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File SPR-1996-165

Name: Luxury Wheels – 629 Hollingsworth (2531 Blichmann)

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>
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X	X	Table of Contents
		*Review Sheet Summary
		*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
		*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	Correspondence			
X		E-mails			
X	X	Certificate of Occupancy – 3/21/97			
X	X	File Close-out Summary			
X		Commitment for Title Ins. – Chicago Title Ins. Co.			
X		Declaration of Protective Covenants for Foresight Park for Industry - no recordation data			
X	X	Planning Clearance – issued 8/6/96 - **			
X	X	Drainage Study – 7/10/96			
X	X	Site Plan –Revised (original not scanned)			
X	X	Drainage Plan			

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: SWE Buckman; Hounswood Project Name: LUXURY WHEELS

ITEMS	DISTRIBUTION																				TOTAL REQ'D.								
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Report Agent <u>Police</u>	○ City Parks/Recreation	● City Fire Department	● City Attorney	○ City Downtown Dev. Auth.	○ County Planning	● County Bldg. Dept.	○ Irrigation District	● Drainage District <u>6J</u>	● Water District <u>UTE</u>	○ 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	● <u>Feedback Form Needs</u> <u>(Approval Required)</u>		
● Application Fee <u># 100</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	1
● Planning Clearance*	VII-3	1																											
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1		1		1																							
○ Deeds	VII-1	1		1		1																							
○ Easements	VII-2	1	1	1	1		1																						
○ Avigation Easement	VII-1	1		1		1																							
○ ROW	VII-2	1	1	1	1		1																						
○ Improvements Agreement/Guarantee*	VII-2	1	1	1		1																							
○ CDOT Access Permit	VII-3	1	1																										
○ Industrial Pretreatment Sign-off	VII-4	1	1																										
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Elevation Drawing	IX-13	1	1																										
● Site Plan	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Grading and Drainage Plan <u>REPORT</u>	IX-16	1	2									1							1										
○ Storm Drainage Plan and Profile	IX-30	1	2									1			1	1	1												
○ Water and Sewer Plan and Profile	IX-34	1	2	1		1								1	1	1	1												
○ Roadway Plan and Profile	IX-28	1	2									1																	
○ Road Cross-Sections	IX-27	1	2																										
○ Detail Sheet	IX-12	1	2																										
● Landscape Plan	IX-20	2	1	1																									
○ Geotechnical Report	X-8	1	1							1																			
○ Final Drainage Report	X-5,6	1	2									1																	
○ Stormwater Management Plan	X-14	1	2									1							1										
○ Phase I and II Environmental Rerpot	X-10,1	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: 7-8-96
Conference Attendance: BILL NESEKER, TOM BURKE
Proposal: COMMERCIAL BLDG
Location: FORESBOT IND. PARK, SWC BRIGHTMAN & HOLLINGSWORTH
Tax Parcel Number: 2945-033-12-004 ZONING - PI
Review Fee: \$100
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? NO
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? YES Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?
On-site detention/retention or Drainage fee required? YES
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, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

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.

Signature(s) of Petitioner(s)
Signature(s) of Representative(s)

**PROJECT REPORT FOR:
LUXURY WHEELS
1440 WINTERS AVE.
GRAND JUNCTION, CO**

Luxury Wheels is a company located in Grand Junction that is in the business of plating automotive wheels. They currently occupy a plating facility on Winters Ave. that they will continue to operate.

The purpose of the new building is to house new corporate offices and to warehouse additional inventory. The new facility will have two dock high overhead doors for semi-trailer access.

The new structure will be a tilt up type concrete with a colored and textured exterior finish. The roof section will be steel bar joists and metal decking. The proposed structure will be located on lot 5 in block 8 of filing 3. The building is approximately 10,400 sq. Ft. Included in that number is nearly 2200 sq. Ft of office space.

facsimile
TRANSMITTAL

to: Bud Haupt
fax #: 241-3023
re: Luxury Wheels
date: July 10, 1996
pages: , including this cover sheet.

Bud.,
Regarding your questions:

- 1) Exterior colors will be greys and blacks in a marble type texture. This building is a concrete tilt up very similar to the new shop at Mays Const.
- 2) The drainage report from the engineer will be ready Friday. I will see that you get a copy.
- 3) Max number of employees is 10
- 4) We will change the front door location to the North side and move the building to the South 5 feet.
- 5) Parking is paved throughout, there is no employee parking on the south side of the building.
- 6) We will reduce the drive width to 26 feet into the loading area.
- 7) Berms similar to those at the refrigeration facility will be installed along the east property line. Because there will be no parking along the south we will not berm that area.
- 8) We will use a concrete monument sign on the corner 8 feet in length and four feet high. I will submit plans when ready.

I hope that this addresses your concerns. Please feel free to call if I can be of any further assistance.

Sincerely,

Tom

From the desk of...

Thomas M. Burke
President
Burke Construction Co. Inc.
336 Main St. Suite 201
Grand Junction, CO 81501

970-243-0564
Fax: 970-245-9378



PARAGON ENGINEERING CONSULTANTS, INC.

PHASE III DRAINAGE STUDY
FOR
LUXURY WHEELS
IN
GRAND JUNCTION, COLORADO

JULY 10, 1996

PREPARED BY:

PARAGON ENGINEERING CONSULTANTS, INC.
6333 S. SANTA FE DRIVE, SUITE C
LITTLETON, CO. 80120
(303) 794-8604
FAX 795-3072

PREPARED FOR:

TEN DEVELOPMENT
300 MAIN, SUITE 101
GRAND JUNCTION, CO 81501
(970) 243-0564

JOB No. 96-010

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LOCATION and DESCRIPTION

The proposed development, Luxury Wheels is located in the southwest quarter of Section 3, T1S, R1W of the Ute Meridian in Grand Junction, Colorado. The property is further described as a part of Lot 5, Block 8, of the Foresight Industrial Park, Filing No. 3 subdivision.

Lot 5, Block 8 has 1.89 acres and is currently undeveloped, consisting of soils assumed to be SCS hydrologic group C. Development will consist of the northerly 0.99 acres of Lot 5.

DRAINAGE DESIGN CRITERIA

Storm water management in Grand Junction is governed by the "Stormwater Management Manual (SWMM). The storm water management plan described herein confirms to that Criteria.

The minor storm frequency analyzed is the 2 year storm. The major storm frequency will be the 100-year storm and, where required, primary structures will be sized to handle this flow.

The following Rational formula was used to compute the storm runoff values:

Q= CIA
Q= Peak runoff rate in cubic feet per second
C= Runoff coefficient
I= Storm intensity in inches per hour
A= Drainage tributary area in acres

In compliance with the current Grand Junction standards, minimum concentration times 5 minutes, developed will be adhered to. Where desirable, composite or weighted "C" values were derived from the data contained within this report.

HISTORIC RUNOFF

The existing site consists of a relatively flat vacant lot with minimum vegetation. The historic drainage flow pattern is from north to south. A composite "C" factor of 0.28 in the 2

year and 0.34 in the 100 year was used to calculate runoff. Times of concentration of 15 minutes for the 2 year and 13.8 minutes for the 100 year were used. The 2 year historic runoff is 0.4 cfs and the 100 year historic runoff is 1.2 cfs.

DEVELOPED RUNOFF

The site will be developed with a single building approximately 130' long by 80' wide positioned in the northwest corner of the site. Visitor parking is provided on the east side of the building with an asphalt paved parking lot. Employee parking will be provided for on the south side of the building with a gravel surface parking lot. The remainder of the site will consist of green landscaped areas.

The entire developed site will consist of a single drainage basin. A small portion of the developed site will drain in a northerly direction from the proposed building to the existing curb and gutter in Blichman Avenue. Gutter flow in Blichman Avenue drains in an easterly direction along the north end of the site turning the corner at the intersection with Hollingsworth Street and continuing as gutter flow in Hollingsworth Street in a southerly direction. The vast majority of developed flow from this site will be conveyed by a proposed swale through the graveled parking area to an asphalt curbed driveway on the south end to the existing curb and gutter of Hollingsworth Street. Developed flows along the east side of the site will conveyed to the existing curb and gutter of Hollingsworth Street by a concrete pan positioned in the centerline of the paved parking area.

Composite "C" values for the development were derived for the 2-year and the 100-year storms and are 0.64 and 0.69, respectively. Times of concentration used for the 2-year and 100-year storms are 6.3 minutes and 5.7 minutes, respectively. The developed runoff at Design Point No. 1 is 1.1 cfs for the 2-year storm and 3.2 cfs for the 100-year storm.

Gutter flow in Hollingsworth Street is intercepted by storm sewer inlets south of the proposed development.

DETENTION

The historic runoff is 1.2 cfs in the 100 year storm. The developed runoff is 3.2 cfs. The increase in runoff from the site with this development is 2.0 cfs. Based on the minimal increase in run-off created by development of the site; it is recommended that no detention be required for this site.

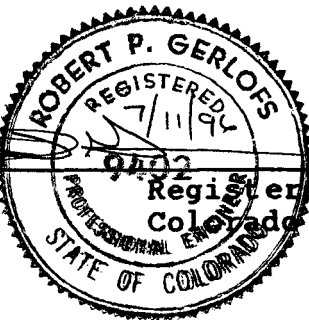
CONCLUSION

The criteria for the "Stormwater Management Manual" was used in preparing this report. The flows are picked up in swales and concrete pans and conveyed through the site to Hollingsworth Street. The increase in runoff with new development of this site will be only 2.0 cfs for the 100-year storm. Since the increase in runoff is minimal, it is proposed that no detention be provided. In conclusion; the existing drainage patterns have been retained with the development of this report, with little impact on downstream properties.

ENGINEERS CERTIFICATION

This report and plan for the Phase III drainage design of Luxury Wheels was prepared under my direct supervision in accordance with the provisions of the City of Grand Junction Stormwater Management Manual for the owners thereof. I understand that the City of Grand Junction does not and will not assume liability for drainage facilities designed by others.

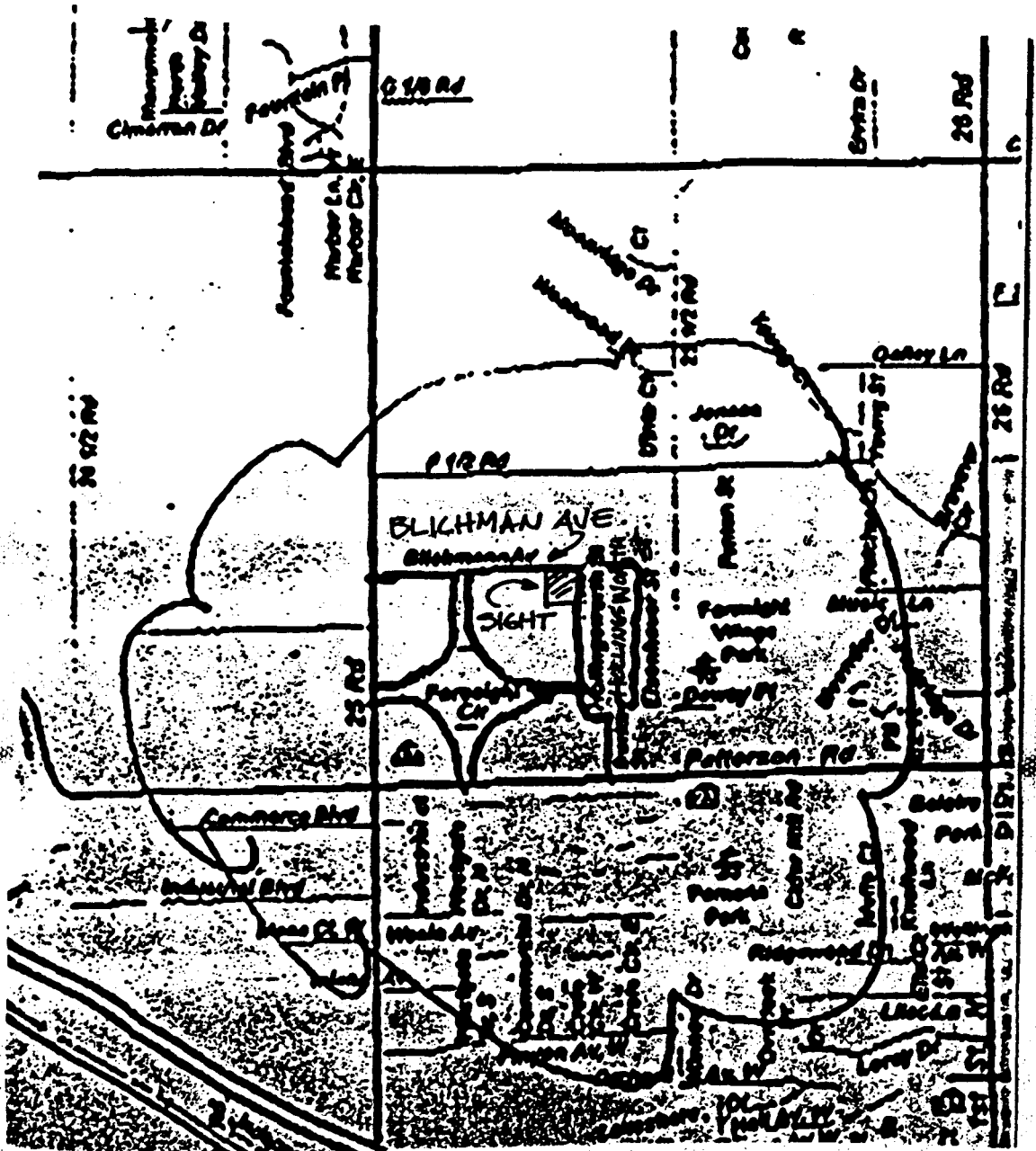
Robert P. Gerlofs Registered Professional Engineer
Colorado No. 9402



REFERENCES

1. City of Grand Junction Stormwater Management Manual.

APPENDIX



LOCATION MAP

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%+
UNDEVELOPED AREAS Bare ground	10-.20	16-.26	25-.35	14-.22	22-.30	30-.38	20-.28	28-.36	36-.44	24-.32	30-.38	40-.48
	14-.24	22-.32	30-.40	20-.28	28-.36	37-.45	26-.34	35-.43	40-.48	30-.38	40-.48	50-.58
Cultivated/Agricultural	08-.18	13-.23	16-.26	11-.19	15-.23	21-.29	14-.22	19-.27	26-.34	18-.26	23-.31	31-.39
	14-.24	18-.28	22-.32	16-.24	21-.29	28-.36	20-.28	25-.33	34-.42	24-.32	29-.37	41-.49
Pasture	12-.22	20-.30	30-.40	18-.26	28-.36	37-.45	24-.32	34-.42	44-.52	30-.38	40-.48	50-.58
	15-.25	25-.35	37-.47	23-.31	34-.42	45-.53	30-.38	42-.50	52-.60	37-.45	50-.58	62-.70
Meadow	10-.20	16-.26	25-.35	14-.22	22-.30	30-.38	20-.28	28-.36	36-.44	24-.32	30-.38	40-.48
	14-.24	22-.32	30-.40	20-.28	28-.36	37-.45	26-.34	35-.43	44-.52	30-.38	40-.48	50-.58
Forest	05-.15	08-.18	11-.21	08-.16	11-.19	14-.22	10-.18	13-.21	16-.24	12-.20	16-.24	20-.28
	08-.18	11-.21	14-.24	10-.18	14-.22	18-.26	12-.20	16-.24	20-.28	15-.23	20-.28	25-.33
RESIDENTIAL AREAS 1/8 acre per unit	40-.50	43-.53	46-.56	42-.50	45-.53	50-.58	45-.53	48-.56	53-.61	48-.56	51-.59	57-.65
	48-.58	52-.62	55-.65	50-.58	54-.62	59-.67	53-.61	57-.65	64-.72	56-.64	60-.68	69-.77
1/4 acre per unit	27-.37	31-.41	34-.44	29-.37	34-.42	38-.46	32-.40	36-.44	41-.49	35-.43	39-.47	45-.53
	35-.45	39-.49	42-.52	38-.46	42-.50	47-.55	41-.49	45-.53	52-.60	43-.51	47-.55	57-.65
1/3 acre per unit	22-.32	26-.36	29-.39	25-.33	29-.37	33-.41	28-.36	32-.40	37-.45	31-.39	35-.43	42-.50
	31-.41	35-.45	38-.48	33-.41	38-.46	42-.50	36-.44	41-.49	48-.56	39-.47	43-.51	53-.61
1/2 acre per unit	16-.26	20-.30	24-.34	19-.27	23-.31	28-.36	22-.30	27-.35	32-.40	26-.34	30-.38	37-.45
	25-.35	29-.39	32-.42	28-.36	32-.40	36-.44	31-.39	35-.43	42-.50	34-.42	38-.46	48-.56
1 acre per unit	14-.24	19-.29	22-.32	17-.25	21-.29	26-.34	20-.28	25-.33	31-.39	24-.32	29-.37	35-.43
	22-.32	26-.36	29-.39	24-.32	28-.36	34-.42	28-.36	32-.40	40-.48	31-.39	35-.43	46-.54
MISC. SURFACES Pavement and roofs	93	94	95	93	94	95	93	94	95	93	94	95
	95	96	97	95	96	97	95	96	97	95	96	97
Traffic areas (soil and gravel)	55-.65	60-.70	64-.74	60-.68	64-.72	67-.75	64-.72	67-.75	69-.77	72-.80	75-.83	77-.85
	65-.70	70-.75	74-.79	68-.76	72-.80	75-.83	72-.80	75-.83	77-.85	79-.87	82-.90	84-.92
Green landscaping (lawns, parks)	10-.20	16-.26	25-.35	14-.22	22-.30	30-.38	20-.28	28-.36	36-.44	24-.32	30-.38	40-.48
	14-.24	22-.32	30-.40	20-.28	28-.36	37-.45	26-.34	35-.43	42-.52	30-.38	40-.48	50-.58
Non-green and gravel landscaping	30-.40	36-.46	45-.55	43-.55	42-.50	50-.58	40-.48	48-.56	56-.64	44-.52	50-.58	60-.68
	34-.44	42-.52	50-.60	50-.60	48-.56	57-.65	46-.54	55-.63	64-.72	50-.58	60-.68	70-.78
Cemeteries, playgrounds	30-.30	26-.36	35-.45	35-.45	32-.40	40-.48	30-.38	38-.44	46-.54	34-.42	40-.48	50-.58
	24-.34	32-.42	40-.50	40-.50	38-.46	47-.55	36-.44	45-.53	54-.62	40-.48	50-.58	60-.68

NOTES: 1. Values above and below pertain to the 2-year and 100-year storms, respectively.
 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 ($T_e \leq 10$ minutes), infiltration capacity is higher, allowing use of a "C" value in the low range. Conversely, for longer duration storms ($T_e > 30$ minutes), use a "C" value in the higher range.
 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.

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

TABLE "B-1"

TOTAL SITE AREA - DEVELOPED = 43,351 FT²
OR 0.99 AC.

EXISTING CONDITION: BARE GROUND

SITE SLOPE 0.5% - 0.6% NORTH TO SOUTH
SOILS GROUP "C"

$C_2 = 0.28$ $C_{100} = 0.34$

DEVELOPED CONDITION: SITE SLOPE 0-2% CLASSIFICATION

COMPOSITE "C" FACTOR

		C_2	C_{100}
PAVEMENT & ROOF	21,009 FT ²	.93	.95
TRAFFIC AREAS - GRAVEL	8,795 FT ²	.64	.72
GREEN LANDSCAPING	13,547 FT ²	.20	.26
	<u>43,351 FT²</u>		

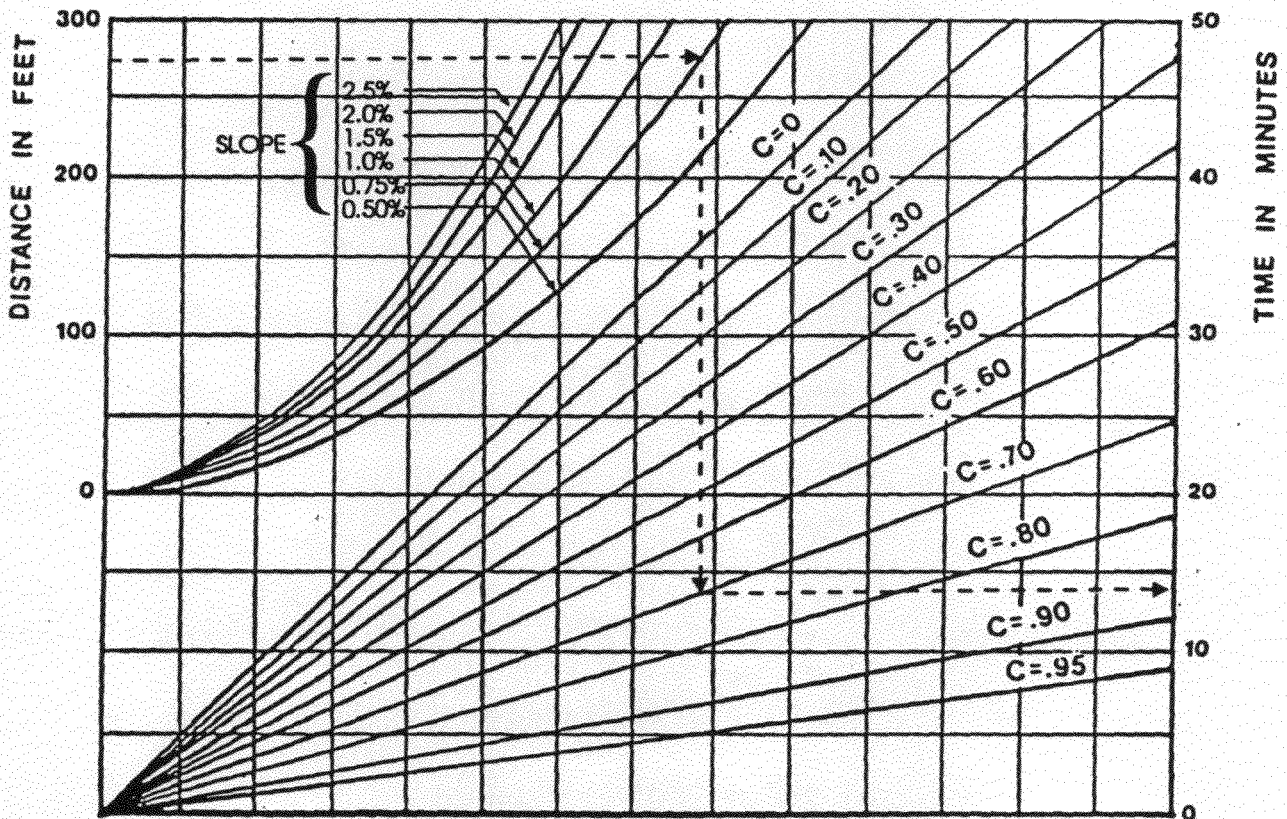
$C_2 = [(21,009)(.93) + (8,795)(.64) + (13,547)(.20)] / 43,351 = 0.64$

$C_{100} = [(21,009)(.95) + (8,795)(.72) + (13,547)(.26)] / 43,351 = 0.69$

22-141 50 SHEETS
22-142 100 SHEETS
22-144 200 SHEETS



MODIFIED FROM FIGURE 403, MESA COUNTY

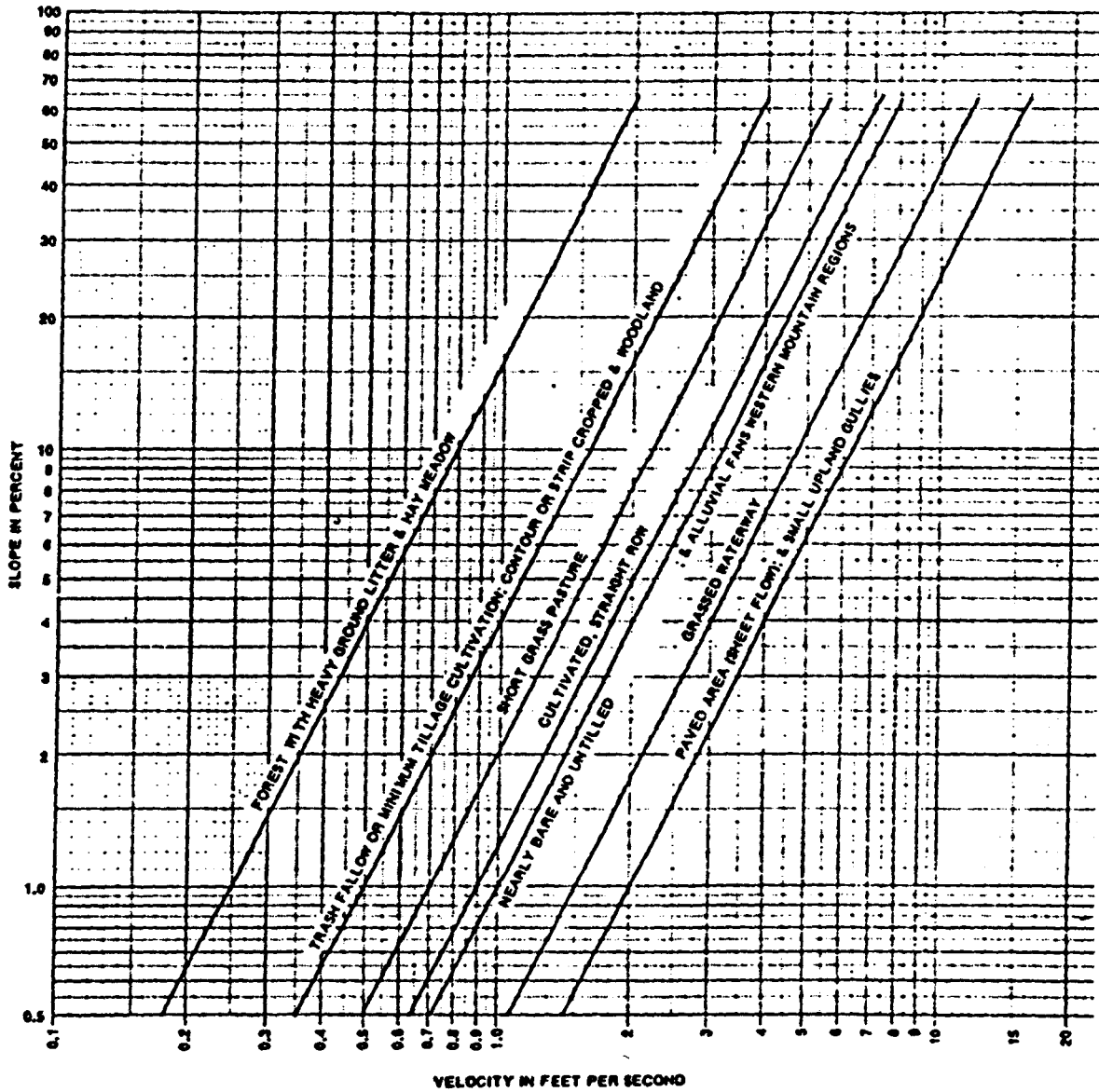


THE ABOVE CURVES ARE A SOLUTION OF THE FOLLOWING EQUATION:

$$T_o = \frac{1.8 (1.1 - C) \sqrt{L}}{\sqrt{S}}$$

WHERE: T_o = OVERLAND FLOW TIME (MIN.)
 S = SLOPE OF BASIN (%)
 C = RUNOFF COEFFICIENT (SEE TABLE "B-1" IN APPENDIX "B")
 L = LENGTH OF BASIN (ft)

REPRODUCED FROM FIGURE 15.2, SCS 1972



DETERMINATION OF "Ts"

FIGURE "E-3"

PROJECT: LUXURY WHEELS LOT 5, BLK B FORESIGHT INDUSTRIAL PARK JOB NO. 96-010 CALCULATED BY: RF DATE: 7-10-96
 FILE NO. 3 CHECKED BY: WA DATE: _____

(THE TABLE BELOW IS AN ADAPTATION OF A WORKSHEET PROVIDED IN THE SCS TR-55) THIS TABLE MAY BE USED IN SUBBASIN Tc CALCULATION, OR FOR TRAVEL TIME OF SUBBASIN RUNOFF THROUGH A LOWER SUBBASIN REACH (T). USE ONLY CHANNEL FLOW FOR Tr CALCULATIONS.

REACH	AREA IDENTIFIER	HISTORIC	A		
OVERLAND FLOW	SEMENT IDENTIFICATION				
	Tc OR Tr THROUGH BASIN REACH				
	SURFACE DESCRIPTION (TABLE 'A-1')	PAVED			
	RATIONAL COEFFICIENT, C _r , C ₁₀₀ (TABLE 'B-1')	0.28/0.34	0.64/0.69		
	FLOW LENGTH, L (TOTAL ≤ 300 FT.) (ft.)	180	50		
	LAND SLOPE, S (ft./ft.)	0.60	0.5		
	T ₀ (FIGURE 'E-2') (min.)	25	7.5		
	T ₁₀₀ (FIGURE 'E-2') (min.)	23	6.5		
CHANNEL FLOW	SURFACE DESCRIPTION (FIGURE 'E-3')		PAVED		
	FLOW LENGTH, L (ft.)		270		
	FLOW SLOPE, S (ft./ft.)		0.5		
	FLOW VELOCITY, V (FIGURE 'E-3') (fps.)		1.5		
	TRAVEL TIME = L/(60V) (min.)		30		
	CROSS-SECTIONAL FLOW AREA, a (ft. ²)				
	WETTED PERIMETER, Pw (ft.)				
	HYDRAULIC RADIUS, r = a/Pw (ft.)				
	CHANNEL SLOPE, S (ft./ft.)				
	MANNING'S COEFFICIENT, n (APPENDIX F)				
	V = 1.49r ^{4/3} /n (fps.)				
	ASSUMED VELOCITY (fps.)				
	FLOW LENGTH, L (ft.)				
	TRAVEL TIME L/(60V) (min.)				
Tc & Tr	Tc = T ₀ + T _s + T _{ch} (min.)	25	10.5		
	100 YEAR (min.)	23	9.5		
	2 YEAR (min.)	15	6.3		
	100 YEAR (min.)	13.8	5.7		
Tl	Tl = 0.6Tc or FROM FIGURE 'E-4'				

TRAVEL TIME WORKSHEET: FAA METHOD

TABLE 'E-5'

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

CALCULATED BY AF

DATE 7-10-96

CHECKED BY _____

STANDARD FORM SF-3

STORM DRAINAGE SYSTEM DESIGN
(RATIONAL METHOD PROCEDURE)

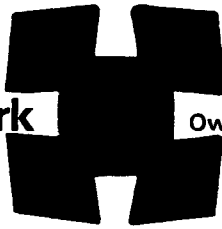
JOB NO. 96-010

PROJECT LUXURY WHEELS

DESIGN STORM 2,100

STREET	DESIGN POINT	DIRECT RUNOFF							TOTAL RUNOFF				STREET		PIPE		TRAVEL TIME			REMARKS	
		AREA DESIGN	AREA (AC)	RUNOFF COEFF	t_c (MIN)	C-A (AC)	I IN/HR	Q (CFS)	t_c (MIN)	$\Sigma(C-A)$ (AC)	I (IN/HR)	Q (CFS)	SLOPE (%)	STREET FLOW (CFS)	DESIGN FLOW (CFS)	SLOPE (%)	PIPE SIZE	LENGTH (FT)	VELOCITY (FPS)		t_t (MIN)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
1																					
2	HISTORIC 2-YR	1		0.99	0.28	15	0.28	1.28	0.4			0.4									
3	100-YR	1		0.99	0.34	13.8	0.34	3.35	1.2			1.2									
4																					
5	DEVELOPED 2-YR	1	A	0.99	0.64	6.3	0.63	1.81	1.1			1.1									
6	100-YR	1	A	0.99	0.69	5.7	0.68	4.74	3.2			3.2									
7																					
8																					
9																					
10																					
11																					

Foresight Park



Owner & Tenants Association
P.O. Box 1509
604 25 Road
Grand Junction,
Colorado 81502

July 13, 1996

Mr. Tom Burke
President
Burke Construction Co. Inc.
336 Main St., Suite 201
Grand Junction, CO 81501

Dear Tom:

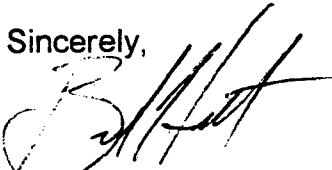
The Foresight Park Architectural Control Committee has reviewed the following plans and documents for the proposed Luxury Wheels building:

- Site Plan prepared by Robert A. Politano Architect
- Floor Plan prepared by Robert A. Politano Architect
- Elevation Plan prepared by Robert A. Politano Architect
- Drainage report
- Memo dated July 10, 1996 from Burke construction which further explains the plans.

The building, as proposed in the above documents, is in accordance with the Park's covenants. Thus, the committee has approved this building for construction.


If you have any questions, please contact me.

Sincerely,


Bud Haupt 241-4442
President
Foresight Park Owners & Tenants Association

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUL 15 1996

Site Plan Review #SPR-96-165- Luxury Wheels
Foresight Industrial Park
Staff: Bill Nebeker 
July 23, 1996

Review Comments:

NOTE: Staff review has found that the submitted site plan does not conform to several standards contained in the Foresight Park CC&Rs, yet the plan has been approved by the Foresight Park Architectural Control Committee. A letter received from the ACCO did not mention that variances were granted from the CC&Rs. Since this is a Planned Industrial zone and the CC&Rs act as the standards for that planned zone, staff will require adherence to them regardless of the ACCO's approval. A letter will be sent to the ACCO to determine if their approval of the plan was an oversight, in light of the deficiencies found by staff, or if a different standard is being imposed.

Generally, site plan does not provide sufficient information to show that it meets city code. Please refer to Submittal Standards for Improvements and Development (SSID), page IX-29 -Site Plan, page IX-20 - Landscape Plan and X-07 - General Project Report..

1. The following discrepancies were found between the site plan and the Foresight Park CC&Rs. Please correct accordingly:
 - a. CC&Rs require 35' front yard setbacks; site plan shows a 30' setback along Blichman Ave.
 - b. Did the ACCO grant a variance to allow more than 20% of a front yard to be devoted to customer parking spaces? the site plan shows that more than 50% of the front yard setback along Hollingsworth Ave contains paved areas.
 - c. CC&Rs and city code require all off-street parking, access and loading areas to be paved; site plan shows employee parking as graveled
 - d. CC&Rs require a maximum width of 26' per access point from the street to the building; site plan shows second driveway being 30' wide
2. How was the 32 required parking spaces calculated? All required parking must be paved.
3. Provide a typical dimension for parking. Provide widths for driveways.
4. One disabled parking space is required for each 25 spaces provided.

5. Does the loading dock include an elevated platform? Clarify use of stairs to east of loading dock. Show location of overhead doors and all entrance/exits to building.
6. What is the width of the sign?
7. Where is the 6' concrete walk noted on the site plan below the sign?
8. How far does the sod south of the asphalt loading area extend into the undeveloped area? the site plan is unclear.
9. Site plan shall include required note that an underground, pressurized irrigation system will be required for all landscaped areas.
10. Placement of shrubs appears to be a little skimpy. The CC&Rs require adequate screening of parking areas which is difficult with sod and trees only. There also appears to be an awful lot of gravel.
11. Change street name to Blichman Avenue.
12. Please submit a copy of all plans that were reviewed by the ACCO (site plan, if different from the plan submitted to our department; floor plan; elevation plan; drainage report, if different from that submitted; and memo dated July 10, 1996 from Burke construction which further explains the plans).



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

July 24, 1996

Bud Haupt
Foresight Park Owners & Tenants Association
PO Box 1509
Grand Junction, CO 81502

Dear Bud:

Tom Burke of Burke Construction, Inc. recently submitted plans for an office and warehouse facility at the southwest corner of Blichman and Hollingsworth in Foresight Park. According to a letter received by our department from you to him dated July 13, 1996, the Foresight Park Association had approved the plans. In review of the plans I found several discrepancies between the site plan and the Foresight Park protective covenants.

Attached is a copy of the site plan for the facility, my review comments and the CC&R's on file with the City that we use to review developments in Foresight Park. Could you please tell me if your approval of Luxury Wheels was an oversight in light of the standards in these covenants, or are you using different standards? I would appreciate a reply. I can be reached at 244-1447.

Sincerely,

A handwritten signature in black ink that reads "Bill Nebeker".

Bill Nebeker
Senior Planner

REVIEW COMMENTS

Page 1 of 3

FILE #SPR-96-165

TITLE HEADING: Luxury Wheels

LOCATION: 629 Hollingsworth

PETITIONER: Luxury Wheels

PETITIONER'S ADDRESS/TELEPHONE: 1440 Winters Avenue
Grand Junction, CO 81501
242-2001

PETITIONER'S REPRESENTATIVE: Tom Burke, Burke Construction

STAFF REPRESENTATIVE: Bill Nebeker

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

CITY COMMUNITY DEVELOPMENT

7/31/96

Bill Nebeker

244-1447

NOTE: Staff review has found that the submitted site plan does not conform to several standards contained in the Foresight Park CC&Rs, yet the plan has been approved by the Foresight Park Architectural Control Committee. A letter received from the ACCO did not mention that variances were granted from the CC&Rs. Since this is a Planned Industrial zone and the CC&Rs act as the standards for that planned zone, staff will require adherence to them regardless of the ACCO's approval. A letter will be sent to the ACCO to determine if their approval of the plan was an oversight, in light of the deficiencies found by staff, or if a different standard is being imposed.

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12. Please submit a copy of all plans that were reviewed by the ACCO (site plan, if different from the plan submitted to our department; floor plan; elevation plan; drainage report, if different from that submitted; and memo dated July 10, 1996 from Burke construction which further explains the plans).

CITY DEVELOPMENT ENGINEER

7/31/96

Jody Kliska

244-1591

1. The site plan needs to show the entire parcel.
2. It appears the required parking is 35 spaces, not 32 spaces.
3. All required parking and maneuvering areas are required to be paved.
4. The drainage report will need to be revised based on the additional paved area. The City Code provides an option to pay a drainage fee in lieu of on-site detention. Based on the calculations presented in the drainage report, the fee will be more than \$5500. A more exact fee will be calculated with the revised report, unless on-site detention is selected. If detention is selected, the report must show all calculations and sizing of the detention facility and outlet works.
5. Transportation Capacity Payment is \$4160.00.
6. Two driveways side by side will not be allowed. A permit for a curb cut must be obtained from the City Engineer's office prior to construction.

CITY UTILITY ENGINEER

7/31/96

Trent Prall

244-1590

1. Please contact Gary Mathews at Ute Water (242-7491) for water related concerns regarding this submittal.
2. Please contact Jodi Romero of the City Customer Service Division at 244-1520 for information regarding sewer plant investment fees.
3. Petitioner has failed to submit a site plan addressing all items identified in the Submittal Standards for Improvements and Developments page IX-29. Please resubmit only after assuring each item has been included on the site plan.

CITY POLICE DEPARTMENT

7/19/96

Dave Stassen

244-3587

Ideally, I would like to see building lights on the north and west sides of this building.

CITY FIRE DEPARTMENT

7/31/96

Duncan Brown

244-1414

Office and warehouse are acceptable to the Fire Department. The Grand Junction Fire Department understands this is an office and warehouse facility and not a process facility.

MESA COUNTY BUILDING DEPARTMENT

7/19/96

Bob Lee

244-1656

We need 2 sets of sealed plans for plan review. Allow 10-14 days for review. West wall of building required fire-rating.

GRAND JUNCTION DRAINAGE DISTRICT

7/24/96

John Ballagh

242-4343

There are no known planned or existing Grand Junction Drainage District facilities at or through this site.

UTE WATER

7/29/96

Gary Mathews

242-7491

1. Ute Water has an 8" main line in Blichmann and a 6" line in Hollingsworth Avenue. Contact with Ute Water is needed if fire protection is required inside of the building.
2. Construction plans required 48 hours before development begins.
3. Policies and fees in effect at the time of application will apply.

TO DATE, NO COMMENTS RECEIVED FROM:

City Attorney

CERTIFICATE OF OCCUPANCY

**BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)**

PERMIT # 57197

DATE 3-21-97

PERMISSION IS HEREBY GRANTED TO Luxury Wheels TO OCCUPY THE

BUILDING SITUATED AT 2531 Blichman

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER 2945-033-12-004

FOR THE FOLLOWING PURPOSE: new office-warehouse building

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

INSPECTOR Dan Davis

City Planning Bill Nebel 11-19-97

City of Grand Junction

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

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



November 7, 1997

Tim Burke
Burke Construction
300 Main Street; Suite 101
Grand Junction, CO 81501

Re: Luxury Wheels Warehouse; 2531 Blichman Avenue; file #SPR-1996-165

Dear Tim:

The project file for Luxury Wheels has not been completed. The building has been in operation for over six months without a certificate of occupancy (C of O) from the Mesa County Building Department. The C of O cannot be signed by our department because the site was not built in accordance with the approved site plan dated August 5, 1996. Among some of the changes to the as-built site are fewer trees planted and less parking stalls constructed. Also the monument sign in front of the building was constructed without a sign permit.

To obtain a certificate of occupancy an as-built site plan must be submitted for review by our department to ascertain if the site conforms with city regulations. Also a sign permit must be obtained for the monument sign. Please make these corrections as soon as possible.

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

Sincerely,

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

Bill Nebeker
Senior Planner

c: Luxury Wheels
Code Enforcement

Prime Properties, Inc.
2531 Blichmann Avenue
Grand Junction, CO 81505
FILE # SPR-1996-165

Mr. Bill Nebeker
Senior Planner
City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction, CO 81501-2668

November 17, 1997


Dear Bill,

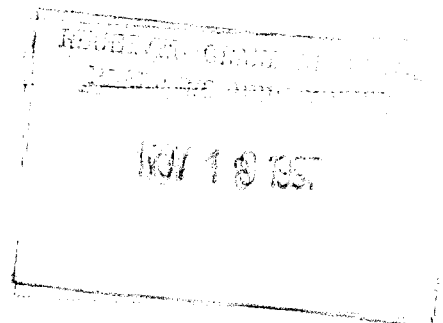
Per your request I am addressing the outstanding issues regarding our building at 2531 Blichmann Avenue in Foresight Park.

- 1) Sign Permit - I have contacted Bud's Signs.
- 2) Revise Landscape Design - I will have Rob Rowllins revise the landscape design per your request.
- 3) Explain Parking Revision - Our maximum # of employees is 10.

For your records the owner of the building is Prime Properties located at the same address, I am your contact. The occupant is Detata Wheels.

Sincerely,


Keith Andrews



City of Grand Junction

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

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



November 19, 1997

Keith Andrews

~~Luxury Wheels~~ DETATA WHEELS
~~1440 Winters Avenue~~ 2831 BUCHMANN AVE
Grand Junction, CO 81501 81505

Dear Keith:

Rob Rowlands from PA\DS Architects submitted the revised as-built site plan for your facility in the Foresight Business Park. The new plan is approved and I've enclosed a copy of it with our approval stamp for your records. I've also submitted a copy of the Certificate of Occupancy and sent the original to the Building Department. A sign permit will still be required for the monument sign in front of the property.

Thank you for helping me close out this project. If you have any questions please call me at 244-1447.

Sincerely,

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

Bill Nebeker
Senior Planner

File Close-out Summary

File #: SPR-1996-165

Name: Luxury Wheels Warehouse

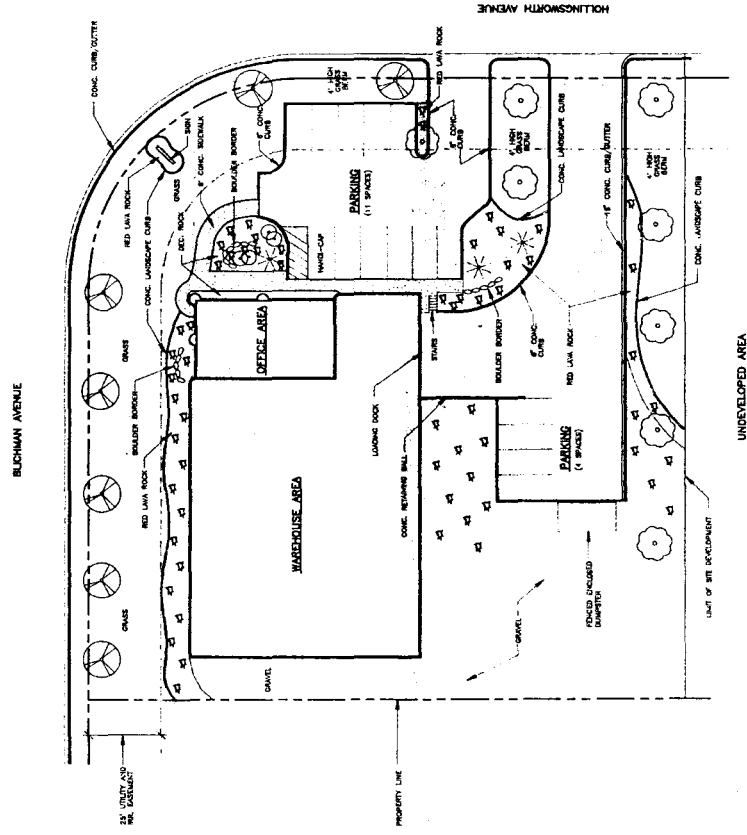
Staff: Bill Nebeker

Action: Approved

Comments: Original site plan approved August 5, 1997. Site not built as shown on the site plan - changes in # of parking spaces and landscaping. Revised as-built plan submitted and approved on November 19, 1997.

File Turned In: November 19, 1997

11-19-97
 ACCEPTED BY: [Signature]
 ANY CHANGE OF DETAILS MUST BE APPROVED BY THE APPLICANT, CITY DEPT. OF PUBLIC WORKS AND ENGINEERING, BEFORE ANY CONSTRUCTION BEGINS. LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.
 11-19-97



LANDSCAPE LEGEND

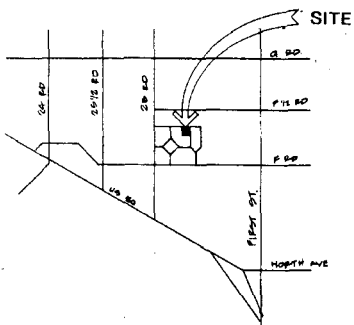
SYMBOL	TYPE	SIZE	QUANTITY
(Circle with cross)	AMERICAN PINE TREE	8"	3
(Circle with dot)	HYDRANGEA	1-1/2'	4
(Circle with cross-hatch)	SUNSHINE SPYROLA	1-1/2'	7
(Circle with horizontal lines)	MOUND	CLUMPS	2
(Circle with vertical lines)	SPICE BUSHES	3 CAL.	71

NOTE: A UNDERGROUND PRECASTED IRRIGATION SYSTEM IS INSTALLED TO ALL LANDSCAPE AREAS.
 TOTAL NO. OF TREES - 20

AS-BUILT LANDSCAPE AND SITE PLAN
 SCALE: 1"=20'-0"

BUILDING USE - WAREHOUSING
 REQUIRED PARKING - EMPLOYEES ONLY
 NUMBER OF EMPLOYEES - 10
 TOTAL NO. OF PARKING SPACES PROVIDED - 15

0302A



VICINITY MAP

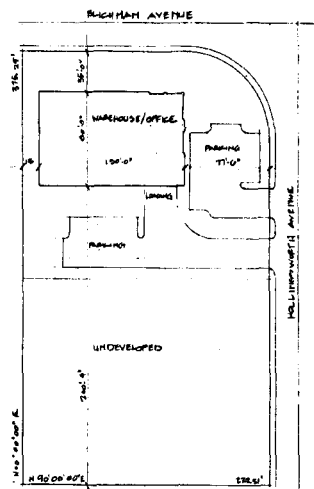
SITE DATA

TOTAL SITE AREA	82,130.00	sf.	100%
BUILDING COVERAGE	10,400.00	sf.	9%
PARKING PROVIDED	19 SP	12,506.20	sf.
PARKING REQUIRED	19 SP		
LANDSCAPING AREA UNDEVELOPED	11,128.07	sf.	14%
	46,036		58%

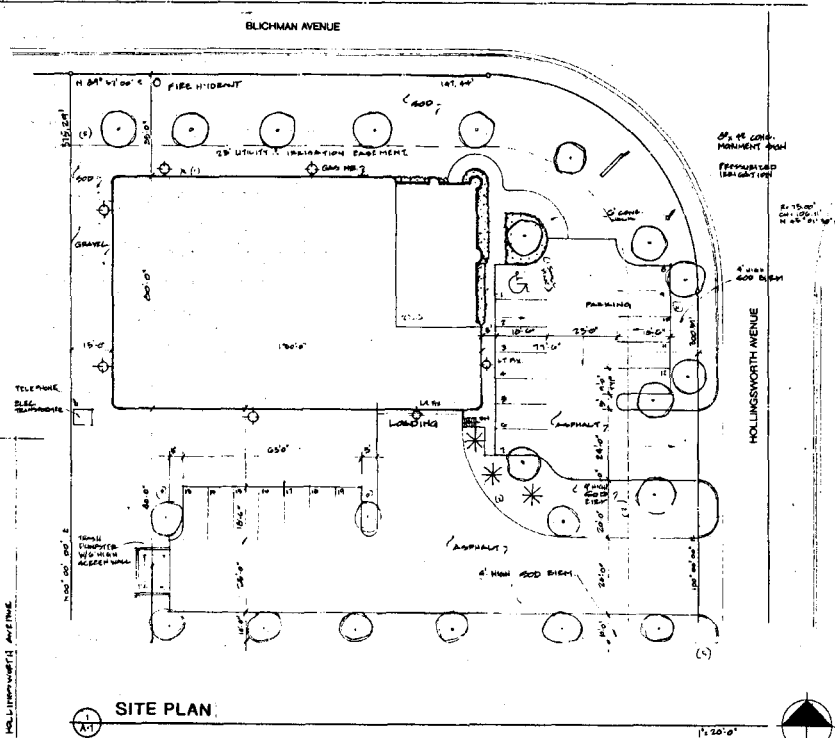
LANDSCAPE LEDGEND

SYMBOL	NAME	SIZE	QTY
●	GREEN ASH	11 1/2" GAL	22
*	AUSTRIAN PINE	5 GAL	5
⊠	BUFFALO JUNIPER	1 GAL	15
⊕	BUILDING MOUNT LIGHT FIXTURE		

NOTE: ALL LANDSCAPE AREAS WILL HAVE AN UNDERGROUND PERFORATED IRRIGATION SYSTEM.



1 SITE PLAN



2 SITE PLAN

SPR-36-165
 RECEIVED GRAND JUNCTION
 PLANNING DEPARTMENT
 AUG 5 1996

8.5.96
 ACCEPTED *B. J. N. H.*
 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.

* SITE DIVIDED AS BUILT PLANNED 11-19-97

robert a. politano
 architect
 1000 1/2 PARK GRAND JUNCTION CO, CO 81400
 970-243-1111

LUXURY WHEELS

LOT 5 BLOCK 8 FORESIGHT PARK GRAND JUNCTION CO, CO 81400

SPR-1996-165