



DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, ALBUQUERQUE DISTRICT
400 ROOD AVENUE, ROOM 224
GRAND JUNCTION, COLORADO 81501

January 17, 2024

Regulatory Division

SUBJECT: No Permit Required – File Number SPA-2023-00600, Oak Star Bank



To Whom It May Concern:

This letter responds to your request for a determination of potential Department of the Army permit requirements for the proposed *Oak Star Bank* located at latitude 39.055077°, longitude -108.549975°, in Grand Junction, Mesa County, Colorado. The work, as described in the submitted project description, will consist of constructing a 12,000-square-foot building for a bank and retail stores on 0.44 acre in a Planned Development zone district. We have assigned Department of the Army file number SPA-2023-00600 to this project. Please reference this number in any future correspondence concerning the project.

Based on the information provided and a desktop survey performed by this office, we have determined that a Department of the Army permit is not required since the site consists entirely of uplands. However, please be advised that there are potential waters of the U.S. located in the vicinity of the project site and it is incumbent upon you to remain informed of any changes in the U.S. Army Corps of Engineers (Corps) Regulatory Program regulations and policy as they relate to your project. If the plans change such that waters of the U.S. could be impacted by the proposed project, please contact our office for a reevaluation of permit requirements.

This decision is based on an approved jurisdictional determination (JD) (attached) that there are no waters of the United States on the project site. The basis for this JD is that the project site contains entirely uplands. A copy of this JD is also available at <http://www.spa.usace.army.mil/reg/JD>. This approved JD is valid for five years unless new information warrants revision of the determination before the expiration date.

You may accept or appeal this approved JD or provide new information in accordance with the attached Notification of Administrative Appeal Options and Process and Request for Appeal (NAAOP-RFA). If you elect to appeal this approved JD, you must complete Section II of the form and return it to the [REDACTED]

[REDACTED] within 60 days of the date of this notice. Failure to notify the Corps within 60 days of the date of this notice means that you accept the approved JD in its entirety and waive all rights to appeal the approved JD.

If you have any questions concerning our regulatory program, please contact the project manager, [REDACTED] or by e-mail at [REDACTED]. At your convenience, please complete a Customer Service Survey on-line available at <https://regulatory.ops.usace.army.mil/customer-service-survey/>

Sincerely,

[REDACTED]

Enclosures

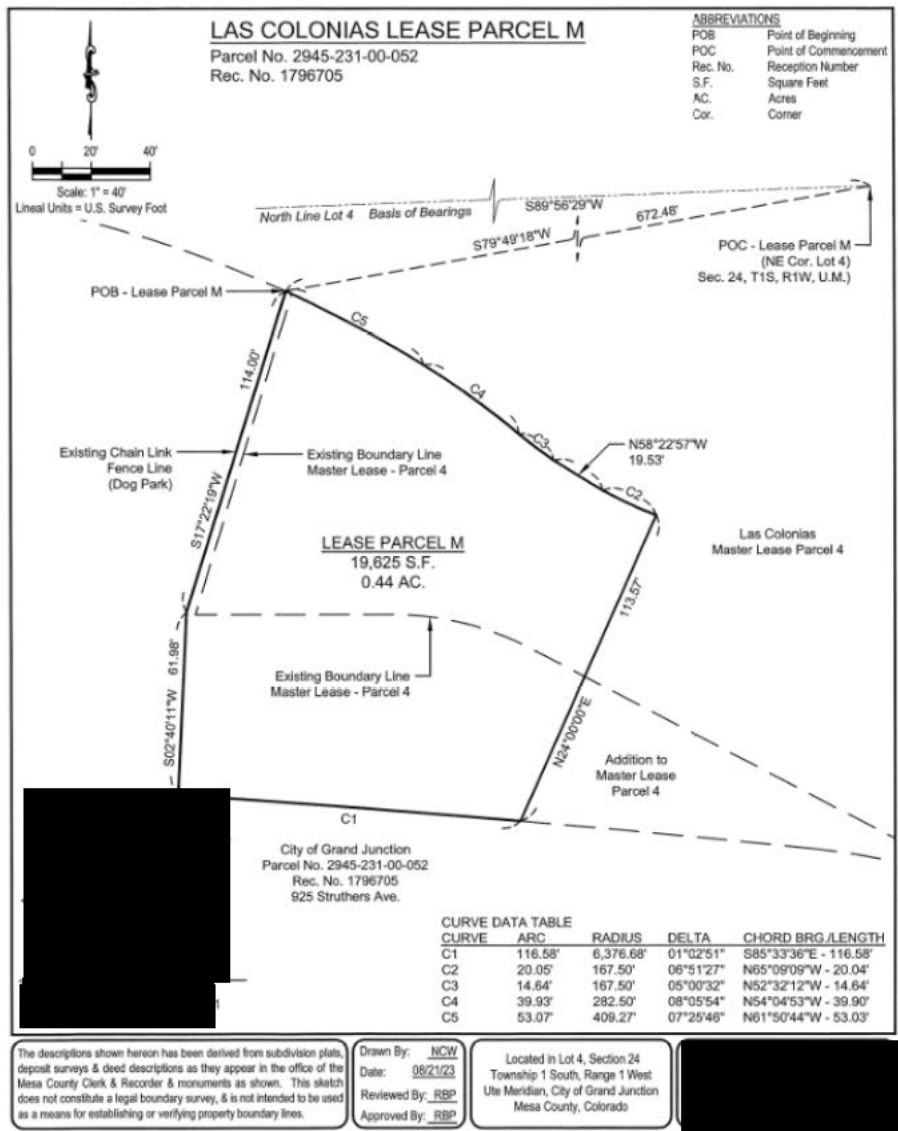
cc:

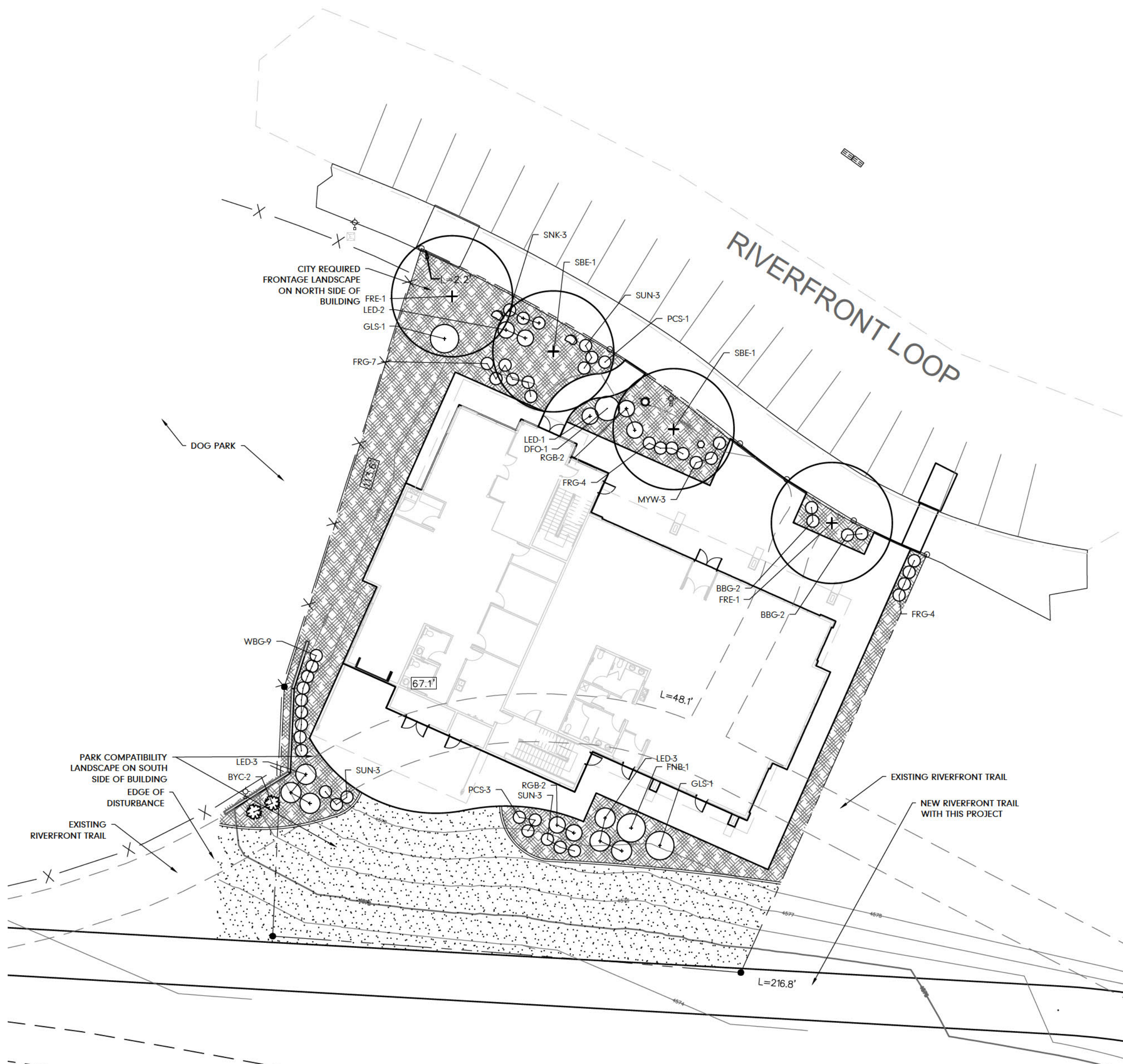
[REDACTED]

**Oakstar Bank
Major Site Plan
Lot M Las Colonias
August 28, 2023
General Project Report**

Project Description

The subject property is .44 acres in size and is located at Las Colonias Park, directly east of the dog park, as shown below.





LANDSCAPE CALCULATIONS
 CITY OF GRAND JUNCTION AND LAS COLONIAS PARK LANDSCAPE REQUIREMENTS
 *CITY OF GRAND JUNCTION COMPLIANCE: STREET FRONTAGE
 *LAS COLONIAS PARK: COMPATIBILITY WITH PARK LANDSCAPE

*STREET FRONTAGE LANDSCAPE: (75% COVERAGE)
 *TREES:
 * STREET TREES 1 TREE PER 40'
 * FRONTAGE ON PARK LOOP ROAD: 147/40 = 4 TREES
 * 40% MAY BE ORNAMENTAL OR EVERGREEN

ADDITIONAL REQUIREMENTS:
 *TREES
 MINIMUM OF 50% SHALL HAVE A "PREFERRED" STATUS
 NO MORE THAN 15% SHALL HAVE A "LIMITED" STATUS
 *SHRUBS
 MINIMUM OF 25% SHALL BE NATIVE OR NATIVE ALTERNATIVE
 90% SHALL BE XERIC, XERIC-LOW, XERIC-MEDIUM OR LOW WATER

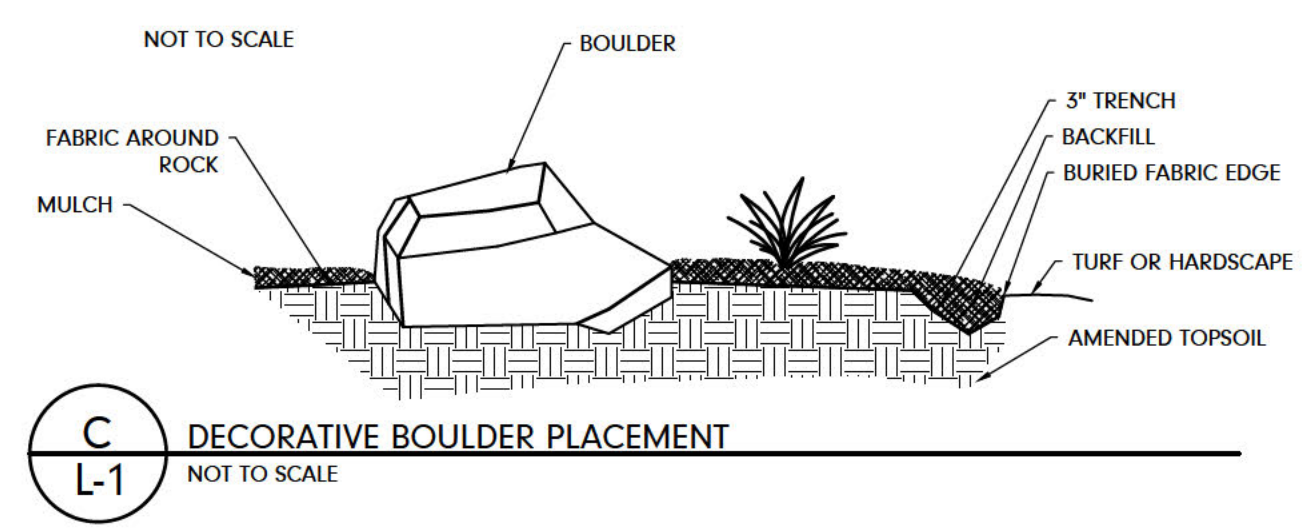
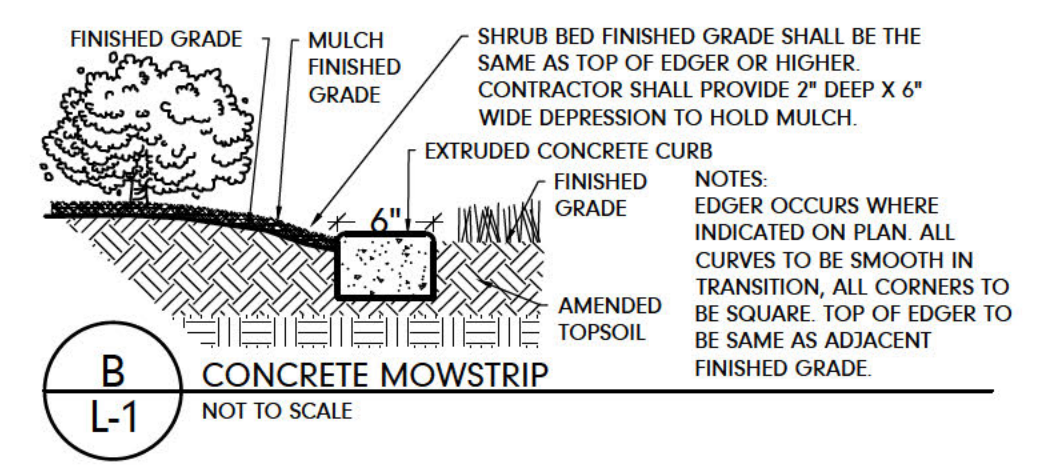
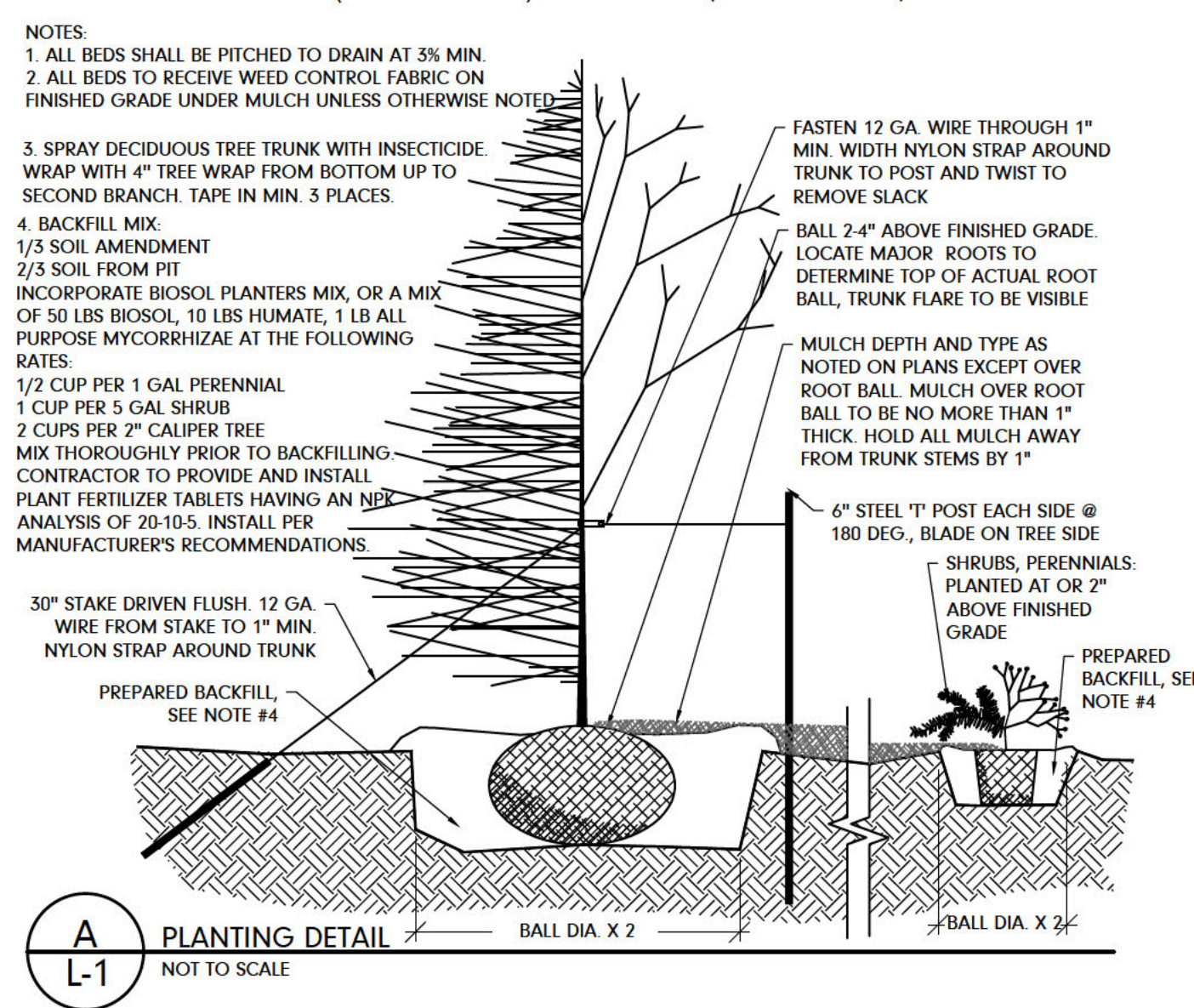
DESIGN INCLUDES:
 *FRONTAGE LANDSCAPE:
 * 14' WIDE FRONTAGE LANDSCAPE WITH 78% COVERAGE
 *TREES
 * TOTAL OF 4 TREES
 * 100% OF TREES HAVE A "PREFERRED STATUS"
 *SHRUBS
 * 44% OF SHRUBS/PERENNIALS/GRASSES ARE NATIVE
 * 97% OF SHRUBS/PERENNIALS/GRASSES ARE XERIC, XERIC-LOW, XERIC MEDIUM OR LOW WATER

- PLANTING NOTES**
- CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - ALL LANDSCAPING AND IRRIGATION TO CONFORM TO CURRENT CITY OR COUNTY CODE.
 - CONTRACTOR IS RESPONSIBLE FOR ACQUIRING POSSESSION OF FINAL PLANS BY KAART.
 - EQUAL PART MIXTURE OF ROUNDUP AND 2-4-D DILUTED AS PER MANUFACTURER'S RECOMMENDATIONS SHALL BE APPLIED TO ALL ACTIVELY GROWING WEEDS TWO WEEKS PRIOR TO ANY OPERATIONS.
 - ALL SHRUB BEDS AND LAWN AREAS TO RECEIVE SOIL AMENDMENT. SHRUB BEDS TO RECEIVE 3 INCH DEPTH OF MULCH.
 - AREAS TO BE PLANTED (AS PER DRAWINGS) TO RECEIVE SOIL AMENDMENT. REMOVE UNSATISFACTORY MATERIAL (INCLUDING ROAD BASE, ASPHALT, CONCRETE AND TRASH) AND REMOVE FROM SITE. ALL LANDSCAPE AREAS TO RECEIVE 6 YDS/1000 S.F. SOIL AMENDMENT. SCARIFY ALL AREAS TO RECEIVE SOIL AMENDMENT TO A DEPTH OF 6".
 - SOIL AMENDMENT IS TO CONSIST OF 50% GROUND WELL-AGED MANURE, 50% FINELY GROUND AND AGED WOOD CHIPS. AMENDMENT IS TO BE INCORPORATED WITH FERTILIZER BY TILLING AT THE RATE OF 6 CUBIC YARDS/1000 SF INTO ALL LAWN AND SHRUB AREAS.
 - SOIL IS TO BE COMPACTED TO 85% MODIFIED PROCTOR (WHEEL ROLL) TO MINIMIZE SETTLING. BEDS ARE TO BE FILLED TO A DEPTH OF 6" ABOVE ADJACENT EDGE OF CURB, SHAPED TO FORM MOUNDED PLANTING AREA. SHRUB BED TO BE FINISHED WITH A 4:1 SLOPE FROM 2" BELOW ADJACENT CONCRETE TO FINISH GRADE. SHRUB BEDS ADJACENT TO BUILDINGS ARE TO DRAIN AWAY FROM BUILDING.
 - NO WEED FABRIC TO BE USED ON THIS PROJECT. (MAINTENANCE BY CITY OF GRAND JUNCTION PARKS DEPARTMENT.
 - REQUESTS FOR PLANT SUBSTITUTIONS MUST BE MADE TO THE LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND PLANTING.
 - SHRUBS AND TREES ARE TO BE SPACED AS SCALED FROM THE PLANTING PLAN. CONTRACTOR IS TO LEAVE PLANT TAGS ON PLANTS FOLLOWING INSTALLATION UNTIL INSPECTION BY LANDSCAPE ARCHITECT HAS BEEN COMPLETED.
 - MULCH FOR SHRUB BEDS SHALL BE HARVEST BROWN WOOD CHIP MULCH TO MATCH EXISTING LAS COLONIAS PARK MULCH. MULCH SHALL BE FREE OF TRASH, STICKS, ROOTS OR OTHER DEBRIS.
 - DIAMMONIUM PHOSPHATE (18-46-0) SHALL BE SUPPLIED IN QUANTITY NECESSARY TO APPLY 1 LB/1000 SF TO ALL LAWN SEED AREAS.
 - LAWN AREAS ARE TO BE HYDROSEED WITH SPECIES AND RATES SHOWN ON THIS SHEET AND HYDROMULCHED WITH DYE TO ALLOW INSPECTION FOR COVERAGE. CONTRACTOR IS RESPONSIBLE FOR CLEANING ANY NON-LAWN SURFACES.
 - CONTRACTOR IS TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF WORK. CONTRACTOR IS TO MAINTAIN LAWN AREAS AFTER EACH AREA IS SEEDED AND CONTINUE FOR 30 DAYS OR UNTIL FINAL ACCEPTANCE, WHICHEVER IS LONGER.
 - PROPOSED PLANTINGS ARE NOT ALLOWED TO BE MOVED TO EXISTING LANDSCAPE AREAS UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED. IF MORE EXISTING PLANTINGS ARE REMOVED THAN SHOWN ON DRAWINGS, THEY MUST BE REPLACED WITH SUBSTITUTIONS OF SPECIES AND LOCATION WITH PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

CITY OF GRAND JUNCTION CODE AND COLORADO STATE LAW REQUIRE THAT ALL CHANGES TO THESE DRAWINGS MUST BE APPROVED BY THE LICENSED LANDSCAPE ARCHITECT, IN WRITING, PRIOR TO RELEASE OF THE DEVELOPMENT IMPROVEMENT AGREEMENT (DIA). ALL LANDSCAPE MATERIAL SUBSTITUTIONS AND/OR RELOCATIONS, BY THE CONTRACTOR OR OWNER MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. FAILURE TO DO SO IS CONSIDERED A CRIMINAL OFFENSE PER CRS 12-45. FURTHER MORE, THE CITY OF GRAND JUNCTION REQUIRES A FINAL INSPECTION LETTER BY A LANDSCAPE ARCHITECT MUST ALSO BE SUBMITTED AT TIME OF CERTIFICATE OF OCCUPANCY THAT THE LANDSCAPING HAS BEEN INSTALLED PER APPROVED PLAN.

PLANT LIST							
Qty	Key	Common Name	Scientific Name	Size	Mature Height	Water Needs	Native Status
Deciduous Trees							
2	FRE	Frontier Elm*	Ulmus x Frontier (Not in R.O.W.)	2"	25-35'	xeric-low	non-native
2	SBE	Sensation Box Elder*	Acer negundo 'Sensation'	2"	25-40'	low	native
* = PREFERRED STATUS (100%) NO MORE THAN 50% (2) OF ONE GENUS							
Deciduous Shrubs							
1	FNB	Fern Bush	Chamaebatiaria millefolium	5 gal	4-7'	xeric-low	non-native
2	GLS	Gro Low Sumac	Rhus aromatica 'Gro-Low'	5 gal	1.5-3'	low-medium	non-native
9	LED	Leadplant	Amorpha canescens	5 gal	2-3'	xeric-medium	native
4	RGB	Rose Glow Barberry	Berberis thunbergii 'Rose Glow'	5 gal	3-5'	xeric-medium	non-native
3	SNK	Shakeweed	Gutierrezia sarothrae	1 gal	1-2'	low	native
Evergreen Shrubs							
7	BYC	Banana Yucca	Yucca baccata	5 gal	2-4'	low	native
Perennials/Ground Covers							
3	MYW	Moonshine Yarrow	Achillea millefolium 'Moonshine'	1 gal	1-2'	xeric-low	native
4	PCS	Powis Castle Sage	Artemisia 'Powis Castle'	1 gal	22.5"	low	non-native
9	SUN	Sunset Hyssop	Agastache rupestris	1 gal	1.5-3'	xeric-medium	non-native
Ornamental Grasses							
4	BBG	Blond Ambition Blue Grama Grass	Bouteloua gracilis 'Blond Ambition'	1 gal	2-3'	xeric-medium	native
18	FRG	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal	2-4'	low	non-native
9	WBG	Windwalker Bla Bluestem	Andropogon gerardii 'Windwalker'	1 gal	5-7'	xeric low	native

NOTES:
 1. PLANT GROWTH CHARACTERISTICS VARY DUE TO ENVIRONMENTAL CONDITIONS, THEREFORE A RANGE OF AVERAGE MATURE HEIGHTS ARE INDICATED.
 2. ALL LANDSCAPE AREAS TO BE WATERED WITH AN UNDERGROUND, PRESSURIZED IRRIGATION SYSTEM.



ACCEPTANCE BLOCK
 THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, 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 DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES 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 SIGNATURE.

 CITY PLANNER

 Date

OAK STAR BANK
 Las Colonias Park
 Grand Junction, Colorado

PLAN TYPE
 Final Landscape Plan

DRAWN BY
 MH

CHECKED
 MR

JOB NUMBER
 2324

DATE
 11-30-2023

REVISIONS

L-1