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File SPR-1995-210

Date 12/6/99

P	S	<p>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, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>		
X	X	*Summary Sheet – Table of Contents		
		Application form		
		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		
		*Mailing list		
		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 nonbound reports		
		Traffic studies		
X		Individual review comments from agencies		
X	X	*Consolidated review comments list		
X	X	*Petitioner's response to comments		
		*Staff Reports		
		*Planning Commission staff report and exhibits		
		*City Council staff report and exhibits		
		*Summary sheet of final conditions		
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)		
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:				
X	X	Letter from Bill Nebeker to Edward Tolen – 1/30/96	X	X
				Site Plan
X		Memo to Hank Masterson from Bill Nebeker re: re-review of Site Plan-1/15/96	X	
				Landscaping Plan
X		Handwritten reply to 1/15/96 memo		
X		E-mail from Jody Kliska to Marcia Rabideaux re: required drainage study-1/23/96		
X		E-mail from Hank Masterson to Bill Nebeker re: on-site hydrant-1/17/96		
X		Certificate of Occupancy		
X	X	Planning Clearance - **		
X	X	Letter from Jim Shanks to Larry Cleaver – 2/6/96		
X		E-mail from Jody Kliska to Bill Nebeker re: plan complete – 4/9/96		
X		Abstract of Title		
X		Deed		
X		Grading & Drainage Plan		

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 560 25 Rd

Project Name: UTE WATER EXPANSION

ITEMS		DISTRIBUTION																				TOTAL REQ'D.						
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent	● City Parks/Recreation	● City Fire Department	● City Assessor	○ City Downtown Dev. Auth.	○ County Planning	● County Bldg. Dept.	○ Irrigation District	○ Drainage District	○ 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	
Date Received <i>pd w/ VR-95210</i>																												
Receipt #																												
File # <i>SPR-95210(2)</i>																												
● Application Fee	VII-1																											1
● Submittal Checklist *	VII-3	1																										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	5	
● Planning Clearance*	VII-3	1																										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	5	
● Evidence of Title	VII-2	1		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	5	
○ 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	7	
○ 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		
● Grading and Drainage Plan	IX-16	1	2										1							1								3
○ 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	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																								4
○ 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.

**GENERAL PROJECT REPORT
UTE WATER CONSERVANCY DISTRICT
NEW SHOP AND OFFICE ADDITON**

Project Description

The Ute Water Conservancy District (the District) owns a 3 acre lot at 560 25 Road. Existing improvements at the site include a 5,800 sf office building, a 1,440 sf mechanics shop and a 3,000 sf parts warehouse. Planned improvements at the site include a 2,400 sf addition to the existing office, a new 5,280 sf mechanics shop and a 4,000 sf covered parking area.

Public Benefit

Benefits to the public due to these improvements include better customer service provided by better organization allowed with the increased space.

Project Compliance, Compatibility, and Impact

This area is currently zoned commercial. Planned improvements will not be a deviation from existing uses.

Primary access to the site is off of 25 Road with additional access for trucks and equipment off of Inland Avenue, a local street off 25 Road. There should be no increase in traffic or change in traffic patterns due to the improvements.

Utilities for the site are already in place with the exception of sanitary sewer to the new shop. Sanitary sewer service will be provided to the shop by connecting to an existing sanitary sewer in South Westgate Drive. Fire hydrants are located on the west side of 25 Road across from the subject lot and at the intersection of South Westgate Drive and West Pinyon Avenue.

In addition to the new shop a vehicle wash bay will be built. Water from this washbay will be discharged through a sand trap prior to discharge into the sanitary sewer system.

There will be no impacts to public facilities caused by the planned improvements.

Soils in the area are primarily low plasticity silts and clays. The topography of the area is relatively flat. There should be no impact to site geology due to this project.

The District currently has 49 employees, 26 in the office and 23 in maintenance and metering. The District's hours of operation are 8 AM to 5 PM, Monday through Friday, except for emergency service.

Development Schedule and Phasing

The schedule for construction of the improvements is as follows:

New Shop

Begin construction - December 1995
Construction complete - April 1995

Office Addition

Begin Construction - August 1996
Construction complete - December 1996

Covered Parking

Begin construction - May 1995
Construction complete - June 1995

REVIEW COMMENTS

Page 1 of 2

FILE #SPR-95-210

TITLE HEADING: Site Plan Review - New Building
and Expansion of Current Building

LOCATION: 560 25 Road

PETITIONER: Ute Water Conservancy District

PETITIONER'S ADDRESS/TELEPHONE: 560 25 Road
Grand Junction, CO 81505
242-7491

PETITIONER'S REPRESENTATIVE: Edward Tolen

STAFF REPRESENTATIVE: Bill Nebeker

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.

GRAND JUNCTION FIRE DEPARTMENT

12/12/95

Hank Masterson

244-1414

1. Fire Department access to new shop from east side of property off of South Westgate needs to be provided, so that the fire hydrant on South Westgate can be utilized.
2. A fire flow survey is required for this project to determine if any on-site hydrants will be required. Submit complete building plans to the Fire Department for this purpose and for our required plan review.

MESA COUNTY BUILDING DEPARTMENT

12/11/95

Bob Lee

244-1656

A fire sprinkler may be required in the new mechanics shop due to the area and use of the building. South wall of covered parking building extending east and west must be fire-resistive. A separate permit is required for each building. All plans must be sealed by an architect or engineer.

COMMUNITY DEVELOPMENT DEPARTMENT

12/15/95

Bill Nebeker

244-1447

1. City code (Section 5-1-4.A1) requires all parking and vehicular traffic surfaces to be graded for drainage and paved. Some exceptions apply to overflow parking areas or low traffic storage yards. More information needs to be provided to determine what areas may be exceptions in the storage yard. How many average daily trips are proposed for the new shop? the existing warehouse? the existing shop? pumps? Is new covered parking for Ute water utility vehicles? How many vehicles (include vehicles not parked in the covered parking) are there and what is the average daily trips they make? Is there any new paving proposed?

2. The square footages in the project narrative do not match the submitted site plan. Is the new office addition 2400 s.f. or 2800 s.f. (per the drawing)? Is the new covered parking 3800 s.f. or 4000 s.f.?
3. Submit a revised site plan showing where garage doors are on proposed new shop.
4. It appears that two trees will be removed when the new office addition is constructed. These trees must be replaced on other areas of the lot. Show on the site plan where they will be replaced.
5. If Pinyon Street is not vacated, 75% of the first 5 feet of the Pinyon Street frontage must be landscaped. This condition may be deferred until Pinyon Street is constructed. If Pinyon Street is vacated, two additional trees must be planted in the vacated right-of-way adjacent to 25 Road.

CITY UTILITY ENGINEER

12/18/95

Trent Prall

244-1590

1. Please contact Dan Tonello with the Industrial Pretreatment section (244-1489) at the Persigo Sewer Treatment Plant for specific requirements for an oil/water separator for the proposed truck wash.
2. Please contact Utility Billing at 244-1580 for information regarding Sewer Plant Investment fees. All applicable fees must be paid prior to issuance of a building permit.
3. City of Grand Junction Street Cut Permit will be required for sewer tie-in to South Westgate Drive.

CITY DEVELOPMENT ENGINEER

12/18/95

Jody Kliska

244-1591

1. Transportation Capacity Payment - Office \$2,473.57 + Shop \$1,288.32 = \$3,761.89 Total. No street improvements to 25 Road or Pinyon Avenue are required.
2. Drainage - Any tie into existing system must be approved by Grand Junction Drainage District. Their system appears to be near or at capacity, in which case on-site detention with a metered flow into their system will be required. On-site detention facilities require a drainage study in conformance with City requirements and a design for the facility.

UTE WATER CONSERVANCY DISTRICT

560 25 Road, P.O. Box 460
Grand Junction, CO 81502

Office
Telephone: 970-242-7491
FAX: 970-242-9189

Treatment Plant
Telephone: 970-464-5563
FAX: 970-464-5443

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JAN 12 RECD

RESPONSE TO REVIEW COMMENTS

City File #SPR-95-210

Title Heading: Site Plan Review - New Building and Expansion of Current Building

Location: 560 25 Road

Petitioner: Ute Water Conservancy District

Petitioner's Address/Telephone: 560 25 Road

Grand Junction, CO 81505

242-7491

Petitioner's Representative: Edward Tolen

Grand Junction Fire Department Comments

- 1) Access to the site from the east side of the property off of South Westgate can be provided through a gate located at the southeast corner of the property. A locking device accessible to the fire department can be used or the lock on the gate can be cut by the fire department if the need arises, whichever method is preferred by the fire department.
- 2) The fire department will perform a fire flow survey of the existing fire hydrants. If an on-site hydrant is found to be required, it will be provided.

Mesa County Building Department Comments

- 1) If required, a fire sprinkler system will be included in the new shop.
- 2) The covered parking is not planned to have a wall on the south side except for approximately 30 linear feet which will be used for storage. Any walls on the south side will have fire rating as required by code.
- 3) Separate permits will be obtained for each building.
- 4) Plans will be sealed by an engineer.

Community Development Department Comments

- 1) We take exception to the required grading and paving of the storage/maintenance yard. Because of the nature of the work done by the District, vehicles accumulate mud, dirt and gravel.

If the area where they park is paved, any mud and dirt will fall on to the pavement and get into the storm drainage system. This would increase the amount of pollutants into the river as well as increase the maintenance on any drainage system due to the sediment. The site has been in continuous use since 1964 for the existing use, with no problems with dust. Because there would be no change or increase in use, there should be no problem with dust.

- 2) New covered parking is for District maintenance vehicles. The District currently has 24 maintenance vehicles with 62 average daily trips. In addition, 14 employee vehicles are parked in the storage yard each day.
 - 3) A 20-foot wide asphalt apron on the west side of the shop and on the east side of the shop is proposed (see revised site plan.)
 - 4) The square footage of the office addition is 2,800 sf and 3,800 sf for the covered parking (see revised site plan.)
 - 5) Revised site plan will show location of garage doors.
 - 6) Any trees that are removed due to office addition will be relocated or replaced. Location of trees is shown on revised site plan.
 - 7) In the event that the Pinyon Street ROW is not vacated, we are requesting waiver of the landscaping requirements until improvements are made to this street. If the Pinyon Street ROW is vacated, additional landscaping will be provided along 25 Road.
-

City Utility Engineer Comments

- 1) Dan Tonello at the Persigo Wastewater Treatment Plant has been contacted regarding requirements for an oil/water separator.
 - 2) Utility Billing has been contacted regarding Sewer Plant Investment Fees.
 - 3) A street cut permit will be obtained for the sewer tie-in to South Westgate Drive.
-

City Development Engineer Comments

- 1) In regards to the Transportation Capacity Payment, we are taking exception to this requirement. The construction of a new shop is to replace an existing shop. This facility will not generate additional traffic. The office addition is proposed to serve the existing employees that are using the existing office. No increase in the number of employees is planned due to the office addition. The office addition will not generate additional traffic. Section 5-4-1, H, 1 requires the Transportation Capacity Payment to be made only when the development will generate additional

traffic. Under Section 5-4-1, H, 8, a & b, this payment is not required if no additional trips will be created and the use of the property is not changed.

2) The Grand Junction Drainage District has been contacted and would permit connection to the 24-inch drain located on the west side of 25 Road. If on-site detention facilities would be required to tie to the 24-inch drain, we would prefer to run a drain to the open drainage ditch which is south of West Pinyon Avenue. This has also been approved by the Drainage District.



January 30, 1996

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

Edward Tolen
Ute Water Conservancy District
560 25 Road
Grand Junction, CO 81505

Re: Office & Maintenance Expansion; #SPR-95-210

Dear Ed:

I apologize for the delay in returning these comments to you. The following comments are made in response to your response to review comments, received by the City on January 12, 1996.

1. Per Hank Masterson at the Fire Department, Ute Water will install an on-site hydrant located about 20 feet southwest of the existing warehouse. Because of this on-site hydrant, Fire Department access to the site from South Westgate will not be necessary. This hydrant will be required for a building permit.
2. It appears that Mesa County Building Dept. comments will be satisfied at the time of building permit review.
3. City Utility Engineer comments have been satisfied.
4. A Transportation Capacity Payment of \$3,761.89 is still required. Since the customer base for Ute Water is not static, but growing, new trips are generated. If you wish to appeal this requirement please write a letter to Jim Shanks, Public Works Director, explaining to him why there will not be an increase of traffic due to the expansions. He has authority to waive the TCP requirement.
5. Per Jody Kliska, City Development Engineer, Grand Junction Drainage District is not sure of the existing capacity of their facilities in 25 Road. A drainage study as previously noted is still required. Even though the runoff is being discharged into the Drainage District facility, it will need to do so at a metered flow, which means on-site detention will be required. **A drainage study and engineered plans are required.**

Two copies of the drainage study and engineered plans are to be submitted to Jody Kliska; one copy to city planning and at least one copy to Grand Junction Drainage District.

6. The revised site plan does not show where the two trees will be relocated, but they will be required. Otherwise the site plan is acceptable.

Landscaping along West Pinyon Avenue right-of-way will not be required at this time. Future additions may require landscaping if the road is developed at that time.

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

Sincerely,

A handwritten signature in cursive script that reads "Bill Nebeker". The signature is written in black ink and is positioned above the typed name.

Bill Nebeker
Senior Planner

February 6, 1996



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (970)244-1599

Larry Cleaver
General Manager
Ute Water Conservancy District
560 25 Road, P.O. Box 460
Grand Junction, CO 81501

Re: TCP for Office and Maintenance Expansion

Dear Larry:

Thank you for your recent letter concerning Transportation Capacity Payment for building construction work being planned to the offices and shop area of Ute Water.

I understand from your letter that the administrative building expansion will serve existing administrative employees and that the shop facility is to provide more room for servicing existing construction equipment.

Based on this information, I find that your addition will not generate additional traffic trips and will not be subject to the Transportation Capacity Payment.

Please feel to call if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "James L. Shanks".

James L. Shanks, P.E.
Director of Public Works & Utilities

xc: Bill Nebeker
Jody Kliska



INLAND AVENUE

25 ROAD

S WESTGATE DR

EXISTING 8640
 PROPOSED 11,880
 TOTAL 20,520

REG. PARKING
 1 SP PER 300 SQ OFFICE
 7000 SQ 23 SPACES (24)
 + 1 SP PER 20 VEHICLE
 35 SPACES PROVIDED
 29 REG. 20 VEHICLE
 24 REG. 20 VEHICLE
 1 PER 20 VEHICLE

UTE WATER OPEN LOT

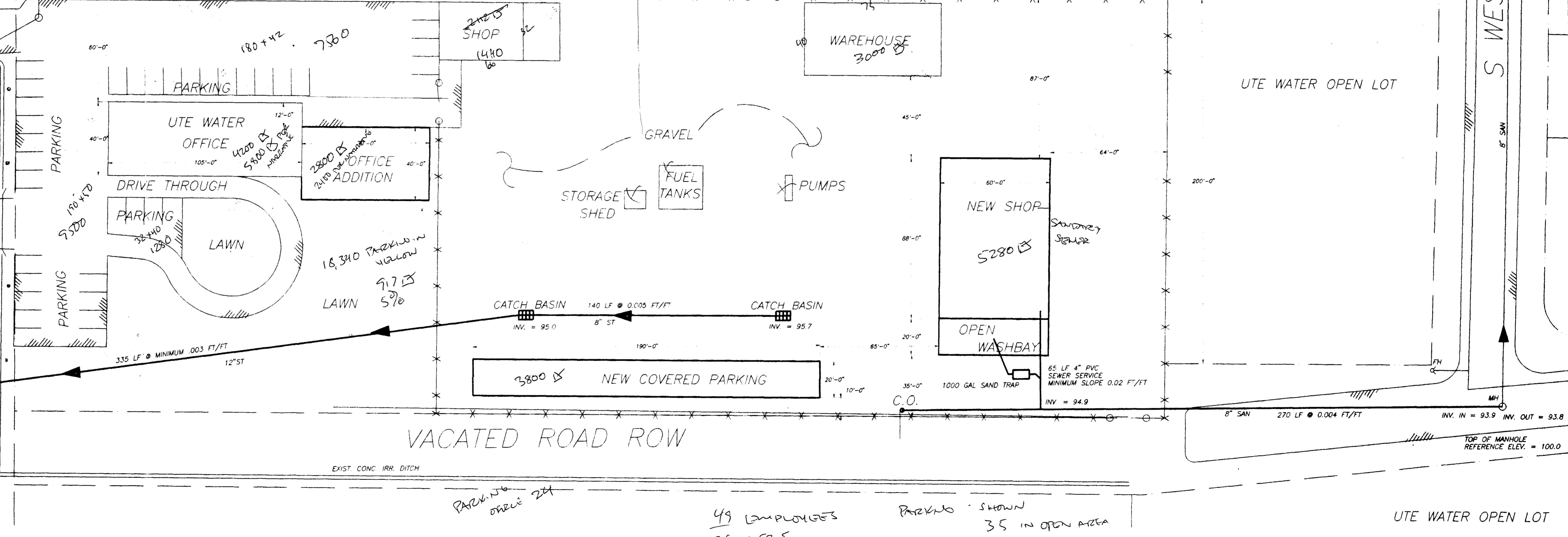
UTE WATER OPEN LOT

UTE WATER OPEN LOT

C-2
 PARKING - OK
 45 SPACES
 915s - OK

CONNECT STORM DRAIN
 TO EXISTING DRAIN
 INV. = 84.16

NEED TO USE GRADES FOR CONC



SEWER AND STORM DRAIN SHALL BE CONSTRUCTED IN CONFORMANCE WITH CITY OF GRAND JUNCTION STANDARD SPECIFICATIONS.

VERTICAL BENCHMARK: RIM OF MANHOLE AT INTERSECTION OF SOUTH WESTGATE DRIVE AND WEST PINYON AVENUE. REFERENCE ELEVATION = 100.00 FT.

49 EMPLOYEES
 26 OFFICE
 23 VEHICLE SPACES

PARKING SHOWN
 35 IN OPEN AREA

DESCRIPTION	DATE	DRAWING LAST MODIFIED	DATE	SCALE	UTE WATER CONSERVANCY DISTRICT SITE PLAN & LANDSCAPE PLAN PROPOSED EXPANSION	APPROVED BY	DATE	SHEET 1
REVISION		DESIGNED BY E. TOLEN	DATE NOV. 95	PLAN		CITY ENGINEER		
REVISION		APPROVED BY R. OHM	DATE NOV. 95	HORIZ. 1"=30'		APPROVED BY	DATE	
REVISION		FILED BOOK NO.	PAGE			COMMUNITY DEVELOPMENT	FILE COPY	1ST SUBMITTAL

SITE PLAN & LANDSCAPE PLAN
PROPOSED EXPANSION