

Office/Shop/Warehouse

NEW CONSTRUCTION



COLDWELL BANKER  
COMMERCIAL

PRIME  
PROPERTIES

# For Lease



**1040 S. 7<sup>th</sup> Street**  
**Grand Junction, CO**

- YOC: 2025
- 2,450 Total SF
- Two Front OH Doors
- Paved Off-Street Parking
- Curbs & Gutters In
- Front Landscaping
- Employee/Svc Door
- **\$3,900/MO + NNN**

Mike Foster, CCIM | [mfoster@cbcwest.com](mailto:mfoster@cbcwest.com)  
Coldwell Banker Commercial Prime Properties

Direct: 970-244-6602  
Mobile: 970-433-8374

131 N. 6th, St., Suite 200  
Grand Junction, CO 81501

CBCWEST.COM

1040 S. 7<sup>th</sup> Street  
Grand Junction, CO



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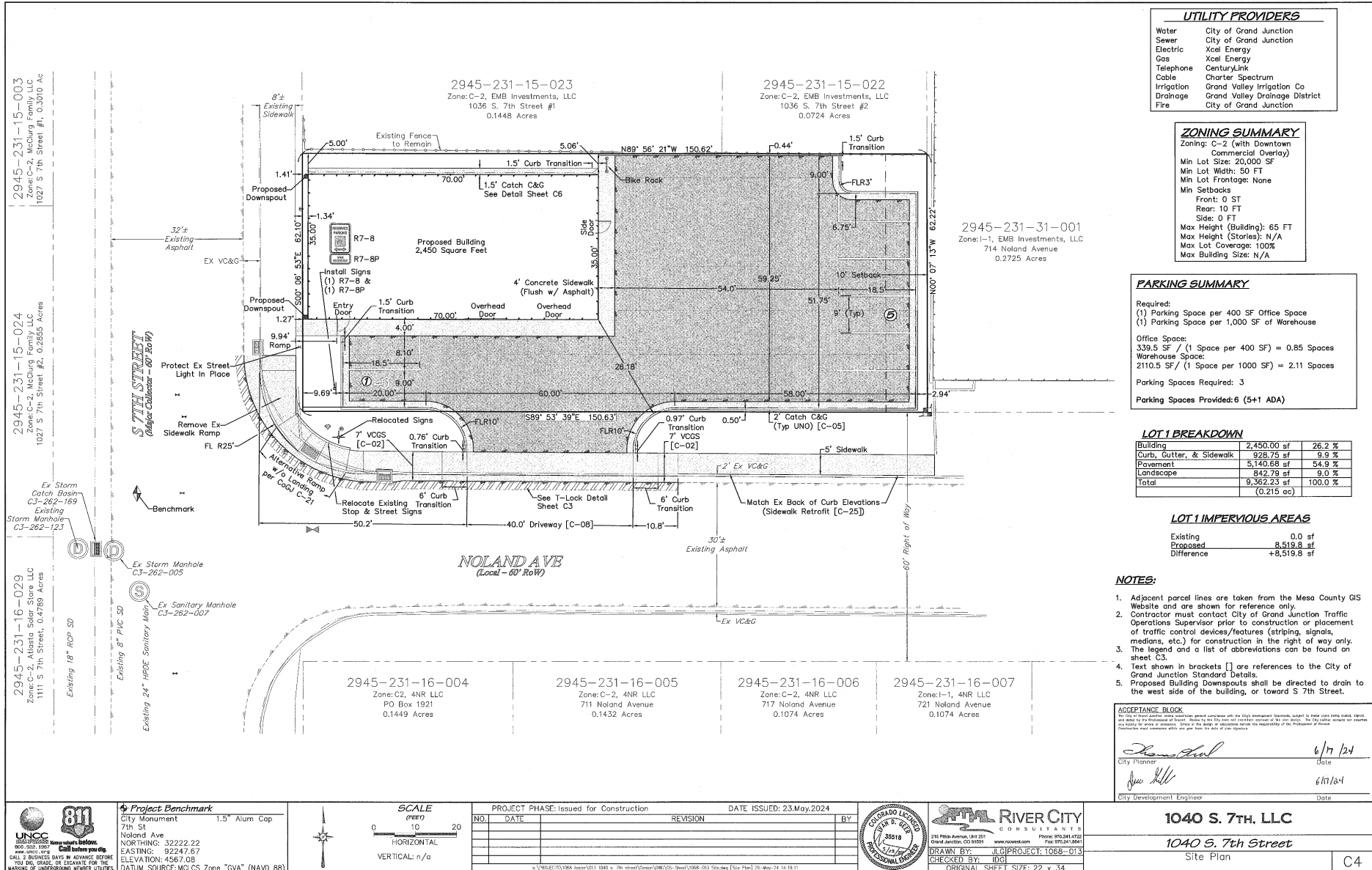


# SITE PLAN



**COLDWELL BANKER  
COMMERCIAL**

**PRIME  
PROPERTIES**



**UTILITY PROVIDERS**

Water	City of Grand Junction
Sewer	City of Grand Junction
Electric	Xcel Energy
Gas	Xcel Energy
Telephone	CenturyLink
Cable	Charter Spectrum
Irrigation	Grand Valley Irrigation Co
Drainage	Grand Valley Drainage District
Fire	City of Grand Junction

**ZONING SUMMARY**

Zoning: C-2 (with Downtown Commercial Overlay)  
 Min Lot Size: 20,000 SF  
 Min Lot Width: 50 FT  
 Min Lot Frontage: None  
 Min Setbacks  
 Front: 0 FT  
 Rear: 10 FT  
 Side: 0 FT  
 Max Height (Building): 65 FT  
 Max Height (Stories): N/A  
 Max Lot Coverage: 100%  
 Max Building Size: N/A

**PARKING SUMMARY**

Required:  
 (1) Parking Space per 400 SF Office Space  
 (1) Parking Space per 1,000 SF of Warehouse

Office Space:  
 339.5 SF / (1 Space per 400 SF) = 0.85 Spaces

Warehouse Space:  
 2110.5 SF / (1 Space per 1000 SF) = 2.11 Spaces

Parking Spaces Required: 3

Parking Spaces Provided: 6 (5+1 ADA)

**LOT 1 BREAKDOWN**

Building	2,450.00 sqf	26.2 %
Curb, Gutter, & Sidewalk	925.75 sqf	9.9 %
Pavement	5,140.68 sqf	54.9 %
Landscape	842.79 sqf	9.0 %
Total	9,362.23 sqf	100.0 %
	(0.215 ac)	

**LOT 1 IMPERVIOUS AREAS**

Existing	0.0 sf
Proposed	8,519.8 sf
Difference	+8,519.8 sf

- NOTES:**
1. Adjacent parcel lines are taken from the Mesa County GIS Website and are shown for reference only.
  2. Contractor must contact City of Grand Junction Traffic Operations Supervisor prior to construction or placement of traffic control devices/features (striping, signals, medians, etc.) for construction in the right of way only.
  3. The legend and a list of abbreviations can be found on sheet C3.
  4. Text shown in brackets [ ] are references to the City of Grand Junction Standard Details.
  5. Proposed Building Downspouts shall be directed to drain to the west side of the building, or toward S 7th Street.

**ACCEPTANCE BLOCK**

*Shane Deuel* 6/17/24  
 City Planner Date

*Joe Hill* 6/17/24  
 City Development Engineer Date

**Project Benchmark**

City Monument 1.5" Alum Cap  
 7th St  
 Noland Ave  
 NORTHING: 32222.22  
 EASTING: 92247.67  
 ELEVATION: 4567.08  
 DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)

**SCALE**

0 10 20  
 HORIZONTAL  
 VERTICAL n/a

PROJECT PHASE: Issued for Construction DATE ISSUED: 23.May.2024

NO.	DATE	REVISION	BY

**COLORED LICENSED SURVEYOR**  
 JOHN D. DEUEL  
 3518  
 1111 S. 7th Street, Grand Junction, CO 81505

**RIVER CITY CONSULTANTS**  
 616 Park Avenue, 1st Fl  
 Grand Junction, CO 81505  
 www.rivercity.com Phone: 870.241.4752 Fax: 870.241.0863

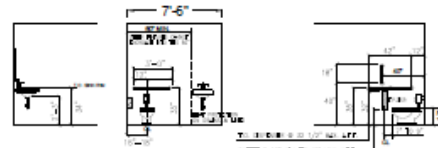
DRAWN BY: JLG PROJECT: 1068-013  
 CHECKED BY: IDGI  
 ORIGINAL SHEET SIZE: 22 x 34

**1040 S. 7TH, LLC**

1040 S. 7th Street  
 Site Plan

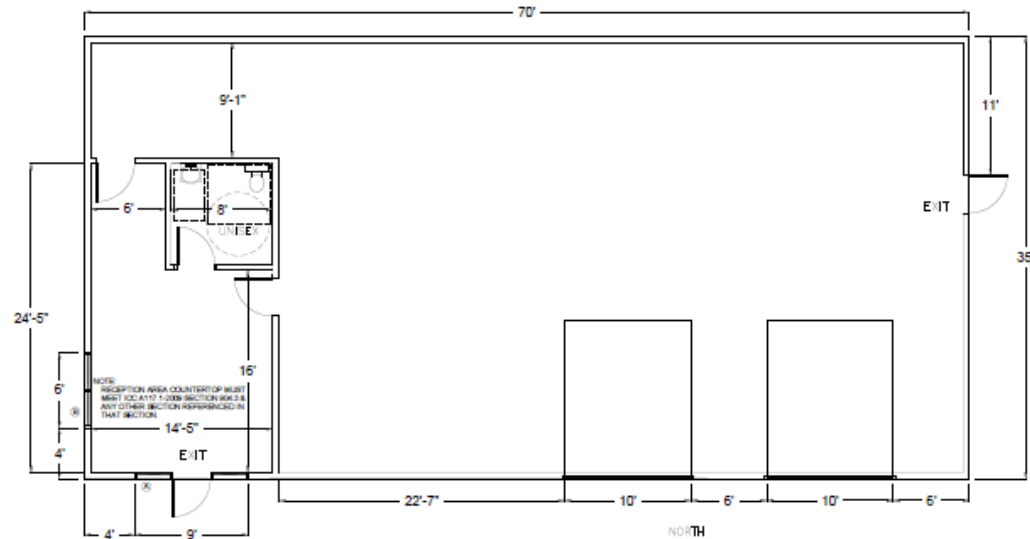
C4





**2 RESTROOM FIXTURE MOUNTING DETAILS**  
 NOTE: ALL RESTROOM FIXTURES SHALL COMPLY WITH ICC/ANSI A117.1-2009  
 ALL RESTROOM WALL SURFACES TO BE CLEANABLE (NO TEXTURE ON GROUT) W/ RUBBER OR TILE BASE.

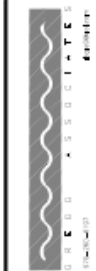
CODE DATA	
THIS PROJECT IS A WOOD-FRAMED BUILDING (CORE & SHEEL ONLY)	
APPLICABLE CODES:	2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL FUEL GAS CODE 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL EXISTING BUILDING CODE 2008 NATIONAL ELECTRICAL CODE 2008 INTERNATIONAL ENERGY CONSERVATION CODE 2009 ICC/ANSI A117.1 ACCESSIBILITY STANDARDS
OCCUPANCY:	T.B.D.
CONSTRUCTION TYPE:	T.B.D.
FIRE SPRINKLER SYSTEM:	NO
NO FIRE SPRINKLER SYSTEM REQD. (PER SECTION 903.2.2 - (1) 2,000 SF)	
ALLOWABLE SQUARE FOOTAGE (PER TABLE 508.3)	T.B.D.
ACTUAL SQUARE FOOTAGE:	2,450 SF
OCCUPANT LOAD:	T.B.D.
NUMBER OF EXITS REQD.:	T.B.D.
NUMBER OF EXITS PROVIDED:	3
ENERGY CODE CHECKLIST FOR COMMERCIAL CONSTRUCTION:	INCLUDED BY:
2018 INTERNATIONAL ENERGY CONSERVATION CODE	ARCHITECT
2018 INTERNATIONAL FUEL GAS CODE	ARCHITECT
2018 INTERNATIONAL PLUMBING CODE	ARCHITECT
2018 INTERNATIONAL MECHANICAL CODE	MEP CONTRACTOR
2008 NATIONAL ELECTRICAL CODE	MEP CONTRACTOR
2008 INTERNATIONAL ENERGY CONSERVATION CODE	MEP CONTRACTOR
2009 ICC/ANSI A117.1 ACCESSIBILITY STANDARDS	MEP CONTRACTOR
<b>TERMINAL CONDITION</b> CLIMATE ZONE: 6B (SANJA COUNTY, COLORADO)	
<b>WIND BLOW-UP COMPONENTS:</b> ROOF INSULATION = 1/2" MIN. WALL PENETRATION = R-19 WALL CENTER + R-7.5 MIN. POINTS OF PENETRATION SHALL BE CALICULATED, GASKETED, WEATHERSTRIPPED OR SEALED (REFERENCE SHEET A2.2)	
<b>GLAZING NOTES:</b> GLAZING SHALL BE SELF-ADHERING FLASHING AROUND ALL WINDOWS & DOORS WALL BLOCK FORM OR GASKET @ PENETRATIONS THROUGH TOP & BOTTOM PLATES ALL HORIZONTAL PENETRATIONS CALLS, FLOORS OR GASKETS TOP & BOTTOM PLATES @ ALL EXTERIOR WALLS (REFERENCE SHEET A2.2)	
<b>PENETRATION FACTORS &amp; BASIC:</b> WIND PENETRATION FACTOR (WPF) GLAZED PENETRATION SHGC = 0.40	
<b>VENTILATION PENETRATION SQUARE FOOTINGS:</b> A) WINDOWS: 81 SF B) WINDOWS: 42 SF	



**1 FLOOR PLAN**  
A1.0  
1/8" = 1'-0"

**ACKNOWLEDGEMENT**  
 THE CITY OF BRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT BY ORDINANCE, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN REVIEW. THE CITY MAKES ACCEPTANCE EXCLUSIVE AND LIABILITY FOR ERRORS OR OMISSIONS, IN CASES IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.  
 CONSTRUCTION MUST COME WITHIN ONE YEAR FROM THE DATE OF PLAN SUBMITTAL.

CITY PLANNER: \_\_\_\_\_ DATE: \_\_\_\_\_



COMMERCIAL BUILDING  
 CORE & SHEEL ONLY  
 1040 7TH STREET  
 BRAND JUNCTION, COLORADO

ISSUED: 02/04/24  
 REVISED:

A1.0