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File 1985-0009

Project Name: Jacobs Commercial Sub. 24 1/2 F Rd - Replat of Lots 1, 2, 3

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	Table of Contents
X	X	Review Sheet Summary
		Application form
		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
X		Evidence of title, deeds
X	X	*Mailing list to adjacent property owners
		Public notice cards
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X		Legal description
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		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
X	X	*Petitioner's response to comments
		*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	X	Review Sheet Summary
X	X	Narrative
X		Notice of Public Hearing - 5/28/85
X		Letter from Jeanie Swank, Abstract and Title Co. of Mesa CO to Nichols & Associates re: there are no easements, restrictions or covenants recorded - received 1/28/85
X		Request for Treasurer's Certificate of Taxes Due - 1/15/85
X		Appraisal Report on Jacobs Commercial Subdivision - 1/21/85
X	X	Improvements Agreement - **
X		Development Application - 5/1/85
X		Letter from Jeff Ollinger to NAI File re:
X	X	Development Summary - 6/10/85
X	X	Replat Map
X	X	Planning Commission Minutes - ** - 5/28/85
X	X	Letter from Roger Head, Mesa County Surveyor to Terry Nichols, Nichols Associates, Inc. re: comments - 8/14/85
X	X	Location - Vicinity



NICHOLS
ASSOCIATES, INC.

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

NARRATIVE OF HALL COMMERCE AND BUSINESS PARK

A REPLAT OF LOTS 1, 2 & 3

OF JACOBS COMMERCIAL SUBDIVISION

General Description of Project - Lots 1, 2 & 3 of Jacobs Commercial Subdivision currently contain two lots of 1.894 acres each, and one 5.412 acre lot. This replat of the existing three lots involves the creation of 15 lots, each having a size of approximately 17,600 sq. feet or 0.40 acre. An additional lot will be created with an approximate size of two acres in the southeast corner of the replat. A total of 16 lots will be created from the existing three lots.

The project is entirely within the City's C-2 (Heavy Commercial) Zoning District. The developer intends to have or allow land uses that will comply with the current zoning and development code. Consequently, no discussion of the proposed land use is provided or required in the description of the project.

Access - Access will be provided by extending Commerce Boulevard on the east side of the project, through to the west to connect with 24 1/2 Road. All lots will gain access from the proposed extension of Commerce Boulevard. Commerce Boulevard extension will intersect 24 1/2 Road at the existing intersection of the East entrance to Mesa Mall on 24 1/2 Road. This existing intersection is approximately 500 feet south of the F and 24 1/2 Road intersection.

Twenty-four and one-half road is a four-lane road with a concrete median divider. At the intersection of the proposed Commerce Boulevard extension and 24 1/2 Road, motorists will have their choice of continuing West into Mesa Mall or either making a left-hand or right-hand turn on to 24 1/2 Road from Commerce Boulevard. Commerce Boulevard has a connection to F Road from a 300 foot long dedicated road connection to F Road. The existing connection intersects F Road approximately 900 feet east of the F and 24 1/2 Road intersection.

Water Supply and Fire Protection - A 12-inch high pressure Ute water line and pressure regulating station exists in 24 1/2 Road. Connections to this line are unrealistic according to the Ute Water engineer. Consequently, an eight-inch line will be constructed on the north side of the proposed Commerce Boulevard extension and will be connected to the 6-inch line in the 300 foot long road connecting Commerce Boulevard to F Road. The existing 6-inch line is connected to a 12-inch line in F Road and this connection is expected to provide adequate fire fighting capabilities.

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NARRATIVE OF HALL COMMERCE AND BUSINESS PARK
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Three fire hydrants will be placed at 300-foot intervals. One will be located close to the proposed intersection of Commerce Boulevard and 24 1/2 Road. The other two hydrants will be located in the central and in the eastern end of the project. Placement of these hydrants is according to pre-application direction from the Grand Junction Fire Department.

Sewerage Facilities - An 8-inch sewer line exists in Commerce Boulevard but does not have sufficient depth for sewage collection on the west end of the project. The west end of the project is four feet lower than the east end. Between the slope of the existing ground, and the required slope of the sewer line, the seven foot depth of the existing sewer line in Commerce Boulevard is insufficient. Consequently, the collection line from this project will be connected to the 18-inch line in 24 1/2 Road via a new manhole built over the existing 18-inch line at the intersection of the proposed Commerce Boulevard and the existing 18-inch line.

Gas and Electric Service - Two-inch gas lines exist on the east and west sides of the property. The gas line on the west side of Commerce Boulevard will be extended to the west to provide service to this project.

Overhead, primary, three phase electric service exists along the west property line on 24 1/2 road. Service will be extended to the east from the 24 1/2 Road line.

Telephone Service - A 100 pair telephone cable exists near the northwest corner of the site. Telephone service for this project will come from this location.

Solid Waste Disposal - Solid waste disposal will be provided by contract with a private hauler. If and when city trash collection service comes to this area, arrangements will be made.

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NARRATIVE OF HALL COMMERCE AND BUSINESS PARK
Page 3

Schedule of Development - It is the developer's intention to construct all public improvements (roads, water lines, fire hydrants, sewer lines) during the 1985 construction season.

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

Drainage - Off-site drainage north of the property is currently collected by the Ranchmen's Ditch, F Road, 24 1/2 Road and by an existing inlet in Commerce Boulevard located near the northeast corner of this project. On-site drainage will be collected along the proposed extension of Commerce Boulevard, and along the south property line of the southern row of lots. Historic 5 year peak discharge for a 24-hour storm will be vented to 24 1/2 Road. This 5 year, 24-hour storm peak discharge is projected to be 0.77 cfs. Individual lot owners will be required to have drainage detention areas within their lot for storage of developed drainage.

Please contact Nichols Associates, Inc., Jeff Ollinger, Development Consultant, at 243-8975, if you have any questions or concerns.

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Replat of Lots 1,2,3
Jacobs Comm. Subdiv
NAI #3046

Sterling Company
P. O. Box 756
Grand Junction, CO 81502

General Growth Properties,
Inc., 215 KEO
P.O. Box 1536
Des Moines, IA 50306

Muhr Real Estate Invest.
1707 I-70 Bus. Loop
Grand Junction, CO 81501

Jeff Ollinger
Nichols Associates Inc.
770 Horizon Drive
Grand Junction, Co 81502

Rodney G. Huskey
184 Sunlight Drive
Grand Junction, CO 81503

Tom Hall
W.R. Hall Construction Co.
748 22 Road
Grand Junction, Co 81505

Joanna E. Felts
129 Columbine Drive
Grand Junction, CO 81503

Grand

Delbert L. Smith
880 25 Road
Grand Junction, CO 81505

Grand Junction Planning Dept.
559 White Ave. Room #60
Grand Junction, CO 81501

W. C. Edie
742 Belden Lane
Grand Junction, CO 81505

Henry P. Lackey
2450 Industrial Blvd.
Grand Junction, CO 81505

Edward Peter Honnen
2458 Industrial Blvd.
Grand Junction, CO 81505

Empire Savings Bldg. &
Loan Association
1654 California Street
Denver, Colorado 80202

J. C. Penney's Property
P. O. Box 2405
Dallas, TX 75221

9-85

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294504

R.O.W. B-1478 P-289

O.W. B-1400 P-227

RE-PLAT OF JACOBS COMMERCIAL SUB-LOTS #1, 2 & 3 (ONLY) (3046)

F ROAD

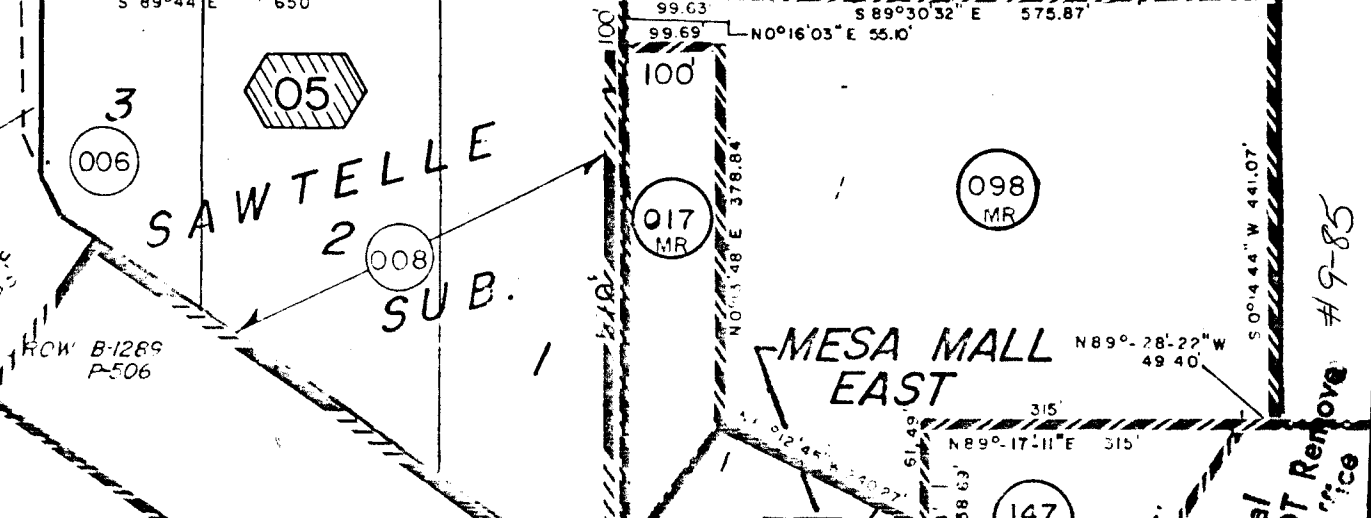
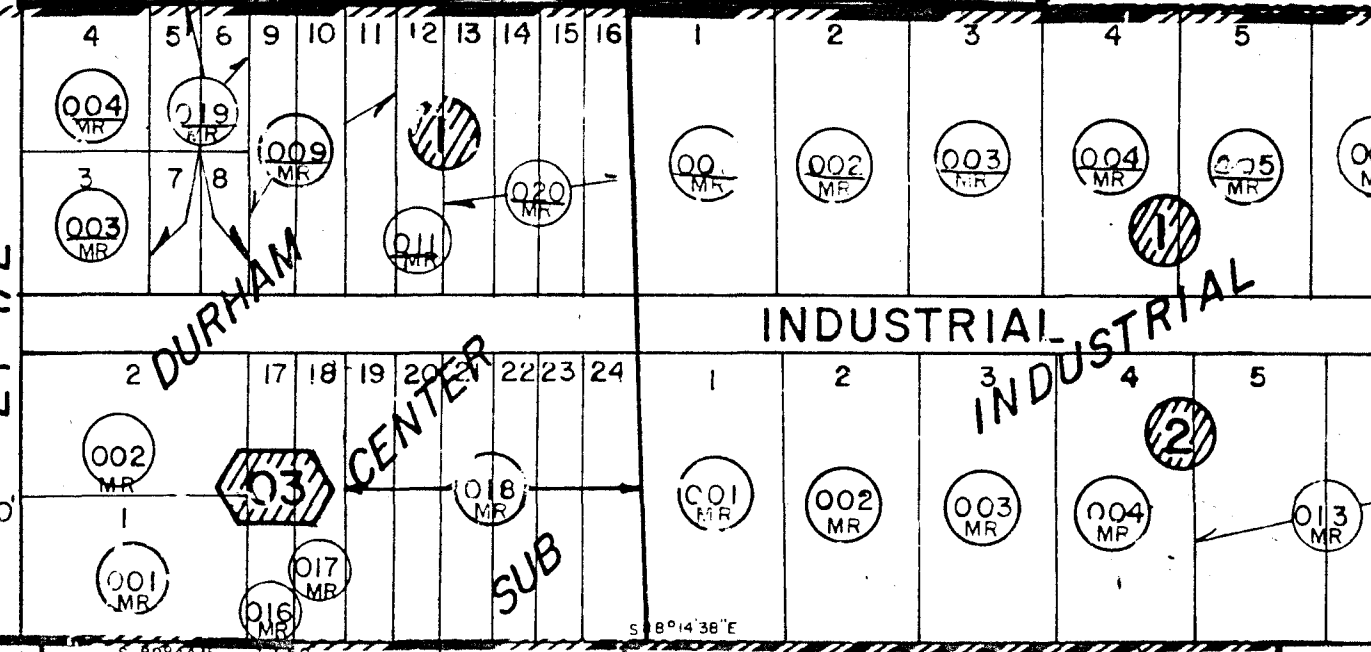
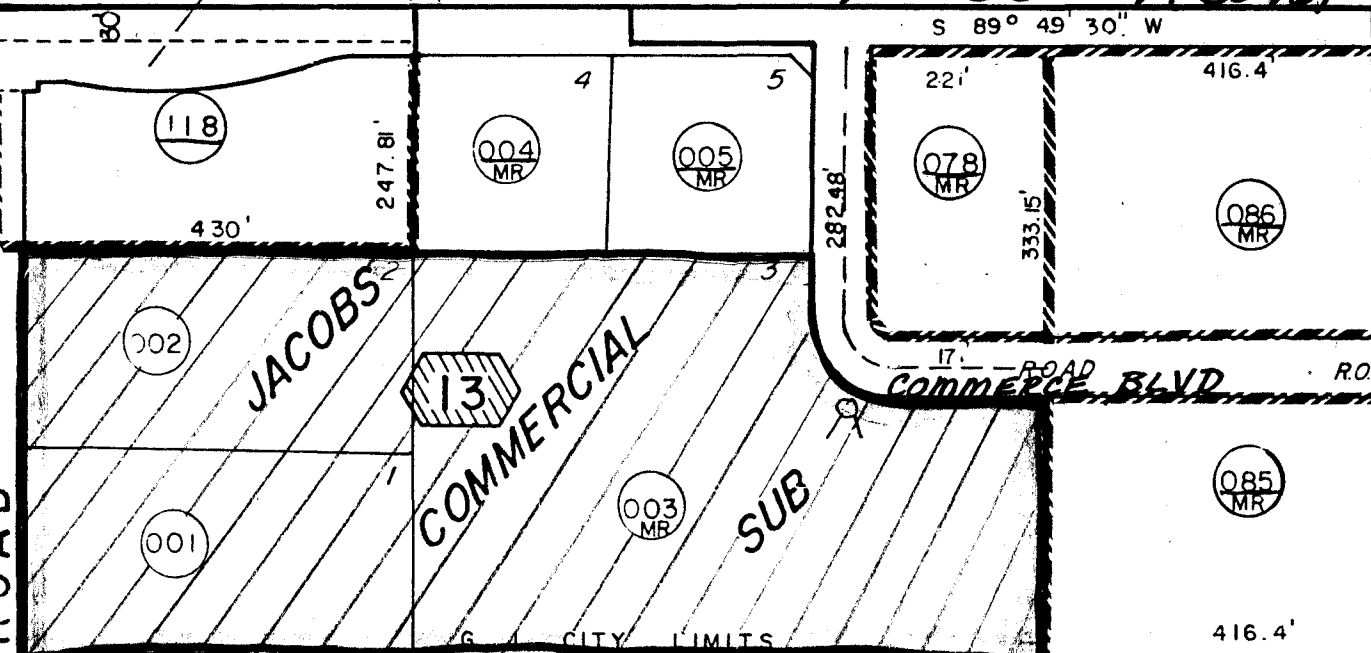
S 89° 49' 30" W

MESA MALL

ROAD

240.41'

311.16'



LOCATION-VICINITY

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Roger C. Head

MESA COUNTY SURVEYOR
538 WHITE AVE.
GRAND JUNCTION, CO 81501

RESIDENCE
(303) 243-0202

August 14, 1985

OFFICE
(303) 244-1823

Terry Nichols
Nichols Associates, Inc.
P.O. Box 2327
Grand Junction, Co. 81502

Dear Terry:

Reference is made to your Plat of "HALL COMMERCE AND BUSINESS PARK" which has been submitted to this office for review of content and form in re: to State and Local requirements. We have reviewed said Plat and following are our comments on what is needed to comply.

1. The Plat size is incorrect. Should be 24" x 32"
2. Should have Title Block in lower right corner.
3. Needs area summary of streets and lots.
4. Need to show street width on COMMERCE BOULEVARD.
5. Adjoining curves G and H are not tangent and the Central Angle on identical curve H and E-D do not add up to the same angle.
6. The Surveyor's Certificate is not acceptable in its present form as it in opposition of the requirements of the State of Colorado Statute 38-51-102 (b).
7. Suggest that you show date for Surveyor's Signature.
8. Detail A shows measurments which are inconsistant with the exterior boundary as shown on the plat and are confusing to this office. Please clarify which point was used to determine the PC and PT and Curve data.
9. Dedication Certificate shown on the plat as Boundary Description does not define and clarify the names of the owners of record

The City has informed us that for the City of Grand Junction Approval they also need a space for the Engineer, and also that the wording and location of the Notary Seal on the plat does not specify as to what signatures are being witnessed.

If you have any question concerning the above you may contact me or Fred Weber.

Sincerely yours,



Roger C. Head, Mesa County Surveyor

9 85

cc: Don Newton, Acting City Engineer
Karl Metzner, Development Director

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REVIEW SHEET SUMMARY

FILE NO. #9-85 TITLE HEADING Jacobs Commercial Subdivision
Replat of lots 1, 2, 3 DUE DATE 5/10/85

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

Location: SE corner of 24½ and F Roads intersection, 400' south of F Road

Petitioner: W.T. Hall and GLC Finance Co.

PETITIONER ADDRESS 748 - 22 Road Grand Junction, CO 81505 (Hall)
650 S. Cherry St., #520 Denver, CO 80222 (GLC)

ENGINEER W.T. Hall 748 - 22 Road Grand Junction, CO 81505

DATE REC.	AGENCY	COMMENTS
5/9/85	Public Service Electric:	No objections to plat. Front lot line construction will be utilized. Also, there is a pole and down guy in the proposed entrance to the development. Public Service Company should be notified prior to actual development to ensure that the pole is relocated before causing a conflict with street construction.
	Gas:	No objections.
5/7/85	Fire Dept.	The Grand Junction Fire Department will have no objections to this final replat with the following correction. Fire hydrant to be placed at intersection of 24½ Rd. and Commerce, with 300' spacing between the hydrants. No additional hydrants will be required. Have talked to Jeff Ollinger concerning this matter and he will make the correction.
5/10/85	Parks & Rec.	Appraisal is acceptable in determining the 5% open space fee. I assume any landscaping plans will be coming at a later date.
5/13/85	Engineering LATE	Streets do not meet city standards for curb, gutter and sidewalks, and pavement width. Will a left turn lane be provided for southbound traffic on 24½ Road to turn onto Commerce Blvd. or will they have to turn from thru lane? What happens to drainage on north side of the existing Commerce Blvd.?
5/15/85	City Planning LATE	This is a request to re-subdivide Jacobs Commercial Subdivision. 1) The Plat: The plat is missing the dedication and signature blocks. These will need to be added prior to recording of the plat. The roadway existing there now was built and approved in the County. Now that it is in the City, the City Engineering Dept. is requiring it to be built to City standards of 41' of pavement, 2' curb and gutter and allowance of on-street parking with sidewalks being recommended. The petitioner's representative should meet with the Engineering Dept. to finalize roadway details and their drainage concerns on the north side. NOTE: All of 24½ Road is within the city limits. There is a concern regarding left turns from 24½ Road and Commerce. Please contact Engineering Dept. for specifics of any median modifications required. 2) The improvements guarantee acceptable to the City Attorney and Engineering will be required prior to the recording of the plat. 3) Note on lots: All lots will have to meet C-2 requirements. We encourage the concept of shared accesses. No access will be granted on 24½ Road for lots 8 & 9. 4) The plat must be recorded within one year of approval or request an extension at that time.

(Motion on file)

MOTION: "MR. CHAIRMAN, ON FILE #9-85 THE JACOBS COMMERCIAL SUBDIVISION, I MAKE A MOTION THAT WE SEND THIS TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO STAFF COMMENTS AND INCLUDING THE CHANGE TO CITY STANDARDS ON THE STREETS, CURB AND GUTTER WITH THE OMISSION OF SIDEWALKS ON ONE SIDE OF THE STREET; AND HOPEFULLY, THE PETITIONER WILL TRY TO CONTINUE TO NEGOTIATE FOR ACCESS TO THOSE LOTS TO THE NORTH."

BTAL

3 1

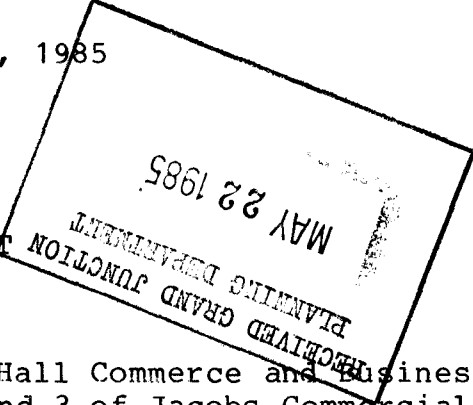


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May 21, 1985

Bob Goldin, Senior Planner
GRAND JUNCTION PLANNING DEPARTMENT
559 White Avenue, Room 60
Grand Junction, CO 81501



Subject: Response to review for Hall Commerce and Business Park,
A Replat of Lots 1, 2 and 3 of Jacobs Commercial
Subdivision (NAI #3046) (#9-85)

Dear Planners:

The following is provided as a response to individual review
comments for the project referenced above.

Public Service - The developer will work with Public Service
Company to relocate the power pole and down guy at the
24 1/2 Road entrance to this project.

Grand Junction Fire Department - The Fire Department's request to
adjust the fire hydrant's locations will be complied
with. This means the three hydrants shown will be moved
approximately 90' to 100' to the west. This adjustment
will place the hydrant closest to 24 1/2 Road in a
location that will provide for maximum potential hydrant
use along 24 1/2 Road as well as the west end of
Commerce Boulevard.

Grand Junction Parks and Recreation Department - Since this
project is located in the City's C-2 Zone District,
landscaping plans are not required at the subdividing
phase of the development. The developer or other future
lot(s) owner will be required to submit landscaping
plans, as per Section 4-2-14-D of the Grand Junction
Zoning and Development Code, when actual lot development
is proposed.

Grand Junction Engineering Department - The developer requests a
variance from the City's street standard for the
following reasons:

1. Eventual users of these 18,000 to 20,000 square foot
lots may require one or two or more lots to support
their overall area requirements. As a result, lot
access and driveway locations are not known and the
City's vertical curb standard does not provide the
flexibility for this future need.



Bob Goldin, Senior Planner
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May 21, 1985

2. The eastern portion of Commerce Boulevard and other area streets have the same street section proposed for this project.
3. Sidewalks are not provided because pedestrian travel is minimal in this type of project, in this area. The C-2 (Heavy Commercial) Zoning District is mainly intended for wholesaling, warehousing and heavy truck traffic, as stated in the City's Development Code (4-2-14). As a result, these types of uses and the prospect of heavy truck traffic make the inclusion of sidewalks inappropriate.
4. The City's building permit/lot development review process addresses and controls lot access, driveway location, on-lot pedestrian movement and landscaping. This means that effective control of pedestrian and vehicular movement and safety can be adequately provided for at that time.
5. Projects of this type in this area typically do not have on-street parking. As a result the mat width proposed does not provide for on-street parking. Also, adequate off-street parking is provided for in the City's Parking and Loading Code.

Drainage on the north side of the existing Commerce Boulevard is collected by a V-Pan and conveyed to a storm drain inlet near the north-east corner of this project. This inlet is located within the existing City owned right-of-way. This inlet provides drainage conveyance for properties north and east of this project that are not influenced by the development of this project.

Grand Junction Planning Department - The final plat will have dedication and signature blocks provided as per Section 6-8-2 (A1, 2 and 3) of the Grand Junction Zoning and Development Code.

The developer requests a variance from the City's street section standard. Reasons for the request are stated in the previously stated response to the Grand Junction Engineering Department comments.



Bob Goldin, Senior Planner
Page Three

May 21, 1985

The developer's representative met with City Engineering Staff on May 20th at the project location. Results of that meeting were as follows:

1. The developer will work with the City to provide left turn lanes from Commerce Boulevard to 24 1/2 Road, and from 24 1/2 Road (south bound) to Commerce Boulevard.
2. The Project Engineer will review the geometrics of the eastern entry to the project for streamlining movements.

An improvements guarantee acceptable to the City Attorney and Engineer will be provided prior to the request to record the final plat.

Comments #3 and #4 are understood and considered reasonable to be complied with.

The developer's representative will attend the May 28th Planning Commission and the following City Council meeting and will be available for questions.

Please feel free to contact Nichols Associates, Inc. at 243-8975 if you have any questions or concerns.

Sincerely,

NICHOLS ASSOCIATES, INC.

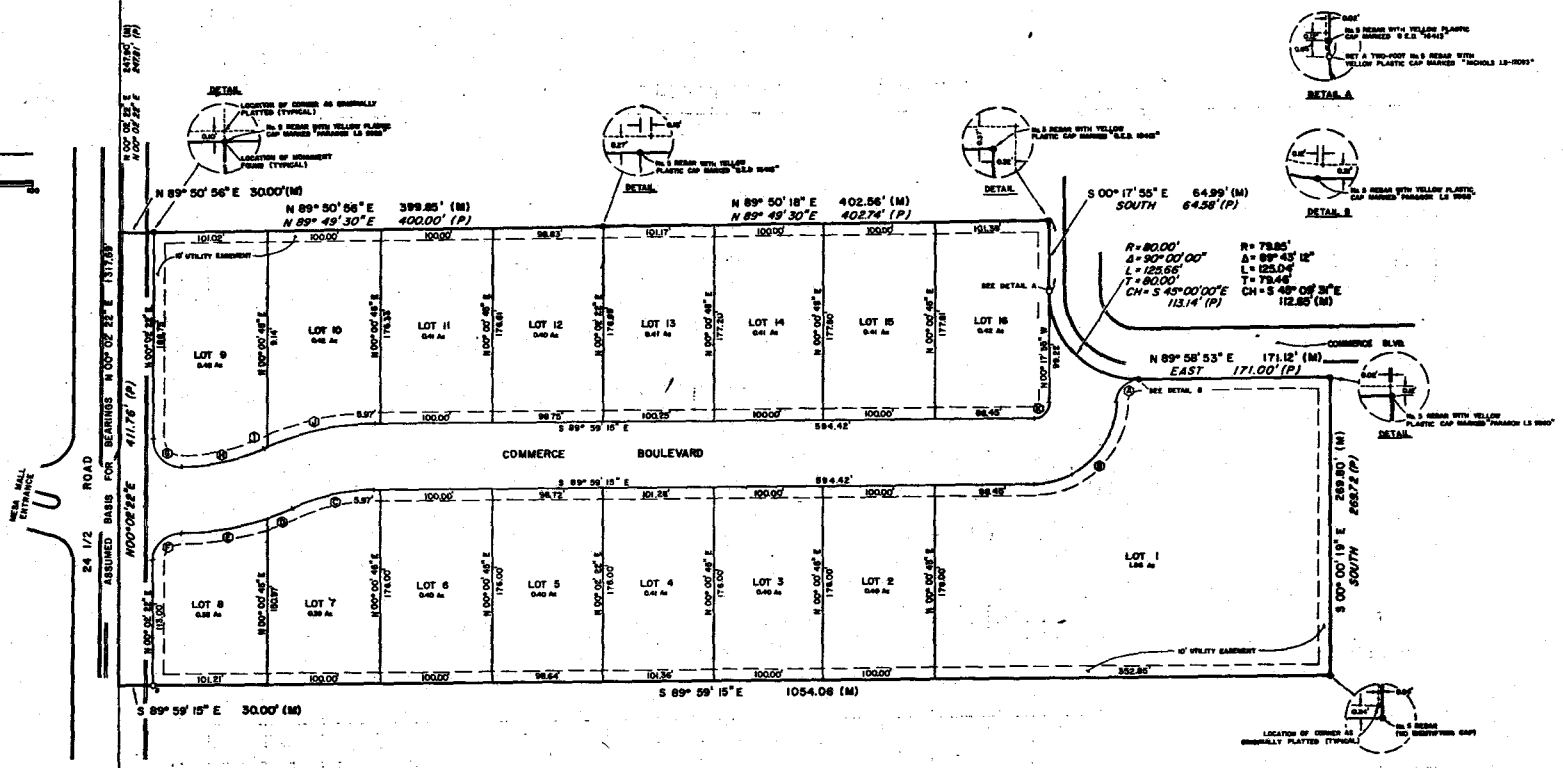
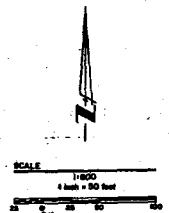
A handwritten signature in cursive script that reads 'Jeff Ollinger'.

Jeff Ollinger
Development Consultant

JO:jm

cc: Tom Hall
Keith Boughton
Norm Noble
Don Newton

HALL COMMERCE AND BUSINESS PARK
A REPLAT OF LOTS 1, 2, and 3 OF JACOBS COMMERCIAL SUBDIVISION
 MESA COUNTY, COLORADO



BOUNDARY DESCRIPTION
 This is the description of a parcel of land, which is located in the northwest quarter of the northwest quarter of Section 9, Township 18 South, Range 1 West, One Principal Meridian, Mesa County, Colorado. The parcel is described from the results of a field survey completed by Nichols Associates, Inc., as follows:

- Beginning at a point, which is 800°52'32" W 247.98 Feet from the south quarter corner of Section 9, then along the following two courses:
- 1) S89°50'56"E 38.00 Feet
 - 2) S89°50'56"E 399.85 Feet
 - 3) S89°50'18"E 402.56 Feet
 - 4) S00°17'55"E 64.99 Feet
 - 5) Along the arc of a tangent circular curve with a radius of 77.85 Feet, a central angle of 89°43'13", and a chord bearing S45°09'31"E 172.65 Feet to a point of tangency
 - 6) S89°50'53"E 171.12 Feet
 - 7) S00°00'19"E 269.00 Feet
 - 8) S89°50'15"E 1054.06 Feet
 - 9) S89°50'15"E 90.00 Feet
 - 10) S00°25'23"E 411.76 Feet
- The area of the parcel, as described, is 9.59 acres.

SURVEYOR'S CERTIFICATE
 I, Terry Nichols, certify that this plat represents a survey made under my supervision and that it represents an accurate description of the location of the improvements shown and the survey monuments which were found or set. This plat locates only the easements shown and does not determine the existence of or locate any other rights-of-way or any easements either recorded or implied. The boundaries shown on this plat have been located with respect to the survey monuments shown and the plat and deeds to which reference is indicated.

TERRY NICHOLS, LICENSED L.S. 2083

- LEGEND**
- ⊙ SET A 2 1/2 FOOT LONG 2 1/2 INCH DIAMETER ALUMINUM PEG WITH A 3/4 INCH DIAMETER ALUMINUM CAP MARKED "NICHOLS LS-18280"
 - SET A 2 FOOT LONG 1/2 INCH REBAR WITH YELLOW PLASTIC CAP MARKED "NICHOLS LS-18280"
 - ⊙ FOUND SURVEY MONUMENT AS RECORDED
 - (M) INDICATES THE SUFFICED DIMENSION WAS OBTAINED FROM THE RESULTS OF FIELD MEASUREMENTS
 - (P) INDICATES THE SUFFICED DIMENSION WAS OBTAINED FROM THE PLAT OF JACOBS COMMERCIAL SUBDIVISION

CURVE	RADIUS	CENTRAL ANGLE	LENGTH	TANGENT	CHORD	BEARING	CHORD DISTANCE
1	19.46	89°43'07"	30.48	19.37	19.37	S 4°51'29"E	27.66
2	73.83	89°18'40"	116.38	74.24	74.24	S 4°51'29"E	184.79
3	170.09	39°10'36"	74.70	37.96	37.96	N 77°25'27"E	74.10
4	330.00	08°50'49"	23.47	11.25	11.25	N 87°45'33"E	23.46
5	236.00	19°24'39"	78.06	39.40	39.40	N 80°24'02"E	77.87
6	25.00	89°01'37"	38.85	24.58	24.58	N 4°31'14"E	25.00
7	25.00	89°02'17"	39.28	25.82	25.82	N 4°50'21"E	25.27
8	178.00	29°09'45"	74.66	37.84	37.84	N 77°25'02"E	74.06
9	230.00	07°02'41"	4.19	2.10	2.10	N 69°21'29"E	4.19
10	330.00	24°07'55"	96.87	49.16	49.16	N 77°36'48"E	96.16
11	11.83	89°18'40"	21.81	12.91	12.91	N 4°51'29"E	19.62

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According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DESIGNED BY	DATE DRAWN
DRAWN BY	APRIL 1995
SURVEY DATE	SCALE
	1 inch = 50 feet
REVISIONS	PROJECT NUMBER
	3046
	SHEET NUMBER
	1 of 5

HALL COMMERCE AND BUSINESS PARK,
A REPLAT OF LOTS 1, 2, and 3 OF JACOBS COMMERCIAL SUBDIVISION
NICHOLS ASSOCIATES, INC.
 CIVIL ENGINEERING - PHOTOGRAMMETRY - SURVEYING
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