

# Table of Contents

File MS-1996-214

Name: Trinity Commercial Park – 2540 Highway 6 and 50

**P** **S** A few items are denoted with an asterisk (\*), which means they are to be scanned for permanent record on the ISYS  
**r** **e** retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development  
**s** **e** file because they are already scanned elsewhere on the system. These scanned documents are denoted with (\*\*) and will  
**e** **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** **d** 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.

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		<b>*Review Sheet Summary</b>
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x		Review Sheets
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X	X	<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
X	X	Reduction of assessor's map.
		Evidence of title, deeds, easements
		<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X	X	Legal description
		Appraisal of raw land
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X	X	<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>

### DOCUMENT DESCRIPTION:

X	X	Certification of Plat – 1/22/97		
X	X	Planning Commission Minutes – 12/3/96 - **		
X	X	Correspondence		
X		Treasurer's Certificate of Taxes Due – 7/10/96		
X	X	Final Drainage Report – 9/96		
X		Notice of Public PC Hearing – sent 10/4/96		
X		Quit Claim Deed – nto conveyed to City – Bk 2103/Pg 909		
X		Agreement to Issue Policy First American Title Co.7/1/96		
X		Articles of Incorporation - 1/15/97		
X	X	Development Improvement Agreement – Bk 2295/Pg 692-**		
X		Declaration for Trinity Commercial Park		
X	X	Trinity Commercial Park – Replat – GIS Historical Maps-**		
X	X	Grading and Drainage Plan – not signed or dated		
X	X	Site Plan / Utility Composite – not signed or dated		



# DEVELOPMENT APPLICATION

Community Development Department  
250 North 5th Street, Grand Junction, CO 81501  
(303) 244-1430

Receipt \_\_\_\_\_

Date \_\_\_\_\_

Rec'd By \_\_\_\_\_

File No. MS-96-214

*We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:*

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input checked="" type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub	4.31	2540 Hwy 6&50	C-2	
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

ROBERT G. WILSON

NANCY KESSNER-WILSON

LANDesign, LLC

Name

Name

Name

P.O. Box 60221

300 MAIN ST. # 201

259 Grand Avenue

Address

Address

Address

GRAND JCT., CO. 81506 GRAND JCT., CO. 81501

Grand Jct., CO 81501

City/State/Zip

City/State/Zip

City/State/Zip

970-244-7971

970-241-2801

970/245-4099

Business Phone No.

Business Phone No.

Business Phone No.

**NOTE: Legal property owner is owner of record on date of submittal.**

*We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.*

*Nancy Kessner-Wilson*  
Signature of Person Completing Application

9/23/96  
Date

*Robert G. Wilson*  
Signature of Property Owner(s) - attach additional sheets if necessary

9/20/96  
Date

# SUBMITTAL CHECKLIST

## MINOR SUBDIVISION

Location: 2540 Hwy 6E50

Project Name: \_\_\_\_\_

ITEMS	SSID REFERENCE	DISTRIBUTION																				TOTAL REQ'D.								
DESCRIPTION		City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	City Police	County Planning	County Building Department	County Surveyor	Walker Field	School Dist. #51	Irrigation District	Drainage District	Water District / UTE	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geologic Survey	U.S. Postal Service	Persege-MAWTF	TCL Cable	
Due 1st working day of month. PC hearing 1st Tuesday following month Date Received <u>10-1-96</u>																														
Receipt # <u>4665</u>																														
File # <u>MS-96-214</u>																														
● Application Fee <u>\$475</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	
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Reduction of Assessor's Map*	VII-1	1	1	1	1	1	1	1	8	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																							
○ Appraisal of Raw Land	VII-1	1			1	1																								
● Names and Addresses*	VII-2	1																												
● Legal Description*	VII-2	1			1																									
○ Deeds	VII-1	1			1		1																							
○ Easements	VII-2	1	1	1	1		1															1	1	1						
○ Avigation Easement	VII-1	1			1		1								1															
○ ROW	VII-3	1	1	1	1		1															1	1	1						
○ Covenants, Conditions & Restrictions	VII-1	1	1				1																							
○ Common Space Agreements	VII-1	1	1				1																							
● County Treasurer's Tax Cert.	VII-1	1																												
○ Improvements Agreement/Guarantee*	VII-2	1	1	1			1																							
○ CDOT, 404, or Floodplain Permit	VII-3,4	1	1																											
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Location Map	IX-21	1																												
● Composite Plan - <u>Utilities</u>	IX-10	1	2	1	1																									
○ 11"x17" Reduction Composite Plan	IX-10	1			1	1	1	1	8	1	1	1	1				1	1	1	1	1	1	1	1	1	1	1	1		
● Final Plat	IX-15	1	2	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
○ 11"x17" Reduction of Final Plat	IX-15	1							8	1	1	1			1	1	1	1	1	1	1	1	1				1	1		
○ Cover Sheet	IX-11	1	2																											
● Grading & Stormwater Mgmt Plan	IX-17	1	2																1						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						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													1				
○ Phase I & II Environmental Report	X-10,11	1	1																											
● Final Drainage Report	X-5,6	1	2																1											
○ Stormwater Management Plan	X-14	1	2																1						1					
○ Sewer System Design Report	X-13	1	2	1																	1									
○ Water System Design Report	X-16	1	2	1															1											
○ Traffic Impact Study	X-15	1	2																						1					
○ Site Plan	IX-29	1	2	1	1		1		8																					

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

MS 96-214

2945-103-00-064  
LOUIS A PURIN  
ETAL C/O DALE BEEDE  
694 26 1/2 RD  
GRAND JUNCTION, CO 81506-1448

2945-103-00-146  
ZANSCAR  
1048 INDEPENDENT AVE  
GRAND JUNCTION, CO 81505-7185

2945-103-32-003  
LKB CORPORATION  
120 N 4TH ST  
FRISCO, CO 80443-9999

2945-103-00-080  
HAROLD WOOLARD  
BETTY - DBA THE CORNER STORE  
2541 HIGHWAY 6 AND 50  
GRAND JUNCTION, CO 81505-7168

2945-103-26-001  
ROBERT G WILSON  
TRUSTEE FOR RAYMOND C HOUCK

PO BOX 60221  
GRAND JUNCTION, CO 81506-8758

2945-104-00-922  
COLORADO GAME FISH & PARKS  
DEPT  
C/O DEPT OF NATURAL RESOURCES  
6060 BROADWAY  
DENVER, CO 80216-1029

Robert G. Wilson  
P.O. Box 60221  
Grand Junction, CO 81506

Dennis Johnson  
Landesign  
259 Grand Ave.  
Grand Junction, CO 81501

2945-103-00-081  
BELLEVILLE DEVELOPMENT LP  
  
955 EXECUTIVE PARKWAY STE 210  
ST LOUIS, MO 63141

2945-103-32-002  
WAL-MART STORES INC #6460

PROPERTY TAX DEPT #8013  
702 SW 8TH ST # 6360  
BENTONVILLE, AR 72716-8013

2945-104-01-006  
NINA B SIMPSON  
ROBERT T SIMPSON  
567 22 1/2 RD  
GRAND JUNCTION, CO 81503

Nancy Kissner-Wilson  
300 Main, #201  
Grand Junction, CO 81501

City of Grand Junction  
Community Development Dept.  
250 N 5th St.  
Grand Junction, CO 81501

**Project Narrative for:**

**INDEPENDENT AVENUE COMMERCIAL PARK, FILING No. 2**

**Location and purpose of the Development:** Independent Avenue Commercial Park is located North of Highway 6&50, South of Independent Avenue, and lying to the Southeast of Sam's Club. The existing property is described as Lot 2 of Independent Avenue Commercial Park, which was originally platted in 1982, and has two lots, with Lot 1 being occupied by Simpson Auto. This proposed development will consist of replatting the remaining Lot 2 into 3 new commercial lots varying in size from 0.45 to approximately 2.37 acres. The total project acreage is 4.31 acres as surveyed.

**Existing Land Use:** The existing land is vacant and has no existing structures. This parcel has been unused for a considerable length of time. The existing zoning is C-2, and this project as proposed will meet the Grand Junction code requirements for an C-2 zone.

**Surrounding Land Use:** The site and all parcels adjacent to the development are zoned commercial. The adjoining property to the West is a car dealership (Simpson Auto), Directly to the North of the site is Independence Plaza, which has a multitude of commercial tenants and businesses. The parcel directly to the East is occupied by the offices of the Colorado State Game, Fish, and Parks Department. The entire south boundary of the property lies adjacent to the Highway 6 & 50 right of way.

**Access:** The development will be accessed from Independent Avenue. Lot 1 will have a driveway access that will be shared with Simpson Auto to the west of this project. Lots 2 and 3 will have a shared access along the common boundary line between the lots. The existing right of way on Independent Avenue is 33 feet on the south side from the centerline, and will not require additional R.O.W. dedication.

**PROPOSED UTILITY SERVICE**

There are currently no utilities installed to service this property, other than those located within the street right of way.

**Electricity:** The project will be serviced by Public Service Company of Colorado. There is existing electrical service installed along the South side of Independent Avenue.

**Telephone Service:** Telephone service will be provided to the site by US West using the existing overhead and underground lines located along Independent Avenue.

**UNUSUAL DEMANDS:** This project will not create any unusual demands on the existing utilities, or public facilities in the area.

**Sanitary Sewer:** Independent Avenue Commercial Park will use individual sewer service taps for each lot, which will connect into the existing sewer line in Independent Avenue.

**Domestic Water:** The City of Grand Junction has an existing 8" water main located in Independent Avenue that will be used for water service.

**Drainage:** A grading, and drainage plan, along with a drainage study is being submitted with this application.

**Flood Hazard:** The project has been mapped by the "FIRM Flood Insurance Rate Maps, Mesa County, Colorado and is in Zone X.

**Fire Protection:** The project is served by the Grand Junction Fire Department. One fire hydrant services the property, being located approximately in the North center of Lot 2, along the south side of Independent Avenue.

**Signage and Landscaping:** Signage and landscaping requirements will be addressed on the site plans that will be submitted prior to the issuance of building permits.

**FINAL  
DRAINAGE REPORT**

FOR

**INDEPENDENT AVENUE  
COMMERCIAL PARK**

PREPARED FOR:

**Kissner, Wilson & Associates  
300 Main Street  
Grand Junction, Colorado 81501  
(970) 241-2801**

PREPARED BY:

**LANDesign, LLC  
PLANNING ENGINEERING SURVEYING  
259 Grand Avenue  
Grand Junction, CO 81501  
(970) 245-4099**

**JOB No. 96048**

**September, 1996**

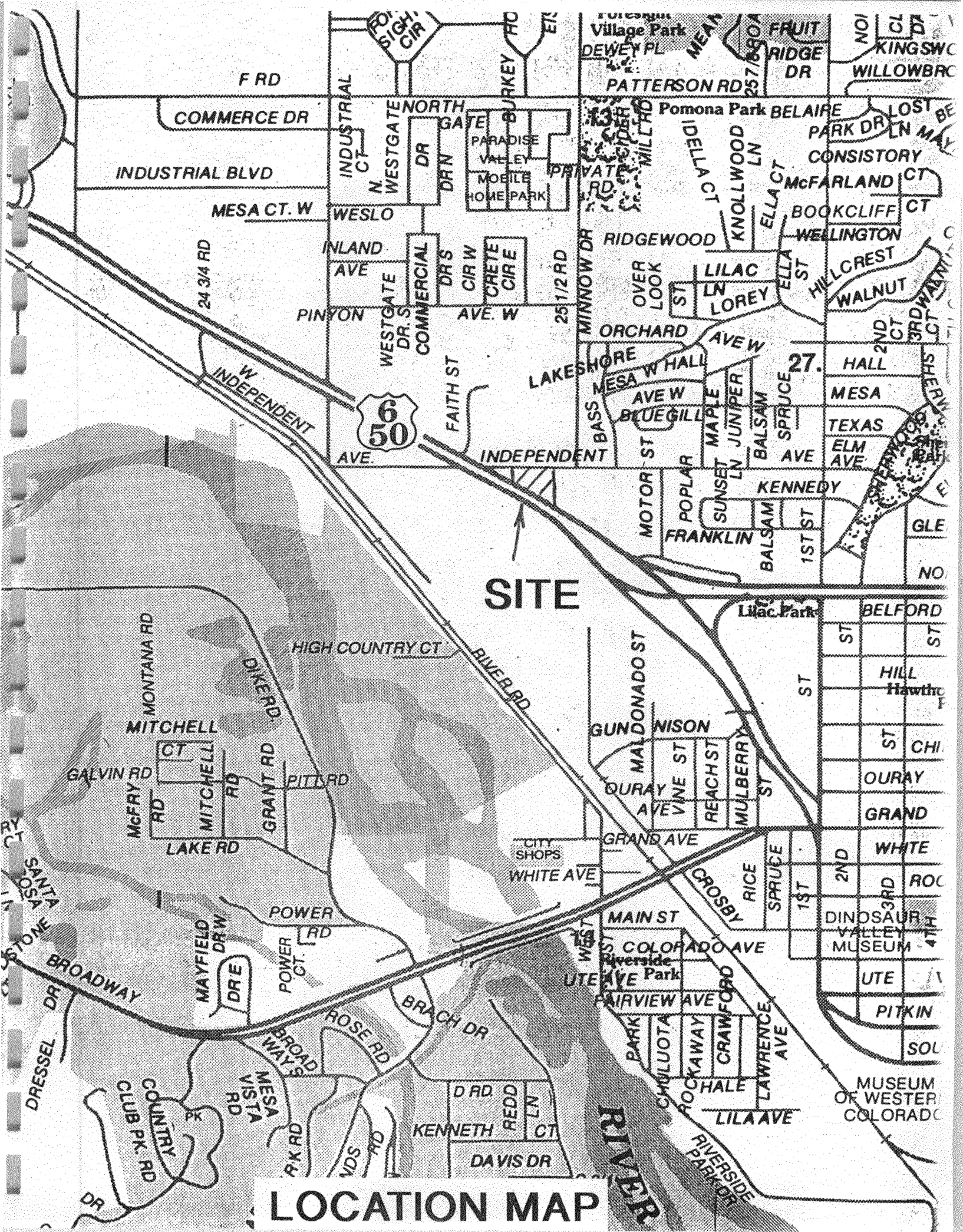
"I hereby certify that this report for the drainage design of Independent Avenue  
Commercial Park Filing No. 2 was prepared by me or under my direct supervision".

A handwritten signature in black ink, appearing to read "Philip M. Hart", written over a horizontal line.

Philip M. Hart, P.E.

Colorado Registration No. 19346





**SITE**

**LOCATION MAP**

# **NARRATIVE**

## **INTRODUCTION**

The purpose of this drainage report is to provide a stormwater management plan that will improve the quality of life for the public and protect them from adverse stormwater effects that could potentially occur due to development. Sound drainage practices will be implemented in this study to identify, investigate and differentiate the changes in the historic drainage patterns due to the construction of this proposed subdivision. This report will concentrate on the discharge of stormwater runoff from Lot 2 of the Independent Avenue Commercial Park before and after development for the 2 and 100 year storm events and the detention required to restrict stormwater flows to historic rates.

## **LOCATION & DESCRIPTION**

The Independent Avenue Commercial Park is presently being replated to subdivide the existing east lot into 3 lots. The existing east lot, currently known as Lot 2, contains 4.30 acres. Lot 1 is now occupied by Simpson Auto Sales. The commercial park is located between Independent Avenue and Highway 6 & 50 west of the Colorado Game, Fish & Parks Department at the northeast corner of Independent and Highway 6 & 50. The site is situated in the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 10, Township 1 South, Range 1 West of the Ute Principle Meridian in the City of Grand Junction, Colorado. See the accompanying Location Map.

The site is currently surrounded by commercial establishments in a fully developed business zone. Independent Plaza is directly to the north while the Corner Store and the proposed Rimrock Shopping Center is to the south.

The existing site does not lie within any floodplain or flood prone area as indicated by the Flood Insurance Rate Map of Grand Junction, Colorado, Panel Number 6. The area is located within the Colorado River major drainage basin.

## **HISTORIC HYDROLOGIC CONDITIONS**

The site slopes slightly to the southwest at an average of approximately 0.8% over bare ground covered sparsely with weeds. The soils have been identified as Green River (Gm) very fine sandy loam, 0-2%, with a hydrologic soils classification of "B". The site drains into an existing shallow depression located within the right-of-way of Highway 6 & 50 at the southwest corner of the site. From there it travels west adjacent to Simpson's Auto across a well maintained grass swale to an existing 24" CMP running south under the highway. It appears to discharge into the Ligrani Ditch south of the Country Store. In an effort to absolutely determine the outlet of the culvert, 10,000 gallons of water was pumped into the inlet of the culvert. There were no signs of discharge anywhere and the water flowed freely within the culvert with no backwater, and therefore, it is assumed that the outlet of the culvert existed below the existing water surface of the Ligrani Ditch and was not noticable. No offsite water enters the site.

## **HYDROLOGIC PROCEDURE**

The Rational Method has been used to calculate storm runoff for the 2 and the 100 year storm event. Rainfall intensities, runoff coefficients, average flow velocities and required detention pond volumes were obtained from the Grand Junction Stormwater Management Manual.

## **DEVELOPED HYDROLOGIC CONDITIONS**

This stormwater management plan has been developed to detain the difference between the developed and the historic peak flow rates. All surface runoff from the site will continue to be diverted toward the existing depression in the southwest corner. The southwest corner of the site will be excavated into a detention pond which will allow historic discharge rates from the developed site.

The developed site has been designed to be approximately 90% impervious and thus the runoff has been calculated with .84 and .87 runoff coefficients for the 2 and the 100 year storm events respectively. The area of the detention pond is assumed to be grass with the remaining site impervious. Because the existing site is currently so flat, minimum proposed grades of 0.50% have been designed into the grading of the site to reduce fills and still allow the site to drain toward the existing 24" CMP. In order to drain the site a high point needed to be developed in the northwest portion of the subdivision. This will allow approximately 0.08 acres to drain undetained toward Independent Avenue and into an existing retention facility at the northwest corner of Highway 6 & 50 and Independent. To mitigate this situation, the detention facility designed in the southwest corner of the site will overdetrain runoff to accommodate the total 4.30 acres.

The detention pond will be excavated to a maximum depth of 47.66 at the outlet to the pond. The swale to the existing 24" culvert will be constructed at a minimum slope of 0.50%. Any slope greater than this will not allow for the required detention volume in the pond. Additionally, the longitudinal slope in the bottom of the pond will also not exceed 0.50% for the same reason. A concrete trickle channel can be constructed to facilitate these low flows, however, the existing grass lined swale adjacent to Simpson's Auto is also at the same slope or less and does not pond water or breed mosquitos. Furthermore, it serves as a natural filter for stormwater and improves water quality. Therefore, the pond and the outlet swale will be grass lined for improved water quality as well as more pleasing aesthetic value.

## **CONCLUSIONS**

It is the recommendation of this report to slightly overdetrain stormwater to mitigate for small uncontrolled releases in the northwest portion of the development in order to allow for positive drainage throughout the remaining site. Also to construct a grass-lined swale within the detention pond as well as the outlet from the pond to improve water quality.

**CALCULATIONS  
&  
DETAILS**

FLOW CALCULATION WORKSHEET

JOB NAME: Independant Commercial  
 JOB NUMBER: 96074.4  
 DATE: 09/09/96

BASIN DESIGNATION: Historic Basin  
 FLOWING TO: Hwy 6 & 50 Right-of-way

- |                               |              |       |
|-------------------------------|--------------|-------|
| 1. Basin Area                 | 4.30         | acres |
| 2. Longest Runoff Distance    | 630          | feet  |
| 3. Overland Runoff Distance   | 300          | feet  |
| Avg. Slope                    | 1.10%        |       |
| 4. Concentrated Flow Distance | 330          | feet  |
| Avg. Slope                    | 0.38%        |       |
| velocity                      | 0.7          | fps   |
| 5. Runoff Coefficients        | c(2)= 0.18   |       |
|                               | c(100)= 0.24 |       |

6. Time of Concentration - t(c) = (FAA Method)

$$= \frac{t(i) + t(t)}{1.8(1.1 - c(2)) <L(i)>^{1/2} (s)^{1/3}} + \frac{L(t)}{60(V)}$$

= 27.79 + 7.86

= 35.64 min.

Intensity obtained from Table A-1 (SWMI)

7. Q = CIA

Q(2)=	0.18	x	0.8	x	4.30	=	0.62 cfs
Q(100)=	0.24	x	2.06	x	4.30	=	2.13 cfs

FLOW CALCULATION WORKSHEET

JOB NAME: Independant Commercial  
 JOB NUMBER: 96074.4  
 DATE: 09/09/96

BASIN DESIGNATION: Developed Basin  
 FLOWING TO: Hwy 6 & 50 Right-of-way

- 1. Basin Area 4.30 acres
- 2. Longest Runoff Distance 610 feet
- 3. Overland Runoff Distance 300 feet  
 Avg. Slope 1.07%
- 4. Concentrated Flow Distance 310 feet  
 Avg. Slope 0.52%  
 velocity 1.4 fps

- 5. Runoff Coefficients c(2)= 0.84  
c(100)= 0.87

6. Time of Concentration - t(c) =  $t(i) + t(t)$   
 (FAA Method) 
$$\frac{1.8(1.1 - c(2))\langle L(i) \rangle^{1/2}}{(s)^{1/3}} + \frac{L(t)}{60(V)}$$
  
 = 7.93 + 3.69  
 = 11.62 min.

Intensity obtained from Table A

7. Q = CIA

Q(2)= 0.84 x 1.41 x 4.30 = 5.09 cfs  
 Q(100)= 0.87 x 3.54 x 4.30 = 13.24 cfs

PROJECT: INDEPENDANT AVENUE COMMERCIAL PARK

LOCATION: CITY OF GRAND JUNCTION, COLORADO

SUBJECT: REQUIRED DETENTION POND VOLUME

BASINS: 1

DATE: 28-Sep-96

CALC. BY: JPC

FORMULAS PER CITY OF GRAND JUNCTION

WHERE:

Davg. = 0.87Dmax

2 YEAR RELEASE (ORIFICE & WEIR COMBINATION)

Qr = 0.70 Qmax.  
 Qmax. = 0.62 CFS  
 Qr = 0.43 CFS

Td = Time of Critical Storm Duration,  
 C = Weir Coefficient; OR  
 C = Runoff Coefficient;  
 A = Area in Acres;  
 Qr = Detention Pond Average Release  
 Tc = Time of Concentration, Minutes;  
 Id = Intensity at Td, Inches Per Hour;  
 Qd = Runoff Rate at Td, CFS;  
 K = Ratio of Pre and Post- Developm  
 V = Storage Volume in CF;

100 YEAR RELEASE (ORIFICE & WEIR COMBINATION)

Qr = 0.70 Qmax.  
 Qmax. = 2.13 CFS  
 Qr = 1.49 CFS

SUBSCRIPTS:

2 = 2 - Year Storm  
 100 = 100 - Year Storm  
 h = Historic Condition  
 d = Developed Condition

DETENTION FORMULAS

$$T_d = \frac{633.4 C_d A^{0.5}}{(Q_r - (Q_r T_{cd} / (81.2 C_d A^{0.5})))^{1.5}} - 15.6$$

$$T_d = \frac{1832 C_d A^{0.5}}{(Q_r - (Q_r T_{cd} / (213 C_d A^{0.5})))^{1.5}} - 17.2$$

$$I_d = \text{Intensity at } T_d = \frac{40.6}{(T_d + 15.6)^2}$$

$$I_d = \text{Intensity at } T_d = \frac{106.5}{(T_d + 17.2)^2}$$

Qd = Cd Ald

K = Tch / Tcd

$$V = 60(Q_d T_d - Q_r T_d - Q_r T_{cd} + K Q_r T_{cd} / 2 + Q_r T_{cd} / (2 Q_d))$$

REQUIRED 2 YEAR STORAGE VOLUME

Td <sub>2</sub>	Cd	A	Qr	Tc <sub>h</sub>	Tc <sub>d</sub>	Id <sub>2</sub>	Qd <sub>2</sub>	K	V <sub>2</sub>
57.97	0.84	4.30	0.4300	35.64	11.62	0.55	1.99	3.0671	5,630

REQUIRED 100 YEAR STORAGE VOLUME

Td <sub>100</sub>	Cd	A	Qr	Tc <sub>h</sub>	Tc <sub>d</sub>	Id <sub>100</sub>	Qd <sub>100</sub>	K	V <sub>100</sub>
51.37	0.87	4.30	1.4900	35.64	11.62	1.55	5.81	3.0671	15,404





$Q_r$  = Average release rate during a given storm =  $(\sum Q_{ORIFICE} + \sum Q_{WEIR}) \leq (Q_{historic} - Q_{bypass})$   
 NOTE: Equations assume that downstream pipes or channels do not impede orifice or weir flow.

	DIAGRAM	$Q_{MAX}$	$Q_r$ based on $d$	$Q_r$ (rough) based on $Q_{MAX}$
ORIFICE AND WEIR COMBINATIONS	<p><math>d = d_{AVG} - \frac{\phi}{2}</math></p>	$Q_{MAX} = Q_o + Q_w = CA(2gh)^{0.5} + CLH^{1.5}$ $\left[ \begin{matrix} h \neq d_{MAX} \\ d \neq d_{AVG} \end{matrix} \right]$	$Q_r = Q_o + Q_w = CA(2gd)^{0.5} + CLD^{1.5}$	$Q_r = 0.65 Q_{MAX}$
		$Q_{MAX} = Q_o + Q_w = CA(2gh)^{0.5} + CLH^{1.5}$ $\left[ \begin{matrix} h = d_{MAX} \\ d = d_{AVG} \end{matrix} \right]$	$Q_r = Q_o + Q_w = CA(2gd)^{0.5} + CLD^{1.5}$	$Q_r = 0.65 Q_{MAX}$
		$Q_{MAX} = Q_o + Q_w = CA(2gh)^{0.5} + CLH^{1.5}$ $\left[ \begin{matrix} h \neq d_{MAX} \\ d \neq d_{AVG} \end{matrix} \right]$	$Q_r = Q_o + Q_w = CA(2gd)^{0.5} + CLD^{1.5}$	$Q_r = 0.65 Q_{MAX}$
	<p><math>D = \frac{2}{3} H</math>  <math>H(ft) \leq 0.08\phi + 0.35'</math>  <math>\phi</math> = Riser width or diameter(ft)</p>	$Q_{MAX} = Q_o + Q_w = CA(2gh)^{0.5} + CLH^{1.5}$ $\left[ \begin{matrix} h \neq d_{MAX} \\ d \neq d_{AVG} \end{matrix} \right]$	$Q_r = Q_o + Q_w = CA(2gd)^{0.5} + CLD^{1.5}$	$Q_r = 0.65 Q_{MAX}$
	<p><math>d_u = \frac{2}{3} h_u</math>  <math>h_u(ft) &gt; 0.08\phi + 0.35'</math>  <math>\phi</math> = Riser width or diameter(ft)</p>	$Q_{MAX} = Q_{oL} + Q_{oU} = CA(2gh_L)^{0.5} + CA(2gh_U)^{0.5}$	$Q_r = Q_{oL} + Q_{oU} = CA(2gd_L)^{0.5} + CA(2gd_U)^{0.5}$	$Q_r = 0.70 Q_{MAX}$
DBL WEIR		$Q_{MAX} = Q_{wL} + Q_{wU} = CL_L H_L^{1.5} + C(L_U - L_L) H_U^{1.5}$	$Q_r = Q_{wL} + Q_{wU} = \frac{CL_L (H_L - H_U)^{1.5}}{3} + C(L_U - L_L) (.67 H_U)^{1.5}$	$Q_r = 0.50 Q_{MAX}$

CALCULATING APPROXIMATE STORAGE RELEASE RATES

FIGURE N-2b

## STAGE/STORAGE/DISCHARGE TABLE

<b>STAGE (ft.)</b>	<b>STORAGE (cu. ft.)</b>	<b>DISCHARGE (cfs)</b>
47.66	0	0
48	418	0.45
49	8,124	1.37
49.7	17,962	2.26

2 YEAR WATER SURFACE ELEVATION=48.73  
100 YEAR WATER SURFACE ELEVATION=49.44

ORIFICES

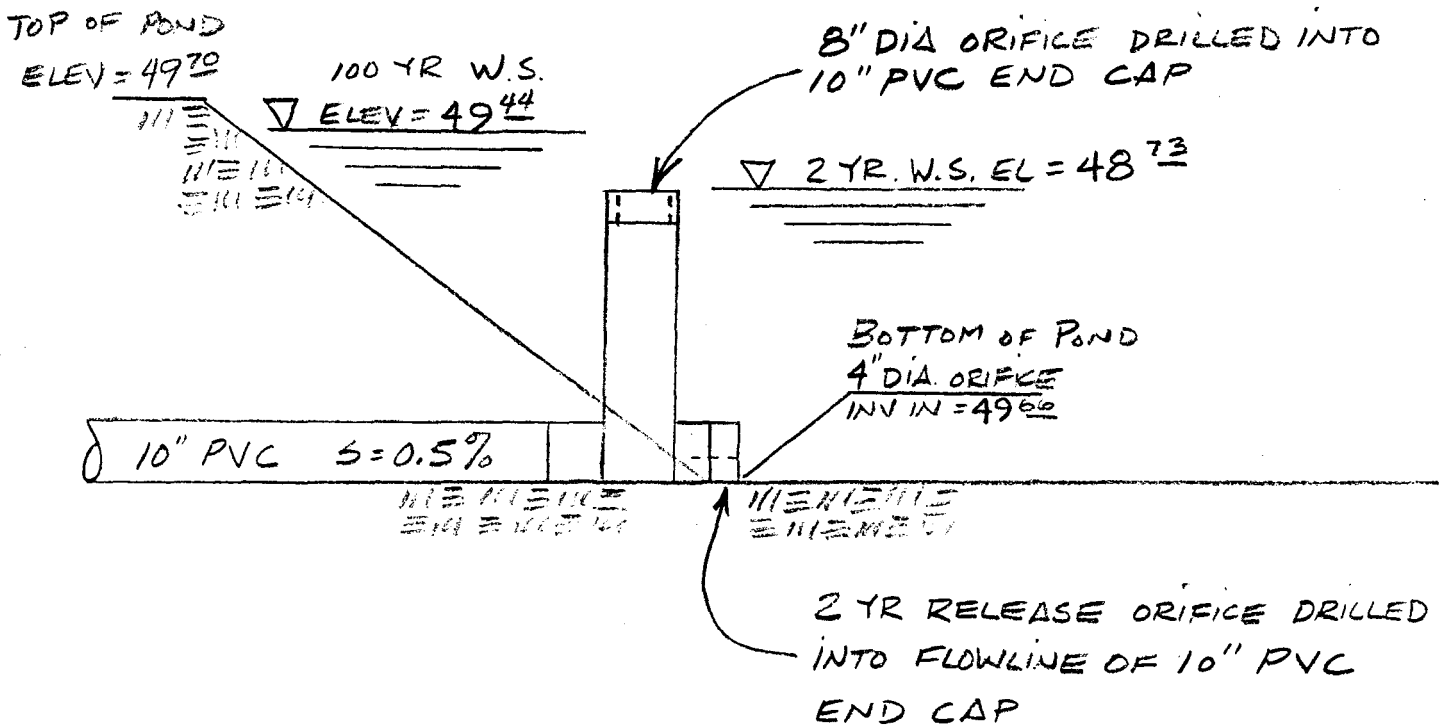
Enter up to 10 orifices.

Enter <Return> only for flowrate and area to end.

FLOWRATE (CFS)	AREA (SF)	COEFF (-)	E L E V A T I O N S		
			HEADWATER (FT)	CENTER (FT)	TAILWATER (FT)
0.43	0.09	0.610	0.90	0.00	0.00
1.49	0.36	0.610	0.71	0.00	0.00

$\sqrt{\frac{0.09}{\pi}} = 0.169 = 4" \text{ DIA. ORIFICE IN FLOWLINE OF ENDCAP.}$   
 INV. IN = 47<sup>66</sup> FOR 2 YR. DISCHARGE

$\sqrt{\frac{0.36}{\pi}} = 0.339 = 8" \text{ DIA ORIFICE IN TOP END CAP}$   
 SET TOP OF PIPE @ 2 YR W.S. ELEV  
 ELEV = 48<sup>73</sup>



Triangular Channel Analysis & Design  
Open Channel - Uniform flow

Worksheet Name: Independant

Comment: Pond Outlet Swale

Solve For Depth

Given Input Data:

Left Side Slope..	4.00:1 (H:V)
Right Side Slope.	4.00:1 (H:V)
Manning's n.....	0.025
Channel Slope....	0.0050 ft/ft
Discharge.....	2.13 cfs

Computed Results:

Depth.....	0.55 ft
Velocity.....	1.75 fps
Flow Area.....	1.22 sf
Flow Top Width...	4.42 ft
Wetted Perimeter.	4.55 ft
Critical Depth...	0.45 ft
Critical Slope...	0.0157 ft/ft
Froude Number....	0.59 (flow is Subcritical)

LAND USE OR SURFACE CHARACTERISTICS	SCS HYDROLOGIC SOIL GROUP (SEE APPENDIX "C" FOR DESCRIPTIONS)											
	A			B			C			D		
	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+
<b>UNDEVELOPED AREAS</b>												
Bare ground	.10-.20 .14-.24	.16-.26 .22-.32	.25-.35 .30-.40	.14-.22 .20-.28	.22-.30 .28-.36	.30-.38 .37-.45	.20-.28 .26-.34	.28-.36 .35-.43	.36-.44 .40-.48	.24-.32 .30-.38	.30-.38 .40-.48	.40-.48 .50-.58
Cultivated/Agricultural	.08-.18 .14-.24	.13-.23 .18-.28	.16-.26 .22-.32	.11-.19 .16-.24	.15-.23 .21-.29	.21-.29 .28-.36	.14-.22 .20-.28	.19-.27 .25-.33	.26-.34 .34-.42	.18-.26 .24-.32	.23-.31 .29-.37	.31-.39 .41-.49
Pasture	.12-.22 .15-.25	.20-.30 .25-.35	.30-.40 .37-.47	.18-.26 .23-.31	.28-.36 .34-.42	.37-.45 .45-.53	.24-.32 .30-.38	.34-.42 .42-.50	.44-.52 .52-.60	.30-.38 .37-.45	.40-.48 .50-.58	.50-.58 .62-.70
Meadow	.10-.20 .14-.24	.16-.26 .22-.32	.25-.35 .30-.40	.14-.22 .20-.28	.22-.30 .28-.36	.30-.38 .37-.45	.20-.28 .26-.34	.28-.36 .35-.43	.36-.44 .44-.52	.24-.32 .30-.38	.30-.38 .40-.48	.40-.48 .50-.58
Forest	.05-.15 .08-.18	.08-.18 .11-.21	.11-.21 .14-.24	.08-.16 .10-.18	.11-.19 .14-.22	.14-.22 .18-.26	.10-.18 .12-.20	.13-.21 .16-.24	.16-.24 .20-.28	.12-.20 .15-.23	.16-.24 .20-.28	.20-.28 .25-.33
<b>RESIDENTIAL AREAS</b>												
1/8 acre per unit	.40-.50 .48-.58	.43-.53 .52-.62	.46-.56 .55-.65	.42-.50 .50-.58	.45-.53 .54-.62	.50-.58 .59-.67	.45-.53 .53-.61	.48-.56 .57-.65	.53-.61 .64-.72	.48-.56 .56-.64	.51-.59 .60-.68	.57-.65 .69-.77
1/4 acre per unit	.27-.37 .35-.45	.31-.41 .39-.49	.34-.44 .42-.52	.29-.37 .38-.46	.34-.42 .42-.50	.38-.46 .47-.55	.32-.40 .41-.49	.36-.44 .45-.53	.41-.49 .52-.60	.35-.43 .43-.51	.39-.47 .47-.55	.45-.53 .57-.65
1/3 acre per unit	.22-.32 .31-.41	.26-.36 .35-.45	.29-.39 .38-.48	.25-.33 .33-.41	.29-.37 .38-.46	.33-.41 .42-.50	.28-.36 .36-.44	.32-.40 .41-.49	.37-.45 .48-.56	.31-.39 .39-.47	.35-.43 .43-.51	.42-.50 .53-.61
1/2 acre per unit	.16-.26 .25-.35	.20-.30 .29-.39	.24-.34 .32-.42	.19-.27 .28-.36	.23-.31 .32-.40	.28-.36 .36-.44	.22-.30 .31-.39	.27-.35 .35-.43	.32-.40 .42-.50	.26-.34 .34-.42	.30-.38 .38-.46	.37-.45 .48-.56
1 acre per unit	.14-.24 .22-.32	.19-.29 .26-.36	.22-.32 .29-.39	.17-.25 .24-.32	.21-.29 .28-.36	.26-.34 .34-.42	.20-.28 .28-.36	.25-.33 .32-.40	.31-.39 .40-.48	.24-.32 .31-.39	.29-.37 .35-.43	.35-.43 .46-.54
<b>MISC. SURFACES</b>												
Pavement and roofs	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97
Traffic areas (soil and gravel)	.55-.65 .65-.70	.60-.70 .70-.75	.64-.74 .74-.79	.60-.68 .68-.76	.64-.72 .72-.80	.67-.75 .75-.83	.64-.72 .72-.80	.67-.75 .75-.83	.69-.77 .77-.85	.72-.80 .79-.87	.75-.83 .82-.90	.77-.85 .84-.92
Green landscaping (lawns, parks)	.10-.20 .14-.24	.16-.26 .22-.32	.25-.35 .30-.40	.14-.22 .20-.28	.22-.30 .28-.36	.30-.38 .37-.45	.20-.28 .26-.34	.28-.36 .35-.43	.36-.44 .42-.52	.24-.32 .30-.38	.30-.38 .40-.48	.40-.48 .50-.58
Non-green and gravel landscaping	.30-.40 .34-.44	.36-.46 .42-.52	.45-.55 .50-.60	.45-.55 .50-.60	.42-.50 .48-.56	.50-.58 .57-.65	.40-.48 .46-.54	.48-.56 .55-.63	.56-.64 .64-.72	.44-.52 .50-.58	.50-.58 .60-.68	.60-.68 .70-.78
Cemeteries, playgrounds	.20-.30 .24-.34	.26-.36 .32-.42	.35-.45 .40-.50	.35-.45 .40-.50	.32-.40 .38-.46	.40-.48 .47-.55	.30-.38 .36-.44	.38-.44 .45-.53	.46-.54 .54-.62	.34-.42 .40-.48	.40-.48 .50-.58	.50-.58 .60-.68
<b>NOTES:</b>	<p>1. Values above and below pertain to the 2-year and 100-year storms, respectively.</p> <p>2. The range of values provided allows for engineering judgement of site conditions such as basic shape, homogeneity of surface type, surface depression storage, and storm duration. In general, during shorter duration storms (<math>T_c \leq 10</math> minutes), infiltration capacity is higher, allowing use of a "C" value in the low range. Conversely, for longer duration storms (<math>T_c &gt; 30</math> minutes), use a "C" value in the higher range.</p> <p>3. For residential development at less than 1/8 acre per unit or greater than 1 acre per unit, and also for commercial and industrial areas, use values under MISC SURFACES to estimate "C" value ranges for use.</p>											

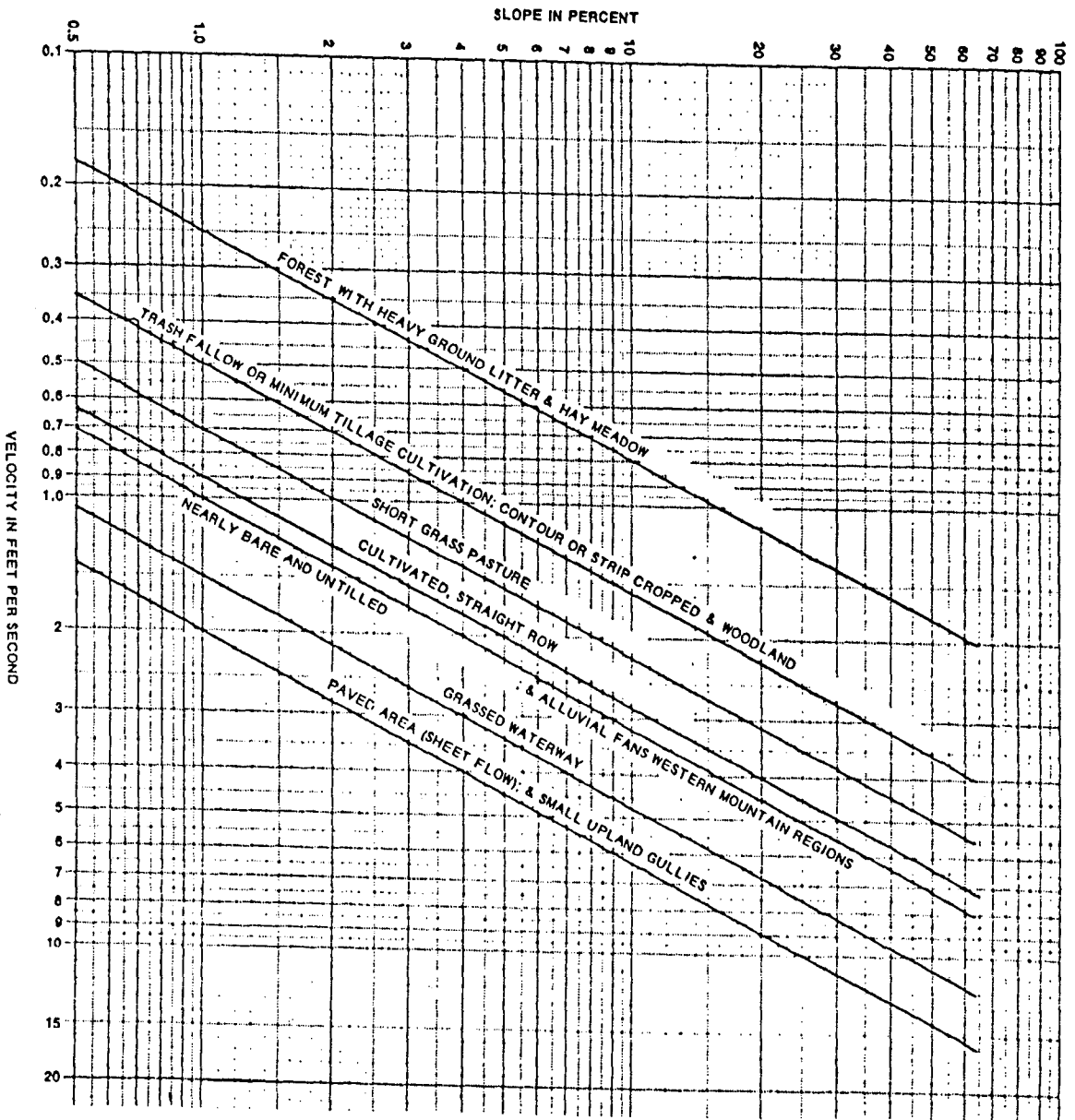
**RATIONAL METHOD RUNOFF COEFFICIENTS**  
(Modified from Table 4, UC-Davis, which appears to be a modification of work done by Rawls)

**TABLE "B-1"**

**TABLE "A-1"**  
**INTENSITY-DURATION-FREQUENCY (IDF) TABLE**

Time (min)	2-Year Intensity (in/hr)	100-Year Intensity (in/hr)	Time (min)	2-Year Intensity (in/hr)	100-Year Intensity (in/hr)
5	1.95	4.95	33	0.83	2.15
6	1.83	4.65	34	0.82	2.12
7	1.74	4.40	35	0.81	2.09
8	1.66	4.19	36	0.80	2.06
9	1.59	3.99	37	0.79	2.03
10	1.52	3.80	38	0.78	2.00
11	1.46	3.66	39	0.77	1.97
12	1.41	3.54	40	0.76	1.94
13	1.36	3.43	41	0.75	1.91
14	1.32	3.33	42	0.74	1.88
15	1.28	3.24	43	0.73	1.85
16	1.24	3.15	44	0.72	1.82
17	1.21	3.07	45	0.71	1.79
18	1.17	2.99	46	0.70	1.76
19	1.14	2.91	47	0.69	1.73
20	1.11	2.84	48	0.68	1.70
21	1.08	2.77	49	0.67	1.67
22	1.05	2.70	50	0.66	1.64
23	1.02	2.63	51	0.65	1.61
24	1.00	2.57	52	0.64	1.59
25	0.98	2.51	53	0.63	1.57
26	0.96	2.46	54	0.62	1.55
27	0.94	2.41	55	0.61	1.53
28	0.92	2.36	56	0.60	1.51
29	0.90	2.31	57	0.59	1.49
30	0.88	2.27	58	0.58	1.47
31	0.86	2.23	59	0.57	1.45
32	0.84	2.19	60	0.56	1.43

Source: Mesa County 1991



DETERMINATION OF "Ts"

FIGURE "E-3"



# REVIEW COMMENTS

Page 1 of 3

FILE #MS-96-214

TITLE HEADING: Independent Avenue Commercial  
Park, Filing #2

LOCATION: 2540 Highway 6 & 50

PETITIONER: Nancy Kissner-Wilson

PETITIONER'S ADDRESS/TELEPHONE: 300 Main, #201  
Grand Junction, CO 81501  
241-2801

PETITIONER'S REPRESENTATIVE: Dennis Johnson, Landesign

STAFF REPRESENTATIVE: Kristen Ashbeck

---

**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., OCTOBER 24, 1996.**

---

## CITY COMMUNITY DEVELOPMENT

10/14/96

Kristen Ashbeck

244-1437

1. IN ADDITION TO THE COPIES REQUIRED ABOVE please provide 9 copies of an 11' x 17" reduction of the revised Final Plat and Composite/Site Plan.
2. The Final Plat should not be titled Filing 2. It should have a new name with subtitle "A Replat of..."
3. Label 15-foot easement along eastern boundary as existing
4. Per meeting 10/11/96, provide 20-foot drainage easement along western side of Lot 2.
5. Add a note that lots may not access State Highway 6 & 50.
6. Since a common tract will be dedicated to the property owners association, provide 2 copies of covenants regarding maintenance, ownership, etc. of such. Evidence of incorporation of the association will be required prior to recording the plat.
7. Per City Engineer, dedication of right-of-way for 25-1/2 is required.
8. The standard Development Improvements Agreement and Guarantee shall apply.
9. What will happen to the existing billboard? Sign Code does not allow an off-premise sign to straddle a property line.

## CITY DEVELOPMENT ENGINEER

10/14/96

Jody Kliska

244-1591

1. The drainage pond needs to be a separate tract with maintenance responsibility by a property owners' association.
2. An improvements agreement for street improvements on Independent Ave. is required.

## CITY FIRE DEPARTMENT

10/8/96

Hank Masterson

244-1414

The Fire Department has no problems with this minor subdivision.

**CITY UTILITY ENGINEER**

**10/16/96**

**Trent Prall**

**244-1590**

---

City of Grand Junction can not provide water service to this site without Ute Water's permission. Please submit letter from Ute water verifying their consent for the City to be the water purveyor for this subdivision.

No other comments.

**CITY PROPERTY AGENT**

**10/14/96**

**Steve Pace**

**256-4003**

---

1. Lien holder approval certificate?
2. Is the Basis of Bearings statement correct? North line of SE SW or North line of SE SE or should the SE 1/16 corner be SW 1/16 corner?
3. The existing easements should be labeled existing.
4. Outer monuments need to be set in concrete.
5. Multi-purpose and utility easements are addressed in the dedication but are not shown on the plat.
6. Need to address the ingress / egress easements in the dedication.

**CITY POLICE DEPARTMENT**

**10/7/96**

**Lisa Dicamillo**

**244-3587**

---

No comments needed at this time.

**GRAND JUNCTION DRAINAGE DISTRICT**

**10/7/96**

**John Ballagh**

**242-4343**

---

1. The site is wholly within the drainage district. There are no known or planned subsurface drains of the district on this site.
2. The drainage report was reviewed. The drainage district cannot confirm that the 24" CMP under Hwy 6 & 50 discharges into the Ligrani Drain. There IS NOT a 24" pipe coming into the Ligrani Drain between Hwy 6 & 50 and the rail line. The district does not have knowledge where the 24" pipe goes or where the water flows through it go.

**U S WEST**

**10/8/96**

**Max Ward**

**244-4721**

---

For timely telephone service, as soon as you have a plat and power drawing for your development please.....

Mail copy to:  
U.S. West Communications  
Attn: Max Ward  
P.O. Box 2688  
Grand Junction, CO 81505

We need to hear from you at least 60 days prior to trenching.

**COMMENTS RECEIVED LATE**

**UTE WATER**

**10/14/96**

**Gary R Mathews**

**242-7491**

---

1. Ute Water will be the provider of potable water to the project, not the City of Grand Junction.
2. Ute has an 8" main north on 25 ½ Road at the entrance to Sam's Club and a 2" main in Independent Avenue.
3. Construction plans required 48 hours before development begins.
4. Policies and fees in effect at the time of application will apply.

October 24, 1996

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

OCT 24 1996

Ms. Kristen Ashbeck, Staff Representative  
City of Grand Junction  
250 N. 5th Street  
Grand Junction, CO 81501

Re: Review Comments for Trinity Commercial Center, Filing Two  
Job No. 96074.40

Dear Kristen:

Following are responses to the review comments received on the above-mentioned project:

### City Community Development

**Item 1.** Additional 11 x 17 copies as requested are provided with this submittal.

**Items 2 - 7.** These items have been addressed on the revised final plat, copies of which are attached.

**Item 8.** The standard Developments and Improvements Agreements for improvements on Independent Avenue is being completed at this time and is not included with this response. This will be delivered to the City sometime during the week of October 28, 1996.

**Item 9.** The existing billboard is now part of Tract A and does not straddle any property line.

### City Development Engineer

**Item 1.** The drainage pond and the detention facilities have been included in Tract A on the revised plat, a copy of which is included with this response.

**Item 2.** An Improvements Agreement for Independent Avenue is in progress, however, due to the late notification, the agreement will not be delivered to the City sometime during the week of October 28, 1996.

**City Utility Engineer**

**Item 1.** Review comments and phone calls to Ute Water indicate that they will be the provider of potable water to this project, not the City of Grand Junction. (See attached)

**City Property Agent**

**Item 1.** There are no lien holders on this property.

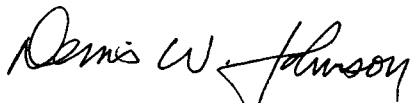
**Items 2 - 6.** These items have been addressed on the revised final plat.

**Grand Junction Drainage District**

**Item 1.** No comment necessary.

**Item 2.** LANDesign has completed field research on the 24" CMP under Highway 6 & 50 and does not know exactly where the CMP discharges. We have checked with several agencies and no one seems to know where this pipe goes or where the water flow is directed.

Respectfully,



Dennis W. Johnson

# HOSKIN, FARINA, ALDRICH & KAMPF

Professional Corporation

ATTORNEYS AT LAW

200 Grand Avenue, Suite 400  
Post Office Box 40  
Grand Junction, Colorado 81502

Telephone (970) 242-4903  
Facsimile (970) 241-3760

222 West Main Street  
Rangely, Colorado 81648

Gregory K. Hoskin  
Terrance L. Farina  
Frederick G. Aldrich  
Gregg K. Kampf  
Curtis G. Taylor  
David A. Younger  
David M. Scanga  
Michael J. Russell  
John T. Howe  
Matthew G. Weber  
John A. Siddeek  
Darrel L. Moss

William H. Nelson  
(1926-1992)

November 5, 1996

**HAND DELIVERED**

Ms. Kristen Ashbeck  
Community Development-Planning  
250 N. 5th Street  
Grand Junction, Colorado 81501

Re: Trinity Commercial Park, MS 96-214

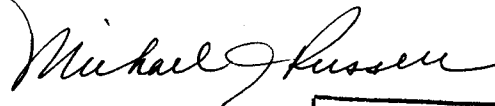
Dear Kristen:

Pursuant to our phone conversation this afternoon, please continue the above-referenced matter that was set on tonight's Planning Commission Agenda. We will address the several issues that we have discussed in more detail during the next month before the Planning Commission hearings currently scheduled for December 3, 1996. Based on the fact that this matter has been continued, we will not have a representative for the Petitioners appear before the Planning Commission this evening.

Thank you for your cooperation in this matter. If you have any questions, please do not hesitate to contact me.

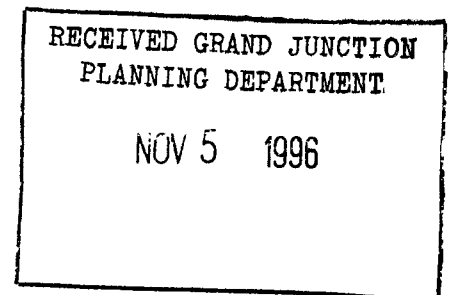
Sincerely,

HOSKIN, FARINA, ALDRICH & KAMPF  
Professional Corporation



MICHAEL J. RUSSELL

MJR:sm  
Enclosure  
cc: Nancy Kissner-Wilson  
Landesign





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

Dennis Johnson  
LANDesign LLC  
259 Grand Avenue  
Grand Junction, CO 81501

RE: MS-96-214 Trinity Commercial Park

Dear Dennis,

As you are aware, the item referenced above was pulled from the November 5, 1996 Planning Commission meeting at the developer's request. In order to schedule the item for the Commission's December meeting, a revised response to comments must be received no later than Monday, November 18, 1996 at 5:00 pm. The petitioner is also responsible for payment of a \$50.00 re-advertisement fee at that time.

Please do not hesitate to contact me if you have questions about this schedule or if you would like to set a meeting to discuss the outstanding issues.

Sincerely,

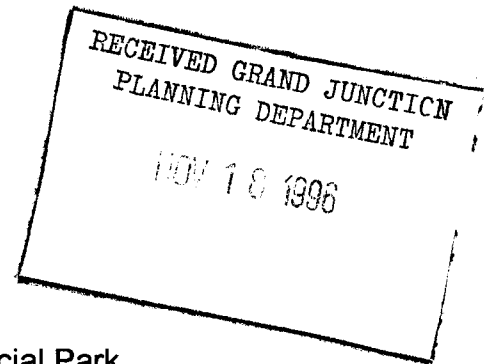
A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck  
Planner

c: Nancy Kissner-Wilson

November 15, 1996

Ms. Kristen Ashbeck, Staff Representative  
City of Grand Junction  
250 N. 5th Street  
Grand Junction, CO 81501



Re: REVISED Review Comments for Trinity Commercial Park  
Job No. 96074.40

Dear Kristen:

Following are our revised responses to the review comments received on the above-mentioned project:

#### City Community Development

**Item 1.** Additional 11 x 17 copies as requested are provided with this submittal.

**Items 2 - 6.** These items have been addressed on the revised final plat, copies of which are attached.

**Item 7.** The owner of this property is not willing to dedicate any right of way for 25 ½ Road at this time. As you are aware, Mike Russell is working with the City Attorney on this issue.

**Item 8.** The City of Grand Junction standard Developments and Improvements Agreements will be prepared by the City Attorney, Dan Wilson, and Attorney Mike Russell who is representing the owner. The engineers estimate is being completed by LANDesign. The DIA for improvements to be constructed along Independent Avenue for the lots in Trinity Commercial Park will be based on the standard form DIA. The improvements will be constructed the earlier date of: (1) the site development of each lot, or (2) on the date the City of Grand Junction commences street improvement construction on Independent Avenue.

**Item 9.** The existing billboard is in the process of being removed.

#### City Development Engineer



**Item 1.** The drainage area and the detention facilities have been reconfigured and are now contained in a drainage easement as delineated on the enclosed copy of the revised plat.

**Item 2.** See Item 8 above.

**City Utility Engineer**

**Item 1.** Review comments and phone calls to Ute Water indicate that they will be the provider of potable water to this project, not the City of Grand Junction. (See review comments from Ute Water.)

**City Property Agent**

**Item 1.** There are no lien holders on this property.

**Items 2 - 6.** These items have been addressed on the revised final plat.

**Grand Junction Drainage District**

**Item 1.** No comment necessary.

**Item 2.** LANDesign has completed field research on the 24" CMP under Highway 6 & 50 and does not know exactly where the CMP discharges. We have checked with several agencies and no one seems to know where this pipe goes or where the water flow is directed.

If you have any questions please give me a call,

Respectfully,



Dennis W. Johnson, PLS

xc:Mike Russell

Nancy Kissner-Wilson

CITY OF GRAND JUNCTION

DATE: November 27, 1996

PLANNING COMMISSION

STAFF PRESENTATION: Kristen Ashbeck

---

**AGENDA TOPIC:** Minor Subdivision

**SUMMARY:** A 3-lot minor subdivision of an existing commercially-zoned parcel located at 2540 U.S. Highway 6 & 50

**ACTION REQUESTED:** Approval of the Trinity Minor Subdivision

**BACKGROUND INFORMATION:**

**Location:** 2540 Highway 6 & 50

**Applicant:** Nancy Kissner-Wilson

**Existing Land Use:** 1 Vacant Parcel

**Proposed Land Use:** 3 Vacant Parcels for Commercial Development

**Surrounding Land Use:**

**North:** Commercial - Independence Plaza & Arma Coatings

**South:** Vacant - Proposed Rimrock Marketplace

**East:** Colorado Division of Wildlife / West Lake

**West:** Commercial - Simpson's Auto

**Existing Zoning:** Heavy Commercial (C-2)

**Proposed Zoning:** Same

**Surrounding Zoning:**

**North:** C-2

**South:** C-2

**East:** Public Zone (PZ)

**West:** C-2

**Relationship to Comprehensive Plan:** The Growth Plan proposes this area to continue as commercial.

**Staff Analysis:**

**Background/Project Summary.** The applicant is proposing to resubdivide Lot 2 of the Independent Avenue Commercial Park which is located between Independent Avenue and U.S. Highway 6 & 50 just south of Sam's Club. Three new parcels will be created from the existing 4.31 acre lot, ranging in size from 0.4 acres to 1.9 acres. This resubdivision is acceptable as there is no minimum parcel size within the C-2 zone, nor were there restrictions on the Independent Avenue Commercial Park subdivision that would prohibit further subdivision. Potential development includes a retail music store on Lot 1 but is undetermined for Lots 2 & 3.

**Site Access.** The three new parcels will have access onto Independent Avenue. A note has been added to the plat to restrict access to U.S. Highway 6 & 50. The two easterly lots (2 and 3) will have a common ingress/egress as shown on the Final Plat. The specific location of the access to Lot 1 will be determined during a subsequent review of detailed development plans.

**Street Improvements.** Full half-street improvements for Independent Avenue the length of the property are required. As noted in the response to comments, the petitioner has suggested deferring the performance period for several years based on the City's plans to reconstruct Independent Avenue in 1999. Staff is not opposed to this proposal however is recommending that an Improvements Agreement and Guarantee for all of the improvements still be posted up front with recording of the plat. The difference will be that the improvements do not have to be built until further development occurs on each lot or Independent Avenue is reconstructed, whichever comes first.

Staff is also recommending that the petitioner be required to take some safety precautions (e.g. fencing in various locations) immediately to limit access to these parcels. It is likely that in the years prior to 1999, major commercial development will occur across the highway (Rimrock Marketplace) and at least one of the proposed lots in the Trinity Commercial Park will develop as well. This development will add a significant amount of traffic to the already busy Independent Avenue corridor and the traffic signal at Independent and Highway 6 & 50 in front of Sam's Club. Since curbing may not be constructed along Independent and other improvements put in place to deter access from Highway 6 & 50 (e.g. detention area), some other means to control of access to these undeveloped parcels is necessary and should be put in place at the time of platting.

**Utilities/Drainage.** Water is to be provided by Ute Water and sewer service by the City of Grand Junction. There are currently no utilities installed to serve this site but lines are available within the Independent Avenue right-of-way. An existing 20-foot sanitary sewer easement along Independent Avenue will be extinguished upon recording the Final Plat for Trinity Commercial Park. There are no existing utilities in the easement but it will be

replaced by the standard 14-foot multipurpose easement in case sewer or other utilities must be located on the property rather than in the right-of-way.

Stormwater from the proposed Trinity Commercial Park will be directed to a proposed detention area in the southern portion of the site. The water will then be discharged at a historic rate to an existing 24-inch CMP running under U.S. Highway 6 & 50. An easement across all three lots has been set aside on the Final Plat for the detention area. It is to be dedicated to the property owners' association for maintenance responsibilities. Construction of the drainage facilities for the entire subdivision will be required to be completed with the improvements to Lot 1.

A 20-foot drainage easement has been dedicated along the western side of Lot 2. This could potentially be needed for street drainage from Independent Avenue once it is reconstructed by the City.

**RECOMMENDATION:**

**STAFF RECOMMENDATION:** Approval of the Final Plat for Trinity Commercial Park with the following conditions:

- 1) Staff approval of a Development Improvements Agreement and Guarantee to be executed with recording the Final Plat . The street improvements shall be constructed the earlier date of: (a) the site development of each lot, or (b) on the date the City of Grand Junction commences street improvement construction on Independent Avenue. Drainage improvements shall be constructed with platting with the standard performance period of 1 year; and
- 2) In lieu of street and other site improvements, placement of improvements (e.g. fencing) to deter access to the undeveloped parcels at the time of platting.



MS-96-214 TRINITY COMMERCIAL PARK

2540 HWY 6 & 50

PETITIONER: NANCY KISSNER-WILSON



WESTGATE  
PARK NO 2

ROAD

SEE

SPECIAL

PLAT

2945-101

REPLAT  
PHIPPS AND SCOTT  
SUB.

INDEPENDENCE  
PLAZA SUB.

REPLAT OF  
INDEPENDENCE CENTER  
SUB.

INDEPENDENT  
AVENUE  
COMMERCIAL  
PARK

Colorado State  
Game, Fish & Parks  
Dept.

SEE

SPECIAL

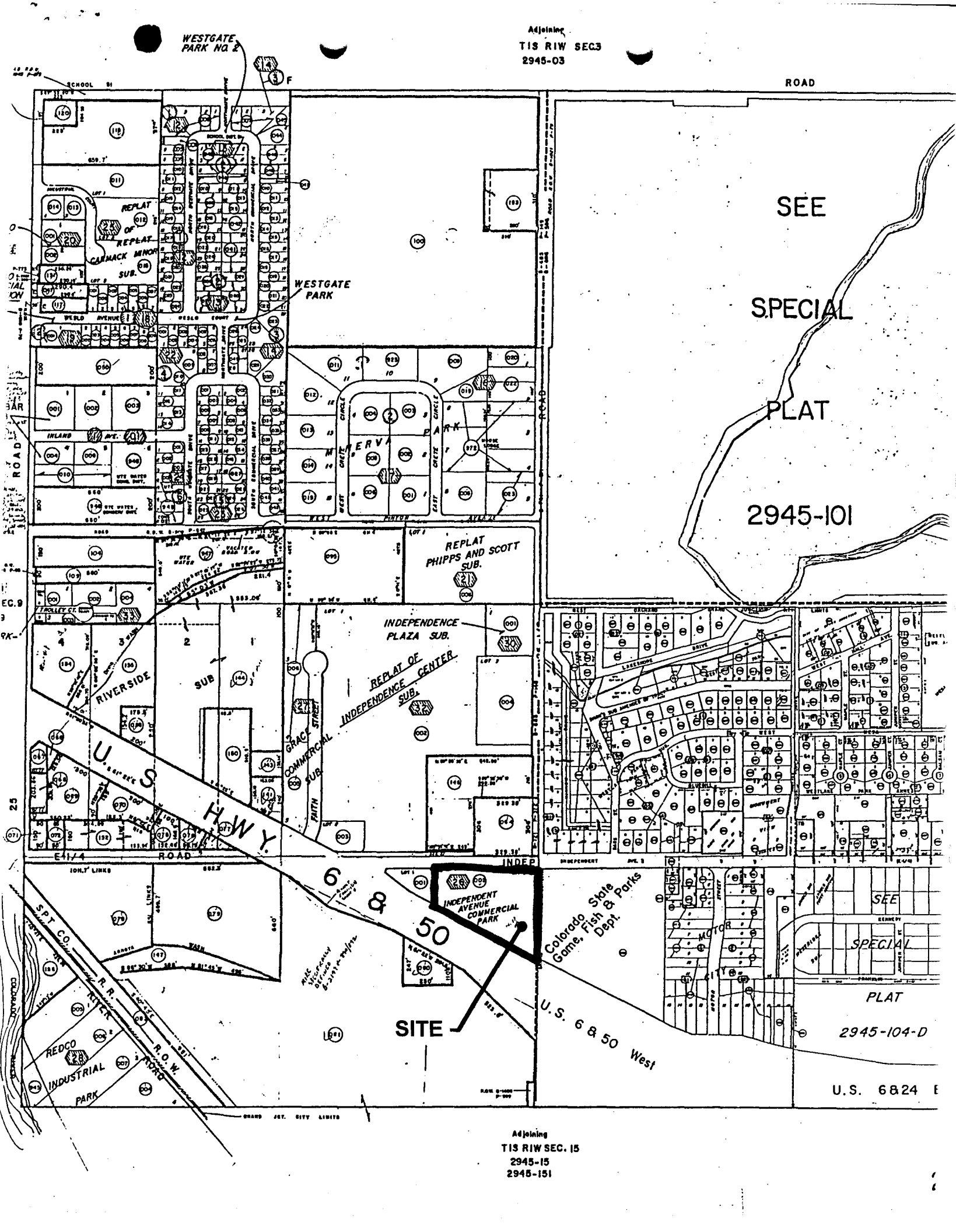
PLAT

2945-104-D

U.S. 6 & 24 E

SITE

U.S. 6 & 50 West



MEMORANDUM

DATE: January 16, 1997

*Mike 1/16*

TO: Mark Achen  
Linda Afman

FROM: Kristen Ashbeck *KA*

RE: Request your signatures on Trinity Commercial Park Subdivision Plat

---

Attached for your signatures is the Final Plat for the Trinity Commercial Park subdivision between Highway 6 & 50 just west of West Lake/Colorado State Game, Fish & Parks Department. Trinity Commercial Park is a resubdivision of 4.3 acre parcel into 3 parcels. A retail music store is proposed for lot 1, future development for lots 2 and 3 is undetermined. The plat has been approved by the Planning Commission, Utility Coordinating Committee and City Property Agent. Please call me at x1437 if you have questions about this project.

CITY OF GRAND JUNCTION  
DEPARTMENT OF PUBLIC WORKS & UTILITIES  
250 NORTH 5TH STREET  
GRAND JUNCTION, CO 81501  
(970) 244-4003

TO THE MESA COUNTY CLERK & RECORDER:

THIS IS TO CERTIFY that the herein named Subdivision Plat,

TRINITY COMMERCIAL PARK

Situated in the SW 1/4 of Section 10,

Township 1 SOUTH, Range 1 WEST,

of the UTE Meridian in the City of Grand Junction, County of Mesa, State of Colorado, has been reviewed under my direction and, to the best of my knowledge, satisfies the requirements pursuant to C.R.S. 38-51-106 and the Zoning and Development Code of the City of Grand Junction for the recording of subdivision plats in the office of the Mesa County Clerk and Recorder.

This certification makes no warranties to any person for any purpose. It is prepared to establish for the County Clerk and Recorder that City review has been obtained. This certification does not warrant: 1) title or legal ownership to the land hereby platted nor the title or legal ownership of adjoining; 2) errors and/or omissions, including, but not limited to, the omission(s) of rights-of-ways and/or easements, whether or not of record; 3) liens and encumbrances, whether or not of record; 4) the qualifications, licensing status and/or any statement(s) or representation(s) made by the surveyor who prepared the above-named subdivision plat.

Dated this 15 day of January, 1997.

City of Grand Junction,  
Department of Public Works & Utilities

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

Recorded in Mesa County

Date:

Plat Book: 15 Page: 247

Drawer: CC 138

g:\special\platcert.doc

Fee 10.00 10

1785663 0309PM 01/22/97  
MONIKA TODD CLK&REC MESA COUNTY CO



TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE  
SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

\*\*\*\*\*

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Lot 2, Independent Avenue Commercial Park, as recorded in Plat Book 12,  
Page 374, Official Records of Mesa County, Colorado.

# TRINITY COMMERCIAL PARK

## A REPLAT OF LOT 2 INDEPENDENT AVENUE COMMERCIAL PARK

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Robert G. Wilson is the owner of that real property located in part of the SE1/4, SW1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:  
(Original Quit Claim Deed Book 2103, Page 909.)

Lot 2, Independent Avenue Commercial Park, as recorded in Plat Book 12, Page 374, Official Records of Mesa County, Colorado.

Said parcel containing 4.310 Acres, as described.

That said owners have caused the real property to be laid out and platted as TRINITY COMMERCIAL PARK, a subdivision of a part of the City of Grand Junction, Colorado. That said owners do hereby dedicate and set apart real property as shown and labeled as the accompanying plat of Trinity Commercial Park, as follows:

All Utility & Drainage Easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;

Ingress/Egress easements to the owners of the particular lots for the use of the general public and said owners as access to said lots;

Tract A as a non-exclusive easement to the Trinity Property Owners Association, a Colorado non-profit corporation for the purpose of conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas;

All Drainage Easements hereby platted to the Trinity Property Owners Association, a Colorado non-profit corporation as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush. Provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

The said owners hereby declare there are no lienholders to herein described property.

IN WITNESS WHEREOF, said owner, Robert G. Wilson, has caused his name to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1996.

Robert G. Wilson

STATE OF COLORADO } ss  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Robert G. Wilson,

this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1996.

Witness my hand and official seal:

Notary Public

My Commission Expires \_\_\_\_\_

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., \_\_\_\_\_ A.D., 1996, and was duly recorded in Plat Book No. \_\_\_\_\_

Page No. \_\_\_\_\_, Reception No. \_\_\_\_\_, Drawer No. \_\_\_\_\_

Clerk and Recorder

### CITY OF GRAND JUNCTION APPROVAL

This plat of TRINITY COMMERCIAL PARK, a resubdivision of Lot 2, Independent Avenue Commercial Park, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1996.

City Manager

President of City Council

Located in the SE1/4 SW1/4 Section 10, T1S, R1W, U1M

**TRINITY COMMERCIAL PARK**  
A REPLAT OF LOT 2  
INDEPENDENT AVENUE COMMERCIAL PARK  
MESA COUNTY, COLORADO

**LANDesign**  
ENGINEERS • SURVEYORS • PLANNERS

259 GRAND AVENUE  
GRAND JUNCTION, COLORADO 81501 (970) 244-9180

PROJECT NO 96074	SUR. BY: [ ]	DRAWN: [ ]	CHECKED: [ ]	SHEET	OF
DATE: August, 1996	JF/BE	RM		1	1

DENNIS W. JOHNSON, PLS  
COLORADO PROFESSIONAL LAND SURVEYOR  
P.L.S. NO. 16835

### SURVEYOR'S CERTIFICATE

I, Dennis W. Johnson, do hereby certify that the accompanying plat of Trinity Commercial Park, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development Code and the applicable laws of the State of Colorado.

DATE

### INDEPENDENT AVENUE

S 89°39'26" E 1308.90'  
Basis of Bearings

SE1/4 SECTION 10  
T1S, R1W, U1M  
MCSM #204

SW1/4 SECTION 10  
T1S, R1W, U1M  
MCSM #1272

Benchmark-Set No. 5 rebar with Alum. Cap LS 16835  
NAVD 29 Elev = 4548.22 Established by level loop from  
NCSBM K428 - ELEV. = 1385.7035(m) +548.26(1)

S 89°39'26" E 513.86'

POB

78.00'

200.00'

235.86'

N 00°00'00" E 228.41'

LOT 1  
0.447 ACRES

LOT 2  
1.490 ACRES

LOT 3  
2.373 ACRES

N 00°00'00" W  
270.53'

20' DRAINAGE EASEMENT  
S 00°00'00" E 230.18'

S 00°00'00" E  
378.53'

N 90°00'00" E  
18.00'

88.87'

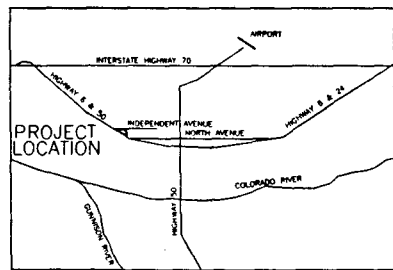
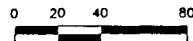
TRACT A  
N 61°22'00" W 581.29'  
HIGHWAY 6 & 50 R.O.W.

THERE SHALL BE NO ACCESS FROM  
LOTS TO HIGHWAY 6 & 50 R.O.W.

AREA SUMMARY		
LOT 1	=	0.447 Acres 10.37%
LOT 2	=	1.490 Acres 34.57%
LOT 3	=	2.373 Acres 55.06%
TOTAL	=	4.310 Acres 100.00%



SCALE: 1"=40'



VICINITY MAP  
N.T.S.

### LEGEND

- ALIQUOT SURVEY MARKER
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835  
IN CONCRETE PER CRS-38-51-105
- (R) RECORD MEASUREMENT
- FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET PRIOR  
TO SALE OF ANY LOTS, AT ALL LOT CORNERS  
TO COMPLY WITH CRS-38-51-105(3A)

Basis of bearings assume the North line of the Southeast Quarter of the Southwest Quarter of Section 10 to bear S 89°39'26" E 1308.90 feet. Both monuments on this line are Mesa County Survey Markers, as shown.

Note: Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

The parcels surveyed lie in Zone X, which is not included within the bounds of any flood prone areas as shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 080117 0008 E, as revised July 15, 1992, for the City of Grand Junction, Colorado.

Current Zoning for surveyed parcels is C-2 (Heavy Commercial) by the City of Grand Junction.

A. No minimum lot area is required.

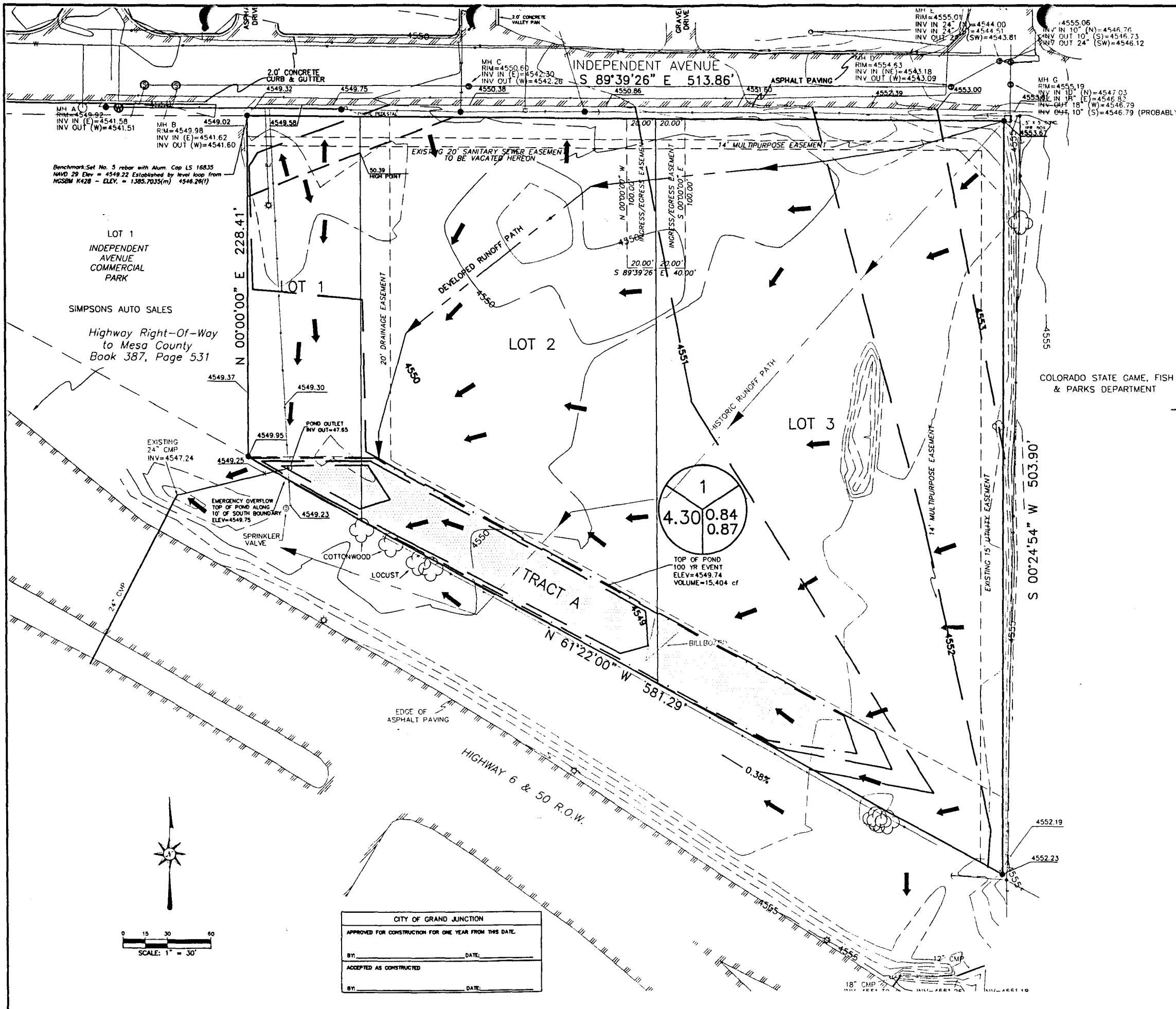
B. Bulk Requirements:

- |  |         |
|--|---------|
| 1. Maximum Height of Structures                                  | 40 feet |
| 2. Minimum Side and Rear Yard Setbacks                           | 0 feet  |
| 3. Minimum Front Yard Setbacks (from Centerline of Right-of-Way) | 55 feet |
| Principal arterial   | 45 feet |
| Minor arterial   | 40 feet |
| Collector  | 40 feet |
| Local  | 25 feet |

75% of the required front yard setback shall be landscaped. If the setback is less than 5 feet, the landscaping shall be 75% of the first 5 feet along that street.

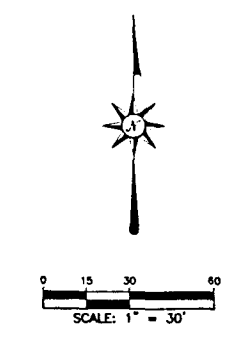
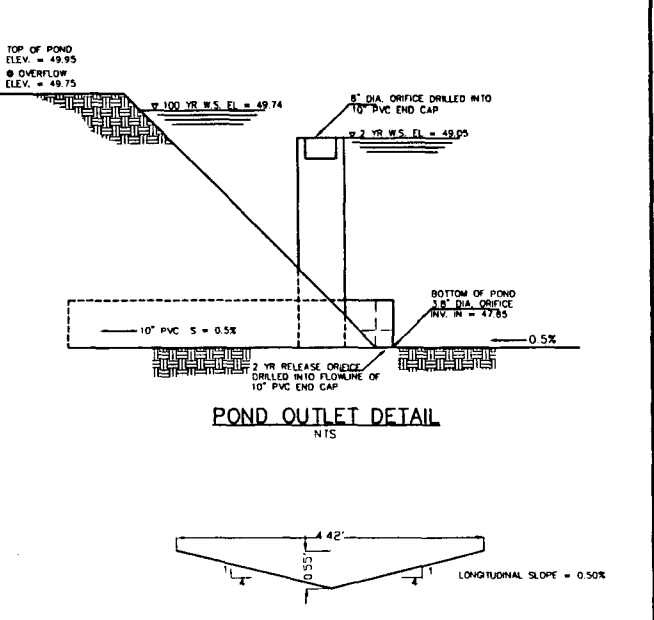
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT SHALL ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

C:\SECWORK\9607A\9607A02.F11 Nov 15 15:40:42 1996 BDKB



### LEGEND

- MCSM
- SET NO. 5 REBAR, PLS 16835
- ⊕ WATER VALVE
- ⊙ LIGHT POLE
- ⊕ FIRE HYDRANT
- SANITARY SEWER MANHOLE AND LINE
- FENCE LINE
- POWER POLE AND LINE
- CULVERTS
- ⊕ TREES
- ⊕ GUY ANCHOR
- 4552.23 PROPOSED SPOT ELEVATION
- 4552.19 EXISTING SPOT ELEVATION
- 4549 EXISTING CONTOUR
- 4548 PROPOSED CONTOUR
- BASIN BOUNDARY
- A - BASIN DESIGNATION
- B - AREA (ac)
- C - RUNOFF COEFFICIENTS
- 2 year
- 100 year
- ← GENERAL DIRECTION OF HISTORIC DRAINAGE FLOW
- GENERAL DIRECTION OF DEVELOPED DRAINAGE FLOW



CITY OF GRAND JUNCTION  
 APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ACCEPTED AS CONSTRUCTED  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_

DATE	NO.	REVISIONS	BY

**GRADING AND DRAINAGE PLAN**

**TRINITY COMMERCIAL PARK**

**LANDesign**  
 ENGINEERS • SURVEYORS • PLANNERS

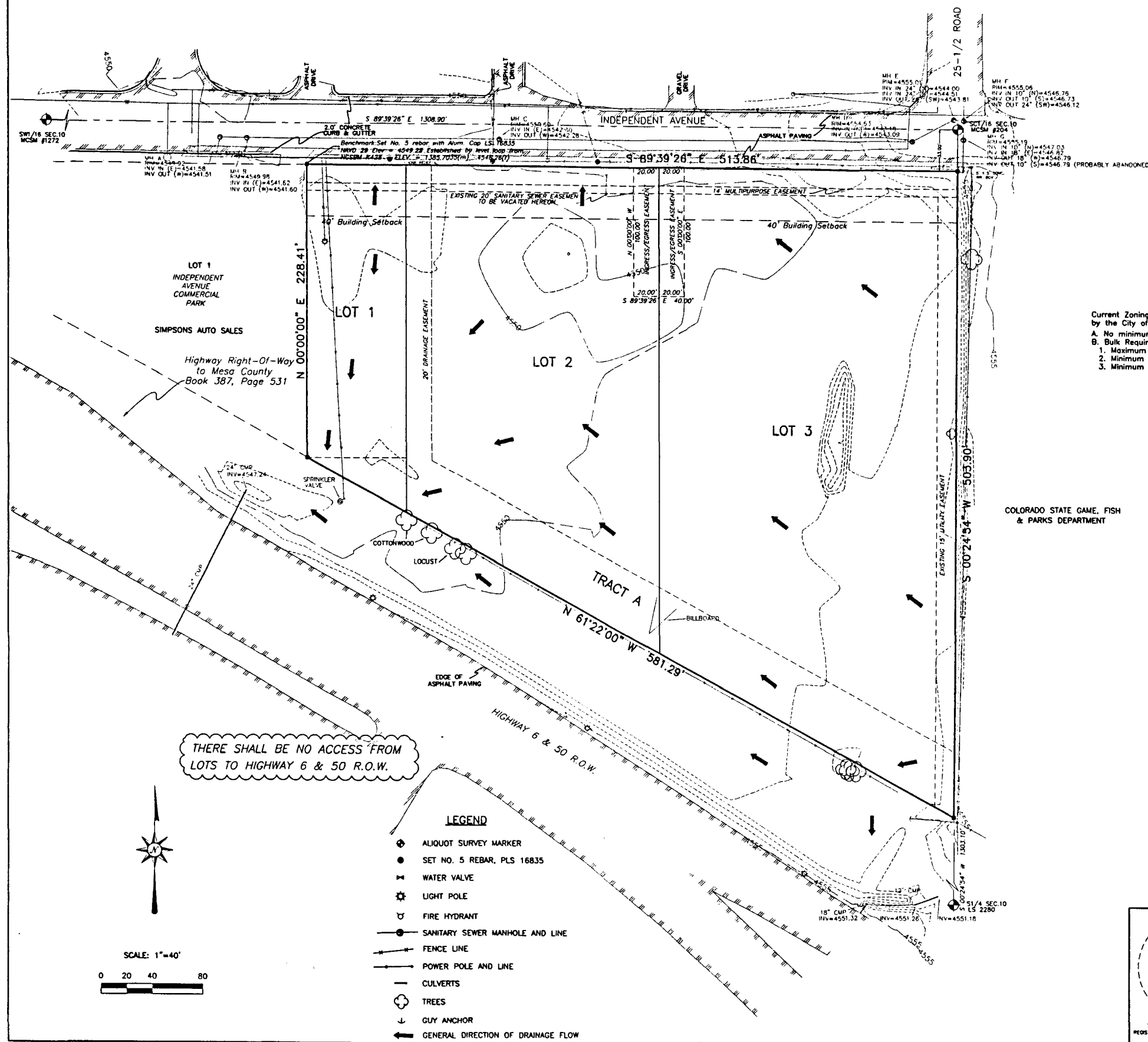
250 GRAND AVENUE  
 GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJECT NO. 96074    DRAWN: JPC    CHECKED: JPC    APP'D: JPC    SHEET: 1 OF 1

DATE: SEPT. 1996    JPC    JPC

STEVEN E. SHARPE, PE  
 REGISTERED PROFESSIONAL ENGINEER  
 P.E. NO. 29547

# TRINITY COMMERCIAL PARK SITE PLAN / UTILITY COMPOSITE



Current Zoning for surveyed parcels is C-2 (Heavy Commercial) by the City of Grand Junction.

A. No minimum lot area is required.

B. Bulk Requirements:

1. Maximum Height of Structures	40 feet
2. Minimum Side and Rear Yard Setbacks	0 feet
3. Minimum Front Yard Setbacks (from Centerline of Right-of-Way)	
Principal arterial	55 feet
Minor arterial	45 feet
Collector	40 feet
Local	25 feet

COLORADO STATE GAME, FISH & PARKS DEPARTMENT

THERE SHALL BE NO ACCESS FROM LOTS TO HIGHWAY 6 & 50 R.O.W.

Prepared for: KISSNER, WILSON & ASSOC.  
300 MAIN STREET  
GRAND JUNCTION, CO 81501

Located in the SE1/4 SW1/4 Section 10, T15, R1W, U.M.

STEVEN E. SHARPE, PE  
REGISTERED PROFESSIONAL ENGINEER  
P.E. NO. 28847

SITE PLAN / UTILITY COMPOSITE				
TRINITY COMMERCIAL PARK				
LANDesign				
ENGINEERS • SURVEYORS • PLANNERS				
259 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 244-9180				
PROJECT NO. 96074	DRAWN	CHK'D	APP'D	SHEET OF
DATE: August, 1996	RM/RSK			1 1