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File 1980-0063
Date 9/10/01

Project Name: Wellington Business Park – Preliminary Plan

P	S	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
X	X	<p>*Summary Sheet – Table of Contents</p> <p>Application form</p> <p>Receipts for fees paid for anything</p> <p>*Submittal checklist</p> <p>*General project report</p> <p>Reduced copy of final plans or drawings</p>
X		<p>Reduction of assessor's map</p> <p>Evidence of title, deeds</p>
X	X	<p>*Mailing list</p> <p>Public notice cards</p> <p>Record of certified mail</p>
X		<p>Legal description</p> <p>Appraisal of raw land</p> <p>Reduction of any maps – final copy</p> <p>*Final reports for drainage and soils (geotechnical reports)</p> <p>Other bound or nonbound reports</p> <p>Traffic studies</p> <p>Individual review comments from agencies</p> <p>*Consolidated review comments list</p> <p>*Petitioner's response to comments</p> <p>*Staff Reports</p> <p>*Planning Commission staff report and exhibits</p> <p>*City Council staff report and exhibits</p> <p>*Summary sheet of final conditions</p> <p>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</p>

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet)	X	Preliminary Plan Application
X	X	Review Sheet Summary	X	Letter from Alex Candelaria to CBW Builders, Inc. re: approval with stipulations: no access off of 12 th st. – 10/3/80
X		Review Sheets	X	12 th Street Corridor – Horizon to Pitkin
X	X	Impact Statement	X	Warranty Deed
X		Rezone Application	X	X Declaration of Covenants
X		Public hearing scheduled for 10/15/80, 1/21/81	X	Letter from Karl Metzner to Frederick Schumann re: certification of land compliance – 1/15/88
X		Plat certification	X	X Letter from Kathy Portner to Michael Fossenier re: Lot-line adjustment application – 11/8/90
X		Final Plat Application	X	Letter from Karl Metzner to Frederick Schumann re: certification of land compliance – 1/15/88
X		Letter from Robert Gerlofs to Karl Metzner re: no geologic hazards- 12/3/80	X	Grading and Drainage Map
X	X	Planning Commission Minutes - ** - 9/30/80, 11/25/80, 12/17/80 and 12/30/80		

Acres 5.64
Units _____
Density _____

CITY ACTION SHEET

File # 63-80
Zone R-3

Activity Rezone R-3 to B-1
Phase FINAL
Date Submitted 9/2/80
Date Mailed Out 9/3/80
Date Posted 9/19/80
Legal Ad Date 9-22-80
Date Neighbors Notified--
Planning Commission 9-19-80

Date Neighbors Notified--
City Council _____
Date CIC Legal Ad _____
Hearing Date--
Planning Commission 9/30/80
Hearing Date--
City Council _____
10 Review Period-Return By 9/15/80

Review Agencies

Send

COUNTY ROAD DEPARTMENT
 MOUNTAIN BELL
 PUBLIC SERVICE COMPANY
 FIRE
 IRRIGATION G.V.
 DRAINAGE G.J.
 SEWER _____
 WATER (UTE, CLIFTON) _____
 FLOODPLAIN _____
 CITY ENGINEER

CITY UTILITIES
 CITY POLICE
 TRANSPORTATION ENGINEER
 PARKS AND RECREATION
 ENERGY OFFICE
 TECH REVIEW
 WATER AND POWER RESOURCES

Common Location N.E. of Wellington & E. Seventh St. -
S.W. of Shourd Valley Canal

Board	Date	Comments
<u>GSPC</u>	<u>9/30/80</u>	<u>approved</u>
<u>CIC</u>	<u>10/15/80</u>	<u>approved</u>

Staff Comments

Legal OK
Need Soil Evaluation
adj. prop list -OK

Original Documents

Improvement Agreement
 Improvement Guarantee
 Covenants
 Development Schedule

REVIEW SHEET SUMMARY

FILE# 63-80

ITEM REZONE R3-B1

DATE SENT TO REVIEW DEPT. 9-03-80

DATE DUE 9-15-80

PETITIONER CBW Builders

LOCATION N.E. of Wellington & 11th Str., S.W. of G.V. Canal

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
9-08-80	CITY FIRE	No objections Adequate fire protection, water and hydrants must be provided before development.
9-10-80	CITY UTILITIES	None
9-10-80	CITY ENG	No comments
9-10-80	G.J. DRAIN.	Possible drain ditch not known to District nor maintained by District
9-12-80	MT. BELL	No objections or comments.
9-15-80	G.V. IRRIG	No mention of Right-of-Way for the Grand Valley Irrigation Company. This will have to be resolved sometime before final plan.
9-16-80	TRANS. ENG.	No comment
9-16-80	COMP PLANNING	The Twelfth Street Corridor Policy Statements, adopted by City Council in September, 1979, state in Policy #5, "Higher density residential uses, preferably college oriented housing are appropriate south of Patterson to North Avenue along both sides of 12th Street". The existing R-3 zoning is consistent with this policy statement, with several conditional uses for offices having been granted within this area. It is felt that the mix of higher density residential (R-3) with some office (Conditional Uses), that now exists, is more appropriate than a straight B-1 zone--and only a Planned Development, which would allow a mix of business and residential could comply with the corridor statements--allowing control for access (curb cuts) onto 12th and placement and limiting of uses to prevent this segment of 12th Avenue from becoming a Commercial strip (#7) (such as has occurred on North Avenue).
9-17-80	PUB. SERV.	Electric: No objection Gas: No objection
9-22-80	STAFF PLANNER	1. Rezone request is for 5.64 acres of existing R-3 to B-1. Intense B-1 character development is very possible in this area. A straight rezone to B-1 could allow too high a level of development at this location with inadequate controls to mitigate the impacts on surrounding R-3 uses. A planned business or Conditional Use approach would be more appropriate at this location to allow for evaluation of specifics of a proposal (mitigation of impacts on residential areas, intensity of development, etc.)

SUMMARY OF COMMENTS

1. A straight rezone to B-1 would conflict with the 12th Street Corridor Policy Statements (specifically policy number 5).
2. Greater control of access onto 12th Street would be desirable than can be obtained in a rezone to B-1.

3. A rezone of 5.64 acres in this location to B-1 could result in intense business development. It would be more desirable to have Planning Commission and City Council review of specifics of proposals in this area, such as under the PB or Conditional Use processes, to insure existing and future R-3 uses are not adversely impacted.

As per items 1,2, and 3 in the summary of comments , staff recommends denial.

GJPC 9/30/80 SCHOENBECK/FRANK PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #63-80 REZONE R3 to B1 WITH THE RECOMMENDATION TO THE TRAFFIC ENGINEER THAT HE LOOK VERY CLOSELY AT THE ONE ACCESS OFF OF 12TH STREET TO DETERMINE IF THAT ACCESS ON 12th STREET SHOULD BE CLOSED.

12/01/80 MT. BELL

We request a 15' utility easement on the West 15; of lots 1 & 2 as indicated on the plat. Our facilities will feed from the west along the north side of Wellington Ave. thru little Bookcliff subdivision.

REVIEW SHEET SUMMARY

FILE# 63-80 /

ITEM WELLINGTON BUS. PARK

DATE SENT TO REVIEW DEPT. 11-05-80

PRELIM. PLAT

DATE DUE 11-14-80

PETITIONER CBW Builders

LOCATION N.E. of 11th & Wellington, S.W. of G.V. Canal

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
11-10-80	CITY UTIL.	If the water and sewer lines shown on lot 2 are to be public systems, easements should be provided and must be constructed to city standards.
11-13-80	G.J. FIRE	Water line size inadequate, looped 8" minimum line required with hydrant spacing to be no more than 300'. Additional onsite hydrants may be required depending on building locations and Fire Flow requirements. This office needs to see a plat showing roadways for Fire Dept. access before we can approve this subdivision.
11-14-80	CITY ENG.	The subdivision plat should include easements for sanitary sewer and waterlines shown on utilities composite. Plans for the sanitary sewer and the waterline must be submitted for my review and approval prior to construction of those lines by the developer. 11th Street and Wellington Avenue street improvements are being installed as part of Street Improvement District 1980. At the petitioner's request we have deleted the curb, gutter and sidewalk at the corner of 11th and Wellington with the understanding they will install it when their access details are decided. I assume they will complete these improvements and that I will be given an opportunity to review the details prior to construction.
11/14/80	Transp./Eng.	No Comment
11-18-80	COMP. PLAN.	Office development is occurring in patchwork fashion on a fragmented basis throughout the greater Grand Junction area. It is time to decide if the city wants to allow this inconsistent dispersion of commercial space to go on. The proposed re-zone is in the same area as the Medical Center at Wellington and 8th-and again a node could be establishing for medical offices in support to the Osteopathic Hospital (just as the NW corner of 7th and Patterson is developing in conjunction with St. Mary's). The area above Bookcliff between 7th and 12th is dotted with conditional uses for office in the R-3 zone. A more logical approach would be to encourage development of the vacant properties (at present residentially zoned) between Wellington Medical Center and this property at 12th and Wellington to business also.
11-18-80	STAFF COMMENTS:	<ol style="list-style-type: none">1. Need soils survey prior to Final.2. Will there be any access easements to the interior of the subdivision?3. Where will lot 1 take its access from Wellington on 11th?

SUMMARY of COMMENTS

1. Are water and sewer lines to be public? If so, easements should be provided and construction to be to City Standards.
2. Water lines to be approved by Fire Dept. prior to final submittal. Emergency vehicle access needs to be shown and approved.
3. Curb, gutter, and sidewalk details need to be approved by City Engineer and installed by petitioner (see City Engineers comments).
4. Interior access and access to lot 1 should be detailed.

11-24-80 PUB. SER.

Gas: Show 6 foot Natural Gas esmt. Adjacent to 11th Street on "Final Plat". Also, development summary form indicates easements will be blanket for all space not occupied by a structure which does not match dedication statement on plat.
Electric: No objections, concur with above on blanket.
Easement: An exhibit type easement can be given by separate instrument once service requirements and facility locations are known.

11/25/80 RIDER/FRANK PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE WELLINGTON BUSINESS PARK, PRELIMINARY PLAN, SUBJECT TO STAFF COMMENTS, SPECIFICALLY THAT THE TRANSPORTATION ENGINEER COMMENT ON THE ACCESS, BEFORE GOING TO CITY COUNCIL HEARING.

REVIEW SHEET SUMMARY

FILE# 63-80

ITEM WELLINGTON BUSINESS PARK

DATE SENT TO REVIEW DEPT. 12/03/80

FINAL PLAT

DATE DUE 12/17/80

PETITIONER CBW Builders Box 2163 (Paragon)

LOCATION N.E. of 11th & Wellington, bounded by the G.V. Canal

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
12/08/80	CITY UTIL.	If water and sewer lines are to become part of the public system, they must be constructed to city specifications and easements provided. I assume they are located in future street rights-of-way and will not be subject to being under buildings or other structures.
12/08/80	MT. BELL	We request a 15' utility easement along the west 15' of lots 1 & 2 as indicated on the plat.
12/10/80	TRANSP. ENG	The intersection of Wellington Ave., 11th St., and the access road should be a "tee", not skewed as shown.
12/11/80	G.V. IRRIG.	The Right-of-way established for the Grand Valley Irrigation Company in regard to this subdivision is OK.
12/16/80	CITY FIRE	In accordance with the preliminary plat the water line size will have to be a minimum of 8". We also requested a plat showing roadways for Fire Dept. access before we can give approval. Onsite hydrants may also be required depending on building locations and fire <u>flow</u> requirements.
12/17/80	CITY ENG	The utility easement statement on the plat makes no mention of sanitary sewers or waterlines. The utilities composite shows both sanitary sewer and waterlines with fire hydrants in lot 2. Will the City have any maintenance responsibility for these lines? If so, we need easements and the City Engineer must review the detailed construction plans for those public facilities. The driveway entrance shown on the utilities composite at Wellington and 11th Street is non-standard and is unacceptable because 1) The public sidewalk continuity is broken 2) Driveway aprons on City streets are to be concrete as per Standard ST-1 and as constructed on the rest of Wellington Avenue. If they are trying to make this like a public intersection, then I have concern about the alignment as shown. Financial guarantee in accordance with Development Regulation Section 27-2.3 should be obtained for all public improvements.
12/22/80	STAFF COMMENTS	1. Address comments from preliminary. 2. Are easements located in future street R-O-W? 3. Easements as indicated in comments. 4. A "tee" intersection should be provided as per transportation engineers' comments. 5. Fire access needs to be shown. 6. City engineer's comments need to be addressed. Comments should be addressed prior to Council Action.

Acres 5.4
Units 2 lots
Density _____

CITY ACTION SHEET

File # 63-80
Zone B-1

Activity 2 Lots - Sub. (Minor) Date Neighbors Notified-- 1-9-81
Phase Final City Council 12/17/80
Date Submitted 12/3/80 Date CIC Legal Ad 1-14-81
Date Mailed Out 12/3/80 Hearing Date--
Date Posted 12/19/80 Planning Commission 12/30/80
Legal Ad Date _____ Hearing Date--
Date Neighbors Notified-- City Council 1-21-81
Planning Commission _____ 10 Review Period-Return By 12/17/80

Review Agencies

- Send
- | | |
|--|---|
| <input type="checkbox"/> COUNTY ROAD DEPARTMENT | <input checked="" type="checkbox"/> CITY UTILITIES |
| <input checked="" type="checkbox"/> MOUNTAIN BELL | <input checked="" type="checkbox"/> CITY POLICE |
| <input checked="" type="checkbox"/> PUBLIC SERVICE COMPANY | <input checked="" type="checkbox"/> TRANSPORTATION ENGINEER |
| <input checked="" type="checkbox"/> FIRE | <input type="checkbox"/> PARKS AND RECREATION |
| <input checked="" type="checkbox"/> IRRIGATION <u>G.V.</u> | <input type="checkbox"/> ENERGY OFFICE |
| <input type="checkbox"/> DRAINAGE | <input checked="" type="checkbox"/> TECH REVIEW |
| <input type="checkbox"/> SEWER | <input type="checkbox"/> WATER AND POWER RESOURCES |
| <input type="checkbox"/> WATER (UTE, CLIFTON) | <input checked="" type="checkbox"/> <u>Trans-Am.</u> |
| <input type="checkbox"/> FLOODPLAIN | _____ |
| <input checked="" type="checkbox"/> CITY ENGINEER | _____ |

Common Location N.E. cor. of 11th & Wellington &
Bounded by the Grand Valley Canal

Board	Date	Comments
<u>PC</u>	<u>12/30/80</u>	<u>Approved sub to revised comments</u> <u>Consent OK</u>
<u>CIC</u>	<u>1/21/81</u>	<u>Approved on consent agenda subject</u> <u>to PC & staff & review comments</u>

Staff Comments

OK - Legal

Original Documents

- | | |
|--|---|
| <input type="checkbox"/> Improvement Agreement | <input type="checkbox"/> Covenants |
| <input type="checkbox"/> Improvement Guarantee | <input type="checkbox"/> Development Schedule |

IMPACT STATEMENT

R-3 to B-1 REZONE

AT ELEVENTH AND WELLINGTON

GENERAL

This parcel lies between Eleventh Street extended and Twelfth Street, South and West of the Grand Valley Canal. The parcel lies entirely within the R-3 zone which permits multiple family residential construction and permits office use through the conditional use process. It is felt that since the primary intent of this development will be medical-legal offices that a B-1 zone would be more appropriate. This zone would also permit multiple family residential uses.

NEED FOR CHANGE

Due to the demand for office space in the area and due to the certain expansion of medical facilities and their support offices in Grand Junction and specifically in the general area East of St. Mary's Hospital, this area represents the only legitimate area for expansion of those uses. Medical and legal offices blend very well with high density residential because they generally offer a relatively quiet setting with fewer traffic movements than would be generated by the high density residential development.

IMPACT ON SURROUNDING AREA

There would be less impact with business offices than there would be with a buildout of high density multiple family residential units. There would be a smaller demand on treated water and sewage treatment.

There would also be fewer daily traffic movements.

The proposed zone and resulting development would be quite compatible with and supportive of other adjacent developments and proposed adjacent developments.

ACCESS

Primary access will be from Eleventh Street and Wellington Avenue from Bookcliff. Both Eleventh and Wellington are in the process of being improved and Bookcliff from Eleventh to Twelfth can be easily improved because of recent right-of-way dedications, Powers of Attorney and agreements to construct portions of the street.

It is anticipated that the existing drive cut on Twelfth Street will be used as a secondary access.

UTILITIES

As Wellington and Eleventh Streets are improved, an 8" sewer line and an 8" water line will be installed. This area will use those utility improvements.

IMPACT ON SERVICES

As previously stated, this area developed to business office uses would have fewer demands on the service systems than would multiple family buildout to the high densities associated with R-3 zoning.

NEIGHBORHOOD TO BE SERVED

The proposed business offices will address a need for medical and legal expansion and their supportive types of businesses. They would be community and area wide in nature, hence the location in

proximity to St. Mary's Hospital and the growing energy offices on Horizon Drive would permit a desirable concentration of these uses and recognize energy savings for those who have a need to be served by these offices. As is the case in similar office parks, professional offices tend to congregate and such would be expected in this area.

We are willing to accept some use and aesthetic restrictions to ensure a well done functional development.

2945-111-00-975
Community House

2945-111-00-19 63-80
Housing Authority of City of
Grand Junction
2236 N. 17th Street
Grand Junction, CO 81501

2945-122-B-00-044 63-80
Constance Joufflas
319 Belaire Drive
Grand Junction, CO 81501

2945-111-00-05 63-80
Kenneth Learn
c/o Irene Learn
1450 East Sherwood
Grand Junction, CO 81501

2945-111-00-17 63-80
D. E. Lovato
804 Jamaica Drive
Grand Junction, CO 81501

2945-122-B-00-037 63-80
Donald R. Carns
2412 North 12th Street
Grand Junction, CO 81501

2945-111-00-04 63-80
E.L. & V.L. Clements
c/o Earl A. Jensen
215 N. Easter Hill Dr.
Grand Junction, CO 81501

2945-111-00-14 63-80
Raymond Sullivan
2335 North 12th Street
Grand Junction, CO 81501

CBW Builders 63-80
P.O. Box 2163
Grand Jct. CO 81502

2945-111-00-03 & 02 63-80
We-Vest
P.O. Box 1814
Grand Junction, CO 81501

2945-111-19-08 63-80
Kenneth W. Lockey
1156 Bookcliff Ave., #8
Grand Junction, CO 81501

Paragon Eng. 63-80
2784 Crossroads Blvd
Grand Jct. CO 81501

2945-111-00-975 63-80
E.L. & V.L. Clements
c/o Earl A. Jensen
215 N. Easter Hill Dr.
Grand Junction, CO 81501

2945-111-19-11 63-80
Rudolf Harlan Wiens
1156 Bookcliff, #11
Grand Junction, CO 81501

E. Jensen
P.O. Box 518
Grand Jct., CO 81502
63-80

2945-111-18-05, 06, 07, 08 63-80
Hershl Pilcher &
Julius Poole
Box 1006
Rangely, CO 81648

2945-111-19-10 63-80
Dale J. Utt
1156 Bookcliff Ave., #10
Grand Junction, CO 81501

2945-111-00-09 63-80
Ronald Ryan
1101 Patterson Road
Grand Junction, CO 81501

2945-111-19-9 63-80
Vickie L. Radakovich
1156 Bookcliff Ave., #9
Grand Junction, CO 81501

2945-111-20-01 63-80
Roger Shenkel
735 Bookcliff Ave.
Grand Junction, CO 81501

2945-111-19-12 63-80
Clark M. Snyder
1156 Bookcliff Ave., #12
Grand Junction, CO 81501

2945-111-21-02 63-80
Glenn Ross Kempers
819 26½ Road
Grand Junction, CO 81501

2945-122-B-00-45 63-80
William G. Hoover
913 North 7th Street
Grand Junction, CO 81501



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

November 8, 1990

Michael P. Fossenier
Coleman, Brown & Joufflas
1010 Valley Federal Plaza
P.O. Box 2207
Grand Junction, CO 81502

RE: Lot-line Adjustment Application

Dear Mr. ^{Mike}Fossenier:

Due to a change in policy, the proposed lot line adjustment for the Wellington Business Park must now be done in accordance with the Resubdivision section of the Zoning and Development Code (section 6-10-1). Boundary line adjustment procedures are only used when metes and bounds described properties are involved. Any changes to a recorded plat require the recording of a revised plat showing those changes.

The process for a Resubdivision is very similar to that of a boundary line adjustment and requires administrative review and a \$50 review fee. Submittal requirements are: a final subdivision plat, title commitment, an Assessor's Map, and a tax certificate. The submittal will be reviewed by the County Surveyor, City Engineer, Fire Department and Community Development Department. Once approved the plat must be recorded with the Mesa County Clerk and Recorder. I have enclosed copies of pertinent sections of the Code dealing with Resubdivisions.

If you have further questions please call me at 244-1446.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kathy", is written over the typed name.

Katherine M. Portner
Senior Planner

Enclosures

xc: John Shaver, Assistant City Attorney

STATE OF COLORADO COUNTY OF MESA
RECORDED AT 245
RECEPTION NO. 1270020
SERIAL NUMBER 1335
PAGE 193
PART CENTER REFERRED

DECLARATION

This Declaration is made this 22nd day of September, 1981, by WELLINGTON III, a Colorado joint venture, and P-H MANAGEMENT, INC., a Colorado corporation, hereinafter referred to as "Declarants,"

WITNESSETH:

WHEREAS, Declarants are the owners of all of WELLINGTON BUSINESS PARK, a subdivision located in the City of Grand Junction, Mesa County, Colorado;

NOW, THEREFORE, Declarants hereby declare that all of the property described above will be held, sold and conveyed subject to the following easements, which are for the purpose of protecting the value and desirability of and which shall run with the real property and be binding upon all parties having right, title or interest in the described properties or any part thereof, their heirs, successors and assigns and shall inure to the benefit of each or thereof.

ARTICLE I

Common Easements

Easements for road and utility purposes to be used in common by all owners of lots or portions of lots within said subdivision are hereby dedicated over and across the following portions of said subdivision:

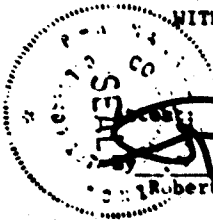
A. Fifteen feet on each side of the following described centerline:

Commencing at the SW Corner of Lot 2, Wellington Business Park; thence N01°07'00"E along the West line of said Lot 2, Wellington Business Park a distance of 303.90 feet to the True Point of Beginning of said 30-foot easement; thence S64°00'00"E 48.79 feet; thence along the arc of a curve to the left whose radius is 225.00 feet and whose long chord bears S71°45'00"E 60.68 feet; thence S79°30'00"E 80.00 feet; thence along the arc of a curve to the right whose radius is 165.00 feet and whose long chord bears S66°21'59"E 74.98 feet to Point "A" and the termination of said 30-foot easement.

B. Beginning at Point A as described in paragraph 1(A) above; thence along the arc of a curve to the right whose radius is 165.00

feet and whose long chord bears S36°22'00"E 95.75 feet; thence N45°17'36"W 92.52 feet; thence N36°46'01"E 15.00 feet to Point A, the Point of Beginning.

WITNESS their hands and seals.



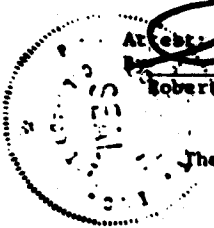
Robert E. Hiron, Secretary

P-H MANAGEMENT, INC.,
a Colorado corporation

By M. Ray Painter
M. Ray Painter, President

WELLINGTON, Ill.,
a Colorado joint venture
By: P-H Management, Inc.,
a Colorado corporation

By M. Ray Painter
M. Ray Painter, President
Managing Joint Venturer



Robert E. Hiron, Secretary

The undersigned lienholders do hereby ratify the above Declaration.

MESA FEDERAL SAVINGS AND LOAN ASSN.

By [Signature]
Vice President

C. B. W. BUILDERS, INC.,
A Colorado corporation

By [Signature]
Vice President

MESA UNITED BANK OF GRAND JUNCTION

By [Signature]