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File SUP-1996-037

Name: Grand Valley Racquet Club – 550 25 ½ Road

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
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X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X	X	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 – issued 3/26/96, 6/13/00 - **	X	X	Site Plan
X		Notice of Land Use Application	X	X	Pool Project Drainage Plan
X	X	Sign Clearance – issued 3/13/98 -			
X	X	Correspondence			
X		E-mails			
X		Notice of Land Use Application mail-out – 2/26/96			
		Sign Illustration			
X		Information about Gold Seal, Yeadon, Paradym Bldg Products			
X	X	Certificate of Occupancy – 7/16/96			
X	X	Site Plan			
X	X	Grading and Drainage Plan			
X	X	Landscape Plan			
X		Treasurer's Certificate of Taxes Due – 1/5/96			
X		Commitment to Insure - Abstract & Title Co.			
		Pre-Application Conference Sheet			

Pre-Application Conference Checklist

Date: 6-13-00

Applicant B Shuman Phone _____ Tax Par# 5945-103-32-004

Location 550 25 1/2 Rd Proposal Pool addition - Munor SPR

Conference Attendance Kathy P., Rick D.

While all factors in a development proposal require careful thought, preparation and design, the following circled 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.

Zoning & Land Use

- a. Zoning:
- b. Growth Plan Land Use Designation:
- c. Growth Plan (Goals & Policies) Applicability:
- d. Corridor Guidelines or other Plan applicability:
- e. Land Use Compatibility:

Planner's Notes

C-2
Commercial

Off-site Impacts

- a. access/right-of-way required
- b. traffic impact
- c. street improvements
- d. drainage/stormwater management
- e. availability of utilities

SE

Site Development

- a. bulk requirements
- b. access, traffic circulation
- c. parking (off-street: handicap, bicycle, lighting)
- d. landscaping (street frontages, parking areas)
- e. screening & buffering

Setbacks -
front - 25'
side - 0'
rear - 10'

Misc.

- a. revocable permit
- b. State Highway Access Permit
- c. floodplain, wetlands
- d. proximity to airport (clear or critical zone)
- e. geologic hazard, soils

Other

- a. related files SUP-96-37; 1-92
- b. other concerns

Fees

- a. application fee: \$50.00
Fee is due at the time of submittal. Make check payable to the City of Grand Junction.
- b. Transportation Capacity Payment (TCP):
- c. Drainage fee:
- d. Parks & Open Space Fee:
- e. School Impact Fee:
- f. Recording Fee:
- g. Plant Investment Fee (PIF) (Sewer Impact):

Processing Requirements

- a. Reference Documents - ZDC, SSID
- b. Submittal Requirements
- c. Review Process



DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

File No. SUP-96-37

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

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input checked="" type="checkbox"/> Special Use			<u>2514 Hwy 6 & 50</u>		<u>Tennis Club</u>
<input type="checkbox"/> Vacation			<u>550 25 1/2 Rd</u>		<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

GRAND VALLEY RACQUET CLUB SAME

Robert Shuman

Name

Name

Name

550 25 1/2 Rd.

SAME

702 25 Rd.

Address

Address

Address

G.J. Co. 81505

SAME

G.J. Co. 81505

City/State/Zip

City/State/Zip

City/State/Zip

970 243-5339

Business Phone No.

243-5339

Business Phone No.

250-8216 (cell)

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.

[Signature]
Signature of Person Completing Application

2-6-96

Date

[Signature]
Signature of Property Owner(s) - attach additional sheets if necessary

2-6-96

Date

SUBMITTAL CHECKLIST

550 25 1/2 Rd.

SITE PLAN REVIEW / SPECIAL USE PERMIT

Location: 569/573 Grete Circle

Project Name: Tennis Club

ITEMS		DISTRIBUTION																			TOTAL REQ'D.						
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent <u>Polke</u>	○ City Parks/Recreation	● City Fire Department	● City Attorney	○ City Downtown Dev. Auth.	○ County Planning	● County Bldg. Dept.	○ Irrigation District	● Drainage District	● 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
Date Received <u>2-28-96</u>																											
Receipt # <u>3544</u>																											
File # <u>SUP 96-37</u>																											
● Application Fee <u>\$315</u>	VII-1	1																									
● Submittal Checklist *	VII-3	1																									
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Planning Clearance*	VII-3	1																									
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1			X			1																			
○ Deeds	VII-1	1			1			1																			
○ Easements	VII-2	1	1	1	1			1																			
○ Avigation Easement	VII-1	1			1			1																			
○ ROW	VII-2	1	1	1	1			1																			
○ Improvements Agreement/Guarantee*	VII-2	1	1	1				1																			
○ CDOT Access Permit	VII-3	1	1																								
○ Industrial Pretreatment Sign-off	VII-4	1		1																							
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Elevation Drawing	IX-13	1	1																								
● Site Plan	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ 11"x17" Reduction of Site Plan	IX-29					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 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 <u>(may be on site plan)</u>	IX-20	2	1	1																							
○ Geotechnical Report	X-8	1	1								1																
● Final Drainage Report	X-5,6	1	2										1														
○ Stormwater Management Plan	X-14	1	2										1							1							
○ Phase I and II Environmental Rerpot	X-10,11	1	1																								
○ Traffic Impact Study	X-15	1	2																	1							

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

SUBMITTAL CHECKLIST

550 25 1/2 Rd. **SPECIAL USE PERMIT**

Location: ~~2514 Hwy 6850~~

Project Name: TENNIS CLUB

ITEMS	DISTRIBUTION														
Date Received _____ Receipt # _____ File # _____ DESCRIPTION +45	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Attorney	City Downtown Dev. Auth.	City Parks/Recreation	County Planning	Walker Field	CPOT				
		<input checked="" type="checkbox"/> Application Fee \$270 + \$15/ac	VII-1	1											
<input checked="" type="checkbox"/> Submittal Checklist *	VII-3	1													
<input checked="" type="checkbox"/> Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1					
<input checked="" type="checkbox"/> Application Form*	VII-1	1	1	1	1	1	1	1	1	1					
<input checked="" type="checkbox"/> Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1					
<input checked="" type="checkbox"/> Evidence of Title - <i>Insurance Policy</i>	VII-2	1				1									
<input checked="" type="checkbox"/> Names and Addresses*	VII-2	1													
<input checked="" type="checkbox"/> Legal Description*	VII-2	1													
<input type="checkbox"/> Deed	VII-1	1		1	1										
<input type="checkbox"/> Easement	VII-2	1	1	1	1	1									
<input type="checkbox"/> Avigation Easement	VII-1	1		1	1										
<input type="checkbox"/> ROW	VII-2	1	1	1	1	1									
<input checked="" type="checkbox"/> General Project Report	X-7	1	1	1	1	1	1	1	1	1					
<input checked="" type="checkbox"/> Location Map	IX-21	1													
<input checked="" type="checkbox"/> Site Plan	IX-29	1	1	1	1	1	1	1	1	1					
<input type="checkbox"/> Vicinity Sketch	IX-33	1	1	1	1	1	1	1	1	1					
<input checked="" type="checkbox"/> CPOT Access Permit	IX-33	1	1	1	1	1	1	1	1	1					

TOTAL REQ'D.
4

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

PRE-APPLICATION CONFERENCE

Date: 10/6/95
Conference Attendance: Robert Schuman, Kristen Ashbeck
Proposal: TENNIS CLUB
Location: 2514 Hwy 6 & 50 550 25.5 Rd.
Tax Parcel Number: 2945-103-00-144 2945-103-32-004
Review Fee: \$270 + \$15/ac
(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? TCP Estimated Amount:
Revocable Permit required?
State Highway Access Permit required? X?
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
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.

X [Signature]
Signature(s) of Petitioner(s)

X [Signature]
Signature(s) of Representative(s)

SUBMITTAL CHECKLIST

535 Minor SITE PLAN REVIEW

Location: 535 25 1/2 Rd

Project Name: W Racquet Club Pool

ITEMS		DISTRIBUTION																											
DESCRIPTION	SSID REFERENCE	<input checked="" type="checkbox"/> City Community Development	<input checked="" type="checkbox"/> City Police	<input checked="" type="checkbox"/> City Utility Eng.	<input type="checkbox"/> City Property Agent	<input type="checkbox"/> City Parks/Recreation	<input checked="" type="checkbox"/> City Fire Department	<input checked="" type="checkbox"/> City Attorney	<input type="checkbox"/> City Downtown Dev. Auth.	<input type="checkbox"/> County Planning	<input checked="" type="checkbox"/> County Bldg. Dept.	<input type="checkbox"/> Irrigation District	<input type="checkbox"/> Drainage District	<input type="checkbox"/> Water District	<input type="checkbox"/> Sewer District	<input type="checkbox"/> U.S. West	<input type="checkbox"/> Public Service	<input type="checkbox"/> GVRP	<input type="checkbox"/> CDOT	<input type="checkbox"/> Corps of Engineers	<input type="checkbox"/> Walker Field	<input checked="" type="checkbox"/> Persigo WWT - <i>OK w/ Persigo</i>	<input type="checkbox"/> Mesa County Health	<input type="checkbox"/> State Environ. Health	<input type="checkbox"/> City Sanitation	<input type="checkbox"/> School Dist #51	<input checked="" type="checkbox"/> City Police	<input checked="" type="checkbox"/> City Code Enforcement	TOTAL REQ'D.
		● Application Fee <u>\$50.00</u>	VII-1	1																									
● Submittal Checklist *	VII-3	1																											
● Review Agency Cover Sheet *	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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	1
○ Elevation Drawing	IX-13	1	1																										
● Site Plan <u>with spot elevations</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	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	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 <u>on site plan</u>	IX-20	2	1	1																							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.

Date 6-13-00

Applicant B. Shuman/Hank Orato Phone _____

Location ⁵³⁵~~610~~ 25 1/2 Rd Tax Parcel # 2945-103-32-004

Proposal Minor SFR - addition of a pool

Preapp Staff Kathy L., Rick D.

Related Files SUP-96-37

Please read the following carefully and sign below. This original signed checklist must be returned with your submittal package.

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

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 fees 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.

*******This original signed checklist must be returned with your submittal package.*******

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

2945-103-00-146

ZANSCAR
1048 INDEPENDENT AVE
GRAND JUNCTION, CO 81505-7185

2945-103-30-001

PATRICIA A FELIN
545 25 1/2 RD
GRAND JUNCTION, CO 81505-6125

2945-103-32-002

WAL-MART STORES INC
PROPERTY TAX DEPT
702 SW 8TH ST # 6360
BENTONVILLE, AR 72716-0621

2945-104-00-922

COLO GAME FISH & PARKS DEPT
C/O DEPT OF NATURAL RESOURCES
6060 BROADWAY
DENVER, CO 80216-1029

Grand Valley Racquet Club
550 25 1/2 Road
Grand Junction, CO 81505

Robert Shuman
702 25 Road
Grand Junction, CO 81505

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

General Project Report

Project Overview

The Grand Valley Racquet Club, herein referred to as G.V.R.C., a Colorado Limited Liability company is seeking a special use permit in order to build an indoor/outdoor tennis club.

Project Description

The G.V.R.C. has purchased 3.04 acres at 550 25.5 road. We propose to build four indoor tennis courts that will be covered by a fabric dome, and four outdoor courts. We also plan on building a 2,000 sq.ft. building to serve as a pro shop, limited snack bar and lounge, locker rooms and office space. We also plan to build a forty-eight space parking lot with two handicap spaces.

Public Benefit

The Grand Valley does not have any indoor tennis courts at the present time. With our experience and knowledge of the Grand Valley community, we feel that this project will fill a need in the community by providing a year round tennis facility. Further, once the G.V.R.C. is fully functioning, we will employ seven people. The facility will be open seven days a week with the hours of operation being 8:00 am to 10:00 pm.

Project Compliance and Compatibility

The utilities for this project are all easily accessible, as water, sewer, electric, natural gas, and phone lines are all adjacent to this property.

After consulting with the City Planning Department, City Engineer, Fire Department and the Building Department, we feel that we have complied with all of their concerns and suggestions regarding but not limited to the following: Drainage, Sewage, Fire protection, Building Codes, Parking and Landscaping.

Development Schedule

The G.V.R.C. plans to start building in the spring of 1996 with completion slated for late spring of 1996. We would like thank you for your time and consideration in helping us make this project a reality.

REVIEW COMMENTS

Page 1 of 3

FILE #SUP-96-37

TITLE HEADING: Special Use Permit & Site Plan
Review - Grand Valley Racquet Club

LOCATION: 550 25 1/2 Road

PETITIONER: Robert Shuman

PETITIONER'S ADDRESS/TELEPHONE: 702 25 Road
Grand Junction, CO 81506
243-5339

STAFF REPRESENTATIVE: Kristen Ashbeck

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

CITY POLICE DEPARTMENT

2/22/96

Dave Stassen

244-3587

1. I would really like to see a lighting plan for this project. Barring that, there should be pedestrian level lights close to the building, on all four sides, paying particular attention to the pro shop area.
2. The parking lot lights can be of a higher design. The lights close to the building should be on a photocell so they are functioning during all dark hours (including after closing).
3. The trash area should be made of a transparent material as opposed to some type of masonry or solid wood fence.
4. I would also encourage the petitioner to contact the Crime Prevention office for a security inspection prior to opening for business.

U.S. WEST

2/22/96

Max Ward

244-4721

Please call field engineer for telephone service to pro shop building.

MESA COUNTY BUILDING DEPARTMENT

2/26/96

Bob Lee

244-1656

A City licensed general contractor is required for the project. We need 2 sets of sealed plans for each building. Need to allow 10-14 days for our plan review.

GRAND JUNCTION DRAINAGE DISTRICT

2/28/96

John L. Ballagh

242-4343

1. The site is wholly within the Drainage District. The site drains into the Buthorn Drain which drains surface water and subsurface waters all the way north and east of Spring Valley Subdivision.
2. The District does not maintain or have right-of-way (and does not want it) for "existing Independence Center Subdivision detention basin". The effect this racquet club will have on the detention basin is unknown. No calculations were provided for review. Although the drainage plan identifies use of the historic pattern it is unknown if the owner of the tract being developed has an easement across the intervening property on the way to the detention basin.

CITY FIRE DEPARTMENT

2/29/96

Hank Masterson

244-1414

1. A fire hydrant will be required - locate near the main entrance to the site along 25 1/2 Road.
2. Submit complete sealed plans to the Fire Department for our required plan review. We will issue a Building Permit Clearance Form upon completion of the plan review. The Building Department requires a copy of this form before issuing a building permit.

PUBLIC SERVICE COMPANY

2/28/96

Jon Price

244-2693

Public Service Company has no objections but will require additional easements when transformer location is established.

UTE WATER

3/5/96

Gary R. Mathews

242-7491

1. No objections to the proposed plans.
2. Policies and fees in effect at the time of application will apply.

CITY DEVELOPMENT ENGINEER

3/7/96

Jody Kliska

244-1591

1. Transportation Capacity Payment - \$1,647.68.
2. DRAINAGE - The original drainage report prepared for the replat of Independence Plaza Subdivision appears to have taken this lot into consideration for purposed of sizing the Sam's Club detention pond. However, the plat does not provide any drainage easement across the Sam's Club property. The grading and drainage plan for this site shows an arrow to the northwest, the a note "slope to drain". In the absence of a drainage easement, written permission from Sam's Club is necessary for work on their property. No calculations were provided, nor any detail of conveyance of runoff along the north property boundary and to the detention pond. This is required prior to approval of the plans.
3. ACCESS - The original file indicates the City Engineer expressed concern about sight distance on 25 1/2 Road and requested cross-access easements on the plat so that this lot could have access from Sam's Club's driveway. Unless an analysis indicating sufficient sight distance exists at the proposed driveway, access will be required from the Sam's driveway. If access is allowed on 25 1/2 Road, a permit from the City Engineer's office is required for work in the right-of-way.
4. The future indoor courts appear to be inside the sewer easement. Buildings are not allowed in easements.

COMMUNITY DEVELOPMENT DEPARTMENT

3/7/96

Kristen Ashbeck

244-1437

BUILDINGS

1. If outdoor courts are to be covered with a structure in the future, the westerly court cannot be located within the 20 foot utility easement. Check with Utility Engineer whether outdoor court/fencing can be constructed upon the easement.
2. Provide information on structure(s) e.g. cross-sections, elevations, brochure photos, etc. showing materials, height, color, etc.
3. Section A-A on grading and drainage plan should indicate the structure not just curbing/foundation.

PARKING/CIRCULATION

1. In order to calculate requirement, need to know square footage of retail area within the pro shop.
2. Show typical dimensions of handicap spaces.
3. Indicate width of typical parking space.
4. There was a cross-access easement provided on the Independence Center Subdivision Replat for access so this lot could have access from Sam's Club's driveway. See comments from City Development Engineer.

LANDSCAPING

1. Total landscape requirement 1,740 square feet plus 5% of the parking area. Overall area is met, however, 40 percent must have shrub coverage (700 s.f.). Suggest shrub area be along the eastern edge of parking area.
2. Why is there grass area shown under the mechanical building?
3. If existing trees are not retained, need to provide a minimum of 6 new trees and revise plan to show where they are to be located.
4. Provide a table of proposed planting indicating species, number of each and planting size (minimum 1-1/2" caliper for trees, 5 gallon for shrubs).
5. Suggest that "natural" areas be planted in native grass. If native grass provided, need irrigation for the grass to compete with weeds.

OTHER

1. Is there any signage proposed. If so, indicate location of sign(s) on site plan and provide a drawing indicating size, height and verbage of sign. Also indicate if it is to be a lighted sign.
2. It appears there is a screen wall/fence of some sort around the dumpster area. Provide a detail that indicates height and material.
3. Since the facility is to be utilized until night hours (10:00 p.m.), parking lot and building exterior lighting is required. Show lighting on site plan and provide details of light standard to be used. Will there be any lights on the outdoor courts? Also show these on the plan and provide a detail of the standard to be used.

CITY UTILITY ENGINEER

Trent Prall

3/7/96

244-1591

-
1. Contact Utility Billing at 244-1580 for information regarding Plant Investment Fees (P.I.F.).

TO DATE, COMMENTS HAVE NOT BEEN RECEIVED FROM:

City Attorney

REVIEW COMMENTS / RESPONSE

Page 1 of 6

File #SUP-96-37

TITLE HEADING: Special Use Permit & Site Plan
Review-Grand Valley Racquet Club

LOCATION: 550 25 1/2 Road

PETITIONER: Robert Shuman

PETITIONER'S ADDRESS/TELEPHONE: 702 25 Road
Grand Junction, CO 81506
243-5339

STAFF REPRESENTATIVE: Kristen Ashbeck

CITY POLICE DEPARTMENT 2/22/96
Dave Stassen 244-3587

1. I would really like to see a lighting plan for this project. Barring that, there should be pedestrian level lights close to the building, on all four sides, paying particular attention to the pro shop area.

RESPONSE: Done, refer to drawing #1.

2. The parking lot lights can be of a higher design. The lights close to the building should be on a photocell so they are functioning during all dark hours (including after closing).

RESPONSE: Done, refer to drawing #1 (prescribed lighting per Public Service).

3. The trash area should be made of a transparent material as opposed to some type of masonry or solid wood fence.

RESPONSE: We have removed fence area around trash, refer to drawing #1.

4. I would also encourage the petitioner to contact the Crime Prevention office for a security inspection prior to opening for business.

RESPONSE: Thank You, excellent suggestion.

**U.S. WEST
Max Ward**

**2/22/96
244-4721**

Please call field engineer for telephone service to pro shop building.

RESPONSE: Have been in contact already about phone service.

**MESA COUNTY BUILDING DEPARTMENT
Bob Lee**

**2/26/96
244-1656**

A City licensed general contractor is required for the project. We need 2 sets of sealed plans for each building. Need to allow 10-14 days for our plan review.

RESPONSE: We will provide plans when we apply for the building permit.

**GRAND JUNCTION DRAINAGE DISTRICT
John L. Ballagh**

**2/28/96
242-4343**

1. The site is wholly within the Drainage District. The site drains into the Buthorn Drain which drains surface water and subsurface waters all the way north and east of Spring Valley Subdivision.

RESPONSE: We are utilizing existing detention pond for Independence Center Subdivision.

2. The District does not maintain or have right-of-way (and does not want it) for "existing Independence Center Subdivision detention basin". The effect this racquet club will have on the detention basin is unknown. No calculations were provided for review. Although the drainage plan identifies use of the historic pattern it is unknown if the owner of the tract being developed has an easement across the intervening property on the way to the detention basin.

RESPONSE: Existing Calculations for I.C.S. detention basins include this sites developed flows.

**CITY FIRE DEPARTMENT
Hank Masterson**

**2/29/96
244-1414**

1. A fire hydrant will be required - locate near the main entrance to the site along 25 1/2 Road.

RESPONSE: We have moved our entrance and now have a hydrant next to our entrance.

2. Submit complete sealed plans to the Fire Department for our required plan view. We will issues a Building Permit Clearance Form upon completion of the plan review. The Building Department requires a copy of this form before issuing a building permit.

RESPONSE: O.K.

PUBLIC SERVICE COMPANY
Jon Price

2/28/96
244-2693

Public Service Company has no objections but will require additional easements when transformer location is established.

RESPONSE: Thank You. We see no problem working out additional easements.

UTE WATER
Gary R. Mathews

3/5/96
242-7491

1. No objection to the proposed plans.

RESPONSE: Thank You.

2. Policies and fees in effect at the time of application will apply.

RESPONSE: O.K.

CITY DEVELOPMENT ENGINEER
Jody Kliska

3/7/96
244-1591

1. Transportation Capacity Payment - \$1647.68

RESPONSE: O.K.

2. DRAINAGE - The original drainage report prepared for the replat of Independence Plaza Subdivision appears to have taken this lot into consideration for purposed of sizing the Sam's Club detention pond. However, the plat does not provide any drainage easement across the Sam's Club property. The grading and drainage plan for this site shows an arrow to the northwest, with a note "slope to drain". In the absence of a drainage easement, written permission from Sam's Club is necessary for work on their property. No calculations were provided, nor any detail of conveyance of runoff along the north property boundary and to the detention pond. This is required prior to approval of the plans.

RESPONSE: We have worked out easement with Sam's Club, refer to drawing #2. Existing calculations for I.C.S. detention basins include this sites developed flows.

3. ACCESS - The original file indicates the City Engineer expressed concern about sight distance on 25 1/2 Road and requested cross-access easements on the plat so that this lot could have access from Sam's Club's driveway. Unless an analysis indicating sufficient sight distance exists at the proposed driveway, access will be required from the Sam's driveway. If access is allowed on 25 1/2 Road, a permit from the City Engineer's office is required for work in the right-of-way.

RESPONSE: We have re-done entrance, refer to drawing #1.

4. The future indoor courts appear to be inside the sewer easement. Buildings are not allowed in easements.

RESPONSE: We will not build on western 2 courts, refer to drawing #1.

COMMUNITY DEVELOPMENT DEPARTMENT 3/7/96
Kristen Ashbeck 244-1437

BUILDINGS

1. If outdoor courts are to be covered with a structure in the future, the westerly court cannot be located within the 20 foot utility easement. Check with Utility Engineer whether outdoor court/fencing can be constructed upon the easement.

RESPONSE: We will not build on western courts. We have checked with Trent Prall, he says fine. I understand asphalt and fences could be dug up without re-imburement to me.

2. Provide information on structure(s) e.g. cross-sections, elevations, brochure photos, etc. showing materials, height, color, etc.

RESPONSE: Have provided brochures and elevations and cross-sections that show these things.

3. Section A-A on grading and drainage plan should indicate the structure not just curbing/foundation.

RESPONSE: O.K. refer to drawing A-A.

PARKING/CIRCULATION

1. In order to calculate requirement, need to know square footage of retail area within pro shop.

RESPONSE: The retail footage of Pro Shop is 700 sq. ft.

2. Show typical dimensions of handicap spaces.

RESPONSE: 12' X 20', refer to drawing #1.

3. Indicate width of typical parking space.

RESPONSE: 9' X 20', refer to drawing #1.

4. There was a cross-access easement provided on the Independence Center Subdivision Replat for access so this lot could have access from Sam's Club's driveway. See comments from City Development Engineer.

RESPONSE: Have changed entrance, refer to drawing #1.

LANDSCAPING

1. Total landscape requirement 1,740 square feet plus 5% of the parking area. Overall area is met, however, 40% must have shrub coverage (700 s.f.). Suggest shrub area be along the eastern edge of parking area.

RESPONSE: O.K., refer to drawing #3.

2. Why is there grass area shown under the mechanical building?

RESPONSE: A CAD error, corrected.

3. If existing trees are not retained, need to provide a minimum of 6 new trees and revise plan to show where they are to be located.

RESPONSE: We are retaining 10 existing trees, refer to drawing #3.

4. Provide a table of proposed planting indicating species, number of each and planting size (minimum 1-1/2" caliper for trees, 5 gallon for shrubs).

RESPONSE: We will plant 40 5 gallon shrubs consisting of junipers and barberries, refer to drawing #3.

5. Suggest that "natural" areas be planted in native grass. If native grass provided, need irrigation for the grass to compete with weeds.

RESPONSE: Appreciate suggestion, but we do not plan on irrigating as we prefer the native look.

OTHER

1. Is there any signage proposed. If so, indicate location of sign(s) on site plan and provide a drawing indicating size, height and verbiage of sign. Also indicate if it is to be a lighted sign.

RESPONSE: Done, refer to drawings #1 & #4.

2. It appears there is a screen wall/fence of some sort around the dumpster area. Provide a detail that indicates height and material.

RESPONSE: Have removed fencing around dumpster, refer to drawing #1.

3. Since the facility is to be utilized until night hours (10:00 p.m.), parking lot and building exterior lighting is required. Show lighting on site plan and provide details of light standard to be used. Will there be any lights on the outdoor courts? Also show these on the plan and provide a detail of the standard to be used.

RESPONSE: We have included exterior lighting on the building, we have included lighting in parking lot, refer to drawing #1. We do not ever plan on lighting outdoor courts.

**CITY UTILITY ENGINEER
Trent Prall**

**3/7/96
244-1591**

1. Contact Utility Billing at 244-1580 for information regarding Plant Investment Fees (P.I.F.).

RESPONSE: Done.

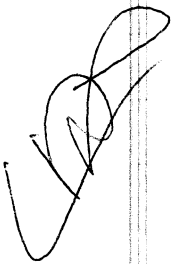
LANDSCAPING

1. Total landscape requirement 1740 square feet plus 5% of the parking area. Overall area is met, however, 40 percent must have shrub coverage (700 sf). Suggest shrub area be along the eastern edge of parking area.
2. Why is there grass area shown under the mechanical building?
3. If existing trees are not retained, need to provide a minimum of 6 new trees and revise plan to show where they are to be located.
4. Provide a table of proposed planting indicating species, number of each and planting size (minimum 1 1/2" caliper for trees, 5 gallon for shrubs)
5. Suggest that "natural" areas be planted in native grass. If provide, need irrigation, for the grass to compete with weeds

OTHER

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SUP 96-37

Special Use Permit/Site Plan Review - Tennis Club
550 25¹/₂ Road
Kristen Ashbeck, CD 244-1437

BUILDINGS

1. If outdoor courts are to be covered with a structure in the future, the western court cannot be located within the 20-foot utility easement. Check with Utility Engineer whether outdoor court/fencing can be constructed upon the easement.
2. Provide information on structure(s) e.g. cross-sections, elevations, brochure photos etc. showing materials, height, color etc.
3. Section A-A on grading & drainage plan should indicate the structure not just curbing/foundation.

PARKING/CIRCULATION

1. In order to calculate requirement, need to know square footage of retail area within the pro shop.
2. Show typical dimensions of handicap spaces
3. Indicate width of typical ^{parking} space.

* * Marcia - can you check plat to see if there was a restriction on access to this parcel?



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (970)244-1599

March 15, 1996

Mr. Robert Shuman
702 25 Road
Grand Junction, Colorado 81505

RE: SUP 96-37 Grand Valley Racquet Club

Dear Mr. Shuman,

City staff has reviewed your response to comments on the project referenced above. The Police Department is satisfied with the revised drawings per comments relating to lighting. Other departments have the following outstanding comments that must be addressed prior to the Special Use Permit and Planning Clearance being approved.

Community Development:

Despite initial recommendations from the Police Department, screening around the dumpster is required. Provide a detail that indicates height and materials of the proposed wall/fence.

City Development Engineer:

Provide a copy of the deed for the drainage easement to be granted by Sam's Club once executed. If this is not timely, provide written evidence from Sam's Club that their intent is to deed the drainage easement.

Provide a cross-section of the swale along the northern boundary (Section D-D).

Regarding the note on the swale, provide calculations that show that the design will keep stormwater on the racquet club site.

Refer to the enclosed red-lined drawing for clarification of these comments.

Fire Department:

Although response to comments indicates that a fire hydrant will be provided, the plans do not show one. The hydrant should be located at the corner of 25-1/2 Road and the Sam's Club driveway. The hydrant is required because the nearest accessible hydrant is

SUP 96-37 / March 15, 1996 / page 2

too far from the north end of the proposed building. Execution of an Improvements Agreement and Guarantee may be required for placement of the hydrant (see enclosed form).

Once the above items are resolved, the Special Use Permit and Planning Clearance for a Building Permit for the project may be issued. Please do not hesitate to contact me if you have questions regarding these comments.

Sincerely,



Kristen Ashbeck
Planner

encl



March 26, 1996

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

Mr. Robert Shuman
702 25 Road
Grand Junction, Colorado 81505

RE: SUP 96-37 Grand Valley Racquet Club

Dear Mr. Shuman,

By this letter, the Grand Junction Community Development Department is granting approval of your application for a Special Use Permit to operate a Tennis Club to be located at 550 25-1/2 Road (2945-103-32-004). This approval is subject to the following conditions:

- 1) All construction and site improvements shall be completed according to the stamped and signed plans submitted March 25, 1996; and
- 2) All landscaping must be installed according to the plan as approved above and prior to issuance of a Certificate of Occupancy for the buildings. If not completed by that time, execution of an Improvements Agreement and Guarantee for the landscaping shall be required.

Please call if you have questions regarding this Special Use Permit or the conditions of approval. On behalf of the Community Development Department, I wish you success with your new business venture.

Sincerely,

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

Kristen Ashbeck
Planner



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (970)244-1599

March 15, 1996

Mr. Robert Shuman
702 25 Road
Grand Junction, Colorado 81505

RE: SUP 96-37 Grand Valley Racquet Club

Dear Mr. Shuman,

City staff has reviewed your response to comments on the project referenced above. The Police Department is satisfied with the revised drawings per comments relating to lighting. Other departments have the following outstanding comments that must be addressed prior to the Special Use Permit and Planning Clearance being approved.

Community Development:

Despite initial recommendations from the Police Department, screening around the dumpster is required. Provide a detail that indicates height and materials of the proposed wall/fence.

Done, Refer to Drawing 1
City Development Engineer:

Provide a copy of the deed for the drainage easement to be granted by Sam's Club once executed. If this is not timely, provide written evidence from Sam's Club that their intent is to deed the drainage easement. *Done, Letters from Sam's Club enclosed*

Provide a cross-section of the swale along the northern boundary (Section D-D). *Done, Refer to Drawing 2*

Regarding the note on the swale, provide calculations that show that the design will keep stormwater on the racquet club site.

Done, Refer to Drawing 2
Refer to the enclosed red-lined drawing for clarification of these comments.

Fire Department:

Although response to comments indicates that a fire hydrant will be provided, the plans do not show one. The hydrant should be located at the corner of 25-1/2 Road and the Sam's Club driveway. The hydrant is required because the nearest accessible hydrant is

too far from the north end of the proposed building. Execution of an Improvements Agreement and Guarantee may be required for placement of the hydrant (see enclosed form).

Done, Improvements Agreement Signed, Enclosed
Once the above items are resolved, the Special Use Permit and Planning Clearance for a Building Permit for the project may be issued. Please do not hesitate to contact me if you have questions regarding these comments.

Sincerely,



Kristen Ashbeck
Planner

encl

WAL★MART®

WAL-MART STORES, INC. • 701 SOUTH WALTON BLVD. • BENTONVILLE, AR 72716-8710 • 501-273-4000

Writer's Direct Dial No. 501/277-1348

Writer's Facsimile No.. 501/273-8119

Via Facsimile and Overnight Delivery

Grand Junction, CO 81505

Fax No. 970-241-2280

RE: Grand Junction, CO

Dear Robert:

Wal-Mart Stores, Inc. would like to inform you that your Development Plan for Lot 3 of the Independence Center Subdivision have been approved. I have attached a copy of the approved Development Plan.

With regard to the Drainage Easement you show on your Development Plan, I have attached a letter from Steve Wilson of Colorado Land Consultants. Mr. Wilson believes that the storm water drainage system will support you lot. Wal-Mart will be glad to grant you a Drainage Easement, provided it complies with the letter from Mr. Wilson.

Please contact me, if you have any questions. Thank you for your cooperation.

Sincerely,



Karen L. Roberts
Document Manager

Enclosures

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

MAR 2 1996

CLC
Associates, Inc.

8490 E. Orchard Rd.
Suite 2000
Englewood, CO 80111
303/770-5600
303/770-2349 FAX

March 22, 1996

Ms. Karen Roberts
Document Manager
Wal-Mart Stores, Inc.
Development Div. #8710
701 S. Walton Blvd.
Bentonville, AR 72716

RE: Grand Junction Sam's Club
Drainage Easement - Parcel "C"

Dear Karen:

I have reviewed the information that you sent regarding the proposed drainage easement for Parcel "C."

Based on my understanding of the drainage concepts established with the Sam's Club project, an easement could be granted for Parcel "C" to drain to the detention pond.


The conveyance for this drainage would need to be constructed in such a manner as not to affect the function of the pond and designated wetland areas.

We would like the opportunity to review the site specific drainage plan for Parcel "C" and conveyance prior to any construction to assure compliance with the overall design.

Please call if you have any additional questions.

Sincerely,

CLC ASSOCIATES, INC.


Steven E. Wilson
President

SEW:cst

Planning
Engineering
Architecture
Landscape Architecture
Land Surveying

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
MAR 22 1996

KRIS

Fredrik Sultan, P.E.



140 Mesa Avenue
Grand Junction, CO. 81501
245-4105

July 16, 1996

Don Newton, P.E., City Engineer
City of Grand Junction
250 N. 5 th Street
Grand Junction, CO. 81501

RE: Grand Valley Racquet Club - Driveway Relocation to 25 1/2 Road

Dear Don,

Thank you for meeting with me Friday regarding the above. This is a request for a driveway revision to the currently approved Site Plan and I have compiled data in support of the above as follows:

Data and criteria:

- Posted speed for 25 1/2 Road is 30 mph;
- The 85th percentile speed for 25 1/2 Road is 39.6 mph(per city data 1992, copy enclosed);
- The projected 1996 traffic count for 25 1/2 Road is 2895 ADT(per city data 1992, copy enclosed);
- Minimum stopping sight distance for 3%-6% grade is 365 feet;
- Minimum stopping sight distance for Left Turn from the roadway is 370 feet;
- Minimum stopping sight distance for Exiting onto roadway looking left is 530 feet;
- Minimum stopping sight distance for Exiting onto roadway looking right is 440 feet;

Calculations:

1. Left turn lane - as per our review Friday of the city and CDOT standards the calculations did not warrant a left turn lane. (See Fig. 5 enclosed)
2. The sight distance for 25 1/2 Road using the standard criteria of section 6.9 of the city's Transportation Engineering Design Standards, January 1995 was observed as follows;
 - To the south it is clear all the way to the intersection of Independent Avenue; and
 - To the North from the proposed driveway of Grand Valley Racquet Club is 583 feet. This exceeds the city and CDOT design standards. However,

some trimming of existing shrubs must be done in the ROW located directly north of the proposed driveway.

Conclusion:

From the above data, calculations and meeting with you, I feel that there is no engineering reason not to allow the proposed driveway as shown in the enclosed plan. Either driveway works, however; the driveway location directly onto 25 ½ Road from Grand Valley Racquet Clubs perspective is much more logical and makes for a better site plan and circulation pattern for the users.

Should you have any further questions please feel free to contact me at anytime.

Sincerely,

A handwritten signature in cursive script that reads "Fredrik Sultan". The signature is written in black ink and is positioned above the typed name.

Fredrik Sultan, P.E.

cc: Enclosures
File 9601
Robert Shuman

Common Name : 25 1/2 RD.
 Counter location : SOUTH OF PATTERSON (@ POMONA ELEM.)
 Comments : M0692006.PRN ST:325 ID:3251121 (BEFOR SAMS CLUB)
 Interval : Single
 Direction of Travel : North bound
 Width of roadway : 0
 Number of lanes : 1
 Start Date : 06/04/92
 Start Time : 08:00
 Days to count : 2
 Type of count : Classify
 Rural or Urban : Urban
 District : Residential/Recreation
 Road classification : Collector

Date of action	Counter Reading	Daily Total	Daily Factor
Thu June 4, 1992	0		
Fri June 5, 1992	1,577	1,577	
Sat June 6, 1992	2,949	1,372	
	ADT	1,474	
	Adjusted ADT	No daily adjustment factor	
	AADT	No monthly adjustment factor	
	Estimated PHV	73	
	Estimated DHV	110	
	85th Percintile	39.6 MPH	

7-12-96 from City Traffic

Common Name : 25 1/2 RD.
 Counter location : SOUTH OF PATTERSON (@ POMONA ELEM.)
 Comments : M0692007.PRN ST:325 ID:3253121 (BEFOR SAMS CLUB)
 Interval : Single
 Direction of Travel : South bound
 Width of roadway : 0
 Number of lanes : 1
 Start Date : 06/04/92
 Start Time : 08:00
 Days to count : 2
 Type of count : Classify
 Rural or Urban : Urban
 District : Residential
 Road classification : Collector

Date of action		Counter Reading	Daily Total	Daily Factor
Thu	June 4, 1992	0		
Fri	June 5, 1992	1,715	1,715	
Sat	June 6, 1992	3,348	1,633	
		ADT	1,674	
Adjusted ADT		No daily adjustment factor		
AADT		No monthly adjustment factor		
Estimated PHV		83		
Estimated DHV		125		
85th Percintile		37.1 MPH		

7-12-96 from city traffic

1992 COUNTS

7-12-96 from City Traffic Dept.

SAMS CLUB Befor & After Opening Volumes Study

ST.	ID#	Location	Time	24-Feb	25-Feb	26-Feb		ADT	ADT2
				8-Jun	9-Jun	10-Jun			
348	3486221	6&50 Frontage Rd. west of Faith E/W	8:00	0	921	988	Counts Done Before Sam's Club Opening	955	
349	3495221	25 1/2 Rd. south of Sam's Club ex. N/S	9:30	0	2447	3163		2805	
350	3505221	25 1/2 Rd. north of Sam's Club ex N/S	10:00	0	2682	2990		2836	
351	3512121	Independent Ave. east of 25 1/2 R E/B	10:30	0	1790	2071		1931	
	3514121		W/B 10:45	0	1315	1557		1436	3367
				9-Jun	10-Jun	11-Jun			
150	1502121	Independent Ave. west of 25 1/2 R E/B	14:00	0	1664	1423		1544	
150	1504121		W/B	0	1234	1184		1209	2753
272	2726221	Independent Ave. west of N. 1st St E/W	9:00	0	2126	2262		2194	
				10-Jun	11-Jun	12-Jun			
349	3495221	25 1/2 Rd. south of Sam's Club exi N/S	10:00	0	2649	2518	2584		
272	2722121	Independent Ave N. 1st St. - Suns E/B	13:30	0	1823	2057	1940		
	2724121		W/B 13:00	0	1503	1609	1556	3496	
				28-Jun	29-Jun	30-Jun			
348	3486221	6&50 Frontage Rd. west of Faith E/W	10:30	0	1348	1436	Counts Done After Sam's Club Opening	1392	
349	3495221	25 1/2 Rd. south of Sam's Club ex. N/S	11:00	0	2656	2423		2540	
350	3505221	25 1/2 Rd. north of Sam's Club ex N/S	11:00	0	2924	2742		2833	
351	3512121	Independent Ave. east of 25 1/2 R E/B	14:00	0	2226	2068		2147	
	3514121		W/B	0	1619	1546		1583	3730
150	1502121	Independent Ave. west of 25 1/2 R E/B	13:15	0	1542	1494		1518	
150	1504121		W/B	0	1283	1322		1303	2821
				18-Aug	19-Aug	20-Aug			
272	2722121	Independent Ave N. 1st St. - Suns E/B	14:00	0	2360	2289		2325	
	2724121		W/B	0	1738	1632		1685	4010

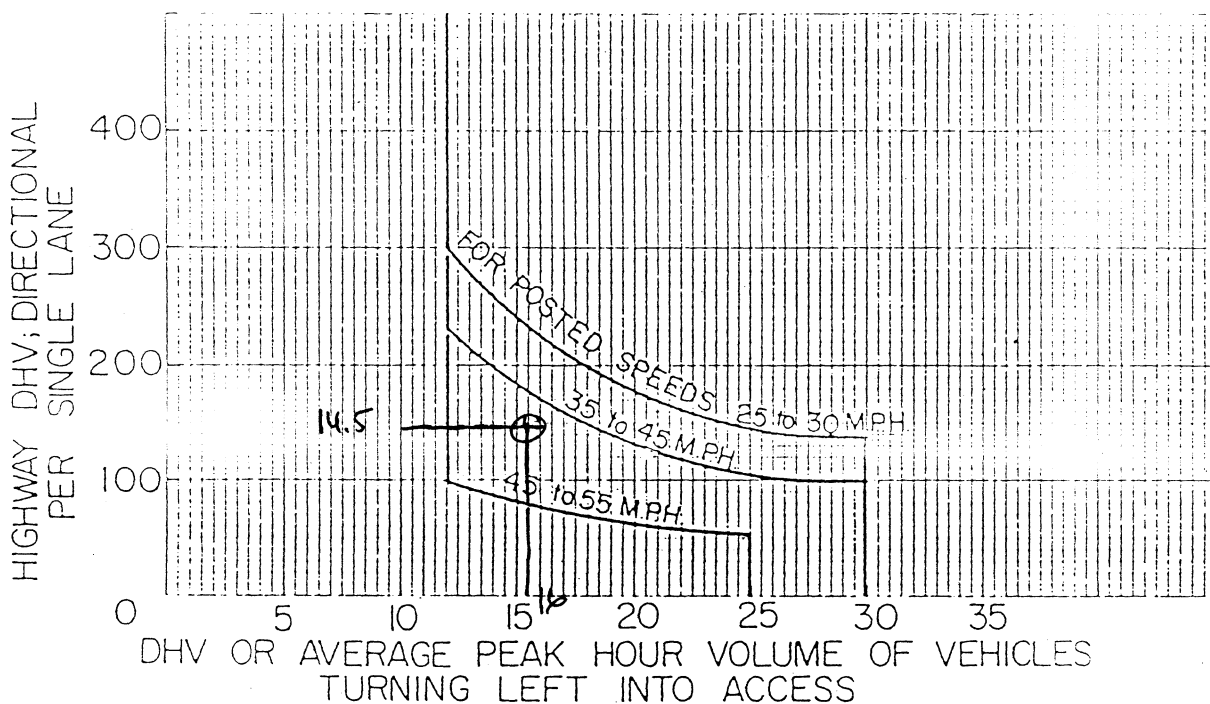
25 1/2 N of Ind. Ave 1996 = 2895

DHV. $\frac{2895}{2} \times .10 = 145$

Posted 30 mph

4 people per count x 8 counts = 32 per 2 hrs, say 1 hr. = 32

50, 50 split for turning $\frac{32}{2} = 16$

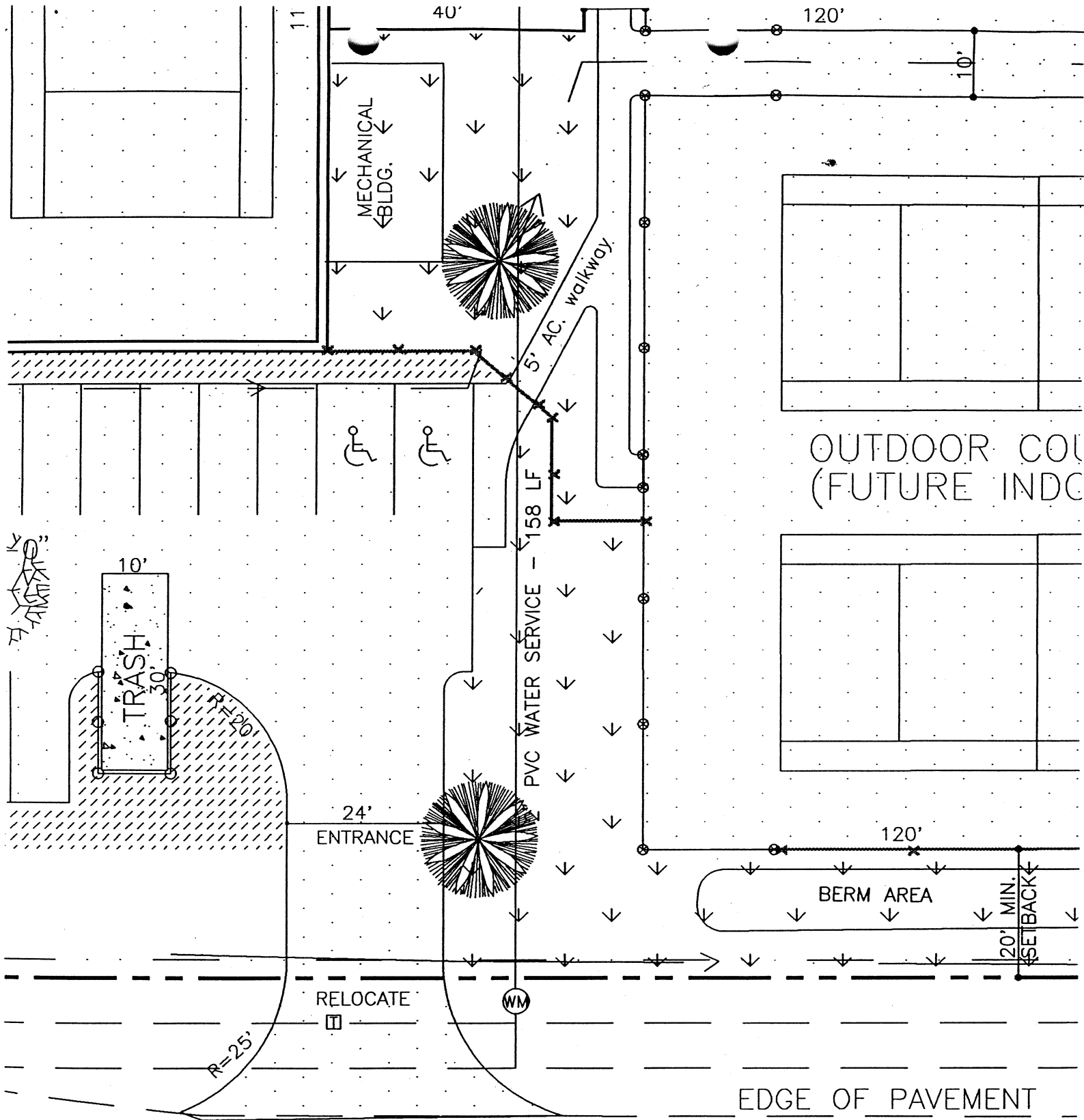


STATE HIGHWAYS AND
CITY STREETS

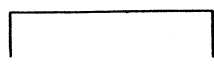
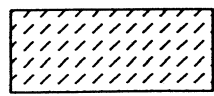
CITY OF GRAND JUNCTION
DEPARTMENT OF PUBLIC WORKS

VOLUME WARRANTS FOR
LEFT-TURN DECELERATION LANES

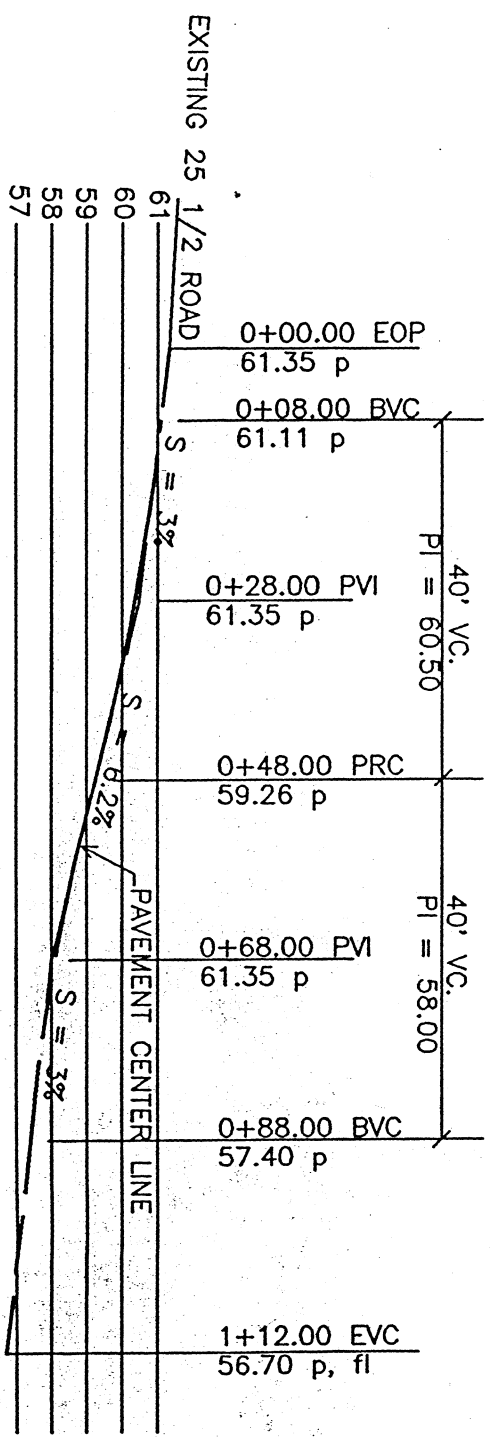
FIGURE
5



g tree to be REMOVED



APPROVED BY THE ENGINEERING DEPARTMENT _____ DATE _____
 CITY OF GRAND JUNCTION
 TITLE _____



DRIVEWAY PROFILE
 NTS



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 16, 1996

Mr. Robert Shuman
702 25 Road
Grand Junction, Colorado 81505

RE: SUP 96-37 Grand Valley Racquet Club

Dear Mr. Shuman,

Enclosed please find a copy of a temporary Certificate of Occupancy for use of the Grand Valley Racquet Club facilities for the upcoming Taco Bell Tennis Tournament. The event will afford the community an opportunity to view the high quality facility you are developing. Please note that the certificate is only effective through July 30, 1996. Continued use of the outdoor or indoor facilities beyond that date shall constitute a number of Fire, Building and Zoning and Development Code violations. Your cooperation in this matter is greatly appreciated.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen", followed by a horizontal line.

Kristen Ashbeck
Planner



July 24, 1996

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

Fredrik Sultan
140 Mesa Avenue
Grand Junction, Colorado 81501

RE: SUP 96-37 Grand Valley Racquet Club

Dear Fred,

This letter is in response to your correspondence to the City Engineer, Mr. Don Newton, of July 16, 1996 requesting approval of a driveway to be relocated from the common entrance with Sam's Club to a location on 25-1/2 Road for the project referenced above. Based on the information you provided, Mr. Newton has approved of the relocation with the following conditions:

- 1) Dimensions in terms of spacing shall conform with those indicated in your calculations; and
- 2) Provide 4 sets of revised plans for re-approval by City Community Development and City Engineering departments. This includes revisions to all 3 sheets: Site Plan, Landscape Plan, and Grading and Drainage Plan.

Please do not hesitate to contact me if you have questions about these requirements.

Sincerely,

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

Kristen Ashbeck
Planner

c: Robert Shuman

MEMORANDUM

DATE: April 15, 1997
TO: Stephanie Nye
FROM: Bill Nebeker *BN*
RE: Liquor License for Racquet Club Pub; 535 25 1/2 Road
CC: Heather Shuman

I met with Heather Shuman today regarding her proposed liquor license for the site noted above. According to information provided by Heather (see attached), the sale of liquor does not exceed 25% of gross sales. There is also sufficient parking. (43 spaces required, 48 spaces provided) The site is approximately 1600 linear feet to the nearest school property. I see no reason to deny a liquor license at this site per requirements of the Zoning and Development Code.

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

Pre-Application Conference Checklist

Date: 4-15-97

Name HEATHER SHUMAN Phone 243-5339 Tax Parcel # 2345-103-30-004

Location 535 25 1/2 RD Proposal CUP- LIQUOR LICENSE IN EXISTING BUILDING (TENNIS CLUBS)

Conference Attendance BILL NEBEGER

While all factors in a development proposal require careful thought, preparation and design, the following circled 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.

Zoning & Land Use

- a. Zoning: COMMERCIAL
- b. Growth Plan Land Use Designation: C-2
- c. Growth Plan (Goals & Policies) Applicability:
- d. Corridor Guidelines or other plan applicability:
- e. Land Use Compatibility:

- LIQUOR LICENSE
- LEASE SNACK BAR AREA
- BEER SALES EXCEEDING 25%

Off-site Impacts

- a. access
- b. right-of-way required
- c. traffic impact
- d. street improvements
- e. drainage
- f. availability of utilities

- 7 TABLES
- HOURS: 8am - 10pm EXCLUDING SUNDAYS
- PARKING
- 48 SPACES EXISTING

Site Development

- a. bulk requirements
- b. access, traffic circulation
- c.** parking (off-street: handicap, bicycle, lighting)
- d. landscaping (street frontages, parking areas)
- e. screening & buffering

- 32 SPACES REQ FOR COURTS
- 8 SPACES - RESTAURANT
- 1 OFFICE
- 3 RETAIL

Fees 43 REQUIRED

Misc.

- a. revocable permit
- b. State Highway Access Permit
- c. floodplain, wetlands
- d. proximity to airport (clear or critical zone)
- e. geologic hazard, soils

- a. application fee: _____
Fee is due at the time of submittal. Make check payable to the City of Grand Junction.
- b. Transportation Capacity Payment (TCP):
- c. Drainage fee:
- d. Parks & Open Space Fee:
- e. School Impact Fee:
- f. Recording Fee:
- g. Plant Investment Fee (PIF) (Sewer Impact):

Other

- a. related files SUP-96-37
- b. other concerns

NO CUP OR CHANGE OF USE REQUIRED BN

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.

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 fees 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.

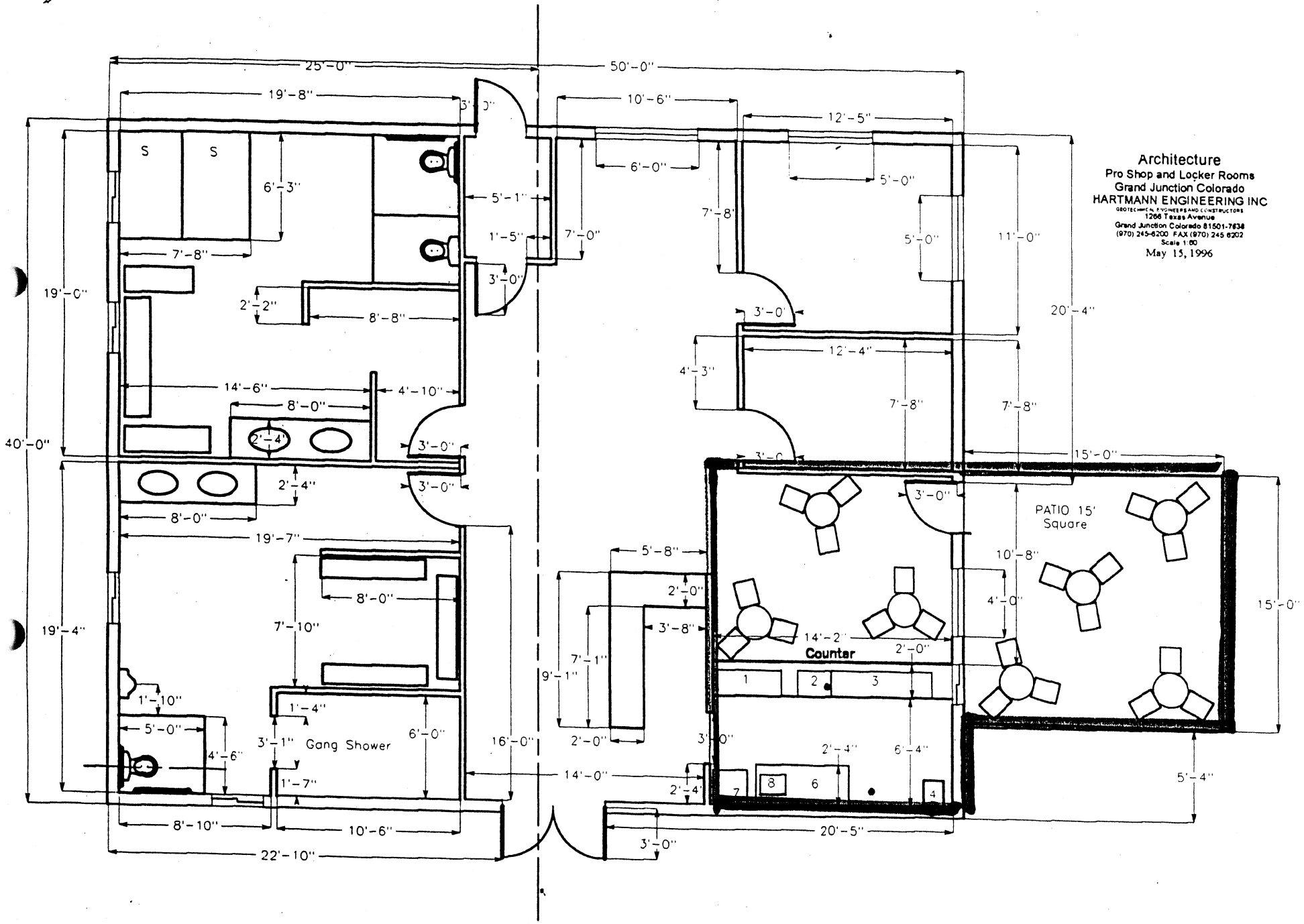
WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Projected Sales
for
Racquet Club Pub

Item	Price	Qty	Sales
Beverages (pepsi, dr. pepper, 7-up, iced tea , sport drink, coffee) 20 Oz.	1.00	480	480.00
Hot dogs	1.00	150	150.00
Chips	.50	90	45.00
Crackers	.50	90	45.00
Candy	.50	240	120.00
Beer 12 Oz.	.75	180	135.00
Wine Coolers	1.25	60	75.00

Total Sales: \$1050.00 per month

Liquor Sales : \$210.00 per month or 20% of total food sales.



Architecture
 Pro Shop and Locker Rooms
 Grand Junction Colorado
HARTMANN ENGINEERING INC
GEOTECHNICAL ENGINEERS AND CONSTRUCTORS
 1266 Texas Avenue
 Grand Junction Colorado 81501-7838
 (970) 245-8200 FAX (970) 245-8202
 Scale 1/8" = 1'-0"
 May 15, 1996

1. Soda dispenser rack
2. Ice-storage cold-plate
3. Three-Compartment Sink with drainboards

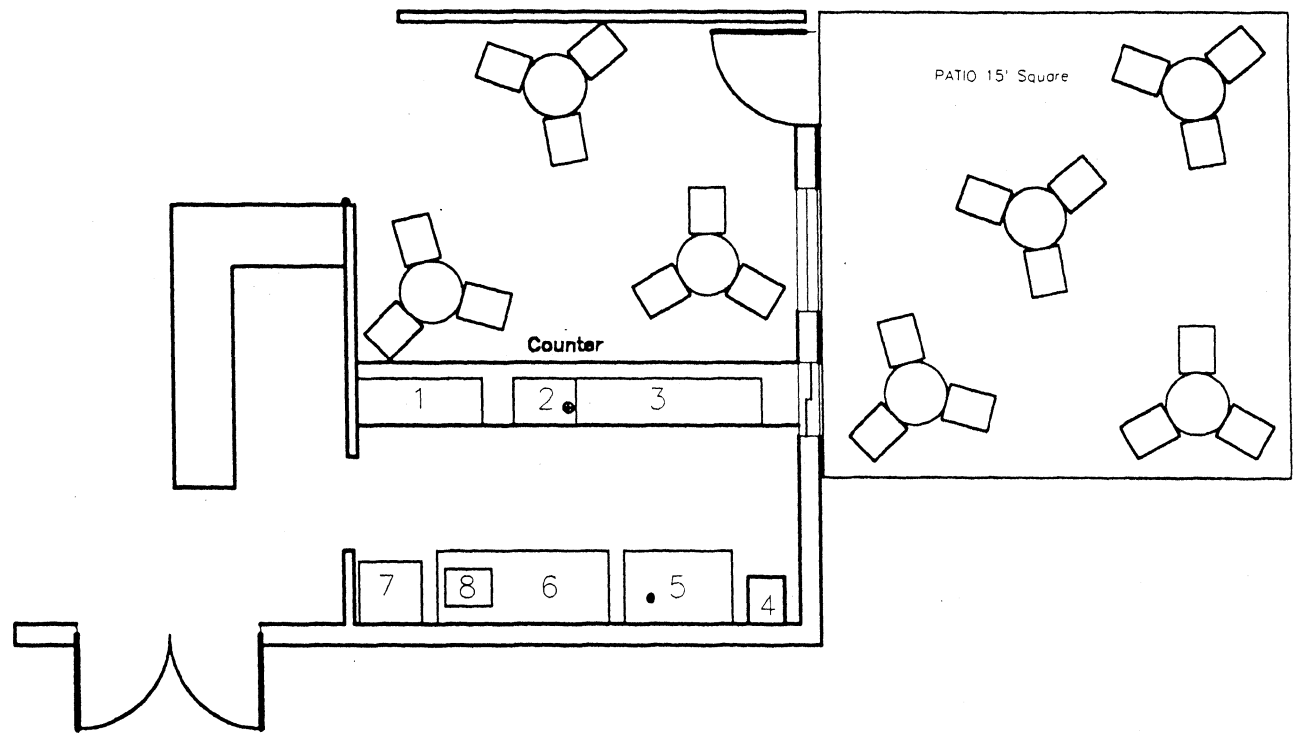
4. Hand Sink
Ice Machine

~~5.~~ Back-Bar cooler

~~6.~~ Mop-sink

~~7.~~ Hot dog merchandiser

• Indirect - waste floor sink



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

2. Covering the Land in the State of Colorado, County of Mesa
Described as:

Lot 3 in
REPLAT OF INDEPENDENCE CENTER SUBDIVISION.

Sign is not illuminated

4

wood

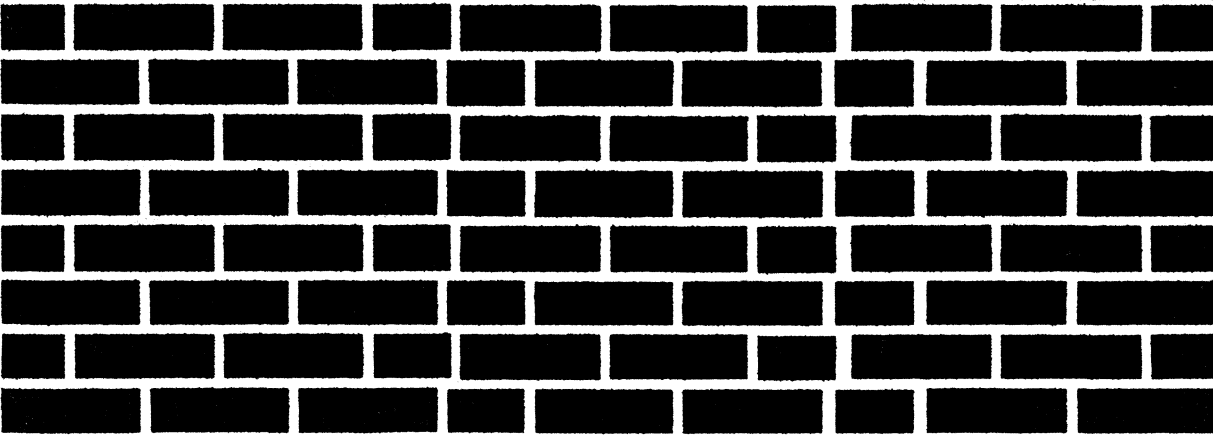
7'

GRAND VALLEY

3'

RACQUET CLUB

3'



CROSS ACCESS EASEMENT

DRIVEWAY (SAM'S)

S 89D46'47" W 284.76'

EXISTING CONCRETE CURB

33.00' TIE

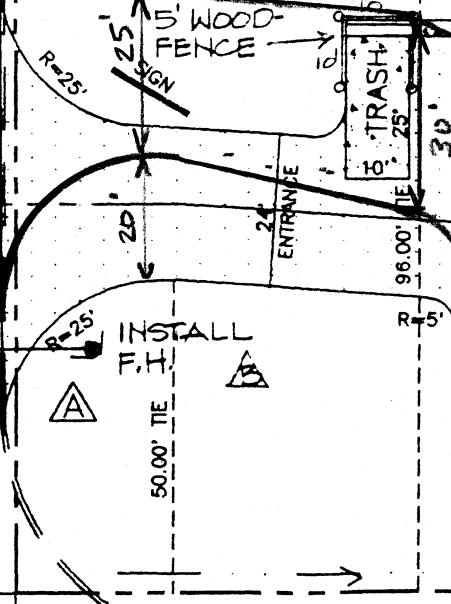
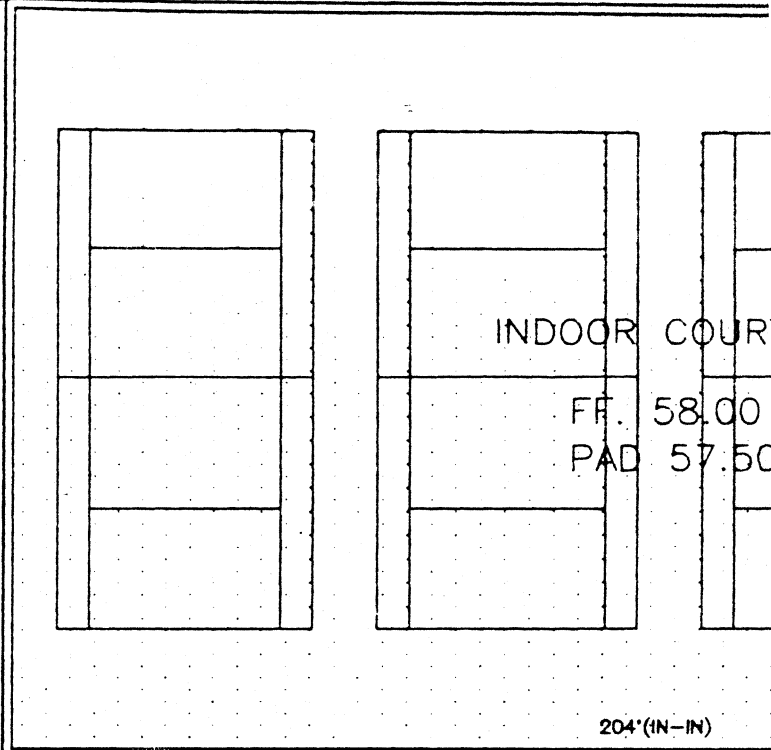
30.00' TIE

63.77' TIE

63.30' TIE

50.00' TIE

68.00' TIE
CHAINLINK FEN



ASPHALT PARKING FOR 46 SPACES @ 9'x 20'

S 00d00'00" E

463.56'

Basis of Bearing S 00d00'00" E

25

Temporary C.O. good for 14 days from date of issuance.
Good until July 30, 1996.

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 56237

DATE 7-16-96

PERMISSION IS HEREBY GRANTED TO Robert Shuman
Smokey Valley TO OCCUPY THE

BUILDING SITUATED AT 535 25 1/2 Rd.

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER 2945-103-32-004

FOR THE FOLLOWING PURPOSE: complete tennis bubble

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

INSPECTOR *Bob C*

City Planning *Kristen K. Webb*

TENNIS COURTS

EXISTING
LAWN

PATIO

POOL

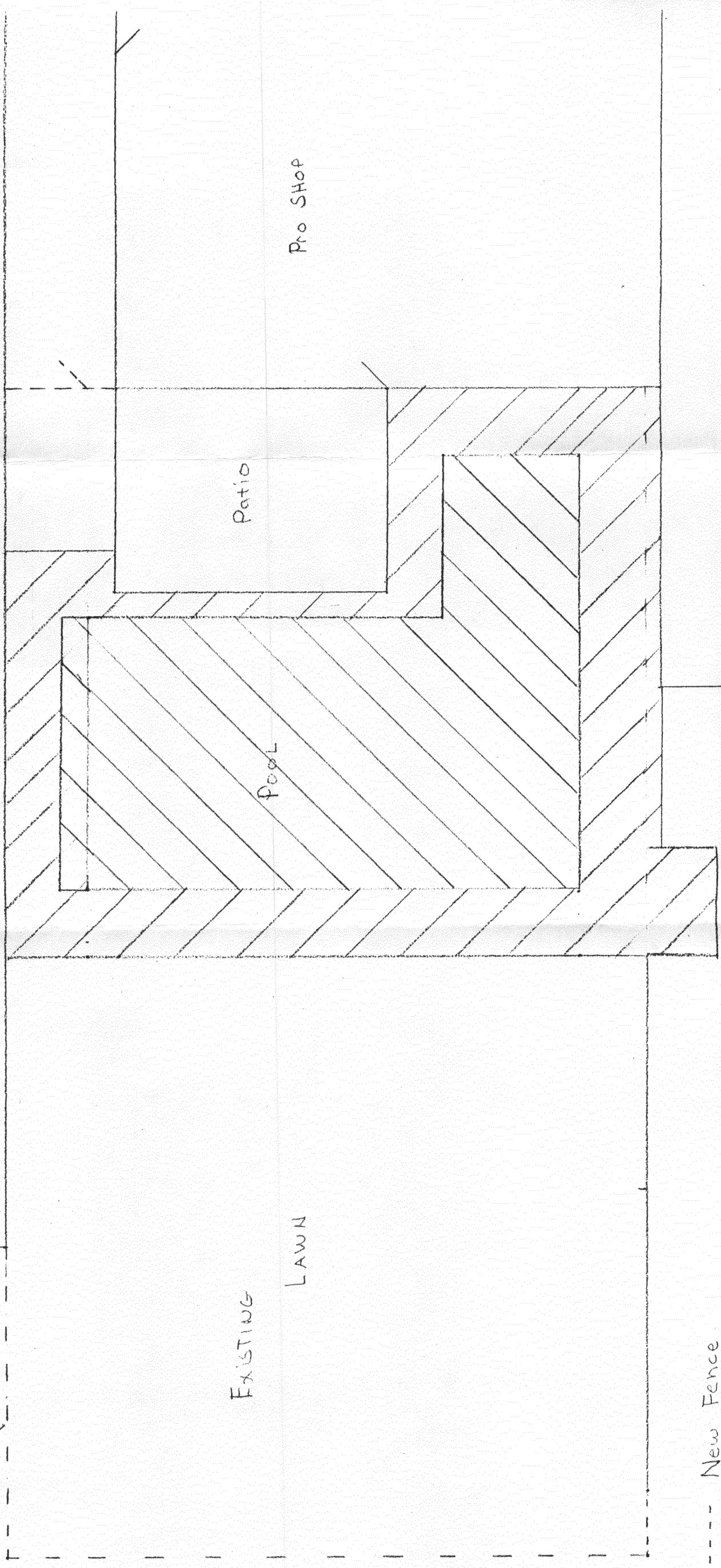
PRO SHOP

BUBBLE

--- New Fence

▨ New Concrete

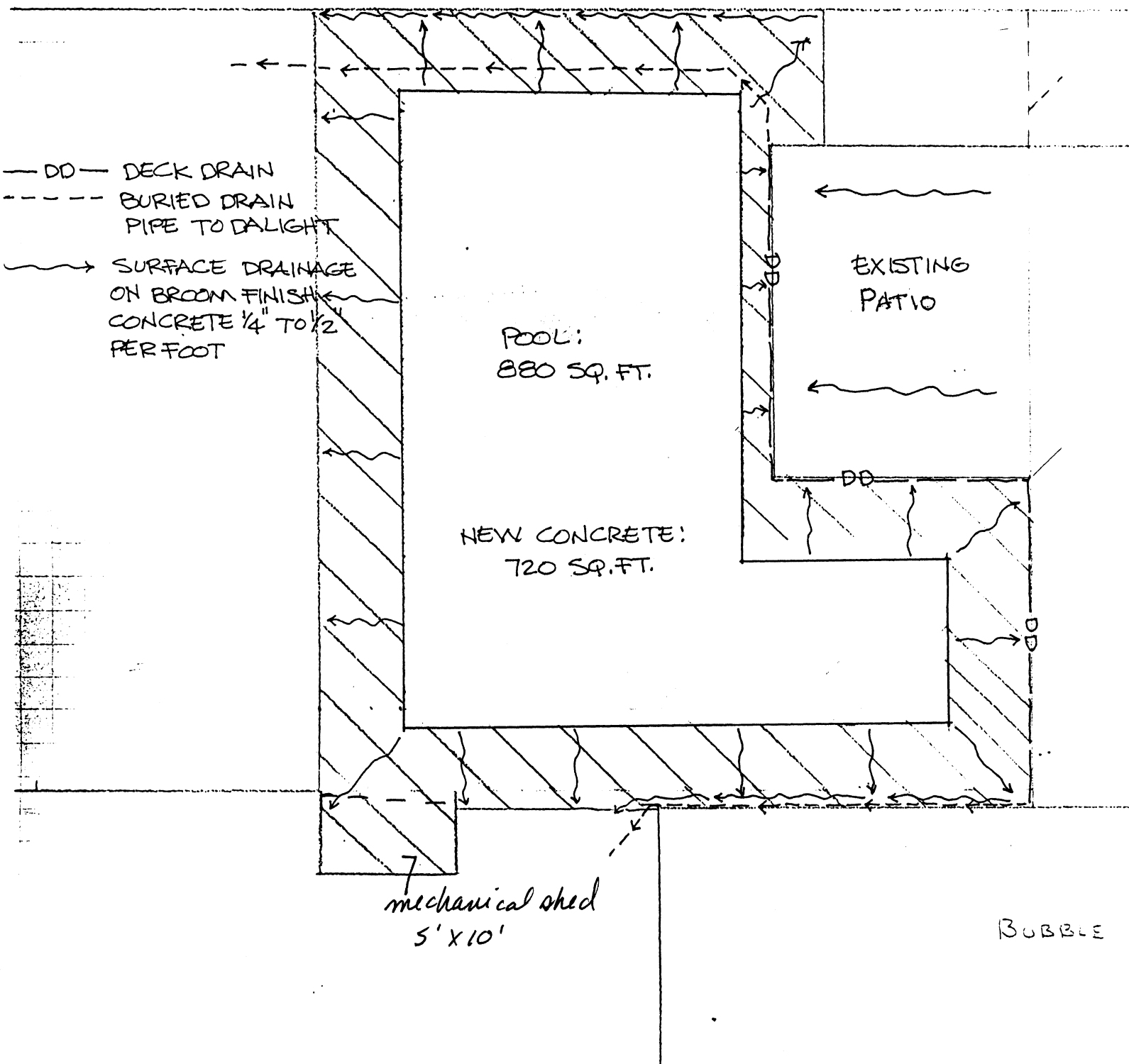
▨ Swimming Pool




TENNIS COURTS
GRAND VALLEY RACQUET CLUB

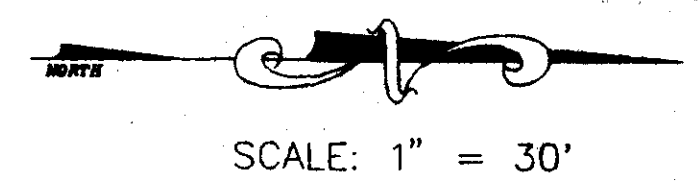
POOL PROJECT
DRAINAGE PLAN

1/8" = 1'-0"



 10/4/96
 APPROVED BY ENGINEERING DEPARTMENT DATE
 CITY OF GRAND JUNCTION
 TITLE *Planner*

FINAL
 (revised driveway as constructed)



LAND USE SUMMARY	square feet	acres	%
BUILDING	26,072	0.60	20
PARKING	17,050	0.39	13
LANDSCAPING	22,700	0.52	17
UNDEVELOPED	66,689	0.52	50
TOTAL AREA	132,511	3.04	100

GENERAL NOTES:

1. MAIN TENNIS BUILDING FACILITY WILL BE SUPPLIED BY OTHERS. THE STRUCTURE IS A SYNTHETIC AIR-BUBBLE.
2. PRO SHOP BUILDING WILL BE BY OTHERS. THE STRUCTURE IS A METAL BUILDING.
3. ALL TENNIS COURTS ARE ASPHALT (2"AC. AND 4"ABC).
4. CONSTRUCTION SHALL ADHERE TO CITY OF GRAND JUNCTION STANDARDS DRAWINGS AND SPECIFICATIONS. SEE THE EXHIBITS FOR SEWER AND WATER DETAILS.
5. ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND CONTRACTOR IS RESPONSIBLE TO VERIFY AND LOCATE BEFORE ANY DIGGING (CALL 1-800-822-1887).
6. CONTOURS SHOWN ARE FINISHED PAVING, WALK, OR GROUND. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.
7. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS. ALL SWALES SHALL BE GRADED TO DRAIN AT THE SLOPES SHOWN.

UTILITY VENDORS:

- PUBLIC SERVICE CO. - ELECTRIC AND GAS
- UTE WATER - WATER
- CITY OF GRAND JUNCTION - SANITARY SEWER
- US WEST - TELEPHONE

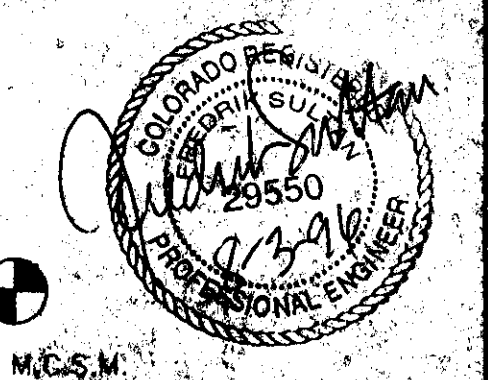
INDEPENDENT PLAZA, LTD.

DRIVEWAY (SAM'S)

SAM'S CLUB

KINDERCARE

M.C.S.M.
 SE CORNER
 NE 1/4, SW 1/4
 SECTION 10
 T1S, R1W, U.M.
 B.M. 4558.64



M.C.S.M.
 CORNER
 SECTION 10
 T1S, R1W, U.M.

ABBREVIATIONS

- W - Water
- p - Pavement
- fl - Flowline
- SS - Sewer
- SF - Square Feet
- FF - Finished Floor
- M.C.S.M. - Mesa County Survey Monument

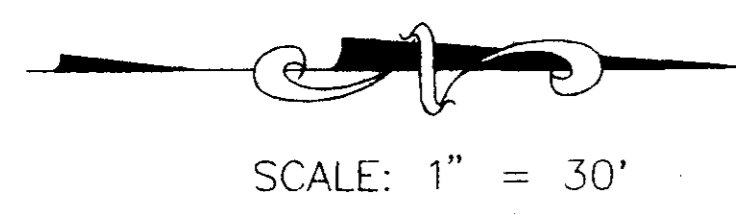
LEGEND

- Handicap Space
- Bench Mark, M.C.S.M.
- Fire Hydrant
- Existing Sewer Manhole
- Flowline
- 6' Chain Link Fence
- 10' Chain Link Fence at courts only
- Boundary Line
- Right-Of-Way
- Center line (Section Line)
- Boundary Line
- Telephone Pedestal
- Water Meter

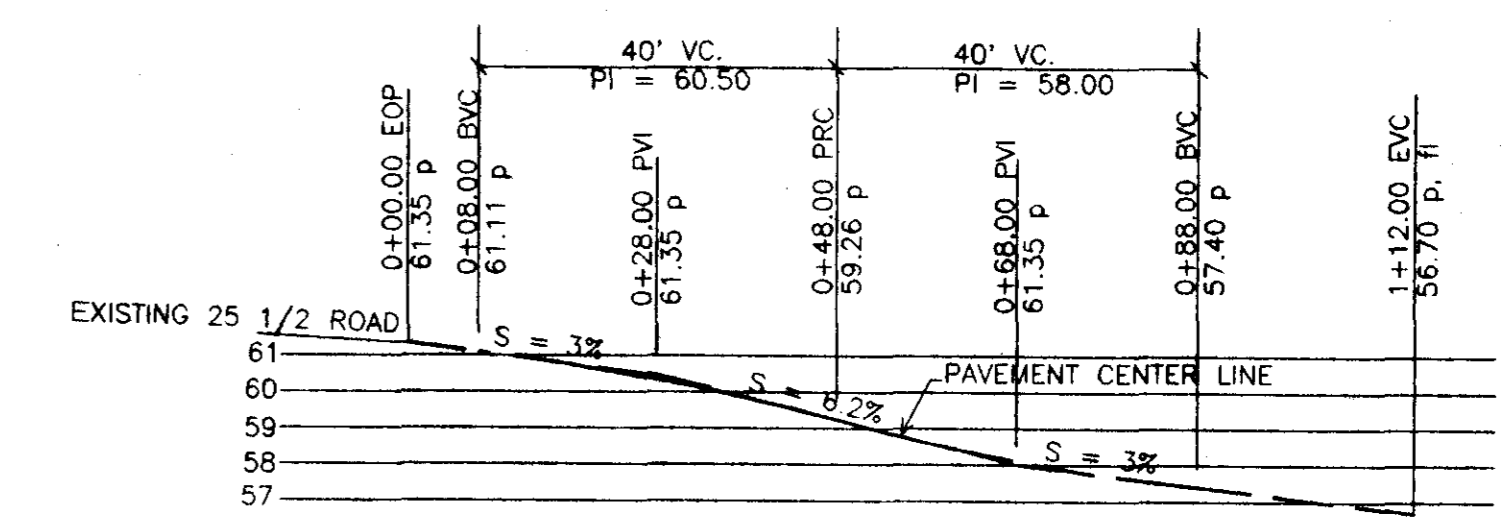
GRAND VALLEY RACQUET CLUB
 SITE PLAN
 BOBBY SHUMAN & CO.

SHEET
 1 OF 1
 JOB NUMBER
 9601

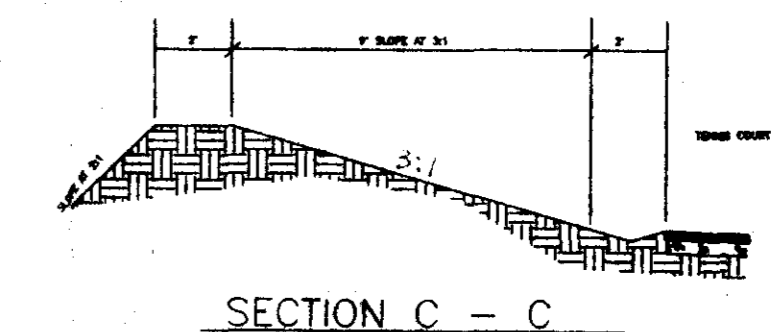
SVP-1976-037



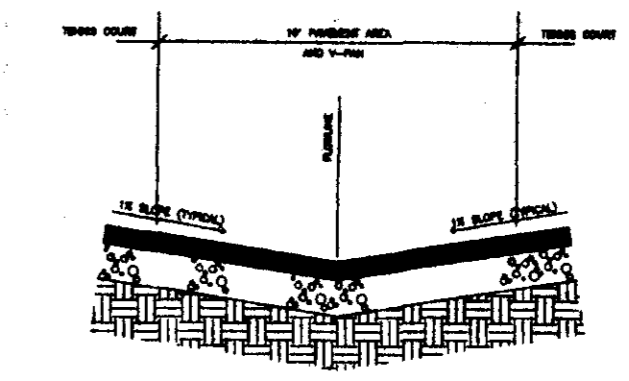
APPROVED BY THE ENGINEERING DEPARTMENT _____ DATE _____
 CITY OF GRAND JUNCTION
 TITLE _____



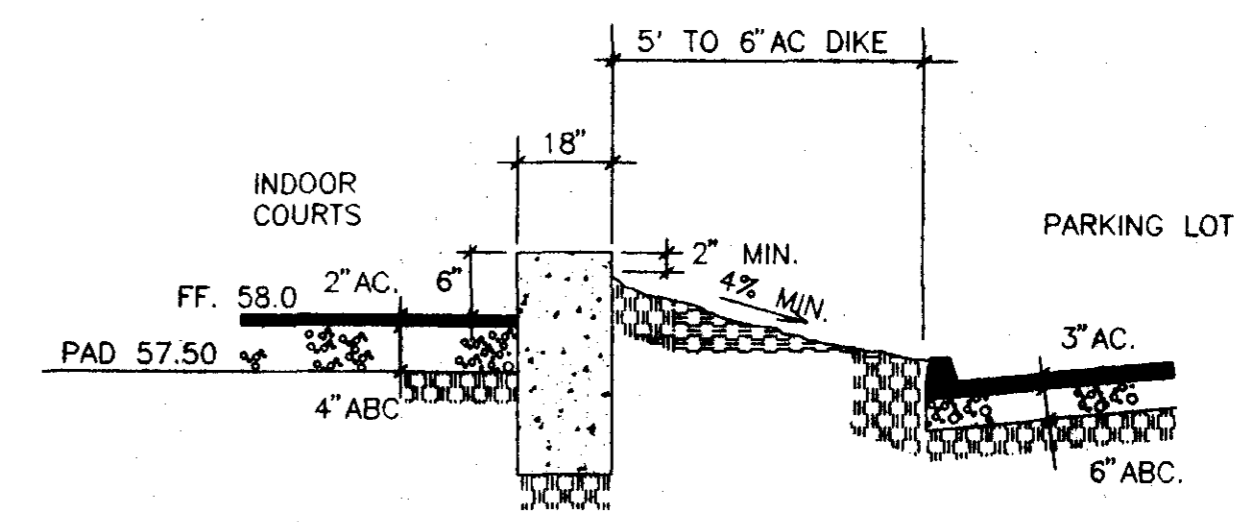
DRIVEWAY PROFILE



SECTION C - C

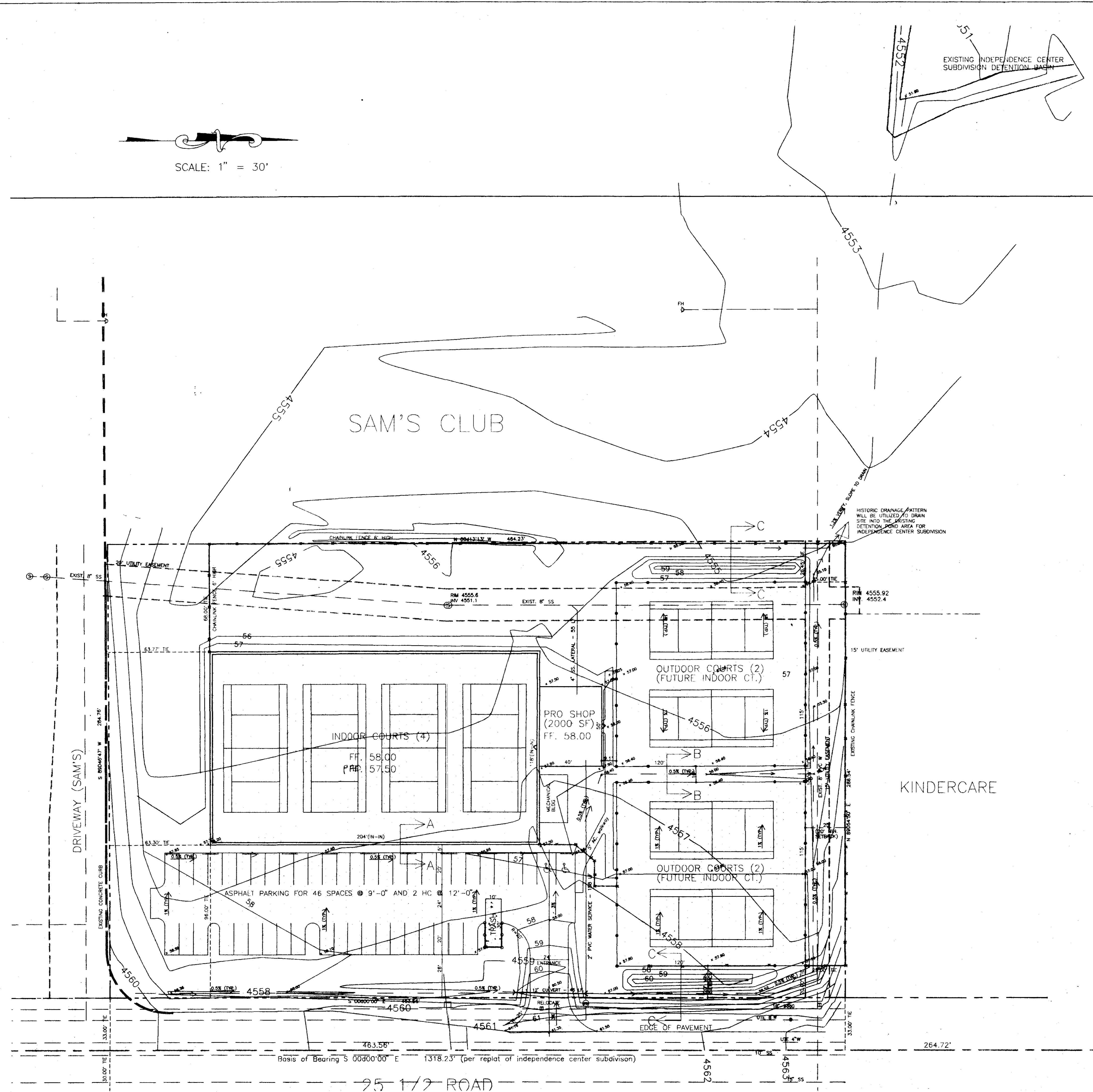


SECTION B - B



SECTION A - A

CUT/FILL QUANTITIES:	CUT	FILL
FINISHED GRADE	590 CY	2430 CY
LESS STRUCTURAL FILL		(1490 CY)
TOTAL	590 CY	940 CY
IMPORT		350 CY



Basis of Bearing S 00°00'00\"/>

25 1/2 ROAD

NOTE: SEE GENERAL NOTES AND LEGEND ON SHEET 1.

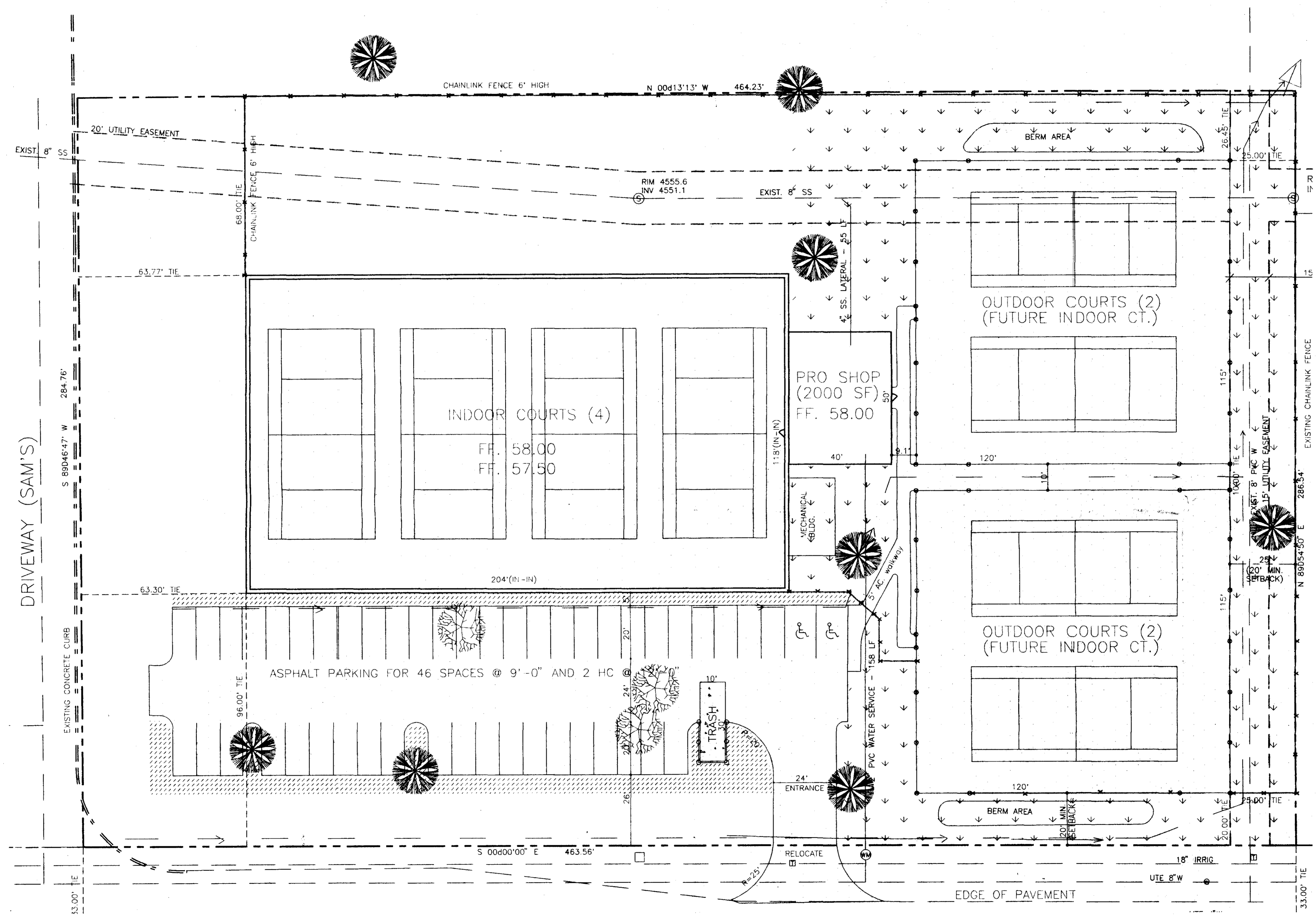
GRAND VALLEY RACQUET CLUB
 GRADING AND DRAINAGE PLAN
 BOBBY SHUMAN & CO.
 Fredrik Sultan, P.E. 140 Mesa Avenue Grand Junction, Colorado 81501 (970) 245-4105

DRAWN BY: FPS	CHECKED BY: FPS
SCALE: 1" = 30' HOR.	
DATE: 2-15-96	
PROJECT ADDRESS: 550 25 1/2 ROAD	
GRAND JUNCTION, CO.	

SHEET 2 OF 3
 JOB NUMBER 9601

GRADING Fri Feb 16 09:08:33 1996 Plotted by LK Survey Instruments, Grand Jct., Co

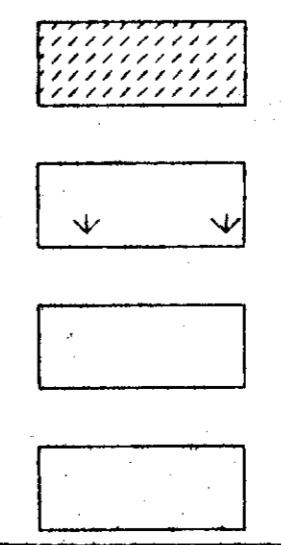
APPROVED BY COMMUNITY DEVELOPMENT DATE
CITY OF GRAND JUNCTION



- GENERAL NOTES:**
1. AN UNDERGROUND, PRESSURIZED IRRIGATION SYSTEM WILL BE PROVIDED.
 2. SOILS TO BE VERIFIED PRIOR TO PLANTING.
 3. LAWN AREAS SHALL BE HYDROSEED AT WITH BEST SUITABLE SEED MIX FOR THE AREA.



Existing tree to be REMOVED
Existing tree to be saved



Desert scape/ rocks
Grass area (irrigated)
Natural areas
Asphalt areas

GRAND VALLEY RACQUET CLUB
LANDSCAPING PLAN
BOBBY SHUMAN & CO.

Drawn By: FPS | Checked By: FPS
Scale: 1" = 20' HOR.
Date: 2-15-96
Project Address: 550 25 1/2 ROAD
Grand Junction, CO

revision block
no. by date

Sheet
3 OF 3
JOB NUMBER
9601

Fredrik Smith, P.E. 140 W. Avenue Grand Junction, Colorado 81501 (970) 245-4105