

# Table of Contents

File 1985-0007

Project Name: CH4 Commercial Park - Final Plat Plan - Rezone HO to PC

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>
X	X	<b>Table of Contents</b>
X	X	<b>Review Sheet Summary</b>
		Application form
		Review Sheets
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map
X		Evidence of title, deeds, easements
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
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		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
X	X	<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>		
X	X	Action Sheet
X	X	Review Sheet Summary
X	X	Ordinance No. 2228 & 2245 - **
X	X	Planning Clearance - ** - 5/10/85
X	X	Planning Commission - ** - 4/2/85
X	X	Final City Council Agenda - ** - 4/3/85
X	X	Record of Final Plat & Plan Recording
X		Development Application - 3/20/85
X	X	Narrative
X		Legal Ad
X	X	Project Location Map (aerial photo)
X		Handwritten Notes to file
X	X	Planning Commission Minutes Notice - 4/2/85
X		Site Plan (Revised )
X		Landscape Plan
X		Plot Plan
X		Landscape Manual
X		Site Geometric Plans
X		Sign Plan



**NICHOLS**  
ASSOCIATES, INC.

CIVIL ENGINEERING • PHOTOGRAMMETRY • SURVEYING  
P.O. Box 2327 • Grand Junction • Colorado • 81501 • Phone 303-243-8975

**NARRATIVE OF THE REZONING AND REVISED DEVELOPMENT PLAN FOR A  
16.4 ACRE PARCEL OF LAND WITHIN THE UNPLATTED PORTION OF  
CH FOUR COMMERCIAL PARK. (NAI -#3051)**

GENERAL DESCRIPTION OF PROJECT - CH Four Commercial Park lies within the City of Grand Junction and currently contains two platted lots of 5.5 acres and 7.1 acres each. The remainder of the Commercial Park is unplatted. This project involves creation of one new 16.4 acre lot and an additional street. The proposed street will connect with H Road on its extremities and will form a "T" intersection with the existing Hilaria Avenue.

ZONING - CH Four Commercial Park is currently zoned "Highway Oriented" (HO). The proposed use of the 16.4 acre parcel requires rezoning to Planned Commercial. A statement of the currently permitted and proposed increase in permitted uses follows:

REZONE HO TO PC

CURRENT PERMITTED USES

All uses included within and defined by the City's HO Zoning Category (Grand Junction Zoning and Development Code, Figure 4-3-4).

PROPOSED INCREASE IN PERMITTED USES (REZONE HO TO PC).

Offices including Professional, Medical, Government Offices .  
(and typical "paper handling" operations).

Electronic Parts Storage and Bulk Wholesaling (inside)

Electronic Parts and Products Fabrication Manufacture, Assembly,  
Storage, Maintenance and Repair (inside)

Synthetics and Plastics Fabrication, Manufacturing and Storage  
(inside)

Machine Shop(s) (inside)

Aircraft and Precision Parts Manufacturing (inside)

"High-Tec" Industry and Related Uses (inside)

Research and Research Laboratory and Testing Facilities (inside)

Parking Lot(s)

Other similiar uses as approved by the Grand Junction Planning  
Commission

Manufacture and storage of flammable materials must obtain approval of the Grand Junction Fire Department and must meet current Uniform Building Code, as adopted.



ACCESS - Access to the employee parking area will be provided by the proposed street connection to H Road and Hilaria Avenue. Access to the employee parking area will be security controlled. Executive and visitor parking access will be provided by a curb cut on H Road approximately 175 ft. south of the curb cut that provides egress from Walker Field. The volume of traffic gaining direct access to H Road from this small parking area will be minimal.

DRAINAGE - The 16.4 acre parcel is generally elevated above surrounding properties and the handling of off-site drainage will not be necessary. The drainage from the 16.4 acre parcel will be directed into the proposed street and will be conveyed down Hilaria Avenue to a storm drain inlet in Horizon Drive.

SEWAGE FACILITIES - Sewage will be disposed of by connecting this project to a 8" sewer line located on the north side of the Grand Valley Canal. This 8" line will then convey sewage to a line in Horizon Drive.

WATER SUPPLY AND FIRE PROTECTION - A 12" Ute water line is located on the Northwest side of Horizon Drive and it will be extended along Hilaria Avenue to the project site. This water line has 65-75 lbs. of pressure and also has more than enough volume to serve the fire protection, and manufacturing process needs of this project. Another Ute Water line exists in H Road and this 18" line has the potential to provide the future end connection for a loop line from the extension of the 12" line in Horizon Drive.

Water line extension will include placement of fire hydrants at approximately 300 ft. intervals. Two additional hydrants will be placed within the site and a siamese connection will be made within 100 ft. of a hydrant for protection within the building. At the present time, the manufacturer intends to have a fully sprinklered fire fighting system within the building.

SOLID WASTE DISPOSAL - Solid waste will be contained within dumpsters that will be visually screened. Solid waste will either be hauled away by contract with a private hauler or will be hauled away by City trash collection crews.

SCHEDULE OF DEVELOPMENT - It is the developers' intention to construct all public improvements as well as the entire manufacturing facility during the 1985 construction season.



FLOODPLAIN - This property is not located in an identified flood hazard area. The development of this property will not cause a flood hazard problem.

DESIGN GUIDELINES AND COVENANTS - Quality building and site development controls, guidelines and covenants are currently in effect in CH Four Commercial Park. Information about these controls and covenants are contained within a copy on file at the Grand Junction Planning Department. The design guidelines and controls within this document embody the majority of the Site Planning and Design Requirements provided within Chapter Seven (Planned Development) of the Grand Junction Zoning and Development Code. Specific requirements of the Zoning and Development Code that will be complied with that may not be shown on the site plan include: bicycle and vehicle parking, buffering and screening, landscaping, site lighting and signage.

BUILDING CHARACTER AND SIGNAGE - The character of the building and the signage will be as shown on the examples of other buildings the manufacturer has built and occupied. These examples are shown on the following page.

APPLICATION AND DEVELOPMENT FEES - An interest to waive all application and development fees has been expressed by local economic development interests. This interest to request waiver of all fees is part of this development request. Questions and responses to this waiver request should be directed to Ron Rozga at 242-8822.

Please contact Nichols Associates, Inc., Jeff Ollinger (Development Consultant), at 243-8975 in you have questions or concerns about this project.

sent 3/25

WALKER FIELD Airport  
WALKER FIELD  
GRAND JUNCTION, CO 81501  
# 7-85

OCCIDENTAL Oil Shale, Inc  
PROPERTY TAX DEPT.  
P.O. Box 868  
HOUSTON, TX 77001  
# 7-85

GRAND JUNCTION PLANNING DEPT.  
559 White Ave., Room #60  
Grand Junction, CO 81501  
# 7-85



OUTLINE SHOWS  
 TO PREVIOUSLY APPROVED  
 CONCEPT PLAN

**CH FOUR  
 Commercial Park**  
 GRAND JUNCTION, COLORADO  
 Revised Development Plan



**CH FOUR COMMERCIAL PARK - REVISED PLAN**



CIVIL ENGINEERING - PHOTOGRAMMETRY - SURVEYING  
 P.O. Box 2111 Grand Junction, Colorado - 81502 Phone 502-243-6975

REVISIONS		
NO	DATE	REMARKS

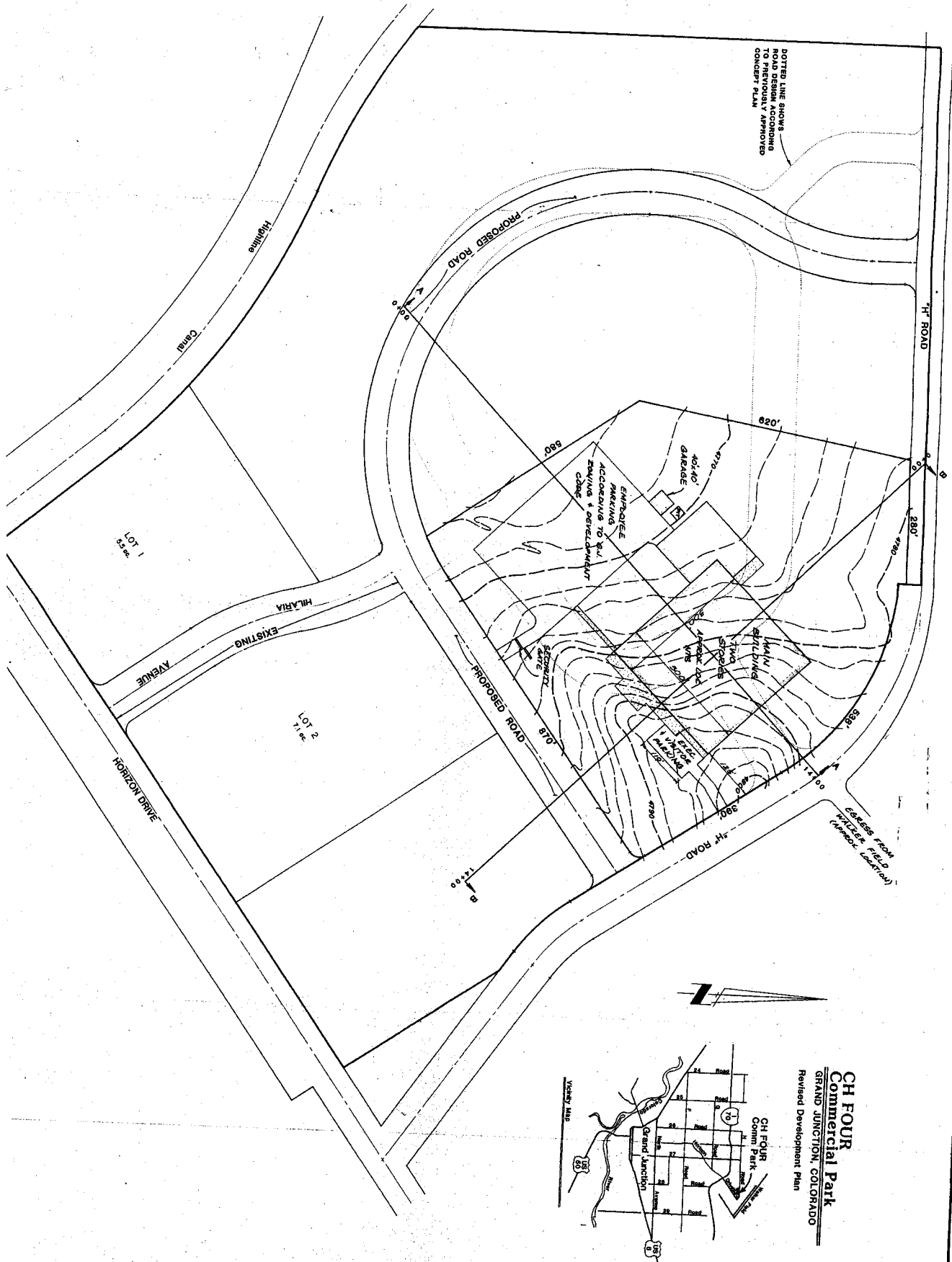
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DRAWN BY
SURVEY DATE

DATE DRAWN MAY 19, 1985
SCALE 1" = 100' (AS SHOWN)
PROJECT NUMBER 3052
SHEET NUMBER 1 OF 2

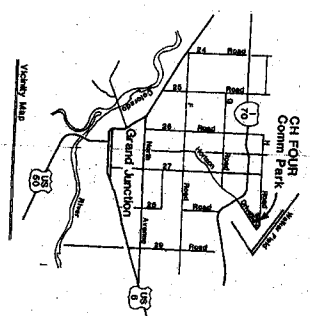
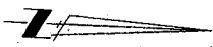
Special Surveying  
 Co. NOT BOUNDARY  
 FROM OFFICE

3/27

1985 - 7



DOTTED LINE SHOWS  
 PROPOSED ROAD  
 TO PREVIOUSLY APPROVED  
 CONCEPT PLAN

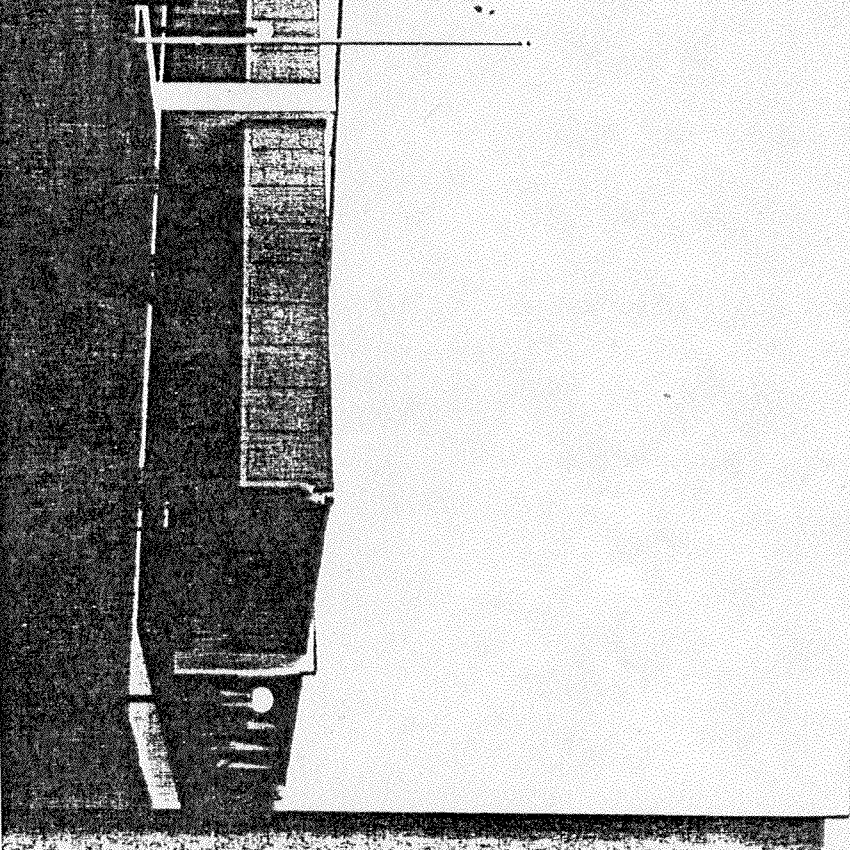


**CH FOUR**  
**Commercial Park**  
 GRAND JUNCTION, COLORADO  
 Revised Development Plan

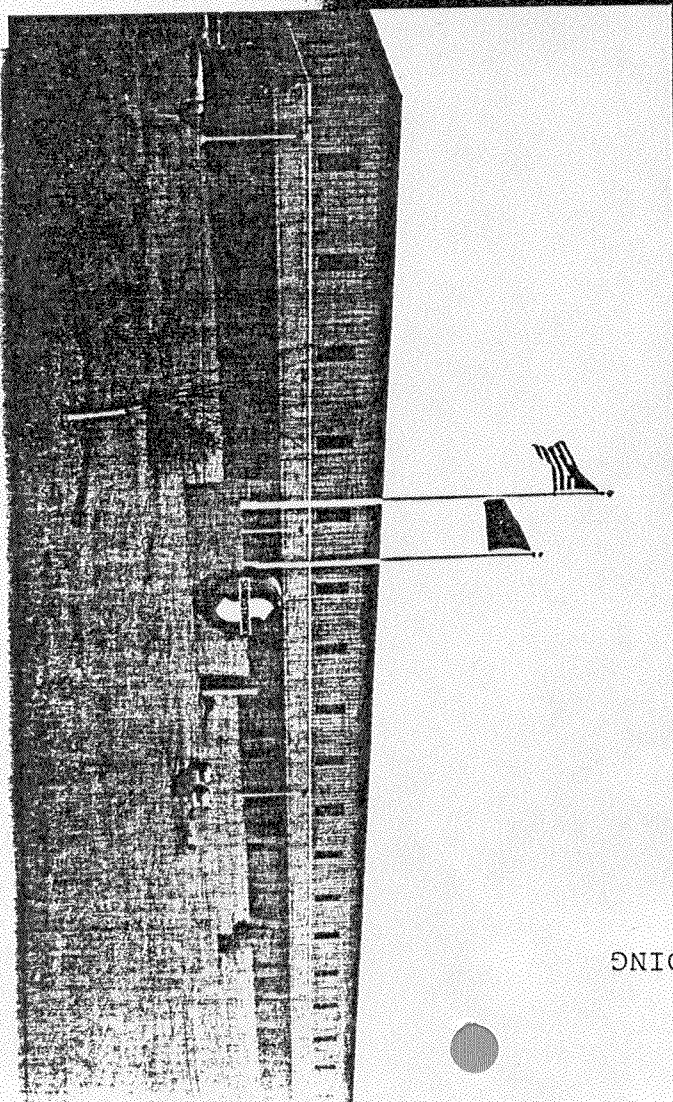
<p>SCALE 1 inch = 100 feet</p>	<p>DATE DRAWN MAR. 19, 1985</p>	<p><b>CH FOUR COMMERCIAL PARK - REVISED PLAN</b></p>	<p><b>REVISIONS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REMARKS</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	REMARKS	BY																	<p>DESIGNED BY SE &amp; JO</p> <p>DRAWN BY</p> <p>SURVEY DATE</p>
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<p><b>NICHOLS ASSOCIATES, INC.</b></p>		<p>CIVIL ENGINEERING · PHOTOGRAMMETRY · SURVEYING</p> <p>P.O. Box 2327 · Grand Junction · Colorado · 81502 · Phone 303-243-8975</p>																						



CHARACTER OF BUILDING  
AND SIGNAGE

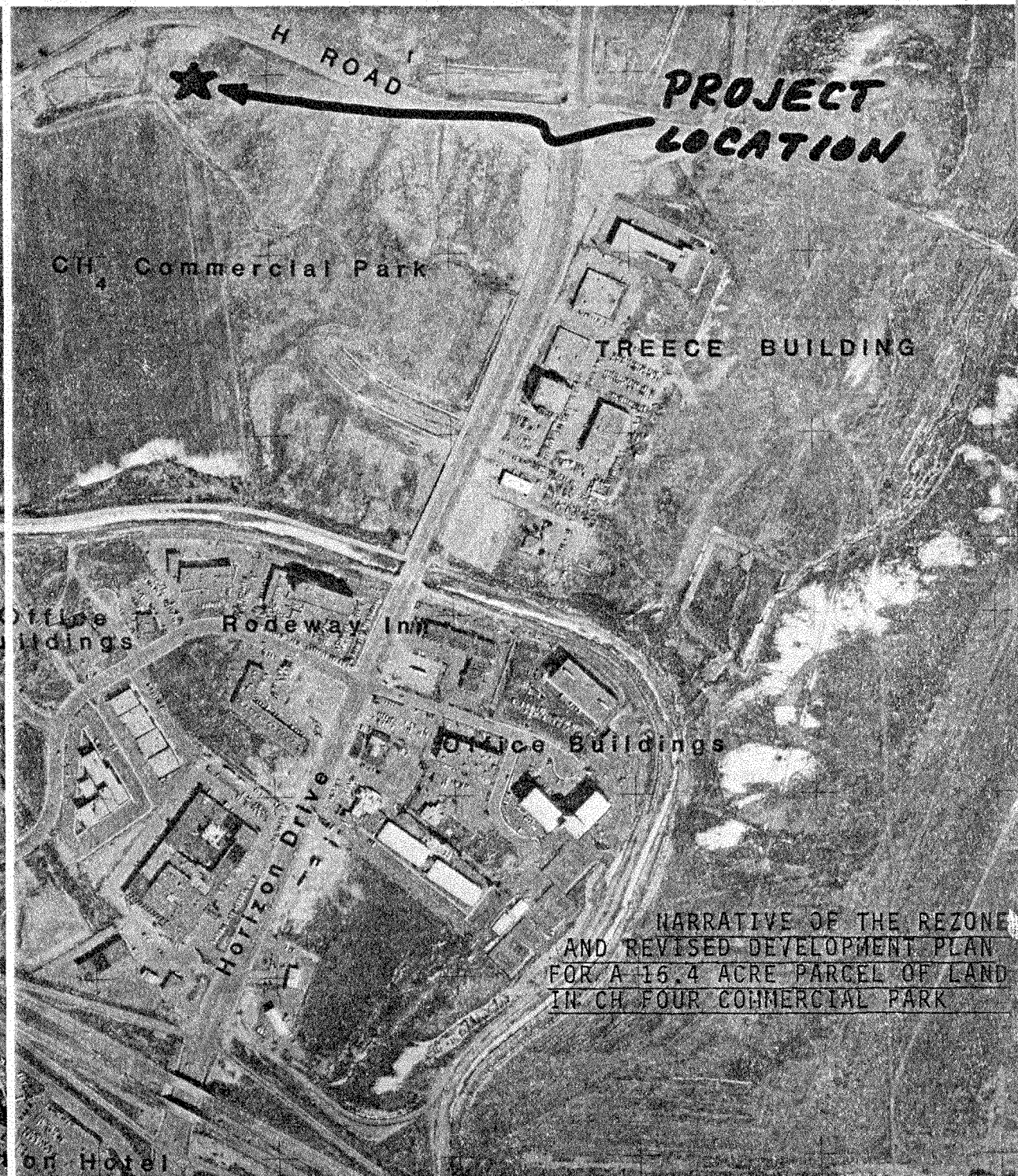
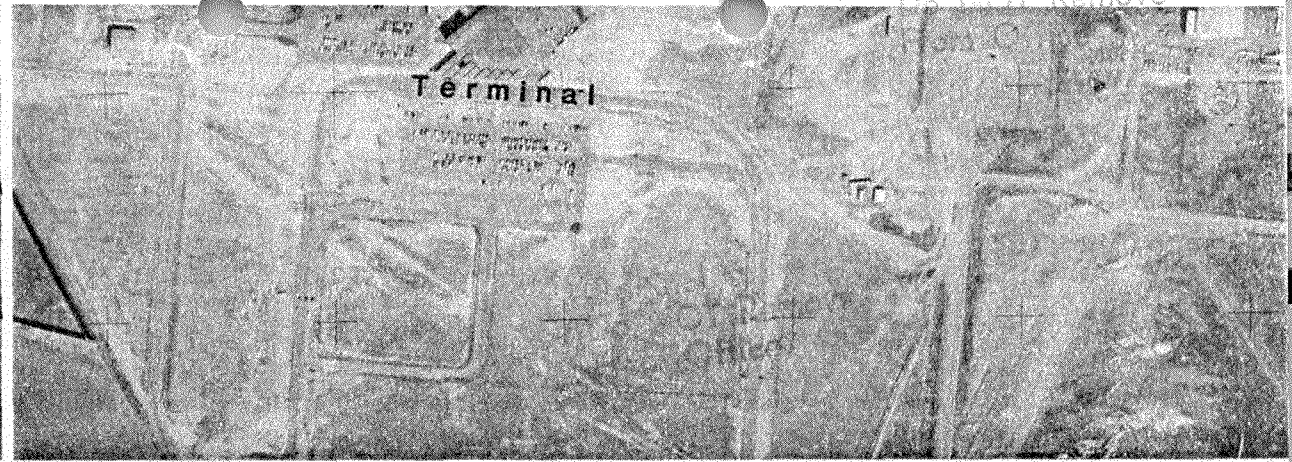


Rockford, Illinois



York, Nebraska





Terminal

**PROJECT  
LOCATION**

H ROAD

CH Commercial Park

TREECE BUILDING

Office Buildings

Rodeway Inn

Office Buildings

HORIZON DRIVE

Horizon Hotel

NARRATIVE OF THE REZONE  
AND REVISED DEVELOPMENT PLAN  
FOR A 16.4 ACRE PARCEL OF LAND  
IN CH FOUR COMMERCIAL PARK

# REVISED SHEET SUMMARY

FILE NO. #7-85 TITLE HEADING Rezone from H.O. to Planned Comm. DUE DATE 3/29/85

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Phase: Final

Petitioner: Bruce C. and Wilma M. Currier Location: CH<sub>4</sub> Commercial Park

PETITIONER ADDRESS C/O Treeca Land 770 Horizon Drive Grand Junction, CO 81501

ENGINEER Nichols Associates, Inc. 770 Horizon Drive Grand Junction, CO 81501

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/25/85	Fire Dept.	The Grand Junction Fire Department has no objections to this rezone. The Fire Department will continue to work with the developer on fire protection requirements. The Fire Dept. enforces the 1982 Uniform Fire Code and 1982 Uniform Building Code, with references to the National Fire Codes by NFPA.
3/25/85	Mesa County Planning	Within Airport Influence Zone. Can Hilaria Avenue handle drainage? Additional incentives such as sewer tap fee, water tap fee, building permit fee, and reduction of waiver should be considered.
3/28/85	Mtn. Bell	10' easement request on property fronting on H Road. Nearest Telco facilities on Horizon and H Rd. intersection.
3/25/85	Public Service Electric:	Request ten (10) foot front lot utility easement adjacent to H Road for lot with proposed building site.
	Gas:	No objections. We have existing gas line in H Road.
3/27/85	Parks & Rec.	None. Need landscape plans when they become available. If this qualifies as needing open space fee, an appraisal will be needed for the 5% computation.
3/28/85	Development Dept.	<p>This is a request for a rezone, final plan and plat. Projective Narrative: Note: The City Council will make the decision regarding waiving of development fees. This department does not have that authority. Question: Who is responsible for building the public roads and infrastructure? They will need to meet with and satisfy the City Engineering Dept. regarding construction details.</p> <p>In meeting with the petitioner's representatives, many issues were raised including: soils, infrastructure, backflow protection, utility and site layout, signage, landscaping, access, screening, etc. While the site plan does not totally address the issues and since covenants are not recorded for this lot, nor does the City enforce private covenants, this department would recommend the following alternative:</p> <p>The rezone, final plan and final plat, if approved by the Grand Junction Planning Commission and City Council, be resubmitted with the details addressing the specific concerns of the review agencies once details are available and prior to any building permit being issued. This would be reviewed by review agencies and the Planning Commission either at a workshop or a public hearing to ensure compliance with all codes requirements and that the specifics are acceptable to the various review agencies.</p> <p>If this alternative is acceptable to all parties, we would request a document ensuring this compliance from the petitioner as part of the approval process.</p>
3/29/85	Building Dept.	No apparent problems. Recommend approval.

29/85

Ute Water

The Project Engineer representative contacted this office prior to this submittal and the statements made in the project narrative under "WATER SUPPLY AND FIRE PROTECTION" are totally correct.

Statements in the project narrative under "APPLICATION AND DEVELOPMENT FEES" should not be interpreted to automatically exclude any or all FEES applicable to Ute Water.

The Board of Directors of the Ute Water Conservancy District is desirous of stimulating the community economy in a positive way to whatever extent they can, and they have indicated their willingness to evaluate favorable development projects on an individual basis. Subject to the evaluation of the Board, policies and fees in effect at the application will apply.

29/85

Walker Field

Project as located presents no identifiable problems.

MOTION: "MR. CHAIRMAN, ON ITEM #7-85 REZONE H.O. TO P.C. AND FINAL PLAN AND PLAT - CH4 COMMERCIAL PARK (FILING #4), I MOVE THAT (IN CONSIDERATION OF THE REZONE) PRIOR TO THE ISSUING OF A BUILDING PERMIT FOR THE PROPOSED PROJECT, THAT ALL PLANS BE REVIEWED AND APPROVED BY THE PLANNING STAFF AND OTHER REVIEW AGENCIES FOR THE CITY OF GRAND JUNCTION. IF NOT APPROVED FOR THIS PROJECT WITHIN A PERIOD OF ONE YEAR, THE ZONING WILL STAY AS IS, AND THAT WE FORWARD THIS ONTO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL."

MOTION: "MR. CHAIRMAN, ON ITEM #7-85 REZONE H.O. TO P.C. AND FINAL PLAN AND PLAT - CH4 COMMERCIAL PARK (FILING #4), I MOVE THAT ( IN CONSIDERATION OF THE FINAL PLAN) PRIOR TO THE ISSUING OF A BUILDING PERMIT FOR THE PROPOSED PROJECT, THAT ALL PLANS BE REVIEWED AND APPROVED BY THE PLANNING STAFF AND OTHER REVIEW AGENCIES FOR THE CITY OF GRAND JUNCTION. IF NOT APPROVED FOR THIS PROJECT WITHIN A PERIOD OF ONE YEAR, THE ZONING WILL STAY AS IS. ALSO, THAT CONCERNING HAZARDOUS MATERIALS, SUFFICIENT PROTECTION FROM SPILLS AND CONTAMINATION BE REQUIRED AND PROPER STORAGE AND RETENTION OF SUCH HAZARDOUS MATERIALS BE MADE WITH REVIEW AGENCIES PAYING SPECIAL ATTENTION TO THIS REQUIREMENT AND THAT WE FORWARD THIS ONTO THE CITY COUNCIL WITH RECOMMENDATION OF APPROVAL."

MOTION: "MR. CHAIRMAN, ON ITEM #7-85 REZONE H.O. TO P.C. AND FINAL PLAN AND PLAT - CH4 COMMERCIAL PARK (FILING #4), I MOVE THAT (IN CONSIDERATION OF THE FINAL PLAT) PRIOR TO THE ISSUING OF A BUILDING PERMIT FOR THE PROPOSED PROJECT, THAT ALL PLANS BE REVIEWED AND APPROVED BY THE PLANNING STAFF AND OTHER REVIEW AGENCIES FOR THE CITY OF GRAND JUNCTION. IF NOT APPROVED FOR THIS PROJECT WITHIN A PERIOD OF ONE YEAR, THE ZONING WILL STAY AS IS. ALSO, THAT CONCERNING HAZARDOUS MATERIALS, SUFFICIENT PROTECTION FROM SPILLS AND CONTAMINATION BE REQUIRED AND PROPER STORAGE AND RETENTION OF SUCH HAZARDOUS MATERIALS BE MADE WITH REVIEW AGENCIES PAYING SPECIAL ATTENTION TO THIS REQUIREMENT AND THAT WE FORWARD THIS ONTO THE CITY COUNCIL WITH RECOMMENDATION OF APPROVAL."



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April 1, 1985

Original  
Do NOT Remove  
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Mr. Bob Goldin  
Senior City Planner  
GRAND JUNCTION PLANNING DEPARTMENT  
559 White Avenue, Room 60  
Grand Junction, CO 81501

Subject: Response to Review Comments for CH<sub>4</sub> Commercial Park  
Rezoning and Final Plan Application (#7-85)  
(NAI-#3051)

Dear Bob,

The following is provided in response to the review comments for the proposal referenced above.

- Grand Junction Fire Department - Future design, development and construction phases of this project will be in compliance with the building and fire codes referred to by the Grand Junction Fire Department.
- Mesa County Planning - Project is within the Airport Zone of Influence and an avigation easement will be provided. Hilaria Avenue can handle the drainage as the submitted narrative stated.
- Mountain Bell and Public Service - The 10' easements requested will be provided within the final plat.
- Grand Junction Parks and Recreation - Landscaping plans will be provided when they become available.
- Grand Junction Development Department - The petitioner finds the proposal to have a Grand Junction Planning Commission Workshop Review of the final plan showing the improvements that comply with all current codes and regulations an acceptable alternative.
- Walker Field - An avigation easement will be provided as typically requested.



Mr. Bob Goldin - Senior City Planner  
Page Two

April 1, 1985

On behalf of the petitioners and Nichols Associates, Inc. I would like to express appreciation of the Grand Junction Planning Department's keen interest in innovatively providing an expedited submittal and review process. Thank you.

If you have any questions or concerns about this response to review, please contact Jeff Ollinger (Development Consultant) at 243-8975.

Sincerely,

NICHOLS ASSOCIATES, INC.

A handwritten signature in cursive script that reads 'Jeff Ollinger'.

Jeff Ollinger  
Development Consultant

JO:jm

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APR 1 1985