

RECEIPT OF APPLICATION

DATE BROUGHT IN: 12/21/05

CHECK #: 1052 AMOUNT: 260

DATE TO BE CHECKED IN BY: 12/29/05

PROJECT/LOCATION: 2245 Colex Drive

Items to be checked for on application form at time of submittal:

- Application type(s)
- Acreage
- Zoning
- Location
- Tax #(s)
- Project description
- Property owner w/ contact person, address & phone #
- Developer w/ contact person, address & phone #
- Representative w/ contact person, address & phone #
- Signatures of property owner(s) & person completing application
- Box checked for person responsible for payment

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do hereby petition this:

Petition for (check all appropriate boxes):

- | | | |
|--|--|--|
| <input type="checkbox"/> Subdivision Plat/Plan - Simple | <input checked="" type="checkbox"/> Site Plan Review - Major | <input type="checkbox"/> Concept Plan |
| <input type="checkbox"/> Subdivision Plat/Plan - Major Preliminary | <input type="checkbox"/> Site Plan Review - Minor | <input type="checkbox"/> Minor Change |
| <input type="checkbox"/> Subdivision Plat/Plan - Major Final | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Change of Use |
| <input type="checkbox"/> Planned Development - ODP | <input type="checkbox"/> Vacation, Right-of-Way | <input type="checkbox"/> Revocable Permit |
| <input type="checkbox"/> Planned Development - Preliminary | <input type="checkbox"/> Vacation, Easement | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Planned Development - Final | <input type="checkbox"/> Extension of Time | <input type="checkbox"/> Condominium Plat |
| <input type="checkbox"/> Annexation/Zone of Annexation | <input type="checkbox"/> Rezone | <input type="checkbox"/> Growth Plan Amendment |

From: _____ From: _____ From: _____
To: _____ To: _____ To: _____

Site Location: 2245 Colex Drive		
Site Tax No.(s): 2701-313-13-003	Site Acreage/Square footage: 2.26 ac	Site Zoning: I-1
Project Description: 8000 sq.ft. office/warehouse/truck shop		

FOR PAYMENT, PLEASE CHECK RESPONSIBLE PARTY:

Jared and Janet Williams <input type="checkbox"/> Property Owner Name	Award Investment <input type="checkbox"/> Developer Name	Balaz & Associates, Inc. <input type="checkbox"/> Representative Name
2161 Village View Ct. Address	648 Pineneedle Ct. Address	2527 Foresight Circle Address
Grand Junction, CO 81506 City/State/Zip	Grand Junction, CO 81506 City/State/Zip	Grand Junction, CO 81505 City/State/Zip
970-255-8100 Business Phone No.	970-216-8533 Business Phone No.	970-263-9733 Business Phone No.
jaredw@piratetk.com E-Mail	reedmitch@aol.com E-Mail	bbgj@acsol.net E-Mail
970-255-8105 Fax Number	970-257-0301 Fax Number	970-263-9736 Fax Number
Jared Williams Contact Person	Reed Mitchell Contact Person	Bill Balaz Contact Person
970-255-8100 Contact Phone No.	970-216-8533 Contact Phone No.	970-263-9733 Contact Phone No.

Note Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Cynthia Balaz
Signature of Person Completing Application
Date: 10-12-2005

[Signature]
Required Signature of Legal Property Owner(s) - attach additional sheets if necessary
Date: 10/12/05

July 7, 2005

Reed Mitchell
627 24 1/2 Road #A
Grand Junction, CO 81505

Dear Mr. Mitchell:

Attached you will find general notes regarding your client's request to develop property located at **2245 Colex Drive** (Lot 3, Davis/Boggs Subdivision). Your client's request is to submit for a Site Plan Review for an 8,000 sq. ft. new building for office use and possible warehouse in an existing I-1, Light Industrial Zoning District. *These comments are general comments offered by staff to assist you in preparing the required elements and components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project.*

Please do not hesitate to contact the appropriate staff person concerning any questions you may have about their comments or other issues applicable to your proposed project.

If you should have any additional questions, you may contact me at (970) 244-1447 and I will be happy to assist you.

Sincerely,



Scott D. Peterson
Associate Planner



Reed Mitchell
REALTOR®

627 24 1/2 Road, Suite A • Grand Junction, CO 81505
phone: 970-257-0300 • fax: 970-257-0301 
mobile: 970-216-8533 • email: ReedMitch@aol.com

Grand Junction Fire Department

Generic General Meeting Comments For Commercial Projects

- Complete a fire flow form. Section A is completed by the petitioner, section B by the public water system provider. Return the completed form to the Community Development Department.
- Show on your site plan/utility composite:
 - Access driveways from public streets in to your development;
 - Interior traffic circulation;
 - The nearest existing fire hydrants;
 - Any proposed water main extensions, connections to existing mains, and all main sizes;
 - Any proposed fire hydrants. Hydrants must be located within 250' of all required access roads for fire trucks (as measured along the access road);
 - If fire sprinkler systems are to be installed, show the location of the underground fire line along with the proposed location of the fire department connection.
- Call the Fire Department at 244-1414 if you have questions.

Generic General Meeting Comments For Residential Subdivisions

- Complete a fire flow form. Section A is completed by the petitioner, section B by the public water system provider. Return the completed form to the Community Development Department. Call the Fire Department at 244-1414 if you have questions.
- Show on your site plan/utility composite:
 - The nearest existing fire hydrants;
 - Any proposed water main extensions, connections to existing mains, and all main sizes. Water mains must be stubbed out to the end of all stub streets;
 - Any proposed fire hydrants. Hydrants should be located at all major intersections, be spaced no more than 500' apart, and be located so that all lots are within 250' of the nearest fire hydrant (as measured along an access route);
 - All new streets (public and private) along with any proposed stub streets to adjacent parcels for future road extension. Dead-end streets exceeding 150' length must have an emergency turn-around area for fire trucks.
- Call the Fire Department at 244-1414 if you have questions.

General Meeting Checklist / Pre-application Conference Checklist

Date: JULY 7, 2005

Applicant: REED MITCHELL

Phone: 257-0300

Tax Parcel #: 2701-313-13-002

Location 2245 COLEX DR.

Proposal 3,000 sq. Ft. OFFICE / TRUCK SHOP

Conference Attendance N/A

While all factors in a development proposal require careful thought, preparation and design, the following circled items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process. General Meetings and pre-application conference notes/standards are **valid for only six months** following the meeting/conference date shown above. Incomplete submittals will not be accepted. Submittals with insufficient information identified during the review process, which have not been addressed by the applicant will not be scheduled for a public hearing. Failure to meet any deadlines for the review process may result in the project not being scheduled for hearing or being pulled from the agenda. Any changes to the approved plan will require re-review and approval prior to those changes being accepted. 2.26 ACRES

Zoning & Land Use

Planner's Notes

a. Zoning: I-1, LIGHT INDUSTRIAL SETBACKS: 15' (FRONT) 5' (SIDE) 10' (REAR)

b. Growth Plan Land Use Designation: COMMERCIAL/INDUSTRIAL

c. Growth Plan (Goals & Policies) Applicability: _____

d. Corridor Guidelines or other Plan applicability: _____

e. Land Use Compatibility: _____

Off-site Impacts

a. access/right-of-way required SEE CITY DEV. REV. ENG. NOTES

b. traffic impact _____

c. street improvements _____

d. drainage/stormwater management _____

e. availability of utilities _____

Site Development

a. bulk requirements MAXIMUM BUILDING HEIGHT: 40'

b. access, traffic circulation _____

c. parking (off-street: handicap, bicycle, lighting) OFFICE: 1 PER 300 SQ. FT. - WAREHOUSE: 1 PER 1,000 SQ. FT. OR 1.5 EMPLOYEES

d. landscaping (street frontages, parking areas) 14' WIDE LANDSCAPING STRIP WHICHEVER IS MORE SPACES.

e. screening & buffering ADJACENT TO COLEX DR. AND 50' LONG, PAVING - DRIVING LANE REQ. FROM STREET RIGHT-OF-WAY TO NEW STRUCTURE.

Misc.

a. revocable permit 6' WIDE LANDSCAPING STRIP ALONG SIDE PROPERTY LINE. SEE SECT. 6.5 H. OF ZONING/DEV. CODE FOR ADDITIONAL

b. State Highway Access Permit TO NEW STRUCTURE.

c. floodplain, wetlands I-1 LANDSCAPING ZONE REQUIREMENTS. (ATTACHED)

d. proximity to airport (clear or critical zone) _____

e. geologic hazard, soils _____

Other

a. related files _____

b. other concerns PAVING REQ. TO ALL BAY DOORS - (IF PROPOSED)

Fees

a. application fee: \$140.00 + \$45.00 (\$15.00/ACRE - 2.26 ACRE SITE) + \$50.00 (MAXIMUM

Fee is due at the time of submittal. Make check payable to the City of Grand Junction + \$75.00 ENG. REPORT LABELS

b. Transportation Capacity Payment (TCP): _____

c. Drainage fee: _____

d. Parks & Open Space Fee: _____

e. School Impact Fee: _____

f. Recording Fee: _____

g. Plant Investment Fee (PIF) (Sewer Impact): _____

Processing Requirements

a. Reference Documents - ZDC, SSID _____

b. Submittal Requirements _____

c. Review Process ADMINISTRATIVE

General Meeting Notes – 2245 Colex Drive

2701-313-13-003

7/15/05

Engineer: Laura Lamberty 256-4155

Planner: Scott Peterson

Applicant: Reed Mitchell

Site Overview: 8000 SF office for truck shop possible warehouse

Water: Fire Flow
Sewer: OA-01 Sewer Reimbursement Agreement District
Drainage: detain
Flood plain: no
Wetlands: no
Access: per TEDS Chapter 4
Site circulation: per TEDS Chapter 4
TCP Fee: applies (
CDOT permit: no
Street class: Local Industrial
Street improvements: no
Utility Undergrounding: no
Other:

Streets/Traffic notes:

1. Access and internal circulation per TEDS Chapter 4.
2. Dedicate 14' multi-purpose easement along frontage to Colex Avenue. The applicant must prepare easement form and legal description, and pay applicable recording fees to Mes County Clerk and Recorder's Office

Drainage notes:

3. Detain per SWMM.

Utility notes:

4. This property is subject to the City of GJ OA-01 Sewer Reimbursement Agreement District fees. Contact Jodi Romero at City of Grand Junction Customer Service 244-1520 for applicable fees.
5. Fire Flow form required.

Other:

6. Construction Activity Permit from State for Storm Water Quality required on all grading sites larger than 1 acre.
7. 14' multi-purpose easement required on lot frontages.
8. Plans and engineering reports must be prepared by a licensed professional engineer.

TEDS (Transportation Engineering Design Standards) can be found on the internet at www.gjcity.org



January 5, 2006

ACCEPTANCE LETTER

A submittal for Links Transportation Office (SPR-2005-312) was accepted for review on December 30, 2005.

If you have any questions regarding the status of this project review, please contact Scott Peterson, project planner, at 244-1447 or by email at scottp@gjcity.org.

Review comments for the project will be available on 2/7/06 after 4:00 P.M., approximately 5 weeks from the application submittal date.

If this project requires a public hearing, a sign must be posted on the property a minimum of ten (10) days in advanced of the hearing. There will be a \$50.00 fee required at the time the sign is picked up from Community Development.

cc: SPR-2005-312

SP

Ap
1/10/06

From: "Bob Lee" <Bob.Lee@mesacounty.us>
To: <CommDev@ci.grandjct.co.us>
Date: Mon, Jan 9, 2006 8:44 AM
Subject: Agency Review

SPR-2005-312 No objections to the application. (note: second floor exiting not in compliance with local code provisions)

Halliburton Site Plan/Conditional Use/Annexation. No comments I did not get a cover sheet.

Community Development - LINKS TRANSPORTATION

*AD
1/10/06*

From: "Jim Daugherty" <jdaugherty@utewater.org>
To: "COMMUNITY DEVELOPMENT" <CommDev@ci.grandjct.co.us>
Date: 1/9/2006 8:40 AM
Subject: LINKS TRANSPORTATION
CC: "Bill Balaz" <bbgj@acsol.net>

Ute Water Conservancy District

Date 1/9/06

Review Number	SPR-2005-312
Review Name	LINKS TRANSPORTATION

➤ **COMMENT**

- Mechanical plans for site and facility are required for cross connection review. This set of mechanical drawings need to be left with Ute for future reference.
- Water meters or wet taps will not be sold until a cross connection review is done from the mechanical drawings.
- A cross connection review must be completed, and an agreement that proper cross-connection devices will be installed must occur prior to Ute Water's approval.
- **ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY.**

If you have any questions concerning any of this, please feel free to contact Ute Water.

Edward Tolen
District Engineer, Ute Water

David Priske
Project Engineer, Ute Water

Jim Daugherty
New Services Coordinator, Ute Water

George Jachim
Cross Connection Supervisor, Ute Water

PHONE OFFICE 242-7491
FAX 242-9189
EMAIL jdaugherty@utewater.org

SP

Community Development - SPR-2005-3123

AP
4/16/06

From: "Perry Rupp" <prupp@gvp.org>
To: <CommDev@ci.grandjct.co.us>
Date: 1/13/2006 2:09 PM
Subject: SPR-2005-3123

COMMENTS for Links Transportation Office Building

1. None at this time.

Thanks,
Perry Rupp
Grand Valley Power

**ADJACENT PROPERTY OWNER
LABEL ORDER FORM**

TAX PARCEL #: 2701-313-13-003

PROPERTY ADDRESS: 2245 Colex Drive

PROPERTY OWNER: Jared & Janet Williams

CONTACT PERSON: Jared Williams

MAILING ADDRESS: 2161 Village View Ct.
Grand Junction, CO 81506

APPLICANT: Balaz & Associates, Inc.

CONTACT PERSON: Bill Balaz

MAILING ADDRESS: PO Box 3300
Grand Junction, CO 81502

PROJECT REPRESENTATIVE: Balaz & Associates, Inc.

CONTACT PERSON: Bill Balaz

MAILING ADDRESS: PO Box 3300
Grand Junction, CO 81502

PHONE NUMBER: 970-263-9733

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

FEE: \$50.00

DATE PAID: 10/12/05 RECEIPT #: 24741

The adjacent property mailing list is created by pulling all property owners within 500 feet and all Homeowners Associations or citizens 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 on record with the City of Grand Junction Community Development Department.

BALAZ & ASSOCIATES, INC
BILL BALAZ
P.O. BOX 3300
GRAND JUNCTION, CO 81502

CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT
250 NORTH 5th STREET
GRAND JUNCTION, CO 81501

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

SCARLET LAND LLC
135 W LUPINE DR
ASPEN, CO 81611-2352

LESTER P SHELLABARGER
1953 BROADWAY
GRAND JUNCTION, CO 81503-9541

PETER STADLER
DARLENE L C/O OMEGA
1048 INDEPENDENT AVE UNIT 201
GRAND JUNCTION, CO 81505-7185

MARK L GAMBLE
PO BOX 2906
GRAND JUNCTION, CO 81502-2906

PETER STADLER
PO BOX 831
VAIL, CO 81658-0831

OLD WEST PROPERTIES LLC
312 DAKOTA DR
GRAND JUNCTION, CO 81503-2554

ELY MCGHGHY
RAY MCGHGHY
2236 HIGHWAY 6 AND 50
GRAND JUNCTION, CO 81505-9423

% W W GRANGER INC BRUCE NUNES
KARON NUNES - LIVING
100 GRANGER PKWY MOORE B3.V26
LAKE FOREST, IL 60045

WREN REALTY LLC
2551 S CORRAL DR
GRAND JUNCTION, CO 81505-9560

K & N INVESTORS
1101 NORTHAMPTON ST STE 205
EASTON, PA 18042-4152

WYLAND COMPANY
C/O CRUM ELECTRIC SU
1165 W ENGLISH AVE
CASPER, WY 82601-1618

CHARLES W ABERLE
14035 W 59TH PL
ARVADA, CO 80004-3722

FOOD BANK OF THE ROCKIES
10975 E 47TH AVE
DENVER, CO 80239-3007

JIM D DAVIS
EVELYN K DAVIS
2650 SPERBER LN
GRAND JUNCTION, CO 81506-1434

JARED WILLIAMS
JANET WILLIAMS
2161 VILLAGE VIEW CT
GRAND JUNCTION, CO 81504

MARTIN AZCARRAGA
DONNA L AZCARRAGA
58174 OE RD
COLLBRAN, CO 81624

WILLIAM H BLOUNT
SHANNON B BLOUNT
2601 FOSTER RD SW
LEEDS, AL 35094-3137

DALE G COLE
235 N 7TH ST
GRAND JUNCTION, CO 81501-3401

APPLICATION COMPLETENESS REVIEW

2005 -

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

Date: 12/30/05

Project Name: Links Transportation Office (if applicable)

Project Location: 2245 Colex Dr. (address or cross-streets)

Check-In Staff Community Development: PC initials of check-in
Development Engineer: rd. staff members

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

FEE PAID: Application: 140 BALANCE DUE:
Acreage: 45 Yes amount \$
Public Works: 75 No

COMPLETENESS REVIEW:
Originals of all forms received w/signatures? Yes No, list missing items below

Missing drawings, reports, other materials: No Yes, list missing items below
Note: use SSID checklist

Incomplete drawings, reports, other materials? No Yes, list missing items below
Note: Attach SSID checklist(s) w/incomplete information identified

Professional stamp/seal missing from drawings/reports?

No

Yes, list missing items below

- _____
- _____
- _____

Other: Please list below

PROJECT ASSIGNMENT AND PROCESSING

Project Manager: Scott

Special Processing Instructions:

Submittal Incompleteness Determination
Site Plan Review
2245 Colex Drive
December 27, 2005

The following information is required by the SSID Manual in order for this application to be accepted for processing:

1. All property owners of record must sign the application.
BOTH PROPERTY OWNERS SIGNED APPLICATION
2. Quitclaim deed to the City of the 14 foot multi-purpose easement is inadequate. Contact the City Real Estate manager, Peggy Holguin (244-1538) regarding format required for the document. *EX. A LEGAL DESC.*
3. No storm water management plan was submitted as required by the checklist.
PER DISCUSSION w/ RICK WILSON & PAT CECIL I HAVE NONE NEEDED
4. No lists of abbreviations are listed on the site plan.
Legend by abbreviations added to site plan
5. Primary features must be fully located horizontally on the site plan.
FEATURES LOCATED HORIZONTALLY IN SITE PLAN

- NEED
 - LEGAL
 - EXHIBIT
 - PROOF OF OWNERSHIP
- SUBMIT
- WE REVIEW
- CHANGE
- SEND ELECT.
- WE DRAFT DOC
→ PLANNER
PH

NOTE: This list is not all inclusive. Plans and documents should be reviewed for compliance with the Zoning and Development Code, the SSID Manual, the TEDS Manual and the SWMM Manual by your consultant prior to the application being resubmitted. Formal written responses to these incompleteness items are not necessary, just correction or addition of the items identified above on/in the resubmitted application.

Please: Include this notice on the top of your packets when resubmitting the application.

You can have an early determination of process completeness by submitting the review packets for the Community Development, City Real Estate Manager, City Attorney and the Development Engineer review packets prior to running full copies. By submitting the packets early it reduces the risk of having to make major changes to all the submittal packets prior to acceptance.

Pat Cecil
Development Services Supervisor
Community Development Department
City of Grand Junction
970.244.1439
patc@gjcity.org

Bill Balaz
263-9733

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

Telephone: (970) 244-1430
Fax: (970) 256-4031
Email: CommDev@ci.grandjct.co.us



Review Agency Comment Sheet

(Petitioner: Please fill in blanks in this section only unless otherwise indicated)

Date: 12-30-05 To Review Agency: City Community Development
File No: SPR-2005-312 Staff Planner: Just Peterson
(To be filled in by City Staff) *(To be filled in by City Staff)*
Project Name: Links Transportation Office Building
Location: 2245 Colex Drive
A development review meeting has been scheduled for the following date: 1/31/06
(To be filled in by City Staff)

COMMENTS *(For Review Agency Use)*

Outside Review Agencies: Please email comments to: CommDev@ci.grandjct.co.us, FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If your review agency does not comment, additional review information will not be provided. (Please attach additional sheets if needed.)

City Review Agencies: Please type your comments in Impact AP.

All comments must be returned to the Community Development Department no later than

1/30/06
(To be filled in by City Staff)

NOTE: Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed By

Date

Email Address

Telephone

Revised Au.

Planner's Name:
SCOTT D. PETERSON

SUBMITTAL CHECKLIST

SITE PLAN REVIEW, MAJOR

Date: JULY 7, 2005

Expiration-6 months from above date

Location: 2245 COLVER DRIVE

Project Name: 8,000 SQ. FT. OFFICE/WAREHOUSE

ITEMS	DISTRIBUTION																					Total Required															
	SSID Reference	City Community Development	City Development Engineer	City Utility Engineer	City Real Estate Manager	City Parks/Recreation	City Attorney	City Sanitation	City Fire Dept/Canton Fire Dept	City Transportation Engineer	City Addressing	City Code Enforcement	City Downtown Dev. Authority	County Planning	Building Department	Persigo WWT	Walker Field Airport	School District #51	Qwest	Xcel	GVP		Water District UTE	Sewer District	Drainage District GJ	Irrigation District GV	CDOT	RTPO	Comps of Engineers	Urban Trails	Mesa County Health Department	State Environmental Health	Other				
Date Received: 12/30/05																																					
Receipt #: 25247																																					
File #: SPR-2005-312																																					
DESCRIPTION																																					
Application Fee \$ 185 + 50 + 75	VII-1	1																																			
● Development Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Submittal Checklist*	VII-4	1																																			
● Review Agency Cover Sheet*	VII-4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Location Map	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Planning Clearance*	VII-4	1																																			
● Names & Addresses* Fee\$ 50	VII-4																																				
● General Project Report	X-8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Site Plan	IX-31	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ 11"x17" Reduction of Site Plan	IX-31	1																																			
● Evidence of Title/Lease Agreement	VII-3	1		1		1																															
● Legal Description*	VII-3	1		1																																	
● Deeds, ROW and Easements 14' MPE	VII-2,3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Avigation Easement*	VII-1	1		1	1																																
○ DIA/Guarantee*	VII-2	1	1	1		1																															
○ CDOT Access Permit	VII-5	1	1																																		
● Building Elevations	IX-10	1	1												1																						
○ Road Cross-Sections	IX-28	1	2							1																											
○ Roadway Plan and Profile	IX-29	1	2							1																											
○ Traffic Impact Study	X-15	1								1																											
○ Water & Sewer Plan and Profile	IX-35	1	2	1						1									1	1	1	1	1														
○ Industrial Pretreatment Sign-off*	VII-6	1		1											1																						
○ Drainage & Irrigation Checksheet*	XI-2	1																																			
● Final Drainage Report 440	X-5	1	2																																		
● Grading and Drainage Plan 35	IX-13	1	1												1																						
○ Storm Drainage Plan-Drawing/Report	IX-32	1	2																																		
● Stormwater Management Plan Permit	X-14	1	2																																		
○ Transaction Screen Process/Phase II Environmental	X10,16	1	1																																		
○ Final Geotechnical Report	X-7	1	1																																		
○ Detail Sheet	IX-9	1	2																																		
● Landscape Plan	IX-19	2	1	1																																	
● Lighting Plan IF PROPOSED	IX-20	1	1																																		
● Fire Flow Form*	XI-3	1																																			
● Aerial Survey (IX-12, item #41)	IX-12	1	1		1																																

Notes: * An asterisk in the item description column indicates that a form is supplied by the City.

(4)

\$61,850	\$94,225	\$12,020.00 plus 28% of the amount over 61,850
\$94,225	\$168,275	\$21,085.00 plus 33% of the amount over 94,225
\$168,275	no limit	\$45,521.50 plus 35% of the amount over 168,275

Schedule Z — Head of Household

If taxable income is over-	But not over-	The tax is:
\$0	\$10,750	10% of the amount over \$0
\$10,750	\$41,050	\$1,075.00 plus 15% of the amount over 10,750
\$41,050	\$106,000	\$5,620.00 plus 25% of the amount over 41,050
\$106,000	\$171,650	\$21,857.50 plus 28% of the amount over 106,000
\$171,650	\$336,550	\$40,239.50 plus 33% of the amount over 171,650
\$336,550	no limit	\$94,656.50 plus 35% of the amount over 336,550



Internal Revenue Service

United States Department of the Treasury

2006 Federal Tax Rate Schedules

Note: These tax rate schedules are provided so that you can compute your federal estimated income tax for 2006. To compute your actual income tax, please see the instructions for 2006 Form 1040, 1040A, or 1040EZ as appropriate when they are available.

Schedule X — Single

If taxable income is over--	But not over-	The tax is:
\$0	\$7,550	10% of the amount over \$0
\$7,550	\$30,650	\$755 plus 15% of the amount over 7,550
\$30,650	\$74,200	\$4,220.00 plus 25% of the amount over 30,650
\$74,200	\$154,800	\$15,107.50 plus 28% of the amount over 74,200
\$154,800	\$336,550	\$37,675.50 plus 33% of the amount over 154,800
\$336,550	no limit	\$97,653.00 plus 35% of the amount over 336,550

Schedule Y-1 — Married Filing Jointly or Qualifying Widow(er)

If taxable income is over-	But not over-	The tax is:
\$0	\$15,100	10% of the amount over \$0
\$15,100	\$61,300	\$1,510.00 plus 15% of the amount over 15,100
\$61,300	\$123,700	\$8,440.00 plus 25% of the amount over 61,300
\$123,700	\$188,450	\$24,040.00 plus 28% of the amount over 123,700
\$188,450	\$336,550	\$42,170.00 plus 33% of the amount over 188,450
\$336,550	no limit	\$91,043.00 plus 35% of the amount over 336,550

Schedule Y-2 — Married Filing Separately

If taxable income is over-	But not over-	The tax is:
\$0	\$7,550	10% of the amount over \$0
\$7,550	\$30,650	\$755.00 plus 15% of the amount over 7,550
\$30,650	\$61,850	\$4,220.00 plus 25% of the amount over 30,650

Submittal Incompleteness Determination
Site Plan Review
2245 Colex Drive
December 27, 2005

The following information is required by the SSID Manual in order for this application to be accepted for processing:

1. All property owners of record must sign the application.
BOTH PROPERTY OWNERS SIGNED APPLICATION
2. Quitclaim deed to the City of the 14 foot multi-purpose easement is inadequate. Contact the City Real Estate manager, Peggy Holguin (244-1538) regarding format required for the document. *EX A LEGAL DESC.*
3. No storm water management plan was submitted as required by the checklist.
PER DISCUSSION w/ Rick J. M. & Pat Cecil @ 1:00 PM
4. No lists of abbreviations are listed on the site plan.
Legend for abbreviations added to site plan
5. Primary features must be fully located horizontally on the site plan.
FEATURES LOCATED HORIZONTALLY ON SITE PLAN

- NEED
 - LEGAL
 - EXHIBIT
 - PROOF OF OWNERSHIP
- SUBMIT
- WE REVIEW
- CHANGE
- SEND ELECT.
- WE DRAFT DOC
→ PLANNER PH

Proof ownership - title page x 6 EXHIBIT ATTACHED

NOTE: This list is not all inclusive. Plans and documents should be reviewed for compliance with the Zoning and Development Code, the SSID Manual, the TEDS Manual and the SWMM Manual by your consultant prior to the application being resubmitted. Formal written responses to these incompleteness items are not necessary, just correction or addition of the items identified above on/in the resubmitted application.

Please: Include this notice on the top of your packets when resubmitting the application.

You can have an early determination of process completeness by submitting the review packets for the Community Development, City Real Estate Manager, City Attorney and the Development Engineer review packets prior to running full copies. By submitting the packets early it reduces the risk of having to make major changes to all the submittal packets prior to acceptance.

Pat Cecil
Development Services Supervisor
Community Development Department
City of Grand Junction
970.244.1439
patc@gjcity.org

*Bill Balaz
263-9733*

City of Grand Junction
Fire Flow Form

SECTION B
[To be completed by the Water Supplier]

1. Circle the name of the water supplier: Ute 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: 8" main in Colex
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: 2256 @ 20 psi
3. Attach fire flow test data for the fire hydrants nearest to the development/project that must be used to determine available fire flow: attached
[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:

Edward Tolen District Engineer

Date 14 Feb 06

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

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.

Look Up: 0448

Graph

Calculate

Refresh



Pressure Hydrant: 0448

Entered By: GC

Testing Info

By: SRD & SG

Date: 02/10/2006

Time: 1:00 PM

Pressure PSI

Static: 97

Residual: 80

NFPA

AA

Comments: 22 42 COLEX

Total GPM: 998

Predicted Flow @20

2,258

Gals Used:

4,989

Flow Hydrant	Pitot	Flow Device	Duration	Comment	GPM
0449	35	A	5	2244 COLEX	998

GENERAL PROJECT REPORT
FOR
LINKS TRANSPORTATION OFFICE BUILDING
2245 COLEX DRIVE

Project Description (location, acreage, proposed use)

This project proposes the construction of an 8,000 sq. ft. office/warehouse, with parking and loading facilities.

The 2.26 acre site is located at 2245 Colex Drive in Grand Junction. The property is located in the SE ¼ of the SW ¼ of Section 31, Township 1 North, Range 1 West, Ute Meridian in Mesa County Colorado. The majority of the site is covered with gravel and is used for truck fueling, parking and turning. There is an existing 3,000 square foot two bay truck shop and a 20 foot by 14 foot mobile office building in the northeast corner of the lot. The mobile office building will be removed and replaced by the proposed office/warehouse building. A retention pond is located in the southwest corner of the site. The pond has an outlet that discharges onto the adjacent vacant lot to the west.

Public Benefit

This proposed building will provide offices for Pirate Trucking and Links Freight Management, as well as warehouse space. Currently, the offices for Pirate Trucking are located in a mobile office next to the truck shop. The new building will maintain jobs in the area and allow for expansion of the operation.

The new building will also provide rental office space in an area that is growing rapidly and has a high demand for office space.

Neighborhood Meeting

No meeting was required for this project.

Project Compliance Compatibility and Impact

The project is not requesting any variances or rezones. The project infrastructure generally complies with the City of Grand Junction development code and construction specifications. Per discussions with staff, the proposed retention pond has been designed with a 6.8 foot depth compared to the SWMM maximum depth of 4 feet. This depth variance is justified for the following reasons.

1. The site and subdivision are flat and require retention ponds.
2. The depth allows a smaller pond foot print for 100 year storage that doesn't encroach into the semi truck circulation pattern.
3. The depth extends the bottom of the pond to a silty sand layer which will have potentially better permeability than the silty clay layer the present pond is constructed in.

4. The subdivision contains retention ponds that are deeper than 4 feet.

The retention pond is sized to retain all of the runoff generated by the 100 year storm event without discharging onto neighboring properties.

The project will remove the small mobile office currently in use and replace it with a permanent office/warehouse building with enough space to allow for expansion of the companies. The building will also provide rental office space. The development will involve paving a driveway and parking area to the front of the proposed building.

A 14 feet multi-purpose easement is being provided along Colex Drive. Per discussions with Scott Peterson, the multi-purpose easement will narrow to 12.5 feet on the east end due to the location of the existing shop building, which will remain on the site.

The disturbed area associated with the proposed upgrades is 0.56 acres; therefore no stormwater construction activities permit is needed. A note has been added to the Grading Plan requiring a tracking pad installation in mud tracking during construction becomes a problem.

Land Use in Surrounding Area

The property is zoned I-1, and is used for truck maintenance, parking and refueling. The surrounding land uses and zonings are depicted below:

<i>DIRECTION</i>	<i>LAND USE</i>	<i>ZONING</i>
North	Colex Drive & Warehouse Storage	City I-1
South	Multi Use	City I-1
East	Vacant	City I-1
West	Warehouse Storage	City I-1

Site Access

The site has access off of Colex Drive via two driveways spaced 86 feet apart. The west driveway will be used for trucks entering the site to fuel and park in the gravel parking areas. Trucks will enter through the west driveway, travel counterclockwise in the site and exit via the same driveway.

The east driveway will be used for access to the paved parking lot in front of the new office/warehouse building. Vehicles will enter through the east driveway, travel counterclockwise in the paved parking area, and exit through the same driveway.

Project parking includes 13 parking spaces in front of the new office/warehouse building and another 19 parking spaces on the west side of the lot against the fence.

The paved area for the new office/warehouse building has been designed to provide a large gravel area for the semi trucks to travel and turn on. This approach continues the

existing practice and prolongs the life of the asphalt by keeping the heavy trucks off the pavement.

Utilities

All utility services required for this project are currently located on, or adjacent to, the project site. The water, sewer, electrical, gas and phone are located either in the Colex Drive right of way or in the existing 10 foot utility easement on the north side of the property. All utility services have sufficient capacity for the proposed office/warehouse building. See attached correspondence from utilities. The sewer service for the new building will be connected to the existing sewer for the truck shop. The other utility connections will be coordinated with the entities providing the service. There is a fire hydrant directly across Colex Drive to the north.

Effects on Public Facilities

There will be no special or unusual demands on the utilities for the site, or effects on the public facilities (fire, police, etc.) serving the site. The hours of operation for the truck shop and fueling facilities will not change. The hours of operation for the office/warehouse building will generally be from 7:00 am to 6:00 pm. The total number of employees will range from 25 to 30. Since this property is located in an industrial area there are no residential properties adjacent to the site.

Site Soils and Geology

The NRCS indicates that the property consists of one soil type. The soil type is Sagers Silty Clay Loam, Saline, 0 to 2 percent slopes.

A Geotechnical investigation was prepared for the site by Western Colorado Testing, Inc. The investigation report is based on two test pits and indicates that the site is composed of silty clay and silty sand. The recommendations in the Geotechnical report have been followed in the design of the project.

There will be no impact on site geology associated with the project. There are no known geological hazards on the site.

Signage will be located on the front part of the building above the main door.

Development Schedule and Phasing

Construction for this project is anticipated to begin in March 2006, with an anticipated completion date for the entire project of June 2006.



CUSTOMER SERVICE DIVISION
260 N 6th Street, Grand Junction, CO 81501

QUOTE SHEET FOR SEWER PLANT INVESTMENT FEE (PIF)

DATE: 12/8/2005

SERVICE ADDRESS: 2245 Colex Drive SUB: _____
 Parcel Id: _____

SEWER DISTRICT: CITY WATER DISTRICT: CITY

EXISTING ACCOUNT NUMBER: 17073-10965

NAME OF PROPOSED BUSINESS: Pirate Trucking

NAME, TITLE, & TELEPHONE OF PERSON REQUESTING QUOTE: REED MITCHELL, OWNER REP 257-0300
 FAX 257-0301

NEW CONNECTION CHANGE OF USE SEPTIC TO SEWER

DESCRIPTION OF PROJECT/OPERATIONS OF BUSINESS:
 BUILD ADDITIONAL 4,000 SQ FT OFFICE DIRECTLY WEST OF EXISTING BUILDING. NO WASHBAY AND BETWEEN THE 2 BUILDINGS WILL NOT EXCEED 20 EMPLOYEES
 BECAUSE BLD IS DIRECTLY WEST IT WILL BE CONNECTED TO EXISTING SERVICE LINE AND FUTURE SUBDIVISIONS BEWTEEN BUILDINGS IS NOT FEASIBLE THEREFORE NO ADD'L MAINLINE TAP REQUIRED

INDUSTRIAL PRETREATMENT ISSUES:
 N/A

EQU CALCULATIONS:
 CURRENT EQU (if applicable): 1 EQU
 NO ADDITIONAL EQU OR PIF REQUIRED

PRICE CALCULATIONS:

EQU	PIF/EQU	TOTAL
0 \$	1,500 \$.

TOTAL: \$. PIF
 \$.

**NOTE: BASE PLANT INVESTMENT WILL INCREASE FROM \$1,500/EQU TO \$1,750/EQU EFFECTIVE 1/1/2006

STAFF SIGNATURE: 
 Jodi Romero, Customer Service Manager 970-244-1520

NOTE: QUOTES CAN BE SUBJECT TO CHANGE IF PLANS FOR PROJECT AND/OR PARAMETERS FOR CALCULATION OF PLANT INVESTMENT FEES AND TAPS CHANGE. ALSO SUBJECT TO INCREASE IN SEWER AND WATER PLANT INVESTMENT AND TAP FEES.

We'll need to replace
the existing gas meter if
new building is added to
the existing meter - not
much spare capacity

Harold BALK

257-0301



2538 Blichmann Ave. Grand Junction, CO 81505

Application for Electric/ Gas Service

Is Electric Temporary Service Needed? YES ___ NO ___ Inspected? YES ___ NO ___

Service Address: _____
 Zip Code _____
 Subdivision: _____
 Customer Name: _____
 Mailing Address: _____
 Contractor Name: _____
 Mailing Address: _____

Contact Cell Phone # _____ Name _____
 Cust Home Phone # _____
 Cust Work Phone # _____
 Cust Soc Sec No _____
 Cust Employment _____
 Spouse Name _____
 Spouse Soc Sec No _____
 Spouse Employment _____
 Cust ID # _____

Gas Appliance	BTU Rating/CFH
Central Htg.	
Water Heater	
Fireplace	
Range	
Grill	
Dryer	
Hot Tub / Pool	
Other	
Total BTU	

Fax # _____
 Planner _____ Start Date _____
 Phone _____ Need Week _____
 Elect. SR# _____ Gas SR# _____
 Elect.Mtr Location _____ Largest Motor Size _____
 Elect. Serv. Type: OH UG // 1 - 3 phase _____
 Serv.Size _____ Runs _____ #Wires _____ Sz _____ Typ _____
 Conversion: P E // OH - UG _____
 Gas Mtr Location _____ Sys Pressure _____
 Altitude: _____ Customer Provided Trench Yes ___ No ___

Legal Description: _____
 Lot ___ Blk ___ Filing ___ City/County _____

Square footage: _____

Electric Load Information	
Lighting	
Electric Heat	
Other loads	
Water Heater	
Cooking	
Refrig Equip	
Pump	
Air Conditioning (In Tons)	
Future	
Voltage Req'd / supplied	
Existing Demand	
Future Demand	

SKETCH AREA Show desired meter location, however, Xcel Energy reserves right for final placement.



Xcel Facilities will not be installed until the water and sewer have been installed to your job site. Your site must be within 6" of final grade. Our Construction route must be clear of building materials, trailers, or obstructions. Xcel Energy will not be responsible for damages to unmarked facilities. Please keep your Planner advised of your project condition and progress. If Xcel makes a trip to your site, and is unable to install our facilities due to site obstructions or due to improper grade, we will reschedule your job based on construction work loads. There may be a trip charge assessed by Xcel Energy.

Xcel standard practice is "wheel compaction" of all Xcel trenches. Xcel New Service Fax # (970) 244-2661

*Applicant Signature _____ Date _____

(Office use only) Extension Contract Info Rate: Gas- RG-T CG-T // Elect. C SG Other _____
 Corp _____ Colo Co. _____ Individual _____ (Svc Type) Perm _____ Indeterminate _____
 Elect. Including _____ Excluding _____ Extension # _____ Ext Completion Date _____
 Amount \$ _____ Collected Main Participations? YES: box 1: _____ NO: box 2: _____

Gas Including _____ Excluding _____ Extension # _____ Ext Completion Date _____
 Amount \$ _____ Collected Main Participations? YES: box 1: _____ NO: box 2: _____
 Sec _____ Twn _____ Rng _____ Altitude _____ Gas Plat # _____
 SPC x _____ y _____ -x _____ -y _____

Route ID _____
 Additional Information/ Remarks: _____

GRAND JUNCTION DRAINAGE DISTRICT

P.O. BOX 969 GRAND JUNCTION, CO 81502
(970) 242-4343 FAX (970) 242-4348

Date: January 16, 2006
To: Grand Junction Community Development Department
Attention: Scott Peterson
From: John L. Ballagh, Manager
Subject: 2245 Colex Drive, Links Transportation Office Building
SPR 2005-312

AP
1/17/06

The site is entirely within the Drainage District. There are no known Drainage District facilities to or through the site. The nearest GJDD facility is a part of the open ARROWEST DRAIN, which is physically located to the northeast and across the Independent Ranchmen's Ditch. This lot does not flow into that facility. The original site is known to have been almost flat and surface drainage had to be built into each lot. The drainage report provided for review appears to address all the concerns of the particular lot.

The Drainage District is not requesting changes to the plan.

DEVELOPMENT REVIEW MEETING

Tuesday – January 31, 2006

9:00 A.M.

Community Development Conference Room

Quotes/Brain Ticklers of the week:

Two things reduce prejudice: education and laughter.

---- Dr. Laurence J. Peter

It is inhumane, in my opinion, to force people who have a genuine medical need for coffee to wait in line behind people who apparently view it as some kind of recreational activity.

---- Dave Barry

-
- A. Announcements
 - B. Pre-Application Conference/General Meeting Issues
 - C. Special Topics
 - D. Development Projects

No.	File No.	Project Description	Location	Staff
1.	CUP-2005-311	Halliburton Energy Services - 1) annexation and zoning; 2) Conditional Use Permit for the storage of hazardous and toxic chemicals, and 3) Site Plan Review for the consolidation of various current facilities	3199 D Road, 365 32 Road	Senta Costello
2.	SPR-2005-312	Links Transportation Office Site Plan Review to replace an existing office with an 8,000 square foot office / warehouse building with parking and loading facilities on 2.26 acres in an I-1 (Light Industrial) zone district	2245 Colex Drive	Scott Peterson

GRAND JUNCTION DRAINAGE DISTRICT

P.O. BOX 969 GRAND JUNCTION, CO 81502
(970) 242-4343 FAX (970) 242-4348

SP
AP
3/14/06

Date: March 13, 2006
To: Grand Junction Community Development Department
Attention: Scott Peterson
From: John L. Ballagh, Manager
Subject: Links Transportation Office
SPR 2005-312

The review sheet comments are fine. There are no additional comments or requests for information.

REVIEW COMMENTS

*Amended
2/8/06*

Page 1 of 4
February 8, 2006

FILE # FP-2005-312

TITLE HEADING: Links Transportation Office

LOCATION: 2245 Colex Drive

PETITIONER: Jared Williams

PETITIONER'S ADDRESS/TELEPHONE: 2161 Village View Court
255-8100

PETITIONER'S REPRESENTATIVE: Bill Balaz - Balaz & Associates, Inc.
260-1655

STAFF REPRESENTATIVE: Scott Peterson

NOTE: The Petitioner Is Required To SUBMIT And LABEL A Response To Comment For Each Agency Or Individual Who Has Requested Additional Information Or Revised Plans, Including The City, On Or Before 5:00 P.M., May 1, 2006.

CITY COMMUNITY DEVELOPMENT
Scott Peterson

2/2/06
244-1447

1. City Real Estate Dept. staff is currently reviewing submitted legal description and sketch for 14' Multi-Purpose Easement. City Staff will let applicant know of any proposed changes.
2. Site Plan (Sheet SP-1):
 - Label vertical handicap signage to be installed at head of each handicap parking space.
 - Parking requirement as identified in the Parking Requirements Block indicates 33 parking spaces. However, parking spaces proposed on-site totals 32. Please add one (1) additional parking space on-site.
 - All required parking spaces must be paved (Sect. 6.6 A. 9. a. of the Zoning & Development Code). Proposed parking spaces adjacent to west property line and also access to these spaces are not paved. City staff suggests that applicant move proposed parking spaces to be located at the edge of proposed parking lot pavement by new building so that all required spaces are located near building, thus creating two rows of parking.
 - Paving all access points to and from fuel farm is required. Suggest 20' wide minimum pavement section around fueling stations (Sect. 6.6 A. 9. a. of the Z/D Code).
 - Extend pavement section around proposed south landscaping island of parking lot so that vehicle traffic can reach south bay door on building without having to drive on gravel. Suggest 20' wide pavement or concrete section.

REVIEW COMMENTS / SPR-2005-312 / PAGE 2 of 4

- Label remainder of property as "gravel storage yard."
 - Add property address of 2245 Colex Drive to Balaz & Associates Title Block (Please add to all plan sheets).
 - Dimension trash collection area.
 - Minimum six foot (6') wide landscaping strip required around all parking space perimeters not adjacent to the building (Sect. 6.5 C. 2. of the Z/D Code). Please add.
 - Add to Legend Block symbols for the ground material for the Safety Berm and Retention Pond (Also identify on Sheets GP-1 & D-1).
3. Lighting Plan (Sheet E1):
- Revise Lighting Plan to match proposed Site Plan layout after changes have been made and approved.
4. Landscaping Plan (Sheet L1):
- See comment # 2 regarding interior landscaping requirements around parking lot perimeter. Please add and revise overall numbers accordingly.
 - 14' wide landscaping strip required adjacent to Colex Drive. Applicant is indicating existing 10' wide landscaping strip. Please change to 14' (Sect. 6.5 D. 1. of the Z/D Code). Please change on all plan sheets.
 - Dimension all landscaping islands, etc. (width/length).

CITY DEVELOPMENT ENGINEER

1/31/06

Kent Marsh

244-1451

-
- 1). All parking spaces, access aisles, "...vehicular traffic surfaces..." must be surfaced with concrete or bituminous pavement per Section 6.6.9 of the City of Grand Junction Zoning and Development Code, unless the area can be classified as a "low-traffic storage yard. Please provide more information about the number of trips to and from the fueling station and the number of vehicles parking in the gravel storage yard each day.
 - 2). Pay particular attention to the pavement section chosen for the circulation aisles to and from the fueling area and the parking spaces being provided for the "trucks" described in the General Project Report (refer to TEDS Section 4.3.3 for more information).
 - 3). Paving the entire parking lot and vehicular traffic surfaces will bring the area of disturbance above one acre and will require the applicant to obtain Construction Storm Water Permits from the State of Colorado and the City of Grand Junction.
 - 4). Provide a "Fire Flow Form" for the hydrant nearest the site per notes from the General Meeting.
 - 5). Verify the driveways into the site, whether proposed or existing, meet the spacing and offset requirements outlined in TEDS Sections 4.1.1 and 4.1.2 (show all driveways on the same side and opposite side of the street for 100' of the project site). The applicant may be required to relocate the driveways to make certain they meet TED's requirements.
 - 6). Dimension the width of both driveways (TEDS Section 4.2.4 allows driveway widths between 28 and 40 feet).
 - 7). Dimension the length and width of the parking spaces proposed along the west side of the lot. The parking spaces and drive aisle to and from the spaces must be paved per comment #1.

REVIEW COMMENTS / SPR-2005-312 / PAGE 3 of 4

- 8). Provide a Detectable Warning" for the curb ramp per Page C-23 of the City's Standard Contract Documents.
- 9). Provide horizontal and vertical control for the proposed improvements per SSID's (Submittal Standards for Improvements and Development) page IX-13, Items G-H.
- 10). Please provide copies of the soil report mentioned in the General Project Report with appropriate documentation confirming groundwater is not a problem in the area and accompanying percolation data indicating it's likely the required retention water can be dissipated within 48 hours of a storm event.
- 11). I don't see any problem allowing the retention pond to be deeper than 4' as long as the property owner(s) are aware of the potential safety hazard the facility may present, especially to children.

CODE ENFORCEMENT

Nina McNally

256-4103

It is noted that there is currently a mobile office in use. No planning clearance or building permit is found for the mobile office unit. The applicant has indicated that it will be removed when the building is constructed. If for any reason the project is not completed, a planning clearance/building permit will be required for the trailer or it must be removed.

Performance standards for I-O zone apply to I-1 unless therein excepted. These include requirements on vibrations, noise, glare, solid and liquid wastes, hazardous materials and outdoor storage and display. Note that additional regulations may apply to these items beyond what is found in the Zoning and Development code.

All lighting must comply with ZD 7.2.F. Nighttime Light Pollution. Lighting plan is noted; if cut sheets for fixtures have not been provided to the Case Manager (Scott Peterson) please do so.

CITY FIRE DEPARTMENT

1/20/06

Chuck Mathis

244-1473

1. Complete a fire flow form. Section A is completed by the petitioner, section B by the public water system provider. Return the completed form to the Community Development Department. Call the Fire Department at 244-1473 if you have questions.
2. On your site plan show all existing and proposed hydrants and all line sizes. Note location of any hydrants within 250 feet of the site that are not on the site plan.
3. Fire Department must have emergency access to all portions of the building. All emergency access must be a minimum of 20 feet wide. Any emergency access which has a dead end greater than 150 feet must have an approved fire department turn around. All portions of the building must be within 150 feet of an emergency access.
4. If sprinklering is proposed show location of fire line and Fire Department Connection. FDC must be in an accessible area clear from parking and landscaping. Fire lines must be a minimum 6 inch unless sprinkler designer determines a smaller line will provide sufficient water.

CITY SURVEYOR

1/25/06

Peter Krick

256-4003

REVIEW COMMENTS:

No comments

GRAND JUNCTION DRAINAGE DISTRICT

1/17/06

John Ballagh

242-4343

The site is entirely within the Drainage District. There are no known Drainage District facilities to or through the site. The nearest GJDD facility is a part of the open ARROWEST DRAIN, which is physically located to the northeast and across the Independent Ranchmen's Ditch. This lot does not flow into that facility. The original site is known to have been almost flat and surface drainage had to be built into each lot. The drainage report provided for review appears to address all the concerns of the particular lot.

The Drainage District is not requesting changes to the plan.

GRAND VALLEY RURAL POWER

1/16/06

Perry Rupp

242-0040

None at this time.

MESA COUNTY BUILDING DEPARTMENT

1/10/06

Bob Lee

244-1656

No objections to the application. (note: second floor exiting not in compliance with local code provisions)

UTE WATER

1/10/06

Jim Daugherty

242-7491

COMMENT

- Mechanical plans for site and facility are required for cross connection review. This set of mechanical drawings need to be left with Ute for future reference.
 - Water meters or wet taps will not be sold until a cross connection review is done from the mechanical drawings.
 - A cross connection review must be completed, and an agreement that proper cross-connection devices will be installed must occur prior to Ute Water's approval.
 - ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY.
- If you have any questions concerning any of this, please feel free to contact Ute Water.

REVIEW COMMENTS

Page 1 of 4
February 8, 2006

FILE # FP-2005-312

TITLE HEADING: Links Transportation Office

LOCATION: 2245 Colex Drive

PETITIONER: Jared Williams

PETITIONER'S ADDRESS/TELEPHONE: 2161 Village View Court
255-8100

PETITIONER'S REPRESENTATIVE: Bill Balaz - Balaz & Associates, Inc.
260-1655

STAFF REPRESENTATIVE: Scott Peterson

NOTE: The Petitioner Is Required To SUBMIT And LABEL A Response To Comment For Each Agency Or Individual Who Has Requested Additional Information Or Revised Plans, Including The City, On Or Before 5:00 P.M., May 1, 2006.

CITY COMMUNITY DEVELOPMENT

2/2/06

Scott Peterson

244-1447

1. City Real Estate Dept. staff is currently reviewing submitted legal description and sketch for 14' Multi-Purpose Easement. City Staff will let applicant know of any proposed changes.

2. Site Plan (Sheet SP-1):

Label vertical handicap signage to be installed at head of each handicap parking space.

A sign symbol has been added to the plans as well as a note regarding the signs.

Parking requirement as identified in the Parking Requirements Block indicates 33 parking spaces. However, parking spaces proposed on-site totals 32. Please add one (1) additional parking space on-site.

The arrangement of the parking spaces has been changed, and an additional space was added to make a total of 33.

All required parking spaces must be paved (Sect. 6.6 A. 9. a. of the Zoning & Development Code). Proposed parking spaces adjacent to west property line and also access to these spaces are not paved. City staff suggests that applicant move proposed parking spaces to be located at the edge of proposed parking lot pavement by new building so that all required spaces are located near building, thus creating two rows of parking.

The arrangement of the parking spaces has been changed and the paved area has been increased so that all parking spaces are in paved areas. Because of the space required for Truck movement moving all of the space to the area near the building

was not possible. Seven spaces along the west property line were left in place.
Four parallel parking spaces were added along the Colex Drive frontage.

Paving all access points to and from fuel farm is required. Suggest 20' wide minimum pavement section around fueling stations (Sect. 6.6 A. 9. a. of the Z/D Code).

Fuel island area is paved on all sides in excess of 20'.

Extend pavement section around proposed south landscaping island of parking lot so that vehicle traffic can reach south bay door on building without having to drive on gravel. Suggest 20' wide pavement or concrete section.

Per discussions with Scott Peterson, the pavement on the south side of the parking lot was extended 12' beyond the landscape island to allow access to the area around the bay door.

Label remainder of property as "gravel storage yard."

Gravel area has been labeled "Gravel Parking Area for Trucks"

Add property address of 2245 Colex Drive to Balaz & Associates Title Block (Please add to all plan sheets).

The address has been added to all plan sheets

Dimension trash collection area.

Trash collection area was moved to an area with a permanent concrete surface and dimensions were added.

Minimum six foot (6') wide landscaping strip required around all parking space perimeters not adjacent to the building (Sect. 6.5 C. 2. of the Z/D Code). Please add.

After discussing the nature of the site with Scott Peterson and Kent Marsh, it was determined that the "perimeter" of the parking space is the property line and landscaping has been included in those areas

Add to Legend Block symbols for the ground material for the Safety Berm and Retention Pond (Also identify on Sheets GP-1 & D-1).

The requested symbols have been added

3. Lighting Plan (Sheet E1):

Revise Lighting Plan to match proposed Site Plan layout after changes have been made and approved.

The plan will be revised upon approval from the city of the proposed changes to the site plan.

4. Landscaping Plan (Sheet L1):

See comment # 2 regarding interior landscaping requirements around parking lot perimeter. Please add and revise overall numbers accordingly.

See response to comment #2

14' wide landscaping strip required adjacent to Colex Drive. Applicant is indicating existing 10' wide landscaping strip. Please change to 14' (Sect. 6.5 D. 1. of the Z/D Code). Please change on all plan sheets.

The landscaping strip has been widened to 14'.

Dimension all landscaping islands, etc. (width/length).

Dimensions have been added to landscaping islands.

CITY DEVELOPMENT ENGINEER

1/31/06

Kent Marsh

244-1451

- 1). All parking spaces, access aisles, "...vehicular traffic surfaces..." must be surfaced with concrete or bituminous pavement per Section 6.6.9 of the City of Grand Junction Zoning and Development Code, unless the area can be classified as a "low-traffic storage yard. Please provide more information about the number of trips to and from the fueling station and the number of vehicles parking in the gravel storage yard each day.
The pavement area has been increased and parking spaced moved to paved areas. There are 10 trucks which utilize the fuel farm and parking areas. 5 of the trucks are "over the road" trucks which utilize the site on a limited basis. The other 5 trucks use the site on a daily basis and generally fuel up once a day and use the area for parking at night. This low volume of traffic should allow the gravel areas utilized by the trucks to be classified as a "Gravel Parking Area for Trucks".
- 2). Pay particular attention to the pavement section chosen for the circulation aisles to and from the fueling area and the parking spaces being provided for the "trucks" described in the General Project Report (refer to TEDS Section 4.3.3 for more information).
The pavement section for the truck access to and from the fuel farm has been increased to include an additional 6 inches of aggregate base in accordance with the geotechnical report for the site.
- 3). Paving the entire parking lot and vehicular traffic surfaces will bring the area of disturbance above one acre and will require the applicant to obtain Construction Storm Water Permits from the State of Colorado and the City of Grand Junction.
The Permit has been filled out and a SWMP created. A copy of each document is included in this response. Since the only BMPs used on the site will be a gravel tracking pad and concrete washout area, the site plan was utilized to indicate the location of these devices and no separate plan sheet was made for the SWMP.
- 4). Provide a "Fire Flow Form" for the hydrant nearest the site per notes from the General Meeting.
Attached
- 5). Verify the driveways into the site, whether proposed or existing, meet the spacing and offset requirements outlined in TEDS Sections 4.1.1 and 4.1.2 (show all driveways on the same side and opposite side of the street for 100' of the project site). The applicant may be required to relocate the driveways to make certain they meet TED's requirements.
The surrounding driveways have been added and dimensioned. The spacing between the driveways on the same side of the street is within 5' of the TEDS requirement of 50'. Driveways across the street are slightly out of alignment. As there have been no health safety issues in this area due to these minor variations, the applicant feels these driveways are acceptable as previously approved by the city.
- 6). Dimension the width of both driveways (TEDS Section 4.2.4 allows driveway widths between 28 and 40 feet).
Dimensions have been added.
- 7). Dimension the length and width of the parking spaces proposed along the west side of the lot. The parking spaces and drive aisle to and from the spaces must be paved per comment #1.
Dimensions and pavement have been added to the plans.

- 8). Provide a Detectable Warning" for the curb ramp per Page C-23 of the City's Standard Contract Documents.
A symbol and note have been added to the plans for installation of a detectable warning on the curb ramp.
- 9). Provide horizontal and vertical control for the proposed improvements per SSID's (Submittal Standards for Improvements and Development) page IX-13, Items G-H.
The information in the title block on each sheet regarding the benchmark for the project should meet this requirement
- 10). Please provide copies of the soil report mentioned in the General Project Report with appropriate documentation confirming groundwater is not a problem in the area and accompanying percolation data indicating it's likely the required retention water can be dissipated within 48 hours of a storm event.
A copy of the geotechnical report is included in this response. Pond does not drain in 48 hours per test pit dug. Owner will treat water for mosquitoes using larvicide pellets monthly. Other ponds in the area do not drain in 48 hours either.
- 11). I don't see any problem allowing the retention pond to be deeper than 4' as long as the property owner(s) are aware of the potential safety hazard the facility may present, especially to children.
The site is currently fenced.

CODE ENFORCEMENT

Nina McNally

256-4103

It is noted that there is currently a mobile office in use. No planning clearance or building permit is found for the mobile office unit. The applicant has indicated that it will be removed when the building is constructed. If for any reason the project is not completed, a planning clearance/building permit will be required for the trailer or it must be removed.

Understood

Performance standards for I-O zone apply to I-1 unless therein excepted. These include requirements on vibrations, noise, glare, solid and liquid wastes, hazardous materials and outdoor storage and display. Note that additional regulations may apply to these items beyond what is found in the Zoning and Development code.

All lighting must comply with ZD 7.2.F. Nighttime Light Pollution. Lighting plan is noted; if cut sheets for fixtures have not been provided to the Case Manager (Scott Peterson) please do so.
Cut sheets for the fixtures are on lighting plan sheet E-1.

CITY FIRE DEPARTMENT

Chuck Mathis

1/20/06

244-1473

1. Complete a fire flow form. Section A is completed by the petitioner, section B by the public water system provider. Return the completed form to the Community Development Department. Call the Fire Department at 244-1473 if you have questions.
Attached
2. On your site plan show all existing and proposed hydrants and all line sizes. Note location of any hydrants within 250 feet of the site that are not on the site plan.
Per discussions with Chuck Mathis hydrants were located on the site plan

3. Fire Department must have emergency access to all portions of the building. All emergency access must be a minimum of 20 feet wide. Any emergency access which has a dead end greater than 150 feet must have an approved fire department turn around. All portions of the building must be within 150 feet of an emergency access.
Per discussions with Chuck Mathis all criteria have been met
4. If sprinklering is proposed show location of fire line and Fire Department Connection. FDC must be in an accessible area clear from parking and landscaping. Fire lines must be a minimum 6 inch unless sprinkler designer determines a smaller line will provide sufficient water.
No building sprinklers are proposed.

REVIEW COMMENTS / SPR-2005-312 / PAGE 4 of 4

CITY SURVEYOR

1/25/06

Peter Krick

256-4003

REVIEW COMMENTS:

No comments

GRAND JUNCTION DRAINAGE DISTRICT

1/17/06

John Ballagh

242-4343

The site is entirely within the Drainage District. There are no known Drainage District facilities to or through the site. The nearest GJDD facility is a part of the open ARROWEST DRAIN, which is physically located to the northeast and across the Independent Ranchmen's Ditch. This lot does not flow into that facility. The original site is known to have been almost flat and surface drainage had to be built into each lot. The drainage report provided for review appears to address all the concerns of the particular lot.

The Drainage District is not requesting changes to the plan.

GRAND VALLEY RURAL POWER

1/16/06

Perry Rupp

242-0040

None at this time.

MESA COUNTY BUILDING DEPARTMENT

1/10/06

Bob Lee

244-1656

No objections to the application. (note: second floor exiting not in compliance with local code provisions)

UTE WATER

1/10/06

Jim Daugherty

242-7491

COMMENT

- Mechanical plans for site and facility are required for cross connection review. This set of mechanical drawings need to be left with Ute for future reference.
- Water meters or wet taps will not be sold until a cross connection review is done from the mechanical drawings.
- A cross connection review must be completed, and an agreement that proper cross-

connection devices will be installed must occur prior to Ute Water's approval.

➤ **ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY.**

If you have any questions concerning any of this, please feel free to contact Ute Water.

LETTER OF TRANSMITTAL

BALAZ & ASSOCIATES, INC.

2527 Foresight Circle
Grand Junction, CO 81505
Phone 970-263-9733
Fax 970-263-9736

Date 3-03-06

To City of Grand Junction
Community Development
Re: Review Response

We are sending you Attached Under separate cover via _____ the following items:

For Approval For Your Use As Requested For Review and Comment

Other _____

Copies	Sheet Numbers	Date	Description

Remarks Resubmittal Package for Links
Transportation Office Building.

Copy To _____

Signed *[Signature]*

Received By K. Pearson 3-3-06

Memorandum

DATE: March 3, 2006

TO: ✓ Kent Marsh, Community Development Engineer
✓ Chuck Mathis, Fire Department
Nina McNally, Code Enforcement
✓ John Ballagh, Grand Junction Drainage District

FROM: Scott Peterson, Senior Planner

SUBJECT: Response to Comments – Links Transportation Office – SPR-2005-312

Attached is the Response to Comments for this project. Please review and return any further comments you have to me by Monday, March 20th. If you have any questions please contact me at:

Phone #: 244-1447

Fax #: 256-4031

E-mail: scottp@gjcity.org

REVIEW COMMENTS
2nd Round

*Emailed
3/16/06*

Page 1 of 2
March 16, 2006

FILE # FP-2005-312(2) **TITLE HEADING: Links Transportation Office**

LOCATION: 2245 Colex Drive

PETITIONER: Jared Williams

PETITIONER'S ADDRESS/TELEPHONE: 2161 Village View Court
255-8100

PETITIONER'S REPRESENTATIVE: Bill Balaz - Balaz & Associates, Inc.
260-1655

STAFF REPRESENTATIVE: Scott Peterson

NOTE: The Petitioner Is Required To SUBMIT And LABEL A Response To Comment For Each Agency Or Individual Who Has Requested Additional Information Or Revised Plans, Including The City, On Or Before 5:00 P.M., June 16, 2006.

CITY COMMUNITY DEVELOPMENT
Scott Peterson

3/15/06
244-1447

1. Please contact City staff for changes to legal description for proposed 14' Multi-Purpose Easement description and Exhibit B. Once changes have been made, submit paper copy and also electronic version of Exhibits A & B to scottp@gjcity.org. City staff will prepare document for property owner's signature.
2. Site Plan (Sheet SP-1):
 - Label 12' width of pavement section adjacent to south landscaping island of parking lot.
 - Correct misspelling of "berm" in Legend Block.
 - In the Area Breakdown Block, any changes to acreage from first submittal since areas have changed?
 - Proposed parking spaces along west property line total seven (7), however it is labeled as 19 spaces. Please correct.
3. Revised Lighting Plan (Sheet E1) will be required at time of Planning Clearance issuance.

CITY DEVELOPMENT ENGINEER
Kent Marsh

3/13/06
244-1451

1. The westernmost existing driveway does not meet requirements contained in the City of Grand Junctions Transportation Engineering Design Standards Manual (TEDS) for offset and spacing between driveways along a local industrial or commercial street. Both existing driveways and all other site improvements must meet current TEDS standards

before a Planning Clearance can be issued for this project. The applicant has several options to address this problem; close the existing driveway by removing it, remove the existing driveway and provide a shared driveway that aligns with the driveway on the opposite side of Colex Drive while providing access to both 722 Scarlett and 2245 Colex Dr., remove the existing driveway and install a new driveway that meets TEDS requirements for spacing and offset (slide the driveway east 25-30'), apply for a TEDS Exception to allow the existing driveway to remain. The TEDS Exception process provides a way for the applicant to apply for an exemption from TEDS standards while creating a paper trail that provides documentation describing why some exceptions are approved and others are not.

2. The City of Grand Junction's Stormwater Management Manual requires all retention ponds to drain within 48 hours. The applicant should consider the following options to address this problem; provide an easement, outlet structure and outfall pipe across the adjacent property to allow the pond to be converted from a retention basin to a detention basin, provide a sump pump and discharge pipe across the site that will drain water from the pond in the required 48 hours. The pond and discharge pipe must both be placed within a drainage easement dedicated to the City of Grand Junction. Other ponds in the area that were approved prior to the adoption of current City zoning codes and engineering design standards are allowed to remain as is until further development is proposed, at which time they too will be required to meet current City standards.
3. The proposed retention pond must be placed within a drainage easement dedicated to the City of Grand Junction (I apologize for not catching this during the first round of review comments). The new stormwater ordinance passed by the City of Grand Junction requires all ponds and outfall facilities to be placed within an easement dedicated to the City to allow access to the pond for maintenance if / when needed in the future. Please use City standard dedication language for the easement; All Drainage Easements are dedicated to the City of Grand Junction as perpetual easements for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenants thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

CITY FIRE DEPARTMENT

3/8/06

Hank Masterson

244-1473

Response to 2nd round comments: All previous comments have been addressed. The Fire Department has no objections to a Planning Clearance.

GRAND JUNCTION DRAINAGE DISTRICT

3/14/06

John Ballagh

242-4343

The review sheet comments are fine. There are no additional comments or requests for information.

Memorandum

DATE: March 23, 2006

TO: ✓ Kent Marsh, Community Development Engineer

FROM: Scott Peterson, Senior Planner

SUBJECT: Response to Comments – Links Transportation
Office – SPR-2005-312

Attached is the Response to Comments for this project. Please review and return any further comments you have to me by Monday, April 10th. If you have any questions please contact me at:

Phone #: 244-1450

Fax #: 256-4031

E-mail: davidth@gjcity.org

REVIEW COMMENTS
2nd Round

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COMMUNITY DEVELOPMENT
DEPT.

Page 1 of 2
March 16, 2006

FILE # FP-2005-312(2)

TITLE HEADING: Links Transportation Office

LOCATION: 2245 Colex Drive

PETITIONER: Jared Williams

PETITIONER'S ADDRESS/TELEPHONE: 2161 Village View Court
255-8100

PETITIONER'S REPRESENTATIVE: Bill Balaz - Balaz & Associates, Inc.
260-1655

STAFF REPRESENTATIVE: Scott Peterson

NOTE: The Petitioner Is Required To SUBMIT And LABEL A Response To Comment For Each Agency Or Individual Who Has Requested Additional Information Or Revised Plans, Including The City, On Or Before 5:00 P.M., June 16, 2006.

CITY COMMUNITY DEVELOPMENT
Scott Peterson

3/15/06
244-1447

1. Please contact City staff for changes to legal description for proposed 14' Multi-Purpose Easement description and Exhibit B. Once changes have been made, submit paper copy and also electronic version of Exhibits A & B to scottp@gjcity.org. City staff will prepare document for property owner's signature. **The revised legal description for the 14' MPE is attached.**
2. Site Plan (Sheet SP-1):
 - Label 12' width of pavement section adjacent to south landscaping island of parking lot. **Driveway width has been labeled.**
 - Correct misspelling of "berm" in Legend Block. **This has been corrected.**
 - In the Area Breakdown Block, any changes to acreage from first submittal since areas have changed? **The area breakdown has been changed to reflect the increased asphalt surface area.**
 - Proposed parking spaces along west property line total seven (7), however it is labeled as 19 spaces. Please correct. **This label has been corrected.**

South

As an update, the proposed office building has been moved west to provide a 20' space from the existing shop per the Mesa County Building Department's request. This change is shown on the attached site plan.
3. Revised Lighting Plan (Sheet E1) will be required at time of Planning Clearance issuance. **Understood**

CITY DEVELOPMENT ENGINEER

Kent Marsh

3/13/06

244-1451

1. The westernmost existing driveway does not meet requirements contained in the City of Grand Junctions Transportation Engineering Design Standards Manual (TEDS) for offset and spacing between driveways along a local industrial or commercial street. Both existing driveways and all other site improvements must meet current TEDS standards

REVIEW COMMENTS / SPR-2005-312 / PAGE 2 of 2

- before a Planning Clearance can be issued for this project. The applicant has several options to address this problem; close the existing driveway by removing it, remove the existing driveway and provide a shared driveway that aligns with the driveway on the opposite side of Colex Drive while providing access to both 722 Scarlett and 2245 Colex Dr., remove the existing driveway and install a new driveway that meets TEDS requirements for spacing and offset (slide the driveway east 25-30'), apply for a TEDS Exception to allow the existing driveway to remain. The TEDS Exception process provides a way for the applicant to apply for an exemption from TEDS standards while creating a paper trail that provides documentation describing why some exceptions are approved and others are not. **A TEDS Exception application is attached. Three extra copies are attached for the review committee.**
2. The City of Grand Junction's Stormwater Management Manual requires all retention ponds to drain within 48 hours. The applicant should consider the following options to address this problem; provide an easement, outlet structure and outfall pipe across the adjacent property to allow the pond to be converted from a retention basin to a detention basin, provide a sump pump and discharge pipe across the site that will drain water from the pond in the required 48 hours. The pond and discharge pipe must both be placed within a drainage easement dedicated to the City of Grand Junction. Other ponds in the area that were approved prior to the adoption of current City zoning codes and engineering design standards are allowed to remain as is until further development is proposed, at which time they too will be required to meet current City standards. **Per discussions with staff the retention pond will remain as designed, despite not draining in a 48 hour period, in harmony with current practice in the area.**
 3. The proposed retention pond must be placed within a drainage easement dedicated to the City of Grand Junction (I apologize for not catching this during the first round of review comments). The new stormwater ordinance passed by the City of Grand Junction requires all ponds and outfall facilities to be placed within an easement dedicated to the City to allow access to the pond for maintenance if / when needed in the future. Please use City standard dedication language for the easement; All Drainage Easements are dedicated to the City of Grand Junction as perpetual easements for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenants thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities. **The retention pond easement description and exhibit are attached.**

CITY FIRE DEPARTMENT

Hank Masterson

3/8/06

244-1473

Response to 2nd round comments: All previous comments have been addressed. The Fire Department has no objections to a Planning Clearance.

GRAND JUNCTION DRAINAGE DISTRICT

3/14/06

John Ballagh

242-4343

The review sheet comments are fine. There are no additional comments or requests for information.



LOOKING ACROSS COLEX DRIVE @ D & M
WIRE ROPE SHIPPING & RECEIVING GATE

TEDS DESIGN EXCEPTION REQUEST

LINKS TRANSPORTATION OFFICE BUILDING **2245 COLEX DRIVE**

Project Description

The project is located at 2245 Colex Drive and is lot 3 of the Davis/Boggs Subdivision. Currently the site is being utilized by Pirate Trucking as a truck refueling, servicing and parking facility. There is an existing 3,000 sq. ft. service building with two truck bays, and a fuel farm located so that trucks can enter the site, fuel, and exit without having to back up. Currently the site is covered with gravel.

The project proposes to construct an 8,010 sq. ft. office/warehouse building and paved parking areas. The fuel farm and shop building would remain and continue to be used. Parking for the office/warehouse building has been placed so that it does not interfere with truck fueling and turning. Access to the office parking areas will be through the eastern gate and the truck traffic will continue to use the western gate due to the fuel farm location.

TEDS Exception

Currently the west entrance to the property is located approximately 45 feet from the gated delivery entrance to the D&M Wire Rope building to the west (see attached picture). The west entrance is also not located directly across from the access to Colex Drive off of the property to the north, but is offset by 24.2 feet from center to center. The driveway locations and spacing are shown on the attached Sheet SP-1. The TEDS requires that the spacing on all three driveways be 50 feet.

As part of the proposed project we request a TEDS design exception for the west entrance to the property. We request that the west entrance remain where it is currently located for the following reasons:

First, there are no known or foreseeable safety issues caused by the current entrance location.

- No accidents have been reported in the ten years that the driveways have been in existence in their current configuration. This information was obtained over the phone from Sandy Mallory in the City of Grand Junction Traffic Department on March 21, 2006.
- Colex Drive is a low volume, low speed, local industrial roadway. There is currently a project to the east, currently in the review process, which will connect Colex Drive through to Arrowst Court, and will add about 10 new industrial lots to the roadway. These additional lots are not likely to drastically increase the traffic on the Colex Drive because it will still be local industrial traffic that

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DEPT.

utilizes this section of roadway. It is expected that most of the traffic from this new development will exit out onto Arrowwest Court.

- There are no left turn lanes on Colex Drive. This is important because the majority of accidents that occur near driveways that are not in line across the street happen in the turn lane of the street. These accidents happen when two vehicles enter the left turn (suicide) lane of the thru street at the same time resulting in a head on collision.
- The current configuration, with the driveway on the north side of the street being west of the driveway on the south will not affect left turn maneuvers off of Colex Drive. Vehicles will make the turn before ever reaching each other.
- Colex Drive is currently a dead end street so there is no reason for vehicles to make a left turn out of the driveway on the north side of the road, thus eliminating the possibility of conflicts from vehicles turning left out of the project site.
- If Colex Drive is extended to connect to Arrowwest Court there is no reason to believe that left turns out of the property to the north will greatly increase. The closest and most convenient exit from the subdivision will continue to be along Scarlet Drive and then onto Highway 6 & 50. This exit path is a right turn from 2244 Colex Drive.

Second, the current configuration will not affect capacity on the road.

- Since Colex Drive is and will remain a local industrial street with low traffic volumes, and low speeds, the capacity of the roadway is not a major factor in its functionality.
- The spacing and number of accesses to a roadway affect the capacity of the roadway. The driveways from D&M Wire Rope and the west entrance to the project are 5 feet short of being 50 feet apart. The driveway to D&M Wire Rope is a gated access used for pickup and delivery and is not an access to the parking lot. A photograph of the delivery driveway is attached. The west entrance to the project is primarily for used as truck entrance and fueling. Both driveways are low volume accesses that will not have an affect on capacity by being 5 feet closer together than the required 50 foot spacing.

Alternatives Considered

Several alternatives were looked at as possible ways to meet the TEDS requirements. Each alternative had the same basic problems:

- First, moving the driveway would affect the fueling operations for the trucks. The fuel area for the trucking operations is located and oriented so that trucks can enter the property, fuel, turn and exit the property without having to back up. Moving the entrance will create a problem with trucks trying to line up for fueling and may add the expense of having to move the fueling station.
- Second, the added cost for removing the existing concrete entrance, moving and constructing a new entrance and fuel farm. There have been several developments and improvements to surrounding properties in the past six years

since the TEDS were adopted. The most recent being the addition of a warehouse and parking to the D&M Wire Rope's facility. If the driveway spacing does not meet current standards it is inequitable to require Links Transportation to bear the burden of meeting code requirements not imposed on other previous developments.

Conclusion

The location of the west entrance to the property is critical to the ongoing function of the trucking operations and does not affect public safety or capacity on Colex Drive. Therefore, we respectfully request that the TEDS Design Exception be granted for this project.

Memorandum

TO: Tim Moore
FROM: Kent Marsh
DATE: March 28, 2006
SUBJECT: Driveway spacing and offset at 2245 Colex Dr.

Tim,

You and I discussed the location of the two existing driveways into 2245 Colex Drive and the fact that the westernmost driveway does not meet spacing or offset requirements for driveways on Industrial roadways (refer to attached exhibit).

Part of our discussion centered on whether or not we should submit the exceptions to the committee or approve them on our own. We both agreed in this instance that a formal submittal to the TED's Committee is not necessary for the following reasons:

1. TED's section 4.1.1. requires 50' of spacing between commercial driveways on an Industrial street. There is 45' of spacing between the existing driveway into 2245 Colex Drive and the nearest driveway west of the site (722 Scarlet Drive). We both agree that 45' meets the intent and will not have a significant impact on the safety or capacity of Colex Drive.
2. TED's section 4.1.2. requires 50' of offset between driveways on opposite sides of the street. The existing driveway into 2245 Colex Drive provides only 24' of spacing between it and the nearest driveway on the opposite side of the street (2244 Colex Drive). The decision to allow less than the required offset in this instance, is based on the fact that Colex Drive does not have a striped center median; therefore, there is little to no chance of left turning vehicles colliding in the middle of Colex Drive; the driveway into 2244 Colex Drive is west of the driveway into 2245 Colex Drive; thus preventing conflicts between vehicles making left turns into either driveway off Colex; the potential for left turn conflicts between vehicles turning out of either driveway onto Colex will be small. Both industrial uses will have little to no driveway volume, while the most efficient route out of either business will continue to be west along Colex, south on Scarlett to the Highway.

I propose to approve this exception and not submit to the TED's Committee for formal review. Please let me know if you see any reason to submit this exception to the Committee and I will prepare the necessary documentation.

Thank you Tim,

Stormwater Management Plan
For
Links Transportation Office Building
2245 Colex Drive

Prepared For:
Links Freight Management
2161 Village View Court
Grand Junction, CO 81505

Prepared by:
Balaz & Associates, Inc.
2527 Foresight Circle
Grand Junction, CO 81505
970-263-9733 Phone
970-263-9736 Fax

**Stormwater Management Plan
For
Links Transportation Office Building
2245 Colex Drive**

Prepared For:
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2161 Village View Court
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Appendix C	General Permit Application and State Permit
Exhibit	Site Plan SP-1

1.0 Purpose

The purpose of this stormwater management plan is to improve water quality by reducing pollutants in stormwater discharge.

This plan is intended to be a starting point to identify and implement actions to achieve this goal. This plan is NOT written in stone and can easily be modified or altered if the Contractor and/or SWMP Administrator identify better ways of implementing protective measures to accomplish the overall purpose of this plan. Simply revise this plan accordingly to reflect the changes made.

2.0 Overall Site Description

This project will construct an 8,010 sq. ft. office/warehouse, driveway and parking areas. Construction activities generally include excavation, backfilling, site grading, utility trenching, installation of curb, gutter and sidewalk, asphalt pavement, retention pond and landscaping. All of the drainage from the site flows into the existing retention pond where it either percolates or evaporates.

2.1 Proposed Sequence for Major Activities

- Construction of Temporary Stabilized Construction Entrance
- Construction of Designated Concrete Washout Area
- Excavate and Construct Retention Pond Upgrade
- Install Foundation and Construct Building
- Complete Initial Over-lot Grading
- Complete Parking Lot/Driveway Sub-grade Excavation
- Complete Trenching and Installation of Utilities
- Install Parking Lot/Driveway Base Course
- Install Curb, Gutter and Sidewalk
- Pave Parking Lot/Driveway
- Install Landscaping

2.2 Site Description (Total Area, Area to be disturbed)

The project consists of a 2.26 acre site located at 2245 Colex Drive, in Grand Junction, Colorado. The site is currently in use as a truck fueling, storage and repair facility.

This project proposes to construct an 8,017.65 sq. ft. office/warehouse, driveway and parking areas.

2.3 Pre- and Post Runoff Coefficients and Site Soils

As discussed above, the site is currently covered with gravel, and used for truck fueling, storage and repair. The site soils consist of Sagers Silty Clay Loam, Saline with approximately one percent slopes, as classified by the Natural Resource Conservation Service (NRCS).

Historically, runoff from this site sheet flowed across the site from northeast to southwest into a retention pond located in the southwest corner of the lot.

Improvements constructed with this project will discharge stormwater into parking lot curb and gutter, and v-pans which will carry it to the retention pond. The retention pond will be deepened to hold the increased runoff volume. The quality of the stormwater from a sediment load perspective should be reduced once the paving is completed and landscaping improvements are established on the site.

Impacts from storm water on water quality should not be an issue for this site. This is due to the fact that all of the runoff from the existing site, and also from the proposed improvements, will be flowing into a retention pond and not discharged into a receiving body of water.

2.4 Location/Description of Other Pollution Sources

Other potential sources of stormwater pollutants are possible from the heavy equipment fueling and oiling operations that will occur during construction of the improvements, as well as from the fueling and servicing operations presently conducted on the site.

2.5 Non-Stormwater Components of Discharge

There are no non-stormwater components of discharge anticipated with the improvements to this site.

2.6 Receiving Waters, Size/Type/Location of Outfall

All stormwater runoff from the project site discharges into a retention pond with an overflow outlet. The overflow outlet is utilized during a catastrophic event to prevent overtopping of the pond berm. Pond overflow is discharged into an adjacent retention pond. Because of this configuration there are no receiving waters for this site.

3.0 Site Map

The developed conditions for the site shown on the attached site plan, Sheet SP-1.

The site is not located within any mapped 100-yr floodplain boundary.

4.0 Best Management Practices (BMP's)

As stated in the first section of this report, the purpose of this stormwater management plan is to improve water quality by reducing pollutants in stormwater discharge. Since all of the storm water for the site is retained on site the need for BMPs is minimal.

Sheet SP-1 shows the location of the proposed Best Management Practices (BMPs), details described herein.

Since the site is currently graveled, the site should act as a tracking pad and eliminate the need for one. In the event that tracking off of the site onto Colex Drive becomes a problem, a temporary stabilized construction entrance shall be constructed at the west entrance off of Colex Drive. This 12-ft wide by 70-ft long gravel pad will consist of a geotextile fabric placed three inches below the existing ground surface and minimum of six inches of 3" to 6" rock shall be placed over the fabric. The top 2" of the track pad can be 1-½" base course. During construction the east gate for the property will be closed to reduce tracking.

A concrete wash out area will be established on the western edge of the site.

During Construction, all workers shall exercise care in fueling and oiling operations. Construction equipment located on the jobsite shall be in proper working order and shall not have leaking fluid or hydraulic hoses. If possible, fueling equipment shall be equipped with automatic shut off capability to prevent exceeding the equipment's fuel tank capacity. Equipment operators shall be instructed to properly dispose of empty grease gun cartridges. When possible, construction equipment that requires routine services shall be serviced prior to bringing the equipment on site, or hauled offsite when service is required. The Contractor shall provide materials to clean-up spills if they occur on the jobsite.

The Construction Contractor shall provide waste disposal receptacles on the jobsite and require construction trash and wastes to be disposed of in a proper manner. Trash shall not be permitted to accumulate in the waste receptacles when the containers are full. All waste containers shall be secured to prevent wind from removing lids or blowing over containers.

5.0 Materials Handling and Spill Prevention

Construction activities required for this project should not require any significant materials, other than excavated soils, that would present a stormwater pollution contamination risk.

As discussed above, all earthwork activities within the project site shall be minimized.

All spills of hazardous or petroleum products shall be reported to the Owner or SWMP Administrator as quickly as possible. Response to spills shall be addressed in accordance with the Contractors' health and safety plan requirements, and in accordance with the contractor's spill response requirements.

6.0 Final Stabilization and Long Term Stormwater Management

After completion of the improvements maintenance of the sedimentation controls including the retention pond will be the responsibility of the lot owner. Final stabilization of the site will occur when the following items have been completed:

1. Paving of parking lot/drive completed
2. Landscape established (landscaping is considered to be lawns, shrubs, trees, rock areas and/or any combination)

7.0 Other Controls

In order to prevent contamination of stormwater runoff, a concrete washout will be constructed near the entrance to the site.

8.0 Inspection and Maintenance

The Contractor and SWMP Administrator shall inspect all SWMP protective measures once every two weeks and after any precipitation or snowmelt event that causes surface runoff. The inspections shall be logged on the sheet provided in Appendix B of this report.

APPENDIX A
SOILS INFORMATION

Soils Map

Mesa Conservation District



Date: 10/05/2005



Legend

-  Mesa Soils
-  county parcel9104



Mapunit Component Descriptions

Soil Survey Area: CO680 Mesa County Area, Colorado

Mapunit Symbol BcS SAGERS SILTY CLAY LOAM, SALINE, 0 TO 2 PERCENT SLOPES

Component Name *SAGERS, SALINE* Comp % - 90

SAGERS, SALINE FAMILY CONSISTS OF VERY DEEP, WELL DRAINED SOILS ON ALLUVIAL FANS AND TERRACES FORMED IN ALLUVIUM FROM SHALE. TYPICALLY, THE SURFACE LAYER IS SILTY CLAY LOAM ABOUT 12 INCHES THICK. THE UPPER PART OF THE UNDERLYING MATERIAL IS SILTY CLAY LOAM ABOUT 13 INCHES, AND THE LOWER PART OF THE UNDERLYING MATERIAL TO A DEPTH BELOW 60 INCHES IS SILTY CLAY LOAM.

Component Name *Other soils* Comp % - 5

Component Name *SAGER, WET* Comp % - 5

Engineering Index Properties

Soil Survey Area: CO680 Mesa County Area, Colorado

Mapunit: BcS SAGERS SILTY CLAY LOAM, SALINE, 0 TO 2 PERCENT SLOPES

Component: SAGERS, SALINE % of Mapunit 90

Hydrologic Group B Frost Action: Low Corrosivity to Concrete: High Corrosivity to Steel: High

Depth in inches	Fragments %		Percentage passing sieve				Liquid Limit	Plasticity Index	Classification	
	> 10	3-10	#4	#10	#40	#200			Unified	AASHTO
0 12	0 0	0 0	95 100	90 100	80 100	75 95	35 45	10 15	ML	A-7
									ML	A-6
12 25	0 0	0 0	95 100	90 100	80 100	75 95	35 45	10 15	ML	A-7
									ML	A-6
25 60	0 0	0 0	95 100	90 100	80 100	75 95	35 45	10 15	ML	A-7
									ML	A-6

Prime Farmland

CO680 - Mesa County Area, Colorado

Map Unit Symbol	Map Unit Name	Prime Classification
BcS	SAGERS SILTY CLAY LOAM, SALINE, 0 TO 2 PERCENT SLOPES	Not prime farmland

Physical and Chemical Properties

Soil Survey Area: CO680 Mesa County Area, Colorado

Mapunit: BcS SAGERS SILTY CLAY LOAM, SALINE, 0 TO 2 PERCENT SL

Component: SAGERS, SALINE

Percent of Mapunit: 90

Depth in inches	Clay %		Organic Matter %		Permeability in/hr		Average Waterholding Capacity in/in		Moist Bulk Density g/cc		pH		Calcium Carbonate %		Salinity mmhos/cm		Gypsum %		
0	12	27	34	0.5	1	0.2	0.6	0.08	0.1	1.15	1.25	7.9	8	5	15	4	32	0	0
12	25	27	34	0.5	1	0.2	0.6	0.02	0.05	1.15	1.25	7.9	8	5	10	16	32	0	0
25	60	27	34	0	0.5	0.2	0.6	0.02	0.05	1.15	1.25	7.4	8	5	10	16	32	1	5

Component: Other soils

Percent of Mapunit: 5

Depth in inches	Clay %		Organic Matter %		Permeability in/hr		Average Waterholding Capacity in/in		Moist Bulk Density g/cc		pH		Calcium Carbonate %		Salinity mmhos/cm		Gypsum %		

APPENDIX B

**STORMWATER MANAGEMENT PLAN
INSPECTION LOG**

APPENDIX C

**CITY AND STATE
CONSTRUCTION ACTIVITIES
DISCHARGE PERMIT
WITH APPLICATIONS**



Storm Water Construction Permit Application

Permit Number _____

Date Submitted _____

Final Stabilization Date _____

COMMUNITY DEVELOPMENT DEPARTMENT

250 N. 5TH STREET GRAND JUNCTION, COLORADO 81501

GENERAL INFORMATION (970) 244-1430 (FAX) 970-256-4031 www.gjcity.org

A Storm Water Construction Permit is required for all land disturbance activities equal to or greater than one (1) acre OR for land disturbance activities less than one (1) acre that are part of a larger common plan of development or sale that would disturb one (1) acre or more.

NOTE: This permit is separate from any permits required by the Colorado Department of Public Health and Environment (CDPHE), Water Quality Control Division under the Colorado Discharge Permit System.

(1) Project Information:

Project Name: <u>Links Transportation Office</u>	City Project Number: <u>FP-2005-312</u>
Address/Location: <u>2245 Colex Drive</u>	Current Mesa County Assessor's Tax Parcel Number: <u>2701-313-13-003</u>
Existing Land Use: <u>Trucking yard</u>	Proposed Land Use: <u>Office/Warehouse/Trucking Yard</u>

(2) Contact Information:

(a) Project Owner: <u>Jared and Janet Williams</u>		
Contact Person: <u>Jared Williams</u>	Company: <u>Links Freight Management</u>	
Address: <u>2161 Village View Ct.</u>		
Phone: <u>970-255-8100</u>	Email: <u>jaredw@piratetk.com</u>	
Fax: <u>970-255-8105</u>	Mobile: _____	Pager: _____
(b) Contractor (Site contact familiar with project)		
Contact Person: <u>Reed Mitchell</u>	Company: <u>Award Investment</u>	
Address: <u>627 24 1/2 Road Suite A Grand Junction, CO 81505</u>		
Phone: <u>970-257-0300</u>	Email: <u>ReedMitch@aol.com</u>	
Fax: <u>970-257-0301</u>	Mobile: _____	Pager: _____
(c) Other:		
Contact Person: <u>Bill Balaz</u>	Company: <u>Balaz & Associates Inc.</u>	
Address: <u>2527 Foresight Circle Grand Junction</u>		
Phone: <u>970-263-9733</u>	Email: <u>bbgj@acsol.net</u>	
Fax: <u>970-263-9736</u>	Mobile: _____	Pager: _____

(3) Construction Site Operator (Permittee):

Name: (Print)	Check One: <input type="checkbox"/> Phone; <input type="checkbox"/> Mobile; <input type="checkbox"/> Pager:	Number: _____
------------------	--	---------------

**GENERAL PERMIT APPLICATION
STORMWATER DISCHARGES ASSOCIATED WITH:
CONSTRUCTION ACTIVITY**

For Agency Use Only

Date Received: ___/___/___
Month Day Year

C O R - 0 3 _____

Permit No. (COR-030000)

Billing Code: 9A 9B 9C(1) 9D(2) 9E(3) 9F(4)

ALL APPLICANTS MUST FOLLOW THE DIRECTIONS FOR COMPLETION OF THIS FORM IN PART D OF THE INSTRUCTIONS

Please print or type. All items must be completed accurately and in their entirety or the application will be deemed incomplete and the application returned. Processing of the application will not begin until all information is received. Please refer to the instructions for information about the required items. **Original signatures for Parts 8 and 9 are required.**

1. Name and address of the permit applicant:

Company Name Jared Williams

Mailing Address 2161 Village View Ct.

City, State and Zip Code Grand Junction, CO 81506

Phone Number (970) 255-8100 Who is applying? Owner Developer Contractor

Local Contact (familiar with facility) Bill Balaz

Title Engineer Phone Number (970) 26309733

Local Contact E-mail Address bbgjeacsol.net

Legally Responsible Person (application signer) E-mail Address jaredw@piratetk.com

2. Location of the construction site:

Street Address (or cross streets) 2245 Colex Drive

City (if unincorporated, so indicate) Grand Junction County Mesa

Name of plan, project, or development Links Transportation Office

Latitude/Longitude – use one of the following formats:

Latitude ___ / ___ / ___ Longitude ___ / ___ / ___ (e.g., 39°42'11", 104°55'57")
degrees minutes seconds degrees minutes seconds

-or-

Latitude 39 . 109 Longitude 108 . 636 (e.g., 39.703°, 104.933°)
degrees (to 3 decimal places) degrees (to 3 decimal places)

3. Legal Description (subdivision, block, and lot) or Map Indicating Site Location/Boundaries:

If a map is attached to provide this information, this must be indicated below. Maps must be folded to 8½ x 11 inches.

Map Attached? Yes, skip to item 4 No; include legal description per Instructions (use separate sheet if needed):

Subdivision(s), Lot(s), Block(s): _____

4. Area of the construction site:

Total area of project site (acres) 2.26

Area of project site to undergo disturbance (acres) 1.20

Total disturbed area of Larger Common Plan of Development or Sale, if applicable (i.e., total including all phases, filings, lots, and infrastructure not covered by this application, SEE INSTRUCTIONS!) _____

5. **Nature of the construction activity:**

Check the appropriate box(s) or provide a brief description that indicates the general nature of the construction activities. (The full description of activities must be included in the Stormwater Management Plan.)

- Single Family Residential Development
- Multi-Family Residential Development
- Commercial Development
- Highway/Road Development (not including roadways associated with commercial or residential development)
- Other, Describe: _____

6. **Anticipated construction schedule:**

(SEE INSTRUCTIONS! Providing incorrect information may result in violations.)

Construction Start Date: ___ / ___ / ___ Final Stabilization Date: ___ / ___ / ___
month day year month day year

7. **The name of the receiving waters(s).** (If discharge is to a ditch or storm sewer, also include the name of the ultimate receiving water): No discharge all storm water is retained on site

STOP! A Stormwater Management Plan (see Appendix A) must be completed prior to signing the following certifications!

8. **Stormwater Management Plan Certification:**

"I certify under penalty of law that a **complete Stormwater Management Plan, as described in Appendix A of this application, has been prepared for my activity.** Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the Stormwater Management Plan is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for falsely certifying the completion of said SWMP, including the possibility of fine and imprisonment for knowing violations."

[Signature] _____ Date Signed 3/2/06
Signature of Legally Responsible Person (submission must include original signature)

JARED WILLIAMS _____ Title OWNER
Name (printed)

9. **Signature of Applicant**

"I certify under penalty of law that I have personally examined and am familiar with the information submitted in this application and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine or imprisonment.

"I understand that submittal of this application is for coverage under the State of Colorado General Permit for Stormwater Discharges Associated with Construction Activity for the entirety of the construction site/project described and applied for, until such time as the application is amended or the certification is transferred, inactivated, or expired."

[Signature] _____ Date Signed 3/2/06
Signature of Legally Responsible Person (submission must include original signature)

JARED WILLIAMS _____ Title OWNER
Name (printed)

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY, USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE. IF LEGAL EXCEEDS 1/2 OF A TYPED PAGE, PLEASE PROVIDE AN ELECTRONIC COPY OF THE LEGAL DESCRIPTION. A DISC, CD, OR E-MAIL ARE ACCEPTABLE FORMS FOR THE ELECTRONIC LEGAL DESCRIPTION.

LOT 3 DAVIS/BOGGS SUBDIVISION SEC31 1N 1W - 2.26AC



**FINAL DRAINAGE REPORT
LINKS FREIGHT MANAGEMENT
LINKS TRANSPORTATION
OFFICE BUILDING**

**2245 Colex Drive
Grand Junction, CO**

**Prepared For:
Links Freight Management and
Reed Mitchell of
Award Realty
627 24 1/2 Road, Suite A
Grand Junction, CO 81505**

**Prepared By:
Balaz & Associates, Inc.
2527 Foresight Circle
Grand Junction, CO 81505
December 20, 2005**

"I hereby certify that this report for the final drainage report for the Links Transportation Office Building, located at 2245 Colex Dr., Grand Junction, Colorado, (located in a portion of the SE ¼ of the SW ¼ of Section 31, Township 1 North, Range 1 West, of the Ute Meridian in Mesa County, Colorado) was prepared by me or under my direct supervision."





William P. Balaz Jr.
Registered Professional Engineer
State of Colorado No. 17129

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I. GENERAL LOCATION AND DESCRIPTION

A. Property Location

The project site is currently in use as the office, shop, and refueling area for Pirate Trucking Inc. The site is located at 2245 Colex Drive and contains approximately 2.26 acres. Two driveways provide access off of Colex Drive. It is located in a part of the southeast quarter of the southwest quarter of section 31 Township 1 North, Range 1 West, Ute Meridian (see Sheet DR-1 for vicinity map)

The property is known as lot 3 of the Davis/Boggs subdivision and is bounded by D. & M. Wire Rope to the west, a vacant lot to the east, Colex Drive to the north and a multiple tenant commercial building to the south. D. M. Wire Rope is planning to add a warehouse in the open area to the south of their current location, and the empty lot to the east is currently in the process of being subdivided into an industrial subdivision.

B. Site Description

The site consists of 2.26 acres and is currently used as the base of operations for Pirate Trucking, Inc. The majority of the site is covered with gravel and is used for truck parking, turning and fueling. There are two buildings located in the northeast corner of the lot: a 3000 square foot shop with two truck bays and a 20 foot by 16 foot mobile office building. There is also a double walled fuel tank with a pump, located in the center of the lot, for refueling trucks.

The site slopes at 2% from the northeast corner near the buildings to the southwest corner. Runoff sheet flows across the site to a retention pond located in the southwest corner. There is a 16 foot wide landscape strip located on the north edge along Colex Drive that drains into the V-pan gutter located along Colex Drive. The landscape strip has ground cover shrubs and seven trees.

The NRCS lists the soils on the site as Sagers Silty Clay Loam, Saline. This is consistent with the soils investigation done by Western Colorado Testing, Inc.

C. Purpose of Drainage Report

The site is to be improved with the addition of an 8,000 sq. ft. office/warehouse building with parking and loading areas. The drainage study is being submitted as part of a site plan review application and will assess the impacts on the existing drainage patterns, estimate existing runoff and the runoff caused by proposed development. The study will also estimate the required increase in storage volume necessary for the development.

II. EXISTING DRAINAGE CONDITIONS

A. Major Drainage Basin Characteristics

The site is located just south of the I-70 corridor and north of the I-70B corridor. These two roads serve as drainage breaks in the Mesa County 116 major drainage basin. Just east of the property is an irrigation ditch which further reduces the upstream area of influence. Historic drainage in the area has generally been toward the southwest via streets, ditches and culverts.

According to the FEMA Flood Insurance Rate Map for the area this site is not located within the 100 year flood plan (see references for map panel number).

B. Site Drainage Conditions

The site is graded such that nearly all of the runoff from the property drains from the northeast to the southwest into the existing retention pond. The lone exception is a 16 foot wide landscape strip on Colex Drive that drains into the V-pan on Colex Drive, west to Scarlet Drive and then south into an existing retention pond near I-70B. The proposed development has been graded during previous development activities so that no offsite runoff enters the property. The existing site drainage pasterns and facilities are shown on Sheet DR-2.

The retention basin and outlet pipe are designed to discharge 0.52 cubic feet per second as the pond fills beyond the 100 year event storage level. This overflow historically runs onto the vacant property located directly to the west, owned by D. & M. Wire Rope, Inc. D. & M. Wire Rope is planning on expanding their operation onto the vacant lot described above. The site plan for the expanded operation includes a retention pond that receives runoff from the project site. The Site Plan for the D & M Wire Rope expansion was provided by Sharper Engineering. (see Appendix B).

III. PROPOSED DRAINAGE CONDITIONS

A. Changes in Drainage Patterns

The proposed development is not expected to affect the upstream drainage conditions for the major drainage basin. The onsite drainage will continue to flow to the retention pond but will change slightly in the areas planned for development. All of the runoff from the buildings and paved parking areas will be graded to flow into a 2 foot wide v-pan down the center of the parking lot and discharged onto the gravel area at the southern extent of the paved parking lot. Runoff in the gravel areas will sheet flow to the proposed safety berm around the pond and through a notch in the berm. The notch will contain a grouted rip-rap inlet v-ditch that will run through it and down the side of the pond. As part of the

project, there will be landscape areas constructed at the ends of parking rows as well as a 6 foot wide by 50 foot long landscape buffer along each side property line. The proposed facilities and related drainage patterns are shown on Sheet DR-3.

B. Maintenance Issues

The property is owned by Jarred and Janet Williams and used by Pirate Trucking, Inc. Pirate Trucking, Inc. is responsible for maintaining the retention pond and the site in general.

IV. DESIGN CRITERIA & APPROACH

A. General Considerations

The initial drainage study for the site was done in August of 1995 as part of the original development of the property. Another drainage study was performed in June of 2000 as part of the improvements to the south half of the lot, which was to place gravel for truck storage, and move the retention pond.

The run off from this site will be retained on site by deepening the existing pond. The existing pond upgrade was influenced by the results of the geotechnical investigation conducted by Western Colorado Testing, Inc. This study included two test pits. Groundwater was found in test pit one at 11.5 feet and no groundwater was found in test pit two. Test pit one showed a layer of silty sand at 8.5 feet deep while test pit 2 did not encounter any silty sand to a depth of 10 feet. (See Appendix C).

The design depth of the pond is based on the results from test pit one, which is closer to the pond. The silty sand layer is assumed to be spread throughout the site. The bottom of the pond will go down to the silty sand layer located approximately 6.5 feet below the existing pond bottom. This depth should help drain the pond and reduce the amount of time water is standing in the pond.

The expanded retention pond will be sized so that it will be capable of retaining all the run off from the site during the 100 year storm event. Therefore no drainage should be released to the surrounding area during the 100 year event. The pond will also utilize the existing discharge pipe as an emergency overflow.

Based on the use of retention ponds by other developments and this site and the flat topography of the area, it was determined that expanding the existing retention pond would be the best way to handle the stormwater from the proposed development.

After discussing the challenges presented by the site with Laura Lamberty at the City of Grand Junction, we were told that expanding the current retention pond would be acceptable as long as:

- it retained all non-historic runoff
- riprap in the bottom of the pond was cleaned and/or replaced
- the bottom of the pond was scarified prior to riprap being place in the bottom of the pond

In analyzing the pond storage level required for retention, it was determined that, due to the need for truck storage and turning areas, as well as parking for the new building, it will be necessary to reduce the area currently used runoff storage. This will be accomplished by deepening the retention pond by 5 feet at a 3 to 1 slope. The outlet pipe on the pond will remain and be used to prevent overtopping of the existing pond berm during a catastrophic event. A berm will be added to the northeast perimeter of the pond to serve as a safety barrier to keep trucks and other traffic from driving into the pond. This berm will be 2 feet tall with a 3 to 1 slope on the inside and outside, and a 3 foot wide top. Drainage from the lot into the pond will be directed to the grouted rip-rap lined inlet v-ditch and spillway (see Sheet DR-3).

B. Hydrology

The hydrologic analysis presented in this drainage report uses the procedures outlined in the SWMM manual.

Runoff is estimated by using the Rational Method. The design storm for the retention pond is the 100 year - 24 hour precipitation event. The precipitation amount used was 2.6 inches taken from the SWMM Manual, Appendix A. The C values are taken from the SWMM Manual, Appendix C.

The retention pond was designed using the Total Retention (Without Overflow) method found in the SWMM, section VIII.

In the event that the amount of runoff should exceed the 100 year storm event, the water will discharge through the emergency overflow pipe into the proposed retention pond for D. & M. Wire Rope, then to the V-pan on Scarlet Drive and finally into the retention pond near I-70B.

C. Hydraulics

Since there is no pond outlet other than the existing emergency overflow pipe, the only hydraulic analysis needed for the pond was to size the rip-rap for the sides of the pond and check flow depths for the pond inlet v-ditch and v-pan in the parking lot driveway.

The Rational Method was used to calculate runoff for the area of the site contributing runoff to the v-pan. Flow depths for a standard City of Grand Junction V-pan are calculated using Manning's equation and Haestad Methods' FlowMaster software.

The standard City of Grand Junction V-pan was then analyzed based on the Manning's equation using Haestad Methods' FlowMaster software. It was found that in the 100 year storm the water in the V-pan and surrounding pavement would reach a depth of 0.27 feet. This is well below the 0.5 feet allowed in the SWMM for emergency access.

V. CONCLUSIONS AND RECOMMENDATIONS

This section presents the results of the runoff and drainage facility design calculations as well as conclusions and recommendations.

A. Site Runoff

Site runoff was calculated for existing and developed conditions using the Rational Method. The site contains 2.26 acres. The following composite C values were calculated.

Site Conditions	2 year	100 year
Historic	.65	.72
Developed	.69	.76

The estimated runoff is:

Site Conditions	2 year	100 year
Historic	1.3	6.0
Developed	1.4	6.5

The Rational Method calculations are included in Appendix D.

B. Retention Pond Capacity

The area used in calculating the required storage was 2.26 acres and the Composite C value for the site was 0.76. Using a 24 hour total precipitation for the 100 year storm of 2.6 inches the estimated storage required for the retention pond is 16,148 cubic feet. The 100 year water surface elevation is 4528.64. There is 0.84 feet of freeboard and 2.36 feet to the inlet of the pond overflow pipe. Freeboard is calculated subtracting the pond inlet elevation from the water surface elevation. The retention pond storage calculations are included in Appendix E.

C. Drainage Structures

The assumptions used to calculate runoff going to the v-pan are:

Description	Value
Area, acres	0.47
Composite C	0.95
Time of Concentration, min.	5

The area used is the truck shop, office/warehouse building and the new pavement in the parking lot. The calculated 100 year flow is 2.02 cfs.

The FlowMaster analysis calculated a depth of 0.27 feet for the 100 year flow. This depth is less than the maximum of 0.50 feet allowed in the SWMM for parking lot inundation and emergency access.

The pond inlet ditch was sized using a 100 year developed flow of 6.50 cfs and a Manning's n of 0.40 for riprap. The proposed pond inlet ditch dimensions are:

Description	Value
Flow Depth, inches	0.77
Width Top of Flow, feet	4.63
Freeboard, feet	0.23
Width Top of Ditch, feet	6
Side Slopes	3:1
Riprap Size D ₅₀ , inches	6

See Appendix F for calculations.

The inlet v-ditch has a slope of -3.5% and the spillway has a slope of 3:1.

D. Overall Compliance

The parking lot driveway v-pan, pond inlet ditch and retention pond storage capacity have been designed per the SWMM. The retention pond depth is approximately 2.8 feet deeper than the 4 maximum depth allowed in the SWMM. This design depth offers the following advantages:

1. Extends the bottom of the existing pond from a silty clay strata into a silty sand layer which may provide a more permeable strata to drain the pond faster.
2. Shrinks the 100 year storage elevation out of the travel circulation path of the semi-trucks,
3. Is consistent with other retention ponds in the area that are deeper than 4 feet.
4. Provides storage for the 100 year event per SWMM.

This project provides stormwater controls and retention capacity in compliance with the SWMM and the past practice of development in the subdivision.

VI. REFERENCES

1. Stormwater Management Manual, City of Grand Junction and Mesa County, May 1996
2. FEMA Flood Insurance Rate Map, Mesa County, Colorado, (Unincorporated Areas) Panel 460 of 1000, Map Index and Street Index dated July 15, 1992.
3. Drainage Plan, Lot 4, SWD Subdivision, First Addition (Except the West 300' Thereof), prepared by Cronk Construction, Inc.
4. Final Drainage Study for Lot 3, Davis / Boggs Subdivision, prepared by Colorado Civil Technologies, Inc.
5. Geotechnical Investigation 2245 Colex Drive, prepared by Western Colorado Testing, Inc.
6. Haestad Methods FlowMaster 2005 software.
7. Drainage study by Sharper Engineering Services, Inc.

APPENDIX A - NRCS SOILS DATA

Soils Map



Mesa Conservation District



Date: 10/05/2005



Legend

-  Mesa Soils
-  county parcel9104



Mapunit Component Descriptions

Soil Survey Area: CO680 Mesa County Area, Colorado

Mapunit Symbol BcS SAGERS SILTY CLAY LOAM, SALINE, 0 TO 2 PERCENT SLOPES

Component Name *SAGERS, SALINE* Comp % - 90

SAGERS, SALINE FAMILY CONSISTS OF VERY DEEP, WELL DRAINED SOILS ON ALLUVIAL FANS AND TERRACES FORMED IN ALLUVIUM FROM SHALE. TYPICALLY, THE SURFACE LAYER IS SILTY CLAY LOAM ABOUT 12 INCHES THICK. THE UPPER PART OF THE UNDERLYING MATERIAL IS SILTY CLAY LOAM ABOUT 13 INCHES, AND THE LOWER PART OF THE UNDERLYING MATERIAL TO A DEPTH BELOW 60 INCHES IS SILTY CLAY LOAM.

Component Name *Other soils* Comp % - 5

Component Name *SAGER, WET* Comp % - 5

Engineering Index Properties

Soil Survey Area: CO680 Mesa County Area, Colorado

Mapunit: BcS SAGERS SILTY CLAY LOAM, SALINE, 0 TO 2 PERCENT SLOPES

Component: SAGERS, SALINE % of Mapunit 90

Hydrologic Group B Frost Action: Low Corrosivity to Concrete: High Corrosivity to Steel: High

Depth in inches	Fragments %		Percentage passing sieve				Liquid Limit	Plasticity Index	Classification	
	> 10	3-10	#4	#10	#40	#200			Unified	AASHTO
0 12	0 0	0 0	95 100	90 100	80 100	75 95	35 45	10 15	ML	A-7
									ML	A-6
12 25	0 0	0 0	95 100	90 100	80 100	75 95	35 45	10 15	ML	A-7
									ML	A-6
25 60	0 0	0 0	95 100	90 100	80 100	75 95	35 45	10 15	ML	A-7
									ML	A-6

Prime Farmland

CO680 - Mesa County Area, Colorado

Map Unit Symbol	Map Unit Name	Prime Classification
BcS	SAGERS SILTY CLAY LOAM, SALINE, 0 TO 2 PERCENT SLOPES	Not prime farmland

Physical and Chemical Properties

Soil Survey Area: CO680 Mesa County Area, Colorado

Mapunit: BcS SAGERS SILTY CLAY LOAM, SALINE, 0 TO 2 PERCENT SL

Component: SAGERS, SALINE

Percent of Mapunit: 90

Depth in inches	Clay %		Organic Matter %		Permeability in/hr		Average Waterholding Capacity in/in		Moist Bulk Density g/cc		pH		Calcium Carbonate %		Salinity mmhos/cm		Gypsum %		
							0.05	0.1	1.15	1.25	7.9	8	5	15	4	32	0	0	
0	12	27	34	0.5	1	0.2	0.6	0.08	0.1	1.15	1.25	7.9	8	5	15	4	32	0	0
12	25	27	34	0.5	1	0.2	0.6	0.02	0.05	1.15	1.25	7.9	8	5	10	16	32	0	0
25	60	27	34	0	0.5	0.2	0.6	0.02	0.05	1.15	1.25	7.4	8	5	10	16	32	1	5

Component: Other soils

Percent of Mapunit: 5

Depth in inches	Clay %		Organic Matter %		Permeability in/hr		Average Waterholding Capacity in/in		Moist Bulk Density g/cc		pH		Calcium Carbonate %		Salinity mmhos/cm		Gypsum %		
							0.05	0.1	1.15	1.25	7.9	8	5	15	4	32	0	0	

APPENDIX B - D. & M. WIRE ROPE SITE PLAN

REQUIRED PARKING SPACES PER CODE

EXISTING BUILDING AND ADDITIONS
 TOTAL S.F. OF BLDGS/ADDITIONS = 21,105 S.F.
 WAREHOUSE S.F. = 21,105 S.F.

WAREHOUSE / PARKING SP. = S.F. + 1000
 21,105 + 1000 = 21.1 SP. OR 22 SPACES

PROPOSED BUILDING ADDITION
 TOTAL S.F. OF BUILDING = 15,000 S.F.
 WAREHOUSE S.F. = 10,500 S.F.
 OFFICE S.F. = 4,500 S.F. (MAIN FLOOR)
 OFFICE S.F. = 4,500 S.F. (SECOND FLOOR)
 FUTURE EXPANSION ABOVE MAIN OFFICE

WAREHOUSE / PARKING SP. = S.F. + 1000
 10,500 + 1000 = 10.5 SP. OR 11 SPACES

OFFICE / PARKING SPACES = S.F. + 300
 9,000 + 300 = 30 SPACES

TOTAL / PARKING SPACES REQUIRED = 63

PARKING PROVIDED

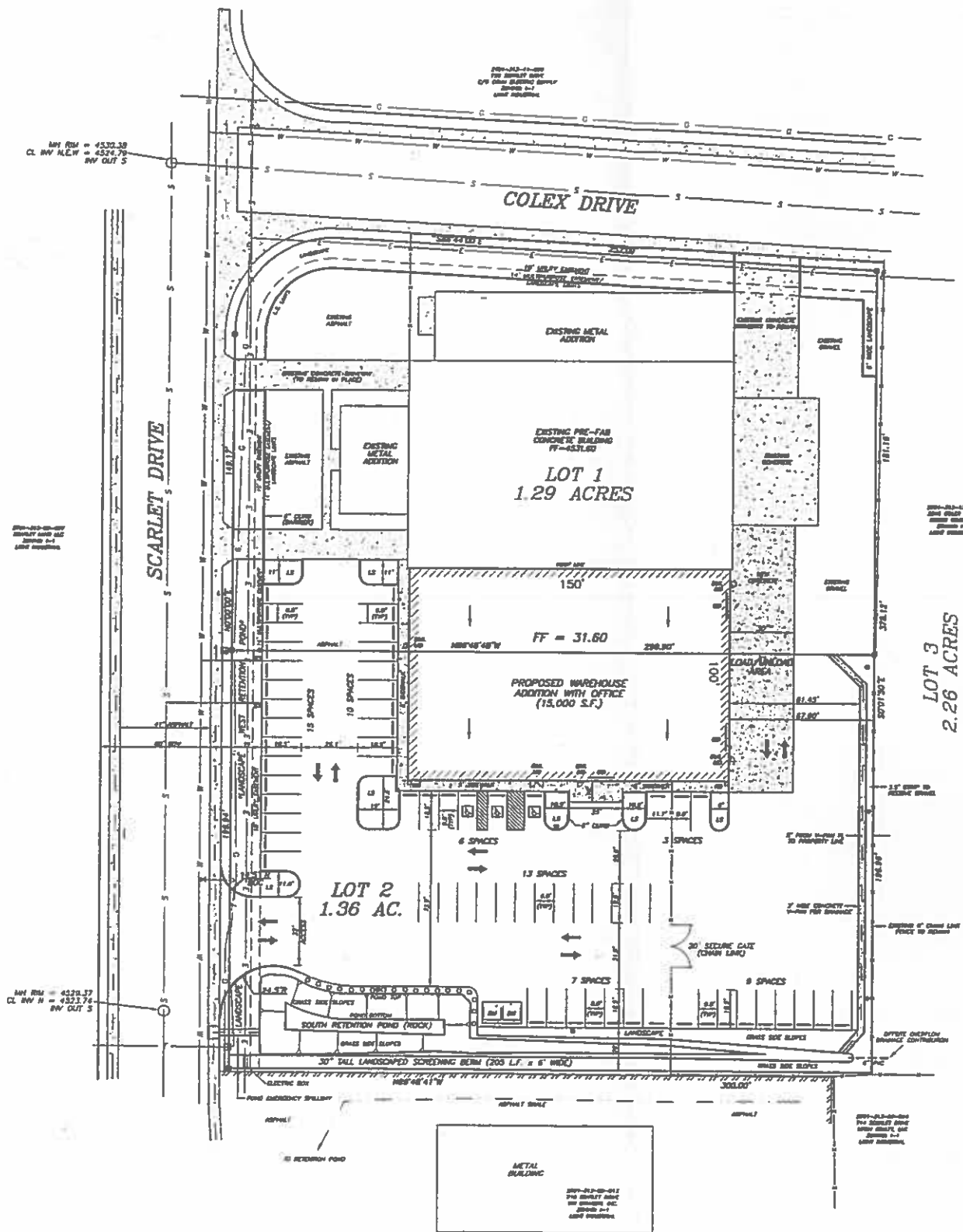
60 REGULAR SPACES
 3 HAND-CAP SPACE
 63 TOTAL SPACES

UTILITY VENDORS

GAS	ACEL ENERGY
ELECTRIC	GRAND VALLEY POWER
TELEPHONE	QWEST COMMUNICATIONS
CABLE TV	BRESHAN COMMUNICATIONS
IRRIGATION	GRAND VALLEY IRRIGATION
DRAINAGE	CJ DRAINAGE DISTRICT
SEWER	CITY OF GRAND JUNCTION
WATER	UTE WATER DISTRICT

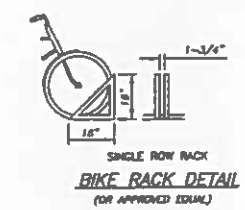
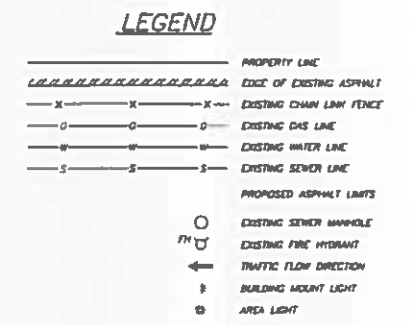
NOTE: UTILITY LOCATIONS ARE APPROXIMATE. CALL FOR LOCATES PRIOR TO EXCAVATION.

NOTE: LOCATION OF UTILITIES SHOWN HEREON WAS PROVIDED BY OTHERS. CONTRACTOR MUST VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.



LAND USE BREAKDOWN

BUILDING (AUXILIARY SF)	ACRES	%
WAREHOUSE	0.818 AC.	34.67%
LANDSCAPED AREA	0.213 AC.	7.50%
ASPHALT & CONCRETE	1.795 AC.	64.82%
GRAVEL STORAGE	0.174 AC.	6.02%
TOTAL	2.850 AC.	100%



BENCH MARK:
SW CORNER, #5 REBAR
ELEVATION = 4538.85
DATE: NAVD 88

CITY COMMUNITY DEVELOPMENT

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

Date _____

ACCEPTED AS CONSTRUCTED

Date _____

CITY DEVELOPMENT ENGINEER

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

Date _____

DATE ACCEPTANCE

Date _____

REVISION:	BY:				
9/28/05 1	REVERSED PER FIRST COMMENTS	SES			
10/29/05 2	ADD 8" FIRE LINE / NO NOTE	SES			

SITE/UTILITY PLAN

WIRE ROPE DRIVE
718 SCARLET DRIVE
GRAND JUNCTION, COLORADO

DATE: 5-20-2003 DRAWN: RLC CHECKED: SES
FILE NAME: STEPPLAN PROJECT NO.:

SHARPER
Engineering Services, Inc.
1850 HIGHWAY 6 & 50 FRUITA, CO 81521
TELEPHONE (970) 866-9971 FAX (970) 866-0221

SHEET **1** OF **1**

APPENDIX C - SOILS TEST PIT LOCATION MAP & LOGS



WESTERN
COLORADO
TESTING,
INC.

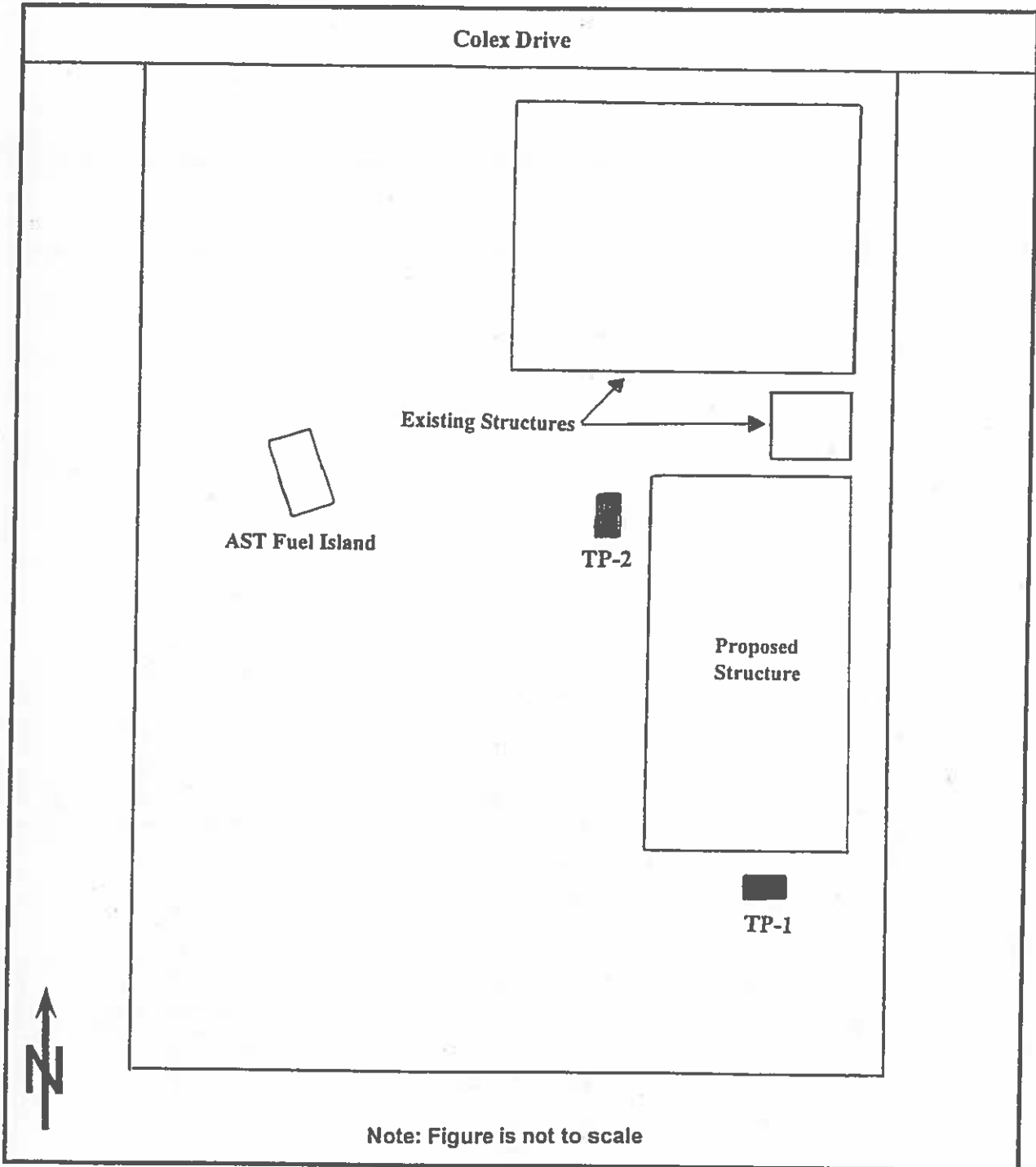


FIGURE 2
Site Plan



WESTERN
COLORADO
TESTING,
INC.

Project: 2245 Colex Drive
Location: Grand Junction, Colorado
Job No.: 212205 Date: 9/16/2005

TEST PIT LOG

TEST PIT NO.	LOCATION OF TEST PIT		STATION	ELEVATION	DATUM
TP-1					
WATER LEVEL OBSERVATIONS		CONTRACTOR	INSPECTOR	EQUIPMENT	
		Hi River Const.	M. Berry	Backhoe	
0 HOUR	24 HOUR	TOTAL DEPTH	REMARKS		
11.5 ft	Not Measured	12.5 ft			

DEPTH FT.	SAMPLE DATA				LABORATORY DATA					DEPTH FT.
	SAMPLE NO. & TYPE	MOIST	USCS	GEOLOGIC DESCRIPTION AND REMARKS	MC (%)	DRY DENS (pcf)	PI	Swall (%)	Soluble Sulfates (ppm)	
0				GRAVEL PAVEMENT						0
				Silty CLAY (CL), brown, moist, medium stiff, abundant sulfates						
2	SD1	m	CL	SD1: Lab Classified	10.4		5			2
	HD1	m	cl		17.7	97.8		-0.3		
4	SD2	m	cl							4
6										6
8										8
10				Silty SAND (sm), brown, moist to wet, loose to medium dense						10
12										12
14										14

FIGURE



WESTERN
COLORADO
TESTING,
INC.

Project: 2245 Colex Drive
Location: Grand Junction, Colorado
Job No.: 212205 Date: 9/16/2005

TEST PIT LOG

TEST PIT NO.	LOCATION OF TEST PIT	STATION	ELEVATION	DATUM
TP-2				
WATER LEVEL OBSERVATIONS		CONTRACTOR	INSPECTOR	EQUIPMENT
		Hi River Const.	M. Berry	Backhoe
0 HOUR	24 HOUR	TOTAL DEPTH	REMARKS	
--	Not Measured	10.0 ft		

DEPTH FT.	SAMPLE DATA				LABORATORY DATA					DEPTH FT.
	SAMPLE NO. & TYPE	MOIST	USCS	GEOLOGIC DESCRIPTION AND REMARKS	MC (%)	DRY DENS (pcf)	PI	Swell (%)	Soluble Sulfates (ppm)	
0				GRAVEL PAVEMENT						0
1.5				Silty CLAY (CL), brown, moist, medium stiff, abundant sulfates						1.5
	SD1	m	cl	**Bulk sample collected 2 - 3.5 ft**						
3	HD1	m	cl		16.6	94.6		0.0		3
4.5	SD2	m	CL	SD2: Lab Classified	13.7		22		> 2000	4.5
6										6
7.5										7.5
9										9
10.5										10.5

FIGURE

APPENDIX D - RATIONAL METHOD SPREADSHEET

LINKS TRANSPORTATION OFFICE BUILDING - Flow Rate Calculations

Basin	Design Point	Total Area (Acres) (1)	SCS Soil Type (2)	Avg. Basin Slope	Storm ID	"C" Calculation ⁽³⁾						Tc Calculation									Intensity ⁽⁹⁾	Flow (cfs) ⁽¹⁰⁾			
						Area 1		Area 2		Area 3		Composite ⁽⁴⁾ C	T _o ⁽⁵⁾			T _s ⁽⁶⁾			T _{chan} ⁽⁷⁾				T _c ⁽⁸⁾		
						C	A	C	A	C	A		Length	Slope	T _o	Length	Vel	T _s	Length	Vel				T _{chan}	
						Impervious		Gravel		Landscape															
H-1	H-1	2.26	B	0.02	2	0.93	0.11	0.64	2.11	0.18	0.04	0.65	300	2	11.2	100	2.8	0.6					12	0.86	1.3
H-1	H-1	2.26	B	0.02	100	0.95	0.11	0.72	2.11	0.24	0.04	0.72	300	2	8.3	100	2.8	0.6					10	3.64	6.0
D-1	D-1	2.26	B		2	0.93	0.51	0.64	1.88	0.18	0.07	0.69	300	2	10.1	100	2.8	0.6					11	0.89	1.4
D-1	D-1	2.26	B		100	0.95	0.51	0.72	1.88	0.24	0.07	0.76	300	2	8.5	100	2.8	0.6					9	3.77	6.5

- (1) = Drainage Basin Area in Acres
- (2) = Appendix "C" of SWMM
- (3) = C values taken from Table B-1 of SWMM for Soil Type Listed in (1) & Slopes Listed in (2)
- (4) = $(C1 \cdot A1)/(1) + (C2 \cdot A2)/(1) + (C3 \cdot A3)/(1)$
- (5) Time of Overland Flow = $T_o = (1.8(1.1-C)L^{0.6}) / S^{0.33}$ - Per SWMM, Appendix "E", Part B(3)
- (6) Time of Shallow Concentrated Flow = $T_s = \text{Length (ft)} / (\text{Velocity in Ft/Sec} \cdot 60\text{Sec/Min})$ - Velocity per Appendix "E", Figure E-3 Of SWMM
- (7) Time of Channel Flow = $T_{chan} = \text{Flow Length (ft)} / (\text{Velocity} \cdot 60 \text{ Sec/Min})$; -Velocity Per Manning - Per SWMM, Appendix "E", Part D
- (8) Total Time of Concentration = (5) + (6) + (7), With a 5 Minute Minimum - Per SWMM, Appendix "E", Part E
- (9) Intensity_(2-yr) = $28.71 / ((8)+19.01)$; and Intensity_(100-yr) = $104.94 / ((9)+18.80)$; Per SWMM, Appendix "A", Table A-1a
- (10) Q = (1) * (4) * (9)

APPENDIX E - RETENTION BASIN CAPACITY ESTIMATE

Required Post Development Retention Pond Storage

Is project inside Grand Junction City Limits (yes/no)

yes

Is pond discharging/overflowing in 100 year event (yes/no)

no

If no, enter P_{100} 24hr Appendix "A" Figure "A-1" of SWMM Manual

2.6

in

$$Q_{p100h} = C_{100h} * I_{100h} * A$$

Page VIII-14 of SWMM Manual

$$A = 2.26 \text{ acres}$$

$$98445.99 \text{ ft}^3$$

$$Q_{p100h} = 5.95 \text{ cfs}$$

$$C_{100d} = 0.76$$

$$T_{c100d} = 9.00 \text{ min}$$

$$I_{d100} = Q_{p100h} / (C_{100d} * A)$$

Page VIII-14 of SWMM Manual

$$I_{d100} = 3.48$$

$$T_{d100} = (104.94 / I_{d100}) - 18.80$$

Page VIII-14 of SWMM Manual

$$T_{d100} = 11.37 \text{ min}$$

For retention pond with no discharge

$$V \text{ (ft}^3\text{)} = (P_{100} \text{ 24hr}/12) * A \text{ (ft}^2\text{)} * C_{100d}$$

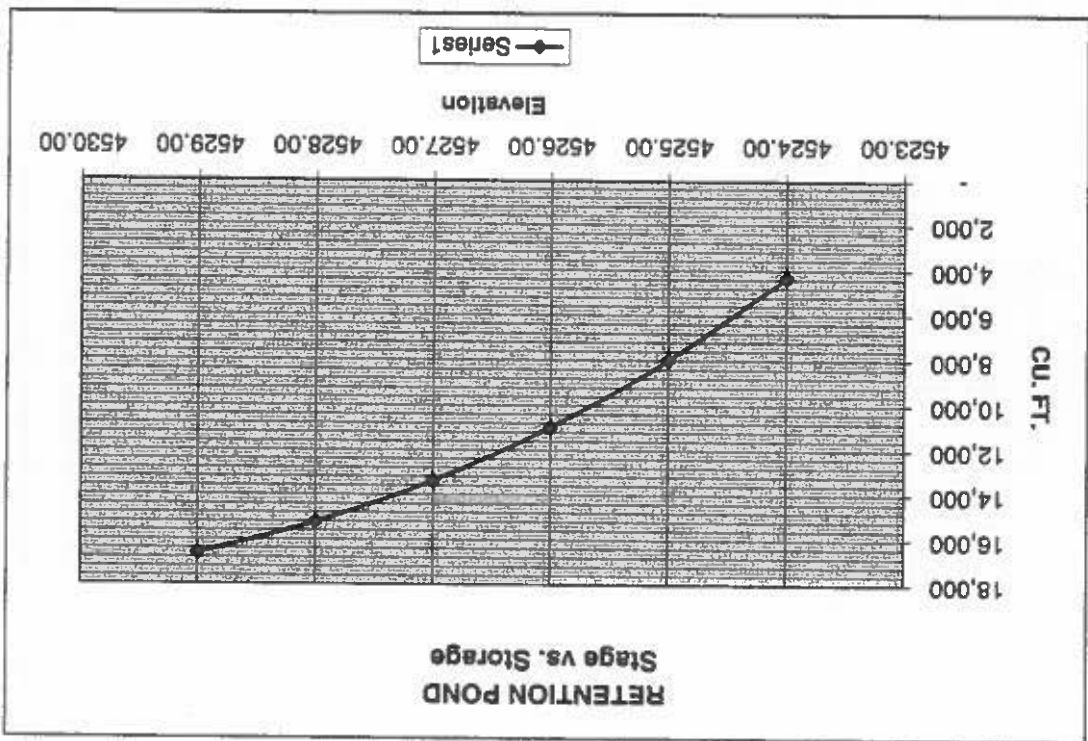
For retention pond with discharge

$$V \text{ (ft}^3\text{)} = 60 * [((Q_{p100h} * T_{c100d}) / 2) + Q_{p100h} * (T_{d100} - T_{c100d})]$$

Page VIII-14 of SWMM Manual

Total Storage Volume Required

$$V \text{ (ft}^3\text{)} = 16147.54$$



DETENTION POND STORAGE:

Elevations	Area (SF)	Avg Area (SF)	Avg Depth	Volume (cf)	SUM OF VOLUMES (CF)
4529.00	4,701	-	-	-	-
4528.00	3,972	4,336	1.0	4,336	4,336
4527.00	3,299	3,635	1.0	3,635	7,972
4526.00	2,682	2,990	1.0	2,990	10,962
4525.00	2,122	2,402	1.0	2,402	13,364
4524.00	1,618	1,870	1.0	1,870	15,233
4523.00	1,170	1,394	1.0	1,394	16,627
-	-	-	-	0	-

Stage Vs Storage

APPENDIX F - PARKING LOT V-PAN FLOW CALCULATIONS

LINKS TRANSPORTATION OFFICE BUILDING - V-pan Flow Rate Calculations

Basin	Design Point	Total Area (Acres)	SCS Soil Type	Avg. Basin Slope	Storm ID	*C* Calculation (3)						Tc Calculation				Intensity	Flow (cfs)		
						Impevious	Gravel	Landscaps											
D-1	D-1	0.47	B	0.01	2	0.95	0.47				0.95	225	1	4.1			5	1.11	0.5
D-1	D-1	0.47	B	0.01	100	0.95	0.51				0.95	225	1	4.1			5	4.41	2.0

- (1) = Drainage Basin Area in Acres
- (2) = Appendix "C" of SWMM
- (3) = C values taken from Table B-1 of SWMM for Soil Type Listed in (1) & Slopes Listed in (2)
- (4) = $(C1 \cdot A1) / (1) + (C2 \cdot A2) / (1) + (C3 \cdot A3) / (1)$
- (5) Time of Overland Flow = $T_o = (1.48(1.1-C)L^{0.5}) / S^{0.33}$ - Per SWMM, Appendix "E", Part B(3)
- (6) Time of Shallow Concentrated Flow = $T_s = \text{Length (ft)} / (\text{Velocity in Ft/Sec} \cdot 60\text{Sec/Min})$ - Velocity per Appendix "E", Figure E-3 Of SWMM
- (7) Time of Channel Flow = $T_{chan} = \text{Flow Length (ft)} / (\text{Velocity} \cdot 60 \text{ Sec/Min})$; -Velocity Per Manning - Per SWMM, Appendix "E", Part D
- (8) Total Time of Concentration = (5) + (6) + (7), With a 5 Minute Minimum - Per SWMM, Appendix "E", Part E
- (9) Intensity_(2-yr) = $26.71 / ((8)+18.01)$; and Intensity_{(100-yr)}} = $104.94 / ((8)+18.80)$; Per SWMM, Appendix "A", Table A-1a
- (10) $Q = (1) \cdot (4) \cdot (8)$

Worksheet for 2 foot wide V-pan

Project Description

Flow Element:	Triangular Channel
Friction Method:	Manning Formula
Solve For:	Normal Depth

Input Data

Roughness Coefficient:	0.016	
Channel Slope:	0.02000	ft/ft
Left Side Slope:	8.00	ft/ft (H:V)
Right Side Slope:	8.00	ft/ft (H:V)
Discharge:	2.02	ft ³ /s

Results

Normal Depth:	0.27	ft
Flow Area:	0.59	ft ²
Wetted Perimeter:	4.37	ft
Top Width:	4.33	ft
Critical Depth:	0.33	ft
Critical Slope:	0.00687	ft/ft
Velocity:	3.44	ft/s
Velocity Head:	0.18	ft
Specific Energy:	0.46	ft
Froude Number:	1.65	
Flow Type:	Supercritical	

GVF Input Data

Downstream Depth:	0.00	ft
Length:	0.00	ft
Number Of Steps:	0	

GVF Output Data

Upstream Depth:	0.00	ft
Profile Description:		
Profile Headloss:	0.00	ft
Downstream Velocity:	Infinity	ft/s
Upstream Velocity:	Infinity	ft/s
Normal Depth:	0.27	ft
Critical Depth:	0.33	ft
Channel Slope:	0.02000	ft/ft
Critical Slope:	0.00687	ft/ft

BALAZ & ASSOCIATES, INC.

2527 Foresight Circle Grand Junction, CO 81505 Phone: (970) 263-9733

January 8, 2007

Ms. Laura Lamberty
Development Engineer
City of Grand Junction
250 N. 5th
Grand Junction, Colorado 81501

Re: Links Transportation Office Building
Retention Pond Certification

Dear Laura:

Balaz & Associates, Inc., BAI, personnel have inspected the Retention pond for the Links Transportation office building. The pond has been constructed according to the plans with the following exceptions. The depth of the pond is shallower than design due to very soft ground conditions encountered during construction and the wet well was not constructed because no sandy soils were encountered during the construction of the pond.

The design retention pond storage capacity is:

- 100-Year - 16,248 cu. ft.

Based on the survey data supplied by D H Surveys, the calculated storage volume including the riprap void area is:

- 100-Year - 15,666 cu. ft.

These volumes were calculated by subtracting the as built pond volume including the riprap lining void area from the 100 year water surface elevation based on the existing overflow pipe inlet invert elevation using Terrain module of Civil Design. The estimated riprap void area volume is 1,475 cu. ft. Volumes are calculated using the composite, grid and average end area methods.

While the retention pond capacity is 582 cu. ft. less than design this is not expected to be a problem as the water can back up into the parking lot area. The as built pond volumes were calculated using the overflow pipe inlet elevation of 4530.01. Water would back up into the parking area approximately 30 feet from the pond inlet ditch to the 4530 contour line. The depth of water near the outside toe of the berm is 6 to 7 inches. The pond storage capacity including riprap void spaces increases to 17,540 cu. ft. when water flows into the parking lot. These pond storage volume calculations do not include the work done in the southeast corner of the pond after the survey was done. The contractor dug out the corner of the pond to increase the safety berm height approximately 1.5 feet and install more riprap in this area which added more storage capacity.

Ms. Laura Lamberty

Page 2

January 8, 2007

This letter certifies that the retention pond were essentially constructed according to the plans except for the storage capacity shortfall which is made up for by using a portion of the parking lot.

Please feel free to contact the undersigned at the above address if you have any questions concerning this letter.

Sincerely,

Balaz & Associates, Inc.


William P. Balaz Jr.

President



CC: Reed Mitchell, Award Realty
File

City of Grand Junction
Fire Department
New Development Fire Flow

Instructions: To process the application, the developer/applicant's engineer should first fill out all items in Section A, and then deliver/mail this form to the appropriate water purveyor.¹ Once the water supplier has signed and given the required information, deliver/mail the completed and fully signed form to the City or County Planning Department.²

SECTION A

Date: October 18, 2005
Project Name: Links Transportation Office Building
Project street address: 2245 Colex Dr.
Assessor's Tax Parcel Number: 2701-313-13-003
Property Owner name: Jared & Janet Williams
City or County project file #: _____
Name of Water Purveyor: Ute

1. If the project includes one or more one or two-family dwelling(s):
 - a. The maximum fire area¹ for each one or two family dwelling will be _____ square feet.
 - b. All dwelling units will , will not include an approved automatic sprinkler system.Comments: N/A

2. If the project includes a building other than one and two-family dwelling(s):
 - a. List the fire area and type of construction for all buildings used to determine the minimum fire flow requirements: 8000 sq ft Metal type II-N
 - b. List each building that will be provided with an approved fire sprinkler system: _____

3. List the minimum fire flow required for this project (based on Appendix B and C): 2000 gpm

Comments: _____

Note: Fire Flow Rule: The City's Fire Code³ sets minimum fire flows for all structures and new development. In general, for single family dwellings, at least 1000 g.p.m at 20 p.s.i. residual pressure must be continuously available at each structure. Duplex, other residential and all non-residential uses must have more fire flows in order to fight fires. Inadequate fire flows are normally due to water supply pipes that are too small or too little water pressure, or a combination of both.

Note for the Applicant/Project engineer: Refer to Appendix B and C, IFC 2000, to determine the minimum fire flow required for this project, based on the Water Purveyor's information (*i.e.*, location, looping and size of water lines; water pressure at the site, *etc.*) and the type, density and location of all structures. Base your professional judgment on the City approved utility plans and Water Provider information shown on this Form. Each time the utility plans/other information relating to treated water changes, resubmit this form just as you did the first time.

¹ Fire area is defined on page 357 of the IFC.
April 2004

[End of Section A. Section B continues on the reverse side of this page]

City of Grand Junction
Fire Flow Form

SECTION B

[To be completed by the Water Supplier]

1. Circle the name of the water supplier: Ute 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: 8" main in Colex connected to looped 8" in Scarlet Dr.

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: 2145 @ 20 psi

3. Attach fire flow test data for the fire hydrants nearest to the development/project that must be used to determine available fire flow: attached

[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:

Edward Tolen District Engineer Date 18 Oct 05

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.

Look Up: 0447

Graph

Calculate

Refresh



Pressure Hydrant: 0447

Entered By: GC

Testing Info

By: SRD & CM

Date: 02/28/2005

Time: 3:00 PM

Pressure PSI

Static: 82

Residual: 71

NFPA

AA

Comments: 730 SCARLET DR

Total GPM: 843

Predicted Flow @20

2,145

Gals Used: 4,216

Flow Hydrant	Pit	Flow Device	Duration	Comment	GPM
0446	25	A	5	722 SCARLET DR	843

City of Grand Junction
Fire Flow Form

SECTION B

[To be completed by the Water Supplier]

1. Circle the name of the water supplier: Ute 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: 8" main in Colex

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: 2256 @ 20 psi

3. Attach fire flow test data for the fire hydrants nearest to the development/project that must be used to determine available fire flow: attached

[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:

Edward Tolen District Engineer

Date 14 Feb 06

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

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.

Look Up: 0448

Graph

Calculate

Refresh



Pressure Hydrant: 0448

Entered By: GC

Testing Info

By: SRD & SG

Date: 02/10/2006

Time: 1:00 PM

Pressure PSI

Static: 97

Residual: 80

NFPA

AA

Comments: 22 42 COLEX

Total GPM: 998

Predicted Flow @ 20

2,255

Gals Used: 4,989

Flow Hydrant	Pitot	Flow Device	Duration	Comment	GPM
0449	35	A	5	2244 COLEX	998



**WESTERN
COLORADO
TESTING,
INC.**

**GEOTECHNICAL INVESTIGATION
2245 COLEX DRIVE
GRAND JUNCTION, COLORADO**

Prepared For:

**Award Realty
627 24 $\frac{1}{2}$ Road
Grand Junction, Colorado 81505**

Prepared by:

**Western Colorado Testing, Inc
529 25 $\frac{1}{2}$ Road, Suite B101
Grand Junction, Colorado 81505
(970) 241-7700**

**September 16, 2005
Job No. 212205**

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FIGURES

- Figure 1 – Site Location Map
- Figure 2 – Site Plan
- Figure 3 – Pavement Design Nomograph

APPENDICES

- Appendix A – Typed Test Pit Logs
- Appendix B – Laboratory Testing Results

INTRODUCTION

This report presents the results of a geotechnical investigation performed at the site of a proposed 4,000 square-foot building to be located at 2245 Colex Drive in Grand Junction, Colorado. The site location is shown on Figure 1. This investigation was authorized by Mr. Reed Mitchell of Award Realty.

Included in this investigation were two test pits, laboratory testing and a report of our conclusions and recommendations. The scope of our report was limited to the following:

- Evaluating the engineering properties of the sub-soils encountered for the proposed construction.
- Recommending types and depths of foundation elements.
- Evaluating bearing capacity and estimated settlement.
- Presenting recommendations for earthwork and related construction with respect to the sub-soils encountered.
- Presenting recommended alternative pavement sections.

This report was prepared by the firm of Western Colorado Testing, Inc. (WCT) under the supervision of a registered professional engineer. Recommendations are based on the applicable standards of the profession at the time of this report within this geographic area. This report has been prepared for the exclusive use of **Award Realty and the Owner** for the specific application to the proposed project in accordance with generally accepted geotechnical engineering practices. The scope of this investigation did not include any environmental assessment for the presence of hazardous or toxic materials in the soil or groundwater on or near this site.

SITE CONDITIONS

The vicinity of the site includes primarily commercial properties. The site is bordered by Colex Drive to the north, open land to the east, and existing commercial properties to the west and south.

At the time of the field investigation, the site was generally open. An existing metal garage structure and a small office building occupied the northeastern portion of the site. A fuel island with

large Above Ground Storage Tank (AST) was present in the western portion of the site. A detention basin was observed in the southwestern portion of the property. Most of the open areas of the site were covered with gravel pavement. Vegetation at the site consisted of low weeds along the property lines. The property was nearly level.

PROPOSED CONSTRUCTION

The proposed construction will consist of an approximately 4,000 square feet building, utility installation, and pavements for parking lots and truck travel lanes. The proposed structure is anticipated to be a metal building built over a reinforced concrete foundation. Standard foundation loads on the order of 1,000 to 4,000 pounds per linear foot wall loads and 15 to 30 kip column loads are anticipated.

FIELD EXPLORATION

The field exploration was conducted on September 7, 2005. The exploratory program consisted of two test pits as shown on Figure 2 – Site Plan. The test pits were located in the field by pacing distances from existing site features. The locations of the test pits shown on the plan should be considered accurate only to the degree implied by the method used.

The test pits were excavated to depths of between 10.0 and 12.5 feet below the existing ground surface with a trackhoe. Soil samples were collected at the depths shown on the test pit logs, included in Appendix A. Recovered samples were placed in bulk sample bags or brass containers, labeled, and protected for transportation to the laboratory for testing. Stratification lines shown on the logs represent the approximate boundary between soil types; however, the transition may be gradual.

SUBSURFACE CONDITIONS

As shown on the Test Pit Logs, the subsurface conditions encountered at the site were fairly consistent. The test pits generally encountered 0.5 to 1.5 feet of gravel pavement over brown, moist, medium stiff silty clay. In TP-1, the silty clay was underlain by brown, moist to wet,

loose to medium dense silty sand at a depth of 8.5 feet. In TP-2, the silty clay extended to the bottom of the excavation.

Groundwater was only encountered in TP-1; at a depth of 11.5 feet.

LABORATORY TESTING

The Field Test Pit Logs were reviewed to outline the depths, thickness, and extent of the soil strata, and a testing program was established to evaluate the engineering properties of the recovered samples. Specific tests that were performed include Atterberg limits determination, grain size analysis, swell/consolidation testing, moisture content, in-place density, and soluble sulfates content. These tests were performed in general accordance with current ASTM or state-of-the-art test procedures. An R-value test was also performed. The R-value was determined according to the Colorado Department of Transportation (CDOT) procedures (CPL-3101), which are a modification to ASTM D-2844. The laboratory testing results are presented in Appendix B.

The laboratory testing results indicate that the clay soils at the site are slightly to moderately plastic. In addition, these soils will tend to consolidate under loading.

Based on the results of the testing program, the field logs were reviewed and supplemented as presented in Appendix A. These final logs represent our interpretation of the field logs, and reflect the additional information gained in the laboratory testing program.

CONCLUSIONS AND RECOMMENDATIONS

FOUNDATIONS

Based upon the subsurface conditions at the site and anticipated construction, shallow foundations are recommended. Spread footings and monolithic structural slabs are both appropriate foundation alternatives. However, the soils at the site are slightly to moderately plastic and will tend to consolidate under loading. Therefore, it is recommended that the foundations be constructed over a minimum of 18 inches of structural fill.

The native clay soils are suitable for use as structural fill. Imported structural fill should consist of a granular, non-expansive, non-free draining material approved by the engineer. Topsoil should be removed from the building pad area and stockpiled separately.

Structural fill should extend down from the bottom of the foundation at a one horizontal to one vertical projection. The fill should be moisture conditioned, placed in maximum 8-inch loose lifts, and compacted to a minimum of 95% of the standard Proctor maximum dry density for fine grained soils or modified Proctor maximum dry density for coarse grained soils, within (+/-) 2% of optimum moisture content as determined in accordance with ASTM D698 and D1557, respectively. Prior to placement of structural fill, the bottom of the excavation should be scarified to a depth of 6 to 8 inches, moisture conditioned, and recompactd in accordance with the above recommendations for structural fill placement.

Using the native soils or imported granular, non-expansive materials as structural fill, the maximum allowable bearing capacity of the foundation building pad prepared as recommended is 1,800 psf. A modulus of subgrade reaction of 150 pci may be used for structural fill consisting of the native clay soils, prepared as recommended. Local building codes should be consulted; however, it is recommended that foundations subject to frost be at least 24 inches below the final grade.

LATERAL EARTH PRESSURES

Foundation walls and retaining walls at the site should be designed to resist lateral earth pressures. For backfill consisting of the native soils or imported granular, non-expansive, non-free draining material, walls should be designed to resist a lateral earth pressure corresponding to an equivalent fluid unit weight of 50 pcf in areas where no surcharge loads are present. The lateral earth pressures should be increased appropriately to reflect any surcharge loadings behind the walls. Backfill should be compacted and graded to prevent infiltration of water into the backfill.

FLOOR AND EXTERIOR SLABS

Slab-on-grade construction may be used in and around the structure. As discussed previously, the shallow soils at the site are slightly to moderately plastic and will tend to consolidate under

loading. In order to minimize the potential for movement, it is recommended that slabs-on-grade be constructed on a minimum 12 inches of structural fill, with fill and subgrade preparation in accordance with the recommendations outlined in the Foundations section of this report.

EARTHWORK AND EXCAVATIONS

Prior to overall site grading, all old fill, trash, organic topsoil, including surface vegetation and the root zone, and all deleterious materials should be stripped and stockpiled. In areas to accept fill, the top 6 to 8 inches of the native ground surface should be scarified and re-compacted to eliminate a plane of weakness along the contact surface.

Fill material should be placed in appropriate lifts depending on materials and compaction equipment used. Fill materials that classify as testable should be placed in maximum 8 inch loose lifts and compacted to a minimum 95% of the standard Proctor maximum dry density for fine grained soils or modified Proctor maximum dry density for coarse grained soils, determined by ASTM D-698 and D-1557, respectively. If the structural fill material is too rocky to test by the Proctor means, it shall be proof rolled to the engineer's satisfaction. Moisture contents at the time of compaction should be controlled to (+/-) 2% of optimum. Fill placed in non-structural, landscaped areas should be placed in thin, loose lifts and compacted to a minimum 90% of the maximum dry density.

It is recommended that a technician working under the supervision of an experienced soils engineer from Western Colorado Testing, Inc. (WCT) monitor earthwork operations to evaluate compliance with the above recommendations.

Vertical cuts and excavations may stand for short periods of time, but should not be considered stable. All excavations should be sloped back, shored, or shielded for protection of workers according to current OSHA standards.

Trenching and excavation activities should conform to federal and local regulations as a minimum. The site soils generally classify as Type C soil according to OSHA's Construction Standards for Excavations. In general, the maximum allowable slope in temporary cuts for Type C soil is 1.5:1 (horizontal : vertical) slope.

WATER SOLUBLE SULFATES

A sample of the on-site soils from Test Pit TP-2 was tested to determine the concentration of water soluble sulfates. The test results indicated a sulfate content of greater than 2,000 parts per million (ppm). This concentration of water soluble sulfates represents a severe degree of potential sulfate attack on concrete exposed to these materials. Therefore, Type V sulfate resistant cement is recommended for construction at this site. However, locally available Type I-II sulfate resistant cement has been used with success to mitigate damage to concrete exposed to sulfate rich soils in the vicinity of the subject site.

SURFACE DRAINAGE AND LANDSCAPING

The success of the foundations and slabs-on-grade is contingent upon keeping the bearing soils at a more or less constant moisture content, and by not allowing surface water a path to the subsurface. Positive surface drainage away from the structures must be maintained at all times. Landscaped areas should be designed and built such that irrigation and other surface water will be collected and carried away from foundation elements.

The ground surface surrounding the exterior of the building and any overlying pavement, concrete slabs or sidewalks should have a positive slope away from foundation walls on all sides. We recommend a minimum slope of 12 inches in the first 10 feet; however, the slope can be decreased to 3 inches in 10 feet if the ground surface adjacent to foundations is covered with concrete slabs, sidewalks, or pavement.

PAVEMENTS

Pavement section thickness alternatives for the proposed construction are presented. The required pavement section thickness is dependent mainly on the subgrade conditions and traffic loadings. The pavement subgrade materials are generally indicated to be silty clay.

An R-value test was performed on the subsurface soils from Test Pit TP-2 from 2.0 to 3.5 feet below the existing ground surface. Results of the R-value test provided a value of less than 5 at an exudation pressure of 300 psi. A design nomograph is included as Figure 3. Based on the test

results, design manual procedures, freeze/thaw conditions, and experience with similar projects, the following minimum pavement section alternatives are recommended:

PAVEMENT ALTERNATIVE SECTIONS – Truck Travel Lanes									
Design Criteria				Alternative	Pavement Section-Inches				
R-Value	EDLA	RF(%)	SN		HBP	ABC	ASC	RP	Total
5	20	80	3.50	A	8.0				8.0
				B	3.0	16.0			19.0
				C	4.0	13.0			17.0
				D	3.0	6.0	14.0		23.0
				E				6.0	6.0

PAVEMENT ALTERNATIVE SECTIONS – Automobile Parking Areas									
Design Criteria				Alternative	Pavement Section-Inches				
R-Value	EDLA	RF(%)	SN		HBP	ABC	ASC	RP	Total
5	5	80	2.75	A	7.0				7.0
				B	3.0	10.0			13.0
				C	4.0	7.0			11.0
				D	3.0	4.0	9.0		16.0
				E				6.0	6.0

R-value - CDOT Procedure
 18 K-ESAL - Equivalent Single Axle Load, 18,000 lbs
 RF - Reliability Factor
 SN - Design Structural Number

HBP - Hot Bituminous Pavement
 ABC - Aggregate Base Course (Class 6)
 ASC - Aggregate Sub base Course
 RP - Rigid Pavement (concrete)

Prior to construction, the existing surface within the roadway prism should be stripped of debris, vegetation, topsoil, frozen soils and any unsuitable materials.

Aggregate base course should conform to Class 6 (minus ¾ inch) specifications of the Colorado Department of Transportation (CDOT) and be compacted to a minimum 95% of AASHTO T-180 at

(+/-) 2% of optimum moisture. A separation fabric should be placed and appropriately lapped under the base course material.

Pavement performance is directly affected by the degree of compaction, uniformity, and the stability of the subgrade. It is recommended that the subgrade be proof rolled immediately prior to placement of the base course materials to detect any localized areas of instability. Unstable areas should be reworked to provide a uniform subgrade.

Hot bituminous pavement (HBP) should conform to CDOT grading "SX" or "S" specifications, and consist of an approved 75 gyration Superpave method mix design giving the mix physical properties, job mix tolerances and recommended mixing and placement temperatures. Hot bituminous pavement should be compacted to 92% to 96% of maximum theoretical density. An end point stress of 50 psi should be used.

Positive drainage should be provided during construction and maintained throughout the life of the pavement. Adequate drainage is essential for continuing performance. Ditches and culverts must be maintained to prevent ponding of water.

In trash handling and loading dock areas, we recommend the use of an 8-inch thick concrete slab, reinforced with 6x6 welded wire mesh placed 2-inches below the finish surface. The concrete should have a minimum 28-day compressive strength of 3,000 psi.

GENERAL

In the event that any changes in the nature, design, or location of the structure is planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and conclusions of this report modified or verified in writing.

The analysis and recommendations submitted in this report are based in part upon the data obtained from the two test pits. The nature and extent of variation between the test pits may not become evident until construction. If variations then appear, it will be necessary to re-evaluate the recommendations in this report.

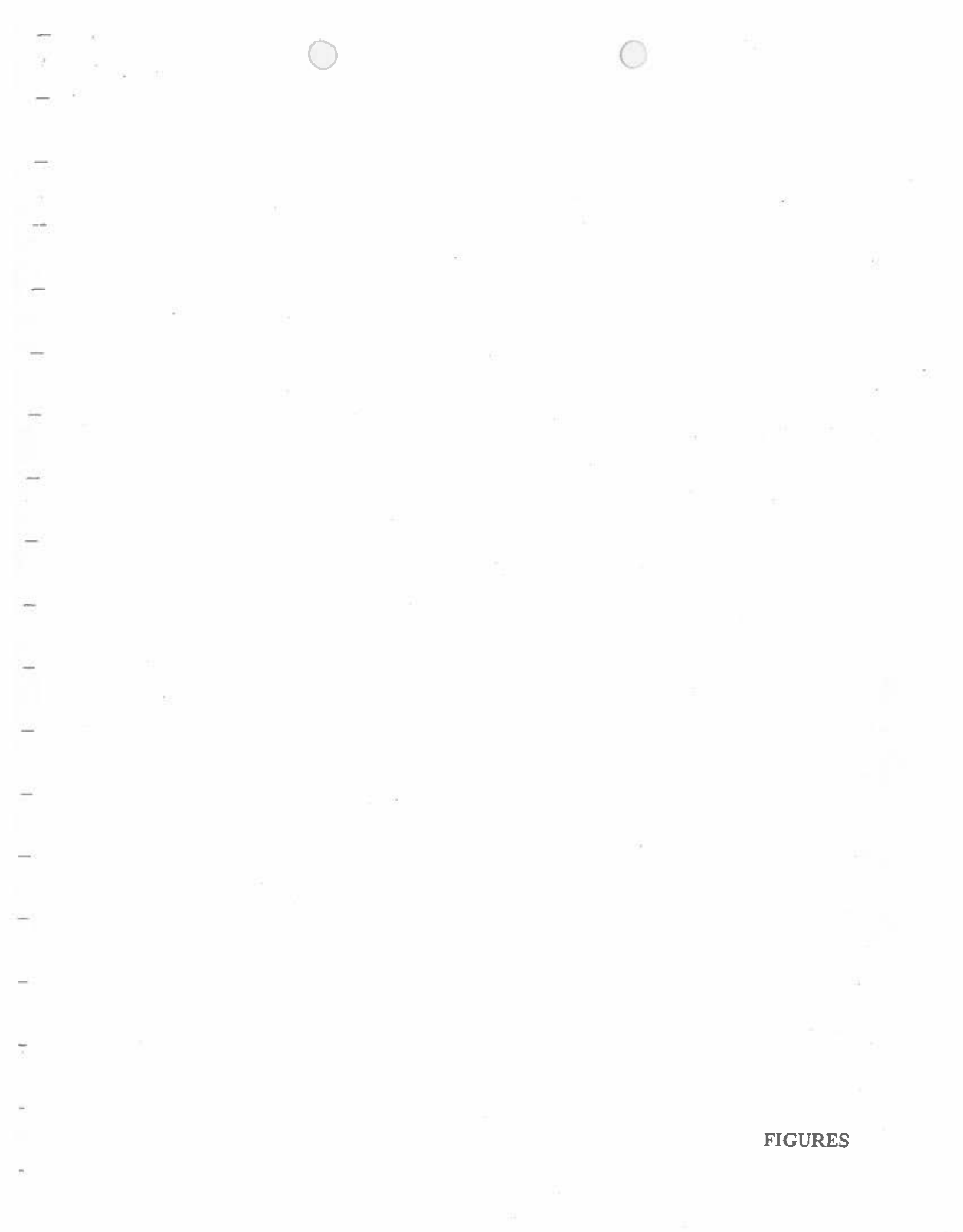
It is recommended that the geotechnical engineer be provided the opportunity for general review of the final design and specifications in order that earthwork and foundation recommendations be properly interpreted and implemented in the design and specifications. It is also recommended that the geotechnical engineer, or a qualified technician under his supervision, be retained to provide continuous engineering services during construction of the foundation, excavations, and earthwork phases of the work. This is to observe compliance with the design concepts, specifications, or recommendations and to modify these recommendations in the event that subsurface conditions differ from those anticipated.

Respectfully Submitted:

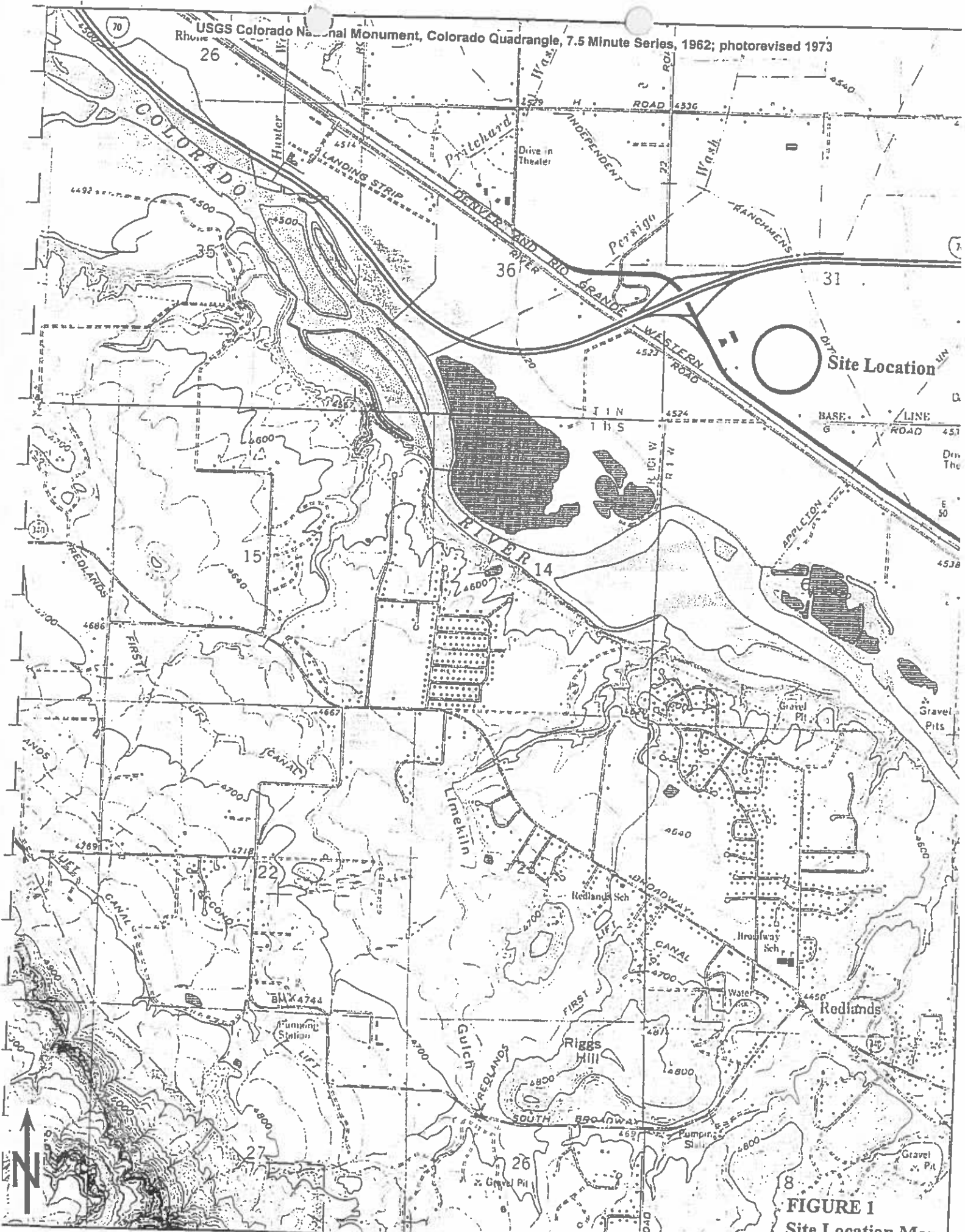
WESTERN COLORADO TESTING, INC



Michael A. Berry, P.E.
Principal Geotechnical Engineer



FIGURES



8 **FIGURE 1**
Site Location Map



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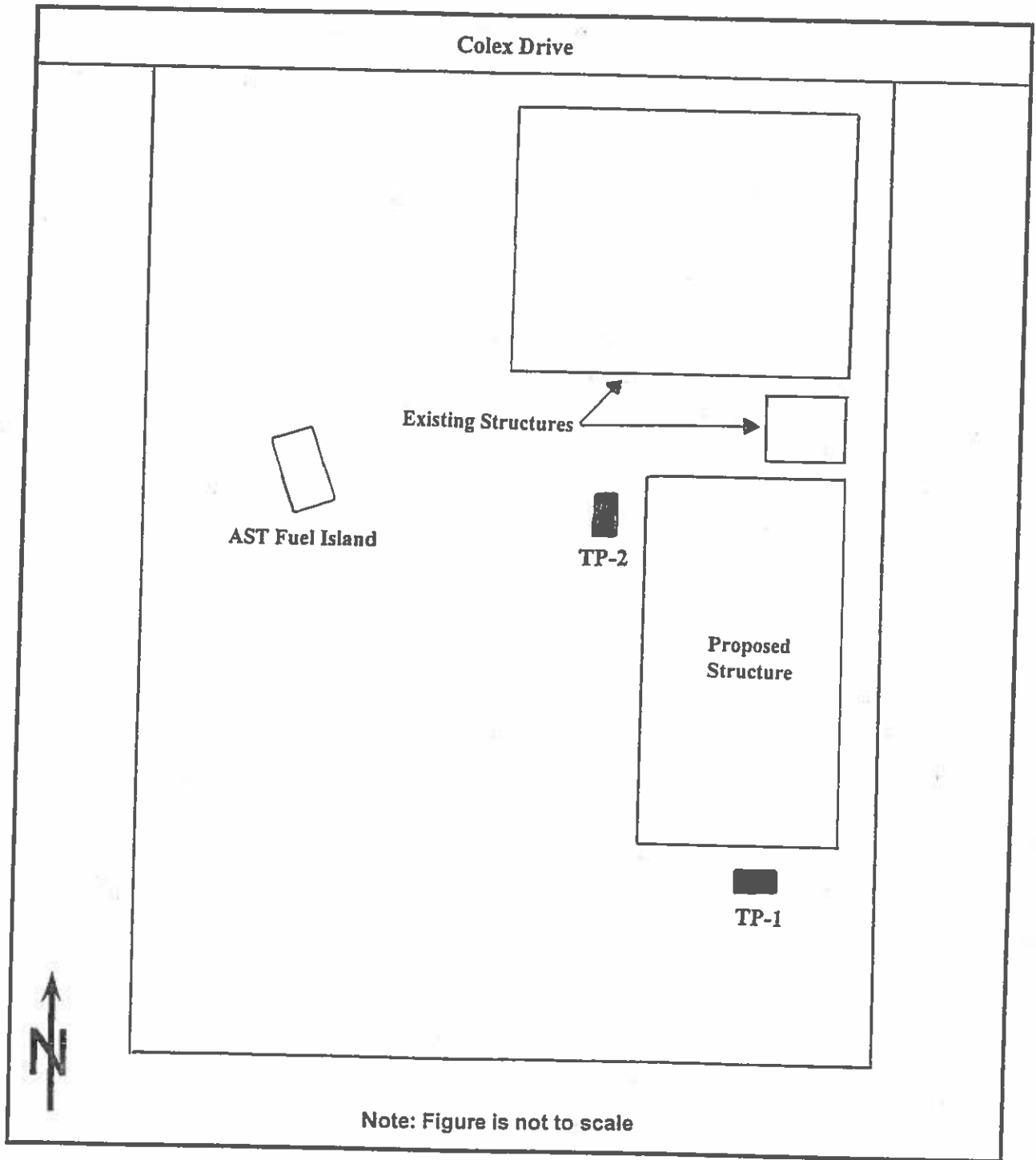


FIGURE 2
Site Plan

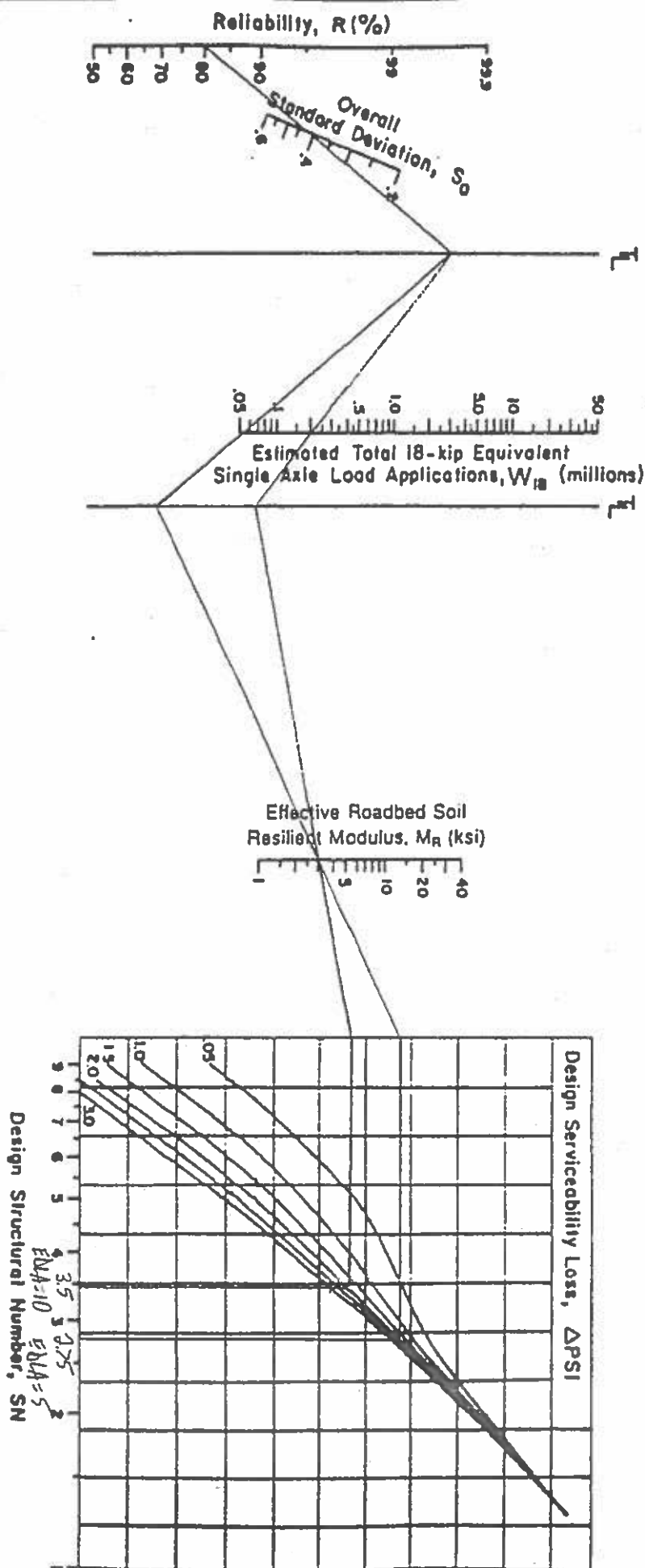


Figure 3-1 Design Nomograph for Flexible Pavement

FIGURE 3
Pavement Design Nomograph



WESTERN
COLORADO
TESTING,
INC.

Project: 2245 Colfax Drive
Location: Grand Junction, Colorado
Job No.: 212205 Date: 9/16/2005

TEST PIT LOG

TEST PIT NO.	LOCATION OF TEST PIT	STATION	ELEVATION	DATUM
TP-1				

WATER LEVEL OBSERVATIONS		CONTRACTOR	INSPECTOR	EQUIPMENT
0 HOUR	24 HOUR	Hi River Const.	M. Berry	Backhoe
11.5 ft	Not Measured	TOTAL DEPTH	REMARKS	
		12.5 ft		

DEPTH FT.	SAMPLE DATA				LABORATORY DATA					DEPTH FT.
	SAMPLE NO. & TYPE	MOIST	USCS	GEOLOGIC DESCRIPTION AND REMARKS	MC (%)	DRY DENS (pcf)	PI	Swell (%)	Soluble Sulfates (ppm)	
0				GRAVEL PAVEMENT						0
				Silty CLAY (CL), brown, moist, medium stiff, abundant sulfates						
2	SD1	m	CL	SD1: Lab Classified	10.4		5			2
	HD1	m	cl			17.7	97.8		-0.3	
4	SD2	m	cl							4
6										6
8										8
10				Silty SAND (sm), brown, moist to wet, loose to medium dense						10
12										12
14										14



**WESTERN
COLORADO
TESTING,
INC.**

Project: 2245 Colex Drive
Location: Grand Junction, Colorado
Job No.: 212205 **Date:** 9/16/2005

TEST PIT LOG

TEST PIT NO.	LOCATION OF TEST PIT		STATION	ELEVATION	DATUM
TP-2					
WATER LEVEL OBSERVATIONS		CONTRACTOR	INSPECTOR	EQUIPMENT	
		Hi River Const.	M. Berry	Backhoe	
0 HOUR	24 HOUR	TOTAL DEPTH	REMARKS		
--	Not Measured	10.0 ft			

DEPTH FT.	SAMPLE DATA				LABORATORY DATA					DEPTH FT.
	SAMPLE NO. & TYPE	MOIST	USCS	GEOLOGIC DESCRIPTION AND REMARKS	MC (%)	DRY DENS (pcf)	PI	Swell (%)	Soluble Sulfates (ppm)	
0				GRAVEL PAVEMENT						0
1.5				Silty CLAY (CL), brown, moist, medium stiff, abundant sulfates						1.5
	SD1	m	cl	**Bulk sample collected 2 - 3.5 ft**						
3	HD1	m	cl		16.6	94.6		0.0		3
4.5	SD2	m	CL	SD2: Lab Classified	13.7		22		> 2000	4.5
6										6
7.5										7.5
9										9
10.5										10.5

FIGURE

APPENDIX A
Typed Test Pit Logs

KEY TO SYMBOLS

Symbol Description

Sampler Abbreviations

SD Small Disturbed Sample

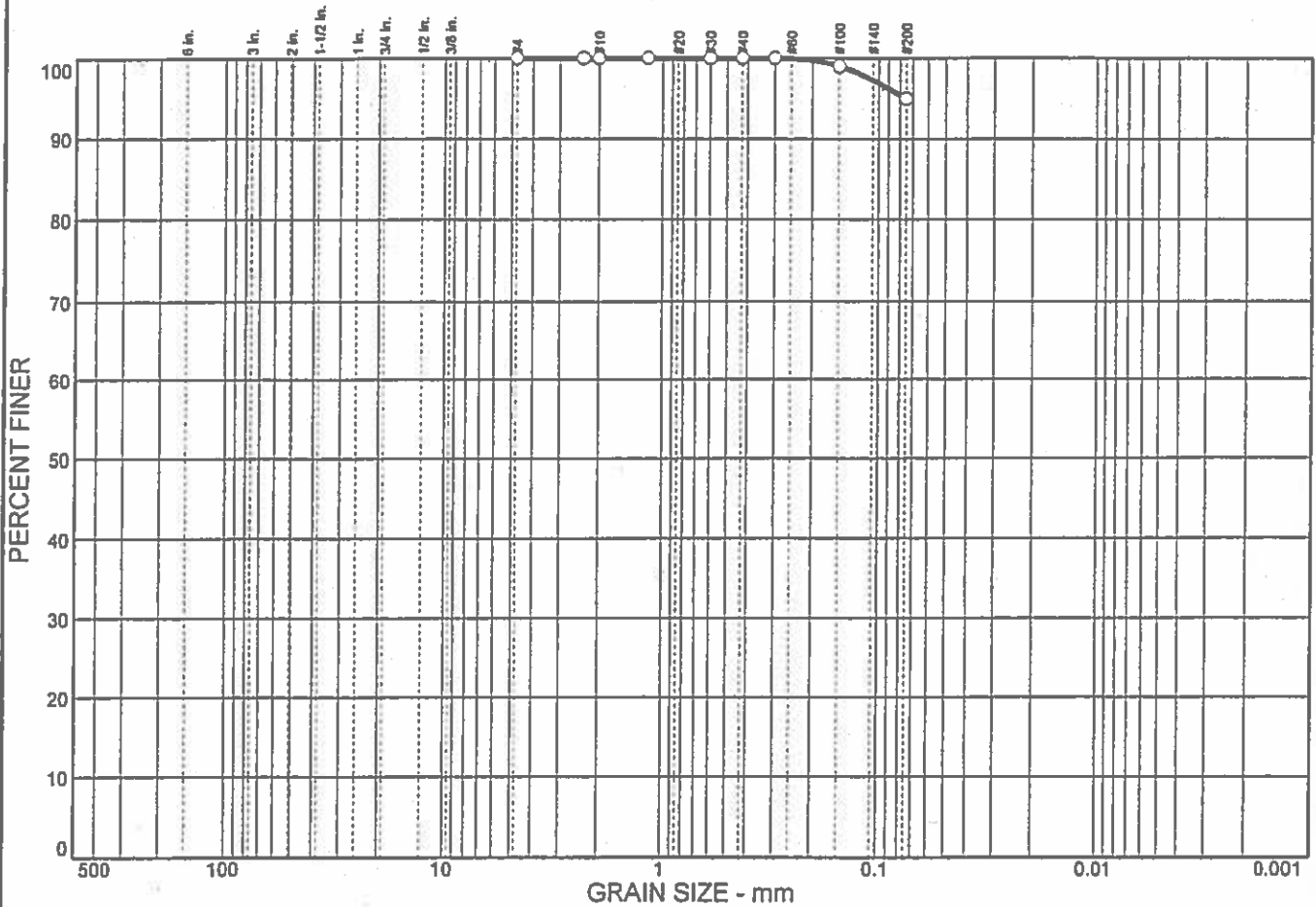
HD Hand Drive Sample

Notes:

1. Results of tests conducted on samples recovered are reported on the test pit logs.
2. Groundwater determination based on free water in coarse grained soils, saturated fine grained soil were not considered as groundwater.

APPENDIX B
Laboratory Testing Results

Particle Size Distribution Report



% COBBLES	% GRAVEL	% SAND	% SILT	% CLAY
0.0	0.0	5.0	95.0	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#4	100.0		
#8	100.0		
#10	100.0		
#16	100.0		
#30	100.0		
#40	100.0		
#50	100.0		
#100	99.0		
#200	95.0		

Material Description

Clay, Silty (CL-ML)
10.4% Natural Moisture

Atterberg Limits

PL= 20 LL= 25 Pi= 5

Coefficients

D₈₅= D₆₀= D₅₀=
D₃₀= D₁₅= D₁₀=
C_u= C_c=

Classification

USCS= CL-ML AASHTO= A-4(5)

Remarks

Sampled by MB, 9-7-05
Tested by JB, 9-12-05
Reviewed by MB

(no specification provided)

Sample No.: 05-1031
Location: TP-1, SD1

Source of Sample:

Date: 9-16-05
Elev./Depth: 2.0'

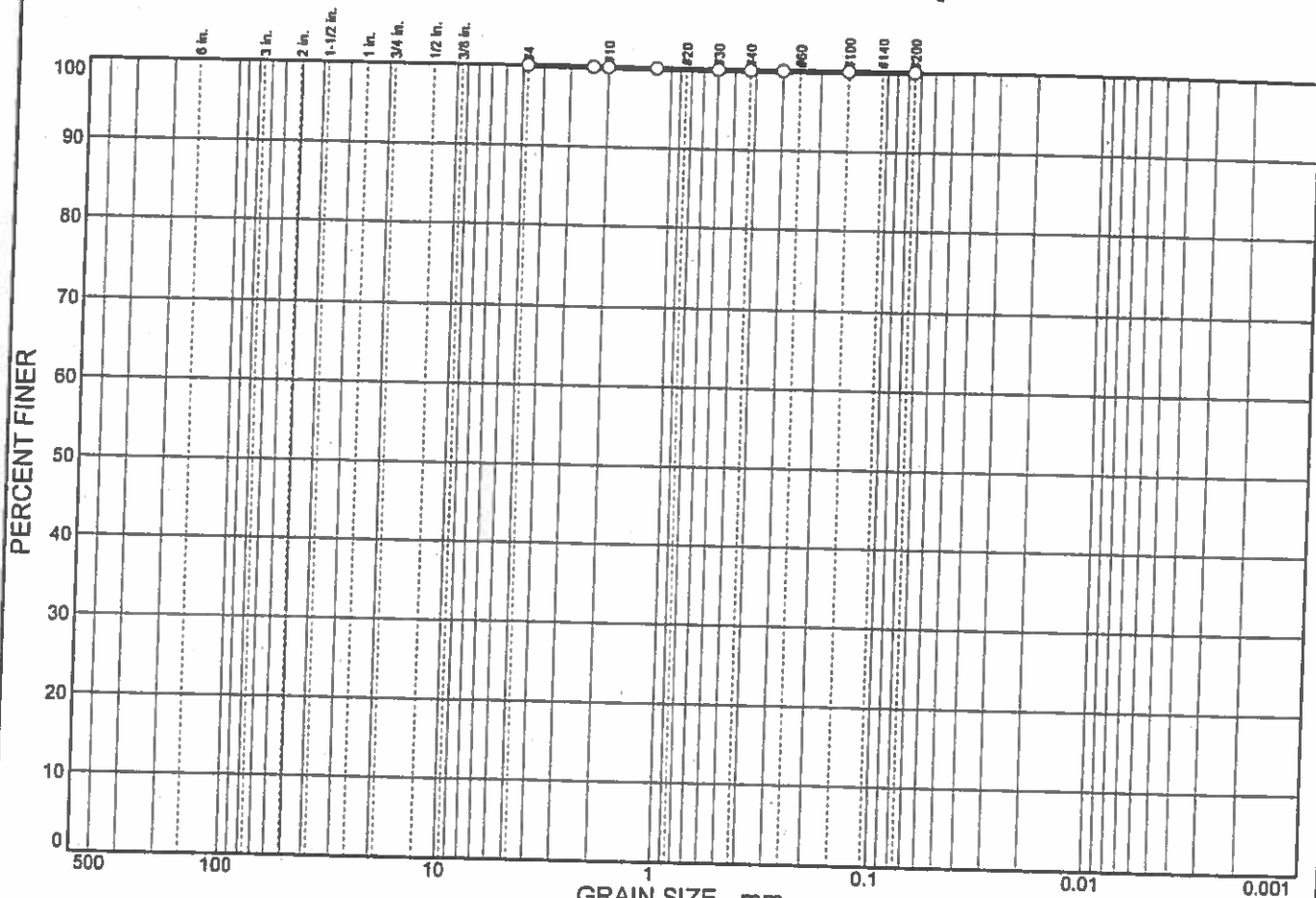
**WESTERN COLORADO
TESTING, INC.**

Client: Award Reality
Project: 2245 Colex Dr.

Project No: 212205

Figure

Particle Size Distribution Report



% COBBLES	% GRAVEL	% SAND	% SILT	% CLAY
0.0	0.0	0.0	100.0	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#4	100.0		
#8	100.0		
#10	100.0		
#16	100.0		
#30	100.0		
#40	100.0		
#50	100.0		
#100	100.0		
#200	100.0		

Material Description

Lean clay (CL)
 Plus 2000 ppm soluble sulfates
 13.7% Natural Moisture

Atterberg Limits

PL= 19 LL= 41 PI= 22

Coefficients

D₈₅= D₆₀= D₅₀=
 D₃₀= D₁₅= D₁₀=
 C_u= C_c=

Classification

USCS= CL AASHTO= A-7-6(25)

Remarks

Sampled by MB, 9-7-05
 Tested by JB, 9-12-05
 Reviewed by MB

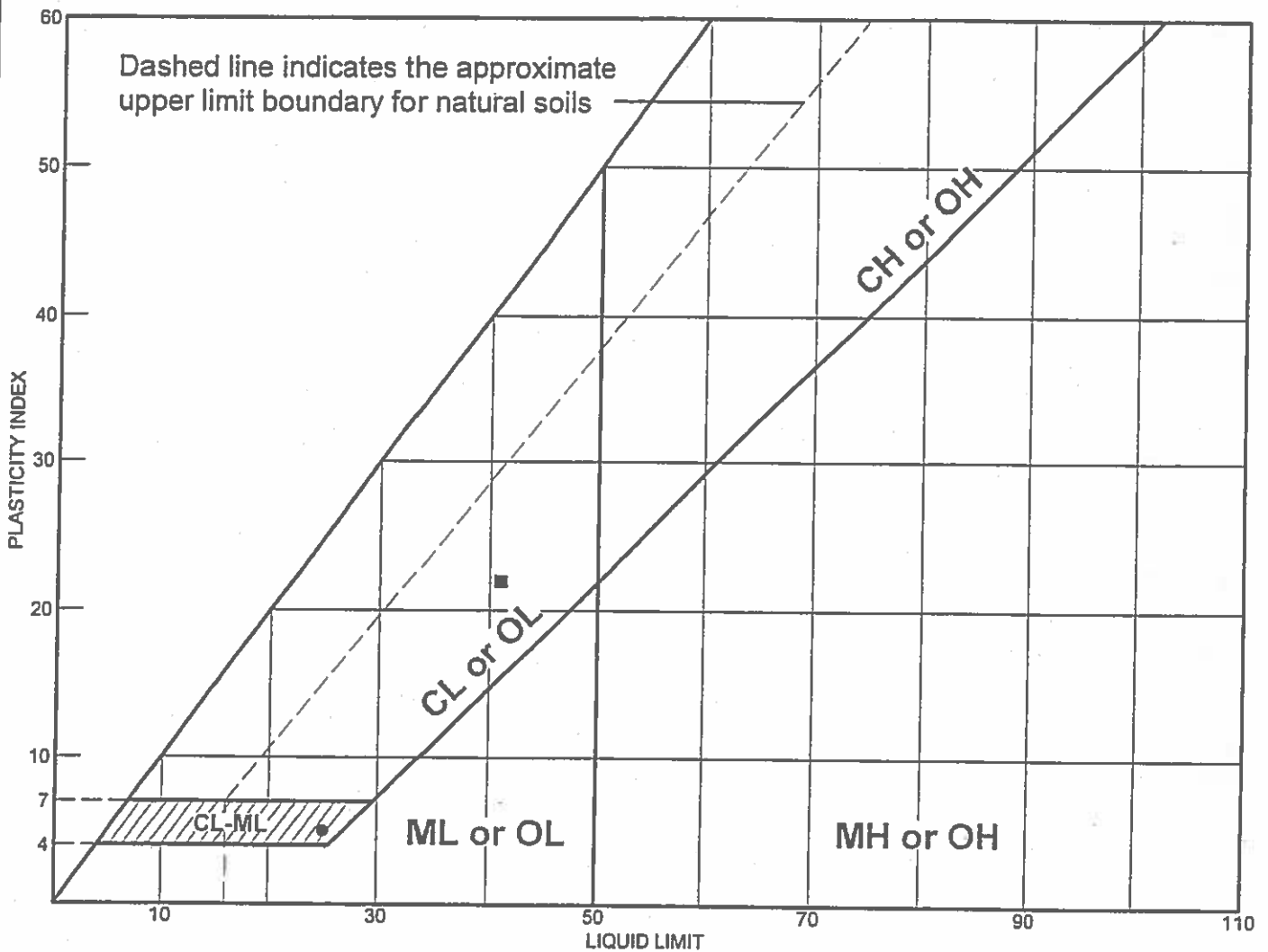
* (no specification provided)

Sample No.: 05-1033 Source of Sample: Date: 9-16-05
 Location: TP-2, SD2 Elev./Depth: 4.0'

WESTERN COLORADO TESTING, INC.	Client: Award Reality Project: 2245 Colex Dr. Project No: 212205
---	--

Figure

LIQUID AND PLASTIC LIMITS TEST REPORT



MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
● Clay, Silty (CL-ML) 10.4% Natural Moisture	25	20	5	100	95	CL-ML
■ Lean clay (CL) Plus 2000 ppm soluble sulfates	41	19	22	100	100	CL

Project No. 212205 Client: Award Reality

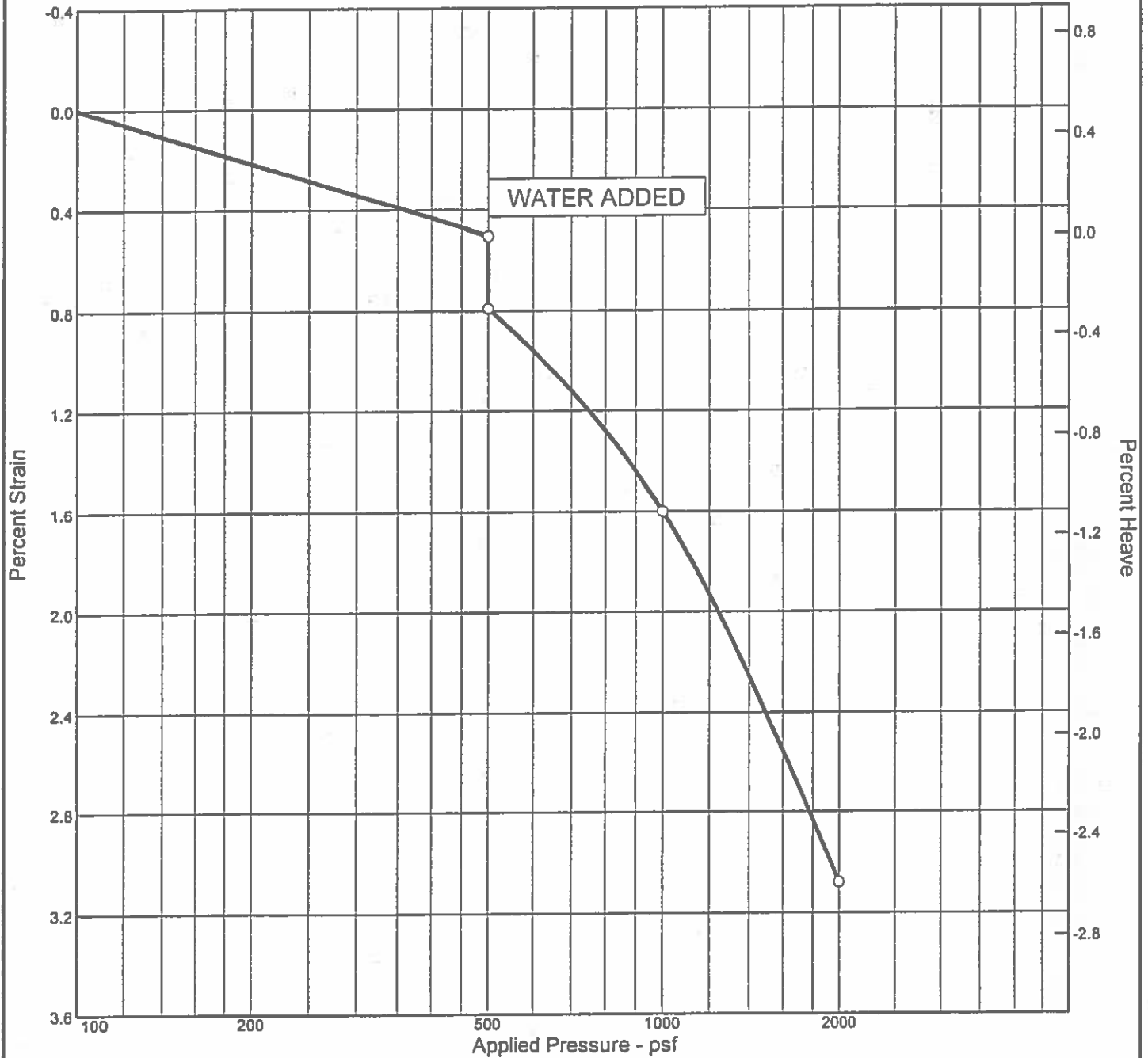
Project: 2245 Colex Dr.
2245 Colex Dr.

● Location: TP-1, SD1
■ Location: TP-2, SD2

Remarks:

- Sampled by MB, 9-7-05
Tested by LAM, 9-14-05
Reviewed by MB
- Sampled by MB, 0-7-05
Tested by JAH, 9-12-05
Reviewed by MB

CONSOLIDATION TEST REPORT

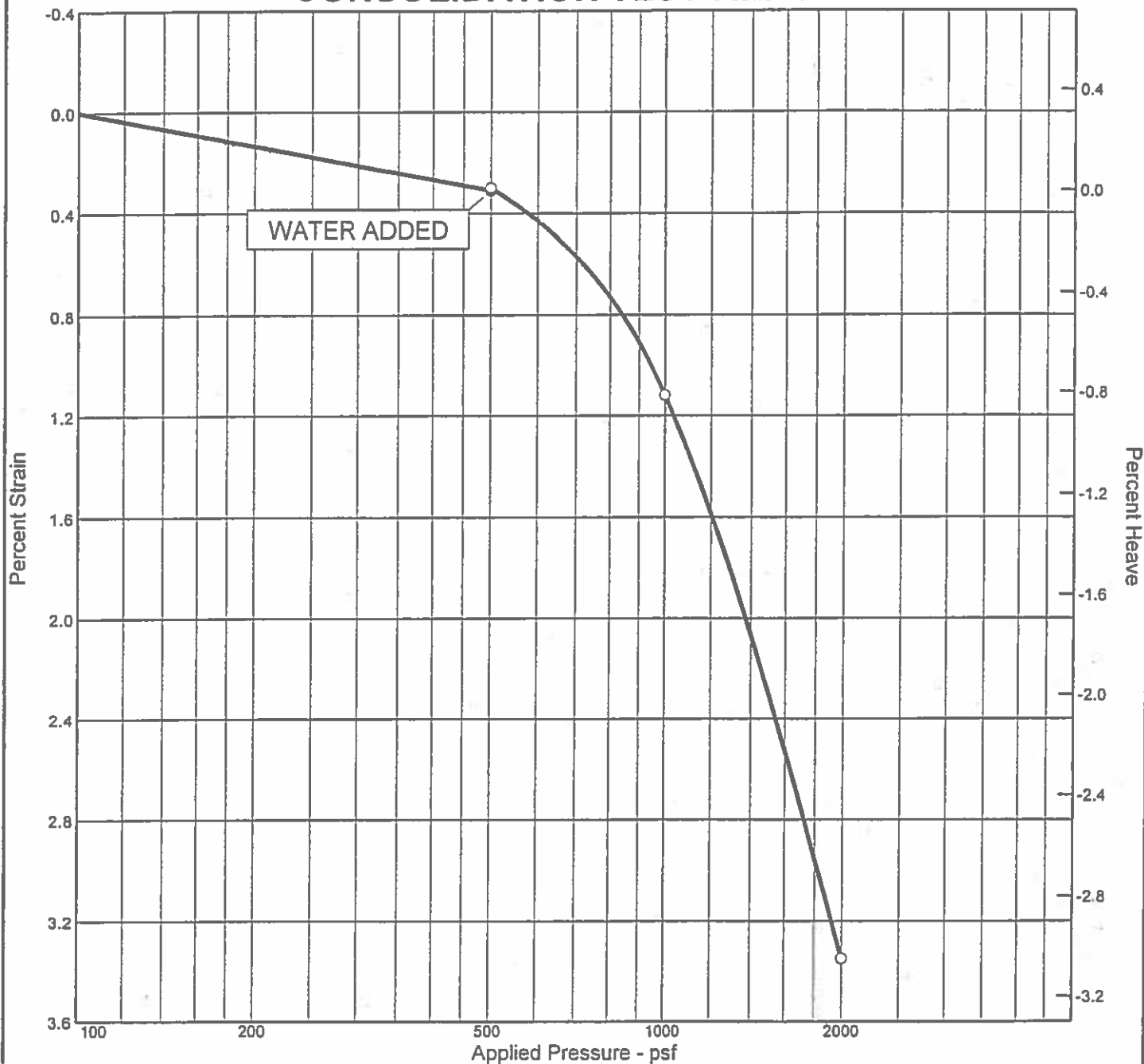


Natural		Dry Dens. (pcf)	LL	PI	Sp. Gr.	Overburden (psf)	P _c (psf)	C _c	C _r	Swell Press. (psf)	Heave %	e ₀
Sat.	Moist.											
67.8 %	17.7 %	97.8	---	---	2.65		974	0.09			-0.3	0.692

MATERIAL DESCRIPTION										USCS	AASHTO
										---	---

<p>Project No. 212205 Client: Award Reality</p> <p>Project: 2245 Colex Dr.</p> <p>Location: TP1, HD1</p>	<p>Remarks:</p> <p>Sampled by MB, 9-7-05 Tested by AH, 9-7-05 Reviewed by MB</p>
<p>CONSOLIDATION TEST REPORT</p> <p>WESTERN COLORADO TESTING, INC.</p>	
<p>Figure</p>	

CONSOLIDATION TEST REPORT



Natural		Dry Dens. (pcf)	LL	PI	Sp. Gr.	Overburden (psf)	P _c (psf)	C _c	C _r	Swell Press. (psf)	Heave %	e ₀
Sat.	Moist.											
58.8 %	16.6 %	94.6	---	---	2.65		951	0.13		507		0.749

MATERIAL DESCRIPTION	USCS	AASHTO
	---	---

Project No. 212205 Client: Award Reality Project: 2245 Colex Dr. Location: TP-2, HD1	Remarks: Sampled by MB, 9-7-05 Tested by AH, 9-7-05 Reviewed by MB
---	---



WESTERN
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INC.

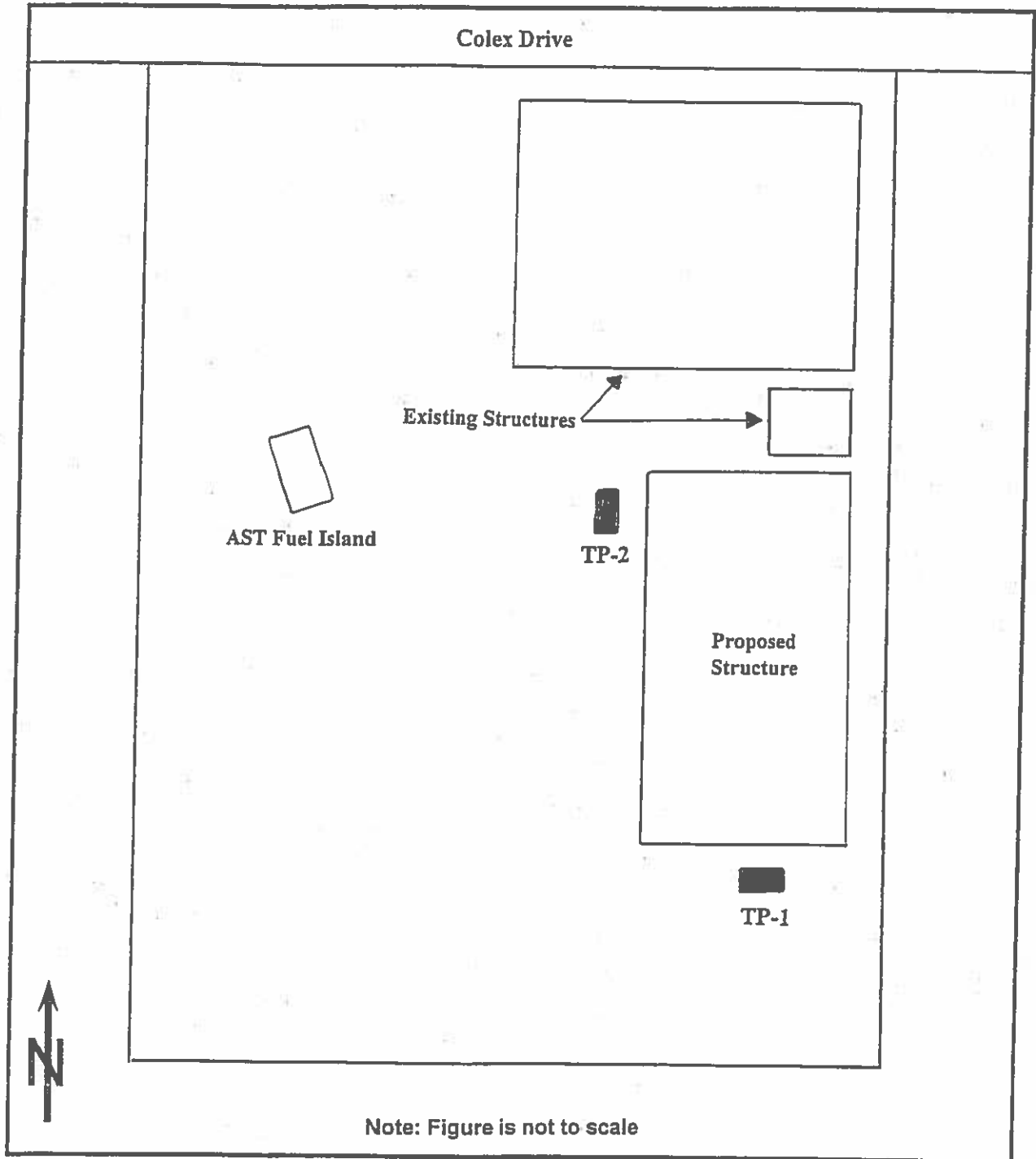


FIGURE 2
Site Plan



WESTERN
COLORADO
TESTING,
INC.

Project: 2245 Colex Drive
 Location: Grand Junction, Colorado
 Job No.: 212205 Date: 9/16/2005

TEST PIT LOG

TEST PIT NO.	LOCATION OF TEST PIT	STATION	ELEVATION	DATUM
TP-1				
WATER LEVEL OBSERVATIONS		CONTRACTOR	INSPECTOR	EQUIPMENT
0 HOUR		Hi River Const.	M. Berry	Backhoe
24 HOUR				
11.5 ft	Not Measured	TOTAL DEPTH	REMARKS	
		12.5 ft		

DEPTH FT.	SAMPLE DATA				LABORATORY DATA					DEPTH FT.
	SAMPLE NO. & TYPE	MOIST	USCS	GEOLOGIC DESCRIPTION AND REMARKS	MC (%)	DRY DENS (pcf)	PI	Swell (%)	Soluble Sulfates (ppm)	
0				GRAVEL PAVEMENT						0
				Silty CLAY (CL), brown, moist, medium stiff, abundant sulfates						
2	SD1	m	CL	SD1: Lab Classified	10.4		5			2
	HD1	m	cl		17.7	97.8		-0.3		
4	SD2	m	cl							4
6										6
8										8
10				Silty SAND (sm), brown, moist to wet, loose to medium dense						10
12										12
14										14

FIGURE



WESTERN
COLORADO
TESTING,
INC.

Project: 2245 Colex Drive
Location: Grand Junction, Colorado
Job No.: 212205 Date: 9/16/2005

TEST PIT LOG

TEST PIT NO.	LOCATION OF TEST PIT		STATION	ELEVATION	DATUM.
TP-2					
WATER LEVEL OBSERVATIONS		CONTRACTOR	INSPECTOR	EQUIPMENT	
0 HOUR		24 HOUR	TOTAL DEPTH	REMARKS	
--		Not Measured	10.0 ft		

DEPTH FT.	SAMPLE DATA				LABORATORY DATA					DEPTH FT.
	SAMPLE NO. & TYPE	MOIST	USCS	GEOLOGIC DESCRIPTION AND REMARKS	MC (%)	DRY DENS (pcf)	PI	Swall (%)	Soluble Sulfates (ppm)	
0				GRAVEL PAVEMENT						0
1.5				Silty CLAY (CL), brown, moist, medium stiff, abundant sulfates **Bulk sample collected 2 - 3.5 ft**						1.5
	SD1	m	cl							
	HD1	m	cl		16.6	94.6		0.0		
3										3
	SD2	m	CL	SD2: Lab Classified	13.7		22		> 2000	
4.5										4.5
6										6
7.5										7.5
9										9
10.5										10.5

FIGURE

Security Title Guaranty Co.



700 Belford Ave. Suite 101
Grand Junction, CO 81501
Phone: (970) 256-0071
Fax: (970) 256-9071

Thank you for giving us the opportunity to provide your closing and settlement services

DELIVERY TRANSMITTAL

DATE: October 10, 2005
FILE NO.: S0091450
PROP. ADDR.: 2245 Colex Drive, Grand Junction, CO 81505
OWNER/BUYER: / Jared Williams and Janet Williams

Below is a list of clients to whom the attached materials have been delivered. Should you have any questions regarding these materials, please contact Security Title Guaranty Co. at the above phone number.

Please review the attached materials carefully. *Informational Commitment*

Please Deliver To The Customers Listed Below:

TO: Security Title Guaranty Co.
Mesa
700 Belford Ave. Suite 101
Grand Junction, CO 81501

ATTN: Shaun Blackman
PHONE: (970) 256-0071
FAX: (970) 256-9071
E-MAIL: sblackman@stgco.com
DELIVERY:

If checked, supporting documentation enclosed

E-MAIL
NO. OF COPIES: 1

TO: Award Realty, LLC
627 24 1/2 Rd., Suite A

Grand Junction, CO 81505

ATTN: Reed Mitchell
PHONE: (970) 257-0300
FAX: (970) 257-0301
E-MAIL:
DELIVERY:

If checked, supporting documentation enclosed

DELIVER
NO. OF COPIES: 1

STANDARD
COMMITMENT FOR TITLE INSURANCE
ISSUED BY
Security Title Guaranty Co.
AS AGENT FOR
First American Title Insurance Company

INFORMATION

The Title Insurance Commitment is a legal contract between you and the company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the Policy.

The Company will give you a sample of the Policy form, if you ask.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

THIS INFORMATION IS NOT PART OF THE TITLE INSURANCE COMMITMENT. YOU SHOULD READ THE COMMITMENT VERY CAREFULLY. IF YOU HAVE ANY QUESTIONS ABOUT THE COMMITMENT PLEASE CONTACT THE ISSUING OFFICE.

AGREEMENT TO ISSUE POLICY

First American Title Insurance Company, referred to in this commitment as the Company, through its agent Security Title Guaranty Co., referred to in this Agreement as the Agent, agrees to issue a policy to you according to the terms of this commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in the Commitment have not been met within six months after the Commitment date, our obligation under this Commitment will end. Also our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

The Provisions in Schedule A.

The Requirements in Schedule B-1.

The Exceptions in Schedule B-2.

The Disclosures and Conditions contained in this Commitment.

This Commitment is not valid without SCHEDULE A and Sections 1 and 2 of SCHEDULE B attached.

CONDITIONS

1. DEFINITIONS

- (a) "Mortgage" means mortgage, deed of trust or other security instrument.
- (b) "Public Records" means title records that give constructive notice of matters affecting the title according to state law where the land is located.
- (c) "Land" means the land or condominium unit described in Schedule A and any improvements on the land which are real property.

2. LATER DEFECTS

The Exceptions in Schedule B – Section 2 may be amended to show any defects, liens or encumbrances that appear for the first time in public records or are created or attached between the Commitment Date and the date on which all of the Requirements of Schedule B – Section 1 are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

- comply with the Requirements shown in Schedule B - Section 1 or
- eliminate with our written consent any Exceptions shown in Schedule B - Section 2.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms.

DISCLOSURES

GAP PROTECTION

When this Company conducts the closing and is responsible for recording or filing the legal documents resulting from the transaction, the Company shall be responsible for all matters which appear on the record prior to such time of recording or filing.

MECHANIC'S LIEN PROTECTION

If you are a buyer of a single family residence you may request mechanic's lien coverage to be issued on your policy of insurance.

If the property being purchased has not been the subject of construction, improvements or repair in the last six months prior to the date of this commitment, the requirements will be payment of the appropriate premium and the completion of an Affidavit and Indemnity by the seller.

If the property being purchased was constructed, improved or repaired within six months prior to the date of this commitment, the requirements may involve disclosure of certain financial information, payment of premiums, and indemnity, among others.

The general requirements stated above are subject to the revision and approval of the Company.

SPECIAL TAXING DISTRICT NOTICE

The subject land may be located in a special taxing district; a certificate of taxes due listing each taxing jurisdiction shall be obtained from the county treasurer or the county treasurer's authorized agent; and information regarding special districts and the boundaries of such districts may be obtained from the board of county commissioners, the county clerk and recorder, or the county assessor.

PRIVACY PROMISE FOR CUSTOMERS

We will not reveal nonpublic personal information to any external non-affiliated organization unless we have been authorized by the customer, or are required by law.

CONSUMER DECLARATION STATEMENT

This Commitment for Title Insurance may include a Schedule B exception reference to recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate. If such reference is made, there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals or geothermal energy in the property. The referenced mineral estate may include the right to enter and use the property without the surface estate owner's permission. You may be able to obtain title insurance coverage regarding any such referenced mineral estate severance and its affect upon your ownership. Ask your title company representative for assistance with this issue.

Security Title Guaranty Co.
700 Belford Ave. Suite 101
Grand Junction, CO 81501
Phone: (970) 256-0071
Fax: (970) 256-9071

**COMMITMENT
SCHEDULE A**

Commitment No: S0091450

1. Commitment Date: September 23, 2005 at 8:00 a.m.

2. Policy or Policies to be issued:	Proposed Insured:	Policy Amount
(a) None		\$
		\$
		\$

3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date by:
Jared Williams and Janet Williams

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

Lot 3,
Davis/Boggs Subdivision,

County of Mesa,
State of Colorado.

(for informational purposes only) 2245 Colex Drive, Grand Junction, CO 81505

PREMIUM:
Owners Coverage \$ 85.00

10/10/2005 4:22:52 jso JEK

Form No. 1344-B1 (CO-88)
ALTA Plain Language Commitment

SCHEDULE B – Section 1
Requirements

The following requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or for the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Obtain a certificate of taxes due from the county treasurer or the county treasurer's authorized agent.
- d. Provide us the "Affidavit and Indemnity" signed by the parties listed in Paragraph 3, Schedule A of this Commitment and notarized.
- e. The following documents satisfactory to us must be signed, delivered and recorded:

NOTE: NON Concurrent Transaction

NOTE: IF THE SALES PRICE OF THE SUBJECT PROPERTY EXCEEDS \$100,000.00 THE SELLER SHALL BE REQUIRED TO COMPLY WITH THE DISCLOSURE OR WITHHOLDING PROVISIONS OF C.R.S. 39-22-604.5 (NONRESIDENT WITHHOLDING).

Form No. 1344-B2 (CO-88)
ALTA Plain Language Commitment

SCHEDULE B – Section 2

Exceptions

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction:

1. Taxes and Assessments not certified to the Treasurer's Office.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easements, not shown by public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the land would disclose, and which are not shown by the public records.
5. 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.
6. Any and all unpaid taxes, assessments and unredeemed tax sales.
7. Any existing leases or tenancies.
8. Any water rights or claims or title to water, in, on or under the land.
9. The right of proprietor of a vein or lode to extract or remove his ore should the same be found to penetrate or intersect the premises thereby granted as reserved in United States patent recorded July 28, 1888 in Book 11 at page 8; and any and all assignments thereof or interest therein.
10. Right of way for ditches and canals constructed by the authority of the United States, as reserved in United States Patent recorded July 28, 1888 in Book 11 at page 8.
11. Covenants, conditions and restrictions, which do not include a forfeiture or reverter clause, set forth in the instrument recorded March 10, 1982 in Book 1361 at page 173. Provisions regarding race, color, creed, and national origin, if any, are deleted.
12. Easements, notes and other matters as shown recorded Plat for SWD First Addition recorded September 10, 1981 in Plat Book 121 at page 420.
13. Easements, notes and other matters as shown on recorded Plat for Davis/Boggs Subdivision recorded in Plat Book 17 at page 273.
14. Deed of Trust from Jared Williams and Janet Williams, to the Public Trustee of Mesa County, for the benefit of Dick A. Boggs and Ada G. Boggs, securing an original principal indebtedness of \$475,000.00, and any other amounts and/or obligations dated January 7, 2005, recorded January 11, 2005 in Book 3816 at page 772.

10/10/2005 4:22:47 jso JEK

File No.: S0091450

Form No. 1344-B2 (CO-88)

ALTA Plain Language Commitment

THE UNITED STATES OF AMERICA,

Wm. Lewis
Certificate No. 51

To all to Whom these Presents shall come, GREETING:

Whereas, *Joseph A. Thompson of Mont County Colorado*

has deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at *Montrose Colorado*

whereby it appears that full payment has been made by the said

Joseph A. Thompson

according to the provisions of the Act of Congress of the 24th of April, 1880, entitled "An Act making further provision for the sale of the Public Lands," for *the south west quarter of section thirty one*

and township one North Range one west of the Meridian in Colorado containing one hundred and eighty six acres more or less

according to the Official Plat of the Survey of the said Lands, returned to the General Land Office by the Surveyor General, which said Tract has been purchased by the said *Joseph A. Thompson*

Now Know Ye, That the United States of America, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, have given and granted, and by these presents do give and grant unto the said *Joseph A. Thompson*

and to *his* heirs, the said Tract above described: To Have and to Hold the same, together with all the rights, privileges, immunities and appurtenances, of whatsoever nature, therunto belonging, unto the said

Joseph A. Thompson

and to *his* heirs and assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of Courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law.

In Testimony Whereof, I, *Grover Cleveland* President of the United States of America,

have caused these letters to be made patent, and the Seal of the General Land Office to be hereunto affixed.

Given under my hand, at the City of Washington, the *11th* day of *July*, in the year of our Lord one thousand eight hundred and *eighty eight*, and of the Independence of the United States the one hundred and *twenty eighth*.

BY THE PRESIDENT: *Grover Cleveland*

By *W. M. Stearns* Secretary.

W. Lewis Recorder of the General Land Office.



Recorded, Vol. 1 Page 122

Filed for Record the 21st day of July A. D. 1887, at Montrose Colorado.

By *Arthur P. Lamb* Deputy.

MAR 10 1982

1285251

BOOK 1361 PAGE 173

PROTECTIVE COVENANT AND RESTRICTIONS

FOR

SWD SUBDIVISION AND SWD SUBDIVISION, FIRST ADDITION

KNOW ALL MEN BY THESE PRESENTS:

That SWD Company, a Colorado Partnership, hereinafter referred to as "SWD", and Nicholas J. Sanborn and Linda M. Sanborn are the owners of all of SWD Subdivision and SWD Subdivision, First Addition, hereinafter referred to as the "real property", being desirous of subjecting said real property to certain protective restrictions, conditions, covenants and charges, all of which are hereinafter set forth, to the end that harmonious and attractive development of the property may be accomplished, and that the health, comfort, safety, convenience and general welfare of subsequent owners of the property may be promoted and safeguarded.

NOW, THEREFORE, SWD and Nicholas J. Sanborn and Linda M. Sanborn hereby makes the following declarations as to limitations, restrictions and uses to which any of the real property may be put, hereby specifying that said declarations shall constitute covenants to run with the land, or provided by law, and shall be binding upon it, its successors and assigns, and all persons claiming under it, and for the benefit of and limitation on all future owners of lots within this said real property.

ARTICLE I

DEFINITIONS

Unless the context of this document shall indicate otherwise, the hereinafter listed terms shall be deemed to be defined as follows:

- 1.1 SWD - SWD Company, a Colorado Partnership.
- 1.2 ACCO - Architectural Control Committee.
- 1.3 REAL PROPERTY AND/OR THE SUBDIVISION - SWD Subdivision and SWD Subdivision, First Addition, County of Mesa, State of Colorado.

- 1.4 LOT AND/OR SITE - A parcel of ground platted as a lot within the Subdivision.
- 1.5 FEE SIMPLE TITLE - Fee Simple Title, as used herein, shall mean fee simple title to a site.
- 1.6 OWNER - Shall mean the person or persons, entity or entities who own fee simple title to a site.

ARTICLE II

ARCHITECTURAL CONTROL COMMITTEE

2.1 The ACCO shall be composed of members appointed by SWD. The Committee shall consist of not less than three (3) nor more than five (5) members who shall serve at the pleasure of SWD. The ACCO shall meet as required to consider and approve or disapprove applications for any proposed change in the existing state of property. Said ACCO shall have and exercise all of the powers, duties and responsibilities set out in this instrument.

2.2 No building, structure, or improvements of any kind, including driveways leading to the various structures within the subdivision shall be constructed, remodeled, or altered in any fashion on any lands within the subdivision, nor any landscaping performed unless two complete sets of plans and specifications for such construction or landscaping are submitted to and approved by the ACCO prior to the commencement of such work. All applications shall be submitted to the ACCO in writing and all decisions of the ACCO shall be in writing. In the event the ACCO fails to take any action within thirty (30) days after complete architectural plans and specifications for such work have been submitted to it, then all of such submitted plans and specifications shall be deemed to be approved. Anything to the contrary notwithstanding, approval of architectural plans and specifications, which result from failure of the ACCO to act within thirty (30) days as provided in the preceding

sentence shall not be deemed as approval of any plans and specifications which would provide for any improvement in conflict with any of the express terms of this instrument.

2.3 The ACCO may adopt written construction standards, landscape standards and rules and regulations for processing of such applications.

2.4 Plans and specifications submitted hereunder shall show the nature, kind, shape, height, materials, floor plans, location, exterior color scheme, alterations, grading, drainage, erosion control and all other matters necessary for the ACCO to properly consider and make a determination thereon. The ACCO shall disapprove any plans and specifications submitted to it which are not sufficient for it to exercise the judgment required of it by these covenants.

2.5 All construction and landscaping shall be in strict compliance with the approved plans and specifications approved by the ACCO. The ACCO may require any owner to remove and redo any construction or landscaping not in compliance with the approved plans and specifications. The ACCO may, by a two-thirds vote, allow reasonable variances on such terms and conditions as it shall require, approval of such variances by adjoining property owners shall be favorably considered in any such decisions. No variance shall be allowed which is not consistent with county zoning requirements.

2.6 After approval of any proposed change, the same shall be completed with due diligence in conformity with conditions of approval. Failure to accomplish the change within one year after date of approval or to complete the change in accordance with terms of approval shall operate automatically to revoke the approval and the ACCO may require the property to be restored as nearly as possible to its previous state. The time for completion of any such work may be extended by the ACCO.

2.7 The ACCO, SWD or any owner shall not be liable in damages to any person or association submitting any plans and specifications or to any Owner by reason of any action, failure to act, approval, disapproval, or failure to approve or disapprove any such plans and specifications. Any owner submitting or causing to be submitted any plans and specifications to the ACCO agrees and covenants that he will not bring any action or suit to recover damages against the ACCO, SWD or any owner collectively, its members individually or its advisors, employees or agents.

2.8 The ACCO shall keep and safeguard for at least five (5) years complete permanent written records of all applications for approval submitted to it, including one set of all plans and specifications so submitted and of all actions of approval or disapproval and all other actions taken by it under the provisions of this instrument.

2.9 Until such time as SWD owns less than ten percent (10%) of the property within the subdivision, the right to appoint and remove all members of the ACCO shall be and is hereby vested solely in SWD unless prior to said time SWD records a declaration waiving its rights hereunder. When SWD waives or no longer has the right to appoint and remove the members of the ACCO, the remaining members of ACCO shall have the right to appoint or designate successors for ACCO. On failure of ACCO to appoint members to fill vacancies on ACCO's committee, or in the event a change in the composition of ACCO is desired, then, upon action on the part of the owners of 1/2 of the lots in the Subdivision, said vacancy may be filled or change in the composition may be accomplished.

ARTICLE III

GENERAL PROVISIONS

3.1 The provision of these protective covenants herein contained shall run with the land and shall be binding until

February 1, 2002, and shall be automatically extended for successive periods of ten (10) years, unless by vote reflected by signed document duly recorded by a majority of the then Owners, it is agreed to change or repeal said covenants in whole or in part. Any provisions violating the rule against perpetuities or the rule prohibiting unreasonable restraints on alienation shall continue and remain in full force and effect for a period of twenty-one (21) years following the death of David G. Davis or until this instrument is terminated as hereinabove provided, whichever first occurs.

3.2 Any provisions contained in this instrument may be amended or repealed, with the written consent of SWD, by recording of a written instrument or instruments specifying the amendment or the repeal, executed by SWD and by not less than fifty percent (50%) of the Owners of lots within the Subdivision, as shown by the records in the office of the Mesa County Clerk and Recorder. For the purposes of this paragraph, in calculating the ownership of the lots, SWD shall be deemed as a separate owner for each lot or portion thereof that SWD owns within the Subdivision. After SWD owns less than ten percent (10%) of the property within the Subdivision, it shall be unnecessary to receive the written consent of SWD as required by this paragraph.

3.3 Each provision of this instrument, and all provisions necessarily implied therefrom shall be deemed incorporated in each deed or other instrument of conveyance; be deemed accepted, ratified and declared as personal covenant of each Owner and binding thereon; be deemed and declared for the benefit of SWD and each Owner and shall be deemed a real covenant and an equitable servitude running as a burden with and upon the title to each parcel of land.

3.4 Each provision of this instrument shall be enforceable by SWD or any Owner by proceeding for prohibitive or mandatory injunction or suit to recover damages. If court proceedings

are instituted in connection with the rights of enforcement and remedies provided in this instrument, the prevailing party shall be entitled to recover costs and expenses, including reasonable attorney fees.

3.5 No violation or breach of this instrument, or enforcement action shall impair the lien of any mortgage, deed of trust or other lien in good faith and for value created prior to recording of lis pendens or other document by a plaintiff showing violation or breach.

3.6 Neither SWD, the ACCO, or any member, agent or employee shall be liable to any party for any action or for any action or for any failure to act with respect to any matter if the action taken or failure to act was in good faith and without malice.

3.7 Except as otherwise provided herein, this instrument shall be binding upon and inure to the benefit of SWD and each Owner and the heirs, personal representatives, successors and assigns of each.

3.8 Invalidity or unenforceability of any provision of this instrument in whole or in part shall not affect the validity or enforceability of any other provision or any valid and enforceable part of a provision of this instrument.

3.9 The captions and headings in this instrument are for convenience only and shall not be considered in construing any provisions of this instrument.

3.10 Failure to enforce any provisions of this instrument shall not operate as a waiver of any such provision of this instrument.

IN WITNESS WHEREOF, these protective covenants and restrictions for SWD Subdivision and SWD Subdivision, First Addition, are hereby adopted and made effective this ____ day of _____, 1982.

SWD COMPANY, a Colorado partnership

By Richard L. Sparkman
Partner

By Byron Wilson
Partner

Nicholas J. Sanborn
Nicholas J. Sanborn

Linda M. Sanborn
Linda M. Sanborn

STATE OF COLORADO)
) ss.
COUNTY OF M E S A)

Subscribed, sworn to and acknowledged before me this 9th day
of March, 1982, by Nicholas J. Sanborn and Linda
M. Sanborn and Richard L. Sparkman, Partner and Byron Wilson,
Partner of SWD Company, a Colorado partnership.

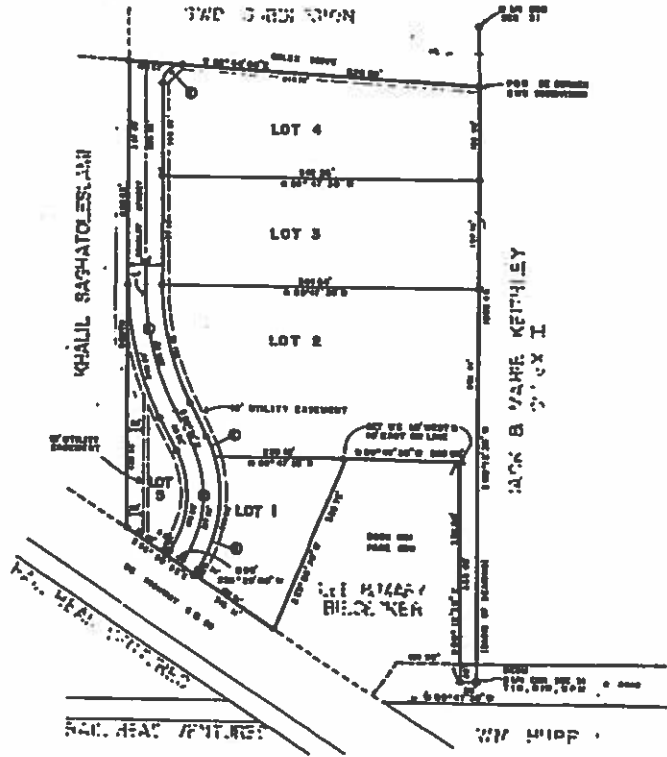
Witness my hand and official seal.

Jeannine M. Conner
Notary Public

My commission expires: 2808 North Avenue, Suite 400
Grand Junction, CO 81501
MY COMMISSION EXPIRES 9-18-83



SWD FIRST ADDITION



RESERVATION

SHOW ALL MEN BY THEIR PROPORTIONS

That the undersigned SWD Company, a Colorado General Partnership, is the owner of that real property situated in the SW 1/4 of the SW 1/4 Section 21, Township 1 North, Range 1 West of the 10th Principal Meridian, Arapahoe County, Colorado, being more particularly described as follows:

Beginning at the SE Corner of SWD Subdivision which is 666'12.30", 1970.45 feet from the found true survey corner set for the SW 1/4 corner of said Section 21, with all bearings thereon being relative to S89°12'27" on the north-south bearing line of said Section 21, 1920.00 feet to said SE Corner, thence S89°12'27", 1920.00 feet to the boundary line projected westerly of a parcel to the westerly of Lot 2111 2nd 121' of SWD, 200.00 feet to the SE Corner of said parcel; thence westerly S89°12'27", 200.00 feet along said westerly boundary line; thence S89°12'27", 200.00 feet along the westerly boundary line of said parcel; thence S89°12'27", 200.00 feet to a corner of said SWD Subdivision, thence along the south line of said SWD Subdivision S89°12'27", a distance of 616.99 feet to the point of beginning, containing 11.911 acres, more or less.

This said parcel has caused the real property to be laid out and surveyed as shown on the accompanying plat of SWD FIRST ADDITION, and the said parcel is hereby dedicated to the PUBLIC, all the streets, easements, and loads on the accompanying plat, and the real property shown are subject to the easements and burdens of the accompanying plat, as necessary for the construction and use of the streets, and the easements and burdens thereon, together with the right to run telegraph lines and power lines, and the right to use the easements and burdens thereon, and the easements and burdens thereon shall be retained to a reasonable and prudent owner.

This act of approval and installation and utilization of streets referred to above, for grading or landscaping and for street lighting or improvement shall be effected by the order of the Board of Directors, not the Board of Trustees.

In WITNESS WHEREOF, said party, said Company, has caused the same to be lawfully subscribed this _____ day of _____, 1921.

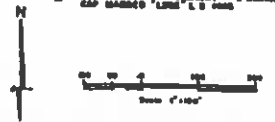
Richard L. Hartman
Richard L. Hartman, President of SWD Company

David J. Smith
David J. Smith, Secretary

CURVE DATA

Curve 1	Radius 100'	Chord 100'	Central Angle 180°
Curve 2	Radius 150'	Chord 150'	Central Angle 180°
Curve 3	Radius 200'	Chord 200'	Central Angle 180°

- NOTE** - BEARING POINT FOR ALL CURVES IS AT THE POINT OF BEGINNING OF THE CURVE.
- ALL CURVES TO BE PLACED ON YELLOW PLASTER CAP
 - ALL CURVES TO BE PLACED ON YELLOW PLASTER CAP
 - ALL CURVES TO BE PLACED ON YELLOW PLASTER CAP



Thomas B. [Signature] July 21, 1921
City Planning Commission of the County of Arapahoe, Colorado.

Approved this 20th day of August, A.D., 1921.
City Planning Commission of the County of Arapahoe, Colorado.

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

Approved this 20th day of August, A.D., 1921.
Board of County Commissioners of the County of Arapahoe, Colorado.

Thomas B. [Signature]
Chairman



STATE OF COLORADO
COUNTY OF ARAPAHOE

The foregoing instrument was acknowledged before me this _____ day of _____, 1921, by Richard L. Hartman, Secretary of SWD Company, whose name and official position is on the foregoing instrument.

Richard L. Hartman
Richard L. Hartman, Secretary of SWD Company

RECORDING OFFICER'S CERTIFICATE

I, John L. Beach, do hereby certify that the accompanying plat of SWD FIRST ADDITION, a subdivision of a part of the County of Arapahoe, has been prepared under my direction and accurately represents a valid survey of same.

John L. Beach
John L. Beach, Recording Officer
1210 Colorado

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO
COUNTY OF ARAPAHOE

I hereby certify that this instrument was filed in my office as Clerk and Recorder of the County of Arapahoe, Colorado, on this _____ day of _____, 1921, in Book _____ Page _____ recorded to File Book _____

[Signature]
Clerk and Recorder

213

WARRANTY DEED

2233409 BK 3816 PG 771
01/11/2005 03:33 PM
Janice Ward CLK/REC Mesa County, CO
RecFee \$5.00 SurChg \$1.00
DocFee \$47.50

Grantor(s):
Dick A. Boggs and Ada G. Boggs

whose address is 442 West Scenic Drive, Grand Junction, Colorado 81503

*County of Mesa, and State of

Colorado, for the consideration of
FOUR HUNDRED SEVENTY FIVE THOUSAND AND NO/100-----
-----dollars, in hand paid, hereby sell(s)
and convey(s) to:

47.50

Jared Williams and Janet Williams as Joint Tenants

whose address is 2161 Village View Court
482 Annenissa, Grand Junction, Colorado 81504

*County of Mesa, and State of Colorado, the following real

property, in the *County of Mesa, and State of Colorado, to wit:

TAX SCHEDULE NUMBER: 2701-313-13-003

Lot 3 of Davis/Boggs Subdivision,
Mesa County, Colorado

Meridian Land Title, LLC 73134

also known by the street and number as 2245 Colex Drive, Grand Junction, Colorado 81505

with all its appurtenances, and warrant(s) the title to the same, subject to:
general taxes for the year and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Section 8a (Title Review) of the Contract to Buy & Sell Real Estate relating to the above described property; distribution utility easements (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Section 8b (Matters Not Shown by the Public Records) and Section 8c (Survey Review) of the Contract to Buy & Sell Real Estate relating to the above described real property; inclusion of the Property within any special tax district; and, the benefit and burdens of any declaration and party wall agreements, if any.

Signed this 7th day of January, 2005

Dick A. Boggs
Dick A. Boggs

Ada G. Boggs
Ada G. Boggs

STATE OF COLORADO }
County of MESA } ss.

The foregoing instrument was acknowledged before me this 7th day of January 2005.

BY: Dick A. Boggs and Ada G. Boggs

My Commission expires



My Commission Expires 11/15/05
County of Mesa

Witness my hand and official seal.

[Handwritten Signature]

*If in Denver, insert "City and"

Henry Fields

②/3

223-110 BK 3816 PG 772-775
01/11/2005 03:33 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$20.00 SurChs \$1.00

The related portions of this form approved by the Colorado Real Estate Commission (TR 72-11-82)

IF THIS FORM IS USED IN A CONSUMER TRANSACTION, CONSULT LEGAL COUNSEL. THIS IS A LEGAL INSTRUMENT, IF NOT UNDERSTOOD, LEGAL, TAX OR OTHER COUNSEL SHOULD BE CONSULTED BEFORE SIGNING.

DEED OF TRUST
(Due on Transfer - Strict)

THIS DEED OF TRUST is made this 7th day of January, 2006, between Jared Williams and Janel Williams (Borrower), whose address is 2161 Villaga View Court, Grand Junction, CO 81503; and the Public Trustee of the County in which the Property (see paragraph 1) is situated (Trustee); for the benefit of Dick A. Boggs and Ada G. Boggs, as joint tenants (Lender), whose address is

442 West Scenic Drive, Grand Junction, CO 81503

Borrower and Lender covenant and agree as follows:

1. Property in Trust. Borrower, in consideration of the indebtedness herein recited and the trust herein created, hereby grants and conveys to Trustee in trust, with power of sale, the following described property located in the County of Mesa, State of Colorado: TAX SCHEDULE NUMBER: 2701-313-13-003
Lot 3 of Davis/Boggs Subdivision, Mesa County, Colorado

which has the address of 2245 Colfax Drive (Grant)
Grand Junction, Colorado 81505
(Property Address), together with all its appurtenances (Property).

2. Note; Other Obligations Secured. This Deed of Trust is given to secure to Lender:
A. the repayment of the indebtedness evidenced by Borrower's note (Note) dated January 7th, 2006, in the principal sum of FOUR HUNDRED SEVENTY FIVE THOUSAND AND NO/100 U.S. Dollars, with interest on the unpaid principal balance from January 7th, 2006, until paid, at the rate of 8.00% per annum, with principal and interest payable at 442 West Scenic Drive, Grand Junction, CO 81503 or such other place as the Lender may designate, in MONTHLY payments of THREE THOUSAND SIX HUNDRED FORTY TWO AND 30/100 Dollars (U.S. \$ 3,642.30) due on the 7th day of each MONTH beginning April 7th, 2006; such payments to continue until the entire indebtedness evidenced by said Note is fully paid; however, if not sooner paid, the entire principal amount outstanding and accrued interest thereon, shall be due and payable on: 1/7/2010

In addition to the monthly payment due hereunder, a payment of \$50,000.00 (in the form of a cashiers check) is due on or before 2/7/06. The January 7, 2010 payment is a balloon payment.

and Borrower is to pay to Lender a late charge of 12.00% of any payment not received by the Lender within 10 days after payment is due; and Borrower has the right to prepay the principal amount outstanding under said Note, in whole or in part, at any time without penalty except (NO EXCEPTIONS)

B. the payment of all other sums, with interest thereon at 18.00% per annum, disbursed by Lender in accordance with this Deed of Trust to protect the security of this Deed of Trust; and

C. the performance of the covenants and agreements of Borrower herein contained.

3. Title. Borrower covenants that Borrower owns and has the right to grant and convey the Property, and warrants title to the same, subject to general real estate taxes for the current year, easements of record or in existence, and recorded declarations, restrictions, reservations and covenants, if any, as of this date and except none other

4. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, and late charges as provided in the Note and shall perform all of Borrower's other covenants contained in the Note.

5. Application of payments. All payments received by Lender under the terms hereof shall be applied by Lender first in payment of amounts due pursuant to paragraph 23 (Escrow Funds for Taxes and Insurance), then to amounts disbursed by Lender pursuant to paragraph 9 (Protection of Lender's Security), and the balance in accordance with the terms and conditions of the Note.

6. Prior Mortgages and Deeds of Trust; Charges; Liens. Borrower shall perform all of Borrower's obligations under any prior deed of trust and any other prior liens. Borrower shall pay all taxes, assessments and other charges, fines and impositions attributable to the Property which may have or attain a priority over this Deed of Trust, and leasehold payments or ground rent, if any, in the manner set out in paragraph 23 (Escrow Funds for Taxes and Insurance) or, if not required to be paid in such manner, by Borrower making payment when due, directly to the payee thereof. Despite the foregoing, Borrower shall not be required to make payments otherwise required by this paragraph if Borrower, after notice to Lender, shall in good faith contest such obligation by, or defend enforcement of such obligation in, legal proceedings which operate to prevent the enforcement of the obligation or forfeiture of the Property or any part thereof, only upon Borrower making all such contested payments and other payments as ordered by the court to the registry of the court in which such proceedings are filed.

7. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire or hazards included within the term "extended coverage" in an amount at least equal to the lesser of (1) the insurable value of the Property or (2) an amount sufficient to pay the sums secured by this Deed of Trust as well as any prior encumbrances on the Property. All of the foregoing shall be known as "Property Insurance".

The insurance carrier providing the insurance shall be qualified to write Property Insurance in Colorado and shall be chosen by Borrower subject to Lender's right to reject the chosen carrier for reasonable cause. All insurance policies and renewals thereof shall include a standard mortgage clause in favor of Lender, and shall provide that the insurance carrier shall notify Lender at least (10) days before cancellation, termination or any material change of coverage. Insurance policies shall be furnished to Lender at or before closing. Lender shall have the right to hold the policies and renewals thereof.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Insurance proceeds shall be applied to restoration or repair of the Property damaged, provided such restoration or repair is economically feasible and the security of the Deed of Trust is not thereby impaired. If such restoration or repair is not economically feasible or if the security of the Deed of Trust would be impaired, the insurance proceeds shall be applied to the sums secured by this Deed of Trust, with the excess, if any, paid to Borrower. If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is given in accordance with paragraph 16 (Notice) by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds, at Lender's option, either to restoration or repair of the Property or to the sums secured by this Deed of Trust.

Any such application of proceeds to principal shall not extend or postpone the due date of the installments referred to in paragraphs 4 (Payment of Principal and Interest) and 23 (Escrow Funds for Taxes and Insurance) or change the amount of such installments. Notwithstanding anything herein to the contrary, if under paragraph 18 (Acceleration; Foreclosure; Other Remedies) the Property is acquired by Lender, all right, title and interest of Borrower in and to any insurance policies and in and to the proceeds thereof resulting from damage to the Property prior to the sale or acquisition shall pass to Lender to the extent of the sums secured by this Deed of Trust immediately prior to such sale or acquisition.

All of the rights of Borrower and Lender hereunder with respect to insurance carriers, insurance policies and insurance proceeds are subject to the rights of any holder of a prior deed of trust with respect to said insurance carriers, policies and proceeds.

8. Preservation and Maintenance of Property. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Deed of Trust is on a leasehold. Borrower shall perform all of Borrower's obligations under any declarations, covenants, by-laws, rules, or other documents governing the use, ownership or occupancy of the Property.

9. Protection of Lender's Security. Except when Borrower has exercised Borrower's rights under paragraph 6 above, if the Borrower fails to perform the covenants and agreements contained in this Deed of Trust, or if a default occurs in a prior lien, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, with notice to Borrower if required by law, may make such appearances, disburse such sums and take such action as is necessary to protect Lender's interest, including, but not limited to, disbursement of reasonable attorney's fees and entry upon the Property to make repairs. Borrower hereby assigns to Lender any right Borrower may have by reason of any prior encumbrance on the Property or by law or otherwise to cure any default under said prior encumbrance.

Any amounts disbursed by Lender pursuant to this paragraph 9, with interest thereon, shall become additional indebtedness of Borrower secured by this Deed of Trust. Such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof, and Lender may bring suit to collect any amounts so disbursed plus interest specified in paragraph 2B (Note; Other Obligations Secured). Nothing contained in this paragraph 9 shall require Lender to incur any expense or take any action hereunder.

10. Inspection. Lender may make or cause to be made reasonable entries upon and inspection of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefore related to Lender's interest in the Property.

11. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender as herein provided. However, all of the rights of Borrower and Lender hereunder with respect to such proceeds are subject to the rights of any holder of a prior deed of trust.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Deed of Trust, with the excess, if any, paid to Borrower. In the event of a partial taking of the Property, the proceeds remaining after taking out any part of the award due any prior lien holder (net award) shall be divided between Lender and Borrower, in the same ratio as the amount of the sums secured by this Deed of Trust immediately prior to the date of taking bears to Borrower's equity in the Property immediately prior to the date of taking. Borrower's equity in the Property means the fair market value of the Property less the amount of sums secured by both this Deed of Trust and all prior liens (except taxes) that are to receive any of the award, all at the value immediately prior to the date of taking.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemner offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date such notice is given, Lender is authorized to collect and apply the proceeds, at Lender's option, either to restoration or repair of the Property or to the sums secured by this Deed of Trust.

Any such application of proceeds to principal shall not extend or postpone the due date of the installments referred to in paragraphs 4 (Payment of Principal and Interest) and 23 (Escrow Funds for Taxes and Insurance) nor change the amount of such installments.

12. Borrower Not Released. Extension of the time for payment or modification of amortization of the sums secured by this Deed of Trust granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower, nor Borrower's successors in interest, from the original terms of this Deed of Trust. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Deed of Trust by reason of any demand made by the original Borrower nor Borrower's successors in interest.

13. Forbearance by Lender Not a Waiver. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by law, shall not be a waiver or preclude the exercise of any such right or remedy.

14. Remedies Cumulative. Each remedy provided in the Note and this Deed of Trust is distinct from and cumulative to all other rights or remedies under the Note and this Deed of Trust or afforded by law or equity, and may be exercised concurrently, independently or successively.

15. Successors and Assigns Bound; Joint and Several Liability; Captions. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 24 (Transfer of the Property; Assumption). All covenants and agreements of Borrower shall be joint and several. The captions and headings of the paragraphs in this Deed of Trust are for convenience only and are not to be used to interpret or define the provisions hereof.

16. Notice. Except for any notice required by law to be given in another manner, (a) any notice to Borrower provided for in this Deed of Trust shall be in writing and shall be given and be effective upon (1) delivery to Borrower or (2) mailing such notice by first-class U.S. mail, addressed to Borrower at Borrower's address stated herein or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be in writing and shall be given and be effective upon (1) delivery to Lender or (2) mailing such notice by first-class U.S. mail, to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Deed of Trust shall be deemed to have been given to Borrower or Lender when given in any manner designated herein.

17. Governing Law; Severability. The Note and this Deed of Trust shall be governed by the law of Colorado. In the event that any provision or clause of this Deed of Trust or the Note conflicts with the law, such conflict shall not affect other provisions of this Deed of Trust or the note which can be given effect without the conflicting provision, and to this end the provisions of the Deed of Trust and Note are declared to be severable.

Continued on next page.

18. Acceleration; Foreclosure; Other Remedies. Except as provided in paragraph 24 (Transfer of the Property; Assumption), upon Borrower's breach of any covenant or agreement of Borrower in this Deed of Trust, or upon any default in a prior lien upon the Property, (unless Borrower has exercised Borrower's rights under paragraph 6 above), at Lender's option, all of the sums secured by this Deed of Trust shall be immediately due and payable (Acceleration). To exercise this option, Lender may invoke the power of sale and any other remedies permitted by law. Lender shall be entitled to collect all reasonable costs and expenses incurred in pursuing the remedies provided in this Deed of Trust, including, but not limited to, reasonable attorney's fees.

If Lender invokes the power of sale, Lender shall give written notice to Trustee of such election. Trustee shall give such notice to Borrower of Borrower's rights as is provided by law. Trustee shall record a copy of such notice as required by law. Trustee shall advertise the time and place of the sale of the Property, for not less than four weeks in a newspaper of general circulation in each county in which the Property is situated, and shall mail copies of such notice of sale to Borrower and other persons as prescribed by law. After the lapse of such time as may be required by law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder for cash at the time and place (which may be on the Property or any part thereof as permitted by law) in one or more parcels as Trustee may think best and in such order as Trustee may determine. Lender or Lender's designee may purchase the Property at any sale. It shall not be obligatory upon the purchaser at any such sale to see to the application of the purchase money.

Trustee shall apply the proceeds of the sale in the following order: (a) to all reasonable costs and expenses of the sale, including, but not limited to, reasonable Trustee's and attorney's fees and costs of title evidence; (b) to all sums secured by this Deed of Trust; and (c) the excess, if any, to the person or persons legally entitled thereto.

19. Borrower's Right to Cure Default. Whenever foreclosure is commenced for nonpayment of any sums due hereunder, the owners of the Property or parties liable hereon shall be entitled to cure said defaults by paying all delinquent principal and interest payments due as of the date of cure, costs, expenses, late charges, attorney's fees and other fees all in the manner provided by law. Upon such payment, this Deed of Trust and the obligations secured hereby shall remain in full force and effect as though no Acceleration has occurred, and the foreclosure proceedings shall be discontinued.

20. Assignment of Rents; Appointment of Receiver; Lender in Possession. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property; however, Borrower shall, prior to Acceleration under paragraph 18 (Acceleration Foreclosure; Other Remedies) or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Lender or the holder of Trustee's certificate of purchase shall be entitled to a receiver for the Property after Acceleration under paragraph 18 (Acceleration; Foreclosure; Other Remedies), and shall also be so entitled during the time covered by foreclosure proceedings and the period of redemption, if any; and shall be entitled thereto as a matter of right without regard to the solvency or insolvency of Borrower or of the then owner of the Property, and without regard to the value thereof. Such receiver may be appointed by any Court of competent jurisdiction upon ex parte application and without notice—notice being hereby expressly waived.

Upon Acceleration under paragraph 18 (Acceleration; Foreclosure; Other Remedies) or abandonment of the Property, Lender, in person, by agent or by judicially-appointed receiver, shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be applied, first, to payment of the costs of preservation and management of the Property, second, to payments due upon prior liens, and then to the sums secured by this Deed of Trust. Lender and the receiver shall be liable to account only for those rents received.

21. Release. Upon payment of all sums secured by this Deed of Trust, Lender shall cause Trustee to release this Deed of Trust and shall produce for Trustee the Note. Borrower shall pay all costs of recordation and shall pay the statutory Trustee's fees. If Lender shall not produce the Note as aforesaid, then Lender, upon notice in accordance with paragraph 6 (Notice) from Borrower to Lender, shall obtain, at Lender's expense, and file any lost instrument bond required by Trustee or pay the cost thereof to effect the release of this deed of Trust.

22. Waiver of Exemptions. Borrower hereby waives all right of homestead and any other exemption in the Property under state or federal law presently existing or hereafter enacted.

23. Escrow Funds for Taxes and Insurance. This paragraph 23 is not applicable if Funds as defined below are being paid pursuant to a prior encumbrance. Subject to applicable law, Borrower shall pay to Lender, on each day installments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein referred to as "Funds") equal to $\frac{\text{N/A}}{\text{N/A}}$ of the yearly taxes and assessments which may attain priority over this Deed of Trust, plus $\frac{\text{N/A}}{\text{N/A}}$ of yearly premium installments for Property Insurance, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof, taking into account any excess Funds not used or shortages.

The principal of the Funds shall be held in a separate account by the Lender in trust for the benefit of the Borrower and deposited in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency. Lender shall apply the Funds to pay said taxes, assessments and insurance premiums. Lender may not charge for so holding and applying in the Funds, analyzing said account or verifying and compiling said assessments and bills. Lender shall not be required to pay Borrower any interest or earning on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by the Deed of Trust.

If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments and insurance premiums as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency within 30 days from the date notice is given in accordance with paragraph 16 (Notice) by Lender to Borrower requesting payment thereof.

Upon payment in full of all sums secured by this Deed of Trust, Lender shall simultaneously refund to Borrower any Funds held by Lender. If under paragraph 18 (Acceleration; Foreclosure; Other Remedies) the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, whichever occurs first, any Funds held by Lender at the time of application as a credit against the sums secured by this Deed of Trust.

24. Transfer of the Property; Assumption. The following events shall be referred to herein as a "Transfer": (i) A transfer or conveyance of title (or any portion thereof, legal or equitable) of the property (or any part thereof or interest therein), (ii) the execution of a contract or agreement creating a right to title (or any portion thereof, legal or equitable) in the Property (or any part thereof or interest therein), (iii) or an agreement granting a possessory right in the Property (or any portion thereof), in excess of three (3) years, (iv) a sale or transfer of, or the execution of a contract or agreement creating a right to acquire or receive, more than fifty percent (50%) of the controlling interest or more than fifty percent (50%) of the beneficial interest in the Borrower, (v) the reorganization, liquidation or dissolution of the Borrower. Not to be included as a Transfer are (i) the creation of a lien or encumbrance subordinate to this Deed of Trust, (ii) the creation of a purchase money security interest for household appliances, or (iii) a transfer by devise, descent or by operation of the law upon the death of a joint tenant. At the election of Lender, in the event of each and every Transfer.

(a) All sums secured by this Deed of Trust shall become immediately due and payable (Acceleration).

(b) If a Transfer occurs and should Lender not exercise Lender's option pursuant to this paragraph 24 to Accelerate, Transferee shall be deemed to have assumed all of the obligations of Borrower under this Deed of Trust including all sums secured hereby whether of not the instrument evidencing such conveyance, contract or grant expressly so provides. This covenant shall run with the Property and remain in full force and effect until said sums are paid in full. The Lender may without notice to the Borrower deal with Transferee in the same manner as with the Borrower with reference to said sums including the payment or credit to Transferee of undisbursed reserve Funds on payment in full of said sums, without in any way altering or discharging the Borrower's liability hereunder for the obligations hereby secured.

(c) Should Lender not elect to Accelerate upon the occurrence of such Transfer then, subject to (b) above, the mere fact of a lapse of time or the acceptance of payment subsequent to any of such events, whether or not Lender has actual or constructive notice of such Transfer, shall not be deemed a waiver of Lender's right to make such election nor shall Lender be estopped therefrom by virtue thereof. The issuance on behalf of the Lender of a routine statement showing the status of the loan, whether or not Lender has actual or constructive notice of such Transfer, shall not be a waiver or estoppel of Lender's said rights.

25. Borrower's Copy. Borrower acknowledges receipt of a copy of the Note and this Deed of Trust.

Continued on next page.

EXECUTED BY BORROWER

IF BORROWER IS NATURAL PERSON(s):

Jared Williams

Janet Williams

doing business as

IF BORROWER IS CORPORATION:

ATTEST

Name of Corporation

by

(SEAL)

IF BORROWER IS PARTNERSHIP:

Name of Partnership

by

STATE OF COLORADO

COUNTY OF MEBA

st.

The foregoing instrument was acknowledged before me this 7th day of January

2005, by Jared Williams

Janet Williams

Witness my hand and official seal.

My commission expires:

11/2/05



My Commission Expires 11/02/06
County of Mesa

Henry Potts

Address

* If a natural person or persons, list the name(s) of each person(s). If a corporation, list, for example "John Doe as President and Jane Doe as Secretary of Doe & Co., a Colorado corporation." If a partnership, list, for example, "Jane Smith as general partner in and for Smith & Smith, a general partnership."



Storm Water Construction Permit Application

Permit Number _____

Date Submitted _____

Final Stabilization Date

COMMUNITY DEVELOPMENT DEPARTMENT

250 N. 5TH STREET GRAND JUNCTION, COLORADO 81501

GENERAL INFORMATION (970) 244-1430 (FAX) 970-256-4031 www.gjcity.org

A Storm Water Construction Permit is required for all land disturbance activities equal to or greater than one (1) acre OR for land disturbance activities less than one (1) acre that are part of a larger common plan of development or sale that would disturb one (1) acre or more.

NOTE: This permit is separate from any permits required by the Colorado Department of Public Health and Environment (CDPHE), Water Quality Control Division under the Colorado Discharge Permit System.

(1) Project Information:

Project Name: <u>Links Transportation Office</u>	City Project Number: <u>FP-2005-312</u>
Address/Location: <u>2245 Colex Drive</u>	Current Mesa County Assessor's Tax Parcel Number: <u>2701-313-13-003</u>
Existing Land Use: <u>Trucking yard</u>	Proposed Land Use: <u>Office/Warehouse/Trucking Yard</u>

(2) Contact Information:

(a) Project Owner: Jared and Janet Williams

Contact Person: <u>Jared Williams</u>	Company: <u>Links Freight Management</u>
Address: <u>2161 Village View Ct.</u>	
Phone: <u>970-255-8100</u>	Email: <u>jaredw@piratetk.com</u>
Fax: <u>970-255-8105</u>	Mobile: _____ Pager: _____

(b) Contractor (Site contact familiar with project)

Contact Person: <u>Reed Mitchell</u>	Company: <u>Award Investment</u>
Address: <u>627 24 1/2 Road Suite A Grand Junction, CO 81505</u>	
Phone: <u>970-257-0300</u>	Email: <u>ReedMitch@aol.com</u>
Fax: <u>970-257-0301</u>	Mobile: _____ Pager: _____

(c) Other:

Contact Person: <u>Bill Balaz</u>	Company: <u>Balaz & Associates Inc.</u>
Address: <u>2527 Foresight Circle Grand Junction</u>	
Phone: <u>970-263-9733</u>	Email: <u>bbgj@acsol.net</u>
Fax: <u>970-263-9736</u>	Mobile: _____ Pager: _____

(3) Construction Site Operator (Permittee):

Name: (Print)	Check One: <input type="checkbox"/> Phone; <input type="checkbox"/> Mobile; <input type="checkbox"/> Pager:	Number: _____
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(4) List, in addition to the permittee, any site personnel along with their contact information, who will have authority to make modifications to the Construction Stormwater Management Plan (CSWMP):

Name:	Check One: <input type="checkbox"/> Phone; <input type="checkbox"/> Mobile; <input type="checkbox"/> Pager:	Number: _____
Name:	Check One: <input type="checkbox"/> Phone; <input type="checkbox"/> Mobile; <input type="checkbox"/> Pager:	Number: _____
Name:	Check One: <input type="checkbox"/> Phone; <input type="checkbox"/> Mobile; <input type="checkbox"/> Pager:	Number: _____

(5) Project Information:

Total area of project (acres): <u>2.26</u>	Area of project to undergo disturbance (acres): <u>1.20</u>	Total disturbed area of larger common plan or development or sale if applicable (acres): _____
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(6) Nature of Construction Activities:

Check the appropriate box(es) or provide a brief description that indicates the general nature of the construction activities. (The full description of activities and construction phases must be included in the Construction Storm Water Management Plan.) Single Family Residential Multi-Family Residential Commercial / Industrial
 Utility Highway / Road Other (describe): _____

Brief Description of Project:

Office/Warehouse/Trucking Yard

(7) Project Schedule:

Expected project start date: _____	Expected project completion date: _____	Expected final stabilization date: _____
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(8) Acknowledgement Certificate:

By signing below, I hereby apply for a City of Grand Junction Storm Water Construction Permit for the aforementioned property and certify that I agree to follow this permit including but not limited to applicable conditions in the Storm Water Management Manual (SWMM) and the project-specific Construction Storm Water Management Plan (CSWMP).

Signature of Legally Responsible Person (submission must include original signature)

3/2/06
Date Signed

JARED WILLIAMS
Name (printed)

OWNER
Title

*** FOR OFFICE USE ONLY ***

CDPHE Stormwater Discharge Permit Received: <input type="checkbox"/> No <input type="checkbox"/> Yes, _____ date received; Permit No. _____	City Approval: _____ Date: _____
Stormwater Management Plan (CSWMP) and drawings received: <input type="checkbox"/> No <input type="checkbox"/> Yes, _____ date received	Total Performance Security collected: \$ _____ Date Paid: _____ Method of Payment: _____
Sediment/Erosion Control Plan Sheet Drawings Received: <input type="checkbox"/> No <input type="checkbox"/> Yes, _____ date received;	File Number: _____ Security date of expiration: _____ DIA period of performance: _____



Janice Ward
 Clerk and Recorder
 544 Rood Ave
 Grand Junction, CO 81501
 (970)-244-1679



Print Date:
 12/18/2006 1:24:11 PM

Transaction #: 6502
 Receipt #: 2006005896
 Cashier Date: 12/18/2006 1:26:53 PM

Mailing Address:
 P.O.BOX 20,000-5007
 Grand Junction, CO 81502
 (970)-244-1679

www.mesacounty.us

Customer Information	Transaction Information	Payment Summary
(CITYOFGJ) CITY OF GRAND JCT-COM DEVEL 250 NORTH 5TH STREET GRAND JUNCTION, CO 81501 Escrow Balance: \$53.00	DateReceived: 12/18/2006 Source Code: Over The Counter ENV Return Code:(hanging folders) Trans Type: Recording	Total Fees \$32.00 Total Payments \$32.00

1 Payments	
CHECK	\$32.00

2 Recorded Items	
(EASEMENT) EASEMENT	<i>BK/PG: 4317/241 Reception Number:2354086 Date:12/18/2006 1:26:51 PM From: To:</i>
Recording @ \$5 per page \$1 Surcharge	3 \$16.00
(EASEMENT) EASEMENT	<i>BK/PG: 4317/244 Reception Number:2354087 Date:12/18/2006 1:26:51 PM From: To:</i>
Recording @ \$5 per page \$1 Surcharge	3 \$16.00

0 Search Items

0 Miscellaneous Items

GRANT OF EASEMENT

Jared Williams and Janet Williams, Grantors, for Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, grant and convey to **The City of Grand Junction, a Colorado home rule municipality**, Grantee, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, a Perpetual Drainage Easement for the installation, operation, maintenance, repair and replacement of drainage facilities and appurtenances related thereto, on, along, over, under, through and across the following described parcel of land, to wit:

A parcel of land being a portion of Lot 3 of Davis/Boggs Subdivision, a replat of Lots 3 and 4 of SWD First Addition as recorded in Plat Book 17 at Page 273 of the Mesa County records, situated in the southeast 1/4 of the southwest 1/4 of Section 31, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Beginning at the southwest corner of said Lot 3, the basis of bearing being N00°01'50"W along the west line of said Lot 3;
thence N00°01'50"W a distance of 113.18 feet;
thence S74°34'55"E a distance of 71.74 feet;
thence S41°18'31"E a distance of 21.08 feet;
thence S10°29'16"E a distance of 79.93 feet to the south line of said Lot 3;
thence N89°48'41"W a distance of 97.57 feet to the Point of Beginning.
Said strip of land contains 8,947 square feet more or less.

said tract of land contains 16,740 s.f. as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right of perpetual ingress and egress for workers and equipment to survey, improve, maintain, operate, repair, replace, control and use said Easement, and to remove objects interfering therewith, including the trimming of trees and bushes as may be required to permit the operation of standard drainage construction and repair machinery, subject to the terms and conditions contained herein.

1. Grantors shall have the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with and which will not interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantors hereby covenant with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structure or any other item or fixture which may be detrimental to the facilities of Grantee or which may act to impede or prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.
2. Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using commonly accepted standards and techniques. Grantee shall repair, replace and restore, within a reasonable time and at Grantee's sole cost and expense, any and all damages to the Easement area or to Grantors' adjoining property which may be caused by Grantee's utilization of the Easement and the rights herein conveyed.
3. Grantors hereby covenant with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant this Easement; that they will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

2:28:38 PM
7/18/2006
H:\CD\Williams Colex Drainage Easement.doc

Executed and delivered this 13th day of DECEMBER, 2006.



Jared Williams



Janet Williams

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 13th day of DECEMBER, 2006, by Jared Williams and Janet Williams

My commission expires 1/3/2010.
Witness my hand and official seal

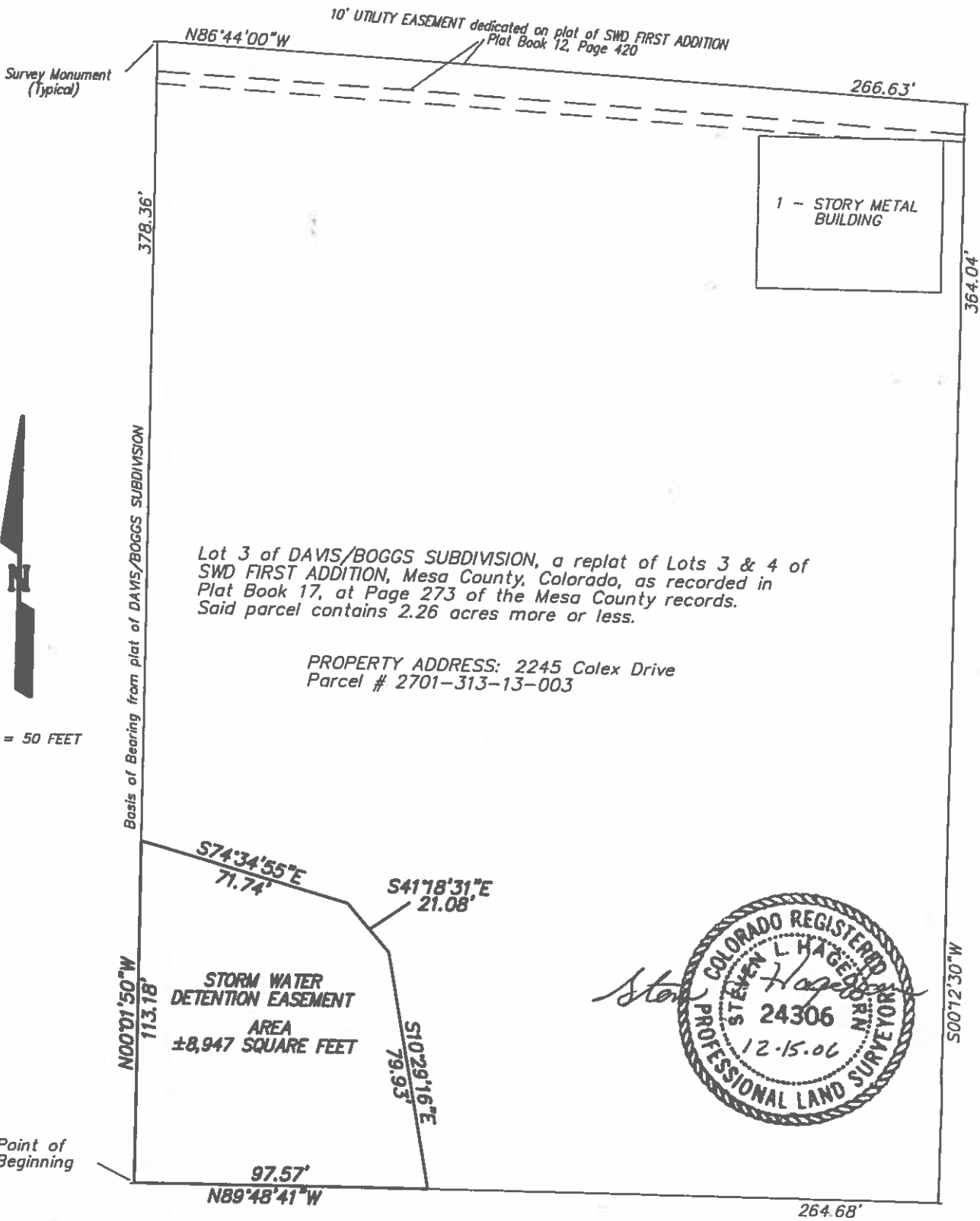


Notary Public



EXHIBIT A

COLEX DRIVE



1 - STORY METAL BUILDING

Lot 3 of DAVIS/BOGGS SUBDIVISION, a replat of Lots 3 & 4 of SWD FIRST ADDITION, Mesa County, Colorado, as recorded in Plat Book 17, at Page 273 of the Mesa County records. Said parcel contains 2.26 acres more or less.

PROPERTY ADDRESS: 2245 Colex Drive
Parcel # 2701-313-13-003

1 INCH = 50 FEET



S0072'30"W

Planning \$ <u>N/A</u>	Drainage \$ <u>N/A</u>
TCP \$ <u>8,971.75</u>	School Impact \$ <u>N/A</u>

PERMIT NO.
FILE # <u>SPR-2005-312</u>

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2245 Colex Drive

TAX SCHEDULE NO. 2701-313-13-003

SUBDIVISION Davis/Boggs

SQ. FT. OF EXISTING BLDG(S) 3280

FILING _____ BLK _____ LOT 3

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 80~~00~~¹⁷

OWNER Jared & Janet Williams

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION

ADDRESS 2161 Village View Ct.

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
 CONSTRUCTION

CITY/STATE/ZIP Grand Junction, CO 81506

USE OF ALL EXISTING BLDG(S) Office/Truck shop

APPLICANT Jared Williams

ADDRESS 2161 Village View Ct.

DESCRIPTION OF WORK & INTENDED USE: Addition of
 office/warehouse/truck shop capacity

CITY/STATE/ZIP Grand Junction, CO 81506

TELEPHONE 970-255-8100

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>I-1, LIGHT INDUSTRIAL</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	PARKING REQUIREMENT: <u>33 SPACES REQ.</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>PER APPROVED SITE + LANDSCAPING PLANS. WILL NEED TO RECORD MULTI-PURPOSE EASEMENT PRIOR TO CERT. OF OCCUPANCY.</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	

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

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

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

Applicant's Signature Jared Williams

Date 4/5/06

Department Approval Jared D. Peterson

Date 4-5-06

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u> </u>
Utility Accounting <u>Kate Celsberry</u>	Date <u>4/6/06</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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

EXHIBIT B

COLEX DRIVE

10' UTILITY EASEMENT dedicated on plat of SMO FIRST ADDITION
Plat Book 12, Page 420

Point of Beginning

N86°44'00"W

14.02'

S86°44'00"E

378.36'

234.04'

266.63'

1 - STORY METAL BUILDING

80.0'

80.0'

6.4'

N89°56'48"E

25.81'

S86°56'53"E

6.68'

12.5'

364.04'

500°12'30"W

Lot 3 of DAVIS/BOGGS SUBDIVISION, a replat of Lots 3 & 4 of SMO FIRST ADDITION, Mesa County, Colorado, as recorded in Plat Book 17, at Page 273 of the Mesa County records. Said parcel contains 2.26 acres more or less.

tax Schedule #
address

Basis of Bearing from plat of DAVIS/BOGGS SUBDIVISION

500°01'50"E

1 INCH = 80 FEET



Survey Monument (Typical)

N89°48'41"W

264.68'

GRANT OF MULTI-PURPOSE EASEMENT

Jared Williams and Janet Williams, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed, and by these presents do hereby grant and convey to the **City of Grand Junction, a Colorado home rule municipality**, Grantee, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, a Perpetual Multi-Purpose Easement for the use and benefit of Grantee and for the use and benefit of the Public Utilities, as approved by Grantee, as a perpetual easement for the installation, operation, maintenance, repair and replacement of utilities and appurtenances related thereto, as approved by Grantee, including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, storm sewers and storm water drainage facilities, water lines, telephone lines, and also for the installation, operation maintenance, repair and replacement of traffic control facilities, street lighting, landscaping, trees and grade structures, as approved by Grantee, on, along, over, under, through and across the following described parcel of land, to wit:

A 14-foot multi-purpose easement Dedicated to the City of Grand Junction, County of Mesa, State of Colorado, more particularly described as:

A strip of land along the north line of Lot 3 of Davis/Boggs Subdivision, a replat of Lots 3 and 4 of SWD First Addition as recorded in Plat Book 17 at Page 273 of the Mesa County records, situated in the southeast 1/4 of the southwest 1/4 of Section 31, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Beginning at the northwest corner of said Lot 3, the basis of bearing being S00°01'50"E along the west line of said Lot 3;
thence S00°01'50"E a distance of 14.02 feet;
thence S86°44'00"E a distance of 234.04 feet;
thence N89°56'49"E a distance of 25.81 feet;
thence S86°55'53"E a distance of 6.68 feet to the east line of said Lot 3;
thence N00°12'30"E a distance of 12.50 feet to the northeast corner of said Lot 3;
thence N86°44'00"W along the north line of said Lot 3 a distance of 266.63 feet to the Point of Beginning.

Said strip of land contains 3,708 square feet more or less as described herein and depicted on "Exhibit A" attached hereto and incorporated herein by reference.

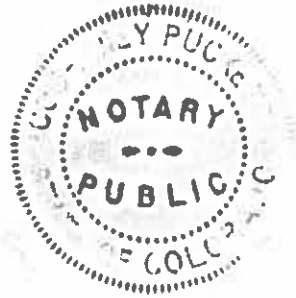
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right of ingress and egress for workers and equipment to survey, maintain, operate, repair, replace, control and use said Easement, and to remove objects interfering therewith, including the trimming of trees and bushes as may be required to permit the operation of standard utility construction and repair machinery, the said Grantors hereby covenanting with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structures or any other item or fixture which might be detrimental to the facilities of Grantee and/or the Public Utilities or which might act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area, the said Grantors hereby further covenanting with Grantee that Grantors have good title to the aforescribed premises; they have good and lawful right to grant this Easement; that they will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 13 day of Dec, 2006.

Jared Williams

Janet Williams
JANET WILLIAMS
118 Ouray Ave, Grand Junction, Colorado 81501

The foregoing legal description was prepared by Steven L. Hagedorn, Colorado P.L.S. 24306, 118 Ouray Ave, Grand Junction, Colorado 81501



State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 13TH day of DECEMBER, 2006, by Jared Williams and Janet Williams

My commission expires 1/3/2010.
Witness my hand and official seal.

Carly R. [Signature]

Notary Public

EXHIBIT A

COLEX DRIVE

Point of Beginning

10' UTILITY EASEMENT dedicated on plat of SWD FIRST ADDITION
Plat Book 12, Page 420

14.02'

N88°44'00"W

3,708 Square Feet

266.63'

S86°44'00"E

234.04'

12.5'

N89°56'49"E
25.81'
F.F. = 4533.60

S86°55'53"E
6.68'

1 - STORY METAL BUILDING

50.0'

60.0'

6.4'

MOBILE OFFICE

20'

14'

364.04'

378.36'

Basis of Bearing from plat of DAVIS/BOGGS SUBDIVISION

S00°01'50"E

S00°12'30"W

Lot 3 of DAVIS/BOGGS SUBDIVISION, a replat of Lots 3 & 4 of SWD FIRST ADDITION, Mesa County, Colorado, as recorded in Plat Book 17, at Page 273 of the Mesa County records. Said parcel contains 2.26 acres more or less.

PROPERTY ADDRESS: 2245 Colex Drive
Parcel # 2701-313-13-003



N89°48'41"W

264.68'

Survey Monument
(Typical)

1 INCH = 50 FEET





**CITY OF GRAND JUNCTION
 MAJOR SITE PLAN REVIEW**

FOR)	ADMINISTRATIVE DECISION
)	APPROVING
Jared Williams & Janet Williams)	
2161 Village View Court)	File# SPR-2005-312
Grand Junction, CO 81506)	

An application has been submitted by Jared Williams & Janet Williams requesting a Major Site Plan Review to develop an 8,017 sq. ft. office/warehouse/shop building to be located at 2245 Colex Drive (Lot 3, Davis Boggs Subdivision). The property is currently zoned I-1, Light Industrial Zoning District. The application was considered administratively by the City of Grand Junction Community Development Department on April 5, 2006. After considering all pertinent data, the Administrator **APPROVES** the Major Site Plan Review upon finding that the proposal complies with all applicable sections of the Grand Junction Zoning & Development Code. The Major Site Plan Review approval is subject to the following conditions:

1. Developer is responsible for contacting the City of Grand Junction and requesting a final inspection of all on/off - site improvements upon completion, prior to occupancy of the building(s). Occupancy shall not be allowed until all required improvements have been installed or guaranteed with a Development Improvements Agreement (DIA).
2. All applicable Building Permits are required to be obtained through the Mesa County Building Dept.
3. All landscaping must be maintained in a healthy manner. Should any of the plantings die or become unhealthy for any reason, they must be replaced.
4. Recordation of 14' Multi-Purpose Easement required prior to Certificate of Occupancy.

All uses which are subject to a Major Site Plan Review must commence construction within six (6) months of the date of approval. If a building permit is obtained within six (6) months, the approval shall be valid for as long as the building permit remains valid. Failure to develop or establish such use accordingly shall constitute sufficient basis to revoke this approval.



Scott D. Peterson
Senior Planner

Date: April 5, 2006

Attachment: Approved Site Plan (2)
cc w/att: Kent Marsh, City Development Engineer

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY, USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE. IF LEGAL EXCEEDS ½ OF A TYPED PAGE, PLEASE PROVIDE AN ELECTRONIC COPY OF THE LEGAL DESCRIPTION. A DISC, CD, OR E-MAIL ARE ACCEPTABLE FORMS FOR THE ELECTRONIC LEGAL DESCRIPTION.

LOT 3 DAVIS/BOGGS SUBDIVISION SEC31 1N 1W - 2.26AC

EXHIBIT B

COLEX DRIVE

Point of Beginning

10' UTILITY EASEMENT dedicated on plat of SMD FIRST ADDITION
Plat Book 12, Page 420

N86°44'00"N

14.02'

256.63'

S86°44'00"E

234.04'

12.5'

N89°56'49"E
25.81'

S86°55'53"E
6.68'

1 - STORY METAL BUILDING

80.0'

80.0'

6.4'

378.36'

364.04'

Basis of Bearing from plat of DAVIS/BOGGS SUBDIVISION

S00°01'50"E

S00°12'30"W

N89°48'41"W

264.68'

Survey Monument
(Typical)

Lot 3 of DAVIS/BOGGS SUBDIVISION, a replat of Lots 3 & 4 of SMD FIRST ADDITION, Mesa County, Colorado, as recorded in Plat Book 17, at Page 273 of the Mesa County records. Said parcel contains 2.26 acres more or less.



1 INCH = 50 FEET

DAVIS/BOGGS SUBDIVISION

A REPLAT OF LOTS 3 & 4 SWD FIRST ADDITION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Jim D. Davis, Evelyn K. Davis, Dick A. Boggs and Ada S. Boggs are the owners of this real property as described in Book 1824 at Page 367, Book 2316 at Page 730 and Book 2653 at Page 243 of the records of the Mesa County Clerk and Recorder's Office, situated in SE 1/4 SW 1/4 of Section 31, Township 1 North, Range 1 West of the 11th Meridian, Mesa County Colorado, being more particularly described as follows: Lot 3 and Lot 4 SWD First Addition, as recorded in Plat Book 12 at Page 420, of the records of Mesa County, Colorado.

That said owners have caused the said real property to be laid out and surveyed as Davis/Boggs Subdivision, a land division of a part of the County of Mesa, in the State of Colorado.

That all expenses for street paving or the installation of utilities referred to the above, shall be furnished by the seller or purchaser, not by the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 10th day of February, A.D. 2000

Jim D. Davis
Jim D. Davis

Evelyn K. Davis
Evelyn K. Davis

Dick A. Boggs
Dick A. Boggs

Ada S. Boggs
Ada S. Boggs

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 10th day of February, A.D. 2000 by Jim D. Davis, Evelyn K. Davis, Dick A. Boggs and Ada S. Boggs.

Witness my hand and official seal: *Michael W. Driscoll* Notary Public

Address: *711 Grand Ave. Grand Junction, CO*

My commission expires: *11-12-2001*

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Accepted this 10th day of February, A.D. 2000

Gene Linsay
Mayor

David Van Dyke
City Manager

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at _____ o'clock P.M. this _____ day of February, A.D. 2000, and is duly recorded in Plat Book No. _____ at page _____
Reception No. *1911-88* Fees \$_____ Drawn No. _____

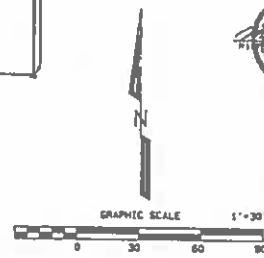
Clerk and Recorder

SURVEYOR'S STATEMENT

I, Michael W. Driscoll, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking; that no title search was made by me to determine ownership, easements or right-of-ways recorded or unrecorded, except as shown herein.



2-9-00
Date

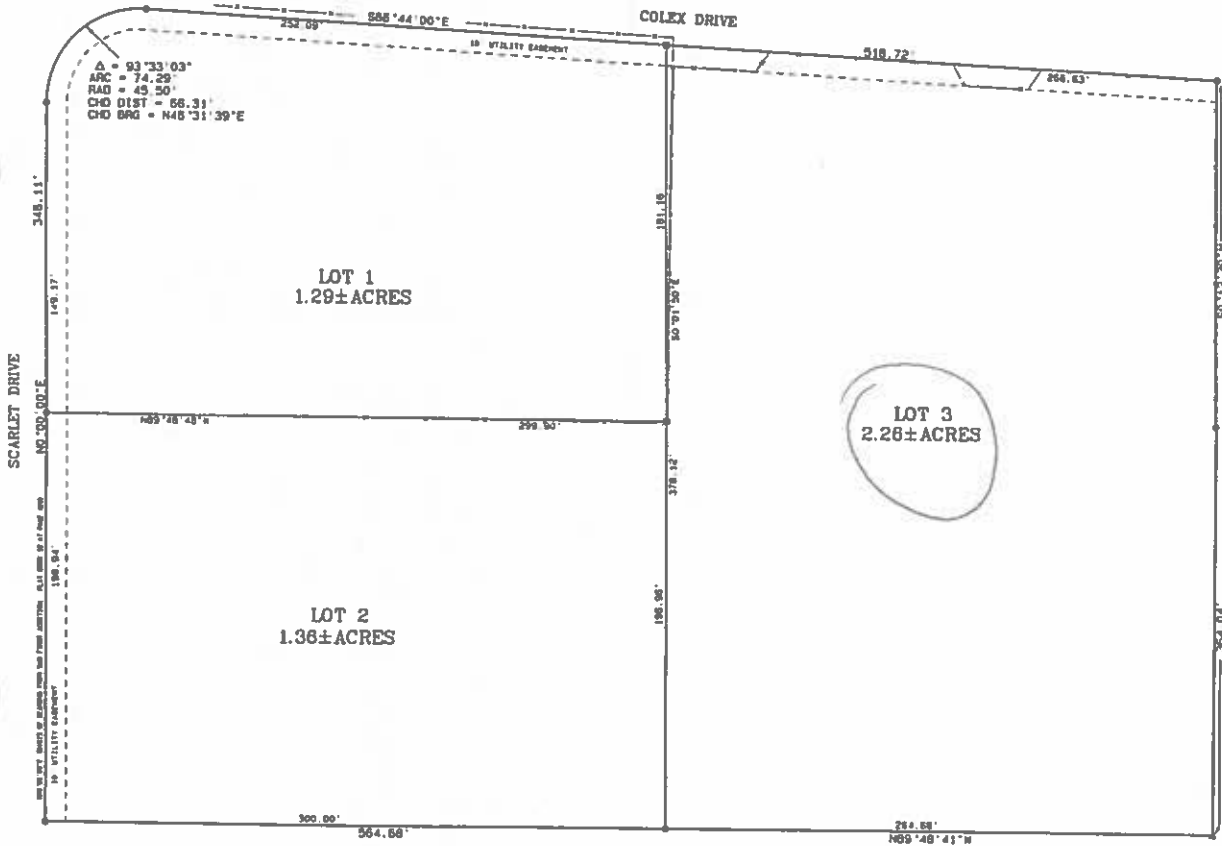


LEGEND

- SET #5 REBAR W 2" ALUM CAP STAMPED D H SURVEYS LS 20677
- ▲ PD #5 REBAR W 2" ALUM CAP STAMPED D H SURVEYS LS 20677
- PD #5 REBAR W 2" ALUM CAP STAMPED THOMPSON LANGFORD COMP. PLS 19400
- PD #5 REBAR W 1" S" / YELLOW PLASTIC CAP (ILLEGIBLE)
- PD BENT #5 REBAR NO CAP
- FENCE LINE

AREA SUMMARY

LOTS 1 THRU 4 = 4.912 ACRES ± 100E



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

DAVIS/BOGGS SUBDIVISION
LOCATED IN THE
SE 1/4 SW 1/4 SEC 31, T1N, R1W, U.M.

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed by: <i>A. VP</i>	Checked by: <i>H. W. D.</i>	Job No: 519-95-01
Drawn by: <i>THOMEL</i>	Date: FEBRUARY 2000	Sheet: 1 OF 1

2245 Colex Drive

Redline

Airport Zones

- AIRPORT ROAD
- CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY

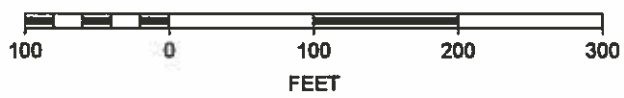
Zoom in for Noise Contors

ZONING

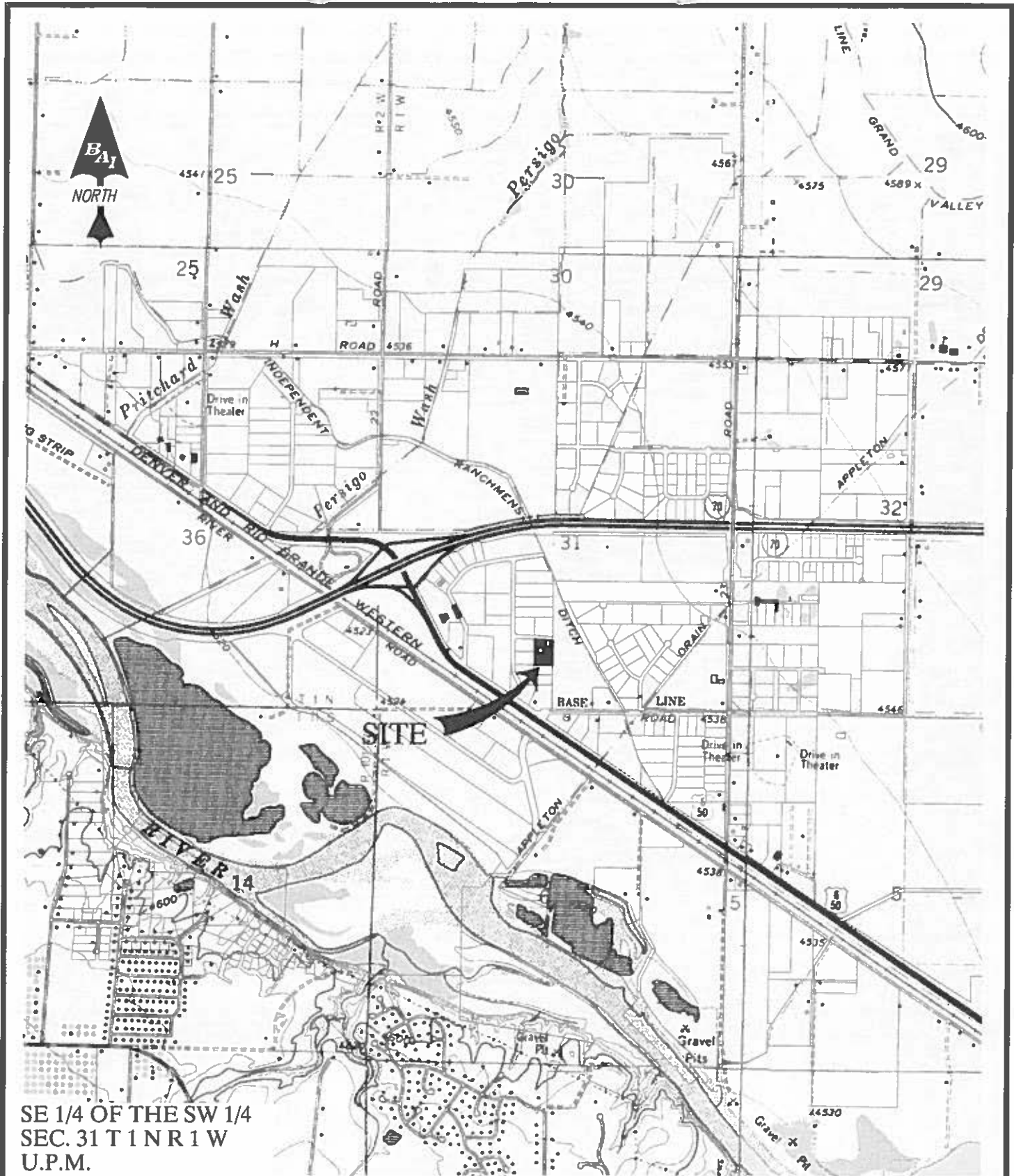
[White Box]	RSF-R
[Light Yellow Box]	RSF-E
[Yellow Box]	RSF-1
[Light Orange Box]	RSF-2
[Orange Box]	RSF-4
[Dark Orange Box]	RMF-5
[Brown-Orange Box]	RMF-8
[Brown Box]	RMF-12
[Dark Brown Box]	DME-12



SCALE 1 : 1,609



-I-1
-2.26



SE 1/4 OF THE SW 1/4
 SEC. 31 T 1 N R 1 W
 U.P.M.

REVISED:
 DATE: 12/20/05
 DRAWN BY: CJA
 ENGINEER: CJA
 CHECKED BY: WPB

LINKS TRANS. OFFICE. BLDG.
 LINKS FREIGHT MANAGEMENT
 SITE MAP
 GRAND JUNCTION COLORADO

Balaz & Associates, Inc.
 2527 FORESIGHT CIR.
 Grand Junction, CO 81505
 Telp: 970-263-9733 Fax: 970-263-9736

FIGURE
 1