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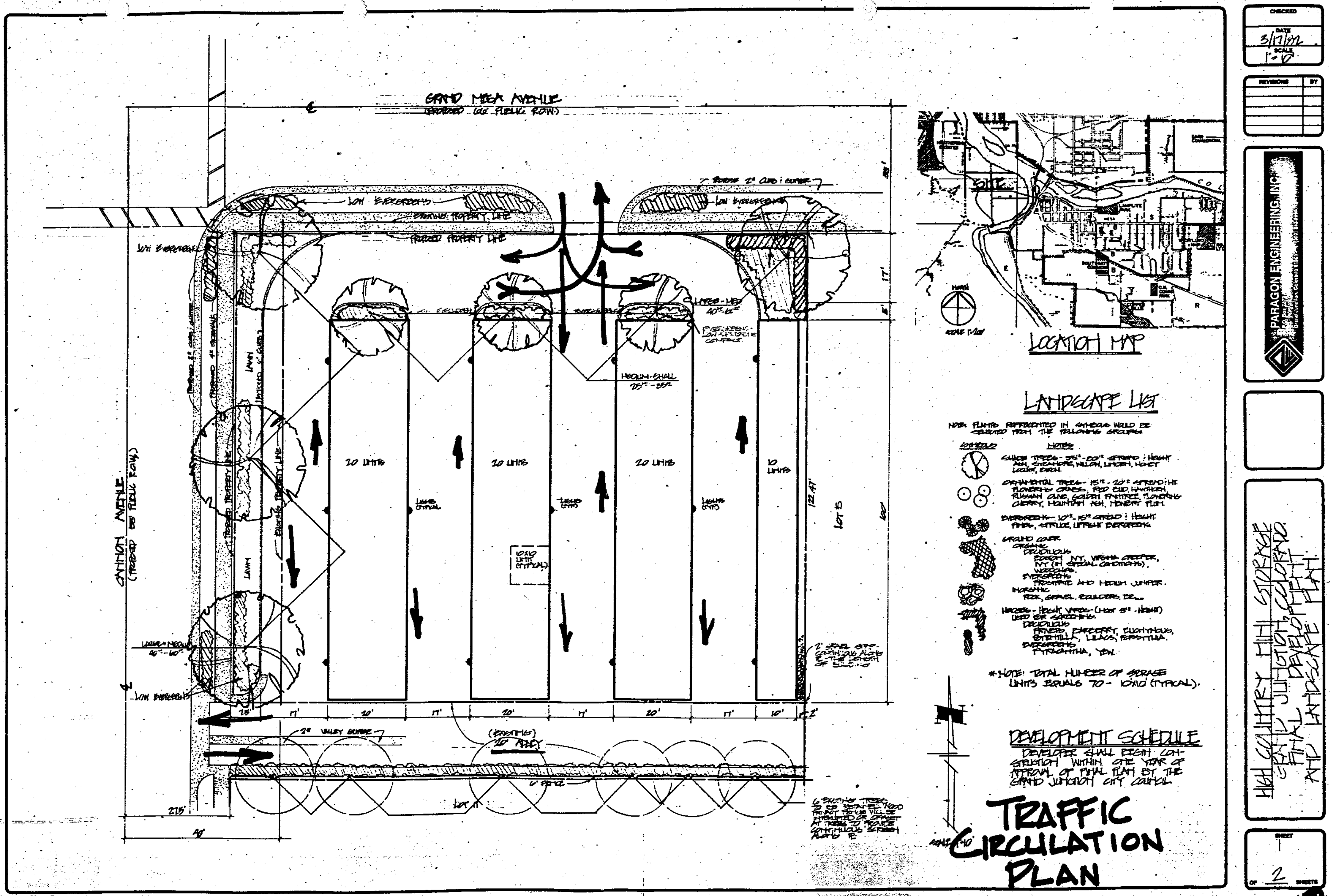
File 1982-0027
Date 6/10/02

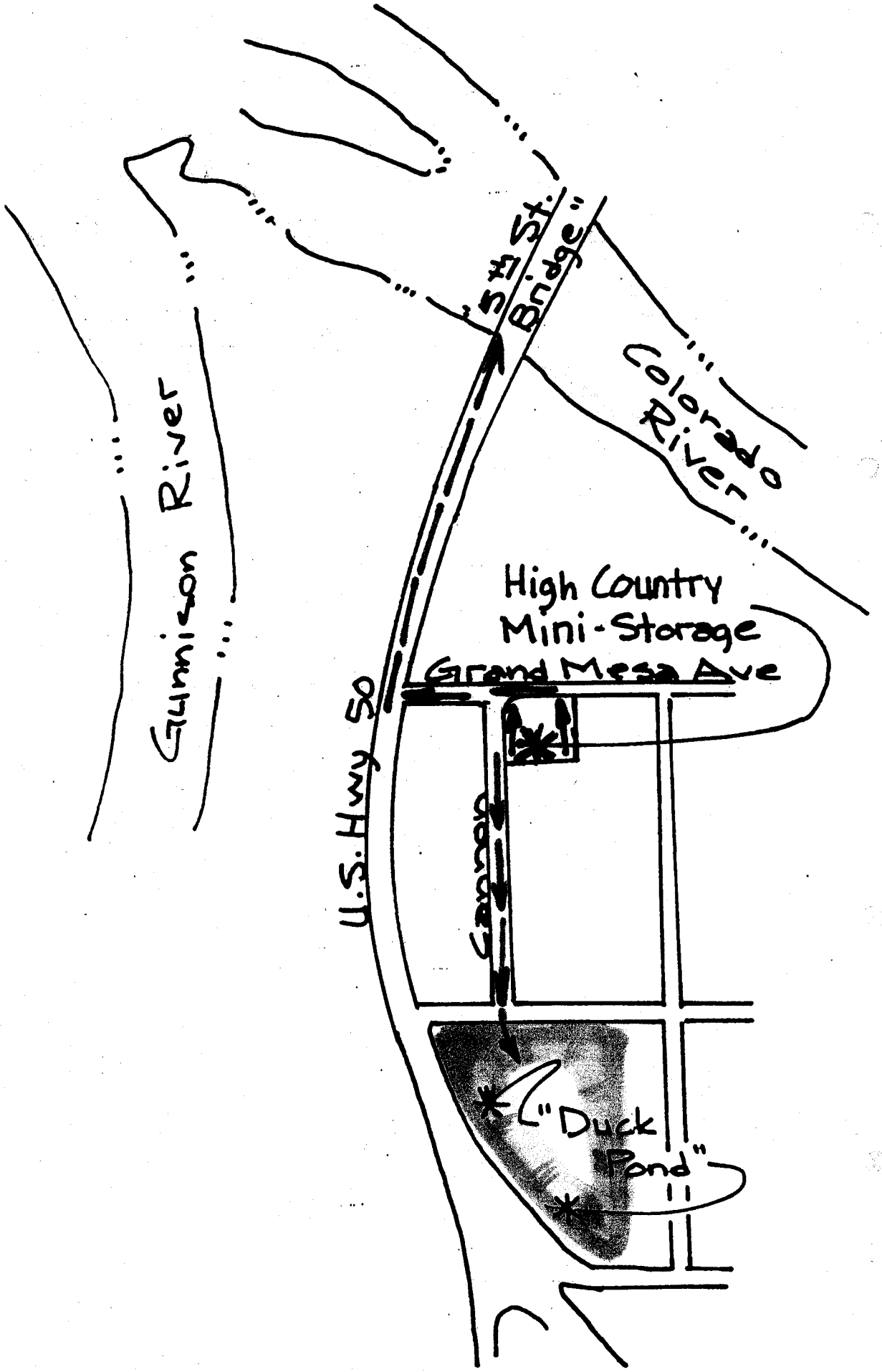
Project Name: High Country Storage – Revised Final Plan and ROW Vacation

Present	Scanned	
		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. **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.** **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		***Summary Sheet – Table of Contents**
X	X	**Review Sheet Summary**
X		Application form
X		Review Sheets
		Receipts for fees paid for anything
		***Submittal checklist**
		***General project report**
		Reduced copy of final plans or drawings
		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
X		***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		Request for Treasurer's Certificate of Taxes Due – 3/29/82
X	X	Review Sheet Summary	X		Memo from Planning Commission to All Petitioners re: Enforcement of Development Schedule – 2/13/84
X		Review Sheets	X		Letter from W. R. Bray to Planning Commission re: response to extension letter – 3/7/84
X	X	Planning Commission Minutes - ** - 4/27/82, 6/29/82	X		Memo from Planning to All Petitioners re: Extension Request-3/26/84
X	X	Final Development Plan and Landscape Plan	X	X	Drainage Map
		Letter from L.F. Hansen to City re: deeding of additional ROW-3/29/82	X	X	Traffic Circulation Plan
X		Public Notice Posting – 6/15/82	X		Elevation Map
X		Development Application – 3/26/82	X		Grading and Drainage Plan and Utility Composite
X		Improvement Agreement (not signed)			
X	X	Letter from Gary Krzisnik, Lincoln DeVore to John Bray re: Subsurface Soil Inv. – 4/14/82			
X	X	Letter from R. Kirk Lyons to John Bray, Lincoln DeVore re; ground reconnaissance of the on site geology – 3/25/82			
X		Gamma Radiation Survey – 3/26/82			
X		Deed of Trust			


GRAND MESA AVENUE
(PROPOSED 60' PUBLIC ROW)
LOW EVERGREENS
EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
LARGE-MED 40'-60'
MEDIUM-SMALL 25'-35'
20 UNITS
20 UNITS
20 UNITS
10 UNITS
10'x10' UNIT (TYPICAL)
LAWN
CANNON AVENUE
(PROPOSED 50' PUBLIC ROW)
LARGE-MEDIUM 40'-60'
2" VALLEY GUTTER
(EXISTING) 20' ALLEY
6' FENCE
LOT 11
LOT 5
LOCATION MAP
SITE
LANDSCAPE LIST
NOTE: PLANTS REPRESENTED IN SYMBOLS WOULD BE SELECTED FROM THE FOLLOWING GROUPS:
SYMBOLS
NOTES
SHADE TREES - 35'± - 50'± SPREAD : HEIGHT ASH, SYCAMORE, WILLOW, LINDEN, HONEY LOCUST, BIRCH.
ORNAMENTAL TREES - 15'± - 20'± SPREAD : HT FLOWERING CRABS, RED BUD, HAWTHORN, RUSSIAN OLIVE, GOLDEN RAINTREE, FLOWERING CHERRY, MOUNTAIN ASH, NEWPORT PLUM.
EVERGREENS - 10'± - 15'± SPREAD : HEIGHT PINES, SPRUCE, UPRIGHT EVERGREENS.
GROUND COVER
ORGANIC
DECIDUOUS
BOSTON IVY, VIRGINIA CREEPER, IVY (IN SPECIAL CONDITIONS), WOODCHIPS.
EVERGREENS
PROSTRATE AND MEDIUM JUNIPER.
INORGANIC
ROCK, GRAVEL, BOULDERS, ETC.
HEDGES - HEIGHT VARIES - (MOST 5'± - HEIGHT) USED FOR SCREENING.
DECIDUOUS
PRIVETS, BARBERRY, EUONYMOUS, PTENTILLA, LILACS, FORSYTHIA.
EVERGREENS
PYRACANTHA, YEW.
* NOTE: TOTAL NUMBER OF STORAGE UNITS EQUALS 70 - 10'x10' (TYPICAL).
DEVELOPMENT SCHEDULE
DEVELOPER SHALL BEGIN CONSTRUCTION WITHIN ONE YEAR OF APPROVAL OF FINAL PLAN BY THE GRAND JUNCTION CITY COUNCIL
TRAFFIC CIRCULATION PLAN
CHECKED
DATE 3/17/92
SCALE 1"=10'
REVISIONS
BY
PARAGON ENGINEERING, INC.
HIGH COUNTRY MINI STORAGE
GRAND JUNCTION, COLORADO
FINAL DEVELOPMENT PLAN
AND LANDSCAPE PLAN
SHEET 1
OF 2 SHEETS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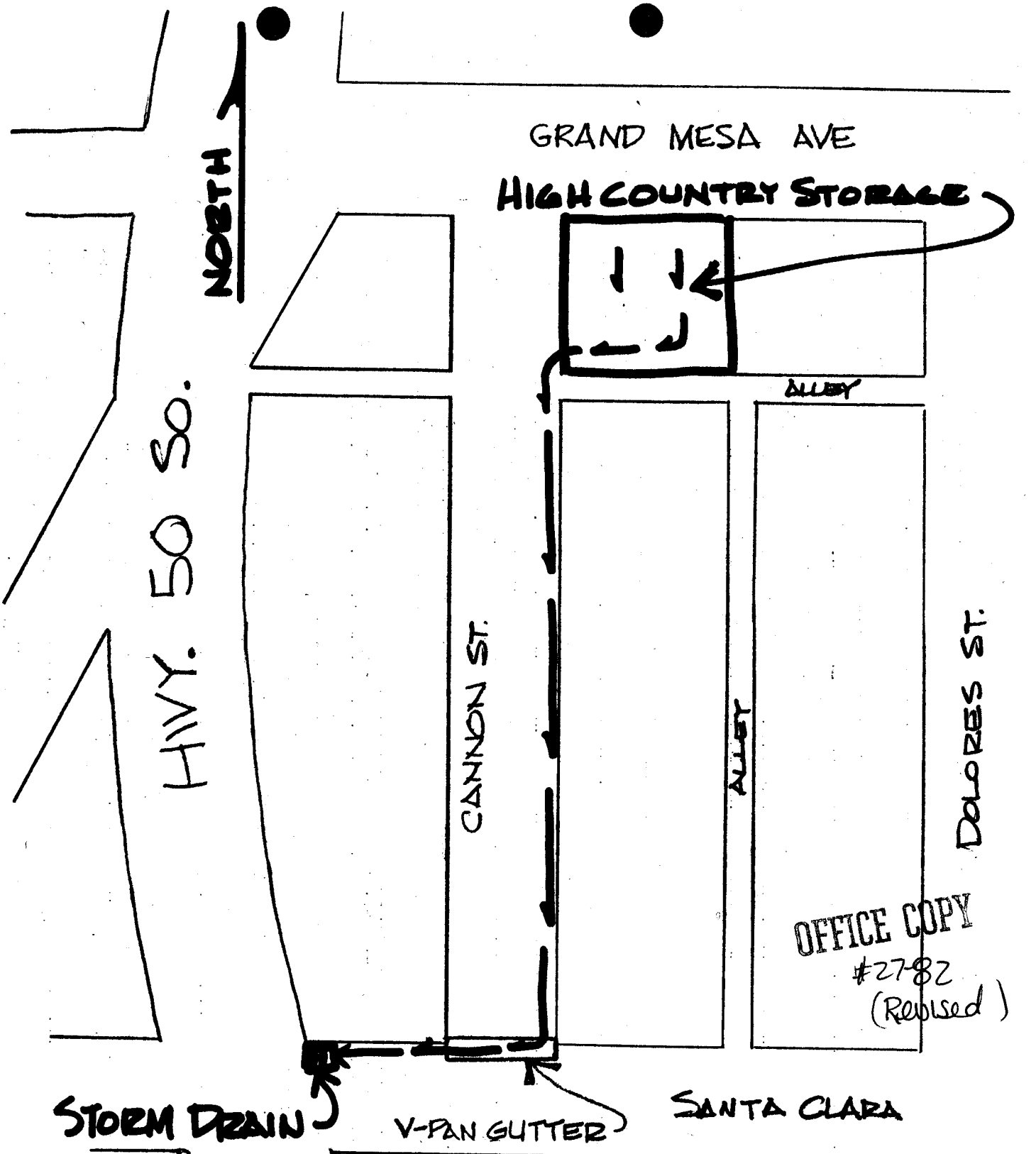
5th St. Bridge
Colorado River
High Country Mini-Storage
Grand Mesa Ave
U.S. Hwy 50
Canyon
"Duck Pond"



DRAINAGE MAP

— indicates direction of flow.

HIGH COUNTRY STORAGE

2945-233-10-012
F.O.E. - No. 595
1674 Hwy 60
Grand Junction, CO 81503
#27-82

2945-233-14-009
Dodson, Ivan F.
2405 Broadway
Grand Junction, CO 81503
#27-82

2945-233-14-010
H.G. & H
P.O. Box 2067
Grand Junction, CO 81502
#27-82

2945-233-14-007
Dodson, Ivan F
2405 Broadway
Grand Junction, CO 81503
#27-82

2945-233-14-005
Collins, Gladys L.
845 Dominguez
Grand Junction, CO 81503
#27-82

2945-233-07-002, 003
Crim, Noel L
1602 Dolores St
Grand Junction, CO 81503
#27-82

2945-233-07-004
Wilson, Viola M.
1620 Dolores Avenue
Grand Junction, CO 81503
#27-82

2945-233-07-005
Hertel, Glen E
1661 Dolores
Grand Junction, CO 81501
#27-82

2945-233-07-006
Lyon, James A.
2475 Hwy 6 & 50
Grand Junction, CO 81501
#27-82

2945-233-07-007
Rocky, Lee Bailey etal
1646 Dolores
Grand Junction, CO 81501
#27-82

2945-233-07-008
Holmes, Robert W
1660 Dolores St
Grand Junction, CO 81503
#27-82

2945-233-09-002, 003
Perino, Victor W.
606 Viewpoint Dr.
Grand Junction, CO 81501
#27-82

2945-233-09-016
Perino, Harlien E.
606 View Point Drive
Grand Junction, CO 81501
#27-82

2945-233-09-015
Cole, Dale G
1651 Dolores St.
Grand Junction, CO 81503
#27-82

2945-233-09-006
Hertel, Isabel S.
1661 Dolores Avenue
Grand Junction, CO 81503
#27-82

2945-233-09-011
Clymer, Dudley M.
P.O. Box 1584
Grand Junction, CO 81502
#27-82

2945-233-09-012
Robinson, Theresa B.
1654 Canon Avenue
Grand Junction, CO 81503
#27-82

2945-233-09-013
Kernet, Ted E.
1642 Canon
Grand Junction, CO 81503
#27-82

2945-233-09-014
Mulder, Harold
1730 Hall
Grand Junction, CO 81501
#27-82

2945-233-10-001
Workman, Leroy
P.O. Box 1566
Grand Junction, CO 81502
#27-82

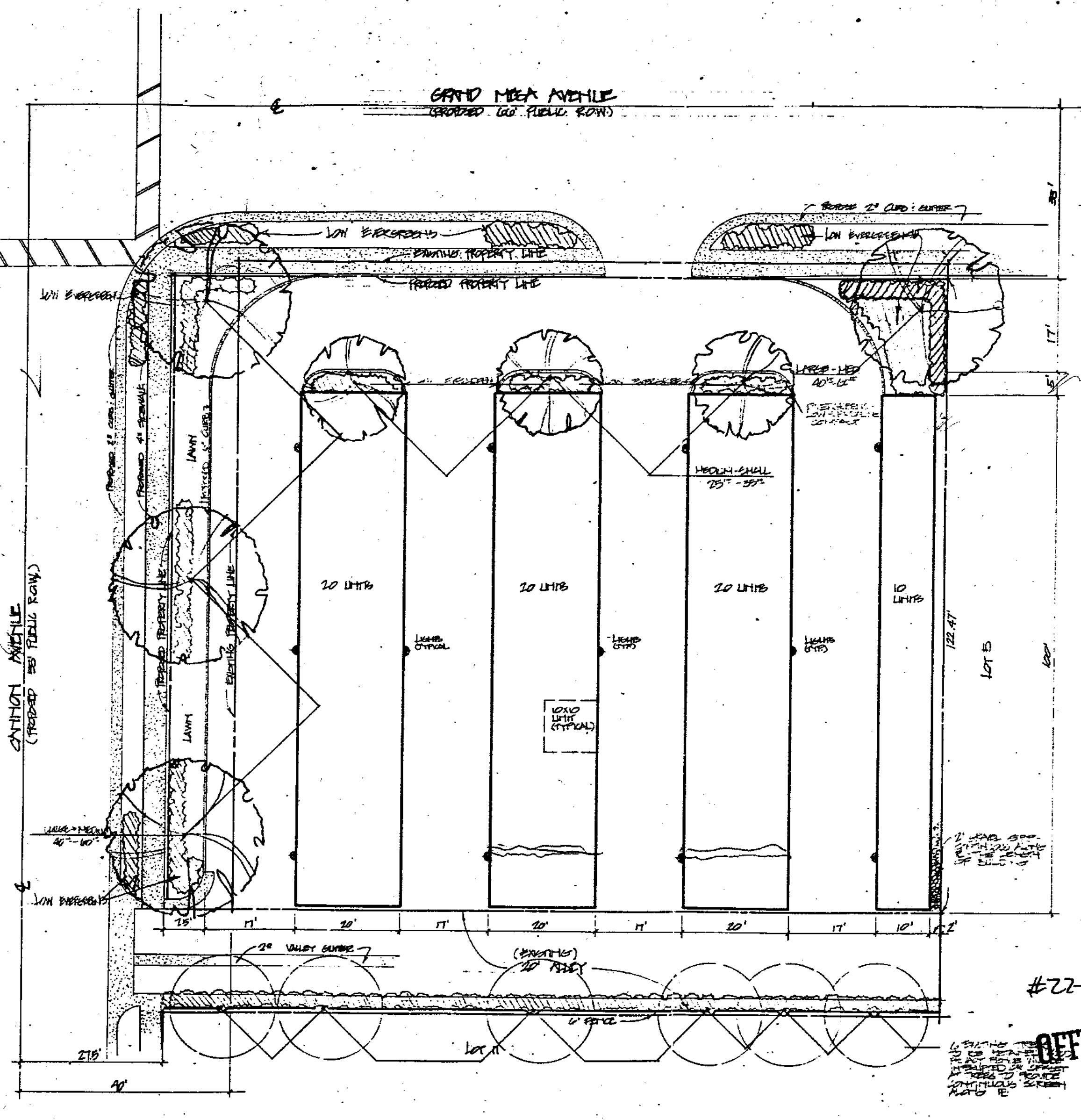
2945-233-10-009, 010, 011, 002, 013, 006, 004
Robinson, Theresa B.
1654 Canon Avenue
Grand Junction, CO 81501
#27-82

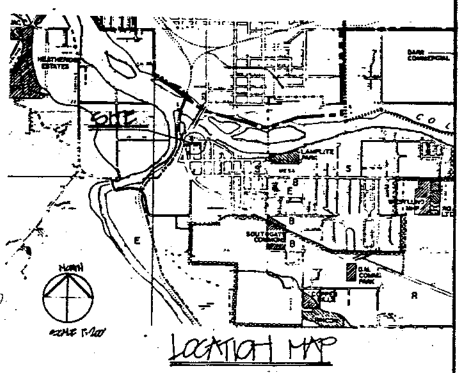
2945-233-10-003
Ridgeway R & E Celano
3110 S Wadsworth
Denver, CO 80227
#27-82

Paragon Engineering
2784 Crossroads Blvd.
Grand Jct. CO 81501
#27-82

John Bray
1047 Bookcliff Ave.
Grand Jct. CO 81501
#27-82

High Country Storage





LOCATION MAP

LANDSCAPE LIST

NOTE: PLANTS REPRESENTED IN SYMBOLS WOULD BE SELECTED FROM THE FOLLOWING GROUPS:

SYMBOLS	NOTES
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	EVERGREENS - 10'± - 15'± SPREAD : HEIGHT PINES, SPRUCE, UPRIGHT EVERGREENS.
	GROUND COVER ORGANIC DECIDUOUS BOSTON IVY, VIRGINIA CREEPER, IVY (IN SPECIAL CONDITIONS), WOODCHIPS. EVERGREENS PROSTRATE AND MEDIUM JUNIPER. INORGANIC ROCK, GRAVEL, BOULDERS, ETC.
	HEDGES - HEIGHT VARIES - (MOST 3'± - HEIGHT) USED FOR SCREENING. DECIDUOUS PRIVETS, BARBERRY, EUONYMOUS, POTENTILLA, LILACS, FORSYTHIA. EVERGREENS PYRACANTHA, YEW.

* NOTE: TOTAL NUMBER OF STORAGE UNITS EQUALS 70 - 10'x10' (TYPICAL).

DEVELOPMENT SCHEDULE

DEVELOPER SHALL BEGIN CONSTRUCTION WITHIN ONE YEAR OF APPROVAL OF FINAL PLAN BY THE GRAND JUNCTION CITY COUNCIL

HIGH COUNTRY MINI STORAGE
GRAND JUNCTION, COLORADO
FINAL DEVELOPMENT AND LANDSCAPE PLAN

PARAGON ENGINEERING INC.

CHECKED	
DATE	3/17/82
SCALE	1"=10'

REVISIONS	BY

SHEET 1 OF 2 SHEETS

DD

Lincoln DeVore

1441 Motor
Grand Junction, Colo 81501
(303) 242-8968

March 25, 1982

John Bray
1047 Bookcliff
Grand Junction, Colorado 81501

Re: File No. 43079 J
Surficial Geology
High Country Storage
Grand Junction, Colorado

Gentlemen:

At your request, personnel from this office have conducted a ground reconnaissance of the on site geology in order to determine the general geologic constraints relating to construction on the site. Following are our findings:

The tract is located in the NW¼, of the SE¼, of the SW¼, of Section 23, R. 1W, T. 1S of the Ute Meridian.

The tract is located in the Grand Junction district and contains less than one acre.

Topographically, the site is sloping very slightly to the south, with an elevation of about 4660 feet above sea level over the entire site.

Geologically, the site is underlain by a dense deposit of gravels, cobbles, and boulders in a sandy matrix and overlies the Mancos Shale Dakota Sandstone contact. The Mancos Shale-Dakota Sandstone contact is expected to be 45 to 55 feet below the ground surface. These depths may vary and should be confirmed by a subsurface soils investigation.

1 of 2

H

The surface soils are soft and ground water levels are expected to be high and may present some problems for construction on the site. A subsurface investigation would provide the necessary soils profile and design parameters for this tract.

If any questions arise, or if we can be of further service, please do not hesitate to contact our office at your convenience.

Respectfully submitted,

LINCOLN-DeVORE TESTING LABORATORY, INC.

By: R. Kirk Lyons
R. Kirk Lyons
Staff Geologist

RKL/tb

Lincoln DeVore

1441 Motor
Grand Junction, Colo 81501
(303) 242-8968

March 26, 1982

John Bray
1047 Bookcliff
Grand Junction, CO 81501

Re: File No. 43079J
Scheduling of
Subsurface Soils Investigation
For High Country Storage
Grand Mesa Avenue and
Cannon Street
Grand Junction, Colorado

Gentlemen:

At your request, we have scheduled the necessary field exploration and testing to provide a report of the subsurface soil conditions at the above referenced site.

We anticipate that the necessary field work will be completed on Friday, March 26, 1982.

A completed report of the field exploration and laboratory testing including recommendations for foundation systems will follow within approximately 5 to 7 days.

If questions should arise or further information is required, please feel free to contact this office at any time.

Respectfully submitted,

LINCOLN-DeVORE TESTING LABORATORY, INC.

By: Walter E Vanderpool
Walter E. Vanderpool
Civil Engineer

WEV/jb

PARAGON ENGINEERING, INC.
2784 Crossroads Blvd., Suite 104
Grand Junction, Colorado 81501 (303) 243-8966

March 29, 1982

Grand Junction City Council
250 N 5th Street
Grand Junction, CO 81501

Re: High Country Storage - Revised Final Plan

Ladies & Gentlemen:

This parcel of land at the southeast corner of Grand Mesa Avenue and Cannon Street, Orchard Mesa Heights has been previously approved for a mini-storage use including a one single-family residence.

This petitioner has since acquired the property and wishes to develop in the same plan, that is, mini-storage units excluding the residence.

The petitioner is proposing the deeding of an additional right-of-way on Grand Mesa Avenue; and is requesting a vacation of a portion of Cannon Avenue as part of this development.

Respectfully submitted,

L. F. Hansen

L.F. Hansen
Planning Assistant

LFH:crl

Lincoln DeVore

1441 Motor
Grand Junction, Colo 81501
(303) 242-8968

April 14, 1982

John Bray
1047 Bookcliff
Grand Junction, CO 81501

RECEIVED
APR 21 1982
CITY - COUNTY
PLANNING DEPARTMENT

Re: File No. 43079J
Subsurface Soils Investigation
High Country Storage
Grand Mesa Avenue and
Cannon Street
Grand Junction, Colorado

Gentlemen:

As you requested, we have completed a subsurface soils investigation at the above referenced site to complement the information contained in our geologic hazard report letter dated March 25, 1982. The content of the current report is a summary of this investigation, including findings and recommendations. This report and the gologic hazard letter should be used together in evaluating structures and designing foundations at this site.

Although Lincoln-DeVore has not seen a set of construction drawings for the proposed storage buildings, we have assumed that they will be single-story, metal-framed and sided structures of conventional design for such mini-storage uses. Foundation loads for structures of this type are normally light to medium in magnitude, and they are usually constructed with free-floating, independent floor slabs on grade.

The topography and general geology of the site are discussed in the geologic study report mentioned above. Please refer to that letter for pertinent discussion. We would note that formational bedrock of either the Mancos Shale or Dakota Formations, was not found during this investigation and is believed to lie too deep to affect the performance of shallow foundations.

Borings, Laboratory Tests and Results

Two (2) test borings were placed on the site, at locations indicated on the attached Test Boring Location Diagram. These test borings were placed in such a manner as to obtain a reasonably good profile of the proposed construction site subsurface soils. Some variations were noted in the soil profile, but in general, the profile was found to be fairly

uniform, so that further test borings were not deemed necessary at this time. All test borings were advanced with a power-driven, continuous auger drill and samples were taken with the standard split-spoon sampler and by bulk methods.

The precise gradational and plasticity characteristics associated with the soils encountered during drilling can be found on the attached summary sheets. The representative number for each soil group is indicated in a small circle immediately below the sampling point on the Drilling Logs. The following discussion of the soil groups will be general in nature.

The soils profile found on this site can be broadly described as a two layer system. The upper 5 to 10 feet of the profile was found to be medium to high density alluvial deposits of fine-grained soils, either silty sand (Soil Type No. 1) or silty clay (Soil Type No. 2). Beneath this surface layer, the soils were found to consist of the typically-occurring dense granular river terrace, the matrix of which is also represented by Soil Type No. 1.

Soil Type No. 1 classified as a silty sand (SM) of fine to very coarse grain size. Soil Type No. 1 is found both near the surface and as the matrix of the underlying dense river terrace deposit. This soil is nonplastic and of moderate to high density. In themselves, these soils will have virtually no tendency to expand upon the addition of moisture nor to long-term consolidation under applied foundation stresses. Granular materials, such as these, do have a tendency to settle rapidly under the initial application of static foundation pressures. However, these settlements are characteristically fairly rapid in nature and should be virtually complete by the end of construction. In any event, if the allowable bearing values given in this report are not exceeded, and if recommendations pertaining to inspection, reinforcing, balancing and drainage are followed, it is felt that differential movement can be held to a tolerable magnitude. At shallow foundation depths across the site, these soils were found to have an average allowable bearing capacity on the order of 4000 psf. If necessary to the planned structure, shallow foundations extended to bear on the river terrace deposit could be designed for a maximum allowable pressure of 6000 psf.

Soil Type No. 2 classified as a silty clay (CL) of fine grain size. Soil Type No. 2 is plastic, of moderate water content and of moderate to high density. These soils have a mild to moderate tendency to expand upon the addition of moisture.

Swell pressures of up to 1000 psf have been recorded in this general area, for similar moisture and density conditions. While this magnitude of expansion should not be sufficient to affect the heavy structural members of the building, it can cause some movement beneath light structural members and floor slabs on grade. These soils will have a slight tendency to long-term consolidation under applied foundation pressures. However, if the allowable bearing values given are not exceeded, we feel that differential movement would be tolerable. This soil group was found to have an allowable bearing value on the order of 4000 psf maximum. A minimum contact pressure of 1000 psf should be maintained in order to resist the possible swell of these soils if they become very wet after construction.

No free water was encountered during drilling on this site. True free water should be fairly deep in this area, and hence, should not affect construction assuming that surface drainage is properly controlled.

Conclusions and Recommendations

Since the exact magnitude and nature of the foundation loads are not precisely known at the present time, the following recommendations must be somewhat general in nature. Any special loads or unusual design conditions should be reported to Lincoln-DeVore so that changes in these recommendations may be made, if necessary. However, based upon our analysis of the soil conditions and project characteristics previously outlined, the following recommendations are made.

It is recommended that a shallow foundation system consisting of continuous footings beneath all bearing walls and isolated spread footings beneath columns and other points of concentrated load, be used to transfer the weight of the proposed structure. Such a shallow foundation system may be designed on the basis of a maximum allowable bearing capacity of 4000 psf as an overall site average. As previously mentioned, a minimum pressure of 1000 psf will be required.

It should be noted that the term "footings" as used above includes the wall on grade or "no footing" type of foundation system. On this particular site, the use of a more conventional footing, the use of a "no footing", or the use of voids will depend entirely upon the foundation loads exerted by the structure. We would anticipate the use of isolated column footings and "no footing" foundations at most areas on this site.

Where a shallow foundation system is used, we would recommend that the contact stresses be balanced beneath the foundation components. Most buildings are invariably more heavily loaded on some walls and columns than on others. The amount of this variation may tend to be quite high. We would recommend that the size of the foundation component be varied in direct relationship to the actual load being carried, thus maintaining approximately the same pressure on the soil at all points. Using the criterion of dead load only, we would recommend that the contact stresses beneath the load bearing walls be balanced to within ±350 psf at all points beneath the foundation wall. Isolated interior column pads should be designed for pressures of about the same as the average of the pressures beneath the load bearing walls.

To help ensure that the structure moves more or less as a single unit rather than in a differential manner, we would recommend that all stem walls be supported by a grade beam capable of spanning at least 10 feet. This grade beam would apply to both interior and exterior load bearing walls. Such a grade beam should be horizontally reinforced continuously around the structure with no gaps or breaks in reinforcing steel unless they are specially designed. Beams should be reinforced at both the top and the bottom with the major reinforcement being equally distributed between the top and bottom of the section. All interior bearing walls should rest on a grade beam and foundation system of their own and should not be allowed to rest on a thickened slab section or "shovel" footing.

The bottom of all foundation components should rest a minimum of 1½ feet below finished grade or as required by the local building codes. Foundation components must not be placed on frozen soils.

All floor slabs on grade must be constructed to act independently of the other structural portions of the building. These floor slabs should contain deep construction or contraction joints to facilitate even breakage and to help minimize any unsightly cracking which could result from differential movement. Floor slabs on grade should be placed in sections no greater than 25 feet on a side. Prior to constructing slabs on grade, all existing topsoil and organics must be removed from the building interior. Likewise, all foundations must penetrate the topsoil layer.

Where floor slabs are used, they may be placed directly on grade or over a compacted gravel blanket of 4 to 6 inches in thickness. Under no circumstances should this gravel pad be allowed to act as a water trap beneath the floor slab.

A vapor barrier is recommended beneath any and all floor slabs on grade which will lie below the finished exterior ground surface. All fill placed beneath the interior floor slabs must be compacted to at least 90% of its maximum Proctor dry density, ASTM D-698.

Any interior, non-load bearing partitions which will be constructed to rest on the floor slab should be constructed with a minimum space of 1½ inches at either the top or bottom of the wall. The bottom of the wall would be the preferred location for this space. This space will allow for any future potential expansion of the subgrade soils and will prevent damage to the wall/or roof section above which could be caused by this movement.

If the interior floor slabs are to recieve heavy loads due to: a) Wheel loads due to industrial vehicles such as lift trucks and straddle carriers; b) concentrated static loads such as those exerted by posts of storage racks; c) distributed loads due to material stacked on the floor in storage bays, then the slabs must be designed in accordance with the PCA publication "Slab Thickness Design for Industrial Concrete Floors on Grade". For design purposes, the moderate density native soils of either type can be assumed to have a subgrade reaction value of at least 200 pci.

Adequate drainage must be provided in the foundation area both during and after construction to prevent the ponding of water. The ground surface around the building should be graded so that surface water will be carried quickly away from the structure. The minimum gradient within 10 feet of the building will depend upon surface landscaping. Bare or paved areas should maintain a minimum gradient of 2%, while landscaped areas should maintain a minimum gradient of 5%. Roof drains must be carried across all backfilled areas and discharged well away from the structure.

The existing drainage in the area must either be maintained or improved. Water should be drained away from the structures as rapidly as possible and should not be allowed to stand or pond in the area of the buildings. The surface drainage across the entire property must be carefully controlled to prevent infiltration and saturation of the foundation soils. All backfill around the buildings should be compacted to a minimum of 90% of its maximum Proctor dry density, ASTM D-698. Roof drains must be carried across all backfilled regions and discharged well away from the structure.

A subsurface peripheral drain, including an adequate gravel collector, sand filter and perforated drain pipe, should be constructed around the outside of the building at foundation level. Dry wells should not be used anywhere on this site. The discharge pipe should be given a free gravity outlet to the ground surface. If "daylight" is not available, a sealed sump and pump should be used.

No major difficulties are anticipated in the course of excavating into the surficial site soils that consist of moderate density clay, sand and gravel. Because some of these soils tend to cave from excavation sides, it is possible that some safety provisions such as the sloping or bracing of the sides of excavations over 5 feet deep could be necessary. Any such safety provisions should conform to reasonable industry safety practices and applicable OSHA regulations.

The soils on this site were found to contain sulfates in detrimental quantities. Therefore, a Type II Cement would be recommended in all concrete in contact with the soil. Under no circumstances should calcium chloride ever be added to a Type II Cement. In the event that Type II Cement is difficult to obtain, a Type I Cement may be used, but only if it is protected from the soils by an impermeable membrane.

The open foundation excavation must be inspected prior to the placing of forms and pouring of concrete to establish that adequate design bearing materials have been reached and that no debris, soft spots or areas of unusually low density are located within the foundation region. All fill placed below the foundations must be fully controlled and tested to ensure that adequate densification has occurred.

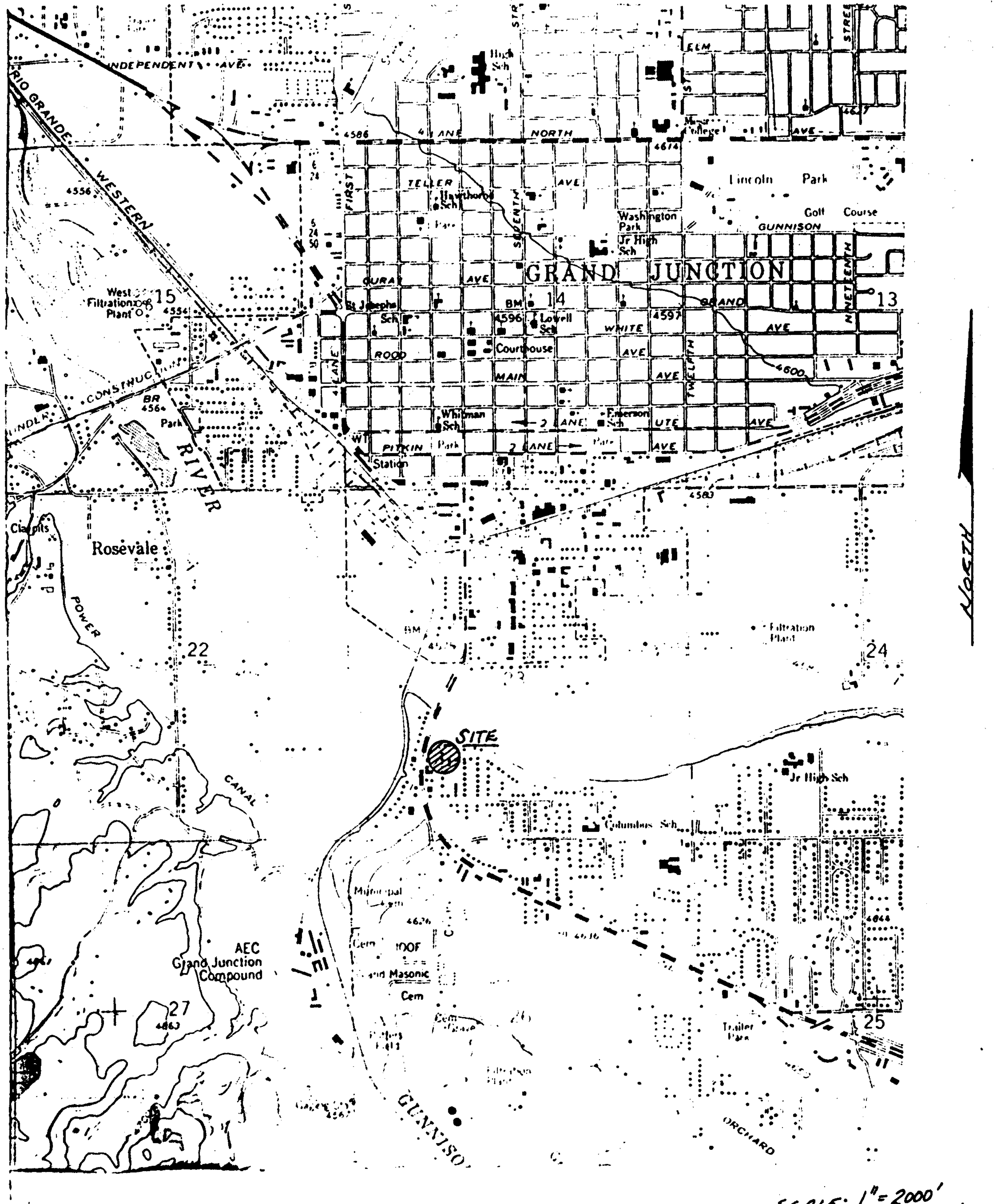
It is believed that all pertinent points concerning the subsurface soils on this site have been covered in this report. If soil types and conditions other than those outlined herein are noted during construction on the site, these should be reported to Lincoln-DeVore so that changes in recommendations can be made, if necessary. If questions arise or further information is required, please feel free to contact Lincoln-DeVore at any time.

Respectfully submitted,
LINCOLN-DeVORE TESTING LABORATORY, INC.

By: Gary M. Krzisnik

Gary M. Krzisnik, P.E.
Grand Junction Office

Reviewed by: Walter E. Vanderpool



SCALE: 1" = 2000'
LDTL No. 43079J
DATE: 4.12.82

43079 J

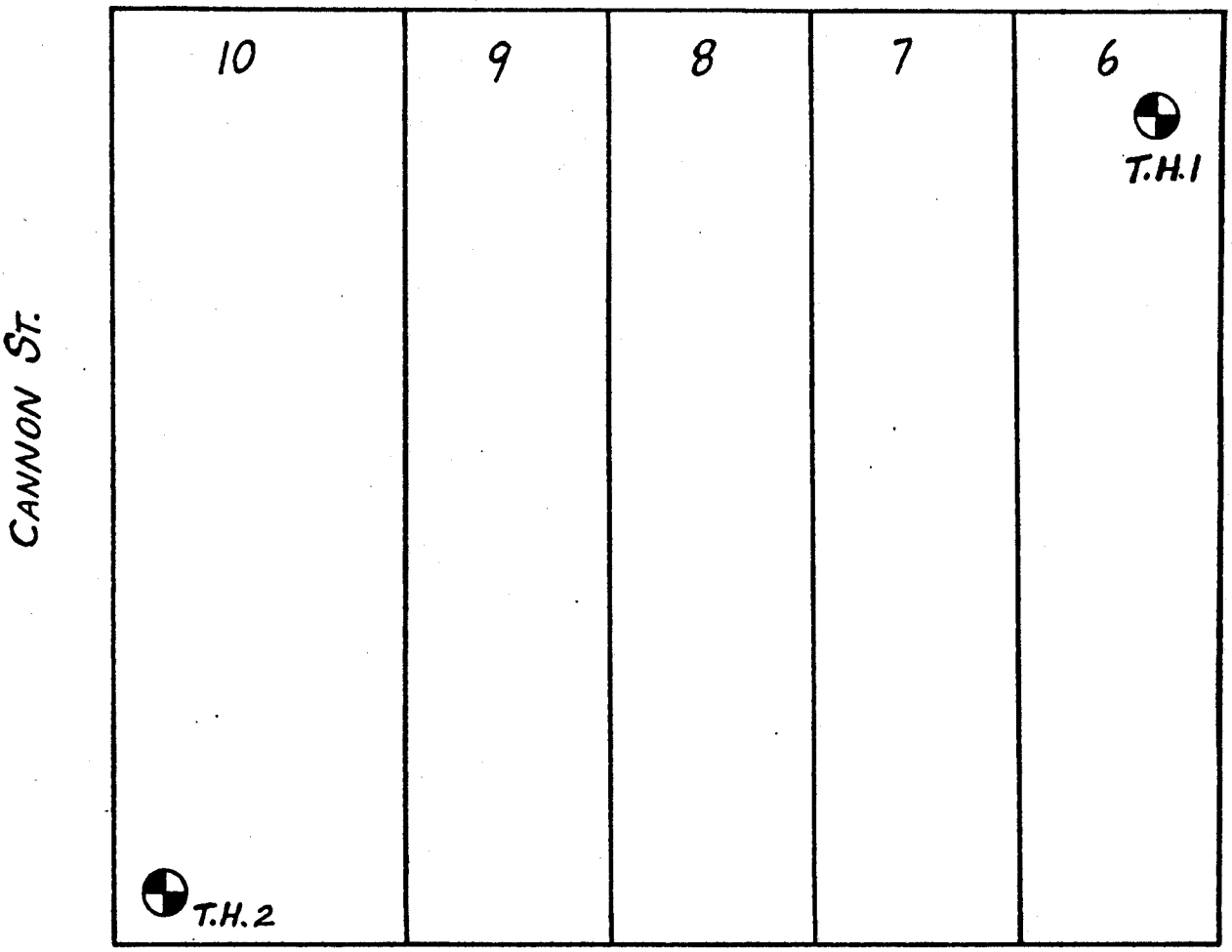
GENERAL SITE LOCATION - -HIGH

COUNTRY SQUARE - COR MESA AVE & COLUMBUS ST. G.J

LINCOLN DeVORE ENGINEERS-GEOLOGISTS

COLORADO: COLORADO SPRINGS, PUEBLO, GLENWOOD SPRINGS, GRAND JUNCTION, MONTROSE, WYOMING: ROCK SPRINGS

GRAND MESA AVE.



N

SCALE: 1" = 25'

43079J

TEST BORING LOCATION - .-HIGH
COUNTRY STORAGE - GR MESA AVE. & CANNON ST.

LINCOLN DeVORE ENGINEERS.

COLORADO: COLORADO SPRINGS, PUEBLO, GLENWOOD SPRINGS, GRAND JUNCTION, MONTROSE,

TEST HOLE NO.
TOP ELEVATION

T.H. 1

SM
SILT, SAND MATRIX, SOME GRAVEL, LOW SULFATE, STIFF

44/12
W_o = 6.8
①

~SAME~

W_o = 4.3%
①

COBBLES

REFUSAL @ 11'

T.H. 2

CL
CLAY, SILT, FINE, SULFATE

40/12
W_o = 15.8%
②

COBBLES

SM
SILT, SAND MATRIX, SOME GRAVEL, LOW SULFATE, STIFF

W_o = 5.7%
①

COBBLES

REFUSAL @ 10'

DEPTH IN FEET
5
10
15
20
25
30
35
40

DRILLING LOGS

LINCOLN DeVORE ENGINEERS · GEOLOGISTS

COLORADO: COLORADO SPRINGS, PUEBLO, GLENWOOD SPRINGS, GRAND JUNCTION, MONTROSE,
WYOMING: ROCK SPRINGS

Soil Sample SM

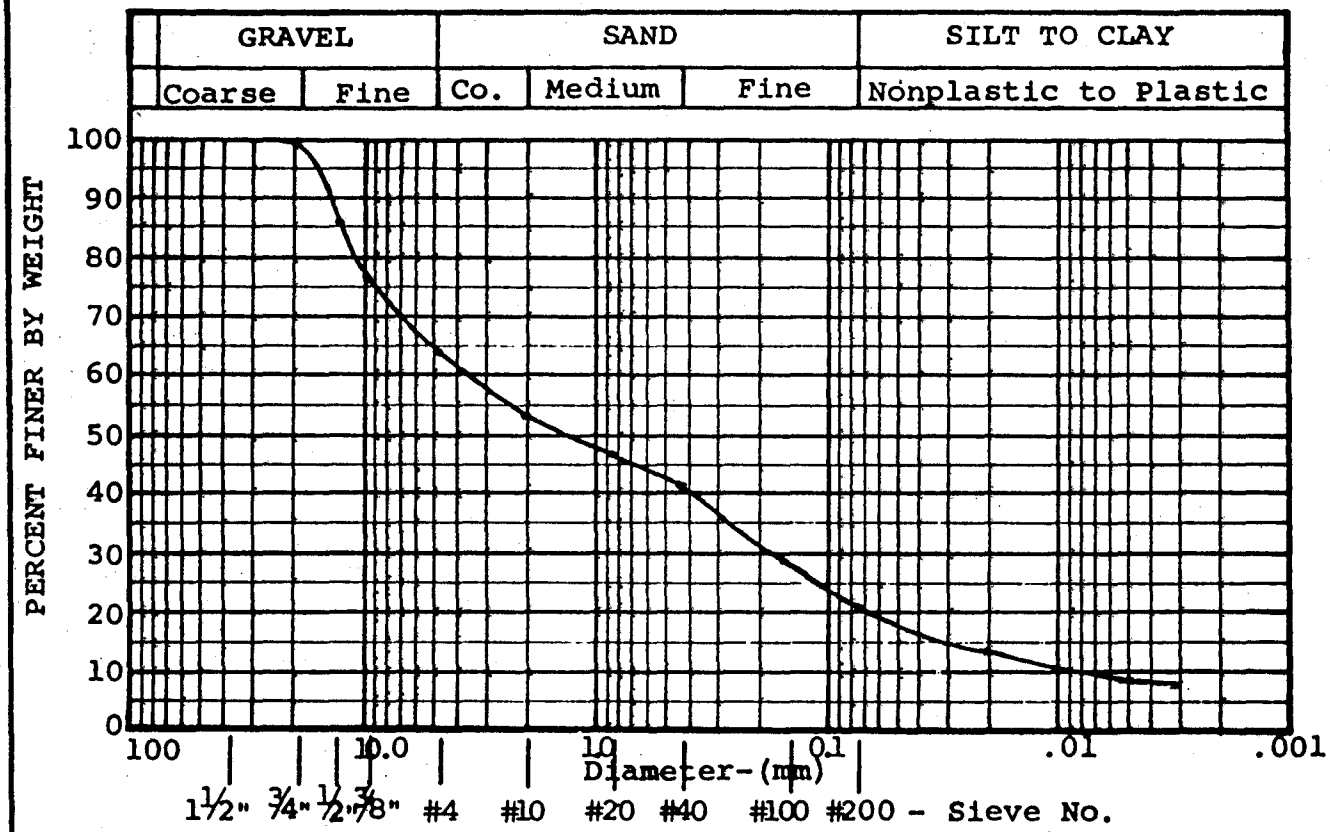
Test No. 43079J

Project GEO. HAZ. STU. - HIGH COUNTRY LOCATION

Date 4.5.82

Sample Location

Test by D.H.



Sample No. 1

Specific Gravity

Moisture Content

Effective Size 0.008

Cu ~ 437

Cc ~ 1.2

Fineness Modulus

L.L. % P.I. %

BEARING psf

Sieve Size	% Passing
1 1/2"	
1"	
3/4"	100
1/2"	85.9
3/8"	77.6
4	63.4
10	53.7
20	47.1
40	42.0
100	29.1
200	20.4
0200	14.3
.005	9.2

Sulfates 50 ppm

GRAIN SIZE ANALYSIS

LINCOLN-DeVORE TESTING LABORATORY
COLORADO SPRINGS, COLORADO

SUMMARY SHEET

Soil Sample CL — Test No. 43079J

Location GEO. HAZ. - HIGH COUNTRY STORAGE — Date 4.5.82

Boring No. _____ Depth _____

Sample No. SOIL TYPE II — Test by D.H.

Natural Water Content (w) _____ %

Specific Gravity (Gs) _____ In Place Density (γ_o) _____ pcf

SIEVE ANALYSIS:

Sieve No.	% Passing
1 1/2"	
1"	
3/4"	100
1/2"	92.2
4	92.2
10	91.6
20	90.6
40	87.7
100	71.3
200	51.2

HYDROMETER ANALYSIS:

Grain size (mm)	%
0.02	47.4
0.005	40.3

Plastic Limit P.L. 16.1 %

Liquid Limit L. L. 36.7 %

Plasticity Index P.I. 20.6 %

Shrinkage Limit _____ %

Flow Index _____

Shrinkage Ratio _____ %

Volumetric Change _____ %

Lineal Shrinkage _____ %

MOISTURE DENSITY: ASTM METHOD

Optimum Moisture Content - w_o _____ %

Maximum Dry Density - γ_d _____ pcf

California Bearing Ratio (av) _____ %

Swell: _____ Days _____ %

Swell against _____ psf Wo gain _____ %

BEARING:

Housel Penetrometer (av) _____ psf

Unconfined Compression (qu) _____ psf

Plate Bearing: _____ psf

Inches Settlement _____

Consolidation % under psf

PERMEABILITY:

K (at 20°C) _____

Void Ratio _____

Sulfates 50 ppm.

SOIL ANALYSIS

LINCOLN-DeVORE TESTING LABORATORY
COLORADO SPRINGS, COLORADO

REVIEW SHEET SUMMARY

FILE NO. 27-82 TITLE HEADING High Country Storage DUE DATE 6/11/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Jack Williams John Bray. Location:

Southeast corner of Cannon Street and Grand Mesa Avenue. A request for an amended final plan on approximately .37 acres in a planned business zone. Consideration of amended final plan.

PETITIONER ADDRESS ~~1047 Bookcliff Avenue~~ c/o Bray+Co. 1015 N. 7th St. GJ. CO. 81501

ENGINEER Paragon Engineering

DATE REC.	AGENCY	COMMENTS
6/8/82	City Utilities	None
6/9/82	Planning Staff Comments	NOTE: ROW vacation already received approval by GJPC. 1. This project addresses many of the previous issues regarding the alleyway. It looks better. 2. All previous review comments need to be resolved. 3. Neighborhood raised the issue of drainage. Would prefer it be resolved prior to public hearing - not to construction so all parties can be satisfied, as per GJPC minutes and motion. 4. Will all previous response comments still be adhered to? If so - ok. If not, please indicate. 5. Surface driveways to be dust-free, pavement preferred. 6. Will there be any buffering, screeing etc. proposed to help mitigate the effects of the business to the residential.
6/11/82	G.J. Fire	This office has no objections to this revised final plan. Fire Protection appears adequate at this time.
6/11/82	Trans. Engr.	No comments.
6/14/82	City Engineer	Curb, gutter and sidewalk and street pavement widening should be installed by petitioner to City standards. A permit must be obtained from my office for that work and will require an engineered drawing showing specific dimensions and grades. As previously commented, the driveway entrances shown are not acceptable and must conform to City Standard Drawing ST-1. Does this property have any responsibility toward paving 1/2 of the alley? Right of way re-definition by way of vacation and dedication documentation should be recorded. I request copies of those recordings.

Summary Mailed 6/14/82

7/9/82 GJPC MINUTES OF 6/29/82

MOTION: (COMMISSIONER DUNIVENT) "ON FILE #27-82 HIGH COUNTRY STORAGE--AMENDED FINAL PLAN, I RECOMMEND WE FORWARD TO CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL, INCORPORATING ALL CONCERNS OF STAFF AND PLANNING COMMISSION.

COMMISSIONER TRANSMEIER SECONDED THE MOTION. CHAIRWOMAN QUIMBY REPEATED THE MOTION, CALLED FOR A VOTE AND THE MOTION CARRIED UNANIMOUSLY, 6-0.

REVIEW SHEET SUMMARY

FILE NO. 27-82 TITLE HEADING High Country Storage/ROW Vacation DUE DATE 4/12/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: John Bray. Location: Southeast corner of Cannon Street and Grand Mesa Avenue. A request for a revised final plan on .37 acres in a planned business zone. Consideration of revised final plan.

A request to vacate a right of way at the southeast corner of Cannon Street and Grand Mesa Avenue.

PETITIONER ADDRESS 2784 Crossroads Blvd.

ENGINEER Paragon

DATE REC.	AGENCY	COMMENTS
4/13/82	City Fire	This office has no objections to the final plan and vacation. Fire protection appears to be adequate at this time with the relocation of the fire hydrants as shown on the plans.
4/12/82	Trans. Engineer	Landscaping or fences should not restrict sight distances at any corners. By building the storage units right up to the alley, patrons are forced to use the public alley for traffic circulation for private property. This also creates blind corners at the alley.
4/12/82	City Engineer	Street right of ways shown are appropriate except that a 20 ft. radius should be dedicated on the corner of Cannon and Grand Mesa. Curb, gutter and sidewalk should be installed by the petitioner in accordance with city standards. The driveway and alley aprons shown are not city-standards. Engineered plans for curb, gutter and sidewalk and alley paving including grades should be submitted to me for review and approved prior to construction. Improvements agreement should include curb, gutter and sidewalk and street and alley paving.
4/9/82	City Utilities	None
4/9/82	O.M. Irrigation	No exception.
4/9/82	Mountian Bell	No requests.
4/13/82	Planning Staff Comments	1. This is a better plan than previously approved. 2. Is there any screening intended on the east property line? If there is neighboring property, owners should be in agreement. 3. Does the petitioner own the property south of the alley where a 6' fence is being proposed? 4. On the NW corner of Grand Mesa Ave. and Cannon St. the proposed landscaping should be approved by the appropriate agency to assure visibility for vehicular movement. 5. How will the landscaping be maintained? 6. Is any signage intended? If so it shall be submitted in detail. 7. Project must obtain building permit within 1 year of final approval or be scheduled for a rehearing. 8. Alley-way should be paved in accordance to city standards. 9. Drainage should be approved by the appropriate agency.

4/16/82 Late - City Parks P.S. Co.

DATE REC.	AGENCY	COMMENTS
5/6/82	GJPC Minutes of 4/27/82	MOTION: (COMMISSIONER ROSS TRANSMEIER) "ON ITEM #27-82, HIGH COUNTRY STORAGE, REVISED FINAL PLAN, I MAKE THE RECOMMENDATION WE FORWARD THIS TO CITY COUNCIL WITH RECOMMENDATION OF DENIAL ON THE GROUNDS THAT ALL TECHNICAL ITEMS HAVE NOT BEEN ASNWERED, SUCH AS DRAINAGE, WHETHER OR NOT CURB AND GUTTER SHOULD BE SUPPLIED, LOCATION OF FENCE ACROSS AND ON CITY PROPERTY ON THE ALLEY, AND OTHER STAFF COMMENTS, INCLUDING ACCESS AND EGRESS ONTO THE ALLEY." COMMISSIONER O'DWYER SECONDED THE MOTION. CHAIRMAN LITLE REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED UNANIMOUSLY. MOTION: (COMMISSIONER SUSAN RINKER) "MR. CHAIRMAN, ON FILE #27-82, RIGHT OF WAY VACATION, SOUTHEAST CORNER OF CANON AND GRAND MESA AVENUE, I MOVE THAT WE FORWARD TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL ON CONSIDERATION OF RIGHT OF WAY VACATION." THE MOTION WAS SECONDED BY COMMISSIONER DUNIVENT. CHAIRMAN LITLE CANNED FOR A VOTE AND THE MOTION CARRIED 4-1 (WITH COMMISSIONER O'DWYER ABSTAINING).

April 23, 1982

RESPONSE TO REVIEW SHEET COMMENTS

File No.: 27-82
Item: High Country Storage
Phase: Revised Final Plan

Agency	Response
City Fire	Indicated no objection to final plan and accompanying vacation. Also indicated fire protection appears adequate with relocation of fire hydrants.
Transportation Engineer	Landscaping and fences shall be of a nature that site distance at the entrances shall not be impaired, in accordance with the City of Grand Junction Roadway Standards. While this proposal does include using a public roadway for access to this project, that alleyway shall be paved and improved to City Standards.
City Engineer	Indicated street rights-of-way are appropriate. A 20' radius at the corner of Cannon and Grand Mesa can be dedicated. The curb,gutter and sidewalk, alley improvements and driveway and alley aprons shall be to City Standards. All engineered design plans shall be submitted to the City Engineer for construction approval at the appropriate time. The improvements agreement has been revised to include these public improvements.
City Utilities	Indicated no comment.
Orchard Mesa Irrigation	Indicated no exception.
Mountain Bell	Indicated they had no requests for easements.
Planning Staff	1. Indicated this was a better plan than that previously approved. 2. The building proposed along the east property line shall be an effective visual barrier.

Planning Staff

3. The petitioner does not own the property on the south side of the alley. The 6' fence is being proposed on the south right-of-way of the alley.

4. Landscaping at all corners and intersections shall be of a nature that sight distance will not be impaired.

5. It will be necessary for the developer to hire a part-time maintenance person for not only the landscaping, but also to keep the driveway areas in a clean and passible situation.

6. A detail of the signage shall be prepared; it shall be a fairly small metal sign and shall be lighted.

7. The project shall obtain a building permit within one year of approval or be scheduled for rehearing.

18. The alley improvements shown are to City Standards.

19. Plans for drainage disposal shall be submitted to the City Engineer for his review prior to the construction of public improvements on Grand Mesa Avenue, Cannon Avenue, and the alley.

CITY - COUNTY PLANNING
grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501
(303) 244-1628

February 13, 1984

TO: All Owners/Petitioners

FROM: Grand Junction Planning Commission
Grand Junction Planning Department

RE: Enforcement of Development Schedules

Enforcement of development schedules of previously approved projects is an on-going concern for the City of Grand Junction. The City Planning Commission will be having their annual Extension/Reversion public hearing on Tuesday, March 20, 1984 at 7:00 p.m. in the City/County Auditorium, 520 Rood Avenue, Grand Junction, Colorado. You or your representative must be present.

By using the timeframes expected for development, the City is able to anticipate the needs for public services and improvements to provide service for these projects and surrounding areas. The City can also schedule those capital improvements required to be completed in conjunction with the project development itself.

The hearing will not be a re-review of the project for technical issues. It will be a discussion of anticipated timeframes for project buildout, and the likelihood of the project itself. Any project discussed without the Owner/Petitioner or representative present at the special hearing will be automatically recommended for reversion.

If an extension is requested by the Owner/Petitioner, the Grand Junction Planning Commission may grant an extension for one year. If the Owner/Petitioner requests a reversion, the Grand Junction Planning Commission will recommend reversion of that project and/or zone.

Enclosed is your project violation of the Grand Junction Zoning and Development Code. Also enclosed is the required submittal information for the Grand Junction Planning Commission to review.

We appreciate your continued cooperation in this process.

If you have any questions, please contact the City Planning Department at 244-1628.

Thank you.

BG/tt

Enclosures

This is to inform you that your project File # 27-82

Project Name High Country Storage

approved on 7/21/82 by the Grand Junction City Council,

is now in violation of the Grand Junction Zoning and Development Code.

It violates the development schedule process as indicated below:

____	Sec. 7-5-7 (Prel. & Final Plan)	Enforcement of the Development Schedule and Procedures for Reversion. If the owner or owners of property in the PD have failed to meet a mutually-approved development schedule, failed to submit a preliminary or final plan within the agreed-upon period of time, or failed to obtain an extension, the Planning Commission may initiate action to withdraw approval of the Planned Development. This action shall consist of a formal recommendation for reversion to the prior zone, to be deliberated at a public meeting for which the property was signed and abutting property owners notified. This public meeting shall not be an advertised public hearing. The Commission's recommendation shall then be forwarded to the Governing Body. After holding an advertised public hearing, the Governing Body may extend the limits of the development schedule or withdraw the Planned Zone designation, in which case the land will revert to its previous zoning.

The Grand Junction Planning Commission is requiring the following information to be provided to this department a minimum of ten (10) days prior to the Special Public Hearing on March 20, 1984.*

Eight (8) copies of:

a) Location, current property owner, and representative if applicable.

b) Brief discussion of current status of the approved project. This should include the feasibility, likelihood of buildout, or anticipated changes to the approved plan.

c) Development schedule anticipated for completion of next phase or buildout:

d) Any work completed to date on the project to fulfill the next development process requirements. (i.e. if final approval, when is plat to be recorded, or if preliminary approval, when is final plan to be submitted?)

e) Extension requested (one year maximum).

* Any packets not received or received after this date may result in automatic reversion.

BRAY & CO.
REALTORS

1015 NORTH 7TH STREET • GRAND JUNCTION, COLORADO 81501 • PHONE 242-3647

March 7, 1984

Grand Junction Planning Commission

Dear Sirs:

This is in response to your letter of February 13, 1984 in regards to extension/reversion public hearing on Tuesday, March 20, 1984.

#1 - Location - 5 lots on top of Fifth Street Hill on Grand Mesa Avenue. Address is approximately 535 Grand Mesa Avenue. Owners are W.R. Bray and Jack Williams. (High Country Storage)

#2 - Status - Still vacant ground zoned as a PUD for 70 mini-storage units. Soil contraction tests have been made. Engineers and architects plans are completed. Due to economic conditions the project has been put on hold. The final plat has been approved.

#3 - We request an extension of one year to further enhance the success of the project.

Best regards,

W.R. Bray

Jack Williams (present)

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT

MAR 0 3 1984

Development Department

CITY - COUNTY PLANNING
grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501
(303) 244-1628

TO: All Petitioners

FROM: City Planning Dept./Grand Jct. Planning Commission

DATE: March 26, 1984

RE: Extension Requests

A public hearing of the Grand Junction Planning Commission was held on March 20, 1984 to recommend extension requests to all those Petitioners requesting one.

Your project # 27-82 was granted an extension until April 1, 1985.

We appreciate your response and time in helping us with these items. It will benefit the City in dealing with future improvements. Enclosed please find a copy of the minutes of those hearings.

Good luck on your projects and we will be in touch next year.

Thanks again.

BG/tt

Enclosure
√file

OFF ACTION SHEET

Acres _____
Units _____
Density _____

vacation

File No. _____
Zone _____
Tax Parcel Number _____

Activity Vacation of a Right-of-Way
Phase _____
Common Location Part of Cannon St., South of Grand Mesa Ave.

Date Submitted 4/1/82 Date Mailed Out 4/2/82 Date Posted _____

10 day Review Period Return by 4/12/82 MCC Information Sent _____

Date Adjacent Property Owners Notified of MCPC/GJPC _____ Date Adjacent Property Owners Notitfied of MCC/CIC _____

review agencies	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG
● Development Dept.	●																							●					●			●	
○ County Road	●																							●					●				
○ County Health	●																							●					●				
○ County Surveyor	●																							●					●				
○ County Parks/Recreation	●																							●					●				
○ County Engineer	●																							●					●				
● Transportation Engineer	●																							●					●				
● City Engineer 2 sets	●																							●					●				
● City Utilities	●																							●					●				
○ City Parks/Recreation	●																							●					●				
○ City Police Dept.																								●					●				
○ County Sheriff																								●					●				
○ Floodplain Administration																								●					●				
○ Comprehensive Planning																								●					●				
○ G.J. Dept. of Energy																								●					●				
● Fire City	●																							●					●				
● Irrigation C. M.	●																							●					●				
○ Drainage _____	●																							●					●				
○ Water (Ute, Clifton)	●																							●					●				
○ Sewer _____	●																							●					●				
○ G.V. Rural Power																								●					●				
● Mountain Bell																								●					●				
● Public Service (2 sets)																								●					●				
○ Soil Conservation																								●					●				
○ State Highway Dept.																								●					●				
○ State Geological																								●					●				
○ State Health Dept.																								●					●				
○ Transamerica																								●					●				
○ Water & Power Resources																								●					●				
○ Mack, Loma, Mesa, Collbran, Fruita, Palisade, Grand Jct.																								●					●				
○ OTHER: _____																								●			●		●				
● PLANNING COMMISSION 7																								●			●		●				
● CIC/ 9																								●			●		●				
○ client																										●							
totals																								12		2			29				

BOARDS DATE

STAFF Full payment & submittal

Open Space Dedication (acreage) _____ 5% O. S. Fee Required $_____ Paid Receipt # _____

Recording Fee Required $_____ Paid (Date) _____ Date Recorded _____

Date Resolution Mailed _____

Pre-application Fee Receipt No. _____

City County Development Department

ACTION SHEET

Acres .31
Units ______
Density ______

REVISED ~~rezone &~~ final plan

File No #427-82
Zone PB
Tax Parcel Number 2945-233-09-001

Activity AMENDED FINAL PLAN Hi Ctry Storage
Phase ______ Fee: Final Plan - 180
Common Location S.E. Corner of Grand Mesa & Cannon / Vacation 75

Date Submitted 4/1/82 Date Mailed Out 4/2/82 Date Posted 4/10/82 called 4/14 called 6/15 55

10 day Review Period Return by 4/12/82 MCC Information Sent 5/18/82

Date Adjacent Property Owners Notified of MCPC/GJPC ______ Date Adjacent Property Owners Notified of MCC/CIC ______

review agencies

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z AA BB CC DD EE FF GG

- Development Dept.
- County Road
- County Health
- County Surveyor (AMC)
- County Parks/Recreation
- County Engineer
- Transportation Engineer
- City Engineer 2 sets
- City Utilities
- City Parks/Recreation
- City Police Dept.
- County Sheriff
- Floodplain Administration
- Comprehensive Planning (AMC)
- G.J. Dept. of Energy
- Fire CITY
- Irrigation O.M.
- Drainage
- Water (Ute, Clifton)
- Sewer
- G.V. Rural Power
- Mountain Bell
- Public Service (2 sets)
- Soil Conservation
- State Highway Dept.
- State Geological
- State Health Dept.
- Transamerica
- Water & Power Resources
- Mack, Loma, Mesa, Collbran, Fruita, Palisade, Grand Jct.
- OTHER: (12)
- PLANNING COMMISSION 7 (16)
- CIC/~~MCC~~ 9

totals 29 13 13 2 4 5 2 19 6 3 7 6 4 2 2 2 13 23 2 2

BOARDS

	DATE	
		Final Plan ?
GJPC	4/27/82	Denied due to alleyway use, fence, drainage, curb, gutter in question
		ROW Vacation - Appr.
CC	5/19/82	CC ~~...~~ sent back to GJPC for re-review. (plan only)
		No action taken on ROW Vac.
GJPC	6/29/82	Appr. per staff & PC comments construction to begin Fall '82
CC	7/21/82	Appr CA (ROW & Plan)
GJPC	3/20/84	REC. EXTENSION TO April 1ST 1985
CIC	4/18/84	Appr " " " "

STAFF

Full payment @ submittal
See file # 90-77
4/19/82 talked with Red will pick up sign by 10:00 K.L.
4/19/82: Red brought in final & Soil Rpt. (in file →)
6/2/82 Sent out revised final & drainage.

Open Space Dedication (acreage) ______ 5% O. S. Fee Required $ ______ Paid Receipt # ______
Recording Fee Required $ ______ Paid (Date) ______ Date Recorded ______
Date Resolution Mailed ______
Pre-application Fee Receipt No. ______

City County Development Department

GJPC 4/30/85 rec. 1 year extension