

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: LOT 1, GAMBLE SUBD. Project Name: _____

ITEMS		DISTRIBUTION																				TOTAL REQ'D.						
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	○ City Property Agent	● City Parks/Recreation Police	● City Fire Department	● City Attorney	○ City Downtown Dev. Auth.	○ County Planning	● County Bldg. Dept.	○ Irrigation District	○ Drainage District	○ Water District	○ Sewer District	○ U.S. West	○ Public Service	○ GVRP	○ CDOT	○ Corps of Engineers	○ Walker Field		○ Persigo WWWT	○ Mesa County Health	○ State Environ. Health	○ City Sanitation	○ School Dist #51	
● Application Fee \$100	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
● 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
● 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
○ Elevation Drawing	IX-13	1	1																									
● Site Plan <u>INCLUDE LANDSCAPING</u>	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
○ 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
● 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																									
● Final Drainage Report <u>IF DETENTION IS PROPOSED</u>	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.

GENERAL PROJECT REPORT

LOT 1 GAMBLE COMMERCIAL SUBDIVISION

COMMERCE PLAZA

General Project Report
Lot 1 Gamble Commercial Subdivision
Commerce Plaza

A. PROJECT DESCRIPTION

- 1). Location - The proposed development is located at Lot 1 Gamble Commercial Subdivision, previously known as Tax Parcel #2945-091-00-085, Grand Junction, CO.
- 2). Acreage - The Lot is .62 acres.
- 3). Proposed Use - The proposed use will be office/warehouse. Our development will consist of four (4) office/warehouse buildings. As shown on the enclosed site plan, the four (4) units will be 280 sq. ft. of office space with the remaining 1720 sq. ft. being warehouse. Each unit will be 2000 sq. ft.

B. PUBLIC BENEFIT

The developed property will provide four 2000 sq. ft. office/warehouse rental units. Our research indicates a strong demand for smaller industrial space to meet the needs of a multitude of growing service oriented businesses.

C. PROJECT COMPLIANCE, COMPATIBILITY AND IMPACT

1). Adopted Plans and/or Policy -

At this time, based upon our conference with city staff, we do not anticipate any unusual development request outside of Zoning and Development Code.

2). Land Use in Surrounding Area -

The surrounding land use is long established heavy industrial/commercial uses. This parcel is one of the few remaining undeveloped properties.

3). Site Access and Traffic Patterns -

The site has 100 feet of frontage along Commerce Blvd. providing ample room for ingress and egress.

City Engineering had no traffic counts available for Commerce Blvd. Personal observation would be 10 - 20 vehicles per hour during normal business operations.

We do not foresee any negative impact on access or traffic flow with the proposed development.

4). Availability of Utilities, including proximity of Fire Hydrants -

All utilities are easily available. Electrical power is overhead from the south end of the property. Water, sewer and gas are in place under Commerce Blvd.

5). Special Demands on Utilities - None

6). Effects on Public Facilities - None

7). Site Soils & Geology - None

8). Impact of Project Site Geology - None

9). Hour of Operation -

Anticipated uses will operate from 8:00am to 5:00pm for normal business operation. Some after hours could be anticipated for self-employed growing business owners.

10). Number of Employees -

We project 2 - 3 employees per unit.

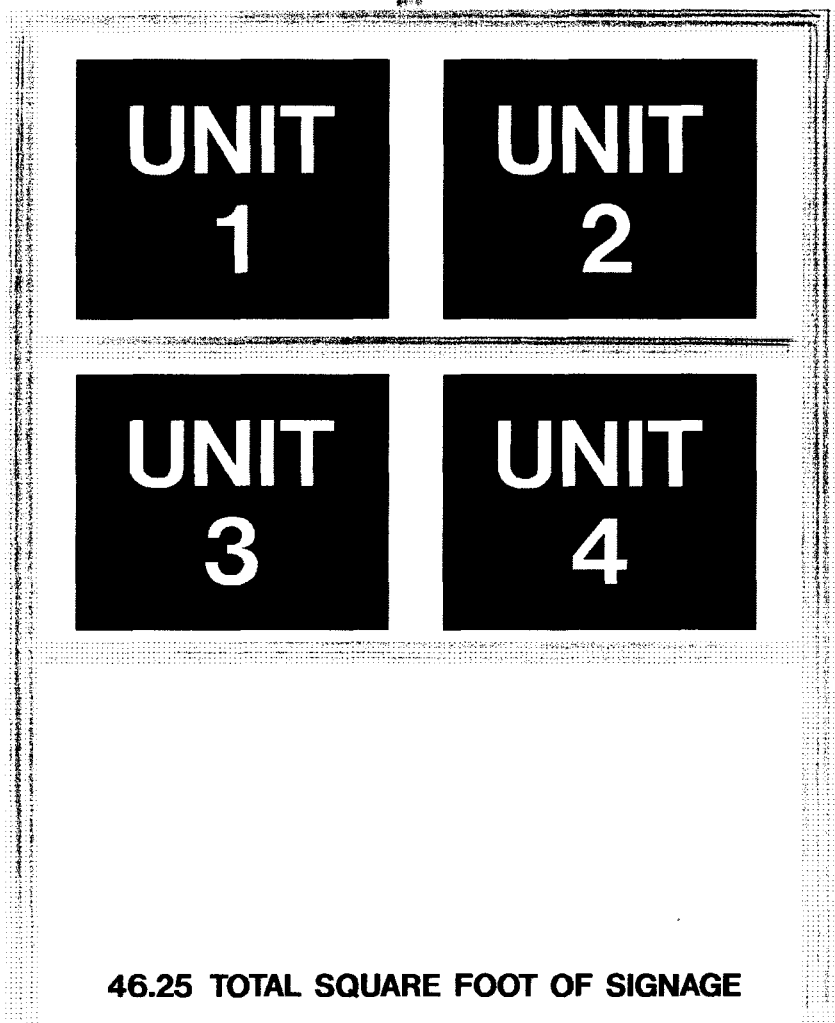
11). Sign Plans - See Attached

General Project Report

Lot 1, Gamble Subdivision

Commerce Plaza

Signage Plan



13'8" OAH

46.25 TOTAL SQUARE FOOT OF SIGNAGE

D. DEVELOPMENT SCHEDULE AND PHASING -

The proposed development will be built in two (2) phases. The northern two (2) units (as shown on the site plan) will be developed immediately. The additional two (2) units will be commenced in the spring or summer of 1997.

REVIEW COMMENTS

Page 1 of 2

FILE #SPR-96-223

TITLE HEADING: Commerce Plaza

LOCATION: 2473 Commerce Boulevard

PETITIONER: Mark Gamble

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 2906
Grand Junction, CO 81502
242-5248

PETITIONER'S REPRESENTATIVE: Robert Ras / David Smuin

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 244-1439

1. If phasing as shown on plans is proposed, the applicant will be required to construct the entire retention pond with Phase I and is required to show on the plans how the water will be conveyed from Phase I to the stormwater facility.
2. Bicycle parking is required by Code; indicate location on plans and provide detail on the type of rack proposed.

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

Transportation Capacity Payment is \$1952.00.

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

Please contact Jodi Romero of the City Customer Service Division at 244-1520 for information regarding sewer plant investment fees.

CITY FIRE DEPARTMENT 10/14/96
Hank Masterson 244-1414

The Fire Department has no problems with this proposal.

CITY POLICE DEPARTMENT 10/15/96
Lisa Dicamillo 244-3587

Would like to have 2 outside lights in the parking area. One light could be in the middle of office #1 and #2 in Phase 1 of the project. Later in Phase 2, the other light would be in the middle of offices #3 and #4.

CITY ATTORNEY

10/11/96

Dan Wilson

244-1505

No comment.

MESA COUNTY BUILDING DEPARTMENT

10/11/96

Bob Lee

244-1656

Fire walls must be provided between units and at exterior walls as required by the building code. Need sealed plans for permit application and plan review.

REVIEW COMMENTS

Written Response from Petitioner Mark L. Gamble

Page 1 of 3

FILE #SPR-96-223

TITLE HEADING: Commerce Plaza

LOCATION: 2473 Commerce Boulevard

PETITIONER: Mark L. Gamble

PETITIONER'S ADDRESS/TELEPHONE: P. O. Box 2906
Grand Junction, CO 81502
(970) 242-5248

PETITIONER'S REPRESENTATIVE: Robert Ras/David Smuin

STAFF REPRESENTATIVE: Michael Drollinger

CITY COMMUNITY DEVELOPMENT

10/29/96

Michael Drollinger

244-1439

1. If phasing as shown on plans is proposed, the applicant will be required to construct the entire retention pond with Phase I and is required to show on the plans how the water will be conveyed from Phase I to the stormwater facility.

PETITIONER'S REPSONSE:

The Petitioner will construct the entire retention pond with Phase I development.

As shown on original drawings, the concrete V-pan on the west property line and the curb and gutter on the east property line will be extended to the retention pond during Phase I development.

2. Bicycle parking is required by Code; indicate location on plans and provide detail on the type of rack proposed.

PETITIONER'S RESPONSE:

See attached drawings labeled Exhibit "A". A three (3) bike "A" rack will be located at two locations on the property. See revised drawings indicating locations.

CITY DEVELOPMENT ENGINEER 10/29/96
Jody Kliska 244-1591

Transportation Capacity Payment is \$1952.00.

PETITIONER'S RESPONSE:

Will pay at time permits are pulled.

CITY UTILITY ENGINEER 10/29/96
Trent Prall 244-1590

Please contact Jodi Romero of the City Customer Service Division at 244-1520 for information regarding sewer plant investment fees.

PETITIONER'S RESPONSE:

Jodi Romero was contacted. Investment fee will be \$750.00. Will pay when we pull permits.

CITY FIRE DEPARTMENT 10/29/96
Hank Masterson 244-1414

The Fire Department has no problems with this proposal.

PETITIONER'S RESPONSE:

None

CITY POLICE DEPARTMENT 10/29/96
Lisa Dicamillo 244-3587

Would like to have 2 outside lights in the parking area. One light could be in the middle of office #1 and #2 in Phase I of the project. Later in Phase 2, the other light would be in the middle of offices #3 and #4.

PETITIONER'S RESPONSE:

I agree with the placement suggested by Police Department. I will place 1 parking light between Units #1 and #2 during Phase I and between Units #3 and #4 during Phase II. See revised drawing.

CITY ATTORNEY 10/29/96
Dan Wilson 244-1505

No comment.

PETITIONER'S REPSONSE:

None

MESA COUNTY BUILDING DEPARTMENT

10/29/96

Bob Lee

244-1656

Fire walls must be provided between units and at exterior walls as required by the building code. Need sealed plans for permit application and plan review.

PETITIONER'S RESPONSE:

Fire walls will be provided as required by Code. Sealed plans will be provided by Robert Gregg of Gregg & Associates with permit application.

REVISIONS	BY

DRAINAGE CALCULATION FOR 100% ON-SITE RETENTION OF 100 YEAR RAINFALL EVENT (PER CITY OF GRAND JUNCTION STORMWATER MANAGEMENT MANUAL) (SWMM)

DRAINAGE BASIN	SURFACE TYPE	C ₁₀₀	AREA (FT ²)	C ₁₀₀ x A
1	PAVE/ROOF	0.95	23,384	22,215
1	NON-GREEN LANDSCAPE	0.54	1,015	548
1	GRAVEL	0.83	2,600	2,158
TOTAL			26,999	24,921
WEIGHTED C ₁₀₀		= 24,921/26,999 = 0.92 = C ₁₀₀		

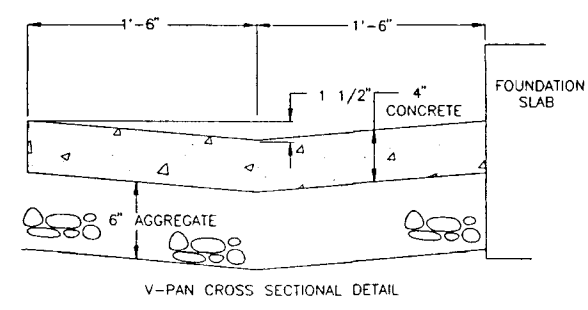
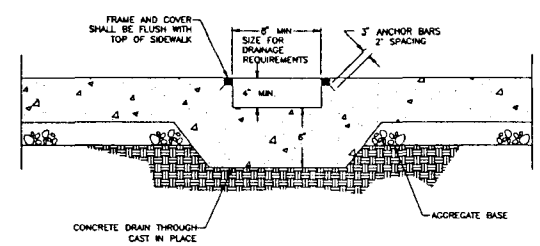
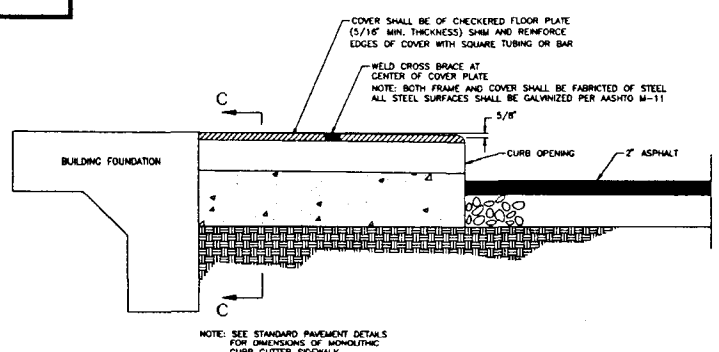
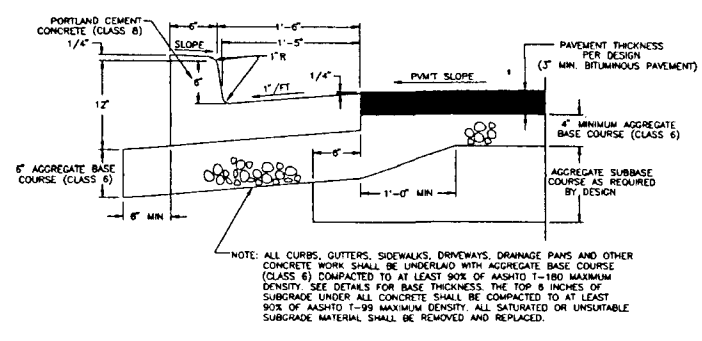
TOTAL RUNOFF FOR 100 YEAR EVENT = $Q_{100} = C_{100} \times 100 \times A$
 $Q_{100} = 0.17 \text{ FT (FROM SWMM)}$

$Q_{100} = 0.92 \times 0.17 \text{ FT} \times 26,999 \text{ FT}^2$
 $= 4,222 \text{ FT}^3$

RETENTION BASIN VOLUME CALCULATION

V = L x W x H WHERE H = AVERAGE DEPTH OF BASIN
= 75 FT x 40 FT x 1.45 FT
= 4,350 FT³

THUS, THE RETENTION BASIN IS SIZED TO CONTAIN 100% OF THE DEVELOPED RUNOFF FROM A 100 YEAR EVENT.



GENERAL NOTES

- ALL PORTLAND CEMENT CONCRETE SHALL BE COLORADO DIVISION OF HIGHWAYS CLASS "B". ALL CONCRETE SHALL BE MIXED, PLACED, CURED AND TESTED IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION STREET CONSTRUCTION SPECIFICATIONS.
- ALL CONCRETE WORK WITHIN PUBLIC RIGHT-OF WAY SHALL BE PERFORMED BY A LICENSED CURB, GUTTER & SIDEWALK CONTRACTOR. A PERMIT IS REQUIRED AT EACH LOCATION WHERE CONCRETE IS REMOVED, ALTERED OR PLACED.
- ALL CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, DRAINAGE PANS OR OTHER CONCRETE WORK SHALL BE UNDERLAID WITH AGGREGATE BASE COURSE (CLASS 6) COMPACTED TO AT LEAST 90% OF AASHTO T-180 MAXIMUM DENSITY. SEE DETAILS FOR BASE THICKNESS. THE TOP 6 INCHES OF SUBGRADE UNDER ALL CONCRETE SHALL BE COMPACTED TO AT LEAST 90% OF AASHTO T-99 MAXIMUM DENSITY. ALL SATURATED OR UNSUITABLE SUBGRADE MATERIAL SHALL BE REMOVED AND REPLACED.
- ALL EXISTING PAVEMENT NOT DESIGNATED FOR REMOVAL WHICH IS DAMAGED BY CONSTRUCTION SHALL BE REPLACED IN-KIND BY CONTRACTOR.
- ALL DRIVEWAY CONCRETE (APRON AND SIDEWALK CROSSING) SHALL BE 6 INCHES THICK (MIN.) FOR RESIDENTIAL USES AND 8" THICK (MIN.) FOR ALL OTHER USES.
- TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED IN ALL CURBS, GUTTERS, SIDEWALKS, V-PANS, ETC. AT ENDS OF HORIZONTAL CURVES, AT EDGES OF DRIVEWAY SECTIONS AND AT A MAXIMUM SPACING OF 100'. TRANSVERSE CONTRACTION JOINTS SHALL BE PROVIDED AT 10' SPACING.
- VEHICULAR TRAFFIC SHALL BE KEPT OFF NEW CONCRETE FOR A MINIMUM OF FIVE DAYS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- AN APPROVED CURING/SEALING COMPOUND SHALL BE APPLIED TO ALL EXPOSED CONCRETE IMMEDIATELY AFTER FINISHING.
- ALL CONCRETE SHALL BE PROTECTED FROM FREEZING FOR 5 DAYS AFTER BEING PLACED. NO CONCRETE SHALL BE PLACED ON FROZEN GROUND.
- UNDER NO CIRCUMSTANCES SHALL WATER BE ADDED TO CONCRETE SURFACES DURING FINISHING OPERATIONS.

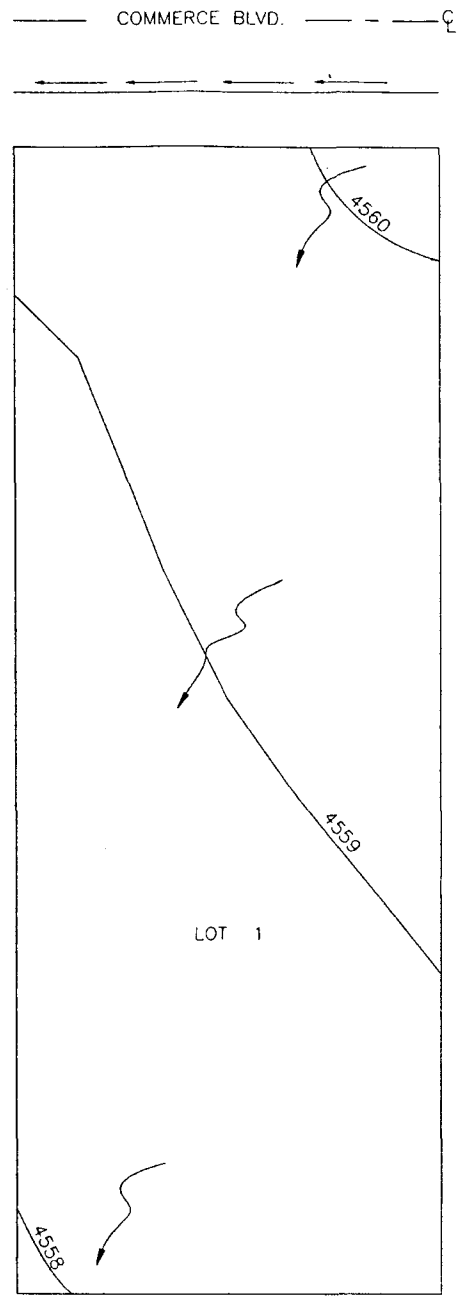
ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH THE CITY OF GRAND JUNCTION SPECIFICATIONS AND STANDARDS DETAILS

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.

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE. ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE WITH THE CITY OF GRAND JUNCTION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

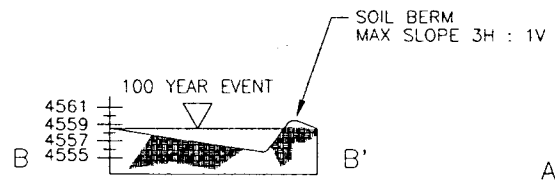
CITY OF GRAND JUNCTION ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

*ALL DETAILS, CONSTRUCTION, INSPECTION, AND TESTING SHALL CONFORM TO THE CITY OF GRAND JUNCTION STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION. THE CONTRACTOR SHALL HAVE A COPY OF THE ACCEPTED PLANS AND THE CURRENT CITY OF GRAND JUNCTION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION ON-SITE AND AVAILABLE AT ALL TIMES.

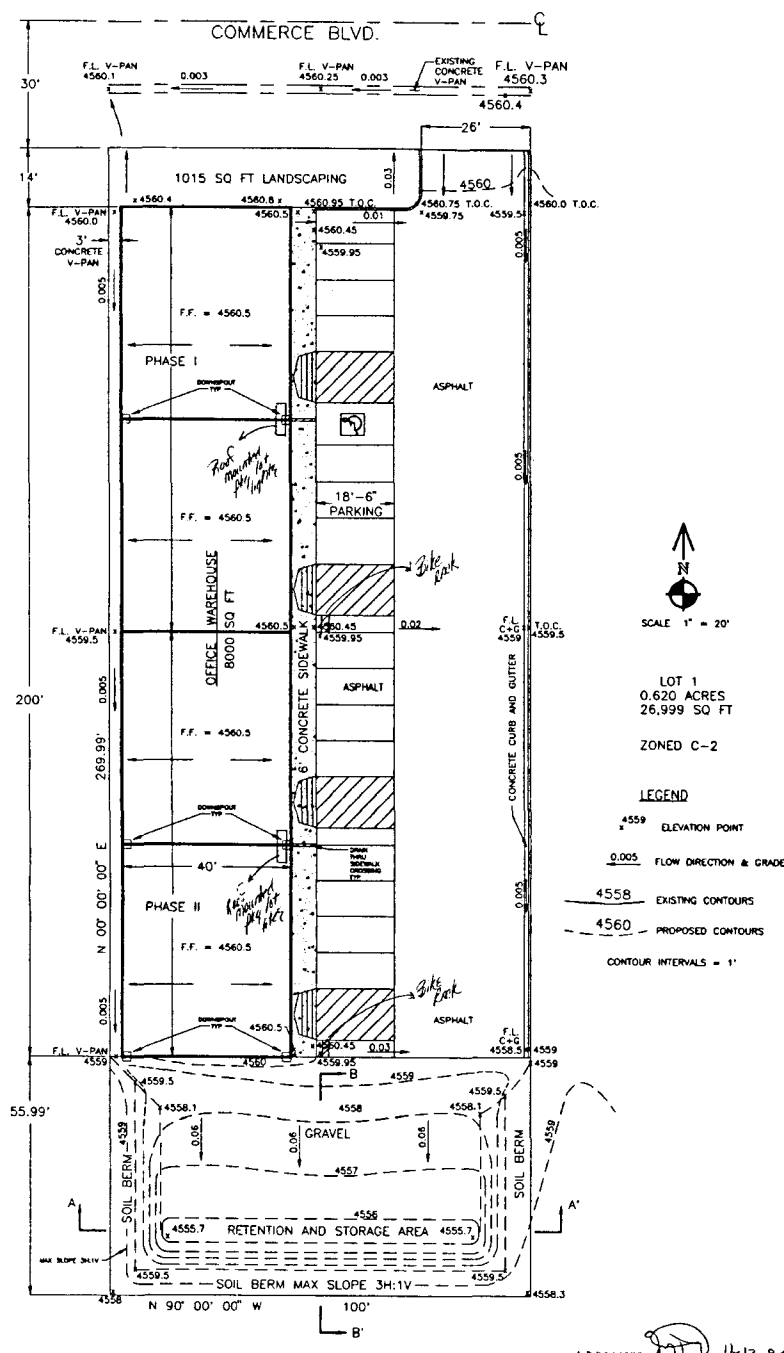


EXISTING TOPOGRAPHY
SCALE 1" = 20'

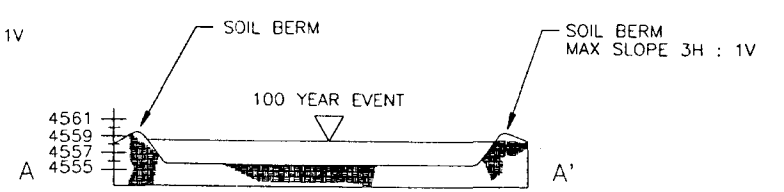
CONTOUR INTERVAL = 1'



CROSS SECTION OF RETENTION BASIN (B-B')
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 10'



GRADING & DRAINAGE PLAN



CROSS SECTION OF RETENTION BASIN (A-A')
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 10'

ADDITIONAL NOTES: 11-13-86
IF ANY CHANGES MUST BE MADE TO THESE PLANS, THE ENGINEER MUST BE NOTIFIED AND CITY PLANNING DEPARTMENT RECORDS MUST BE PROPERLY LOCATED AND IDENTIFY EASEMENTS AND PROPERTY LINES.



GAMBLE COMMERCIAL SUBDIVISION
LOT 1
GRAND JUNCTION, COLORADO

Hydro-Terra
Environmental Consulting
1179 Santa Clara Ave.
Grand Junction, CO. 81503
(970) 242-4454

ROBERT RAS /
MARK GAMBLE

DATE	10/4/96
SCALE	NOTED
DRAWN	RR
SHEET 1 OF 2	
DWG No. DP-1	

SPC-1746-23

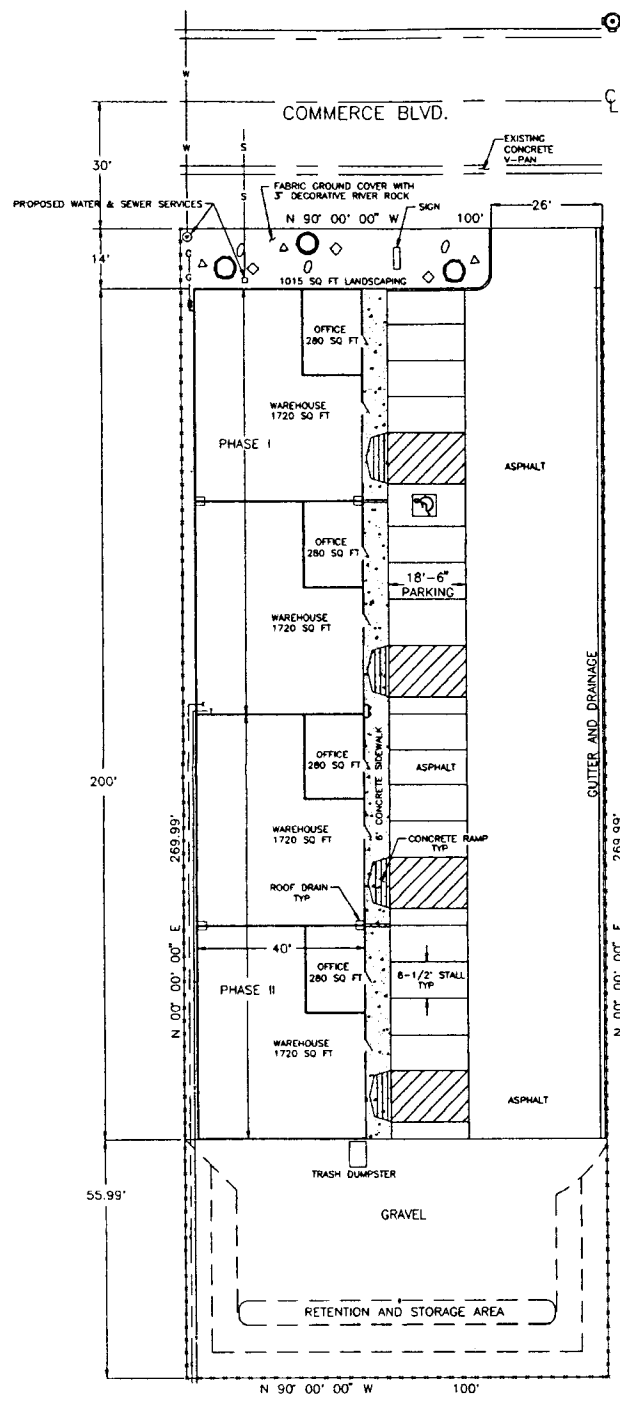
REVISIONS	BY

GAMBLE COMMERCIAL SUBDIVISION
LOT 1
GRAND JUNCTION, COLORADO

Hydro-Terra
Environmental Consulting
1179 Santa Clara Ave.
Grand Junction, CO 81503
(970) 242-4454

ROBERT RAS /
MARK GAMBLE

DATE	10/4/96
SCALE	NOTED
DRAWN	RR
SHEET 2 OF 2	
DWG No.	LS-1



SITE/LANDSCAPE PLAN

SCALE 1" = 20'

- LANDSCAPE LEGEND**
- QTY 1 AUSTRIAN PINE - (PINUS INCIENSA) MATURE HT 20-40 FT
 - QTY 2 HONEY LOCUST - (GLADISTIA TRIANGULATUS INERMIS) #1-1/2 CALIPER 1 FT ABOVE GROUND LEVEL MATURE HT 30 - 40 FT
 - ◇ QTY 3 BARBERRY REDLEAF (BERBERIS THUNBERGII) MATURE HT 4-8 FT
 - △ QTY 3 BUFFALO JUMPER (AMPERUS/SABINA) MATURE HT 1-4 FT
 - QTY 3 POTENTILLA (POTENTILLA FRUITICOSA) MATURE HT 1-4 FT
- } 5 GALLON MINIMUM

NOTE: AN UNDERGROUND PRESSURIZED IRRIGATION SYSTEM WILL BE PROVIDED

- LEGEND**
- ⊙ FIRE HYDRANT
 - ⊙ PROPOSED WATER METER (UTE WATER)
 - PROPOSED SEWER LINE (CITY SEWER)
 - ⊔ PROPOSED ELECTRICAL SERVICE (PUBLIC SERVICE)
 - E— PROPOSED ELECTRICAL SERVICE LINE (PUBLIC SERVICE)
 - G— PROPOSED GAS LINE (PUBLIC SERVICE)
 - T— PROPOSED TELEPHONE LINE
 - F— FENCE LINE (CHAIN LINK AND BARBED WIRE)

NOTE: LAND TO BE USED AS OFFICE/WAREHOUSE ZONING C-2

TOTAL SITE ACREAGE AND PROPOSED LAND USE BREAKDOWN

TOTAL OFFICE AREA	=	1,920 SQ FT	(4.15%)
TOTAL WAREHOUSE AREA	=	6,840 SQ FT	(23.48%)
LANDSCAPING AREA	=	1,015 SQ FT	(3.76%)
TOTAL PARKING AREA	=	11,519 SQ FT	(42.66%)
TOTAL DRAINAGE AREA	=	6,485 SQ FT	(23.95%)
TOTAL		26,999 SQ FT	100%



GAMBLE COMMERCIAL SUBDIVISION

LOT 1
0.620 ACRES
26,999 SQ FT
ZONED C-2

COMMUNITY DEVELOPMENT APPROVAL

TITLE _____ DATE _____

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)ss
COUNTY OF MESA
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ M. _____ A.D., 1996, AND WAS DULY RECORDED IN PLAT BOOK NO. _____ PAGE NO. _____, RECEPTION NO. _____, DRAWER NO. _____

CLERK AND RECORDER

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE. ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE WITH THE CITY OF GRAND JUNCTION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

CITY OF GRAND JUNCTION ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

"ALL DETAILS, CONSTRUCTION, INSPECTION, AND TESTING SHALL CONFORM TO THE CITY OF GRAND JUNCTION STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION. THE CONTRACTOR SHALL HAVE A COPY OF THE ACCEPTED PLANS AND THE CURRENT CITY OF GRAND JUNCTION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION ON-SITE AND AVAILABLE AT ALL TIMES."

SPR-1906-1-2-3