







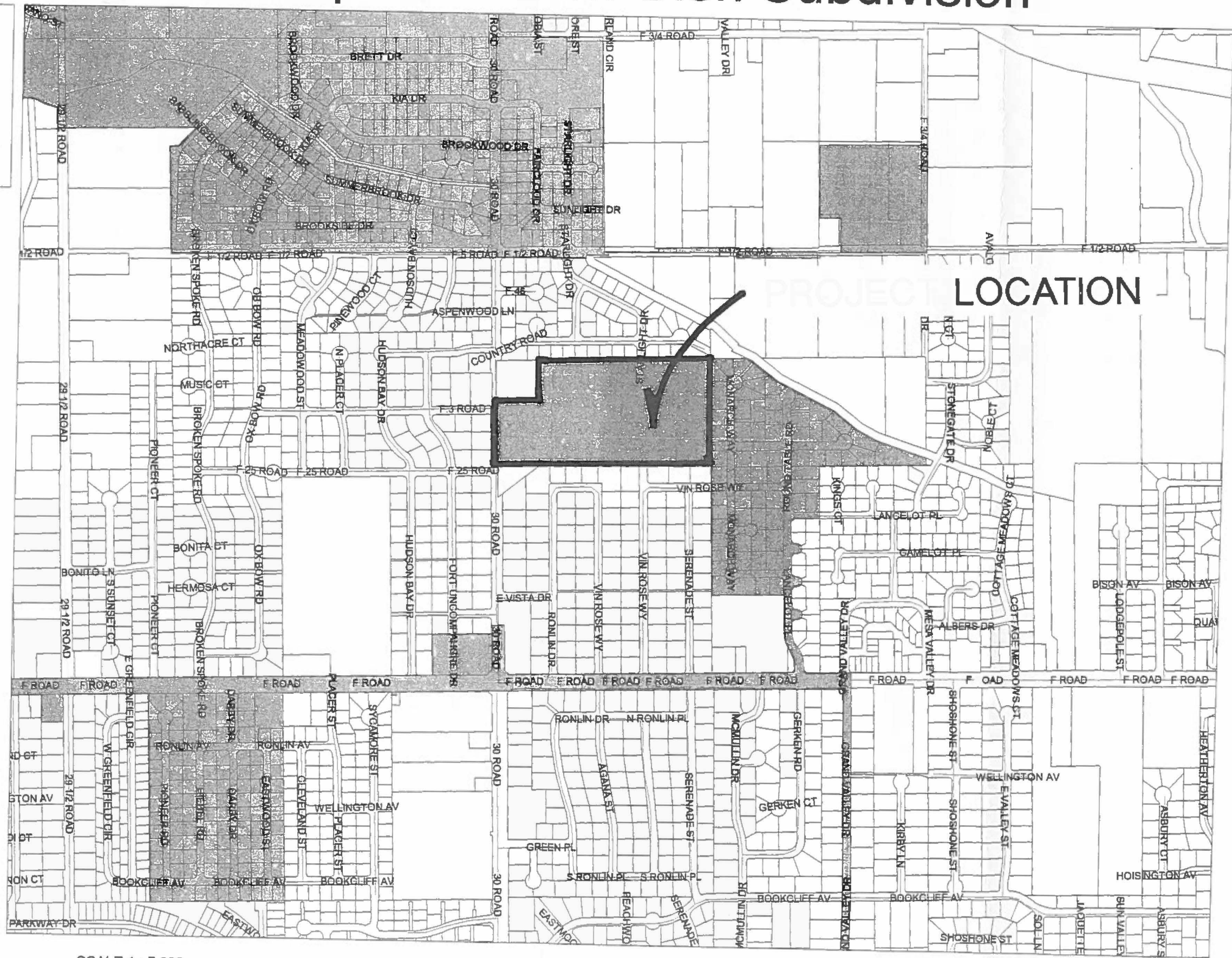
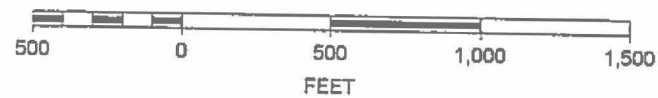


Location Map - Monarch Glen Subdivision

-  Highways
-  Rivers
-  City Limits
-  Grand ...
-  Fruita
-  Palisade
-  Mesa C...
-  Streets 2



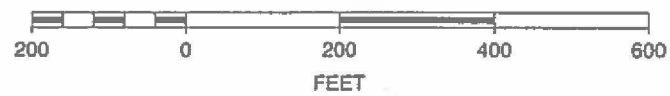
SCALE 1 : 7,636



City of Grand Junction GIS City Map



SCALE 1 : 3,000



PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

DATE: **JUL 22 2003**

TIME: 7:00 p.m.

PLACE: City Hall Auditorium, 250 North 5th 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 5th Street.

**PP-2003-116 – MONARCH GLEN SUBDIVISION –
626 30 Road**

Request approval of the Preliminary Plan proposing 66 lots on 18.479 acres in a RSF-4 (Residential Single Family-4 units/acre) zone.

Planner Pat Cecil

PLANNING COMMISSION
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CITY OF GRAND JUNCTION
 COMMUNITY DEVELOPMENT DEPARTMENT
 250 NORTH 5TH STREET
 GRAND JUNCTION CO 81501

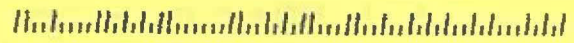
PRESORTED
 STAINLESS



RECEIVED
 JUL 16 2003
 COMMUNITY DEVELOPMENT
 DEPT.

LOREN J MARTIN
 AMBER D MARTIN
 610 DEVIN DR
 GRAND JUNCTION, CO 81504-6053

MART610 815042007 1602 03 07/17/03
 FORWARD TIME EXP RTN TO SEND
 MARTIN
 3029 F 1/2 RD
 GRAND JUNCTION CO 81504-5591
 RETURN TO SENDER



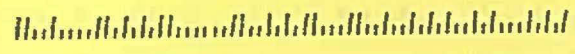
CITY OF GRAND JUNCTION
 COMMUNITY DEVELOPMENT DEPARTMENT
 250 NORTH 5TH STREET
 GRAND JUNCTION CO 81501

PRESORTED
 STAINLESS



DIANA LE SMITH
 634 ROUND TABLE RD
 GRAND JUNCTION, CO 81504-4379

SMIT634 815042007 1502 03 07/16/03
 FORWARD TIME EXP RTN TO SEND
 SMITH
 7440 S BLACKHAWK ST APT 6205
 ENGLEWOOD CO 80112-4343
 RETURN TO SENDER





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



CITY OF GRAND JUNCTION
COMMUNITY DEVELOP
250 NORTH 5TH STREET
GRAND JUNCTION, CO 81501



SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*J. Thompson Langford
Jeff Mace
529 25 1/2 Road #B-210
Grand Junction, CO
81505*

2. Article Number *7000-1670-0010-0684-8077*
(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

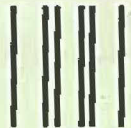
A. Signature *[Handwritten Signature]* Agent
 Addressee
B. Received by (Printed Name) *[Handwritten Name]* **C. Date of Delivery** *5/1/05*

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

UNITED STATES POSTAL SERVICE

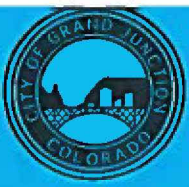


First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

Pat

• Sender: Please print your name, address, and ZIP+4 in this box •

Community Development Dept.
250 North 5th Street
Grand Junction, CO 81501



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



CITY OF GRAND JUNCTION
WENDY-COMM DEV
250 NORTH 5TH STREET
GRAND JUNCTION, CO 81501

NOTICE OF DEVELOPMENT APPLICATION



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



CITY OF GRAND JUNCTION
COMMUNITY DEVELOP
250 NORTH 5TH 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-Thursday and 7:30 A.M. - 5:00 P.M. on Friday) at City Hall, 250 North 5th Street. City Planning staff is also available to answer questions and explain the development review process.

**PP-2003-060 – MONARCH GLEN SUBDIVISION –
626 30 Road**

Request approval of the Preliminary Plan proposing 65 lots on 18.479 acres in a RSF-4 (Residential Single Family-4 units/acre) zone.

Planner **Pat Cecil**

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 (970) 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 (970) 244-1500 ext. 211.
- ◆ Agendas for Planning Commission, City Council, and Board of Appeals items are available prior to the hearing at City Hall, 250 North 5th Street.

Please do not hesitate to contact the Community Development Department at (970) 244-1430 if you have any questions.

DevRev 30 Rd 626 Krizman Annex. 10-14-02 Miller (ANX-2002-192)

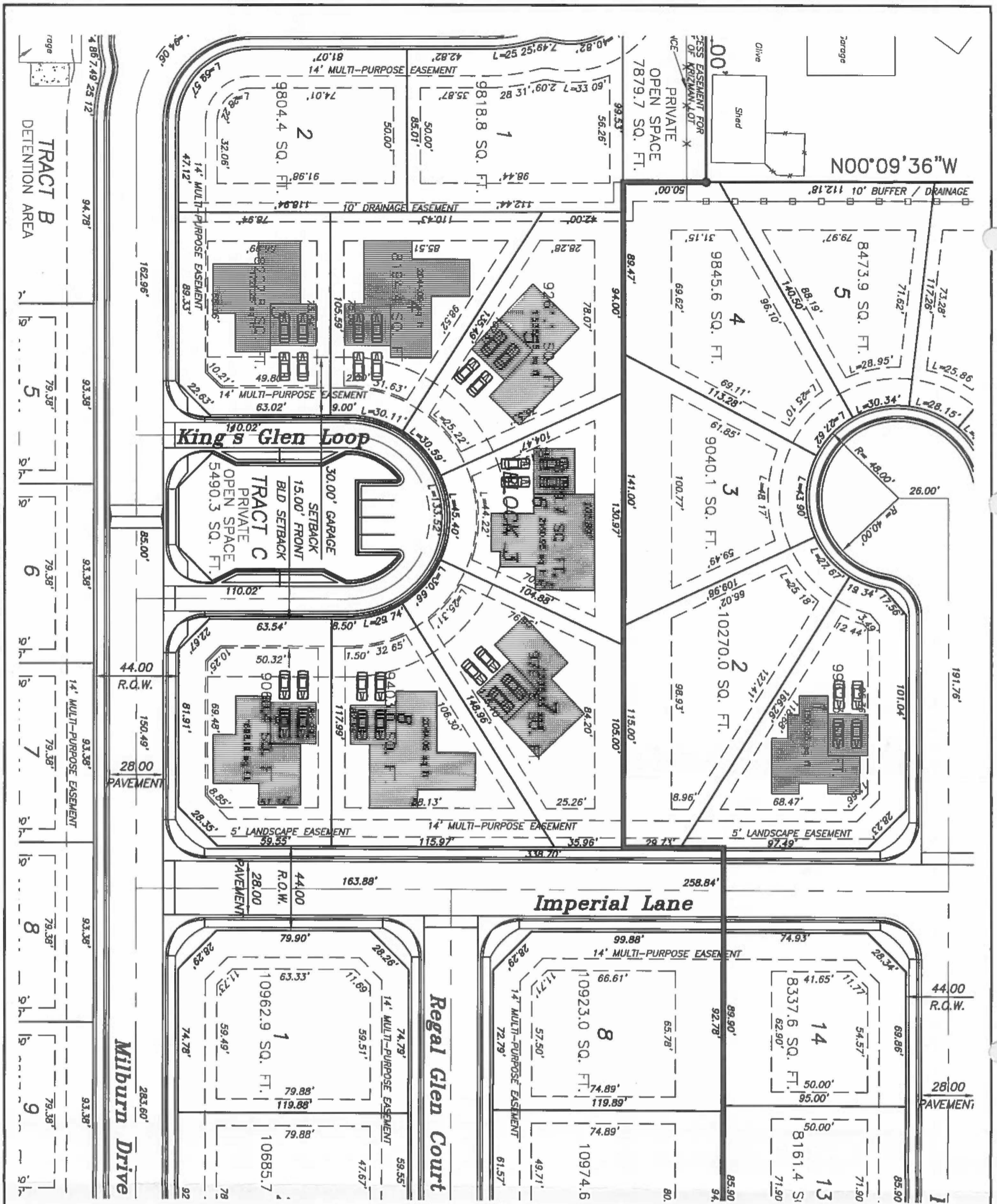
This site did not go through a general meeting review.

This is an 18+ acre site, and seeks to develop at RSF-4 density. It fronts onto 30 Rd at about F.3 Rd, and has available connectivity to adjacent parcels to the east, north, and south.

The 2001 Urban Trails Master Plan calls for a bike lane along this site's 30 Rd frontage.

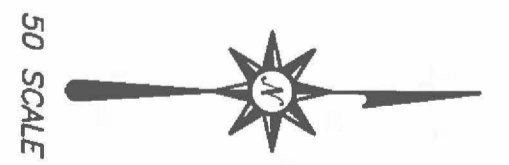
Proposal Comments:

1. No plan set has been submitted with the packet, so no internal design comment can be made.
2. As noted above, a bike lane will be developed along this site's 30 Rd frontage.
3. The 30 Rd frontage has no curb, gutter, or walk.
4. This parcel's south connection (Starlight extended north from Vin Rose) is platted, but appears to be fenced. Plan will need to clarify that this access is available. From the north, the Starlight stub is in place, as is the east connection (Milburn, west of Monarch).
5. It is recommended that the 30 Rd access align with F.3 Rd, and that the home to the north be allowed to relocate its 30 Rd access to this site's access road.
6. There is a probability that the 30 Rd access will require a SBound left turn pocket (to be determined after review of the internal plan).



HOUSE PLANS RANGE FROM ±1,500 TO ±2000 GSF FOR ONE AND TWO STORY UNITS

Handwritten signature



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 ENGINEERS • SURVEYORS • PLANNERS
 244 NORTH 7th STREET
 GRAND JUNCTION, COLORADO 81501 (970) 245-4099

**MONARCH GLEN
 SUBDIVISION
 GRAND JUNCTION, CO**
 PRJ NO.: 203003 203003-loop-lane-siteplan

**HOUSE LAYOUTS FOR
 LOOP LANE &
 CUL-DE-SAC LOTS**
 DATE: 05/21/03 DRAWN:CJM CHK'D:BCH

SHEET OF
1 2



RECEIVED

JUL 17 2003

COMMUNITY DEVELOPMENT
DEPT.

City of Grand Junction
Public Works Department
250 North 5th Street
Grand Junction CO 81501-2668
FAX: (970) 256-4022

July 17, 2003

Richard Livingston
Golden, Mumby, Summers, Livingston & Kane, LLP
Wells Fargo Bank Building
2808 North Ave. Suite 400
P. O. Box 398
Grand Junction, CO 81502

VIA FAX - 242-0698

RE: Monarch Glenn

Dear Rich:

I appreciate you taking the time to meet on site July 15, 2003 to discuss improvements to 30 Road as part of the Monarch Glen Subdivision. As clarification to your July 15, 2003 letter, I would add that City Engineering staff will recommend approval of the project to the Planning Commission with the understanding that at final plat, the developer construct a 12 foot left turn lane including pavement widening, necessary tapers per TEDS, re-establishing any existing drainage improvements, relocation of any existing private utilities and pavement striping. Additionally, incidentals including engineering, surveying and testing would be included and paid for by the developer.

The developer would also have the option of paying a cash-in-lieu of construction fee for the improvements described above at the time of final plat. This fee will not include the relocation of any public utilities currently existing within the public right-of-way.

This should resolve the transportation issues associated with 30 Road, however, there could be other Planning conditions that I am unaware of your client may be required to satisfy.

Please feel free to contact me if you have additional questions.

Sincerely,

A handwritten signature in black ink that reads "Tim Moore".

Tim Moore
Public Works Manager

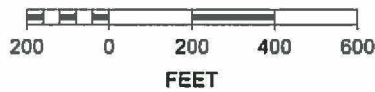
City of Grand Junction GIS Transportation Map

626 30 RD (MONARCH GLEN)

- ★ Traffic Counts
- Air Photos
 - 2002 Photos
 - Highways
 - School Buildings
 - Streets 2

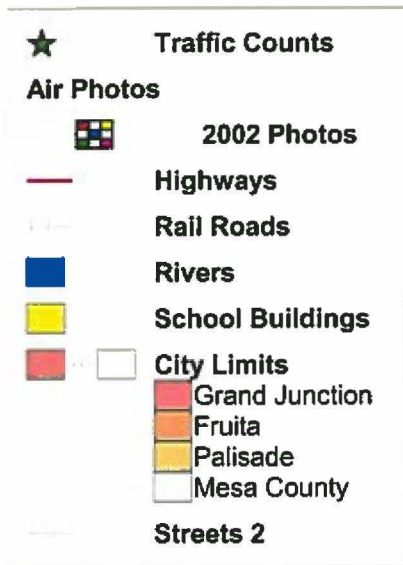


SCALE 1 : 5,525



City of Grand Junction GIS Transportation Map

62130 RD VICINITY MAP



SCALE 1 : 16,032



DevRev 30 Rd 626 Monarch Glen Supplemental Comments 7-3-03 Miller

These comments pertain clarification of the request for a Southbound Left Turn Lane into the site from 30 Rd

The basic premise for this request stems from the belief that there will be future trips traveling to and from the north of the site. It is believed that over the next 20 year, as the 29 Rd corridor, a 29 Rd-I-70 interchange, and a 29 Rd to 30 Rd link north of the site develop, site trips will travel to and from 29 Rd and I-70.

Development Proposal Background:

The proposal is to develop approximately 65 lots, with a principal access point to 30 Rd. (18 acre parcel, RSF-4 Density).

Traffic Data and Assumptions:

Current volumes on 30 Rd, north of Patterson – 4971 vehicles per day.

Anticipated 20 year volume increase – 7500 vehicles per day (assuming a 2% growth rate per year, typical of an average rate of growth in the valley, as estimated by Mesa Co. RTPO).

Anticipated PM peak hour approaching vehicles conflicting with potential site left turns – 373 (based on 10% [typical PM peak volume percentage of total daily volume] of ½ of the total daily traffic volume in 20 years).

Current TEDS Warrant “point” for Left Turn Lane requirement – 12 left turns, when facing 300+ vehicles in an hour. (See TEDS section 6.2)

Total number of trips entering the site during the PM peak hour – 42 (each home will generate a PM peak trip, and 64% of those will be returning trips).

Likelihood (interpretation) that at 12 peak hour vehicles (29% of the entering 42 peak hour trips) would seek to travel from 29 Rd / I-70, if an exchange were present – reasonable, as (in 20 years) the I-70 route would probably provide a faster travel route to points west of Horizon Dr. than routes on Patterson, Orchard, or North (the geographical area proportion of the City west of Horizon is at least as large as 30% of the total City area) .

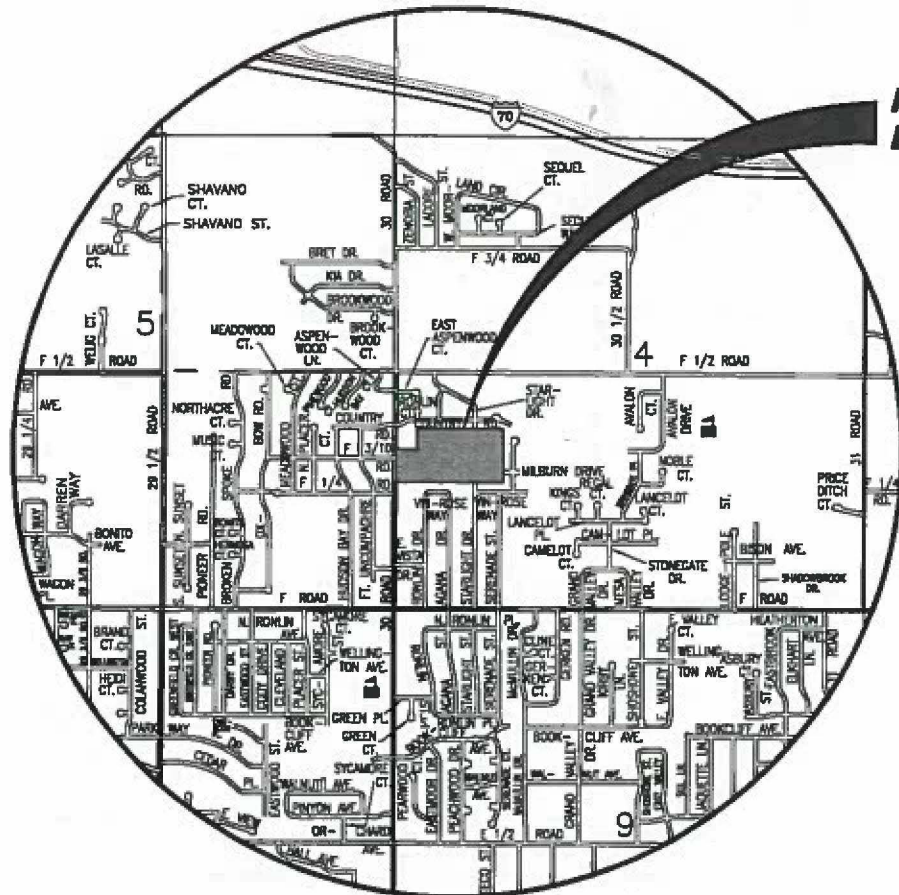
PRELIMINARY PLANS

FOR

MONARCH GLEN SUBDIVISION

MAY 2003

SHEET INDEX



PROJECT
LOCATION

PRELIMINARY
NOT FOR
CONSTRUCTION

MAY 29, 2003

SHEET	PAGE
COVER SHEET-----	1
MASTER LEGEND AND ABBREVIATIONS-----	2
PRELIMINARY PLAN-----	3
PRELIMINARY UTILITY COMPOSITE-----	4
PRELIMINARY GRADING AND DRAINAGE-----	5
PRELIMINARY LANDSCAPE PLAN-----	6

VICINITY MAP
NTS

UTILITY LIST

UTILITY	ADDRESS
DOMESTIC WATER-----	CLIFTON WATER DISTRICT 510 34 ROAD CLIFTON, COLORADO 81520 970-434-7328
SANITARY SEWER-----	CENTRAL GRAND VALLEY SANITATION DISTRICT 541 HOOVER DRIVE GRAND JUNCTION, COLORADO 81504 970-434-2276
GAS-----	XCEL ENERGY 2538 BLICHMANN AVENUE GRAND JUNCTION, COLORADO 81505 970-245-2520
ELECTRIC-----	GRAND VALLEY RURAL POWER 2727 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 970-242-0040
TELEPHONE-----	QWEST 2524 BLICHMANN AVENUE GRAND JUNCTION, COLORADO 81505 970-244-4721
CABLE TELEVISION-----	BRESNAN COMMUNICATIONS 2502 FORESIGHT CIRCLE GRAND JUNCTION, COLORADO 81505 970-245-8750

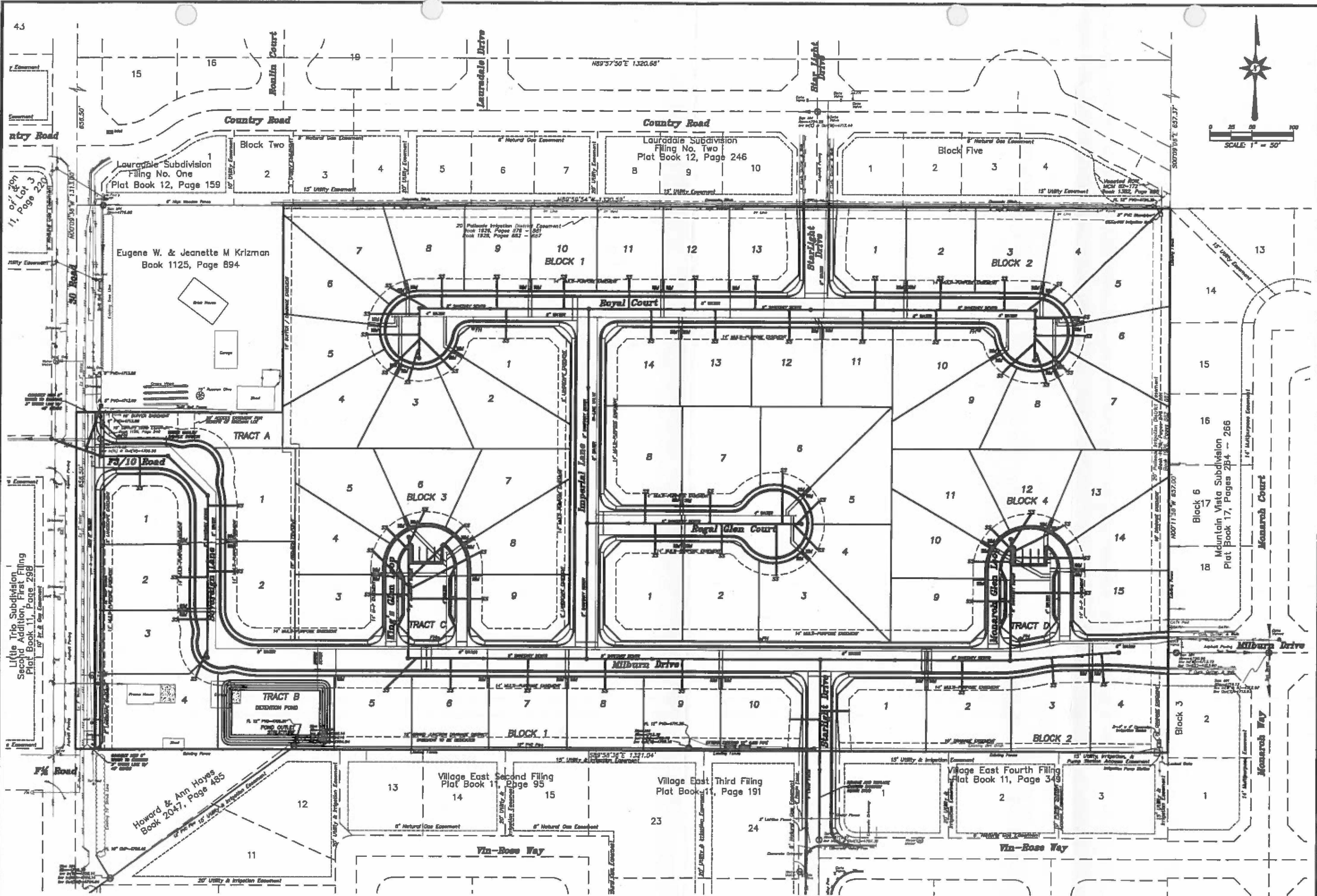
Old

PREPARED FOR:

JUST COMPANIES, INC.
2505 FORESIGHT CIRCLE #5
GRAND JUNCTION, COLORADO 81501
(970) 245-9316

PREPARED BY:

LANDesign
 ENGINEERS • SURVEYORS • PLANNERS
 244 NORTH 7th STREET
 GRAND JUNCTION, COLORADO 81501 (970) 245-4099



DATE	NO.	REVISION	BY
07/27/03	1	PER CITY REVIEW COMMENTS	CM

**PRELIMINARY
UTILITY COMPOSITE**

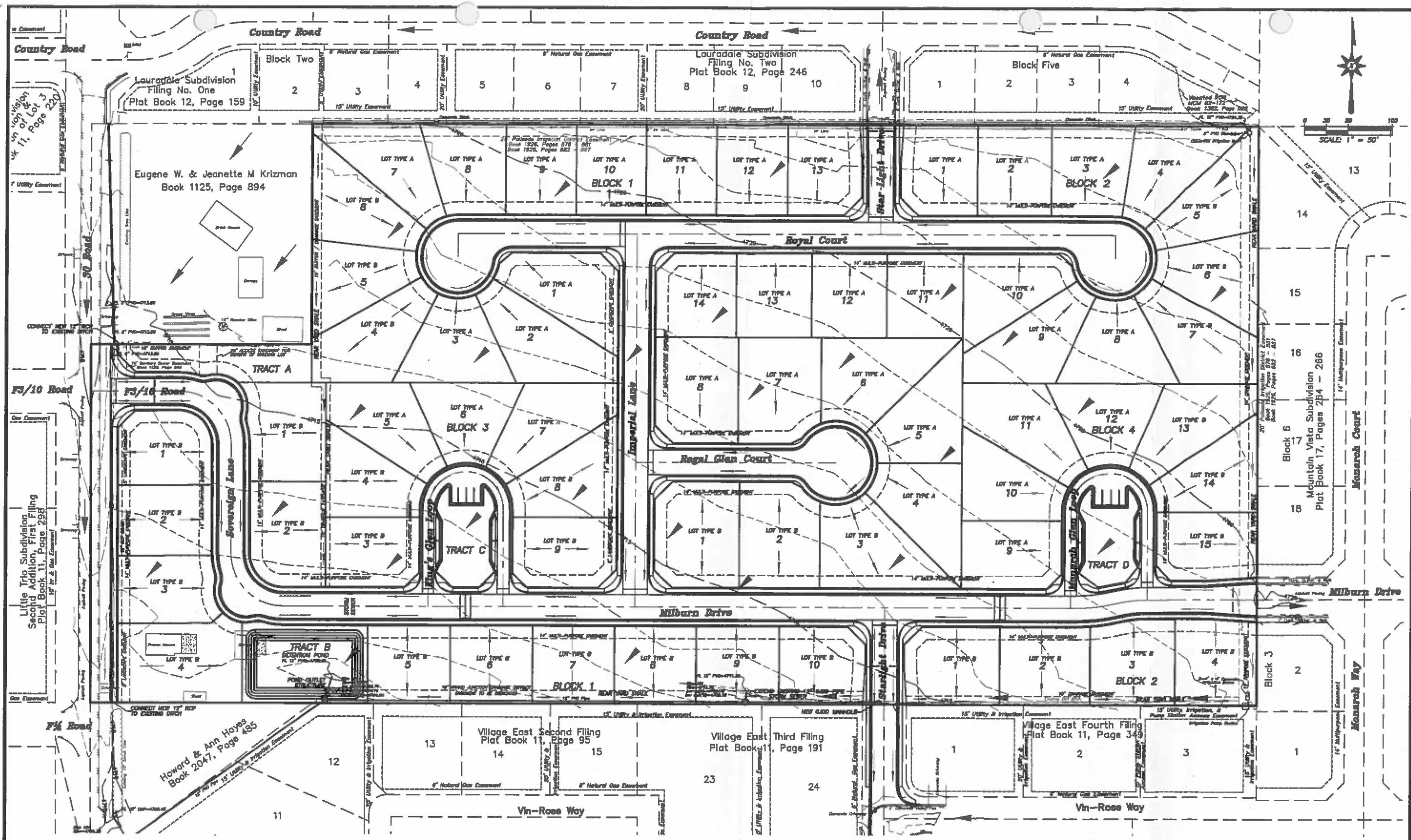
DATE: 03/04/03
DRAWN: CM
CHECK: BCR

MONARCH GLEN SUBDIVISION

PROJECT NO.: 203003 FILE NAME: 203003-prelim-utility-comp

LANDesign

ENGINEERS • SURVEYORS • PLANNERS
244 NORTH 7th STREET
GRAND JUNCTION, COLORADO 81501 (970) 245-9099



DATE:	NO.	REVISION:	BY:
03/27/03	1	PER CITY REVIEW COMMENTS	CM

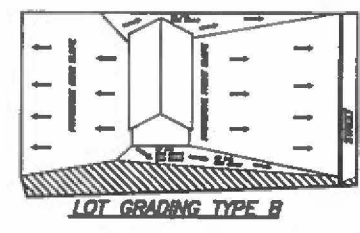
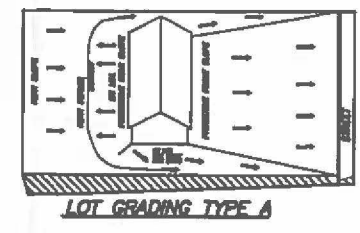
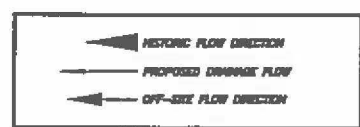
PRELIMINARY GRADING PLAN

DATE: 03/29/03
DRAWN: CM
CHK'D: BCH

MONARCH GLEN SUBDIVISION

PROJECT NO.: 203003 FILE NAME: 203003-planim-grading

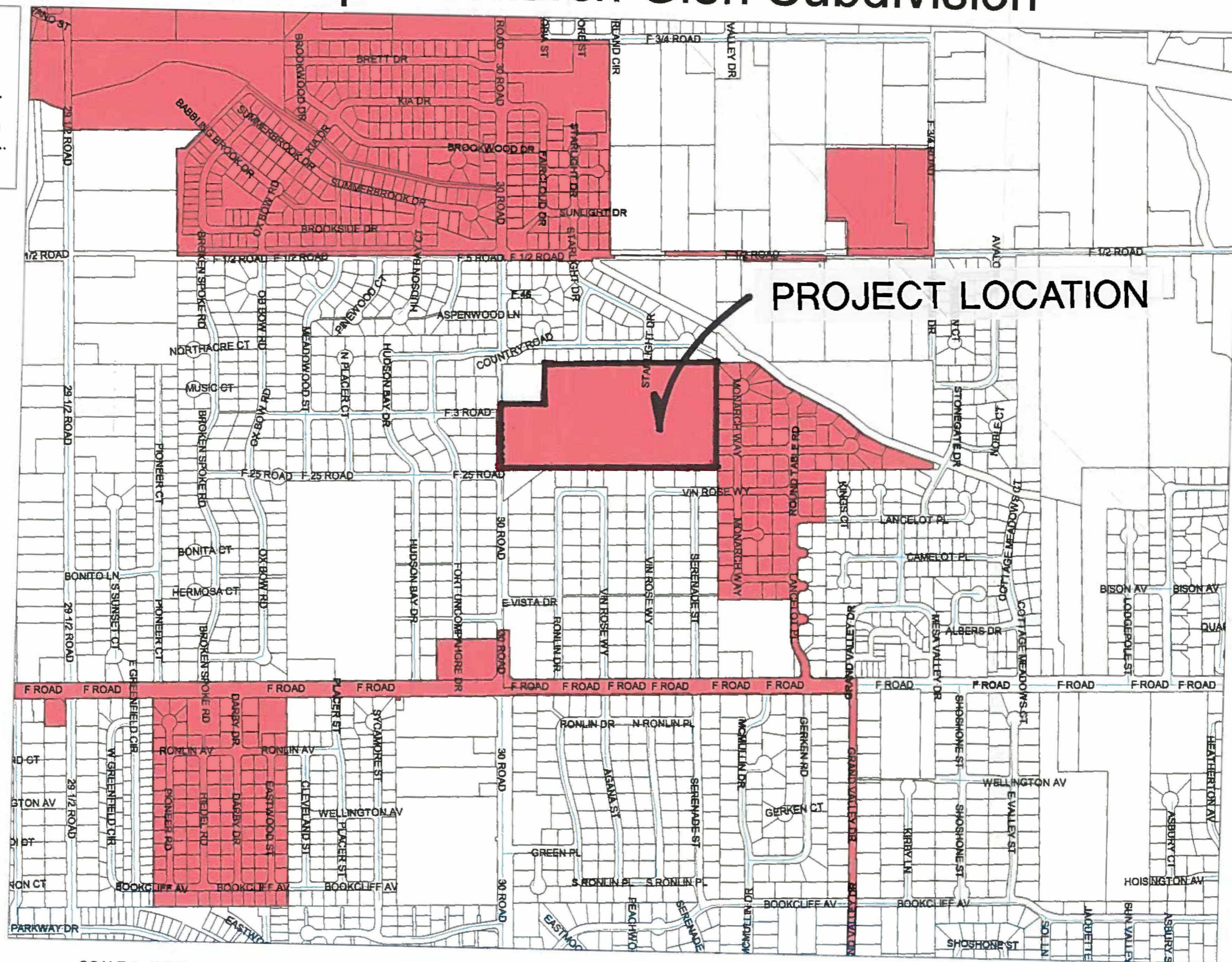
LANDOIGN
SURVEYORS • PLANNERS
ENGINEERS • 244 NORTH 7th STREET
GRAND JUNCTION, COLORADO 81501 (970) 245-0099



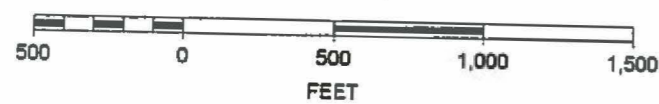
PRELIMINARY NOT FOR CONSTRUCTION

Location Map - Monarch Glen Subdivision

- Highways
- Rivers
- City Limits
 - Grand ...
 - Fruita
 - Palisade
 - Mesa C...
- Streets 2



SCALE 1 : 7,636



ADJACENT PROPERTY OWNER LABEL ORDER FORM

TAX PARCEL #: 2943-043-00-150

PROPERTY ADDRESS: 626 30 ROAD

PROPERTY OWNER: EDKA LAND COMPANY LLC

CONTACT PERSON: ED LENTHART

MAILING ADDRESS: 2505 FORESIGHT CIRCLE UNIT A
GRAND JUNCTION, CO 81505

APPLICANT: - SAME -

CONTACT PERSON: _____

MAILING ADDRESS: _____

PROJECT REPRESENTATIVE: LANDESIGN LLC

CONTACT PERSON: BRUN HART

MAILING ADDRESS: 244 NORTH 7TH STREET
GRAND JUNCTION, CO 81501

PHONE NUMBER: 245-4099

***REQUEST FOR LABELS MUST BE SUBMITTED A MINIMUM OF 2 WEEKS
PRIOR TO SUBMITTAL OF PROJECT.**

FEE: \$50.00 *v# 6593*

DATE PAID: Feb. 17, 2003 RECEIPT #: 18273

The adjacent property mailing list is created by pulling all property owners within 500 feet and all Homeowners Associations or citizen groups within 1000 feet of all properties involved in the project. The property owner information is put together using the information in the Mesa County Assessor's records and the HOA's and citizens groups are on record with the City of Grand Junction Community Development Department.

CITY OF GRAND JUNCTION
COMMUNITY DEVELOP
250 NORTH 5TH STREET
GRAND JUNCTION, CO 81501

CITY OF GRAND JUNCTION
WENDY-COMM DEV
250 NORTH 5TH STREET
GRAND JUNCTION, CO 81501

EDKA LAND COMPANY, LLC
ED LENHART
2505 FORESIGHT CIRCLE #A
GRAND JUNCTION, CO 81505

LANDESIGN
BRIAN HART
244 NORTH 7TH STREET
GRAND JUNCTION, CO 81501

VICTOR L VODOPICH
3023 F 1/2 RD
GRAND JUNCTION, CO 81504-5591

STEVEN JOSEPH STEINKIRCHNER
DEENA MICHELLE STEIN
3011 F 1/2 RD
GRAND JUNCTION, CO 81504-5591

GEORGIA C DOUGLAS
120 APPLEWOOD DR
FRUITA, CO 81521-2259

HENRY HOWARD HAYES
ANN J B HAYES
624 30 RD
GRAND JUNCTION, CO 81504-5560

BARBARA ANN TURPIN
3027 F 1/2 RD
GRAND JUNCTION, CO 81504-5591

EUGENE W KRIZMAN
JENNIFER NETTE M
624 30 RD
GRAND JUNCTION, CO 81504-5560

MARY R KRIZMAN
ETAL
626 30 RD
GRAND JUNCTION, CO 81504-5560

DOLLIE FERGUSON
616 30 RD
GRAND JUNCTION, CO 81504-5560

ERIT HEATH
615 RONLIN DR
GRAND JUNCTION, CO 81504-5525

JACQUI E WOOLSEY
618 30 RD
GRAND JUNCTION, CO 81504-5560

KENTON J SCHANEMAN
DIANE L
617 RONLIN DR
GRAND JUNCTION, CO 81504-5525

HAROLD HOFFMAN
DIANNA
620 30 RD
GRAND JUNCTION, CO 81504-5560

DONALD D OROURKE
DARLENE O
619 RONLIN DR
GRAND JUNCTION, CO 81504-5525

HOMEFRONT MANAGEMENT LLC
621 RONLIN DR
GRAND JUNCTION, CO 81504-5525

CHARLES D LOZINSKI
3008 VIN ROSE WAY
GRAND JUNCTION, CO 81504-5532

CHARLES M WATKINS
CAROL R
3010 VIN ROSE WAY
GRAND JUNCTION, CO 81504-5532

LEWIS C CRAIG
ROBERTA J
3012 VIN ROSE WAY
GRAND JUNCTION, CO 81504-5532

WILLIAM B KINMAN
3006 VIN ROSE WAY
GRAND JUNCTION, CO 81504-5532

DONALD M LIGRANI
BESS J RUSSELL
622 30 RD
GRAND JUNCTION, CO 81504-5560

DOUGLAS K CONIFF
VALERIE D CONIFF
616 RONLIN DR
GRAND JUNCTION, CO 81504-5526

H ALAN FOSTER
MYRNA F
615 AGANA DR
GRAND JUNCTION, CO 81504-5509

BRADLEY L WERTZ
DEBORAH D
618 RONLIN DR
GRAND JUNCTION, CO 81504-5526

THOMAS J LISCO
KATHLEEN A
617 AGANA DR
GRAND JUNCTION, CO 81504-5509

WAYNE ROBERT D'AMICO
620 RONLIN DR
GRAND JUNCTION, CO 81504-5526

JOHN R BUNCH
PAULINE A BUNCH
619 AGANA DR
GRAND JUNCTION, CO 81504-5509

CHRIS BENTLER
KERRY BENTLER
622 RONLIN DR
GRAND JUNCTION, CO 81504-5526

JAMES L BREUCH
EVELYN F
621 AGANA DR
GRAND JUNCTION, CO 81504-5509

WILLIAM M HAYS
JESSICA L
PO BOX 236
PALISADE, CO 81526-0236

MARC LITZEN
MEGAN LITZEN
619 STARLIGHT DR
GRAND JUNCTION, CO 81504-5529

JOHN L ARSENAULT
JANET D
619 AGANA DR
GRAND JUNCTION, CO 81504-5510

PHUONG NGUYEN
NGA HA
615 SERENADE DR
GRAND JUNCTION, CO 81504-5527

GERALD D PACE
DEBRA J PACE
620 STARLIGHT DR
GRAND JUNCTION, CO 81504-5530

WALTER D ROSALES
ANN M ROSALES
3019 VIN ROSE WAY
GRAND JUNCTION, CO 81504-4268

LAURA K CAMPBELL
620 SERENADE DR
GRAND JUNCTION, CO 81504-5528

ROBERT E UNFRED
3020 VIN ROSE WAY
GRAND JUNCTION, CO 81504-4269

EDWARD ARAGON
3004 E ASPENWOOD CT
GRAND JUNCTION, CO 81504-5511

MARY ELIZABETH MOORE
MARY JANE MELVIN
616 AGANA DR
GRAND JUNCTION, CO 81504-5510

FRANK G LINDEMANN
KIMBERLEY D LINDEMAN
617 STARLIGHT DR
GRAND JUNCTION, CO 81504-5529

G ANDREW GORDON
BARBARA KAY
622 AGANA DR
GRAND JUNCTION, CO 81504-5510

LAWRENCE L SNOWDEN
JEANNE L SNOWDEN
623 STARLIGHT DR
GRAND JUNCTION, CO 81504-5529

PETE D LISTER
OPHELIA
618 STARLIGHT DR
GRAND JUNCTION, CO 81504-5530

GREGORY MARC VOGT
JANET C VOGT
619 SERENADE DR
GRAND JUNCTION, CO 81504-5527

PHUONG NGUYEN
MGA HA
616 SERENADE DR
GRAND JUNCTION, CO 81504-5528

LORI A BENTON
622 SERENADE DR
GRAND JUNCTION, CO 81504-5528

WILLIAM A ROGERS
VELETA J
3022 VIN ROSE WAY
GRAND JUNCTION, CO 81504-4269

CONNIE J SMITH
3006 E ASPENWOOD CT
GRAND JUNCTION, CO 81504-5511

WILLIAM E REDBURN
4725 W QUINCY AVE APT 405
DENVER, CO 80236-3260

BRYAN GLENN DARNELL
STACIE LNN DARNELL
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GRAND JUNCTION, CO 81504-5510

WILLA G JOHNSON
TRUST
621 STARLIGHT DR
GRAND JUNCTION, CO 81504-5529

DONALD D WELKER
CATHY L WELKER
616 STARLIGHT DR
GRAND JUNCTION, CO 81504-5530

JOHN J SAWATZKY
LOUISE W SAWATZKY
617 SERENADE DR
GRAND JUNCTION, CO 81504-5527

JACK A RABURN
LILA RABURN
3017 VIN ROSE WAY
GRAND JUNCTION, CO 81504-4268

WALT & ALLEGRA COPELAND
LIVING
618 SERENADE DR
GRAND JUNCTION, CO 81504-5528

CHIP R TOWLES
LINDA F
3018 VIN ROSE WAY
GRAND JUNCTION, CO 81504-4269

JESSE H ARMOUR
3002 E ASPENWOOD CT
GRAND JUNCTION, CO 81504-5511

JOHN R ZELLNER
3008 E ASPENWOOD CT
GRAND JUNCTION, CO 81504-5511

SCOTT C PANKOW
HEIDI C PANKOW
3009 E ASPENWOOD CT
GRAND JUNCTION, CO 81504-5511

3003 ASPENWOOD CT LLC
% TESSA A WYRICK
2260 I 1/4 RD
GRAND JUNCTION, CO 81505-9354

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LEE J BOHNING
628 FORT UNCOMPAHGRE
GRAND JUNCTION, CO 81504-6934

JERRY D HILL
DORA E
1 RONLIN CT
GRAND JUNCTION, CO 81504-5539

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641 LAURADALE DR
GRAND JUNCTION, CO 81504-5579

DEREK ALAN SHREVES
JEANELL KAY
647 STARLIGHT DR
GRAND JUNCTION, CO 81504-4220

N WESCH NEEDHAM
NANCY PORTER NEEDHAM
3005 COUNTRY RD
GRAND JUNCTION, CO 81504-5541

ROCKLYN D ROOFE
CORRINE M ROOFE
3009 1/2 COUNTRY RD
GRAND JUNCTION, CO 81504-5541

JACK L WIMAN
3013 1/2 COUNTRY RD
GRAND JUNCTION, CO 81504-5541

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JULIA A BARNES
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GRAND JUNCTION, CO 81504-5511

JERRY LEE ALLEN
RAE LYNN ALLEN
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GRAND JUNCTION, CO 81504-5511

GERALD R ORMAN
FRANCES E
3004 RONLIN CT
GRAND JUNCTION, CO 81504-5539

MARA L VALDEZ
DENNIS L
1622 MARQUITA AVE
COLORADO SPRINGS, CO 80906-
2027

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JOYCE L ROSS
643 LAURADALE DR
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3001 COUNTRY RD
GRAND JUNCTION, CO 81504-5541

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3007 COUNTRY RD
GRAND JUNCTION, CO 81504-5541

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R MAUREEN
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JAY A GARWOOD
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JAMES A WILSON
3005 E ASPENWOOD CT
GRAND JUNCTION, CO 81504-5511

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642 30 RD
GRAND JUNCTION, CO 81504-5584

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ANITA K
3006 RONLIN CT
GRAND JUNCTION, CO 81504-5539

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639 LAURADALE DR
GRAND JUNCTION, CO 81504-5579

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3003 COUNTRY RD
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ROBERT D TORLINE
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1755 CRESTVIEW DR APT C
GRAND JUNCTION, CO 81506-5236

BRUCE WILLIAM LEONARD
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GRAND JUNCTION, CO 81504-4219

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3012 COUNTRY RD
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GRONERT FMYLY LIMITED
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GRAND JUNCTION, CO 81504-4218

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636 STARLIGHT DR
GRAND JUNCTION, CO 81504-4266

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SARA C LANDIS
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LAVONNE L HOLMES
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GRAND JUNCTION, CO 81504-4206

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ELIZABETH
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GRAND JUNCTION, CO 81504-4260

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LIVING TRUST
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GRAND JUNCTION, CO 81504-4885

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JENNIFER A
618 MONARCH CT
GRAND JUNCTION, CO 81504-4878

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3014 COUNTRY RD
GRAND JUNCTION, CO 81504-5550

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GRAND JUNCTION, CO 81504-4238

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642 STARLIGHT DR
GRAND JUNCTION, CO 81504-4218

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NICHOLE L BALDOZIER
638 1/2 STARLIGHT DR
GRAND JUNCTION, CO 81504-4218

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3020 1/2 COUNTRY RD
GRAND JUNCTION, CO 81504-4206

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2816 NE CORDATA DR
BEND, OR 97701-6468

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3021 COUNTRY RD
GRAND JUNCTION, CO 81504-4260

LOREN J MARTIN
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610 DEVIN DR
GRAND JUNCTION, CO 81504-6053

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623 MONARCH WAY
GRAND JUNCTION, CO 81504-4885

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620 SUNCREST CT
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TAMARA S KINCAID
623 ROUND TABLE RD
GRAND JUNCTION, CO 81504-4382

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IRENE B ANDERSON
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NEIL D GLENN
3024 VIN ROSE WAY
GRAND JUNCTION, CO 81504-4270

HARLEY BARFOOT
7 VIN ROSE WAY
GRAND JUNCTION, CO 81504-4270

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3027 MILBURN DR
GRAND JUNCTION, CO 81504-5760

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GRAND JUNCTION, CO 81504-4383

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GRAND JUNCTION, CO 81504-4379

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LORI A MARTSOLF
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GRAND JUNCTION, CO 81504-4379

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3030 MILBURN DR
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632 MONARCH CT
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622 SUNCREST CT
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CIMARRON, CO 81220-9508

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VALERIE S LONG
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GRAND JUNCTION, CO 81504-5760

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TAMI G HARBOTTLE
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GRAND JUNCTION, CO 81504-5762

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CINDY DIANE BRYNER
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GRAND JUNCTION, CO 81504-4379

FRANKLIN NIVAR
HEIDE J NIVAR
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GRAND JUNCTION, CO 81504-4379

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GRAND JUNCTION, CO 81504-4884

CHUCK HULLAND
624 MONARCH CT
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NAOMI SOMMERVILLE
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GRAND JUNCTION, CO 81504-4270

ANDREW J NOLAN
BRANDI NOLAN
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GRAND JUNCTION, CO 81504-4270

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MICHELLE R BIALKOWSK
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628 ROUND TABLE RD
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DAVID G MCCOLLOUGH
PAMELA JOHNSON
3032 MILBURN CT
GRAND JUNCTION, CO 81504-5762

DOMITILA FONSECA
638 ROUND TABLE RD
GRAND JUNCTION, CO 81504-4379

WAYLAND L INGRAM
RHONDA K INGRAM
635 ROUND TABLE RD
GRAND JUNCTION, CO 81504-4379

MILDRED C HILL
JOSEPH D CARMOSINO I
630 MONARCH CT
GRAND JUNCTION, CO 81504-4878

JACOB BYERLY
AMY D BYERLY
636 MONARCH CT
GRAND JUNCTION, CO 81504-4884

MILNER FAMILY TRUST
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GRAND JUNCTION, CO 81504-4884

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KAREN THERESE GILBRI
653 JANECE DR
GRAND JUNCTION, CO 81505-1406

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JEANETTE BEAR
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GRAND JUNCTION, CO 81504-4884

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3 MILBURN CT
CARBONDALE, CO 81623-9776

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LANI KAY WALLACE
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GRAND JUNCTION, CO 81504-6931

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CAROL L
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GRAND JUNCTION, CO 81504-6936

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GRAND JUNCTION, CO 81504

GUY R SHANKLIN
OASEL L SHAKLIN
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GRAND JUNCTION, CO 81504-5224

ESTRELLITA MARTINEZ
ZEBONIE SUKLE
617 FORT UNCOMPAHGRE
GRAND JUNCTION, CO 81504-5224

VICTOR A GREGORY
620 FORT UNCOMPAHGRE
GRAND JUNCTION, CO 81504-6933

JAMES R FINNELL
WILMA FINNELL
640 MONARCH CT
GRAND JUNCTION, CO 81504-4884

LEON JOHN GILBRIDE
KAREN THERESE GILBRI
653 JANECE DR
GRAND JUNCTION, CO 81505-1406

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3517 RIDGE DR
GRAND JUNCTION, CO 81506-8477

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GRAND JUNCTION, CO 81504-5266

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PAULA
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GRAND JUNCTION, CO 81504-6936

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CLAUDIA S
622 HUDSONS BAY DR
GRAND JUNCTION, CO 81504

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DIANE E LOWARY
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GRAND JUNCTION, CO 81504-5224

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GRAND JUNCTION, CO 81504-6933

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GRAND JUNCTION, CO 81504-6933

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MIAMI, FL 33174-2078

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HERBERT W BROSIUS
GLENDA R
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STEPHEN D PIDCOCK
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632 FORT UNCOMPAHGRE
GRAND JUNCTION, CO 81504-6936

DARRELL T LOVE
% INDUSTRY CONSULTIN
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DALLAS, TX 75381-0490

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CRISLYNN E GLENN
618 FORT UNCOMPAHGRE
GRAND JUNCTION, CO 81504-6933

JAY R JOHNSON
LAURA L
624 FORT UNCOMPAHGRE
GRAND JUNCTION, CO 81504-6933

DANE A BAKER
AMANDA BAKER
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GRAND JUNCTION, CO 81504-5583

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617 30 RD
GRAND JUNCTION, CO 81504-5583

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LISA A
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GRAND JUNCTION, CO 81504-6937

ELIZABETH G WEBBER
2 COUNTRY RD
GRAND JUNCTION, CO 81504-5220

MICHAEL H PURDY
HOPE A PURDY
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GRAND JUNCTION, CO 81504-5563

LEE J BOHNING
KATHLEEN L BOHNING
628 FORT UNCOMPAHGRE
GRAND JUNCTION, CO 81504-6934

WYN WRIGHT
RICHARD E WRIGHT
629 FORT UNCOMPAHGRE
GRAND JUNCTION, CO 81504-6935

GLORIA D MARQUEZ
626 HUDSONS BAY DR
GRAND JUNCTION, CO 81504

BETTY A CALL
633 ASPENWOOD LN
GRAND JUNCTION, CO 81504-5210

CHARLES E LEE
BEVERLY J
645 1/2 30 RD
GRAND JUNCTION, CO 81504-5594

MARY ANN TAPEY
CECIL E TAPEY
621 30 RD
GRAND JUNCTION, CO 81504-5583

KYLE R VANDERBERG
DARNELL VANDERBERG
615 30 RD
GRAND JUNCTION, CO 81504-5583

DENNIS PAIZ
PATRICIA R
631 FORT UNCOMPAHGRE
GRAND JUNCTION, CO 81504-6937

KEVIN L GALLEGOS
SUZZETTE E GALLEGOS
2998 F 1/4 RD
GRAND JUNCTION, CO 81504-6926

ROBERT C DRESSLER
2997 F 3/10 RD
GRAND JUNCTION, CO 81504-6932

GEORGE R BARNETT
DOROTHY L BARNETT
626 FORT UNCOMPAHGRE
GRAND JUNCTION, CO 81504-6934

RICHARD A SCHROEDER
JILL A SCHROEDER
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GRAND JUNCTION, CO 81504-6935

DAVID S COLLINS
DAWN R COLLINS
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GRAND JUNCTION, CO 81504-5210

KENNETH A WISEMAN
TAMMY L
631 ASPENWOOD LN
GRAND JUNCTION, CO 81504-5210

WENDY K TEVIS
TREVIS BEACH
619 30 RD
GRAND JUNCTION, CO 81504-5583

VERNEL R MARTINEZ
MERCY C MARTINEZ
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GRAND JUNCTION, CO 81504-5260

RONALD L SOUTH
SUSAN E SOUTH
2998 COUNTRY RD
GRAND JUNCTION, CO 81504-5220

DAVID V CHRISTENSEN
DIXIE A
3330 NORWALK ST
GRAND JUNCTION, CO 81506-1928

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CATHERINE M
630 FORT UNCOMPAHGRE
GRAND JUNCTION, CO 81504-6934

THOMAS M MCCLOSKEY
SUSAN M SAYERS
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GRAND JUNCTION, CO 81504-6935

ROBERT W AUDINO
VICTORIA I
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GRAND JUNCTION, CO 81504

PHILIP G STARK
635 ASPENWOOD LN
GRAND JUNCTION, CO 81504-5210

CLEO E LAMM
LARRY D WOOD
2998 ASPENWOOD LN
GRAND JUNCTION, CO 81504-5250

PRELIMINARY PLANS

FOR

MONARCH GLEN SUBDIVISION

APRIL 2003

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PRELIMINARY
NOT FOR
CONSTRUCTION

APRIL 1, 2003

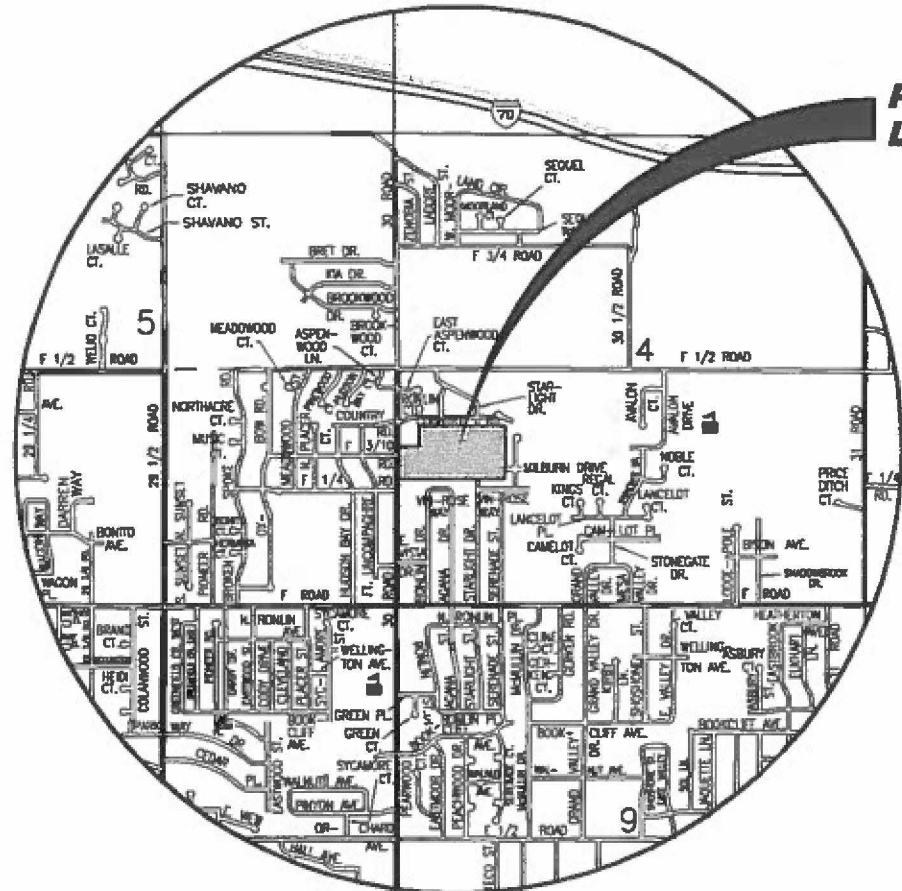
UTILITY LIST

UTILITY	ADDRESS
DOMESTIC WATER-----	CLIFTON WATER DISTRICT 510 34 ROAD CLIFTON, COLORADO 81520 970-434-7328
SANITARY SEWER-----	CENTRAL GRAND VALLEY SANITATION DISTRICT 541 HOOVER DRIVE GRAND JUNCTION, COLORADO 81504 970-434-2276
GAS-----	XCEL ENERGY 2538 BLICHMANN AVENUE GRAND JUNCTION, COLORADO 81505 970-245-2520
ELECTRIC-----	GRAND VALLEY RURAL POWER 2727 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 970-242-0040
TELEPHONE-----	QWEST 2524 BLICHMANN AVENUE GRAND JUNCTION, COLORADO 81505 970-244-4721
CABLE TELEVISION-----	AT&T BROADBAND 2502 FORESIGHT CIRCLE GRAND JUNCTION, COLORADO 81505 970-245-8750

PREPARED BY:



ENGINEERS * SURVEYORS * PLANNERS
244 NORTH 7th STREET
GRAND JUNCTION, COLORADO 81501 (970) 245-4099



PROJECT
LOCATION

VICINITY MAP
NTS

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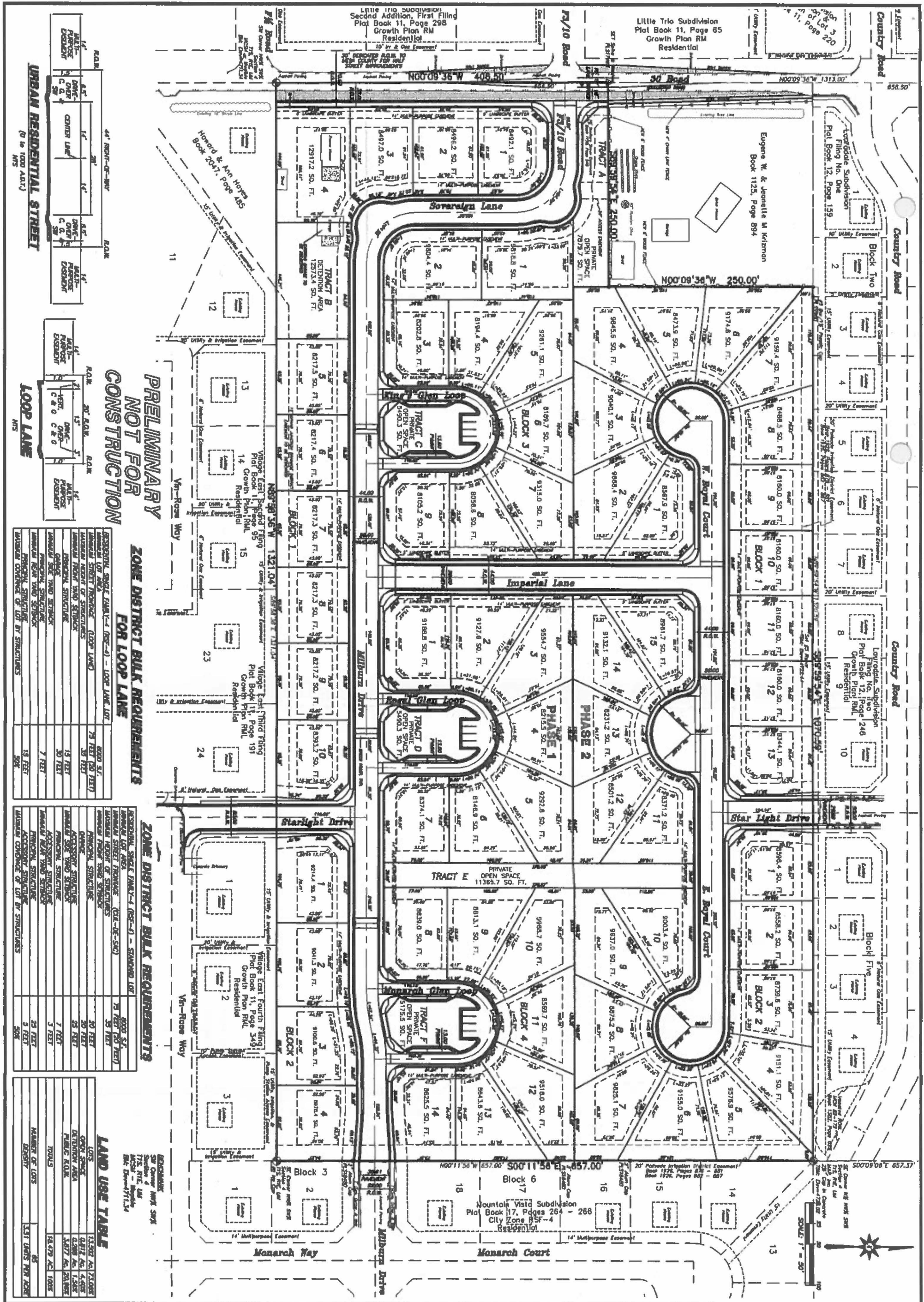
JUST COMPANIES, INC.
2505 FORESIGHT CIRCLE #5
GRAND JUNCTION, COLORADO 81501
(970) 245-9316

LEGEND

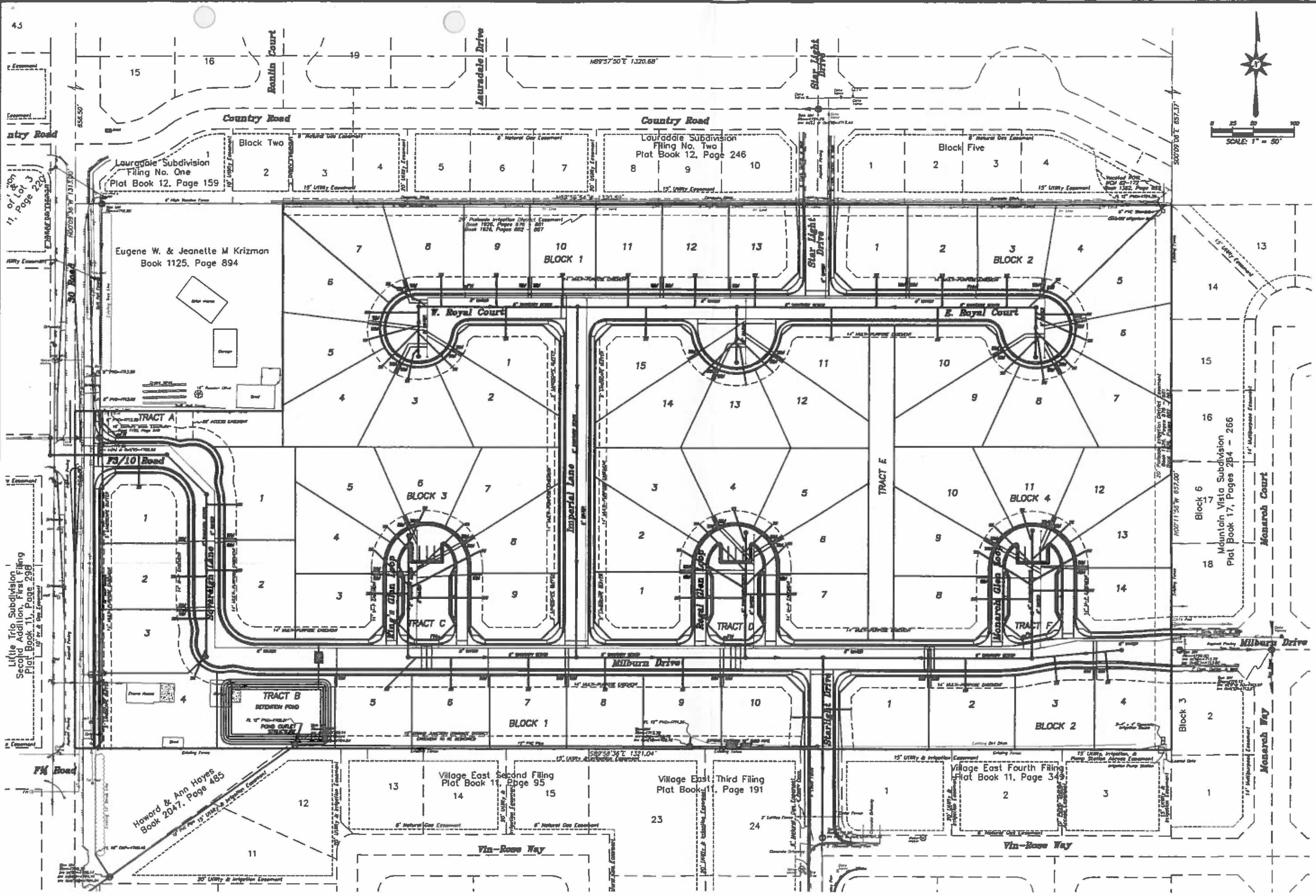
CALL BEFORE YOU DIG 1-800-922-1987
 HAZARDOUS FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.

LIST OF ABBREVIATIONS

ALPHABETIC	DESCRIPTION	ALPHABETIC	DESCRIPTION	ALPHABETIC	DESCRIPTION
AA	AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS	PC	POW OF PERMITS CANCELLATION	AA	ALUMINUM
AC	AMERICAN CONCRETE	PE	PORTLAND CEMENT	AB	ASBESTOS
AD	AMERICAN SOCIETY FOR TESTING MATERIALS	PF	PORTLAND FLOOR	AC	ACRYLIC
AE	AMERICAN WOOD PRESERVATION ASSOCIATION	PG	PORTLAND GROUT CONCRETE	AD	ADHESIVE
AF	BACK OF CURB	PH	PORTLAND CONCRETE	AE	ALUMINUM EXTRUSION
AG	ASPHALT	PI	PORTLAND INTERLOCK	AF	ALUMINUM FINISH
AH	BACK OF WALK	PJ	PORTLAND JOINT	AG	ALUMINUM GROUT
AI	BACK OF DRIVE	PK	PORTLAND KEY	AH	ALUMINUM HANGING
AJ	BACK OF DRIVE	PL	PORTLAND LIME	AI	ALUMINUM INSULATION
AK	BACK OF DRIVE	PM	PORTLAND MORTAR	AJ	ALUMINUM JOINT
AL	CONCRETE	PN	PORTLAND NAIL	AK	ALUMINUM PANEL
AM	CONCRETE	PO	PORTLAND OIL	AL	ALUMINUM PLASTER
AN	CONCRETE	PP	PORTLAND PAPER	AM	ALUMINUM PLASTER
AO	CONCRETE	PQ	PORTLAND QUARTZ	AN	ALUMINUM PLASTER
AP	CONCRETE	PR	PORTLAND RAIL	AO	ALUMINUM PLASTER
AQ	CONCRETE	PS	PORTLAND SAND	AP	ALUMINUM PLASTER
AR	CONCRETE	PT	PORTLAND SILICA	AQ	ALUMINUM PLASTER
AS	CONCRETE	PV	PORTLAND VITRIFIED	AR	ALUMINUM PLASTER
AT	CONCRETE	PW	PORTLAND WOOD	AS	ALUMINUM PLASTER
AV	CONCRETE	PX	PORTLAND X	AT	ALUMINUM PLASTER
AW	CONCRETE	PY	PORTLAND Y	AV	ALUMINUM PLASTER
AX	CONCRETE	PZ	PORTLAND Z	AW	ALUMINUM PLASTER
AY	CONCRETE	QA	PORTLAND QA	AX	ALUMINUM PLASTER
AZ	CONCRETE	QB	PORTLAND QB	AY	ALUMINUM PLASTER
BA	CONCRETE	QC	PORTLAND QC	AZ	ALUMINUM PLASTER
BB	CONCRETE	QD	PORTLAND QD	BA	ALUMINUM PLASTER
BC	CONCRETE	QE	PORTLAND QE	BB	ALUMINUM PLASTER
BD	CONCRETE	QF	PORTLAND QF	BC	ALUMINUM PLASTER
BE	CONCRETE	QG	PORTLAND QG	BD	ALUMINUM PLASTER
BF	CONCRETE	QH	PORTLAND QH	BE	ALUMINUM PLASTER
BG	CONCRETE	QI	PORTLAND QI	BF	ALUMINUM PLASTER
BH	CONCRETE	QJ	PORTLAND QJ	BG	ALUMINUM PLASTER
BI	CONCRETE	QK	PORTLAND QK	BH	ALUMINUM PLASTER
BJ	CONCRETE	QL	PORTLAND QL	BI	ALUMINUM PLASTER
BK	CONCRETE	QM	PORTLAND QM	BJ	ALUMINUM PLASTER
BL	CONCRETE	QN	PORTLAND QN	BK	ALUMINUM PLASTER
BM	CONCRETE	QO	PORTLAND QO	BL	ALUMINUM PLASTER
BN	CONCRETE	QP	PORTLAND QP	BM	ALUMINUM PLASTER
BO	CONCRETE	QQ	PORTLAND QQ	BN	ALUMINUM PLASTER
BP	CONCRETE	QR	PORTLAND QR	BO	ALUMINUM PLASTER
BQ	CONCRETE	QS	PORTLAND QS	BP	ALUMINUM PLASTER
BR	CONCRETE	QT	PORTLAND QT	BQ	ALUMINUM PLASTER
BS	CONCRETE	QU	PORTLAND QU	BR	ALUMINUM PLASTER
BT	CONCRETE	QV	PORTLAND QV	BS	ALUMINUM PLASTER
BU	CONCRETE	QW	PORTLAND QW	BT	ALUMINUM PLASTER
BV	CONCRETE	QX	PORTLAND QX	BU	ALUMINUM PLASTER
BW	CONCRETE	QY	PORTLAND QY	BV	ALUMINUM PLASTER
BX	CONCRETE	QZ	PORTLAND QZ	BW	ALUMINUM PLASTER
BY	CONCRETE	RA	PORTLAND RA	BX	ALUMINUM PLASTER
BZ	CONCRETE	RB	PORTLAND RB	BY	ALUMINUM PLASTER
CA	CONCRETE	RC	PORTLAND RC	BZ	ALUMINUM PLASTER
CB	CONCRETE	RD	PORTLAND RD	CA	ALUMINUM PLASTER
CC	CONCRETE	RE	PORTLAND RE	CB	ALUMINUM PLASTER
CD	CONCRETE	RF	PORTLAND RF	CC	ALUMINUM PLASTER
CE	CONCRETE	RG	PORTLAND RG	CD	ALUMINUM PLASTER
CF	CONCRETE	RH	PORTLAND RH	CE	ALUMINUM PLASTER
CG	CONCRETE	RI	PORTLAND RI	CF	ALUMINUM PLASTER
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CP	CONCRETE	RR	PORTLAND RR	CO	ALUMINUM PLASTER
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CP	CONCRETE	TP	PORTLAND TP	CO	ALUMINUM PLASTER
CQ	CONCRETE	TQ	PORTLAND TQ	CP	ALUMINUM PLASTER
CR	CONCRETE	TR	PORTLAND TR	CQ	ALUMINUM PLASTER
CS	CONCRETE	TS	PORTLAND TS	CR	ALUMINUM PLASTER
CT	CONCRETE	TT	PORTLAND TT	CS	ALUMINUM PLASTER
CU	CONCRETE	TU	PORTLAND TU	CT	ALUMINUM PLASTER
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DATE	NO.	REVISION

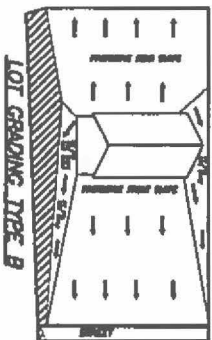
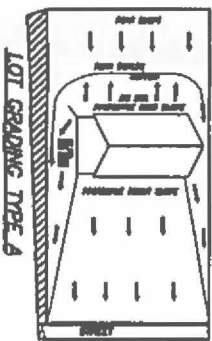
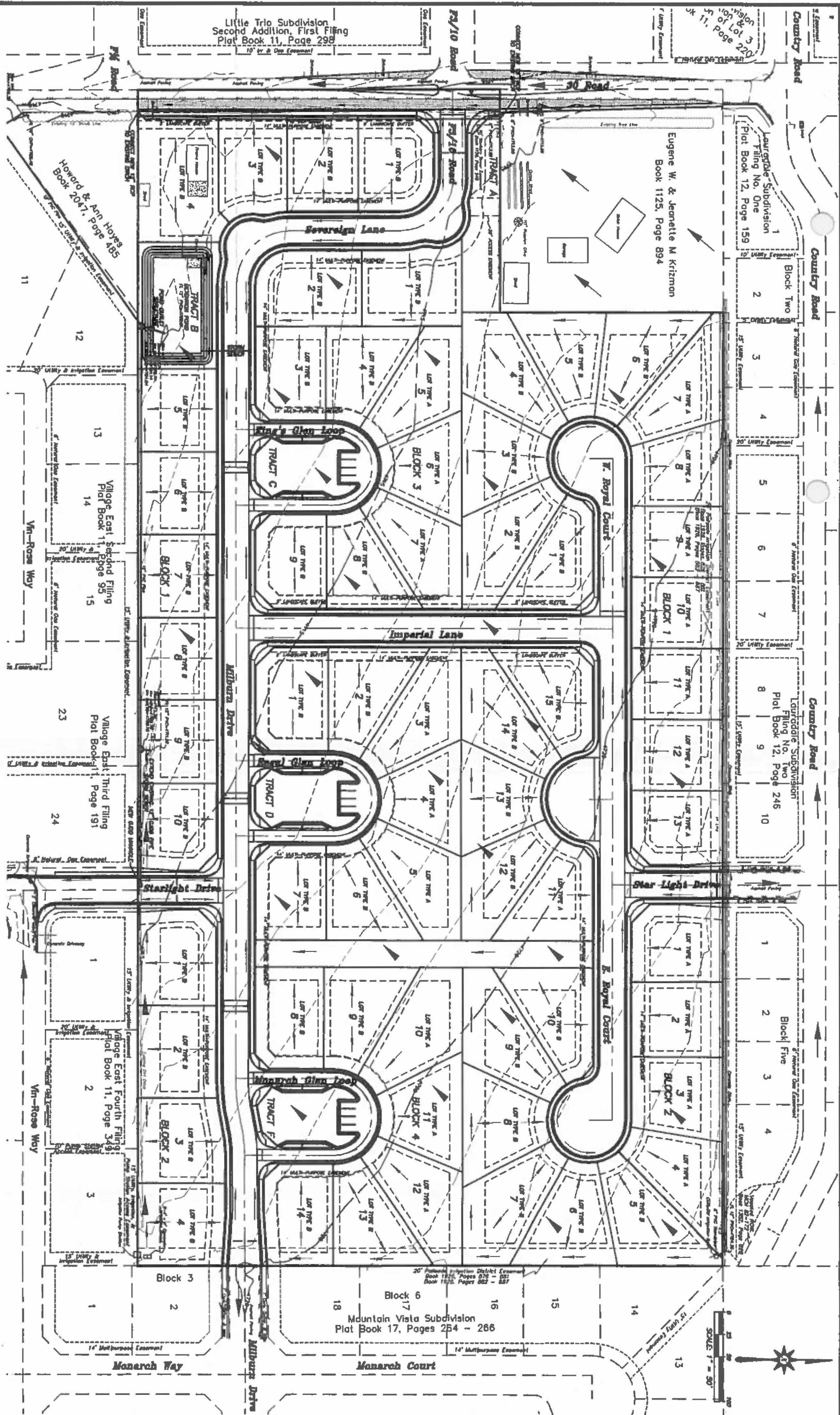
**PRELIMINARY
UTILITY COMPOSITE**

DATE: 03/08/03
DRAWING: CU
CHK'D: BCI

MONARCH GLEN SUBDIVISION

PROJECT NO.: 203003
FILE NAME: 203003-prelim-utilitycomp

LANDesign
ENGINEERS & PLANNERS
244 NORTH 7th STREET
GRAND JUNCTION, COLORADO 81501 (970) 245-4289



**PRELIMINARY
NOT FOR
CONSTRUCTION**

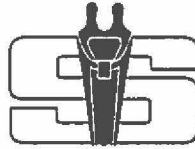
DATE:	NO.:	REVISION:	BY:

LANDesign
ENGINEERS • SURVEYORS • PLANNERS
244 NORTH 7th STREET
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

MONARCH GLEN SUBDIVISION

**PRELIMINARY
GRADING PLAN**

PROJECT NO.: 203003 FILE NAME: 203003-prelim-grading DATE: 03/29/03 DRAWN: CJM CHK'D: BCH



STEWART TITLE OF GRAND JUNCTION, INC.

521 Rood Avenue
Grand Junction, Colorado 81501
(970) 243-3070
TITLE FAX (970) 243-9556/CLOSING FAX (970) 256-7955

April 3, 2003

EDKA LAND COMPANY, LLC
2505 FORESIGHT CIRCLE
GRAND JUNCTION, CO 81505

RE: Our Order No. 02003361
Property Address: 626 30 ROAD

Dear Customer:

In connection with your recent real estate transaction, enclosed please find your Owner's Title Insurance Policy, which should be kept with your permanent records.

The premium on the policy was paid for by the Seller at the time of closing, therefore there are no monies due from you in this regard.

We have created a special file regarding your property and are therefore in a position to render you expedient and cost efficient service with your future transactions. In the event you desire to sell or refinance your property in the future, please contact us for special discounts and faster service.

Please feel free to contact our office if you should have any questions in connection with this policy.

Sincerely,

Title Officer
Stewart Title of Grand Junction

Encl.

POLICY OF TITLE INSURANCE ISSUED BY

STEWART TITLE GUARANTY COMPANY


SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, STEWART TITLE GUARANTY COMPANY, a Texas corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

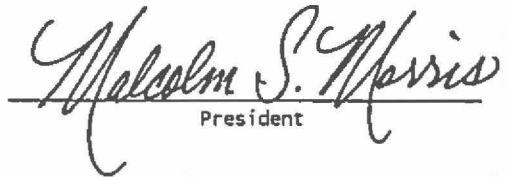
The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused this policy to be signed and sealed by its duly authorized officers as of the Date of Policy shown in Schedule A.

STEWART TITLE
GUARANTY COMPANY


Chairman of the Board




President

Countersigned:


Authorized Countersignature
STEWART TITLE OF GRAND JUNCTION, INC.
Agent ID #060091

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the Insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws; that is based on:
 - (a) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
 - (b) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure: (i) to timely record the instrument of transfer; or (ii) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

CONDITIONS AND STIPULATIONS Continued

5. PROOF OF LOSS OR DAMAGE.

In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided the Company, a proof of loss or damage signed and sworn to by the insured claimant shall be furnished to the Company within 90 days after the insured claimant shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the defect in, or lien or encumbrance on the title, or other matter insured against by this policy which constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the insured claimant to provide the required proof of loss or damage, the Company's obligations to the insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such proof of loss or damage.

In addition, the insured claimant may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Policy, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the insured claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the insured claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the insured claimant to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in this paragraph shall terminate any liability of the Company under this policy as to that claim.

6. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY.

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the amount of insurance under this policy together with any costs, attorneys' fees and expenses incurred by the insured claimant, which were authorized by the Company, up to the time of payment or tender of payment and which the company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations to the insured under this policy, other than to make the payment required, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, and the policy shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other than the Insured or With the Insured Claimant.

(i) to pay or otherwise settle with other parties for or in the name of an insured claimant any claim insured against under this policy, together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay; or

(ii) to pay or otherwise settle with the insured claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in paragraphs (b)(i) or (ii), the Company's obligations to the insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute or continue any litigation.

7. DETERMINATION, EXTENT OF LIABILITY AND COINSURANCE.

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the insured claimant who has suffered loss or damage by reason of matters insured against by this policy and only to the extent herein described.

(a) The liability of the Company under this policy shall not exceed the least of:

(i) the Amount of Insurance stated in Schedule A; or,

(ii) the difference between the value of the insured estate or interest as insured and the value of the insured estate or interest subject to the defect, lien or encumbrance insured against by this policy.

(b) In the event the Amount of Insurance stated in Schedule A at the Date of Policy is less than 80 percent of the value of the insured estate or interest or the full consideration paid for the land, whichever is less, or if subsequent to the Date of Policy an improvement is erected on the land which increases the value of the insured estate or interest by at least 20 percent over the Amount of Insurance stated in Schedule A, then this Policy is subject to the following:

(i) where no subsequent improvement has been made, as to any partial loss, the Company shall only pay the loss pro rata in the proportion that the amount of insurance at Date of Policy bears to the total value of the insured estate or interest at Date of Policy; or

(ii) where a subsequent improvement has been made, as to any partial loss, the Company shall only pay the loss pro rata in the proportion that 120 percent of the Amount of Insurance stated in Schedule A bears to the sum of the Amount of Insurance stated in Schedule A and the amount expended for the improvement.

The provisions of this paragraph shall not apply to costs, attorneys' fees and expenses for which the Company is liable under this policy, and shall only apply to that portion of any loss which exceeds, in the aggregate, 10 percent of the Amount of Insurance stated in Schedule A.

(c) The Company will pay only those costs, attorneys' fees and expenses incurred in accordance with Section 4 of these Conditions and Stipulations.

8. APPORTIONMENT.

If the land described in Schedule A consists of two or more parcels which are not used as a single site, and a loss is established affecting one or more of the parcels but not all, the loss shall be computed and settled on a pro rata basis as if the amount of insurance under this policy was divided pro rata as to the value on Date of Policy of each separate parcel to the whole, exclusive of any improvements made subsequent to Date of Policy, unless a liability or value has otherwise been agreed upon as to each parcel by the Company and the insured at the time of the issuance of this policy and shown by an express statement or by an endorsement attached to this policy.

(continued and concluded on last page of this policy)

(ALTA Owner's Policy)

STEWART TITLE GUARANTY COMPANY

INDEX OF ENDORSEMENTS TO POLICY COLORADO

Agent File No.: 02003361

Insured: EDKA LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY

Policy No.: 09701-265565

Policy Form: ALTA OWNERS POLICY 10-17-92

Charge \$1,456.00

The Endorsements indicated below are attached to the above referenced Policy:

ENDORSEMENT 110.1 (Deletion of Standard Exceptions)

Charge \$35.00

ALTA OWNER'S POLICY

SCHEDULE A

Order Number: 02003361

Policy No.: O-9701-265565

Date of Policy: February 06, 2003 at 11:27 A.M.

Amount of Insurance: \$ 620,000.00

1. Name of Insured:

EDKA LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY

2. The estate or interest in the land which is covered by this policy is:

FEE SIMPLE

3. Title to the estate or interest in the land is vested in:

EDKA LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY

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

SEE ATTACHED LEGAL DESCRIPTION

SCHEDULE A

Order Number: 02003361

LEGAL DESCRIPTION

The S 1/2 NW 1/4 SW 1/4 of Section 4, Township 1 South, Range 1 East of the Ute Meridian,

EXCEPT Beginning at the West Quarter Corner of Section 4, Township 1 South, Range 1 East of the Ute Meridian, (and considering as a basis for bearings the Monument line to the South 1/16 corner between Sections 4 and 5 to bear South)

thence South 656.51 feet to the Northwest Property corner;

thence South 89°50'04" East 250 feet along the North line of the S 1/2 NW 1/4 SW 1/4;

thence South 250 feet;

thence North 89°50'04" West 250 feet;

thence North 250 feet to the Northwest Property corner,

Mesa County, Colorado.

ALTA OWNER'S POLICY

SCHEDULE B

Order Number: 02003361

Policy No.: O-9701-265565

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Rights or claims of parties in possession, not shown by the public records.
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. Unpatented mining claims; reservations or exceptions in patents, or an act authorizing the issuance thereof; water rights, claims or title to water.
6. Taxes for the year 2003, a lien but not yet due or payable.
7. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservation of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded March 9, 1906 in Book 70 at Page 253.
8. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded March 9, 1906 in Book 70 at Page 253.
9. Easement(s) for installation and maintenance of an underground sewer line 10 feet in width across herein described property as evidenced by instrument recorded May 23, 1978 in Book 1150 at Page 548, together with incidental purposes.
10. Easement and Agreement between Mary Krizman and Palisade Irrigation District as shown by instrument recorded September 30, 1992 in Book 1926 at Page 882.
11. Right of way for the Krizman Ditch as evidenced by instruments recorded June 22, 1978 in Book 1154 at Page 683 and recorded July 8, 1980 in Book 1264 at Page 976. Rights of tenants under existing leases and tenancies.
12. Any rights-of-way established by Order of Board of County Commissioners of Mesa County, Colorado, dated March 11, 1890 and recorded August 7, 1957 in Book 714 at Page 521, providing that certain township and section lines on public domain be declared public highways in accordance with the provisions of the general statutes of the State of Colorado. For 30 Road across the West of herein

Continued on next page

Continuation of Schedule B - ALTA Owner's Policy
Policy Number: O-9701-265565

described property.

13. Rights of tenants under existing leases and tenancies.
14. Note(s) as shown on Boundary Improvement Survey By Landesign Dated January 2003.
15. Deed of Trust from EDKA LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY to the Public Trustee of the County of Mesa, for the use of WELLS FARGO BANK WEST, N.A. to secure \$465,000.00, dated January 30, 2003 and recorded February 6, 2003 in Book 3268 at Page 288.

ENDORSEMENT ATTACHED TO AND MADE A PART
OF POLICY OF TITLE INSURANCE
SERIAL NUMBER O- 9701-265565 ISSUED BY

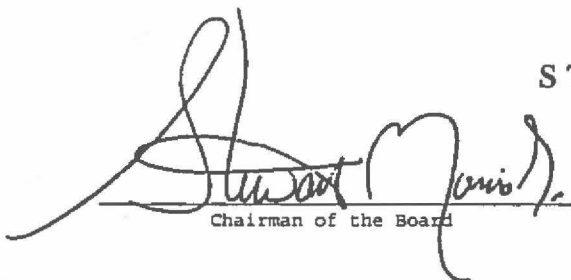
STEWART TITLE
GUARANTY COMPANY
HEREIN CALLED THE COMPANY

Order No.: 02003361

Said Policy is hereby amended by deleting paragraphs 1-4 , inclusive, of Schedule B.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

Signed under seal for the Company, but this endorsement is to be valid only when it bears an authorized countersignature.


Chairman of the Board

STEWART TITLE
GUARANTY COMPANY




President

Countersigned:


Authorized Countersignature

STEWART TITLE OF GRAND JUNCTION, INC.
Agent ID #060091

5. PROOF OF LOSS OR DAMAGE.

In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided the Company, a proof of loss or damage signed and sworn to by the insured claimant shall be furnished to the Company within 90 days after the insured claimant shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the defect in, or lien or encumbrance on the title, or other matter insured against by this policy which constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the insured claimant to provide the required proof of loss or damage, the Company's obligations to the insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such proof of loss or damage.

In addition, the insured claimant may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Policy, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the insured claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the insured claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the insured claimant to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in this paragraph shall terminate any liability of the Company under this policy as to that claim.

6. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY.

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the amount of insurance under this policy together with any costs, attorneys' fees and expenses incurred by the insured claimant, which were authorized by the Company, up to the time of payment or tender of payment and which the company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations to the insured under this policy, other than to make the payment required, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, and the policy shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other than the Insured or With the Insured Claimant.

(i) to pay or otherwise settle with other parties for or in the name of an insured claimant any claim insured against under this policy, together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay; or

(ii) to pay or otherwise settle with the insured claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in paragraphs (b)(i) or (ii), the Company's obligations to the insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute or continue any litigation.

7. DETERMINATION, EXTENT OF LIABILITY AND COINSURANCE.

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the insured claimant who has suffered loss or damage by reason of matters insured against by this policy and only to the extent herein described.

(a) The liability of the Company under this policy shall not exceed the least of:

(i) the Amount of Insurance stated in Schedule A; or,

(ii) the difference between the value of the insured estate or interest as insured and the value of the insured estate or interest subject to the defect, lien or encumbrance insured against by this policy.

(b) In the event the Amount of Insurance stated in Schedule A at the Date of Policy is less than 80 percent of the value of the insured estate or interest or the full consideration paid for the land, whichever is less, or if subsequent to the Date of Policy an improvement is erected on the land which increases the value of the insured estate or interest by at least 20 percent over the Amount of Insurance stated in Schedule A, then this Policy is subject to the following:

(i) where no subsequent improvement has been made, as to any partial loss, the Company shall only pay the loss pro rata in the proportion that the amount of insurance at Date of Policy bears to the total value of the insured estate or interest at Date of Policy; or

(ii) where a subsequent improvement has been made, as to any partial loss, the Company shall only pay the loss pro rata in the proportion that 120 percent of the Amount of Insurance stated in Schedule A bears to the sum of the Amount of Insurance stated in Schedule A and the amount expended for the improvement.

The provisions of this paragraph shall not apply to costs, attorneys' fees and expenses for which the Company is liable under this policy, and shall only apply to that portion of any loss which exceeds, in the aggregate, 10 percent of the Amount of Insurance stated in Schedule A.

(c) The Company will pay only those costs, attorneys' fees and expenses incurred in accordance with Section 4 of these Conditions and Stipulations.

8. APPORTIONMENT.

If the land described in Schedule A consists of two or more parcels which are not used as a single site, and a loss is established affecting one or more of the parcels but not all, the loss shall be computed and settled on a pro rata basis as if the amount of insurance under this policy was divided pro rata as to the value on Date of Policy of each separate parcel to the whole, exclusive of any improvements made subsequent to Date of Policy, unless a liability or value has otherwise been agreed upon as to each parcel by the Company and the insured at the time of the issuance of this policy and shown by an express statement or by an endorsement attached to this policy.

CONDITIONS AND STIPULATIONS

1. DEFINITION OF TERMS.

The following terms when used in this policy mean:

- (a) "insured": the insured named in Schedule A, and, subject to any rights or defenses the Company would have had against the named insured, those who succeed to the interest of the named insured by operation of law as distinguished from purchase including, but not limited to, heirs, distributees, devisees, survivors, personal representatives, next of kin, or corporate or fiduciary successors.
- (b) "insured claimant": an insured claiming loss or damage.
- (c) "knowledge" or "known": actual knowledge, not constructive knowledge or notice which may be imputed to an insured by reason of the public records as defined in this policy or any other records which impart constructive notice of matters affecting the land.
- (d) "land": the land described or referred to in Schedule A, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing herein shall modify or limit the extent to which a right of access to and from the land is insured by this policy.
- (e) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (f) "public records": records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge. With respect to Section 1(a) (iv) of the Exclusions From Coverage, "public records" shall also include environmental protection liens filed in the records of the clerk of the United States district court for the district in which the land is located.
- (g) "unmarketability of the title": an alleged or apparent matter affecting the title to the land, not excluded or excepted from coverage, which would entitle a purchaser of the estate or interest described in Schedule A to be released from the obligation to purchase by virtue of a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE AFTER CONVEYANCE OF TITLE.

The coverage of this policy shall continue in force as of Date of Policy in favor of an insured only so long as the insured retains an estate or interest in the land, or holds an indebtedness secured by a purchase money mortgage given by a purchaser from the insured, or only so long as the insured shall have liability by reason of covenants of warranty made by the insured in any transfer or conveyance of the estate or interest. This policy shall not continue in force in favor of any purchaser from the insured of either (i) an estate or interest in the land, or (ii) an indebtedness secured by a purchase money mortgage given to the insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT.

The insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 4(a) below, (ii) in case knowledge shall come to an insured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as insured, and which might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if title to the estate or interest, as insured, is rejected as unmarketable. If prompt notice shall not be given to the Company, then as to the insured all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any insured under this policy unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

4. DEFENSE AND PROSECUTION OF ACTIONS; DUTY OF INSURED CLAIMANT TO COOPERATE.

(a) Upon written request by the insured and subject to the options contained in Section 6 of these Conditions and Stipulations, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an insured in litigation in which any third party asserts a claim adverse to the title or interest as insured, but only as to those stated causes of action alleging a defect, lien or encumbrance or other matter insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the insured to object for reasonable cause) to represent the insured as to those stated causes of action and shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs or expenses incurred by the insured in the defense of those causes of action which allege matters not insured against by this policy.

(b) The Company shall have the right, at its own cost, to institute and prosecute any action or proceeding or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest, as insured, or to prevent or reduce loss or damage to the insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this policy. If the Company shall exercise its rights under this paragraph, it shall do so diligently.

(c) Whenever the Company shall have brought an action or interposed a defense as required or permitted by the provisions of this policy, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

(d) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding, the insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of the insured for this purpose. Whenever requested by the Company, the insured, at the Company's expense, shall give the Company all reasonable aid (i) in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as insured. If the Company is prejudiced by the failure of the insured to furnish the required cooperation, the Company's obligations to the insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

BOUNDARY DESCRIPTION

A parcel of land located in the Northwest Quarter Southwest Quarter (NW¼ SW¼) of Section 4, Township 1 South, Range 1 East of the Ute Meridian, and more particularly described as follows:

Beginning at the Southwest corner of the NW¼ SW¼ of Section 4, whence the W¼ corner bears North 00 degrees 09 minutes 36 seconds West, a distance of 1313.00 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence, along the West line of said NW¼ SW¼ of Section 4, North 00 degrees 09 minutes 36 seconds West, a distance of 406.50 feet; thence South 89 degrees 59 minutes 54 seconds East, a distance of 250.00 feet; thence North 00 degrees 09 minutes 36 seconds West, a distance of 250.00 feet, to the North line of the South Half (S½) of said NW¼ SW¼ of Section 4; thence, along said North line, South 89 degrees 59 minutes 54 seconds East, a distance of 1070.59 feet, to the Northeast corner of said S½ NW¼ SW¼ of Section 4; thence, along the East line of said S½ NW¼ SW¼ of Section 4, South 00 degrees 11 minutes 56 seconds East, a distance of 657.00 feet, to the Southeast corner of said NW¼ SW¼ of Section 4; thence, along the South line of said NW¼ SW¼ of Section 4, North 89 degrees 58 minutes 36 seconds West, a distance of 1321.04 feet to the Point of Beginning.

Said parcel containing an area of 18.479 Acres, as described.

**City of Grand Junction
Fire Flow Form**

**SECTION B
[To be completed by the Water Supplier]**

1. Circle the name of the water supplier: Use Clifton Grand Junction
2. List the approximate location, type and size of supply lines for this project, or attach a map with the same information: Starlight Dr. & Country Rd. 6" PVC
3. List the g.p.m. at 20 p.s.i. residual pressure at the point that the development/project will be connected to the existing water system: 2103 GPM
3. Attach fire flow test data for the fire hydrants nearest to the development/project that must be used to determine available fire flow: 1292 GPM at 64 PSI Resid.
[Or: 1. attach a map or diagram with the same information, or 2. attach a map/diagram with flow modeling information.]
4. If new lines are needed (or if existing lines must be looped) to supply the required fire flows, or if more information is needed to state the available minimum gpm @ 20 psi residual pressure, please list what the applicant/developer must do or obtain:

Print Name and Title of Water Supplier Employee completing this Form:

TYLER LEHMANN, Distribution Inspector Date 2-19-2003

Note: Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer⁴ to verify/certify that the proposed water system improvements, as reflected in the approved utility plans submitted in support of the application/development, will provide the minimum fire flows to all structures in this project. If so, the engineer's signature below means that the City's Fire Flow requirements will be met by this development, if constructed as approved.

Print Name and License No. of P.E.:

Signature of P.E.:

Dated: _____

¹ There are three drinking water suppliers: Ute Water, Clifton Water, and City water.
² Address: City- 250 North 5th St., Grand Junction, CO 81501; County-P.O. Box 20000, Grand Junction, CO 81502
³ International Fire Code, 2000 Edition
⁴ City Code defines engineer as one who is licensed as a P.E. by the state of Colorado.

HYDRANT FLOW TEST REPORT

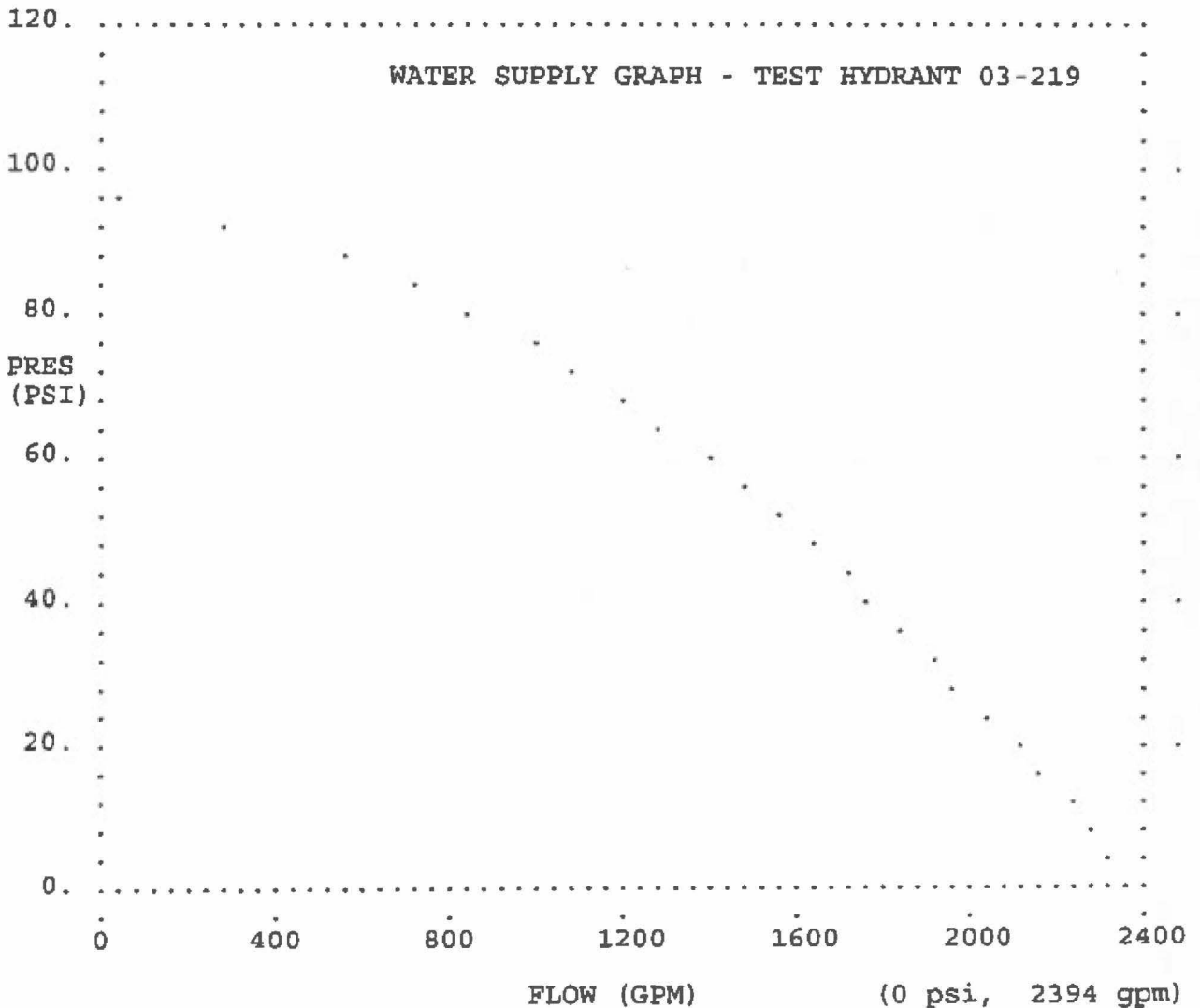
Printed On 2/19/2003

Test Hydrant: 03-219 Date: 2/19/2003 Time: 08:30 FRESH
Location:
Starlight Dr. & Country Rd.
Elevation: 4800 ft Tester: CWD
Remarks:

Gage: 1.0 Static Pressure: 94.0 psi Residual Pressure: 64.0 psi

-FLOW HYDRANT---GAGE---DIAMETER-----COEFFICIENT--PITOT-----FLOW----
02-19-03 1.0 2- 8/16 in 1.000 48.0 psi 1292 gpm

Flow @20 psi: 2103 gpm Flow @10 psi: 2252 gpm Total Flow: 1292 gpm





Just Companies, Inc.

COMMERCIAL • RESIDENTIAL CONSTRUCTION

2505 Foresight Circle # A • Grand Junction, CO 81505 • (970) 245-9316 Phone (970) 256-9717 Fax

February 26, 2003

A Neighborhood Meeting will be held to discuss the development of the old Krizman Property now known as Monarch Glen. This property is across from F 3/8 Road on 30 Road.

You are invited to stop by and review the preliminary plan and discuss any concerns you have with the developer and a representative from the city.

Date: March 10, 2003

Time: 7 thru 8 p.m. (Open forum, come anytime during this hour)

Place: Bray & Company Training Room
1007 N. 7th Street
Grand Junction, CO 81501

"Just Better Builders"

CITY OF GRAND JUNCTION
COMMUNITY DEVELOP
250 NORTH 5TH STREET
GRAND JUNCTION, CO 81501

CITY OF GRAND JUNCTION
WENDY-COMM DEV
250 NORTH 5TH STREET
GRAND JUNCTION, CO 81501

EDKA LAND COMPANY, LLC
ED LENHART
~~2505 FORESIGHT CIRCLE #A
GRAND JUNCTION, CO 81505~~

LANDESIGN
BRIAN HART
244 NORTH 7TH STREET
GRAND JUNCTION, CO 81501

VICTOR L VODOPICH
3023 F 1/2 RD
GRAND JUNCTION, CO 81504-5591

STEVEN JOSEPH STEINKIRCHNER
DEENA MICHELLE STEIN
3011 F 1/2 RD
GRAND JUNCTION, CO 81504-5591

GEORGIA C DOUGLAS
120 APPLEWOOD DR
FRUITA, CO 81521-2259

HENRY HOWARD HAYES
ANN J B HAYES
624 30 RD
GRAND JUNCTION, CO 81504-5560

BARBARA ANN TURPIN
3027 F 1/2 RD
GRAND JUNCTION, CO 81504-5591

EUGENE W KRIZMAN
JEANETTE M
632 30 RD
GRAND JUNCTION, CO 81504-5560

~~MARY R KRIZMAN
ETAL
626 30 RD
GRAND JUNCTION, CO 81504-5560~~

DOLLIE FERGUSON
616 30 RD
GRAND JUNCTION, CO 81504-5560

ERIT HEATH
615 RONLIN DR
GRAND JUNCTION, CO 81504-5525

JACQUI E WOOLSEY
618 30 RD
GRAND JUNCTION, CO 81504-5560

KENTON J SCHANEMAN
DIANE L
617 RONLIN DR
GRAND JUNCTION, CO 81504-5525

HAROLD HOFFMAN
DIANNA
620 30 RD
GRAND JUNCTION, CO 81504-5560

DONALD D OROURKE
DARLENE O
619 RONLIN DR
GRAND JUNCTION, CO 81504-5525

HOMEFRONT MANAGEMENT LLC
621 RONLIN DR
GRAND JUNCTION, CO 81504-5525

DUANE D LOZINSKI
3008 VIN ROSE WAY
GRAND JUNCTION, CO 81504-5532

CHARLES M WATKINS
CAROL R
3010 VIN ROSE WAY
GRAND JUNCTION, CO 81504-5532

LEWIS C CRAIG
ROBERTA J
3012 VIN ROSE WAY
GRAND JUNCTION, CO 81504-5532

WILLIAM B KINMAN
3006 VIN ROSE WAY
GRAND JUNCTION, CO 81504-5532

DONALD M LIGRANI
BESS J RUSSELL
622 30 RD
GRAND JUNCTION, CO 81504-5560

DOUGLAS K CONIFF
VALERIE D CONIFF
616 RONLIN DR
GRAND JUNCTION, CO 81504-5526

H ALAN FOSTER
MYRNA F
615 AGANA DR
GRAND JUNCTION, CO 81504-5509

BRADLEY L WERTZ
DEBORAH D
618 RONLIN DR
GRAND JUNCTION, CO 81504-5526

THOMAS J LISCO
KATHLEEN A
617 AGANA DR
GRAND JUNCTION, CO 81504-5509

WAYNE ROBERT D'AMICO
620 RONLIN DR
GRAND JUNCTION, CO 81504-5526

JOHN R BUNCH
PAULINE A BUNCH
619 AGANA DR
GRAND JUNCTION, CO 81504-5509

CHRIS BENTLER
KERRY BENTLER
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GRAND JUNCTION, CO 81504-5526

JAMES L BREUCH
EVELYN F
621 AGANA DR
GRAND JUNCTION, CO 81504-5509

MARY ELIZABETH MOORE
MARY JANE MELVIN
616 AGANA DR
GRAND JUNCTION, CO 81504-5510

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4725 W QUINCY AVE APT 405
DENVER, CO 80236-3260

WILLIAM M HAYS
JESSICA L
PO BOX 236
PALISADE, CO 81526-0236

FRANK G LINDEMANN
KIMBERLEY D LINDEMAN
617 STARLIGHT DR
GRAND JUNCTION, CO 81504-5529

BRYAN GLENN DARNELL
STACIE LNN DARNELL
620 AGANA DR
GRAND JUNCTION, CO 81504-5510

MARC LITZEN
MEGAN LITZEN
619 STARLIGHT DR
GRAND JUNCTION, CO 81504-5529

G ANDREW GORDON
BARBARA KAY
622 AGANA DR
GRAND JUNCTION, CO 81504-5510

WILLA G JOHNSON
TRUST
621 STARLIGHT DR
GRAND JUNCTION, CO 81504-5529

JOHN L ARSENAULT
JANET D
624 AGANA DR
GRAND JUNCTION, CO 81504-5510

LAWRENCE L SNOWDEN
JEANNE L SNOWDEN
623 STARLIGHT DR
GRAND JUNCTION, CO 81504-5529

DONALD D WELKER
CATHY L WELKER
616 STARLIGHT DR
GRAND JUNCTION, CO 81504-5530

PHUONG NGUYEN
NGA HA
615 SERENADE DR
GRAND JUNCTION, CO 81504-5527

PETE D LISTER
OPHELIA
618 STARLIGHT DR
GRAND JUNCTION, CO 81504-5530

JOHN J SAWATZKY
LOUISE W SAWATZKY
617 SERENADE DR
GRAND JUNCTION, CO 81504-5527

GERALD D PACE
DEBRA J PACE
620 STARLIGHT DR
GRAND JUNCTION, CO 81504-5530

GREGORY MARC VOGT
JANET C VOGT
619 SERENADE DR
GRAND JUNCTION, CO 81504-5527

JACK A RABURN
LILA RABURN
3017 VIN ROSE WAY
GRAND JUNCTION, CO 81504-4268

DAVID ROSALES
ANN M ROSALES
3019 VIN ROSE WAY
GRAND JUNCTION, CO 81504-4268

PHUONG NGUYEN
MGA HA
616 SERENADE DR
GRAND JUNCTION, CO 81504-5528

WALT & ALLEGRA COPELAND
LIVING
618 SERENADE DR
GRAND JUNCTION, CO 81504-5528

LAURA K CAMPBELL
620 SERENADE DR
GRAND JUNCTION, CO 81504-5528

LORI A BENTON
622 SERENADE DR
GRAND JUNCTION, CO 81504-5528

CHIP R TOWLES
LINDA F
3018 VIN ROSE WAY
GRAND JUNCTION, CO 81504-4269

ROBERT E UNFRED
3020 VIN ROSE WAY
GRAND JUNCTION, CO 81504-4269

WILLIAM A ROGERS
VELETA J
3022 VIN ROSE WAY
GRAND JUNCTION, CO 81504-4269

JESSE H ARMOUR
3002 E ASPENWOOD CT
GRAND JUNCTION, CO 81504-5511

EDWARD ARAGON
3004 E ASPENWOOD CT
GRAND JUNCTION, CO 81504-5511

CONNIE J SMITH
3006 E ASPENWOOD CT
GRAND JUNCTION, CO 81504-5511

JOHN R ZELLNER
3008 E ASPENWOOD CT
GRAND JUNCTION, CO 81504-5511

SCOTT C PANKOW
HEIDI C PANKOW
3009 E ASPENWOOD CT
GRAND JUNCTION, CO 81504-5511

FRANK L BARNES
JULIA A BARNES
3007 E ASPENWOOD CT
GRAND JUNCTION, CO 81504-5511

JAMES A WILSON
3005 E ASPENWOOD CT
GRAND JUNCTION, CO 81504-5511

3003 ASPENWOOD CT LLC
% TESSA A WYRICK
2260 I 1/4 RD
GRAND JUNCTION, CO 81505-9354

JERRY LEE ALLEN
RAE LYNN ALLEN
3001 E ASPENWOOD CT
GRAND JUNCTION, CO 81504-5511

SAMMY R JARNAGIN
KAREN J JARNAGIN
642 30 RD
GRAND JUNCTION, CO 81504-5584

KATHLEEN L BOHNING
LEE J BOHNING
628 FORT UNCOMPAHGRE
GRAND JUNCTION, CO 81504-6934

GERALD R ORMAN
FRANCES E
3004 RONLIN CT
GRAND JUNCTION, CO 81504-5539

RICHARD T CRANE
ANITA K
3006 RONLIN CT
GRAND JUNCTION, CO 81504-5539

JERRY D HILL
DORA E
3008 RONLIN CT
GRAND JUNCTION, CO 81504-5539

MARA L VALDEZ
DENNIS L
1622 MARQUITA AVE
COLORADO SPRINGS, CO 80906-
2027

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639 LAURADALE DR
GRAND JUNCTION, CO 81504-5579

DIANE FUGATE
641 LAURADALE DR
GRAND JUNCTION, CO 81504-5579

CHARLES W ROSS
JOYCE L ROSS
643 LAURADALE DR
GRAND JUNCTION, CO 81504-5579

SIMS FAMILY LTD PARTNERSHIP
645 STARLIGHT DR
GRAND JUNCTION, CO 81504-4220

DEREK ALAN SHREVES
JEANELL KAY
647 STARLIGHT DR
GRAND JUNCTION, CO 81504-4220

SHARON L BOCHMANN
3001 COUNTRY RD
GRAND JUNCTION, CO 81504-5541

GARY L DOTY
WANDA M
3003 COUNTRY RD
GRAND JUNCTION, CO 81504-5541

JOHN WESCH NEEDHAM
NANCY PORTER NEEDHAM
3005 COUNTRY RD
GRAND JUNCTION, CO 81504-5541

GARY R CONKLIN
3007 COUNTRY RD
GRAND JUNCTION, CO 81504-5541

ROBERT D TORLINE
FRANCIS
1755 CRESTVIEW DR APT C
GRAND JUNCTION, CO 81506-5236

ROCKLYN D ROOFE
CORRINE M ROOFE
3009 1/2 COUNTRY RD
GRAND JUNCTION, CO 81504-5541

ROBERT G WRIGHT
R MAUREEN
3011 COUNTRY RD
GRAND JUNCTION, CO 81504-5541

BRUCE WILLIAM LEONARD
ANGELA K MAYNARD
3013 COUNTRY RD
GRAND JUNCTION, CO 81504-5541

JACK L WIMAN
3013 1/2 COUNTRY RD
GRAND JUNCTION, CO 81504-5541

JAY A GARWOOD
JENNIFER L GARWOOD
637 STARLIGHT DR
GRAND JUNCTION, CO 81504-4267

KIM C SCMID- TURNER
644 LAURADALE DR
GRAND JUNCTION, CO 81504-5565

RUTH P WHITE
641 1/2 STARLIGHT DR
GRAND JUNCTION, CO 81504-4219

EDWARD P KITSON
641 STARLIGHT DR
GRAND JUNCTION, CO 81504-4219

JERYL LYNNE SCHMALZ
639 1/2 STARLIGHT DR
GRAND JUNCTION, CO 81504-4219

PATRICIA S CUERVO
3016 COUNTRY RD
GRAND JUNCTION, CO 81504-5550

L ERNEST ESQUIBEL
3014 1/2 COUNTRY RD
GRAND JUNCTION, CO 81504-5550

DAVID EDWIN CHASE
3014 COUNTRY RD
GRAND JUNCTION, CO 81504-5550

MONA M HEINRICH
3012 COUNTRY RD
GRAND JUNCTION, CO 81504-5550

LAURA L KLIGORA
DAVID & TERRY MIKESE
642 LAURADALE DR
GRAND JUNCTION, CO 81504-5565

JONEAN J LINDON
3088 BLUE QUAIL CT
GRAND JUNCTION, CO 81504-4238

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PAT L
644 1/2 STARLIGHT DR
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DENNIS J STOLEY
LESLIE T SRDOC
PO BOX 439
ERIE, CO 80516-0439

DARRIN S KOCH
642 STARLIGHT DR
GRAND JUNCTION, CO 81504-4218

JUDITH ANNE SAVOYA
682 SHAVANO CT
GRAND JUNCTION, CO 81504-5218

FRED A HUDSON
DIANA G
640 1/2 STARLIGHT DR
GRAND JUNCTION, CO 81504-4218

RODGER D BALDOZIER
NICHOLE L BALDOZIER
638 1/2 STARLIGHT DR
GRAND JUNCTION, CO 81504-4218

GRONERT FMILY LIMITED
PARTNERS
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GRAND JUNCTION, CO 81504-4218

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3020 1/2 COUNTRY RD
GRAND JUNCTION, CO 81504-4206

RANDY L STRINGER
CYNTHIA L STRINGER
3022 COUNTRY RD
GRAND JUNCTION, CO 81504-4206

LINDSAY A HOLMES
LAVONNE L HOLMES
3022 1/2 COUNTRY RD
GRAND JUNCTION, CO 81504-4206

EUGENE V ERICKSON
2816 NE CORDATA DR
BEND, OR 97701-6468

JOHN EDWARD RICCILLO
LISA JO RICCILLO
636 STARLIGHT DR
GRAND JUNCTION, CO 81504-4266

ED ROSENDALE
ELIZABETH
3019 COUNTRY RD
GRAND JUNCTION, CO 81504-4260

MARTHA E PARKER
3021 COUNTRY RD
GRAND JUNCTION, CO 81504-4260

RODNEY D BERGER
WAYNETTA K KIRCHOFF
3023 COUNTRY RD
GRAND JUNCTION, CO 81504-4260

GEORGE TRACY
LIVING TRUST
3035 F 1/2 RD
GRAND JUNCTION, CO 81504-5591

LOREN J MARTIN
AMBER D MARTIN
610 DEVIN DR
GRAND JUNCTION, CO 81504-6053

THOMAS L GORSUCH
MARY L GORSUCH
617 MONARCH WAY
GRAND JUNCTION, CO 81504-4885

ALLAN C CHICON
GAIL S CHICON
619 MONARCH WAY
GRAND JUNCTION, CO 81504-4885

MICHAEL LOUIS ROSSMANN
623 MONARCH WAY
GRAND JUNCTION, CO 81504-4885

ERIC M LANDIS
SARA C LANDIS
625 MONARCH WAY
GRAND JUNCTION, CO 81504-4885

CLINTON B LOOBEY
JENNIFER A
618 MONARCH CT
GRAND JUNCTION, CO 81504-4878

DIANA J LAFRENIERRE
620 SUNCREST CT
GRAND JUNCTION, CO 81504-4385

JOEL D KINCAID
TAMARA S KINCAID
623 ROUND TABLE RD
GRAND JUNCTION, CO 81504-4382

DORIS H PROCKUP
REVOCABLE TRUST
622 SUNCREST CT
GRAND JUNCTION, CO 81504-4385

CHUCK HULLAND
624 MONARCH CT
GRAND JUNCTION, CO 81504-4878

MONTE L ANDERSON
IRENE B ANDERSON
3025 VIN ROSE WAY
GRAND JUNCTION, CO 81504-4270

CAROL M BOND
550 PONDEROSA WAY
CIMARRON, CO 81220-9508

SEAN SOMMERVILLE
NAOMI SOMMERVILLE
3029 VIN ROSE WAY
GRAND JUNCTION, CO 81504-4270

NEIL D GLENN
3024 VIN ROSE WAY
GRAND JUNCTION, CO 81504-4270

SHANA L WADE
BRYAN M WADE
3023 MILBURN DR
GRAND JUNCTION, CO 81504-5760

ANDREW J NOLAN
BRANDI NOLAN
3030 VIN ROSE WAY
GRAND JUNCTION, CO 81504-4270

HARLEY BARFOOT
3028 VIN ROSE WAY
GRAND JUNCTION, CO 81504-4270

JOHN LEMBERG
KARMEN LEMBERG
628 MONARCH CT
GRAND JUNCTION, CO 81504-4878

SCOTT C BIALKOWSKI
MICHELLE R BIALKOWSK
3025 MILBURN DR
GRAND JUNCTION, CO 81504-5760

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**Transaction Screen Process
Environmental Site Assessment Report
(ASTM E 1528-00)**

**Krizman Property
626 30 Road
Grand Junction, Colorado**

January 27, 2003

Walter Project No.: 047-03-001

The Walter Group
Environmental Professionals

Compliance Solutions

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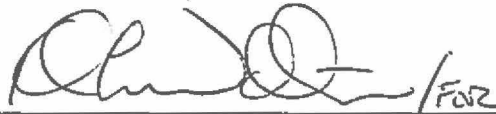
www.TheWalterGroup.com


**Transaction Screen Process
Environmental Site Assessment Report**
(ASTM E 1528-00)

**Krizman Property
626 30 Road
Grand Junction, Colorado**

Walter Project No.: 047-03-001

Prepared for: Mr. Ed Lenhart
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EXECUTIVE SUMMARY

Investigation Scope - Mr. Ed Lenhart of Just Companies, Inc. contracted **The Walter Group** (*Walter*) to conduct an American Society of Testing and Materials (ASTM) Transaction Screen Process for the Krizman Property identified as 626 30 Road, Grand Junction, Mesa County, Colorado. The goal of a Transaction Screen Process is to determine whether visual, owner/occupant knowledge, and/or public-record data exist to suggest the potential presence of environmental hazards ("recognized environmental conditions").

Observed Site Conditions - Site reconnaissance revealed that the property was located southeast of the intersection of 30 Road and Country Road. *Walter* observed a single-family home and approximately 18 acres of agricultural land at the time of *Walter's* site inspection. *Walter* believes that the observed uses of the subject site do not meet the ASTM definition of a recognized environmental condition.

Parcels surrounding the subject site were occupied by single-family residences. *Walter* believes that the observed uses of the adjacent properties do not meet the ASTM definition of a recognized environmental condition.

EDR Record Search Results - To further evaluate the risk to the subject site, *Walter* used a commercial records-search provider, Environmental Data Resources, Inc. (EDR), to conduct the records review portion of the investigation. The subject site did not appear in the EDR data summary. EDR records indicated evidence of one site (Westwind Painting Contractors, Inc.) that *Walter* believes meets the ASTM definition of a recognized environmental condition. The Westwind site was reported to be located approximately 3,500 feet south-southeast of the subject site.

Owner Interview - *Walter* interviewed the Site Owner, Mr. Eugene Krizman. Mr. Krizman had no knowledge of any current or past onsite activities that would cause conditions of environmental concern.

Site and Vicinity History - Data generated by this investigation indicated that the subject site and adjacent properties have been used for agricultural purposes since the 1920s. Adjacent properties have been developed for single-family homes during the past 50 years. Based on this information, *Walter* believes that the historical uses of the subject site and adjacent properties do not meet the ASTM definition of a recognized environmental condition.

Uranium Mill Tailings - CDPHE data indicated that the subject site was surveyed for the presence of uranium mill tailings in 1971. The survey identified uranium mill tailings in a planter located on the "southwest lawn." The property owner, Ms. Mary Krizman, declined to

have to property included in the Uranium Mill Tailings Remedial Action (UMTRA) program. Based on these data and *Walter's* site renaissance, *Walter* believes that the reported mill tailings may still be in place, and therefore meet the ASTM definition of a recognized environmental condition.

Summary of Findings - *Walter* has performed a Transaction Screen Process in general conformance with the scope and limitations of ASTM Practice E 1528-00 of the property known as the Krizman Property, 626 30 Road, Grand Junction, Colorado. This assessment has revealed evidence of recognized environmental conditions at the subject site. The recognized environmental conditions included:

- Westwind Painting Contractors, Inc. site, and
- The reported uranium mill tailings in a planter located on the site's "southwest lawn."

Although *Walter* believes the Westwind Painting Contractors, Inc. site meets the ASTM definition of a recognized environmental condition, based on the distance to the subject site, *Walter* concludes that no further inquiry into this recognized environmental condition is needed for purposes of appropriate inquiry.

Walter concluded that additional inquiry into the reported of uranium mill tailings in a planter located on the site's "southwest lawn" is needed for purposes of appropriate inquiry.

Recommendations - *Walter* recommends that the uranium mill tailings be confirmed, removed, and disposed of. The CDPHE offers a no-cost disposal option to landowners that have encountered uranium mill tailings. CDPHE will accept uranium mill tailings at the Grand Junction City Shops on River Road in Grand Junction. Although there is no disposal cost, the property owner must provide their own transportation for the material to the River Road Facility.

TRANSACTION SCREEN ENVIRONMENTAL ASSESSMENT REPORT

1.0 INTRODUCTION

Mr. Ed Lenhart of Just Companies, Inc. contracted **The Walter Group (Walter)** to conduct an American Society of Testing and Materials (ASTM) Transaction Screen Process for the Krizman Property, 626 30 Road, Grand Junction, Mesa County, Colorado (Figure 1). This report presents the results of the Transaction Screen Process. The goal of a Transaction Screen Process investigation is to evaluate whether visual, owner/occupant knowledge, and/or public-record data exist to suggest the presence of environmental hazards ("recognized environmental conditions"). **Walter** conducted this Transaction Screen in general conformance with ASTM Standard Practice E 1528-00.

1.1 Investigation Methodology

This Transaction Screen consists of four components; these components include: 1) site reconnaissance, 2) interviews, 3) a records review, and 4) preparation of a summary report.

During site reconnaissance, **Walter's** environmental professional obtained information concerning the likelihood of environmental conditions in connection with the property, and made visual and physical observations of the property and structures. Evidence of recognized environmental conditions is described in this report. An interview was conducted with the Site Owner. The records review included standard environmental record sources, various historical records, and physical-setting sources. This report presents the findings of the assessment process, and provides conclusions and recommendations. Appendices attached to this report document findings generated by the assessment process.

Per standard ASTM procedures, **Walter's** scope did not include analytical testing of soils and/or ground water, or investigation of wetlands, flood zones, wildlife habitat, mineral rights, radon, cultural/historic resources, or utility easements. **Walter** did not test building materials, or evaluate worker-safety compliance.

2.0 SITE DESCRIPTION

2.1 Location

Subject Site Address (Figures 1 and 2): 626 30 Road, Grand Junction, Colorado

Mesa Count Parcel Number (Appendix A): 2943-043-00-150

2.2 Site and Vicinity Characteristics

Observed Site Use: Single-Family residence surrounded to the north and east by approximately 18 acres of agricultural land (Appendix B, Photographs 1 and 2).

Observed to the North: Single-Family Residences

Observed to the East: Single-Family Residences

Observed to the South: Single-Family Residences

Observed to the West: Single-Family Residences

Local Ground Surface: Covered with agricultural vegetation. Slopes down very slightly to the southwest.

The Colorado River was located approximately 3 miles south of the subject site. Topographic data (USGS, Clifton, Colorado Quadrangle; 1962, photorevised 1973) indicated that the subject site's elevation was approximately 4,720 feet above mean sea level, approximately 120 feet in elevation above the Colorado River.

2.2.1 Local Hydrogeology

The Price Irrigation Ditch was located adjacent to the northeastern corner of the subject site.

2.3 Past Uses of the Subject Site and Adjacent Properties

To determine the site-use history, *Walter*:

- reviewed the 1962 (photorevised in 1973) USGS Clifton, Colorado topographic map (Figure 1),

- reviewed Mesa County Tax Assessor's records (Appendix A),
- reviewed a 1954 Mesa County Aerial Photograph (Appendix C),
- requested Sanborn Fire Insurance Maps from Environmental Data Resources, Inc. (EDR) (Appendix D),
- visited the site, and
- interviewed the Site Owner, Mr. Eugene Krizman.

2.3.1 Subject Site

Data developed documenting the historic site uses are summarized on the following table:

Table One - Subject Site Historic-Use Summary		
Years	Use	Source
1929	Agricultural	Mr. Eugene Krizman
1941	Single-Family Residence Built	Mesa County Tax Assessor's Records (Appendix A)
1954	Single-Family Residence, Agricultural	Mesa County Aerial Photograph (Appendix C)
1962	Two Structures Illustrated on Property	USGS Grand Junction, Colorado Topographic Map (Figure 1)
1973	Two Structures Illustrated on Property	USGS Grand Junction, Colorado Topographic Map (Figure 1)
Present (2003)	Single-Family Residence, Agricultural	Observed During Site Reconnaissance

The subject site was out of the Sanborn Fire Insurance Map coverage area (Appendix D).

2.3.2 Adjacent Sites

Data developed documenting the historic site uses are summarized on the following table:

Table Two - Adjacent Properties Historic-Use Summary		
Years	Use	Source
1954	No Structures Visible on Surrounding Properties	Mesa County Aerial Photograph (Appendix C)
1962	Limited Number of Structures Illustrated on Surrounding Properties	USGS Clifton, Colorado Topographic Map (Figure 1)
1973	Limited Number of Structures Illustrated on Surrounding Properties	USGS Clifton, Colorado Topographic Map (Figure 1)
Present (2003)	North: Single-Family Residences East: Single-Family Residences South: Single-Family Residences West: Single-Family Residences	Observed During Site Reconnaissance

3.0 ENVIRONMENTAL ISSUES

3.1 Site Owner Interview

Walter interviewed the Site Owner, Mr. Eugene Krizman. Mr. Krizman's family purchased the property in 1929, and Mr. Krizman stated that it had been used for agricultural purposes since that time. Mr. Krizman had no knowledge of any current or past onsite activities that would cause conditions of environmental concern (Appendix E).

Based on this information, *Walter* believes that the historical uses of the subject site do not meet the ASTM definition of a recognized environmental condition.

3.2 Subject Site

Walter conducted an inspection of the subject site on Monday, January 20, 2003.

Data developed documenting the historic site uses are summarized on the following table:

Table Three - Subject Site Environmental Risk Summary			
Years	Use	Source	Opinion of Environmental Risk
1929	Agricultural	Mr. Eugene Krizman	Does not meet the definition of a Recognized Environmental Condition
1941	Single-Family Residence Built	Mesa County Tax Assessor's Records (Appendix A)	Does not meet the definition of a Recognized Environmental Condition
1954	Single-Family Residence, Agricultural	Mesa County Aerial Photograph (Appendix C)	Does not meet the definition of a Recognized Environmental Condition
1962	Two Structures Illustrated on Property	USGS Clifton, Colorado Topographic Map (Figure 1)	Does not meet the definition of a Recognized Environmental Condition
1973	Two Structures Illustrated on Property	USGS Clifton, Colorado Topographic Map (Figure 1)	Does not meet the definition of a Recognized Environmental Condition
Present (2003)	Single-Family Residence, Agricultural	Observed During Site Reconnaissance	Does not meet the definition of a Recognized Environmental Condition

Walter believes that the observed and historic uses of the subject site do not meet the ASTM definition of a recognized environmental condition.

3.3 Adjacent Properties

Data developed documenting the historic adjacent site uses are summarized on the following table:

Table Four - Adjacent Properties Environmental Risk Summary			
Years	Use	Source	Opinion of Environmental Risk
1954	Limited Number of Structures Visible on Surrounding Properties	Mesa County Aerial Photograph (Appendix C)	Does not meet the definition of a Recognized Environmental Condition
1962	Limited Number of Structures Illustrated on Surrounding Properties	USGS Colorado National Monument Topographic Map (Figure 1)	Does not meet the definition of a Recognized Environmental Condition
1973	Limited Number of Structures Illustrated on Surrounding Properties	USGS Colorado National Monument Topographic Map (Figure 1)	Does not meet the definition of a Recognized Environmental Condition
Present (2003)	North: Single-Family Residences	Observed During Site Reconnaissance	Does not meet the definition of a Recognized Environmental Condition
Present (2003)	East: Single-Family Residences	Observed During Site Reconnaissance	Does not meet the definition of a Recognized Environmental Condition
Present (2003)	South: Single-Family Residences	Observed During Site Reconnaissance	Does not meet the definition of a Recognized Environmental Condition