Table of Contents

File 1982-0031 Project Name: Horizon Park Plaza – Development in HO-Office Building
Date 6/12/02

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
		***Final reports for drainage and soils (geotechnical reports)**
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		***Consolidated review comments list**
		***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		Peak Demand – Data Sheet
X	X	Review Sheet Summary	X		Landscape Plan
X		Review Sheets	X		Elevation Map
X	X	Planning Commission Minutes - ** - 4/27/82, 5/25/82	X		Location and Vicinity Map
X		Development Application – 3/3/82	X		Site Plan – (to be scanned)
X	X	Impact Statement			
X		Subdivision Summary Form – 4/1/82			
X		Appraisal from Land Title Guarantee Company			
X	X	Soil and Foundation Investigation from Chen and Associates – 3/16/82			
X		Gamma Radiation Survey From – 3/82 - no tailings			
X		Easement between Walker Field and Horizon Park Company – 2/5/86			
X		Public Notice Posting – 4/15/82			
X	X	Drainage Report – 3/30/82			
X		Subdivision Summary From - 4/1/82			

(Check One)
● CITY
○ COUNTY

Date Received 4-1-82
Received By Alex

Development APPLICATION

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described on the attached legal description form do hereby:

subdivision plan

Request to subdivide _____ acres. This application is for _____ plan approval.
(OUTLINE DEVELOPMENT/PRELIMINARY/FINAL)

This development is known as _____

and its common location is _____

rezone

Petition and request an amendment to the zoning map of _____ from _____ to _____.
(GRAND JUNCTION OR MESA COUNTY) (ZONE) (ZONE)

This property contains _____ acres.

conditional use, bulk

Petition and request a Bulk Development
(CONDITIONAL USE OR BULK DEVELOPMENT)

for a Three Story Speculative Office Building
(DESCRIBE THE TYPE OF USE)

in the H.O. zoning district, County of Mesa. This development request involves the use of 2.850 acres.

vacation

Petition for the vacation of an _____
(ROAD/R.O.W./ALLEY/EASEMENT)

Indicate Primary Contact Person for Correspondence: (Check appropriate ○ below)

PROPERTY OWNER ○	DEVELOPER ○	REPRESENTATIVE ●
Horizon Park Company	Horizon Park Company	B. Alan Pasqua - architect
NAME	NAME	Slack Pasqua Assoc. Inc.
80202	80202	NAME
1660 17th Street Denver, CO	1660 17th Street Denver, CO	Denver, CO 80231
ADDRESS	ADDRESS	7555 E. Hampden Ave. #100
(303) 629-5121	(303) 629-5121	ADDRESS
BUSINESS PHONE	BUSINESS PHONE	(303) 695-0411
		BUSINESS PHONE

Sam Brown 399-2964 for general problems

NOTE: Legal property owner is owner of record on date of submittal.

WE HEREBY ACKNOWLEDGE *that we have familiarized ourselves with the rules and the regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of this application and the review sheet comments.* WE RECOGNIZE *that we ourselves, or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover re-scheduling expenses before it can again be placed on the agenda.*

B. Alan Pasqua — 30 March 1982
SIGNATURE OF PERSON COMPLETING APPLICATION — DATE

Stephen Dee — 31 March 1982
SIGNATURE(S) OF PROPERTY OWNER(S) — DATE
(Attach additional sheets if necessary)

City
County
Development
Department

HORIZON PARK OFFICE BUILDING
IMPACT STATEMENT

LOCATION

The proposed project is a speculative office building and associated site development located in Horizon Park Plaza, Grand Junction, Colorado.

PROJECT DESCRIPTION

The office building is a three story structure of approximately 66,000 gross square feet.

Major exterior materials one brick veneer with anodized aluminum window wall and tinted glass.

The parking area will accommodate 220 automobiles resulting in a ratio of 1 parking space for each 300 gross square feet of building area.

The site will be fully landscaped and provided with an automatic irrigation system.

ADJACENT LAND USE

The site as well as the surrounding area is zoned H.O. The adjacent land use is as follows:

North:	The Government Highline Canal runs parallel to the north property line with undeveloped land to the north of the canal.
East:	Vetinary Clinic
South:	Three Story Office Building
West:	Two Story Motel

UTILITIES

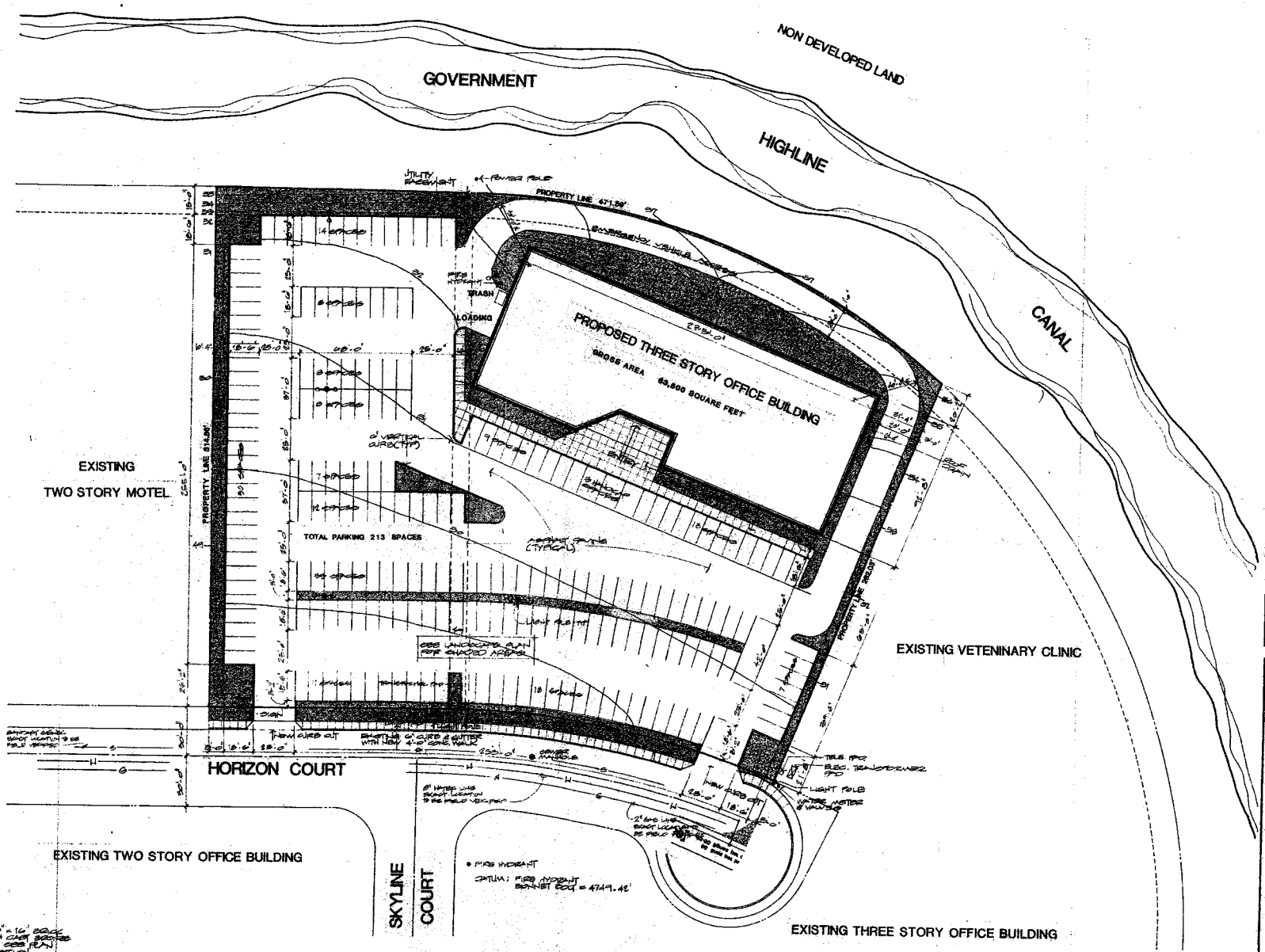
All utilities will run below grade and connect to the city systems. Anticipated water usage is approximately 16,700 gallons per day with a peak demand of 120 gallons per minute. Estimated sewage disposal is 16,700 gallons per day.

TRAFFIC

The site is located on Horizon Court with access from Horizon Drive. 1981 figures from the Grand Junction Traffic Engineering Department indicate a flow of 11,380 cars in a 24 hour period on Horizon Drive. We anticipate the additional traffic flow generated by the proposed project to have an extremely minor effect on the above stated traffic level.

DEVELOPMENT SCHEDULE

Construction will commence immediately upon city approval and completion is scheduled in January of 1983.



SITE SIGNAGE

SITE PLAN

HORIZON PARK OFFICE BUILDING

A DEVELOPMENT BY

HORIZON PARK COMPANY

date
proj no
drawn
checked
revisions

Slack Pasqua Associates Inc

Architecture Planning Interior Design

chen and associates
CONSULTING GEOTECHNICAL ENGINEERS
5060 RD. 154 GLENWOOD SPRINGS,COLORADO 81601 303/945-7458

SOIL AND FOUNDATION INVESTIGATION
PROPOSED HORIZON PARK OFFICE BUILDING
HORIZON COURT, GRAND JUNCTION, COLORADO

Prepared For:

Mr. Steve Owen
1660 17th St. Suite 450
Denver, CO 80202

Job No. 23,740

March 16, 1982

TABLE OF CONTENTS

CONCLUSIONS

The proposed structure should be founded on straight shaft piers drilled into the underlying claystone bedrock and designed for a maximum end bearing pressure of 20,000 psf, a skin friction of 2000 psf and a minimum dead load pressure of 10,000 psf with design details and precautions as discussed below.

SCOPE

This report presents the results of a soil and foundation investigation for the proposed Horizon Park Office Building to be constructed on Horizon Court, Grand Junction, Colorado. The general site and subsoil conditions, recommended foundation type and allowable bearing pressures together with other soil related design and construction details are discussed herein.

PROPOSED CONSTRUCTION

The proposed development will consist of a 3-story office building and surface parking situated on the lot as shown on Figure 1. The structure will be of steel column and beam construction supporting bar joist floor and roof systems. Perimeter walls will be brick veneer and an interior concrete elevator core will be utilized to resist shear loading. Floor will be slab-on-grade constructed near to slightly above existing ground surface at the front of the building. Foundation loadings are assumed to be moderate on the order of 150 kip maximum per column.

If building design or grading plans change significantly from those described above, we should be notified for review of recommendations presented herein.

SITE CONDITIONS

At the time of our field work, the site was vacant and covered with grass, weeds and dead brush. The site appeared to have been rough graded, consisting of shallow stripping and shallow fill placement. A concentrated area of end-dumped piles consisting of miscellaneous debris and soil was existent near the front and central portion of the site. To the rear of the lot, adjacent the building area, was an approximate 4 foot high earthen berm which separated the site from an irrigation canal. The canal is about 50 feet wide and 10 to 15 feet deep and had a minor flow at the time of our site visit. Within the development site, the ground surface was relatively flat and sloped down gently towards the west with approximately 10 feet of elevation differential existing across the site. Lots adjacent to the site are developed.

SUBSOIL CONDITIONS

The general subsoil conditions within the proposed development area were investigated by drilling 4 exploratory holes within the building area and 3 shallow holes within the proposed pavement areas. Location of the test holes are shown on Figure 1. Graphic logs of the subsoil profiles encountered at the holes are shown on Figure 2. As indicated by the logs, the subsoil profile is erratic and consists of slightly sandy clays and silts overlying medium hard to hard claystone bedrock. Depth to bedrock was erratic and encountered at 2 to 29 feet below existing ground surface. The silts and clays are relatively dry and stiff within the upper 4 to 6 feet and become soft below free water level encountered at approximate depth 9 to 12 feet. Results of swell-consolidation

tests, presented on Figures 4 through 6, indicate the upper silts and clays to be moderately to highly compressible upon loading and wetting. A test on the underlying bedrock, Figure 6, indicates a relatively low volume change potential. Some of the claystone bedrock would also be expected to exhibit a low swell potential.

FOUNDATION RECOMMENDATIONS

Several types of foundation systems have been considered for support of the proposed structure. These include, spread footings, driven piles and drilled piers. Lightly loaded spread foundations placed on the upper desiccated silts and clays would be a suitable type foundation; however, the risk of foundation settlement would be relatively high and also require the use of large foundation pads. Piles driven to refusal in the underlying bedrock are not recommended due to shallow bedrock depth (less than 15 feet). Considering the subsoil conditions and structural requirements, we recommend the use of straight shaft piers drilled into the underlying bedrock for support of the structure. This type foundation will have the advantage of providing a relatively high load capacity on a single pier and provide a low settlement potential. The following design and construction details should be observed for a drilled pier foundation:

(1) Piers should be designed for a maximum end bearing pressure of 20,000 psf and a skin friction of 2000 psf for that portion of the pier in bedrock.

(2) All piers should be designed for a minimum dead load pressure of 10,000 psf based on pier end area only.

(3) All piers should penetrate a minimum of 5 feet into the unweathered bedrock (darkened portion of Logs of Exploratory Holes, Fig. 2) If minimum dead load pressure cannot be obtained, penetration should be increased an additional 2 feet.

(4) Piers should have a minimum length of 15 feet.

(5) Piers should be reinforced their full length with at least two #5 bars to resist tension.

(6) A void space is not required in soil covered areas. Where bedrock is encountered within about 3 feet of the top of pier, a minimum 4-inch void should be provided beneath the grade beams to prevent potential uplift forces on the grade beam.

(7) Pier holes should be properly cleaned and dewatered prior to concrete placement. Free water and relatively soft soils were encountered at the test holes and casing will be required. The upper portion of bedrock appears to be fractured and broken and some seepage may be experienced within this layer. In no case should concrete be placed in more than 2 inches of water.

FLOOR SLABS

The upper natural soils other than any existing fill and topsoil are suitable to support slab-on-grade construction. The deeper wet clays encountered at the site are highly compressible and there is a risk of settlement if significant surcharge was applied across a large portion of the building area. Therefore, we recommend that finished floor level be placed as close as possible to existing ground surface. Some of the claystone bedrock may possess a swell potential and could cause subgrade heave. To reduce the effects of some differential movement,

floor slabs should be separated from bearing members with a positive expansion joint and adequately reinforced. Any required fill should consist of nonexpansive soils compacted to at least 95% standard Proctor density at a moisture content within 2% below to 4% above optimum. The on-site low plasticity silts and clays should be suitable for use as fill material. A minimum 4-inch gravel layer should be provided immediately beneath floor slabs.

No basement areas are proposed. If floor level is placed within 4 feet of free ground water level, the underslab gravel should be free draining and connected to a perimeter drain used to protect the lower level against wetting. The drain should consist of a perforated pipe installed in a gravel filled trench placed at least 1 foot below floor slab level and sloped to a suitable outlet.

PAVEMENT SECTIONS

Asphalt surfaced parking and drives are proposed to the north and west of the structure. The on-site soils consist predominantly of slightly sandy silts and clays with AASHTO Classification A-6 which are considered a poor subgrade for support of pavements. We assume that traffic loadings will consist mainly of automobiles with primary drives subjected to occasional truck traffic. Considering the general subgrade conditions and proposed construction, we recommend the use of 2 inches asphaltic concrete on 6 inches base course in automobile parking areas and 2 inches asphaltic concrete on 8 inches base course for drives subjected to occasional truck traffic. The asphalt should be a central plant hot mix and base course should meet specifications for class 6 material as designated by Colorado Department of Highways. In pavement

areas, the existing ground surface should be cleared of all vegetation, topsoil and debris. The exposed surface should be scarified 8 inches, moistened and compacted to at least 95% of standard Proctor density at a moisture content near optimum. Required fill can consist of on-site soils free of organics and debris and should be compacted to at least 95% standard Proctor density at a moisture content near optimum. Surface grades within and adjacent to pavement areas should be adequate to prevent ponding.

SURFACE DRAINAGE

The following drainage precautions should be observed during construction and maintained at all times after the building has been completed:

(1) Excessive wetting or drying of the building excavation should be avoided during construction.

(2) Miscellaneous backfill around the building should be moistened and compacted to at least 90% of standard Proctor density.

(3) The ground surface surrounding the exterior of the building should be sloped to drain away from the building in all directions.

(4) Roof downspouts and drains should discharge well beyond the limits of all backfill.

LIMITATIONS

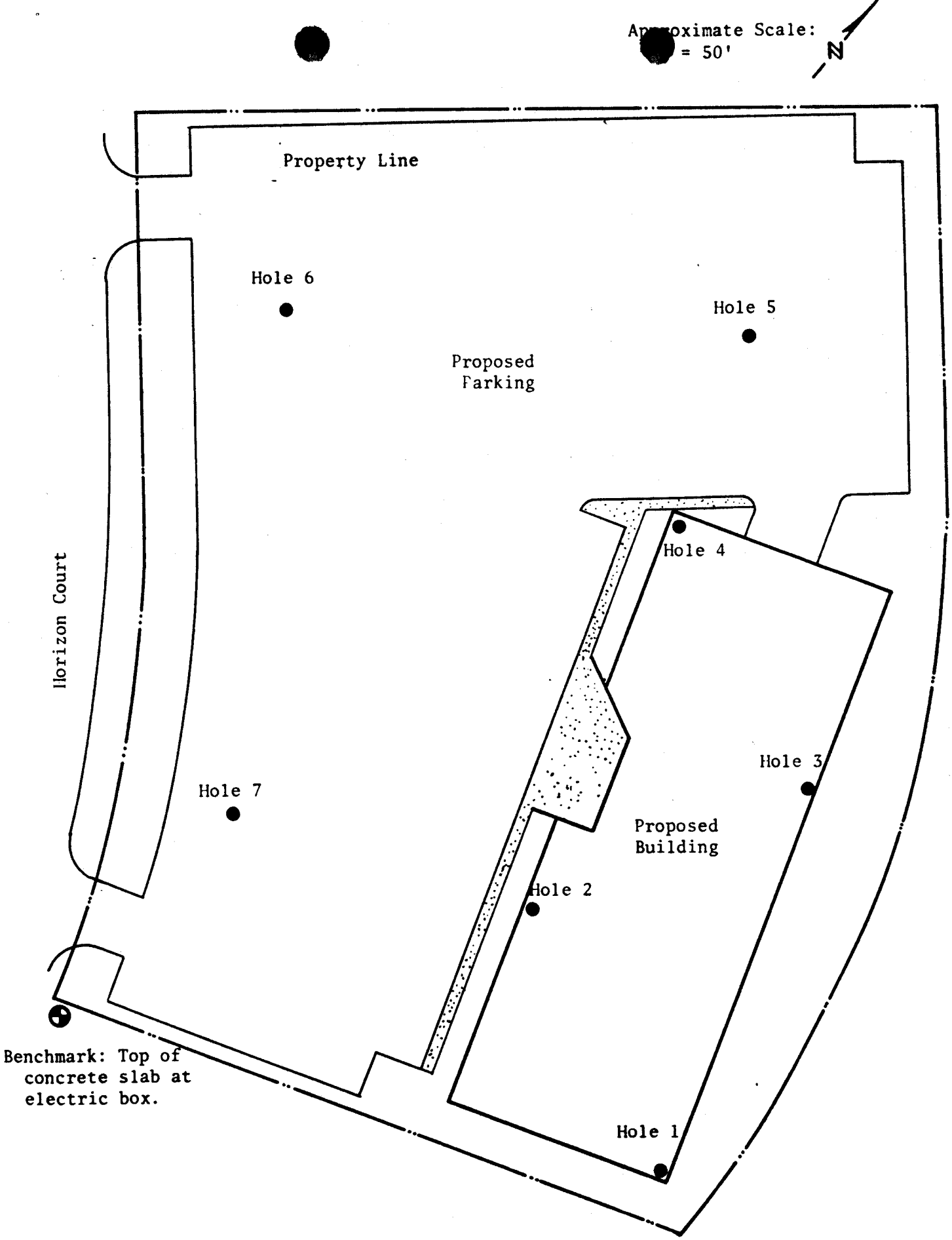
This report has been prepared in accordance with generally accepted soil and foundation engineering practices in this area for the use by the client for design purposes. The conclusions and recommendations submitted in this report are based upon the data obtained from the test

holes drilled at the locations indicated on the test hole plan. The nature and extent of variations between the test holes may not become evident until excavation is performed. If during construction, soil, bedrock or ground water conditions appear to be different from those described herein, this office should be advised at once so that re-evaluation of the recommendations may be made. We recommend on-site observation of excavations and foundation bearing strata by a soil engineer.

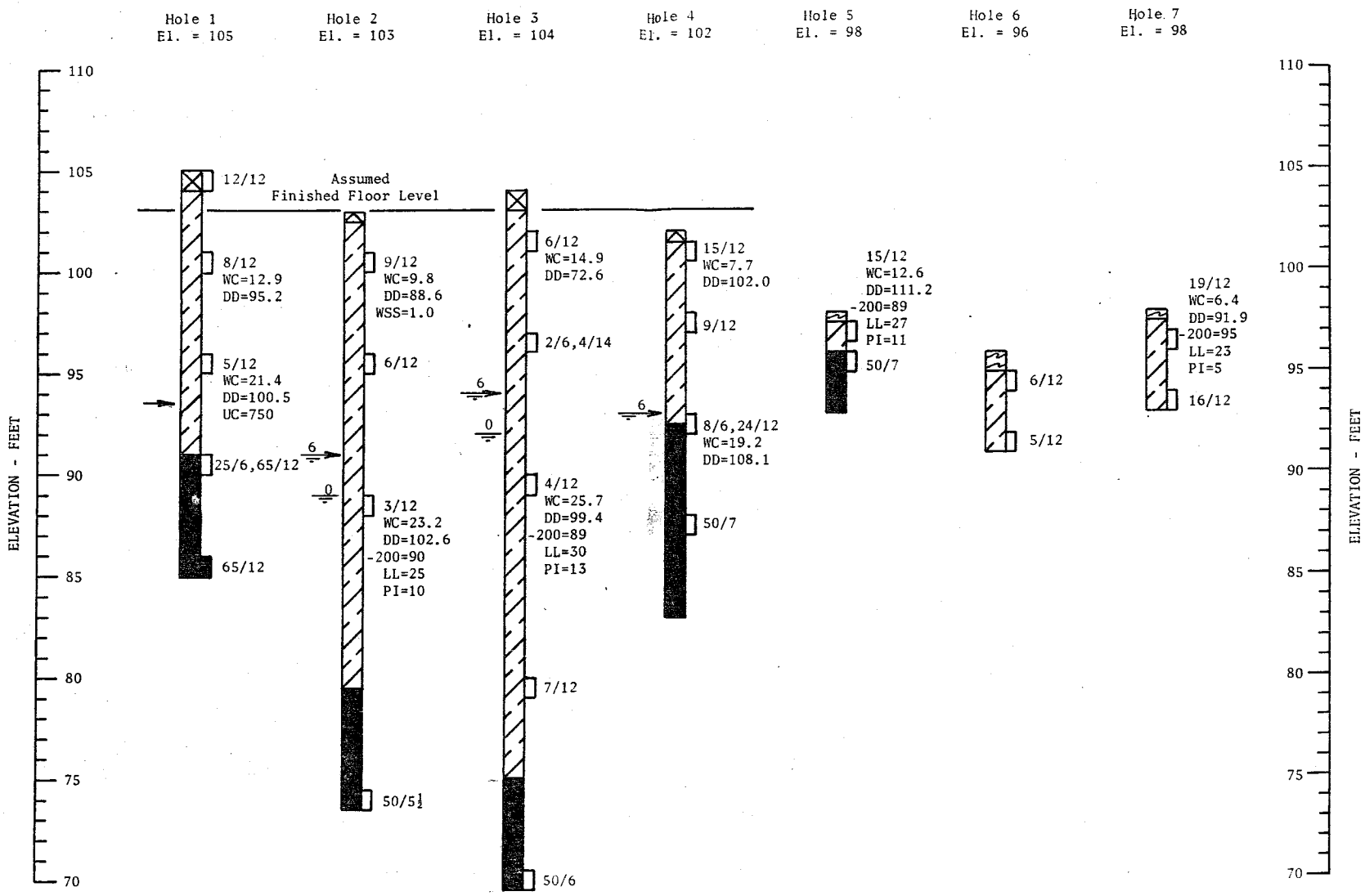
CHEN AND ASSOCIATES, INC.

By _____
Steven L. Pawlak, P.E.

SLP/dc
cc: Slack Pasqua Associates, Inc.



#23,740 LOCATIONS OF EXPLORATORY HOLES Fig. 1



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LOGS OF EXPLORATORY HOLES Fig. 2

LEGEND:


Topsoil


Fill, silty clay, some gravel, loose to firm, brown.


Silty clay to clayey silt (CL-ML), slightly sandy, occasional small gravel, stiff to soft with depth, slightly moist to wet with depth, light brown to brown.


Claystone bedrock, medium hard to hard, fractured, gypsiferous, moist, gray (Mancos Shale).


Undisturbed Drive Sample: The symbol 12/12 indicates that 12 blows of a 140 lb. hammer falling 30 inches were required to drive the sampler 12 inches.


Standard Penetration Test Sample ASTM D1586


Depth at which free water was encountered and number of days after drilling measurement was taken.

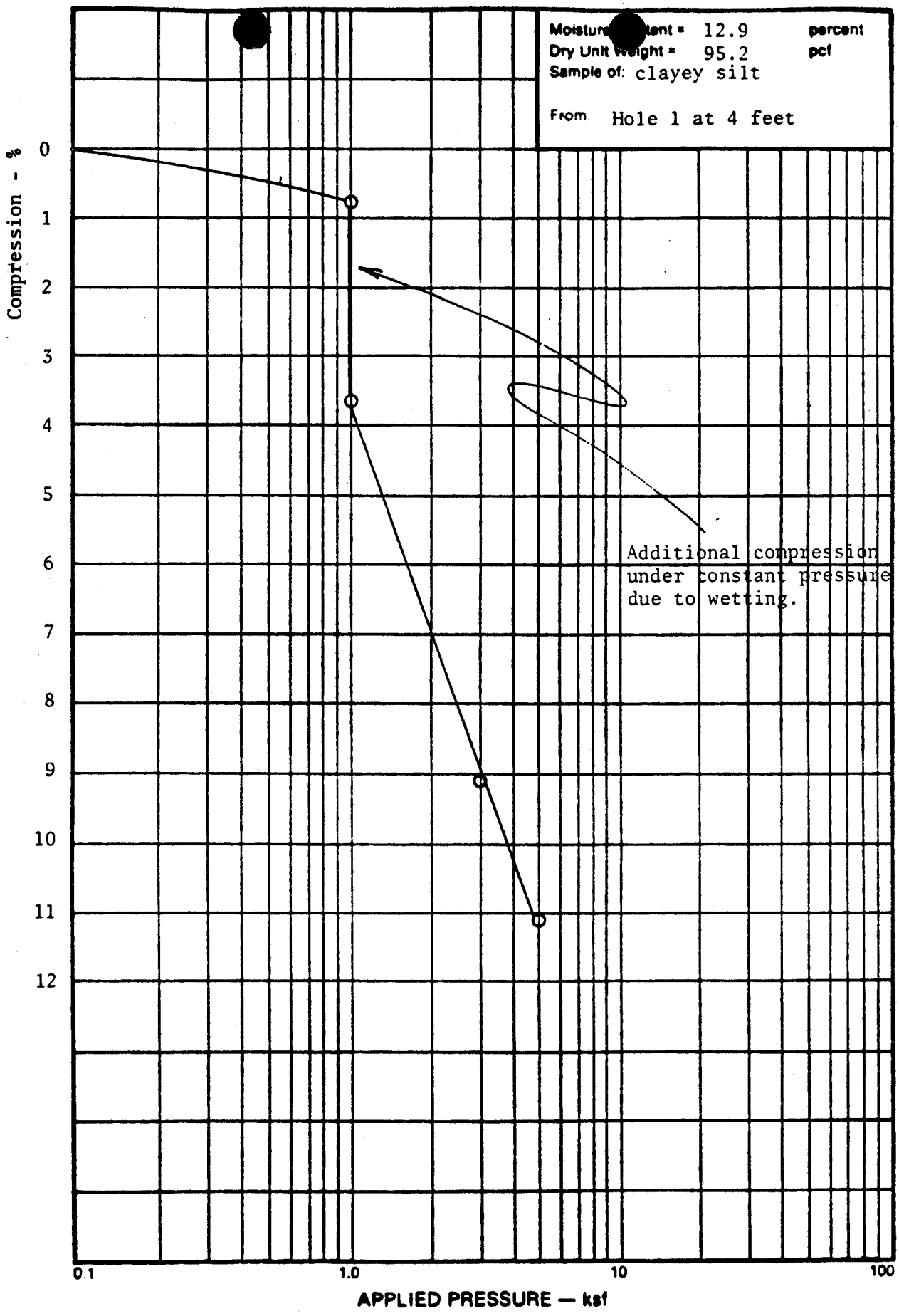

Depth at which hole caved.

NOTES:

1) Holes were drilled on March 4, 1982 with a 4-inch continuous flight power auger

2) Elevations are approximate (hand level) and refer to Benchmark shown on Figure 1.

3) WC = Water Content (%)
DD = Dry Density (pcf)
-200 = Percent Passing No. 200 Sieve
LL = Liquid Limit (%)
PI = Plasticity Index (%)
UC = Unconfined Compression (%)
WSS = Water Soluble Sulfates (%)



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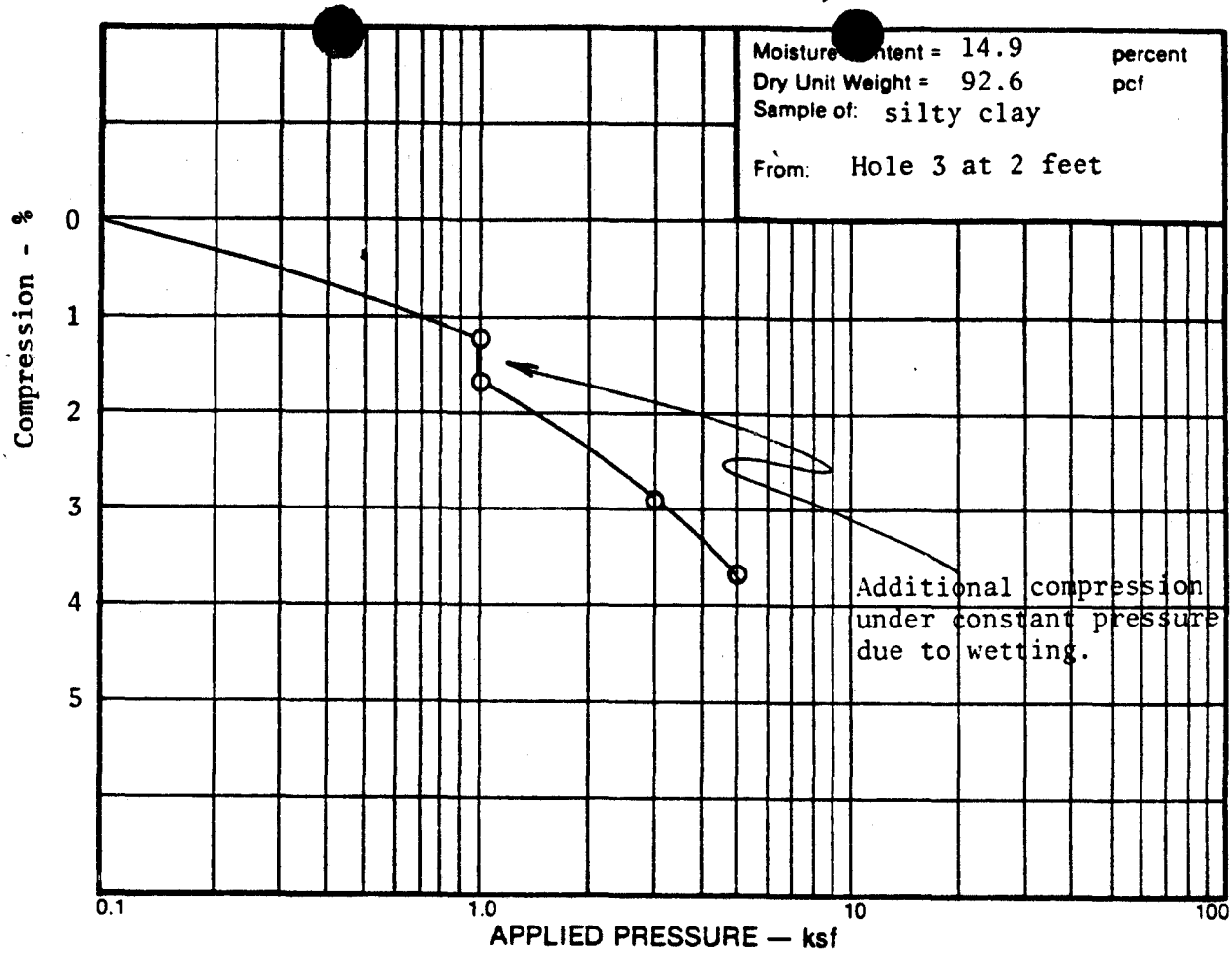
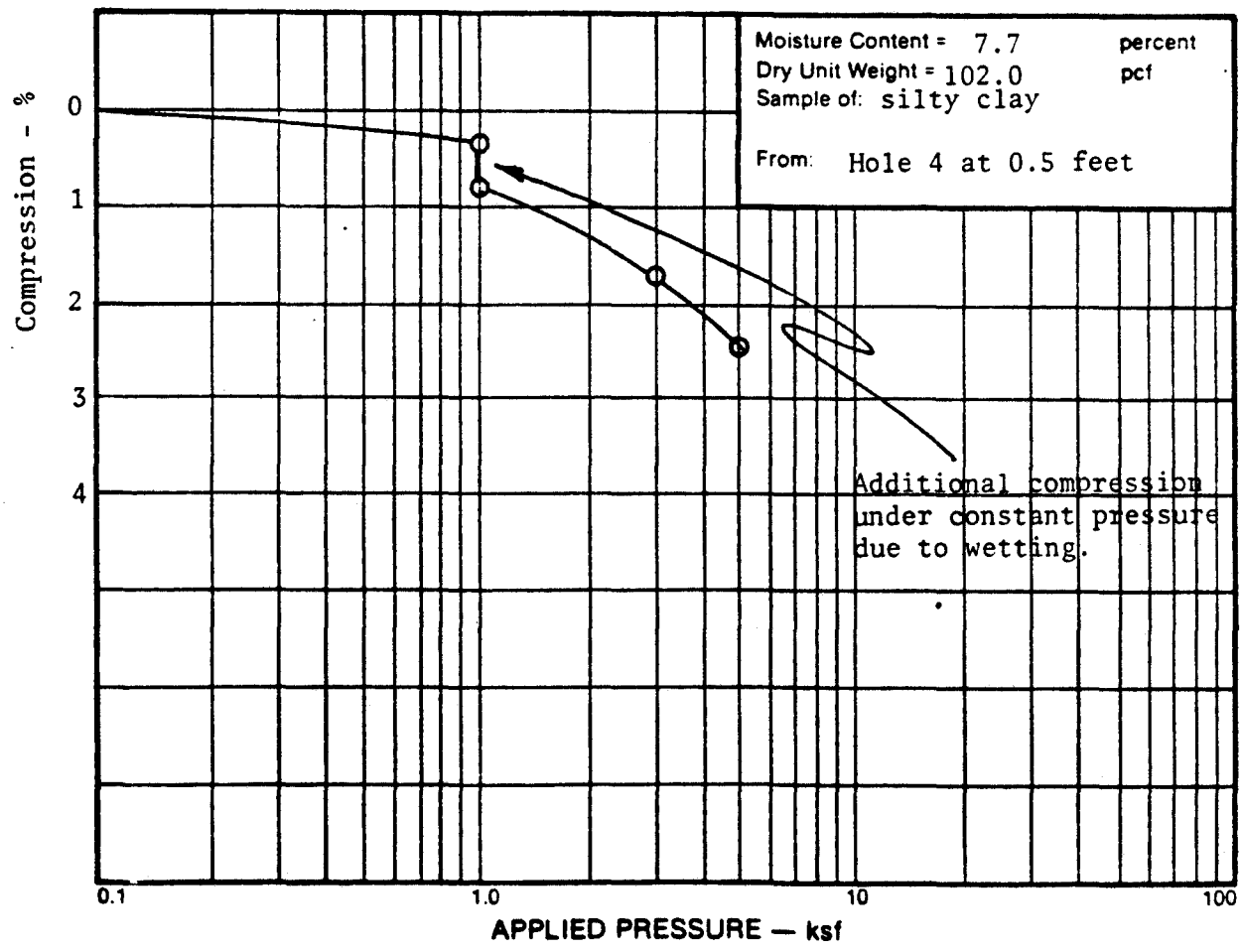
SWELL-CONSOLIDATION TEST RESULTS

Fig. 4





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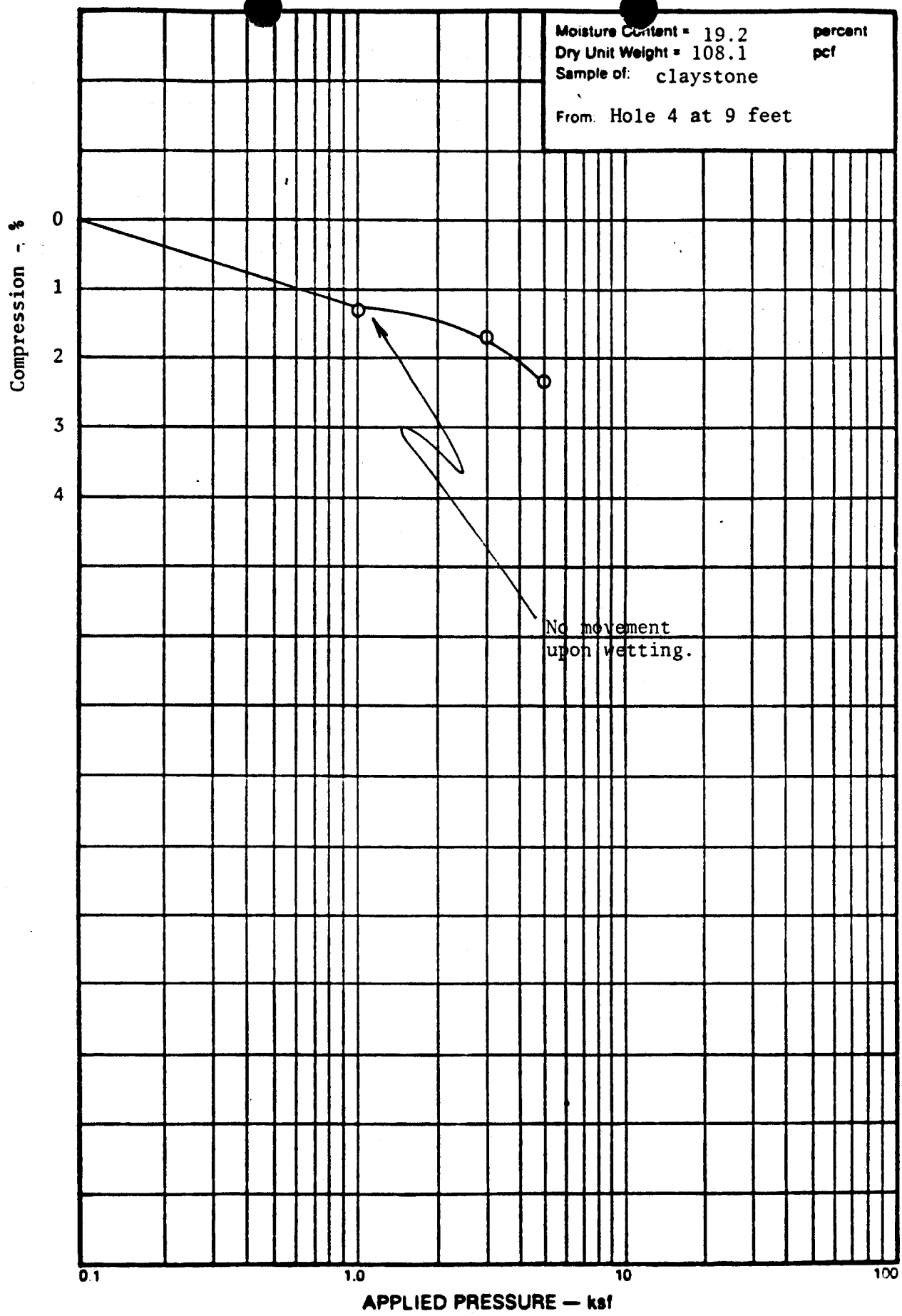
SWELL-CONSOLIDATION TEST RESULTS

Fig. 5

chen and associates, inc.



#23,740 **SWELL-CONSOLIDATION TEST RESULTS** Fig. 6

CHEN AND ASSOCIATES

Job No. 23,740

TABLE I

SUMMARY OF LABORATORY TEST RESULTS

SAMPLE LOCATION		NATURAL MOISTURE CONTENT (%)	NATURAL DRY DENSITY (PCF)	GRADATION		PERCENT PASSING NO. 200 SIEVE	ATTERBERG LIMITS		UNCONFINED COMPRESSIVE STRENGTH (PSF)	WATER SOLUBLE SULFATE (%)	SOIL OR BEDROCK TYPE
HOLE	DEPTH (FEET)			GRAVEL (%)	SAND (%)		LIQUID LIMIT (%)	PLASTICITY INDEX (%)			
1	4	12.9	95.2								clayey silt
	9	21.4	100.5						750		silty clay
2	2	9.8	88.6							1.0	clayey silt
	14	23.2	102.6			90	25	10			silty clay
3	2	14.9	92.6								silty clay
	14	25.7	98.4			89	30	13			silty clay
4	0.5	7.7	102.0								silty clay
	9	19.2	108.1								silty clay
5	0.5	12.6	111.2			89	27	11			silty clay
7	1	6.4	91.9			95	23	5			clayey silt

MIRO
S.A. MIRO, INC.
CONSULTING ENGINEERS

March 30, 1982

Slack Pasqua Associates, Inc.
7555 East Hampden Avenue
Suite 100
Denver, Colorado 80231

Attention: Mr. Alan Pasqua

Subject: Drainage Study for 2.85 Acre Tract at the Horizon Park Office Building

Dear Mr. Pasqua:

We have completed the above referenced drainage study in compliance with the City of Grand Junction standards. The study was focused on changes in drainage due to the proposed developments.

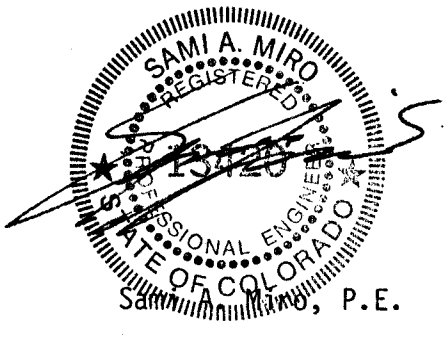
Should you have any questions concerning this report, please feel free to contact this office.

Respectfully submitted,

S. A. MIRO, INC.

Robert G. Griffin
Civil Engineer

Reviewed By:



Sami A. Miro, P.E.

RGG/clj

TABLE OF CONTENTS

INTRODUCTION

The land under consideration is described as that portion of Section 36, Township 1 north, Range 1 west, Horizon Park Plaza in the County of Mesa, State of Colorado, according to the Plat Book No. 11, page 145.

STATEMENT OF PROBLEM

The purpose of the following study is to examine the existing and future drainage patterns.

The entire 2.85 acre site is contained in one basin which drains west from the Highline Canal.

Appendix Page 2 is the proposed site plan with drainage swales, roof drain and flow patterns shown.

INVESTIGATION OF PROBLEM AND PROPOSED SOLUTION

In compliance with the City of Grand Junction Regulations, an initial storm frequency for commercial areas of 2-year and a major storm frequency of 100-year were used.

All runoff quantities were determined by use of the Rational Formula described as follows:

Q = CIACf
Q = The maximum rate of runoff in cubic feet per second (cfs).
C = A runoff coefficient in inches per hour (for the period of maximum rainfall of a given frequency of occurrence having a duration equal to the time of concentration).
I = The average intensity of rainfall in inches per hour (for a duration equal to the time of concentration).
A = The area of the portion of drainage basin being considered in acres (ac).
Cf = The frequency factor used as an adjustment with major storms.

There are three different types of drainage surfaces on the site which constitute the following runoff coefficients:

Building Roofs	C = 0.95
Paved Areas	C = 0.90
Turfed Areas	C = 0.25

Appendix Page 2 shows the proposed layout.

The proposed land use coverage in acres and percent of total area is as follows:

	ACRES	% OF TOTAL COVERAGE
Building Roofs	0.50	16.7
Paved Areas	1.83	61.2
Turfed Areas	0.66	22.1
TOTAL	2.99 ac.	100.0%

Total Area Composite C = 0.765

Proposed land use coverages in acres and composite runoff coefficients (c) for the subbasin are shown on Appendix Page 2 and are summarized on Appendix Page 1.

The rainfall intensity (I) curves shown in Figure No. 1 were supplied by the city.

Since the rainfall intensity (I) is based on a duration equal to the time of concentration, these times must be determined for the subbasin.

Appendix Page 2 consists of the proposed layout for developed area which will be used in determining the various times of concentrations (Tc).

The formula used in determining the time of concentration for overland flow is:

$$Tc = \frac{\sqrt{D} \times (1.1 - C) \times 1.8}{\sqrt[3]{S}}$$

Tc = Time of concentration.
D = Length of subbasin along flow line from the origin of the subbasin to the point under consideration, in feet.
C = A runoff coefficient, used in the Rational Formula, in inches per hour.
S = The average slope of length "D", in percent.

Subbasin No. 1:

Developed Turfed - Point A to Point B (overland)
- $Tc = \frac{\sqrt{260} \times (1.1-0.25) \times 1.8}{\sqrt[3]{1.5}}$ = 21.55 min.

Developed Paved - Point B to Point C
- $Tc = \frac{\sqrt{110} \times (1.1-0.90) \times 1.8}{\sqrt[3]{2.0}}$ = 3.00 min.

24.55 min.

Use Tc = 25 min.

Undeveloped Turfed - To A' to Point B'
- $Tc = \frac{\sqrt{325} \times (1.1-0.25) \times 1.8}{\sqrt[3]{2.1}}$ = 21.54 min.

Use Tc = 22 min.

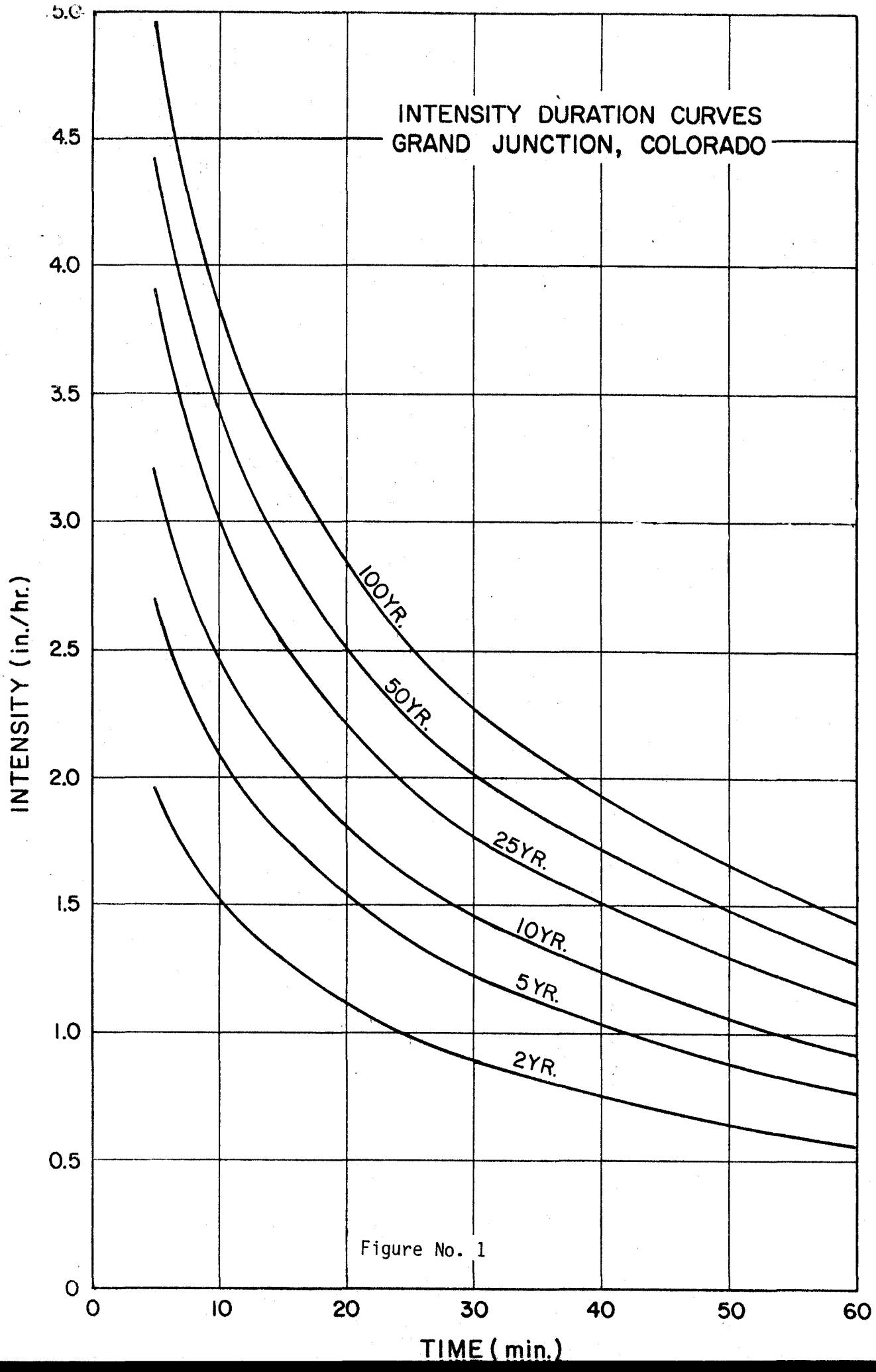

INTENSITY DURATION CURVES
GRAND JUNCTION, COLORADO
100YR.
50YR.
25YR.
10YR.
5YR.
2YR.
INTENSITY (in./hr.)
TIME (min.)
0
0.5
1.0
1.5
2.0
2.5
3.0
3.5
4.0
4.5
5.0
0
10
20
30
40
50
60

Figure No. 1

With all the Tc values obtained refer to the "Rainfall Time - Intensity Frequency Curves" (Figure No. 1) to determine the rainfall intensities for 2-year and 100-year storm frequencies at the various durations. These values are tabulated on Page 1 of the Appendix.

Hourly intensities for various time intervals:

Time	2-year Frequency	100-year Frequency
5 min.	1.96	4.95
10 min.	1.53	3.83
15 min.	1.28	3.25
20 min.	1.12	2.85
25 min.	0.98	2.51
30 min.	0.89	2.27
40 min.	0.75	1.93
50 min.	0.64	1.65
60 min.	0.55	2.70

From all of the previous information acquired, values for runoff quantity (Q) can be determined for the subbasins by using the Rational Formula. Runoff values for 2-year and 100-year frequency developed and undeveloped are tabulated on Page 1 of the Appendix.

With the developed and undeveloped runoff quantities found, the subbasin must be analyzed to determine the difference in historic and developed flows.

Subbasin No. 1:

100-year Developed Q (7.17) - Undeveloped Q (2.53) = 4.64 cfs
2-year Developed Q (2.24) - Undeveloped Q (0.79) = 1.45 cfs

Summary

There are no major changes to existing flow conditions on the site as presented and no significant problems are anticipated. The runoff will be discharged onto the existing curb and gutter system and intercepted by existing inlets.

APPENDIX

DESIGN STORM 2 & 100 YR RECURRENCE INTERVAL

STORM DRAINAGE SPECIFICATIONS

RUNOFF COMPUTATIONS (Rational Method)

Design Point	Area Designation	A (Acres)	c	c_f	$\bar{c}$ = (c x c_f)	A · $\bar{c}$	ΣA · $\bar{c}$	t_c (min)	I (in/hr)	Q = (ΣA · $\bar{c}$) x I cfs	Slope (S)	Length L (feet)	VEL* V fps	t_t (min)	Remarks
2-YR						UNDEVELOPED									
A' TO B'	1	2.99	0.25	1.00	0.250	0.748	0.748	22	1.05	0.785	2.1%	325			
100-YR															
A' TO B'	1	2.99	0.25	1.25	0.313	0.936	0.936	22	2.70	2.527	2.1%	325			
						DEVELOPED									
2-YR															
A TO B	1	2.99	.765	1.00	0.765	2.287	2.287	25	0.98	2.241	1.5%	260			
2-YR															
B TO C	1		.765	1.00	0.765	2.287	2.287								
100-YR															
A TO B	1	2.99	.765	1.25	0.956	2.858	2.858	25	2.51	7.174	2.0%	110			
100-YR															
B TO C	1		.765	1.25	0.956	2.858	2.858								

*Velocities must be substantiated with additional computations or use of appropriate charts, etc.

PETITIONER

Horizon Park Company
1660 17th Street Suite 405
Denver, Colorado 80202
#31-82

South Property Owner

Harve R. & Anna N. Chappell
740 Horizon Court
Grand Junction, CO 81501
#31-82

REPRESENTATIVE

Slack Pasqua Associates, Inc.
7555 E. Hampden Avenue #100
Denver, Colorado 80231
#31-82

EAST PROPERTY OWNER

United State Government
Highline Canal
(NO ADDRESS) #31-82

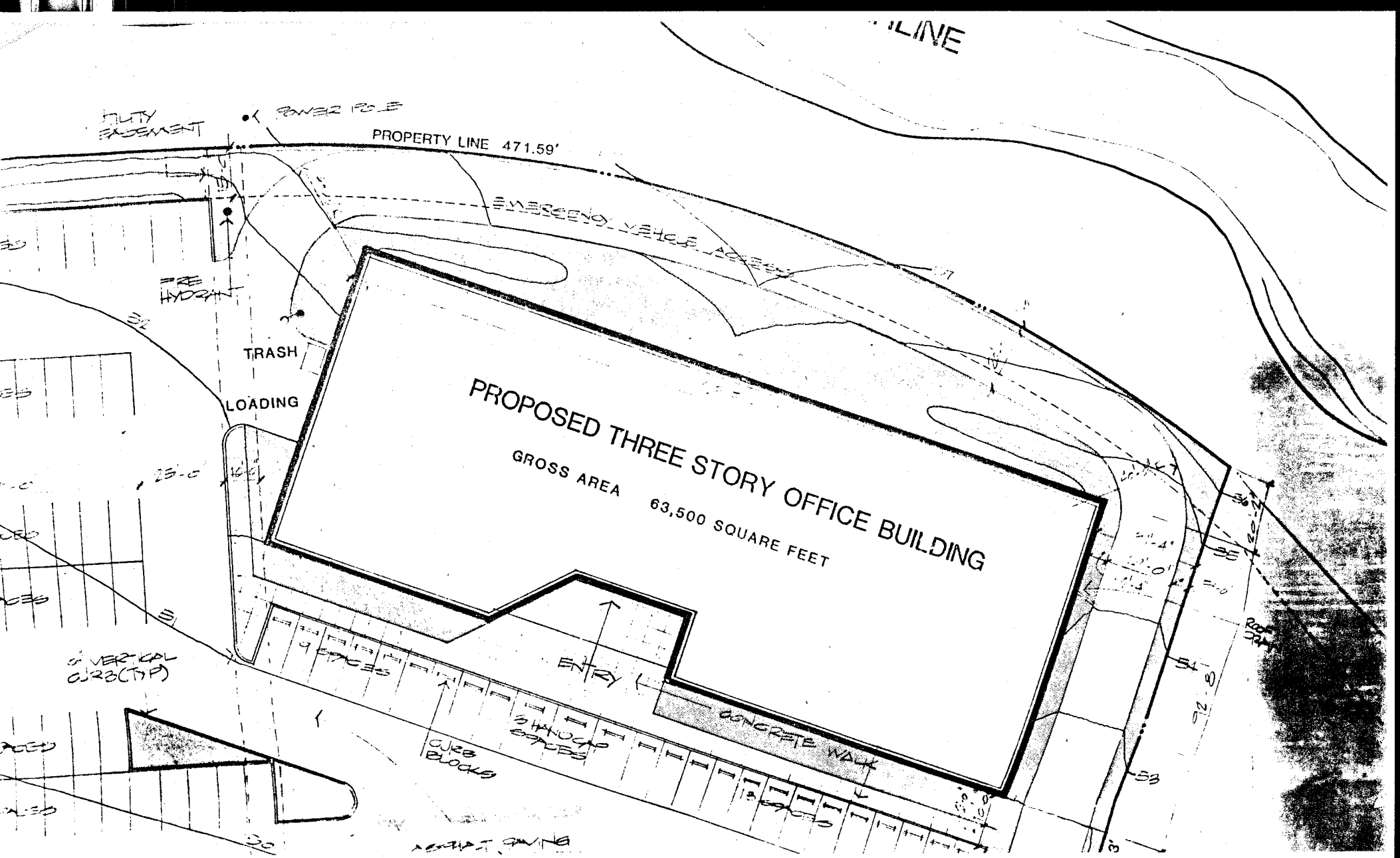
WEST PROPERTY OWNERS

Lexidoil Oil Shale I
c/o Property Tax Dept.
P.O. Box 868
Houston, Texas 77001
#31-82

Los Luneros
2754 Cross Roads Blvd.
Grand Junction, CO 81501
#31-82

NORTH PROPERTY OWNER

Ferrill, Bruce & Norma Ann
620 Canyon Creek Road
Grand Junction, CO 81501
#31-82


PROPERTY LINE 471.59'
EMERGENCY VEHICLE ACCESS
FIRE HYDRANT
TRASH
LOADING
PROPOSED THREE STORY OFFICE BUILDING
GROSS AREA 63,500 SQUARE FEET
ENTRY
CONCRETE WALK
9 SPACES
3 HANDICAP SPACES
CURB BLOCKS
6" VERTICAL CURB (TYP)

REVIEW SHEET SUMMARY

FILE NO. 31-82 TITLE HEADING Three Story Speculative Office Building DUE DATE 4/12/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Horizon Company/Stephen Owen.

Location: East of Horizon Court and West of the Highline Canal. A request for a final plan on 2.85 acres in a highway oriented zone. Consideration of development in HO.

PETITIONER ADDRESS 1660 17th Street, Denver, CO 80202

ENGINEER Slack Pasqua Associates, Inc. Architects

DATE REC.	AGENCY	COMMENTS
4/13/82	City Fire	This office is unable to approve the development at this time as we have not received adequate information concerning type of construction, intereior fire protection, and water main size for proposed fire hydrant. There will also be the need for additional hydrant(s) on the property. Please re-submit, showing type of construction and additional on-site hydrants. Access for emergency equipment must be provided in the rear of building along canal. Fire equipment access must be a minimum of 20 feet unobstructed width.
4/9/82	City Utilities	Utilities are not shown.
4/9/82	Mountian Bell	No requests.
4/6/82	Airport Authority	No particular problems relative to the airport are apparent with this proposed facility providing height (of appendages/ antennas) and skyward lighting are reasonabley addressed: the avigation easement enclosed with the application is acknowledged. The use appears compatible with adjacent land use and is separated from airport property by the Highline Canal.
4/12/82	Trans. Engineer	First two parking spaces in SW corner should be eliminated in order to reduce conflicts at the entrance. Bumper stops should be provided for all parking stalls along walks to prevent vehicles from protruding over walk.
4/7/82	Ute Water	No objections to the development. An existing 8" line in Horizon Court will serve the site. Domestic meter size will be determined following receipt of a Peak Demand-Data Sheet. Policies and fees in effect at the time of application will apply.
4/8/82	Bureau of Reclamation	The Bureau of Reclamation claims rights of way on all water conveyance systems, associated with the Government Highline Canal and Lateral Systems. The rights of way in most cases are by prescription for construction, re-construction, operatior and maintenance. The United States claims by prescription a right of way 70 feet on the west side of center line and 50 feet on the east side of center line of the Government Highline Canal in that portion of the"Horizon Park Plaza Subdivision" which lies in Section 31, T1N, R1E, Ute Principal Meridian. The remaining portion of the "Horizon Park Plaza Subdivision" is bounded by recorded deeds which cover the canal boundaries.

4/14/82 Late - GJ. Drainage
4/16/82 Late - City Parks
" Public Service

DATE REC.	AGENCY	COMMENTS
4/13/82	Planning Staff Comments	NOTE: This is Development in H.O. which is a one-step final plan. All issues need to be resolved prior to the public hearing. 1. Need elevations detail and dimensions. 2. Curb blocks should be utilized, especially parking along Horizon Ct. 3. Pedestrian traffic should be separated from vehicular traffic with pedestrian crosswalks. 4. Trash pick-up needs to be coordinated with Bill Reeves, Sanitation Engineer. 5. New curb cuts should be coordinated with the appropriate agency. 6. Lighting scheme should be shown and detailed. 7. Signage should be shown and detailed. 8. Drainage should be approved and resolved by the appropriate agency. 9. Setback of structures should be indicated on plan. 10. An avigation easement has been submitted already.
4/15/82	City Engineer	Sidewalk should be installed on Horizon Court by the petitioner. A permit from the City Engineer is required for this work in the public right-of-way. Curb cuts should be to City Standard and will require a permit for the construction work along with the sidewalk. Existing utilities should be shown on the plan.
5/6/82	GJPC Minutes of 4/27/82	MOTION: (COMMISSIONER SUSAN RINKER) "I MOVE THAT WE TABLE FILE #31-82 TO GIVE THE PETITIONER TIME TO SUBMIT MORE COMPLETE INFORMATION TO THE REVIEWING AGENCIES AND STAFF IN ORDER TO GET EVERYTHING RESOLVED." COMMISSIONER MILAND DUNIVENT SECONDED THE MOTION. CHAIRMAN LITLE REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED UNANIMOUSLY.

Slack Pasqua Associates Inc
Architecture Planning Interior Design

19 April 1982

Mr. Alex Candelaria
City and County Development Department
559 White Avenue Room 60
Grand Junction, Colorado 81501

Reference: Site Specific Submittal
Horizon Park Office Building

Dear Alex:

I am in receipt of the review sheet summary indicating the various agency comments for the above referenced project.

Persuant to our telephone conversation this morning, the following information is in response to each of the items addressed in the review sheet summary.

A. City Fire

In a telephone conversation with Mr. Wes Payner of the Fire Department, the following items were resolved.

1. The building will be of Type II Fire Resistive Construction.

2. An additional on site fire hydrant will be located near the trash area at the north end of the building.

3. A twenty foot wide access lane will be provided for emergency vehicles along the rear of the building. (See enclosed Site Plan).

4. Fire protection systems for the interior of the building will be designed in accordance with the City of Grand Junction's codes and regulations.

B. City Utilities

1. All utilities are shown on the site plan with the exception of water. An existing 8" water line in Horizon Court will serve the site.

C. Mountain Bell

1. No response required.

D. Airport Authority

1. No response required.

E. Transportation Engineer

1. First two parking spaces in southwest corner have been eliminated. (See attached Site Plan).

2. Curb blocks will be provided where automobile overhang restricts width of walks.

F. UTE Water

1. No response required.

G. Bureau of Reclamation

1. We are within the limitations described.

H. Planning Staff

1. Schematic floor plans and south elevation are enclosed.

2. Curb blocks will be utilized where deemed necessary by design or as required by code or ordinance.

3. Every consideration will be made in regard to pedestrian safety.

4. Trash area is indicated on Sheet A-1. Trash pick-up needs may vary depending on building occupants and will be coordinated with the Sanitation Department accordingly.

5. Curb cut locations have been reviewed by the Traffic Engineering Department. Curb cut design will be detailed in accordance with city standards.

6. Site lighting is shown on the enclosed drawing. Fixture design is shown on the attached cut sheet. Thirty foot poles with double armed high pressure sodium lamps will be utilized.

7. See attached site plan for signage location and configuration.

8. A complete drainage study was submitted on 31 March 1982.

9. The setback of the building from the property line is shown on the original submittal and the attached site plan.

10. No comment required.

Please contact me if further information is required at this point in time.

Sincerely,

Slack Pasqua Associates, Inc.

B. Alan Pasqua

B. Alan Pasqua AIA

BAP/psf
Enclosures
file

REVIEW SHEET SUMMARY

FILE NO. 31-82 TITLE HEADING Speculative Office Building DUE DATE 5/14/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Horizon Park Company/Stephen Owen. Location: East of Horizon Court and West of the Highline Canal. A request for a final plan on 2.85 acres in a highway oriented zone. Consideration of development in H.O.

PETITIONER ADDRESS 1660 17th Street Denver, CO 80202

ENGINEER Slack Pasqua Associates, Inc. Architects , B. Alan Pasqua, 7555 E. Hampden, Suite 411, Denver, CO 80231

DATE REC.	AGENCY	COMMENTS
5/11/82	Fire Dept.	The 20 foot emergency access in rear of building along highline canal must be all weather surface, capable of supporting the weight of fire apparatus. Please indicate fire line size to on-site fire hydrant. On-site hydrant must be a minimum of 40 feet from building, with a minimum of an 8 inch line. This building will be required to have an approved stand pipe in each stairway.
5/12/82	Planning Staff Comments	The attached maps have been submitted in response to review comments. 1. The overall access ahs been shown. Needs fire dept. approval. 2. Need to resolve all previous ocmments as well, (i.e. curb blocks, etc.). 3. This is Dev. in H.O. - final plan - requireing all issues resolved prior to approval by the GJPC & CC.
5/13/82	Ute Water	The existing water main in Horizon Court is 8" with the capacity to serve the proposed project. The Peak-Demand Data Sheet indicates the need for a 3" domestic water meter. Placement of the fire hydrant as indicated and or, if the structure is to have a sprinkled fire protection system, will require installation of a fire line detector check and detector check valve. Policies and fees in effect at the time of application will apply.
5/13/82	City Engineer	This submittal adequately addresses my previous concerns. The petitioner is reminded to obtain a permit from the City Engineer for the curb cuts and sidewalk construction in Horizon Court. Concret aprons as per City standard ST-1 will be required at the driveway entrances.
5/14/82	City Utilities	None.
5/14/82	Trans. Eng.	Bumper blocks should be provided adjacent to sidewalks.

Review Sheet Summaries mailed 5/17/82

6/8/82	GJPC Minutes of 5/25/82	MOTION: (COMMISSIONER O'DWYER) "ON FILE #31-82, DEVELOPMENT IN HO--THREE STORY SPECULATIVE OFFICE BUILDING, I MOVE THAT WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL, SUBJECT TO ALL STAFF COMMENTS." COMMISSIONER TRANSMEIER SECONDED THE MOTION. CHAIRWOMAN QUIMBY REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED UNANIMOUSLY (5-0).

Slack Pasqua Associates Inc
Architecture Planning Interior Design

18 May 1982

Mr. Alex Candelaria
City and County Development Department
559 White Avenue Room 60
Grand Junction, Colorado 81501

(A) Plan to bldg as soon as final approval construction finished 1st of yr.

Reference: Horizon Park Office Building
Final Plan

Dear Alex:

We have received the attached "Review Sheet Summary" indicating the various agency comments for the above referenced project.

The following is in response to each of the items addressed in the "Review Sheet Summary."

A. Fire Department

1. The 20 foot emergency access road will be asphaltic concrete capable of supporting the weight of fire apparatus.

2. Fire line size to the on-site hydrant will be 8".

3. The on-site fire hydrant will be relocated to the north side of the emergency access road approximately 45 feet from the building. This location has been agreed upon by Mr. Wes Payner of the Fire Department and confirmed by Mr. Bob Golden. (See attached Site Plan).

4. The building will be equipped with standpipes in each stairway.

B. Planning Staff

1. Fire Department has reviewed and approved the access road.

2. Other than curb blocks, to our knowledge all other items have been resolved. Curb blocks are shown on the attached Site Plan.

One Tamarac Square 7555 E Hampden Ave Suite 100 Denver, Colorado 80231 303 695 0411

C. Ute Water

1. No Response Required.

D. City Engineer

1. Curb cuts will be designed in accordance with City Standards.

E. City Utilities

1. No Response Required.

F. Transportation Engineer

1. Curb blocks are shown on the attached Site Plan.

I believe all of the remaining concerns have been addressed and resolved as outlined above. If there are further concerns which we are not aware of please let me know prior to the Planning Commission meeting on May 25, 1982.

Sincerely,

Slack Pasqua Associates, Inc.

B. Alan Pasqua

B. Alan Pasqua AIA

BAP/psf
file

OFFOOOOOOC OOOOOOOOOA TION SHEET

Acres 2.850
Units N-A
Density N-A

development in H. O.

File No. #31-82
Zone HO
Tax Parcel Number

Activity Three Story Speculative Office Building
Phase Site Specific
Common Location Horizon Park Plaza

Date Submitted 4/1/82 Date Mailed Out 4/2/82 Date Posted 5/14/82 called 5/18
10 day Review Period Return by 4/12/82 MCC Information Sent
Date Adjacent Property Owners Notified of MCPC/GJPC Date Adjacent Property Owners Notified of MCC/CIC

review agencies

●	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 GVW Water Co
●	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, Parisade, Grand Jct.
●	OTHER: Airport Authority
●	PLANNING COMMISSION
○	CIC/

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

Missing -
~~evidence of title~~ ok
- tax certification
↓
local rep. will be in w/ tax certification.

totals

BOARDS

	DATE	
GJPC	4/27/82	Tabled - sub. to better circulation, landscaping plan, detailed civil plans.
GJPC	5/25/82	Appr per review agency comments
CC	6/16/82	App CA

STAFF

Fee will be paid @ time of submittal
Patti spoke with Alan Pasqua about sign. - Knaux to pick up by

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 OOOOOOOOOOOOOOOOOOOC