

Office/Shop/Warehouse

NEW CONSTRUCTION



COLDWELL BANKER
COMMERCIAL

PRIME
PROPERTIES

For Lease



1040 S. 7th 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
- **\$2,800/MO + NNN**

Mike Foster, CCIM | 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

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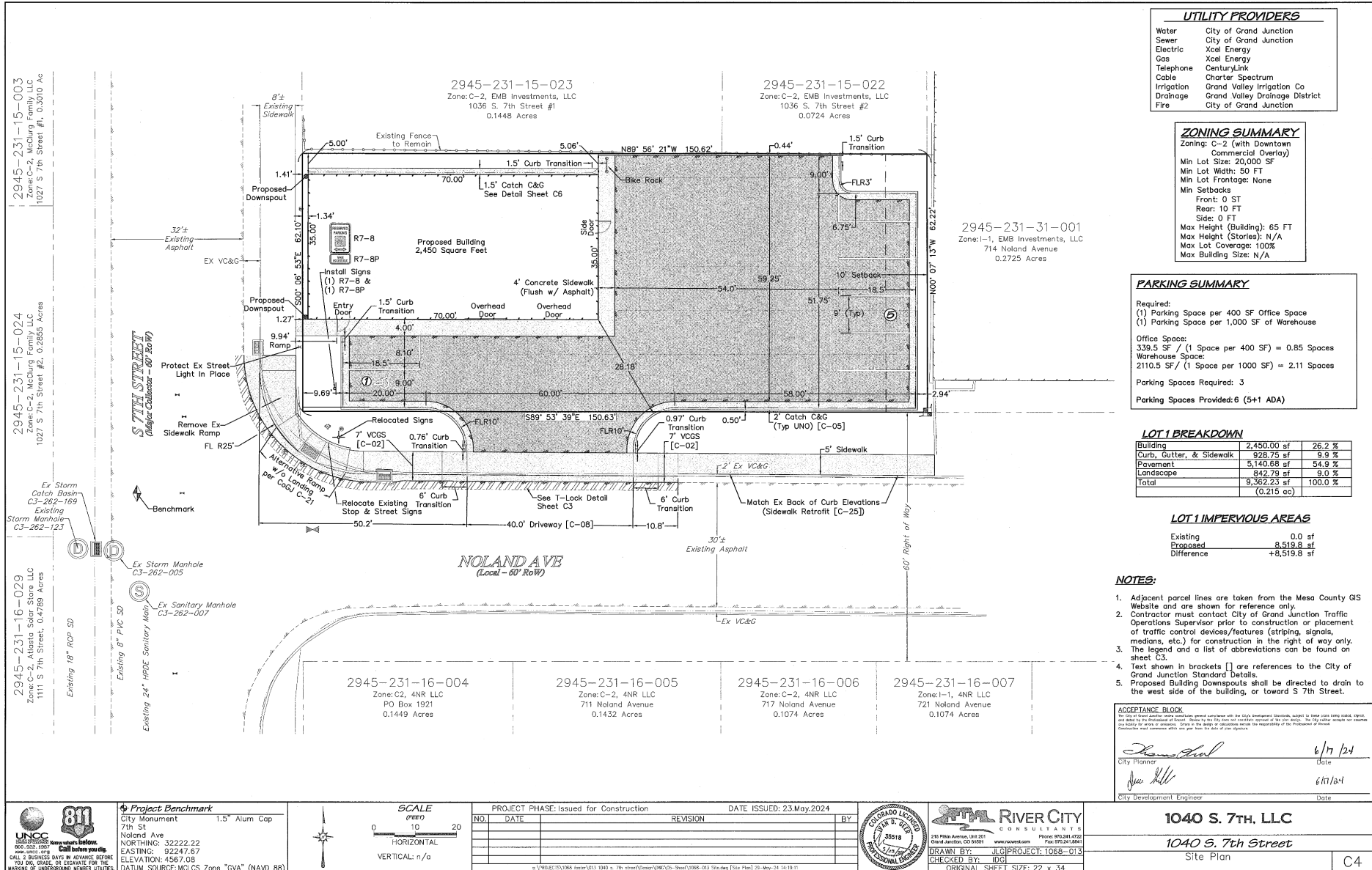


SITE PLAN



**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

City Planner: *Sharon Deuel* Date: 6/17/24
 City Development Engineer: *Juan Hill* Date: 6/17/24

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

HORIZONTAL: 1" = 10'

VERTICAL: 1" = 4'

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

NO.	DATE	REVISION	BY

RIVER CITY CONSULTANTS

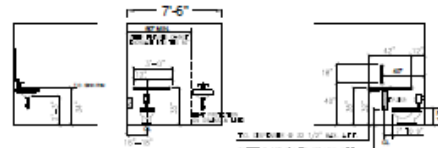
616 Park Avenue, 1st Fl
 Grand Junction, CO 81501
 Phone: 970.241.4752
 Fax: 970.241.0863
 www.rivercity.com

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

1040 S. 7TH, LLC

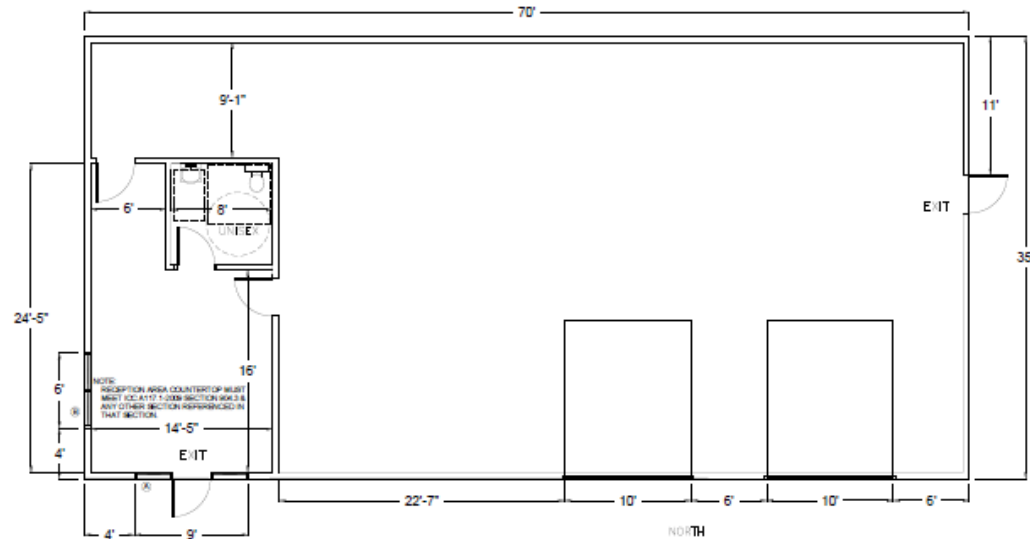
1040 S. 7th Street
 Site Plan

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 GPOW) W/ RUBBER OR TILE BASE.

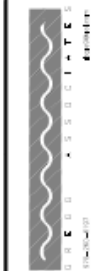
CODE DATA	
THIS PROJECT IS A WOOD-FRAMED BUILDING (CORE & SHEEL ONLY)	
APPLICABLE CODES:	2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL FUEL GAS CODE 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL EXISTING BUILDING CODE 2008 NATIONAL ELECTRICAL CODE 2008 INTERNATIONAL 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 903.2.8 - 113,000 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 MECHANICAL CODE	ARCHITECT
2018 INTERNATIONAL PLUMBING CODE	MECHANICAL ENGINEER
2018 INTERNATIONAL ELECTRICAL CODE	ELECTRICAL ENGINEER
2018 INTERNATIONAL EXISTING BUILDING CODE	ARCHITECT
2008 NATIONAL ELECTRICAL CODE	ELECTRICAL ENGINEER
2008 INTERNATIONAL ENERGY CONSERVATION CODE	ARCHITECT
2009 ICC/ANSI A117.1 ACCESSIBILITY STANDARDS	ARCHITECT
THERMAL CONDITION:	CLIMATE ZONE: 5B (SANJA COUNTY, COLORADO)
ROOF COMPONENTS:	ROOF INSULATION = 4" MIN. WALL INSULATION = R-19 WALL CAVITIES = R-7.5 MIN. POINTS OF PENETRATION SHALL BE CALICULATED, GASKETED, WEATHERSTRIPPED OR SEALED (REFERENCE SHEET A1.2)
FRAMEWORK:	TOUCH-UP PAINT & SELF-ADHESING FLASHING AROUND ALL WINDOWS & DOORS FRAMING SHALL BE 2X6 @ PENETRATIONS THROUGH TOP & BOTTOM PLATES & ALL HORIZONTAL PENETRATIONS CALLS, FLOORS OR BASES TOP & BOTTOM PLATES @ ALL EXTERIOR WALLS (REFERENCE SHEET A1.2)
FINISHES:	GLAZED PENETRATIONS SH4C = S42
VENTILATION SYSTEMS:	(A) WINDOWS: 81 SF (B) WINDOWS: 42 SF



1 FLOOR PLAN
A1.0

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 NO WARRANTY REGARDING ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.
 CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SUBMITTAL.

CITY PLANNER: _____ DATE: _____



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

ISSUED: 5/24/24
 REVISED:

A1.0