

CITY OF GRAND JUNCTION DEPARTMENT OF PUBLIC WORKS MEMORANDUM OF AGREEMENT	Project No.: 207-F1903
	Description: F ½ Road Parkway Improvement Project
	Owner(s): Deborah D. Heidel-Davis
	Parcels: RW-16A, RW-16B, RW-16C, MPE-16A, MPE-16B, TCE-16A, TCE-16B

This Memorandum of Agreement ("Agreement") is made and entered into this 21st day of February, 2024 by and between **Deborah D. Heidel-Davis** hereinafter referred to as "the Owner", and the City of Grand Junction, a Colorado home rule municipality, hereinafter referred to as "the City".

RECITALS:

- A. The City is proceeding with implementation of the F ½ Road Parkway Improvement Project ("Project"). The Project will create a fully developed street section from 24 Road on the west to 25 Road on the east. The project will also add street improvements to 25 Road from Patterson Road on the south to Waite Avenue on the north. Improvements include additional travel lanes, auxiliary lanes, facilities to accommodate pedestrian and bicycle mobility, storm drainage facilities, street lighting, landscaped medians and parkways, and a new roundabout at the intersection of F ½ Road Parkway and 24 ½ Road ("Project Improvements"). The City Council of the City has determined that the Project is necessary for the health, safety and welfare of the inhabitants of the City of Grand Junction. All costs associated with installation of the Project Improvements will be borne by the City.
- B. The Owner owns certain real property within the limits of the Project located at 647 25 Road in the City of Grand Junction, County of Mesa, State of Colorado, as identified by Mesa County Assessor Parcel Number 2945-044-00-118, hereinafter referred to as "the Owner's Property".
- C. The installation, operation, maintenance, repair and replacement of the Project Improvements requires the acquisition of the following described real property interests from the Owner:

Parcel No. RW-16A: A parcel of land in fee simple to be used as public right of way for F 1/2 Road, containing a total area of 1,129 square feet (0.03 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit "A" and depicted on the accompanying graphic illustration labeled Exhibit "B"; and also

Parcel No. RW-16B: A parcel of land in fee simple to be used as public right of way for F 1/2 Road, containing a total area of 845 square feet (0.02 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit "C" and depicted on the accompanying graphic illustration labeled Exhibit "D"; and also

Parcel No. RW-16C: A parcel of land in fee simple to be used as public right of way for F 1/2 Road, containing a total area of 915 square feet (0.02 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit "E" and depicted on the accompanying graphic illustration labeled Exhibit "F"; and also

Parcel No. MPE-16A: A Multi-Purpose Easement for the installation, operation, maintenance and repair of public utilities, traffic control facilities, street lighting, landscaping, trees, grade structures, public sidewalks and trails, containing a total area of 1,175 square feet (0.03 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit "G" and depicted on the accompanying graphic illustration labeled Exhibit "H"; and also

Parcel No. MPE-16B: A Multi-Purpose Easement for the installation, operation, maintenance and repair of public utilities, traffic control facilities, street lighting, landscaping, trees, grade structures, public sidewalks and trails, containing a total area of 1,120 square feet (0.03 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit "I" and depicted on the accompanying graphic illustration labeled Exhibit "J"; and also

Parcel No. TCE-16A: A Temporary Construction Easement to facilitate prudent, proper, safe and efficient installation of the Project Improvements, containing a total area of 785 square feet (0.02 acres), more or less, as more particularly depicted on the accompanying graphic illustration labeled Exhibit "K". The City's required duration of use for Parcel No. TCE-16A is 24 months; and also

Parcel No. TCE-16B: A Temporary Construction Easement to facilitate prudent, proper, safe and efficient installation of the Project Improvements, containing a total area of 400 square feet (0.01 acres), to which, more or less, as more particularly depicted on the accompanying graphic illustration labeled Exhibit "L". The City's required duration of use for Parcel No. TCE-16B is 24 months.

- D. The City has obtained and reviewed an appraisal prepared by a Colorado Certified General Appraiser to estimate the fair market value and just compensation to be offered for the Acquired

Property. In consideration of the foregoing, the City and the Owner agree to the following sum of money as just compensation for the Acquired Property and any improvements, damages or costs to cure itemized below:

Parcel No. RW-16A:	1,129 sq.ft. @ \$10.00/sq.ft.	= \$11,290.00
Parcel No. RW-16B:	845 sq.ft. @ \$10.00/sq.ft.	= \$8,450.00
Parcel No. RW-16C:	915 sq.ft. @ \$10.00/sq.ft. x 5%	= \$458.00
Parcel No. MPE-16A	1,175 sq.ft. @ \$10.00/sq.ft. x 50%	= \$5,875.00
Parcel No. MPE-16B	1,120 sq.ft. @ \$10.00/sq.ft. x 50%	= \$5,600.00
Parcel No. TCE-16A:	785 sq.ft. @ \$10.00/sq.ft. x 10% /year x 2 years	= \$1,570.00
Parcel No. TCE-16B:	400 sq.ft. @ \$10.00/sq.ft. x 10% /year x 2 years	= \$800.00

Total Land & Easement Value = \$34,043.00

Improvements:

- 9 Trees*
- 1 Mulberry Tree*
- 12 x 20 Wooden Shed = \$2,484
- 75 LF Concrete Curb*
- 70 LF Sprinkler System*
- 845 SF Gravel*
- 915 SF Asphalt*
- 15 x 20 Wooden Shed = \$3,240
- 336 SF Concrete Foundation under shed*
- 10 LF Buried Electric Line *
- 40 LF Wooden Fencing 3-foot-tall*
- 41 LF Concrete Curb*
- 30 LF Sprinkler System*
- 732 SF Cobble Stones*
- 50 SF Gravel Driveway*

* A contributory value was provided for the non-structural site improvements.

Total Improvements Contributory Value = \$7,724.00

Administrative Settlement = \$ 11,233.00

Total Consideration = ~~\$53,000.00~~

= \$55,000.00 RBP
DBHD

NOW, THEREFORE, based on the recitals above and in consideration of their mutual promises and other valuable consideration, the receipt and adequacy of which are acknowledged, the parties hereto agree as follows:

1. The Owner hereby accepts the Total Consideration stated above from the City as just compensation, and the City hereby agrees to pay the Total Consideration to the Owner subject to the promises, terms, covenants and conditions of this Agreement.
2. Subject to the City's typical payment processing period, the Total Consideration shall be remitted, at the City's sole discretion, to the Owner by either (1) the City directly in the form of a City check, or (2) a title company selected by the City, to which the City has deposited the Total Consideration pending upon the execution and delivery by the Owner to the City of:
 - a. One (1) fully executed original of this Memorandum of Agreement.
 - b. One (1) good and sufficient General Warranty Deed for Parcels No. RW-16A, RW-16B & RW-16C.
 - c. One (1) good and sufficient Grant of Multi-Purpose Easement Agreement for Parcels No. MPE-16A & MPE-16B.
 - d. One (1) good and sufficient Temporary Construction Easement Agreement for Parcels No. TCE-16A & TCE-16B.
 - e. One (1) completed and executed Federal Form W-9.
 - f. Satisfaction(s) or release(s) of any and all outstanding items referenced in Paragraph 3 below.
3. The Total Consideration shall fully compensate the Owner for the Owner's interests in and to the Acquired Property, either present or future, and the interests of all lienors and lessees of the Owner and any and all interests, legal or equitable, which are or may be outstanding, including, but not limited to: ad valorem property taxes due for prior years; current year ad valorem property taxes prorated to the date of closing (applicable to any fee simple parcel included in the Acquired Property), and satisfaction, subordination or release of all liens, judgments and financial encumbrances to deliver financially unencumbered title to the City. The Owner agrees to sell, convey and discharge all such interests in and to the Acquired Property by executing in writing any

and all necessary deeds, documents and/or conveyances, including but not limited to, requests for releases, whether full or partial as applicable, or subordinations of deeds of trust.


4. The City shall be entitled to take irrevocable possession of the Acquired Property when the City, at its sole discretion, remits the total consideration to either: (1) the Owner directly by City Check; or, (2) deposits the consideration set forth above into an escrow account for the benefit of the Owner with the City's selected title company. Transfer of title to the Acquired Property shall occur upon performance of any and all terms under this Agreement, and release of the Total Consideration due to the Owner.
5. The City's contractor will provide Owner forty-eight (48) hours' notice prior to construction of the driveway or any construction that would create access issues. The City or City contractor agrees to contact the owner by phone at [REDACTED], prior to the start of construction of the driveway.
6. The City agrees to install a temporary six-foot chain link fence along the east line of the temporary construction easement. The City's contractor shall install said fencing prior to removing the existing fence and shall coordinate fencing activities with the Owner.
7. The personal property owned by Deborah D. Heidel-Davis located within the acquisition areas will be relocated as personal property pursuant to federal relocation policy as defined in the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970, as amended ("Uniform Act"). The Uniform Act is codified at [49 CFR Part 24, Subpart D](#). This will be coordinated separately with the Owner and at the City's expense.
8. As part of the above referenced relocation benefits, the City agrees to provide relocation assistance and coordination to replace the two existing storage sheds located with the acquisition areas, with a new storage shed, including financial assistance in an amount not to exceed \$22,000. The City shall be responsible for the removal of the two sheds located with the acquisition areas.
9. This Memorandum of Agreement embodies all agreements between the parties hereto and no other promises, terms, conditions or obligations, oral or written, have been made which might serve to modify, add to or change the terms and conditions of this Agreement.
10. This Memorandum of Agreement shall be deemed a contract extending to and binding upon the parties hereto and upon their respective heirs, successors and assigns.
11. The City will be entitled to specific performance of this Agreement upon tender of the agreed consideration.
12. This Agreement is a legal instrument. The City recommends the Owner seek the advice of the Owner's own legal and/or tax counsel before signing this Agreement.

Dated the day and year first above written.

Owner:
Deborah D. Heidel-Davis

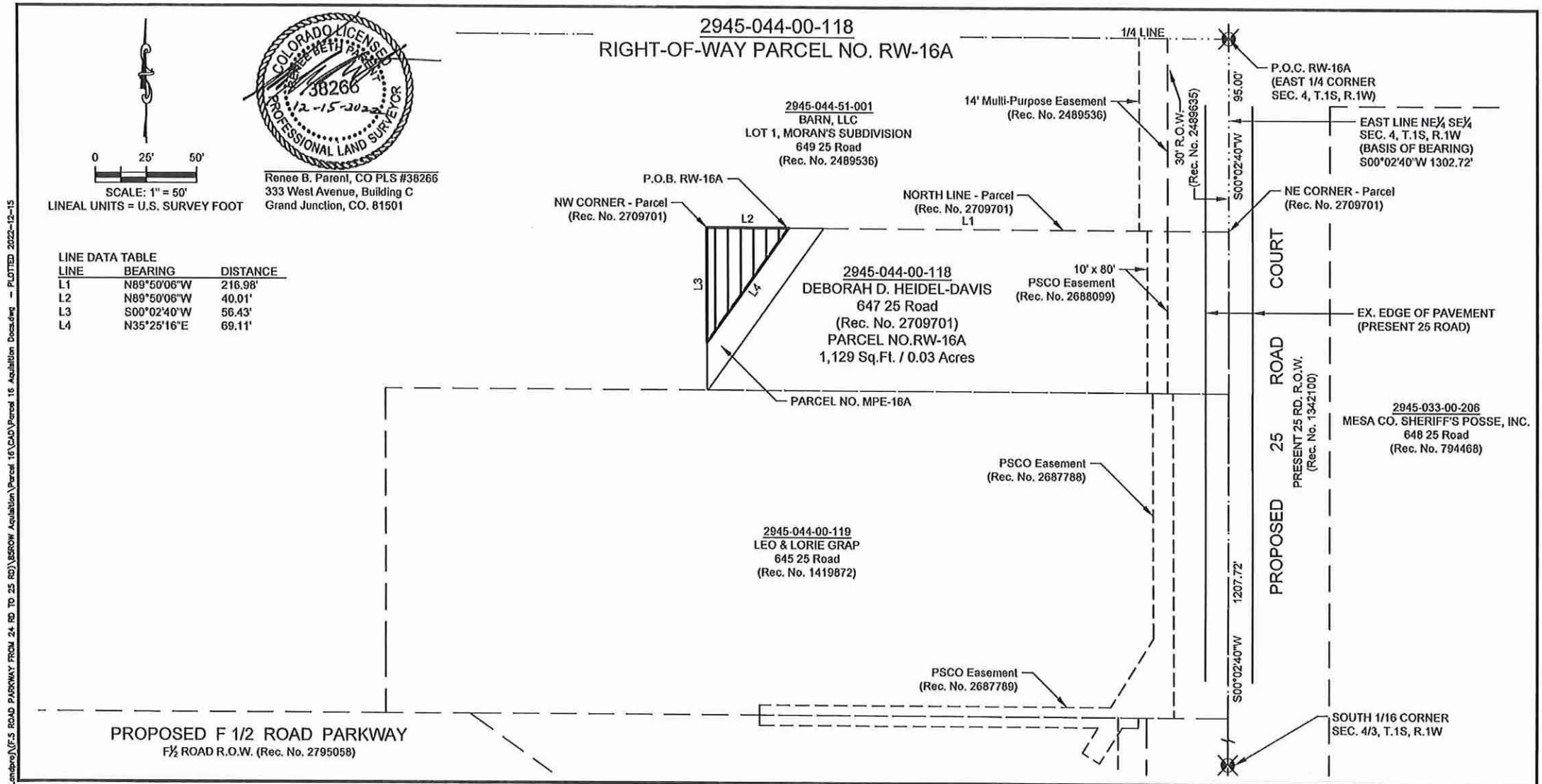
By: Deborah D. Heidel-Davis

The City of Grand Junction,
a Colorado home rule municipality:

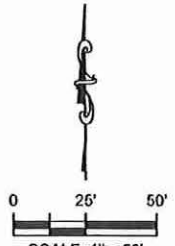


Greg Caton, City Manager

EXHIBIT B



Renee B. Parent, CO PLS #38266
333 West Avenue, Building C
Grand Junction, CO. 81501



LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N89°50'06"W	216.98'
L2	N89°50'06"W	40.01'
L3	S00°02'40"W	56.43'
L4	N35°25'16"E	69.11'

\\Publicworks-cad\cad_data\Landbase\GIS\Road_Parkway_From_24_Rd_To_25_Rd\BROW_Acquisition\Parcel_16\CAD\Parcel_16_Acquisition_Doc.dwg - PLOTTED 2022-12-15

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	Fl	Filing Number
PSCO	Public Service Company of Colorado		

The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying properly boundary lines.

DRAWN BY: MJH
DATE: 12-13-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: 1" = 50'

Portion of 2945-044-00-118
Located in a part of the NE 1/4 SE 1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. 207-F210306

EXHIBIT C

LEGAL DESCRIPTION

2945-044-00-118
RIGHT-OF-WAY Parcel NO. RW-16B

A Parcel of land being a portion of the land as described in Reception Number 2709701 lying in the NE1/4 SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the East 1/4 Corner of said Section 4, Whence the South Sixteenth Corner of said Section 4 and 3 bears S00°02'40"W a distance of 1302.72 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, S00°02'40"W along said East line, a distance of 95.00 feet to the Northeast corner of said Parcel of land described in Reception Number 2709701, said point also being the Northeast Corner of Right-Of-Way Parcel No. RW-16C; thence N89°50'06"W along the North line of said RW-16C a distance of 11.52 feet to the Point of Beginning;

thence continuing N89°50'06"W along said North line of said Parcel a distance of 10.48 feet; thence S00°02'40"W a distance of 80.00 feet to a point on the South line of said Parcel; thence S89°50'06"E along the South line of said Parcel a distance of 10.64 feet to the Southwest Corner of Right-Of-Way Parcel No. RW-16C; thence N00°04'23"W along the West line of said RW-16C a distance of 80.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 845 Square Feet or 0.02 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
City Surveyor - City of Grand Junction
333 West Avenue, Building C
Grand Junction, CO 81501



\\Publicworks-rs\vol_law\Draws\Landero\VE3 ROAD PARKWAY FROM 24 RD TO 25 RD\BROW Aquilino\Parcel 16\CAD\Parcel 16 Aquilino Doss.dwg - PLOTTED 2022-12-15

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	F#	Filing Number
PSCO	Public Service Company of Of Colorado		

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DRAWN BY: MJH
DATE: 12-13-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: N/A

Portion of 2945-044-00-118
Located in a part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210306

EXHIBIT E

LEGAL DESCRIPTION

2945-044-00-118
RIGHT-OF-WAY Parcel NO. RW-16C

A Parcel of land being a portion of the land as described in Reception Number 2709701 lying in the NE1/4 SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the East 1/4 Corner of said Section 4, Whence the South Sixteenth Corner of said Section 4 and 3 bears S00°02'40"W a distance of 1302.72 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, S00°02'40"W along said East line, a distance of 95.00 feet to the Northeast corner of said Parcel of land described in Reception Number 2709701, said point also being the Point of Beginning;

thence N89°50'06"W along said North line of said Parcel a distance of 11.52 feet to the West edge of the open, used and historic Right-Of-Way for 25 Road; thence S00°04'23"E along said West edge a distance of 80.00 feet to a point on the South line of said Parcel; thence S89°50'06"E along the South line of said Parcel a distance of 11.35 feet to the Southeast Corner of said Parcel; thence N00°02'40"E along the East line of said Parcel a distance of 80.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 915 Square Feet or 0.02 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
City Surveyor - City of Grand Junction
333 West Avenue, Building C
Grand Junction, CO 81501



ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
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DATE: 12-13-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: N/A

Portion of 2945-044-00-118
Located in a part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210308

Exhibit G

LEGAL DESCRIPTION

2945-044-00-118
MULTI-PURPOSE EASEMENT PARCEL NO. MPE-16A

A fourteen foot (14') Wide Parcel of land being a portion of the Parcel of land as described in Reception Number 2709701 lying in the NE1/4 SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the East 1/4 Corner of said Section 4, Whence the South Sixteenth Corner of said Section 4 and 3 bears S00°02'40"W a distance of 1302.72 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, S00°02'40"W along said East line, a distance of 95.00 feet to the Northeast Corner of said Parcel of land described in Reception Number 2709701, thence N89°50'06"W along the North line of said Parcel a distance of 199.84 feet to the Point of Beginning;

thence continuing N89°50'06"W along said North line of said Parcel a distance of 17.14 feet to the Northeast Corner of Parcel RW-16A; thence along the East Line of Parcel RW-16A S35°25'16"W a distance of 69.11 feet to a point on the West line of Parcel of land described in Reception Number 2709701; thence along the along the West line of said Parcel S00°02'40"W a distance of 23.57 feet to the Southwest Corner of Said Parcel; thence along the South line of said parcel S89°50'06"E a distance of 0.43 feet; thence N35°25'16"E a distance of 97.97 feet to the Point of Beginning.

Said Parcel of land CONTAINING 1,175 Square Feet or 0.03 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
City Surveyor - City of Grand Junction
333 West Avenue, Building C
Grand Junction, CO 81501



\\publwork-044\vol_044\Draw\Landmark\CS. ROAD PARKWAY FROM 24. RD TO 25. RD\BROW Acquisition Parcel 15\CAD\Parcel 16 Acquisition Descr.dwg - PLOTTED 2022-12-15

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
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T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
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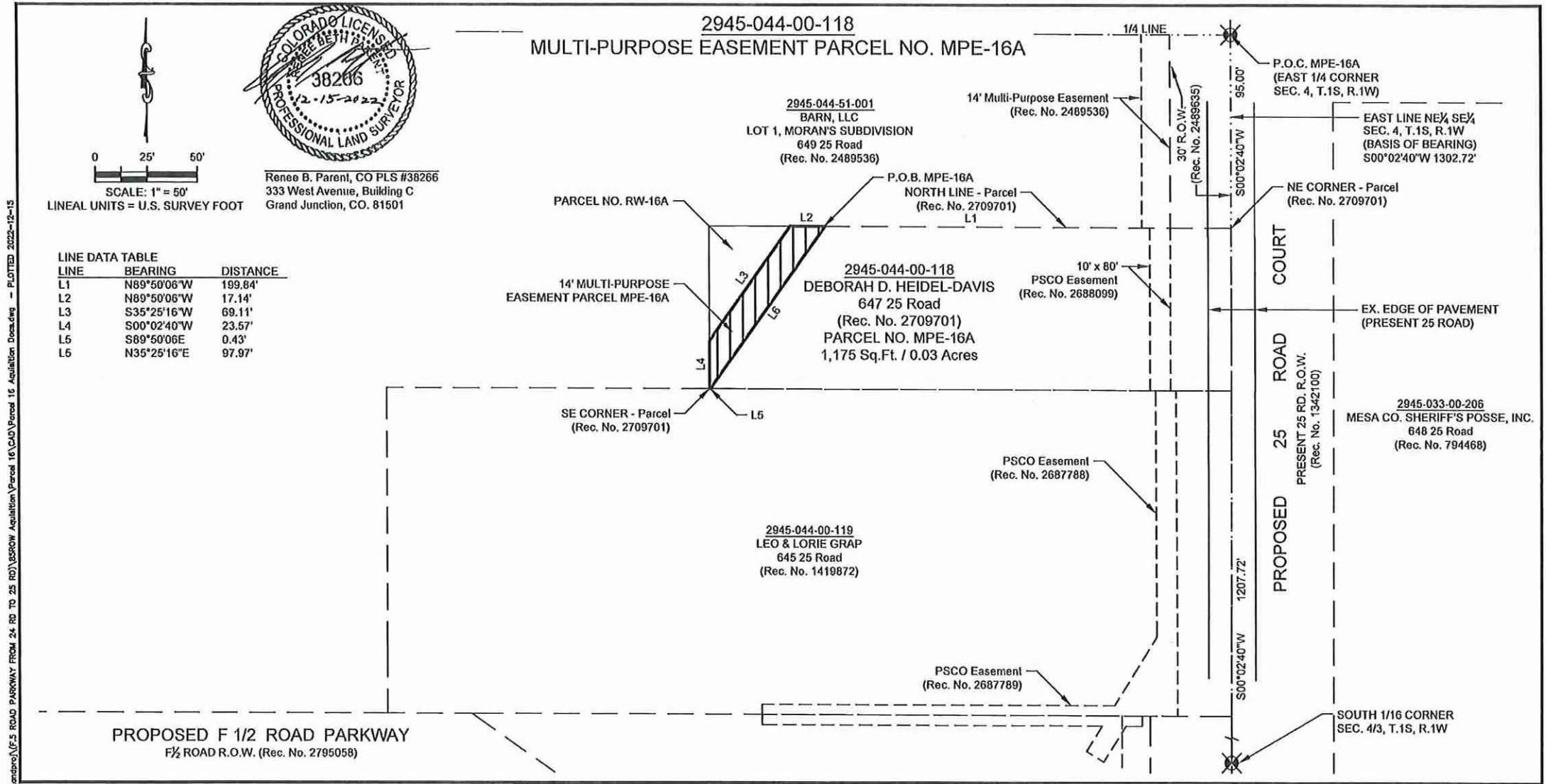
DRAWN BY: MJH
DATE: 12-13-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: N/A

Portion of 2945-044-00-118
Located in a part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210306

Exhibit H



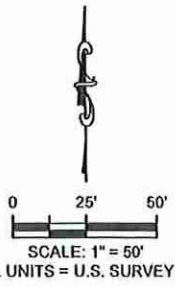
2945-044-00-118
MULTI-PURPOSE EASEMENT PARCEL NO. MPE-16A

2945-044-51-001
BARN, LLC
LOT 1, MORAN'S SUBDIVISION
649 25 Road
(Rec. No. 2489536)

2945-044-00-118
DEBORAH D. HEIDEL-DAVIS
647 25 Road
(Rec. No. 2709701)
PARCEL NO. MPE-16A
1,175 Sq.Ft. / 0.03 Acres

2945-044-00-119
LEO & LORIE GRAP
645 25 Road
(Rec. No. 1419872)

PROPOSED 25 ROAD COURT
PRESENT 25 RD. R.O.W.
(Rec. No. 1342100)



Renee B. Parent, CO PLS #38286
333 West Avenue, Building C
Grand Junction, CO. 81501

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N89°50'06"W	199.84'
L2	N89°50'06"W	17.14'
L3	S35°25'16"W	69.11'
L4	S00°02'40"W	23.57'
L5	S89°50'06"E	0.43'
L6	N35°25'16"E	97.97'

\\Publicworks\wp\land\lenders\5.5 ROAD PARKWAY FROM 24 RD TO 25 RD\BROW Aquilino\Parcel 16\CAO\Parcel 16 Aquilino Docu.dwg - PLOTTED 2022-12-15

ABBREVIATIONS

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DATE: 12-13-2022
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APPROVED BY: BH
SCALE: 1" = 50'

Portion of 2945-044-00-118
Located in a part of the NE 1/4 SE 1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210306

EXHIBIT I

LEGAL DESCRIPTION

2945-044-00-118

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-16B

A fourteen foot (14') wide Parcel of land being a portion of the land as described in Reception Number 2709701 lying in the NE1/4 SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the East 1/4 Corner of said Section 4, Whence the South Sixteenth Corner of said Section 4 and 3 bears S00°02'40"W a distance of 1302.72 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, S00°02'40"W along said East line, a distance of 95.00 feet to the Northeast Corner of said Parcel of land described in Reception Number 2709701, said point also being the Northeast Corner of Right-Of-Way Parcel No. RW-16C, thence N89°50'06"W along the North line of said Parcel, a distance of 22.00 feet to the Northwest Corner of Right-Of-Way Parcel Number RW-16B being the Point of Beginning;

thence continuing N89°50'06"W along the North line of said Parcel a distance of 14.00 feet; thence S00°02'40"W a distance of 80.00 feet to a point on the South Line of said Parcel; thence S89°50'06"E along said South line of said Parcel a distance of 14.00 feet to the Southwest Corner of Right-Of-Way Parcel No. RW-16B; thence N00°02'40"E along the West line of said RW-16B a distance of 80.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 1,120 Square Feet or 0.03 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
City Surveyor - City of Grand Junction
333 West Avenue, Building C
Grand Junction, CO 81501



\\pubfiledev-hk1\vol_1\data\landmap\15\ROAD PARKWAY FROM 24 RD TO 25 RD\BROW Acquistion\Parcel 16\CAD\Parcel 16 Acquistion Drawing - PLOTTED_2022-12-15

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
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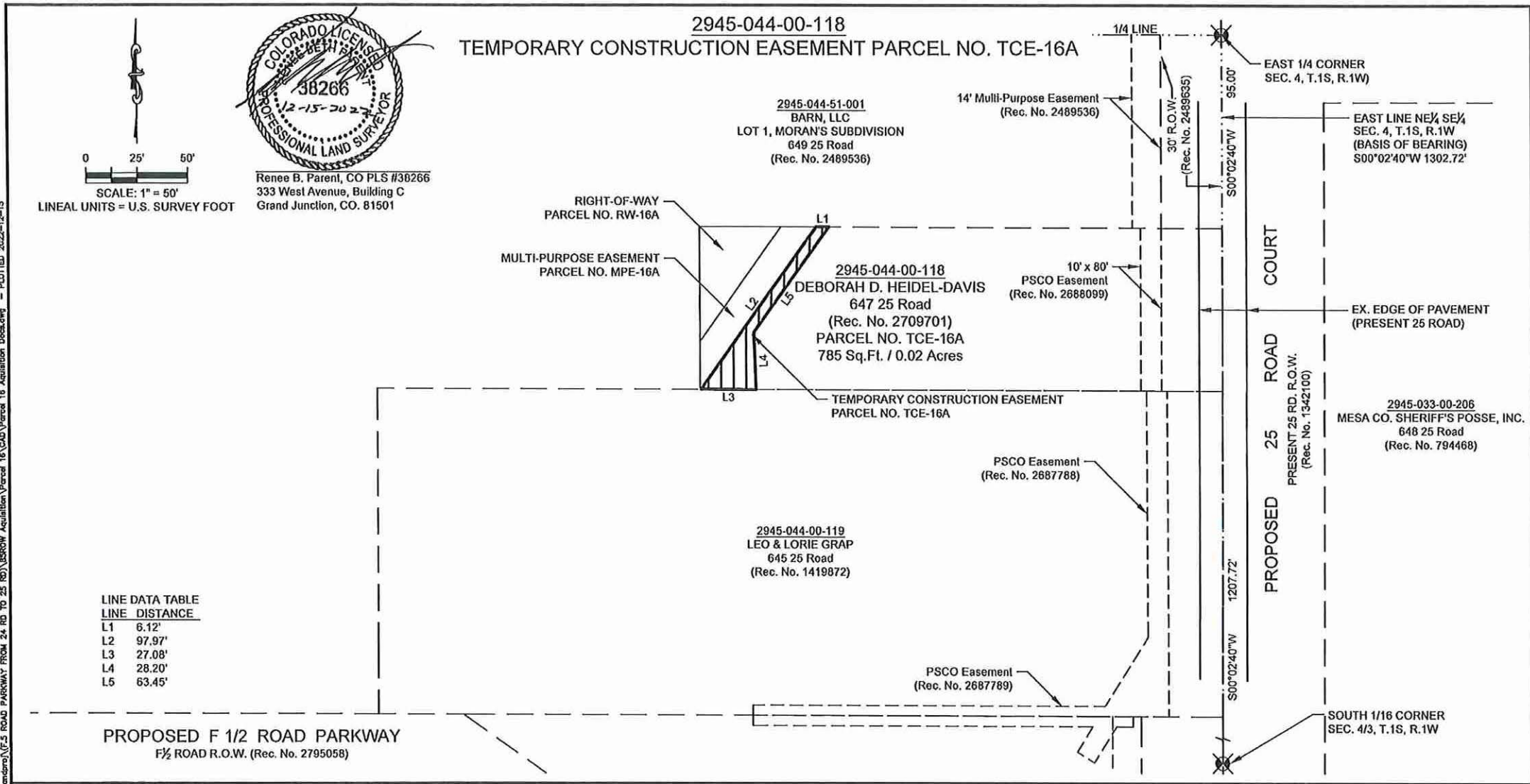
DRAWN BY: NCWM/JH
DATE: 12-13-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: N/A

Portion of 2945-044-00-118
Located in a part of the NE¼ SE¼
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210306

EXHIBIT K



LINE DATA TABLE

LINE	DISTANCE
L1	6.12'
L2	97.97'
L3	27.08'
L4	28.20'
L5	63.45'

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	F#	Filing Number
PSCO	Public Service Company of OI Colorado		

The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: MJH
 DATE: 12-13-2022
 REVIEWED BY: RBP
 APPROVED BY: BH
 SCALE: 1" = 50'


Portion of 2945-044-00-118
 Located in a part of the NE 1/4 SE 1/4
 Section 4, T.1S, R.1W
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



PUBLIC WORKS
 ENGINEERING DIVISION
 PROJECT NO. 207-F210306

\\Publicworks-arb\vol_01\Draws\LandInfo\25 RD TO 25 RD\BORROW Aquilition\Parcel 16\CAD\Parcel 16 Aquilition Docs.dwg - PLOTTED 2022-12-15

CITY OF GRAND JUNCTION	Parcel No. RW-16A, RW-16B, RW-16C, MPE-16A, MPE-16B, TCE-16A, & TCE-16B
PERSONAL PROPERTY MOVE CLAIM	Project: F.5 Road Parkway Improvement
Location: 647 25 Road	
Claimant's name: Deborah D. Heidel-Davis	
Subject Property: 647 25 Road, Grand Junction, CO 81505	
Replacement property address or location: Same as above. Personal property move upon remainder	
ACTUAL REASONABLE MOVING AND RELATED EXPENSES: Moves from a Dwelling/Mobile Home (based on one or a combination of the following options):	
1) Commercial Move \$	
2) Self Move – Personal Property	
a) Fixed Residential Moving Cost Schedule \$ Rooms in dwelling + rooms in storage = rooms Rooms in storage include:	
b) Actual Cost Move (receipted bills for labor and equipment; hourly rates should not exceed those paid by commercial movers for labor and equipment rental) \$10,396.75*	
<i>*This is a request for partial payment (50%), in advance, of an approved relocation reimbursement of \$20,793.05. This reimbursement represents the down-payment required for a substitute storage shed to accommodate relocation of personal property on the remainder of the subject property.</i>	
I certify that I have relocated my personal property or will relocate my personal property from City acquired property referenced by Parcel No. above. I have not submitted any other claim or received any compensation for my moving expenses. I will not accept compensation other than as specified in this claim.	
I declare that statements made in this document are true and correct to the best of my knowledge. I understand that false statements on this document may result in loss of the entire claim.	
Claimant signature <i>Deborah D. Heidel-Davis</i> Deborah D. Heidel-Davis	Date: <i>May 15, 2024</i>
I certify that to the best of my knowledge the amount of payment is correct and that this claim conforms in all respects to the applicable provisions of State law.	
Real Estate Specialist signature <i>Richard B. Pittenridge</i> Richard B. Pittenridge	Date: <i>May 2, 2024</i>
City of Grand Junction (review and approval) <i>Konrad A. Vallard</i> Konrad Vallard, Real Estate Manager	Date: <i>MAY 21, 2024</i>
<i>Engineering Manager</i>	

City of Grand Junction	Parcel No. RW-16A, RW-16B, RW-16C, MPE-16A, MPE-16B, TCE-16A, & TCE-16B
RELOCATION DETERMINATION	Project: F.5 Road Parkway Improvement
	Location: 647 25 Road
Name of displaced person(s): Deborah D. Heidel-Davis	
Address of subject property: 647 25 Road	
City: Grand Junction, CO	Zip code: 81505
Displacement Type:	
<input type="checkbox"/> Business <input type="checkbox"/> Farm <input type="checkbox"/> Non-profit organization	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant
<input type="checkbox"/> Dwelling <input type="checkbox"/> Mobile home	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant
<input checked="" type="checkbox"/> Personal Property Move Only	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant
PAYMENT FOR ACTUAL REASONABLE MOVING AND RELATED EXPENSES:	
Moves from a Dwelling/Mobile Home (based on one or a combination of the following options):	
1) Commercial Move	\$ 0.00
2) Self Move	
a) Fixed Residential Moving Cost Schedule.....	\$ 0.00
Rooms in dwelling	
Rooms in storage include:	
b) Actual Cost Move (receipted bills for labor and equipment; hourly rates should not exceed those paid by commercial movers for labor and equipment rental)	\$ 0.00
Note: A self-move based on the lower of two bids or estimates is not eligible	
Moves from a business, farm or nonprofit organization (based on one or a combination of the following methods):	
1) Commercial Move (based on the lower of two bids or estimates)	\$
2) Self Move (based on one or a combination of the following):	
a) Lower of two bids	\$
b) Supported by receipted bills for labor and equipment. Hourly rates should not exceed those paid by commercial movers for labor and equipment rental	\$
Personal Property Move Only (eligible expenses for a person who is required to move personal property from real property but is not required to move from a dwelling, business, farm or nonprofit organization) 49 CFR Part 24.301 (g)(1) – (g)(7) and (g)(18)	
Replacement shed	\$20,793.05
Roll-off dumpster.....	\$ 560.00
Personal Property Move.....	\$ 1,804.80
• Total Personal property move	\$23,157.85
Eligible Actual Moving Expenses for a Business, Farm, or Nonprofit Organization:	
Searching for a replacement location (not to exceed \$2,500)	\$
Storage of the personal property for a period not to exceed 12 months.....	\$
Related Non-residential Eligible Expenses:	
Connection to available nearby utilities from the right of way to improvements at the replacement site.	\$
Professional Services performed prior to the purchase or lease of a replacement site.	\$
Impact fees or one time assessments for anticipated heavy utility usage.	\$
Re-establishment expenses – Non-residential Moves (not to exceed \$50,000)	
Fixed Payment for Moving Expenses – Non-residential Moves (Not less than \$1,000 nor more than \$40,000):	
Fixed payment in lieu of the payments for actual moving and related expenses and actual reasonable re-establishment expenses.	
REPLACEMENT HOUSING PAYMENTS	
90-Day Homeowner Occupant (may not exceed \$31,000):	
Price Differential (Comparable replacement less the acquisition cost of the displacement)	\$
Increased mortgage interest costs	\$
Incidental expenses	\$
Rental Assistance Payment for 90-Day Homeowner (not to exceed price differential)	\$
90-Day Tenant Occupant (may not exceed \$7,200):	
The payment will be computed using the lesser of the three:	
<input type="checkbox"/> Rent and estimated average monthly utility costs;	
<input type="checkbox"/> 30% of the total monthly gross household income for a qualified low income tenant; or	
<input type="checkbox"/> The total amount designated for shelter and utilities for a tenant receiving government assistance.	
Rent Differential (Comparable rent and estimated average monthly utility cost less the above scenario)	\$
Downpayment assistance (including incidental closing costs)	\$
Replacement Housing of Last Resort (not including Replacement Housing Payments specified above)	
<input type="checkbox"/> 90-Day Occupant (Owner or Tenant)	
<input type="checkbox"/> Less than 90-Day Occupant	
I certify that to the best of my knowledge and belief the statements contained in the determination are true, and the information upon which the determination is based is correct, subject to any limiting conditions herein set forth. Determination has been made in conformity with state laws, regulations, policies and procedures applicable to the Uniform Act. I have no direct or indirect, present, or contemplated future personal interest in such determination or in any benefit from the value herein set forth.	
Determination date: April 22, 2024	Real Estate Specialist signature 
I approve the above determination: (City Real Estate Manager) <u>Konrad Vallard</u> <small>Konrad Vallard (May 1, 2024 14:03 MDT)</small>	Date: May 1, 2024
I approve the above determination: (City Public Works Director) <u>Trenton Prall</u> <small>Trenton Prall (May 1, 2024 17:23 MDT)</small>	Date: May 1, 2024

City of Grand Junction Computation Analysis and Supplement Information	Parcel: RW-16A, RW-16B, RW-16C, MPE-16A, MPE-16B, TCE-16A, & TCE-16B
	Project: F.5 Road Parkway Improvement Project
	Location: 647 25 Road
	Name: Deborah Heidel-Davis

The City of Grand Junction (“City”) has determined the need to acquire certain real property located at 647 25 Road, Grand Junction, CO (“the Property”) for the F ½ Road Parkway improvement Project (the “Project”). The Property is owned by Deborah Heidel-Davis and is improved a 1,074 square foot single-family residence and two outbuildings on permanent foundations. There is also a mobile storage building located at the northwest corner of the Property.

The acquisition of the Parcels for the Project requires the demolition of one of the permanent outbuildings (336 square feet in size) and the relocation of the mobile storage building (288 square feet in size). The mobile storage shed is in poor condition and would not survive relocation from the acquired right of way and easements to another location on the Property. The Owner has a significant amount of personal property to relocate from within both the acquired shed and the mobile shed.

The City has contracted with TRS Corp. (“TRS”) to provide relocation advisory assistance to owners with personal property to be relocated as a result of the Project. The City’s procedures for relocation of personal property defer to the Uniform Relocation and Real Property Acquisition Policy Act of 1970 (“Uniform Act”).

The Owner is required to move all personal property from the right of way and easements acquired by the City. Richard Pittenridge with TRS met with the Owner on July 12, 2023 and conducted an initial interview. The Owner was provided with a Certificate of Legal Residency at the time of the initial interview.

Per the Uniform Act, 49 CFR Subtitle A, Part 24, Sub-Part A, §24.2, Definitions and Acronyms (a)(9)(i), the Owner qualifies as a “displaced person” as follows:

(i) *General. The term displaced person means, except as provided in [paragraph \(a\)\(9\)\(ii\)](#) of this section, any person who moves from the real property or **moves his or her personal property from the real property.** (This includes a person who occupies the real property prior to its acquisition, but who does not meet the length of occupancy requirements of the Uniform Act as described at [§ 24.401\(a\)](#) and [§ 24.402\(a\)](#)):*

(A) *As a direct result of a written notice of intent to acquire (see § 24.203(d)), the initiation of negotiations for, or the acquisition of, such real property in whole or in part for a project;*

Per the Uniform Act, 49 CFR Subtitle A, Part 24, Sub-Part D, Payments for Moving and Related Expenses, §24.301, Payment for actual reasonable moving and related expenses, (e) *Personal property only*, the Owner is eligible for relocation assist to relocate personal property as follows:

Eligible expenses for a person who is required to move personal property from real property but is not required to move from a dwelling (including a mobile home), business, farm or nonprofit organization include those expenses described in paragraphs (g)(1) through (g)(7) and (g)(18) of this section. (See appendix A, § 24.301(e).)

An Owner with personal property be relocated may be eligible for: relocation advisory assistance; reimbursement of certain moving expenses and reimbursement for storage of personal property as deemed reasonable and necessary. The details of relocation advisory assistance and eligible benefits have been reviewed and explained to the Owner by representatives of TRS.

Due to the sub-standard condition of the mobile storage shed, and the volume of personal property to be relocated from both the mobile storage shed and the acquired storage shed, the City has determined the most prudent, cost-effective method to relocate the Owner’s personal property is to reimburse the Owner for a new 600 square-foot storage shed on the remainder of the Property beyond the limits of the right of way, permanent and temporary easements to be acquired. This manner of providing relocation advisory assistance and move cost reimbursement is eligible under 49 CFR Part 24, Subpart D, § 24.301 Payment for actual reasonable moving and related expenses, (g)(7):

Other moving-related expenses that are not listed as ineligible under § 24.301(h), as the Agency determines to be reasonable and necessary.

The Owner and agents with TRS have identified a site on the Property for a replacement storage shed that will not conflict with the property interests acquired by the City for construction of the Project.

This site requires surface preparation to support the shed and prevent soil erosion. The replacement site will need to be leveled then covered with compacted road base. TRS secured bids from two mobile storage building contractors in Grand Junction, as follows:

The Barn Yard Storage Sheds = \$22,196.98

Mor Storage Sales = \$20,793.50

Copies of the respective bids are attached to this analysis. The two existing sheds (one mobile, one permanent) within the property interests acquired by the City will be removed by the City at Project expense during Project construction, after the Owner's personal property has been relocated.

The Owner, or the Mor Storage Sales directly on behalf of the Owner, will be reimbursed by the City for a total not to exceed **\$20,793.05** for the site preparation and replacement shed. The Owner has indicated that she will need assistance with the downpayment required to order the shed. The downpayment required by Mor Storage and Sales is one-half of the estimated cost.

The Owner is eligible for the actual, reasonable and necessary costs to relocate the Owner's personal property from the two sheds to be removed to the newly constructed shed. There is a portion of this personal property that will be discarded as trash, with the balance relocated to the new shed. To accommodate the removal of the trash, a roll-off dumpster will be required as this is the most cost-effective manner to relocate the trash.

An internet search was conducted to determine the estimated cost of a roll-off dumpster.

Estimates were obtained from two web sites for a 20-yard dumpster for up to 4 days as follows:

Humpy Dumpsters – 20-yard dumpster for 3 days $\$280.00 \times 2 = \560.00

GJ Roll Away, LLC – 20-yard dumpster for 4 days $\$280.00 \times 2 = \560.00

The Owner, or the dumpster vendor directly on behalf of the Owner, will be reimbursed up to **\$560.00** when the Owner's personal property, deemed to be trash, is discarded.

The Owner is further eligible for the labor costs to relocate the Owner's personal property to either the roll-off dumpster or the new shed. TRS secured a bid to move the Owner's personal property located within the two sheds from Labor Etc. Staffing, a local day labor staffing company. The estimate provided includes labor for two-person crew over four, 8-hour days as follows:

Labor Etc. Staffing – 2 laborers @ \$451.20 per day $\times 4 \text{ days} = \$1,804.80$

The Owner, or the staffing company directly on behalf of the Owner, will be reimbursed up to **\$1,804.80** when all of Owner's personal property has been relocated.

While not anticipated, if off-site storage of the Owner's personal property is required, the Owner may be eligible for up to 12 months of commercial storage if deemed reasonable and necessary by the City. If applicable, eligible reimbursement for storage shall be submitted under a separate determination.

Upon approval of this determination by the City, TRS will secure the Owner's signature to claim the amount as determined.



NAME: DEBRAH HEIDEL-DAVIS
NAME: RICHARD PITTENRIDGE
PHONE: DEBRAH [REDACTED] Personal Identity
PHONE: RICHARD 720-320-2070
ADDRESS: 647 25 ROAD
CITY: GRAND JUNCTION, CO. 81505

DATE 2/23/2024

This estimate is to include the following:

- 16X24 BARN FLARE BASE PRICE \$13,700
- 1-2X2 VINYL WINDOW \$175
- 1-2X2 VINYL WINDOW \$175 (**TEMPERED LOFT WINDOW**)
- 1-3X3 VINYL WINDOW \$225
- 1-3'0"X6'8" 9 LITE HOUSE STYLE DOORS \$ 575
- SAFETY RAILING \$1100
- PERMANENT STAIRS \$550
- PAINTED \$1200 (**COLOR TBD**)

16'X24' BARN FLARE. style wood framed building
16" o/c studs/joists
7' wall height
Engineered trusses, 2'-0" o/c, 6" eaves and overhangs.
½" pre-primed Masonite siding, trim
4-4x4 treated skids, ¾" T&G flooring
30 Year 3-tab asphalt shingles

BUILDING SUBTOTAL	\$17,700.00
Material	\$9735.00
8.66% Tax	\$843.05
Labor	\$7965.00
Subtotal	\$18543.05
ON-SITE	\$1250.00
Ground Prep	\$1000.00
Total	\$20793.05

Approx. Lead Time _____
Sales Representative: Brian Mellon

Any information not included in this quote is considered a change. Costs vary reflecting any changes.

Humpty Dumpsters

Your Go-To for Roll-Off Dumpsters in Mesa County

Welcome to Humpty Dumpsters, the most straightforward and fun-loving dumpster rental service you'll find in Grand Junction, CO. With our user-friendly online booking system, you can schedule a dumpster rental without breaking a sweat, whether it's for residential or construction clean-up. We like to keep things simple and snappy, so you can get back to what's important—like deciding what to toss and what to keep.

[Read More](#)



Dumpster rental prices

... that don't stink.

Call us for a quote - We offer short term, monthly and long term rental options

[\(970\) 361-6016](tel:(970)361-6016)

20 Yard Dumpster

Our 20-yard roll-off dumpster is the go-to choice for larger clean-up projects in Mesa County! With ample space for construction debris or big home cleanouts, it is your heavyweight champ for tackling serious clutter.

Holds up to 8 Pickup Truck Loads



Rental Time:

3 days included + \$10/day



Cost per ton:

\$45



Dimensions:

L: 18' x W: 8' x H: 5'

Our flexible pricing makes it easy
to stay on budget

\$280 USD/day

[Book Now](#)

Base price is for **3 days** and no tonnage.

Dumpster Rentals and Junk Removal in Grand Junction Colorado

[Book Online Now \(/Category/Dumpsters/\)](/Category/Dumpsters/)

Call Today: (970) 275-7790 (Tel:(970) 275-7790)

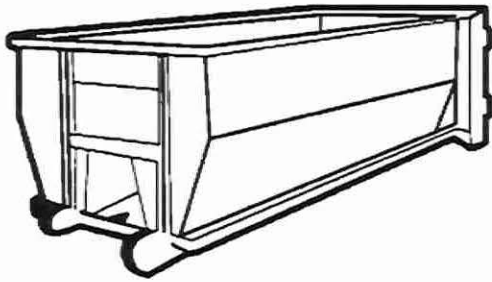
GJ Roll Away LLC

Here at GJ Roll Away LLC, we work hard everyday to provide only the best of the best for our customers. We want to go above and beyond by providing not only the best quality dumpster rentals in Grand Junction Colorado, but also superb customer service! We know how crazy and stressful life can get, so we want to make things as quick and as easy for you as we possibly can!

[Read More >](#)

15 Yard 4 day rental-Customer pays dump fees

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\$180.00

[Book Now \(/Items/15_yard_24_ho](/Items/15_yard_24_ho)



Dimensions
15 Yard



Included Tonnage
Customer pays dump fees



Rental Time
1 Day



Additional Days: Not available on
the is rental
Extra Weight: \$45

20 Yard 4 day rental- Customer pays dump fees



\$280.00

[Book Now \(/Items/20_yard-_you_p](/Items/20_yard-_you_p)



Dimensions
20 Yard



Included Tonnage
Customer pays dump fees



Rental Time
4 Days



Additional Days: \$10 per day
Extra Weight: \$45

20 Yard 4 day rental- all dump fees Included

From: [Labor Etc Staffing](#)
To: [Richard Pittenridge](#)
Subject: Re: GJ - F.5 Rd - Labor Estimate
Date: Monday, March 4, 2024 11:28:11 AM
Attachments: [Outlook-wfwfmhhi.jpg](#)
[TRS CORP .docx](#)

CAUTION EXTERNAL: This sender is located outside of your organization.

Hi Richard,

Thank you so much for reaching out about our staffing services. I have provided a copy of the staffing agreement for this project. In order to staff this project, we will need to receive a signed copy of the contract, since you will be supervising the work performed.

Here is a detailed breakdown of the quote:

Location Details

Homeowner: Deborah Heidel-Davis
647 25 Road
Grand Junction, CO 81505

Debris removal/ clean up into dumpsters or storage units

2 Laborers

\$20/hr billed at \$28.20/hr including worker's compensation insurance, general liability insurance, and payroll expenses.

1-2 days worth of work

Cost for 2 laborers for an 8-hour workday: \$451.20 per day.

Please let me know if you have any questions.

Thank you,

Sonya Lopez
President

Heidel-Davis Relocation Determination Packet


Final Audit Report

2024-05-01


Created:	2024-05-01
By:	Richard B. Pittenridge (richard.pittenridge@trscorp.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAKyUiz2_Duh4WMG3DO188kqEILy2MKmzX


"Heidel-Davis Relocation Determination Packet" History


 Document created by Richard B. Pittenridge (richard.pittenridge@trscorp.us)
2024-05-01 - 6:43:28 PM GMT

 Document emailed to Konrad Vallard (konradv@gjcity.org) for signature
2024-05-01 - 6:44:22 PM GMT


 Email viewed by Konrad Vallard (konradv@gjcity.org)
2024-05-01 - 8:03:08 PM GMT

 Document e-signed by Konrad Vallard (konradv@gjcity.org)
Signature Date: 2024-05-01 - 8:03:20 PM GMT - Time Source: server

 Document emailed to Trenton Prall (trentonp@gjcity.org) for signature
2024-05-01 - 8:03:22 PM GMT

 Email viewed by Trenton Prall (trentonp@gjcity.org)
2024-05-01 - 11:23:11 PM GMT

 Document e-signed by Trenton Prall (trentonp@gjcity.org)
Signature Date: 2024-05-01 - 11:23:28 PM GMT - Time Source: server

 Agreement completed.
2024-05-01 - 11:23:28 PM GMT

588025

NAME Debra H. Heidel-Davis	SHIP TO MOR STORAGE LLC 3010 I-70 BUSINESS LOOP GRAND JUNCTION, CO 81504 phone: (970) 254-0460 fax: (970) 254-4694
ADDRESS 647 25 RD,	ADDRESS
CITY, STATE, ZIP GR. Junction	CITY, STATE, ZIP

ORDER NO. [REDACTED]	TERMS Portable	DATE 12/12/23
WHEN SHIP Estimate	HOW SHIP To Be Built	SALESPERSON Salvador

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	16x30 Senior	\$	12,400
1	3'x6'8" 9-lite Door	\$	550
2	3x3 Vinyl Windows	\$	540
1	Turbine Vent	\$	85
	Paint	\$	1400
	GR Prep Allowance	\$	800
	Sub Total	\$	15,775
	Tax material \$8600 @ 8.66%		744.76
	LABOR \$7175		
		\$	16,519.76
	Delivery	\$	50
	Shingled Roof	\$	16,569.76

BUYER

A-5803
T-46500/46510

KEEP THIS SLIP FOR REFERENCE

01-11

588021

NAME DeBrah-Heidel-Davis	SHIP TO MOR STORAGE LLC
ADDRESS 647-25 Rd	ADDRESS 3010 I-70 BUSINESS LOOP GRAND JUNCTION, CO 81504
CITY, STATE, ZIP GR Junction	PHONE: (970) 254-0460 FAX: (970) 254-4694

ORDER NO. [REDACTED]	TERMS - Portable	DATE 12/6/23
WHEN SHIP	HOW SHIP On-site	SALESPERSON

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	16x24 Barn Flare	\$ 13,700	
	1-2x2-Vinyl Window	\$ 200	
	1-2x2-Vinyl Window (Temp)	\$ 240	
	1-3x3-Vinyl	\$ 270	
	1-3'x6'8" 9-lite Door	\$ 510	
	Safety Rail	\$ 1150	
	Permanent Stairs	\$ 550	
	Paint	\$ 1400	
	GR Prep. Allowance	\$ 700	
	\$ SUB-TOTAL	\$ 18,720	
	TAX Material 10290 @ 8.66%	\$ 891.11	
	LABOR \$ 8,430	\$ 19,611.11	
	ON Site	\$ 1200	
	50% Down \$ 10,000	\$ 20,811.11	
	Balance on Completion \$ 10,811.11		

BUYER



2332 Interstate Ave
Grand Junction, CO 81505

970-858-4123
www.thebarnyardsheds.com

Estimate

Date	Estimate #
12/5/2023	2679

Bill To:	
Richard Pittenridge	
Customer Phone	

Ship To	
Customer E-mail	

Item	Qty	Description	Price	Total
14x28 Barn w/ Loft	1	14x28 Barn Style w/ Loft - LP Smart Siding - Primered Only	15,950.00	15,950.00T
OS 36" House Do...	1	36" House Door - 6 Panel *Outswing*	470.00	470.00T
36x24 Window - ...	3	36x24 Window - Slider - Single Pane	210.00	630.00T
Custom	1	Interior Stairs - Loft Access	900.00	900.00T
		Subtotal		17,950.00
On-Site		On-Site Charge (\$150 Minimum)	15.00%	2,692.50
		*Must have MINIMUM 18" all the way around building to work!		
		Grand Junction Sales Tax - (City, Mesa, S.D. Mesa & State Tax)	1,554.48	1,554.48

Total	\$22,196.98
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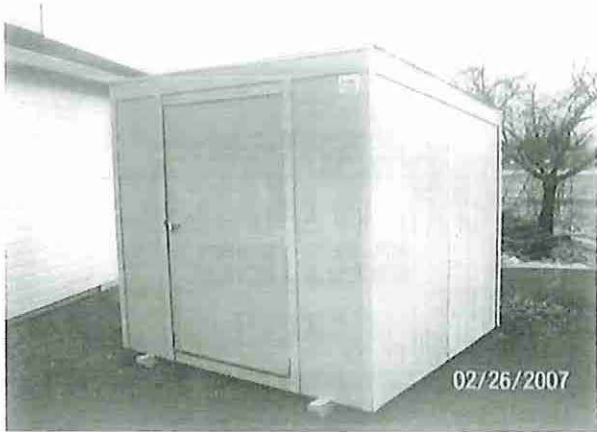
Roof Color				
Door Towards:	Front	Rear	Drivers Side	Passenger Side

Estimate is good for 14 days from estimate date. 50% Down payment required to place order.
Orders must be paid in full before delivery.

Sheds must be a minimum of 3 ft from property line. Rules vary by city so check with your local permitting & planning department. Customer understands that they are responsible for securing any/all permits & site prep along with HOA approvals. If your in city limits of Grand Junction you are required to contact City Planning Department for planning clearance. If you live in the county you will need to contact the building department.



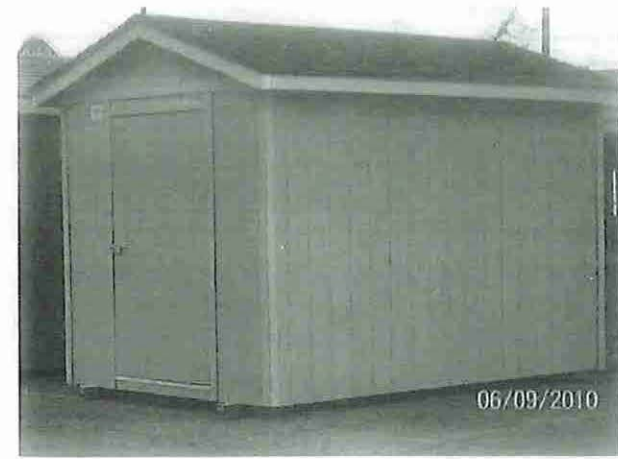
We will not remove trees, remove fences or any other obstruction to deliver your shed. Delivery does not include anchoring shed. If we are required to come back to deliver your shed we charge a re-delivery fee.



6X8	\$1800	SHED Standard Features:
8X8	\$2000	
8X10	\$2200	4x4 Treated Skids
8X12	\$2400	
8X14	\$2700	24" O/C Frame
8X16	\$3000	¾" T&G Flooring
8X18	\$3400	
8X20	\$3600	6' - 7' Wall Height
10X10	\$2800	½" Pre-primed Masonite siding
10X12	\$3150	
10X14	\$3450	Asphalt Shingled Roof
10X16	\$3700	45 ½" Wood Door
10X18	\$4100	
10X20	\$4500	



6X8	\$1900	JUNIOR Standard Features:
8X8	\$2100	
8X10	\$2300	4x4 Treated Skids
8X12	\$2550	
8X14	\$2850	24" O/C Frame
8X16	\$3150	¾" T&G Flooring
8X18	\$3500	
8X20	\$3750	7' Wall Height
10X10	\$3000	½" Pre-primed Mason- ite Siding
10X12	\$3350	
10X14	\$3700	Vaulted Trusses
10X16	\$4000	Asphalt Shingled Roof
10X18	\$4450	
10X20	\$4700	



6X8	\$2100	12x14	\$4700
8X8	\$2300	12X16	\$5000
8X10	\$2500	12X18	\$5300
8X12	\$2750	12X20	\$5650
8X14	\$3000	12X24	\$6750
8X16	\$3300	14X14	\$5450
8X18	\$3650	14X16	\$5750
8X20	\$3900	14X18	\$6150
10X10	\$3250	14X20	\$6550
10X12	\$3550	14X24	\$7850
10X14	\$3950	14X30	\$9500
10X16	\$4300	16X16	\$7100
10X18	\$4700	16X18	\$7500
10X20	\$5000	16X20	\$8300
10X24	\$6000	16X24	\$9900
12X12	\$4400	16X30	\$12400

HERE ARE JUST A FEW OF THE MANY OPTIONS:

3x2 ALUM WINDOW	105.00 EACH	2X2 VINYL WINDOW	\$200.00 EACH
3X3 ALUM WINDOW	\$175.00 EACH	3X3 VINYL WINDOW	\$270.00 EACH
4X4 ALUM WINDOW	\$235.00 EACH	4X4 VINYL WINDOW	\$360.00 EACH
TURBO VENT	\$85.00 EACH	(2) GABLE VENTS	\$35.00
DOUBLE WOOD DOORS	\$275.00	CONCESSION DOOR	\$250.00 EACH
36" 6 PANEL INSL. DOOR	\$400.00 EACH	4' ROLL UP DOOR	\$445.00 EACH
36" ½ LITE INSL. DOOR	\$475.00 EACH	6' ROLL UP DOOR	\$550.00 EACH
36" 9 LITE INSL. DOOR	\$510.00 EACH	8' ROLL UP DOOR	\$675.00 EACH
72" FRENCH 6 PANEL	\$1,025.00 EACH	SHELVING	\$8.00LF
PERMANENT STAIRS	\$550.00	WORK BENCH	\$10.00 LF
RAILING & GUARD RAIL	\$1,100.00	ALUMINUM RAMPS	\$275 -\$300

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SENIOR Standard Features:

- 4x4 Treated Skids
- 16" O/C Frame
- ¾" T&G Flooring
- 7' to 7'8" Wall Height
- ½" Pre-primed Masonite Siding
- Engineered Trusses
- 6" Eaves and Overhangs
- Asphalt Shingled Roof
- 45 ½" Wood Door

Prices are subject to change without notice



8X8	\$3500	12X16	\$7100
8X10	\$3700	12X18	\$7500
8X12	\$4000	12X20	\$8000
8X14	\$4350	12X24	\$9300
8X16	\$4700	14X14	\$7250
8X18	\$5200	14X16	\$7550
8X20	\$5700	14X18	\$8100
10X10	\$5100	14X20	\$8600
10X12	\$5350	14X24	\$10200
10X14	\$5750	14X30	\$12900
10X16	\$6200	16X16	\$9550
10X18	\$6700	16X18	\$10000
10X20	\$7150	16X20	\$10500
10X24	\$8500	16X24	\$12500
12X12	\$6250	16X30	\$15600
12X14	\$6500		

BARN Basic Features:

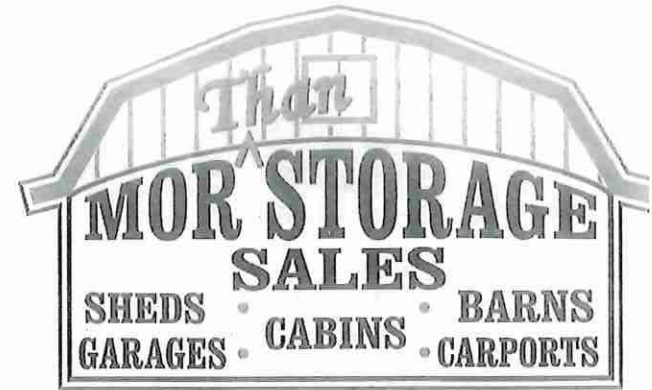
4x4 Treated Skids
 16" O/C Frame
 ¾" T&G Flooring
 6'6" to 7'6" Wall Height
 ½" Pre-primed Siding
 Full Loft with Scuttle Hole
 5 Point Gambrel Trusses
 Asphalt Shingled Roof
 4.5 ½" Wood Door



8X8	\$4200	12X16	\$8000
8X10	\$4450	12X18	\$8500
8X12	\$4950	12X20	\$9000
8X14	\$5350	12X24	\$10300
8X16	\$5600	14X14	\$8150
8X18	\$6100	14X16	\$8500
8X20	\$6650	14X18	\$9000
10X10	\$6100	14X20	\$9600
10X12	\$6350	14X24	\$11300
10X14	\$6750	14X30	\$14400
10X16	\$7200	16X16	\$10550
10X18	\$7700	16X18	\$11000
10X20	\$8250	16X20	\$11500
10X24	\$9600	16X24	\$13700
12X12	\$6950	16X30	\$16900
12X14	\$7450		

BARN FLARE Basic Features:

4x4 Treated Skids
 16" O/C Frame
 ¾" T&G Flooring
 6'6" to 7'6" Wall Height
 ½" Pre-primed Siding
 Full Loft with Scuttle Hole
 5 Point Gambrel Truss
 6" Eaves and Overhangs
 Asphalt Shingled Roof
 4.5 ½" Wood Door



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