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File 1983-0018  
Date 9/25/02

Project Name: 850 Grand Avenue – Rezone Final Plan – Jerry D. Otero

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department 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 provided.</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>
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		<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>
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X	X	<b>*Summary Sheet – Table of Contents</b>
X	X	<b>Review Sheet Summary</b>
X		Application form
X		Review Sheets
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		<b>*Consolidated review comments list</b>
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>

**DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:**

X	X	Action Sheet			
X		Deed			
X		Request for Treasurer's Certificate of Taxes Due			
X	X	Site Plan			
X	X	Certified letter from Michael Sutherland to Jerry Otero re: landscaping requirements – 12/10/84			
X	X	Revised Site Plan			
X		Development Enforcement Checklist			
X	X	Development Schedule for 850 Grand Avenue – 3/22/85			
X	X	Certified letter from Michael Sutherland to Jerry Otero re: Site improvements- 11/22/85			
X		Application for Sales Tax License			

Mr. Kenneth Hunt  
Mr. Gregory A. Dillon  
804 Grand Avenue  
Grand Junction, CO 81501

Mr. Robert D. Youngquist  
Mrs. Gail L. Youngquist  
703 Centauri Drive  
Grand Junction, CO 81501

Robert G. & Joan Lucas  
2000 N. 8th Street  
Grand Junction, CO 81501

Dillon-Hunt Partnership  
804 Grand Avenue  
Grand Junction, CO 81501

Dillon-Hunt Partnership  
804 Grand Avenue  
Grand Junction, CO 81501

Ms. Arlene Burkhard  
850 Grand Avenue  
Grand Junction, CO 81501

Mr. Howard J. Galyean  
P.O. Box 1243  
Grand Junction, CO 81502

R.D. & N.M. Nicholson  
801 Ouray  
Grand Junction, CO 81501

Mr. Douglas H. Underhill  
Mrs. Linda M. Underhill  
3351 E ½ Road  
Clifton, CO 81520

David A. Palmer, Et Al  
821 Ouray Avenue  
Grand Junction, CO 81501

Mr. William L. McGuire  
Ms. Jean McGuire Bingham  
829 Ouray Avenue  
Grand Junction, CO 81501

Mr. William I. Laramore  
Mrs. Anna Belle Laramore  
835 Ouray Avenue  
Grand Junction, CO 81501

Mr. Charles R. Cole  
Ms. Sarah Jennings Jewell  
841 Ouray Avenue  
Grand Junction, CO 81501

Jackie Lee & Linda L. Sparks  
853 Ouray Avenue  
Grand Junction, CO 81501

Mr. Robert D. Jenkins  
Mrs. Joyce L. Jenkins  
859 Ouray Avenue  
Grand Junction, CO 81501

Ms. Barbara A. Messina  
909 Ouray Avenue  
Grand Junction, CO 81501

Mr. Jerry Wayne Jordan  
Mrs. Betty Jordan  
919 Ouray Avenue  
Grand Junction, CO 81501

Mr. Stanley L. Schooley  
c/o M. L. Montgomery  
929 Ouray Avenue  
Grand Junction, CO 81501

Mr. Millard S. Burkins  
Mrs. Bernice L. Burkins  
935 Ouray Avenue  
Grand Junction, CO 81501

John T. & M. Audino  
955 Ouray Avenue  
Grand Junction, CO 81501

Ms. Frances L. Flynn  
959 Ouray Avenue  
Grand Junction, CO 81501

K K K Investments, Inc.  
P.O. Box 1991  
Grand Junction, CO 81502

Ms. Dee A. Brinegar  
629 Braemar Circle  
Grand Junction, CO 81501

Mr. Max Clifford Kendall  
120 Hillcrest Manor  
Grand Junction, CO 81501

Ms. Bessie E. Farmer, Et Al  
435 30 Road  
Grand Junction, CO 81504

Mr. Robert Murphy  
Mrs. Janeth Murphy  
827 Grand Avenue  
Grand Junction, CO 81501

Mr. Thomas J. Brimhall  
523 Centennial Road  
Grand Junction, CO 81501

Mr. James H. Cowden  
Mr. James E. Niehues  
845 Grand Avenue  
Grand Junction, CO 81501

Grand Jct Board of Realtors  
851 Grand Avenue  
Grand Junction, CO 81501

Mr. Ronald F. Anhorn  
592 Colanwood St.  
Grand Junction, CO 81504

COPIES  
18-83

Attention To Youth  
903 Grand Avenue  
Grand Junction, CO 81501

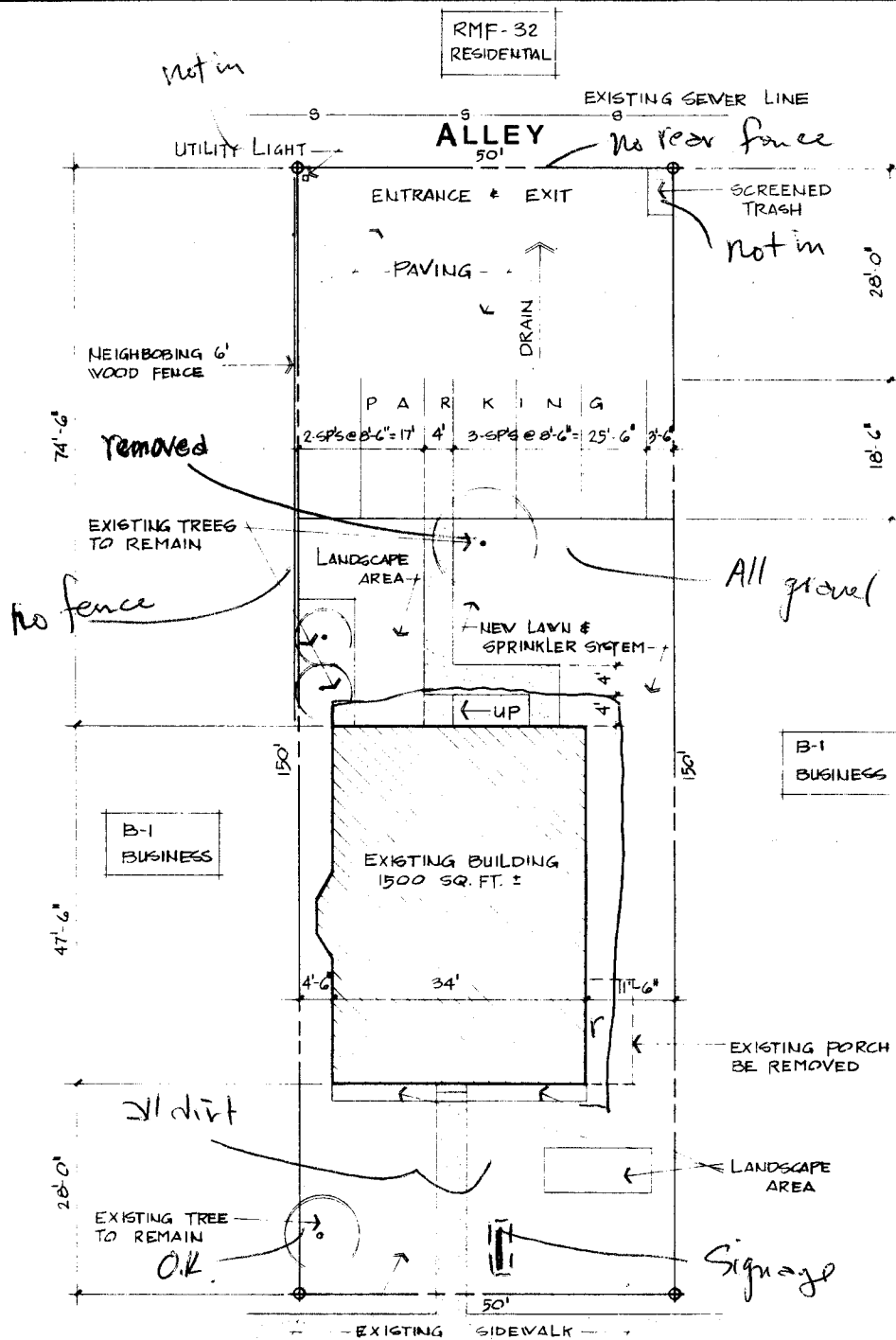
Mr. Jerry D. Otero  
Mrs. Theresa V. Otero  
2115 Broadway  
\* Grand Junction, CO 81503

Mr. William H. Moss  
8319 East Welsh Trail  
Scottsdale, AZ 85258

Mr. William H. Moss  
8319 East Welsh Trail  
Scottsdale, AZ 85258

COPY

#18-83  
OFFICE COPY



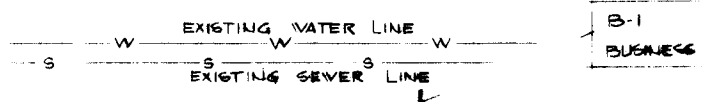
**NOTES:**

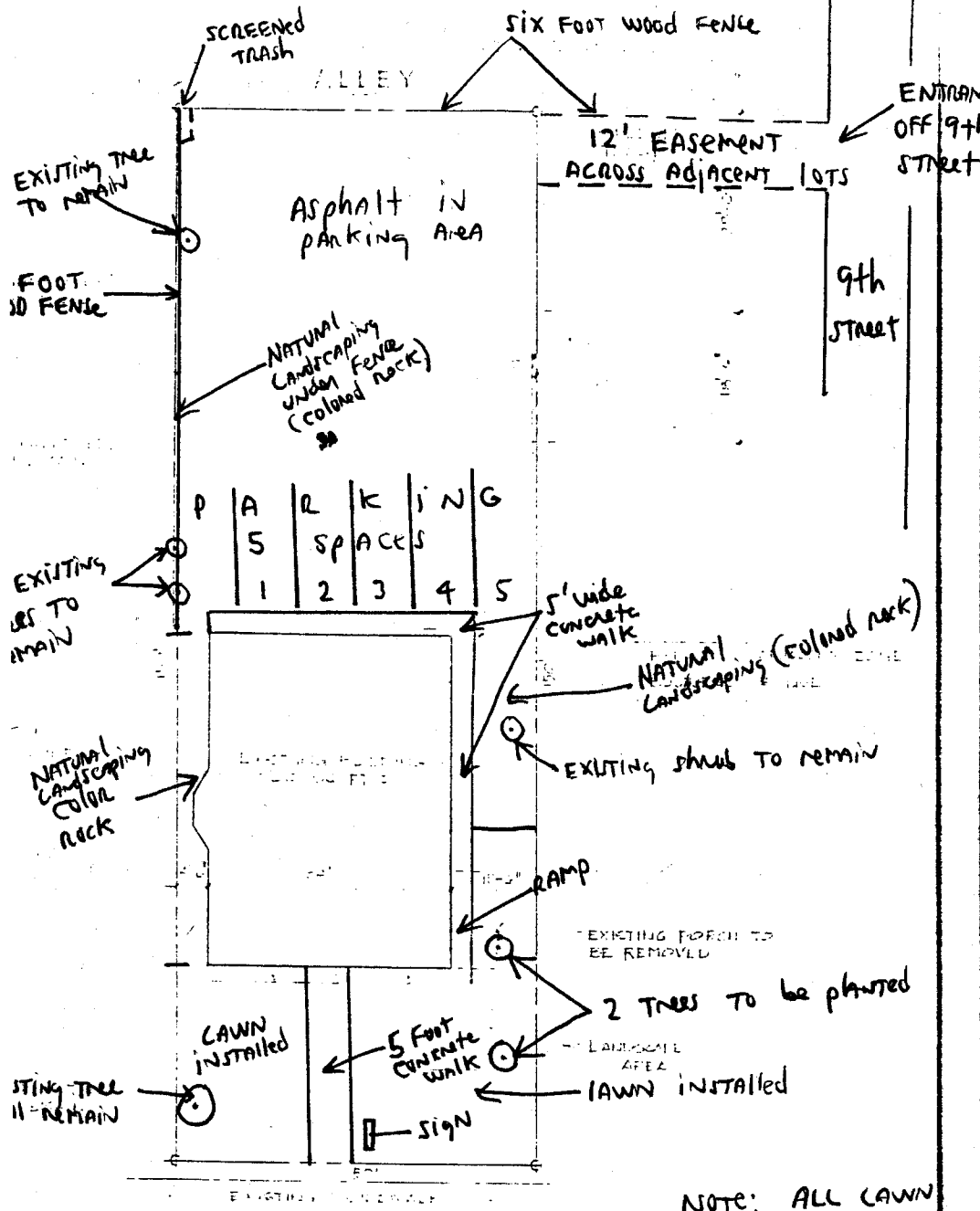
1. ALL CONCRETE WALKS & RAMP AT REAR SHOWN WILL BE NEW.
2. SIGNS WILL COMPLY WITH THE GRAND JUNCTION SIGN CODE.
3. MATERIALS USED FOR LANDSCAPING WILL BE SELECTED FROM THE LIST BY GRAND JUNCTION PARKS & REC. DEPT.



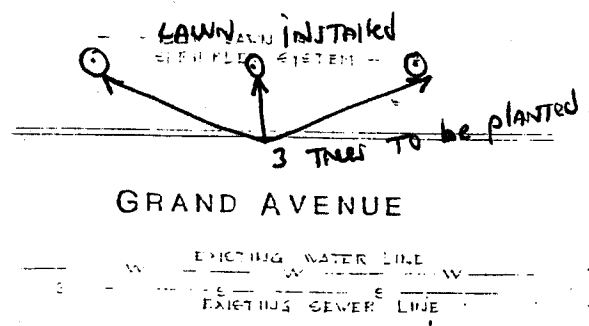
**SITE PLAN** 1"=10'

**GRAND AVENUE**





NOTE: ALL LAWN IS UNDER SPRINKLER SYSTEM



REVISED SITE PLAN  
FOR 850 GRAND

JERRY OTERO - ATTORNEY  
850 GRAND AVENUE  
GRAND JUNCTION, COLO 81501  
(303)245-0430

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
1
3-SHEETS

# REVIEW SHEET SUMMARY

FILE NO. 18-83 TITLE HEADING Rezone RMF64 to PB DUE DATE 4/14/83

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Jerry Otero. Location: 850 Grand Avenue. A request to change from a residential multi-family zone at 64 units per acre to a planned business zone and a final plan on approximately .17 acre. a. Consideration of rezone. b. Consideration of final plan.

PETITIONER ADDRESS Jerry D. Otero, P.O. Box 1374

ENGINEER \_\_\_\_\_

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4/6/83	City Utilities	None.
4/13/83	City Engineer	Other petitioners in this same neighborhood have not been allowed access through the alley for business traffic.
4/13/83	Comp Planning	This proposal is in keeping with the Downtown Planning area Goals, Objectives and Policies. It is in basic compliance with Downtown District Policies for the residential office conversion corridor. The remaining issues are on the site planning level.
4/14/83	Fire	The Fire Department has no objections to this rezoning. Any building changes must meet the Building and Fire Codes.
4/15/83	City Planning Staff	The use is in compliance with the existing adopted policies of the City and DDA. How that use works on the property does present some concerns namely in relation to parking access. As the impact statement mentioned, a shared parking lot with the owners to the east is an option but with expense. With the sensitivity of the neighborhood in mind, a shared parking lot with access off 9th Street would be desirable. An access off the alley could work with a shared lot, resolving the issue of direct access for your lot as shown. The number required for a particular use would have more flexibility also. A decrease in usage in the alleyway would also result. You being an attorney could draw up a mutually-agreed to contract for an access it would seem. Before this department commits to the plan as shown, we would like to see the other options explored more. If no other compromise can be reached, then an evaluation of the proposed parking lot will be considered. This is an area of transition and would be great to establish the shared facilities like that to the west of the property. The landscape plan seems reasonable. Tree planting along the sidewalk may be nice thru the City Parks Street Tree Planting Program. The trash area should be coordinated with the City Sanitation Department. This building will have to meet all codes for business use. No storage is shown thus all signs must conform to current sign code. Any lighting proposed for front or rear? None shown except utility light.
4/15/83 LATE	Transportation Engineer	<i>low level directional lighting</i> The problems associated with alley access to business parking has been discussed over & over again. Unless there is a policy direction to the contrary, I feel that alleys should be for service and residential access only - not for business access.  I might also note that I have had complaints from neighbors adjacent to this alley concerning traffic problems in the alley.
4/18/83 LATE	Mountain Bell	No objections.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
		GJPC MINUTES, 4/26/83 MOTION: (COMMISSIONER QUIMBY) "MR. CHAIRMAN, ON ITEM #18-83, REZONE RMF-64 TO PLANNED BUSINESS, JERRY OTERO OFFICE BUILDING, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL." COMMISSIONER RINKER SECONDED THE MOTION. CHAIRMAN TRANSMER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED 5-0. MOTION: (COMMISSIONER QUIMBY) "MR. CHAIRMAN, ON ITEM #18-83, CONSIDERATION OF FINAL PLAN, OTERO OFFICE BUILDING, I RECOMMEND WE SEND THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL SUBJECT TO PLANNING STAFF REVIEW AND APPROVAL OF THE REVISED PARKING PLAN AND THAT STAFF IS PROVIDED WITH A COPY OF THE LEGAL EASEMENT, AND THAT ALL OTHER STAFF COMMENTS BE RESOLVED." COMMISSIONER OTT SECONDED THE MOTION. CHAIRMAN TRANSMER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED 5-0.

# ACTION SHEET

Acres .17  
Units     
Density   

## rezone & final plan

File No. #18-83  
Zone RMF-64  
Tax Parcel Number   

Activity Rezone RMF-64 to PB  
Phase     
Common Location 850 Grand Ave

Date Submitted 4/1/83 Date Mailed Out 4/1/83 Date Posted 4/15/83 called 4/14  
Day Review Period 10 Return by 4/14/83 MOC Information Sent   

Date Adjacent Property Owners Notified of MCPC/GJPC    Date Adjacent Property Owners Notified of MOC/CIC   

### review agencies

	A	B	C	X	X	X	X	X	X	X	X	H	N	N	X	P	Q	R	X	T	X	U	X	W	X	Y	Z	X	BB	X	DD	X	FF	GG		
<input checked="" type="radio"/> Development Dept.																																				
<input type="radio"/> County Road																																				
<input type="radio"/> County Health																																				
<input type="radio"/> County Surveyor																																				
<input type="radio"/> County Parks/Recreation																																				
<input type="radio"/> County Engineer																																				
<input checked="" type="radio"/> Transportation Engineer																																				
<input checked="" type="radio"/> City Engineer <u>2 sets</u>																																				
<input checked="" type="radio"/> City Utilities																																				
<input type="radio"/> City Parks/Recreation																																				
<input type="radio"/> City Police Dept.																																				
<input type="radio"/> County Sheriff																																				
<input type="radio"/> Floodplain Administration																																				
<input checked="" type="radio"/> Comprehensive Planning																																				
<input checked="" type="radio"/> G.J. Dept. of Energy																																				
<input checked="" type="radio"/> Fire <u>City</u>																																				
<input type="radio"/> Irrigation																																				
<input type="radio"/> Drainage																																				
<input type="radio"/> Water (Ute, Clifton)																																				
<input type="radio"/> Sewer																																				
<input type="radio"/> G.V. Rural Power																																				
<input checked="" type="radio"/> Mountain Bell																																				
<input checked="" type="radio"/> Public Service <u>(2 sets)</u>																																				
<input type="radio"/> Soil Conservation																																				
<input type="radio"/> State Highway Dept.																																				
<input type="radio"/> State Geological																																				
<input type="radio"/> State Health Dept.																																				
<input type="radio"/> Transamerica																																				
<input type="radio"/> Water & Power Resources																																				
<input type="radio"/> Mack, Loma, Mesa, Colbran, Fruits, Palisade, Grand Jct.																																				
<input type="radio"/> OTHER:																																				
<input checked="" type="radio"/> PLANNING COMMISSION <u>(7)</u>																																				
<input checked="" type="radio"/> CIC <u>(4)</u>																																				
<input type="radio"/> TOTALS																																				

BOARDS	DATE	REMARKS
AEC	4/24/83	Appr. subject to basement being reviewed & parking confirmation & staff comments being approved prior to CC. & 1 yr. clause.
CC	5/19/83	Appr. NA

STAFF Will be no covenants.  
418 - Called again pick up sign by 9:00 AM or be pulled  
Rezone & final 500\$ at submitted

City County Development Department

Open Space Dedication (acreage) \_\_\_\_\_ 5% O. S. Fee Required \$ \_\_\_\_\_ Paid Receipt # \_\_\_\_\_  
Recording Fee Required \$ \_\_\_\_\_ Paid (Date) \_\_\_\_\_ Date Recorded \_\_\_\_\_  
Date Resolution Mailed \_\_\_\_\_  
Pre-application Fee Receipt No. \_\_\_\_\_





File 18-83

City of Grand Junction, Colorado 81501  
250 North Fifth St.,

December 10, 1984

Mr. Jerry D. Otero  
850 Grand Avenue  
Grand Junction, CO 81501

CERTIFIED

RE: Item #18-83 Site Improve-  
ments

Dear Mr. Otero:

Since speaking with you on September 19, 1984, I see that you have completed the sodding of the front yard and it appears to be doing well. I appreciate your attention to that problem. There are, however, several other site improvements that must be promptly addressed.

The following is a list of those items that you have committed to by signing the clearance for your building permit:

- 1) The paving of the rear parking lot...
  - a. Grading of the lot must assure drainage toward the alley.
  - b. Minimum of 5 spaces need to be striped (see enclosure for dimensions).
- 2) A six foot fence installed along north property line and the six foot fence along west property line needs to be completed.
- 3) Screened trash enclosure.
- 4) Approximately 690 square feet of lawn and approximately 320 square feet of landscaping in the rear yard.
- 5) One tree that was designated to remain in rear yard was removed, so it needs to be replaced elsewhere in the rear.

- 6) Approximately 124 square feet of landscaping was designated for the front yard and needs to be installed.

The approved site plan indicates that the two trees (which were saved) in the rear yard are somewhat to the east of the property line. In reality, the trees appear to exist right on the west property line. If this is true, the six foot fence may stop short of those trees.

Due to the scope and extent of the changes made and those improvements yet to be installed, this office requests a revised site plan indicating the "as built" changes along with the other changes you intend to make. The square footage of lawns and landscaping cannot be lessened, only the locations may change.

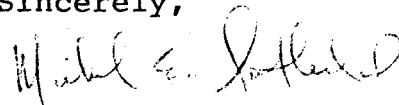
You are requested to submit the revised plan under the "Minor Change" regulation of Section 7-5-6:A of the Zoning and Development Code. There is a \$50.00 fee for a Minor Change in order to cover the additional time that has and will be spent on your project.

On the clearance for building permit, it was indicated that you intended to change from 90 degree parking to angle parking. That was approved providing that you designate (through paint striping and signage) the corner triangle as motorcycle/bicycle parking. I've observed that you have generally been parking at 90 degrees, so I am enclosing a copy of the parking requirements in order that you are familiar with the required space dimensions, whichever way you decide to designate the parking.

You are reminded that no Certificate of Occupancy has been issued as yet, so the building is being occupied illegally. In order to avoid legal action, I must request that the revised plan and application for a Minor Change be submitted within 7 days of receipt of this letter.

If you have any questions, please feel free to contact me at 244-1628. Your cooperation is appreciated.

Sincerely,



Michael E. Sutherland  
Development Enforcement Officer

MES/tt

Enclosures: Code excerpt

xc: Bob Goldin

March 22, 1985

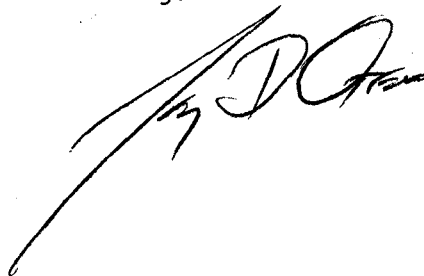
DEVELOPMENT SCHEDULE FOR 850 GRAND AVENUE

MINOR CHANGES: Due to economic and physical factors my project at 850 Grand Avenue has required some changes to the plan originally proposed. In the original site plan I had anticipated using part of the area located directly behind the building for parking, leaving an additional area for landscaping. After consultation with the general contractor that did the renovation on my office, his recommendation was that no landscaping should exist close to the office building. The reason for this was due to the existence of ground water that is seeping into the basement area. I have had a plumber install a sump pump and drainage system in the basement, which eliminates any accumulation of water, however, it is the opinion of the general contractor and myself that any landscaping existing next to the building should be minimal and should take on the flavor of natural landscaping minimizing the use of water. Therefore, I have revised the use of the area located directly behind the office into one large parking area. Once the area is asphalted, we will have five designated parking spaces. These spaces will all be striped and conform to applicable widths and lengths.

I have planted new lawn in the front area of the office and it is all under the pressurized sprinkler system. The following are items that will be installed within the next 90 day period from submittal of this development plan:

1. Planting of five trees in the front area of the office building as is designated on my site plan. These trees will comply with any city ordinances.
2. The installation of some natural landscaping in the form of colored rock to be installed on the west and east sides of the building.
3. The construction of a six foot wood fence that will run along the westerly boundary of the property and tie in with the fence existing with the adjacent property and a six foot wood fence that will run along the rear boundary of the property from the northwesterly corner of my lot to the end of the adjacent lots located on 9th Street. There will be natural landscaping in the form of colored rock to be installed underneath the fence line along the westerly boundary to my property. There will be no landscaping under the fence bordering on the alleyway as it would be extremely difficult to maintain and keep free from vandalism.
4. Asphalt will be installed on the entire parking area. This asphalt has been duly contracted for and will be installed within the next 90 days. I cannot give an exact day of installation due to previous commitments by the contractor. He has assured me, however, that he will install the asphalt within 90 days.

I believe that all of these minor changes do not significantly change the character and intent of my initial proposal. If anything, it makes for better usage of the land and also minimizes any potential damage to the structure. These changes were not anticipated due to our not knowing of the existence of the seepage of water into the basement area. This seepage, to our knowledge, was not there at the time that I purchased the building.

A handwritten signature in black ink, appearing to be "J. D. [unclear]", written in a cursive style.



Grand Junction Planning Department  
559 White Ave. Room 60  
Grand Junction, Colorado 81501-2643  
(303) 244-1628

November 22, 1985

Mr. Jerry D. Otero  
850 Grand Avenue  
Grand Junction, CO 81501

CERTIFIED

RE: Item #18-83 Site Improvements

Dear Mr. Otero:

On September 25, 1985 I stopped at your office to see you but your receptionist said you would be in meetings most of the day. I asked that she have you call me within a day or so in order to prevent the matter of site improvement completion from going to court. She assured me that she would give you the message, but two months later, I have still not heard from you, nor have the improvements been completed.

Your request for a rezone and final plan was approved in May of 1983 in good faith that all of the site improvements would be completed per your indicated date of completion.

Neither your time line nor your approved plan were followed, and ultimately I sent you a letter on December 10, 1984 specifying the remaining improvements and the fact that you were required to file a minor change request to revise your site plan. More than three months later, after your zoning was threatened with reversion, a minor change request was submitted. In that outline, you stated "the following are items that will be installed within...90 day period." This office agreed to allow until the end of June for completion.

I have received numerous calls, many of them repeat calls, from the neighbors who are expecting you to complete this project -- in particular, the six foot wood fence along the alleyway. I gave my assurance that you would be completing the improvements reasonably soon. You seem determined to put this off until spring.

Due to the excessive time that has elapsed and the fact that you haven't adhered to any of the completion dates (which were chosen by you), legal action shall commence on December 2, 1985 and file #18-83 will be scheduled for review by the City Planning Commission at their next public hearing.

*Completed Dec. 11, 1985 - C.O. released Dec. 12, 1985 M.S.*

Mr. Jerry D. Otero  
November 22, 1985  
Page 2

I will conduct a site check on Monday, December 2, 1985 to determine whether all of the improvements that you made reference to in your Minor Change request, dated March 22, 1985 have been completed. If all are complete, I will gladly release the Certificate of Occupancy and close the file.

Sincerely,



Michael E. Sutherland  
City Development Official

MES/tt

xc: Mr. Gerry Ashby

AGREEMENT MADE \_\_\_\_\_, 1983, between Jerry D. Otero and Theresa V. Otero, of 850 Grand Avenue, City of Grand Junction, County of Mesa, State of Colorado, and Howard J. Galyean, d/b/a Frontier Adjusters of 858 Grand Avenue, City of Grand Junction, County of Mesa, State of Colorado.

RECITALS

1. The parties have an interest in adjoining real estate situated in the City of Grand Junction, County of Mesa, State of Colorado, and described, respectively, as follows:

Lots Nineteen (19) and Twenty (20) in Block Seventy (70) of the City of Grand Junction, County of Mesa, State of Colorado, according to the plat recorded in Plat Book 1 at Page 1, Mesa County Records. Also known as street and number 850 Grand, Grand Junction, Colorado.

[Property owned by Jerry D. Otero and Theresa V. Otero]

Lots 17 and 18, in Block 70 of THE CITY OF GRAND JUNCTION, Mesa, County, Colorado. Also known as street and number 858 Grand, Grand Junction, Colorado.

[Property owned by Howard J. Galyean]

2. The parties to this agreement desire to create a common driveway between the above described adjoining lots owned by them for the benefit of each of them.

The parties agree as follows:

SECTION I

CONVEYANCE OF EASEMENT

An easement for a common driveway in favor of Lots 19 and 20, owned by Jerry D. Otero and Theresa V. Otero, is created over the strip of land Twelve (12) feet in width along the north boundary line of Lots 17 and 18, owned by Howard J. Galyean, for the purpose of creating a common driveway Twelve (12) feet in width for the benefit of both of the above described lots.

## SECTION II

### "DRIVEWAY PURPOSES" DEFINED

"Driveway Purposes" as used in this agreement means a commercial use driveway, and it is agreed that there shall be no restriction on the number of vehicles to use or travel across the right-of-way described above.

## SECTION III

### CONSTRUCTION AND MAINTENANCE

The driveway described above shall be constructed by Jerry D. Otero and Theresa V. Otero at their sole cost and expense. The driveway shall be constructed of the following material: asphalt. The parties agree to share the costs and expenses of maintaining the above described easement in good repair. The parties further agree that they shall each be responsible for the costs and expenses of maintaining in good repair their respective parking areas.

## SECTION IV

### CONSIDERATION

Jerry D. Otero and Theresa V. Otero agree to pay for the entire cost of putting an asphalt overlay over the designated parking area on the lots owned by Howard J. Galyean. The designated parking area shall not be greater than that being used by Howard J. Galyean at the time of the execution of this agreement and easement. The obligation of Jerry D. Otero and Theresa V. Otero to pay Howard J. Galyean for the cost and expense of the afore-mentioned asphalt overlay is conditioned on Howard J. Galyean having legal right, in the opinion of attorneys, to grant the easement to Jerry D. Otero and Theresa V. Otero.

## SECTION V

### EASEMENT TO RUN WITH LAND

This easement is superior and paramount to the rights of any of the parties hereto in the respective servient estate so created, and the parties further agree that it is a covenant that shall be perpetual and shall run with the land and be binding on and shall inure to the benefit of the parties hereto, their heirs, successors, or assigns.



IN WITNESS WHEREOF the parties hereto have executed this agreement at Grand Junction, Colorado, the day and year first above written.

\_\_\_\_\_  
Jerry D. Otero  
850 Grand Avenue  
Grand Junction, CO 81501

\_\_\_\_\_  
Theresa V. Otero  
850 Grand Avenue  
Grand Junction, CO 81501

\_\_\_\_\_  
Howard J. Galyean  
858 Grand Avenue  
Grand Junction, CO 81501

STATE OF COLORADO     )  
                                  ) ss.  
COUNTY OF MESA         )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1983, by Jerry D. Otero and Theresa V. Otero.

My Commission Expires: \_\_\_\_\_  
Notary Public

STATE OF COLORADO     )  
                                  ) ss.  
COUNTY OF MESA         )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1983, by Howard J. Galyean.

My Commission Expires: \_\_\_\_\_  
Notary Public