

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

 Location: Scarlet St & Colby Dr.

 Project Name: Transport/Trucking Co.

ITEMS		DISTRIBUTION																										
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	○ City Property Agent	○ City Parks/Recreation	● City Fire Department	● City Attorney	○ City Downtown Dev. Auth.	○ County Planning	● County Bldg. Dept.	○ Irrigation District	● Drainage District G.J.	○ Water District	○ Sewer District	○ U.S. West	○ Public Service	○ GVRP	○ CDOT	○ Corps of Engineers	○ Walker Field	○ Persigo WWT	○ Mesa County Health	○ State Environ. Health	○ City Sanitation	○ School Dist #51	TOTAL REQ'D.	
● Application Fee <u>4100.00</u>	VII-1	1																										
● Submittal Checklist*	VII-3	1																										
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Planning Clearance*	VII-3	1																										
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1			1		1																					
○ Deeds	VII-1	1			1		1																					
○ Easements	VII-2	1	1	1	1		1																					
○ Avigation Easement	VII-1	1			1		1																					
○ ROW	VII-2	1	1	1	1		1																					
○ Improvements Agreement/Guarantee*	VII-2	1	1	1			1																					
○ CDOT Access Permit	VII-3	1	1																									
○ Industrial Pretreatment Sign-off	VII-4	1		1																								
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Elevation Drawing	IX-13	1	1																									
● Site Plan	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Grading and Drainage Plan	IX-16	1	2										1							1								
○ Storm Drainage Plan and Profile	IX-30	1	2									1			1	1	1											
○ Water and Sewer Plan and Profile	IX-34	1	2	1			1							1	1	1	1											
○ Roadway Plan and Profile	IX-28	1	2										1															
○ Road Cross-Sections	IX-27	1	2																									
○ Detail Sheet	IX-12	1	2																									
● Landscape Plan	IX-20	2	1	1																								
○ Geotechnical Report	X-8	1	1								1																	
● Final Drainage Report	X-5,6	1	2										1															
○ Stormwater Management Plan	X-14	1	2										1							1								
○ Phase I and II Environmental Rerpot	X-10,11	1	1																									
○ Traffic Impact Study	X-15	1	2																1									

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

PROJECT NARRATIVE
BOGGS TRUCKING, INC.

PROPERTY LOCATION AND HISTORIC USE

The subject parcel is located at 2245 Colex Drive, Grand Junction, Colorado. The parcel is located on the east half of lot 4 of SWD Subdivision, First Addition, near the intersection of Highway 6&50 and U.S. Interstate 70. The parcel consists of 1.06 acres of untilled native soils and currently contains no buildings or other development.

ZONING

The subject parcel is zoned I-1 Light Industrial.

PROPOSED USE

Boggs Trucking, Inc. proposes to build a storage yard for commercial vehicles, namely interstate tractor trailers, and to erect a 50'x60' metal building to be used for minor truck servicing. There will be one full-time employee.

SERVICES

The parcel is serviced by an 8" Ute Water line with an existing fire hydrant adjacent to the parcel. A 10" sanitary sewer line fronts the parcel in Colex Drive. Underground electricity, telephone, and natural gas service are provided to the corner of Scarlet Street and Colex Drive. Service providers for electricity, telephone, and natural gas are Grand Valley Rural Power Lines, U.S. West, and Public Service, respectively. A 10' utility easement is located on the north boundary of the parcel and will be used to extend utilities to the parcel.

Colex Drive is a paved collector street with 60' right-of-way and a 41.5' asphalt mat.

DRAINAGE

A retention basin is proposed for the southwest corner of the parcel. A detailed description of the proposed drainage is provided in the accompanying Drainage and Grading Plan and narrative Drainage Report.

DRAINAGE PLAN

AUGUST 27, 1995

**LOT 4, SWD SUBDIVISION, FIRST ADDITION
(EXCEPT THE WEST 300' THEREOF)
GRAND JUNCTION, CO**

**Prepared For:
BOGGS TRUCKING
Grand Junction, CO 81505**

**Prepared By:
Cronk Construction Inc.
1129 -24- Road
Grand Junction, CO 81505
970-245-0577**

Table of Contents

	<u>Page</u>
I. General Location and Description	1
II. Existing Drainage Conditions	1
III. Drainage Design Criteria	2
IV. Drainage Design	2
V. Results and Conclusions	3
VI. Certification	3
Fig. 1. Historic Drainage	4
Fig. 2. Developed Drainage	5
Tbl. 1. Total Runoff Calculations	6

I. General Location and Description

Boggs Trucking is planning to build a storage and truck parking area on the east half of lot 4 of the first addition of the SWD Subdivision located near the intersection of Hwy 6&50 and U.S. Interstate 70, west of Grand Junction, Colorado. That portion of Lot 4 proposed for development is described as follows:

SWD Subdivision first addition, Lot 4, Section 31, Township 1 North, Range 1 West, Ute Prime Meridian, except the west 300 ft thereof.

This portion of the SWD Subdivision consists of nearly-bare undeveloped ground. The site under consideration for development by Boggs consists of 1.06 acres of untilled native soils. The soils at the site are classified as SCS type "D" soil, being clay and silty clay. A test pit excavated on a nearby lot in the SWD subdivision revealed the water table at about 9 ft below ground surface (bgs). The top 7 ft of soil is clay and silty clay becoming increasingly sandy down to 11 ft bgs. There is abundant fine to medium well sorted sand from 9 to 11 ft that will serve to keep the water table stable at more than 9 ft bgs.

II. Existing Drainage Conditions

The only existing drainage at the site consists of rainfall runoff. The historic drainage and existing topography is shown in Figure 1. Drainage from the northern 1/6 of the property has historically been directed along the paved streets and gutters of Colex Drive and Scarlet Street to a retention basin located near the intersection of Scarlet Street and Hwy 6&50. The remainder of the historic runoff has been draining to the south across lot 3, thence to Scarlet Street and into the same retention basin. It appears that this basin has been more than adequate to handle historic runoff from the surrounding area. This basin also currently collects drainage from the southern part of the SWD Subdivision.

III. Drainage Design Criteria

Drainage design criteria are taken from the *Stormwater Management Manual* (Public Works Department, City of Grand Junction, CO; June 1994). The calculations used to develop a total runoff estimate (acre/ft) for both pre- and post-development conditions are based on the formula for total retention. Peak runoff is calculated for the 100 year precipitation event for the Mesa County urbanized area. Using the 100 year, 24 hour rainfall of 2.01 inches and Rational Method runoff coefficients for existing and developed land use characteristics, values for peak runoff were derived.

IV. Drainage Design (developed conditions)

A site survey revealed that a new retention basin, constructed on the Boggs property, would be the preferred alternative for drainage from the property. The historic retention basin located at the intersection of Scarlet Street and Hwy 6&50 will continue to receive runoff (developed runoff = .001 acre ft) only from the proposed landscaped area fronting the property along Colex drive. The remainder of the lot will be regraded so that all runoff is directed to the southwest corner of the lot. A new retention basin will be constructed in the southwest corner of the developed property.

The Rational Method was used to size this basin for the 100 year, 24 hour rainfall event. The Rational Method runoff calculations for both historic and developed conditions are shown in Table 1. Rational Method coefficients of 0.35, 0.95, and 0.85 for the landscape, roof/paved areas, and graveled areas respectively were selected. The resultant developed storage volume required is .15 acre ft or 6,534 cu. ft. for developed conditions ($V = P_{100,24} \times A \times C_{100d}$).

Developed drainage conditions and proposed drainage topography are shown in Figure 2. As shown in Figure 2, the proposed retention basin will be constructed as a right triangle with each leg 139' in length (hypotenuse of 197'). The depth of the retention basin will vary uniformly from 3' at the extreme southwest corner of the lot to zero depth along the opposite side of the retention basin. At maximum design volume (i.e., 0.15 acre feet), the depth of water in the retention basin will taper from 0 inches along the northeast boundary to 26.6 inches at the southwest corner. The basin will be constructed with earthen berm containment along its southern and western boundaries. The slope of the berm will be 3 ft horizontal to 1 ft vertical with a minimum top width of 3 ft.

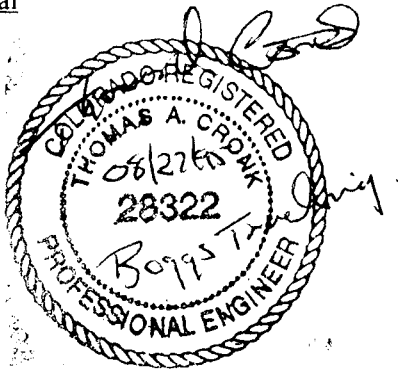
V. Results and Conclusions

The historic runoff volume is estimated at 0.06 acre ft (100 year event) and the projected developed runoff volume is calculated to be 0.15 acre ft, an increase of .09 acre ft (150%). The drainage plan and retention basin design reflect sizing for the 100 year, 24 hr storm event. The proposed design will assure on-site retention of developed runoff and prevent development from having any adverse runoff effects on adjoining properties. Additionally, the retention basin area may be used for casual storage and parking during low intensity storm periods.

VI. Certification

I, Thomas A. Cronk, hereby certify this report was completed by myself or under my direct supervision and has been prepared in accordance with good engineering practices.

Seal



Thomas A. Cronk

Thomas A. Cronk

August 27, 1995

Date

CONSTRUCTION BENCH -
TOP OF FIRE HYDRANT
ELEV. = 103.64

COLEX DRIVE

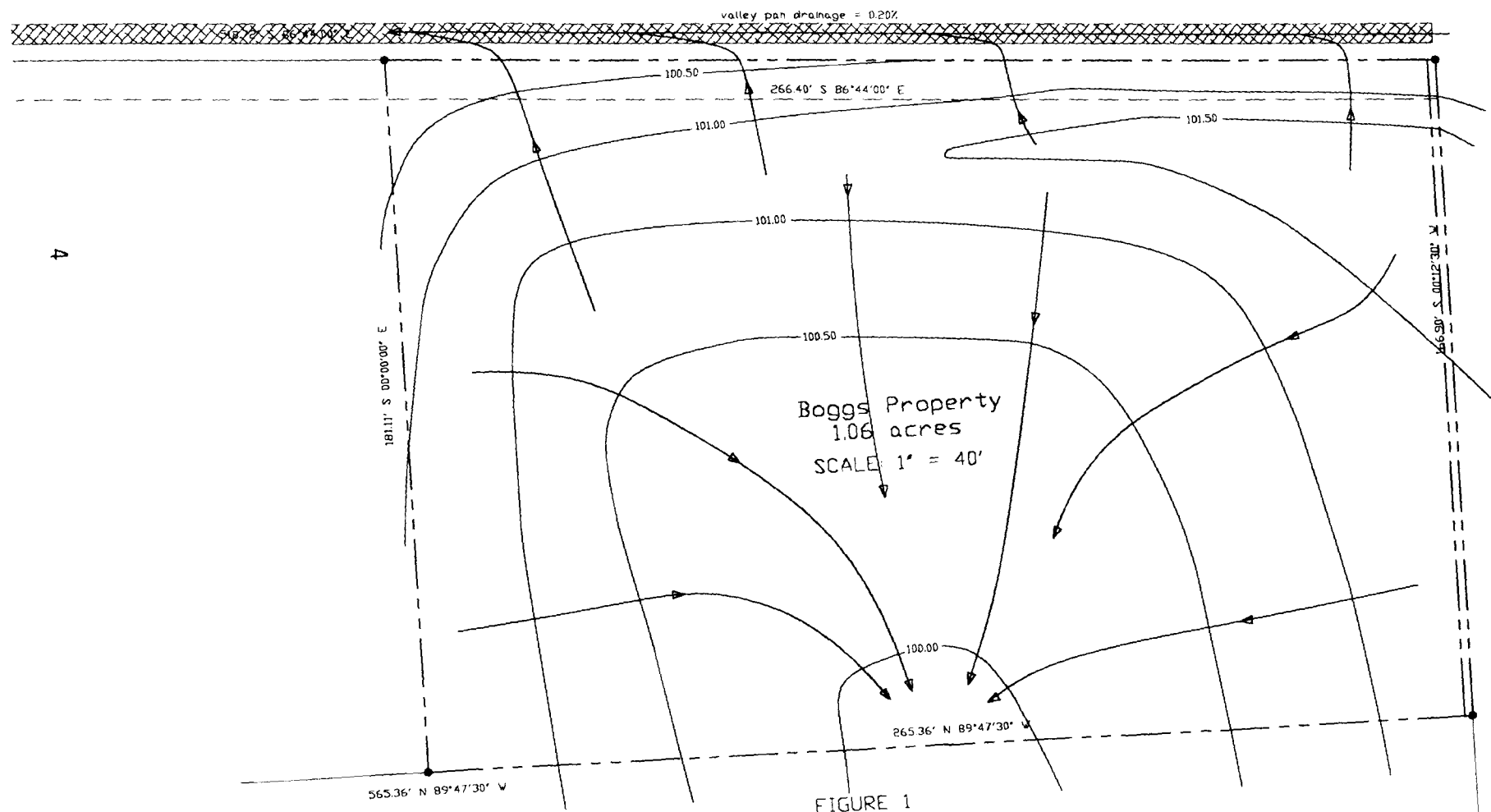


FIGURE 1
HISTORIC DRAINAGE

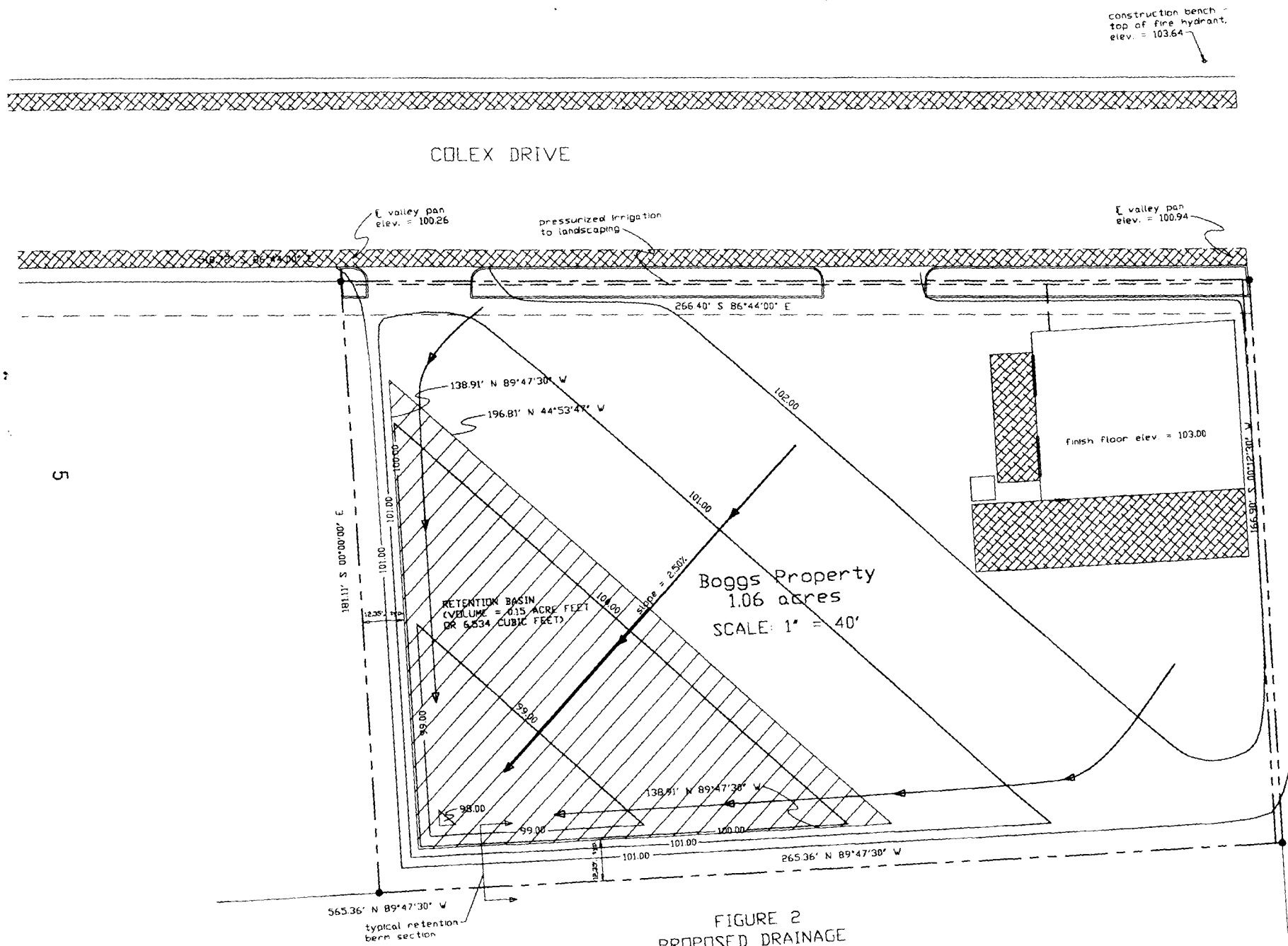


FIGURE 2
PROPOSED DRAINAGE

Drainage Conditions	Surface Conditions	Area, A (acres)	Precipitation, $P_{100,24}$ (feet)	Runoff Coefficient, C_{100d} (100 year event)	Volume, V $V = A \times P \times C$ (acre feet)
Historic	bare/untilled	1.06	.17	.35	0.06
	paved/roof	0.0	N/A	N/A	0.0
	Historic total runoff				0.06
Developed	paved/roof	0.12	0.17	0.95	0.019
	gravel	0.92	0.17	0.85	0.133
	landscaped	0.02	.17	.35	0.001
	Developed total runoff				0.153

TOTAL RUNOFF CALCULATIONS, TABLE 1.

$P_{100,24}$ - 100 year, 24 hour rainfall of 2.01 inches from *Stormwater Management Manual* (Public Works Department, City of Grand Junction, CO; June, 1994).

C_{100d} - 100 year developed runoff coefficient from *Stormwater Management Manual* (Public Works Department, City of Grand Junction, CO; June, 1994).

REVIEW COMMENTS

Page 1 of 2

FILE #SPR-95-153

TITLE HEADING: Site Plan Review - Bogg's Trucking

LOCATION: 2245 Colex Drive

PETITIONER: Dick Boggs

PETITIONER'S ADDRESS/TELEPHONE: 774 24 1/2 Road
Grand Junction, CO 81505
242-2987

PETITIONER'S REPRESENTATIVE: Cronk Construction

STAFF REPRESENTATIVE: Mike Pelletier

NOTE: WRITTEN RESPONSE (4 COPIES) BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

MESA COUNTY BUILDING DEPARTMENT

9/7/95

Bob Lee

244-1656

We will need 2 sets of plans, sealed by an architect or engineer for our review. East wall of building is required by code to be fire-rated. A general contractor, licensed to do work in Grand Junction, is required to perform the work on the building.

CITY FIRE DEPARTMENT

9/8/95

Hank Masterson

244-1414

1. A fire flow survey is required - submit complete stamped building plans to the Fire Department for this purpose and for our plan review.
2. The existing fire lines and hydrants are adequate provided that the required fire flows are available.

COMMUNITY DEVELOPMENT DEPT.

9/13/95

Mike Pelletier

244-1437

1. Landscaping plan meets the Code.
2. Code requires that all parking and vehicle travel areas be paved while storage areas can be graveled (see 5-4-1-A-1). Therefore, we will require pavement of the area to the north and east of a line drawn between the western edge of the eastern ingress/egress and the northwestern corner of the truck wash area.
3. Put in writing the expected trips per day for the site (trucks and cars).

GRAND JUNCTION DRAINAGE DISTRICT

9/18/95

Floyd Bernal

242-4343

There are no existing or planned District facilities within the parcel located at 2245 Colex Drive, which is identified as the east half of Lot 4 of SWD Subdivision, First Addition, near the intersection of Highway 6 & 50 and U.S. Interstate 70.

CITY UTILITY ENGINEER

9/18/95

Trent Prall

244-1590

SEWER - CITY

1. Please contact Utility Billing (244-1580) for more information regarding plant investment fees for sewer. The following information will be requested by Utility Billing: number of employees.
2. Please show proposed sewer connection.

WATER - UTE

1. Please show proposed water connection.

CITY DEVELOPMENT ENGINEER

9/19/95

Jody Kliska

244-1591

1. Proposed drainage is acceptable.
2. Transportation Capacity Payment is \$732.

PETITIONER'S RESPONSE TO REVIEW COMMENTS

RE: Site Plan Review - Boggs' Trucking

PETITIONER: Dick Boggs 242-2987
774 24-1/2 Road
Grand Junction, CO 81505
242-2987

REPRESENTATIVE: Cronk Construction, Inc.
245-0577

DATE: October 9, 1995

1. MESA COUNTY BUILDING DEPARTMENT

Two sets of plans, sealed by an engineer or architect, will be submitted for review by the Mesa County Building Department. Petitioner agrees that the east wall of the building will be fire-rated. A general contractor, licensed by the City, will perform work on the building.

2. CITY FIRE DEPARTMENT

10-17-95 HAND REVISIONS MADE FOR
OK PER DATE 10-19-95

A complete, stamped set of building plans will be submitted to the Fire Department for review and fire flow survey.

3. COMMUNITY DEVELOPMENT DEPT.

The attached site plan has been revised to show pavement of the required area. As per discussion with Jody Kliska, City Development Engineer, recycled asphalt is an acceptable paving material. The plan has also been revised to show 10 expected trips per day for the site, 4 cars and 6 trucks.

4. GRAND JUNCTION DRAINAGE DISTRICT

No response necessary.

5. CITY UTILITY ENGINEER

The proposed business will have one employee. This information will be provided to Utility Billing. The site plan has been revised to show the proposed sewer connection and the proposed water connection.

6. CITY DEVELOPMENT ENGINEER

No response necessary.

NO DRAINAGE FEE
\$732 TCP
NO OS FEE

HAVE WILL
PHONE
WRITE
OK

STAFF REVIEW

FILE: SPR-95-~~154~~ 153
DATE: September 8, 1995
STAFF: Mike Pelletier
REQUEST: Site Plan Review - Truck Storage/Service
LOCATION: 2245 Colex Drive
ZONING: I-1

STAFF COMMENTS:

1. Landscaping plan meets the Code.
2. Code requires that all parking and vehicle travel areas be paved while storage areas can be graveled (see 5-4-1-A-1). Therefore, we will require pavement of the area to the north and east of a line drawn between the western edge of the eastern ingress/egress and the northwestern corner of the truck wash area.
3. Put in writing the expected trips per day for the site (trucks and cars).

A handwritten signature in black ink, appearing to be 'M. Pelletier', is located in the lower-left quadrant of the page. The signature is stylized and includes a long, sweeping underline that extends towards the right.



May 30, 1997

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

Dick Boggs
2245 Colex Drive
Grand Junction, CO 81505

RE: Bogg's Trucking; SPR-95-153

Dear Dick:

At your request I rereviewed the approved site plan for your facility at 2245 Colex Drive. The site plan is showing less trees than required by City Code. The plan shows 7 trees, my calculations show that 9 trees are required. You are required to install the amount shown on the site plan. At least 300 square feet of the cobble rock area must be covered by shrubs. Your site plan indicates that 24 Gold Coast Junipers were to be planted. If a different species or amount is proposed you must supply the necessary information to show that the selected species will cover the required 300 square feet.

Your site plan, as well as City Code, requires that the trees be at least 6' high at the time of planting if an evergreen species is proposed, or 1.5" caliper if the trees are deciduous. The shrubs must be at least 5 gallon in size. These standards apply to all new developments throughout the city. This standard cannot be varied unless a variance is approved and economic hardship is not a basis for granting a variance. Therefore all of the landscaping as shown on the approved site plan must be installed by July 1, 1997. The Code does not allow a further extension, especially since your building has been occupied in violation of the Building Code, without a Certificate of Occupancy, for approximately 5 months.

Please install the landscaping by the date indicated above and call me for an inspection. Any changes made from the approved site plan require prior City approval. If you have any questions please call me at 244-1447.

Sincerely,

A handwritten signature in cursive script that reads "Bill Nebeker".

Bill Nebeker
Senior Planner

c: Code Enforcement

City of Grand Junction

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

Phone: (970) 244-1430
FAX: (970) 244-1599



July 30, 1997

Dick Boggs
2245 Colex Drive
Grand Junction, CO 81505

RE: Trucking Facility; SPR-95-153

Dear Dick:

Thank you for complying with the landscaping requirement for your facility on Colex Drive. I've inspected the new trees and shrubs and they meet the code requirements. Your landscaping is important, especially when other lots are developed around you in the future. For example, the City is in the process of approving a 13,000 square foot warehouse across the street from you. As this project's landscaping and yours matures, they will complement each other and enhance the appearance of the street. Please take the time to assure that your landscaping gets the proper watering and maintenance that it needs..

With all improvements completed on your parcel I signed your Certificate of Occupancy today and delivered it to the County Building Department. I assume that they'll be getting a copy of it to you soon. Our file and Code Enforcement's file will be closed on this project.

If you have any questions please call me at 244-1447.

Sincerely,

A handwritten signature in black ink that reads "Bill Nebeker". The signature is written in a cursive style.

Bill Nebeker
Senior Planner



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

November 8, 1996

Dick Boggs
2245 Colex Drive
Grand Junction, CO 81505

RE: Bogg's Trucking; SPR-95-153

Dear Dick:

I have been unable to reach you by phone to discuss the status of your facility at 2245 Colex Drive. This week I received the certificate of occupancy (CO) from the County Building Department. The CO cannot be signed until all on and off-site improvements as shown on the approved site plan have been completed. A site check on November 8, 1996 showed that required landscaping and paving of employee parking and the main driveway into the facility has not been installed.

If landscaping and paving is not proposed at this time a development improvements agreement is required, with a monetary guarantee for their installation within one year. Please call me at 244-1447 to advise me how you want to proceed. The building should not be occupied until the certificate of occupancy is signed.

Sincerely,

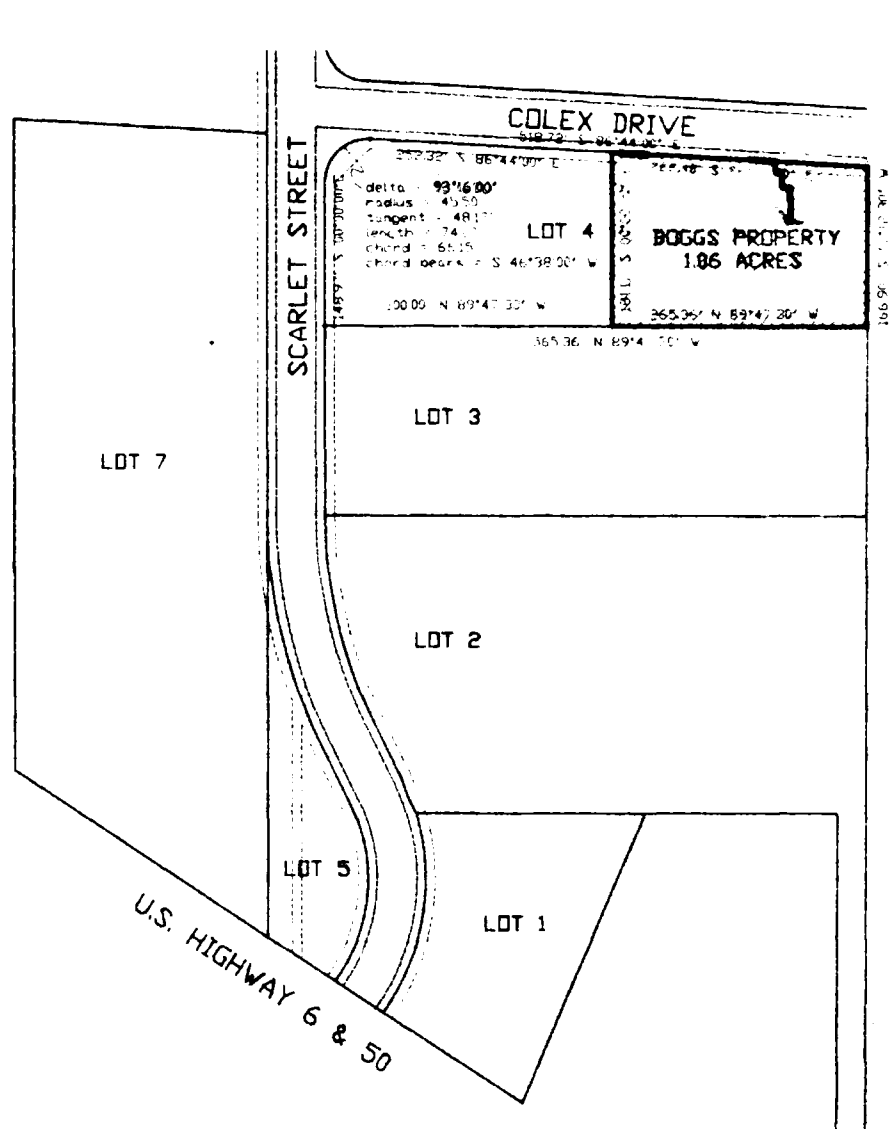
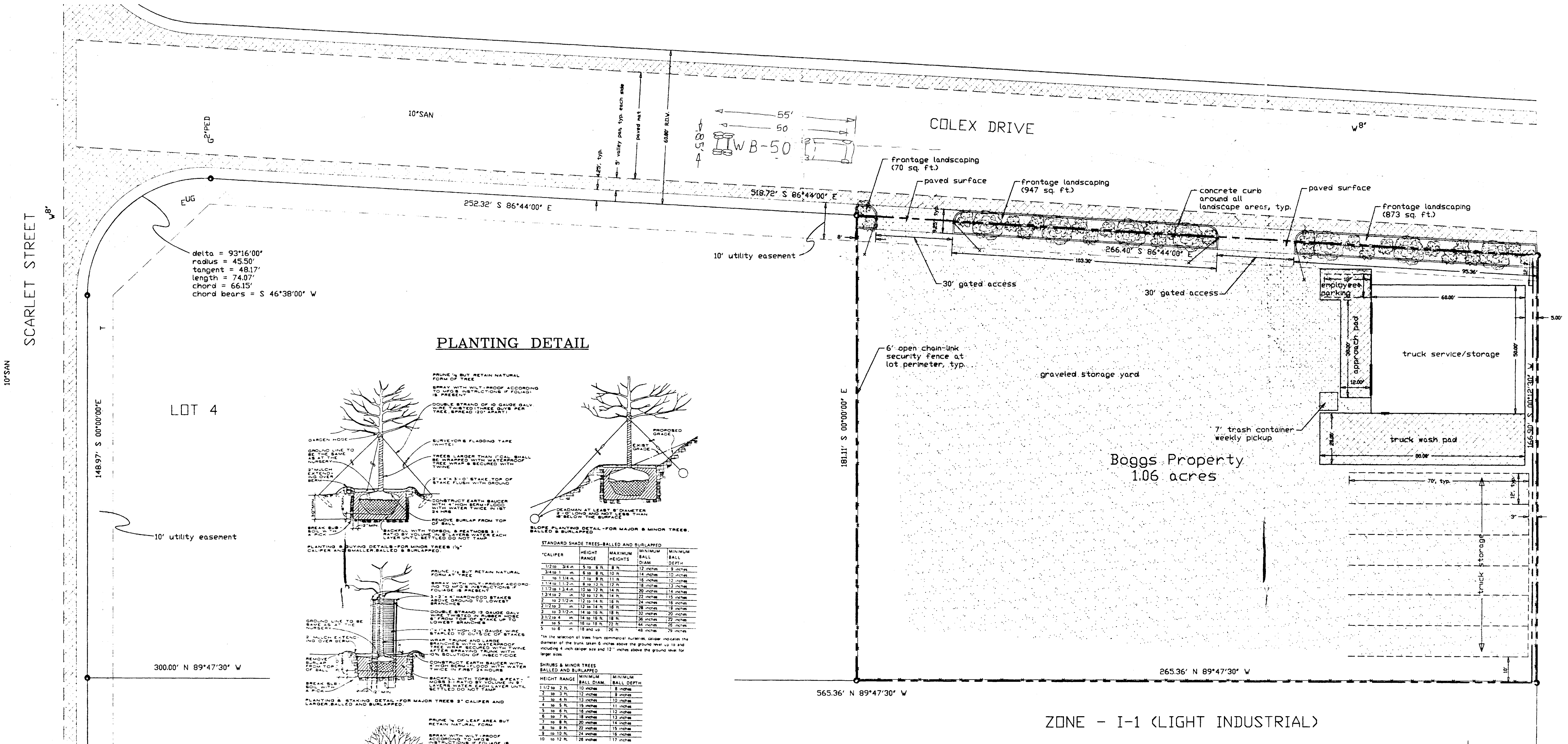
A handwritten signature in black ink that reads "Bill Nebeker". The signature is written in a cursive style.

Bill Nebeker
Senior Planner

DIA SENT 11-18-96 BN

REVISIONS	DATE	BY	REMARKS
	10/07/95	pet.	response TAC

DICK BOGGS PROJECT
Site Plan
Lot 4 except west 300' thereof
SWD Subdivision, First Addition



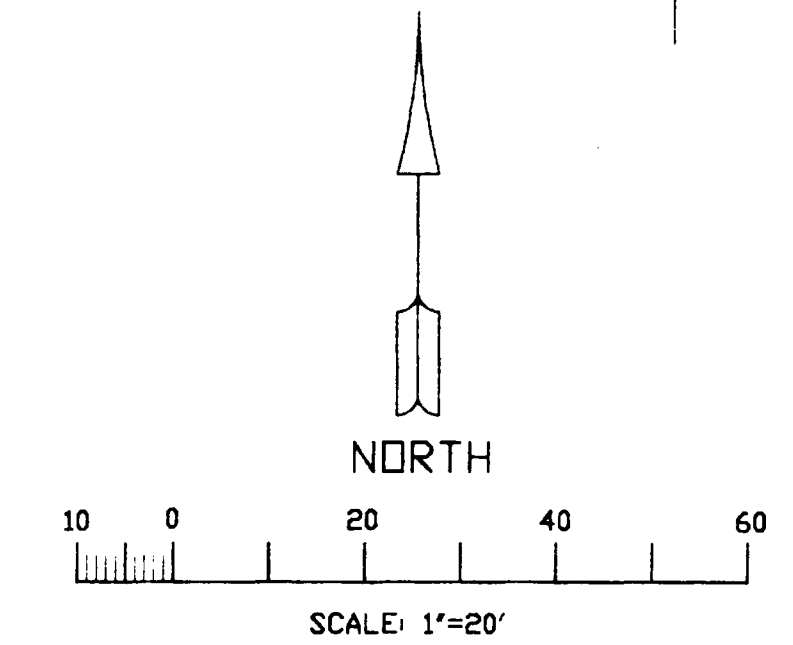
ACCEPTED 10/95
 ANY CHANGE OF RECORDS MUST BE APPROVED BY THE CITY PLANNING DEPT. FOR RECORDING PURPOSES ONLY. LOCAL ORDINANCES, ZONING AND PROPERTY LINES.

ZONE - I-1 (LIGHT INDUSTRIAL)

PRELIMINARY SITE PLAN
 SCALE: 1" = 20'

PARKING SPACE CALCULATIONS

USE	CRITERIA	PARKING REQUIRED
WAREHOUSING/LOW-TRAFFIC STORAGE YARD	1.0 PER EMPLOYEE	1
	1.0 PER BUSINESS VEHICLE	4
EXPECTED TRIPS PER DAY: 10 (4 CARS/6 TRUCKS)	TOTAL PARKING REQUIRED	5
	TOTAL PARKING PROPOSED	7



- LEGEND**
- PROPERTY CORNER
 - BURR OAK QUANTITY: 7 6' MINIMUM SIZE 30'X12' AT MATURITY
 - GOLD COAST JUNIPER QUANTITY: 24 5 GALLON MINIMUM SIZE 2.5'X6' AT MATURITY
 - GROUND COVER - COBBLESTONE
 - CONCRETE
 - RECYCLED ASPHALT

ENGINEERING DESIGN BY
CRONK CONSTRUCTION INCORPORATED
 1129 -24- ROAD GRAND JUNCTION, CO 81505 970-245-0577

PROJECT
Dick Boggs site plan

SCALE
 as shown

DATE DRAWN
 08/27/95

LATEST REVISION
 10/07/95

SHEET 1 OF 3