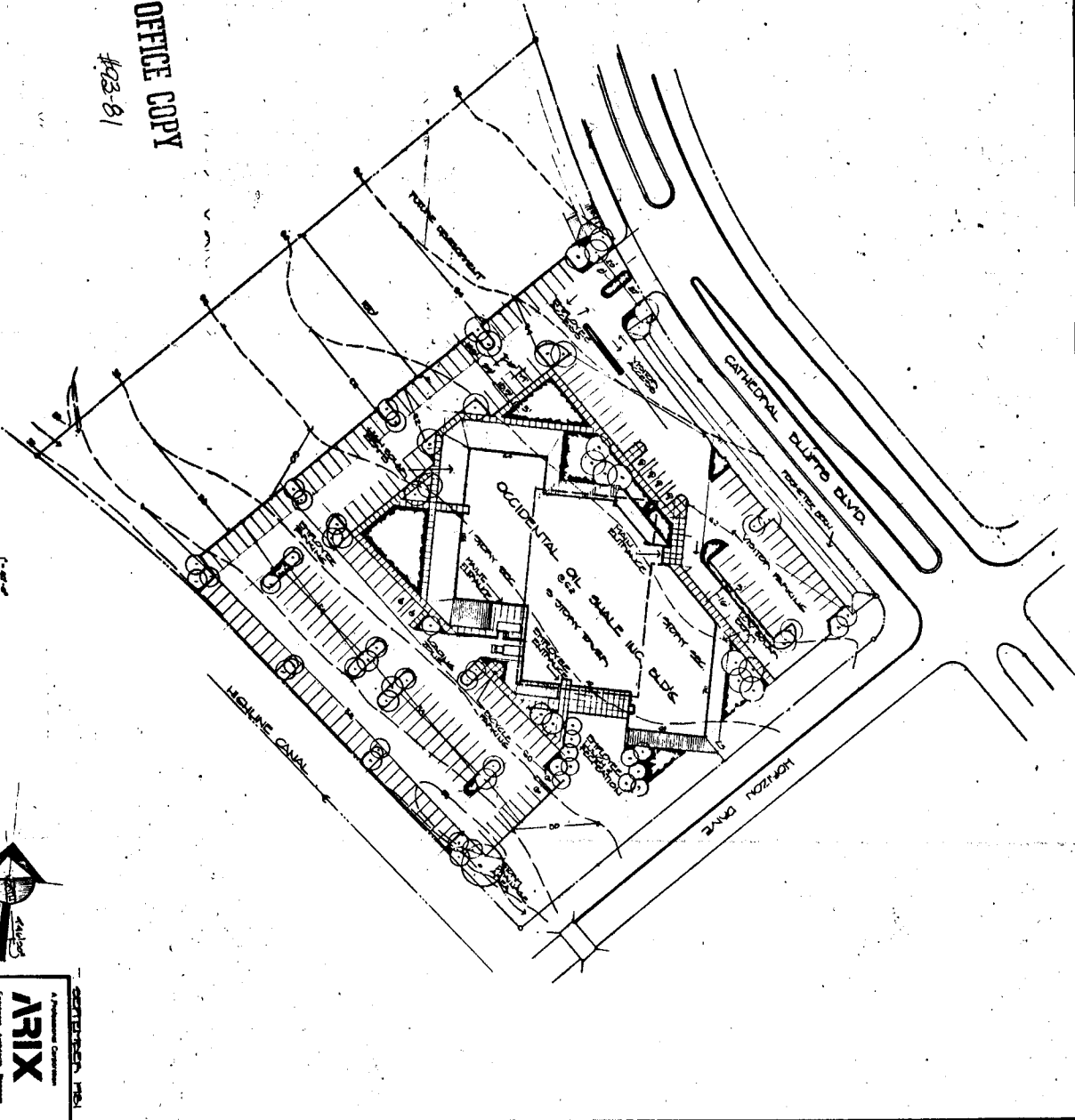
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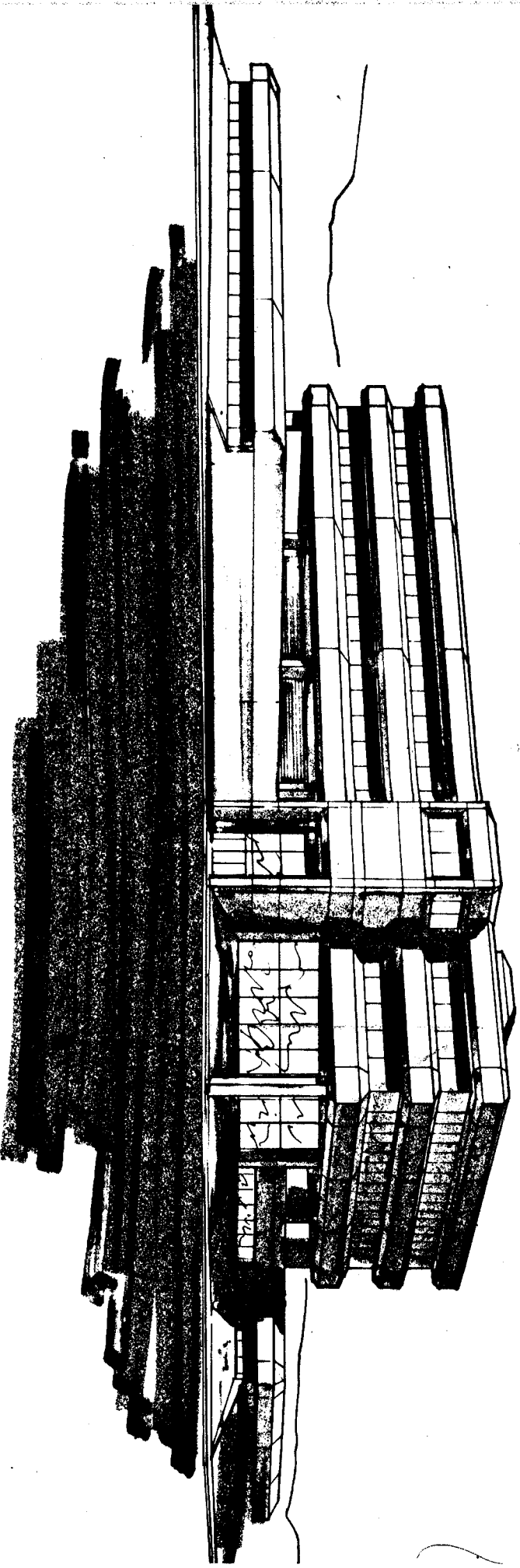
#03-81

SITE PLAN



SCOTTSON, INC.
A Professional Corporation
ARIX
Civil Engineers, Architects, Planners
and Surveyors
1000 North 10th Street
Tulsa, Oklahoma 74103
Phone: (918) 438-1111
Fax: (918) 438-1112





OCCIDENTAL OIL SHALE INC

ARPIY

A Professional Corporation

REVIEW SHEET SUMMARY

FILE NO. 93-81 DUE DATE 10/15/81
 ACTIVITY Development in H.O.
 PHASE None ACRES _____
 LOCATION North corner of intersection of Horizon Drive & Government Highline Canal
 PETITIONER Occidental Oil Shale, Inc./Gary Burm
 PETITIONER ADDRESS 751 Horizon Ct., Grand Junction, Colorado 81501
 ENGINEER ARIX

OVERALL CONSIDERATIONS

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

HAS NOT BEEN ADDRESSED
 HAS BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10/7/81	Water & Power Resources	Bureau of Reclamation records indicate that a strip of land for the Government Highline Canal was Quitclaimed to the United States. This strip is 50 feet from the centerline of the Government Highline Canal in the vicinity of Lot 1 of CH Four Commercial Park. The Quitclaim Deed is recorded in Book 197 Page 165.
10/7/81	Ute Water	No objections to project. The architect has indicated to this office that the site desires services from an existing 8" main in Horizon Dr. Sprinkled fire protection and domestic services can be provided from the existing line. Separate service connections would be made for each service. A back-flow prevention device, equal in size to the domestic service line, will be required if domestic water is to be used for irrigation in any manner other than by hose bibs. Also, if domestic water is to be used for an irrigation system, the District requires a set of detailed drawings of the system. Policies & fees in effect at the time of application would apply.
10/13/81	Transportation Engineer	Returned blank.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10/13/81	City Fire Dept.	<p>As stated on impact statement, building will be sprinklered. A standpipe must be provided to roof of heliport, with 1½" outlet. Three fire hydrants will be required on minimum 8 inch line, to be installed before construction starts. There is an 8" and 12" main on Horizon Drive at this time. Ute Water is installing a 36" high pressure line in the area and you should contact them about hooking up to this line, to get the required fire flow for sprinkler system, standpipe, and fire hydrants. Hydrant placement to be at S.W. corner of Horizon Drive and Cathedral Bluffs, at entrance to property off Cathedral Bluffs Blvd., and one on site hydrant located on island at south west corner of parking lot. Hydrants must be in place before construction begins.</p> <p>Heliport to meet requirements of uniform fire and building code, 1979 edition.</p> <p>Detailed plans must be submitted of construction & sprinkler design. For further information contact Fire Dept. 242-2900.</p>
10/14/81	Mountain Bell	We have no requests.
10/15/81	City Parks & Rec.	<p>(Mahonia) Oregongrape does not do well in our intense winter sun, it would be better on the north or east next to the building. English Ivy would not do as well as the other two ground cover plants for the same reasons.</p> <p>It is too bad that the Oil Shale Companies do not use the revegetation species in their landscape as well as their field operations. I think we are all missing the boat on the use of drought & salt tolerant plants, they belong here; Spruce Redbud and Ivy do not.</p> <p>Suggest Mountain Mahogany, Rabbitbrush, Single Leaf Ash, Sumac (various species), Fringed Sage, Oldman Wormwood, Sea Buckthorn, Yucca, etc.</p>
10/15/81	Staff Comments	<ol style="list-style-type: none"> 1) Is employee parking going to be designated as employee parking? 2) Need development schedule, if phasing is going to be anticipated. 3) Need to indicate trash pick-up and coordinated with Bill Reeves. (None shown). 4) Handicap parking stalls need dimensions. 5) Detail signage needed. If street name is to be changed, need to go through process. 6) Loading zone needs to be dimensioned. 7) Is visitors parking going to be designated? 8) Will traffic direction flow arrows be designated on ground, (i.e. at main entrance). 9) What about screening along the canal? Any proposed? 10) What is proposed in area designated "future development?" 11) How will landscaping be maintained? <p>Project must obtain building permit within 1 year of final approval or be scheduled for a rehearing.</p>
10/15/81	City Engineer	<p>I am currently reviewing detailed construction plans for Cathedral Bluffs Blvd.. My comments on those details will be by letter to ARIX. The City intends to improve Horizon Drive adjacent to this site in 1982. We hope to construct a new bridge across the Highline Canal this winter while the irrigation water is out. Design work has begun. Cooperation from the petitioner concerning details of the "Retention Pond" and drainage outlets near the south corner of the site will be appreciated and needed. We anticipate lowering Horizon Drive in this area. Their site plan looks good.</p>

*What does
original design
for Hileria
& area etc.*

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10/16/81	Grand Valley Water Users' Assoc. <i>Late</i>	As can best be determined from the plans accompanying this review sheet, it does not appear there is adequate right-of-way provided between the canal and the southerly edge of the proposed development, for future canal operation and maintenance. Until this question can be resolved, the Assoc. will be unable to approve such development.
10/19/81	Public Service <i>Late</i>	Electric & Gas: No objections to "Conditional Use". Request developer contact PSCo. regarding points of service, transformer location, etc.. THI 10-6-81 CB 10-8-81
10/27/81		QUIMBY/RINKER PASSED 5-0 A MOTION TO SUBMIT TO CITY COUNCIL #93-81, DEVELOPMENT IN H O, PETITIONER: GARY BURUM, LOCATED AT THE NORTH CORNER OF INTERSECTION OF HORIZON DRIVE AND GOVERNMENT HIGHLINE CANAL, LOT 1 OF CH4 COMMERCIAL PARK, WITH A RECOMMENDATION OF APPROVAL, SUBJECT TO STAFF COMMENTS, SPECIFICALLY THE FAA REVIEW AND REVIEW OF THE APPROPRIATE PERSONNEL AT THE AIRPORT FOR THE POTENTIAL FOR THE HELIO PAD.

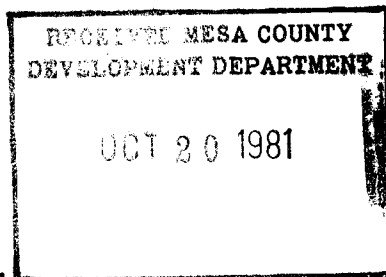
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ARIX

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File No.: 93-81

Activity: Development in H.O.

Phase: None

Location: North corner of intersection of Horizon Drive and Government Highline Canal

Petitioner: Occidental Oil Shale, Inc./Gary Burum

Petitioner Address: 751 Horizon Ct., Grand Junction, Colorado 81501

Engineer: ARIX

Response to Review Sheet Summary dated October 15, 1981

AGENCY

RESPONSE

Water & Power
Resources

The developer of the approved CH 4 development has assured the Owner that the right-of-way for the canal is correct as we have shown it. It should be noted that the canal is not at the center of its right-of-way at this location because there is an access road along the southwest side of the canal.

Ute Water

Requirements will be complied with in working drawings. There will be an irrigation system served with domestic water supply, therefore, a backflow device will be provided and detailed plans will be submitted as required.

Transportation
Engineer

No response required.

City Fire Dept.

Standpipe and sprinkler system requirements will be met in working drawings. In telephone discussion on 20 October with Norm Noble of the City Fire Department it was decided that the following would meet the fire hydrant requirements:

1. One hydrant on new 8" line in Cathedral Bluffs Blvd. located on the northeast side of the new boulevard across from the new building entrance.
2. One hydrant on new 8" line located on north corner of intersection of Cathedral Bluffs Blvd. and Horizon Drive.
3. One hydrant on new 8" line located as requested in southwest corner of parking lot.

<u>AGENCY</u>	<u>RESPONSE</u>
City Fire Dept. (continued)	Hydrants will be placed before construction begins. All applicable codes will be met in construction of heliport.
Mountain Bell	No response required.
City Parks and Recreation	The landscape work is planned to conform to CH 4 development guidelines so that the entire development blends together. This basic plan is to provide irrigated landscape areas around the buildings with natural local landscape and grassland between buildings and along streets. The plants listed on the preliminary plans were taken from the CH 4 development guidelines. The suggested plants that belong here will be forwarded to the developers for their comment and will be blended into the overall plans.
Staff Comments	<ol style="list-style-type: none">1. Signage will note employee parking areas and building is designed to persuade employee entrance to rear of building by parking.2. No phasing is planned in detail at this time. Schedule was provided for construction planned.3. Trash will be by container pick-up. The container will be located in the loading dock maintenance area. Owner will coordinate this service when needed.4. Handicap parking is detailed per requirements of Building Inspection Department. That is, two 9' wide stalls with 4' walk strip between for a total dimension of 22'0" width.5. Street name change will be processed as required as soon as possible. Signage will follow CH 4 development guidelines (copy attached).6. Loading Zone is 16' wide curb to curb. Other dimensions vary as necessary to allow maneuver of owner's flatbed truck and delivery vans.7. Directional signage will denote visitor parking. Employees will not be allowed in this area.8. Island just inside main entrance will designate visitor and employee parking and deliveries. Small directional signs will be provided for one-way visitor loop and signs will note pick-up/drop-off zone at building entrance. Arrows on paving will not be used unless later deemed necessary.

AGENCY

RESPONSE

Staff Comments
(continued)

9. Natural landscaping is planned along canal as can be coordinated with Water and Power Resources. Due to the low lay of the land, a natural bank will screen the canal from the parking lot.
10. Occidental has set aside the "future development" area for future expansion when and if it becomes necessary. A schematic expansion plan has been worked out by ARIX in which additional building space will be placed in existing parking areas with required additional parking being placed in unused land to the northwest. Detailed future expansion will not be worked out at this time.
11. An irrigation system will be provided from domestic water supply around building with this and natural landscaping being maintained as necessary by Owner's ground maintenance crew.

City Engineer

Owner and ARIX will be happy to coordinate with City personnel in upgrading Horizon Drive in front of site. ARIX and the developer's engineers will provide any coordination necessary to facilitate site drainage through new construction.

Grand Valley Water
User's Associa-
tion

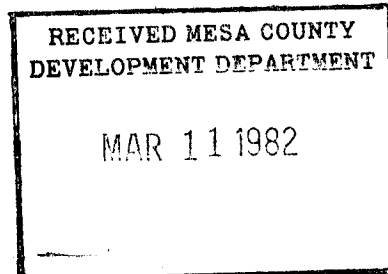
See comments under Water and Power Resources. The section of the canal that runs adjacent to the Owner's property will be accessible via the planned parking lot as necessary to maintain and operate the canal. The Owner will coordinate this accessibility as needed.



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

March 9, 1982



Mr. Kent Harbert
Western Engineers, Inc.
2150 Highway 6 & 50
Grand Junction, CO 81501

Dear Kent:

Re: CH Four Commercial Park Storm Drainage Report

On May 5, 1981, I received a "Grading and Drainage Report" for the above prepared by you. This report specified the locations of three (3) "detention ponds" which were to be constructed in CH Four Commercial Park in order "to avoid adverse impacting of properties downstream from this development". The subdivision plat for Filing 1 stipulates that the developer of Lot 1 shall provide 17,500 cubic feet of "retention"? (probably intended to say detention). The May 5, 1981, report also contains certain estimates of storm runoff for five (5) basins which drain to the southeast corner of Lot 1 and then under Horizon Drive through a cattle culvert.

As part of the City's plans to improve Horizon Drive to a four-lane urban arterial, we opened bids on February 11, 1982, for the construction of a new bridge over the Highline Canal. Part of that project calls for lowering the cattle crossing with a pipe culvert. While in design, our project engineer contacted you and John Elmer of ARIX, the design engineer for Lot 1, to ascertain sufficient hydrologic and hydraulic information concerning the outlet from the proposed Lot 1 detention in order that the City might place a pipe of proper size and location under Horizon Drive. Certain verbal information was conveyed in telephone conversations and based on those conversations and our field checking of existing piping conditions downstream from the site, we designed a 48 inch corrugated metal culvert with an entrance invert elevation of 4754.50.

On January 11, 1982, you wrote a letter to Don Newton which stated the estimated historic 100-year flow to the culvert crossing location is 150 cfs. In that letter you also recommended a 72 inch circular culvert or 7 ft. wide by 5 ft. high box culvert be installed under Horizon Drive. Since the sizes proposed do not correspond hydraulically to the estimated flows, I directed Don to arrange a meeting with you and John Elmer to sort things out. After several unsuccessful attempts to get all parties together, we did meet in my office on February 17, 1982. (After the bid opening.)

At the February 17, 1982, meeting my questions to you revealed that the estimated "developed" flows contained in your May 5, 1981, report were based on no analysis of detention affects on peak flows and there is some questions about the validity of the historic flow estimates since you added the flows from the five basins instead of analyzing each basin separately including the total basin. Therefore, because none of us are sure what estimated flows we are dealing with or what affects the proposed detention ponds will have on peak flows it was agreed that you would prepare a revised Grading and Drainage Report for CH Four Commercial Park which contains the correct estimated flows and a flood routing analysis through the proposed detention ponds. Then with the correct data for Lot 1, Mr. Elmer will size and locate the details of the detention pond on Lot 1 and the City can then size and locate the Horizon Drive culvert to accommodate and provide a "best fit" for the Lot 1 outlet works. You estimated one week to complete the revised report and I told you we needed it in not more than two weeks.

I called you last week since the two weeks had passed and we do not have the report. You had not completed the work and were not sure when it would be complete.

We are under a very tight construction schedule on the Horizon Drive bridge project since we must accommodate an April 1, 1982, return of irrigation water to the canal. The contractor is faced with stiff liquidated damages and the City will not hamper his progress. He has cooperated to date by not installing the 48 inch culvert even though it meant altering his sequence of operations.

As conveyed to your office this morning, this is to notify you that if we have not received a satisfactory revised report from you by March 15, 1982, the contractor will be directed to proceed to install the 48 inch culvert as shown on the plans. Mr. Elmer and you will then have to accommodate that culvert installation and any necessary revision to the detention facilities to accomplish this will be your responsibility.

Very truly yours,



Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - John Elmer, ARIX
Bruce Currier
Jack Treece
Bob Goldin ✓
Don Newton
Jim Patterson



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

MEMORANDUM

TO: Participants in February 8, 1983, Public Hearing
FROM: Grand Junction Planning Commission and Planning Department
DATE: April 12, 1983
RE: Follow-up to Public Hearing

The Grand Junction Planning Commission would like to thank you for your cooperation and participation in the public hearing February 8. Copies of the minutes are enclosed for your records.

The information you provided will be used by the City in its capital improvements programming and annual budgeting of expenses for the expansion of public services and facilities. Through this hearing process you have shown that your projects are still active and being pursued, while, at the same time, seven projects are being recommended for reversion to the City Council. The net reduction of units/spaces on file are:

	<u>Residential</u>		<u>Commercial</u>	
	<u>Units</u>	<u>Acres</u>	<u>Sq. Ft.</u>	<u>Acres</u>
Total of all files reviewed	1015	96.94	277,398	59.82
Projects recommended for reversion	15	3.59	154,975	5.95
New net total	1000	93.35	122,423	53.87

Based on this information, the City will be able to better provide public services and facilities for your projects as the development occurs.

The Commission feels this dialogue with the development community is valuable. Because our concerns and interests overlap, this exchange should be mutually beneficial.

As follow-up from the February 8 public hearing, the Grand Junction Planning Commission clarified areas of concern for the petitioners and their representatives as to what constitutes start of a project.

Memorandum
April 12, 1983
Page 2

A project must obtain a building permit in order to qualify as starting construction. Destruction or demolition does not constitute beginning the project, nor does site work. Only that work applied for and approved by means of a building permit will suffice for starting a project.

If you have other questions or concerns, please feel free to contact this office. Your cooperation has been appreciated.

BG/vw