Table of Contents

File SPR-1996-218 Name: Office / Retail / Warehouse Building – 571 25 1/2 Road

Present	Scanned	
		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. 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.
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**
		***General project report**
		Reduced copy of final plans or drawings
		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 – not issued			
X	X	Correspondence			
X	X	Final Drainage Report – 10/96			
X	X	Commitment for Title Insurance – 8/14/96			
X		Revenue Recap Sheet – 10/24/96			
X		E-mails			
X		Easement Deed and Agreement – conveyed to Davis Land Investments, LLC. and (the same) Davis Land Investments, LLC.			

DEVELOPMENT APPLICATION

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

Receipt _____
Date _____
Rec'd By _____

File No. _____

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
☒ Subdivision Plat/Plan	☐ Minor ☐ Major ☒ Resub		571 25½ Rd	C-2	Office/Warehouse
☐ Rezone				From: To:	
☐ Planned Development	☐ ODP ☐ Prelim ☐ Final				
☐ Conditional Use					
☐ Zone of Annex					
☐ Variance					
☐ Special Use					
☐ Vacation					☐ Right-of Way ☐ Easement
☐ Revocable Permit					

☒ PROPERTY OWNER	☒ DEVELOPER	☒ REPRESENTATIVE
DAKOTA L. L.C.	DAVIS LAND LLC	Mark Brackelsberg
Name	Name	Name
710 N. TOWER AVE.	P.O. BOX 2867	P.O. Box 2867
Address	Address	Address
CENTRALIA, WA 98531	GRAND JUNCTION, CO 81502	Grand Junction, Co 81502
City/State/Zip	City/State/Zip	City/State/Zip
360-736-3872	970-243-2308	970-243-2308/250-4003
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.

X Mark Brackelsberg — 9-11-96
Signature of Person Completing Application — Date

X _____, MANAGER — 8-20-96
Signature of Property Owner(s) - attach additional sheets if necessary — Date
DAKOTA L.L.C.

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 571 25½ Road Project Name: Minnesa Park

Date Received 10-7-96

Receipt # 4683

File # SPR-96-218

DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	O City Property Agent	● City ~~Parks/Recreation~~ Police	● City Fire Department	● City Attorney	O City Downtown Dev. Auth.	O County Planning	● County Bldg. Dept.	● Irrigation District – GVIC	● Drainage District – GJDD	● Water District – Ute	O Sewer District	● U.S. West	● Public Service	O GVRP	O CDOT	O Corps of Engineers	O Walker Field	O Persigo WWT	O Mesa County Health	O State Environ. Health	O City Sanitation	O School Dist #51							TOTAL REQ'D.
● Application Fee $215	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							
● Planning Clearance*	VII-3	1																															
● ~~11"x17"~~ 8½x11" 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							
● Evidence of Title - Title Ins Policy	VII-2	1			1			1																									
O Deeds	VII-1	1			1			1																									
O Easements	VII-2	1	1	1	1			1																									
O Avigation Easement	VII-1	1			1			1																									
O ROW	VII-2	1	1	1	1			1																									
O Improvements Agreement/Guarantee*	VII-2	1	1	1				1																									
O CDOT Access Permit	VII-3	1	1																														
O 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							
O 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							
O 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							
● Grading and Drainage Plan	IX-16	1	2										1							1													
O Storm Drainage Plan and Profile	IX-30	1	2										1			1	1	1															
O Water and Sewer Plan and Profile	IX-34	1	2	1			1							1	1	1	1	1															
O Roadway Plan and Profile	IX-28	1	2										1																				
O Road Cross-Sections	IX-27	1	2																														
O Detail Sheet	IX-12	2	2	1																													
● Landscape Plan	IX-20	2	1	1																													
O Geotechnical Report	X-8	1	1								1																						
● Final Drainage Report	X-5,6	1	2										1																				
O Stormwater Management Plan	X-14	1	2										1							1													
O Phase I and II Environmental Rerpot	X-10,11	1	1																														
O 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: 8/19/96
Conference Attendance: Mark Brackelsberg, K. Ashbeck
Proposal: Site Plan - Office/Warehouse
Location: 571 25½ Road (Minerva Park)

Tax Parcel Number: 2945-102-16-022
Review Fee: $100 + GDP Plan/Report + inspection = $215
(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? _____
Parks and Open Space fees required? _____ Estimated Amount: _____
Recording fees required? _____ Estimated Amount: _____
Half street improvement fees/TCP required? _____ Estimated Amount: _____
Revocable Permit required? _____
State Highway Access Permit required? _____
On-site detention/retention or Drainage fee required? _____

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	O Screening/Buffering	O Land Use Compatibility
☒ Drainage	☒ Landscaping	O Traffic Generation
O Floodplain/Wetlands Mitigation	O Availability of Utilities	O Geologic Hazards/Soils

O Other _____
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 Mark Brackelsberg

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

REPORT CHECKLIST AND OUTLINE

FINAL DRAINAGE REPORT

CHECKLIST	OK	NA
Typed Text (appendices may be handwritten)		
Bound with staple, bar binder, spiral binder or other method (not a notebook)		
Title Page: a. Name of report and preparer, date of preparation and revision (if any)		
Title Page: b. Professional's seal and signature		
Table of Contents: For text and appendices, if any (appendices shall be paged)		
Exhibits: Folded to 8½"x11" size		
Maps attached to or contained in the report: Preliminary Major Basin Drainage Map; Pre-development Drainage Map; Final Major Basin Drainage Map; Post-development Drainage Map		

OUTLINE

I to IV Same as for the Preliminary Drainage Report (see X-12)

V RESULTS AND CONCLUSIONS
- A. Runoff Rates for 2 and 100 Year Storm (use tabular format)
  1. Existing total site runoff rates
  2. Existing runoff rates to individual private properties
  3. Proposed total site runoff rates (after detention/retention)
  4. Proposed runoff rates to individual private properties (after detention/retention)
- B. Overall Compliance
  1. Policy
  2. Criteria
  3. Constraints

VI REFERENCES

VII APPENDICES
- A. Existing Runoff (2 and 100 year)
  1. Precipitation (if different than shown in SWMM)
  2. Runoff coefficients
  3. Times of concentration or lag times
  4. Intensities or other parameters
  5. Runoff calculations (individual sub-basins and combined at all design points)
  6. Tabular summary of runoff rates
- B. Proposed Runoff (2 and 100 year)
  1. Precipitation (if different than shown in SWMM)
  2. Runoff coefficients
  3. Times of concentration or lag times
  4. Intensities or other parameters
  5. Runoff calculations (individual sub-basins and combined at all design points)
  6. Tabular summary of runoff rates
- C. Detention Basin Calculations (2 and 100 year)
  1. If Rational & Modified Rational methods are used
     a. Average release rate
     b. Critical durations and intensities
     c. Volume required
     d. Volume available
     e. Storage - depth - discharge
     f. Lower stage outlet
     g. Upper stage outlet
     h. Erosion protection
  2. If Computer or other method of analysis is used
     a. Provide discharge parameters
     b. Provide basin parameters
     c. Provide inflow/outflow information
     d. Erosion protection

REPORT CHECKLIST AND OUTLINE

FINAL DRAINAGE REPORT (continued)

OUTLINE

D. Retention Basin Calculations (100 year)
   1. Basin Feasibility
      a. Groundwater depths
      b. Soil percolation results
      c. Letter from geotechnical Engr.
   2. If Rational Method is used
      a. Volume to be retained
      b. Volume available
   3. If computer or other analysis is used
      a. Provide basin parameters
      Provide inflow information

E. Street Flow
   1. Rate
   2. Depth and velocity

F. Inlets
   1. Rate
   2. Interception
   3. Bypass and to where

G. Storm Drains
   1. Rate
   2. Size and "n" value
   3. Capacity
   4. Hydraulic gradient (if pipe is surcharged or if frictional slope is greater than the pipe slope)

H. Open Channel Flow
   1. Channel geometrics
   2. "n" values and velocities
   3. Erosion protection
   4. Freeboard

I. Culverts
   1. Completed HDS-5 nomographs

J. Miscellaneous Hydraulic calculations

COMMENTS

1. It may not be necessary to cover all of the above topics, but the report should address all concerns applicable to the proposed project, even issues not identified above.

DRAWING STANDARDS CHECKLIST

SITE PLAN

ITEM		GRAPHIC STANDARDS	OK	NA
SECTION VIII	A	Scale: 1" = 20', 30', 40', or 50'		
	B	Sheet size: 24" x 36"		
	C	Primary features consist only of proposed facilities except those related to drainage		
	D	Notation: All non-construction text, and also construction notation for all primary features		
	E	Line weights of existing and proposed (secondary and primary) features per City standards		
	F	Location: All primary facilities are fully located horizontally (See Comment 1)		
	I	Orientation and north arrow		
	J	Stamped and sealed drawings by registered professional competent in the work		
	K	Title block with names, titles, preparation and revision dates		
	L	Reference to City Standard Drawings and Specifications		
	M	Legend of symbols used		
	N	List of abbreviations used		
	P	Multiple sheets provided with overall graphical key and match lines		
	R	Neatness and legibility		

ITEM	FEATURES	OK	NA
1	Site boundary, and adjacent property lines, land use, and zoning		
2	Total site acreage and proposed land use breakdown		
3	All existing and proposed easements, streets, and ROWs		
4	Identify utility vendors to the site		
5	Identify existing and proposed utilities, including fire hydrants, meters, and service taps		
6	Show existing and proposed drainage inlets, pipes, channels, and manholes		
7	Top and toe of slopes for retention/detention basins or other embankments		
8	Traffic ingress, egress, traffic flow patterns, and traffic control features		
9	All paving and concrete walks, pads, ramps, wheel chocks		
10	Building footprint, roof line, exterior doorways, and roof drain location		
11	Parking areas, striping, stalls, lighting		
12	Areas to receive gravel		
13	Signage, trash collection areas, bike racks and paths, crosswalks, fire lanes		
14	Miscellaneous structures, fences, walls		
15	Other non-landscaping surface facilities		
16	Do not show existing or proposed contours		
17	For perimeter streets, show roadway width from curb to curb or edge of pavement to edge of pavement, ROW width, and the monument or section line.		
18	When applicable, identify the maximum delivery or service truck size and turning radius, hours of anticipated deliveries, and show truck turning radii on the plan to show adequacy of entry/exit and on-site design.		
19	Identify trash dumpster type, anticipated pick-up time, and accessibility		
20	Space for signature approval by City Engineering with date and title		
21	Space for signature of County Clerk and Recorder (when required)		

COMMENTS

1. All angle, curvature, tangency, grade break and change, and other primary features must be fully located horizontally. However, these may be identified on the Grading an Drainage Plan, or may be put on a separate "Staking Plan"
2. If the scale is 1" = 10' or 20', instead of preparing a separate Landscaping Plan, that information may be provided hereon if it will not be too cluttered and confusing. Also, add space for signature approval by Community Development with date and title.

DRAWING STANDARDS CHECKLIST

LANDSCAPE PLAN

ITEM		GRAPHIC STANDARDS	OK	NA
SECTION VIII	A	Scale: 1" = 10' or 20'		
	B	Sheet size: 24"x36"		
	C	Primary features consist only of landscape features		
	D	Notation: All non-construction text, and also construction notation for all primary features		
	E	Line weights of existing and proposed (secondary and primary) features per City standards		
	H	Vertical control: Benchmarks on U.S.G.S. datum if public facilities other than SW are proposed		
	I	Orientation and north arrow		
	K	Title block with names, titles, preparation and revision dates		
	M	Legend of symbols used		
	N	List of abbreviations used		
	P	Multiple sheets provided with overall graphical key and match lines		
	Q	Contouring interval and extent		
	R	Neatness and legibility		

ITEM		FEATURES	OK	NA
-	1	Use the Site Plan as a base map		
	2	Identify areas to be covered with specific landscaping materials		
	3	Boulders, mounds, swales, water courses, rock outcroppings		
✓	4	Planting Material Legend includes common and botanical names, quantities, minimum purchase sizes, mature height, groundcover/perennial spacing, types of soil, and other remarks % of Landscaping front & parking		
	5	Specification of soil type and preparation		
	6	Landscape irrigation layout, design, materials, and details (if requested by City staff)		
	7	Planting/staking and other details as required		
✓	8	Required note on Plan: "An underground, pressurized irrigation system will be provided"		
	9	Space for approval signature by Community Development with date and title		
(*)		Need to show property line, landscaping in R.O.W.		

COMMENTS

1. This drawing may be eliminated if information may be put on the Site Plan. See Note (2) on the Site Plan Checklist.

DRAWING STANDARDS CHECKLIST

GRADING AND DRAINAGE PLAN

	ITEM	GRAPHIC STANDARDS	OK	NA
SECTION VIII	A	Scale: Match the Site Plan scale		
	B	Sheet size: 24" x 36"		
	C	Primary features consist only of proposed grading and drainage facilities		
	D	Notation: All non-construction text, and also construction notation for all primary features		
	E	Line weights of existing and proposed (secondary and primary) features per City standards		
	F	Location: All primary facilities are fully located horizontally and vertically		
	G	Horizontal control: Subdivisions and all public utilities (final drawings) tied to Section aliquot corners		
	H	Vertical control: Benchmarks on U.S.G.S. datum if public facilities other than SW are proposed		
	I	Orientation and north arrow		
	J	Stamped and sealed drawings by registered professional competent in the work		
	K	Title block with names, titles, preparation and revision dates		
	L	Reference to City Standard Drawings and Specifications		
	M	Legend of symbols used		
	N	List of abbreviations used		
	P	Multiple sheets provided with overall graphical key and match lines		
	Q	Contouring interval and extent		
	R	Neatness and legibility		

	ITEM	FEATURES	OK	NA
ADDITIONAL INFORMATION	1	Use the Site Plan as a base map or otherwise provide the same information		
	2	Add existing contours		
	3	Add proposed contours. Do not show them under buildings or at concrete and asphalt pavement locations		
	4	Finish floor elevations are provided and are at least 1.0 foot above 100-year flood level, and 0.5 foot above the site outfall		
	5	Show grades at all points of curvature, angle, tangency, grade breaks and changes, swales, channels, pipes, inlets, and other primary features, and also existing grades at tie-in locations		
	6	Provide grade slopes between elevations provided in (5) above		
	7	Show detention/retention basins with contours (off pavement) or delineation(on pavement)		
	8	Indicate 2- and 100-year runoff storage volumes and ponded water surface elevation		
	9	If the site involves 5 acres or more that will be disturbed, then: a. Show or identify limits of surface disturbance due to construction b. Identify areas to be used for storage of building materials, fuels, or wastes c. Show location, type, and extent of BMP and erosion control practices		
	10	Space for approval signature by City Engineering with date and title		

COMMENTS

1 This plan may also have full horizontal control on it if not provided on the Site Plan

FINAL
DRAINAGE REPORT

MINERVA PARK SUBDIVISION

25½ ROAD & EAST CRETE CIRCLE

CITY OF GRAND JUNCTION

Prepared For:

JOHN DAVIS
1460 North Avenue, Unit H
Grand Junction, Colorado 81501

October 1996

BANNER

Banner Associates, Inc. • Consulting Engineers & Surveyors
2777 Crossroads Blvd. • Grand Junction, CO 81506 • (970)243-2242
605 E. Main • Suite 6 • Aspen, CO 81611 • (970)925-5857

FINAL
DRAINAGE REPORT

MINERVA PARK SUBDIVISION

25½ ROAD & EAST CRETE CIRCLE

CITY OF GRAND JUNCTION

Prepared For:

JOHN DAVIS
1460 North Avenue, Unit H
Grand Junction, Colorado 81501

Prepared By:

BANNER ASSOCIATES, INC.
2777 Crossroads Boulevard
Grand Junction, Colorado 81506

October 1996

CERTIFICATION

I hereby certify that this Final Drainage Report for Minerva Park Subdivision was prepared under my direct supervision.

David E. Chase
Registered Professional Engineer
State of Colorado, #24991

COLORADO REGISTERED
DAVID E. CHASE
24991
PROFESSIONAL ENGINEER

TABLE OF CONTENTS

I. GENERAL LOCATION AND DESCRIPTION

FINAL DRAINAGE REPORT
MINERVA PARK SUBDIVISION

SITE AND MAJOR BASIN LOCATION

Lot 2 and Lot 9 of
Minerva Park Subdivision, being proposed by John Davis, is located northeast of East Crete Circle, as shown on the Vicinity Map that is included in Appendix A of this report. Minerva Park is bounded to the north by a lot occupied by Recordsmaster and land occupied by Paradise Valley Mobile Home Park, to the east by 27 1/2 Road, to the south by land owned by the Moose Lodge, and to the west by land occupied by the Western Region Developmental Center.

SITE AND MAJOR BASIN DESCRIPTION

The proposed ~~Minerva Park Subdivision is~~ improvements will be approximately 3 acres in size. This area consists mostly of bare ground with some grass understory near the south irrigation ditch. Surface grades range from 0.5 - 2% sloping downward to the southwest. Vegetation covers approximately 10% of the ground as observed in this region. At the time of the writing of this report, piles of fill dirt occupy the eastern half of the site.

In researching the soils on the site, reference was made to the Soil Survey of the Grand Junction Area as issued by the U.S. Department of Agriculture, Soil Conservation Service, November 1955. All soils in this subdivision are classified as Sagers silty clay loam (Bc) as described in Appendix A of this report. This soil is classified as hydrologic soil type D, having low infiltration rates when thoroughly wetted.

II. EXISTING DRAINAGE CONDITIONS

MAJOR BASIN

In researching the floodplain hazard for the area, reference was made to the Flood Insurance Rate Map for the City of Grand Junction as produced by the Federal Emergency Management Agency, revised July, 1992. The existing site lies approximately 1,100 feet east of the 100-year flood delineation for Horizon Drive Channel. Therefore, no part of the proposed filing is within the 100-year flood limits.

SITE

The western boundary is fenced, heavily vegetated, and graded such that no runoff is introduced from off site. The northern boundary is adjacent to a fenced mobile home park that drains to the north. The eastern boundary is 25 1/2 Road including the roadside drainage ditch which accepts runoff from the west half of 25 1/2 Road. The southern boundary is a small irrigation/drainage ditch which accepts all the runoff from this site, and prevents runoff from being introduced from the Moose Lodge parking lot to the south. This ditch is fed from a 12" diameter iron pipe in the southeast corner, flows westward to the parcel's southwest corner where it bends south offsite, and flows into a 10" diameter PVC pipe. This pipe flows under Crete Circle and discharges into a drainage ditch that ultimately flows into the Buthorn Drain. For the purposes of this report, the historic drainage outfall point of the subdivision is considered to be where the ditch bends south in the southwest corner of the parcel.

III. PROPOSED DRAINAGE CONDITIONS

CHANGES IN DRAINAGE PATTERNS

No change in drainage patterns is proposed for the lands adjacent to and surrounding Minerva Park Subdivision. Proposed drainage patterns within the site will be modified, as is customary, to accommodate development and to better control surface flows to designed collection areas. A Preliminary Drainage Map is included in Appendix B that illustrates the existing drainage basin. Upon development, a headwall and outlet pipe structure along the southern ditch will be built in conjunction with strategic grading of the parking lots to create a detention area. Flows from the developed site will be discharged at historic levels through this outlet structure into the existing ditch.

MAINTENANCE ISSUES

Access to the drainage and outlet structure are provided, by design, to be directly from the parking area that borders it. The owner of lot 9, or the land in the southwest portion of the parcel, will claim ownership and maintenance responsibilities for the drainage basin. The developer is currently aware of this required maintenance agreement and it will be written into subsequent sales or lease contracts.

IV. DESIGN CRITERIA & APPROACH

V. RESULTS & CONCLUSIONS

RUNOFF RATES

Runoff rates for the entire parcel are tabulated below.

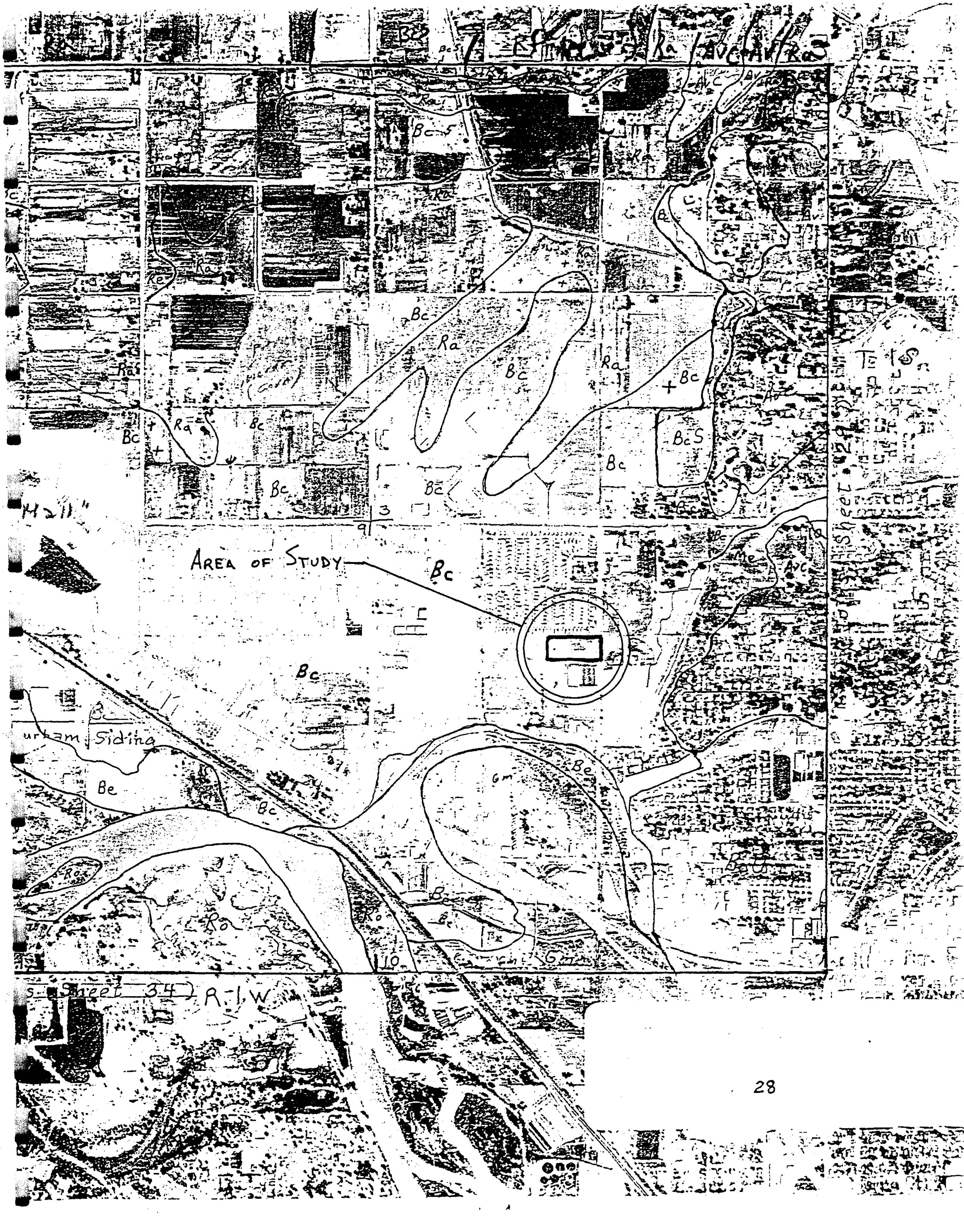
	Historic	Developed
2 year storm:	0 cfs	2 cfs
100 year storm:	4 cfs	7 cfs

The 0 cfs value for the historic 2-year storm event is qualified by noting the small basin area, relatively flat slope, and existing soil conditions. See appendix C for these calculations.

COMPLIANCE

As can be seen above, developing this parcel will significantly affect its total runoff. As is required, however, only the historic runoff rates will be released. These flows will be released into the historic drainage path, the existing drainage/irrigation ditch along the parcel's southern border.

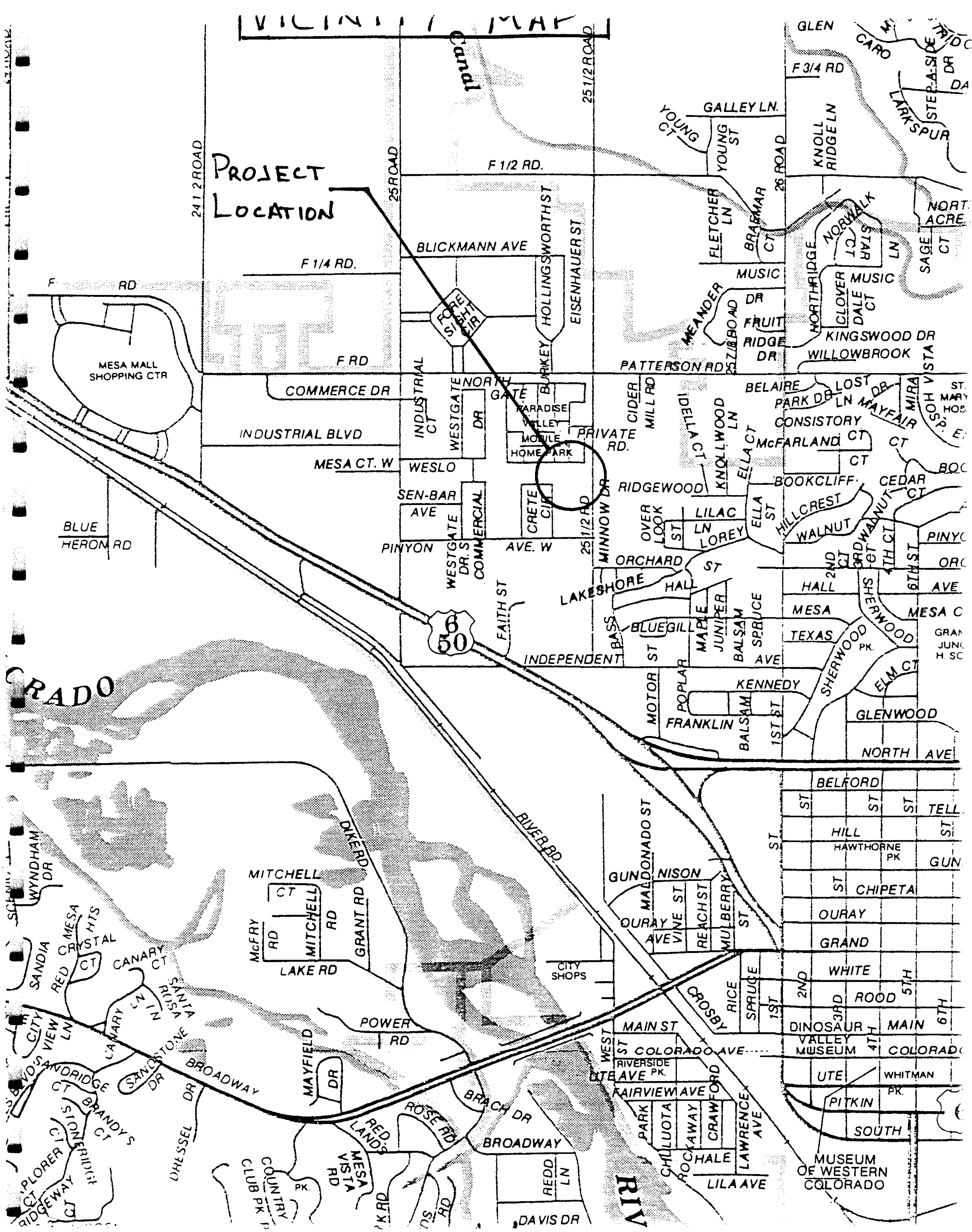
APPENDIX A


AREA OF STUDY
Bc
Ra
BcS
Be
Ro
Gm
Me
AvC
urham Siding
"Hall"
Sheet 34
R. I W.

NONTECHNICAL SOILS DESCRIPTION REPORT
David Hartman

Map Symbol	Soil name and description
Bc	Sagers silty clay loam, 0 to 2 percent slopes This unit is suited for irrigated crops. It has few limitations. Furrow and sprinkler irrigation is suited to this soil. Irrigation water needs to be applied at a rate that insures optimum production without increasing deep percolation, runoff, and erosion. Use of pipe or ditch lining reduces water loss and deep percolation. Tilth and fertility can be improved by returning crop residue to the soil and using a suitable rotation. It is important to time tillage operations based upon proper soil moisture conditions to avoid development of adverse field conditions such as cloddiness. Excessive cultivation can result in the formation of a tillage pan. This pan can be broken by subsoiling when the soil is dry. This unit consists of very deep, well drained soils on old alluvial fans and low terraces. These soils formed in alluvium derived dominantly from Mancos shale. The surface layer is silty clay loam 12 inches thick. The upper 13 inches of the underlying material are silty clay loam, and the lower part to a depth of more than 60 inches is silty clay loam with few fine gypsum crystals. Permeability of this soil is slow. Available water capacity is high. Effective rooting depth is 60 inches or more. Runoff is slow, and the hazard of water erosion is slight. This unit is considered prime farmland. Capability Subclass 2E; irrigated; 7C; nonirrigated

Map Symbol	Soil name and description
	Capability classification is the grouping of soils to show, in a general way, their suitability for most kinds of farming. It is a practical classification based on limitations of the soils, the risk of damage when they are used, and the way they respond to treatment. The soils are classified according to degree and kind of permanent limitation, but without consideration of major and generally expensive landforming that would change the slope, depth, or other characteristics of the soils; without consideration of possible unlikely major reclamation projects. Class II - Some limitations that reduce the choice of crops or require moderate conservation measures. Class VII - Not suited for cultivation. Very severe limitations. Suited for range, woodland or wildlife uses if carefully managed. Usually cannot apply physical practices such as pitting, furrowing, seeding, etc. E - Erosion by wind of water is the major problem. C - Climate is the major hazard. Growing season may be very short; there is a shortage of rainfall or both.

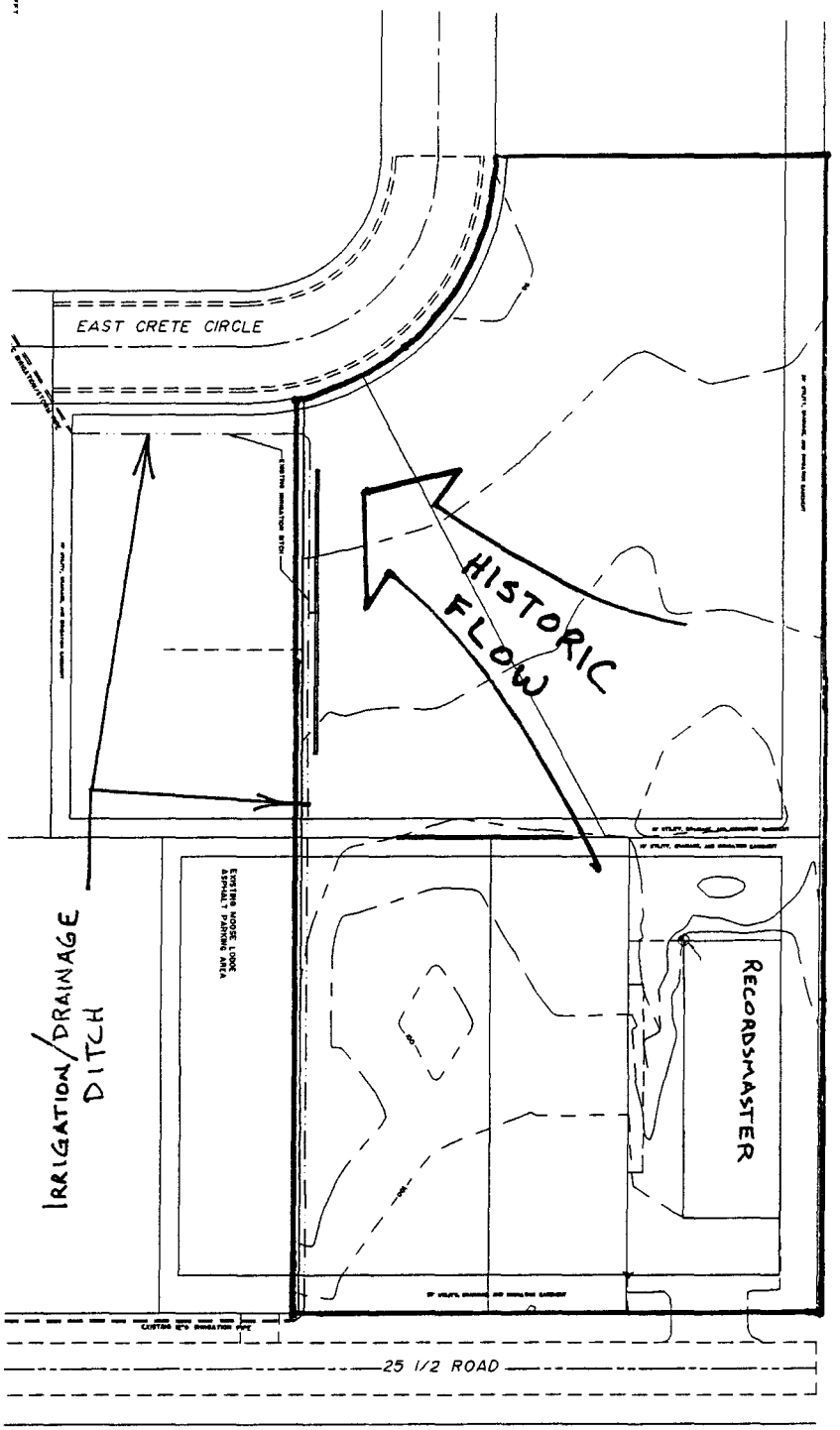

PROJECT LOCATION
Canal
F 1/2 RD.
F 1/4 RD.
F RD
BLICKMANN AVE
HOLLINGSWORTH ST
EISENHAUER ST
25 1/2 ROAD
25 ROAD
24 1/2 ROAD
26 ROAD
GALLEY LN.
YOUNG CT
YOUNG ST
F 3/4 RD
KNOLL RIDGE LN
LARKSPUR
FLETCHER LN
BRAEMAR CT
MUSIC
MEANDER
FRUIT RIDGE DR
NORTHRIDGE
CLOVER DALE CT
KINGSWOOD DR
WILLOWBROOK
PATTERSON RD
MESA MALL SHOPPING CTR
COMMERCE DR
INDUSTRIAL BLVD
INDUSTRIAL CT
WESTGATE DR
NORTH GATE
PARADISE VALLEY MOBILE HOME PARK
PRIVATE RD.
CIDER MILL RD
IDELLA CT
KNOLLWOOD LN
ELLA CT
BELAIRE
PARK DR
LOST LN
MAYFAIR
CONSISTORY CT
McFARLAND CT
MESA CT. W
WESLO
SEN-BAR AVE
COMMERCIAL
CRETE CIR
MINNOW DR
RIDGEWOOD
BOOKCLIFF
CEDAR CT
LILAC LN
LOREY
OVERLOOK ST
HILLCREST
WALNUT
PINYON
AVE. W
BLUE HERON RD
ORCHARD
LAKESHORE
HALL
MESA
TEXAS
SHERWOOD
BLUEGILL
MAPLE
JUNIPER
BALSAM
SPRUCE
FAITH ST
INDEPENDENT
KENNEDY
FRANKLIN
MOTOR ST
POPLAR
GLENWOOD
NORTH AVE
BELFORD
HILL
HAWTHORNE PK
CHIPETA
OURAY
GRAND
WHITE
ROOD
MAIN
COLORADO
RIVER RD
DIKE RD
GUNNISON
MALDONADO ST
MULBERRY ST
VINE ST
REACH ST
CITY SHOPS
MITCHELL CT
MITCHELL RD
McFRY RD
GRANT RD
LAKE RD
CANARY CT
SANDIA
CRYSTAL CT
SANTA ROSA
POWER RD
MAYFIELD DR
BROADWAY
SANDSTONE DR
CROSBY
RICE
MAIN ST
COLORADO AVE
RIVERSIDE PK.
UTE AVE
FAIRVIEW AVE
DINOSAUR VALLEY MUSEUM
WHITMAN PK.
PITKIN
SOUTH
MUSEUM OF WESTERN COLORADO
LAWRENCE AVE
HALE
LILA AVE
CRAWFORD
ROCKAWAY
CHULUOTA
PARK
REDD LN
DAVIS DR
BRACH DR
ROSE RD
REDLANDS
MESA VISTA RD
COUNTRY CLUB PK
DRESSEL DR
STONERIDGE
BRANDY'S CT
RIDGEWAY CT
EXPLORER CT
WYNDHAM DR
6 50
RADO

APPENDIX B

PRELIMINARY MAJOR DRAINAGE BASIN

1 INCH = 100 FEET

N



APPENDIX C

Quick TR-55 Ver.5.46 S/N:1315430326
Executed: 07:21:08 10-04-1996

MINERVA PARK SUBDIVISION
HISTORIC CONDITIONS

RUNOFF CURVE NUMBER DATA

Composite Area: area

SURFACE DESCRIPTION	AREA (acres)	CN	
DESERT SHRUB, POOR HYD SOIL CON	3.03	88	
COMPOSITE AREA --->	3.03	88.0	(88)

ick TR-55 Ver.5.46 S/N:1315430326
xecuted: 07:42:39 09-27-1996 58.TCT

MINERVA PARK DEVELOPMENT
HISTORIC CONDITIONS

Tc COMPUTATIONS FOR:

SHEET FLOW (Applicable to Tc only)

Segment ID		1	
Surface description		ground	
Manning's roughness coeff., n		0.0110	
Flow length, L (total < or = 300)	ft	300.0	
Two-yr 24-hr rainfall, P2	in	0.700	
Land slope, s	ft/ft	0.0100	
$T = \frac{.007 * (n*L)^{0.8}}{P2^{0.5} * s^{0.4}}$	hrs	0.14	= 0.14

SHALLOW CONCENTRATED FLOW

Segment ID		2	
Surface (paved or unpaved)?		Unpaved	
Flow length, L	ft	200.0	
Watercourse slope, s	ft/ft	0.0100	
$Avg.V = Csf * (s)^{0.5}$	ft/s	1.6135	
where: Unpaved Csf = 16.1345			
Paved Csf = 20.3282			
T = L / (3600*V)	hrs	0.03	= 0.03

CHANNEL FLOW

Segment ID			
Cross Sectional Flow Area, a	sq.ft	0.00	
Wetted perimeter, Pw	ft	0.00	
Hydraulic radius, r = a/Pw	ft	0.000	
Channel slope, s	ft/ft	0.0000	
Manning's roughness coeff., n		0.0000	
$V = \frac{1.49 * r^{2/3} * s^{1/2}}{n}$	ft/s	0.0000	
Flow length, L	ft	0	
T = L / (3600*V)	hrs	0.00	= 0.00

:::

TOTAL TIME (hrs) 0.17

Quick TR-55 Version: 5.46 S/N: 1315430326

>>>>> GRAPHICAL PEAK DISCHARGE METHOD <<<<<

MINERVA PARK SUBDIVISION
HISTORIC CONDITIONS

CALCULATED
DISK FILE: PRE-58 .GPD

Drainage Area	(acres)	3.032 --->	0.0047	sq.mi.
Runoff Curve Number	(CN)	88		
Time of Concentration,Tc	(hrs)	.17		
Rainfall Distribution	(Type)	II		
Pond and Swamp Areas	(%)	0 --->	0.0	acres

	Storm #1	Storm #2	Storm #3
Frequency (years)	2	100	
Rainfall, P, 24-hr (in)	.7	2.01	
Initial Abstraction, Ia (in)	0.273	0.273	0.273
Ia/p Ratio	0.390	0.136	0.000
Unit Discharge, * qu (csm/in)	634	832	0
Runoff, Q (in)	0.10	0.97	0.00
Pond & Swamp Adjustment Factor	1.00	1.00	1.00
PEAK DISCHARGE, qp (cfs)	0	4	0

Summary of Computations for qu

Ia/p	#1	0.350	0.100	0.000
C0	#1	2.419	2.553	0.000
C1	#1	-0.616	-0.615	0.000
C2	#1	-0.088	-0.164	0.000
qu (csm)	#1	692.986	850.073	0.000
Ia/p	#2	0.400	0.300	0.000
C0	#2	2.364	2.465	0.000
C1	#2	-0.599	-0.623	0.000
C2	#2	-0.056	-0.117	0.000
qu (csm)	#2	618.632	750.561	0.000
* qu (csm)		634	832	0

* Interpolated for computed Ia/p ratio (between Ia/p #1 & Ia/p #2)
If computed Ia/p exceeds Ia/p limits, bounding limit for Ia/p is used.

$$\log(qu) = C0 + (C1 * \log(Tc)) + (C2 * (\log(Tc))^2)$$

qp (cfs) = qu(csm) * Area(sq.mi.) * Q(in.) * (Pond & Swamp Adj.)

APPENDIX D

Quick TR-55 Ver.5.46 S/N:1315430326
Executed: 07:22:38 10-04-1996

MINERVA PARK SUBDIVISION
DEVELOPED CONDITIONS

RUNOFF CURVE NUMBER DATA

Composite Area: area

SURFACE DESCRIPTION	AREA (acres)	CN	
IMPERVIOUS, PAVEMENT, ROOFS	2.77	98	
WESTERN DESERT LANDSCAPE	0.26	88	
COMPOSITE AREA --->	3.03	97.1	(97)

Quick TR-55 Ver.5.46 S/N:1315430326
Executed: 07:49:06 10-04-1996 POST-58.TCT

MINERVA PARK SUBDIVISION
DEVELOPED CONDITIONS

Tc COMPUTATIONS FOR:

SHEET FLOW (Applicable to Tc only)

Segment ID		AB	
Surface description		ASPHALT	
Manning's roughness coeff., n		0.0110	
Flow length, L (total < or = 300)	ft	300.0	
Two-yr 24-hr rainfall, P2	in	0.700	
Land slope, s	ft/ft	0.0100	
$T = \frac{.007 * (n*L)^{0.8}}{P2^{0.5} * s^{0.4}}$	hrs	0.14	= 0.14

SHALLOW CONCENTRATED FLOW

Segment ID		BC	
Surface (paved or unpaved)?		Paved	
Flow length, L	ft	100.0	
Watercourse slope, s	ft/ft	0.0100	
$Avg.V = Csf * (s)^{0.5}$	ft/s	2.0328	
where: Unpaved Csf = 16.1345			
Paved Csf = 20.3282			
T = L / (3600*V)	hrs	0.01	= 0.01

CHANNEL FLOW

Segment ID			
Cross Sectional Flow Area, a	sq.ft	0.00	
Wetted perimeter, Pw	ft	0.00	
Hydraulic radius, r = a/Pw	ft	0.000	
Channel slope, s	ft/ft	0.0000	
Manning's roughness coeff., n		0.0000	
$V = \frac{1.49 * r^{2/3} * s^{1/2}}{n}$	ft/s	0.0000	
Flow length, L	ft	0	
T = L / (3600*V)	hrs	0.00	= 0.00

::

TOTAL TIME (hrs) 0.15

Quick TR-55 Version: 5.46 S/N: 1315430326

>>>>> GRAPHICAL PEAK DISCHARGE METHOD <<<<<

Minerva Park - Developed Conditions

CALCULATED
DISK FILE: POST-58 .GPD

Drainage Area	(acres)	3.032 --->	0.0047 sq.mi.
Runoff Curve Number	(CN)	97	
Time of Concentration,Tc	(hrs)	.15	
Rainfall Distribution	(Type)	II	
Pond and Swamp Areas	(%)	0 --->	0.0 acres

	Storm #1	Storm #2	Storm #3
Frequency (years)	100	2	
Rainfall, P, 24-hr (in)	2.01	.7	
Initial Abstraction, Ia (in)	0.062	0.062	0.062
Ia/p Ratio	0.031	0.088	0.000
Unit Discharge, * qu (csm/in)	889	889	0
Runoff, Q (in)	1.68	0.43	0.00
Pond & Swamp Adjustment Factor	1.00	1.00	1.00
PEAK DISCHARGE, qp (cfs)	7	2	0

Summary of Computations for qu

Ia/p	#1	0.100	0.100	0.000
C0	#1	2.553	2.553	0.000
C1	#1	-0.615	-0.615	0.000
C2	#1	-0.164	-0.164	0.000
qu (csm)	#1	888.556	888.556	0.000
Ia/p	#2	0.100	0.100	0.000
C0	#2	2.553	2.553	0.000
C1	#2	-0.615	-0.615	0.000
C2	#2	-0.164	-0.164	0.000
qu (csm)	#2	888.556	888.556	0.000
* qu (csm)		889	889	0

* Interpolated for computed Ia/p ratio (between Ia/p #1 & Ia/p #2)
If computed Ia/p exceeds Ia/p limits, bounding limit for Ia/p is used.

$$\log(qu) = C0 + (C1 * \log(Tc)) + (C2 * (\log(Tc))^2)$$

qp (cfs) = qu(csm) * Area(sq.mi.) * Q(in.) * (Pond & Swamp Adj.)

Quick TR-55 Version: 5.46 S/N: 1315430326

>>>>> DETENTION STORAGE ESTIMATE <<<<<

MINERVA PARK
DEVELOPED CONDITIONS
VOLUME REQ'D TO DETAIN (7 CFS-4 CFS)--- 3 CFS

CALCULATED
DISK FILE: DPOND-58.DET

Drainage Area (acres) 3.032 0.0047 sq.mi.
Rainfall Distribution (Type) II

	Storm #1	Storm #2	Storm #3
Frequency (years)	100	2	
Peak Inflow, qi (cfs)	7	2	0
Inflow Runoff, Q (in)	1.68	.43	0
Peak Outflow, qo (cfs)	4	0	
qo/qi Ratio	0.571	0.000	0.000
* Vs/Vr Ratio	0.250	0.682	0.000
Inflow Volume, Vr (ac-ft)	0.4	0.1	0.0
STORAGE VOLUME, Vs (ac-ft)	0.1	0.1	0.0

Summary of Volume Computations

C0	0.682	0.682	0.682
C1	-1.430	-1.430	-1.430
C2	1.640	1.640	1.640
C3	-0.804	-0.804	-0.804
* Vs/Vr	0.250	0.682	0.000

$$* \quad Vs/Vr = C0 + (C1*(qo/qi)) + (C2*(qo/qi)^2) + (C3*(qo/qi)^3)$$

Graphical Peak Discharge File Used for Inflow Data:
POST-58 .GPD

REVIEW COMMENTS

FILE #SPR-96-218 **TITLE HEADING:** Minerva Park Office/Retail/Warehouse

LOCATION: 571 25 ½ Road

PETITIONER: Davis Land, LLC

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 2867
Grand Junction, CO 81502
243-2308

PETITIONER'S REPRESENTATIVE: Mark Bracklesberg

STAFF REPRESENTATIVE: Michael Drollinger

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

CITY COMMUNITY DEVELOPMENT **10/24/96**
Michael Drollinger **244-1446**

1. Will there be a fence or other buffering on the western property line or will access be permitted to the adjoining proposed development. If access is permitted, a cross-access easement shall be provided.
2. Please provide a detail for the type of bike rack proposed.
3. The plans do not clearly indicate the location of the doors on the building; provide either a building elevation and/or revise site plan.
4. Revised plans must be submitted on 24" x 36" sheets as required in the SSID Manual which was previously supplied to you.
5. The plan copies do not appear to scale accurately - please indicate building setback dimensions on plans.

CITY DEVELOPMENT ENGINEER **10/15/96**
Jody Kliska **244-1591**

1. A drainage easement to use the detention pond in the adjoining property is required.
2. Trucks i.e. trash trucks will not make it around the corner of the building where the dumpster is shown.
3. Parking and circulation areas are required by code to be paved. The plans do not indicate paving.
4. The number of parking spaces shown on the plan do not match the narrative.
5. The Transportation Capacity Payment is $4800.
6. The driveway to 25 ½ Road needs to be drawn so that it connects to the pavement with radii.

CITY POLICE DEPARTMENT **10/16/96**
Lisa Decamillo **244-3587**

Need an outside lighting plan before I can make any comments.

CITY UTILITY ENGINEER **10/16/96**
Trent Prall **244-1590**

1. Building may require grease interceptor for the kitchens. Please contact Dan Tonello with the Industrial Pretreatment section (244-1489) at the Persigo Sewer Treatment Plant for industrial waste review.
2. Please contact Jodi Romero of the City Customer Service Division at 244-1520 for information regarding sewer plant investment fees.

CITY FIRE DEPARTMENT **10/11/96**
Hank Masterson **244-1414**

1. Existing fire lines and hydrants are acceptable.
2. Submit complete sealed building plans to the Fire Department for our review and approval. A Building Permit Clearance form will be issued upon completion of our plan review.

CITY ATTORNEY **10/10/96**
Dan Wilson **244-1505**

No comment.

MESA COUNTY BUILDING DEPARTMENT **10/08/96**
Bob Lee **244-1656**

Need 2 sets of scaled plans. Allow 10-15 days for plan review and permit issuance. West side extension wall to be fire-resistive.

GRAND JUNCTION DRAINAGE DISTRICT **10/15/96**
John Ballagh **242-4343**

Flows from this site enter the Buthorn Drain, a Grand Junction Drainage District facility. The Buthorn Drain is at capacity, on-site detention is strongly suggested.

UTE WATER **10/21/96**
Gary Mathews **242-7491**

1. Contact with Ute Water is needed to discuss fire protection and back flow prevention if required by the Fire Department.
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:
Grand Valley Irrigation
U.S. West
Public Service

GENERAL PROJECT REPORT
571 251/2 RD.

A. PROJECT DESCRIPTION;

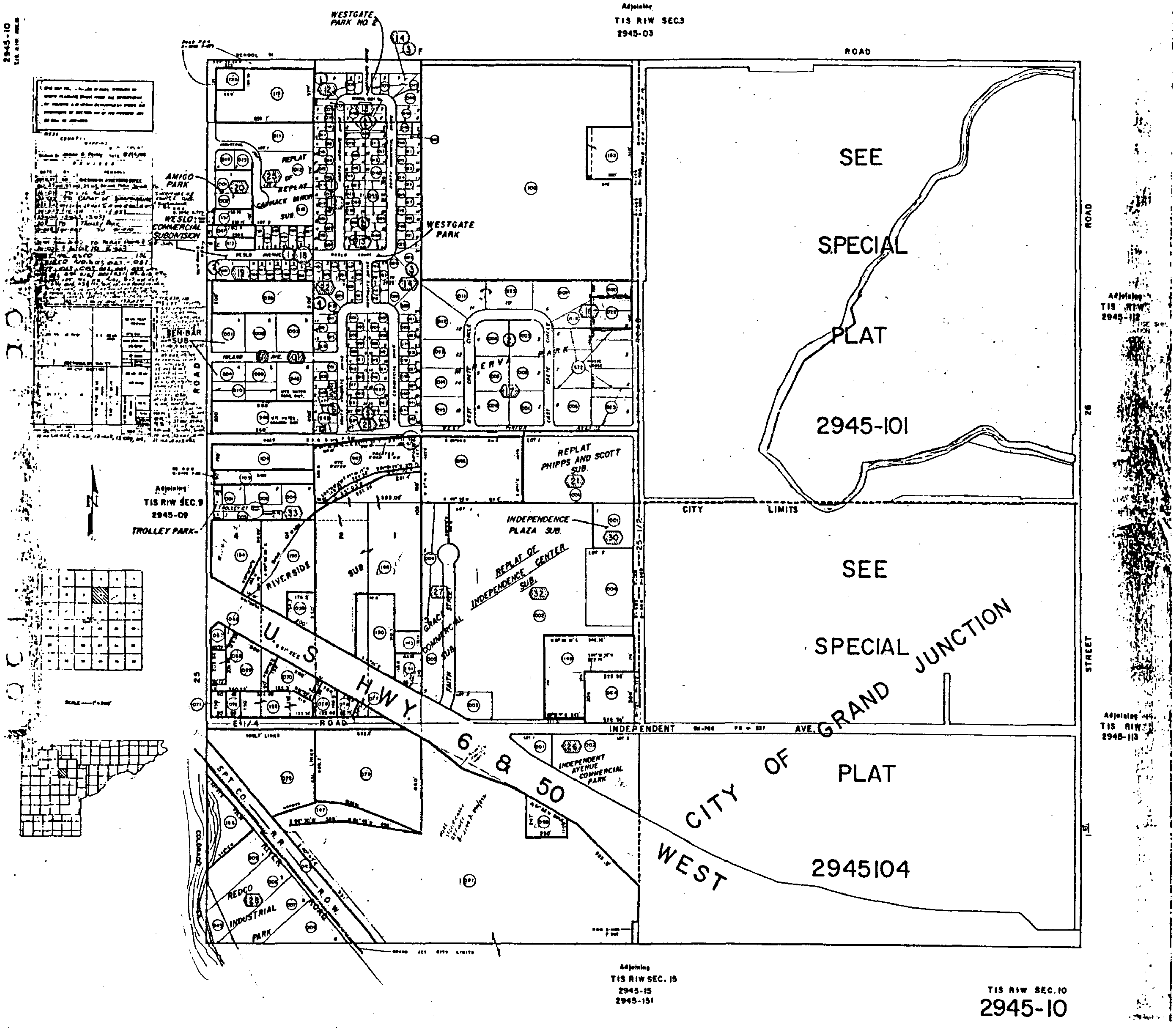
1. Location: The project will be located at 25 1/5 Rd., Grand Junction, Co 81505.
2. Acreage: The site is 1.002 acres.
3. Proposed use: The project will consist of l building, l2,000 sq. ft. that will be used in a combination of office/retail space and warehouse space. There will be 49 parking spaces. Of the 12,000 sq. feet, 6,534 will be warehouse space, l29 sq. ft. will be kitchen/breakroom space, and 5337 sq. ft. will be office space. There is a committed user, Sundance Properties, Inc., for the east 50 feet x 60 feet unit. The remaining space is uncommitted.

B. PUBLIC BENEFIT: The benefit to the public will be 12,000 sq. ft. available for all the possible uses in C-2 zoning.

C. PROJECT COMPLIANCE, COMPATIBILITY, AND IMPACT:

1. Adopted plans and/or policies. . . . . : Not Applicable (N/A), no changes required.
2. Land use in the surrounding area: N/A This must have been addressed when the subdivision was approved in 1977.
3. Site access and traffic patterns: There will be one access from 25 1/2 Rd. There should be no significant impact on 25 1/2 Rd. traffic which is not very heavy. The neighbor to the north, Recordmaster, has virtually no traffic. The neighbor to the south , the Moose Lodge, is hardly utilized during normal business hours.
4. Availability of utilities, including proximity of fire hydrants: Gas main and water main are on the east side of 25 1/2 Rd. The electric is also on the east side of 25 1/2 Rd. Sewer is in 25 1/2 Rd. There is a fire hydrant at the N.E. corner of the site.
5. Special or unusual demands of utilites: None known of or anticipated .
6. Effects on public facilities: Should have been addressed when subdivision was approved.
7. Site soils and geology: Should have been addressed when subdivision was approved.
8. Impact of project on site geology and geoligical hazards, if any: None known.k
9. Hours of operation: 8:00A.M. to 5:30 P.M.
10. Number of employees: Unknown, refer to A. 3. Proposed use.
11. Signage plans: A sign with the names of the businesses will be placed near the entry on the right hand side as you enter from 25 1/2 Rd..

D. DEVELOPMENT SCHEDULE AND PHASING: The project will be built all at once, commencing this fall or next spring.



Adjoining
T1S R1W SEC.3
2945-03
ROAD
WESTGATE PARK NO 2
AMIGO PARK
REPLAT OF REPLAT CARMACK MANOR SUB.
WESLO COMMERCIAL SUBDIVISION
WESTGATE PARK
BEN-BAR SUB.
MINERVA PARK
REPLAT PHIPPS AND SCOTT SUB.
Adjoining
T1S R1W SEC.9
2945-09
TROLLEY PARK
INDEPENDENCE PLAZA SUB.
RIVERSIDE SUB
REPLAT OF INDEPENDENCE CENTER SUB.
GRACE STREET COMMERCIAL SUB
U.S. HWY 6 & 50 WEST
E 1/4 ROAD
INDEPENDENT AVE.
INDEPENDENT AVENUE COMMERCIAL PARK
S.P.T. CO. R.R. R.O.W.
REDCO INDUSTRIAL PARK
COLORADO
SEE SPECIAL PLAT
2945-101
CITY LIMITS
SEE SPECIAL PLAT
2945104
CITY OF GRAND JUNCTION
25 1/2
26 ROAD
STREET
Adjoining
T1S R1W
2945-112
Adjoining
T1S R1W
2945-113
Adjoining
T1S R1W SEC. 15
2945-15
2945-151
T1S R1W SEC.10
2945-10

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

February 3, 1997

John Davis
Davis Land, LLC
P.O. Box 2867
Grand Junction CO 81502

RE: SPR-96-218/SPR-96-219

Dear Mr. Davis:

Based on our review of the information in our office and that supplied by your representative we can find no records which indicate that the land on which the above applications are proposed has been subdivided in conformance with our Zoning and Development Code (ZDC) requirements. I have previously forwarded a resubdivision submittal package to Mark Bracklesberg. A formal subdivision of the land in conformance with ZDC standards is required prior to us being able to release a Planning Clearance for the projects.

If you have any questions or require additional information please do not hesitate to contact me.

Sincerely yours,

Michael T. Drollinger
Senior Planner

cc: file

h:\cityfil\1996\96-218.ltl

571 251/2 RD.

RESPONSE TO REVIEW COMMENTS

CITY COMMUNITY DEVELOPMENT -MICHAEL DROLLINGER

1. Traffic between the two projects will not be encouraged, but we do not plan a fence on the property line. There is a small wall on the property line that is part of the drainage plan and should discourage crossover. Fire protection should be enhanced by leaving the common property line open.
2. See revised site plan.
3. See revised site plan.
4. Will submit on 24"x36" sheets.
5. Correct. Please see revised site plan.

CITY DEVELOPMENT ENGINEER-JUDY KLISKA

1. See drainage easement agreement ("Easement Deed And Agreement").
2. See revised site plan.
3. See revised site plan.
4. See revised site plan (49 spaces).
5. So noted.
6. See revised site plan.

CITY UTILITY ENGINEER-TRENT PRALL

1. Contacted Dan Tonello---no grease interceptors will be required for the building on this site. See attached copy of the receipt ("Revenue Recap Sheet"---$50.00) necessary to clear with Persigo Waste Water Treatment Plant.
2. Contacted Jodi Romero, sewer plant investment fee will be $750. (See attached bid.)

CITY POLICE DEPARTMENT-LISA DECAMILLO

Talked with Lisa. Her concern was that there be some lighting on this building. I assured her that there would be an exterior light on the front of each unit ; which she said would be adequate for what she wanted.

CITY FIRE DEPARTMENT-HANK MASTERSON

1. Met with Hank at the job site and did flow tests on existing fire hydrants which indicated that no additional hydrants or inside sprinkler systems would be necessary. He will communicate findings to Michael Drollinger.
2. So noted.

MESA COUNTY BUILDING DEPARTMENT-BOB LEE

Talked with Bob Lee. His concern is that there be a 1 hour-fire wall on anything built within 20 feet of the property line, or within 40 feet of another structure.

GRAND JUNCTION DRAINAGE DISTRICT-JOHN BALLAGH

On site detention will be achieved by drainage to the 570 E. Crete Circle site via an easement. See attached "Easement Deed And Agreement".

UTE WATER-GARY MATHEWS

1. Not necessary as per Fire Department recommendations.
2. So noted.
3. So noted.

MARK BRACKELSBERG-REPRESENTATIVE

October 25, 1996

Bob Lee
Mesa County Building Department
P.O. Box 20000
Grand Junction, CO 81502

Dear Bob,

After reviewing the Restaurant Industrial Pretreatment Permit Applications submitted by Mark Brackelsberg, development facilitator for Davis Land LLC for office/retail/warehouse buildings being constructed at 571 25 1/2 Road and East Crete Circle (address yet to be assigned), it has been determined that these facilities will not be required to install grease interceptors. If you need more information, please call at 244-1489.

Sincerely,

Catherine Crabb
Assistant Coordinator
Industrial Pretreatment Program

cc: Trent Prall, Utility Engineer, City of Grand Junction
Marcia Rabideaux, Community Development
Mark Brackelsberg, Development Facilitator