

NORTH AVENUE WEST COMMERCIAL SUBDIVISION

Project Narrative

North Avenue West Commercial Subdivision will be developed on a 4.03 acre parcel of ground located between 25½ Road and Highway 6 & 50. Three (3) lots will be created to be developed according to the requirements for the C-1 zone as outlined in the Grand Junction Zoning and Development Code.

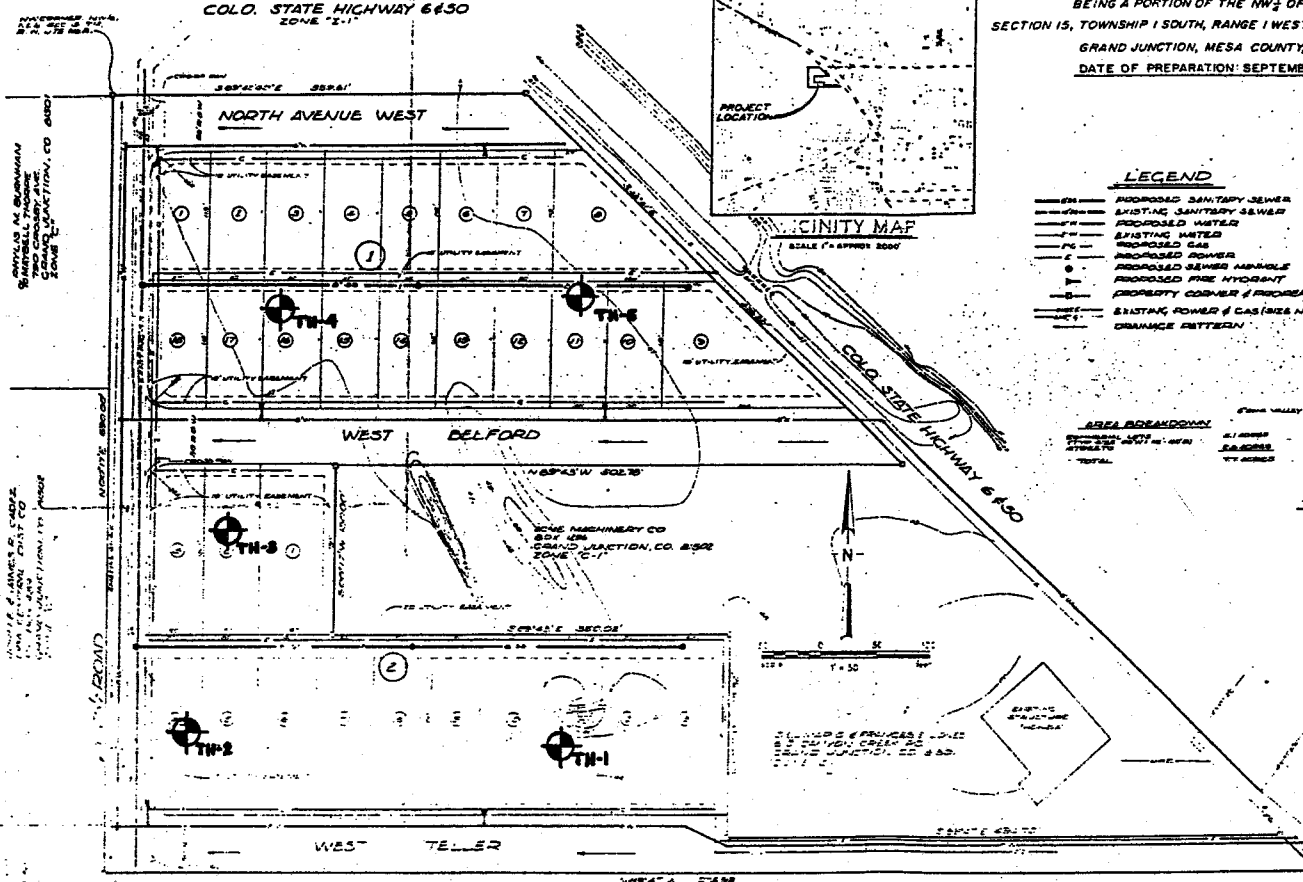
The properties surrounding the subdivision are zoned C-1 (Light Commercial). None of these properties have been developed as commercial projects; however, this will probably change when the access to the area is improved.

Initial access to the project will be from a frontage road to be constructed in the right-of-way of U. S. Highway 6 & 50. Persons traveling west from Grand Junction will use the existing turn-around located west of the project entrance. The City is currently considering an improvements district for constructing 25½ Road on the west side of the project. After completion of 25½ Road, it will become the major access point of the subdivision.

The developer plans to begin construction within the subdivision during the spring of 1984. The first building should be completed by October of 1984 and opened shortly thereafter. The remaining lots will be developed as economic conditions warrant.

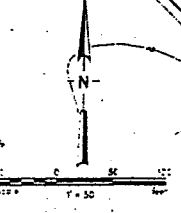
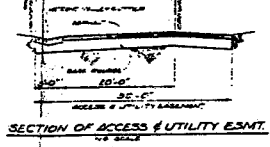
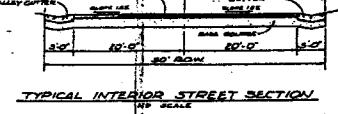
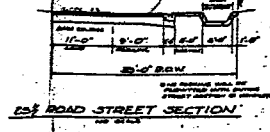
PRELIMINARY PLAT OF NORTH AVENUE WEST COMMERCIAL SUBDIVISION

BEING A PORTION OF THE NW 1/4 OF THE NE 1/4 OF
SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO
DATE OF PREPARATION: SEPTEMBER 10, 1980



LEGEND

- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED WATER
- EXISTING WATER
- PROPOSED GAS
- EXISTING GAS
- PROPOSED POWER
- EXISTING POWER
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPERTY CORNER & PROPERTY LINE
- EXISTING POWER & GAS (NEE NOTED)
- DRAINAGE PATTERN



ALBAO VENEZAS
AS REV. 1980
GRAND JUNCTION, CO. 81502
ZONE "C-1"

NOTES:
1. THE REGION OF THE PROPERTY IS LOCATED WITHIN A 100-YR FLOODPLAIN.
2. FUTURE DEVELOPMENT WILL ENTER A GRAND JUNCTION DRAINAGE DISTRICT OF WHICH AND NOT IMPACT ANY DOWNSTREAM DEVELOPMENT.
3. ESM.T. WILL BE DONE ONLY TO THE EXTENT NECESSARY TO CONSTRUCTIVE UTILITY ESM.T. EXISTING DRAINAGE PATTERNS WILL NOT CHANGE.

OWNER: TURTLE ENTERPRISES
425 NORTH AVENUE
GRAND JUNCTION, CO. 81501 345-6720

DEVELOPER: TURTLE ENTERPRISES
425 NORTH AVENUE
GRAND JUNCTION, CO. 81501 345-6720

SURVEYOR: GINGERY ASSOC., INC.
1810 UTE AVENUE
GRAND JUNCTION, CO. 81501 345-0627

ENGINEER: GINGERY ASSOC., INC.
1810 UTE AVENUE
GRAND JUNCTION, CO. 81501 345-0627

See BORINGS AND SITE LOCATIONS
THE LINDSEY-DEWINE TESTING LAB, INC.
FILE NO. 40615 J

PRELIMINARY PLAT		1983.115
N. AVE. W. COMMERCIAL SUBDIVISION		
TURTLE ENTERPRISES GRAND JUNCTION, COLORADO		
GINGERY ASSOC., INC.		
1810 UTE AVENUE GRAND JUNCTION, COLORADO 81501		

* Turtle Enterprises
425 North Avenue
Grand Junction, CO 81501

#79-80 (202)

Albino Venegas
P. O. Box 1883
Grand Junction, CO 81502

#79-80 (202)

* Colorado West Associates Inc.
835 Colorado Avenue
Grand Junction, CO 81501

#79-80 (202)

● Acme Machinery Company
P. O. Box 2409
Huntington, West Virginia 25725

#79-80 (202)

Anna Company
P. O. Box 489
Grand Junction, CO 81502

#79-80 (202)

Grand Jet Planning Dept.
559 White Ave #60
Grand Jet. CO 81501
#79-80 (202)

● Delmer Jones
610 Canyon Creek Road
Grand Junction, CO 81503

#79-80 (202)

Harbert Investments Company
2245 Knollwood Lane
Grand Junction, CO 81505

#79-80 (202)

NORTH AVENUE WEST COMMERCIAL SUBDIVISION

Drainage/Grading Plan

The City of Grand Junction intends to make future improvements to 25½ Road through the Improvements District process. The City Engineering Staff will be preparing construction drawings to complete this work.

At the current time, the City Staff has not begun work on a preliminary vertical alignment. That information is needed before a grading and drainage for North Avenue West Commercial Subdivision can be completed. This work will be completed and approved by City Engineering before construction begins.

D

FRANK NISLEY JR. AND ASSOCIATES, INC.

**Real Estate Appraisers
519 Grand Avenue
Post Office Box 446
Grand Junction, Colorado 81502-0446
Telephone (303) 242-8063**

Mr. Mark Kareus
Rottman Darnell Associates, Inc.
417 North Avenue
Grand Junction, Colorado 81501

Dear Mark:

Pursuant to your request for an opinion of value on a parcel of vacant land located at approximately the southwest corner of the intersection of North Avenue west and 25-1/2 Road, Grand Junction, Mesa County, Colorado, we have completed our research and have arrived at an opinion of value. According to the Mesa County Assessor's records, the subject property contains approximately 7.7 acres. We have been informed, however, that the property actually contains 7.71 acres and our opinion of value will be based on this acreage for the subject. The legal description for the subject property is as follows:

A tract of land located in the NW-1/4 NE-1/4 of Section 15, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows:

Beginning at the northwest corner of said NW-1/4 NE-1/4; thence south 89°43' east 359.60 feet along the north line of said NW-1/4 NE-1/4 to the southwesterly right of way line of U.S. Highway 6 and 50; thence along said right of way south 45°50'40" east 476.20 feet; thence north 89°43' west 502.78 feet; thence south 00°17' west 150 feet; thence south 89°43' east 350.02 feet; thence south 00°17' west 179.32 feet; thence south 89°47' east 494.70 feet to said highway right of way; thence south 45°50'40" east 43.22 feet; thence north 89°47' west 1,075.99 feet; thence north 00°17' east 690.00 feet to the point of beginning.

The following are the sales that we could find in the general vicinity of the subject property upon which, in part, our opinion of value is based.

Sale #1

This sale was recorded in Book 1362, page 71 on March 15, 1982. The parties involved were Mesa Properties, Ltd. to P-H Management and this parcel sold for an overall sales price of \$1,217,300.00. This parcel contained 17.06 acres and this sale would break down to approximately \$1.64 per square foot. The property is located approximately 1/4 of a mile east of the new Mesa Mall. This parcel of land would have a somewhat comparable location to the subject property and after adjusting this sale +25% for size, and +2% for date of sale, it would indicate a value for the subject property at \$2.08 per square foot.

REAL ESTATE APPRAISALS • FEASIBILITY STUDIES • COUNSELING

Sale #2

This sale was recorded in Book 1341, page 76 on October 30, 1981. The parties involved were HHGD, a Partnership to Arthur. The overall sales price was \$1,320,000.00. This sale contained a total of 20 acres and would break down to approximately \$1.52 per square foot. This sale would have a somewhat inferior location to that of the subject and is located at approximately the intersection of G Road and 24 Road. After adjusting this sale +20% for location, +30% for size, and +7% for date of sale, would indicate a value for the subject property of \$2.39 per square foot.

Sale #3

This sale is recorded in Book 1332, page 859 and occurred on September 4, 1981. The parties involved were Colorado West Developments, Inc. to Mountain States Telephone and Telegraph Company. The overall purchase price was \$304,920.00 and contained 7 acres. This sale would break down to \$1.90 per square foot. The property is located in the Foresight Industrial Park and would have an inferior location to that of the subject property but was a fully developed site. After adjusting this sale +20% for location, +8% for time, and -20% for the fact that the site was fully developed at the time of sale would indicate a value for the subject property of \$2.05 per square foot.

Sale #4

This sale is recorded in Book 1334, page 42 and occurred on September 17, 1981. The parties involved were Colorado West Improvements, Inc. to the U.S. Postal Service. The overall purchase price for this parcel was \$452,100.00 and it contained 4.15 acres. This sale breaks down to \$2.50 per square foot. This parcel is also located in the Foresight Industrial Park and was fully developed at the time of sale. After adjusting this sale +20% for the inferior location, -20% for size, +8% for date of sale and -20% for the site being fully developed at the time of sale, would indicate a value for the subject property of \$2.23 per square foot.

Sale #5

This sale is recorded in Book 1338, page 118 and occurred on September 18, 1981. The parties involved were Corn, et al to Terhar and Terhar. The overall purchase price was \$600,000.00 and it contained 7 acres. This breaks down to \$1.97 per square foot. This sale has frontage on Highway 6 and 50 and is located approximately 1/2 mile from the 22 Road I-70 Interchange. This sale would have a comparable location to that of the subject, and would need only an adjustment for time. After adjusting this sale +8% for time, it would indicate a value for the subject property of \$2.13 per square foot.

Sale #6

This sale is recorded in Book 1335, page 819 and occurred on September 29, 1981. The parties involved were SWD Company to Sanborn and Sanborn, and the overall purchase price was \$108,900.00. This parcel contained 1.12 acres and the purchase price would break down to \$2.23 per square foot. This sale is located in the Sellar's Subdivision and has some frontage on Highway 6 and 50. After adjusting this sale -30% for size, and +8% for time of sale, it would indicate a value for the subject property of around \$1.83 per square foot.

Sale #7

This sale is recorded in Book 1321, page 918 and occurred on July 3, 1981. The parties involved were LaGrani, etal to AFJ, Ltd. The overall purchase price was \$380,000.00 and it contained 5.11 acres. This sale would break down to \$1.71 per square foot. This sale has frontage on River Road and is located at approximately the intersection of River Road and 25 Road. After adjusting this sale +20% for location, and +10% for the date of sale, it would indicate a value for the subject property of \$2.22 per square foot.

Sale #8

This sale is recorded in Book 1307, page 279 and it occurred on April 13, 1981. The parties were CBW Builders, Inc. to Otis. The overall sales price was \$580,000.00 and the parcel contained 8.05 acres of land. This sale would break down to \$1.66 per square foot. The property is located in the 25 Road Subdivision and was fully developed at the time of sale. After adjusting this sale +20% for location, +13% for date of sale and -20% for the site being fully developed at the time of sale, it would indicate a value for the subject property of \$1.88 per square foot.

Sale #9

This sale is recorded in Book 1307, page 280 and it occurred on April 13, 1981. The parties involved were CBW Builders to Otis and the overall purchase price was \$480,000.00. This sale contained a total of 6.842 acres and would break down to \$1.61 per square foot. This sale is located on Lot 3, Blue Heron Subdivision, Filing #2. This sale does not have any frontage on the highway and would have an inferior location to that of the subject. After adjusting this sale +15% for location, and +13% for date of sale, it would indicate a value for the subject property of \$2.06 per square foot.

Sale #10

This sale was recorded in Book 1309, page 671 and occurred on April 27, 1981. The parties were CBW Builders to Dow Chemical Company. The overall purchase price for this parcel was \$400,000 and it contained 3.54 acres. This sale would break down to \$2.59 per square foot. This sale is located in Lot 2, Blue Heron Industrial Park and would have an inferior location to that of the subject property but was fully developed at the time of sale. After adjusting this sale +15% for location, -30% for size, +13% for date of sale, and -20% for the site being fully developed at the time of sale, it would indicate a value for the subject property of \$2.02 per square foot.

Sale #11

This sale is recorded in Book 1304, page 203 and it occurred on March 25, 1981. The parties involved were CBW Builders to the Western Company of North America. The overall sales price for this parcel was \$1,100,000.00 and it contained 17.013 acres. This sale would break down to \$1.48 per square foot. The site is located in Lot 2, Blue Heron Subdivision, Filing #2. This sale would have a somewhat inferior location to the subject as it does not have frontage on Highway 6 and 50 but does have a high degree of visibility from the highway. This site was also partially developed at the time of sale. After adjusting this sale +10% for the inferior location, +25% for size, +14% for date of sale and -5% for the site being somewhat developed at the time of sale, it would indicate a value for the subject property of \$2.13 per square foot.

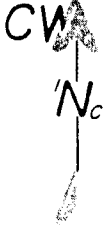
The above adjusted sales indicate a range in value for the subject property from \$1.83 to \$2.39 per square foot. Five of the eleven sales indicate a value for the subject property of plus or minus 5¢ per square foot from \$2.10 per square foot. In deleting the high and the low adjusted sales, the indicated range in value for the subject property is from \$1.88 to \$2.22 per square foot. Based on the above information, it would be our opinion that the indicated value for the subject property would be around \$2.10 per square foot. This would indicate an overall value for the subject property of \$705,300.00.

We trust this is the information that you require at this time. If you have any questions, please do not hesitate to contact me.

Respectfully submitted,



Barry U. Sullivan



COLORADO WEST ASSOCIATES INC.

303 245-2767

ENGINEERING • SURVEYING • PLANNING
835 Colorado Avenue Grand Junction, Colorado 81501

January 19, 1984

Re: North Avenue West Commercial Subdivision
Response to Review Sheet Summary

<u>Agency</u>	<u>Response</u>
City Parks	The appraisal was for the entire 7.71 acres owned by the developer. Since this subdivision includes only 4.03 acres, the parks fee should be \$ 18,433.00.
City Fire Dept.	The fire hydrant spacing will be adjusted as requested. The City Utility Department has stated the 6" line we are tying to is working and will supply the required water until a connection is made to the 8" line in 25½ Road.
Public Service	No objection.
Transportation Engr.	See Highway Department comments.
City Engineer	Informational comments.
Development Dept.	Uses will be as allowed for the C-1 zone by the City Zoning Ordinance,

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
JAN 20 1984

REVIEW SHEET SUMMARY

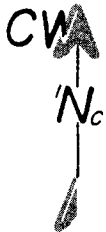
FILE NO. #79-80 TITLE HEADING North Avenue West Comm. Subd. DUE DATE 1/13/84
 ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Turtle Enterprises/Mark Kareus. Location: East of 25.5 Road, South of North Avenue West, and West of Highway 6 & 50 West. A request for a minor subdivision of 3 lots on approximately 4.03 acres in a light commercial zone.

PETITIONER ADDRESS 425 North Avenue, G.J.

ENGINEER Colorado West Associates Inc.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
1/6/84	City Parks/Rec.	Appraisal is okay a value of \$705,300 x 5% = \$35,265 open space fee.
1/6/84	City Fire Dept.	The Grand Junction Fire Dept. cannot approve this minor subdivision final. Fire hydrant spacing is not adequate. There also may be a problem connecting to the existing 6 inch water main. Contact Ute Water and City Utilities concerning this. Also refer to Review comments of 4/6/82, which is attached. Please contact this office concerning this development.
1/9/84	Public Service	Gas & Electric: No objection to North Avenue West Commercial Subdivision as shown on plat. Request developer contact Public Service Co. of CO and advise of gas and electric loads and points of service as project develops.
1/11/84	Transportation Engineer	Access to Hwy. 6 & 50 must be approved by the Colorado Department of Highways.
1/13/84	City Public Works	None.
1/13/84	City Engineer	Road plans must be coordinated with this office as indicated by submittal. Utilities in this area are less than adequate at this time. Line sizes shown for construction by developer appear to be adequate but are not connected to adequate existing service for fire protection. The sewer service is anticipated to be reconstructed in 1984, so all grades must be checked prior to construction. Preliminary grades for 25 1/2 Road should be prepared by City for coordination of design prior to construction of road improvements.
1/13/84	Development Dept.	<u>IMPACT STATEMENT:</u> The proposal is situated east of 25.5 Rd., south of North Avenue West and west of Highway 6 & 50 west. A 3-lot subdivision on 4.03 acres in a light commercial (C-1) zone is being requested. The original request (File #79-80) was for a major commercial subdivision of 31 lots on 7.7 acres. That request was reviewed by the Grand Junction Planning Commission 4-27-82 and tabled until all comments in reference to drainage, soil testing and special improvement district questions were resolved. <u>SITE PLAN:</u> 1. Initial access is to be gained from a frontage road constructed in the right-of-way of U.S. Highway 6 & 50 by the developer. The State Hwy. Dept. should be contacted for approval. 2. The appraisal for the open space fee has been forwarded to the Parks Dept. for review. 3. Drainage was an issue in the prior submittal. The City Engineer should be contacted for further discussion. 4. A copy of a Power-of-Attorney dated Dec. 30, 1983 for 24 1/2 Rd. improvements is in file.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
		<ol style="list-style-type: none">5. North Avenue West is shown with a 60' ROW. The City Engineer/City Transportation Engineers should be contacted with reference to ROW/construction.6. The narrative states that construction will begin within the subdivision during the spring of 1984. What businesses are planned for this subdivision?7. Will there be any covenants with this subdivision? If so, a copy will be needed.8. Fire access/flow lines need to be coordinated with the City Fire Department.9. Construction must begin within one year of final approval.10. The development schedule states that the first building will be constructed by Oct. 1984 and the others as economic conditions warrant. Is there a timeframe on this clause?11. Bulk requirements of the C-1 zone shall be observed.12. All fire and building codes must be complied with.13. All other agency concerns must be resolved.
1/13/84	State Highway Dept.	Previous Comments are still valid.....
		4/12/82 ATTENTION BOB GOLDEN- As we discussed on the telephone yesterday, the access plans for the North Avenue West Commercial Subdivision are as previously agreed to by the Colorado Department of Highways. It should be understood that the configuration shown on the plans is temporary and the connection to U.S. 6 & 50/Independent Avenue intersection and approximately Berry Street on the East. Application for an access approach permit should be made to Pat Gierhart, Senior Highway Foreman (telephone 242-4126).
1/6/84	REVIEW SUMMARY MAILED TO PETITIONER AND REPRESENTATIVE	
1/16/84	County Planning LATE	No Comment



COLORADO WEST ASSOCIATES INC.

303 245-2767

ENGINEERING • SURVEYING • PLANNING
835 Colorado Avenue Grand Junction, Colorado 81501

February 10, 1984

Janet Stephens
City Planning Department
Grand Junction, Colorado 81501

Re: North Avenue West Subdivision

Dear Janet:

The developers of North Avenue West Subdivision have agreed to install an 8" water line from the existing line on the North side of U. S. Highway 6 & 50 and loop it to an existing 6" water line near the Southeast corner of North Avenue West Subdivision. This water line construction will provide an adequate water supply and the fire flow that Chief Painter agreed to.

In return an agreement will be signed by the City of Grand Junction and the developers allowing the developers to recover a part of the cost of construction of this water line. The recovery will be at the time of future extension or when someone else connects to the line.

This agreement was confirmed today between Mr. Jim Patterson, Grand Junction Director of Public Works and Mr. Mark Kareus and Mr. Jack Rottman of Turtle Enterprises.

I believe this is the last hurdle to be overcome and this item should remain on the consent agenda for City Council hearing.

Yours very truly,

William G. Ryden, P. L. S.

cc: Turtle Enterprises

WGR/lr

