

Table of Contents

File SPR-1996-102

Name: Business Residence – 640 West Gunnison Avenue – Site Plan Review

P r e s e n t	S c a n n e d	<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, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. 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.</p>
---------------------------------	---------------------------------	--

X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
X		Review Sheets
		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
X	X	*Review Comments
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

DOCUMENT DESCRIPTION:

X	X	Planning Clearance – 6/24/96		
X	X	Certificate of Occupancy – 11/5/96		
X		Warranty Deed – not conveyed to City – Bk 2030 / Pg 971 (?)		
X	X	Site Plan		
X	X	Landscape Plan – to be scanned		
X		Parking and Lighting Plan		
X	X	Site Plan – to be scanned		
X	X	Grading and Drainage Plan – to be scanned		
X		Elevation Maps		
X		Utility Composite		

SUBMITTAL CHECKLIST

C-1-6

SITE PLAN REVIEW

Location: 640 W. Gunnison

Project Name: Warning Lights

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 Attorney	○ City Downtown Dev. Auth.	○ County Planning	● County Bldg. Dept.	○ Irrigation District	● Drainage District <u>G.D.</u>	○ 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
● Application Fee <u>\$175.00</u>	VII-1	1																									
● Submittal Checklist *	VII-3	1																									
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Planning Clearance*	VII-3	1																									
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1		1			1																				
○ Deeds	VII-1	1		1			1																				
○ Easements	VII-2	1	1	1	1		1																				
○ Avigation Easement	VII-1	1		1			1																				
○ ROW	VII-2	1	1	1	1		1																				
○ Improvements Agreement/Guarantee*	VII-2	1	1	1			1																				
○ CDOT Access Permit	VII-3	1	1																								
○ Industrial Pretreatment Sign-off	VII-4	1		1																							
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Elevation Drawing	IX-13	1	1																								
● Site Plan	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Grading and Drainage Plan	IX-16	1	2										1						1								
○ Storm Drainage Plan and Profile	IX-30	1	2										1		1	1	1										
○ Water and Sewer Plan and Profile	IX-34	1	2	1			1						1	1	1	1	1										
○ Roadway Plan and Profile	IX-28	1	2										1														
○ Road Cross-Sections	IX-27	1	2																								
○ Detail Sheet	IX-12	1	2																								
● Landscape Plan	IX-20	2	1	1																							
○ Geotechnical Report	X-8	1	1								1																
● Final Drainage Report	X-5,6	1	2										1														
○ Stormwater Management Plan	X-14	1	2										1						1								
○ Phase I and II Environmental Rerpot	X-10,11	1	1																								
○ Traffic Impact Study	X-15	1	2																1								

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

PRE-APPLICATION CONFERENCE

Date: 2/12/96
Conference Attendance: Paul Coleman, Kathy P.
Proposal: 3pk - Office Bldg
Location: 640 W. Chippewa

Tax Parcel Number: 2945-151-11-008
Review Fee: \$175
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? _____
Adjacent road improvements required? _____
Area identified as a need in the Master Plan of Parks and Recreation? no
Parks and Open Space fees required? no Estimated Amount: _____
Recording fees required? no Estimated Amount: _____
Half street improvement fees/TCP required? TCP \$400-\$40/100 sq. ft. Estimated Amount: _____
Revocable Permit required? _____ \$400/1,000 sq. ft. office
State Highway Access Permit required? _____
On-site detention/retention or Drainage fee required? on-site

Applicable Plans, Policies and Guidelines _____
Located in identified floodplain? FIRM panel # _____
Located in other geohazard area? _____
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? _____
Avigation Easement required? _____

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking
- Screening/Buffering
- Land Use Compatibility
- Drainage
- Landscaping
- Traffic Generation
- Floodplain/Wetlands Mitigation
- Availability of Utilities
- Geologic Hazards/Soils
- Other Landscaping - 75% of 15' 5" of frontage

Related Files: _____

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

X _____ X _____
Signature(s) of Petitioner(s) Signature(s) of Representative(s)

SPR-96-102 Site Plan Review--Business Residence, 640 W. Gunnison Avenue
Community Development Department Review--Kathy Portner
5/3/96

1. The proposed business residence is allowed in the C-1 zone. As stated in the narrative, it must be occupied by the owner, operator, or employee of the business and his/her immediate family. Two parking spaces are required for the residence in addition to the parking required for the business.
2. Please indicate the total square footage of the business section of the proposed building (excluding the residence). The parking requirement for office use is one space per 300 s.f. of gross floor area, plus one space for each office-owned/leased vehicle. Future uses of the building will be limited by the amount of parking provided. There would, however, be plenty of room for future expansion of the parking.
3. The type of use that can locate in the building will be limited by the C-1 zoning. For example, construction companies are not allowed in the C-1 zone.
4. What will the large area to the rear of the building be used for? Any outdoor storage must be screened. Depending on the use, the area would also have to be graveled or paved.
5. Based on the 70' of street frontage, 263 s.f. of landscaping is required, including a minimum of 1 tree and 40% in shrub coverage. The square footage shown far exceeds the standard. The required street trees are in addition to the 1 tree required based on the required landscaping. One additional tree must be provided. Staff recommends it be located in the parking island adjacent to the bike rack.
6. The minimum planting size for evergreens is 6' in height. The landscaping note should be changed for the planting size of the Austria Pine.

The plans were very well done.

GENERAL PROJECT REPORT
March 21, 1996

DW & K INVESTMENTS
640 WEST GUNNISON
GRAND JUNCTION, CO 81505

Prepared For:
Superior Contracting, Inc.
464 25 ½ Road
Grand Junction, CO 81505

Prepared By:
HydroTerra Environmental Consulting
1179 Santa Clara Ave.
Grand Junction, CO 81503
970-242-4454

Table of Contents

	<u>Page</u>
1. General Location and Description	1
2. Public Benefit	2
3. Project Compliance, Compatibility, and Impact	2
4. Geology, Soils, and Hazards	3
5. Development Schedule and Phasing	5
6. Results and Conclusions	5
GEOLOGIST'S PROPERTY INSPECTION LETTER OF OPINION	7

1. General Location and Description

The proposed DW & K Investment development is located within the Grand Junction city limits at 640 West Gunnison Avenue (Lot 8 of Block 5 of 6 & 50 Subdivision, Filing No.2, Grand Junction, Mesa County, Colorado). The west boundary of the development fronts along approximately 250 ft of Lot 9 and portions of Lots 14, 15, 16, 17, and 18 of the 6 & 50 Subdivision, Filing No. 2 (See Assessor's map in site plan submittal). Of these adjoining lots, only Lot 14 is currently developed. The development on Lot 14 consists of a business/residence currently under construction. The nearest occupied lot to the southwest along Gunnison Avenue is Osburn and Sons Custom Kitchens located about 250 ft west of the subject property. The southern boundary of the property fronts along approximately 68 ft of West Gunnison Avenue. The property is bordered by vacant land to the north. Warning Lites, a commercial business is located to the east of the subject property. A business park containing the following businesses is located across Gunnison Ave., southeast of the proposed development:

- Quinn and McGill, Inc. Wholesale/Retail Warehouse,
- Computer Equipment Warehouse,
- Envision International,
- Bulldogs Gym,
- Unilink automated office systems,
- Envirochem, analytical testing laboratory,
- Grasso Masonry
- BPB Slimline Logging Systems
- Always Good Coffee Service

The proposed development is on 1.66 acres of uncultivated native soils and fill dirt in the SW 1/4 of the NE 1/4 of Section 15, T1S, R1W, Ute Principal Meridian. The site is currently bare ground. A fenced area located along the east side of the lot is being used for storage of miscellaneous construction tools and implements. The area is zoned as C-1, light commercial, which allows business/residence development. Proposed development includes building a 40 ft

by 50 ft, block building and constructing the associated parking, and landscaping per City of Grand Junction Zoning and Development Code requirements. The ground floor will consist of offices and other associated areas consistent with use as a business location. The second floor will be 25 ft by 28 ft and will be finished as an efficiency apartment to be occupied by the owner, operator, or an employee of the associated business.

The proposed use is for a business/residence and as investment property. In other words, DW & K Investments intends to develop the property and lease it for business/residence use. Because it is to be investment property, other details such as name of the business, line of business, and other specific details are not known at this time.

2. Public Benefit

The proposed project will help fulfill a need for office space for local business use, and fills a unique niche where an owner, operator, or employee can live on the premises. This development will provide the business community with an increased choice of potential locations.

3. Project Compliance, Compatibility, and Impact

The proposed use fits with the C-1 zoning designation. The project also fits within the character of the neighborhood as there is already a similar business/residence on an adjacent lot, and other businesses in the area. Because all roads, streets, utilities, etc., are already provided in the subdivision, there will be little or no impact on transportation, water, sewage, etc. There will be no appreciable impacts on schools, parks, and other public and commercial facilities and services.

Considerations

- Land use in the surrounding area is small business under the zoning designation of C-1,

which allows business/residence development consistent with this proposal.

- The number of employees is unknown at this time. However, based on the planned office/residence space, there will be approximately 6 employees plus up to 2 apartment occupants.
- Anticipated hours of operation will be regular business hours from 8 am to 5 pm.
- There are currently no signs planned. However, a signage plan will be submitted by the business occupant prior to signage.
- The street is classified as a local street and has a minimum 25-ft front yard setback. A 40-ft setback is proposed on the site plan. Traffic is light in the area, because the area businesses are low volume, non-retail in nature, and the streets are not through streets.
- All utilities are available on or at the edge of the property. The nearest fire hydrant is 300 feet east along Gunnison Avenue, and the proposed building will be about 400 ft from the hydrant.
- No special or unusual utility demands have been identified for the proposed development.
- There is already development in the area requiring public services and facilities. Thus, there will be minimal impacts on public facilities such as fire and police protection, sanitation, roads, parks, schools, and irrigation.

4. Geology, Soils, and Hazards

A geologic investigation was performed on the lot proposed for development on March 17, 1996. The investigation was conducted by registered geologists David R. Smuin and Maureen T. Muck at the request of Superior Contracting. The investigation was performed to fulfill the requirements as shown on the site-plan-review Submittal Checklist provided by Kathy Portner of the Grand Junction City Planning Department. The investigation consisted of a site walkover and a literature review.

Regional Hydrology and Local Setting

The property lies on the gently sloping to nearly flat alluvial plain created by the Colorado River. The alluvial plain in this area shows no recent deposition or erosion and the subject property is

located outside the 100 year floodplain limit for the Colorado River. The subject property is part of the Grand Valley, and is located approximately 1,500 ft east of the Colorado River. The Grand Valley is in the Colorado Plateau geographic region, and precipitation is about 7 to 10 inches per year. Most of the developed portion of the Grand Valley on the north side of the river is part of the former Colorado River floodplain, and the remainder is composed of alluvial fans extending to the southwest from the Bookcliffs. This property is located on part of the old river floodplain.

Much of the former Colorado River floodplain area is or has historically been irrigated. There is a network of irrigation ditches to deliver water and drainage canals to remove excess water. The drainage canals generally intersect the shallow water table aquifer and drain excess water from the farmland. The water table in the valley north of the river generally approximates the slope of the ground surface toward the Colorado River. However, locally the water table surface may be artificially high because of the influence of local irrigation recharge. Groundwater gradients are often steeper near discharge areas along drainage ditches or near irrigated recharge areas. There are no drainage ditches on or adjacent to this property and there does not appear to be any significant irrigation in the area around the subject property. The Legrani drain is located about 400 ft west of the property and currently receives runoff from the north half of the property. Precipitation ponds on the south half of the property, in the portion proposed for development.

Abundant groundwater is present in the alluvium of the Grand Valley. The shallow water table aquifer occupies the alluvium from as shallow as 6 ft below ground surface down to bedrock. Bedrock occurs at varying depths across the area. The alluvium is generally composed of silty clay flood plain deposits with some very fine silty sand zones of varying permeability. Clayey gravel lenses are present locally. The water quality is generally poor because the water is high in dissolved salts. The Mancos shale comprises the bedrock underling the alluvium and it does not contain significant groundwater. The Mancos shale consists of low-permeability sediments. It may be as thick as 5,000 ft. and represents an imposing barrier to the downward migration of groundwater. The area is not seismically active, and there are no apparent geologic hazards on the subject property.

Soils

The soils at the subject property have been mapped by the Soil Conservation Service as belonging to the Glenburg sandy loam. These soils are deep, well-drained, and were formed in alluvium on flood plains and fans. Slopes are nearly level from 0 - 3 %. Runoff is slow and the erosion hazard is high when flooded. The natural vegetation is sagebrush, rabbit brush, wheat grass, and bluegrass. In a representative profile, the surface soil layer is brown sandy loam about 5 inches thick. The underlying layer is brown sandy loam extending to a depth of 60 inches or more. These soils have rapid permeability and low or moderate available water capacity. They are moderately alkaline. When irrigated, the soils are fair to good for growing alfalfa and grain crops.

Engineering properties of the soil include rapid permeability, low shrink-swell potential, and low corrosivity. The soil is suitable for septic tanks, basements, roads and streets, shallow excavations, road fill, top soil, and infiltration ponds in areas outside of active flooding or seasonally high groundwater. Where flooding and seasonally high groundwater are prevalent, restrictions can be severe for septic tanks, basements, roads and streets, and shallow excavations (Soil Survey of Mesa County Area, Colorado, Soil Conservation Service, 1978). The subject property does not appear to be located in an active flood zone or an area of seasonally high groundwater.

5. Development Schedule and Phasing

The proposed construction start is April 15, 1996 and the finish date is June 30, 1996. The plan is to have the building occupied in July 1996.

6. Results and Conclusions

In summary, the proposed business/residence at 640 West Gunnison is consistent with zoning

and current use in the area. Significant impacts to existing infrastructure are not anticipated. Based on the scope of the planned development and the consideration of geologic hazards and drainage, the site appears to be well suited. The schedule provides for having a business/residence available for occupancy in July 1996, and based on the growing demand for commercial business, there is a need in the community for such development.

REVIEW COMMENTS

Page 1 of 2

FILE #SPR-96-102

TITLE HEADING: Site Plan Review - Office Apartment Building

LOCATION: 640 W. Gunnison Avenue

PETITIONER: Superior Contracting

PETITIONER'S ADDRESS/TELEPHONE: 464 25 ½ Road
Grand Junction, CO 81505
256-7624

PETITIONER'S REPRESENTATIVE: Paul Coleman

STAFF REPRESENTATIVE: Kathy Portner

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

GRAND JUNCTION DRAINAGE DISTRICT 4/23/96
John Ballagh 242-4343

There are no known existing or planned GJDD facilities through or to this site.

MESA COUNTY BUILDING DEPARTMENT 4/22/96
Bob Lee 244-1656

The business and residential uses are required by Code to be separated as required for one-hour construction. All other aspects of the construction must comply to applicable Codes. Need two sets of stamped plans for our plan review.

CITY FIRE DEPARTMENT 4/25/96
Hank Masterson 244-1414

1. An additional fire hydrant is required along West Gunnison. This hydrant should be located along the south side of Gunnison and across the proposed entrance to the site.
2. Submit complete plans for the new building to the Fire Department for our review and approval. A Building permit clearance form will be issued upon completion of our review. The Building Department will require a copy of this clearance before issuing a building permit.

CITY POLICE DEPARTMENT 4/29/96
Dave Stassen 244-244-3587

1. The mixed use of having living quarters mixed with commercial is a successful application of current Crime Prevention techniques. The residents are able to provide security for all businesses in the area at no additional cost.
2. The lighting plan that was supplied indicates to me the parking area is well covered with light but the sides of the building lack adequate lighting. All sides of the building need to have lights supplied to provide security lighting. The dark areas that would result from having only the pole light in the parking lot would establish zones of insecurity for both residents of the apartment and

police when they have to respond to the area.

3. I would recommend that the developer have a representative of the Crime Prevention Office conduct a security survey of the building prior to occupancy by the lessee. Any questions can be directed to Officer Dave Stassen / Crime Prevention Unit / Grand Junction Police Department / 244-3587.

COMMUNITY DEVELOPMENT DEPARTMENT

5/3/96

Kathy Portner

244-1446

See attached comments.

CITY DEVELOPMENT ENGINEER

5/6/96

Jody Kliska

244-1591

1. Transportation Capacity Payment - \$488.00.
2. Permit for the curb cut is required and can be obtained from the City Engineer's office.
3. Please provide calculations for the proposed retention pond.

CITY UTILITY ENGINEER

5/3/96

Trent Prall

244-1590

1. Please contact Utility Billing at 244-1580 for information regarding plant investment fees for this proposal. All applicable fees must be paid prior to issuance of a building permit.
2. Please include proposed sewer and water service lines on Utility Composite.

Comment Response Letter

File #SPR-96-102

May 9, 1996

Location: 640 W. Gunnison Avenue

Petitioner: Superior Contracting
Paul Coleman
464 25 ½ Road
Grand Jct, CO 81505
256-7624

Staff Representative: Kathy Portner

Mesa County Building Department

Bob Lee

Comment: The business and residential uses are required by Code to be separated as required by one-hour construction. All other aspects of the construction must comply to applicable Codes. Need two sets of stamped plans for our plan review.

Response: The applicable and required Codes will be followed for construction of the building.

City Fire Department

Hank Masterson

Comment: An additional fire hydrant is required along W. Gunnison. This hydrant should be located along the south side of Gunnison and across from the proposed entrance.

Response: Per our phone conversation of May 8, an additional fire hydrant will be installed in the utility easement on the west side of the subject property as shown on the revised site plan map.

Comment: Submit complete building plans for the new building to the Fire Department for our review and approval. A building permit clearance form will be issued upon completion of our review. The Building Department will require a copy of this clearance before issuing a building permit.

Response: The complete building plans will be submitted for review during the building permit application process.

City Police Department

Dave Stassen

Comment: Reviewer stated that the mixed use provided a good security measure.

Response: No action required.

Comment: The lighting plan indicates that the parking area is well covered but the sides of the building lack adequate light.....

Response: An additional light will be added over the rear building entrance. The west side and front entrance will be well lighted by the pole light as shown on the revised parking and lighting plan. The east side of the building will be lighted by existing street lights and the parking lot lighting from the adjacent business to the east.

Comment: I would recommend that the developer have a representative of the Crime Prevention Office conduct a security survey of the building prior to occupancy by the lessee.

Response: This service would be appreciated and the Crime Prevention Unit will be contacted prior to building occupancy.

Community Development Department
Kathy Portner

Comment: The proposed business residence is allowed in the C-1 zone. As stated in the narrative it must be occupied by the owner, operator, or employee of the business and his/her immediate family. Two Parking spaces are required for the residence in addition to the parking required for the business.

Response: The parking calculations as shown on the parking and lighting plan include two spaces for the residents.

Comment: Please indicate the total square footage of the business section of the proposed building (excluding the residence). The parking requirement for office use is one space per 300 s.f. of gross floor space area, plus one space for each office/owned/leased vehicle. Future uses of the building will be limited by the amount of parking provided. There would; however, be plenty of room for future expansion of the parking.

Response: The business portion of the building will be the ground floor, thus, the total business square footage is 2000 s.f., the same as the building footprint indicated on the site plan map. At 300 s.f. per parking space, this will require 7 spaces as shown on the parking calculations on the parking and lighting plan. The addition of 1 handicap parking space and 1 space for business owned vehicle, results in required parking of 11 spaces and the plan proposes 12. If additional parking is required in the future, application will be made to increase the parking area.

Comment: The type use that can locate in the building will be limited by the C-1 zoning.

Response: No response required.

Comment: What will the large area to the rear of the building be used for? Any outdoor storage must be screened. Depending on use, the area would also have to be graveled or paved.

Response: Until a lessee is obtained for the building it is unknown what the vacant area will be used for, if anything. The lessee will be required to notify the owner prior to use of the area. Part of the lot may be used later for the addition of another building and a new site plan review would be required prior to construction of such.

Comment: Based on the 70 ft of street frontage, 263 s.f. of landscaping is required, including a minimum of 1 tree and 40% shrub coverage. The s.f. shown far exceeds the standard. The required street trees are in addition to the 1 tree required based on the required landscaping. One additional tree must be provided. Staff recommends it be located in the parking island adjacent to the bike rack.

Response: One additional tree has been added in the parking island adjacent to the bike rack.

Comment: The minimum planting size for evergreens is 6' in height. The landscaping note should be changed for the planting size of the Austria Pine.

Response: Change made as requested.

Thank you for noticing the effort put into these plans.

City Development Engineer

Jody Kliska

Comment: Transportation Capacity Payment - \$488.00

Response: Fee will be paid.

Comment: Permit for the curb cut is required and can be obtained from the City Engineer's office.

Response: Permit will be obtained.

Comment: Please provide calculations for the proposed retention pond.

Response: An addendum to the drainage plan has been prepared showing the retention pond calculations.

City Utility Engineer

Trent Prall

Comment: Please contact the Utility Billing at 244-1580 for information regarding plant investment fees for this proposal. All applicable fees must be paid prior to issuance of a building permit.

Response: Fees will be paid prior to application for a building permit.

Comment: Please indicate proposed sewer and water service line on Utility Composite

Response: The Utility Composite has been revised to show the lines. They were inadvertently placed on the Grading and Drainage plan and left off of the Site Plan.

HydroTerra

Environmental Consulting

1179 Santa Clara Ave.

Grand Junction, CO 81503

Phone/Fax(970) 242-4454

Copies distributed

MEMORANDUM

TO: Jody Kliska
Trent Prall
Hank Masterson

FROM: Kathy Portner *KP*

DATE: May 13, 1996

RE: SPR-96-102

Attached is a copy of the response to comments for File #SPR-96-102. Please let me know by May 17th if all of your comments have been adequately addressed.

E-mail from Jody 5/17/96 - "Responses are fine"
E-mail from Hank 5/17/96 - "My comments have been adequately addressed"
Verbal from Trent 5/20/96 - Responses adequate

HydroTerra

Environmental Consulting

1179 Santa Clara Ave.
Grand Junction, CO 81503
Phone/Fax(970) 242-4454

May 9, 1996

Drainage Plan Addendum
DW&K Investments
640 West Gunnison Avenue
Grand Junction, CO 81505

Calculation for Retention Basin:

Total runoff volume = 5437 cubic feet
Total proposed ponding depth = 2 feet
 $5437/2 = 2720$ square feet

The square root of 2720s.f. = 52 feet, thus, the basin footprint needs to be 52 feet x 52 feet square or equivalent.



**GEOLOGIST'S PROPERTY INSPECTION
LETTER OF OPINION**

The undersigned has provided to and for the benefit of Superior Contracting an investigation for the existence of geologic hazards and conditions at 640 West Gunnison as outlined in the attached report dated March 21, 1996.

It is the opinion of the undersigned that the investigation was a reasonable inquiry based on the standards of professionals engaged in similar investigations and considering the location of the property. Based upon this investigation and the resultant report, the undersigned believes that there are no geologic hazards present on the subject property which would preclude development of the property for business/residential use.

By: 

Name: David R. Smuin

Title: Consulting Geologist

Wyoming Registered Geologist RPG 1412



CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 56775

DATE 11-5-96

PERMISSION IS HEREBY GRANTED TO Superior Contracting TO OCCUPY THE

BUILDING SITUATED AT 640 West Gunnison

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER 2945-151-11-008

FOR THE FOLLOWING PURPOSE: new commercial office with residence

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR Harold O'Neil

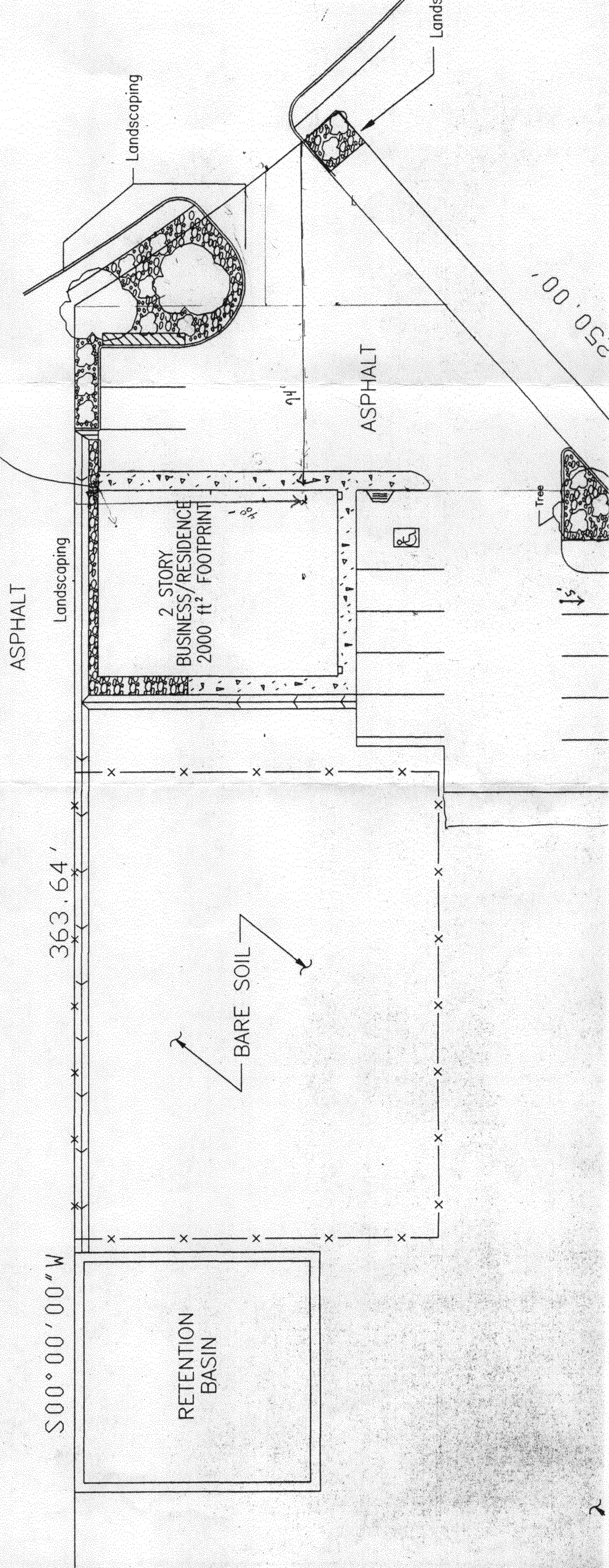
City Planning Kathy Portner

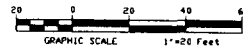
file in SPR-96-102

ACCEPTED *RP 7/23/96*
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.



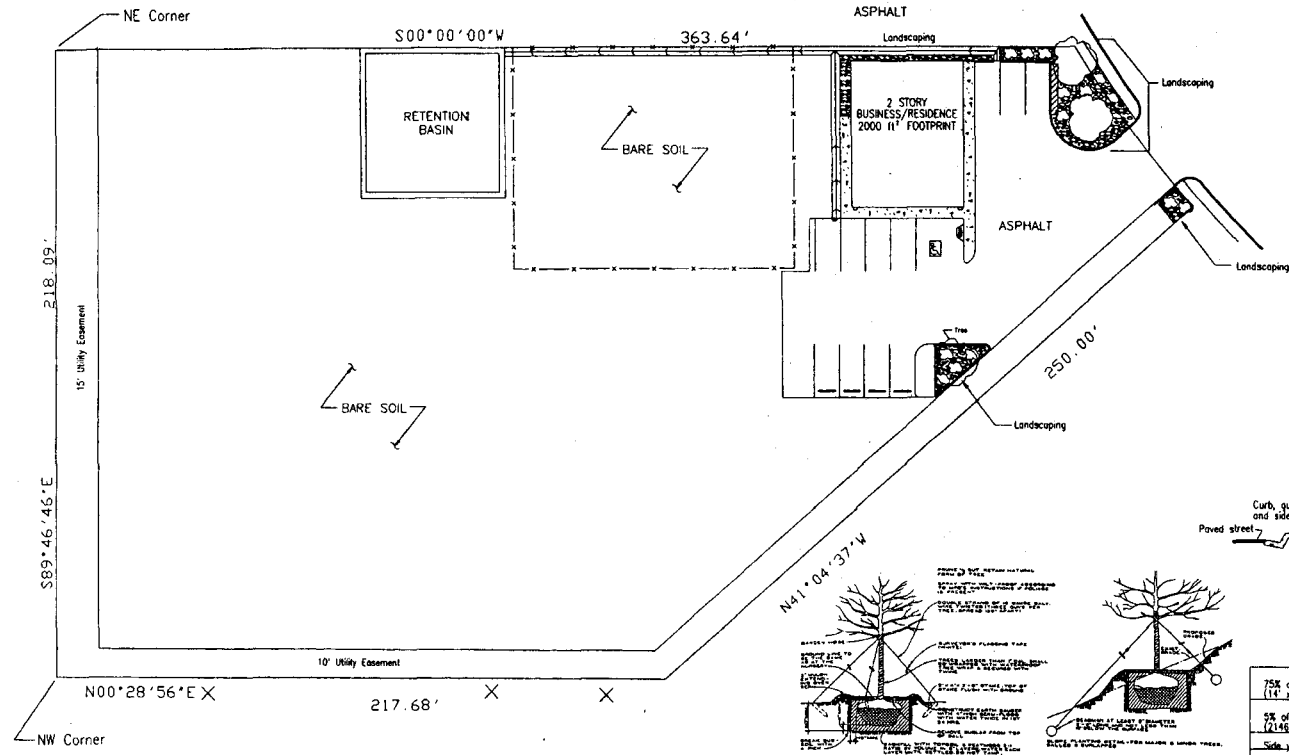
Move this corner 5' to the west





ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH THE CITY OF GRAND JUNCTION SPECIFICATIONS AND STANDARDS DETAILS.
 THE CONTRACTOR SHALL HAVE A SIGNED COPY OF THE PLANS AND A COPY OF THE CITY OF GRAND JUNCTION SPECIFICATIONS AND STANDARDS ON THE JOB SITE.

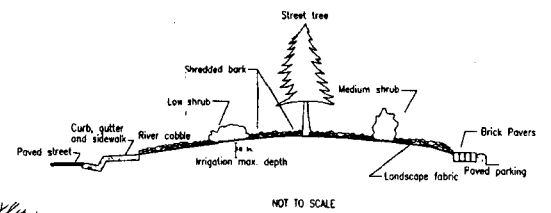
Revisions	Date	By	Remarks
1	05/09/96	JM	



Legend

- SHRUB
 - Quantity: 14
 - Combination of Blue Chip Junipers (1 ft at maturity) and Dragon Grape Holly (4 ft at maturity)
 - 5 gal minimum purchase size
 - Must be surrounded by minimum 1 ft. radius chipped or shredded bark.
- TREE
 - Quantity: 3
 - Austrian Pine on 20 ft. centers
 - 8-11 ft. minimum purchase size
 - Size at maturity: 25' - 40' ft.
 - Must be surrounded by minimum 2 ft. radius chipped or shredded bark.
- RIVER COBBLES over landscape fabric
- CONCRETE

Landscape Detail



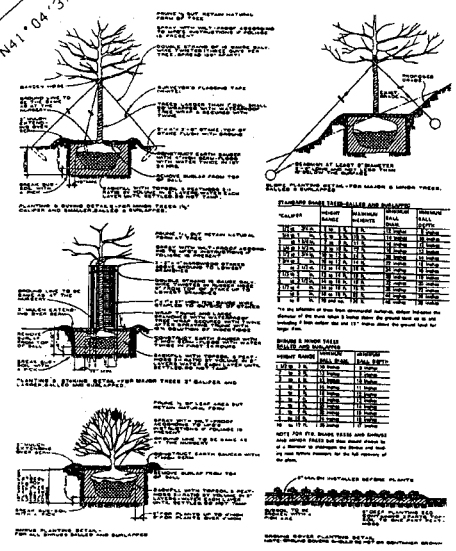
NOT TO SCALE

Landscape Calculations

REQUIRED	PROPOSED
75% of front setback (14' x 20') = 75 sq. ft.	100% of front setback minus access (14' x 45') = 630 sq. ft.
5% of parking interior (2146 x 5) = 107 sq. ft.	Parking interior 385 sq. ft.
Side yard setback - none for C-1	Side yard setback - 85 sq. ft.
Total = 842 sq. ft.	Total = 1100 sq. ft.
Street trees - 1 for each 40 ft. frontage	2 street trees
Frontage - 70 ft. = 2 trees	1 tree in parking island
Trees - 1 for each 500 sq. ft.	14 - 5 gal shrubs
Shrubs - 40% of landscaping area = 440 sq. ft.	

Landscape Notes

All landscaping requirements and installation shall conform with the City of Grand Junction Zoning and Development Code (July 1989 as amended).
 An underground pressurized irrigation system shall be installed to serve all landscaped areas.



County Clerk	Signed	Date

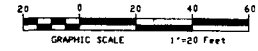
Landscape Plan
 DW&K Investments
 640 West Gunnison
 Grand Junction, CO, 81505

Superior Contracting
 464 25 1/2 Road
 Grand Junction, CO, 81505

HydroTerra Consulting
 Environmental & Water Resources
 1000 West 1st Street
 Grand Junction, CO, 81505

Project	Landscaping Plan
Scale	As Shown
Date Drawn	May 9, 1996
Latest Revision	Revision 1
Sheet	3 of 4

302-896-102



ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH THE CITY OF GRAND JUNCTION SPECIFICATIONS AND STANDARDS DETAILS
 THE CONTRACTOR SHALL HAVE A SIGNED COPY OF THE PLANS AND A COPY OF THE CITY OF GRAND JUNCTION SPECIFICATIONS AND STANDARDS ON THE JOB SITE

Legend

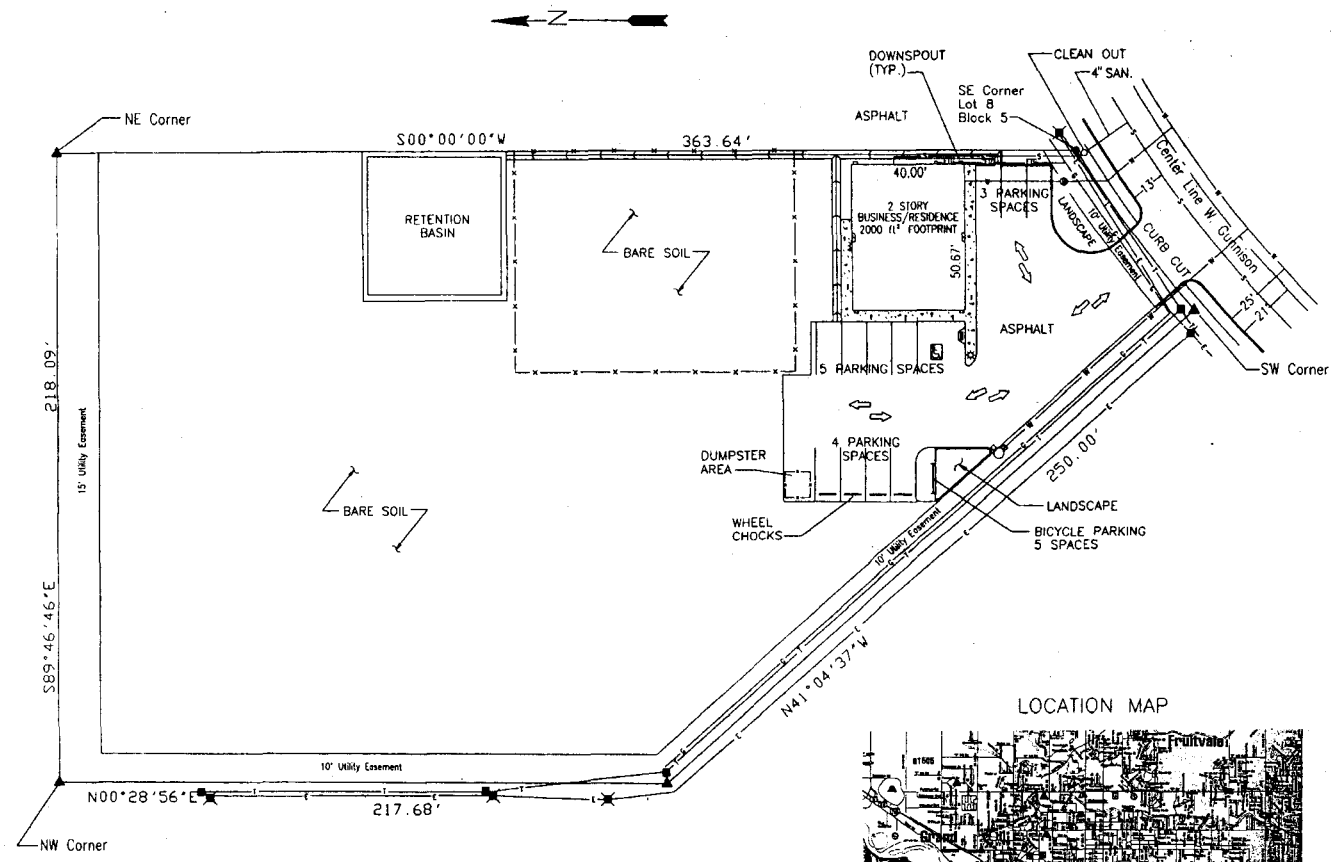
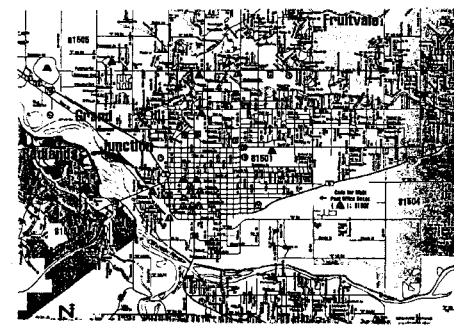
- ELECTRICITY
- TELEPHONE
- GAS
- WATER
- SEWER
- ELECTRIC, TELEPHONE, GAS
- LIGHT
- SET #5 REBAR W/ALUM CAP
- ▲ FOUND #5 REBAR (NO CAP)
- ⊗ ELECTRIC BOX
- TELEPHONE RISER
- ⊕ FIRE HYDRANT

1.66 ACRES
 ZONE C-1
 ANTICIPATED CAPACITY - 2 RESIDENTS PLUS APPROXIMATELY 6 EMPLOYEES

Utility Composite

- | | |
|-----------|--------------------------|
| WATER | CITY OF GRAND JUNCTION |
| SEWER | CITY OF GRAND JUNCTION |
| ELECTRIC | PUBLIC SERVICE |
| GAS | PUBLIC SERVICE |
| TELEPHONE | U.S. WEST COMMUNICATIONS |

LOCATION MAP



REVISIONS	DATE	BY	REMARKS

Site Plan / Utility Composite
 DW&K Investments
 640 West Gunnison
 Grand Junction, CO 81505

Superior Contracting
 484 25 1/2 Road
 Grand Junction, CO 81505

HydroTerra
 Environmental Consulting
 1111 1/2 West 1st Street
 Grand Junction, CO 81505



ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS

County Clerk	Signed	Date	Project	Site Plan
			Scale	As Shown
			Date Drawn	May 9, 1996
			Latest Revision	Revision 1
				Sheet 1 of 4

SAR-1996-102

REVISIONS	REMARKS
05/09/98	
05/09/98	

Grading and Drainage Plan
 DW&K Investments
 640 West Gunnison
 Grand Junction, CO 81505

Superior Contracting
 464 25 1/2 Road
 Grand Junction, CO 81505

Hydroterra
 Environmental Consulting
 1774 West Central Ave. Suite 100
 Grand Junction, CO 81505

Project	Grading and Drainage Plan
Scale	As Shown
Issue Date	May 9, 1998
Client	DW&K Investments
Revision	1
Sheet	5 of 5



ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH THE CITY OF GRAND JUNCTION SPECIFICATIONS AND STANDARDS DETAILS. THE CONTRACTOR SHALL HAVE A SAVED COPY OF THE PLANS AND A COPY OF THE CITY OF GRAND JUNCTION SPECIFICATIONS AND STANDARDS ON THE JOB SITE.

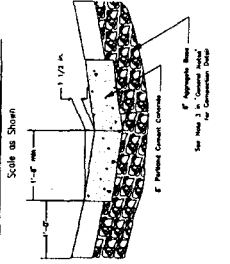
Legend

- Direction of Proposed Drainage (Contour Interval = 1.0 ft.)
- Proposed Contour
- Existing Contour

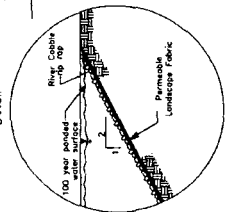
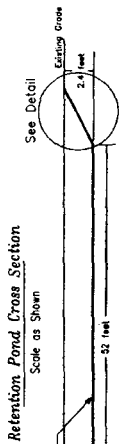
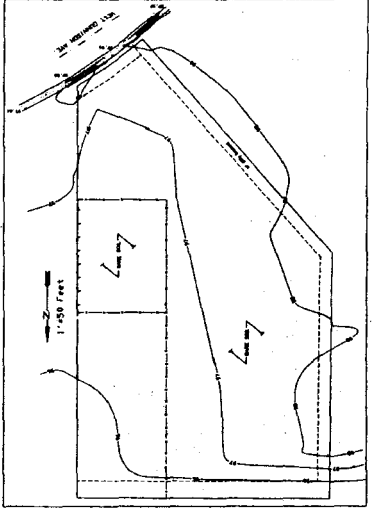
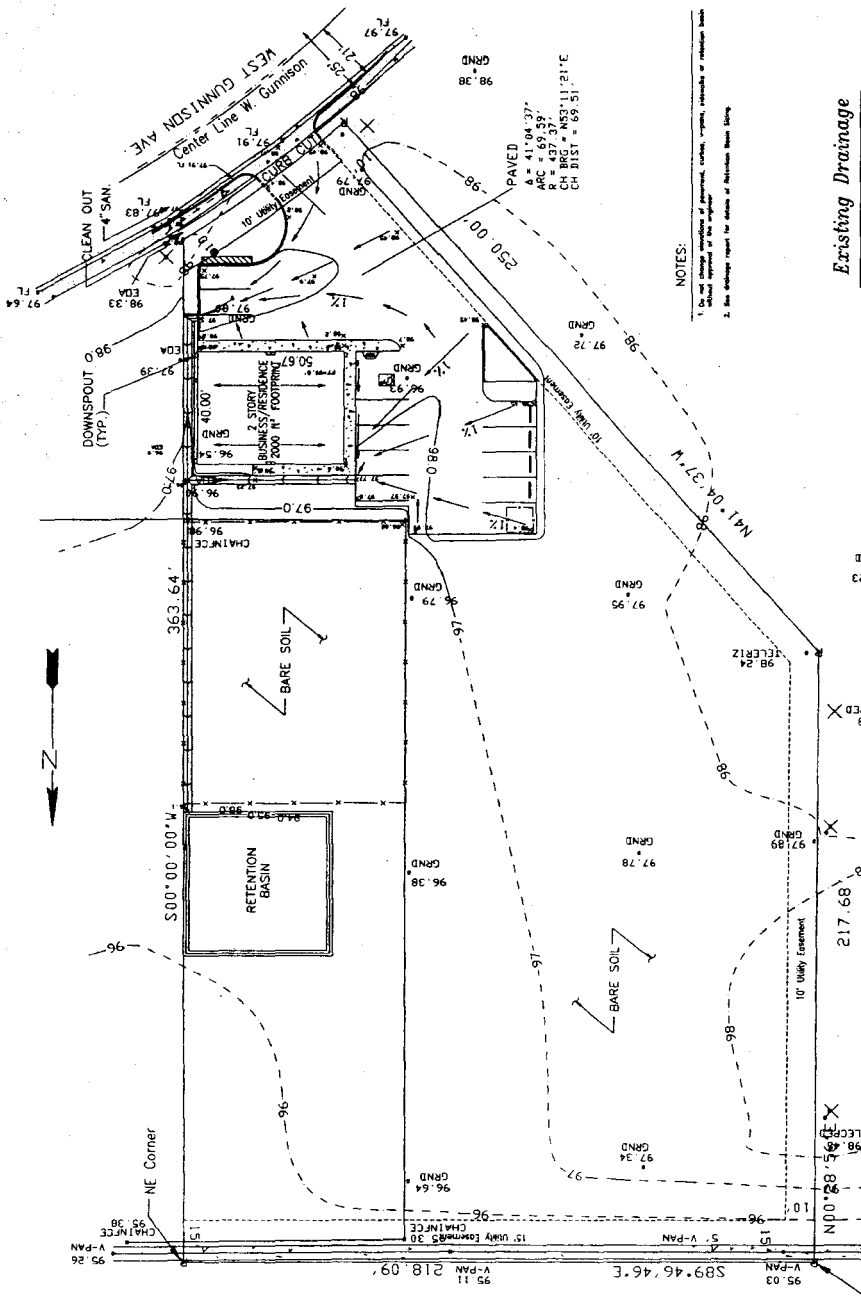
GENERAL NOTES:

- ALL EXISTING UTILITY LOCATIONS SHALL BE EXAMINED THOROUGHLY FOR DEPTHS AND SPACINGS. ALL UTILITIES SHALL BE PROTECTED BY 18" CONCRETE OR METAL CASING. ALL UTILITIES SHALL BE MARKED WITH RED SPRAY AND FLAGGED AT 5' INTERVALS. ALL UTILITIES SHALL BE PROTECTED BY 18" CONCRETE OR METAL CASING. ALL UTILITIES SHALL BE MARKED WITH RED SPRAY AND FLAGGED AT 5' INTERVALS.
- ALL EXISTING UTILITY LOCATIONS SHALL BE EXAMINED THOROUGHLY FOR DEPTHS AND SPACINGS. ALL UTILITIES SHALL BE PROTECTED BY 18" CONCRETE OR METAL CASING. ALL UTILITIES SHALL BE MARKED WITH RED SPRAY AND FLAGGED AT 5' INTERVALS.
- ALL EXISTING UTILITY LOCATIONS SHALL BE EXAMINED THOROUGHLY FOR DEPTHS AND SPACINGS. ALL UTILITIES SHALL BE PROTECTED BY 18" CONCRETE OR METAL CASING. ALL UTILITIES SHALL BE MARKED WITH RED SPRAY AND FLAGGED AT 5' INTERVALS.
- ALL EXISTING UTILITY LOCATIONS SHALL BE EXAMINED THOROUGHLY FOR DEPTHS AND SPACINGS. ALL UTILITIES SHALL BE PROTECTED BY 18" CONCRETE OR METAL CASING. ALL UTILITIES SHALL BE MARKED WITH RED SPRAY AND FLAGGED AT 5' INTERVALS.
- ALL EXISTING UTILITY LOCATIONS SHALL BE EXAMINED THOROUGHLY FOR DEPTHS AND SPACINGS. ALL UTILITIES SHALL BE PROTECTED BY 18" CONCRETE OR METAL CASING. ALL UTILITIES SHALL BE MARKED WITH RED SPRAY AND FLAGGED AT 5' INTERVALS.
- ALL EXISTING UTILITY LOCATIONS SHALL BE EXAMINED THOROUGHLY FOR DEPTHS AND SPACINGS. ALL UTILITIES SHALL BE PROTECTED BY 18" CONCRETE OR METAL CASING. ALL UTILITIES SHALL BE MARKED WITH RED SPRAY AND FLAGGED AT 5' INTERVALS.
- ALL EXISTING UTILITY LOCATIONS SHALL BE EXAMINED THOROUGHLY FOR DEPTHS AND SPACINGS. ALL UTILITIES SHALL BE PROTECTED BY 18" CONCRETE OR METAL CASING. ALL UTILITIES SHALL BE MARKED WITH RED SPRAY AND FLAGGED AT 5' INTERVALS.
- ALL EXISTING UTILITY LOCATIONS SHALL BE EXAMINED THOROUGHLY FOR DEPTHS AND SPACINGS. ALL UTILITIES SHALL BE PROTECTED BY 18" CONCRETE OR METAL CASING. ALL UTILITIES SHALL BE MARKED WITH RED SPRAY AND FLAGGED AT 5' INTERVALS.
- ALL EXISTING UTILITY LOCATIONS SHALL BE EXAMINED THOROUGHLY FOR DEPTHS AND SPACINGS. ALL UTILITIES SHALL BE PROTECTED BY 18" CONCRETE OR METAL CASING. ALL UTILITIES SHALL BE MARKED WITH RED SPRAY AND FLAGGED AT 5' INTERVALS.
- ALL EXISTING UTILITY LOCATIONS SHALL BE EXAMINED THOROUGHLY FOR DEPTHS AND SPACINGS. ALL UTILITIES SHALL BE PROTECTED BY 18" CONCRETE OR METAL CASING. ALL UTILITIES SHALL BE MARKED WITH RED SPRAY AND FLAGGED AT 5' INTERVALS.
- ALL EXISTING UTILITY LOCATIONS SHALL BE EXAMINED THOROUGHLY FOR DEPTHS AND SPACINGS. ALL UTILITIES SHALL BE PROTECTED BY 18" CONCRETE OR METAL CASING. ALL UTILITIES SHALL BE MARKED WITH RED SPRAY AND FLAGGED AT 5' INTERVALS.
- ALL EXISTING UTILITY LOCATIONS SHALL BE EXAMINED THOROUGHLY FOR DEPTHS AND SPACINGS. ALL UTILITIES SHALL BE PROTECTED BY 18" CONCRETE OR METAL CASING. ALL UTILITIES SHALL BE MARKED WITH RED SPRAY AND FLAGGED AT 5' INTERVALS.
- ALL EXISTING UTILITY LOCATIONS SHALL BE EXAMINED THOROUGHLY FOR DEPTHS AND SPACINGS. ALL UTILITIES SHALL BE PROTECTED BY 18" CONCRETE OR METAL CASING. ALL UTILITIES SHALL BE MARKED WITH RED SPRAY AND FLAGGED AT 5' INTERVALS.
- ALL EXISTING UTILITY LOCATIONS SHALL BE EXAMINED THOROUGHLY FOR DEPTHS AND SPACINGS. ALL UTILITIES SHALL BE PROTECTED BY 18" CONCRETE OR METAL CASING. ALL UTILITIES SHALL BE MARKED WITH RED SPRAY AND FLAGGED AT 5' INTERVALS.
- ALL EXISTING UTILITY LOCATIONS SHALL BE EXAMINED THOROUGHLY FOR DEPTHS AND SPACINGS. ALL UTILITIES SHALL BE PROTECTED BY 18" CONCRETE OR METAL CASING. ALL UTILITIES SHALL BE MARKED WITH RED SPRAY AND FLAGGED AT 5' INTERVALS.

Valley Pan Detail



County Clerk	Signature	Date
City Engineer	Signature	Date



NOTES:
 1. Use the change schedule of proposed, correct, original, reworked or retention bank.
 2. See engineer report for details of Retention Basin Design.

PAVED
 A = 41.04.37'
 ARC = 69.59'
 CH BRG = ANS3111.21'E
 CH DIST = 69.51'