

**RECORD OF DECISION / FINDINGS OF FACT**

DATE: June 19, 2000  
FILE: SUP-2000-046  
LOCATION: 2747 Crossroads Blvd.  
  
PETITIONER: BRSL LLC  
539 32 Road Unit #4  
Grand Junction, CO 81504  
  
REPRESENTATIVE: Rolland Engineering  
405 Ridges Blvd.  
Grand Junction, CO 81503  
  
PLANNER: Joe Carter  
  
PROJECT IS: **APPROVAL**

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The Grand Junction Community Development Department, in accordance with the Zoning and Development Code, hereby approves this request for a Special Use Permit. The project is located at 2747 Crossroads Blvd. The tax schedule number for this property is 2701-362-34-012-013.

Your approval was granted on June 19, 2000. No further response is necessary from the petitioner or his representative.

# City of Grand Junction

Community Development Department  
Planning • Zoning • Code Enforcement  
250 North 5th Street  
Grand Junction, CO 81501-2668

Phone: (970) 244-1430  
FAX: (970) 256-4031



August 10, 2000

John Dyer  
Dyer Construction  
2335 Interstate Ave  
Grand Junction, CO 81505  
245-8610 phone

RE: Harley Davidson Landscape Plan

Dear John,

I have reviewed the proposed landscape plan and my findings are listed below. If you have any questions, please feel free to contact me. I will be out of the office on Friday, August 11, 2000, but back in the office on Monday, August 14<sup>th</sup>.

As part of the street frontage landscaping requirement, Section 5-5-1 F.2.A, landscaping shall include (1) tree for each 50 linear feet of frontage or fraction thereof. Additionally, a landscape barrier to shield the parking lot from the street not to exceed 3 ½ feet and 2 ½ feet at time of planting and shall be placed along, but not in, the right-of-way. Your initial plan satisfied both requirements. The recently submitted revised plan does not. As per code there are a required 6 trees along the frontage of Crossroads Blvd. Additionally, a shrub planting as shown on your initial plan is required. The applicant can provide a grassed berm measuring 3 ½ feet in height at a 3:1 slope, but this would require an increased width of landscaping area along the entire length of Crossroads Blvd, which would in turn require another site plan review under the new code. In this instance, the initial shrub planting is your best option.

On the initially submitted plan, there were shrub plantings along the northwestern corner of the building. These plantings help satisfy the 5% interior parking lot requirement for your parking lot. By eliminating these plantings, you have not met the required 5% planted area. These shrubs need to be on your plan.

On the revised plan, the perimeter plantings appear to be within the 40% required planting minimum. Your revised plan satisfies this requirement as per Section 5-5-1 F.2 b.

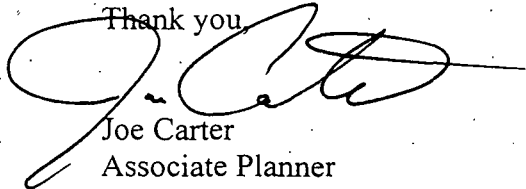
Lastly, on the revised plan, I would recommend the applicant stay away from the Garden Mum specified. My experience has shown these to be an unsuitable plant material for a commercial setting. This is a recommendation and not a requirement.



The revised plan will need to be revised again to include the aforementioned items before the Community Development Department will sign off on an alternative plan. The designer of this plan will need to review the landscaping requirements of the 'old' Zoning and Development Code. As for now, the signed landscape plan, which was approved earlier this year, shall be planted exactly as shown. The Community Development Department must approve any modifications or deletions to your approved plan before a Certification of Occupancy is signed.

Again, please feel free to contact me if you have any additional questions.

Thank you,

A handwritten signature in black ink, appearing to read "Joe Carter", written over the typed name and title.

Joe Carter  
Associate Planner

**From:** Dan Tonello  
**To:** Costello, Senta; Lee, Bob; Prall, Trenton  
**Date:** Tuesday, May 30, 2000 12:35PM  
**Subject:** Grand Junction Harley Davidson

Based on the information submitted to this office, Grand Junction Harley Davidson, to be located at 2749 Crossroads Boulevard, will be required to install a sand & oil separator with a minimum capacity of 480 gallons. This device must be connected to their equipment wash site.

The "Shake Rattle & Roll Restaurant" to be located at the same site will be required to install a two compartment grease interceptor with a minimum capacity of 900 gallons. If additional information is needed, please contact me at 244-1489.

*file copy*

**From:** John Shaver  
**To:** Schore, Sue  
**Date:** 5/25/00 3:16PM  
**Subject:** Please fax

Sue,

A couple of days ago I asked you to fax a copy of an indemnification agreement to Don Pettygrove. I would appreciate it if you would fax the same sample agreement to Kent Shafer at Rolland Engineering.

If you have questions please let me know.

Thanks in advance for your assistance.

jps

**CC:** Carter, Joe

**From:** John Shaver  
**To:** Carter, Joe  
**Date:** 5/25/00 3:14PM  
**Subject:** Fwd: GVVUA

Joe,

Here is the message that I sent to Pat that outlines some of the issues that we just discussed.

If you have questions or if I may otherwise be of assistance on this or any other matter, please let me know.

jps

**From:** John Shaver  
**To:** Pat Cecil  
**Date:** 5/17/00 2:36PM  
**Subject:** GVVUA

Pat,

Proctor's letter concerning the proposed Windemere subdivision is not newly created for just this project. We have seen something similar for other projects.

My read of the letter is that:

- 1) Dick for and on behalf of the GVVUA and ostensibly the federal government\*\* claims blanket rights over the property. Those rights purportedly stem from the 1908 subscription agreement. That agreement did not include specifically defined easements or other conveyed or dedicated surface/subsurface use or ownership rights;
- 2) that because of those blanket rights Dick believes that he can dictate the exact method of placement and replacement of ditches on the property;
- 3) the letter is his attempt to communicate that fact and to compel the developer to accede to his position.

You now see first hand why I insist on the indemnification agreement with developers any time we're dealing with GVVUA-it would be very simple absent the agreement for a developer to drag us in to litigation; the developer could easily assert claims like "the city let me do it" or "the city told me to ...". The agreement is not fool proof but it gives some measure of protection.

Consistent with our past practice it would be my advice that you pass the comments on to the developer but not necessarily require satisfaction of them. Through our review process the project needs to be designed and constructed to reasonably protect the public health, safety and welfare. It does not necessarily need to be developed to protect the parochial interests of the GVVUA and/or the BOR. If the city standards accomplish both then all the better.

\*\* I say the rights of the federal government are "ostensibly" being protected because I have yet to see a contract or other written statement of the relationship between GVVUA and the government. Even more interesting is that GVVUA points to no modern, relevant management principles, goals or purpose statements for its work.

Please call or write if you have additional questions or if I may otherwise be of assistance to you on this or any other matter.

jps

**CC:** Dan Wilson; Dave Varley; Kathy Portner; Stephanie Rubinstein

## **Response to Review Comments**

File: #SUP-2000-046

Title Heading: **Harley-Davidson Sales/Shake Rattle & Roll Restaurant**

Location: 2747 Crossroads Blvd.

Petitioner: J. Dyer Construction Inc.

Petitioner's Representative: Rolland Engineering, Trevor Brown

Staff Representative: **Joe Carter**

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The following response to comments are in the same order as the Comments received from the City of Grand Junction 4/04/00:

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### **CITY COMMUNITY DEVELOPMENT**

1. All required sign permits will be applied for at time of sign construction by sign contractor.
2. A liquor license will be applied for by the restaurant operator as required.
3. A fence permit will be applied for at time of Trash Enclosure construction.
4. A bicycle rack that will accommodate 4 bicycles will be shown on the revised landscape plan.
5. The instrument was submitted in the package on March 17, 2000.

### **CITY DEVELOPMENT ENGINEER**

#### **GENERAL COMMENTS**

1. A revised TCP of \$10,663 was calculated based on more exact square footage numbers.

#### **FINAL DRAINAGE REPORT**

1. The description of Off-Site flows was expanded to include the runoff from the parcel to the west.
2. The plan was revised to show the construction of the storm drain outfall from the site outlet structure to the discharge point into the Buthorn Ditch.
3. The reduction factor was revised and detention volumes recalculated.

#### **SITE PLAN**

1. Per our meeting and discussion of entrance geometry, we agreed that no modifications were necessary.
2. Per our conversation, the actual clean-out locations will be shown on the site plan done by the mechanical engineer with the building plan submittal. As requested, we are including a detail of the traffic rated clean out that will be used.
3. Delineation of existing driveway cut removal and curb, gutter and walk replacement was added to the Horizontal Control Plan.
4. Permit will be applied for by the contractor at time of construction.
5. Dimensions added.



## **GRADING AND DRAINAGE PLAN**

1. Cross section added.
2. The plan was revised to show the construction of the storm drain outfall from the site outlet structure to the discharge point into the Buthorn Ditch. The applicant is coordinating the design and construction with the adjacent Guest House Inn developer.
3. Elevations have been corrected.

## **DETAILS**

Additional detail and clarifications were made to the Outlet Structure Detail.

## **LANDSCAPE PLAN**

1. The proposed trees and shrubs meet the sight triangle requirements as defined by Fig. 15, Appendix 11.7 of the TEDS manual.

## **CITY UTILITY ENGINEER**

1. In process.
2. Pretreatment applications are currently being prepared.

## **CITY FIRE DEPARTMENT**

Full Mechanical and Architectural plans will be submitted at time of building permit review.

## **CITY ATTORNEY**

Noted "No comments"

## **MESA COUNTY BUILDING DEPARTMENT**

Full Mechanical and Architectural plans will be submitted at time of building permit review.

## **PUBLIC SERVICE**

Plan now shows 15' utility easement along west property line.

## **PERSIGO WWTF**

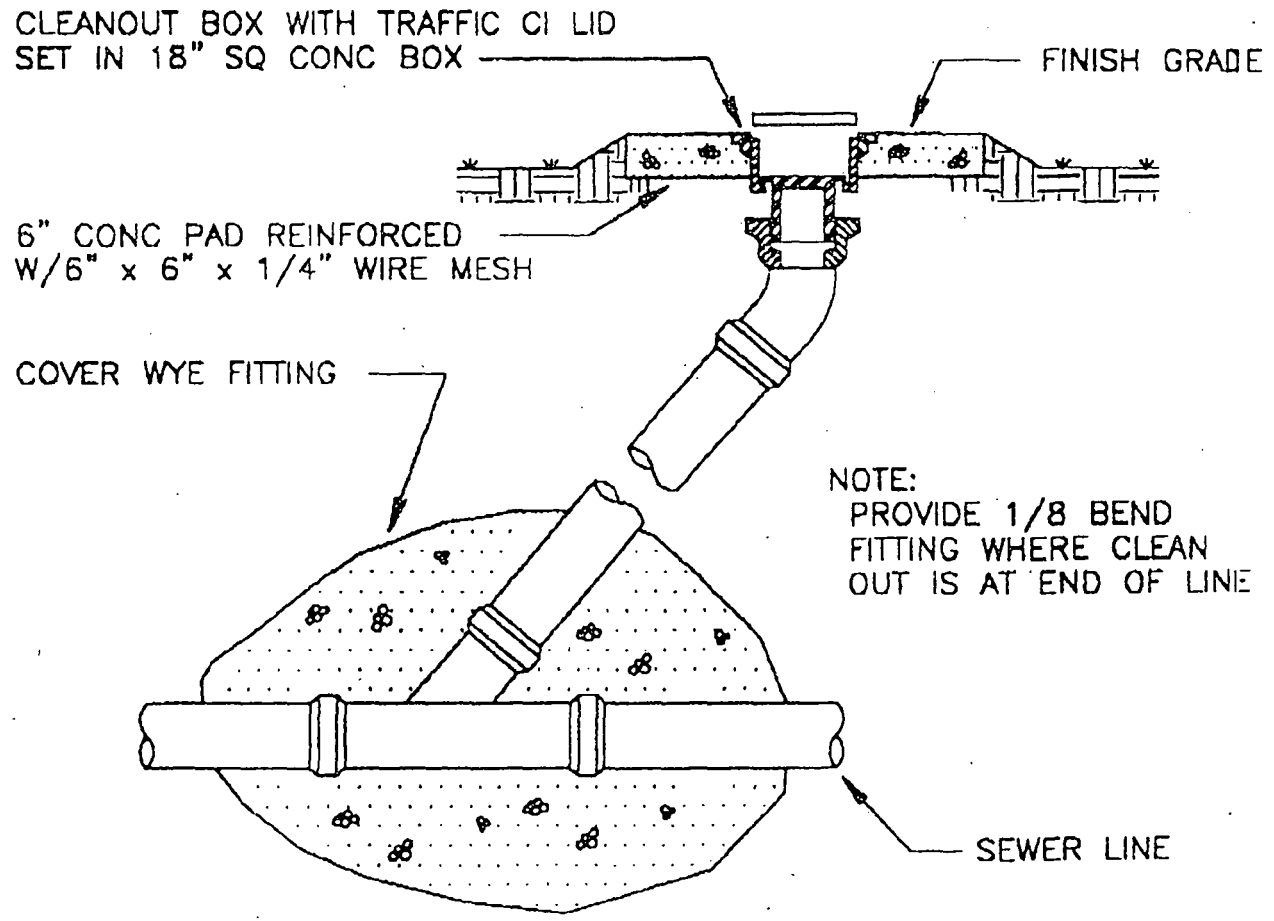
Pretreatment applications are currently being prepared.

## **CITY CODE ENFORCEMENT**

1. All required sign permits will be applied for at time of sign construction by sign contractor.
2. Please refer to IES data on lighting plan sheet ES-2.
3. Added note to Grading and Drainage plan regarding dust control.
4. The proposed trees and shrubs meet the sight triangle requirements as defined by Fig. 15, Appendix 11.7 of the TEDS manual.
5. Truck loading, unloading comment noted.
6. A fence permit will be applied for at time of Trash Enclosure construction.

## **WALKER FIELD AIRPORT AUTHORITY**

Airport influence area comment noted. Please refer to IES data on lighting plan sheet ES-2 for lighting information.



EXTERIOR CLEANOUT  
SCALE: NONE

# REVIEW COMMENTS

Page 1 of 4

FILE #SUP-2000-046

TITLE HEADING: Harley-Davidson  
Sales/Shake, Rattle, & Roll Restaurant

LOCATION: 2747 Crossroads Blvd

PETITIONER: J Dyer Construction Inc

PETITIONER'S ADDRESS/TELEPHONE: 603 Rood Ave  
Grand Junction, CO 81501  
245-8610

PETITIONER'S REPRESENTATIVE: Rolland Engineering – Trevor Brown  
243-8300

STAFF REPRESENTATIVE: (Joe Carter )

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

**CITY COMMUNITY DEVELOPMENT**

**03/31/00**

**Joe Carter**

**244-1442**

Standard Conditions

1. Applicant will have to complete a sign permit. If awnings are proposed, a permit will also be required.
2. A liquor license will be required. Obtainable from the City Clerk after Change of Use is approved and Planning Clearance is issued. (Community Development Depart. will E-mail Chris English)
3. A fence permit will be required for the Trash Enclosure Wall. Fence permits can be obtained at the City Community Development Department.
4. Applicant will need to provide bicycle racks at a rate of 1 bike rack (space) per 20 vehicular spaces. This quantity will be based on the number of vehicular spaces required. From the applicant's calculations, 69 parking spaces are required. Based on this number, a bicycle rack to accommodate 3 bicycles will be required.
5. An instrument combining lot 12 and 13 will need to be recorded before project approval.

**CITY DEVELOPMENT ENGINEER**

**04/03/00**

**Eric Hahn**

**244-1443**

GENERAL COMMENTS

1. The TCP for this project is:  
 $(11,400\text{sf retail}) \times (\$700/1000\text{sf}) + (4,250\text{sf service}) \times (\$244/1000\text{sf}) + (2,750\text{sf restaurant}) \times (\$1238/1000\text{sf}) = \$12,422.$

FINAL DRAINAGE REPORT

1. The report indicates that no offsite runoff will impact the site from the west. The majority of the runoff from the properties that are situated between I-70 and Crossroads Boulevard is intercepted by the interstate embankment, and directed toward the Buthorne Ditch. This general drainage pattern would cause runoff from the parcel to the west to flow across the south edge of this site.

How will this runoff be handled? Please clarify the drainage pattern of the area to the west of the site and modify the drainage report accordingly.

2. Neither the site plan nor the drainage report for the Guesthouse Inn indicates that a pipe will be provided to allow for the detention pond outfall from the Harley-Davidson site. Either modify the drainage report and proposed grading and drainage plan to establish a different outfall location, or coordinate with the developer of the Guesthouse Inn to modify their plans.
3. According to the SWMM, the reduction factor used in the "Rational Method Runoff and Detention Calculations" must be based on the type of proposed outlet structure from the detention pond. The outlet design calculations indicate that the proposed outlet structure is a double orifice design, but the reduction factor used in the runoff calculations implies that a weir outlet structure will be used. Please modify the report so that these calculations are consistent.

#### COVER SHEET

1. No comments.

#### SITE PLAN

1. The proposed shared access must meet on-site vehicle storage or "stacking" requirements presented in Section 5.4 of the Transportation Engineering Design Standards (TEDS). The proposed converging exit configuration at the shared access provides virtually no stacking for either site, a minimum stacking distance of 60' is recommended. Please schedule a meeting with the City Development Engineer and the engineer for the adjacent motel project to establish an acceptable exit configuration for this access.
2. Please indicate where cleanouts will be located on the sanitary sewer services. If the cleanouts will be located in paved areas, please provide a detail that shows how the cleanouts will be protected in traffic conditions. In order to facilitate maintenance; please consider using two 45-degree bends with cleanouts instead of the one 90-degree bend.
3. The existing curb cuts along Crossroads Boulevard that will not be used must be removed and replaced with monolithic curb, gutter and sidewalk to match existing.
4. A "Work in the Right-of-Way" permit will be required to perform the proposed pavement cuts and water service tie-ins in the Crossroads Boulevard right-of-way.
5. Please provide dimensions for the handicapped accessible parking areas.

#### HORIZONTAL CONTROL PLAN

1. No comments.

#### GRADING AND DRAINAGE PLAN

1. Please provide a typical cross-section showing the minimum depth and maximum side slopes of the proposed drainage swale along the west property line.
2. As discussed in the review comments of the Final Drainage Report, the site plan for the Guesthouse Inn does not show that a pipe will be provided to allow for the detention pond outfall from the Harley-Davidson site. Please modify the proposed grading and drainage plan to establish a different outfall location, or coordinate with the developer of the Guesthouse Inn to modify their plans.
3. The flowline elevations of the v-pan in the northwest corner of the site do not match the corresponding flow direction arrow.

#### DETAILS

1. The different views of the Outlet Structure Detail only show one orifice, while the "Outlet Works" table and the Final Drainage Report indicate that two orifices will be provided. The 6" detention pond outlet pipe has a submerged capacity of approximately 1.5 cfs. Is the outlet pipe intended to serve as the flow control structure for the 100-year event? If so, the elevation of the top edge of the weir plate is too high. Please clarify how the outlet structure will be configured to provide the required two-stage outlet control.

LANDSCAPE PLAN

1. The trees and shrubs shown near each access drive are in the sight triangles as defined by Fig. 15, Appendix 11.7 of the TEDS. TEDS states that there may be no "object higher than 30 inches, or in the case of trees, no foliage lower than 8 feet." Please move these trees and shrubs so that they do not encroach in the sight triangles, or demonstrate that they meet the height requirements.

**CITY UTILITY ENGINEER**

**03/30/00**

**Trent Prall**

**244-1590**

1. Please contact Jodi Romero of the Customer Service Division at 244-1520 for information regarding sewer plant investment fees for the site.
2. Please contact Dan Tonello or Cathy Crabb (244-1489) at the Persigo WWTP, Industrial Pretreatment Division for an industrial waste review of this facility.

**CITY FIRE DEPARTMENT**

**03/28/00**

**Norm Noble**

**244-1473**

1. Building will be required to be fully protected by automatic sprinkler system. Available fire flow in this area is inadequate for the size of building. By installing a sprinkler system in building the fire flow can be reduced up to 75%.
2. Building shall meet the requirements of the 1994 Uniform Fire Code & Building Code as amended.
3. Submit complete stamped construction documents, including mechanical, electrical & plumbing to Fire Prevention for building permit clearance approval.
4. Hydrant locations are acceptable.

**CITY ATTORNEY**

**03/31/00**

**Stephanie Rubinstein**

**244-1501**

No comments.

**MESA COUNTY BUILDING DEPARTMENT**

**03/24/00**

**Bob Lee**

**244-1656**

Project must comply to all local building codes and contractor licensing laws. Submit sealed plans, to include plumbing, mechanical and electrical and allow 15 days for plan review and permit issuance.

**PUBLIC SERVICE**

**03/29/00**

**John Salazar**

**244/2781**

Electric: Request that proposed 15' easement inside the west property line be designated as a "15' utility easement."

Gas: No objections.

**PERSIGO WWTF**

**03/27/00**

**Dan Tonello**

**244-1489**

Will need to complete an Industrial Pretreatment Permit Application.

**CITY CODE ENFORCEMENT**

**03/30/00**

**Nina McNally**

**244-1593**

1. Permit required for permanent signs (Zoning & Dev. Code Sec. 5-7). Special Events Permit required for banners and pennants (Zoning & Dev. Code Sec. 5-7-4F).
2. Outdoor lighting must be placed so that beams are confined to the subject property and away from nearby residential areas (if any) and the vision of passing motorists (Zoning & Dev. Code Sec. 5-1-3).

3. Dust control measures must be taken during construction and for any parking areas (Muni Code Sec. 16-126).
4. Sight distance regulations must be observed at all driveways (Zoning & Dev. Code Sec. 5-3-2). Please make sure that mature size of plantings will not create a sight distance problem.
5. Any truck loading and unloading may not take place on public right-of-way except in areas specifically designed and approved for this activity and must at no time interfere with the normal flow of automobile or pedestrian traffic on any public street (Zoning & Dev. Code Sec. 5-5-3).
6. Fences require a permit (Zoning & Dev. Code Sec. 5-1-5).

**WALKER FIELD AIRPORT AUTHORITY**

**04/03/00**

**Gary Mancuso**

**244-9100**

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The Walker Field Airport Authority has reviewed the proposed Harley Davidson development. This development lies within the Airport Influence Area but is outside the critical zones and noise contours as identified in the Airport Master Plan.

The Walker Field Airport Authority requests that an Avigation Easement specific to this property be filed with the City of Grand Junction with a copy provided to the Airport Authority (We have received a copy).

All exterior lighting must be downward directional and lighting elements must be chosen to reduce or eliminate any possible glare that might affect aircraft operations.

Comments not received as of 4/4/00:

U.S. West

City Police Department

# GRAND VALLEY WATER USERS ASSOCIATION

GRAND VALLEY PROJECT, COLORADO

1147 24 Road (970) 242-5065 FAX (970) 243-4871  
GRAND JUNCTION, COLORADO 81505

May 19, 2000

Mr. Joe Carter  
Community Development Department  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

Mr. Trevor Brown  
Rolland Engineering  
405 Ridges Boulevard  
Suite A  
Grand Junction, CO 81503

BRSL, L.L.C.  
539 32 Road, Unit #4  
Grand Junction, CO 81520

J. Dyer Construction, Inc.  
603 Rood Avenue  
Grand Junction, CO 81501

Re: File # SUP-2000-046 Harley-Davidson  
at 2747 Crossroads Blvd.

Dear Ladies/Gentlemen:

The Grand Valley Water Users' Association (GVWUA) was not provided an opportunity to comment on this subject development plan. GVWUA did not receive any written information concerning the subject property until May 2, 2000 and that was only after GVWUA made a telephone call to request information.

The information provided to GVWUA states that the storm water run-off for the development will be discharged into the Buthorn Ditch.

Such ditch is not the "Buthorn Ditch". The ditch in question is a Grand Valley Project Drainage Ditch and is operated by the GVWUA. The United States Bureau of Reclamation holds title to the rights-of-way for all Grand Valley Project facilities and structures, including but not limited to this described drainage ditch. GVWUA is by contract the operator and managing entity of the Grand Valley Project.

Harley-Davidson  
May 19, 2000  
Page 2

GVWUA is under written notice from the Bureau of Reclamation not to accept the discharge of storm water run-off from impervious surfaces into GVWUA drain ditches, laterals and canal.

A representative of Rolland Engineering called GVWUA in December 1999, inquiring as to the name of the described drain ditch. GVWUA informed Rolland Engineering that said drain ditch was a GVWUA drainage ditch and that storm water run-off water could not be discharged into it.

The City of Grand Junction has no authority to authorize discharge of storm water run-off into a drain ditch that the City does not own or that the City does not have jurisdiction over.

The Petitioner, the Petitioner's Representative and/or the Developer do not authority to direct storm water run-off from this development into said GVWUA drain ditch.

Any storm water discharge into this Grand Valley Project Drain Ditch without the expressed written approval signed by both the Bureau of Reclamation and the GVWUA is considered a trespass against the United States and GVWUA.

This letter is to serve as written notification to all of the above listed addressees not to commit trespass against the Bureau of Reclamation or the GVWUA by discharging the subject development's storm water run-off into said Grand Valley Project Drain Ditch.

Your cooperation in this matter is appreciated. Please call GVWUA at 242-5065 if you have further questions.

Sincerely,



Richard Proctor, Manager

xc: Bureau of Reclamation





# REVIEW AGENCY COVER SHEET

Community Development Department  
250 North 5th Street, Grand Junction, CO 81501  
(970)244-1430

FILE NO SUP-2000-044

(AP)

Petitioner Please Fill In:

Review Agency
<u>Public Service</u>

Petitioner Please Fill In:

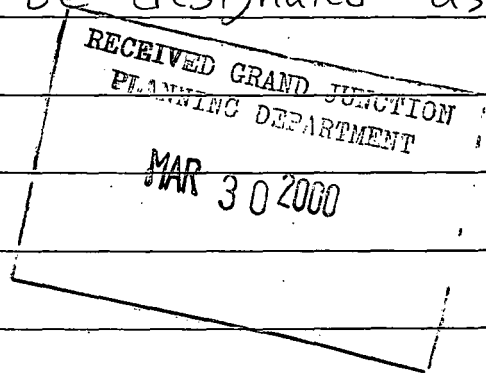
PROPOSAL <u>Harley Davidson Site</u> <u>and Restaurant</u>
LOCATION <u>Lots 12 &amp; 13, Crossroads Blvd.</u>
ENGINEER/REPRESENTATIVE _____ <u>Rolland Engineering</u>
PETITIONER <u>BR.SL. LLC</u> <u>(Rolland) CO 81503</u>
ADDRESS <u>405 Ridges Blvd. Grand Junction</u>
PHONE NO <u>(970) 243-8300</u>

Return to Community Development Dept By 3:31

Staff Planner Joe Bell

COMMENTS - *For Review Agency Use Only*

ELECTRIC: Request that proposed 15' easement inside the west property line be designated as a "15' utility easement."



GAS: No objections.

Use Additional Sheets If Necessary And Refer To File Number

REVIEWED BY John Salazar

PHONE 244-2781

DATE 3-28-00



# REVIEW AGENCY COVER SHEET

Community Development Department  
250 North 5th Street, Grand Junction, CO 81501  
(970)244-1430

FILE NO. SUP-2000-046

Petitioner Please Fill In:

<p>Review Agency</p> <p><u>Walker Field</u></p>
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Petitioner Please Fill In:

<p>PROPOSAL <u>Harley Davidson Site</u> <u>and Restaurant</u></p> <p>LOCATION <u>Lots 12 &amp; 13, Crossroads Blvd.</u></p> <p>ENGINEER/REPRESENTATIVE _____ <u>Rolland Engineering</u></p> <p>PETITIONER <u>BRSL LLC</u> <u>(Rolland) CO 81503</u></p> <p>ADDRESS <u>405 Ridges Blvd. Grand Junction</u></p> <p>PHONE NO <u>(970) 243-8300</u></p>
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Return to Community Development Dept By 3:31

Staff Planner Joe / Bill

COMMENTS - For Review Agency Use Only

See letter  
Thanks

[Signature]

FILED  
PLANNING DEPARTMENT  
APR 3 2000

Use Additional Sheets If Necessary And Refer To File Number

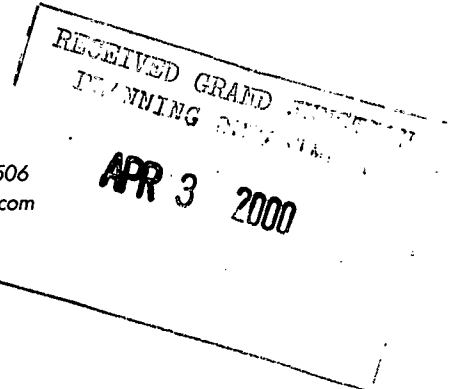
REVIEWED BY GARY MANCUSO  
Property Coordinator

PHONE 2449100

DATE 3-31-00



WALKER FIELD AIRPORT AUTHORITY  
2828 Walker Field Drive, Suite 211 • Grand Junction, CO 81506  
(970) 244-9100 • FAX: (970) 241-9103 • www.walkerfield.com



March 31, 2000

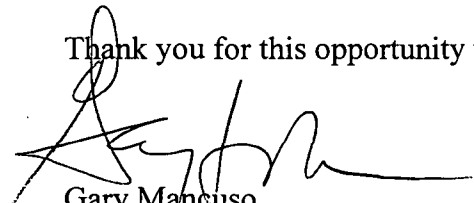
Community Development Department  
City of Grand Junction  
FILE NO. SPR-2000-046-Harley Davidson Site

Walker Field Airport Authority has reviewed the proposed Harley Davidson development. This development lies within the Airport Influence Area but is outside the critical zones and noise contours as identified in the Airport Master Plan.

The Walker Field Airport Authority requests that an Avigation Easement specific to this property be filed with the City of Grand Junction with a copy provided to the Airport Authority (We have received a copy).

All exterior lighting must be downward directional and lighting elements must be chosen to reduce or eliminate any possible glare that might affect aircraft operations.

Thank you for this opportunity to comment.



Gary Mancuso  
Properties Coordinator





Date 1/31/00

Applicant BR-SL LLC

Phone (970) 245-0812

Location 2747 Crossroads Blvd. Tax Parcel # 2701-302-34-013/012

Proposal Harley Davidson Sales and Restaurant

Preapp Staff Joe Capone / Bill Neveles

Related Files \_\_\_\_\_

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]  
Signature(s) of Petitioner(s)

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



Pre-Application Conference Check

D 1/31/00 (JOE CARTER / BILL NEDECKER)

Applicant JASON PARSONS Phone 245-8610 (OFF) 216-8376 (CELL) Tax Parcel # 2701-362-34-012/013

Location CROSSROADS BLVD Proposal HORLEY DIVISION OF GRAND JUNCTION

Conference Attendance JOE CARTER / BILL NEDECKER / JASON / JOHN / ED CLATER

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: HO.
- b. Growth Plan Land Use Designation: C-1
- c. Growth Plan (Goals & Policies) Applicability:
- d. Corridor Guidelines or other Plan applicability:
- e. Land Use Compatibility:

Planner's Notes

- ~~SEE~~ SUP. DONE ASAP.
- SUP. TO COME @ LATEST DATE
- SIGN PERMIT & SIGN REQ.

Off-site Impacts

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

- LOCATION OF RETENTION - ON SITE

Site Development

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

SEE REQUIREMENTS IN COPE  
LOOK @ I-70 BUFFER REQ.

Misc.

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

Other

- a. related files \_\_\_\_\_
- b. other concerns \_\_\_\_\_

Fees

- a. application fee: \$ 270.00 + \$15/ACRE  
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):

}- WILL NEED FEED BACK FROM DEVELOPMENT PART.

Processing Requirements

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



# APPLICATION COMPLETENESS REVIEW

Use "N/A" for items which are not applicable

Date: 03-22-00

Project Name: \_\_\_\_\_ (if applicable)

Project Location: 2747 Crossroads Blvd. (address or cross-streets)

Check-In Staff Community Development: PC initials of check-in  
Development Engineer: \_\_\_\_\_ staff members

APPLICATION TYPE(S):  
(e.g. Site Plan Review)

Special Use Permit

FEE PAID: Application: 270<sup>00</sup>  
Acreage: 30<sup>00</sup>  
Public Works: \_\_\_\_\_  
TOTAL: 300<sup>00</sup>

BALANCE DUE:  
 yes, amount \$ \_\_\_\_\_  
 no

## COMPLETENESS REVIEW:

Originals of all forms received w/signatures?  yes  no, list missing items below  
• \_\_\_\_\_  
• \_\_\_\_\_  
• \_\_\_\_\_

Missing drawings, reports, other materials?  no  yes, list missing items below  
Note: use SSID checklist  
• \_\_\_\_\_  
• \_\_\_\_\_  
• \_\_\_\_\_

Incomplete drawings, reports, other materials?  no  yes, list missing items below  
Note: Attach SSID checklist(s) w/incomplete information identified  
• \_\_\_\_\_

- \_\_\_\_\_
- \_\_\_\_\_

**Professional stamp/seal missing from drawings/reports?**

no     yes, list missing items below

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Other** *Please list below*

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**PROJECT ASSIGNMENT AND PROCESSING**

Project Manager:           Joe / Bill          

Special Processing Instructions:

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## RECEIPT OF APPLICATION

DATE BROUGHT IN: 3-17-00

CHECK #: 5694 AMOUNT: 300.00

DATE TO BE CHECKED IN BY: 3-22-00

If application is found to be complete, the Community Development Department guarantees that the review comments for this application will be available for pick up at our office by the end of the day on 4-7-00 or we'll refund up to \$100 of your application fee.

This guarantee does not include late comments from outside review agencies. The date that the comments will be ready only applies if the application is accepted as complete. It is possible that additional items and/or fees may be required.





**Fax**

To: Eric Hahn  
G.J. Planning Dept.

From: Scott Lindsay, Owner 434-3030  
BRSL LLC. & Grand Junction Harley Davidson

Date: 4/21/00

Pages: 1

Eric,

As per our conversation please find the enclosed.

Total Building inc. storage sheds At 2571 Hwy. 6&50.

Restaurant	= 3490
Retail	= 8220
Service	= 1900
Office	= 800
Storage	= 2926

Total = 17336

Eric, as we discussed, I feel Grand Junction Harley Davidson should have a credit for the TCP charge at our old facility.

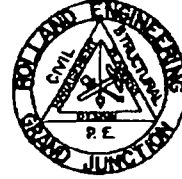
Should you require additional information please let me know. Thank you for all your help.



---

# ROLLAND ENGINEERING

405 RIDGES BOULEVARD, SUITE A  
GRAND JUNCTION, COLORADO 81503  
(970) 243-8300



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## FAX TRANSMISSION

TO: *City of Grand Jct.*

DATE: *4-13-00*  
COVER IS PAGE 1 OF 2

ATTENTION: *Eric Hahn*

FAX NUMBER: *256-4031*

REGARDING: *Harley Davidson Site - revised discharge calcs.*

FROM: *Kent Shaffer*

IF YOU DO NOT RECEIVE ALL PAGES OR IF YOU HAVE ANY QUESTION, PLEASE CALL  
(970)243-8300. YOU MAY FAX ANY REPLY TO (970)241-1273.

**DETENTION AREA OUTLET DESIGN****2 YEAR DESIGN**

## GIVEN:

Detention Area Invert = 4734.20  
 Opening Invert = 4734.20  
 Water Surface = 4735.60  
 Qmax (from runoff calcs.) 0.37 cfs  
 $Q = CA (2gH)^{0.5}$ ,  $C = 0.6$ ,  $A = \text{Area of Pipe}$ ,  $g = 32.2 \text{ FT/Sec}^2$ ,  $H = \text{Head to Centerline of Pipe}$   
 Allowable Discharge =  $Q_r (\text{release}) = 0.82 Q_{\text{max}}$  0.30 cfs

## CALCULATION:

Opening Size (inches) = 3  
 Opening Area (sq. ft) = 0.05  
 Head (feet) = 1.27  
 Discharge (CFS) = 0.27 **USE 12" PIPE WITH ORIFICE PLATE**

**100 YEAR DESIGN**

## GIVEN:

Detention Area Invert = 4734.20  
 Opening Invert = 4735.60  
 Water Surface = 4736.90  
 Qmax (from runoff calcs.) 1.87 cfs  
 $Q = CA (2gH)^{0.5}$ ,  $C = 0.6$ ,  $A = \text{Area of Pipe}$ ,  $g = 32.2 \text{ FT/Sec}^2$ ,  $H = \text{Head to Centerline of Pipe}$   
 Allowable Discharge =  $Q_r (\text{release}) = 0.82 Q_{\text{max}}$  1.53 cfs **Total = 100 YR Discharge + 2 YR Discharge**

## CALCULATION:

Discharge from 2YR opening at 100 YR head  
 100 YR head on 2 YR opening 2.57  
 100 YR Discharge on 2 YR opening 0.38  
 Size 100 YR opening  
 Opening Size (inches) = 7.63  
 Opening Area (sq. ft) = 0.32  
 Head (feet) = 0.98  
 Allowable 100YR Opening Discharge (CFS) 1.15  
 Discharge (CFS) = 1.51 **USE 12" PIPE WITH ORIFICE PLATE**  
 TOTAL DISCHARGE (CFS) = 1.53 **CHECKS GOOD**





CITY OF GRAND JUNCTION  
515 28 Road  
Grand Junction, CO 81501  
Fax: (970) 256-4031

## FACSIMILE

Date: 4/13/00  
To: KENT SHAFFER  
Location: ROLLAND ENGINEERING

Telephone Number: \_\_\_\_\_  
Fax Number: 241-1273

From: ERIC HAHN  
Telephone Number: (970) 244-1443

Number of Pages Including Cover Sheet: 2

Special Instructions:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

If the telecopy you have received is incomplete or illegible, please call (970) 244-1430.

KENT,

THE TCP IS GOOD, BUT THE ORIFICE DESIGN IS NOT. IF THE ORIFICE IS COMPLETELY SUBMERGED, WITH NO HEAD DIFFERENCE ACROSS THE ORIFICE (W.L. IS THE SAME ON EACH SIDE OF THE ORIFICE), IT IS NO LONGER ACTING AS AN ORIFICE. SEE THE FOLLOWING SHEET AND CALL ME.

ERIC

# DETENTION AREA OUTLET DESIGN

## 2 YEAR DESIGN

GIVEN:

Detention Area Invert = 4734.20  
 Opening Invert = 4734.20  
 Water Surface = 4735.60  
 Qmax (from runoff calcs.) 0.37 cfs  
 Q = CA (2gH)<sup>0.5</sup>, C = 0.6, A = Area of Pipe, g = 32.2 FT/Sec<sup>2</sup>, H = Head to Centerline of Pipe  
 Allowable Discharge = Qr (release) = 0.82 Qmax 0.30 cfs

CALCULATION:

Opening Size (inches) = 3  
 Opening Area (sq. ft) = 0.05  
 Head (feet) = 1.27  
 Discharge (CFS) = 0.27

**USE 6" PIPE WITH ORIFICE PLATE**

## 100 YEAR DESIGN

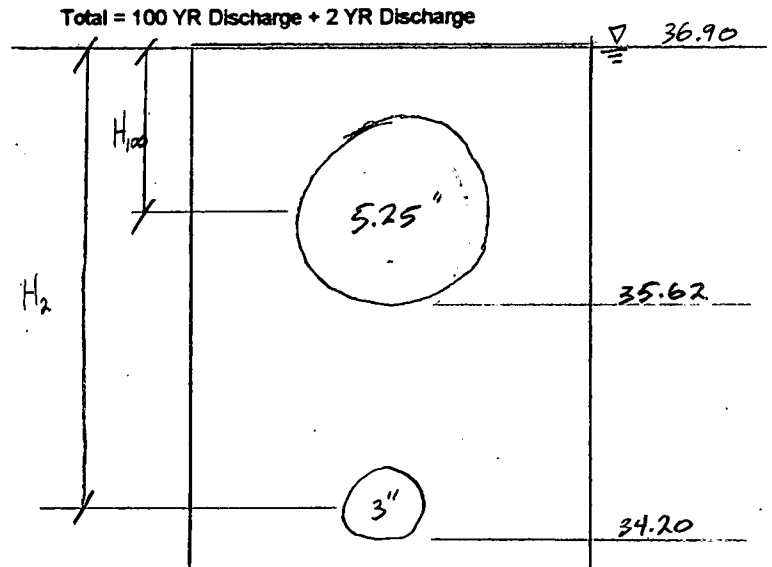
GIVEN:

Detention Area Invert = 4734.20  
 Opening Invert = 4734.20  
 Water Surface = 4736.90  
 Qmax (from runoff calcs.) 1.87 cfs  
 Q = CA (2gH)<sup>0.5</sup>, C = 0.6, A = Area of Pipe, g = 32.2 FT/Sec<sup>2</sup>, H = Head to Centerline of Pipe  
 Allowable Discharge = Qr (release) = 0.82 Qmax 1.53 cfs

CALCULATION:

Discharge from 2YR opening at 100 YR head  
 100 YR head on 2 YR opening 2.57 OK  
 100 YR Discharge on 2 YR opening 0.38  
 Size 100 YR opening  
 Opening Size (inches) = 5.25  
 Opening Area (sq. ft) = 0.15  
 Head (feet) = 2.48 **WRONG**  
 Allowable 100YR Opening Discharge (CFS) 1.15  
 Discharge (CFS) = 1.14  
 TOTAL DISCHARGE (CFS) = 1.53

THESE ORIFICE CALCS ASSUME THAT WATER LEVEL DOWNSTREAM OF ORIFICE IS LESS THAN OR EQUAL TO THE CENTER OF THE ORIFICE. IF THE ORIFICE IS SUBMERGED, THE HEAD DIFF. IS CALCD FROM UPSTREAM WATER LEVEL TO DOWNSTREAM WATER LEVEL. SEE FIG. K-6, SWMM.



**USE 6" PIPE WITH ORIFICE PLATE**

CHECKS GOOD

$$H_2 = 36.90 - 34.20 = \frac{0.25}{2} = 2.57 \text{ ft}$$

$$H_{100} = 36.90 - 35.62 = \frac{0.4375}{2} = 1.06 \text{ ft}$$

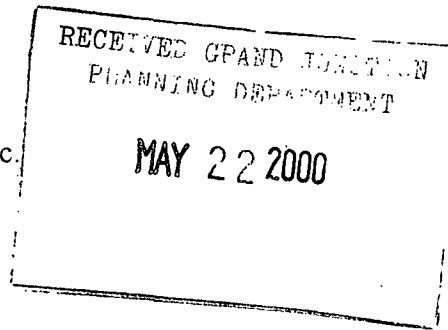
Eric Hahn



City of Grand Junction , Colorado  
250 North 5th Street  
81501-2668  
Phone: (970) 244-1501  
FAX: (970) 244-1456

May 19, 2000

Mr. Scott Lindsay  
Grand Junction Harley-Davidson, Inc.  
2571 Highway 6 & 50  
Grand Junction, CO 81505



Dear Mr. Lindsay,

I write to address your recent letter regarding the City's Transportation Capacity Payment ("TPC"). I understand your question to concern your corporate payment of a traffic impact fee for the café, shop and business at the prior location (2571 Highway 6 & 50). The corporation now intends to re-open the same business at 2747/9 Cross Roads. Why should the corporation have to pay another traffic impact fee to the City?

The summary is that the TCP payments "go with the land" and not with the person or business which paid the fee. This why the impact fee is collected each time a City development permit is issued for each property. Perhaps it helps when one knows that the impact fee is used to increase the traffic capacity of the streets near the property. While this is not literally true (because it depends on when and where projects are being funded) in all cases, it certainly is the City's goal to use impacts fees to benefit the properties being developed and the new businesses. And, since the money for the "old" site either has, or will be, spent improving streets near that parcel, perhaps this will help to understand that the money for a "refund" has already been spent. Any money repaid to your corporation, or waived, is in reality a payment to the corporation of tax dollars. For this reason, and others, the ordinance creating the TCP does not allow for refunds or reimbursements, even when the use or business goes out of business fairly soon after the TCP is paid.

You may know that impacts fees are common across the country. They are justified so that "new growth pays its own way." In other words, when each new development occurs which takes up some of the capacity of roads, sewer, water, schools, parks, *et cetera*, each new lot or business must pay some proportionate share. In Grand Junction, the TCP is an attempt to have each business and residence pay a part of the costs needed to upgrade all of the City's streets and traffic lights.

Many different methods of calculating, and collecting, an impact fee have been tried around the U.S. Grand Junction chose to calculate the cost of future road widenings, new roads, new traffic lights, *etc.*, based on population projections, and then apportion those future costs to each new use which is expected to generate "new" traffic. National traffic standards are used to estimate what each "new" business will bring in terms of new traffic. Of course, even that phrase has problems because when many businesses are simply upgrading or expanding--they are not "new."

Scott Lindsay  
May 19, 2000  
Page two

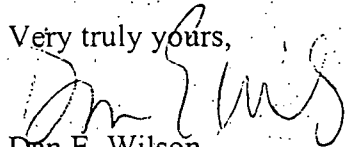
The ordinance, however, "looks at the problem" from a different perspective: (a) each business does create some added traffic and should help pay for the eventual need to widen or improve the streets<sup>1</sup>; (b) it would be very difficult, and would add the costs of some employee, to track the payment of a TCP. If a corporation opened a new business, and kept the old site, and some of the "old" business activity were transferred to the new, should part of the "old" TCP be credited to the new property? (c) If a TCP is paid today and the business moves tomorrow, should a new TCP be paid? What if the move isn't for ten years?

These questions are not answered by the ordinance. Instead, the ordinance picks a relatively simple, but sometimes arguably unfair, method to partially collect for the traffic impacts of new development.

You may find it interesting that when the City Council first set the dollar amount of the TCP, they deliberately set it at less than half of what the real "value" of impacts of new growth in Grand Junction are, so that the development community would not feel too large of an impact all at once. And, since the amount of the TCP was first set, there has been no increase. The net effect is that the TCP is now worth less to the City than when it began, even though the cost to build new traffic lanes and improvements has jumped considerably.

I would be happy to meet if you think that would be useful. If not, please call or let me know if I can be of further assistance.

Very truly yours,



Dan E. Wilson  
City Attorney

CC:  
City Council  
Mark Relph  
Joe Carter  
Erik Hahn

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<sup>1</sup> It is not rare for the national standards to not "fit" a local situation. If the standard textbook predictions, which the City will use unless something better is available, appear to be much too high, you can provide actual data. Please feel free to call me so I can explain this in more detail if this might help.

# Review Comments

## Harley Davidson

By: Eric W. Hahn, Development Engineer

Date: March 24, 2000

SUP-2000-046

Page 1 of 2

### GENERAL COMMENTS

1. The TCP for this project is:

$(11,400\text{sf retail}) \times (\$700/1000\text{sf}) + (4,250\text{sf service}) \times (\$244/1000\text{sf}) + (2,750\text{sf restaurant}) \times (\$1238/1000\text{sf}) = \$12,422.$

### FINAL DRAINAGE REPORT

1. The report indicates that no offsite runoff will impact the site from the west. The majority of the runoff from the properties that are situated between I-70 and Crossroads Boulevard is intercepted by the interstate embankment, and directed toward the Buthorne Ditch. This general drainage pattern would cause runoff from the parcel to the west to flow across the south edge of this site. How will this runoff be handled? Please clarify the drainage pattern of the area to the west of the site and modify the drainage report accordingly.
2. Neither the site plan nor the drainage report for the Guesthouse Inn indicates that a pipe will be provided to allow for the detention pond outfall from the Harley-Davidson site. Either modify the drainage report and proposed grading and drainage plan to establish a different outfall location, or coordinate with the developer of the Guesthouse Inn to modify their plans.
3. According to the SWMM, the reduction factor used in the "Rational Method Runoff and Detention Calculations" must be based on the type of proposed outlet structure from the detention pond. The outlet design calculations indicate that the proposed outlet structure is a double orifice design, but the reduction factor used in the runoff calculations implies that a weir outlet structure will be used. Please modify the report so that these calculations are consistent.

### COVER SHEET

1. No comments.

### SITE PLAN

1. The proposed shared access must meet on-site vehicle storage or "stacking" requirements presented in Section 5.4 of the Transportation Engineering Design Standards (TEDS). The proposed converging exit configuration at the shared access provides virtually no stacking for either site, a minimum stacking distance of 60' is recommended. Please schedule a meeting with the City Development Engineer and the engineer for the adjacent motel project to establish an acceptable exit configuration for this access.
2. Please indicate where cleanouts will be located on the sanitary sewer services. If the cleanouts will be located in paved areas, please provide a detail that shows how the cleanouts will be protected in traffic conditions. In order to facilitate maintenance; please consider using two 45-degree bends with cleanouts instead of the one 90-degree bend.
3. The existing curb cuts along Crossroads Boulevard that will not be used must be removed and replaced with monolithic curb, gutter and sidewalk to match existing.
4. A "Work in the Right-of-Way" permit will be required to perform the proposed pavement cuts and water service tie-ins in the Crossroads Boulevard right-of-way.

## Review Comments

### Harley Davidson

By: Eric W. Hahn, Development Engineer

Date: March 24, 2000

SUP-2000-046

Page 2 of 2

5. Please provide dimensions for the handicapped accessible parking areas.

#### HORIZONTAL CONTROL PLAN

1. No comments.

#### GRADING AND DRAINAGE PLAN

1. Please provide a typical cross-section showing the minimum depth and maximum side slopes of the proposed drainage swale along the west property line.
2. As discussed in the review comments of the Final Drainage Report, the site plan for the Guesthouse Inn does not show that a pipe will be provided to allow for the detention pond outfall from the Harley-Davidson site. Please modify the proposed grading and drainage plan to establish a different outfall location, or coordinate with the developer of the Guesthouse Inn to modify their plans.
3. The flowline elevations of the v-pan in the northwest corner of the site do not match the corresponding flow direction arrow.

#### DETAILS

1. The different views of the Outlet Structure Detail only show one orifice, while the "Outlet Works" table and the Final Drainage Report indicate that two orifices will be provided. The 6" detention pond outlet pipe has a submerged capacity of approximately 1.5 cfs. Is the outlet pipe intended to serve as the flow control structure for the 100-year event? If so, the elevation of the top edge of the weir plate is too high. Please clarify how the outlet structure will be configured to provide the required two-stage outlet control.

#### LANDSCAPE PLAN

1. The trees and shrubs shown near each access drive are in the sight triangles as defined by Fig. 15, Appendix 11.7 of the TEDS. TEDS states that there may be no "object higher than 30 inches, or in the case of trees, no foliage lower than 8 feet." Please move these trees and shrubs so that they do not encroach in the sight triangles, or demonstrate that they meet the height requirements.

2701-36  
2701-36

Aspland  
T. I. N. R. I. W.  
SEC. 25  
2701-25

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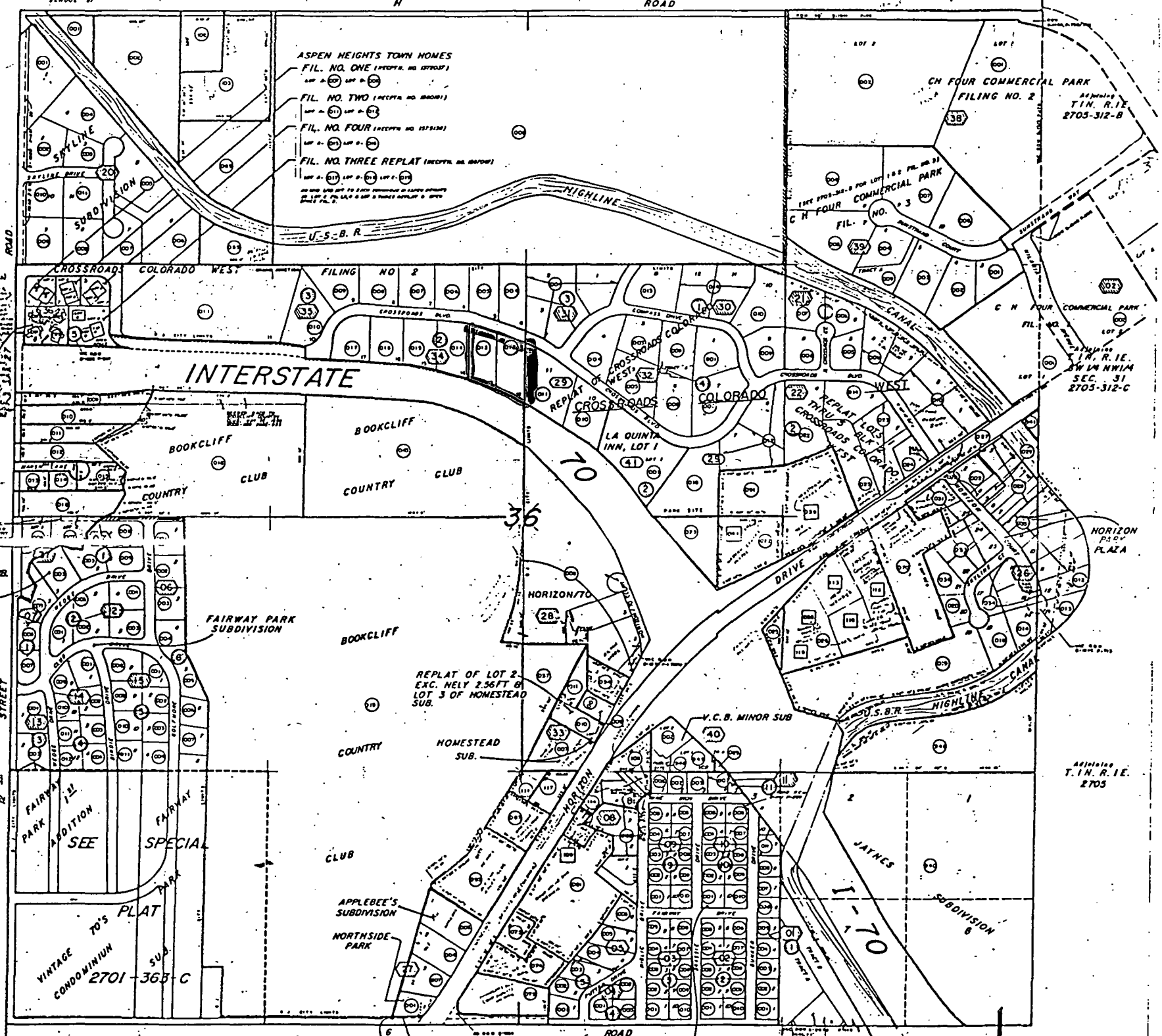
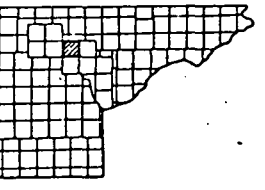
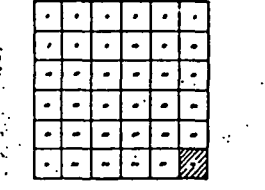
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ASPEN HEIGHTS TOWN HOMES  
FIL. NO. 3

Aspland  
T. I. N. R. I. W.  
SEC. 35  
2701-35

LOTS 1 & 2  
OF  
DUNCAN MINOR SUB.

Aspland  
T. I. N. R. I. W.  
SEC. 35  
2701-35



Aspland  
T. I. N. R. I. W.  
SEC. 1  
2945-01

T. I. N. R. I. W. SEC. 36  
2701-36

MAR 20 1985

APR 12 2000

**Response to Review Comments**

File: #SUP-2000-046

Title Heading: **Harley-Davidson Sales/Shake Rattle & Roll Restaurant**

Location: 2747 Crossroads Blvd.

Petitioner: J. Dyer Construction Inc.

Petitioner's Representative: Rolland Engineering, Trevor Brown

Staff Representative: **Joe Carter**

---

The following response to comments are in the same order as the Comments received from the City of Grand Junction 4/04/00:

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**CITY COMMUNITY DEVELOPMENT**

1. All required sign permits will be applied for at time of sign construction by sign contractor.
2. A liquor license will be applied for by the restaurant operator as required.
3. A fence permit will be applied for at time of Trash Enclosure construction.
4. A bicycle rack that will accommodate 4 bicycles will be shown on the revised landscape plan.
5. The instrument was submitted in the package on March 17, 2000.

**CITY DEVELOPMENT ENGINEER**

**GENERAL COMMENTS**

- NEED #'S
1. A revised TCP of \$10,663 was calculated based on more exact square footage numbers.

**FINAL DRAINAGE REPORT**

- WHY 6" PIPE?
1. The description of Off-Site flows was expanded to include the runoff from the parcel to the west.
  2. The plan was revised to show the construction of the storm drain outfall from the site outlet structure to the discharge point into the Buthorn Ditch.
  3. The reduction factor was revised and detention volumes recalculated.

**SITE PLAN**

1. Per our meeting and discussion of entrance geometry, we agreed that no modifications were necessary.
2. Per our conversation, the actual clean-out locations will be shown on the site plan done by the mechanical engineer with the building plan submittal. As requested, we are including a detail of the traffic rated clean out that will be used.
3. Delineation of existing driveway cut removal and curb, gutter and walk replacement was added to the Horizontal Control Plan.
4. Permit will be applied for by the contractor at time of construction.
5. Dimensions added.



## **GRADING AND DRAINAGE PLAN**

1. Cross section added.
2. The plan was revised to show the construction of the storm drain outfall from the site outlet structure to the discharge point into the Buthorn Ditch. The applicant is coordinating the design and construction with the adjacent Guest House Inn developer.
3. Elevations have been corrected.

## **DETAILS**

Additional detail and clarifications were made to the Outlet Structure Detail.

## **LANDSCAPE PLAN**

- How so?*
1. The proposed trees and shrubs meet the sight triangle requirements as defined by Fig. 15, Appendix 11.7 of the TEDS manual.

## **CITY UTILITY ENGINEER**

1. In process.
2. Pretreatment applications are currently being prepared.

## **CITY FIRE DEPARTMENT**

Full Mechanical and Architectural plans will be submitted at time of building permit review.

## **CITY ATTORNEY**

Noted "No comments"

## **MESA COUNTY BUILDING DEPARTMENT**

Full Mechanical and Architectural plans will be submitted at time of building permit review.

## **PUBLIC SERVICE**

Plan now shows 15' utility easement along west property line.

## **PERSIGO WWTF**

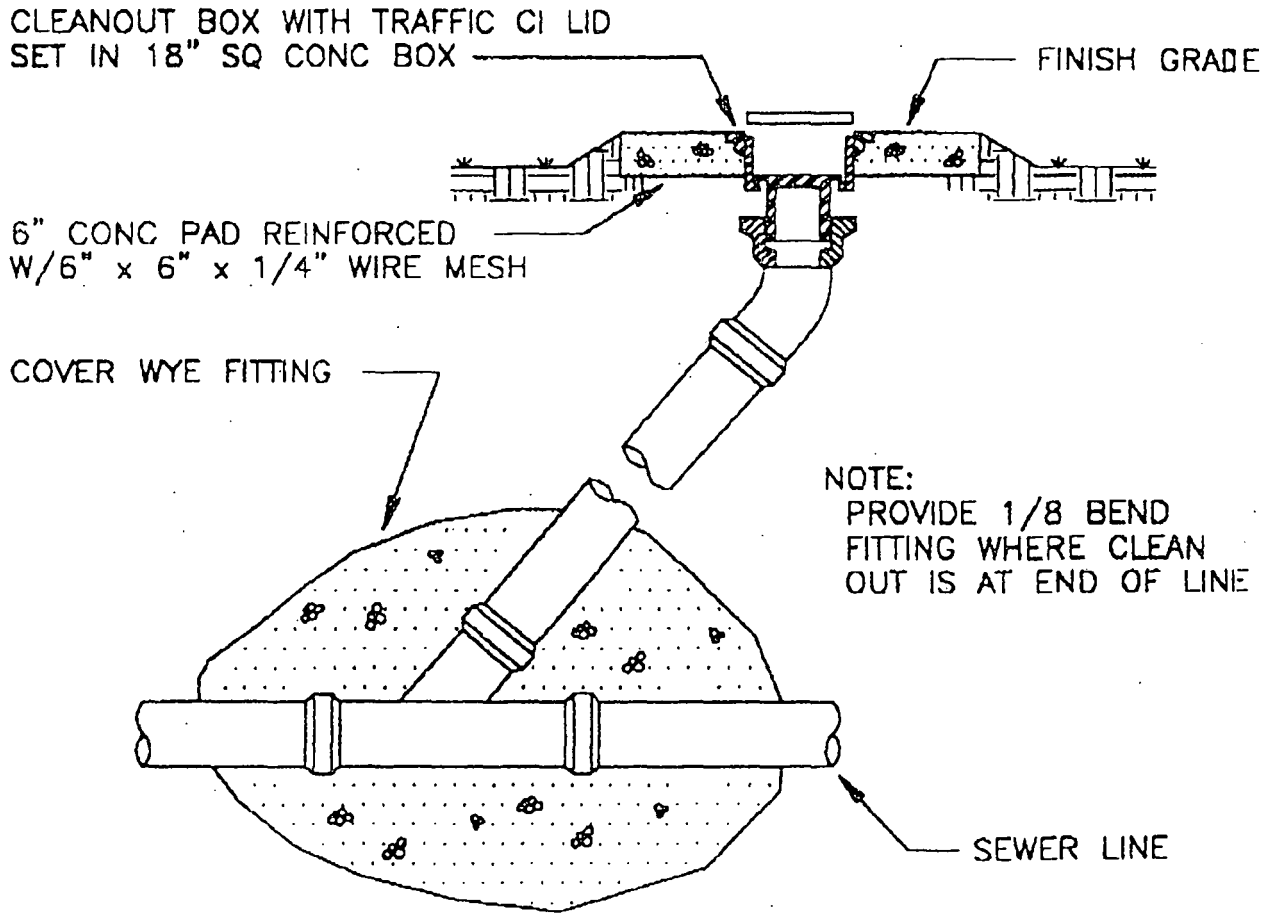
Pretreatment applications are currently being prepared.

## **CITY CODE ENFORCEMENT**

1. All required sign permits will be applied for at time of sign construction by sign contractor.
2. Please refer to IES data on lighting plan sheet ES-2.
3. Added note to Grading and Drainage plan regarding dust control.
4. The proposed trees and shrubs meet the sight triangle requirements as defined by Fig. 15, Appendix 11.7 of the TEDS manual.
5. Truck loading, unloading comment noted.
6. A fence permit will be applied for at time of Trash Enclosure construction.

## **WALKER FIELD AIRPORT AUTHORITY**

Airport influence area comment noted. Please refer to IES data on lighting plan sheet ES-2 for lighting information.

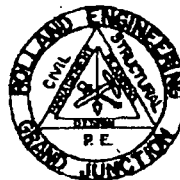


EXTERIOR CLEANOUT  
SCALE: NONE

---

**ROLLAND ENGINEERING**

405 RIDGES BOULEVARD, SUITE A  
 GRAND JUNCTION, COLORADO 81503  
 (970) 243-8300




---

**FAX TRANSMISSION**

TO: City of Grand Jct

DATE: 4-13-00  
 COVER IS PAGE 1 OF 1

ATTENTION: Eric Hahn

FAX NUMBER: 256-4031

REGARDING:  
 Harley Davidson Site

FROM: Kent Shaffer

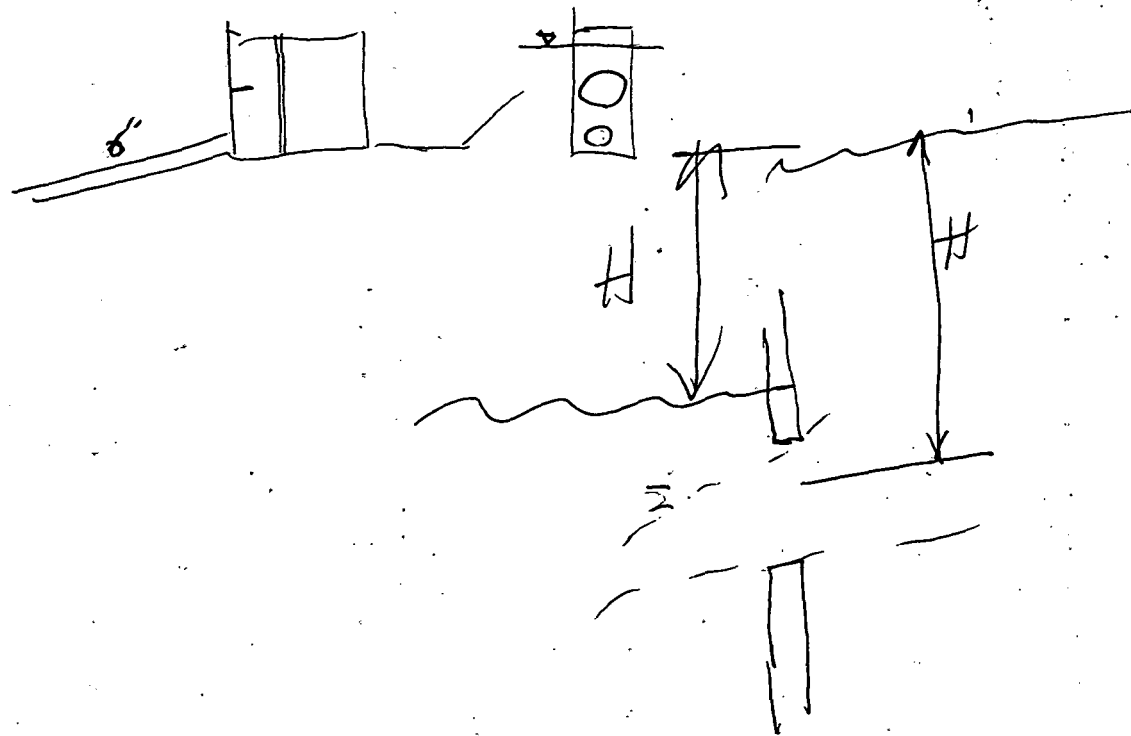
IF YOU DO NOT RECEIVE ALL PAGES OR IF YOU HAVE ANY QUESTION, PLEASE CALL  
 (970)243-8300. YOU MAY FAX ANY REPLY TO (970)241-1273.

TCP Calculation:

$$\begin{aligned}
 &5,537 \text{ SF Retail} \times (\$700/1000 \text{ SF}) + 4,250 \text{ SF Service} (\$244/1000 \text{ SF}) + \\
 &2,750 \text{ SF restaurant} \times (\$1,238/1000 \text{ SF}) + 5,863 \text{ SF OFFICE} \times (\$400/1000 \text{ SF}) \\
 &= \$10,662.60
 \end{aligned}$$

Detention area outlet design

The 6" outlet pipe depends on the 2.7' of Head  
 pressure of the 100 yr water surface elevation to achieve  
 a flow rate of 1.53 cfs.



GENERAL PROJECT REPORT  
FOR

Harley-Davidson  
Site Review  
and  
Special Use Permit

Prepared for:

BRSL LLC  
c/o J. Dyer Construction, Inc.  
2335 Interstate Ave.  
Grand Junction, CO 81505

Prepared by:

ROLLAND Engineering  
405 Ridges Blvd.  
Grand Junction, CO 81503

March 15, 2000

## **Project Description**

The proposed Harley-Davidson Site with attached Restaurant is an approximate 2.2 acre site consisting of Lot 12 and 13 of the Crossroads Colorado West Filing Two Subdivision. The site is between Crossroads Blvd. And I-70 and is to the west of Horizon Drive.

The dealership functions are to sell and service Harley-Davidson motorcycles and products. The dealership is 1 of 600 Harley-Davidson Motor Company Franchised dealers. Grand Junction Harley-Davidson has 21 employees in the peak season and 15 in the winter months. Hours of operation are 8 a.m. to 6p.m. Monday thru Saturday and closed on Sunday.

The restaurant at the Harley-Davidson site will be called the "Shake, Rattle, and Roll Diner". It is sized for approximately 50-60 patrons and will serve breakfast, lunch, and dinner. The Diner is proposed to be open 7 days a week from 6:00 a.m. to approximately 10:00 p.m. Craig Springer, the Springer Capital Corporation, will run the Diner which will have approximately 20 employees.

The Property is zoned HO in the City of Grand Junction. The Project will meet the growth plan which has this area as being zoned HO.

## **Project Benefit**

This infill location has all the required utilities available to the site and will not stretch other services such as emergency services. The location of this Project should result in much less impact on the infrastructure of the community than one of similar size on the fringe of those systems.

## **Project Compliance, Compatibility, and Impact**

We believe the Project complies with all existing plans and policies for this area. As stated above, the property is within the City with a zoning of HO and meets the City's goal of encouraging infill development. We are requesting a special use permit because of the outdoor motorcycle sales and also because of motorcycle repair and maintenance which, if interpreted as similar to automobiles, require a special use permit under the HO zoning.

The properties to the north, west, and east are zoned HO. The I-70 corridor runs along the southern border of the property with the BookCliff Country Club to the south of I-70.

The property presently has two lots associated with it that will be combined by an instrument to combine lots. The site is presently has no structures on it.

Access to the Harley-Davidson sales office and the restaurant will be from Crossroads Blvd. The site will have one entrance on the west side of the property with another shared entrance on the east side of the property. The shared entrance will be shared with the Guest House Inn which is

building on the property to the east.

All utilities are available to the site. Utility providers are as follows:

Fire -	City of Grand Junction Fire Department
Water (Domestic) -	Ute Water Conservancy District
Sewer -	City of Grand Junction
Gas & Electric -	Public Service Company
Phone -	U.S. West
Cable -	AT&T Communications
Irrigation -	Domestic Water
Drainage-	Grand Junction Drainage District (GJDD)

The sanitary sewer main is in Crossroads Blvd. with service laterals extended to the property. The Harley-Davidson shop and restaurant will both require pretreatment grease traps because of the restaurant and a wash bay for the motorcycles. A pretreatment agreement will be completed with the Persigo Wastewater treatment plant.

Landscape irrigation will be from domestic water.

A drainage Report has been completed for the site. Storm water will be detained in the southeast corner of the site and then will be released at an historic rate into the historic overland flow swale which flows along the southern edge of the lots, between I-70, to the east into a large drainage ditch which is owned and maintained by the GJDD. The drainage ditch runs along the western boundary of the La Quinta Inn property. The drain ditch is piped under I-70 where it continues along the BookCliff Country Club to the South. The drain ditch to the south of I-70 is owned and maintained by the City of Grand Junction.

There are no geologic hazards on the site.

Signage on the site will be per the City of Grand Junction requirements. We anticipate 2 monument style signs, one pointing towards I-70 and a smaller one towards Crossroads Blvd. There will also be a flush mount Harley-Davidson emblem sign on the clock tower of the building.

### **Development Schedule**

The construction of the development will begin as soon as final approval is granted. We anticipate the Spring of 2000 as the commencement of construction with final completion by the Fall of 2000.



# DEVELOPMENT APPLICATION

Community Development Department  
250 North 5th Street, Grand Junction, CO 81501  
(970) 244-1430

Receipt \_\_\_\_\_

Date \_\_\_\_\_

Rec'd By \_\_\_\_\_

File No. \_\_\_\_\_

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"/> 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 type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					
<input type="checkbox"/> Site Plan Review					
<input type="checkbox"/> Property Line Adj.					

<u>BRSL LLC</u>	<u>J. Dyer Construction, Inc.</u>	<u>Rolland Engineering</u>
Property Owner Name	Developer Name	Representative Name
<u>539 32 Road Unit #4</u>	<u>2335 Interstate Ave.</u>	<u>405 Ridges Blvd.</u>
Address	Address	Address
<u>Grand Junction CO 81504</u>	<u>Grand Junction CO 81505</u>	<u>Grand Junction CO 81503</u>
City/State/Zip	City/State/Zip	City/State/Zip
	<u>(970) 245-8610</u>	<u>(970) 243-8300</u>
Business Phone No.	Business Phone No.	Business Phone No.
		<u>(970) 241-1273</u>
E-Mail	E-Mail	E-Mail.
Fax Number	Fax Number	Fax Number

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.

	<u>3/15/00</u>
Signature of Person Completing Application	Date
	<u>3/15/00</u>
Signature of Property Owner(s) - attach additional sheets if necessary	Date



**FINAL DRAINAGE REPORT  
FOR  
GRAND JUNCTION  
HARLEY DAVIDSON  
GRAND JUNCTION, COLORADO**

PRESENTED TO :

**The City of Grand Junction**

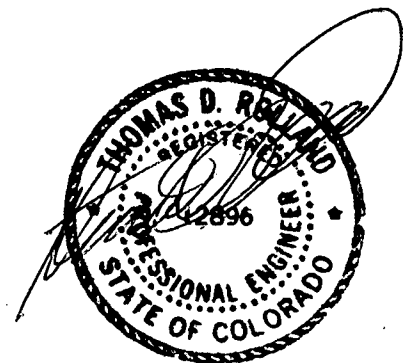
PREPARED FOR:

**BRSL L.L.C.  
539 32 Rd.  
Unit #4  
Grand Junction, Colorado**

PREPARED BY:

**ROLLAND Engineering  
405 Ridges Blvd., suite A  
Grand Junction, Colorado 81503**

March 17, 2000  
revised  
April 7, 2000



## **TABLE OF CONTENTS**

- I. SITE LOCATION
- II. PURPOSE OF REPORT
- III. MAJOR BASIN DESCRIPTION
- IV. EXISTING SITE DESCRIPTION AND SOIL GROUP
- V. PROPOSED SITE DESCRIPTION
- VI. EXISTING DRAINAGE CONDITIONS
  - On-site Flows
  - Off-site Flows
  - Runoff Calculations
- VII. PROPOSED DRAINAGE CONDITIONS
  - General Discussion
  - Off-Site Flows and System Impact
  - Operation and Maintenance
- VIII. DESIGN CRITERIA
  - General Considerations
  - Hydrology and Detention Area Sizing
  - Inlet and Pipe Sizing
- IX. CONCLUSIONS

## **APPENDICES**

- A. RATIONAL METHOD RUNOFF AND DETENTION CALCULATIONS
- B. DETENTION AREA DESIGN
  - DETENTION AREA VOLUME CALCULATION
  - DETENTION AREA OUTLET DESIGN
- C. SUPPORTING INFORMATION
  - RATIONAL METHOD RUNOFF COEFFICIENTS TABLE
  - IDF DATA FOR USE IN THE GRAND VALLEY
  - DETERMINATION OF "Ts"

## **FIGURES**

MAJOR DRAINAGE BASIN MAP

## **ENCLOSURES**

FINAL DRAINAGE PLAN

## **I. SITE LOCATION**

The Harley Davidson site is proposed for the SE¼, NW¼, Section 36, T1N, R1W of the Ute Meridian; more commonly known as 2747 Crossroads Blvd. Land use in the immediate area is light commercial with currently vacant adjacent lots on the east and west sides. There is primarily vacant ground to the North across Crossroads Blvd and Interstate 70 runs along the southern boundary. The total site area is approximately 1.9 acres.

## **II. PURPOSE OF REPORT**

The proposed development for this site is to construct a new Harley Davidson retail store. The purpose of this report is to describe site characteristics before and after development, calculate the existing and proposed runoff, size the appropriate storm sewer system, determine the approximate on-site detention area volume required, and describe stormwater discharge offsite.

## **III. MAJOR BASIN DESCRIPTION**

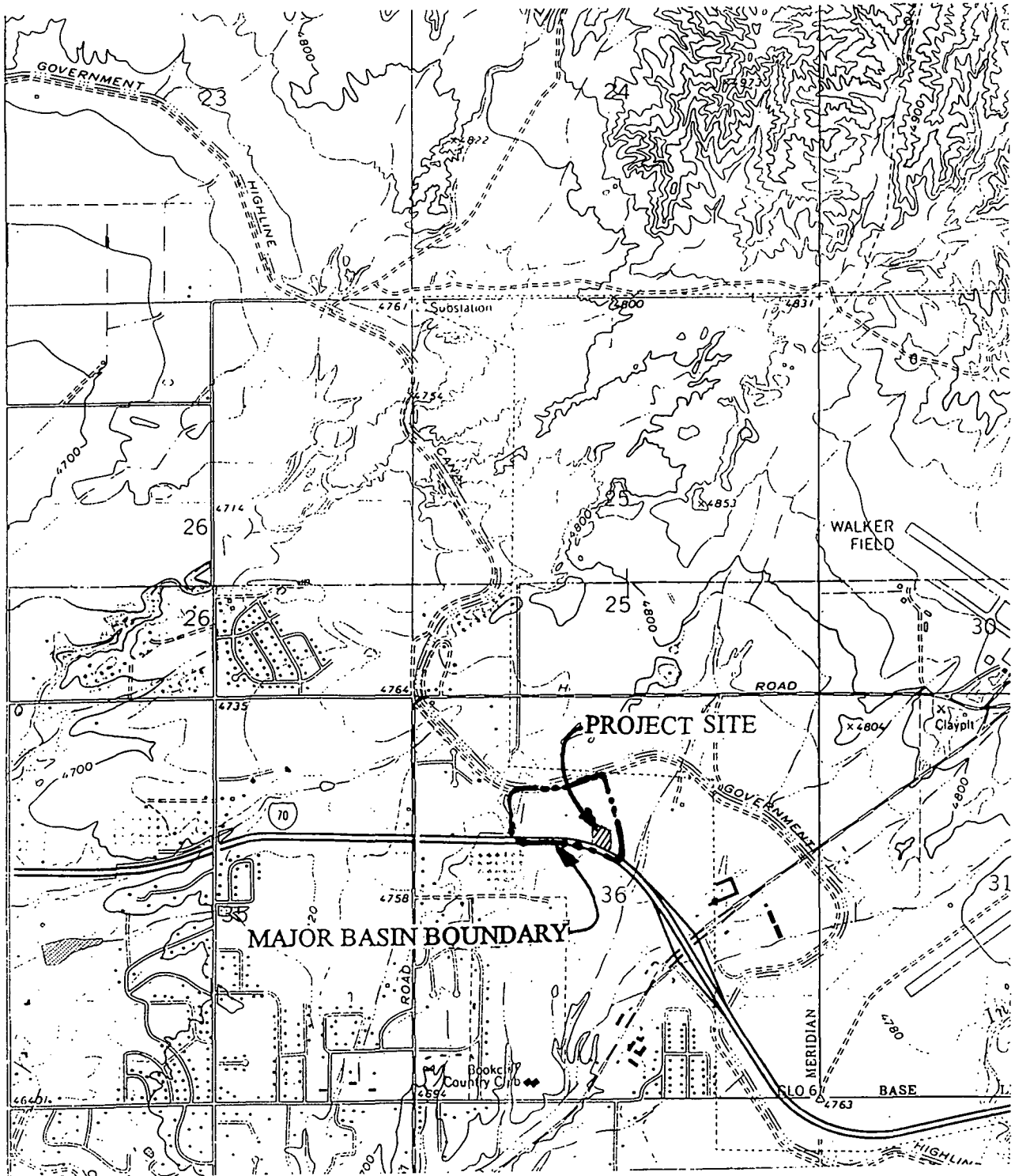
The site lies in a major basin of less than 50 acres in size that drains into a drainage channel to the east of the site (see major drainage basin map). The basin is bounded by the Government Highline Canal approximately 500' to the north, a ridge line approximately 350' to the west and Interstate 70 on the south.

The site is not within a defined 100 year floodplain. Drainage characteristics within the major drainage basin will remain unchanged.

## **IV. EXISTING SITE DESCRIPTION AND SOIL GROUP**

The site currently consists of a vacant, roughly graded lot with virtually no vegetation or ground cover. There are no significant drainage features on the site

According to the "Soil Survey, Grand Junction Area, Colorado, United States department of Agriculture, Soil Conservation Service, issued in November, 1955", the soil type for this site is a Chipeta silty clay loam (0-2 percent slopes) which is derived from deep alluvial deposits that came mainly from Mancos shale. A Hydrologic Soil Group D was used for run off calculations.



**MAJOR DRAINAGE BASIN MAP**

## V. PROPOSED SITE DESCRIPTION

The building, parking lot, and associated landscaping will utilize the entire site. The on-site developed surface treatments (and their approximate size) will consist of the items listed below.

- Building 0.46 Acres
- Asphalt/Concrete 0.96 Acres
- Landscaping 0.52 Acres  
1.94 Acres

## VI. EXISTING DRAINAGE CONDITIONS

### On-Site Flows

The site slopes from north to south at an average slope of 1.5 to 2 percent. The embankment of Interstate 70 along the southern boundary directs runoff to the southeast corner of the site. Drainage continues on east until it reaches a major drainage way just west of the La Quinta Inn where it enters an existing 48" cmp that passes under Interstate 70. No drainage enters the site from existing Crossroads Blvd. or from the adjacent lot to the west.

### Off-Site Flows

A small amount of runoff enters the site from the adjacent lot to the east, but nearly all site runoff is ultimately conveyed back across the southern boundary of the lot to the east of the site.

Runoff from the adjacent properties to the west are channeled along the toe of the embankment slope of Interstate 70 and enter a 24" CMP that crosses under Interstate 70 approximately 170 feet west of the southwest corner of the site.

### Runoff Calculations

The hydrology and runoff calculations for the existing conditions are presented in Appendix A.

## VII. PROPOSED DRAINAGE CONDITIONS

### General Discussion

The general drainage pattern from north to south is maintained in the proposed site design. All runoff is conveyed to a detention area located in the southeast corner of the site. The detention area outlet design is being coordinated with a concurrent development plan on the adjacent lot to the east. Currently the detention area outlet will tie into a proposed drain pipe provided in the drainage plan of that site, and ultimately reach the major drainage way just west of the existing La Quinta Inn.

### Detention Area Design

The SWMM requires that detention areas be designed to release at not more than historic rates. Due to the capacity problems in the off site storm sewer system, this detention area is designed to release at less than historic rates. The historic runoff and detention area release rates are listed below.

EXISTING RUNOFF AND DETENTION RELEASE RATES		
	2 YEAR	100 YEAR
HISTORIC RUNOFF	0.37 CFS	1.53 CFS
DETENTION RELEASE RATE	0.30 CFS Maximum	1.52 CFS Maximum

The detention area is located on the southeast corner of the site. The outlet from the detention area is a structure with orifices to release the 2-year and 100-year events. The required volume is approximately 670 cubic feet for a 2 year event yielding a 100 year water surface of approximately 4735.6. The required volume is approximately 2700 cubic feet for a 100 year event yielding a 100 year water surface of approximately 4736.9. The detention area will be a grass and landscaped area as shown on the Grading and Drainage Plan. The top of the berm around the pond is 4737.5; therefore, there is approximately 0.6' of freeboard.

### Off-Site Flows and System Impact

A small amount of offsite runoff is still be anticipated from the adjacent development to the east and is accounted for in the developed runoff calculations and discharge flow rates.

### Operation and Maintenance

Harley Davidson will be responsible for operation and maintenance of the onsite storm sewer and detention facilities.

## **VIII. DESIGN CRITERIA**

### General Considerations

No previous drainage studies are known to have been performed for the site. This final drainage report has been performed according to the requirements of the Mesa County/City of Grand Junction Storm Water Management Manual dated May 1996.

### Hydrology and Detention Area Sizing

The 2 year and 100 year runoff rates were calculated for this project using the Rational Method as described in the Mesa County/City of Grand Junction Stormwater Management Manual (SWMM) dated May 1996.

The Detention Area was sized using the Modified Rational Method.

The spreadsheet presented in appendix A lists all parameters for the runoff calculations and detention area sizing. All variables were selected from tools contained in the SWMM and are referenced in Appendix A.

### Inlet and Pipe Sizing

The only inlet and pipe in the proposed drainage system are the detention area outlet structure and outlet pipe which are designed to convey no more than the historic volume of flow.

## **X. CONCLUSIONS**

The runoff calculations and detention area sizing for Harley Davidson Site are according to the SWMM. No off-site flow will enter the site. The flow path for the developed condition is similar to the existing condition.

**APPENDIX A**

**RATIONAL METHOD RUNOFF AND  
DETENTION CALCULATIONS**



ROLLAND ENGINEERING  
 BY: Kent Shaffer  
 06-Apr-2000

**HARLEY DAVIDSON SITE  
 RATIONAL METHOD RUNOFF AND DETENTION CALCULATIONS**

BASIN DESIGNATION AND STORM	TOTAL BASIN AREA (Acres)	C CALCULATION						Tc CALCULATION						INTENSITY i (Inches/Hour)	RUNOFF Q (CFS)	COMMENTS	DETENTION AREA SIZING											POND VOLUME V (CUBIC FEET)						
		C1	A1	C2	A2	C3	A3	Composite C	To		Ts		Tchan				Tc (Minutes)	Cd	A (Acres)	Qmax (CFS)	Reduction Factor	Qr (CFS)	Tcd (Minutes)	Tch (Minutes)	Td (Minutes)	ld (Inches/Hour)	Qd (CFS)		K					
		Bare Ground	Landscape	Bldg, Conc. and Pavement	Overland Flow Length (L in Feet)	Average % Slope Overland Flow (S)	To (Minutes)		Concentrated Length (Feet)	Concentrated Velocity (F/S)	Ts (Minutes)	Channel Length (Feet)	Channel Velocity (F/S)																	Tchan (Minutes)				
<b>Historic Flows</b>																																		
2 YR	1.94	0.24	1.94				0.24	280	1.7	21.7	240	1.00	4.0				25.7	0.61	0.28															
100 YR	1.94	0.30	1.94				0.30	280	1.7	20.2	240	1.00	4.0				24.2	2.45	1.43															
<b>Offsite Flows</b>																																		
2 YR	0.47	0.24	0.47				0.24	65	1.0	12.5							300	1.5	3.3	15.8	0.76	0.09												
100 YR	0.47	0.30	0.47				0.30	65	1.0	11.6							300	1.5	3.3	14.9	3.11	0.44												
<b>Developed Flows</b>																																		
2 YR	1.94			0.18	0.52	0.93	1.42	0.73	65	1.0	5.4						500	3.5	2.4	7.8	1.03	1.46	0.73	1.94	1.46	0.82	1.19	7.8	25.7	7.2	1.02	1.44	3.31	703
100 YR	1.94			0.24	0.52	0.95	1.42	0.76	65	1.0	4.9						500	3.5	2.4	7.3	4.07	6.00	0.76	1.94	6.00	0.82	4.92	7.3	24.2	7.1	4.06	5.98	3.31	2753

Formulas:

Q = CIA  
 C = Rational method runoff coefficient, dimensionless (Table "B-1" in Appendix B)  
 i = rainfall intensity in inches (Table "E-2")  
 A = Basin Area

Tc = Overland Flow (To) + Shallow Concentrated Flow (Ts) + Channel Flow (Tchan)

To = 1.8(1.1-C)L<sup>0.5</sup>/S<sup>0.33</sup>  
 L = Length of flow plane (300' maximum)  
 S = Average percent slope of the overland plane

Ts = Ls/Vs  
 Ls = Length of flow in concentrated area  
 Vs = Velocity in concentrated area (figure "E-3")

Tchan is based on separate channel calculations

**ALL REFERENCES REFER TO THE CITY OF GRAND JUNCTION  
 MESA COUNTY STORMWATER MANAGEMENT MANUAL**

Formulas for detention calculations are from Table "N-1"

**APPENDIX B**  
**DETENTION AREA DESIGN**

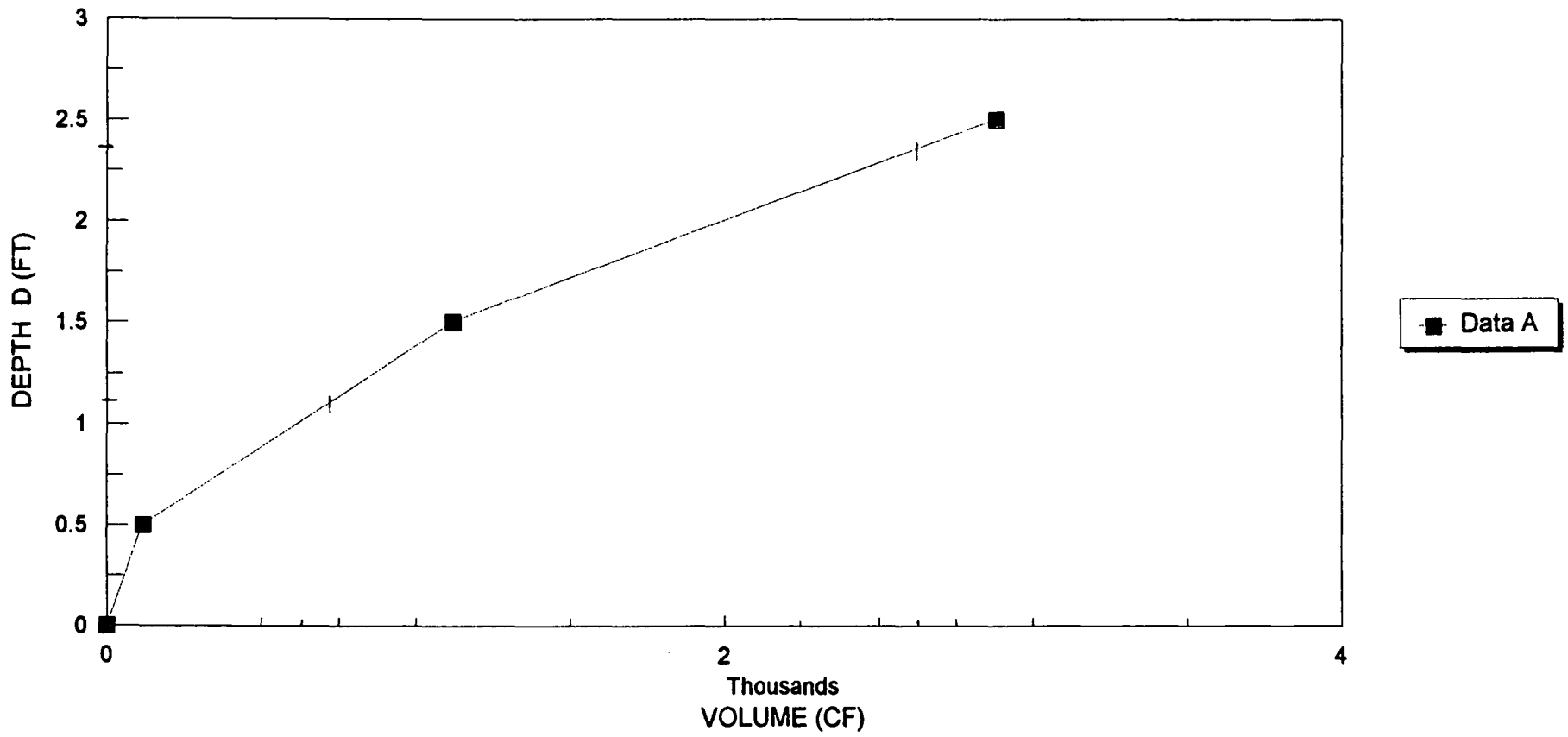
14-Mar-2000

### DETENTION AREA CALCULATION

VOLUME FORMULA =  $[A1 + A2 + (A1 \times A2)^{.5}] H / 3$

CONTOUR OR ELEVATION	AREA AROUND CONTOUR (SQ FT)	INCREMENTAL VOLUME (CU FT)	CUMULATIVE VOLUME (CU FT)	COMMENTS
4734.5	0		0	
4735	712	119	119	
4736	1325	1003	1121	
4737	2230	1758	2879	

DETENTION DEPTH AND VOLUME RELATIONSHIP



# DETENTION AREA OUTLET DESIGN

## 2 YEAR DESIGN

### GIVEN:

Detention Area Invert = 4734.20  
Opening Invert = 4734.20  
Water Surface = 4735.60  
Qmax (from runoff calcs.) 0.37 cfs  
Q = CA (2gH)<sup>0.5</sup>, C = 0.6, A = Area of Pipe, g = 32.2 FT/Sec<sup>2</sup>, H = Head to Centerline of Pipe  
Allowable Discharge = Qr (release) = 0.82 Qmax 0.30 cfs

### CALCULATION:

Opening Size (inches) = 3  
Opening Area (sq. ft) = 0.05  
Head (feet) = 1.27  
Discharge (CFS) = 0.27 **USE 6" PIPE WITH ORIFICE PLATE**

## 100 YEAR DESIGN

### GIVEN:

Detention Area Invert = 4734.20  
Opening Invert = 4734.20  
Water Surface = 4736.90  
Qmax (from runoff calcs.) 1.87 cfs  
Q = CA (2gH)<sup>0.5</sup>, C = 0.6, A = Area of Pipe, g = 32.2 FT/Sec<sup>2</sup>, H = Head to Centerline of Pipe  
Allowable Discharge = Qr (release) = 0.82 Qmax 1.53 cfs **Total = 100 YR Discharge + 2 YR Discharge**

### CALCULATION:

Discharge from 2YR opening at 100 YR head  
100 YR head on 2 YR opening 2.57  
100 YR Discharge on 2 YR opening 0.38  
Size 100 YR opening  
Opening Size (inches) = 5.25  
Opening Area (sq. ft) = 0.15  
Head (feet) = 2.48  
Allowable 100YR Opening Discharge (CFS) 1.15  
Discharge (CFS) = 1.14 **USE 6" PIPE WITH ORIFICE PLATE**  
TOTAL DISCHARGE (CFS) = 1.53 **CHECKS GOOD**

**APPENDIX C**  
**SUPPORTING INFORMATION**

LAND USE OR SURFACE CHARACTERISTICS	SCS HYDROLOGIC SOIL GROUP (SEE APPENDIX "C" FOR DESCRIPTIONS)											
	A			B			C			D		
	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+
UNDEVELOPED AREAS	Bare ground											
	.10 - .20 .14 - .24	.16 - .26 .22 - .32	.25 - .35 .30 - .40	.14 - .22 .20 - .28	.22 - .30 .28 - .36	.30 - .38 .37 - .45	.20 - .28 .26 - .34	.28 - .36 .35 - .43	.36 - .44 .40 - .48	.24 - .32 .30 - .38	.30 - .38 .40 - .48	.40 - .48 .50 - .58
	Cultivated/Agricultural											
	.08 - .18 .14 - .24	.13 - .23 .18 - .28	.16 - .26 .22 - .32	.11 - .19 .16 - .24	.15 - .23 .21 - .29	.21 - .29 .28 - .36	.14 - .22 .20 - .28	.19 - .27 .25 - .33	.26 - .34 .34 - .42	.18 - .26 .24 - .32	.23 - .31 .29 - .37	.31 - .39 .41 - .49
	Pasture											
.12 - .22 .15 - .25	.20 - .30 .25 - .35	.30 - .40 .37 - .47	.18 - .26 .23 - .31	.28 - .36 .34 - .42	.37 - .45 .45 - .53	.24 - .32 .30 - .38	.34 - .42 .42 - .50	.44 - .52 .52 - .60	.30 - .38 .37 - .45	.40 - .48 .50 - .58	.50 - .58 .62 - .70	
Meadow												
.10 - .20 .14 - .24	.16 - .26 .22 - .32	.25 - .35 .30 - .40	.14 - .22 .20 - .28	.22 - .30 .28 - .36	.30 - .38 .37 - .45	.20 - .28 .26 - .34	.28 - .36 .35 - .43	.36 - .44 .44 - .52	.24 - .32 .30 - .38	.30 - .38 .40 - .48	.40 - .48 .50 - .58	
Forest												
.05 - .15 .08 - .18	.08 - .18 .11 - .21	.11 - .21 .14 - .24	.08 - .16 .10 - .18	.11 - .19 .14 - .22	.14 - .22 .18 - .26	.10 - .18 .12 - .20	.13 - .21 .16 - .24	.16 - .24 .20 - .28	.12 - .20 .15 - .23	.16 - .24 .20 - .28	.20 - .28 .25 - .33	
RESIDENTIAL AREAS	1/8 acre per unit											
	.40 - .50 .48 - .58	.43 - .53 .52 - .62	.46 - .56 .55 - .65	.42 - .50 .50 - .58	.45 - .53 .54 - .62	.50 - .58 .59 - .67	.45 - .53 .53 - .61	.48 - .56 .57 - .65	.53 - .61 .64 - .72	.48 - .56 .56 - .64	.51 - .59 .60 - .68	.57 - .65 .69 - .77
	1/4 acre per unit											
	.27 - .37 .35 - .45	.31 - .41 .39 - .49	.34 - .44 .42 - .52	.29 - .37 .38 - .46	.34 - .42 .42 - .50	.38 - .46 .47 - .55	.32 - .40 .41 - .49	.36 - .44 .45 - .53	.41 - .49 .52 - .60	.35 - .43 .43 - .51	.39 - .47 .47 - .55	.45 - .53 .57 - .65
	1/3 acre per unit											
.22 - .32 .31 - .41	.26 - .36 .35 - .45	.29 - .39 .38 - .48	.25 - .33 .33 - .41	.29 - .37 .38 - .46	.33 - .41 .42 - .50	.28 - .36 .36 - .44	.32 - .40 .41 - .49	.37 - .45 .48 - .56	.31 - .39 .39 - .47	.35 - .43 .43 - .51	.42 - .50 .53 - .61	
1/2 acre per unit												
.16 - .26 .25 - .35	.20 - .30 .29 - .39	.24 - .34 .32 - .42	.19 - .27 .28 - .36	.23 - .31 .32 - .40	.28 - .36 .36 - .44	.22 - .30 .31 - .39	.27 - .35 .35 - .43	.32 - .40 .42 - .50	.26 - .34 .34 - .42	.30 - .38 .38 - .46	.37 - .45 .48 - .56	
1 acre per unit												
.14 - .24 .22 - .32	.19 - .29 .26 - .36	.22 - .32 .29 - .39	.17 - .25 .24 - .32	.21 - .29 .28 - .36	.26 - .34 .34 - .42	.20 - .28 .28 - .36	.25 - .33 .32 - .40	.31 - .39 .40 - .48	.24 - .32 .31 - .39	.29 - .37 .35 - .43	.35 - .43 .46 - .54	
MISC. SURFACES	Pavement and roofs											
	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97
	Traffic areas (soil and gravel)											
	.55 - .65 .65 - .70	.60 - .70 .70 - .75	.64 - .74 .74 - .79	.60 - .68 .68 - .76	.64 - .72 .72 - .80	.67 - .75 .75 - .83	.64 - .72 .72 - .80	.67 - .75 .75 - .83	.69 - .77 .77 - .85	.72 - .80 .79 - .87	.75 - .83 .82 - .90	.77 - .85 .84 - .92
	Green landscaping (lawns, parks)											
.10 - .20 .14 - .24	.16 - .26 .22 - .32	.25 - .35 .30 - .40	.14 - .22 .20 - .28	.22 - .30 .28 - .36	.30 - .38 .37 - .45	.20 - .28 .26 - .34	.28 - .36 .35 - .43	.36 - .44 .42 - .52	.24 - .32 .30 - .38	.30 - .38 .40 - .48	.40 - .48 .50 - .58	
Non-green and gravel landscaping												
.30 - .40 .34 - .44	.36 - .46 .42 - .52	.45 - .55 .50 - .60	.45 - .55 .50 - .60	.42 - .50 .48 - .56	.50 - .58 .57 - .65	.40 - .48 .46 - .54	.48 - .56 .55 - .63	.56 - .64 .64 - .72	.44 - .52 .50 - .58	.50 - .58 .60 - .68	.60 - .68 .70 - .78	
Cemeteries, playgrounds												
.20 - .30 .24 - .34	.26 - .36 .32 - .42	.35 - .45 .40 - .50	.35 - .45 .40 - .50	.32 - .40 .38 - .46	.40 - .48 .47 - .55	.30 - .38 .36 - .44	.38 - .44 .45 - .53	.46 - .54 .54 - .62	.34 - .42 .40 - .48	.40 - .48 .50 - .58	.50 - .58 .60 - .68	

NOTES: 1. Values above and below pertain to the 2-year and 100-year storms, respectively.  
 2. The range of values provided allows for engineering judgement of site conditions such as basic shape, homogeneity of surface type, surface depression storage, and storm duration. In general, during shorter duration storms ( $T_c \leq 10$  minutes), infiltration capacity is higher, allowing use of a "C" value in the low range. Conversely, for longer duration storms ( $T_c \geq 30$  minutes), use a "C" value in the higher range.  
 3. For residential development at less than 1/8 acre per unit or greater than 1 acre per unit, and also for commercial and industrial areas, use values under MISC SURFACES to estimate "C" value ranges for use.

RATIONAL METHOD RUNOFF COEFFICIENTS  
 (Modified from Table 4, UC-Davis, which appears to be a modification of work done by Rawls)

TABLE "B-1"

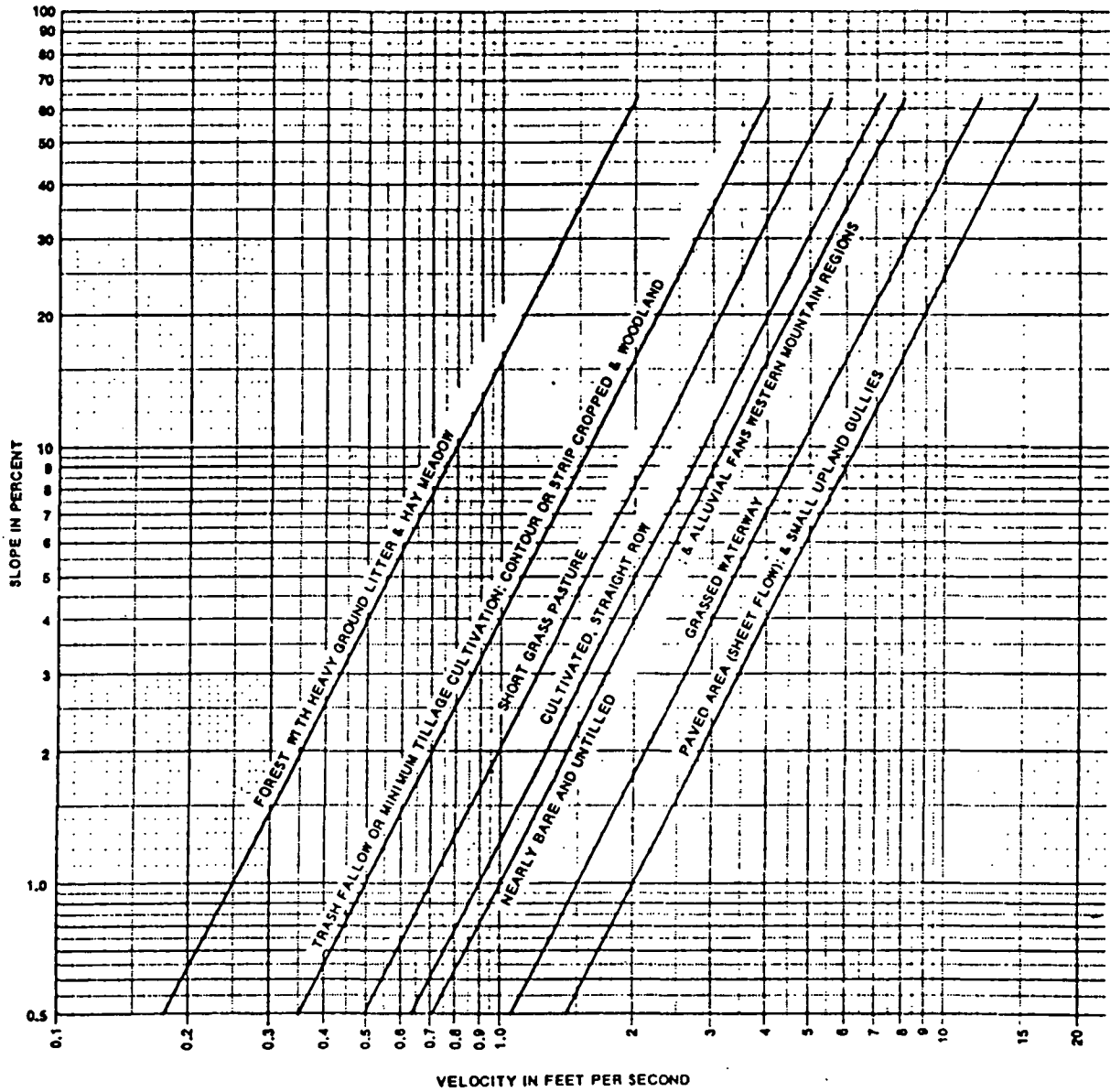
**TABLE "A-1a"**  
**IDF DATA FOR USE IN THE GRAND VALLEY**

<b>Time (min)</b>	<b>2-Year Intensity (in/hr)</b>	<b>100-Year Intensity (in/hr)</b>	<b>Time (min)</b>	<b>2-Year Intensity (in/hr)</b>	<b>100-Year Intensity (in/hr)</b>
5	1.11	4.41	33	0.51	2.03
6	1.07	4.23	34	0.50	1.99
7	1.03	4.07	35	0.49	1.95
8	0.99	3.92	36	0.49	1.91
9	0.95	3.78	37	0.48	1.88
10	0.92	3.64	38	0.47	1.85
11	0.89	3.52	39	0.46	1.82
12	0.86	3.41	40	0.45	1.79
13	0.83	3.30	41	0.45	1.76
14	0.81	3.20	42	0.44	1.73
15	0.79	3.11	43	0.43	1.70
16	0.76	3.02	44	0.42	1.67
17	0.74	2.93	45	0.42	1.64
18	0.72	2.85	46	0.41	1.61
19	0.70	2.77	47	0.40	1.59
20	0.68	2.70	48	0.40	1.57
21	0.67	2.63	49	0.39	1.55
22	0.65	2.57	50	0.39	1.53
23	0.64	2.51	51	0.38	1.50
24	0.62	2.45	52	0.38	1.48
25	0.61	2.39	53	0.37	1.46
26	0.59	2.34	54	0.37	1.44
27	0.58	2.29	55	0.36	1.42
28	0.57	2.24	56	0.36	1.40
29	0.56	2.19	57	0.35	1.38
30	0.54	2.15	58	0.35	1.37
31	0.53	2.11	59	0.34	1.35
32	0.52	2.07	60	0.34	1.33

Source: Mesa County 1992 (Modified)

$$I_2 = \frac{26.71}{T_c + 19.01} \quad I_{100} = \frac{104.94}{T_c + 18.80}$$





DETERMINATION OF "Ts"

FIGURE "E-3"

Planning \$ <u>0</u>	Drain \$ <u>0</u>
TCP \$ <u>#10,662.66</u>	School Impact \$ <u>0</u>

LDG PERMIT NO. <u>74937</u>
FILE # <u>SPR-2000-046</u>



P.I.F. #5,700 J.C.

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2747 Crossroads Blvd. TAX SCHEDULE NO. 2701-362-34-012/013  
 SUBDIVISION Crossroads Colorado West SQ. FT. OF PROPOSED BLDG(S)/ADDITION 19,820 gross  
 FILING 2 BLK 2 LOT 12 and 13 SQ. FT. OF EXISTING BLDG(S) -0-  
 OWNER BR-SL LLC NO. OF DWELLING UNITS: BEFORE -0 AFTER -0-  
 ADDRESS 539 32 ROAD Unit #4 CONSTRUCTION  
GRAND JUNCTION CO 81504 NO. OF BLDGS ON PARCEL: BEFORE -0- AFTER 1  
 TELEPHONE \_\_\_\_\_ USE OF ALL EXISTING BLDGS NA  
 APPLICANT J. DYER CONSTRUCTION, INC. DESCRIPTION OF WORK & INTENDED USE: Construction  
 ADDRESS 2335 INTERSTATE AVE. CO of retail sales bldg. (Harley Davidson)  
81505 245-8610 and parking lot  
 TELEPHONE (970) 245-8610  
 ✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE H.O. LANDSCAPING/SCREENING REQUIRED: YES 0 NO \_\_\_\_\_  
 SETBACKS: FRONT: \_\_\_\_\_ From Property Line (PL) or  
45 from center of ROW, whichever is greater  
 SIDE: 15 from PL REAR: 15 from PL  
 PARKING REQUIREMENT: 69 spaces  
 SPECIAL CONDITIONS: N/A  
 MAXIMUM HEIGHT 45 FEET  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 35% CENSUS TRACT 16 TRAFFIC ZONE 15 ANNEX \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

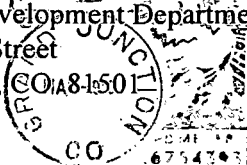
Applicant's Signature [Signature] Date 4/24/2000  
 Department Approval [Signature] Date 4/21/00

Additional water and/or sewer tap fee(s) are required. YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>13045</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/24/00</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)



City of Grand Junction  
Community Development Department  
250 North 5th Street  
Grand Junction, CO 81501



U.S. POSTAGE

0.32

CITY OF GRAND JUNCTION  
250 N 5TH ST  
GRAND JUNCTION, CO 81501-2628

**RECEIVED**  
MAR 1 2 2001  
COMMUNITY DEVELOPMENT  
DEPT.

815012628



**PLANNING COMMISSION**  
**NOTICE OF PUBLIC HEARING**

**MAR 20 2001**

DATE:

TIME: 7:00 p.m.

PLACE: City Hall Auditorium, 250 North 5<sup>th</sup> Street

A petition for the following request has been received and tentatively scheduled for a public hearing on the date indicated above.

If you have any questions regarding this request or to confirm the hearing date, please contact the Grand Junction Community Development Department at (970) 244-1430 or stop in our office at 250 North 5<sup>th</sup> Street.

---

**CUP-2001-030 CONDITIONAL USE PERMIT -  
FAMILY ENTERTAINMENT CENTER - 2465 & 2469  
River Rd**

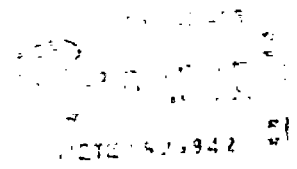
Request to build a family entertainment facility in an I-1  
(Light Industrial) Zoning District.

Planner: Joe Carter



CITY OF GRAND JUNCTION  
COMMUNITY DEVELOPMENT DEPARTMENT  
250 N 5TH STREET  
GRAND JUNCTION, CO 81501

APR 4 2000  
FIRST CLASS



CITY OF GRAND JUNCTION  
COMMUNITY DEVELOPMENT DEPARTMENT

APR 4 2000

CITY OF GRAND JUNCTION  
COMMUNITY DEVELOPMENT DEPT  
250 NORTH 5<sup>TH</sup> STREET  
GRAND JUNCTION CO 81501

**NOTICE OF DEVELOPMENT APPLICATION**

# NOTICE OF DEVELOPMENT APPLICATION

An application for the development proposal described below, located near property you own, has been received by the Grand Junction Community Development Department. The Department encourages public review of proposed development prior to public hearings. The application, including plans, reports and supporting documentation, is available for review during normal business hours (7:30 a.m. - 5:30 p.m. Monday-Friday) at our temporary location 515 28 Road (Redcliff Pointe Retail Center). City Planning staff is also available to answer questions and explain the development review process.

**SUP-2000-046 SPECIAL USE PERMIT - HARLEY**

**DAVIDSON/SHAKE, RATTLE & ROLL - 2747**

**Crossroads Blvd**

Request to construct a building to contain the following: 1) sales and service of motorcycles and 2) restaurant in an HO (Highway Oriented) zone district.

Planner: Joe Carter

Courtesy notification cards will be mailed to adjoining property owners prior to a public hearing on this item. However, we encourage you to also verify scheduling in one of the following ways:

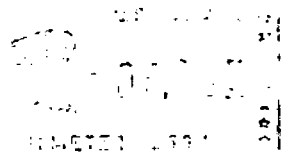
- ◆ call the Community Development Department at 244-1430
- ◆ look for a display ad in the Daily Sentinel one day prior to the public hearing (held on the second and sometimes the third Tuesday of each month)
- ◆ you may receive a FAX copy of the Planning Commission agendas by calling CITY DIAL at 244-1500 ext. 211.
- ◆ Agendas for Planning Commission, City Council, and Board of Appeals items are available prior to the hearing at City Hall (515 28 Road, Redcliff Pointe Retail Center).

Please do not hesitate to contact the Community Development Department at 244-1430 if you have any questions.



CITY OF GRAND JUNCTION  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 250 N 5TH STREET  
 GRAND JUNCTION, CO 81501

PREPAID  
 FIRST CLASS



HERITAGE TRUST COMPANY - TRUSTEE  
 PO BOX 4169  
 GRAND JUNCTION CO 81502-4169

HERI169 815022011 1A98 04 04/05/00  
 FORWARD TIME EXP RTN TO SEND  
 :HERITAGE TRUST & ASSET  
 359 MAIN ST  
 GRAND JUNCTION CO 81501-2408

RETURN TO SENDER

NOTICE O



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MONIKA TODD

Mesa County Clerk & Recorder

Grand Junction Co

Reception No. 1945545

\*\*\*\*\* Fees \*\*\*\*\*

<<Reception No. 1945545>>

RECORDING FEE	5.00
DOCUMENT FEE	0.00

\*\*\* Tendered Amounts \*\*\*

CK dyer constr 001	5.00
--------------------	------

Total Tendered .....	5.00
----------------------	------

Transactions .....	5.00
--------------------	------

Change .....	10
--------------	----

0215PM 04/10/00

Trans.No. 00036953 Cashier: oh

Rec'd of Dyer Construction

\*\*\* THANK YOU \*\*\*

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>75621</u>
FILE # <u>SPR-2000-046</u>

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

53994-30900

EX

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2747 CROSSROADS BLVD

TAX SCHEDULE NO. 2701-362-34-012/013

SUBDIVISION CROSSROADS COLORADO WEST

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING 2 BLK 2 LOT 12 & 13

SQ. FT OF EXISTING BLDG(S) 19,820 GROSS

OWNER ~~FOR SALE~~ JIM CAGLE JR

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

ADDRESS 2764 COMPASS DRIVE

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1

TELEPHONE 245-2214 / 261-0343

USE OF ALL EXISTING BLDGS RE: @ RETAIL/RESTAURANT/SHOP

APPLICANT JIM CAGLE JR

DESCRIPTION OF WORK & INTENDED USE:

ADDRESS 2764 COMPASS DR.

TENANT FINISH ON RESTAURANT

TELEPHONE 245-2214 / 261-0343

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_ NO X

SETBACKS: FRONT: N/A from Property Line (PL) or N/A from center of ROW, whichever is greater  
SIDE: N/A from PL REAR: N/A from PL

PARKING REQUIREMENT: SATISFIED W/ SPP

MAXIMUM HEIGHT 45'

SPECIAL CONDITIONS: NONE

MAXIMUM COVERAGE OF LOT BY STRUCTURES 35%

CENSUS TRACT 46 TRAFFIC ZONE 15 ANNEX \_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

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I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Jim Cagle By Jenny Barner

Date 6-19-00

Department Approval [Signature]

Date 6/19/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>N/A</u>
Utility Accounting <u>OK / DV PIF PAID W/ 13045</u>			Date <u>6/19/00</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning)      (Yellow: Customer)      (Pink: Building Department)      (Goldenrod: Utility Accounting)

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>#10,662.66</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO.
FILE # <u>SPR-2000-046</u>

P.I.F. #5,700 J.C.

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

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 FILING 2 BLK 2 LOT 12 and 13 SQ. FT. OF EXISTING BLDG(S) -0-  
 OWNER BRSL LLC NO. OF DWELLING UNITS: BEFORE -0- AFTER -0-  
 ADDRESS 539 32 ROAD Unit #4 CONSTRUCTION  
GRAND JUNCTION CO 81504 NO. OF BLDGS ON PARCEL: BEFORE -0- AFTER 1  
 TELEPHONE \_\_\_\_\_ USE OF ALL EXISTING BLDGS NA  
 APPLICANT J. DYER CONSTRUCTION, INC. DESCRIPTION OF WORK & INTENDED USE: Construction  
 ADDRESS 2335 INTERSTATE AVE. Grand Junction CO of retail sales bldg. (Harley Davidson)  
 TELEPHONE (970) 245-8610 and parking lot  
 ✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE H.O. LANDSCAPING/SCREENING REQUIRED: YES  NO   
 SETBACKS: FRONT: \_\_\_\_\_ from Property Line (PL) or  
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 SIDE: 15 from PL REAR: 15 from PL  
 PARKING REQUIREMENT: 69 spaces  
 SPECIAL CONDITIONS: n/a  
 MAXIMUM HEIGHT 45 FEET  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 35% CENSUS TRACT 16 TRAFFIC ZONE 15 ANNEX \_\_\_\_\_

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Applicant's Signature [Signature] Date 4/24/2000  
 Department Approval [Signature] Date 4/21/00

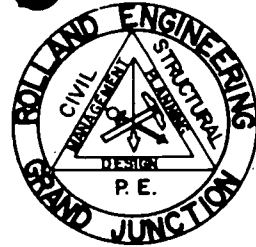
Additional water and/or sewer tap fee(s) are required.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13045</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4/24/00</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# ROLLAND ENGINEERING

405 RIDGES BOULEVARD, SUITE A  
GRAND JUNCTION, COLORADO 81503  
(970) 243-8300



November 27, 2000

The City of Grand Junction  
Mr. Eric Hahn, Development Engineer  
250 N. 5th  
Grand Junction, CO 81501

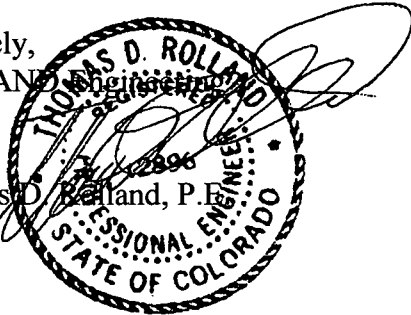
RE: HARLEY DAVIDSON SITE - Detention Pond Certification.

Dear Eric,

ROLLAND Engineering certifies that the detention pond for the Harley Davidson development at 2747 Crossroads Blvd. has been constructed as designed. The required volume calculated for the 100-Year storm event is 2,800 cubic feet. The volume of the detention pond as constructed is at least 3,300 cubic feet.

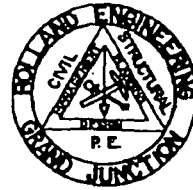
Sincerely,  
ROLLAND Engineering

Thomas D. Rolland, P.E.



# ROLLAND ENGINEERING

405 RIDGES BOULEVARD, SUITE A  
GRAND JUNCTION, COLORADO 81503  
(970) 243-8300



## LETTER OF TRANSMITTAL

TO: City of Grand Jct

DATE: 4-25-00  
JOB# 0060

ATTENTION: Joe Carter  
RE: Harley Davidson Site

WE ARE SENDING YOU ATTACHED:

Copies	Date	Description
3 sets	4-24-00	Civil construction plans signed & stamped

These are Transmitted as Checked Below:

- For Approval       For Your Use  
 As Requested       For Review and Comment

REMARKS:

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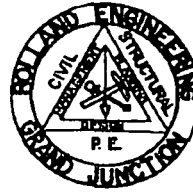
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Signed Kent Shaffer

# ROLLAND ENGINEERING

405 RIDGES BOULEVARD, SUITE A  
GRAND JUNCTION, COLORADO 81503  
(970) 243-8300



## LETTER OF TRANSMITTAL

TO: City of Grand Junction

DATE: 4-12-00  
JOB# 0010

ATTENTION: Joe Carter  
RE: Harley Davidson Site

WE ARE SENDING YOU ATTACHED:

Copies	Date	Description
4	4-11-00	Civil Construction Plans
4	4-11-00	Response to comments
4	4-11-00	Revised Final Drainage Report

These are Transmitted as Checked Below:

- For Approval       For Your Use  
 As Requested       For Review and Comment

REMARKS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed Kent Shaffer

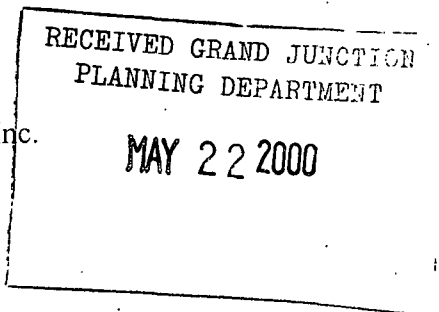
Joe Carter



City of Grand Junction , Colorado  
250 North 5th Street  
81501-2668  
Phone: (970) 244-1501  
FAX: (970) 244-1456

May 19, 2000

Mr. Scott Lindsay  
Grand Junction Harley-Davidson, Inc.  
2571 Highway 6 & 50  
Grand Junction, CO 81505



Dear Mr. Lindsay,

I write to address your recent letter regarding the City's Transportation Capacity Payment ("TPC"). I understand your question to concern your corporate payment of a traffic impact fee for the café, shop and business at the prior location (2571 Highway 6 & 50). The corporation now intends to re-open the same business at 2747/9 Cross Roads. Why should the corporation have to pay another traffic impact fee to the City?

The summary is that the TCP payments "go with the land" and not with the person or business which paid the fee. This why the impact fee is collected each time a City development permit is issued for each property. Perhaps it helps when one knows that the impact fee is used to increase the traffic capacity of the streets near the property. While this is not literally true (because it depends on when and where projects are being funded) in all cases, it certainly is the City's goal to use impacts fees to benefit the properties being developed and the new businesses. And, since the money for the "old" site either has, or will be, spent improving streets near that parcel, perhaps this will help to understand that the money for a "refund" has already been spent. Any money repaid to your corporation, or waived, is in reality a payment to the corporation of tax dollars. For this reason, and others, the ordinance creating the TCP does not allow for refunds or reimbursements, even when the use or business goes out of business fairly soon after the TCP is paid.

You may know that impacts fees are common across the country. They are justified so that "new growth pays its own way." In other words, when each new development occurs which takes up some of the capacity of roads, sewer, water, schools, parks, *et cetera*, each new lot or business must pay some proportionate share. In Grand Junction, the TCP is an attempt to have each business and residence pay a part of the costs needed to upgrade all of the City's streets and traffic lights.

Many different methods of calculating, and collecting, an impact fee have been tried around the U.S. Grand Junction chose to calculate the cost of future road widenings, new roads, new traffic lights, *etc.*, based on population projections, and then apportion those future costs to each new use which is expected to generate "new" traffic. National traffic standards are used to estimate what each "new" business will bring in terms of new traffic. Of course, even that phrase has problems because when many businesses are simply upgrading or expanding--they are not "new."

Scott Lindsay  
May 19, 2000  
Page two


The ordinance, however, "looks at the problem" from a different perspective: (a) each business does create some added traffic and should help pay for the eventual need to widen or improve the streets<sup>1</sup>; (b) it would be very difficult, and would add the costs of some employee, to track the payment of a TCP. If a corporation opened a new business, and kept the old site, and some of the "old" business activity were transferred to the new, should part of the "old" TCP be credited to the new property? (c) If a TCP is paid today and the business moves tomorrow, should a new TCP be paid? What if the move isn't for ten years?

These questions are not answered by the ordinance. Instead, the ordinance picks a relatively simple, but sometimes arguably unfair, method to partially collect for the traffic impacts of new development.

You may find it interesting that when the City Council first set the dollar amount of the TCP, they deliberately set it at less than half of what the real "value" of impacts of new growth in Grand Junction are, so that the development community would not feel too large of an impact all at once. And, since the amount of the TCP was first set, there has been no increase. The net effect is that the TCP is now worth less to the City than when it began, even though the cost to build new traffic lanes and improvements has jumped considerably.

I would be happy to meet if you think that would be useful. If not, please call or let me know if I can be of further assistance.

Very truly yours,



Dan E. Wilson  
City Attorney

CC:  
City Council  
Mark Relph  
Joe Carter  
Erik Hahn

---

<sup>1</sup> It is not rare for the national standards to not "fit" a local situation. If the standard textbook predictions, which the City will use unless something better is available, appear to be much too high, you can provide actual data. Please feel free to call me so I can explain this in more detail if this might help.



COMMUNITY DEVELOPMENT FILE # 54P-2000-046 Book 2697 Page 247

1945545 04/10/00 0215PM  
MONIKA TODD CLK&REG MESA COUNTY CO  
REC FEE \$5.00

BE IT KNOWN THAT:

BRS L LLC, as owner(s) of the real property described herein, all situated in the City of Grand Junction, Mesa County, Colorado, and more particularly known and described as \* See Note 1 do hereby acknowledge and agree that this instrument shall represent our understanding that as a condition of City approval of the attached site plan, that Lots 12 and 13 are and shall be treated as one parcel for the principal use of a Harley Davidson Sales and Restaurant and to satisfy setback requirements for any and all structures constructed thereon.

\* Note 1: Lots 12 and 13, inclusive, Block Two; Crossroads Colorado West, Filing No. Two.  
If and when we or our successors in interest build, own or acquire any structure, which has been placed or built on or over the property line between \_\_\_\_\_ or on or over any portion of said line, or so close thereto that the structure does not meet applicable setbacks and/or bulk requirements then sufficient area from one and/or both lots shall be used to meet any and all required setbacks and bulk requirements as required by the Zoning and Development Code of the City of Grand Junction.

We further understand and agree that Lots 12 and 13 constitute two parcels but by placement of a use on or sufficiently near the property line that the adjoining and contiguous parcel shall be encumbered by and shall serve as, the necessary area for setback and bulk requirement purposes and either or both lots may be rendered undevelopable for additional uses.

This instrument shall be recorded in the land records of Mesa County and shall be deemed to be a covenant which runs with the land for such time as any or all structure(s) constructed on Lots 12 and 13 is (are) on or over the lot line, or is (are) so close thereto as to not meet applicable setback and bulk requirements for each lot.

This covenant shall be binding upon any and all successors in interest to the above described property and shall not cease except for and in accordance with cause stated herein.

Any agreement, representation or waiver is made knowingly and voluntarily with full understanding and complete knowledge of the consequences thereof.

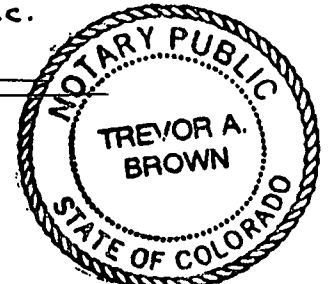
IN WITNESS WHEREOF, I (WE), have signed, executed and acknowledged this instrument on this 15 day of MARCH 2000.

[Signature]  
\_\_\_\_\_  
member

STATE OF COLORADO  
COUNTY OF MESA

The foregoing agreement was subscribed and sworn to before me this 15 day of MARCH 2000, by SCOTT LINDREY; BR-5L, LLC.

[Signature]  
\_\_\_\_\_  
Notary Public



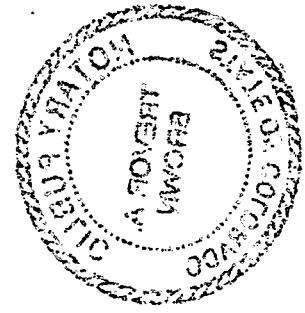
My commission expires 6/23/2001

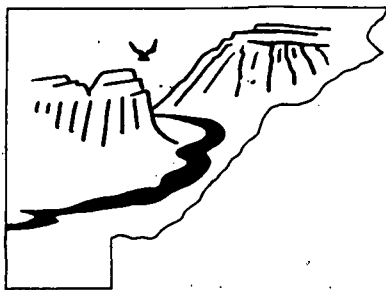
RECORDER NOTE: POOR QUALITY DOCUMENT  
PROVIDED FOR REPRODUCTION

1990-0000-0000

5

Return to:  
City of Grand Junction  
Community Development Dept.  
File #:  
Planner: Joe C.





## mesa County Health Department

515 Patterson Rd., Grand Junction, CO 81506  
P.O. Box 20000, Grand Junction, CO 81502-5033

Administration . . . 248-6900  
Environmental Health . . . 248-6960  
Nursing . . . 248-6950  
Animal Control . . . 242-4646  
362 28 Rd.

August 27, 1999

Jim Cagle, Jr.  
J & L Development LLC  
2764 Compass Drive, Room 232  
Grand Junction, CO 81506

2747 Crossroads

Re: Plan Review  
Shake Rattle and Roll Diner  
2747 and 2749 Crossroads Boulevard  
Grand Junction, CO 81506

Dear Mr. Cagle:

In accordance with the Colorado Retail Food Establishment Rules and Regulations, effective January 1, 1999, the Mesa County Health Department has reviewed the plans submitted for the above referenced retail food establishment remodel. The Mesa County Health Department approves the plans, with the following exceptions, stipulations and comments:

- 1) No plumbing schedule was provided. All equipment in which food (including ice), utensils and food equipment are enclosed shall be drained via an air gap into an appropriate receptor accessible for cleaning. This includes vegetable preparation sinks, dish washing equipment and sinks, ice makers and ice sinks, and running water dipper wells.
- 2) The hot water requirements were not determined for the facility, and the capacity of the hot water heaters was not provided. Please complete Appendix D.
- 3) No electrical or mechanical schedules were provided, so lighting and ventilation have not been reviewed.

This list may not be all-inclusive, and conditions that do not satisfy food service regulations may be discovered during inspections. Any revision or modification to the plans shall be submitted to the Mesa County Health Department for approval, prior to making the change. The changes shall pass field inspection by the Health Department and an application and required fees must be submitted before a retail food establishment license is issued.

Please notify this Department one week in advance of the intended opening of the food service establishment to schedule a pre-opening inspection.

If you have any questions regarding this matter, feel free to call me at 248-6967 or this office at 248-6960.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas J. Orr". The signature is written in a cursive style with a large, prominent initial "T".

Thomas J. Orr  
Environmental Health Specialist I

cc: Mesa County Building Department

GENERAL PROJECT REPORT  
FOR

**Harley-Davidson  
Site Review  
and  
Special Use Permit**

Prepared for:

BRSL LLC  
c/o J. Dyer Construction, Inc.  
2335 Interstate Ave.  
Grand Junction, CO 81505

Prepared by:

ROLLAND Engineering  
405 Ridges Blvd.  
Grand Junction, CO 81503

March 15, 2000

## **Project Description**

The proposed Harley-Davidson Site with attached Restaurant is an approximate 2.2 acre site consisting of Lot 12 and 13 of the Crossroads Colorado West Filing Two Subdivision. The site is between Crossroads Blvd. And I-70 and is to the west of Horizon Drive.

The dealership functions are to sell and service Harley-Davidson motorcycles and products. The dealership is 1 of 600 Harley-Davidson Motor Company Franchised dealers. Grand Junction Harley-Davidson has 21 employees in the peak season and 15 in the winter months. Hours of operation are 8 a.m. to 6p.m. Monday thru Saturday and closed on Sunday.

The restaurant at the Harley-Davidson site will be called the "Shake, Rattle, and Roll Diner". It is sized for approximately 50-60 patrons and will serve breakfast, lunch, and dinner. The Diner is proposed to be open 7 days a week from 6:00 a.m. to approximately 10:00 p.m. Craig Springer, the Springer Capital Corporation, will run the Diner which will have approximately 20 employees.

The Property is zoned HO in the City of Grand Junction. The Project will meet the growth plan which has this area as being zoned HO.

## **Project Benefit**

This infill location has all the required utilities available to the site and will not stretch other services such as emergency services. The location of this Project should result in much less impact on the infrastructure of the community than one of similar size on the fringe of those systems.

## **Project Compliance, Compatibility, and Impact**

We believe the Project complies with all existing plans and policies for this area. As stated above, the property is within the City with a zoning of HO and meets the City's goal of encouraging infill development. We are requesting a special use permit because of the outdoor motorcycle sales and also because of motorcycle repair and maintenance which, if interpreted as similar to automobiles, require a special use permit under the HO zoning.

The properties to the north, west, and east are zoned HO. The I-70 corridor runs along the southern border of the property with the BookCliff Country Club to the south of I-70.

The property presently has two lots associated with it that will be combined by an instrument to combine lots. The site is presently has no structures on it.

Access to the Harley-Davidson sales office and the restaurant will be from Crossroads Blvd. The site will have one entrance on the west side of the property with another shared entrance on the east side of the property. The shared entrance will be shared with the Guest House Inn which is

building on the property to the east.

All utilities are available to the site. Utility providers are as follows:

Fire -	City of Grand Junction Fire Department
Water (Domestic) -	Ute Water Conservancy District
Sewer -	City of Grand Junction
Gas & Electric -	Public Service Company
Phone -	U.S. West
Cable -	AT&T Communications
Irrigation -	Domestic Water
Drainage-	Grand Junction Drainage District (GJDD)

The sanitary sewer main is in Crossroads Blvd. with service laterals extended to the property. The Harley-Davidson shop and restaurant will both require pretreatment grease traps because of the restaurant and a wash bay for the motorcycles. A pretreatment agreement will be completed with the Persigo Wastewater treatment plant.

Landscape irrigation will be from domestic water.

A drainage Report has been completed for the site. Storm water will be detained in the southeast corner of the site and then will be released at an historic rate into the historic overland flow swale which flows along the southern edge of the lots, between I-70, to the east into a large drainage ditch which is owned and maintained by the GJDD. The drainage ditch runs along the western boundary of the La Quinta Inn property. The drain ditch is piped under I-70 where it continues along the BookCliff Country Club to the South. The drain ditch to the south of I-70 is owned and maintained by the City of Grand Junction.

There are no geologic hazards on the site.

Signage on the site will be per the City of Grand Junction requirements. We anticipate 2 monument style signs, one pointing towards I-70 and a smaller one towards Crossroads Blvd. There will also be a flush mount Harley-Davidson emblem sign on the clock tower of the building.

### **Development Schedule**

The construction of the development will begin as soon as final approval is granted. We anticipate the Spring of 2000 as the commencement of construction with final completion by the Fall of 2000.

### AVIGATION EASEMENT

This EASEMENT is made and entered into by and between the WALKER FIELD, COLORADO, PUBLIC AIRPORT AUTHORITY, a body corporate and politic and constituting a political subdivision of the State of Colorado, hereinafter called GRANTEE, and BRSL LLC hereinafter, GRANTOR;

WHEREAS, Grantee is the owner and operator of Walker Field Airport situated in the County of Mesa, State of Colorado, and in close proximity to the land of Grantor, and Grantee desires to obtain and preserve for the use and benefit of the public a right of free and unobstructed flight for aircraft landing upon, taking off from, or maneuvering about said airport; and

WHEREAS, Grantor is the owner in fee simple of that certain parcel of land situated in the County of Mesa, State of Colorado, to wit:

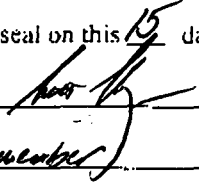
NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor, for himself, his heirs, administrators, executors, successors and assigns, does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns, for the use and benefit of the public, an easement and right of way appurtenant to Walker Field Airport, for the passage of all aircraft ("aircraft" being defined for the purposes of this instrument as any device known or hereafter invented, used or designed for navigation or flight in the air) by whomsoever owned and operated, in the navigable airspace above the surface of Grantor's Property to an infinite height above said Grantor's property, together with the right to cause in said airspace such noise and vibrations, smoke, fumes, glare, dust, fuel particles and all other effects that may be caused by the normal operation of aircraft landing at or taking off from or operating at or on said Walker Field Airport, and Grantor hereby waives, remises and releases any right or cause of action which Grantor now has or which Grantor may have in the future against Grantee, its successors and assigns, due to such noise, vibrations, smoke, fumes, glare, dust, fuel particles and all other effects caused by the normal operation of such aircraft.

FURTHER, Grantor hereby covenants, for and during the life of this easement, that Grantor:

- (a) shall not hereafter construct, permit or suffer to maintain upon said land any obstruction that extends into navigable airspace required for use of said airport runway surfaces; (Navigable airspace is defined for the purpose of this instrument as airspace at and above the minimum flight altitudes, including take off and landing, as prescribed in Federal Aviation Administration Federal Air Regulations Part 91, and as such regulations are amended.)
- (b) Shall not hereafter use or permit or suffer use of said land in such a manner as to create electrical or electronic interference with radio communication or radar operation between the installation upon Walker Field Airport and aircraft, or to make it difficult for flyers to distinguish between airport lights and others or to result in glare in the eyes of flyers using the said airport, or to impair visibility in the vicinity of the airport, or otherwise to endanger the landing, taking off or maneuvering of aircraft.


Grantor agrees the aforesaid covenants and agreements shall run with the land for the benefit of Grantee, its successors and assigns, until said airport shall be abandoned and shall cease to be used for public airport purposes.

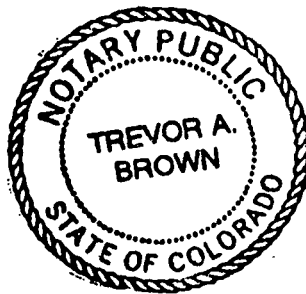
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this 15 day of MARCH, A.D. 2000

  
 \_\_\_\_\_  
 (Title)

STATE OF COLORADO )  
 ) ss.  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 15 day of MARCH, A.D. 2000 by SCOTT LINDSEY ; BR-JL, LLC

My Commission Expires: 6/23/2001  
  
 \_\_\_\_\_  
 Notary Public.





52

JUP 2000-044

LA QUINTA INNS INC  
PO BOX 2636  
SAN ANTONIO TX 78299-2636

MONNA D FISHER  
2621 EL CORONA DR  
GRAND JUNCTION CO 81501-6898

MONNA D FISHER  
2621 EL CORONA DR  
GRAND JUNCTION CO 81501-6898

CROSSROADS VENTURE LTD LIABILITY CO  
760 HORIZON DR  
GRAND JUNCTION CO 81506-3910

MONNA D FISHER  
2621 EL CORONA DR  
GRAND JUNCTION CO 81501-6898

MONNA D FISHER  
2621 EL CORONA DR  
GRAND JUNCTION CO 81501-6898

JACK L WALKER  
1048 INDEPENDENT AVE STE 201  
GRAND JUNCTION CO 81505-7185

TORMEY/BEWLEY CORPORATION  
PO BOX 1180  
GRAND JUNCTION CO 81502-1180

WILLIAM D MERKEL  
2525 N 8TH ST STE 203  
GRAND JUNCTION CO 81501-8847

TORMEY/BEWLEY CORPORATION  
PO BOX 1180  
GRAND JUNCTION CO 81502-1180

WILLIAM D MERKEL  
2525 N 8TH ST STE 203  
GRAND JUNCTION CO 81501-8847

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WILLIAM D MERKEL  
2525 N 8TH ST STE 203  
GRAND JUNCTION CO 81501-8847

BOOKCLIFF COUNTRY CLUB  
2730 G RD  
GRAND JUNCTION CO 81506-8364

GENIE INC  
PO BOX 3299  
GRAND JUNCTION CO 81502-3299

HERITAGE TRUST COMPANY - TRUSTEE  
PO BOX 4169  
GRAND JUNCTION CO 81502-4169

WILLIAM D MERKEL  
2525 N 8TH ST STE 203  
GRAND JUNCTION CO 81501-8847

HERITAGE TRUST COMPANY - TRUSTEE  
PO BOX 4169  
GRAND JUNCTION CO 81502-4169

SEVEN SEVENTEEN HB COLORADO CORPORA  
743 HORIZON DR  
GRAND JUNCTION CO 81506-3906

Harley Davidson / Shake Rattle & Roll

SUP-2900-044

Set to planer

LA QUINTA INNS INC  
PO BOX 2636  
SAN ANTONIO TX 78299-2636

MONNA D FISHER  
2621 EL CORONA DR  
GRAND JUNCTION CO 81501-6898

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GRAND JUNCTION CO 81501-8847

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2730 G RD  
GRAND JUNCTION CO 81506-8364

GENIE INC  
PO BOX 3299  
GRAND JUNCTION CO 81502-3299

HERITAGE TRUST COMPANY - TRUSTEE  
PO BOX 4169  
GRAND JUNCTION CO 81502-4169

WILLIAM D MERKEL  
2525 N 8TH ST STE 203  
GRAND JUNCTION CO 81501-8847

HERITAGE TRUST COMPANY - TRUSTEE  
PO BOX 4169  
GRAND JUNCTION CO 81502-4169

SEVEN SEVENTEEN HB COLORADO CORPORA  
743 HORIZON DR  
GRAND JUNCTION CO 81506-3906

Harley Davidson / Shake Route + Roll

Date: 01/28/2000  
Time: 10:01:37

MESA COUNTY  
REAL PROPERTY MAINTENANCE

Page: 1  
REV 1.16

Parcel Number 2701-362-34-013 Yr 2000 Ty C Serial 826196025

Owner Name: Last  
First  
Mid TAC 18100  
Suf

Company Owner HERITAGE TRUST COMPANY - TRUSTEE

Joint Owner

Location: Number 00000

Street  
Dir  
Unit

Mailing: Street PO BOX 4169 Prior Parcel  
City GRAND JUNCTION Assoc Parcel  
Zip Code 81502-4169 State COMob Home Title

Year Built 0 Adjust Year 0  
Number of Rooms 0 Number of Baths 0.00  
Year Created 0 Record Status  
Land Dimensions Heated Sq Ft 0

	Market	Assessed	Milllevy	78.65
Current Land Val	42000	12180	Special Asmt	
Imp Val	0	0	0.00	
Total	42000	12180	Estimated Taxes	
Previous Land Val	42000	12180	957.91	
Imp Val	0	0		

Abstract	Units	Class
Land 0200	.960	L Desc COMMERCIAL VACANT LOTS Unit Type A

Date	Previous Owner	Deed Book & Page	Doc	Sale Price
03/30/95	LESLIE HAGIE	2136 360	WD	91000

Legal Desc  
LOT 13 BLK 2 CROSSROADS COLO WEST FIL 2 SEC 36 1N 1W

Date: 01/28/2000  
Time: 10:01:55

MESA COUNTY  
REAL PROPERTY MAINTENANCE

Page: 1  
REV 1.16

Parcel Number 2701-362-34-012 Yr 2000 Ty C Serial 826196024

Owner Name: Last  
                  First  
                  Mid                                   TAC           18100  
                  Suf

Company Owner           HERITAGE TRUST COMPANY - TRUSTEE

Joint Owner

Location: Number 00000

Street

Dir

Unit

Mailing: Street PO BOX 4169

City GRAND JUNCTION

Zip Code 81502-4169

Prior Parcel

Assoc Parcel

State COMob Home Title

Year Built                   0                   Adjust Year                   0  
Number of Rooms           0                   Number of Baths           0.00  
Year Created                0                   Record Status  
Land Dimensions                                   Heated Sq Ft                0

                                  Market                   Assessed           Milllevy   78.65  
-----  
Current Land Val           45000               13050           Special Asmt  
Imp Val                    0                   0                0.00  
Total                       45000               13050           Estimated Taxes  
Previous Land Val           45000               13050                           1026.33  
Imp Val                    0                   0

-----  
Abstract                   Units    Class  
-----  
Land 0200                   1.030   L Desc COMMERCIAL VACANT LOTS Unit Type A

-----  
Date                    Previous Owner                   Deed Book & Page   Doc   Sale Price  
-----  
03/30/95               LESLIE HAGIE                   2136   360    WD    91000  
-----

Legal Desc  
LOT 12 BLK 2 CROSSROADS COLO WEST FIL 2 SEC 36 1N 1W

# U. S. Partnership Return of Income

Department of the Treasury  
Internal Revenue Service

For calendar year 1988, or tax year beginning \_\_\_\_\_, 1988, and ending \_\_\_\_\_, 19\_\_\_\_.  
▶ See separate instructions.

**1998**

**A** Principal business activity  
**RENTAL**

**B** Principal product or service  
**REAL ESTATE**

**C** New business code no. (see pages 25-27 of instructions)  
**531120**

Use the IRS label. Otherwise, please print or type.

BR-SL, LLC  
2571 HIGHWAY 6 AND 50  
GRAND JUNCTION, CO 81505

**D** Employer identification number  
**84-1332964**

**E** Date business started  
**2/01/96**

**F** Total assets (see page 10 of the instructions)  
**\$ 700,400**

**G** Check applicable boxes: (1)  Initial return (2)  Final return (3)  Change in address (4)  Amended return

**H** Check accounting method: (1)  Cash (2)  Accrual (3)  Other (specify) ▶ \_\_\_\_\_

**I** Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year . . . ▶ **3**

**Caution:** Include only trade or business income and expenses on lines 1a through 22 below. See the instructions for more information.

I N C O M E	<b>1a</b> Gross receipts or sales . . . . .	<b>1a</b>					
	<b>b</b> Less returns and allowances . . . . .	<b>1b</b>					<b>1c</b>
	<b>2</b> Cost of goods sold (Schedule A, line 8) . . . . .						<b>2</b>
	<b>3</b> Gross profit. Subtract line 2 from line 1c . . . . .						<b>3</b>
	<b>4</b> Ordinary income (loss) from other partnerships, estates and trusts (attach schedule) . . . . .						<b>4</b>
	<b>5</b> Net farm profit (loss) (attach Schedule F (Form 1040)) . . . . .						<b>5</b>
	<b>6</b> Net gain (loss) from Form 4797, Part II, line 18. . . . .						<b>6</b>
	<b>7</b> Other income (loss) (attach schedule) . . . . .						<b>7</b>
<b>8</b> Total income (loss). Combine lines 3 through 7 . . . . .						<b>8</b>	
S E E  I N S T R U C T I O N S  F O R  D E D U C T I O N S  F O R  L I M I T A T I O N S	<b>9</b> Salaries and wages (other than to partners) (less employment credits) . . . . .						<b>9</b>
	<b>10</b> Guaranteed payments to partners . . . . .						<b>10</b>
	<b>11</b> Repairs and maintenance . . . . .						<b>11</b>
	<b>12</b> Bad debts . . . . .						<b>12</b>
	<b>13</b> Rent . . . . .						<b>13</b>
	<b>14</b> Taxes and licenses . . . . .						<b>14</b>
	<b>15</b> Interest . . . . .						<b>15</b>
	<b>16a</b> Depreciation (if required, attach Form 4562) . . . . .	<b>16a</b>					<b>16c</b>
	<b>b</b> Less depreciation reported on Schedule A and elsewhere on return . . . . .	<b>16b</b>					<b>16c</b>
	<b>17</b> Depletion (Do not deduct oil and gas depletion.) . . . . .						<b>17</b>
	<b>18</b> Retirement plans, etc . . . . .						<b>18</b>
	<b>19</b> Employee benefit programs . . . . .						<b>19</b>
	<b>20</b> Other deductions (attach schedule) . . . . .						<b>20</b>
	<b>21</b> Total deductions. Add the amounts shown in the far right column for lines 9 through 20 . . . . .						<b>21</b>
<b>22</b> Ordinary income (loss) from trade or business activities. Subtract line 21 from line 8. . . . .						<b>22</b>	

**Please Sign Here**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than general partner or limited liability company member) is based on all information of which preparer has any knowledge.

CLIENT'S COPY

Signature of general partner or limited liability company member \_\_\_\_\_ Date \_\_\_\_\_

**Paid Preparer's Use Only**

Preparer's signature ▶ **SETH SLOAN, CPA** Date \_\_\_\_\_ Check if self-employed  Preparer's social security no. **152-40-2530**

Firm's name (or yours if self-employed) and address ▶ **Mironov, Goldman, Wortzel & Sloan  
Certified Public Accountants  
146 Route 1 North Edison, NJ** EIN ▶ **22-2208030** ZIP code ▶ **08818**

STATE OF COLORADO  
BIENNIAL REPORT OF  
CORPORATION OR LIMITED LIABILITY COMPANY

25.00

03/31/2000

2000

READ INSTRUCTIONS ON REVERSE SIDE BEFORE COMPLETING  
SUBMIT SIGNED FORM WITH FILING FEE

THIS FORM MUST BE TYPED

01/01/2000

MAILING DATE

INFORMATION BELOW IS ON FILE IN THIS OFFICE - DO NOT CHANGE PRE-PRINTED INFORMATION

CORPORATE NAME REGISTERED AGENT, REGISTERED OFFICE, CITY, STATE & ZIP

19961012087 DLLC STATE/COUNTRY OF INC CO  
PICKETT MARTHA C  
BR-SL, LLC  
5131 OWL CREEK RD  
PO BOX 6157  
SNOWMASS VILLAGE CO 81615

FOR OFFICE USE ONLY

FIRST REPORT OR CORRECTIONS IN THIS COLUMN

TYPE NEW AGENT NAME Whitsitt & Gross P.C.

SIGNATURE OF NEW REGISTERED AGENT [Signature]

MUST HAVE A STREET ADDRESS 580 Main Street #210

CITY Carbondale STATE CO ZIP 81623

Return completed reports to:  
Department of State  
Corporate Report Section  
1560 Broadway, Suite 200  
Denver, CO 80202

OFFICERS NAME AND ADDRESS	TITLE

DIRECTORS OR LIMITED LIABILITY COMPANY MANAGERS	(If you have less than 3 shareholders, you may list less than 3 directors)
ROSSMEYER BRUCE O 2751 HIGHWAY 6 & 50 GRAND JUNCTION CO 81505	
LINDSEY SCOTT 2751 HIGHWAY 6 & 50 GRAND JUNCTION CO 81505	
Donald Toresco 2751 Highway 6 & 50 Grand Junction CO 81505	

Address of Principal Place of Business

Street \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

SIGNATURE

Under penalties of perjury and as an authorized officer, I declare that this biennial report and, if applicable, the statement of change of registered office and/or agent, has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete.

BY [Signature] Authorized Agent  
TITLE Director/Manager DATE 2/14/ 19. 00

NOTE: DO NOT USE THIS BOX IF THIS IS YOUR FIRST REPORT!!! SEE INSTRUCTIONS ON REVERSE. IF THERE ARE NO CHANGES SINCE YOUR LAST REPORT, MARK THIS BOX, SIGN ABOVE AND RETURN WITH THE FEE AND BY THE DATE DUE INDICATED ABOVE (UPPER LEFT HAND CORNER). IF YOU ARE FILING AFTER THE DATE DUE ABOVE, CONTACT THIS OFFICE FOR THE PROPER FEE. (303) 894-2251

SEE INSTRUCTIONS ON BACK

COMMITMENT FOR TITLE INSURANCE

**UNITED GENERAL  
TITLE INSURANCE COMPANY**

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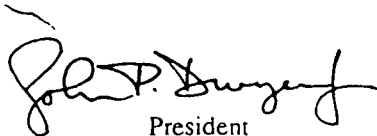
United General Title Insurance Company, a Louisiana Corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums charged therefore; all subject to the provisions of Schedule A and B and to the Conditions and Stipulations hereto.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of issuance of this Commitment or by subsequent endorsement.

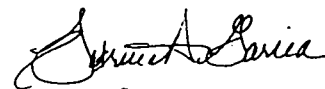
This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate 180 days after the Effective Date hereof or when the policy or policies committed for shall be issued, whichever first occurs, provided that the failure to issue policy or policies is not the fault of the Company.

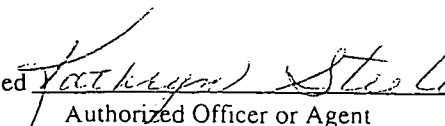
In Witness Whereof, the Company has caused its Corporate Name and Seal to be hereunto affixed: this instrument, including Commitment, Conditions and Stipulation attached, to become valid when Schedule A and Schedule B have been attached hereto.

UNITED GENERAL TITLE INSURANCE COMPANY

  
President



  
Secretary

Countersigned   
Authorized Officer or Agent

This policy valid only if Schedules A and B are attached

WESTERN COLORADO TITLE CO.  
P.O. BOX 178  
521 ROOD AVENUE  
GRAND JUNCTION, CO 81502-0178

UNITED GENERAL TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE

---

Purported Street Address: 2747 AND 2749 CROSSROADS BLVD., GRAND  
JUNCTION, CO, 81506

Order File Number: 00-01-105L-

Tax Schedule No: 2701-362-34-012 and 2701-362-34-013

Customer Service: LORIE

SCHEDULE A

1. Effective date of this Commitment is JANUARY 13, 2000 AT 8:00 A.M.
2. The estate or interest in the land described or referred to in this Commitment and covered herein is FEE SIMPLE and title thereto is at the effective date hereof vested in:

HERITAGE TRUST COMPANY, TRUSTEE FOR THE BENEFIT OF GRAND JUNCTION  
ORTHOPEDIC ASSOCIATION PC PENSION PLAN - DAVID P. FISHER

- | 3. Policy or policies to be issued:            | AMOUNT       | PREMIUM  |
|--|--------------|----------|
| (a) ALTA Owner's<br>Policy Proposed<br>Insured | \$304,500.00 | \$848.25 |

BRSL, LLC, A COLORADO LIMITED LIABILITY COMPANY

- (b) ALTA Loan Policy  
Proposed Insured

TAX CERTIFICATE AMOUNT	\$30.00
ENDORSEMENT FORMS	
OWNER EXTENDED COVERAGE	\$30.00

\* BASIC RATE



Order File Number: 00-01-105L-

4. The land referred to in this Commitment is described as follows:

Lots 12 and 13 in Block 2 of  
CROSSROADS COLORADO WEST FILING NO. TWO,  
Mesa County, Colorado

SCHEDULE B - SECTION 1

REQUIREMENTS

Order File Number: 00-01-105L-

The following are requirements to be complied with:

Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to wit:

1. Deed from HERITAGE TRUST COMPANY, TRUSTEE FOR THE BENEFIT OF GRAND JUNCTION ORTHOPEDIC ASSOCIATION PC PENSION PLAN - DAVID P. FISHER to BRSL, LLC, A COLORADO LIMITED LIABILITY COMPANY conveying the land described in Schedule A, herein.

NOTE:

Colorado Law requires that a Real Property Transfer Declaration accompany documents conveying title to real property when such documents are presented for recording. Failure to provide such Declaration may result in monetary penalties being added to property taxes.

2. NOTE:

Trade Name Affidavit of HERITAGE TRUST COMPANY, TRUSTEE FOR THE BENEFIT OF GRAND JUNCTION ORTHOPEDIC ASSOCIATION PC PENSION PLAN- DAVID P. FISHER, A TRUST recorded March 31, 1995, in Book 2136 at Page 359, discloses that the following ENTITY is doing business under said name:

HERITAGE TRUST COMPANY

NOTE:

Exceptions 1 thru 5 of said Schedule B - Section 2 will be deleted from the Owner's Policy to be issued upon receipt of:

- 1) A duly executed and acknowledged Mechanics Lien Affidavit Agreement by the owner and/or builder.

SCHEDULE B - SECTION 2

EXCEPTIONS

Order File Number: 00-01-105L-

The policy or policies to be issued will contain exceptions for defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment; and exceptions to the following unless the same are disposed of to the satisfaction of the Company:

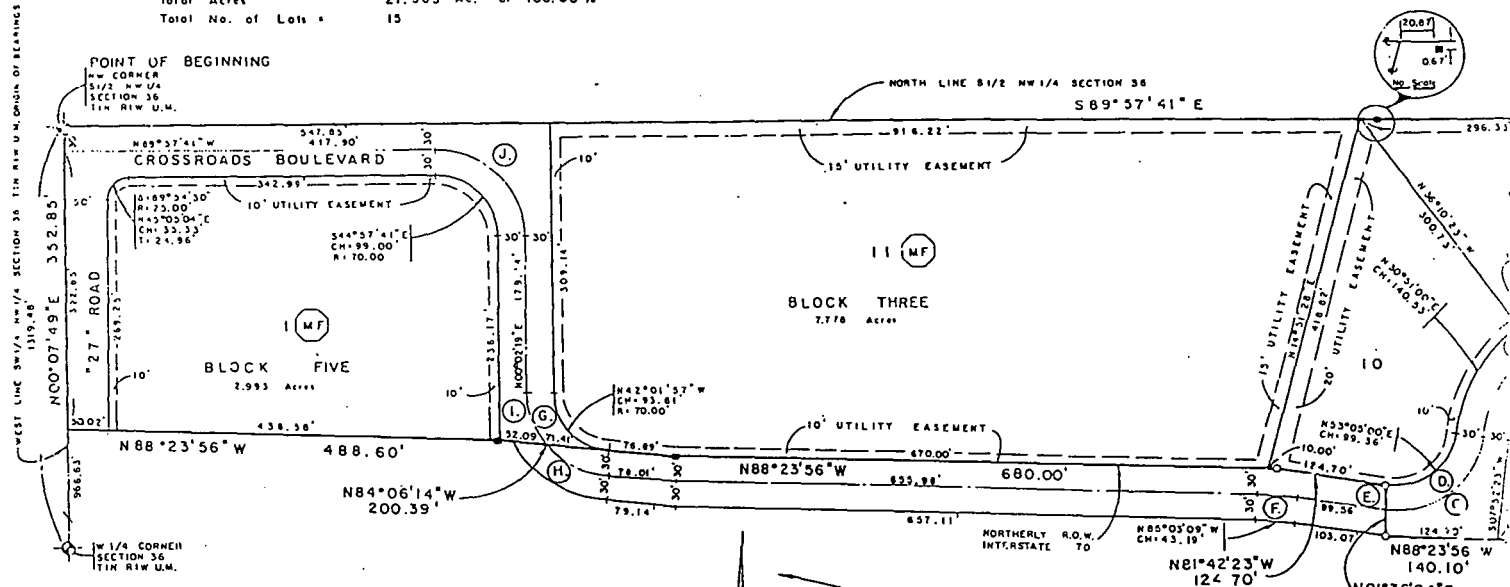
1. Rights or claims of parties in possession not shown by the public record.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter, furnished, imposed by law and not shown by the public records.
5. Taxes and assessments which are a lien or due and payable; and any tax, special assessments, charges or lien imposed for water or sewer service, or for any other special taxing district, any unredeemed tax sales.
6. All easement(s) across herein described property as shown on the Plat of said subdivision, together with incidental purposes.
7. Note(s) as shown on the Plat of Crossroads Colorado West Filing No. Two providing as follows:  
  
All multi-family lots are to be developed through County processes and regulations.
8. Restrictions, which do not contain a forfeiture or reverter clause, as contained in instrument recorded September 10, 1980, in Book 1274 at Page 626, including the terms and conditions thereof.
9. All taxes and assessments now a lien or payable.

*Master*

# CROSSROADS COLORADO W FILING NO. TWO

**AREA QUANTITIES**

Total Acres in Lots	23.297 Ac. or 84.52%
Total Acres in Road R.O.W.	4.266 Ac. or 15.48%
Total Acres	27.563 Ac. or 100.00%
Total No. of Lots	15



STREET CENTERLINE CURVE DATA						
NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
A.	14°42'44"	400.00'	51.64'	102.71'	102.43'	N78°40'34"W
B.	86°05'41"	150.00'	140.11'	225.40'	204.78'	S50°55'13"W
C.	90°25'14"	100.00'	100.74'	157.81'	141.94'	S53°05'00"W
D.	88°24'26"	100.00'	97.26'	154.30'	139.44'	S52°04'35"W
E.	02°00'48"	100.00'	1.74'	3.51'	3.51'	N82°42'47"W
F.	06°41'13"	400.00'	23.39'	46.72'	46.70'	N85°03'09"W
G.	84°08'33"	100.00'	90.26'	146.86'	134.01'	N42°01'57"W
H.	45°34'22"	100.00'	42.01'	79.54'	77.46'	N61°19'03"W
I.	38°34'11"	100.00'	34.99'	67.32'	66.05'	N19°14'46"W
J.	90°00'00"	100.00'	100.00'	157.08'	141.42'	N44°57'41"W
K.	01°17'29"	450.00'	5.07'	10.14'	10.14'	N70°40'27"W
L.	18°39'34"	450.00'	73.93'	144.55'	145.90'	N61°59'25"W

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Crossroads Colorado West, a limited partnership, SPEIC, Inc., a Colorado Corporation, general partner, Samuel T. Haupt, President SPEIC Inc., Robert E. Hirono, Secretary/Treasurer SPEIC, Inc., and Robert E. Hirono, general partner and Planners and Developers Ltd., a Colorado Corporation, William E. Foster, President and Warren E. Gardner, Secretary, are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the S 1/2 NW 1/4 of Section 36, T11 N., R1 E. of the 1st Meridian as shown on the accompanying plat thereof, said real property being more particularly described as follows:

beginning at the NW Corner of the S 1/2 NW 1/4 of said Section 36; thence S 89° 57' 41" E along the north line of the S 1/2 NW 1/4 of said Section 36 a distance of 2677.07 feet to the NE Corner of the S 1/2 NW 1/4 of said Section 36; thence S 00° 04' 00" W along the east line of the NW 1/4 of said Section 36 a distance of 720.82 feet to a point on the northerly right of way of Interstate 70; thence along said northerly right of way of Interstate 70 by the following eight courses and distances: (1) Along the arc of a curve to the left whose radius is 1777.10 feet and whose long chord bears N 70° 56' 50" W 631.47 feet; (2) N 86° 01' 56" W 211.60 feet; (3) N 88° 23' 56" W 120.10 feet; (4) N 01° 36' 04" E 60.00 feet; (5) N 81° 42' 23" W 124.70 feet; (6) N 88° 23' 56" W 680.00 feet; (7) N 02° 06' 12" W 200.35 feet; (8) N 88° 23' 56" W 488.60 feet to a point on the west line of the SW 1/4 NW 1/4 of said Section 36; thence N 00° 07' 49" E along said west line of the SW 1/4 NW 1/4 of said Section 36 a distance of 352.85 feet to the point of beginning, containing 27.55 acres.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation, and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owners have caused their names to be hereto subscribed this 8 day of July A.D., 1980.

Crossroads Colorado West, a limited partnership

*Samuel T. Haupt*  
Samuel T. Haupt, President  
SPEIC, Inc., a Colorado Corporation,  
General Partner

*Robert E. Hirono*  
Robert E. Hirono, Secretary/Treasurer  
SPEIC, Inc., a Colorado Corporation,  
General Partner

*Robert E. Hirono*  
Robert E. Hirono, General Partner

Planners and Developers Ltd., a Colorado Corporation

*William E. Foster*  
William E. Foster, President

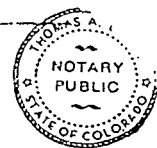
*Warren E. Gardner*  
Warren E. Gardner, Secretary

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of July A.D., 1980 by Samuel T. Haupt, President and Robert E. Hirono, Secretary/Treasurer of SPEIC, Inc., a General Partner and Robert E. Hirono, General Partner of Crossroads Colorado West and William E. Foster, President and Warren E. Gardner, Secretary of Planners and Developers Ltd., a Colorado Corporation.

Witness my hand and official seal. My commission expires Aug. 9, 1981

*Thomas A. [Signature]*  
Notary Public



This plat of and accepted on:

*James E. [Signature]*  
City Manager

STATE OF COLORADO

COUNTY OF MESA

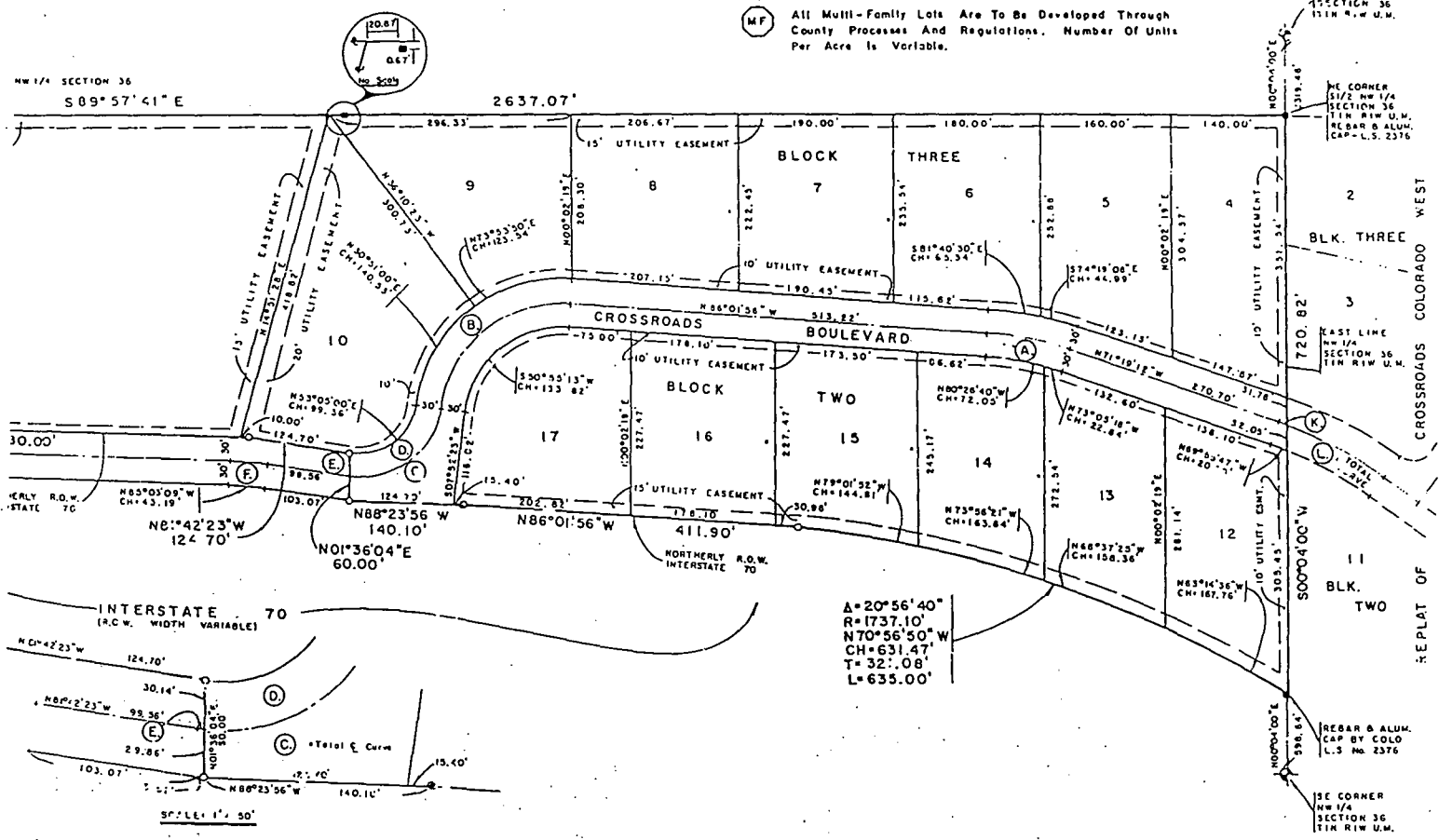
I hereby certify recorded in

*[Signature]*  
Clerk and Recorder

1, James I. Grand Junction,

# DS COLORADO WEST ING NO. TWO

- Indicates Mesa County Dress Cap
- Indicates 5/8" Rebar & Monument Cap Set In Concrete
- Indicates 5/8" Rebar & Monument Cap Found
- Indicates 5/8" Rebar & Monument Cap At All Lot Corners
- Indicates I-70 R.O.W & Marker Found
- (MF) All Multi-Family Lots Are To Be Developed Through County Processes And Regulations. Number Of Units Per Acre Is Variable.



**CITY APPROVAL**

This plat of Crossroads Colorado West Filing No. Two, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on this 16th day of April A.D., 1980.

James E. Wyanki City Manager  
James D. O'Quinn President of Council  
R. S. D. Burt Senior City Planner  
James D. ... Chairman, Grand Junction Planning Commission  
Ronald P. ... Grand Junction City Engineer

**CLERK AND RECORDERS CERTIFICATE**

STATE OF COLORADO }  
 COUNTY OF MESA } SS  
 RECEPTION No. 1233921  
 I hereby certify that this instrument was filed in my office at 1:30 o'clock P. on this 10 day of SEPT. A.D., 1980 and is duly recorded in Plat Book 12, Page 299.  
Carl Sawyer Clerk and Recorder  
Mary Baker Deputy  
 1980 9.10.80

**SURVEYORS CERTIFICATE**

I, James T. Patty Jr., do hereby certify that the accompanying plat of Crossroads Colorado West Filing No. Two, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr. 7/8/80  
 James T. Patty Jr.  
 Registered Land Surveyor  
 Colorado Registration No. 9960



J. Hunt, President SH&C Inc.,  
 Corporation, William E. Foster,  
 State of Colorado and being  
 city being more particularly

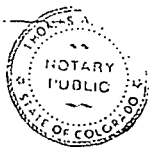
of said Section 36 a distance  
 1/4 Section 36 a distance of  
 following right corners and  
 etc. (2) N 86° 01' 56" W  
 1/4 (NG. CO. Cont.) (7)  
 ence N 00° 07' 45" E along

public forever, and hereby  
 is perpetual easements for  
 lines, telephone lines;  
 of such lines. Such

980.

William E. Foster  
 1980

ent and Robert  
 William E. Foster,



CROSSROADS COLORADO WEST  
 FILING NO. TWO

PARAGON ENGINEERING INC.

PROTECTIVE COVENANTS

for

CROSSROADS COLORADO WEST SUBDIVISION, FILING NO. TWO, GRAND JUNCTION, COLORADO

KNOW ALL MEN BY THESE PRESENTS THAT "Planners and Developers, Ltd., being the owners and/or trustees of all lots in the Crossroads Colorado West Subdivision in the City of Grand Junction, Mesa County, Colorado, further described as being located in the Northwest Quarter of Section 36, T 1 N., R. 1 W. 100 Meridian and containing 25.563 acres, which has heretofore been platted and subdivided upon the records of the County Clerk and Recorder of Mesa County, Colorado, do desire to restrict the use of said property to increase desirability of the said lots to future purchasers, all for the benefit of future purchasers of said lots, do hereby restrict the use of said lots and do hereby contract with the future purchasers of said lots as follows:

1. All plans for site and building construction must be submitted to and approved by the "Architectural Control Committee" before any construction may take place. These plans which shall include the plot plan, architectural drawings, parking plans, signs and landscaping shall be submitted in duplicate. The "Architectural Control Committee" consists of three members appointed by Planners and Developers, Ltd., and affirmative votes of two members of the committee are necessary for approval. If action has not been taken within thirty days, approval shall be deemed automatic.
2. The three members of the "Architectural Control Committee" as appointed by Planners and Developers, Ltd., are J.P. Fossenier, W.E. Gardner, and Dale Miller. They shall serve until replaced by Planners and Developers, Ltd., or by owners of the majority of lots in the Subdivision.
3. All construction in the Subdivision shall be new construction and no previously erected building, structure or improvement shall be moved and set upon any lot from any other location.
4. All lots shall be developed so as to drain properly into streets and drainage easements. Surface drainage shall not be permitted to drain into adjacent lots unless permission is obtained from the owner thereof.
5. With the exception of the ditch between lots 10 & 11 of Block 3, any irrigation water from the Highline Canal shall be conducted through underground pipelines. No other open ditches will be permitted. Pipe sizes for transmission lines shall be as approved by the "Architectural Control Committee".
6. No outside storage shall be allowed except that which shall be constructed in a manner so that any item inside said area shall not be visible from outside said area, i.e., using slotted chain link fencing. Construction vans and storage of materials for building under construction will be allowed except that no construction of a building shall exceed twelve months before storage fencing will be required.

- 7. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or the disposal of such material shall be kept in a clean and sanitary condition.
- 8. No fences shall be constructed closer to the street than the front line of the building. All of the lot shall be paved except for approved landscaping and fenced-in areas.
- 9. No oil or gas drilling, development, refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or gas shall be erected, maintained or permitted.
- 10. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs used for security purposes may be kept, providing they are not used for breeding or commercial purposes.
- 11. No individual water supply system shall be permitted on any lot.
- 12. These restrictions are to run with the land and shall be binding upon all present owners and all future owners until January 1, 1990, at which time said restrictions shall be automatically extended for ten years unless by a vote of the owners of the majority of said lots, it is agreed to change the restrictions in whole or part.
- 13. If any owner of lots or persons claiming under them shall at any time violate or attempt to violate any of the restrictions herein contained, it shall be lawful for any other person or persons owning any of the said lots to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate such restriction and either to prevent him or them from doing so or to recover damages other than from such violation.
- 14. Invalidation of any one of these restrictions by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF we have hereunto set our hands this Second day of September, 1980.

Planners and Developers, Ltd.

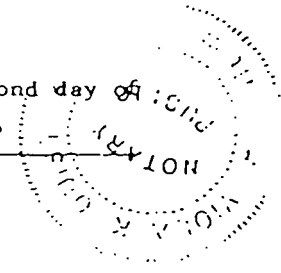
By Warren E. Gardner  
Warren E. Gardner, Secretary

State of Colorado ss.  
Hesa County

The foregoing instrument was acknowledged before me this Second day of September, 1980 by Warren E. Gardner.

My commission expires March 23, 1983  
Witness my hand and official seal

Quota T. Lusk  
Notary Public



TREASURER'S CERTIFICATE OF TAXES DUE

Date: 01/25/2000

Certificate No: 94732

STATE OF COLORADO  
COUNTY OF MESA

I, the undersigned do hereby certify that the entire amount of taxes and assessments due upon the real estate or personal property described below, and all sales of the same for unpaid taxes or assessments shown by the books in my office, from which the same may still be redeemed, with the amount required for redemption, are as noted herein:

Title Co	: WESTERN COLORADO TITLE	Order #:	00-01-105
Seller	: HERITAGE TRUST	Buyer	: BR-SL, LLC
Lender	:	Ordered:	AH
Tax Year	: 1999		
Schedule #:	2701-362-34-012		

Description:

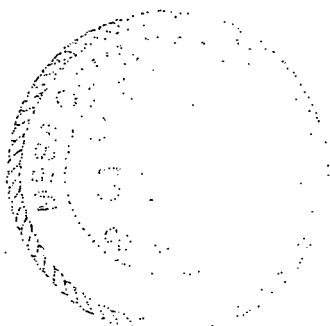
LOT 12 BLK 2 CROSSROADS COLO WEST FIL 2 SEC 36 1N 1W

Amounts Due as of Certificate Date

Current Taxes		Base	Penalty
99 REAL	\$	1,026.33	
Total Due	\$	1,026.33	

\*\*\*\*\*  
\*\*BEFORE PAYING TOTAL DUE, PLEASE CALL FOR UPDATED FIGURES\*\*  
\*\*IF PENALTY IS DUE OR IF THERE ARE OUTSTANDING TAX SALES\*\*

-- Continued --

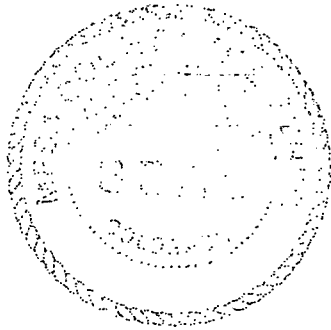




2701-362-34-012

Tax Charges Distribution for Taxing Year '99:

Description	Rate	Amount	Description	Rate	Amount
COLO RIVER	0.2820	3.68			
MESA COUNTY	24.0620	314.01			
GRAND JCT*	7.6230	99.48			
SCH DST 51	36.3420	474.26			
LIBRARY	3.0000	39.15			
UTE WATER	2.0000	26.10			
SCH D51BOND	6.6200	86.39			
MC ML REDU*	-1.2830	-16.74			
			Totals ----->	78.6460	1026.33



GENA M. HARRISON  
Mesa County Treasurer

By: *Gene Harrison*

CERTIFIED DATE

January 25, 2000

TREASURER'S CERTIFICATE OF TAXES DUE

Date: 01/25/2000

Certificate No: 94733

STATE OF COLORADO  
COUNTY OF MESA

I, the undersigned do hereby certify that the entire amount of taxes and assessments due upon the real estate or personal property described below, and all sales of the same for unpaid taxes or assessments shown by the books in my office, from which the same may still be redeemed, with the amount required for redemption, are as noted herein:

---

Title Co	: WESTERN COLORADO TITLE	Order #:	00-01-105
Seller	: HERITAGE TRUST	Buyer	: BR-SL, LLC
Lender	:	Ordered:	AH
Tax Year	: 1999		
Schedule #:	2701-362-34-013		

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Description:

LOT 13 BLK 2 CROSSROADS COLO WEST FIL 2 SEC 36 1N 1W

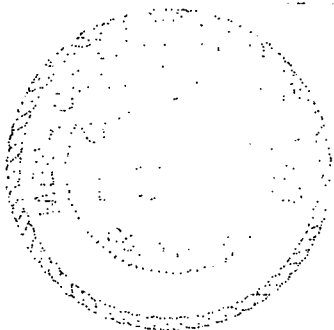
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Amounts Due as of Certificate Date

Current Taxes		Base	Penalty
99 REAL	\$	957.91	
Total Due	\$	957.91	

\*\*\*\*\*  
\*\*BEFORE PAYING TOTAL DUE, PLEASE CALL FOR UPDATED FIGURES\*\*  
\*\*IF PENALTY IS DUE OR IF THERE ARE OUTSTANDING TAX SALES\*\*

-- Continued --



2701-362-34-013

Tax Charges Distribution for Taxing Year '99:

Description	Rate	Amount	Description	Rate	Amount
COLO RIVER	0.2820	3.43			
MESA COUNTY	24.0620	293.08			
GRAND JCT*	7.6230	92.85			
SCH DST 51	36.3420	442.65			
LIBRARY	3.0000	36.54			
UTE WATER	2.0000	24.36			
SCH D51BOND	6.6200	80.63			
MC ML REDU*	-1.2830	-15.63			
			Totals ----->	78.6460	957.91



GENA M. HARRISON  
Mesa County Treasurer

By: *Gene Harrison*

CERTIFIED DATE

January 25, 2000





# DEVELOPMENT APPLICATION

Community Development Department  
 250 North 5th Street, Grand Junction, CO 81501  
 (970) 244-1430

Receipt \_\_\_\_\_  
 Rec'd By \_\_\_\_\_  
 File No. \_\_\_\_\_

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"/> 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 type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					
<input checked="" type="checkbox"/> Site Plan Review					
<input type="checkbox"/> Property Line Adj.					

<u>BRSL LLC</u> Property Owner Name	<u>J. Dyer Construction, Inc.</u> Developer Name	<u>Rolland Engineering</u> Representative Name
<u>539 32 Road Unit #4</u> Address	<u>2335 Interstate Ave.</u> Address	<u>405 Ridges Blvd.</u> Address
<u>Grand Junction Co 81504</u> City/State/Zip	<u>Grand Junction CO 81505</u> City/State/Zip	<u>Grand Junction CO 81503</u> City/State/Zip
Business Phone No.	<u>(970) 245-8610</u> Business Phone No.	<u>(970) 243-8300</u> Business Phone No.
E-Mail	E-Mail	E-Mail
Fax Number	Fax Number	<u>(970) 241-1273</u> Fax Number

**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.

<u>[Signature]</u> Signature of Person Completing Application	<u>3/15/00</u> Date
<u>[Signature]</u> Signature of Property Owner(s) - attach additional sheets if necessary	<u>3/15/00</u> Date