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Fil	le	1994-0220 Name: Warehouse / Distribution- Site Plan Review-1070 Kimball Avenue
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS
r	c	retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development
e	a	file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will
s e	n n	be found on the ISYS query system in their designated categories.
n	e	Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.
t	đ	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
		*Application form
X		Review Sheets
X		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
X		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		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 de la
		*Review Comments
		*Petitioner's response to comments
X	X	~ · · · · · · · · · · · · · · · · · · ·
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		DOCUMENT DESCRIPTION:
x	x	Correspondence
X	X	Planning Clearance - ** - issued 1/23/95
X		Preliminary Site Plan
X		Memorandum of Improvements Agreement / Guarantee-Bk
	1	2104/Pg 417
X	X	Grading and Drainage – Preliminary – (not to be used for
	Ì	construction) – do not see final in project folder
X	X	Elevation Maps
X		Site Plan – to be scanned
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220 9 4

	Location: 1070 KIMBALL Project Name: WAREHOUSE DISTRIBUTION																												
ITEMS													,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		_	D	IS	TF	₹IΒ	U	TIC	NC	_	 ,	_	,		 	
Date Received 3 16/94 Receipt # 1862 File #riginal Remarks 19/94 DESCRIPTION	SSID REFERENCE	 City Community Development 	 City Dev. Eng. 	 City Utility Eng. 	 City Property Agent 	 City Parks/Recreation 	 City Fire Department 	 City Attorney 	O City Downtown Dev. Auth.			O Drainage District	O Water District	O Sewer District	O U.S. West	O Public Service	O GVRP	o coot	O Corps of Engineers	O Walker Field	O Persigo WWT	O Mesa County Health	 						TOTAL REQ'D.
Application Fee Submittal Checklist* Review Agency Cover Sheet* Planning Clearance* 11"x17" Reduction of Assessor's Map Evidence of Title Approisal of Raw Land	VII-1 VII-3 VII-3 VII-1 VII-2 VII-1 ~																												9-19-37
O Deeds O Easements O Avigation Easement O ROW O Improvements Agreement/Guarantee O CDOT Access Permit	VII-1 VII-2 VII-1 VII-3 VII-2 VII-3	1 1 1 1 1		1 1 1	1 1 1			1 1 1																					
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 Landscape Plan Geotechnical Report Final Drainage Report Stormwater Management Plan Phase I and II Environmental Report Traffic Impact Study 	X-20 X-8 X-5,6 X-14 X-10,11 X-15	1111	1 2 1 2							1		1 1							1										
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NOTES: 1)

An asterisk in the item description column indicates that a form is supplied by the City.

Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.

Each submitted item must be labeled, named, or otherwise identified as described above in the description column. 2)

GENERAL PROJECT REPORT WESTERN DISTRIBUTING

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.

Office From Office

WESTERN ENGINEERS, INC.

Prepared By:

Reviewed By:

J.K. Egghart Staff Engineer Bruce Marvin, P.E.

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.

Covered by DIA for 55 Smb, 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.

Hours Egghant



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,

Tom Dixon, AICP, Senior Planner

cc: File #220-94

Fxx 50ml 1-17-120 cm

1/4/95

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

TRANSPORTATION CAPACITY PAYMENT

TCP = (Trips/DAY/10) X (Trip LENGTH/6) X (TO NEW TRIPS)

X = \$ 500 =

TRIP LENGTH = 4.88/1000 202 TRIP LENGTH = 6 (NTEMPORILY ASSIGNED)

TO NEW TRIPS = 1.0 (DECIMAL FORM)

 $TCP = (500) \left(\frac{4.88}{10.1000 \text{ Hz}} \right) (5400 \text{ mz}) (6) (1)$

TOP = 1,317.60

OK-ph 95

WESTERN STORISTORS 1977 L'18812 GRAND JCT, CO

JKE 1/4/95

TIN

TN: 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:

Areas	2 yr	100 yr	% AREA	(C2)	(C100)
(acres)	coeff	coeff.		wtd	wtd
1.4372	0.20	0.24	0.71	0.14	0.17
0.0424	0.20	0.24	0.02	0.00	0.01
0.5431	0.93	0.95	0.27	0.25	0.26
2.0227				0.40	0.43
	(acres) 1.4372 0.0424 0.5431	(acres) coeff 1.4372 0.20 0.0424 0.20 0.5431 0.93	(acres) coeff coeff. 1.4372 0.20 0.24 0.0424 0.20 0.24 0.5431 0.93 0.95	(acres) coeff coeff. 1.4372 0.20 0.24 0.71 0.0424 0.20 0.24 0.02 0.5431 0.93 0.95 0.27	(acres) coeff coeff. wtd 1.4372 0.20 0.24 0.71 0.14 0.0424 0.20 0.24 0.02 0.00 0.5431 0.93 0.95 0.27 0.25

Existing Conditions 100 yr "C" value = 0.24

5400 SQUARE FOOT BUILDING

RUNOFF COEFFICIENTS:

Description	Areas	2 yr	100 yr	% AREA	(C2)	(C100)
_	(acres)	coeff	coeff.		wtd	wtd
Bare groun nd	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 9 BUILDING

FEE = 10,000 (Cloud - Clook) A 0.7

FEE = \$ 2,781

Crood = 0.41 Crook = 0.24

Of Du ap

Warehousing (150)

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

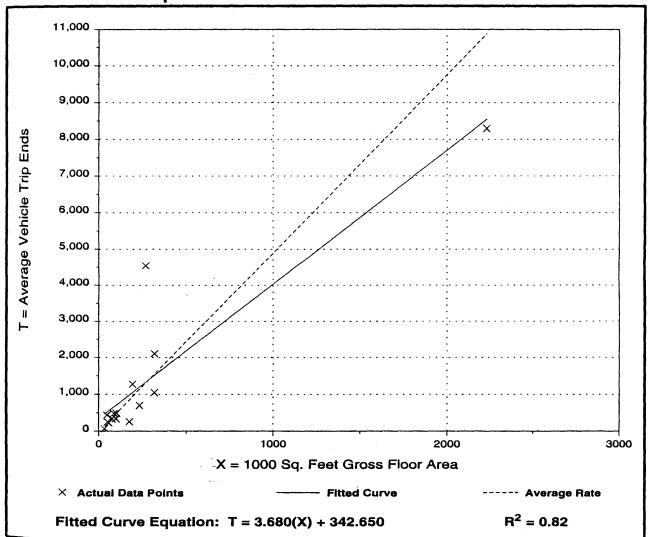
Number of Studies: 15 Average 1000 Sq. Feet GFA: 285

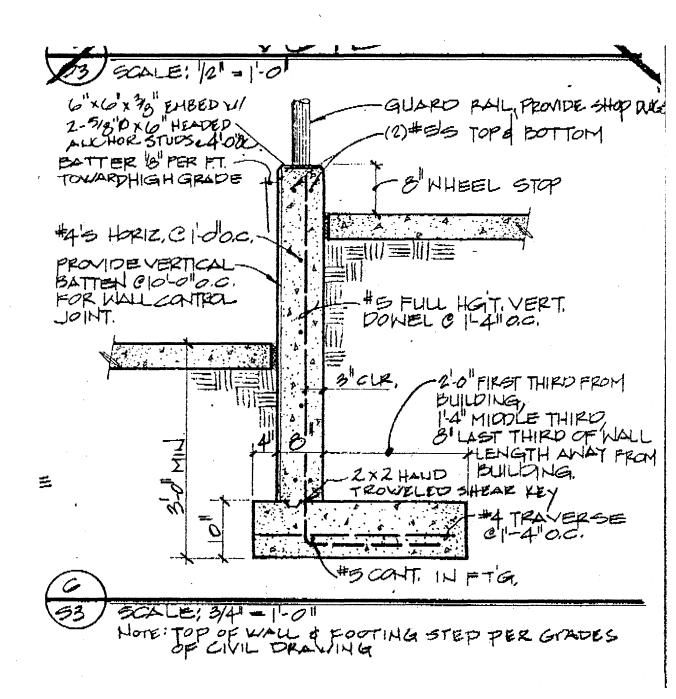
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

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

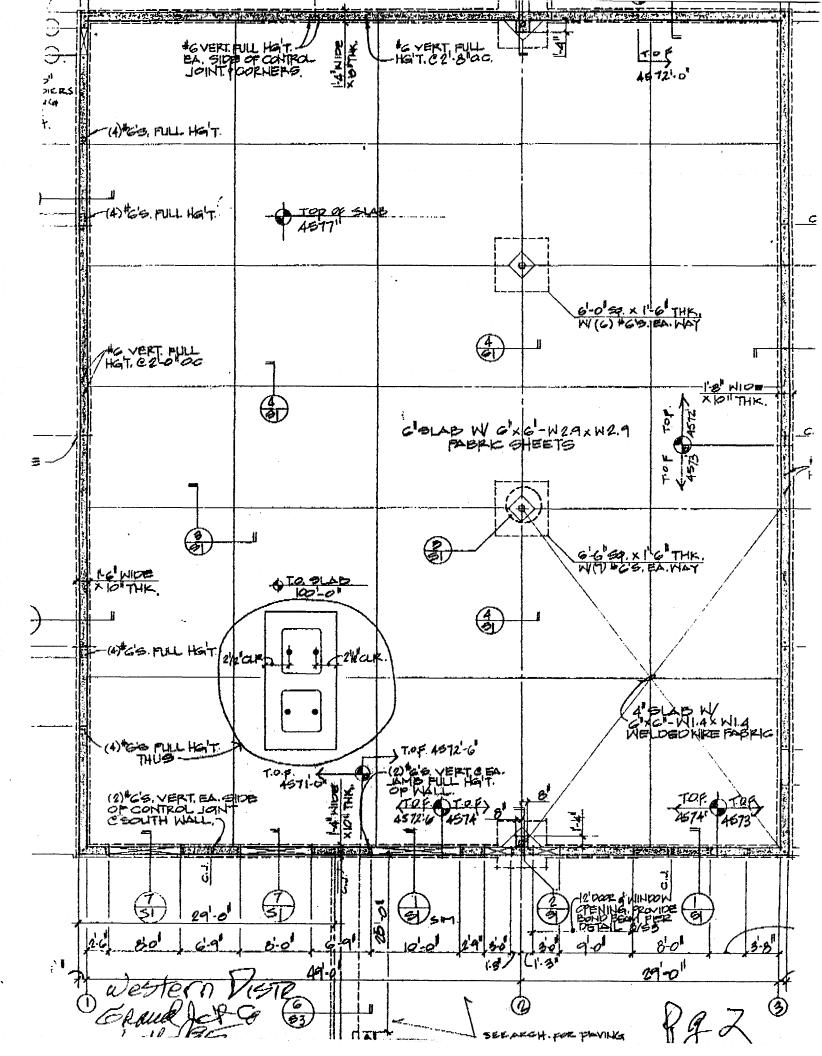
Data Plot and Equation



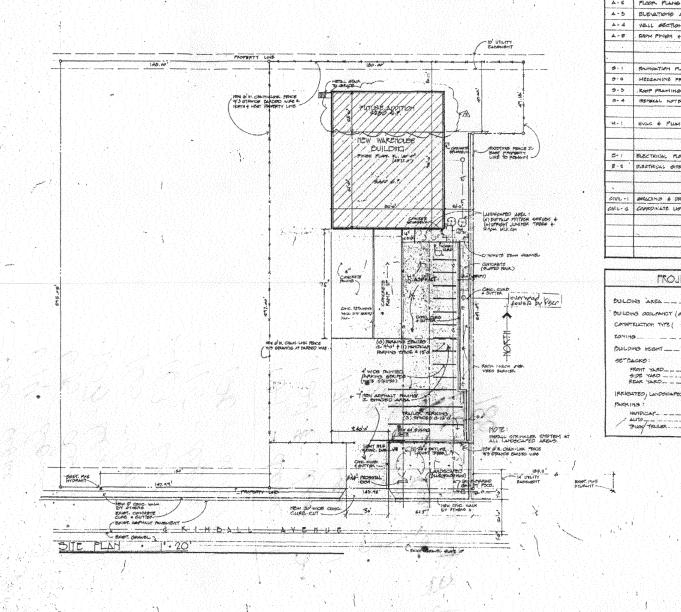


Western Dextr. 1070 KINBALL GRAND Det- G.

1-4-95 883



Western Distr



	INDEX TO DRAWINGS
DNO. No.	TITLE /
A-1	SITE PLAN
4.4	PLOOP PLAYS
A - 5	BLEVATIONS AND BUILDING SECTIONS
A+4	NALL SECTIONS
A-8	FROM PINISH + DROK SCHEDULISS AND DETAILS
છે -1	BUNDATION PLAN + DETAILS
2.4	MEZZANINE PRAMINE PLAN 4 DETAILS
5.3	KOOP FRAMING PLAN & DETAILS
5-4	DENSKAL NOTES & DETAILS
M-1	HVAC & PLANEING PLANS
5-1	BLECTRICAL MORE MANS & MANEL ECHEQUIE
g-a '	BLESTRICAL SITE PLAN & ONE LINE DIAGRAM
•	
GIVIL -1	ARADING & DRAINAGE PLAN
GNIL- 2	COPPOINTE LIST

PROJECT INFORM	HOITA
BUILDING AREA	SALARS FEET
" BUILDING COLPANCY (OHE STORY)	
CONSTRUCTION TYPE (- SPRINKLED)	
ZONING	I'M (HELLY INDUSTRIAL)
BUILDING HEIGHT	28.0
00-04000: FRONT YARD	
rkigated landscaped area Parquing : Handicape Ea. Auto 6 ea. Trudy Trailer 6 ea.	- 2320 talvee post

ACCEPTED ANYCHMIGE OF SETBACKS MUST BE REPROVED BY THE CITY PLANKING DEPT. IT IS THE APPLICANT, SESSION SET OF THE APPLICANT OF PROPERTY LOCATE ANY DESTRIPT AS PROPERTY LINES.

SERANCIS MUST PE
SCITIC PLANNING
SCITIC PLANNING
DWB ... BO
TO PROMERLY
TO PROMERLY
THE FASEMENTS
IMES.

MURRAY MD STAFFORD INC. G. E. H. E. KAL, CONTRACTOR R. DES WEST BY BY MENUE. SUITE 300 MINOUS. G. SUITE 310 MINOUS.

WESTERN DISTRIBUTING, 1070 KIMBALL MENUE

II-30-14 APRIL PROPERTY

SEE TA SEE A SECTION OF THE PROPERTY OF THE PROPERTY

SE PLAN