

Planning \$ <u>10.00</u>	Drainage \$ <u>No change</u>
TCP \$ <u>No change</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>N/A</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

*shop no wash bay
4 office 4 emp
2 bathroom*

15460-11740

BUILDING ADDRESS 800 Hwy 50

TAX SCHEDULE NO. 2945-261-15-007

SUBDIVISION ORCHARD MESA HEIGHTS

SQ. FT. OF EXISTING BLDG(S) 5774

FILING O.M. HHS BLK 20 LOT PT of 27-28
ALL OF 29-38 + 40'
OF 38 ON N

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

OWNER BRAD HUMPHREY

MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE N/A AFTER N/A
CONSTRUCTION

ADDRESS 800 Hwy 50

NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 2
CONSTRUCTION

CITY/STATE/ZIP GRAND JUNCTION CO. 81503

USE OF ALL EXISTING BLDG(S) OFFICE/SHOP/STORAGE

APPLICANT DAVID KNESTIS

Request final inspection @ completion-

ADDRESS 2506 1/2 Mt. Sopris Dr

DESCRIPTION OF WORK & INTENDED USE:

CITY/STATE/ZIP GRAND JUNCTION CO.

*1. appraisal value = 175,000
Mesa CO = 178,000*

TELEPHONE 970-260-4727

2. cost of remodel = new bldg \$216,000

damage = \$83,800

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>C-1</u> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 2.0</u>	<i>Section - 3.8 B.5 - (Pat Cecl)</i> LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u> <i>(just keep existing)</i> PARKING REQUIREMENT: <u>no change</u> SPECIAL CONDITIONS: <u>Same bldg foot-print & square footage - damage less than 50% per appraisal dated 12/28/05</u>
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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 David Knestis

Date 1-9-06

Department Approval Kerrie Edwards APA

Date 1-10-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>replacing burnt bldg w/ office + shop</u>
Utility Accounting <u>CMC</u>			Date <u>1/10/06</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)

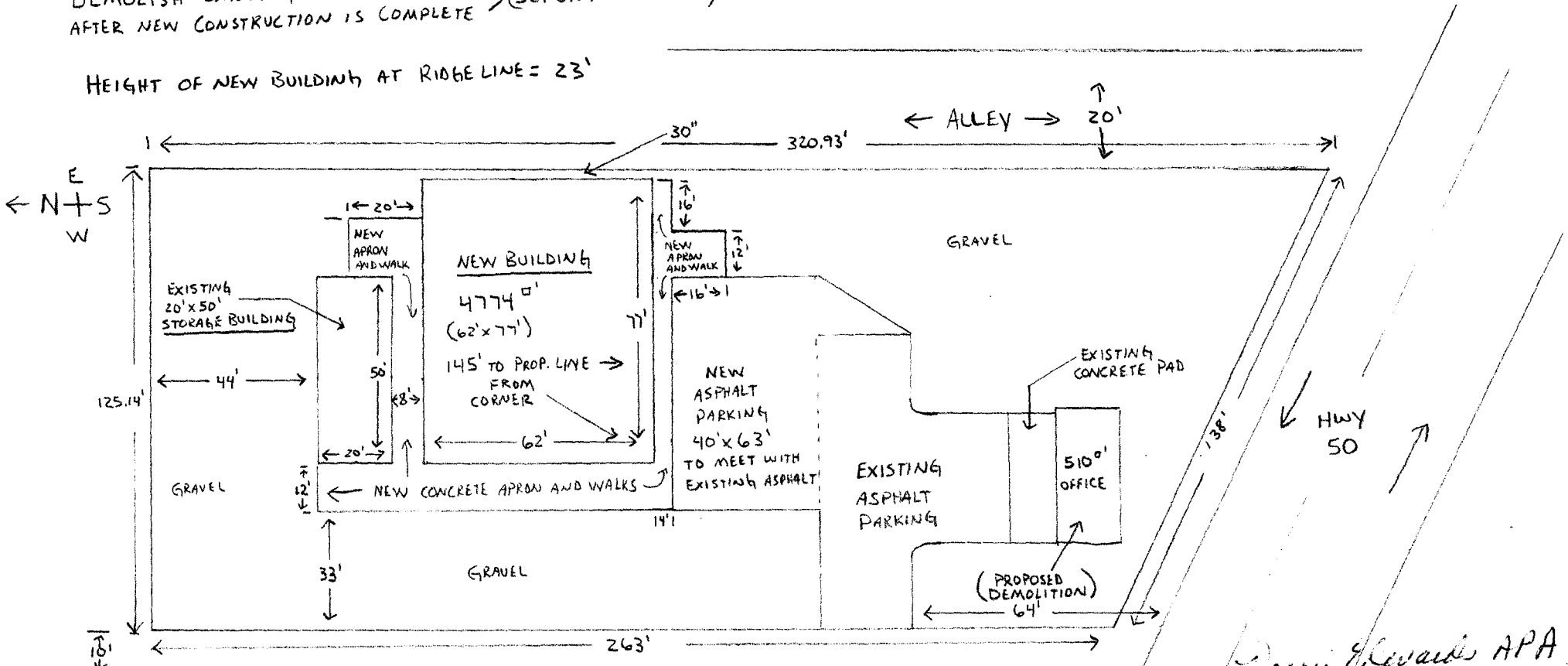
SCOPE OF WORK:

DEMOLISH 4275^{sq} FIRE DAMAGED BUILDING -
 CONSTRUCT NEW BUILDING 4774^{sq} WITH
 ADDITIONAL ASPHALT PARKING, APRONS
 AND WALKWAYS AROUND BUILDING

DEMOLISH EXISTING 510^{sq} OFFICE (SEPERATE PERMIT)
 AFTER NEW CONSTRUCTION IS COMPLETE

HUMPHREY RV AND TRAILER
 800 HWY 50
 GRAND JUNCTION CO. 81503
 970-256-7338

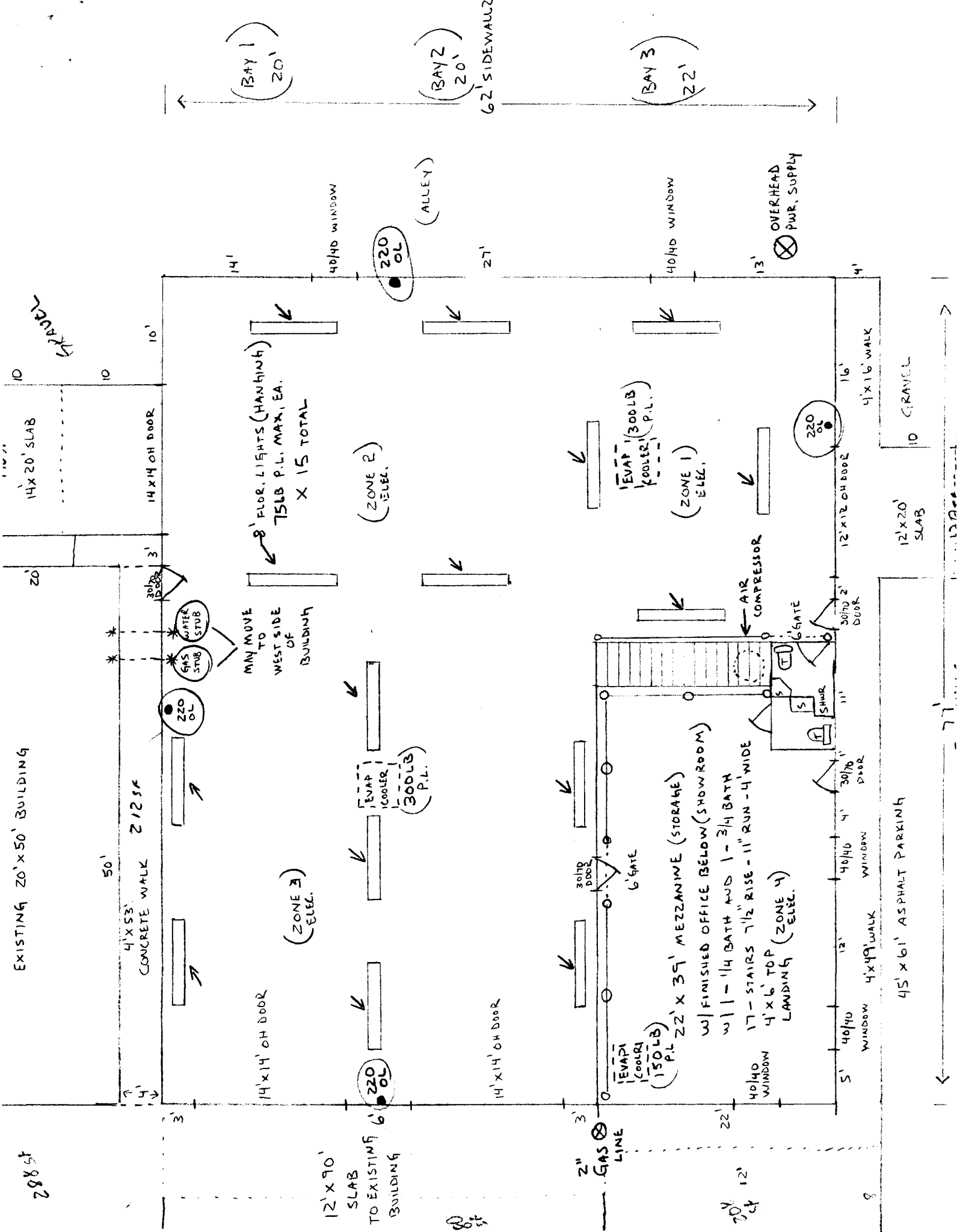
HEIGHT OF NEW BUILDING AT RIDGE LINE = 23'



- SITE PLAN -

SCALE 1/2" = 20' 1 40' 1

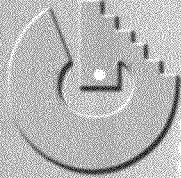
ACCEPTED *Carrie Edwards* APA 1/10/06
 ANY CHANGE OF SPECIFICATIONS MUST BE
 APPROVED BY THE APPLICANT'S ATTORNEY
 BEFORE ANY CONSTRUCTION BEGINS
 RESPECTFULLY,
 LOCKED UP AND KEYS TURNED IN
 AND PROPERTY SECURED



2882

80

9



EARLY CONCEPT DRAWING © COPYRIGHT GOLD SEAL BUILDINGS

TM



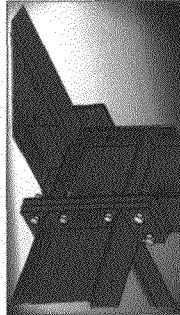
THIS CONCEPT RENDERING MAY SHOW ITEMS NOT PROVIDED BY THE MANUFACTURER OR NOT APPROVED BY YOUR LOCAL BUILDING DEPT. i.e.: openings, colors, exterior finishes and accessories, etc. Only the items listed as included on the building manufacturers quote or purchase order have been included in the quote price. Actual final engineering design is per manufacturers standards and procedures.

**AISC QUALIFIED
ENGINEER CERTIFIED**



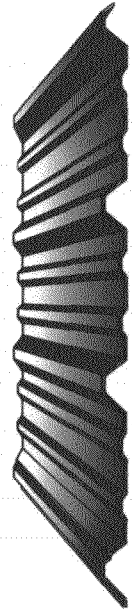
CUSTOMER PROTECTION

**50 KSI MINIMUM
YIELD STRENGTH**



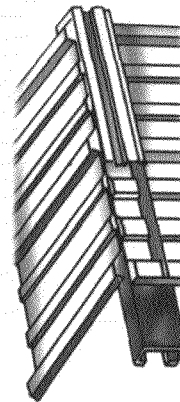
INDUSTRY STANDARD IS 36 KSI

**25 YEAR PAINT WARRANTY
ON WALL PANELS**



26 GA. WITH PURLIN BEARING LEG

**DELUXE TRIM PACKAGE &
WEATHER CLOSURE PACKAGE**



FULLY TRIMMED OPENINGS

ARNIE BUTLER & COMPANY

FIRE DAMAGE ANALYSIS
ON THE
HUMPHREY RV & TRAILER
SHOP BUILDING
800 U. S. HIGHWAY NO. 50
GRAND JUNCTION, COLORADO

APPRAISED FOR:

Mr. Brad R. Humphrey
Humphrey RV and Trailer
800 U. S. Highway No. 50
Grand Junction, Colorado 81503

DATE OF VALUE:

December 28, 2005

APPRAISED BY:

ARNIE BUTLER & COMPANY
R. Arnold Butler, MAI
300 Main Street, Suite 301
Grand Junction, Colorado 81501

ARNIE BUTLER & COMPANY
GRAND JUNCTION, COLORADO

ARNIE BUTLER & COMPANY

300 Main Street, Suite 301
Grand Junction, Colorado 81501
Phone: 970-241-2716
Facsimile: 970-241-5653

R. Arnold Butler, MAI
Certified General Appraiser
Licensed in Colorado and Utah
e-mail-arnie@wic.net

Melinda Schminke
Licensed Appraiser
Kori S. B. Satterfield
Appraisal Associate

January 2, 2006

Mr. Brad R. Humphrey
800 U. S. Highway No. 50
Grand Junction, Colorado 81503

Dear Mr. Humphrey:

As you requested, we have inspected the building, which was burnt in a fire, located at 800 U. S. Highway No. 50 on Orchard Mesa. The purpose of this inspection and limited summary appraisal is to establish a market value as defined by the Uniform Standards of Professional Appraisal Practice (USPAP) for the function of establishing the loss in value to the damaged structure as required by the City of Grand Junction. The effective date of this analysis is December 28, 2005.

Mr. and Mrs. Brad Humphrey are the current owners of the subject property. The site contains 1.96 acres in two parcels and is improved with an office and shop building. The Humphrey's purchased the entire property on August 2, 2002 from Larry Corn and Marie Tipping for a recorded price of \$160,000.

The site as a whole is located on the northeast corner of South U. S. Highway No. 50 and Aspen Street, approximately one-third mile southeast of the Unawep and South U.S. Highway 50 intersection. The site is within the Grand Junction City limits. It is semi-rectangular in shape and contains 1.96 acres. It has frontage along the north side of South U.S. Highway 50 and east side of Aspen Street, and abuts private property on the remaining boundaries.

The south 0.96 acres of the site, which are located at the northeast corner of the Highway and Aspen Street, are zoned Commercial-One (C-1). The north 1.00 acre, which is located on the east side of Aspen Street and adjacent north of the commercial parcel are zoned Residential Multi-Family-8 (RMF-8). At the present time the south site area is used for the office, shop and storage/maintenance area.

ARNIE BUTLER & COMPANY
GRAND JUNCTION, COLORADO

The north site area is used for storage. The perimeter of the site is fenced with chain link security fencing. Access is through a security gate located on Aspen Street.

Utilities in use to the site include natural gas, electricity, phone, cable, and domestic water. Police and fire protection are provided by the City of Grand Junction and Mesa County.

There is a 504 square foot office building located at the southwest corner of the whole site area. This concrete block building was constructed in 1952 and is an average quality building in average condition. The southwest corner of the building is located 16.50 feet east of the west boundary fence and 7.8 feet south of the south boundary fence.

The shop building, which is the subject of this appraisal, is located north of the office building. It was originally constructed in 1952 with subsequent additions and contains 4,360.50 square feet. The construction items include a concrete slab floor with metal and masonry block walls and a metal panel covered roof. The roof structure is wood and steel.

In the fall of 2005, the west 2,080.50 square feet of the property were damaged by fire. Pictures included within this report illustrate the damaged and undamaged area as of November 23, 2005, the date of our inspection.

The West Half of the building most likely will require total reconstruction. The east half of the building suffered some fire, smoke and water damage, but remains functional. Subject to a structural engineers report, it is my opinion, that the west 2,080.50 feet of the building should be razed to allow reconstruction of a new structure. Most attempts to repair fire damaged structures result in higher development costs and an inferior overall structure. Thus, most often, it is most prudent and financially feasible to raze the existing building and build new.

To value the subject property, we have analyzed several office/warehouse buildings that have sold and are located throughout Grand Junction. Enclosed with this letter is an abstract summary of those properties that have sold.

January 2, 2006

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Analyzing the comparable sales indicates a range in unit prices from \$34.82 to \$121.00 per square foot, after the extraction of land value. The comparables that are most similar to the subject establish a range of prices from \$34.82 to \$60.00 per square foot.

Buildings that are located on South Avenue and U.S. Highway 6 and 50 support the low end of the range. Several buildings located on South U.S. Highway 50 and North Avenue support the high end of the range.

After consideration is given to the quality, size, age and condition of each comparable sale, along with any other factor that may be pertinent to this analysis, it is our opinion that a per square foot price applicable to the shop structure is equal to \$40.00 per square foot. This equates to a total building value of \$175,000, rounded.

The value of the property, as it now exists after the fire equals, \$40.00 per square foot for the east 2,280 square feet, or \$91,200.

Based on this analysis, the damages to the subject building are summarized as follows:

Present Market Value - Before the Fire	\$175,000
(Shop Building Only)	
Present Market Value - After the Fire	<u>\$ 91,200</u>
(east 2,280.00 sf of shop bldg.)	
Damages to the Shop Building	\$ 83,800 (47.89%)
(west 2,080.50 sf of shop bldg.)	

This damage analysis only pertains to the shop building. If the value of the whole property, land and improvements, were valued, the estimated damage would be less than twenty percent (20%) of the Total Property Value.

If the City of Grand Junction's Development Codes are Enforced, because of the fire damage to the shop building, the Overall Loss In Value to the property will be significant. The existing office building, street rights of way, and building setbacks would all have to be analyzed. Most likely the new development standards would require the existing office building to be razed and the south and west boundaries relocated inward. This would result in the loss of a building and net usable land area.

of the subject improvements could be determined. A unit price was concluded for the subject property, from which the allocated values of the subject property could be concluded.

MARKET VALUE - BEFORE FIRE: \$175,000 total value, rounded
\$40.00 per square foot

MARKET VALUE - AFTER FIRE: \$ 91,200 (East shop building area)

DAMAGES TO SHOP BUILDING \$ 83,800 (47.89 percent)

DAMAGES AS A PERCENT TO WHOLE
PROPERTY: Less than Twenty Percent (<20%)

DATE OF VALUE: DECEMBER 28, 2005

DATE OF FINAL REPORT: January 2, 2006

EXPOSURE PERIOD: 1 year or less.

LIMITED SUMMARY APPRAISAL

This appraisal is a Limited Summary Analysis because all three recognized approaches to value are not used. Due to the scope of this analysis, all three analyses are not required.

Under U.S.P.A.P., the Departure Rule states that "the burden of proof is on the appraiser to decide before accepting an assignment and invoking this rule that the scope of the work applied will result in the real property and personal property valuation process. Standard Rules 1-2(f) and 7-2(f) require the appraiser to identify the scope of work necessary to complete the assignment. When the departure rule is invoked, the scope of work is reduced. It is important that both the appraiser and client fully understand how this will affect the reliability of the resulting opinions and conclusions. It is also important that the client agrees that the resulting level of reliability is appropriate for the intended use." This appraisal is limited because it will not address the cost approach. For properties of the subject's age, the cost approach generally does not provide for an accurate



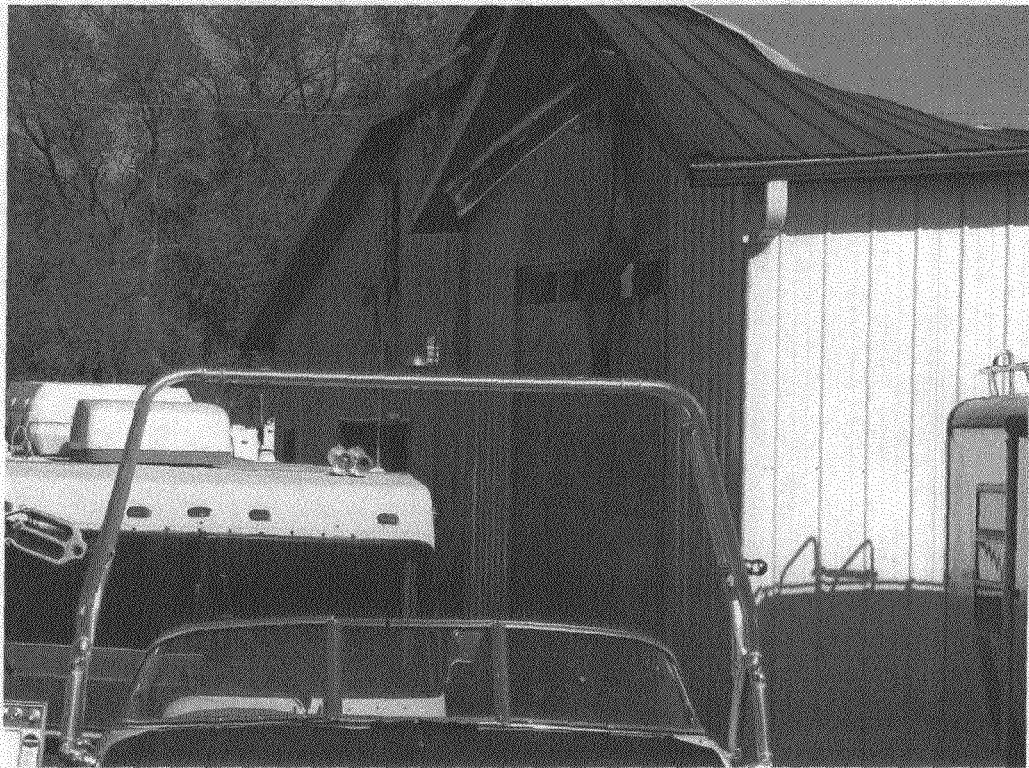
VIEW TO THE NORTHWEST - HUMPHREY RV



VIEW TO THE NORTHEAST OF SOUTHWEST CORNER OF SITE AND
OFFICE BUILDING



VIEW TO THE EAST - HIGHWAY 50 FRONTAGE



WEST SIDE OF SHOP BUILDING - VIEW TO THE NORTHEAST