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File 1985-0006

Project Name: Independence Plaza - Minor Sub. & Rezone-C2 to C1

P r e s e n t	S c a n n e d	<p>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.</p> <p>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.</p> <p>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.</p>
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		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
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DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:		
X	X	Action Sheet – (somewhat unique to most sheets)
X	X	Power of Attorney - ** - (to City Clerk scanning)
X	X	Guarantee of Open Space Payment - ** - (to City Clerk scanning)
X		Certification of Subdivision Plat
X		Record of Final Plat & Plan Recording - 9/12/85
X		Notice of Public Trustee Sale
X	X	Development Summary – 4/12/85
X	X	Planning Commission Minutes - ** 3/26/85
X		Letter from John Nisley to Gerald Greenberg re: Real Estate Appraiser-3/8/85
X	X	Site Plan for Lot 1 – Child Day Care
X	X	Grading, Drainage and Utility Plan
X		Development Application – 2/13/85
X		Commitment for Title Ins. - 1/18/85
X		Site Distance Study
X		Letter from Don Newton to Thomas Logue re: Sewer Extensionsewer poorly constructed – 8/7/85
X	X	Letter from Don Newton to Robert Gerloffs re: comments on sewer reconstruction – 9/18/85
X		Letter from Don Newton to Robert Gerloffs re: grade is not correct– 10/23/85
X		Notice of Public Hearing – 3/26/85



THOMAS A. LOGUE

LAND DEVELOPMENT CONSULTANT

February 28, 1985

Grand Junction Planning Commission
Grand Junction City Council
City Hall
Grand Junction, Colorado 81501

Dear Board Members:

Attached you will find a final plat and zone change request for Independence Plaza Subdivision, located northwest of 25-1/2 Road and Independent Avenue.

The petitioner, Gerald Greenberg, is requesting your consideration for two items:

1. A minor 5 lot subdivision on 12 acres.
2. A change in zoning from C-2 to C-1 on only Lot 1 of the forementioned minor subdivision.

The zone change request would allow utilization of Lot 1 as a privately operated child day care facility, which is not an allowed use in the C-2 zone. The existing Church on Lot 1 is planned to be renovated and used as the proposed day care facility, a site plan of which is also included. The Church is currently operating a day care facility as a secondary use.

All necessary utility services are available, and have capacity to serve the proposed subdivision. Access to the proposed subdivision would be gained from 25-1/2 Road, presently classified as a collector, and Independent Avenue, classified as a local street.

Development of Independence Plaza Subdivision will occur over a period of several years. At such time as approval of the subdivision and zone change request are obtained, development of Lot 1 would occur. It is expected that the proposed day care facility would be in full operation sometime this summer. Development of the balance of the property is entirely dependent upon the community's growth and commercial and business needs.

The petitioner, and myself, will be in attendance at the scheduled public hearings to discuss the proposed and answer any questions which may arise.

Respectfully,


Thomas A. Logue

TAL/jh

Original
Do NOT Remove
From Office ✓

Independence Plaza Ltd.
50 S. Havana St., Suite 501
Aurora, Colorado 80012
#06 85

Gus Halandras
516 28 Road
Grand Junction, Colorado 81501
#06 85

Raymond G. Phipps #06 85
P.O. Box 3360
Grand Junction, Colorado 81502

John M. Harris, Jr. #06 85
602 Meander Avenue
Grand Junction, Colorado 81505

Trinity Association #06 85
P.O. Box 1965
Grand Junction, Colorado 81502

Jon F. Abrahamson #06 85
520 W. Gunnison Avenue
Grand Junction, Colorado 81501

Carl D. South #06 85
P.O. Box 847
Grand Junction, CO 81502

Edward Junak #06 85
1835 Bass Street
Grand Junction, CO 81505

Stephen L. Ludwig #06 85
1825 Bass Street
Grand Junction, CO 81505

Berett M. Blaney #06 85
1834 Minnow Drive
Grand Junction, CO 81505

Timothy D. Paine #06 85
1824 Minnow Drive
Grand Junction, CO 81505

Marilyn B. Johnson #06 85
1810 Minnow Drive
Grand Junction, CO 81505

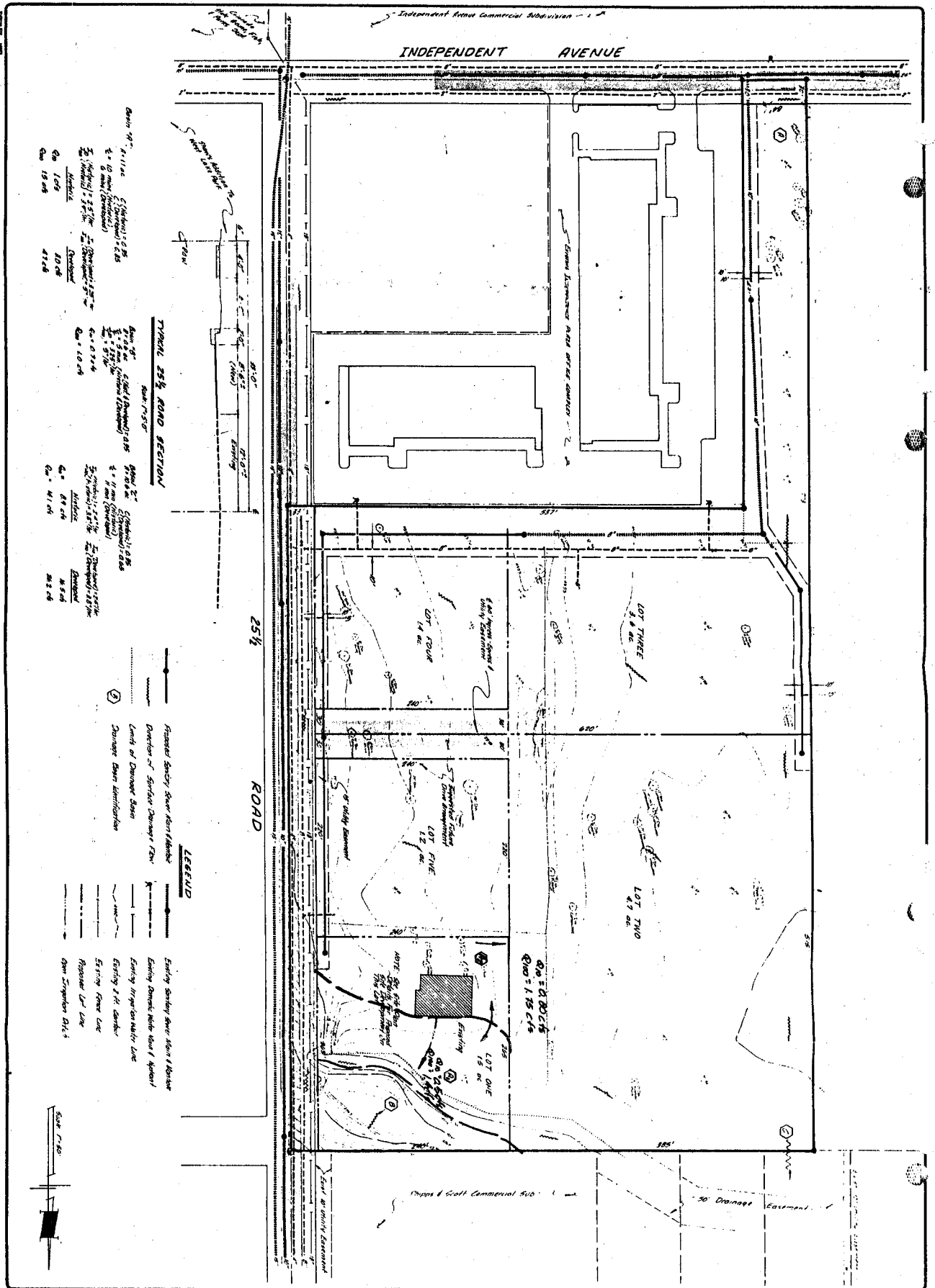
James A. Preuss #06 85
1813 Bass Street
Grand Junction, CO 81505

Gary Lee Goe #06 85
403 N. 23rd #6
Grand Junction, CO 81501

Colorado State Game & Fish
711 W. Independent Avenue
Grand Junction, CO 81501
#06 85

GRAND JUNCTION PLANNING DEPT.
559 White Ave., Room #60
Grand Junction, CO 81501

#06 85

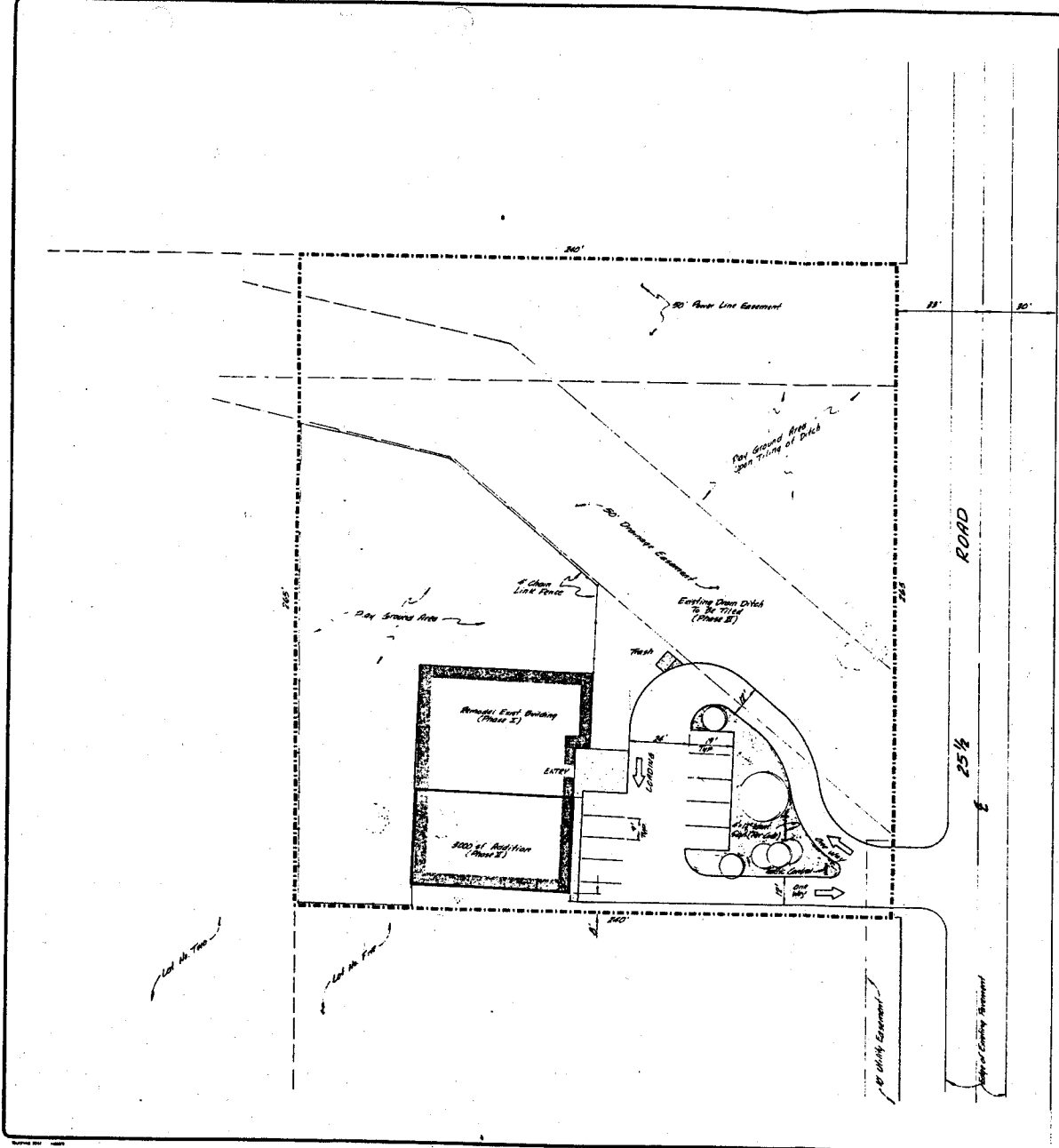


INDEPENDENCE PLAZA SUBDIVISION
 GRAND JUNCTION, COLORADO
GRADING, DRAINAGE and UTILITY PLAN

TAL THOMAS A. LOGUE
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 10000
 GRAND JUNCTION, COLORADO

DATE	1/15/85
PROJECT	INDEPENDENCE PLAZA SUBDIVISION
REVISION	1
BY	TL

SHEET 1



- Let Area
- Existing Building
- Phase 2 Foundation
- 3000
- Enclosed Parking
- Play Ground

REVIEW SHEET SUMMARY

FILE NO. 6-85 TITLE HEADING Independence Plaza-Minor Subdivision DUE DATE 3/12/85

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Independence Plaza Minor Subdivision

Location: NW 25 1/2 Road and Independent Avenue Petitioner: Gerald M. Greenberg

PETITIONER ADDRESS 30 South Havana, Ste. 307, Aurora, CO 80012

ENGINEER N/A

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/5/85	Mtn. Bell	Easements appear adequate.
3/5/85	County Planning	No comment.
3/11/85	Public Service Gas: Electric:	No objections. We request the east ten (10) feet of lots 2 and 3 be designated as utility easement. Also, we request the Grand Valley Rural Power easement be changed to utility easement.
3/12/85	City Engineer	Drainage study will be required for Lot 1 prior to Phase II addition to existing building. Drainage study for other four lots should be completed prior to development of these lots. It is our understanding that all streets within this subdivision will be private (no permanent right-of-way shown) and will be maintained by the developer. Escrow account should be set up in the amount required for improvements to 25 1/2 Road and Independent Avenue along subdivision frontage.
3/12/85	Public Works	<ol style="list-style-type: none">1. Because the driveway enters 25 1/2 Road at the bottom of the hill (lot 1), an analysis of the stopping site distance for vehicles south bound on 25 1/2 Road should be done.2. Trees south of the driveway on the west side of 25 1/2 Rd. should be cleared to improve site distance to south.3. What provisions have been made to allow drainage district access to maintain ditch?4. Will trash trucks be able to make turn when they pick up trash on lot 1?5. All design work to be reviewed by the City should be done by a licensed professional engineer in Colorado.6. The pavement section should be based on soil properties consistent with the area. The pavement section within City right-of-way should have a minimum of 3" of hot bituminous pavement supported by a minimum of 8" aggregate base course.
3/12/85	Fire Dept.	The Grand Junction Fire Department has no objections to this rezone. The Grand Junction Fire Department will require one fire hydrant to be placed at driveway entrance off 25 1/2 Rd. on existing 8" water main. Remodel of existing building and new addition must meet 1982 Uniform Fire Code and Building Code requirements for Child Day Care facilities. Additional fire protection may be required when subdivision is further developed.
3/12/85	Development Dept.	<ol style="list-style-type: none">1. Minor Subdivision: No dedicated internal access is shown on the plat for Lot 1. We would recommend the idea of sharing/joint use of accesses along 25 1/2 Rd. to help minimize curb cuts. As discussed, we will require open space fees to be paid with the recording of the plat. The petitioner may request the Council to consider deferring payment of the open space fees on the undeveloped lots

until development occurs. If approved that way, a building permit guarantee will be required. Escrow money for street improvements for 25 1/2 and Independent will be required (as per current Council policy) with the recording of the plat. Any covenants with the subdivision?

2. Rezone: This department would prefer to see a rezone request to a Planned Business or Planned Commercial to help ensure continued compatibility with the area. The C-1 zone will allow use by right all uses listed as allowed in Sec. 4-3-4. The PB or PC could have other uses than a day care as requested by the petitioner with the rezone application and still help meet the intent of the site.

Although with a rezone to C-1, no site plan is required, the petitioner's representative has provided one to review, and this department thanks him for the opportunity.

1. Again consider the idea of shared access along 25 1/2 Rd. to help minimize curb cuts and given the steep hill, maximize traffic safety.
2. Check for any sight distance problems at the entry.
3. All building construction will have to meet UBC and UFC requirements.
4. A separate sign and fence permit will be required.
5. Will the parking lot be paved? The existing site does not reflect the proposed site plan. What is the timing of the improvements and Phase II addition?
6. All other review agency comments must be satisfied.
7. If a C-1 zone is approved, all C-1 requirements of Sec. 4-2-13(C-1) will have to be met.
8. Any new exterior lighting proposed? If so, we recommend directional internal lighting to avoid adverse effects across the street with the residential units.

MOTION: "MR. CHAIRMAN, ON ITEM #6-85A INDEPENDENCE PLAZA-MINOR SUBDIVISION, I WOULD LIKE TO MAKE THE MOTION WE FORWARD THIS ONTO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL, SUBJECT TO STAFF COMMENTS."

MOTION: "MR. CHAIRMAN, ON ITEM #6-85B REZONE C-2 TO C-1, I MOVE THAT WE FORWARD THIS ONTO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL FOR THE REZONE OF LOT 1, PROVIDING THAT ALL CONCERNS HAVE BEEN ADDRESSED AND SUBJECT TO STAFF COMMENTS."

*sent
2/13/85*

RESPONSE TO REVIEW SHEET COMMENTS

File No. 6-85

Independence Plaza-Minor Subdivision

Agency
City Engineering

Response
Drainage study follows as requested for Lot 1 at this time.

See grading, drainage and utility plan for Independence Plaza Subdivision

Total area in Lot 1 = 1.5 AC.

Area in drainage basin B = 0.6 AC.
Q100 Drainage Basin B = 1.0 cfs

Note: No significant changes to Drainage Basin B are planned that will effect the historic flows.

Total lot area in Lot 1 Drainage Basin C = 0.9 AC.

$$Q_{10} = \frac{8.9 \text{ cfs}}{10.6 \text{ AC}} \quad 0.9 = 0.7 \text{ cfs} \quad \frac{16.5}{10.6} \quad 0.9 = 1.4$$

$$Q_{100} = \frac{14.1 \text{ cfs}}{10.6 \text{ AC}} \quad 0.9 = 1.2 \text{ cfs} \quad \frac{26.2}{10.6} \quad 0.9 = 2.2$$

Developed storm water flows will discharge by sheet flows to Lot 2 and crosses Lot 2 to the discharge point of Drainage Basin "C".

All the drives within the subdivision will be privately owned and maintained by the individual future lot owners (see escrow account responses to the Development Department).

RESPONSE TO REVIEW SHEET COMMENTS

File No. 6-85

Independence Plaza-Minor Subdivision

<u>Agency</u>	<u>Response</u>
Public Works	1. The following, stopping site distance analysis indicates that the sight distances to and from the existing driveway serving Lot 1 are within acceptable ranges.

REQUIRED STOPPING SIGHT DISTANCE

Given:

Posted speed 35 mph.

Minimum stopping distance = 250*

$$S = \frac{(\sqrt{h_1} + \sqrt{h_2})^2}{A} + \frac{L}{2} **$$

Where:

S = Sight distance in feet

L = Length of vertical curve in feet

A = Algebraic difference in grade ÷ 100

h₁ = Height of eye above roadway surface in feet

h₂ = Height of object above roadway surface in feet

$$L = 400 \text{ feet}$$

$$A = 0.067$$

$$h_1 = 3.5 \text{ ft}^*$$

$$h_2 = 0.5 \text{ ft}^*$$

$$S = \frac{(\sqrt{3.5} + \sqrt{0.5})^2}{0.067} + \frac{400}{2}$$

$$S = \frac{6.656}{0.067} + 200$$

$$\underline{\underline{S = 299.3 \text{ feet}}}$$

Source: * Colorado State Highway Access Code, Pages 24 and 25.

** Adapted from "A Policy on Geometric Design of Rural Highways
A.A.S.H.O.

RESPONSE TO REVIEW SHEET COMMENTS

File No. 6-85

Independence Plaza-Minor Subdivision

Agency _____

Response _____

Public Works (Continued)

ENTRY VEHICLE SIGHT DISTANCE

Given: Posted speed 35 mph.

Minimum sight distance = 350*

$$S = \frac{(\sqrt{h_1} + \sqrt{h_2})^2}{A} + \frac{L}{2} **$$

Where:

S = Sight distance in feet

L = Length of vertical curve in feet

A = Algebraic difference in grade ÷ 100

h₁ = Height of eye above roadway surface in feet

h₂ = Height of object above roadway surface in feet

L = 400 feet

A = 0.067

h₁ = 3.5 ft*

h₂ = 0.5 ft*

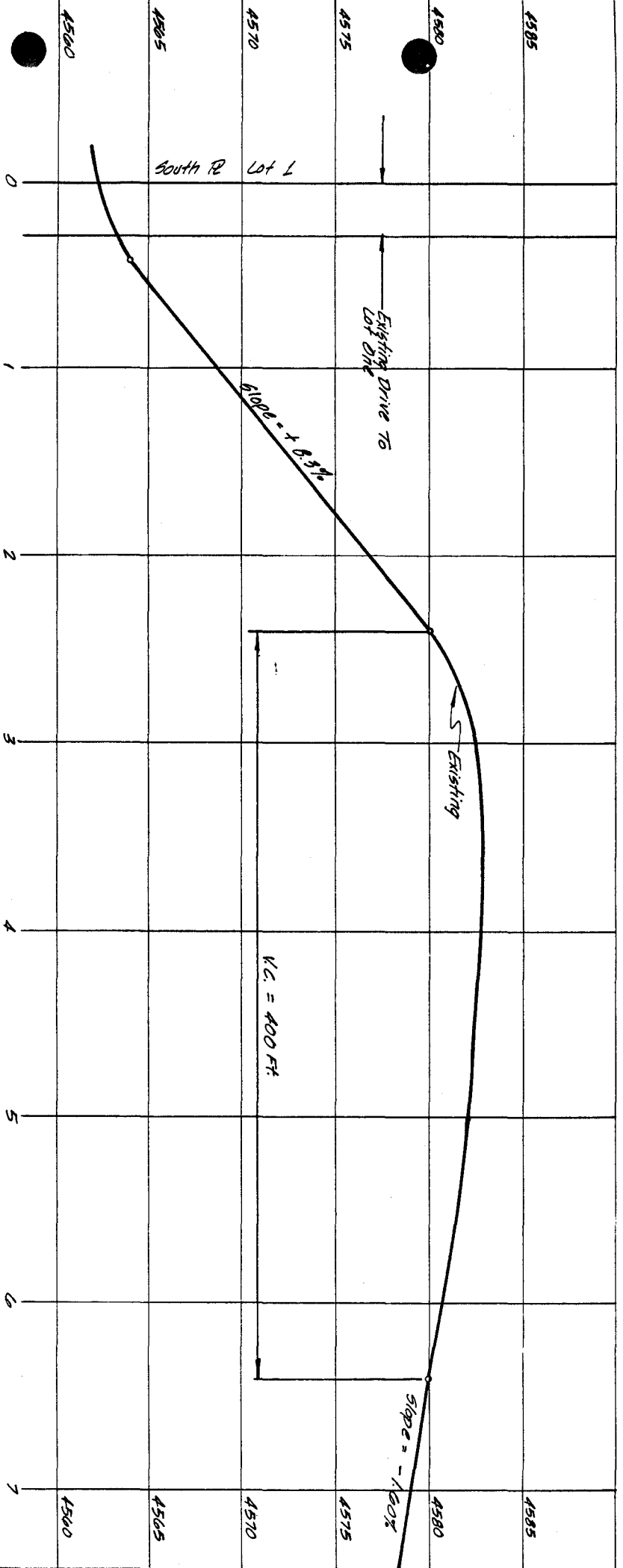
$$S = \frac{(\sqrt{3.5} + \sqrt{0.5})^2}{0.067} + \frac{400}{2}$$

$$S = \frac{13.99}{0.067} + 200$$

S = 400.77 feet

Source: * Colorado State Highway Access Code, Pages 24 and 25.

** Adapted from "A Policy on Geometric Design of Rural Highways
A.A.S.H.O.



25 1/2" ROAD PROFILE AT LOT 1, INDEPENDENCE PLAZA

SCALE: 1" = 50' Horiz.
1" = 5' Vert.

RESPONSE TO REVIEW SHEET COMMENTS

File No. 6-85

Independence Plaza-Minor Subdivision

<u>Agency</u>	<u>Comments</u>
Public Works (Continued)	<ol style="list-style-type: none">2. The trees south of the existing driveway on the west side of 25-1/2 Road will be cleared with development of Lot 5.3. The final plat indicates a 50 foot wide dedicated drainage easement which will allow access to maintain the existing drain ditch.4. The radius is 15 feet. This should allow trash trucks to maneuver through the parking area.5. Upon completion of any final utility and roadway designs, and prior to construction, plans certified by a licensed professional engineer will be submitted to the City for a final review.6. Accompanying the construction plans will be included structural section calculation based on a soils investigation consistent with the area. The subdivision improvements Agreement has been changed to reflect the suggested minimums of; 3" of pavement and 8" of base course.

RESPONSE TO REVIEW SHEET COMMENTS

File No. 6-85

Independence Plaza-Minor Subdivision

Agency

Response

Fire Department

1. The subdivision Improvements Agreement has been updated to include the placement of a fire hydrant on an existing 8" water main near the northeast corner of Lot 5. It is understood that remodeling of the existing building must meet the uniformed fire and building codes for child daycare facilities.

RESPONSE TO REVIEW SHEET COMMENTS

File No. 6-85

Independence Plaza-Minor Subdivision

Agency

Response

Development Department

1. Site development plans for an Independence Plaza Subdivision indicate a single common access drive to be utilized by Lots 2, 3, 4, and 5. Lot 1 would use an existing driveway presently serving an existing structure.

An appraisal completed by a certified appraiser has been submitted to the Development Department. It is the Petitioner's desire to request that the City Council defer payment of open space fees on Lots 2, 3, and 4 until development of the individual lots occur. If the City Council concurs with this request a building permit guarantee will then be submitted to the Development Department for their review and acceptance.

The Petitioner will request that the City Council consider acceptance of a power of attorney in light of the commercial zone designation on this property.

No covenants are planned to be recorded with the subdivision at this time.

2. The Petitioner would prefer to utilize the C-1 zone designation, thus, allowing for the establishment of a child daycare facility. It should be pointed out that the existing Church located on Lot 1 currently operates a child daycare facility. Should the owner of Lot 1 desire to change the use at a future date it appears that it would be extremely difficult within the planned development guide lines. A review of the zoning matrix within the development code for the City of Grand Junction reveals that there are very closely related similar uses between the requested C-1 zone and the adjoining C-2 zones on Lots 2, 3, 4, and 5 of Independence Plaza Subdivision, this should allow for compatibility between Lot 1 and the balance within Independence Plaza Subdivision.

RESPONSE TO REVIEW SHEET COMMENTS

File No. 6-85

Independence Plaza-Minor Subdivision

Agency

Response

Development Department (Continued)

It is understood that a separate sign and fence permit will be required prior to construction of any of those improvements on Lot 1.

The driveway and parking areas are not planned to be paved until after the completion of the last phase. It is expected that the improvements of the Phase 2 addition will occur within the next 1 to 1-1/2 years.

Exterior lighting will include exterior lighting of the primary entrance to the facility and one area light near the driveway and parking areas. All lighting will be directional.

RESPONSE TO REVIEW SHEET COMMENTS

File No. 6-85

Independence Plaza-Minor Subdivision

Agency
Public Service
Electric & Gas

Response
The Petitioner is investigating other locations for the requested utility easement, an acceptable location will be arrived at prior to the Planning Commission hearing. The Grand Valley Rural Power easement will be changed to the words "utilities easement" prior to recordation of the final plat.

PSCo - Did you get acceptable location?
City Eng - need to verify w/ C.E. drainage & sight/dist calc's are acceptable
They did say w/ Phase II for drainage
All design work done by P.E

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
MAR 10 1985

GJFD Five hydrant w/ Phase I or II?

PD - a document guaranteeing payment of open space recorded w/ plat. We need to have City Atty ok it.



City of Grand Junction, Colorado 81501
250 North Fifth St.,

August 7, 1985

Thomas A. Logue
145 Grand Ave.
Grand Junction, CO 81501

RE: Independence Plaza Subdivision Sanitary Sewer Extension.

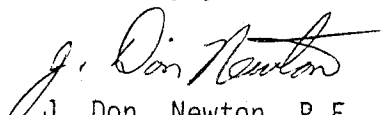
Dear Tom:

I have reviewed your plan (received today) for the Independence Plaza Sanitary Sewer Extension which you have under construction. I have no objection to the design as submitted. A 20 ft. wide easement will be required for future maintenance of the sewer.

Upon visiting the site today I found the contractor installing the sewer pipe with no bedding material, no compaction of the trench backfill and setting grade with a carpenters level. I question his ability to get 0.4% grade using this method. Please see that the sewer construction is inspected and properly installed in accordance with City Standards and the construction drawings.

The existing sewer line which your extension connects to was never inspected or accepted by the City. After a quick inspection of the manholes we found that this sewer was very poorly constructed. The pipe appears to be graded the wrong direction and the manholes are completely unacceptable. Therefore, the sewer line that you are extending will not be maintained by the City until the entire sewer all the way to the manhole in Independent Avenue has been corrected to City Standards, inspected and accepted by the City and "As Built" drawings have been submitted for our records.

Sincerely yours,


J. Don Newton, P.E.
Acting City Engineer

JDN/rs

cc: Walt Hoyt
Jim Shanks
Bob Golden ✓

6 85

September 18, 1985

Robert Gerloffs
145 Grand Avenue
Grand Junction, CO 81501



City of Grand Junction, Colorado 81501
250 North Fifth St.,

Re: Sewer at Independence Plaza Office Complex

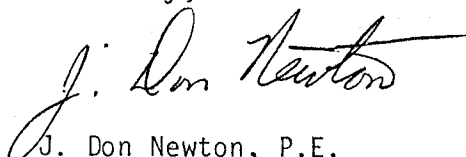
Dear Mr. Gerloffs:

I received your plans on September 16, 1985, for the reconstruction of the sanitary sewer serving the Independence Plaza Office Complex. After review of the drawing, I have the following comments:

1. The existing manholes adjacent to proposed manholes 2 and 3, should be backfilled and the rings and covers should be removed and paved over after the new sewer is placed in service.
2. If the existing manhole in Independent Avenue is in acceptable condition, I recommend that proposed manhole No. 1 be relocated to some point on the existing sewer line north of Independent Ave. The new sewer line could then be realigned between manholes 1 and 2. This would eliminate the need for any construction in Independent Ave.
3. The excavation required for construction of manhole No. 4 will expose most of the existing manhole to the north. This manhole should be removed and the sewer line piped to the new manhole. Parts of the existing manhole may be salvageable.
4. The standard trench detail and gradation table for construction materials should be changed to agree with revised City Standards. Granular bedding and haunching material is now required to 6" over the top of the pipe.
5. On the typical trench detail, the note which reads "Granular bedding and haunching material IF REQUIRED BY ENGINEER", remove "IF REQUIRED BY ENGINEER". City Standards require that this material be used for construction of all public sewers.

I will be available to discuss any of the items listed above. Please make the necessary changes and resubmit your plan prior to any construction.

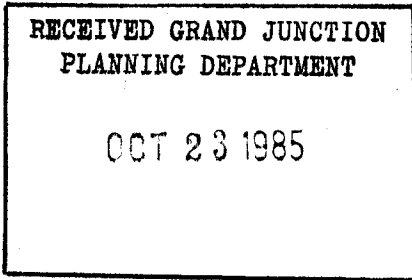
Sincerely,

A handwritten signature in cursive script that reads "J. Don Newton".

J. Don Newton, P.E.
Acting City Engineer

cc: Bob Golden
Walt Hoyt

Indep Plaza Subdivisn



City of Grand Junction, Colorado 81501
250 North Fifth St.,

October 23, 1985

Robert Gerloffs
145 Grand Avenue
Grand Junction, CO 81501

RE: Sewer at Independence Plaza Office Complex


Dear Mr. Gerloffs:

I have received and reviewed your revised plan for the reconstruction of the above-mentioned sewer line.

Using the invert elevations shown, the grade is not correct on the east-west section of sewer between manholes three and four. Even though the new sewer line from the day care facility will not be connected as part of this project, an 8" stub out of Manhole No. 4 should be provided so that the manhole will not have to be reconstructed when the connection is made.

After these changes are made, consider your plan approved for construction. Please notify me when the completed sewer line is ready for final inspection.

Sincerely,


J. Don Newton
Acting City Engineer

JDN:pb

✓cc: Bob Goldin