Table of Contents

File 1983-0007 Project Name: 7-11 Store - Convenience Store and Professional Office
Date 9/3/02

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	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
X		Reduction of assessor's map
		Evidence of title, deeds
X	X	***Mailing list to adjacent property owners**
		Public notice cards
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		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
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		Individual review comments from agencies
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		***Staff Reports**
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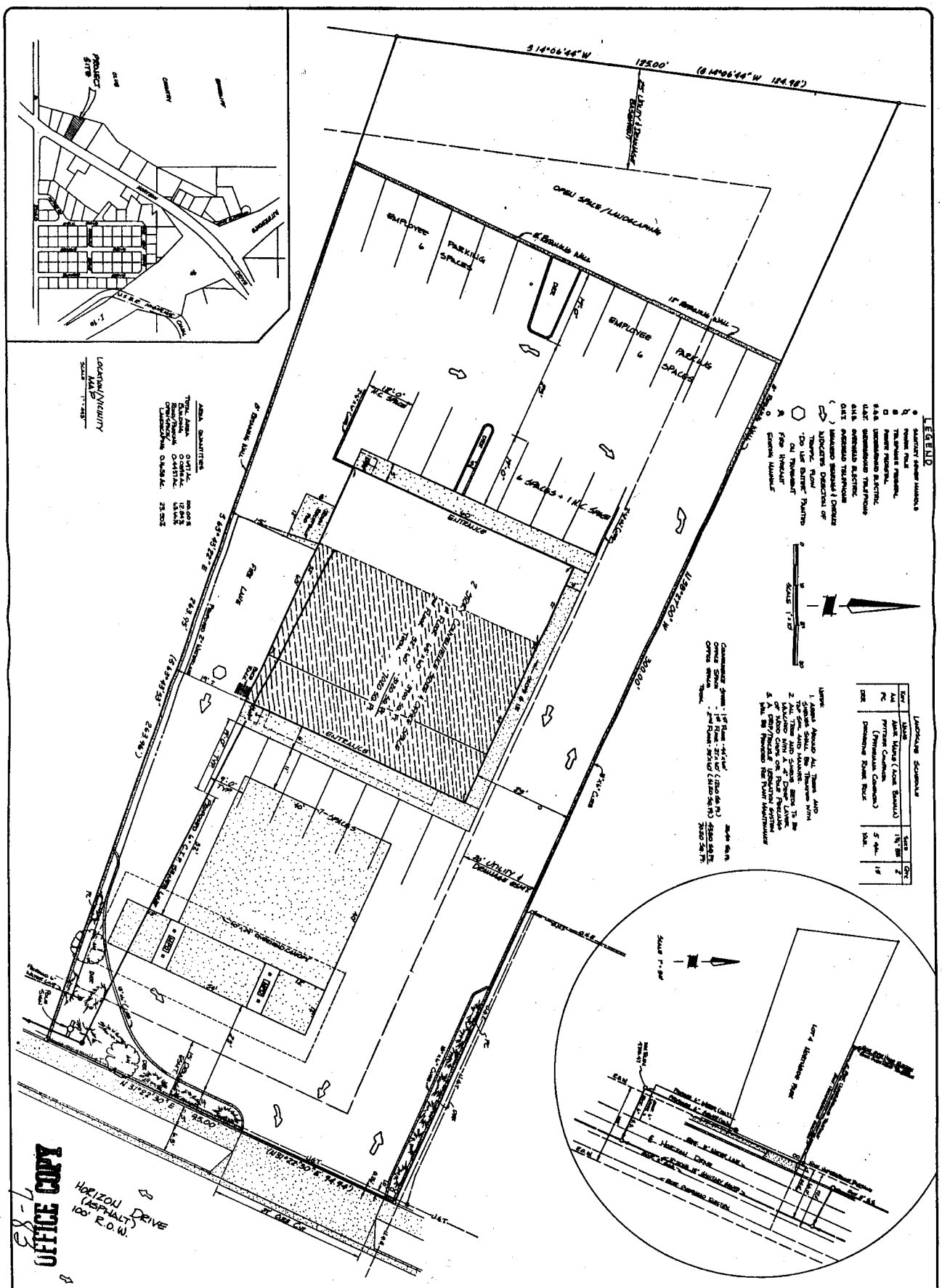
		***City Council staff report and exhibits**
		***Summary sheet of final conditions**
		***Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)**

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet	X		Fire Hydrant Placement Placement Agreement – 1/31/83
X	X	Planning Clearance - **	X	X	Soil and Foundation Investigation - 10/18/82
X	X	Memo from Bob Goldin, Flood Plain Administrator to Doug Jones re: fill portions of property – 2/16/83	X		Peak Demand – Data Sheet
X		Chicago Title Ins. Co. – Commitment for Title Ins.	X	X	Irrigation Maintenance Commitment Letter – 1/20/83
X		Certificate of Limited Partnership	X		Letter from Gerald Pittsiner and D.J. Porter to Bob Goldin re: Evidence of Title – 1/28/83
X		Retaining Wall Details	X		Letter from Daryl. Shrum, Beck, Shrum and Assoc., Inc. to Bob Goldin re: Protective Convenants – there will not be any – 1/28/83
X		Grading & Drainage Plan	X		Request for Treasurer's Certificate of Taxes Due
X	X	Final Plan, Utility Composite, Landscaping & Traffic Circulation	X		Plot Plan
X		Sign Diagram	X		Subdivision Summary Form – 1/28/83
X		Radiation Survey			
X		Development Application – 1/26/83			
X	X	Memo from Planning Dept. to affected agencies – **PROJECT PULLED** – 2/4/83			
X	X	Project Narrative and Impact Statement			



SCALE: AS SHOWN	7-ELEVEN STORE HORIZON DRIVE THE SOUTHLAND CORPORATION FINAL PLAN, UTILITY COMPOSITE LANDSCAPING & TRAFFIC CIRCULATION	**BECK, SHRUM and ASSOCIATES, INC.** 2721 NORTH TWELFTH STREET, SUITE 2B GRAND JUNCTION, COLORADO 81501 engineers (303)243-1227 planners	DESIGNED BY
PROJECT NUMBER: 514.02			DRAWN BY: WJC
SHEET NUMBER: 1 OF 3		REVISIONS: NO. / DATE / REMARKS / BY	DATE DRAWN: JANUARY 11 1983

PROJECT NARRATIVE AND IMPACT STATEMENT

FOR 7 TO ELEVEN STORE AND PROFESSIONAL OFFICE COMPLEX

ON HORIZON DRIVE

The Southland Corporation proposes to construct a 7 to Eleven Store and District Office along Horizon Drive. The project is located in the Northside Park Subdivision (Lot 4) which is generally situated southwest of Harry M's and northeast of the Pizza Hut Restaurant. The subject .69 acre parcel is zoned H.O. and consequently the proposed land use is supported by the City's zoning ordinance. In other words, the proposed store and office complex is permitted in an H.O. zone based on the merits of the Final Development Plan.

Careful attention has been given to preparing a plan which insures land use and design compatibility with the surrounding areas while simultaneously providing a safe and efficient circulation system. As illustrated on the accompanying drawings, the Final Development Plan incorporates the following key features.

1. The 7,020 square foot building will be a two-story structure which will be in scale with the surrounding offices and motels. The first floor will house the 2,640 square foot Convenience Store which will front on to Horizon Drive and 1,260 square feet of office space. The remaining 3,120 square feet of office space will be located on the second floor. The office will be entered from the rear of the building and consequently the two uses will be highly separated.

2. Twenty-six (26) parking spaces are provided which will be used by store customers, employees and vendors. The parking calculations are illustrated below:

   A. <u>Convenience Store</u>

1.	Square Feet:	2,640
2.	Actual square feet of sales area (75% of total area)	1,980
3.	Parking spaces required based on City Standard of 1 space per 200 square ft. of sales area	10 spaces

   B. <u>Office</u>

1.	Square Feet:	4,380
2.	Floor area at 85% of gross building area	3,723
3.	Parking spaces required based on City Standard of 1 space per 300 square feet of floor area	13 spaces

Total required spaces - 23 spaces

In practice the spaces are expected to be used as follows:

- 7 Spaces in front of store for customers only
- 7 Spaces in front of office for vendors and salesmen only
- 12 Spaces in back of parking lot for store and office employees

Based on experience at other Stores and District Office facilities, twenty-six spaces will provide sufficient parking. The nature of the store and office businesses insures constant parking turnover.

3. Traffic generated by the Store will be minimal since the facility in most cases will not draw destination oriented customers. In addition, Horizon Drive is being upgraded to a principle four-lane arterial with traffic being generated from the entire valley and on a regional basis. In essence, traffic volumes on an arterial cannot be attributed to any given project. It is estimated that 70 to 100 additional trips will be generated by the office, although no noticeable impact will occur on Horizon Drive.

   All traffic will enter the project at an existing curb cut along Horizon Drive with right-hand and left-hand turning movements being possible. A median and left-hand turning lane has been designed in Horizon Drive to allow northeast bound traffic to enter the project. A 15 foot traffic lane has been delineated along the south side of the building, primarily for the purpose of fire protection. In most cases traffic flow to and from the office will occur along the north side of the building, although traffic can exit along the south side of the building.

   Pedestrian circulation and safety is provided by sidewalks along Horizon Drive and by the walks adjacent to the building. As a result of the orientation of the project, there should be no conflicts between pedestrian and automobile circulation patterns.

4. The project is fully compatible with existing and future businesses along Horizon Drive and screening and buffering is not warranted. However, the project will be landscaped for aesthetic purposes. (Refer to the Final Plan.) The visual character of Horizon Drive will in no manner be negatively impacted by the proposed Southland Project.

5. All public utilities and services are readily available to serve the project and no public utility expansions will be required. The water and sewer taps were only located on Lot 2 of the subdivision and consequently the service lines were required to be extended to Lot 4. A 15 foot easement will be recorded on Lots 2 and 3 prior to requesting a building permit. Larjer Investments will be responsible for granting the utility easement.

6. A portion of the project is located within the 100 year floodplain. The project structure and surrounding properties will not be impacted by flood waters since mitigation measures will be undertaken. Flood protection is being provided by installing retaining walls and establishing building grades, etc., higher than the flood elevation. An extensive amount of fill was necessitated in order to tie into the sewer tap on Lot 2, regardless of the floodplain issue. (Please refer to the floodplain permit and report, as well as the retaining wall details, etc.)

7. The standard 7 to Eleven identification sign is being proposed. The pole sign is 25 feet tall with the sign area being approximately 80 square feet (10'3¼" x 8'2"). (Please refer to the attached signage drawing.)

8. The project adheres to all known City regulations and policies. The project will be completed in 1983.

In summary, the project is designed to be compatible with surrounding uses and represents an appropriate land use on Horizon Drive.

Beverly Cleghorn 7-83
621 26 Road
Grand Junction, CO

Southland Corp. 7-83 *
% Lou Caprioglio
7167 South Alton way
Englewood, Co 80112

Bookcliff Country Club 7-83
2730 G Road
Grand Junction, CO 81501

Sarti Aldino 7-83
236 Kibboom
Sacramento, Calif. 95818

Samrock Inc. 7-83
c/o B. A. Morg.
Box 446
Carpinteria, Calif. 93013

U.S. Bank Escrow Dept. 7-83
P.O. Box 908
Grand Junction, CO 81502

Larjar Investments, Inc. 7-83
715 Horizon Drive, No.219
Grand Junction, CO 81501

George Demos 7-83
2809 NW Expressway
Oklahoma City, Okla
73112

Excalibur Enterprises 7-83
c/o Moores-Elkenhorst
3033 S. Parker Rd. #602
Aurora, CO 80014

Herrick and Campbell 7-83
P.O. Box 5248
Hacienda Heights, Calif.
91745

Beck, Shrum & Assoc., Inc. 7-83
2721 N. 12th, Suite 28
Grand Junction, Co 81501

chen and associates
CONSULTING GEOTECHNICAL ENGINEERS
5080 RD. 154 GLENWOOD SPRINGS, COLORADO 81601 303/945-7458

SOIL AND FOUNDATION INVESTIGATION PROPOSED OFFICE BUILDING & 7-11 FOOD STORE, HORIZON DRIVE NEAR G ROAD, GRAND JUNCTION, COLORADO

Prepared For:

The Southland Corp.
7-11 Food Stores
7167 S. Alton Way
Englewood, CO 80112

Job No. 24,826

October 18, 1982

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FIGURE 1 - LOCATION OF EXPLORATORY HOLES

FIGURE 2 - LOGS OF EXPLORATORY HOLES

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TABLE I - SUMMARY OF LABORATORY TEST RESULTS

CONCLUSIONS

The proposed structure should be founded on a pile foundation driven to refusal in the underlying claystone/siltstone bedrock. Design details and precautions are discussed in the body of this report.

SCOPE

This report presents the results of a soil and foundation investigation at the site of a proposed office building and 7-11 Food Store on Lot 4, Northside Park, Grand Junction, Mesa County, Colorado. The project site is shown on Figure 1. This report has been prepared to summarize the data obtained and to present our conclusions and recommendations based on the conditions encountered. Design parameters and a discussion of geotechnical engineering considerations related to the construction of the proposed facility are included.

PROPOSED CONSTRUCTION

At the time of our study, detailed plans for the proposed construction had not been completed. We understand that the proposed office building and 7-11 Food Store are to be of 1 story wood frame or masonry construction and located approximately as shown on Figure 1. Also included in the proposed construction are buried tanks for gasoline and paved parking areas surrounding the facility. Foundation loadings are assumed to be light. If actual conditions or loadings are significantly different from those described above, this office should be notified so that a re-evaluation of the recommendations contained in this report may be made.

SITE CONDITIONS

The site of the proposed facility is located north of G Road on Horizon Drive at Lot 4, Northside Park, Grand Junction, Colorado. The proposed building site is located between Horizon Drive and a drainage ditch which parallels the west property line of the subject lot. The ditch was observed to be flowing approximately 20 feet wide and 2 to 3 feet deep.

The majority of the lot is relatively flat with a slight grade to the north. The central portion of the lot is occupied by 3 to 6 foot high piles of miscellaneous fill and debris. In the northwest corner of the property is a large gulley which appears to direct the majority of surface runoff from the lot into the ditch. The overall flat grading of the lot and embankment slope at the drainage ditch would indicate the presence of a large amount of manplaced fill.

The site is sparsely vegetated in miscellaneous weeds. The ditch is lined with cattails along the west edge of the lot. Immediately north of the site is an older gasoline service station which appears to be in relatively good repair. To the south of the site is a relatively new Pizza Hut Restaurant

SUBSOIL CONDITIONS

The subsoil conditions were evaluated by drilling 4 exploratory holes at the approximate locations shown on Figure 1. Graphic logs of the profiles encountered are presented on Figure 2. Results of laboratory testing, including swell-consolidation and index property tests, are presented on Figures 4 through 8 and summarized on Table I.

The subsoil conditions encountered are erratic and generally

consist of about 4 to 10 feet of manplaced fill overlying sandy clays and bedrock. The fill material consists predominantly of clays with gravels and shale fragments, is somewhat variable in density and consistency and contains some debris (glass, bricks, etc.). The results of swell-consolidation tests performed on samples of the fill material (Figures 4, 6 and 7) indicate a fairly low compressibility/swell potential when wetted under light loading. Density tests and in-place penetration resistance values indicate the fill may have been compacted during placement. However, no records of compaction testing are known to us. The underlying clays are generally sandy and soft. Swell-consolidation test results (Figure 5) indicate that these clays are highly compressible. Soft clays would yield large settlements for even very lightly loaded foundations. Claystone-siltstone bedrock was encountered in all of the holes at depths ranging from 13 feet in Hole 4 to 35 feet in Hole 2. Bedrock encountered was generally hard to very hard and apparently non-expansive (Figure 7). Medium dense clayey gravels were encountered in Hole 2 between depth 27 to 34 1/2 feet. A 2 to 3 foot thick layer of organic clays containing partially decomposed vegetation was encountered beneath the fill in Holes 3 and 4. These organic soils are highly compressible and are unsuitable for support of foundation loadings.

Free ground water level was measured at depths ranging from 6 to 9 feet below the existing ground surface. Caving of the exploratory holes occurred at or near the measured free water level. The moisture content of the natural soils and fill above the free water level is generally described as moist.

FOUNDATION RECOMMENDATIONS

Considering the existing fill material at the site is of variable consistency and underlain by highly organic clays and compressible natural clays, the use of conventional shallow spread footings will involve a high risk of structural damage due to total and differential settlements. Based on the results of our field and laboratory studies and the type of buildings proposed, piles driven to refusal in the underlying bedrock should prove the least risk type foundation. Piles will also have the advantage of providing a relatively high load carrying capacity while eliminating excessive settlement potential. The following design and construction details should be observed for driven pile foundations.

(1) Piles driven to refusal in the underlying bedrock will have an allowable load capacity on the order of 30 to 70 tons depending on the pile type and section. The structural capacity of the pile section can be used in calculation of the allowable load. A 10-inch concrete filled pipe pile frequently used in this area would have an allowable capacity of about 50 tons. Steel pile section areas should be reduced by the amount of predicted corrosion for the design life of the pile.

(2) If close spacing or pile clustering is required, some ground heave or densification of the underlying gravels could occur. Therefore, a minimum pile spacing of 2 1/2 times the pile diameter should be maintained. The top elevation of each pile should be recorded and if heave is experienced, the pile should be reset.

(3) The hammer used in pile driving should have a minimum energy of 15,000 ft pounds and be sized to the pile section. Assuming a 10-

inch closed end pipe pile we expect 10 or more blows of the hammer operating at the manufacturer's recommended speed and stroke in order to drive the pile 1 inch will constitute refusal.

(4) Due to the presence of miscellaneous debris and gravels in the upper fill, difficult starting conditions are possible. Additionally, driving through the underlying gravels may be difficult. Adequate wall thickness or tip protection should be used to prevent pile damage during driving.

(5) Observation during pile driving by a qualified engineer or technician should be provided to verify design assumptions and installation requirements. Each pile should be visually inspected and checked for buckling and plumbness.

FLOOR SLABS

The upper fill appears to have been compacted and may be capable of supporting lightly loaded floor slabs with an acceptable risk of movement. However, the underlying organic material and soft clays possess a potential for large settlements and together with the low swell potential of some of the fill material could cause severe floor slab cracking. The only positive solution is the construction of a structual floor with an air space beneath it. If the owner realizes the risk of slab-on-grade construction and the system is required, we suggest the following design and construction details be observed:

(1) Floor slabs should be separated from bearing walls and columns with a positive expansion joint.

(2) Interior partitions resting on the floor slabs should be provided with a slip joint at the bottom of the wall so that in the event the floor slab moves, this movement will not be transmitted to the upper structure.

(3) Floor slabs should be provided with control joints to reduce damage due to shrinkage cracking and they should be reinforced.

(4) A 4-inch gravel layer should be placed beneath the floor slabs.

(5) Required fill should consist of nonexpansive soils compacted to at least 95% standard Proctor density at a moisture content near optimum. The existing subgrade should be scarified, moistened to near optimum and compacted prior to fill or underslab gravel placement.

The above precautions will not prevent the movement of floor slabs, however, they should reduce the damage if such movement occurs. Preferably, the fill should be tested to verify adequate compaction and/or the underlying organic material should be removed from beneath the building area.

PAVEMENT

The upper soils consist of manplaced fill overlying organic clays. Preferably, these soils should be removed and replaced with properly compacted structural fill. The structural fill should be free of debris and compacted to a minimum of 95% standard Proctor density. If the upper material is removed, a stabilization mat placed on the natural soft clays will probably be required prior to fill construction. Pavement constructed on the existing fill may be considered as an alternative provided the increased risk of distress and higher maintenance resulting

from settlement of the underlying compressible organic clays or from swell-consolidation of the existing fill material is recognized by the owner.

Based on the general subgrade conditions and assumed small delivery truck loadings, we recommend the pavement section consist of 8 inches of high quality base course and a 3-inch asphalt surface. Prior to placing the pavement section, the entire subgrade area should be scarified to a depth of 8 inches, moistened to optimum and compacted to at least 95% standard Proctor density. The existing fill subgrade should be proof rolled with a heavily loaded pneumatic tired vehicle. Areas which deform excessively should be removed and replaced prior to paving.

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.

CORROSION

The results of in-place resistivity measurements taken in the area of the proposed buried gas tanks gave an apparent resistivity of 750

Ohm-CM at a probe spacing of 5 feet and an apparent resistivity of 575 Ohm-CM for a spacing of 10 feet. The results of water soluble sulfate and total soluble salts tests (Table I) performed on soil samples obtained from on-site indicate relatively high concentrations. Based on the test results, the on-site soils should be considered very corrosive to buried metal and cathodic protection should be provided. The tank should also be designed to resist hydrostatic pressure uplift in areas of shallow ground water. We recommend that all concrete exposed to the on-site soils should contain a sulfate resistant cement such as Type V. Concrete should be a relatively rich mix and should be air entrained.

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 and ground water conditions appear to be different from those described herein, this office should be advised at once so that re-evaluation of

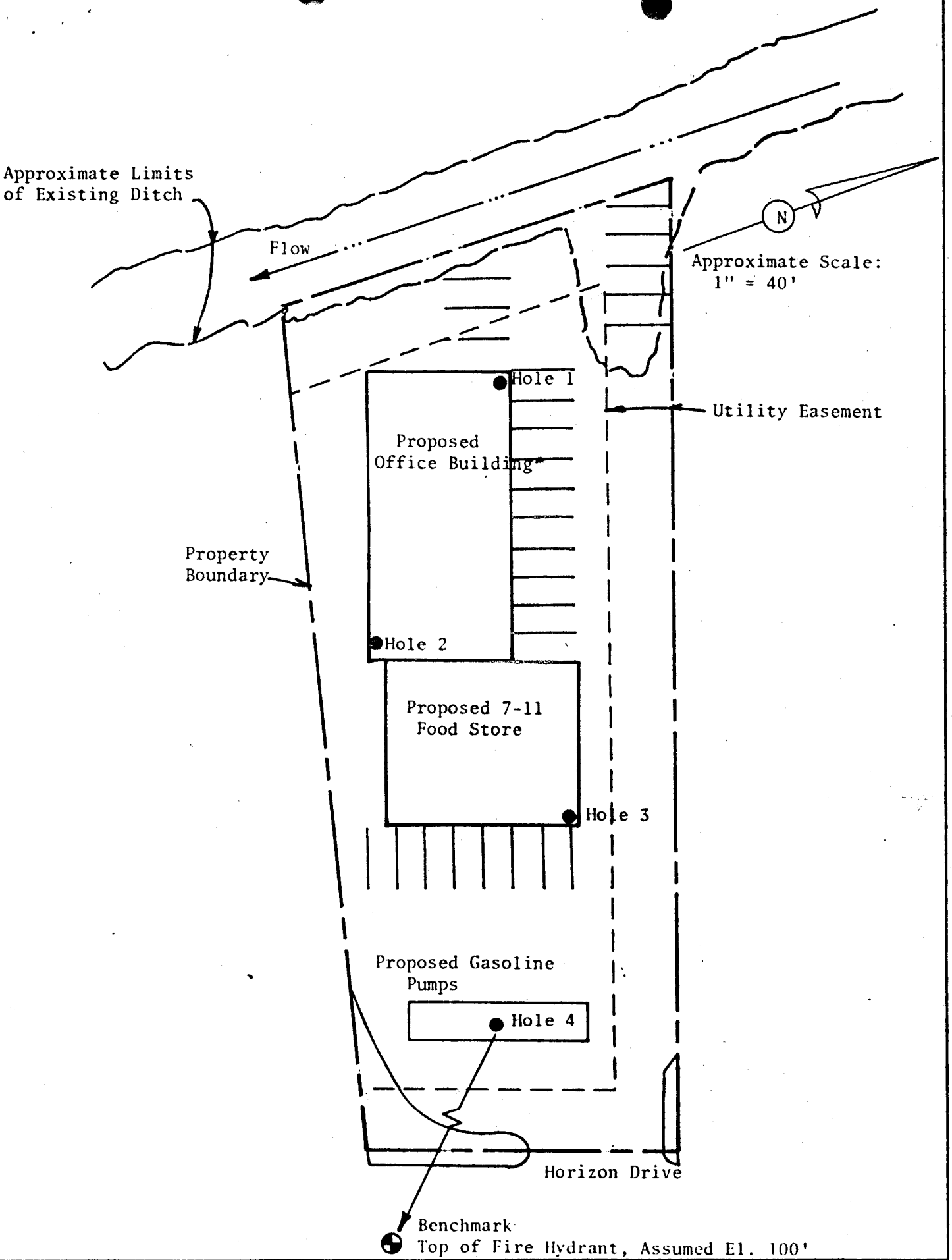
the recommendations may be made. We recommend on-site observation of excavations and foundation bearing strata by a soil engineer.

CHEN AND ASSOCIATES, INC.

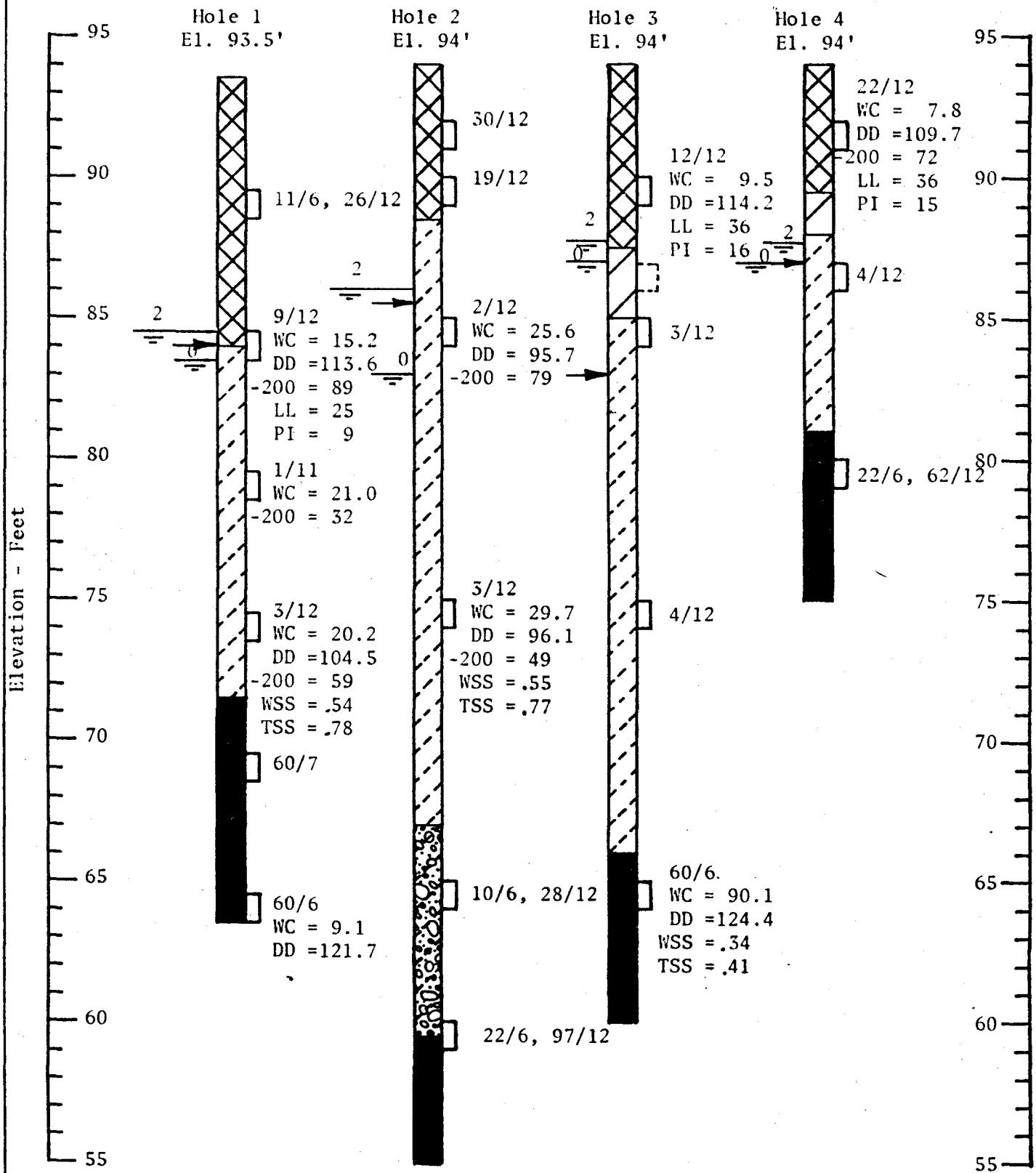
By Michael J. Byle dc
Michael J. Byle

Reviewed By Steven L. Pawlak
Steven L. Pawlak, P.E.

MJB/dc



#24,826	chen and associates, inc.	Location of Exploratory Holes	Fig. 1



#24,826	**chen and associates, inc.**	Logs of Exploratory Holes	**Fig.** 2

LEGEND:

Fill, clay, sandy, silty, gravelly with claystone fragments, brick and miscellaneous debris, brown to gray-brown, variable density.

Organic Silts (OL-OH), clayey, decomposed vegetation, black, soft, wet.

Clay (CL), silty, slightly sandy to sandy, soft to very soft, wet, gray-brown to brown.

Sand & Gravel(SC-GC), some small cobbles, clayey, medium dense, wet, brown.

Claystone-Siltstone Bedrock, highly stratified, possibly fractured and weathered in upper portions, hard to very hard, slightly moist, gray, gypsiferous.

Undisturbed Drive Sample; The symbol 9/12 indicates that 9 blows of a 140 lb. hammer falling 30 inches were required to drive the sampler 12 inches.

Disturbed Bulk Sample.

0,2 Depth at which free water was encountered and number of days after drilling measurement was taken.

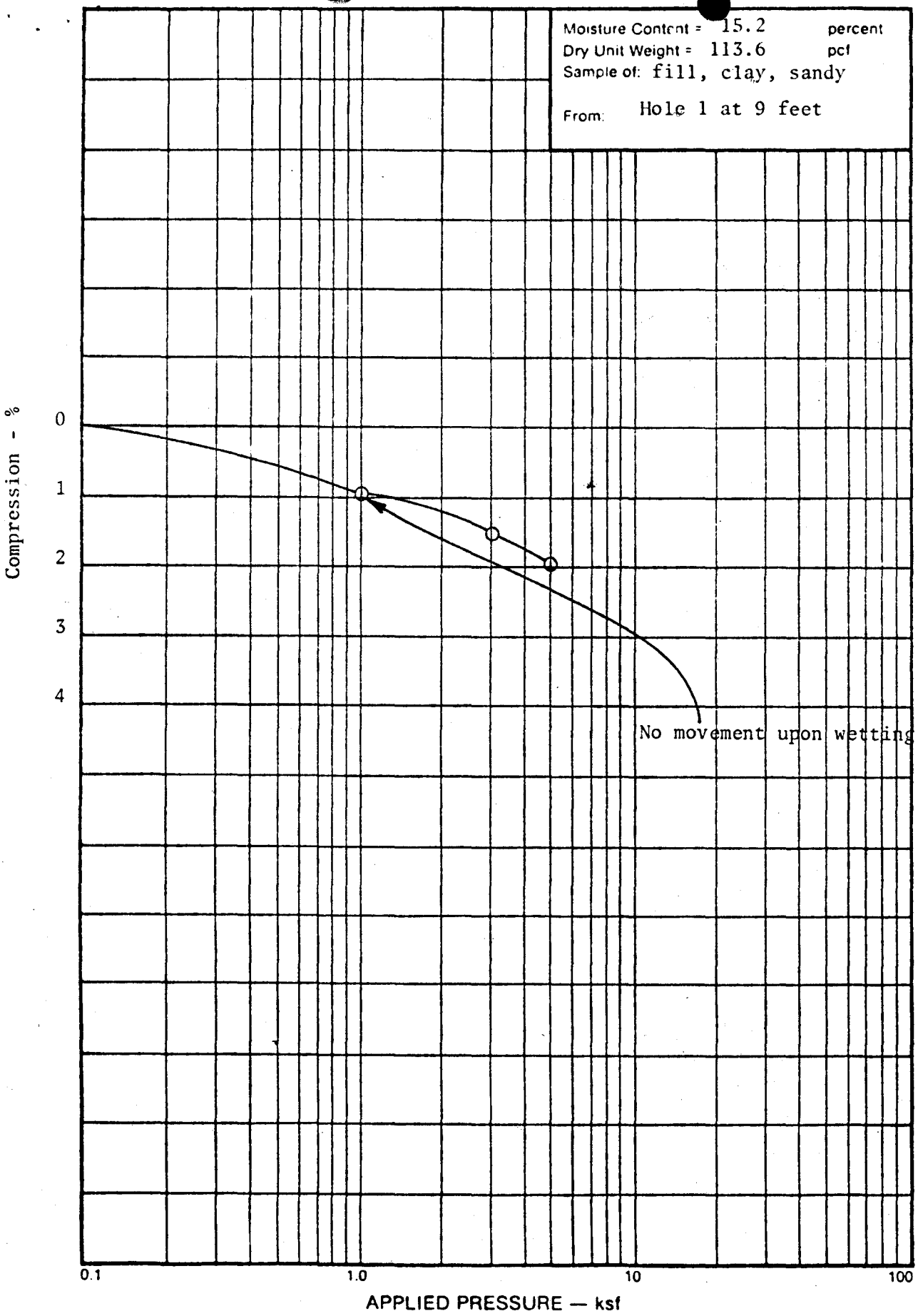
Depth at which hole caved.

NOTES:

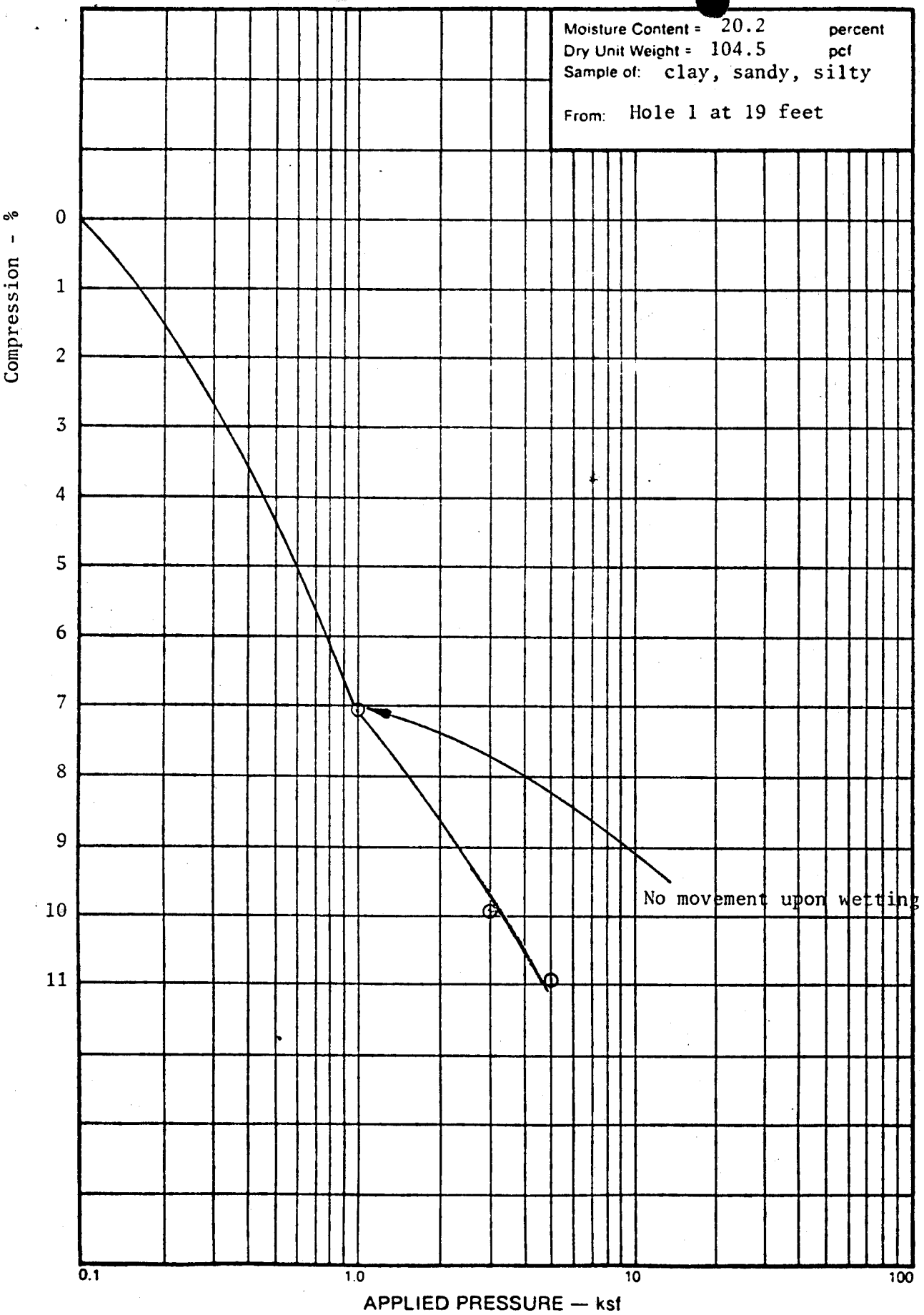
1) Holes were drilled on October 6, 1982 with a 4-inch diameter continuous flight power auger.

2) Elevations are approximate and refer to bench mark shown on Figure 1.

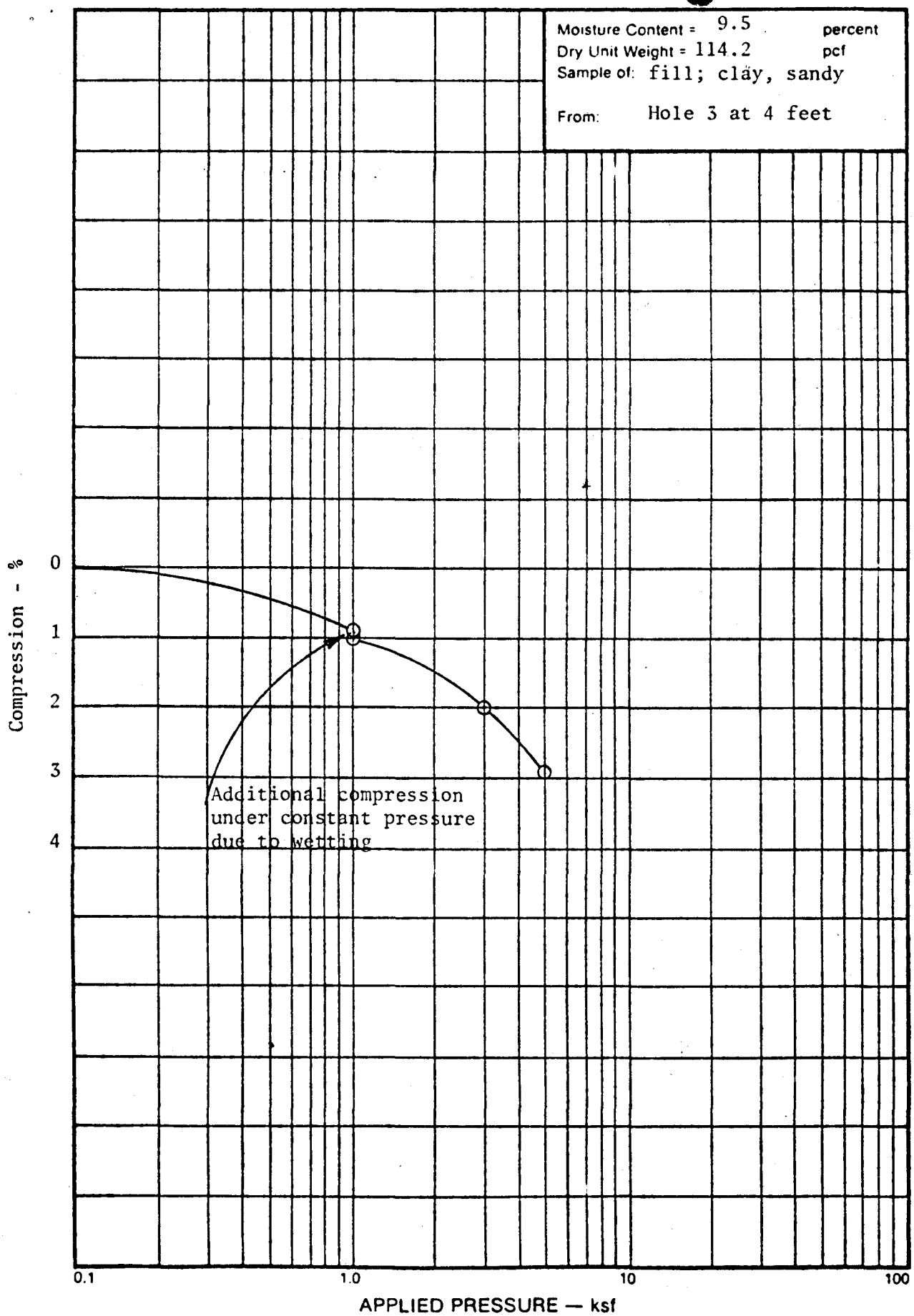
3) WC = Water Content (%)
DD = Dry Density (pcf)
-200 = Percent Passing No. 200 Sieve
LL = Liquid Limit (%)
PI = Plasticity Index (%)
WSS = Water Soluble Sulfates (%)
TSS = Total Soluble Salts (%)



#24,826 SWELL-CONSOLIDATION TEST RESULTS Fig 4

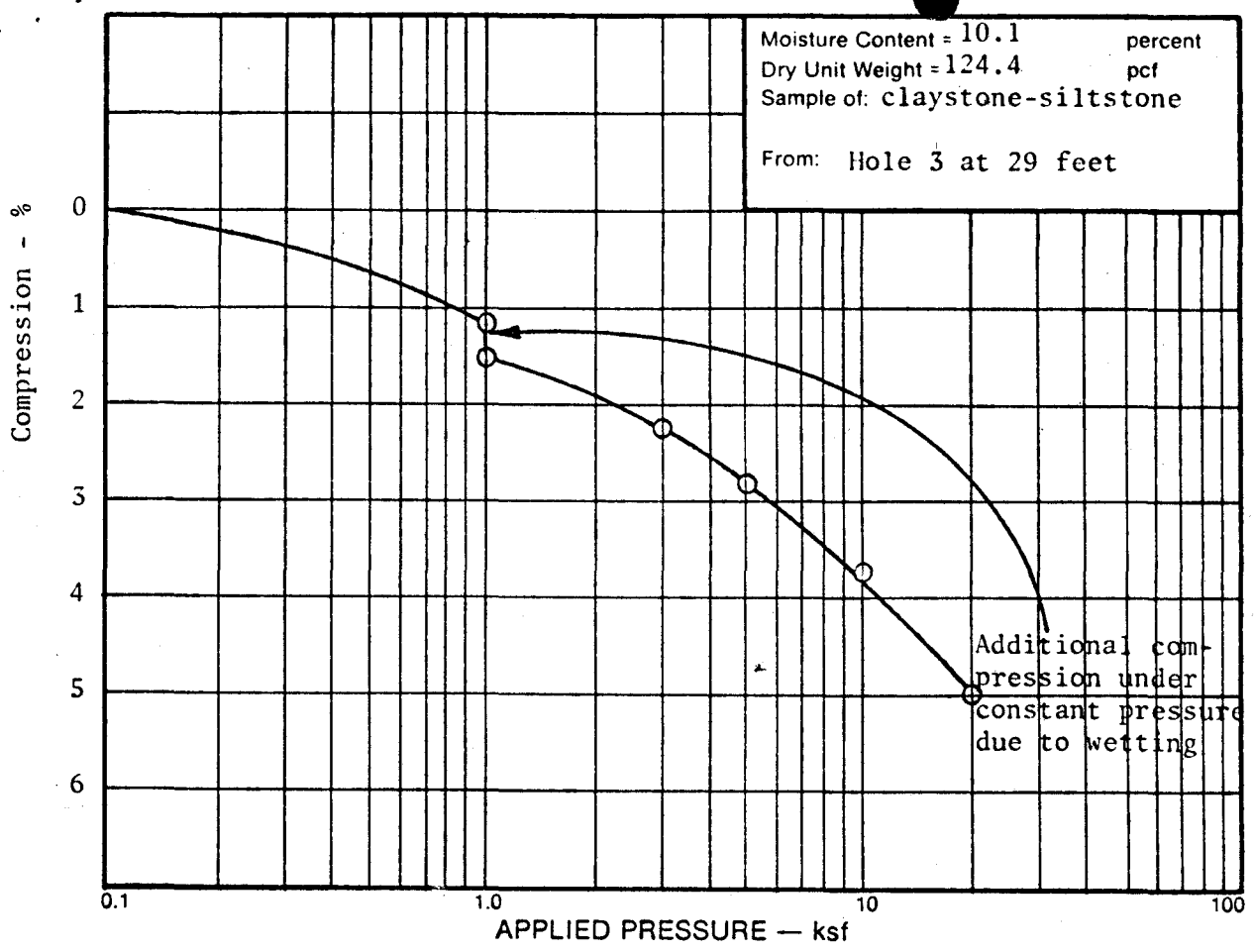


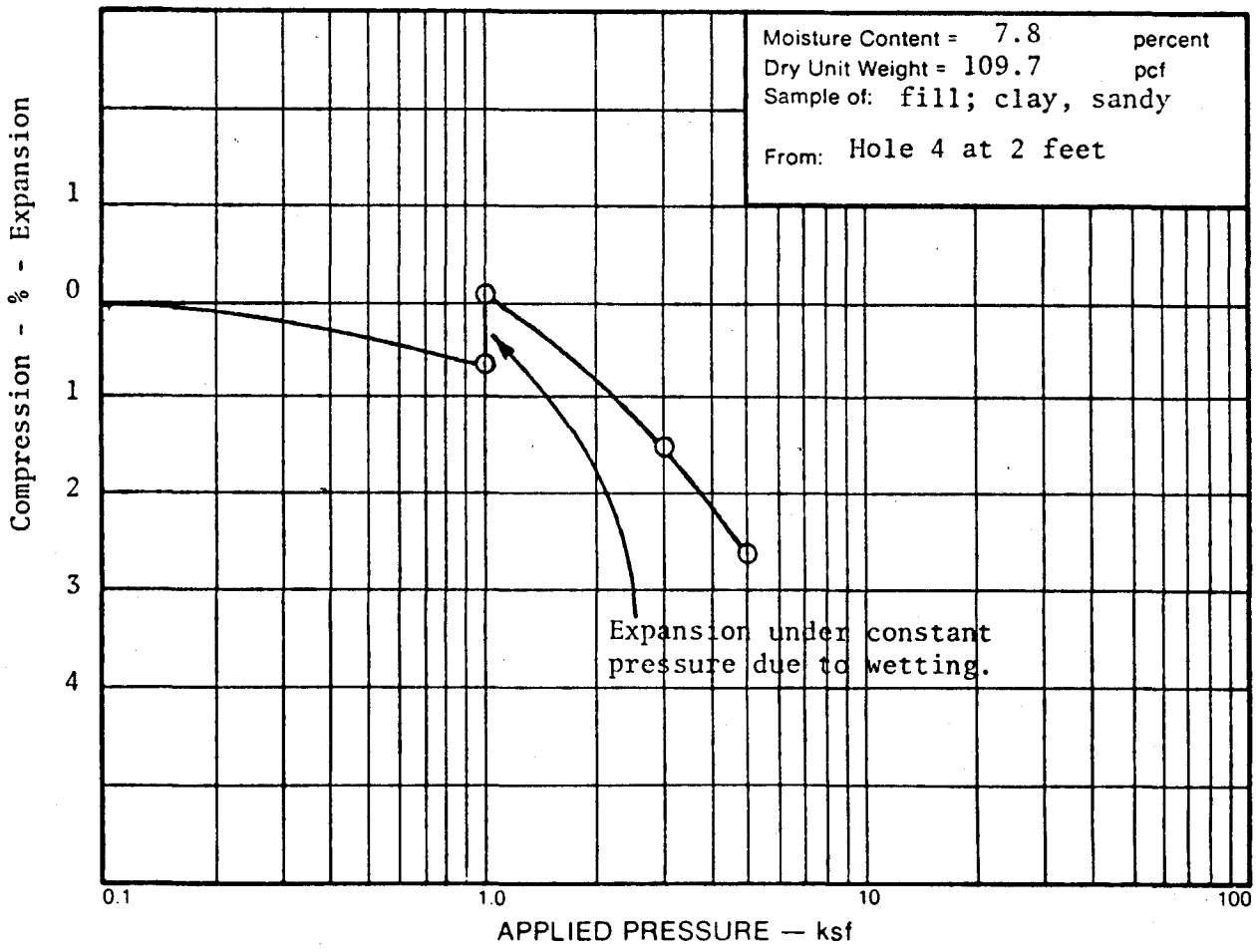
#24,826 SWELL-CONSOLIDATION TEST RESULTS Fig 5



#24,826 SWELL-CONSOLIDATION TEST RESULTS Fig 6

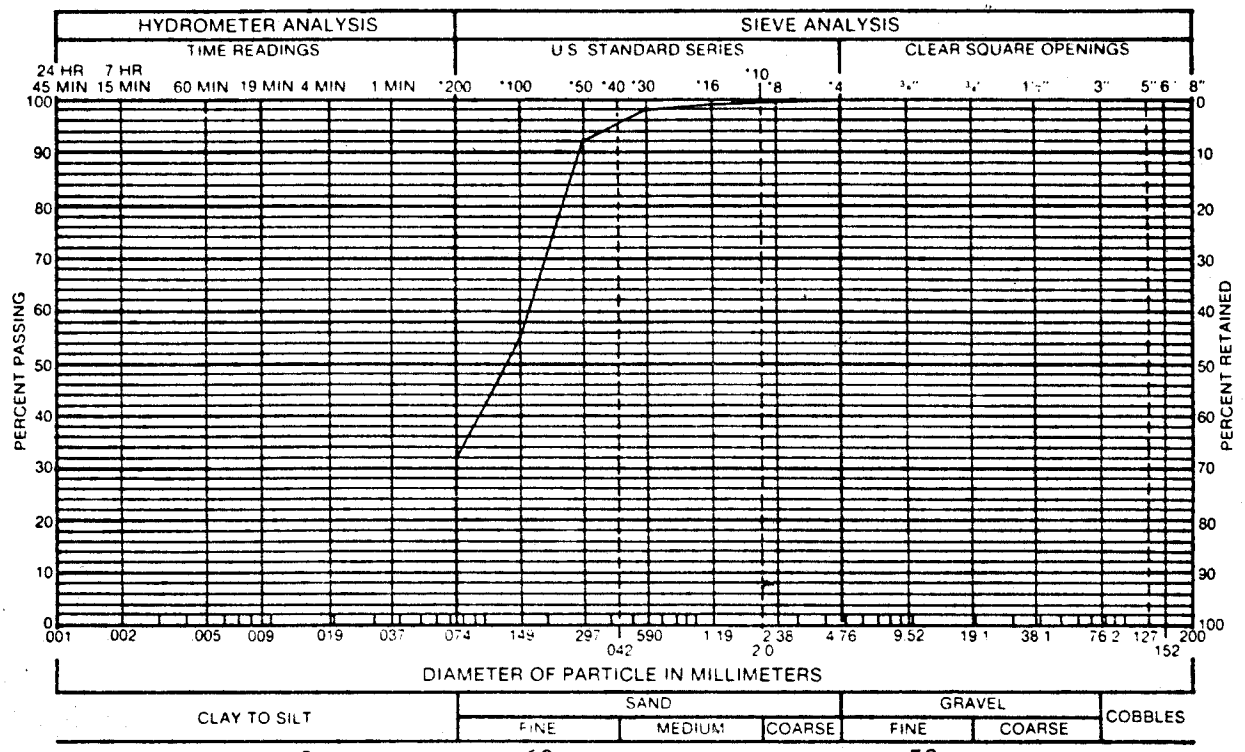
Shen and associates, inc.





#24,826 SWELL-CONSOLIDATION TEST RESULTS Fig. 7

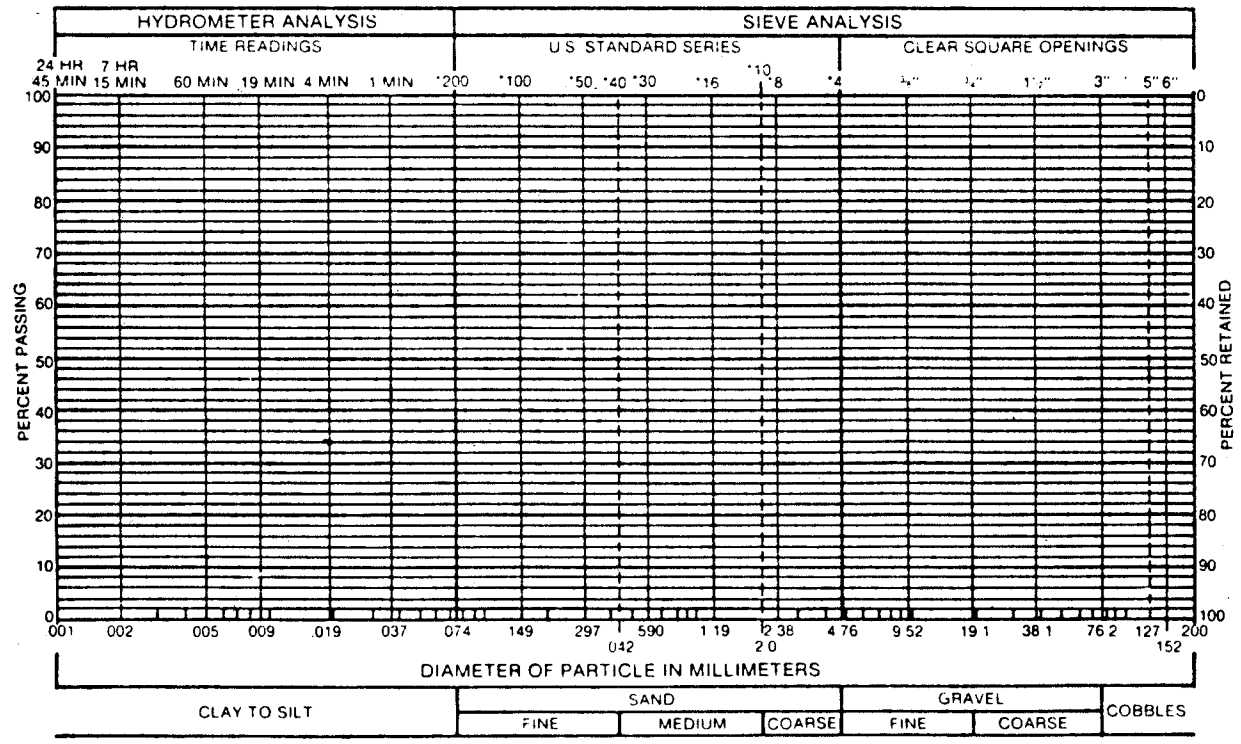
chen and associates, inc.



GRAVEL 0 % SAND 68 % SILT AND CLAY 32 %

LIQUID LIMIT % PLASTICITY INDEX %

SAMPLE OF sand, very clayey FROM Hole 1 at 14 feet



GRAVEL % SAND % SILT AND CLAY %

LIQUID LIMIT % PLASTICITY INDEX %

SAMPLE OF FROM

CHEN AND ASSOCIATES Job No. 24,826

TABLE I

SUMMARY OF LABORATORY TEST RESULTS

SAMPLE LOCATION		NATURAL MOISTURE CONTENT (%)	NATURAL DRY DENSITY (PCF)	GRADATION		PERCENT PASSING NO. 200 SIEVE	ATTERBERG LIMITS		TOTAL SOLUBLE SALTS (%)	WATER SOLUBLE SULFATES (%)	SOIL OR BEDROCK TYPE
HOLE	DEPTH (FEET)			GRAVEL (%)	SAND (%)		LIQUID LIMIT (%)	PLASTICITY INDEX (%)			
1	9	15.2	113.6			89	25	9			fill, clay, sandy
	14	21.0		0	68	32					sandy, very clayey
	19	20.2	104.5			59			.78	.54	clay, very sandy
	29	9.1	121.7								claystone/siltstone
2	9	25.6	95.7			79					clay, sandy
	19	24.7	96.1			49	1		.77	.55	clay and sand
3	4	9.5	114.2				36	16			fill, clay, sandy
	29	10.1	124.4						.41	.34	claystone/siltstone
4	2	7.8	109.7			72	36	15			fill; clay, sandy

City of Grand Junction, Colorado 81501

FIRE HYDRANT PLACEMENT AGREEMENT

TO: County Commissioners
Mesa County, Colorado

TO: City Council
City of Grand Junction, Colorado

I (we) agree to place 1 fire hydrant(s) on minimum 6 inch sized line, on lot or parcel of land located at 707 Horizon Drive

Lot 4 of Northside Park Subdivision

Hydrant(s) and supply lines to be located as shown below:

Refer to Final Development Plan

The undersigned attest that they are the agent for, or are the owner of record of above described property and that they agree not to occupy this building until such time as required hydrants are installed and such installation is accepted by the Grand Junction Fire Department.

Accepted:

Grand Junction Fire Department

Agreed:

Owner

Owner

Subscribed and sworn to before me this 31st day of January 19 83

My Commission Expires 2-3-86

Janet E Koch
Notary Public 7167 S. Alton Way
Englewood, Colo. 80112

REVIEW SHEET SUMMARY

FILE NO. 7-83 TITLE HEADING Development in H.O. DUE DATE 2/11/83

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Larjer Investments Ltd./ Gerald Pittsinger. Location: Lot 4 of Northside Park Sbudivision. A request for a convenienc store and professional office in a highway oriented zone. Consideration of development in H.O.

PETITIONER ADDRESS 715 Horizon Drive, Suite 219

ENGINEER Beck, Shrum and Assoc.

DATE REC.	AGENCY	COMMENTS
2/2/83	City Utilities	None
2/9/83	City Fire	The Fire Dept. will accept this plan as shown with the exception of the fire hydrant to be placed closer to the curb. Place fire hydrant approximately 4' from curb. Fire hydrant placement agreement signed.
2/10/83	Public Service	Gas: No objections. Electric: PSCo will require a fifteen (15) foot wide utility easement adjacent to Horizon Drive across Lot #4 from the owners.
2/14/83	Mountian Bell	No objections.
2/14/83	City Parks	None

O FF OOOOOOOOOOOOOOOOOOOO ACTION SHEET

Acres .69 | Units 1 | Density —

development in H. O.

File No. 7-83
Zone HO
Tax Parcel Number 2701-363-27-004

Activity: Convenience store & professional office
Phase: development in H.O.
Common Location: lot 4 of Northside park

Date Submitted 2-1-83 Date Mailed Out 2-2-83 Date Posted ______

10 day Review Period Return by 2-11-83 MCC Information Sent ______

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

review agencies

Agency	Note	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	2 sets of natr. maps	●	●	●	●	●	●		●			●	●																	●	●			
Comprehensive Planning		●	●	●	●	●	●		●			●																		●	●			
G.J. Dept. of Energy		●	●	●	●	●	●		●			●																		●	●	●		
Fire	City	●	●	●	●	●	●		●			●		●		●		●		●														
Irrigation	GV	●	●	●	●	●	●		●			●		●	●	●					●													
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:		●	●			X																						●		●		●		
PLANNING COMMISSION	7-16	●	●			X																						●		●		●		
CIC/MCC																																		
totals																																		

BOARDS

DATE

STAFF

don Ved legal okay

265.00 at submittal plus ~~.90¢~~ $1.65 Xerox fee

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 OOOOOOOOOOOOOOOOOOOOOOOOOOO

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

MEMO

TO: All affected agencies

FROM: City Planning Department

RE: File #7-83 Development in HO - Convenience Store and Professional Office.

DATE: February 4. 1983

As per the petitioner's request, this proposal has been pulled from this month's agenda. There is no need to review the project at this time.

If your have questions, please contact this department.

BG/kl

File
review agencies