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File 1994-0119 Name: Whitman Park – Special Use Permit - Parking Lot

Present	Scanned	
		A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories. Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.
X	X	**Table of Contents**
		***Review Sheet Summary**
X	X	***Application form**
X		Review Sheets
		Receipts for fees paid for anything
X	X	***Submittal checklist**
X	X	***General project report**
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	***Mailing list to adjacent property owners**
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		***Final reports for drainage and soils (geotechnical reports)**
		Other bound or non-bound reports
		Traffic studies
X	X	***Review Comments**
		***Petitioner's response to comments**
X	X	***Staff Reports**
		***Planning Commission staff report and exhibits**
		***City Council staff report and exhibits**
		***Summary sheet of final conditions**

DOCUMENT DESCRIPTION:

X	X	Correspondence			
X		Posting of Public Notice Signs			
X		Notes to file			
X	X	Planning Commission Minutes - ** - 8/2/94			
X	X	Site Plan			
X		Planning Commission Notice of Public Hearing mail-out– 7/22/94			
X	X	Newspaper Articles			
X	X	Site Plan			

DEVELOPMENT APPLICATION

Community Development Department
250 North 5th Street Grand Junction, CO 81501
(303) 244-1430

Original
Do NOT Remove
From Office

A

Receipt _____
Date _____
Rec'd By _____

File No. 120 94

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
[ ] Subdivision Plat/Plan	[ ] Minor [ ] Major [ ] Resub				
[X] Rezone		approx 3.01 acre	2891 North Ave	From: RSF-8 To: PC.	
[X] Planned Development	[ ] ODP [ ] Prelim [X] Final				MINI STORAGE
[ ] Conditional Use					
[ ] Zone of Annex					
[ ] Text Amendment					
[ ] Special Use					
[ ] Vacation					[ ] Right-of-Way [ ] Easement

■ PROPERTY OWNER	■ DEVELOPER	■ REPRESENTATIVE
X Emory Cantrell	Mike Davis, Mays Construction	Thomas A. Logue
Name	Name	Name
X PO Box 1292	2399 River Road	227 So. 9th Street
Address	Address	Address
X Dalton, GA 30722	Grand Jct., Co. 81501	Grand Jct. CO. 81501
City/State/Zip	City/State/Zip	City/State/Zip
X	243-5669	245-4099
Business Phone No.	Business Phone No.	Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

X Thomas A. Logue — 6/12/94
Signature of Person Completing Application — Date

X
X
Signature of Property Owner(s) - Attach Additional Sheets if Necessary

George Fults
511 29 Road
Grand Junction, CO 81501

Barry Patten
505 1/2 29 Road
Grand Junction, CO 81501

Scott Stone
2894 North Ave.
Grand Junction, CO 81501

Dennis Svaldi
219 Main St.
Collbran, CO 81624

Clayton Hilbish
515 Melody Lane
Grand Junction, CO 81501

Kathleen Trout
513 Melody Lane
Grand Junction, CO 81501

Philip Roskowski
728 - 35 8/10 Road
Palisade, CO 81526

Jeanie Voong
3043 E Road
Grand Junction, CO 81504

Stanley Seligman
3026 Patterson Road
Grand Junction, CO 81504

Cale Dickenson
205 Epps Drive
Grand Junction, CO 81501

Terrance Hammer
203 Epps Drive
Grand Junction, CO 81501

CD Williams
133 Epps Drive
Grand Junction, CO 81501

Robert Shorten
523 Centennial Road
Grand Junction, CO 81504

David Elliott
515 29 Road
Grand Junction, CO 81501

Viola O'Grady
112 Epps Drive
Grand Junction, CO 81501

Todd Miracle
116 Epps Drive
Grand Junction, CO 81501

Ida Cummings
130 Epps Drive
Grand Junction, CO 81501

Paul Parker
509 29 Road
Grand Junction, CO 81501

Great Homes, LTD
3026 Patterson Road
Grand Junction, CO 81504

Joe Salazar
556 Ashley Lane
Grand Junction, CO 81501

Gerald Griffin
6780 W. 31st Ave.
Denver, CO 80214

Thomas Mingus
610 Rushmore Drive
Grand Junction, CO 81503

Peerless Tyre Co.
4705 Paris St.
Denver, CO 80239

George Metz
#2 Cognac Court
Grand Junction, CO 81503

WAL-MART Properties, Inc.
702 SW Eight Street #1280
Bentonville, AR 71716

Payless Shoe Source, Inc
3231 E. 6th Street
Topeka, KS 66601

WArburton & Buttner Dev. Co.
2990 Jamacha Road, Suite 250
El Cajon, CA 92019

Grand Junction Baptist Church
2897 North Ave.
Grand Junction, CO 81501

Garry Collard
466 Greenleaf
Grand Junction, CO 81504

Dale Baughman
514 Melody Lane
Grand Junction, CO 81501

Carolyn Hill
512 Melody Lane
Grand Junction, CO 81501

Ronald Berry
603 Hudson Bay Drive
Grand Junction, CO 81504

Mike Davis/Mays Constr. Co.
2399 River Road
Grand Junction, CO 81501

Tom Logue
227 S. 9th St.
Grand Junction, CO 81501

City of Grand Junction
Community Development Dept.
250 N. 5th St.
Grand Junction, CO 81501

Emory Cantrell
P.O. Box 1292
Dalton, GA 30722

PROJECT NARATIVE

120 94

ZONE CHANGE REQUEST AND

DEVELOPMENT PLAN FOR

2892 NORTH AVENUE

June, 1994

INTRODUCTION - The accompanying narrative statement and maps will provide sufficient data to assess the merits of the requested Zone Change Request. Information gained as a result of the review process will be utilized in the preparation of the Final Construction Documents.

LOCATION - The 1.15 acre site is located in the Northeast Grand Junction area, North of North Avenue, approximately 100 feet East of Melody Lane. The property is located in part of the SE 1/4 of Section 7, Township One South, Range One East, of the Ute Meridian.

EXISTING LAND USE - The site is vacant of any structures and is in a fallow state. Topography of the property is considered to be "flat" in nature and slopes towards the South at a rate less than one percent . The subject property is zoned RSF-8 by the City of Grand Junction.

SURROUNDING LAND USE -The surrounding land use in the vicinity of the subject property is considered to be of high intensity. The most predominate use consists of a warehouse/retail sales facility, which was developed by the applicant, and adjoins the South boundary of the subject property. Other uses in the vicinity include auto related activities and retail sales such as the Wal-Mart facility.

Residential uses are located one large lots to the North, West, and East. The accompanying Site Plan depicts the Surrounding Land use Zones.

PROPOSED LAND USE - The proposal calls for the 11,700 square foot expansion of an existing warehouse and the development of 121 mini-storage units, ranging in size from 50 square feet to 200 square feet. The accompanying Development Plan depicts the relationship of the proposed warehouse expansion and mini-storage units to the property boundary, parking areas, and other features of the proposed development.

ACCESS - Primary access to the site will be from North Avenue designated as major arterial by the City of Grand Junction. 29 Road located several hundred feet East of the site serves as a major north/south arterial.

UTILITY SERVICE

DOMESTIC WATER - An existing 8 inch water main is located along the South boundary of the site. Other than fire protection, the warehouse and storage units do not require any domestic water service.

SANITARY SEWER - Due to the nature of the development, sanitary sewer service is not required.

ELECTRIC, GAS, PHONE & CATV - Gas and communication lines will not be required. Electric lines will be extended into the property to provide area lighting. Electricity will not be provided for the units.

DEVELOPMENT SCHEDULE - At this point in time it is anticipated that construction will begin on the warehouse expansion this year. Construction of the mini-storage units will most likely occur during 1995.

REZONE CRITERIA

The City of Grand Junction has established seven criteria for evaluation of zone change requests. A response to each follows:

A. Since the underlying zone was established, an error in the existing zone could be considered to have occurred. Two separate zones have been established for a single parcel of land.

B. Substantial changes in the character of the surrounding area have occurred. Most of which is the "re-development" of out of date commercial uses. Additionally the applicant has developed a new commercial use on his property during the last 2 years.

C. It is widely accepted fact that any community that does not have some new development activity will wither and die economically. It is important for any community to encourage development of new commercial uses which help maintains its economic stability.

D. Other than economic impacts to the City of Grand Junction, the proposed site in its present state does not present major adverse impact on the adjoining areas. However, once development of the subject property is completed, some impact of the adjoining properties would most likely be realized. Utilizing the "Planned Unit Development" (PUD) zone concept, any such negative impacts can be minimized. The PUD zone allows for specific site plan reviews of the proposed development plans by the general public and various governmental agencies.

E. Revenues generated by the proposed use should than off-set costs incurred by the City and other public entities which provide services. Revenues generated will be from the following:

1. Property Taxes
2. Sales Taxes
3. Special Use and Tap Fees

In addition to monetary benefits to the City, the proposal will provide modern commercial uses in a market which currently has a shortage of available warehouse and storage units.

F. The City of Grand Junction has adopted numerous land use policies. If the adopted policies, the *North Avenue Corridor Guidelines* are the most applicable to the request. According the guideline:

"1) Any new development of vacant land or redevelopment of large parcels is encouraged to consider the use of planned development concepts to help improve the appearance of this corridor."

"3)...New development is encouraged to use alternative accesses that do not encroach on the existing residential areas adjacent to the corridor."

G. All public utilities required for the development of the subject property exists within the adjoining roadway and have the available capacity to serve the proposed use. The proposed use requires low useage of existing public utilities.

THOMAS A. LOGUE
LAND DEVELOPMENT CONSULTANTS

A20 94

June 29, 1994

City of Grand Junction
City Council
Planning Commissions
250 North 5th. Street
Grand Junction, CO 81501

Dear Members:

Accompanying is a Zone Change Request and Development Plan for 1.15 acres located at 2892 North Avenue. The requested change in zoning is from RSF-8 to PC (planned commercial).

The enclosed information is intended to provide sufficient data to assess the merits of the requested change in zoning and development plans.

Given the opportunity, the proposal demonstrates that a quality commercial development coupled with a plan that is sensitive to the existing neighborhood, can be desirable for Grand Junction.

To proceed further with the development of property requires a great deal of investment and risk to the petitioner. The owner and developers believe they will be introducing new commercial use which will prove to be profitable and desirable to the City of Grand Junction. They request that you, the City Council and Planning Commission give the request your best consideration, and trust you will make a knowledgeable and wise decision in this matter.

The petitioner and myself will be present at the scheduled public hearings to discuss the project and answer any questions which may arise.

Respectfully,

Thomas A. Logue

227 SOUTH 9TH STREET • GRAND JUNCTION, COLORADO 81501
(303) 245-4099

BUTTE SUBDIVISION
ELM CIRCLE
MESA A DEVELOP. SERVICES
HUTT, BUNTING SUB.
AVE
GRAND JUNCTION
GRAND MESA LITTLE LEAGUE INC.
EPPS
DRIVE SUB.
ROAD
2892 NORTH AVE.
GRAND
Desc. 780-165
ROAD
PEAR ST.
A. L. P. NO. 37
R.O.W. B-1076 P-440
R.O.W. B-1076 P-248
DISABLED VETERANS
NORTH AVE
WAL-MART MINOR SUB.
CITY OF GRAND JUNCTION
BELFORD AVENUE
PRESBYTERY OF GUNNISON CHURCH
CHARITABLE
TELLER AVENUE
SUBDIVISION
HARRIS SUB.
RUSTY SUB. A REPLAT OF LOT 2 B 3 HARRIS SUB.
COCK APARTMENTS
ROKO
SPARN SUBDIVISION
VACATED B-681 P-467
VAC PER B-1256 P-697
GJ Baptist Church
NEST T.
LODY LANE
SPARN STREET
29 ROAD
T20 94

VACANT LAND USE

PROP. PO ZONE EXIST. C-1 ZONE

VACANT LAND & RESIDENTIAL USE

AUTO SERVICE USE

PROP. 6 FT. SCREEN CHAIN LINK FENCE

21 UNITS @ 10'

4 UNITS @ 5'

22 UNITS @ 10'

22 UNITS @ 10'

8 UNITS @ 5'

1.15 ACRES

Proposed 8" Water Main & Fire Hyd.

Exist. Fire Hydrant

8" Water Main

WAREHOUSE

WAREHOUSE

Landscape & Storm Water Control Facility

8" Sanitary Sewer

NORTH AVE.

RETAIL SALES USE

RESIDENTIAL USE

10 UNITS @ 5'

8 UNITS @ 10'

11,700 SF WAREHOUSE ADDITION

LOADING DOOR

Exist. Door to be Removed

WAREHOUSE & RETAIL SALES

4" San Sewer

Exist. Irrigation Easement

Typ. Utility Pole

S 89° 31' 25" E.

N. 00° 28' 21" E.

S 00° 22' 53" W.

350.00'

379.12'

310.00'

215.54'

215.64'

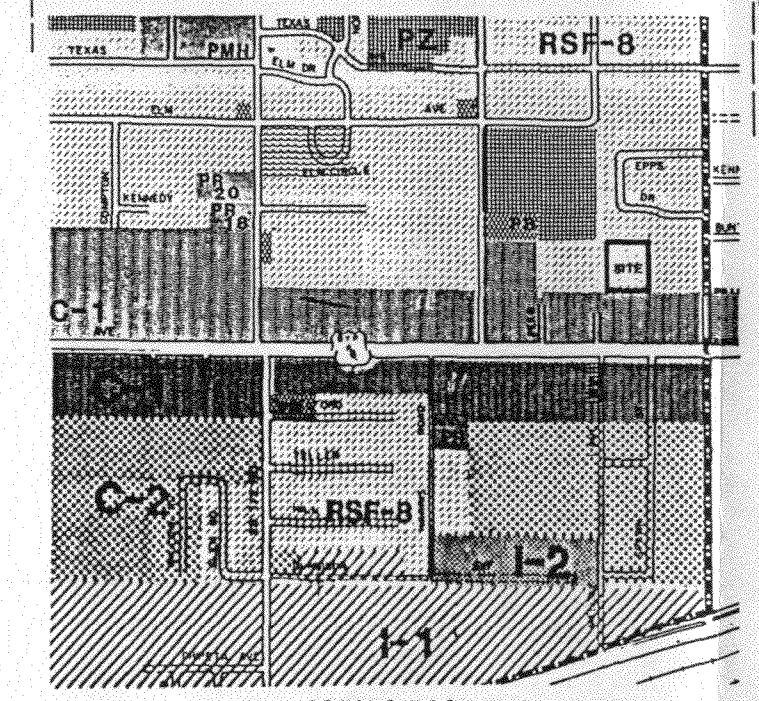
AUTO SERVICE USE

AUTO RENTAL USE

RESIDENTIAL USE

TOTAL 10' UNITS	109
TOTAL 5' UNITS	12
TOTAL ALL UNITS	121

NOTE
ALL IMPROVMENTS SHOWN ARE EXISTING UNLESS SO NOTED



ZONING MAP

0' 20' 40' 60'

SITE PLAN

2892 NORTH AVENUE

T A L THOMAS A. LOGUE
LAND DEVELOPMENT CONSULTANTS
337 SOUTH 8TH STREET GRAND JUNCTION, COLORADO 81501
(303) 245-4099

PROJECT NO. C:\SC12\WORK\94012\94012PRO | SHEET 1 | OF 1
DATE: JUNE, 1994

N20 94

To: Marcia Petering
Cc: Michael Drollinger
From: Jody Kliska
Subject: #120-94 2892 North Ave.
Date: 7/06/94 Time: 4:04p

Drainage needs to be addressed. The proposed warehouse addition and part of the storage units appear to be located in the detention pond approved and constructed in 1993 for the Carpet Warehouse.

Access to the proposed development is an issue which must be addressed, as well as the on-site circulation for the different uses. It appears there may be difficulty and conflicts in manuevering for large trucks.

CDOT will probably want to review a site plan for access for the change in traffic and usage.

The plan has the wrong scale marked. It is drawn to a 30, not 20.

- Need TCP estimate
- Templates for Truck maneuvering
- Send copy of appl. to CDOT

Comments P/V 7/19/94

REVIEW COMMENTS

file copy

FILE #120-94

TITLE HEADING: Rezone/Final from RSF-8 to PC (Mini-Storage)

LOCATION: 2892 North Avenue

PETITIONER: Mike Davis - Mays Construction Co.

PETITIONER'S ADDRESS/TELEPHONE: 2399 River Road
Grand Junction, CO 81501
243-5669

PETITIONER'S REPRESENTATIVE: Tom Logue

STAFF REPRESENTATIVE: Michael Drollinger

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., July 25, 1994.

CITY PARKS & RECREATION DEPT. **7/06/94**
Don Hobbs **244-1542**

We will need a property appraisal for determining open space fees.

CITY FIRE DEPARTMENT **7/07/94**
Hank Masterson **244-1400**

The proposed fire hydrant shown at the north end of the lot will not be necessary. The existing hydrant on the property should be adequate.

CITY UTILITY ENGINEER **7/08/94**
Bill Cheney **244-1590**

Sewer: No comment.
Water: The existing 8" line and hydrant and the proposed 8" line and hydrant will be private lines unless a 15' easement is granted for operation and maintenance of the line by the City.

U.S. WEST **7/11/94**
Leon Peach **244-4964**

No comments at this time.

CITY DEVELOPMENT ENGINEER **7/06/94**
Jody Kliska **244-1591**

Drainage needs to be addressed. The proposed warehouse addition and part of the storage units appear to be located in the detention pond approved and constructed in 1993 for the Carpet Warehouse.

Access to the proposed development is an issue which must be addressed, as well as the on-site circulation for the different uses. It appears there may be difficulty and conflicts in manuevering for large trucks.

CDOT will probably want to review a site plan for access for the change in traffic and usage.

The plan has the wrong scale marked. It is drawn to a 30, not 20.

UTE WATER **7/06/94**
C.E. Stockton **242-7491**

No objections. Municipal water services by the City of Grand Junction.

FRUITVALE LATERAL & WASTE DITCH CO. **7/06/94**
Gerald L. Hill **243-6402**

This agency has no objection to this proposal other than the requirement to ensure that "0" drainage enters this Association's irrigation ditch. The initial development of this site side-stepped this issue by draining the parking lot effluent into the street (North Ave.), then "dumping" the whole mess into the Association ditch. You (the City) has yet to remedy this situation. If you (the City) do not remedy the drainage into our ditch from North Ave., we reserve the right to disapprove this proposal. Call me ASAP.

CITY POLICE DEPARTMENT **7/13/94**
Dave Stassen **244-3586**

As already stated in the narrative, my only concern is that good lighting be provided in between the storage units and the warehouses; especially the northern most units that are farthest away from North Ave.

PUBLIC SERVICE CO. **7/18/94**
Dale Clawson **244-2695**

Electric and gas: No objections.

COMMUNITY DEVELOPMENT DEPARTMENT **7/18/94**
Michael Drollinger **244-1439**

See attached comments.

#120-94 REZONE 2892 NORTH AVENUE
COMMUNITY DEVELOPMENT COMMENTS

1. The petitioner is requesting a rezoning of a 1.5 acre parcel at 2892 North Avenue to PC (Planned Commercial). The subject parcel is presently zoned RSF-8. The proposed uses on the property are warehousing and mini-storage. The property is bounded on the west, north and east by residential zones and uses. Access to the back portion of the site is presently limited to North Avenue, however, it may be possible that additional access could be secured through purchase of vacant or developed parcels to the north or east. Thus, development of the parcel under current zoning may be possible.

2. Any nonresidential development of the subject parcel must be designed to minimize impacts on the surrounding residential area, thus a Planned Development concept for the property is appropriate. Since the development on both the front and back portions of the site are integral, the entire parcel should be the subject of this rezoning application. The Planned Commercial (PC) zone for this parcel will specify a maximum development density for the parcel, a list of permitted uses, and design standards. Subsequent to approval by Planning Commission and City Council of the PC zoning, the petitioner will need only site plan review (administrative process) for all site development as long as the development conforms to the densities and standards set forth in the PC zoning. Therefore, we recommend that no final plan approval be given in conjunction with this application at this time.

3. Staff supports a rezone of the subject parcel expanded to include both the existing developed area along North Avenue and the undeveloped area to PC (Planned Commercial) only if the zoning includes the permitted uses, densities and design standards set forth below:

a. **Permitted Uses:** uses permitted in the PC zone shall be limited to the following:
   (1) warehousing
   (2) retail showrooms not to exceed 10% of the gross square footage of site development permitted.
   (3) mini-storage with the restrictions as set forth in (f).

b. **Density:** the maximum FAR (Floor Area Ratio) permitted in the PC zone shall be 0.35. Given the existing site development (21,400 sq. ft.), the proposed FAR would permit an additional 29,420 sq. ft. of development.

c. **Setbacks:** all setbacks shall be as follows
   (1) minimum setback of all structures from residential uses or zones - 10 ft.
   (2) minimum distance between rows of mini-storage buildings - 25 ft.

d. **Screening and Buffering:** screening and buffering from adjacent residential uses and zones shall at minimum consist of both of the following:
   (1) a minimum eight (8) foot planted screen along the property line consisting of evergreen trees (min. height 5 feet) planted in offset rows. All landscaping must be provided with a pressurized, underground irrigation system.

(2) a six (6) foot high solid wood or slatted chain-link fence.

e. **Parking:** parking shall be provided for the mini-storage facility at a minimum of one (1) stall per 50 storage units or fraction thereof. Parking for the warehouse and retail uses shall be as per City Code.

f. **Additional Restrictions**

(1) the following uses shall be prohibited in the mini-storage facility:

(a) Auctions, commercial, wholesale or retail sales, or garage sales;

(b) the servicing, repair or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment;

(c) the operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns or other similar equipment;

(d) the establishment of a transfer and storage business;

(e) any use which is noxious or offensive because of odors, dust, noise, fumes or vibrations;

(f) no boats, vacant trailers and recreation vehicles may be stored on site.

g. **Signage:** The sign regulations of Section 5-7-7 pertaining to commercial zones shall apply.

SITE PLAN REVIEW REQUIREMENTS

1. Site circulation shall be clearly identified. The eastern driveway shall function as an "enter only" driveway. The western driveway shall function as an "exit only" driveway. Both driveways shall have pavement markings and appropriate signage.

2. A lighting plan will be required. Lighting shall be designed such that no glare or "spill-over" shall occur to adjacent residential properties.

3. Asphalt or concrete paving will be required for all vehicular circulation areas.

4. Elevations of all proposed structures shall be supplied. Corrugated metal facades facing residences are discouraged.

RESPONSE TO REVIEW COMMENTS

July 21, 1994

Title: 2892 NORTH AVENUE, Rezone from RSF-8 to PC

File No: 120-94

Location: 2892 North Avenue

RESPONSE TO CITY PARKS:

A property appraisal will be transmitted to the City Parks and Recreation Department prior to any building activity occurring on the site.

RESPONSE TO FIRE DEPARTMENT:

The proposed fire hydrant at the north end of the site will be eliminated on the final site plan application.

RESPONSE TO UTILITY ENGINEER:

WATER: The 8 inch water main will not be required due to the Fire Department's review comments.

SEWER: Comments do not require a response.

RESPONSE TO US WEST:

Comments do not require a response.

RESPONSE TO DEVELOPMENT ENGINEER:

Additional drainage information has been transmitted to the department under separate cover.

Turning radius for large trucks have been provided to the department. The Site Development Plan has been revised to accommodate additional space for proper movements of large trucks.

A copy of the proposed development plan has been transmitted to CDOT along with a request for review comments.

The plan scale has been corrected.

RESPONSE TO UTE WATER:

Comments do not require a response.

RESPONSE TO FRUITVALE LATERAL & WASTE DITCH CO.

All storm run-off from the subject site discharges directly into the curb and gutter along North Avenue. According to the City of Grand Junction's Engineering Department, measures will be taken to block any storm drainage entering the companies ditch from an existing outlet from North Avenue west of the subject site. Future plans call for reconstruction of a portion of the north side of North Avenue east of Melody Lane. The reconstruction will allow for drainage to flow into an existing storm sewer in Melody Lane.

RESPONSE TO POLICE DEPARTMENT:

Area security lighting will be provided on the face of the mini-storage units facing inward towards the driving lanes.

RESPONSE TO PUBLIC SERVICE CO:

Comments do not require a response.

RESPONSE TO COMMUNITY DEVELOPMENT:

1. A revised Site Development Plan has been transmitted to the department depicting additional traffic circulation information. The two existing driveways on North Avenue will be marked and signed as requested during the construction phase of the proposed warehouse building.

2. Detailed lighting plans will be submitted with the Final Construction Site Plan. Lighting will be mounted of the building face and directed towards the interior driveways.

3. Asphalt Pavement will be placed on all drive and parking areas.

4. Detailed building elevations will be provided with the Final Development Plan phase.

STAFF REVIEW

FILE: #120-94

DATE: July 25, 1994

REQUEST: Rezone RSF-8/C-1 to PC

LOCATION: 2892 North Avenue

APPLICANT: Emory Cantrell

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Warehouse/Mini-storage

SURROUNDING LAND USE:
NORTH: Single Family Residential
SOUTH: Commercial (Vacant Store & Subway)
EAST: Commercial (Big-O Tires)/Single Family Residential
WEST: Commercial (Rent-a-Car & Berry's Garage)/Single Family Residential

EXISTING ZONING: C-1; RSF-8

PROPOSED ZONING: PC (Planned Commercial)

SURROUNDING ZONING:
NORTH: RSF-8
SOUTH: C-1
EAST: RSF-8/C-1
WEST: RSF-8/C-1

RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for this area.

STAFF ANALYSIS:

The petitioner is requesting a rezoning of a 1.5 acre parcel at 2892 North Avenue to PC (Planned Commercial). The subject parcel is presently zoned RSF-8. The proposed uses on the property are warehousing and mini-storage. The property is bounded on the west, north and east by residential zones and uses. Access to the back portion of the site is presently limited to North Avenue, however, it may be possible that additional access could be secured through purchase of vacant or developed parcels to the north or east. Thus,

development of the parcel under current zoning may be possible.

Any nonresidential development of the subject parcel must be designed to minimize impacts on the surrounding residential area, thus a Planned Development concept for the property is appropriate. Since the development on both the front and back portions of the site are integral, the entire parcel should be the subject of this rezoning application. The Planned Commercial (PC) zone for this parcel will specify a maximum development density for the parcel, a list of permitted uses, and design standards. Subsequent to approval by Planning Commission and City Council of the PC zoning, the petitioner will need only site plan review (administrative process) for all site development as long as the development conforms to the densities and standards set forth in the PC zoning. Therefore, we recommend that no final plan approval be given in conjunction with this application at this time.

Staff supports a rezone of the subject parcel expanded to include both the existing developed area along North Avenue and the undeveloped area to PC (Planned Commercial) only if the zoning includes the permitted uses, densities and design standards set forth below:

a. **Permitted Uses:** uses permitted in the PC zone shall be limited to the following:
   (1) warehousing
   (2) retail showrooms not to exceed 10% of the gross square footage of site development permitted.
   (3) mini-storage with the restrictions as set forth in (f).

b. **Density:** the maximum FAR (Floor Area Ratio) permitted in the PC zone shall be 0.35. Given the existing site development (21,400 sq. ft.), the proposed FAR would permit an additional 29,420 sq. ft. of development.

c. **Setbacks:** all setbacks shall be as follows
   (1) minimum setback of all structures from residential uses or zones - 10 ft.
   (2) minimum distance between rows of mini-storage buildings - 25 ft.

d. **Screening and Buffering:** screening and buffering from adjacent residential uses and zones shall at minimum consist of both of the following:
   (1) a minimum eight (8) foot planted screen along the property line consisting of evergreen trees (min. height 5 feet) planted in offset rows. All landscaping must be provided with a pressurized, underground irrigation system.
   (2) a six (6) foot high solid wood or slatted chain-link fence.

e. **Parking:** parking shall be provided for the mini-storage facility at a minimum of one (1) stall per 50 storage units or fraction thereof. Parking for the warehouse and retail uses shall be as per City Code.

f. **Additional Restrictions**

(1) the following uses shall be prohibited in the mini-storage facility:
(a) Auctions, commercial, wholesale or retail sales, or garage sales;
(b) the servicing, repair or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment;
(c) the operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns or other similar equipment;
(d) the establishment of a transfer and storage business;
(e) any use which is noxious or offensive because of odors, dust, noise, fumes or vibrations;
(f) no boats, vacant trailers and recreation vehicles may be stored on site.

g. **Signage:** The sign regulations of Section 5-7-7 pertaining to commercial zones shall apply.

h. **Site Plan Review:** Subsequent development proposals shall be subject to Site Plan Review provided that all the above criteria are met.

In the July 21, 1994 response to review comments, the petitioner agreed to incorporate the Community Development comments regarding driveway marking, lighting, pavement and building elevations into the final site design.

Other relevant site plan review considerations include site drainage. Also, the warehouse loading dock must be designed to accommodate a WB-50 truck.

STAFF RECOMMENDATION:

Staff recommends approval of the rezone of the entire tract and ODP approval with the conditions detailed in the staff analysis.

SUGGESTED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #120-94, I move that we approve the rezone from RSF-8 and C-1 to PC with the conditions as detailed in the staff report.

FILE COPY

STAFF REVIEW

FILE: #120-94

DATE: August 10, 1994

REQUEST: Rezone RSF-8/C-1 to PC

LOCATION: 2892 North Avenue

APPLICANT: Emory Cantrell

EXECUTIVE SUMMARY:

A proposed rezone from C-1 and RSF-8 to PC (Planned Commercial) at 2892 North Avenue to permit the future expansion of a warehouse and the construction of mini-storage units. The rear half of the 1.5 acre site is presently vacant while the front half along North Avenue is developed as a retail/warehouse use.

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Warehouse/Mini-storage

SURROUNDING LAND USE:
NORTH: Single Family Residential
SOUTH: Commercial (Vacant Store & Subway)
EAST: Commercial (Big-O Tires)/Single Family Residential
WEST: Commercial (Rent-a-Car & Berry's Garage)/Single Family Residential

EXISTING ZONING: C-1; RSF-8

PROPOSED ZONING: PC (Planned Commercial)

SURROUNDING ZONING:
NORTH: RSF-8
SOUTH: C-1
EAST: RSF-8/C-1
WEST: RSF-8/C-1

RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for this area.

STAFF ANALYSIS:

The petitioner is requesting a rezoning of a 1.5 acre parcel at 2892 North Avenue to PC (Planned Commercial). The subject parcel is presently zoned RSF-8. The proposed uses on the property are warehousing and mini-storage. The property is bounded on the west, north and east by residential zones and uses. Access to the back portion of the site is presently limited to North Avenue, however, it may be possible that additional access could be secured through purchase of vacant or developed parcels to the north or east. Thus, development of the parcel under current zoning may be possible.

Any nonresidential development of the subject parcel must be designed to minimize impacts on the surrounding residential area, thus a Planned Development concept for the property is appropriate. Since the development on both the front and back portions of the site are integral, the entire parcel should be the subject of this rezoning application. The Planned Commercial (PC) zone for this parcel will specify a maximum development density for the parcel, a list of permitted uses, and design standards. Subsequent to approval by Planning Commission and City Council of the PC zoning, the petitioner will need only site plan review (administrative process) for all site development as long as the development conforms to the densities and standards set forth in the PC zoning. Therefore, we recommend that no final plan approval be given in conjunction with this application at this time.

Staff supports a rezone of the subject parcel expanded to include both the existing developed area along North Avenue and the undeveloped area to PC (Planned Commercial) only if the zoning includes the permitted uses, densities and design standards set forth below:

a. **Permitted Uses:** uses permitted in the PC zone shall be limited to the following:
   (1) warehousing
   (2) retail showrooms not to exceed 10% of the gross square footage of site development permitted.
   (3) mini-storage with the restrictions as set forth in (f).

b. **Density:** the maximum FAR (Floor Area Ratio) permitted in the PC zone shall be 0.35. Given the existing site development (21,400 sq. ft.), the proposed FAR would permit an additional 29,420 sq. ft. of development.

c. **Setbacks:** all setbacks shall be as follows
   (1) minimum setback of all structures from residential uses or zones - 10 ft.
   (2) minimum distance between rows of mini-storage buildings - 25 ft.

d. **Screening and Buffering:** screening and buffering from adjacent residential uses and zones shall at minimum consist of both of the following:
   (1) a minimum eight (8) foot planted screen along the property line consisting of evergreen trees (min. height 5 feet) planted in offset rows. All landscaping must be provided with a pressurized, underground irrigation system.
   (2) a six (6) foot high solid wood or slatted chain-link fence.

e. **Parking:** parking shall be provided for the mini-storage facility at a minimum of one (1) stall per 50 storage units or fraction thereof. Parking for the warehouse and retail uses shall be as per City Code.

f. **Additional Restrictions**

(1) the following uses shall be prohibited in the mini-storage facility:

(a) Auctions, commercial, wholesale or retail sales, or garage sales;
(b) the servicing, repair or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment;
(c) the operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns or other similar equipment;
(d) the establishment of a transfer and storage business;
(e) any use which is noxious or offensive because of odors, dust, noise, fumes or vibrations;
(f) no boats, vacant trailers and recreation vehicles may be stored on site.

g. **Signage:** The sign regulations of Section 5-7-7 pertaining to commercial zones shall apply.

h. **Site Plan Review:** Subsequent development proposals shall be subject to Site Plan Review provided that all the above criteria are met.

In the July 21, 1994 response to review comments, the petitioner agreed to incorporate the Community Development comments regarding driveway marking, lighting, pavement and building elevations into the final site design.

Other relevant site plan review considerations include site drainage. Also, the warehouse loading dock must be designed to accommodate a WB-50 truck.

STAFF RECOMMENDATION:

Staff recommends approval of the rezone of the entire tract with the conditions detailed in the staff analysis.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommends approval of the rezone with the conditions in the staff report.

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2770, was introduced, read, and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 17th day of August, 1994, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 9th day of September, 1994.

Stephanie Nye

Stephanie Nye
City Clerk

Published: 8/19/94
9/9/94
Effective: 10/9/94

FF

ACTION SHEET

ACRES _____

UNITS _____

DENSITY _____

REZONE AND FINAL

FILE NUMBER #20 94

ZONE _____

TAX SCHEDULE # _____

Original Do NOT Remove From Office

ACTIVITY Rezone to P.C.

PHASE FINAL

COMMON LOCATION 2892 North Ave

DATE SUBMITTED _____ DATE MAILED OUT _____ DATE POSTED _____

_____ DAY REVIEW PERIOD RETURN BY _____

OPEN SPACE DEDICATION (acreage) _____ OPEN SPACE FEE REQUIRED $ _____ PAID RECEIPT # _____

RECORDING FEE REQUIRED $ _____ PAID (Date) _____ DATE RECORDED _____

REVIEW AGENCIES

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG
Community Development	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
City Engineer (2 sets) plans	●	●	●						●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●			●				
Transportation Engineer	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●			●				
City Parks/Recreation	●	●	●	●									●	●	●	●	●	●	●		●	●				●			●				
City Fire Department	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●			●				
City Police Department	●	●	●												●	●	●	●			●	●				●			●				
County Planning	●	●	●										●	●	●	●	●	●	●	●	●	●				●			●				
County Engineer	●	●	●										●	●	●	●	●	●	●	●	●	●	●	●	●	●			●				
County Health	●	●	●						●	●			●	●	●	●	●	●			●	●				●			●				
Floodplain Administration	●	●	●						●				●	●	●	●	●	●			●	●				●			●				
G.J. Dept. of Energy	●	●	●										●	●	●	●	●	●			●	●				●			●				
Walker Field	●	●	●										●	●	●	●	●	●			●	●				●			●				
School District 51	●	●	●										●	●	●	●	●	●			●	●				●			●				
Irrigation	●	●	●										●	●	●	●	●	●	●		●	●				●			●				
Drainage	●	●	●										●	●	●	●	●	●	●		●	●				●			●				
Water (Ute, Clifton)	●	●	●										●	●	●	●	●	●	●		●	●				●			●				
Sewer Dist. (FV, CGV, OM)	●	●	●										●	●	●	●	●	●	●		●	●				●			●				
U.S. West	●	●	●										●	●	●	●	●	●	●		●	●				●			●				
Public Service (2 sets)	●	●	●										●	●	●	●	●	●	●		●	●				●			●				
State Dept. of Transportation	●	●	●										●	●	●	●	●	●			●	●				●			●				
State Geological Survey	●	●	●							●	●		●	●	●	●	●	●			●	●				●			●				
State Health Department	●	●	●												●														●				
City Property Agent	●	●	●										●	●	●	●	●	●	●		●	●				●			●				
City Utilities Engineer	●	●	●										●	●	●	●	●	●	●		●	●				●			●				
City Attorney	●	●	●		●	●							●	●	●	●	●	●								●			●				
Building Department	●	●	●							●		●			●			●				●				●			●				
DDA	●	●	●												●			●			●	●				●			●				
GJPC (M packets) 8	●	●	●												●			●			●	●							●	●	●	●	
CIC (1 packet)	●	●	●												●			●			●	●							●	●	●		
County Surveyor	●						●									●																	
Other Fruitvale Lateral & W. P. CO.	●	●	●												●	●	●	●				●							●				
TOTALS																																	

10

BOARDS	DATE	
PC	8/2/94	Approved
CC	8/17/94	Approved 1st Reading

STAFF

$820 + 30 acre fee = $850

APPLICATION FEE REQUIREMENTS

SUBMITTAL LEGEND

GENERAL REQUIREMENTS

*A Application Form
B Impact Statement or Project Narrative
~~X~~ Summary Form
D Appraisal of Application for Open Space ?
E Evidence of Title/Title Commitment
X Draft of Covenants/Restrictions
*G Legal Description
*H Names and Addresses of Adjacent Property Owners Within 200 feet
~~X~~ Floodplain Analysis
~~X~~ Geology Report/Soils Report
~~X~~ Gamma Radiation Report
~~X~~ Subsurface Soils Investigation
*M Improvements Agreement } TO BE DETERMINED
*N Improvements Guarantee } BY REVIEW
O Development Schedule 2 NARRATIVE

OTHER REQUIREMENTS

~~AA~~ Location and Vicinity Map
BB Assessor's Map with Subject Property Outlined in Red
CC Xerox Portion of Assessor's Map (Not Larger Than ~~8½" x 14"~~) 11x17
DD Reduction of Plan (not larger than 11" x 17") ?
EE Reduction of Plat (not larger than 11" x 14") ?
FF Action Sheet
GG County Treasurer Tax Certification ?

SITE PLAN REQUIREMENTS

? P Plat (including easements at 24" x 32")
Q Site Plan (24" x 36")
R Adjacent Land Use and Zoning – NARRATIVE
S Drainage/Grading Plan
T Utilities Composite
U Landscaping/Screening/Buffering SITE PLAN
a) Types of Open Space (existing/proposed)
b) Percent and Open Space
c) Maintenance, Irrigation Rights
V Parking SITE PLAN
a) Total Number Proposed/Required
b) Dimensions, Striped, Handicapped
~~X~~ Roadway Plan/Profile
X Traffic Circulation Patterns
a) Pedestrain/Bikeways/Crosswalks
b) Dimensions of Curb Cuts, Driveways
c) Internal Circulation Detail
Y Traffic Analysis – NARRATIVE
Z Structural Information
a) Heights, Elevations, Sq. Footage
b) Percent Building Coverage
c) Setbacks (centerline/property line)
d) Lighting and Signage Detail

* Form Provided by Community Development Dept

PREAPPLICATION CONFERENCE

DATE 5/21/93 CONFERENCE ATTENDANCE Karl Metzner 244-1439

R.O.W. REQUIRED ABUTTING PROPERTY

	EXISTING	PROPOSED	
CURB CUTS	☑	☐	
PARKING	☐	☑	
LANDSCAPING	☐	☑	
IRRIGATION	☐	☑	
PEDESTRIAN ACCESS	☐	☐	N/A

	YES	NO	
OPEN SPACE FEES REQUIRED	☑	☐	5% appraised value
NEIGHBORHOOD MEETINGS/CONTACT	☑	☐	
RECORDING FEES REQUIRED	☑	☐	

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or considerations. Other items of special concern may be identified during the review process.

△ ACCESS/PARKING
▲ SCREENING/BUFFERING
△ COMPATIBILITY WITH SURROUNDING USES
△ DRAINAGE
△ LANDSCAPING
△ TRAFFIC GENERATION
△ FLOODPLAIN/WETLAND MITIGATION
△ AVAILABILITY OF UTILITIES
△ GEOLOGIC HAZARDS/SOILS
△ OTHER

APPLICABLE POLICIES/GUIDELINES/REQUIREMENTS

▨ CORRIDOR GUIDELINES North Ave
⬡ AIRPORT
⬡ OTHER

RELATED FILES

WE HEREBY ACKNOWLEDGE that we have familiarized ourselves with the rules and regulations as they apply to the preparation of this submittal; that the foregoing information is true and complete to the best of our knowledge; and that we assume the responsibility of monitoring the status of this application and review sheet summary comments.

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by Community Development prior to those changes being accepted.

SIGNATURE(S) OF PETITIONER(S)

SIGNATURE(S) OF REPRESENTATIVE(S)

DRAINAGE REPORT FOR:

DALTON PROPERTY, 2892 NORTH AVENUE
PHASE IV

December, 1994

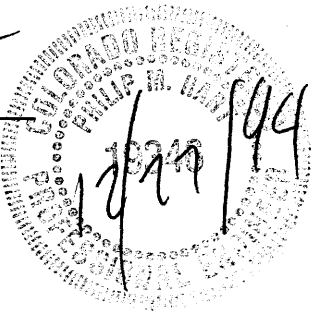
Prepared For:
MAYS CONCRETE INC.
2399 River Road
Grand Junction, Colorado 81505
(303) 243-5669

Prepared By:
LANDesign LTD.
200 North 6th Street, Grand Junction, Colorado 81501
(303) 245-4099

Prepared By: Monty D Stroup 12/27/94
Monty D. Stroup

"I hereby certify that this report for the drainage design of the Dalton Property, 2892 North Avenue, Phase IV was prepared under my direct supervision."

Reviewed By: Philip M. Hart
Philip M. Hart, P.E.
State of Colorado, #19346



I. General Location and Description

A. Site and Major Basin Location:

The Dalton Property, 2892 North Avenue contains approximately 3.07 acres and is located within the City of Grand Junction. The property is located in part of the SE 1/4 of Section 7, Township One South, Range One East, of the Ute Meridian.

Streets in the vicinity include North Avenue which defines the south boundary line of the site. Located several hundred feet east of the site is 29 Road. Several hundred feet west of the site is Melody Lane.

Surrounding land use in the vicinity of the subject property is considered to be of high intensity. The most predominate use adjacent to the property is "Big O Tire Stores" located immediately east of and adjacent to the south 1/2 of the site. Remaining areas to the east, north and west are used primarily for single family residences on large lots. Areas south and southwest of North Avenue are commercial in nature and include the "Wal-Mart" facilities at Melody Lane and North Avenue.

B. Site and Major Basin Description:

The project site contains approximately 3.07 acres and is planned for a 9000 square foot building addition to the Phase III building located on the west portion of the site.

The entire site is currently void of vegetation.

Based on the "Soil Survey, Mesa County Area" (Reference 4, Exhibit 1.0) onsite soils are defined as (Ba), Billings silty clay, 0 to 2 percent slopes, hydrological soil group "C".

II. Existing Drainage Conditions

A. Major Basin:

The site is not affected by offsite runoff as it is bounded to the north and west by an existing irrigation system and offsite swales which direct flow away from the site. Land to the east is partially developed and directs runoff south to North Avenue away from the subject property. Topography of the property is flat in nature and slopes from the north to the south at approximately 1.07 percent.

There are no wetlands on the site.

The subject site is within Zone X as determined by the FIRM (Flood Insurance Rate Map).

B. Site:

The south 1/2 of the site is fully improved and is occupied by 2 commercial/retail structures, (Phases I, II and III), approximately 22,510 square feet and an associated asphalt parking lot. This area generates developed runoff which is conveyed and attenuated by existing Detention Pond I adjacent to North Avenue (Reference 5). This area defined as "Basin III" by previous report has no impact on the hydrologic and hydraulic calculations for the remainder of the site or the proposed improvements.

The north 1/2 of the site is vacant of structures and is in a fallow state. Agricultural production has not occurred on the north 1/2 of the property. This area currently generates undeveloped runoff which is collected and conveyed via Phase I, II and III improvements directly to North Avenue.

III. Proposed Drainage Conditions

A. Changes in Drainage Patterns:

Historic offsite drainage patterns within the north 1/2 of the site will be altered. All of the future drainage from the north 1/2 of the site will continue to be directed south by site improvements to North Avenue. The proposal (Phase IV) calls for the construction of a 9000 square foot building addition, associated parking lot and drain pans which will collect, convey and discharge developed runoff to two proposed onsite detention ponds and subsequently to North Avenue. The proposed site plan divides the site into 2 sub-basins labeled as "A1" (1.60 acres) and "B1" (0.43 acres).

The runoff from sub-basin "A1" shall be collected and redirected via building roof drains, parking lot grading and drain pans towards the northeast corner of the existing Phase III building at design point #1. The area between the east line of the building and the east property line shall be excavated, regraded and resurfaced with shotcrete to form Detention Pond II. This detention pond is sized to attenuate the 2 year and 100 year storm events. The outlet from the pond shall be a dual stage combination weir (Exhibit 10.0) sized to release the 2 year and 100 year historic flow rates. Runoff released from the pond shall be conveyed south along the east property line via existing curb and gutter and a proposed curb drain through directly to North Avenue.

The runoff from sub-basin "B1" shall be collected and redirected via building roof drains, parking lot grading and drain pans towards the northwest corner of the existing Phase II building at design point #2. The area between the west line of the building and the west property line shall be excavated, regraded and resurfaced with shotcrete to form Detention Pond III. This detention pond is sized to attenuate the 2 year and 100 year storm events. The outlet from the pond shall be a dual stage combination weir (Exhibit

13.0) sized to release the 2 year and 100 year historic flow rates. Runoff released from the pond shall be conveyed south along the west property line via an existing drainage catch and an existing curb drain through directly to North Avenue.

B. Maintenance Issues:

Access to and through the site shall be by private driveway.

Ownership and responsibility for maintenance of the proposed onsite improvements shall be that of the building owner and or the building tenants.

Ownership and responsibility for maintenance of the proposed offsite improvements shall be that of the City of Grand Junction.

IV. Design Criteria & Approach

A. Hydrology:

The "Stormwater Management Manual, City of Grand Junction, Colorado" (Reference 1) and the "Mesa County Storm Drainage Criteria Manual" (Reference 2) were used as the basis for analysis and facility design.

Since the project is a commercial development containing approximately 3.07 acres the "Rational Method" is used to calculate historic and developed flow rates. The minor storm is the 2 year frequency rainfall event and the major storm is the 100 year frequency rainfall event.

Runoff Coefficients used in the computations are based on the most recent City of Grand Junction criteria as defined in Reference 1 and shown on Exhibit 2.0. These coefficients were assigned based on land use and hydrological soils group "C"

The project is located within the Grand Junction Urbanized area, therefore the Intensity Duration Frequency Curves (IDFC) shown on Exhibit 3.0 were used in the analysis and design.

Times of Concentration were calculated based on the Determination of Overland Flow Time and Average Velocities for Overland Flow Curves as provided in Reference 1 and shown on Exhibits 5.0 and 5.1.

Calculation of the required minimum detention pond storage volumes and the size of outlet control elements was based on the most recent City of Grand Junction criteria as defined in Reference 1.

Because offsite flows are directed away from the project site, compliance with offsite drainage considerations are mitigated.

B. Hydraulics:

All site facilities and conveyance elements are designed in accordance with the City of Grand Junction guidelines as provided in Reference 1.

V. Conclusions

Detention Ponds II and III will serve the Phase IV building addition and all future Phases through and including final buildout of the site. Additional detention requirements for future Phases or additions is not needed. The total detention storage volume required and provided with the construction of ponds II and III are as summarized as follows:

POND	2 YEAR REQUIRED	2 YEAR PROVIDED	100 YEAR REQUIRED	100 YEAR PROVIDED
II	2,382 CF	3,640 CF	5,377 CF	6,103 CF
III	650 CF	990 CF	1,473 CF	1,546 CF

Because the development of this project will result in the disturbance of less than five acres of land a "Construction Stormwater Discharge Permit" is not required.

This Drainage Report has been prepared to address site-specific drainage concerns in accordance with the requirements of the City of Grand Junction, Colorado. The Appendix of this report includes criteria, exhibits, tables and calculations used in the design and analysis.

VI. References

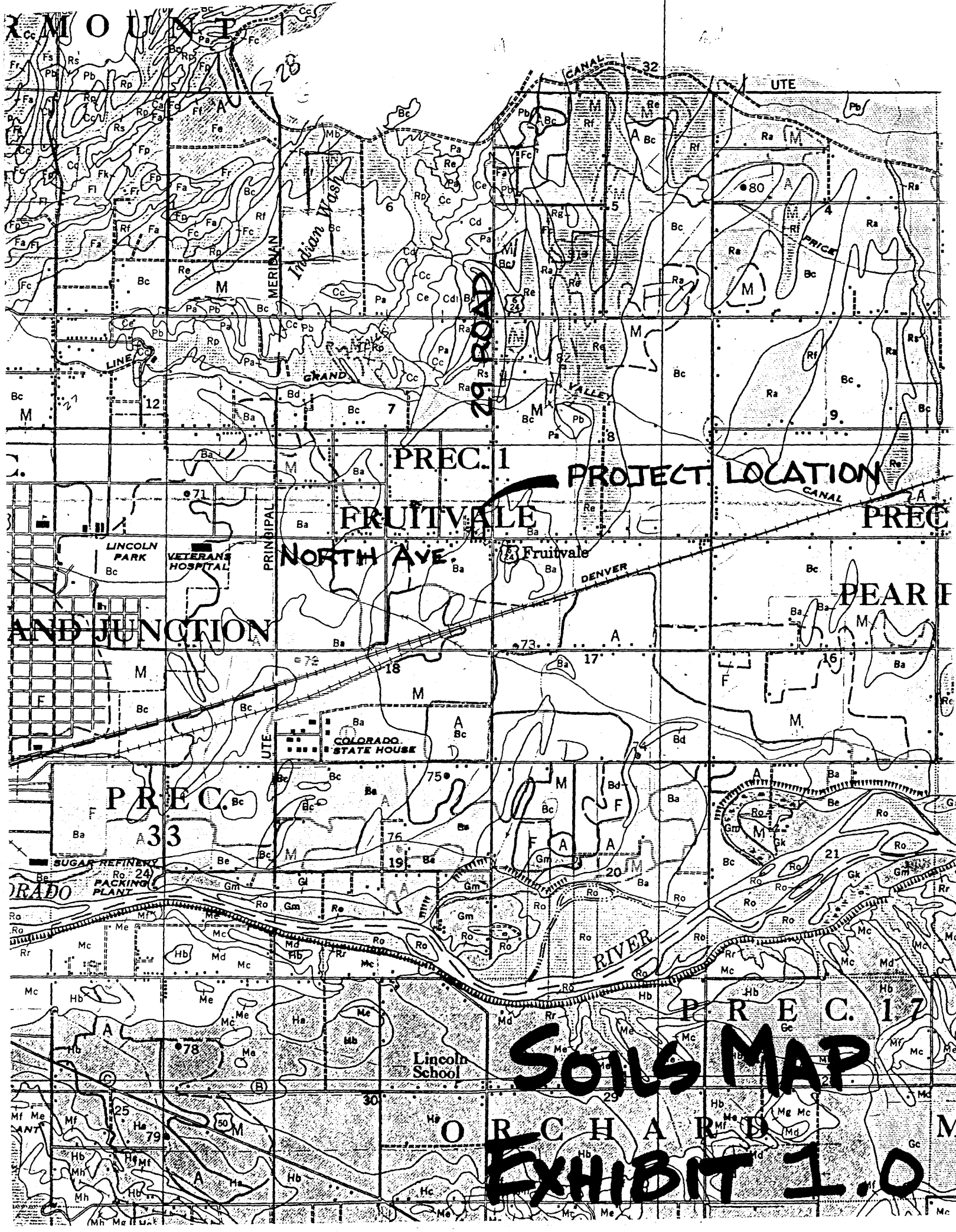
1. Stormwater Management Manual (SWMM), City of Grand Junction, Colorado, Department of Public Works, June 1994.

2. Mesa County Storm Drainage Criteria Manual, Final Draft, Mesa County, Colorado, March, 1992.

3. Flood Insurance Rate Map, Mesa County, Colorado, (Unincorporated Areas), Community Panel Number 080115 0460 B, Federal Emergency Management Agency, Map Revised July 15th, 1992.

4. Soil Survey, Mesa County Area, Colorado, , U.S. Department of Agriculture, issued November, 1955.

5. Drainage Study Prepared For Mr. Emory Cantrell, Western Engineers, Inc., Grand Junction, Colorado, January, 1993.


PROJECT LOCATION
SOILS MAP
EXHIBIT 1.0
PREC. 1
PREC. 33
PREC. 17
FRUITVALE
NORTH AVE
29 ROAD
Indian Wash
GRAND VALLEY
CANAL
PRICE
DENVER
RIVER
Fruitvale
Lincoln School
LINCOLN PARK
VETERANS HOSPITAL
COLORADO STATE HOUSE
SUGAR REFINERY
PACKING PLANT
UTE
PRINCIPAL MERIDIAN
AND JUNCTION
ORCHARD

APPENDIX

JUNE 1994

EXHIBIT 2.0

LAND USE OR SURFACE CHARACTERISTICS	SCS HYDROLOGIC SOIL GROUP (SEE APPENDIX "C" FOR DESCRIPTIONS)											
	A			B			C			D		
	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+
UNDEVELOPED AREAS Bare ground	.10 - .20 .14 - .24	.16 - .26 .22 - .32	.25 - .35 .30 - .40	.14 - .22 .20 - .28	.22 - .30 .28 - .36	.30 - .38 .37 - .45	.20 - .28 .26 - .34	.28 - .36 .35 - .43	.36 - .44 .40 - .48	.24 - .32 .30 - .38	.30 - .38 .40 - .48	.40 - .48 .50 - .58
Cultivated/Agricultural	.08 - .18 .14 - .24	.13 - .23 .18 - .28	.16 - .26 .22 - .32	.11 - .19 .16 - .24	.15 - .23 .21 - .29	.21 - .29 .28 - .36	.14 - .22 .20 - .28	.19 - .27 .25 - .33	.26 - .34 .34 - .42	.18 - .26 .24 - .32	.23 - .31 .29 - .37	.31 - .39 .41 - .49
Pasture	.12 - .22 .15 - .25	.20 - .30 .25 - .35	.30 - .40 .37 - .47	.18 - .26 .23 - .31	.28 - .36 .34 - .42	.37 - .45 .45 - .53	.24 - .32 .30 - .38	.34 - .42 .42 - .50	.44 - .52 .52 - .60	.30 - .38 .37 - .45	.40 - .48 .50 - .58	.50 - .58 .62 - .70
Meadow	.10 - .20 .14 - .24	.16 - .26 .22 - .32	.25 - .35 .30 - .40	.14 - .22 .20 - .28	.22 - .30 .28 - .36	.30 - .38 .37 - .45	.20 - .28 .26 - .34	.28 - .36 .35 - .43	.36 - .44 .44 - .52	.24 - .32 .30 - .38	.30 - .38 .40 - .48	.40 - .48 .50 - .58
Forest	.05 - .15 .08 - .18	.08 - .18 .11 - .21	.11 - .21 .14 - .24	.08 - .16 .10 - .18	.11 - .19 .14 - .22	.14 - .22 .18 - .26	.10 - .18 .12 - .20	.13 - .21 .16 - .24	.16 - .24 .20 - .28	.12 - .20 .15 - .23	.16 - .24 .20 - .28	.20 - .28 .25 - .33
RESIDENTIAL AREAS 1/8 acre per unit	.40 - .50 .48 - .58	.43 - .53 .52 - .62	.46 - .56 .55 - .65	.42 - .50 .50 - .58	.45 - .53 .54 - .62	.50 - .58 .59 - .67	.45 - .53 .53 - .61	.48 - .56 .57 - .65	.53 - .61 .64 - .72	.48 - .56 .56 - .64	.51 - .59 .60 - .68	.57 - .65 .69 - .77
1/4 acre per unit	.27 - .37 .35 - .45	.31 - .41 .39 - .49	.34 - .44 .42 - .52	.29 - .37 .38 - .46	.34 - .42 .42 - .50	.38 - .46 .47 - .55	.32 - .40 .41 - .49	.36 - .44 .45 - .53	.41 - .49 .52 - .60	.35 - .43 .43 - .51	.39 - .47 .47 - .55	.45 - .53 .57 - .65
1/3 acre per unit	.22 - .32 .31 - .41	.26 - .36 .35 - .45	.29 - .39 .38 - .48	.25 - .33 .33 - .41	.29 - .37 .38 - .46	.33 - .41 .42 - .50	.28 - .36 .36 - .44	.32 - .40 .41 - .49	.37 - .45 .48 - .56	.31 - .39 .39 - .47	.35 - .43 .43 - .51	.42 - .50 .53 - .61
1/2 acre per unit	.16 - .26 .25 - .35	.20 - .30 .29 - .39	.24 - .34 .32 - .42	.19 - .27 .28 - .36	.23 - .31 .32 - .40	.28 - .36 .36 - .44	.22 - .30 .31 - .39	.27 - .35 .35 - .43	.32 - .40 .42 - .50	.26 - .34 .34 - .42	.30 - .38 .38 - .46	.37 - .45 .48 - .56
1 acre per unit	.14 - .24 .22 - .32	.19 - .29 .26 - .36	.22 - .32 .29 - .39	.17 - .25 .24 - .32	.21 - .29 .28 - .36	.26 - .34 .34 - .42	.20 - .28 .28 - .36	.25 - .33 .32 - .40	.31 - .39 .40 - .48	.24 - .32 .31 - .39	.29 - .37 .35 - .43	.35 - .43 .46 - .54
MISC. SURFACES Pavement and roofs	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97
Traffic areas (soil and gravel)	.55 - .65 .65 - .70	.60 - .70 .70 - .75	.64 - .74 .74 - .79	.60 - .68 .68 - .76	.64 - .72 .72 - .80	.67 - .75 .75 - .83	.64 - .72 .72 - .80	.67 - .75 .75 - .83	.69 - .77 .77 - .85	.72 - .80 .79 - .87	.75 - .83 .82 - .90	.77 - .85 .84 - .92
Green landscaping (lawns, parks)	.10 - .20 .14 - .24	.16 - .26 .22 - .32	.25 - .35 .30 - .40	.14 - .22 .20 - .28	.22 - .30 .28 - .36	.30 - .38 .37 - .45	.20 - .28 .26 - .34	.28 - .36 .35 - .43	.36 - .44 .42 - .52	.24 - .32 .30 - .38	.30 - .38 .40 - .48	.40 - .48 .50 - .58
Non-green and gravel landscaping	.30 - .40 .34 - .44	.36 - .46 .42 - .52	.45 - .55 .50 - .60	.45 - .55 .50 - .60	.42 - .50 .48 - .56	.50 - .58 .57 - .65	.40 - .48 .46 - .54	.48 - .56 .55 - .63	.56 - .64 .64 - .72	.44 - .52 .50 - .58	.50 - .58 .60 - .68	.60 - .68 .70 - .78
Cemeteries, playgrounds	.20 - .30 .24 - .34	.26 - .36 .32 - .42	.35 - .45 .40 - .50	.35 - .45 .40 - .50	.32 - .40 .38 - .46	.40 - .48 .47 - .55	.30 - .38 .36 - .44	.38 - .44 .45 - .53	.46 - .54 .54 - .62	.34 - .42 .40 - .48	.40 - .48 .50 - .58	.50 - .58 .60 - .68

NOTES:
1. Values above and below pertain to the 2-year and 100-year storms, respectively.
2. The range of values provided allows for engineering judgement of site conditions such as basic shape, homogeneity of surface type, surface depression storage, and storm duration. In general, during shorter duration storms (Tc ≤ 10 minutes), infiltration capacity is higher, allowing use of a "C" value in the low range. Conversely, for longer duration storms (Tc) 30 minutes), use a ""C value in the higher range.
3. For residential development at less than 1/8 acre per unit or greater than 1 acre per unit, and also for commercial and industrial areas, use values under MISC SURFACES to estimate "C" value ranges for use.

RATIONAL METHOD RUNOFF COEFFICIENTS
(Modified from Table 4, UC-Davis, which appears to be a modification of work done by Rawls)

TABLE "B-1"

FIGURE 401b

INTENSITY DURATION FREQUENCY CURVES
GRAND JUNCTION, COLORADO

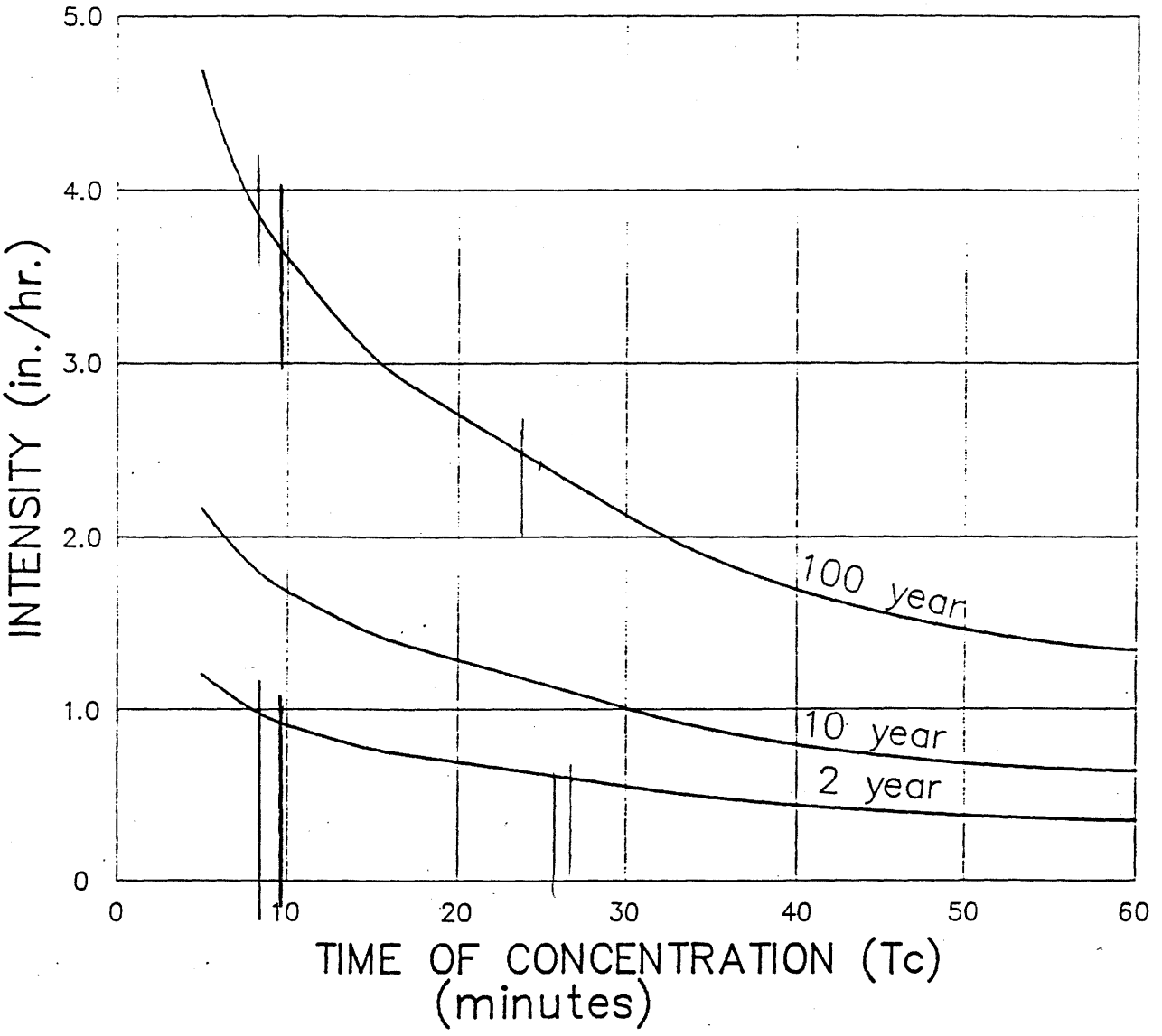


EXHIBIT 3.0

Triangular Channel Analysis & Design
Open Channel - Uniform flow

Worksheet Name: DALTON PROPERTY

Comment: 4' V-PAN CAPACITY CHECK

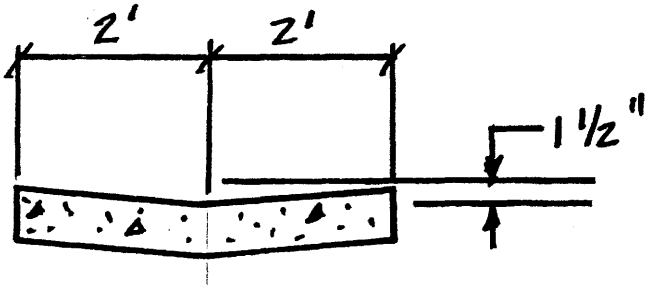
Solve For Discharge

Given Input Data:

Left Side Slope..	16.00:1 (H:V)
Right Side Slope.	16.00:1 (H:V)
Manning's n.....	0.013 CONCRETE
Channel Slope....	0.0050 ft/ft 0.50%
Depth.....	0.13 ft

Computed Results:

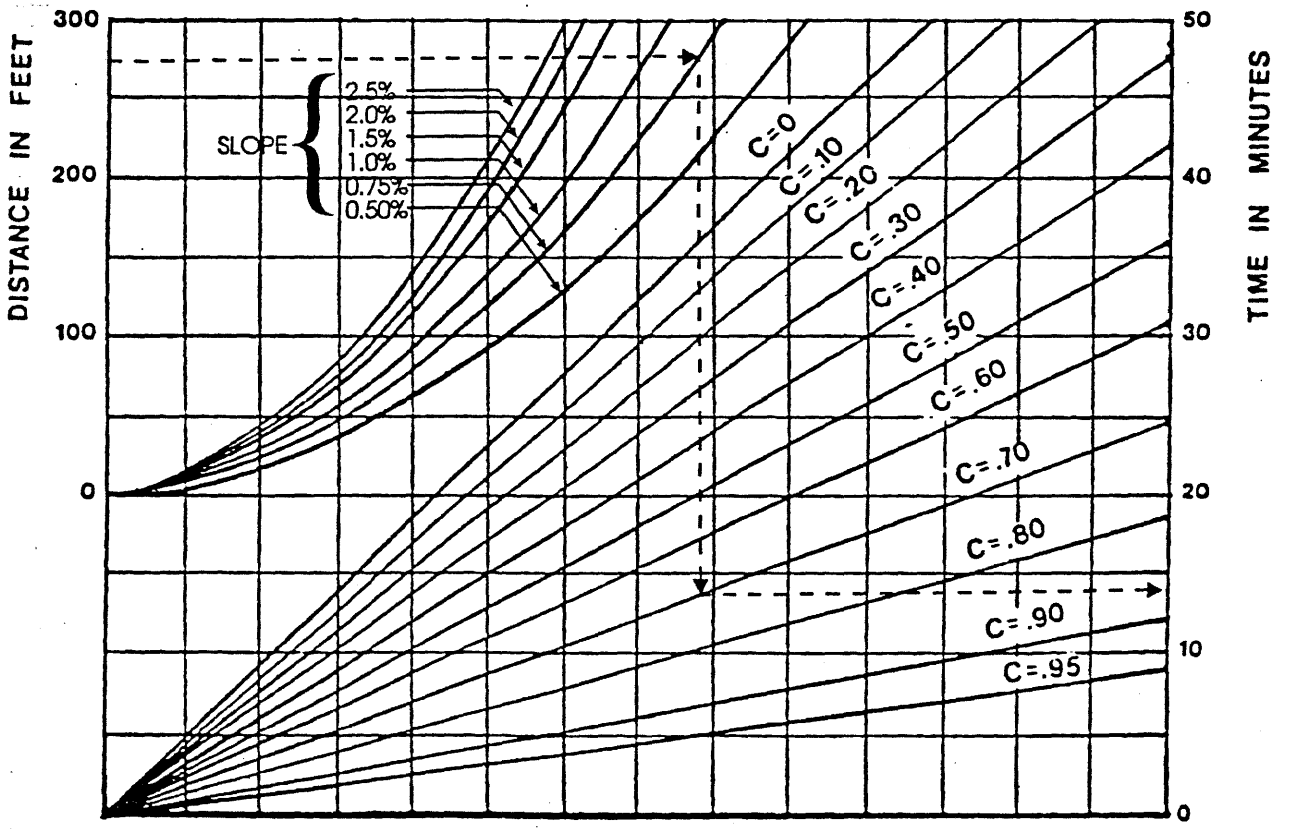
Discharge.....	0.32 cfs
Velocity.....	1.27 fps
Flow Area.....	0.25 sf
Flow Top Width...	4.00 ft
Wetted Perimeter.	4.01 ft
Critical Depth...	0.12 ft
Critical Slope...	0.0063 ft/ft
Froude Number....	0.90 (flow is Subcritical)



Open Channel Flow Module, Version 3.16 (c) 1990
Haestad Methods, Inc. * 37 Brookside Rd * Waterbury, Ct 06708

EXHIBIT 4.0

MODIFIED FROM FIGURE 403, MESA COUNTY



THE ABOVE CURVES ARE A SOLUTION OF THE FOLLOWING EQUATION:

$$To = \frac{1.8\ (1.1 - C)\sqrt{L}}{\sqrt[3]{S}}$$

WHERE: To = OVERLAND FLOW TIME (MIN.)
S = SLOPE OF BASIN (%)
C = RUNOFF COEFFICIENT (SEE TABLE "B-1" IN APPENDIX "B")
L = LENGTH OF BASIN (ft)

EXHIBIT 5.0

GRAPHICAL DETERMINATION OF "To:" FAA METHOD	FIGURE "E-2"

REPRODUCED FROM FIGURE 15.2, SCS 1972

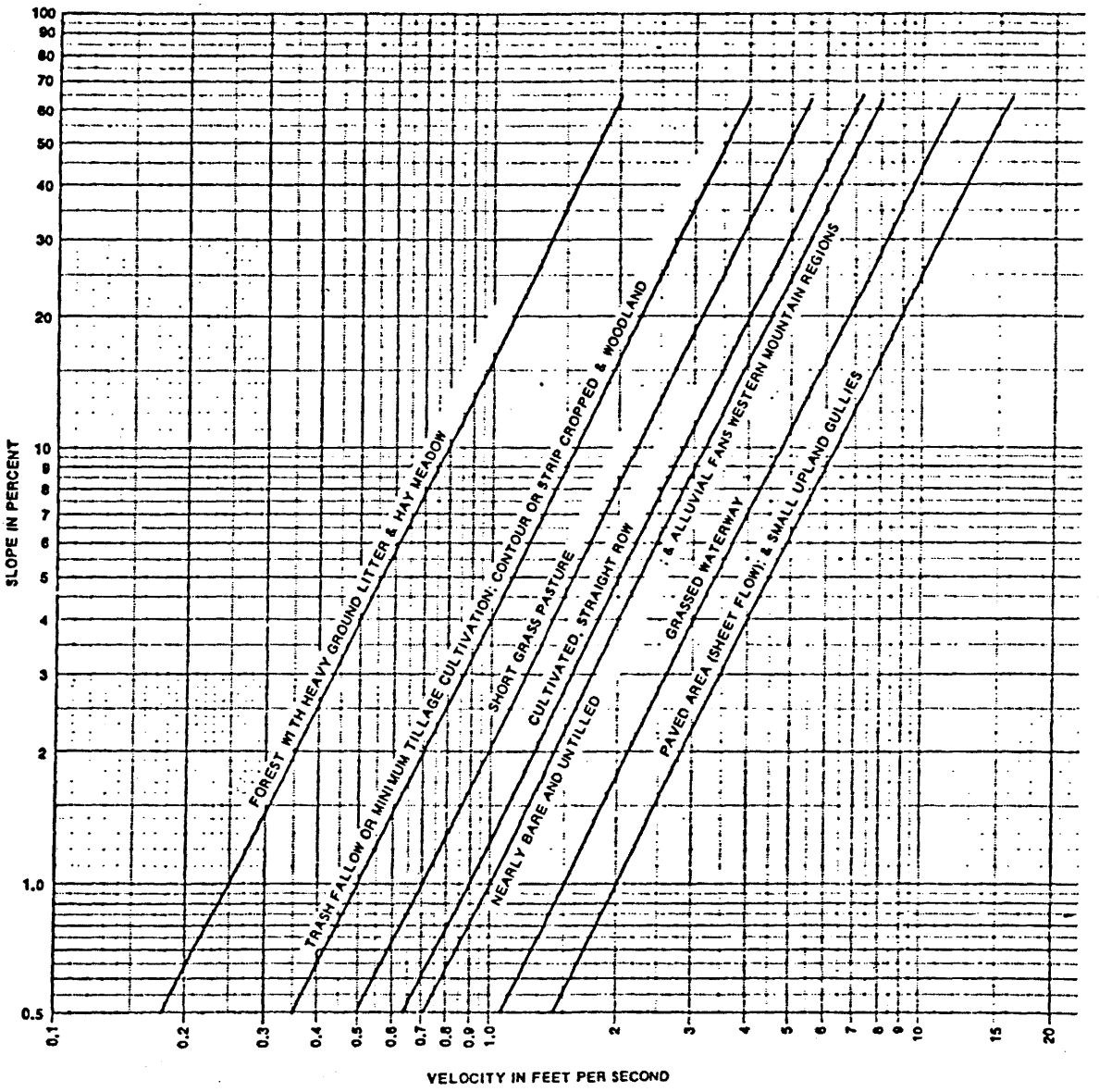


EXHIBIT 6.7

DETERMINATION OF "Ts"	FIGURE "E-3"

TIME OF CONCENTRATION CALCULATIONS

(2 YEAR STORM EVENT)
HISTORIC CONDITION - CITY OF GRAND JUNCTION, COLORADO

PROJECT: DALTON PROPERTY @ 2892 N. AVENUE
JOB # 94113.40
LANDesign LTD.

DATE:
06-Dec-94

SUB-BASIN DATA			INITIAL / OVERLAND TIME (Ti)			TRAVEL TIME TIME (Tt)				INITIAL	Tc CHECK (URBANIZED BASINS)		FINAL	REMARKS
BASIN	C 2	AREA AC.	LENGTH FT.	SLOPE %	Ti MIN.	LENGTH FT.	SLOPE %	VEL F.P.S.	Tt MIN.	Tc MIN.	TOTAL LENGTH FT.	Tc = (L/180)+10 MIN.	MIN.	
A1	0.28	1.60	315.0	1.07	25.61									OVERLAND SHEET FLOW - SOUTH
										25.61	315.00	11.75	25.61	TOWARDS NORTH AVENUE
--	--	--	--	--	--	--	--	--	--	--	--	--	--	---
B1	0.28	0.43	345.0	1.07	26.80									OVERLAND SHEET FLOW - SOUTH
										26.80	345.00	11.92	26.80	TOWARDS NORTH AVENUE

FORMULAS

$$Ti = \frac{1.8(1.1-C)(L)^{1/2}}{1/3} \qquad Tt = \frac{(L)}{60 \text{ SEC/MIN. (V F.P.S.)}}$$

EXHIBIT 6.0

TIME OF CONCENTRATION CALCULATIONS

(100 YEAR STORM EVENT)
HISTORIC CONDITION - CITY OF GRAND JUNCTION, COLORADO

PROJECT: DALTON PROPERTY @ 2892 N. AVENUE
JOB # 94113.40
LANDesign LTD.

DATE:
06-Dec-94

SUB-BASIN DATA			INITIAL / OVERLAND TIME (Ti)			TRAVEL TIME TIME (Tt)				INITIAL	Tc CHECK (URBANIZED BASINS)		FINAL	REMARKS
BASIN	C 10	AREA AC.	LENGTH FT.	SLOPE %	Ti MIN.	LENGTH FT.	SLOPE %	VEL F.P.S.	Tt MIN.	Tc MIN.	TOTAL LENGTH FT.	Tc = (L/180)+10 MIN.	MIN.	
A1	0.34	1.60	315.0	1.07	23.74									OVERLAND SHEET FLOW - SOUTH
										23.74	315.00	11.75	23.74	TOWARDS NORTH AVENUE
--	--	--	--	--	--	--	--	--	--	--	--	--	--	---
B1	0.34	0.43	345.0	1.07	24.84									OVERLAND SHEET FLOW - SOUTH
										24.84	345.00	11.92	24.84	TOWARDS NORTH AVENUE

FORMULAS

$$Ti = \frac{1.8(1.1-C)(L)^{1/2}}{1/3} \qquad Tt = \frac{(L)}{60 \text{ SEC/MIN. (V F.P.S.)}}$$

TIME OF CONCENTRATION CALCULATIONS

(2 YEAR STORM EVENT)
DEVELOPED CONDITION - CITY OF GRAND JUNCTION, COLORADO

PROJECT: DALTON PROPERTY @ 2892 N. AVENUE
JOB # 94113.40
LANDesign LTD.

DATE:
06-Dec-94

SUB-BASIN DATA			INITIAL / OVERLAND TIME (Ti)			TRAVEL TIME TIME (Tt)				INITIAL	Tc CHECK (URBANIZED BASINS)		FINAL	REMARKS
BASIN	C 2	AREA AC.	LENGTH FT.	SLOPE %	Ti MIN.	LENGTH FT.	SLOPE %	VEL F.P.S.	Tt MIN.	Tc MIN.	TOTAL LENGTH FT.	Tc = (L/180)+10 MIN.	Tc MIN.	
A1	0.93	1.60	10.0	1.00	0.97									SHEET FLOW - ROOFTOP
						651.0	0.50	1.27	8.54	9.51	661.00	13.67	9.51	FLOW IN V-PAN TO DETENTION POND II
--	--	--	--	--	--	--	--	--	--	--	--	--	--	---
B1	0.93	0.43	10.0	1.00	0.97									SHEET FLOW - ROOFTOP
						550.0	0.50	1.27	7.22	8.19	560.00	13.11	8.19	FLOW IN V-PAN TO DETENTION POND III

FORMULAS

$$Ti = \frac{1.8(1.1-C)(L)^{1/2}}{1/3} \qquad Tt = \frac{(L)}{60 \text{ SEC/MIN. } (V \text{ F.P.S.})}$$

TIME OF CONCENTRATION CALCULATIONS

(100 YEAR STORM EVENT)
DEVELOPED CONDITION - CITY OF GRAND JUNCTION, COLORADO

PROJECT: DALTON PROPERTY @ 2892 N. AVENUE
JOB # 94113.40
LANDesign LTD.

DATE:
06-Dec-94

SUB-BASIN DATA			INITIAL / OVERLAND TIME (Ti)			TRAVEL TIME TIME (Tt)				INITIAL	Tc CHECK (URBANIZED BASINS)		FINAL	REMARKS
BASIN	C 10	AREA AC.	LENGTH FT.	SLOPE %	Ti MIN.	LENGTH FT.	SLOPE %	VEL F.P.S.	Tt MIN.	Tc MIN.	TOTAL LENGTH FT.	Tc = (L/180)+10 MIN.	Tc MIN.	
A1	0.95	1.60	10.0	1.00	0.85									SHEET FLOW - ROOFTOP
						651.0	0.50	1.27	8.54	9.40	661.00	13.67	9.40	FLOW IN V-PAN TO DETENTION POND II
--	--	--	--	--	--	--	--	--	--	--	--	--	--	---
B1	0.95	0.43	10.0	1.00	0.85									SHEET FLOW - ROOFTOP
						550.0	0.50	1.27	7.22	8.07	560.00	13.11	8.07	FLOW IN V-PAN TO DETENTION POND III

FORMULAS

$$Ti = \frac{1.8(1.1-C)(L)^{1/2}}{1/3} \qquad Tt = \frac{(L)}{60 \text{ SEC/MIN. } (V \text{ F.P.S.})}$$

EXHIBIT 6.1

STORM DRAINAGE SYSTEM DESIGN DATA

(2 YEAR STORM EVENT)
HISTORIC CONDITION - CITY OF GRAND JUNCTION, COLORADO

DATE:
06-Dec-94

PROJECT: DALTON PROPERTY @ 2892 N. AVENUE
JOB # 94113.40
LANDesign LTD.

													STREET	PIPE			STREET		PIPE		
LOCATION OR NODE	BASINS	LENGTH FEET	INLET TIME min.	FLOW STREET	FLOW PIPE	Tc min.	COEFF. "C"	INTENSITY "I"	AREA "A" AC	DIRECT RUNOFF C.F.S.	OTHER RUNOFF C.F.S.	SUM RUNOFF C.F.S.	SLOPE %	CAPACITY ALLOWED C.F.S.	SLOPE %	SIZE IN.	CAPACITY ALLOWED C.F.S.	DESIGN F.P.S.	VELOC. F.P.S.	DESIGN F.P.S.	VELOC. F.P.S.	REMARKS
1	A1					25.61	0.28	0.61	1.60	0.27		0.27										OVERLAND SHEET FLOW SOUTH TOWARDS N. AVE.
2	B1					26.80	0.28	0.60	0.43	0.07		0.07										OVERLAND SHEET FLOW SOUTH TOWARDS N. AVE.

STORM DRAINAGE SYSTEM DESIGN DATA

(100 YEAR STORM EVENT)
HISTORIC CONDITION - CITY OF GRAND JUNCTION, COLORADO

DATE:
06-Dec-94

PROJECT: DALTON PROPERTY @ 2892 N. AVENUE
JOB # 94113.40
LANDesign LTD.

													STREET	PIPE			STREET		PIPE		
LOCATION OR NODE	BASINS	LENGTH FEET	INLET TIME min.	FLOW STREET	FLOW PIPE	Tc min.	COEFF. "C"	INTENSITY "I"	AREA "A" AC	DIRECT RUNOFF C.F.S.	OTHER RUNOFF C.F.S.	SUM RUNOFF C.F.S.	SLOPE %	CAPACITY ALLOWED C.F.S.	SLOPE %	SIZE IN.	CAPACITY ALLOWED C.F.S.	DESIGN F.P.S.	VELOC. F.P.S.	DESIGN F.P.S.	VELOC. F.P.S.	REMARKS
1	A1					23.74	0.34	2.48	1.60	1.35		1.35										OVERLAND SHEET FLOW SOUTH TOWARDS N. AVE.
2	B1					24.84	0.34	2.43	0.43	0.36		0.36										OVERLAND SHEET FLOW SOUTH TOWARDS N. AVE.

EXHIBIT 7.0

STORM DRAINAGE SYSTEM DESIGN DATA

(2 YEAR STORM EVENT)
DEVELOPED CONDITION - CITY OF GRAND JUNCTION, COLORADO

PROJECT: DALTON PROPERTY @ 2892 N. AVENUE
JOB # 94113.40
LANDesign LTD.

DATE: 06-Dec-94

													STREET		PIPE			STREET		PIPE		
LOCATION OR NODE	BASINS	LENGTH FEET	INLET TIME min.	FLOW STREET	TIME PIPE	Tc min.	COEFF. "C"	INTENSITY "I"	AREA "A" AC	DIRECT RUNOFF C.F.S.	OTHER RUNOFF C.F.S.	SUM RUNOFF C.F.S.	SLOPE %	CAPACITY ALLOWED C.F.S.	SLOPE %	SIZE IN.	CAPACITY ALLOWED C.F.S.	DESIGN F.P.S.	VELOC. F.P.S.	DESIGN F.P.S.	VELOC. F.P.S.	REMARKS
1	A1					9.51	0.93	0.93	1.60	1.38		1.38										FLOW INTO DETENTION POND II
2	B1					8.19	0.93	0.98	0.43	0.39		0.39										FLOW INTO DETENTION POND III

STORM DRAINAGE SYSTEM DESIGN DATA

(100 YEAR STORM EVENT)
DEVELOPED CONDITION - CITY OF GRAND JUNCTION, COLORADO

PROJECT: DALTON PROPERTY @ 2892 N. AVENUE
JOB # 94113.40
LANDesign LTD.

DATE: 06-Dec-94

													STREET		PIPE			STREET		PIPE		
LOCATION OR NODE	BASINS	LENGTH FEET	INLET TIME min.	FLOW STREET	TIME PIPE	Tc min.	COEFF. "C"	INTENSITY "I"	AREA "A" AC	DIRECT RUNOFF C.F.S.	OTHER RUNOFF C.F.S.	SUM RUNOFF C.F.S.	SLOPE %	CAPACITY ALLOWED C.F.S.	SLOPE %	SIZE IN.	CAPACITY ALLOWED C.F.S.	DESIGN F.P.S.	VELOC. F.P.S.	DESIGN F.P.S.	VELOC. F.P.S.	REMARKS
1	A1					9.40	0.95	3.65	1.60	5.55		5.55										FLOW INTO DETENTION POND II
2	B1					8.07	0.95	3.85	0.43	1.57		1.57										FLOW INTO DETENTION POND III

EXHIBIT 8.0

TABLE K-2
VALUES OF C IN THE BROAD CRESTED WEIR EQUATION
(Table 5-3 in *Handbook of Hydraulics,* Brater and King, 6th Edition)

Measured head in feet, H	Breadth of Crest of Weir in Feet										
	0.50	0.75	1.00	1.50	2.00	2.50	3.00	4.00	5.00	10.00	15.00
0.2	2.80	2.75	2.69	2.62	2.54	2.48	2.44	2.38	2.34	2.49	2.68
0.4	2.92	2.80	2.72	2.64	2.61	2.60	2.58	2.54	2.50	2.56	2.70
0.6	3.08	2.89	2.75	2.64	2.61	2.60	2.68	2.69	2.70	2.70	2.70
0.8	3.30	3.04	2.85	2.68	2.60	2.60	2.67	2.68	2.68	2.69	2.64
1.0	3.32	3.14	2.98	2.75	2.66	2.64	2.65	2.67	2.68	2.68	2.63
1.2	3.32	3.20	3.09	2.86	2.70	2.65	2.64	2.67	2.66	2.69	2.64
1.4	3.32	3.26	3.20	2.92	2.77	2.68	2.64	2.65	2.65	2.67	2.64
1.6	3.32	3.29	3.28	3.07	2.89	2.75	2.68	2.66	2.65	2.64	2.63
1.8	3.32	3.32	3.31	3.07	2.88	2.74	2.68	2.66	2.65	2.64	2.63
2.0	3.32	3.31	3.30	3.03	2.85	2.76	2.72	2.68	2.65	2.64	2.63
2.5	3.32	3.32	3.31	3.28	3.07	2.89	2.81	2.72	2.67	2.64	2.63
3.0	3.32	3.32	3.32	3.32	3.20	3.05	2.92	2.73	2.66	2.64	2.63
3.5	3.32	3.32	3.32	3.32	3.32	3.19	2.97	2.76	2.68	2.64	2.63
4.0	3.32	3.32	3.32	3.32	3.32	3.32	3.07	2.79	2.70	2.64	2.63
4.5	3.32	3.32	3.32	3.32	3.32	3.32	3.32	2.88	2.74	2.64	2.63
5.0	3.32	3.32	3.32	3.32	3.32	3.32	3.32	3.07	2.79	2.64	2.63
5.5	3.32	3.32	3.32	3.32	3.32	3.32	3.32	3.32	2.88	2.64	2.63

For "C" values and/or roadway overtopping conditions, reference is made to HDS-5 or Appendix "L", Section B-2.

EXHIBIT 9.0

PROJECT: DALTON PROPERTY @ 2892 N. AVENUE

LOCATION: CITY OF GRAND JUNCTION, COLORADO

SUBJECT: REQUIRED DETENTION POND VOLUME POND II BASINS: A1

DATE: 07-Dec-94

CALC. BY: STROUP

FORMULAS PER CITY OF GRAND JUNCTION

Davg. = 0.67Dmax

2 YEAR RELEASE (WEIR ONLY)

$Qw = CL(H)^{1.5}$ = 0.2699 CFS

C= 3.19

L= 1.5000 inches 0.1250 feet

H= 9.2500 inches 0.7708 feet

Qr = 0.55Qmax. (Weir using Qmax. or "h") = 0.1484

100 YEAR RELEASE (COMPOND WEIR)

$Qmax = C_1 L_1 (Ht)^{1.5} + C_2 (L_2 - L_1)Ht-H^{1.5}$ = 1.3408 CFS

C_1 = 3.32 Ht = 12.8400 inches 1.0700 feet

C_2 = 2.56 H= 9.2500 inches 0.7708 feet

L_2 = 26.7500 inches 2.2292 feet

Hu=Ht-H = 0.2992

$Qr = C_1 L_1 (Ht-(Hu/3))^{1.5} + C_2 (L_2 - L_1)(0.67Hu)^{1.5}$

= 0.3966 + 0.4834 = 0.8800

DETENTION FORMULAS

$Td_2 = (633.4\ Cd\ A / (Qr - (Qr\ Tcd / (81.2Cd\ A))^{0.5}) - 15.6$

$Td_{100} = (1832\ Cd\ A / (Qr - (Qr\ Tcd / (213Cd\ A))^{0.5}) - 17.2$

Id_2 = Intensity at Td = 40.6 / (Td +15.6)

Id_{100} = Intensity at Td = 106.5 / (Td +17.2)

Qd = Cd AId

K = Tch /Tcd

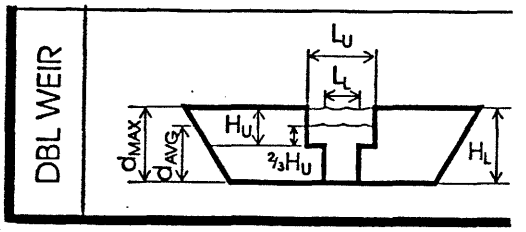
$V = 60(QdTd - QrTd - QrTcd + KQrTcd/2 + Qr\ Tcd^2/(2Qd))$

WHERE:

Td = Time of Critical Storm Duration,
C = Weir Coefficient; OR
C = Runoff Coefficient;
A = Area in Acres;
Qo = Detention Pond Average Releas
Tc = Time of Concentration, Minutes;
Id = Intensity at Td, Inches Per Hour;
Qd = Runoff Rate at Td, CFS;
K = Ratio of Pre and Post- Developm
V = Storage Volume in CF;

SUBSCRIPTS:

2 = 2 - Year Storm
100 = 100 - Year Storm
h = Historic Condition
d = Developed Condition



$Q_{MAX} = Q_{W_L} + Q_{W_U}$	$Qr = Q_{W_L} + Q_{W_U}$
$= CL_L H_L^{1.5} + C(L_U - L_L)H_U^{1.5}$	$= CL_L(H_L - \frac{H_U}{3})^{1.5} + C(L_U - L_L)(.67H_U)^{1.5}$

REQUIRED 2 YEAR STORAGE VOLUME

Td_2	Cd	A	Qr	Tc_h	Tc_d	Id_2	Qd_2	K	V_2
64.56	0.93	1.60	0.1484	25.61	9.51	0.51	0.75	2.6930	2382.18

REQUIRED 100 YEAR STORAGE VOLUME

Td_{100}	Cd	A	Qr	Tc_h	Tc_d	Id_{100}	Qd_{100}	K	V_{100}
39.79	0.95	1.60	0.8800	23.74	9.40	1.87	2.84	2.5255	5376.57

EXHIBIT 10.0

TABLE K-2
VALUES OF C IN THE BROAD CRESTED WEIR EQUATION
(Table 5-3 in *Handbook of Hydraulics,* Brater and King, 6th Edition)

Measured head in feet, H	Breadth of Crest of Weir in Feet										
	0.50	0.75	1.00	1.50	2.00	2.50	3.00	4.00	5.00	10.00	15.00
0.2	2.80	2.75	2.69	2.62	2.54	2.48	2.44	2.38	2.34	2.49	2.68
0.4	2.92	2.80	2.72	2.64	2.61	2.60	2.58	2.54	2.50	2.56	2.70
0.6	3.08	2.89	2.75	2.64	2.61	2.60	2.68	2.69	2.70	2.70	2.70
0.8	3.30	3.04	2.85	2.68	2.60	2.60	2.67	2.68	2.68	2.69	2.64
1.0	3.32	3.14	2.98	2.75	2.66	2.64	2.65	2.67	2.68	2.68	2.63
1.2	3.32	3.20	3.09	2.86	2.70	2.65	2.64	2.67	2.66	2.69	2.64
1.4	3.32	3.26	3.20	2.92	2.77	2.68	2.64	2.65	2.65	2.67	2.64
1.6	3.32	3.29	3.28	3.07	2.89	2.75	2.68	2.66	2.65	2.64	2.63
1.8	3.32	3.32	3.31	3.07	2.88	2.74	2.68	2.66	2.65	2.64	2.63
2.0	3.32	3.31	3.30	3.03	2.85	2.76	2.72	2.68	2.65	2.64	2.63
2.5	3.32	3.32	3.31	3.28	3.07	2.89	2.81	2.72	2.67	2.64	2.63
3.0	3.32	3.32	3.32	3.32	3.20	3.05	2.92	2.73	2.66	2.64	2.63
3.5	3.32	3.32	3.32	3.32	3.32	3.19	2.97	2.76	2.68	2.64	2.63
4.0	3.32	3.32	3.32	3.32	3.32	3.32	3.07	2.79	2.70	2.64	2.63
4.5	3.32	3.32	3.32	3.32	3.32	3.32	3.32	2.88	2.74	2.64	2.63
5.0	3.32	3.32	3.32	3.32	3.32	3.32	3.32	3.07	2.79	2.64	2.63
5.5	3.32	3.32	3.32	3.32	3.32	3.32	3.32	3.32	2.88	2.64	2.63

For "C" values and/or roadway overtopping conditions, reference is made to HDS-5 or Appendix "L", Section B-2.

EXHIBIT 9.0

DALTON PROPERTY

RESERVOIR No = 2. 2. RESERVOIR NAME = POND II.....
S = Ks * Z^b
Ks = 0..... b = 0.....
START ELEV = 0..... INCREMENT = 0...

STAGE ft	ELEVATION ft	CO AREA sq ft	INC STORAGE cu ft	TOT STORAGE cu ft
0.00	33.27.	3312....	0	0
0.23	33.50.	3711....	807	807
0.73	34.00.	6214....	2481	3288
1.07	34.34.	10347...	2815	6103
0.00	0.00.	0.....	0	0
0.00	0.00.	0.....	0	0
0.00	0.00.	0.....	0	0
0.00	0.00.	0.....	0	0
0.00	0.00.	0.....	0	0
0.00	0.00.	0.....	0	0
0.00	0.00.	0.....	0	0

[ái] to cont [PgUp] [PgDn] [Esc] to exit

Reservoir No. 2 STAGE / STORAGE / DISCHARGE POND II.....

Storage values were input manually
Discharge values: Culvert struct A. Q = .6 * A * [2gh/k]^.5 * 0
Culvert struct B. Q = .6 * A * [2gh/k]^.5 * 0
Weir struct A. Q = 3 * 0 * H ^ 1.5
Weir struct B. Q = 3 * 0 * H ^ 1.5

STAGE	ELEVATION	INC STOR cu ft	TOT STOR cu ft	OUTFLOW cfs
0.23	33.50	81	807	0.00
0.28	33.55	248	1055	0.00
0.33	33.60	248	1303	0.00
0.38	33.65	248	1551	0.00
0.43	33.70	248	1799	0.00
0.48	33.75	248	2047	0.00
0.53	33.80	248	2296	0.00
0.58	33.85	248	2544	0.00
0.63	33.90	248	2792	0.00
0.68	33.95	248	3040	0.00
0.73	34.00	248	3288	0.00
0.76	34.03 34.04	282	3570 3640	0.00
0.80	34.07 2 YEAR	282	3851	0.00
0.83	34.10	282	4133	0.00
0.87	34.14	282	4414	0.00
0.90	34.17	282	4696	0.00
0.93	34.20	282	4977	0.00
0.97	34.24	282	5259	0.00
1.00	34.27	282	5540	0.00
1.04	34.31	282	5822	0.00
1.07	34.34	282	6103	0.00

100 YEAR

EXHIBIT 11.0

Rectangular Channel Analysis & Design
Open Channel - Uniform flow

Worksheet Name: CURB FLOW THROUGH

Comment: DRAIN THROUGH SIDEWALK AT NORTH AVENUE

Solve For Depth

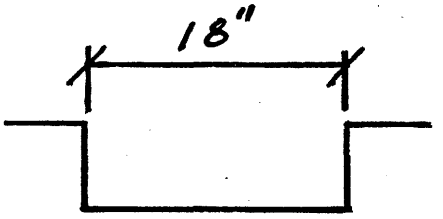
Given Input Data:

Bottom Width.....	1.50 ft
Manning's n.....	0.015
Channel Slope....	0.0050 ft/ft
Discharge.....	1.35 cfs

← 100 YEAR RELEASE FROM POND II

Computed Results:

Depth.....	0.34 ft
Velocity.....	2.66 fps
Flow Area.....	0.51 sf
Flow Top Width...	1.50 ft
Wetted Perimeter.	2.18 ft
Critical Depth...	0.29 ft
Critical Slope...	0.0077 ft/ft
Froude Number....	0.80 (flow is Subcritical)



Open Channel Flow Module, Version 3.16 (c) 1990
Haestad Methods, Inc. * 37 Brookside Rd * Waterbury, Ct 06708

EXHIBIT 12.0

PROJECT: DALTON PROPERTY @ 2892 N. AVENUE

LOCATION: CITY OF GRAND JUNCTION, COLORADO

SUBJECT: REQUIRED DETENTION POND VOLUME POND III BASINS: B1

DATE: 15-Dec-94

CALC. BY: STROUP

FORMULAS PER CITY OF GRAND JUNCTION

Davg. = 0.67Dmax

2 YEAR RELEASE (WEIR ONLY)

$Qw = CL(H)^{1.5}$ = **0.0696 CFS**

C= 3.14

L= 0.5000 inches 0.0417 feet

H= 7.8750 inches 0.6563 feet

Qr = 0.55Qmax. (Weir using Qmax. or "h") = 0.0383

100 YEAR RELEASE (COMPOND WEIR)

$Qmax = C_1 L_1 (Ht)^{1.5} + C_2 (L_2 - L_1)Ht-H^{1.5}$ = **0.3579 CFS**

C_1 = 3.32 Ht = 12.0000 inches 1.0000 feet

C_2 = 3.32 H= 7.8750 inches 0.6563 feet

L_2 = 4.4375 inches 0.3698 feet

Hu=Ht-H = 0.3438

$Qr = C_1 L_1 (Ht-(Hu/3))^{1.5} + C_2 (L_2 - L_1)(0.67Hu)^{1.5}$

= 0.1153 + 0.1204 = 0.2357

DETENTION FORMULAS

$Td_2 = (633.4\ Cd\ A / (Qr - (Qr\ Tcd / (81.2Cd\ A))))^{0.5} - 15.6$

$Td_{100} = (1832\ Cd\ A / (Qr - (Qr\ Tcd / (213Cd\ A))))^{0.5} - 17.2$

Id_2 = Intensity at Td = 40.6 / (Td +15.6)

Id_{100} = Intensity at Td = 106.5 / (Td +17.2)

Qd = Cd AId

K = Tch /Tcd

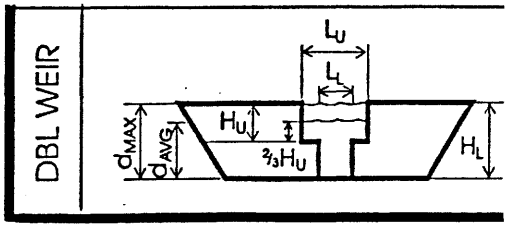
$V = 60(QdTd - QrTd - QrTcd + KQrTcd/2 + Qr\ Tcd^2/(2Qd))$

WHERE:

Td = Time of Critical Storm Duration,
C = Weir Coefficient; OR
C = Runoff Coefficient;
A = Area in Acres;
Qo = Detention Pond Average Releas
Tc = Time of Concentration, Minutes;
Id = Intensity at Td, Inches Per Hour;
Qd = Runoff Rate at Td, CFS;
K = Ratio of Pre and Post- Developm
V = Storage Volume in CF;

SUBSCRIPTS:

2 = 2 - Year Storm
100 = 100 - Year Storm
h = Historic Condition
d = Developed Condition



$Q_{MAX} = Q_{W_L} + Q_{W_U} = CL_L H_L^{1.5} + C(L_U - L_L)H_U^{1.5}$

$Qr = Q_{W_L} + Q_{W_U} = CL_L(H_L - \frac{H_U}{3})^{1.5} + C(L_U - L_L)(.67H_U)^{1.5}$

REQUIRED 2 YEAR STORAGE VOLUME

Td 2	Cd	A	Qr	Tc h	Tc d	Id 2	Qd 2	K	V 2
66.12	0.93	0.43	0.0383	26.80	8.19	0.50	0.20	3.2723	**650.04**

REQUIRED 100 YEAR STORAGE VOLUME

Td 100	Cd	A	Qr	Tc h	Tc d	Id 100	Qd 100	K	V 100
39.77	0.95	0.43	0.2357	24.84	8.07	1.87	0.76	3.0781	**1472.82**

EXHIBIT 13.0

DALTON PROPERTY

STAGE / STORAGE TABLE

1. RESERVOIR No = 3. 2. RESERVOIR NAME = POND III....
3. S = Ks * Z^b
   Ks = 0..... b = 0.....
   START ELEV = 0..... INCREMENT = 0...

	STAGE ft	ELEVATION ft	CO AREA sq ft	INC STORAGE cu ft	TOT STORAGE cu ft
4	0.00	33.46.	1384....	0	0
5	0.54	34.00.	1560....	794	794
6	1.00	34.46.	1713....	752	1546
7	0.00	0.00.	0.....	0	0

Reservoir No. 3 STAGE / STORAGE / DISCHARGE POND III....

Storage values were input manually
Discharge values: Culvert struct A. Q = .6 * A * [2gh/k]^.5 * 0
Culvert struct B. Q = .6 * A * [2gh/k]^.5 * 0
Weir struct A. Q = 3 * 0 * H ^ 1.5
Weir struct B. Q = 3 * 0 * H ^ 1.5

STAGE	ELEVATION	INC STOR cu ft	TOT STOR cu ft	OUTFLOW cfs
0.00	33.46	0	0	0.00
0.05	33.51	79	79	0.00
0.11	33.57	79	159	0.00
0.16	33.62	79	238	0.00
0.22	33.68	79	318	0.00
0.27	33.73	79	397	0.00
0.32	33.78	79	476	0.00
0.38	33.84	79	556	0.00
0.43	33.89	79	635	0.00
0.49	33.95	79	715	0.00
0.54	34.00	79	794	0.00
0.59	34.05	75	869	0.00
0.63	34.09 34.12	75	944 990	0.00
0.68	34.14 2 YEAR	75	1020	0.00
0.72	34.18	75	1095	0.00
0.77	34.23	75	1170	0.00
0.82	34.28	75	1245	0.00
0.86	34.32	75	1320	0.00
0.91	34.37	75	1396	0.00
0.95	34.41	75	1471	0.00
1.00	34.46 100 YEAR	75	1546	0.00

EXHIBIT 14.0

G TYPE LEGAL DESCRIPTION (S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

****

Original
Do NOT Remove
From Office

B20 94

LEGAL DESCRIPTION
2892 NORTH AVENUE

The West 1/2 of the SE1/4 SE1/4 SE1/4 of Section 7, Township One South, Range One East, Ute Meridian.

EXCEPT: The West 110 feet and the South 330 feet.

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

December 1, 1995

Larry Filener
Coldwell Banker
2499 Highway 6 & 50
Grand Junction, CO 81505

RE: 2892 North Avenue

Dear Mr. Filener:

This is in follow-up to our conversation concerning 2892 North Avenue (2945-074-00-048). As we discussed, the property is zoned PC (Planned Commercial). City Development File #120-94 describes the allowed uses approved with the zone to be warehousing, retail showrooms not to exceed 10% of the gross square footage of site development permitted and mini-storage with the following restrictions:

> The following uses shall be prohibited in the mini-storage facility:
> (a) Auctions, commercial, wholesale or retail sales, or garage sales;
> (b) the servicing, repair or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment;
> (c) the operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns or other similar equipment;
> (d) the establishment of a transfer and storage business;
> (e) any use which is noxious or offensive because of odors, dust, noise, fumes or vibrations;
> (f) no boats, vacant trailers and recreation vehicles may be stored on site.

The proposed use of this property by DT Swiss Bike Tech., USA would not be allowed. The light fabrication use proposed by DT Swiss would also not be allowed in the surrounding C-1 (light commercial) zone. That type of use would require a C-2 (heavy commercial), I-1 (light industrial) or I-2 (heavy industrial) zone. We would be happy to assist you in locating the areas of the City that are appropriately zoned. If you have other questions, please call me at 244-1446.

Sincerely,

Katherine M. Portner

Katherine M. Portner
Planning Supervisor

DT SWISS BIKE TECH. USA

Facsimile

To: Community Development Dept. of Grand Junction c/o Kathy Portner
@ Fax: (970) 244-1599
From: Jeff Chillag
Date: Monday, November 27, 1995 @ 9:17 AM
Re: Description of DT production process.
Pages: 1, including this

Hello Kathy,

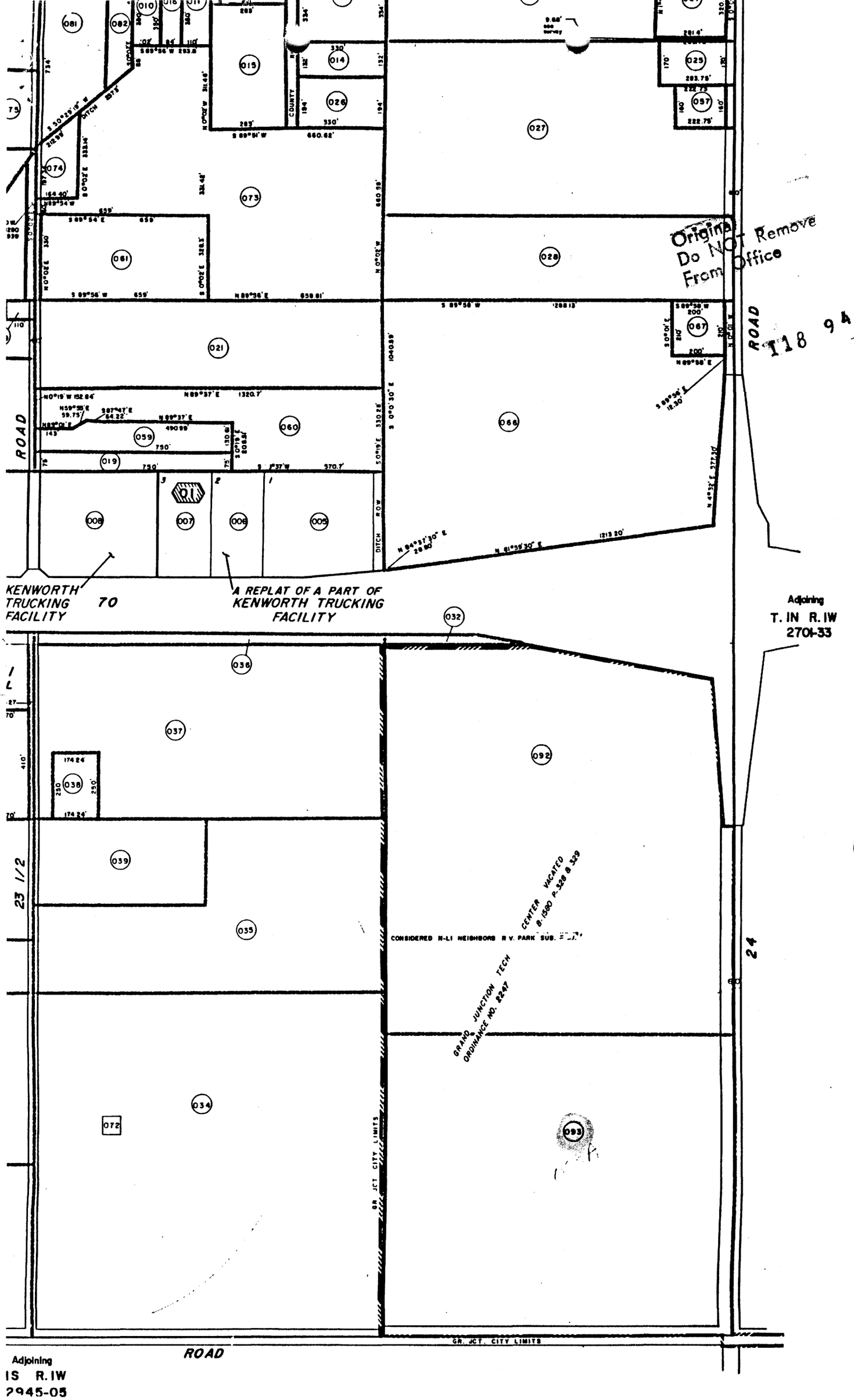
This is the description of the production and packaging process that will take place @ 2892 North Ave. #B in Grand Junction, as per your request.

1) Spools of 18/8 stainless steel wire are warehoused @ a weight of 500kg each.
2) Spools are loaded on machine.
3) Wire is straightened, threaded, cut to desired length, bent, and headed to DT's exacting specifications.
4) A light oil that is used in the production process is then removed from the spokes by the use of a solvent.
5) Product is then packaged into various sized cardboard boxes. Sizes ranging from the 100 size to the 3000 size.
6) Product for the most part will be shipped to the U.S.A., Canada, and South America.
7) Other DT products, Hugi hubs, Shine-it, Clean-it, Degrease-it, and a variety of tools will be warehoused. DT will possibly increase it's product line in the near future.

If there is any problem with DT conducting these activities at this proposed location or if you need further information please contact me ASAP. This is very important because we plan to sign our agrreements for this property 11/29/95.

Best regards,

Jeff Chillag
DT USA


Original Do NOT Remove From Office
T 11S 94W
ROAD
KENWORTH TRUCKING FACILITY
70
A REPLAT OF A PART OF KENWORTH TRUCKING FACILITY
Adjoining T. IN R. IW 2701-33
CENTER VACATED B-1580 P-328 & 329
CONSIDERED N-LI NEIGHBORS R V. PARK SUB.
GRAND JUNCTION TECH
ORDINANCE NO. 2247
GR. JCT. CITY LIMITS
23 1/2
24
ROAD
Adjoining
IS R. IW
2945-05

VACANT LAND USE

PROP. PC ZONE EXIST. C-1 ZONE

VACANT LAND & RESIDENTIAL USE

AUTO SERVICE USE

PROP. 6 FT. SCREEN CHAIN LINK FENCE

21 UNITS @ 10'

4 UNITS @ 8'

22 UNITS @ 10'

22 UNITS @ 10'

8 UNITS @ 8'

8 UNITS @ 8'

10 @ 8'UNITS

10 @ 8'UNITS

1.15 ACRES

Proposed 8" Water Main & Fire Hyd.

Exist. Fire Hydrant

8" Water Main

WAREHOUSE

WAREHOUSE

Landscape & Storm Water Control Facility

11,700 SF WAREHOUSE ADDITION

Existing Door

Exist. Door to be removed

WAREHOUSE & RETAIL SALES

4' Dia. Manhole

8" Sanitary Sewer

NORTH AVE.

RETAIL SALES USE

RESIDENTIAL USE

Exist. Irrigation Easement

Typ. Utility Pole

S 00° 22' 53" W.

N. 00° 24' 21" E.

330.00'

379.13'

277.54'

277.64'

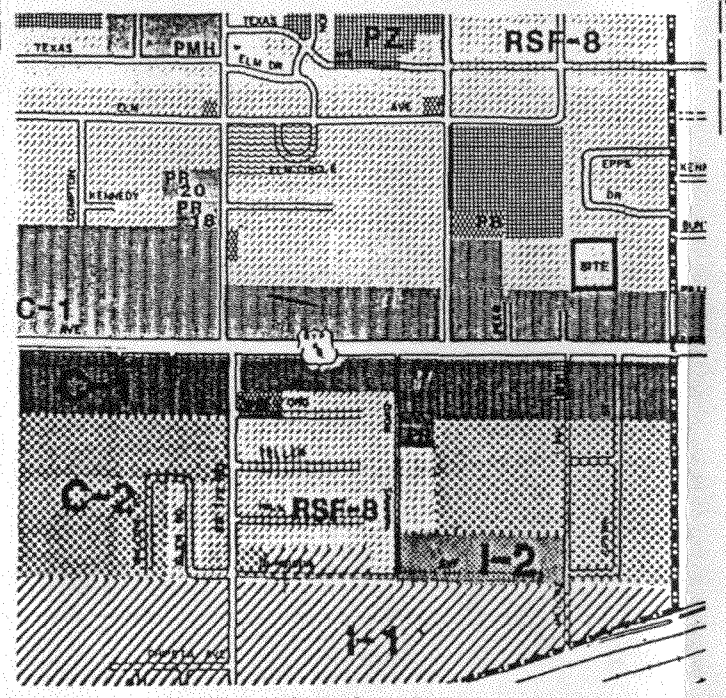
S. 89° 23' 23" E.

TOTAL 10' UNITS	109
TOTAL 8' UNITS	12
TOTAL ALL UNITS	121

RESIDENTIAL USE

AUTO SERVICE USE

AUTO RENTAL USE



ZONING MAP

NOTE
ALL IMPROVMENTS SHOWN ARE EXISTING UNLESS SO NOTED

0' 20' 40' 60'

SITE PLAN

2892 NORTH AVENUE

T&L THOMAS A. LOGUE
LAND DEVELOPMENT CONSULTANTS

PROJECT NO. C:\SC1\WORK\94012\94012PRO	SHEET	OF
DATE: JUNE, 1994	1	1

B20 94

VACANT LAND USE

PROP. PC ZONE EXIST. C-1 ZONE

VACANT LAND & RESIDENTAL USE

AUTO SERVICE USE

PROP. 6 FT. SCREEN CHAIN LINK FENCE

S 00° 22' 53" W.

329.11'

330.00'

4 UNITS @ 5'

8 UNITS @ 5'

WAREHOUSE

WAREHOUSE

Landscape & Storm Water Control Facility

8" Water Main

6 Additional Spaces @ 9' Ea.

Proposed 8" Water Main & Fire Hyd.

11,700 SF WAREHOUSE ADDITION

Exist. Door

WAREHOUSE & RETAIL SALES

4" San. Sewer

8" Sanitary Sewer

N. 00° 24' 21" E.

329.12'

330.00'

Exist. Irrigation Easement

Typ. Utility Pole

EPPS SUBDIVISION

RESIDENTIAL USE

S. 89° 23' 28" E.

217.56'

170'

10'

20'

22'

36'

30'

35'

40'

43'

195'

28'

210.38'

RESIDENTAL USE

AUTO SERVICE USE

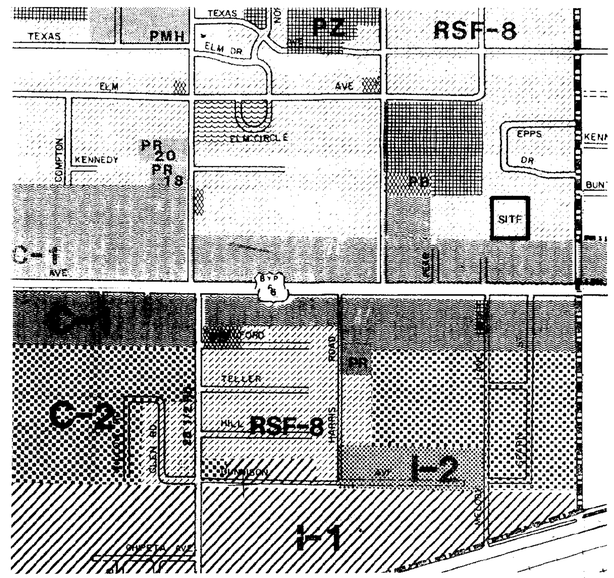
AUTO RENTAL USE

NORTH AVE.

RETAIL SALES USE

TOTAL 10' UNITS	109
TOTAL 5' UNITS	12
TOTAL ALL UNITS	121

NOTE
ALL IMPROVMENTS SHOWN
ARE EXISTING
UNLESS SO NOTED



ZONING MAP

1" = 30'

0' 30' 60' 90'

REV. 7/12/94 Per Staff Comments

JUL 13 1994

SITE PLAN

2892 NORTH AVENUE

THOMAS A. LOGUE
LAND DEVELOPMENT CONSULTANTS
237 SOUTH 8TH STREET GRAND JUNCTION, COLORADO 81501
(303) 245-4099

PROJECT NO. C:\SC12\WORK\94012\94012PRO	SHEET	OF
DATE: JUNE, 1994	1	1

MM-080