





# United States Department of the Interior

U.S. GEOLOGICAL SURVEY

Water Resources Division  
402 Rood Avenue, Rm 230  
Grand Junction, CO 81501  
(970) 245-5257

September 6, 1995

## Memorandum

To: Site Plan Review Department

From: Paul von Guerard, Western Slope Subdistrict Chief, Grand Junction, Colorado

Subject: Temporary modular building, 520 West Gunnison

As part of the mission of the Water Resources Division of the U.S. Geological Survey (USGS), the Western Slope Subdistrict collects water-quality data at over 60 sites from streams in western Colorado. In addition, starting October 1, the Upper Colorado River Water-Quality Assessment program will begin collecting water-quality data at about 14 sites. The USGS has a need for a separate facility dedicated for preparation for field water-quality sampling. The period requested for the temporary use permit would be from September 25, 1995 through September 25, 1996. The hours of operation of this facility would normally be from 0630 AM to 0600 PM, Monday through Friday. However, when necessary (during periods of flooding or periods of round-the-clock sampling), the facility would be used intermittently at times other than the normal hours of operation.

The adjacent warehouse and yard site is used to store equipment and materials for streamgaging operations. Water-quality sampling requires the use of certain chemicals. A list of chemicals that would be housed at the temporary modular building is included for your information. These chemicals will be stored in cabinets designed for the storage of chemicals. The amounts listed in this inventory fluctuate very little. As materials are used up they are replaced.

The temporary modular building will be used, almost exclusively, to store, clean, and maintain water-quality sampling equipment. The following is a description of the activities that would take place at the field preparation facility that would be located in the ware yard at the USGS warehouse, 520 West Gunnison in Grand Junction:

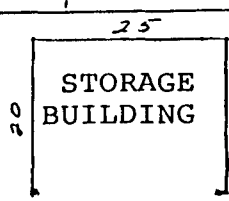
- an area to prepare for water-quality sampling field trips
- preparing media for bacteria analysis
- sterilizing equipment, and bio-waste
- calibrating and maintaining field instruments
- cleaning field sampling equipment using soap and dilute hydrochloric acid (less than 5% volume to volume concentration) solutions

- storing supplies including ampules used for field preservation of samples
- no open flame operations or digestions done, nor will there be capability to do so
- no samples are analyzed for chemical constituents or organic compounds
- no hazardous environmental samples are collected or stored
- a fume hood is used to make up dilute solutions of hydrochloric acid from a concentrated solution

Please call if further information is required. Contact: Paul von Guerard, 245-5257, ext. 3014.

#### CHEMICAL INVENTORY LIST AND APPROXIMATE QUANTITIES:

Quantity	Material
1/4 lb	Cobalt chloride crystals
1/2 lb	Sodium Thiosulfate, crystals
1 lb	Potassium Phosphate Monobasic
1/4 lb	Hydrazine Sulfate
1/2 lb	Calcium Sulfate
4 lb	Sodium Sulfite crystals
1/2 lb	Zinc Acetate
1 lb	Sodium Carbonate
2.5 lb	Potassium Chloride
1 lb	Sodium Chloride
2 gm	Rosolic Acid crystals
20 gm	m TEC agar
20 gm	KF Streptococcus agar
20 gm	M FC agar



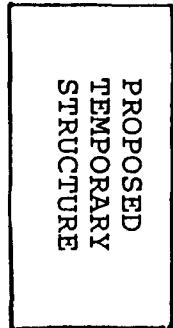
ACCEPTED APP 9/28/95  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

All areas are paved

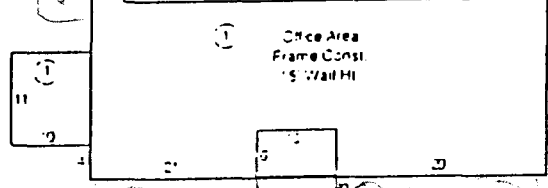
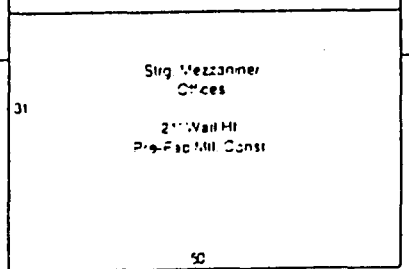
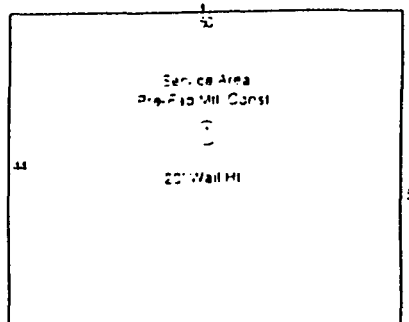
9' SOLID WOODEN FENCE

CHAINLINK FENCE

20'



40'



PARKING

PARKING

Boundary

lava rock

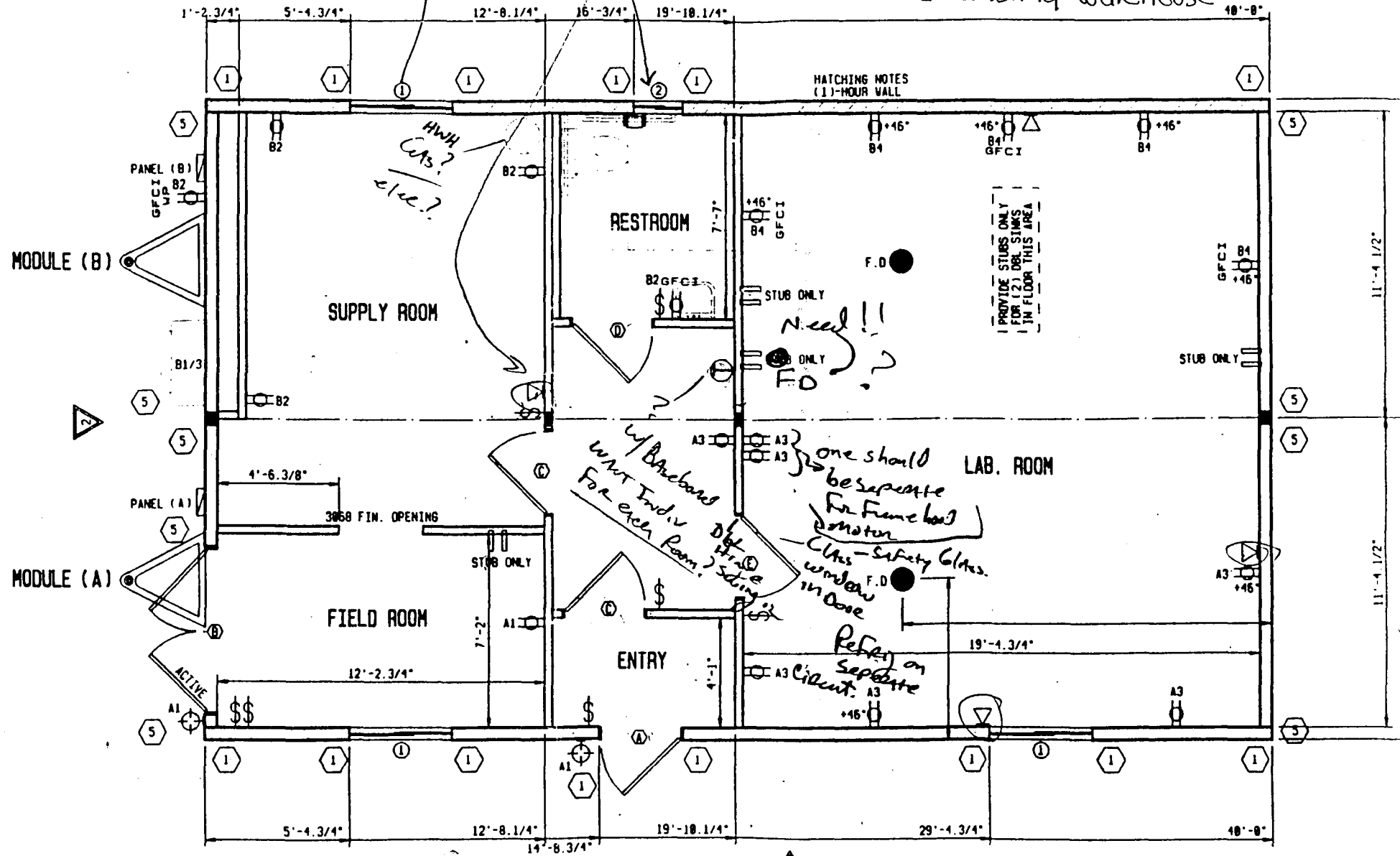
Existing Landscaping is shown in rough form

X Shrubs, roses  
pines, aspen

West Gunnison

TEMPORARY STRUCTURE DRAWING

DELETE 2 WINDOWS. to allow for 1 hour wall to face existing warehouse



FLOOR PLAN

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

**NOTE:**  
 CUSTOMER TO VERIFY AND  
 SUPPLY ALL LOCATIONS (DIM'S)  
 TO ALL PLUMBING STUBS, FLOOR  
 DRAINS & RECEPTS

Ralph Guerrie  
520 West Gunnison Avenue  
Grand Junction, CO 81505

September 7, 1995

Paul von Guerard  
U.S. Geological Survey  
Water Resources Division  
402 Rood Ave., Rm. 223  
Grand Junction, CO 81501

Dear Paul:

This letter is authorization for a temporary use permit for a temporary modular building at 520 West Gunnison Avenue, Grand Junction, CO.

Sincerely,

A handwritten signature in black ink that reads "Ralph Guerrie". The signature is written in a cursive style with a large, sweeping initial "R".

Ralph Guerrie

# REVIEW COMMENTS

Page 1 of 2

FILE #TUP-95-3.24

TITLE HEADING: Temporary Use Permit -  
Office Building

LOCATION: 520 W. Gunnison

PETITIONER: U.S. Geological Survey

PETITIONER'S ADDRESS/TELEPHONE: 402 Rood Avenue, Room 223  
Grand Junction, CO 81501  
245-5257, ext. 3014

PETITIONER'S REPRESENTATIVE: Paul von Guerard

STAFF REPRESENTATIVE: Jan Koehn

---

**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.**

---

MESA COUNTY BUILDING DEPARTMENT  
Bob Lee

9/26/95  
244-1656

---

The modular office building must be U.B.C. certified. The foundation must comply to local requirements. Handicap access is required. A City licensed general contractor is required for the foundation and set-up work.

GRAND JUNCTION FIRE DEPARTMENT  
Hank Masterson

9/26/95  
244-1414

---

1. Provide one 2A:10B:C fire extinguisher for the temporary structure.
2. Storage and use of chemicals listed on inventory list must comply with requirements of Article 79 and 80 of the Uniform Fire Code. It appears that amounts of all chemicals are below exempt amounts for all categories of hazards. Please contact Fire Department if you have any questions about storage and use requirements.

CITY DEVELOPMENT ENGINEER  
Jody Kliska

9/26/95  
244-1591

---

No comment.

COMMUNITY DEVELOPMENT DEPARTMENT  
Jan Koehn

9/27/95  
244-1593

---

Regarding the application for a Temporary Use Permit for a modular building (U.S. Geological Survey) on West Gunnison:

This request does not meet any of the standards outlined in the Temporary Use Ordinance. The only types of temporary structures that we allow are mobile homes accessory to a construction project (residential or subdivision) or contractors offices accessory to a construction project. This request is for a modular building and due to Building Departments comments that it would need to be on a permanent foundation and meet all U.B.C. requirements, it does not appear that the structure is temporary, although that may be the intent.

This application will require a Site Plan Review by a planner and not a Temporary Use Permit.

CITY UTILITY ENGR  
TRENT PRALL

244-1590

---

SEWER CONNECTION ALRIGHT TO TAP EXISTING SEWER LATERAL ON SITE AS ALL STRUCTURES ARE UNDER COMMON OWNERSHIP ON <sup>ESSENTIALLY</sup> ONE LOT (3 LOTS TIED TOGETHER).

City Planner  
Mike Pelletier

- Entire site is paved, thus no drainage fee is required.
- This addition does not require more parking spaces and the site currently has plenty of spaces.
- Existing landscaping exceeds Code requirements.



To: Marcia Rabideaux  
From: Jan koehn  
Subject: TUP 95-3.24  
Date: 9/22/95 Time: 3:53PM

This TUP request does not meet any of our standards, although it may fit the "Similar & Compatible" category that we have. The Administrator needs to make that decision however, so it will have to be held until I can speak with Larry about it, which will be Wednesday because I'm in budget on Monday on Tuesday. I'm also not comfortable with the chemical list which they provided us, since I have no knowledge of chemicals! The Fire department will have to attest to the proper storage and containment of these. Thanks, Jan

To: Marcia Rabideaux  
From: Jan koehn  
Subject: Fwd: Error in delivering message.  
Date: 9/28/95 Time: 11:32AM

SPR-95-173

Originated by: -MaiSer- @ CITYHALL on 9/28/95 11:38AM  
Forwarded by: JANK @ CITYHALL on 9/28/95 11:32AM (CHANGED)

\*\*\*\*\* ORIGINAL MESSAGE FOLLOWS  
\*\*\*\*\*

Unknown user at destination host: MarciaR @ CITYHALL

Returned message follows:

Regarding the application for a temporary use permit for a modular building (US Geological) on W. Gunnison. This request does not meet any of the standards outlined in the temporary use permit ordinance. The only types of temporary structures that we allow for are mobile homes accessory to a construction project (residential or subdivision projects) or contractors offices accessory to a construction project. This request is for a modular building and due to building departments comments that it would need to be on a permanent foundation and meet all UBC requirements, it does not appear that the structure is necessary temporary, although that may be the intent. This application will require a site plan review by a planner and not a TUP. Jan

