

**PLANNING CLEARANCE REQUIREMENTS
GRAND JUNCTION COMMUNITY DEVELOPMENT**

Fee \$215
C-2

BUILDING ADDRESS: 25 1/2 Road & West Pinyon FILE NO: _____
 PROPOSAL: Addition to ABC Storage
 DEVELOPER: Bob Turner TELEPHONE: 292-1423

REQUIRED

- A. Impact Statement / Project Narrative
- B. Site Plan
24" x 32" showing setbacks to all property lines and all streets which abut the parcel and easements. Prepared by a professional engineer. (Scale 1" = 50')
- C. Drainage & Grading Plan / Report
- D. Utilities Composite
Sewer, Water, Gas, Electric, TV, Telephone, Storm Drain, Irrigation, Ditches
- E. Landscaping / Screening / Buffering
1) Types of Open Space (a)
2) Maintenance
3) Irrigation Rights,
4) Irrigation Plan
- F. Roadway Plan / Profile
- G. Traffic Circulation Patterns
1) Pedestrian / Bike paths / Crosswalks
2) Curb Cuts (a)
3) Dimensions of Curb Cuts / Driveways
4) Internal Circulation Detail
- H. Traffic Analysis / Impact Study
- I. Floodplain Analysis and/or Permit (b)
- J. Geology Report / Soils Report
- K. Gamma Radiation Report
- L. C DOT Access Permit (b)
- M. Section 404 Permit (b)
- N. Environmental Site Assessment
- O. Structural Information
1) Heights, Elevations, Square Footage
2) Percent of Building Coverage
3) Setbacks
4) Lighting (a)
5) Signage Detail (a) (b)
6) Fences (a) (b)
- P. Subsurface Soils Investigation
- Q. Sewer/Water Tap (Power of Attorney)
1) Water Supply
2) Water Usage
3) Sewage Generation Estimates
- R. Parking Plan
1) Total Number (a)
2) Handicapped Spaces / Symbols
3) Space Dimensions / Striped / Blocks
- S. Improvements Agreement YOUT
- T. Improvements Guarantee
- U. Application / Planning Clearance
- V. Review Sheet
- W. Other: _____
- X. R.O.W. _____

1721 # of Landscaping Required

on site plan

on site plan

on site plan

770 93
Original
Do NOT Remove
From Office

NUMBER OF REVIEW PACKETS REQUIRED: 10

- Community Development
- City Attorney
- City Utilities Engineer
- City Development Engineer
- City Property Agent
- City Traffic Engineer
- Parks & Recreation
- Fire Department
- Police Department
- Building Department
- GJ Drainage District

REQUIRED FOR ALL BUSINESS, COMMERCIAL, INDUSTRIAL, MULTI-FAMILY AND INSTITUTIONAL USES UNLESS EXEMPTED BY STAFF



August 23, 1991

Bob Turner
Alco Building Co.
599 25 Road
Grand Junction, CO 81501

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

Dear Mr. Turner:

The following are the review comments for the proposed storage units at 2546 W. Pinyon Ave., Grand Junction.

City Engineer:

1. Payment for half street improvements to 25 1/2 Road must be made to the City in the amount of \$10,324.80 (\$45/linear foot).
2. Drainage plan O.K.

Community Development:

1. A separate fence permit will be required for the perimeter fence.
2. A sign permit will be required for any proposed signage.
3. Landscaping must be provided along 25 1/2 Road. A total of 1725 sq.ft. must be provided, including at least 4 trees and 690 sq.ft. of shrubs. Bark is preferred over rock for ground cover. Ash trees are preferred over Elm and must be at least 1 1/2" caliper. Shrubs must be the 5 gal. size.
4. A pressurized irrigation system is required for all landscaped areas.
5. Parcels 2945-102-16-005 and 018 must be combined into one.

A revised landscaping plan must be submitted and approved for the improvements along 25 1/2 Road prior to issuance of a Planning Clearance. The half street improvements must also be paid and the two parcels combined prior to issuance of a Clearance.

Sincerely,


Katherine M. Portner
Senior Planner

C:\WW10\WINGO.PLN WINGO HYDROLOGY 06/11/93 STOR. BLDGS.

UNIMPROVED SITE:

230.0' x 229.4 = 52,762 SF = 1.21 Acres

C comp = $\frac{1.21 \times 0.15}{1.21} = 0.15$

Tc = $\frac{1.8 (1.1 - 0.15)(\text{sq. rt. } 230)}{(\text{cube rt. } 1.0)} = 26 \text{ min. } 2 \text{ yr.}$

= " (1.1 - 0.25) " = 23 min. 100 yr.

(i = 1.41, 3.80; Cf = 1.0, 1.25; c = 0.2, 0.3)

Q = 1.0 x 0.2 x 1.41 x 1.21 = 0.34 cfs 2 yr.

= 1.25 x 0.3 x 3.80 x 1.21 = 1.72 cfs 100 yr.

RO = 26 x 60 x 1.41 x 0.2 x 1.21 = 532 cf 2 yr.

= 23 x 60 x 3.80 x 0.3 x 1.21 = 1903 cf 100 yr.

IMPROVED SITE:

SITE AREA = 1.21 Ac.

LANDSCAPED AREA (15x181)+(20x34)+(6x209) = 4649 sf = 0.10 Ac.

BUILDINGS + PAVED AREA = 1.11 Ac.

c (bldg+paved) 0.90, 0.95; (landscpd) 0.20, 0.30.

Cf = 1.0 (2 yr.), 1.25 (100 yr.)

C comp = $\frac{(0.10 \times 0.20) + (1.11 \times 0.90)}{1.21} = 0.842$ 2 yr.

= $\frac{(0.10 \times 0.30) + (1.11 \times 0.95)}{1.21} = 0.896$ 100 yr.

Tc = $\frac{1.8(1.1-0.842)(\text{s.r. } 230)}{(\text{c.r. } 1.0)} = 7.0 \text{ min.}$

= " (1.1-0.896) " = 5.6 min.

(i = 1.95, 4.95)

Q = 1.00 x 0.842 x 1.95 x 1.21 = 1.99 cfs

= 1.25 x 0.896 x 4.95 x 1.21 = 6.71 cfs

RO = 7.0 x 60 x 1.95 x 0.842 x 1.21 = 834 cf 2 yr.

= 5.6 x 60 x 4.95 x 0.896 x 1.21 = 1804 cf 100 yr.

NOT USED AND NOT PER CITY CRITERIA

C:\WW10\WINGO 93
 ABC STORAGE UNITS, PINYON & CRETE CR., GRAND JUNCTION, CO
 LOUIS WINGO, OWNER. ALCO BUILDING COMPANY, INC. CONTR.

HYDROLOGY CALCULATIONS AS "REQUIRED" FOR A BUILDING PERMIT.

EXISTING UNIMPROVED SITE: (LATER DESIGNATED BY GJ AS (h)
 HISTORICAL SITE)

$230' \times 229.4' = 52,762 \text{ SF} = 1.21 \text{ ACRES}$

"C" VALUES	2 YR	100 YR
	0.15	0.30

Tc: (RECOGNIZED DRCOG NON-CHANNEL FLOW)

$\frac{1.8 (1.1-0.15) \text{s.r.} 230}{\text{c.r. } 1.74} = 22 \text{ MIN. } 2 \text{ YR}$

do (1.1-0.30) do = 18 MIN. 100 YR

i = 2 YR = 1.05 IN/HR
 100 YR = 2.99 IN/HR

~~Cf = ANTECEDENT FACTOR~~ 2 YR = 1.10
 100 YR = 1.25

Built in to "C" values

~~Q = Cf C i A~~

~~$0.15 \times 1.05 \times 1.21 = 0.19 \text{ cfs } 2 \text{ yr}$~~
 ~~$0.30 \times 2.99 \times 1.21 = 1.35 \text{ cfs } 100 \text{ yr}$~~

Meaningless - See 4/21/93 Letter, note 4.

~~$22 \times 60 \times 1.05 \times 0.15 \times 1.21 = 252 \text{ cf } 2 \text{ yr}$~~
 ~~$18 \times 60 \times 2.99 \times 0.30 \times 1.21 = 1172 \text{ cf } 100 \text{ yr}$~~

IMPROVED SITE: (LATER DESIGNATED BY GJ AS (d) DEVELOPED SITE)

"C":	2 YR	100 YR	ACRES
LANDSCAPED	0.20	0.35	0.10
PAVED & ROOFS	0.90	0.95	1.10

Compound C: $\frac{(0.10 \times 0.20) + (1.11 \times 0.90)}{1.21} = 0.842 \quad 2 \text{ YR}$

$\frac{(0.10 \times 0.35) + (1.11 \times 0.95)}{1.21} = 0.90 \quad 100 \text{ YR}$

Tc: (DRCOG) D = 230'; S = 1%

= $\frac{1.8(1.1-0.842) \text{s.r.} 230}{\text{c.r. } 1.0} = 7.0 \text{ MIN } 2 \text{ YR } i = 1.74$

= do (1.1-0.90) do = 5.5 MIN 100 YR i = 4.80

REVIEW COMMENTS

Page 1 of 3

FILE NO. #70-93

TITLE HEADING: Site Plan Review - ABC Storage

LOCATION: 2546 West Pinyon

PETITIONER: Louis Wingo

PETITIONER'S ADDRESS/TELEPHONE: 2546 West Pinyon
Grand Junction, CO
243-0230

PETITIONER'S REPRESENTATIVE: Bob Turner

STAFF REPRESENTATIVE: Dave Thornton

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

CITY UTILITIES ENGINEER
Bill Cheney

6/1/93
244-1590

No comment.

CITY DEVELOPMENT ENGINEER
Gerald Williams

6/2/93
244-1591

See attached comments.

COMMUNITY DEVELOPMENT DEPARTMENT
David Thornton

6/4/93
244-1447

See attached comments.

STAFF REVIEW

FILE: #70-93 ABC Storage, 2546 West Pinyon

DATE: June 4, 1993

STAFF: David Thornton

REVIEW COMMENTS

1. Please submit a landscaping plan showing exactly what is proposed. The plot plan calls out for the landscaping to be the "same as existing on the site to the east". Please show it.

2. The site plan shows approximately 3200 sq. ft. of landscaped area which meets the area required by the Zoning and Development Code. Please be advised the Code states that within this landscaped area the following minimum standards are required:

- a) A minimum of 1 tree for each increment of 500 sq. ft. or fraction thereof of landscaping.
- b) A minimum of 40% of the landscaped area shall contain shrubs and within that area a minimum of 75% of the area shall consist of actual plant material.
- c) An underground, pressurized irrigation system is required for all landscaped areas.

Size of plantings:

- a) Deciduous trees: 1 1/2 inch caliper (measured 1 foot above the ground)
- b) Evergreen trees: 6 feet tall (measured from ground level)
- c) Shrubs: 5-gallon size

3. A separate fence permit is require for the perimeter fence.

4. Is any additional signage being proposed for this site?

3. A Planning Clearance will not issued until all issues have been adequately resolved.

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Review Comments
for
ABC Storage Units
6/2/93

1. Is the 15 foot easement on the south side of the property existing or proposed? What type of easement is it?
2. The Grading and Drainage Plan is inadequate. Based upon contours, grades sloping away from the buildings at the south end range as high as from 16 to 33 percent. Grades on the west side (unpaved area) range from 2H:IV to 2.5H:IV, which without special treatment present an erosion problem onto public streets. A drop in elevation occurs along the north property line ranging nearly to 2 feet. In lieu of or in addition to the note about dropping the edge of slab to grade, a detail of the drop (retaining wall or structural turn-down) is required.
3. Show design grades at all points of curvature, angle, tangency, grade breaks, swales, high points, and other primary features.
4. A drainage report is required, and detention or retention must be provided to prevent an increase in runoff due to development. Show the basins, and delineate the 100-year ponded water surface.
5. A copy of City criteria regarding the Grading and Drainage Plan and Drainage Report are attached.

Reviewed by Gerald Williams

*1 15' EASEMENT IS ~~EXISTING~~ AND IS A
UTILITY EASEMENT

DRAWING STANDARDS CHECKLIST

GRADING & STORMWATER MANAGEMENT PLAN

	ITEM	GRAPHIC STANDARDS	OK
SECTION VIII	A	Scale: Match the Composite Plan scale	
	B	Drawing size: 24" x 36"	
	C	Primary features consist only of proposed grading and Stormwater Management Features (1)	
	D	Notation: All non-construction text, and also construction notation for all primary features	
	E	Line weights of existing and proposed (secondary and primary) features per City standards	
	F	Location: All primary facilities are fully located horizontally and vertically	
	G	Horizontal control: Subdivisions and all public utilities (final drawings) tied to Section aliquot corners	
	H	Vertical control: Benchmarks on U.S.G.S. datum if public facilities other than SW are proposed	
	I	Orientation and north arrow	
	J	Stamped and sealed drawings by registered professional competent in the work	
	K	Title block with names, titles, preparation and revision dates	
	L	Reference to City Standard Drawings and Specifications	
	M	Legend of symbols used	
	N	List of abbreviations used	
	P	Multiple sheets provided with overall graphical key and match lines	
	Q	Contouring interval and extent	
	R	Neatness and legibility	

	ITEM	FEATURES	OK	
GRADING	1	Use the Composite Plan as a base drawing or otherwise provide the same information.		
	2	Add proposed contouring for cuts, fills, basins, swales, channels, etc.		
	3	Show retention walls, cut and fill slopes and other significant grading factors.		
	4	Provide a detail of typical lot grading, if any.		
	5	Indicate minimum finish floor elevations for each lot.		
	6	Indicate governing elevation/volume for detention/retention basins.		
	STORMWATER	7	Show or identify limits of surface disturbance due to construction.	
		8	Location, type, and extent of BMP and erosion control practices.	
		9	Identify areas to be used for storage of building materials, fuels, or wastes.	
		10	Location of any dedicated asphalt or concrete patch plants.	
		11	Space for approval signature by City Engineering with date and title.	
	DRAINAGE (1)	12	If a Storm Drainage Plan and Profile is not necessary (see Note 1 below), then all proposed drainage facilities also will be primary features (see C, D, E, & F above).	

COMMENTS

1 If storm sewers and manholes are not proposed, then City staff may allow an option to omit the Storm Drainage Plan and Profile, in which case Item 12 must be completed.

REPORT CHECKLIST AND OUTLINE

PRELIMINARY DRAINAGE REPORT

CHECKLIST

	OK	N
Typed text		
8½ x 11" format		
Bound: Use bar or spiral binder or staple. Do not use a notebook.		
Title Page: Name of report and preparer, date of preparation and revision (if any)		
Exhibits: Maximum 11" high and 32" wide, bound in report and folded as required to 8½ x 11" size		
Maps attached to or contained in the report: Vicinity Map and Preliminary Major Basin Drainage Map		

OUTLINE

- I. GENERAL LOCATION AND DESCRIPTION
 - A. Site and Major Basin Location
 1. Streets in the vicinity
 2. Development in the vicinity
 - B. Site and Major Basin Description
 1. Acreage
 2. Ground cover types
 3. Hydrologic soil types
- II. EXISTING DRAINAGE CONDITIONS
 - A. Major Basin
 1. General topography, drainage patterns and features, canals, ditches, wetlands
 2. Previously determined 100-year floodplains
 - B. Site
 1. Historic drainage patterns
 2. Inflow characteristics from upstream
 3. Discharge characteristics to downstream sub-basins
- III. PROPOSED DRAINAGE CONDITIONS
 - A. Changes in Drainage Patterns
 1. Major basin
 2. Site
 - B. Maintenance Issues
 1. Access
 2. Ownership and responsibility
- IV. DESIGN CRITERIA & APPROACH
 - A. General Considerations
 1. Previous drainages studies performed for the area
 2. Master planning issues (large scale considerations)
 3. Constraints imposed by site and other proposed development
 - B. Hydrology
 1. Design storms and precipitation
 2. Runoff calculation method
 3. Detention/retention basin design method
 4. Parameter selection procedures
 5. Analysis and design procedures
 6. Justification of proposed methods not presented or referenced in SWMM
 - B. Hydraulics
 1. Hydraulic calculation methods
 2. Parameter selection procedures
 3. Analysis and design procedures
 4. Justification of proposed methods not presented or referenced in SWMM

COMMENTS

1. No calculations are required for the Preliminary Drainage Report.
2. It may not be necessary to cover all of the above topics, but the report should address all concerns applicable to the proposed project, even issues not identified above.

REPORT CHECKLIST AND OUTLINE

FINAL DRAINAGE REPORT

CHECKLIST

OK

Typed Text (appendices may be handwritten)

Bound with staple, bar binder, spiral binder or other method (not a notebook)

Size: 8½ x 11"

Title Page: a) Name of report and preparer, date of preparation and revision (if any)
b) Professional's seal and signature

Table of Contents: For text and appendices, if any (appendices shall be paged)

Exhibits: Folded to 8½ x 11" size

Maps attached to or contained in the report:

Preliminary Major Basin Drainage Map
Final Major Basin Drainage Map

Pre-development Drainage Map
Post-development Drainage Map

OUTLINE

I to IV. Same as for the Preliminary Drainage Report (see X-15)
₂

V. RESULTS AND CONCLUSIONS

A. Runoff Rates for 2 and 100 Year Storm (use tabular format)

1. Existing total site runoff rates
2. Existing runoff rates to individual private properties
3. Proposed total site runoff rates (after detention/retention)
4. Proposed runoff rates to individual private properties (after detention/retention)

B. Overall Compliance

1. Policy
2. Criteria
3. Constraints

VI. REFERENCES

VII. APPENDICES

A. Existing Runoff (2 and 100 year)

1. Precipitation (if different than shown in SWMM)
2. Runoff coefficients
3. Times of concentration or lag times
4. Intensities or other parameters
5. Runoff calculations (individual sub-basins and combined at all design points)
6. Tabular summary of runoff rates

B. Proposed Runoff (2 and 100 year)

1. Precipitation (if different than shown in SWMM)
2. Runoff coefficients
3. Times of concentration or lag times
4. Intensities or other parameters
5. Runoff calculations (individual sub-basins and combined at all design points)
6. Tabular summary of runoff rates

C. Detention Basin Calculations (2 and 100 year)

1. If Rational & Modified Rational methods are used
 - a. Average release rate
 - b. Critical durations and intensities
 - c. Volume required
 - d. Volume available
 - e. Storage — depth — discharge
 - f. Lower stage outlet
 - g. Upper stage outlet
 - h. Erosion protection
2. If Computer or other method of analysis is used
 - a. Provide discharge parameters
 - b. Provide basin parameters
 - c. Provide inflow/outflow information
 - d. Erosion protection

(contin

REPORT CHECKLIST AND OUTLINE

FINAL DRAINAGE REPORT (continued)

OUTLINE

- D. Retention Basin Calculations (100 year)
 - 1. Basin Feasibility
 - a. Groundwater depths
 - b. Soil percolation results
 - c. Letter from Geotechnical Engr.
 - 2. If Rational Method is used
 - a. Volume to be retained
 - b. Volume available
 - 3. If computer or other analysis is used
 - a. Provide basin parameters
 - b. Provide inflow information
- E. Street Flow
 - 1. Rate
 - 2. Depth and velocity
- F. Inlets
 - 1. Rate
 - 2. Interception
 - 3. Bypass and to where
- G. Storm Drains
 - 1. Rate
 - 2. Size and "n" value
 - 3. Capacity
 - 4. Hydraulic gradient (if pipe is surcharged or if frictional slope is greater than the pipe slope)
- H. Open Channel Flow
 - 1. Channel geometrics
 - 2. "n" values and velocities
 - 3. Erosion protection
 - 4. Freeboard
- I. Culverts
 - Completed HDS-5 nomographs
- J. Miscellaneous Hydraulic calculations

COMMENTS

- 1. It may not be necessary to cover all of the above topics, but the report should address all concerns applicable to the proposed project, even issues not identified above.

Review Comments
on
ABC Storage Units
6/21/93

A. Reference is first made to previous review comments dated 6/2/93, a copy of which is attached. These were not adequately addressed. The following numbered items correspond to previous comments having the same number.

1. The easement has since been identified as existing, but the type was not identified. If the easement is for utilities, then we will send plans to utility companies for their review. They may have concerns about trees proposed in the easement (particularly if a waterline is or may potentially be located there), or about potential excavation and reduction of cover over existing facilities, if any, that may be proposed with a detention or retention basin.
- 2&3. The Grading and Drainage Plan is still inadequate. Grades are provided on a grid, some of which lines are not located. Grading north and south of buildings is ambiguous, as is the area between Building 4 and Crete Circle. Proposed contours or cross-sections are needed for grading of the landscaped/detention area. On the revised plan, there are areas of pavement that would have slopes as high as 14% from building floor to paved invert.
4. A detention or retention basin was not shown on the plan - runoff would be allowed to flow directly off-site, contrary to our previous comment. Drainage calculations were provided, but:
 - i) City criteria precludes having an increase in peak runoff, and is not based upon retaining the difference in runoff volume, which is the approach of the drainage calculations (which procedure normally provides no protection in design storms, because the volume difference is filled prior to the arrival of the developed peak, and therefore the developed peak runoff is not mitigated);
 - ii) The calculations provided are based upon the concept that the critical storm duration is equal to the time of concentration, which is not necessarily and usually is not the case.

Standard Modified Rational Methods indicate that various storm durations must be analyzed to determine the

critical duration, although with the City procedure, the equation provides the critical duration directly.

The inappropriateness of procedures used is apparent from the calculation results themselves: they indicate that if a site is covered with roof and concrete, runoff volume in the 100 year event is less than when the site remained undeveloped!

5. City criteria for the Grading and Drainage Plan and the Drainage Report were attached, but not followed.
- B. Drainage calculations must conform to the City Grading and Drainage manual.

Reviewed by Gerald Williams, Development Engineer

Review Comments
for
ABC Storage Units
6/2/93

1. Is the 15 foot easement on the south side of the property existing or proposed? What type of easement is it?
2. The Grading and Drainage Plan is inadequate. Based upon contours, grades sloping away from the buildings at the south end range as high as from 16 to 33 percent. Grades on the west side (unpaved area) range from 2H:1V to 2.5H:1V, which without special treatment present an erosion problem onto public streets. A drop in elevation occurs along the north property line ranging nearly to 2 feet. In lieu of or in addition to the note about dropping the edge of slab to grade, a detail of the drop (retaining wall or structural turn-down) is required.
3. Show design grades at all points of curvature, angle, tangency, grade breaks, swales, high points, and other primary features.
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5. A copy of City criteria regarding the Grading and Drainage Plan and Drainage Report are attached.

Reviewed by Gerald Williams

File # 70-93

ABC Storage

2546 W. Pinyon

2945 -102 -16 -005
018

Bob Turner - petitioner

LOUIS A. OR NORMA J. WINGO 6-93
DBA ABC STORAGE
2546 W. PINYON 243-0203
GRAND JUNCTION, CO 81505

1103

82-264/1021

PAY TO THE
ORDER OF

11/8 19 73
Also Bldg & City of Grand Junction \$ 6,285.⁰⁰
THE SUM 6285 DOLLARS

DOLLARS



COLORADO NATIONAL BANK
Grand Junction
200 Grand Ave., (303) 245-1600
Grand Junction, Colorado 81501

FOR *Drainage Fee in full*

Louis A. Wingo

for 2546 W Pinyon ⑈001103⑈ ⑈10210264⑈

⑈000999970⑈

August 13, 2003

Grand Junction Community Development Department
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501-2660

RE: 25-1/2 Road Improvements

Dear Sir:

My family trust is the owner of ABC Storage located at 2546 W. Pinyon Ave. Our property abuts 25-1/2 Road. When we obtained our building permit for that storage facility we were required to either install road improvements on 25-1/2 Road adjacent to our property or pay the cost of such improvements. We chose the latter. Enclosed with this letter is a copy of the Community Development Department's letter of August 5, 1992, acknowledging receipt of our payment of \$10,324.80 and explaining the purpose of the fee.

Last month I received notice via the 25-1/2 Road Improvement Newsletter that improvements to that street will now be undertaken, not at the expense of the abutting property owners, but from the City's general funds for capital improvements. We are pleased to learn that the street will be improved at this time, but we have not been informed as to whether we are to receive a return of our advance payment. Should the matter be undecided, we would point out the inequity that would result from the City's collection of a pro-rata share of the costs from some but not all abutting owners who benefit from the improvements. We trust we will be treated fairly.

Sincerely,



Louis Wingo
2546 W. Pinyon Ave.
Grand Junction, CO 81505-6913

Encl: 8/6/92 letter of Claudia Hazelhurst

Mike Cuth

#70-93

2945-102-16-024

City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 256-4031



August 26, 2003

Louis Wingo
2546 W. Pinyon Avenue
Grand Junction, CO 81505-6913

RE: 25 ½ Road Improvements

Dear Mr. Wingo:

This is in response to your letter of August 13, 2003, regarding payment for 25 ½ Road Improvements. In your letter you request the City refund your payment of \$10,324.80 for half street improvements. Your letter also indicates the enclosure being an "8/6/92 letter of Claudia Hazelhurst". The enclosure with our letter is an August 23, 1991 signed by me. I'm assuming the letter you reference does not have substantially different information.

The requirement for the half street improvement payment was the Code requirement at the time of your development, and is, in fact, the current Code requirement. Those types of payments go into a fund to pay for future street projects. The City uses those funds, as well as other funding, for projects like 25 ½ Road. We do not refund the money. It was a part of the cost to develop your property in 1991.

If you have other questions, please call me at 244-1446.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner
Planning Manager

xc: Mike Curtis, Project Engineer
Mike McDill, City Engineer



70-93

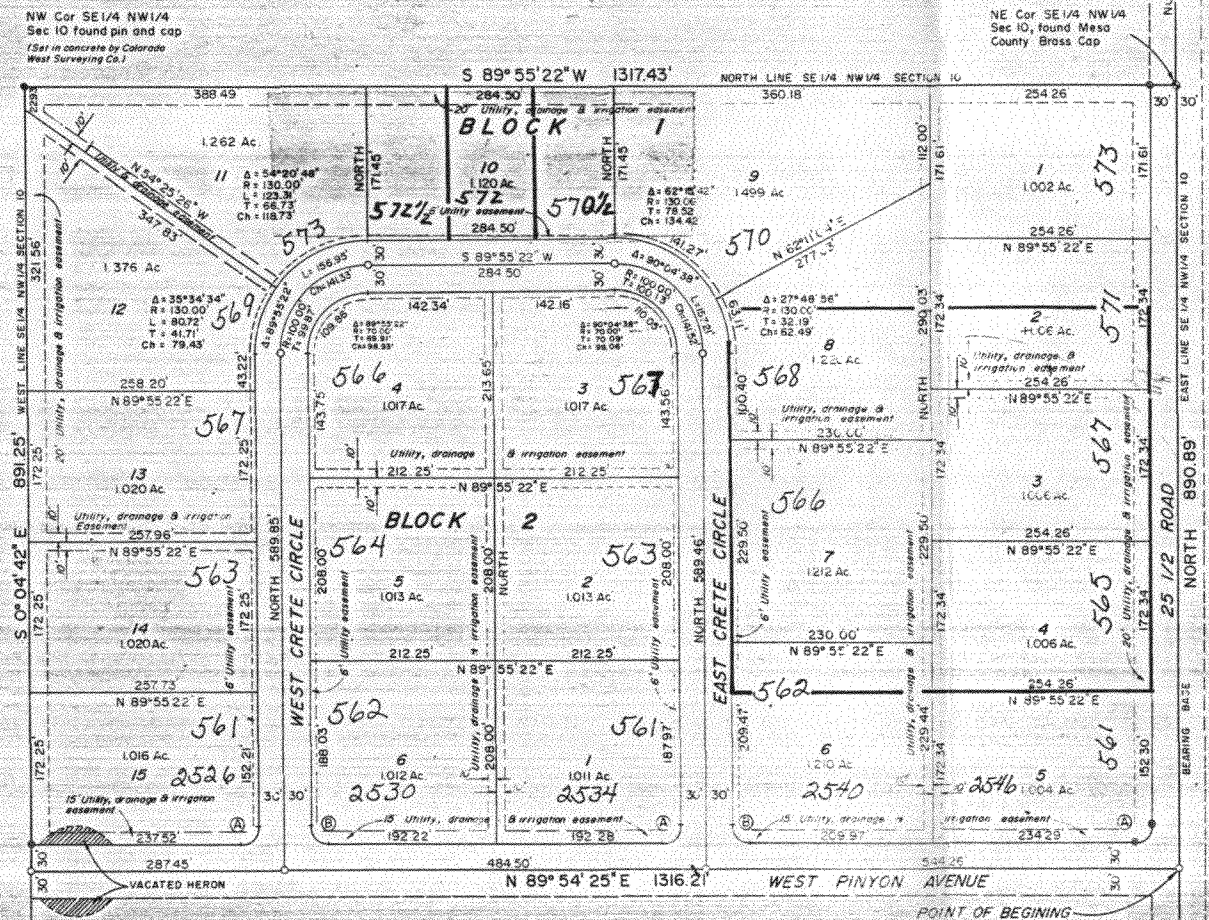
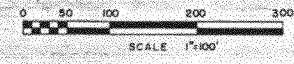
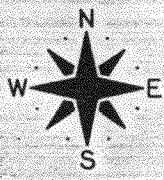
4415

annex to city

C-2

MINERVA PARK

SITUATED IN THE NW 1/4 OF SECTION 10, T. 1 S., R. 1 W., UTE MERIDIAN, MESA COUNTY, COLORADO



CURVE	Δ	RADIUS	LENGTH	TANGENT	CHORD
(A)	89° 54' 25"	20.00'	31.38'	19.97'	28.26'
(B)	90° 05' 35"	20.00'	31.45'	20.03'	28.31'

sewers accepted 6-9-80
by R. Rish

PREPARED BY
COLORADO WEST SURVEYING COMPANY
835 Colorado Avenue, Grand Junction, Colorado

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the NW 1/4 of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian as shown on the accompanying plat and more particularly described as follows:

Beginning at a point 427.50 feet North of the center of said Section 10; thence North 890.89 feet to the NE corner of the SE 1/4 NW 1/4 said Section 10; thence S 89° 55' 22" W, 1317.43 feet to the NW corner of the SE 1/4 NW 1/4 said Section 10; thence S 0° 04' 42" E, 891.25 feet; thence N 89° 54' 25" E, 1316.21 feet to a point on the East line of the SE 1/4 NW 1/4 said Section 10, and the point of beginning containing 26.94 Acres more or less. Excepting the East 30 feet for road, and Except road as described in Book 936 at Page 43 as in Mesa County Records.

That the said owners have caused the said real property to be laid out and surveyed as Minerva Park, a subdivision of a part of Mesa County, Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public and public utilities forever, and hereby dedicate those portions of said real property which are labeled as utility, drainage and irrigation easements on the accompanying plat to the public utilities companies as perpetual easements for the installation and maintenance of utilities, drainage and irrigation facilities, including but not limited to, transmissions lines, electric lines, gas lines, telephone lines. Together with the right to trim interfering trees and brush. With perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easement and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be financed by the seller or purchaser, not by the County of Mesa.

In witness whereof said owners, Andrew Peroulis and Holly Development Company, a Colorado Corporation, Emanuel G. Pavlakis, President and Christine F. Pavlakis, Secretary have caused their names to be hereunto subscribed this 13th Day of October A.D. 1977.

Andrew Peroulis
Andrew Peroulis

Emanuel G. Pavlakis
Emanuel G. Pavlakis, President

Christine F. Pavlakis
Christine F. Pavlakis, Secretary

STATE OF COLORADO)
) SS
COUNTY OF MESA) 55

The foregoing instrument was acknowledged before me this 13 day of October, A.D. 1977 by Andrew Peroulis, Emanuel G. Pavlakis and Christine F. Pavlakis.
My commission expires: 2-2-80

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 13th day of October, A.D. 1977
County Planning Commission of the County of Mesa, Colorado.
By *Ed Howard*
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 13th day of October, A.D. 1977
Board of County Commissioners of the County of Mesa, Colorado.
By *Howard Nelson*
Chairman

VACATION STATEMENT

Due to the convenience and access needs of the public being adequately served by the posting of land and public rights-of-way, the vacation of fractional parts previously dedicated/reserved public rights-of-way not within public rights-of-way dedicated by this plat are hereby vacated.

Approved this 31st day of Oct. A.D. 1977
By *Debra S. Johnson*
Chairman

SURVEYOR'S CERTIFICATE

I, William G. Ryden do hereby certify that the accompanying plat of MINERVA PARK, a subdivision of a part of the County of Mesa, has been prepared under my supervision and accurately represents a survey of the same.

William G. Ryden
William G. Ryden, Registered Land Surveyor
No. 9331

Approved for content and form only and not to the accuracy of surveys, calculations, or drafting. Pursuant to C.R.S. 38-51-101-102, as amended.

By *William S. Johnson* Date 10-17-77
Mesa County Road Department

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF MESA) 55

I hereby certify that this instrument was filed in my office on 2:30 O'clock P.M. This 30 day of November, A.D. 1977 and is duly recorded in Plat Book No. 11, Page 317.
Reception No. 1147627
Earl S. Johnson
Clerk and Recorder
Fees \$ 10.00

