

GENERAL PROJECT REPORT
WESTERN DISTRIBUTING

PLEASE
DO NOT REMOVE
From Office

220 94

NARRATIVE

LOCATION

The site is located at 1070 Kimball Ave, Grand Junction, Colorado. It comprises lots 5 and 6 of the SJ subdivision. The area is zoned I-2, (Heavy Industrial). The adjoining the property to the east is owned by Alpine C.M. Inc. South of the site, across Kimball Avenue, is the former Climax Uranium Mill. The entire site has been remediated through the UMTRA Project.

PROJECT DESCRIPTION

The proposed facility will be shipping and receiving warehouse for beer, wine and liquors. The building, (7680 sq.ft.) will be constructed in the rear of lot 5. Finish floor elevation will be 4577 ft, approximately 4 ft higher than the loading existing ground surface. This will accommodate a loading dock on the west side of the building front. A retaining wall will define the west side of a 75' ramp that provides floor level access. The entire area east of the retaining wall will slope up to the finish floor elevation. This will serve to provide handicap access. A 20' wide portion of the ramp and the entire loading dock area will be concrete. The remaining driveway and parking areas will be full depth asphalt.

There will be 2 parallel curb & gutters, back to back along the east property line. The upper C&G defines the edge of pavement in the parking area. The lower curb & gutter serves to intercept drainage from the adjoiner as well as conveying runoff from 1/2 of the roof and a small portion of the parking area. The fill slope between these curbs is variable, where slopes exceed 2:1, concrete slope paving will be provided. A green landscape area (1845 sq.ft.) with 2 shade trees will front the south-east portion of lot 5. It is our understanding that the subdivision developer will construct a 5' concrete sidewalk abutting existing curb-and-gutter on Kimball Avenue for the full width of both lots.

EXISTING CONDITIONS

This area is on an alluvial terrace developed from erosion by the Colorado river. Existing ground slopes average less than 1 percent, existing runoff sheet flows to the south and west towards Kimball Avenue. Approximately 6000 sq. ft. of the east adjoiner's property drains across lot 5. The geotechnical investigation of November @, 1994, conducted by CTL/Thompson, Inc. concluded that the soils consisted of silty to sandy gravels with cobbles, underlain by claystone and siltstone bedrock. It is also noted that the top 2 - 6 feet of material is fill that had been placed during uranium mill tailings remediation. The site is currently undeveloped.

AREA IMPACT AND TRAFFIC ANALYSIS

The business is compatible with local uses which include heavy construction operations and manufacturing. The business will utilize Kimball Avenue for access. Large trucks will deliver the product to the site, where it will be transferred to smaller vehicles for distribution across the Western Slope. No significant impact or decrease in level of service is anticipated. Transportation Capacity Payment will be based on gross floor area as specified in the 5th edition of TRIP GENERATION, Institute of Traffic Engineers.

SCHEDULE

Development is expected to follow immediately upon approval of the initial concept submitted within the application. An immediate construction start is planned to enable business to commence as soon as possible.

DEVELOPMENT GUIDELINES

The structures will be set back a minimum of 20 feet from the nearest property line. The development plan will adhere to City specifications and guidelines regarding drainage, landscaping, signage and lighting.

WESTERN ENGINEERS, INC.

Prepared By:

J.K. Egghart
Staff Engineer

Reviewed By:

Bruce Marvin, P.E.

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FROM OFFICE

ADMINISTRATIVE REVIEW

FILE: #220-94

DATE: December 30, 1994

STAFF: Tom Dixon, AICP

REQUEST: New construction of a 7,680-square-foot shipping and receiving warehouse

LOCATION: 1070 Kimball Avenue

APPLICANT: Bob Stafford

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Industrial

SURROUNDING LAND USE: Industrial

EXISTING ZONING: I-2

SURROUNDING ZONING: I-2

STAFF ANALYSIS: The proposed building satisfies all bulk development standards of the I-2 zone. For warehouse uses, the off-street parking requirement is one space per employee plus ten percent of total employee stalls for visitor parking. The warehouse use is expected to have four employees. The petitioner is proposing 8 parking spaces on the site. The number of parking spaces exceeds the minimum requirements. The number of spaces provided also allows the business to expand by up to three employees while still meeting required parking.

ADMINISTRATIVE DECISION:

Approval based on the submitted site and landscape plan, subject to the following conditions:

- 1) A drainage fee of \$3,108.00 is payable prior to planning clearance.
- 2) A Transportation Capacity Payment of \$1,873.90 is payable prior to planning clearance.
- 3) A sidewalk shall be constructed along the entire site frontage in association with a building permit for the warehouse building.
- 4) A building detail of the proposed retaining wall shall be provided for review by the City Development Engineer.

OK

Covered by DIA for SS sub, dated 10-18-94



CONSULTING ENGINEERS / LAND SURVEYORS

2150 Hwy. 6 & 50, Grand Junction, CO 81505-9422 • 303/242-5202 • FAX 242-1672

January 6, 1995

Mr. Tom Dixon
Community Development
250 North Fifth St.
Grand Junction, CO.

RE: Western Distributing Warehouse, 1070 Kimball Ave, GJ,CO.

Dear Mr. Dixon:

Our Client has decided to reduce the size of the warehouse to be constructed at 1070 Kimball Avenue. Enclosed are copies of the revised Site Plan, and revised calculations for Drainage Fee and Transportation Capacity Payment. Please forward these to Ms. Jody Kliska.

I have also addressed items 3 & 4 of the Administrative Review by including copies of the Improvements Agreement guaranteeing construction of the sidewalk, and the detail of the proposed retaining wall.

Sincerely,

Johannes Egghart
WESTERN ENGINEERS, INC.



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

January 17, 1995

Hans Egghart
% Western Engineers, Inc.
2150 Highway 6 & 50
Grand Junction, CO 81505

Dear Hans,

Based on the reduction in the square footage of the proposed warehouse and distribution building at 1070 Kimball Avenue, both the drainage fee and the Transportation Capacity Payment (TCP) have been reduced. According to the resubmitted plans, the building now proposed will contain 5,400 square feet. Jody Kliska, City Development Engineer, has calculated that the drainage fee will now be \$2,781.00 and the TCP will be \$1,317.60. A copy of her calculations was sent to you earlier. As I have indicated previously, both of these must be paid prior to the issuance of the planning clearance.

I hope this helps in getting the final details worked out for the project.

Sincerely,

A handwritten signature in cursive script that reads "Tom Dixon".

Tom Dixon, AICP, Senior Planner

cc: File #220-94



Printed on recycled paper

*Fax sent
1-17-95
11:20 am*

ATTN: JODY KLISIA

JKE

1/4/95

REVISED T.C.P. FOR
WESTERN DISTRIBUTING
1070 KIMBALL

TRANSPORTATION CAPACITY PAYMENT

$$TCP = (\text{TRIPS/DAY}/10) \times (\text{TRIP LENGTH}/6) \times (\% \text{ NEW TRIPS})$$

$$\alpha = \$ 500^{\text{M}}$$

$$\text{TRIPS/DAY} = 4.88 / 1000^{\text{M}}$$

$$\text{TRIP LENGTH} = 6 \text{ (ARBITRARILY ASSIGNED)}$$

$$\% \text{ NEW TRIPS} = 1.0 \text{ (DECIMAL FORM)}$$

$$TCP = (500) \left(\frac{4.88}{10 \cdot 1000^{\text{M}}} \right) (5400^{\text{M}}) \left(\frac{6}{6} \right) (1)$$

$$TCP = 1,317.60$$

OK
jke
1-9-95

WESTERN DISTRIBUTING
1070 KIMBALL
GRAND JCT, CO

JKE

1/4/95

ATTN: JODY KLISKA
REVISED DRAINAGE FEE
CALCULATIONS

HYDROLOGY STUDY
Western Distributing Warehouse
1070 Kimball Ave. Grand Junction, CO.

DEVELOPED CONDITIONS:

From Geotechnical Investigation - Surface soils are composed of sandy to silty gravels. SCS Hydrological group "A"

7680 SQUARE FOOT BUILDING

RUNOFF COEFFICIENTS:

Description	Areas (acres)	2 yr coeff	100 yr coeff	% AREA	(C2) wtd	(C100) wtd
Bare ground	1.4372	0.20	0.24	0.71	0.14	0.17
Landscape (0.0424	0.20	0.24	0.02	0.00	0.01
Roofs & Pavement	0.5431	0.93	0.95	0.27	0.25	0.26
Totals	2.0227				0.40	0.43

Existing Conditions 100 yr "C" value = 0.24

5400 SQUARE FOOT BUILDING

RUNOFF COEFFICIENTS:

Description	Areas (acres)	2 yr coeff	100 yr coeff	% AREA	(C2) wtd	(C100) wtd
Bare ground	1.4895	0.20	0.24	0.74	0.15	0.18
Landscape (0.0424	0.20	0.24	0.02	0.00	0.01
Roofs & Pavement	0.4908	0.93	0.95	0.24	0.23	0.23
Totals	2.0227				0.38	0.41

DRAINAGE FEE : 5400 A² BUILDING

FEE = 10,000 (C_{100d} - C_{100h}) A^{0.7}

C_{100d} = 0.41

C_{100h} = 0.24

A = 2.02 ac

FEE = \$ 2,781

OK - JKL
1-9-95

Warehousing (150)

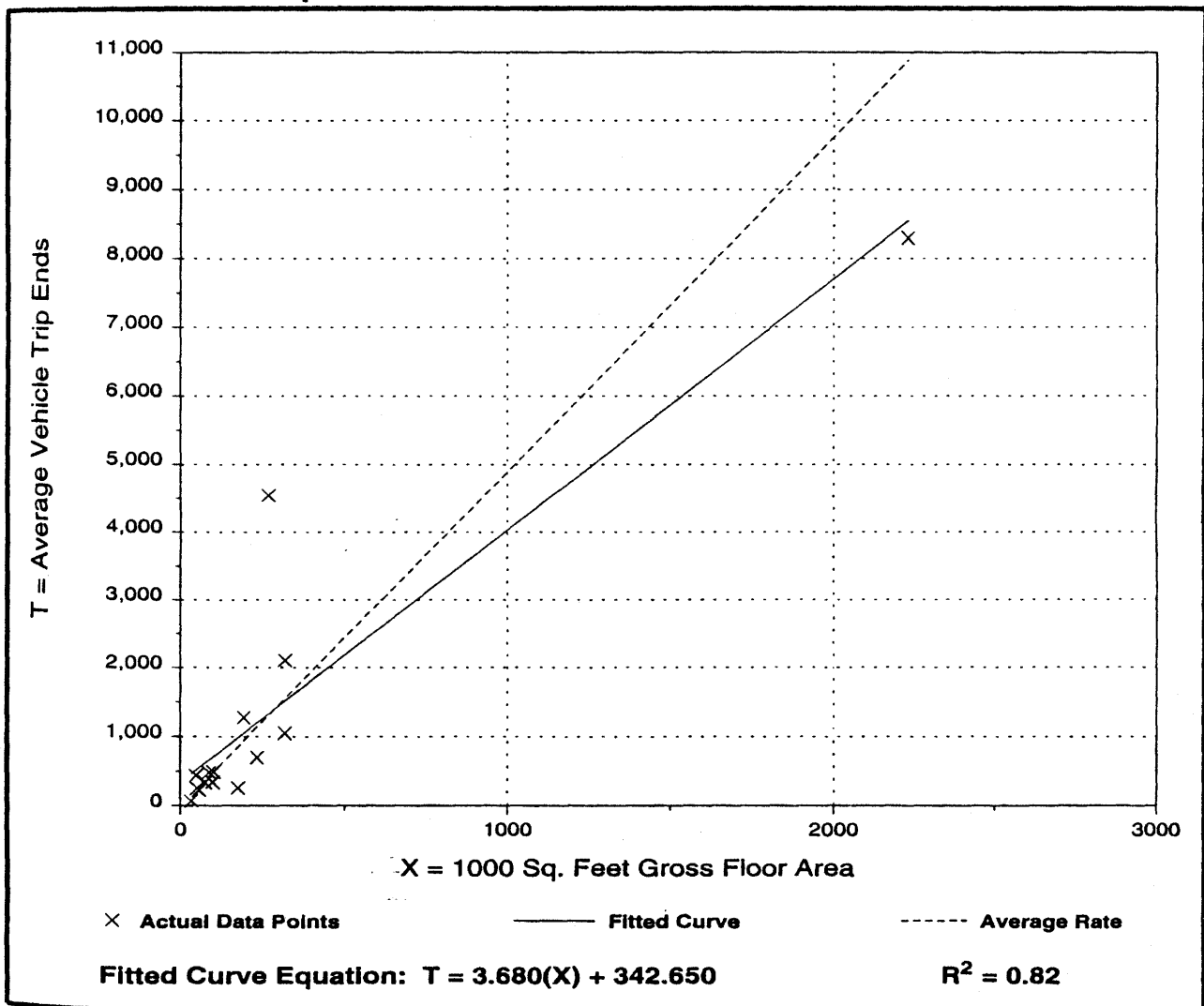
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday**

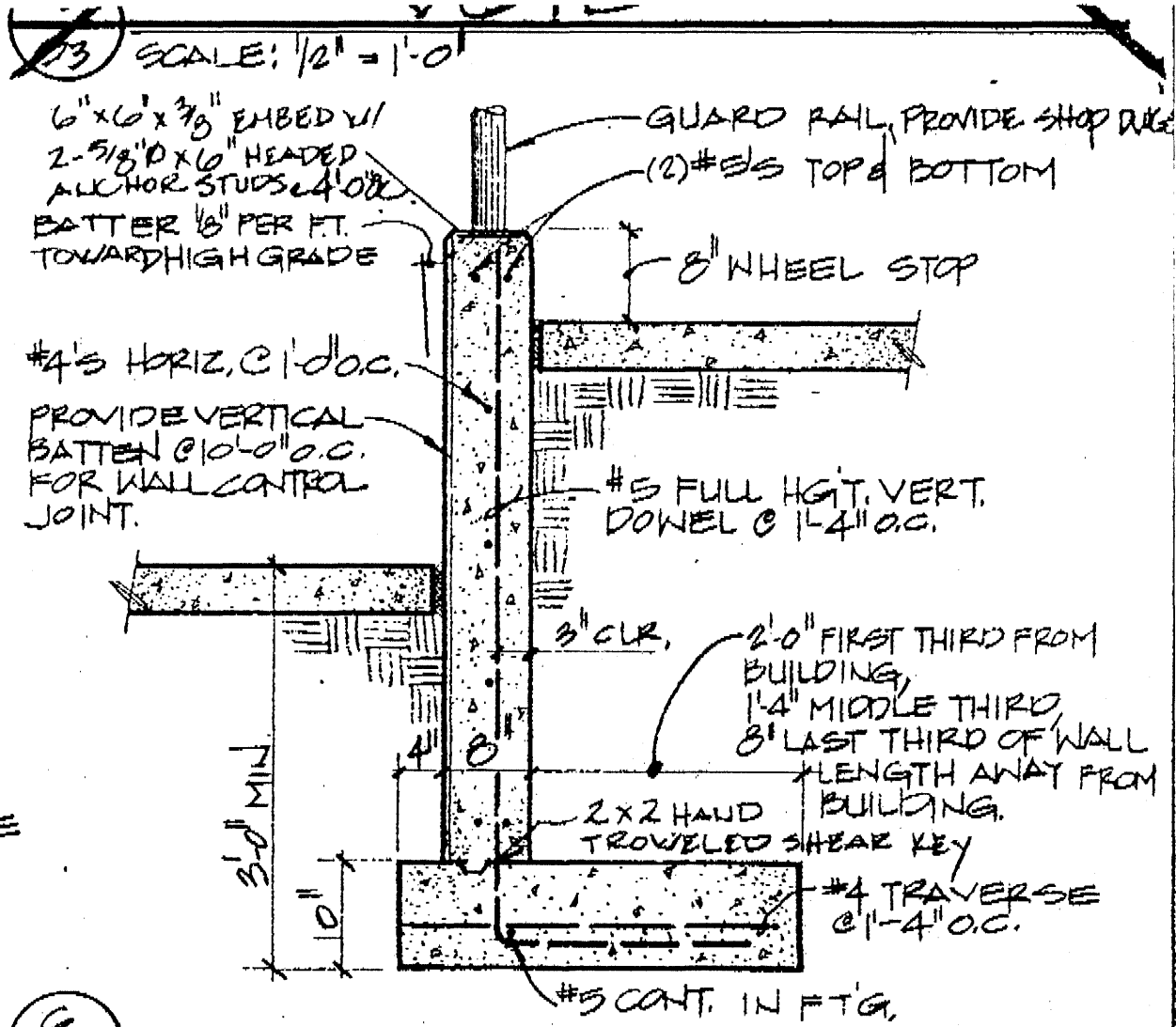
Number of Studies: 15
Average 1000 Sq. Feet GFA: 285
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
4.88	1.51 - 17.00	4.03

Data Plot and Equation





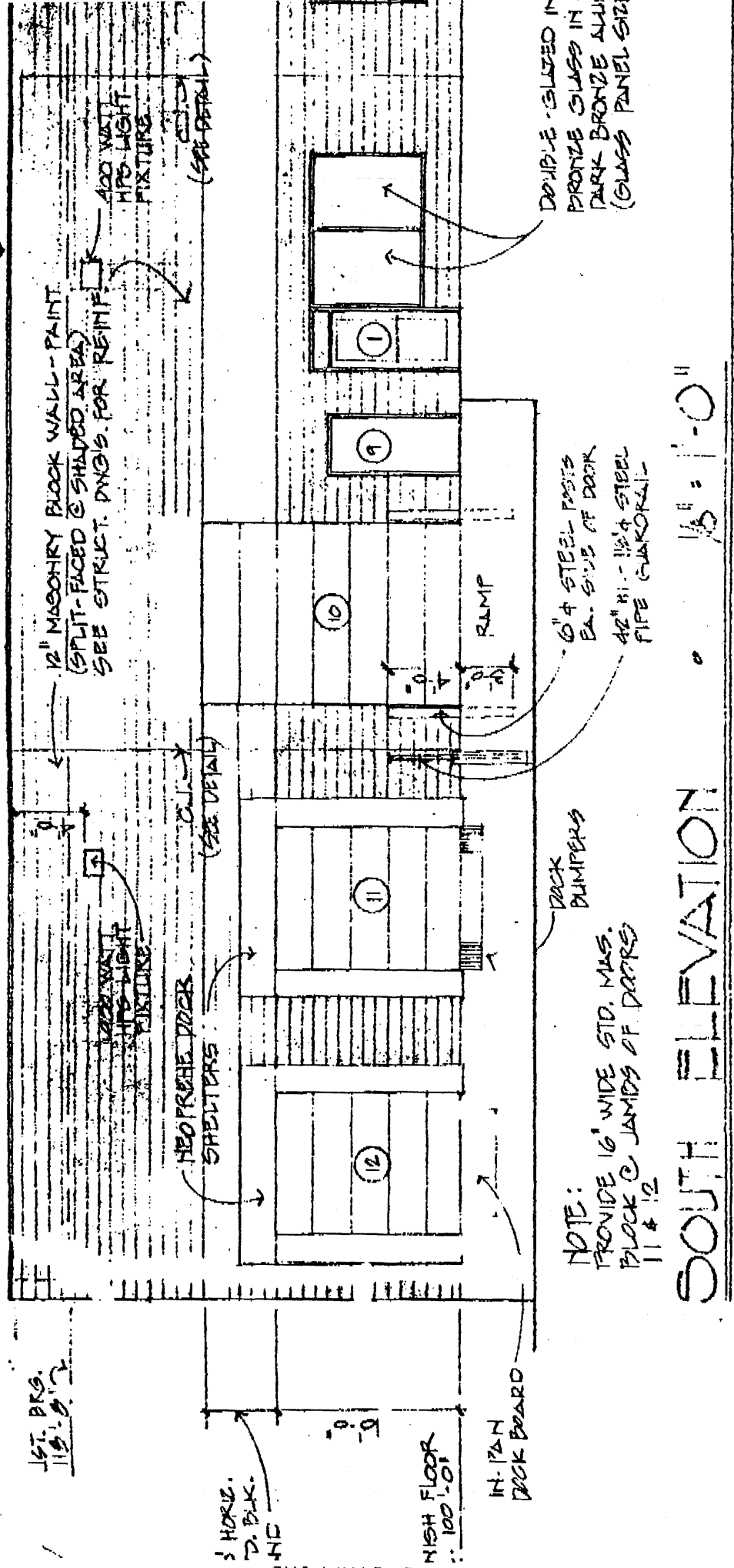
93 SCALE: 3/4" = 1'-0"

NOTE: TOP OF WALL & FOOTING STEP PER GRADES OF CIVIL DRAWING

Western District
 1070 Kimball
 Grand Dct. Co.

1-4-95

Pg 3.



DOUBLE GLAZED IN
BRONZE GLASS IN
DARK BRONZE ALUM.
(GLASS PANEL SIZE)

6" x 4" STEEL POSTS
EACH SIDE OF DOOR
42" HI. - 1 1/2" x 4" STEEL
PIPE GUARDRAIL

DOOR
BUMPER

NOTE:
PROVIDE 16" WIDE STD. MAS.
BLOCK & JAMBS OF DOORS
11 & 12

SOUTH ELEVATION

15'-10"

Western Distr
Erhard Jett. ©

