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File 1991-0026

Name: 2803 Sunstrand Way - Final Plan - Office Warehouse

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 ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</p> <p>Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>	
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<u>DOCUMENT DESCRIPTION:</u>			
X	X	Development Application - 3/29/91	X X Letter from Don Newton to Larry Gebhart re:
X		Commitment for Title Ins.	X Certificate of Occupancy - 6/16/92 - Permit #40029
X	X	Memo from First CO. Corp. re: Improvements Guarantee - 3/29/91	X Handwritten Notes to file - 5/16
X	X	Letter from Ed Hokanson, Broker from First CO. Corp. to City re: open space and contract to buy and sell real estate - 3/29/91	X X Letter from Michael Drollinger to Floyd Sack, Empire Dev. Corp. re: C.O. not yet been issued
X		Public Notice Posting - 4/26/91	X X Planning Clearance - **
X		Legal Ad - 4/30/91	X X Subsurface Soil and Foundation Investigation - 4/81-scanned in file # 1981-0022
X		Appraisal by Dirk Campbell - 4/30/91	X X Letter from Karl Metzner to Floyd Sack re: deficiency with landscape - 8/17/92
X		Planning Commission Agenda - 5/7/91	X X BLM Office - Warehouse Site Plan
X	X	Planning Commission Minutes - 5/7/91	X X Drainage Plan (map)
X	X	Action Sheet - 5/7/91	X X Sanitary Sewer Plan and Profile
X	X	Final Plan approved by the Utilities Coord. Committee - 5/8/91	X X Utility Composite
X	X	Avigation Easement - 5/5/91 - sent to City Clerk for Airport file	X X Storm Drain Plan - to be scanned

A



Receipt # 4470
Date Rec. 4/1/91
Received By [Signature]

DEVELOPMENT APPLICATION

We, the undersigned, Being the owners of property situated in Mesa County, State of Colorado, as described on the attached legal description form do hereby petition this:

26 91

Type of Petition	Sq.Ft.	Phase	Common Location	Zone	Type of Usage
<input type="radio"/> Subdivision Plat/Plan		<input type="radio"/> Minor <input type="radio"/> Major			
<input type="radio"/> Rezone				Frm To	
<input checked="" type="radio"/> Planned Development		<input type="radio"/> ODP <input type="radio"/> Prelim <input checked="" type="radio"/> Final	2803 Sundstrand Way	PC	office/warehouse
<input type="radio"/> Conditional Use					
<input type="radio"/> Hwy-Oriented Development				H.O.	
<input type="radio"/> Text Amendment					
<input type="radio"/> Special Use					
<input type="radio"/> Vacation					<input type="radio"/> Right-of-way <input type="radio"/> Easement

PROPERTY OWNER DEVELOPER REPRESENTATIVE

Floyd M. Sack	Floyd M. Sack	Ed Hokanson
Name	Name	Name
950 Wadsworth - Suite 201	950 Wadsworth - Suite 201	2004 N. 12th St. #24
Address	Address	Address
Lakewood, Colorado 80215	Lakewood, Colorado 80215	Grand Junction, Co. 81501
City/State	City/State	City/State
303 238-8022	303 238-8022	303 243-2677
Business Phone #	Business Phone #	Business Phone #

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 & COMPLETE TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME THE RESPONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION AND THE REVIEW SHEET COMMENTS. WE RECOGNIZE THAT WE OURSELVES, OR OUR REPRESENTATIVE(S) MUST BE PRESENT AT ALL HEARINGS. IN THE EVENT THAT THE PETITIONER IS NOT REPRESENTED, THE ITEM WILL BE DROPPED FROM THE AGENDA, AND AN ADDITIONAL FEE CHARGED TO COVER RE-SCHEDULING EXPENSES BEFORE IT CAN AGAIN BE PLACED ON THE AGENDA



signatures
 Floyd M Sack _____ Date March 29, 1991
 Signature of person completing application

 Floyd M Sack _____
 Signature of property owner(s) - attach additional sheets if necessary

250 North 5th Street Grand Junction, CO 81501 Ph: (303) 244-1430

2701-361-38-001
Sundstrand Corp.
4751 Harrison Ave.
Rockford, Il 61108

26 91

2705-293-00-940
Walker Field Public Airport
Authority Walker Field
Grand Junction, Co. 81506

2705-312-02-002
Daly Construction
520 W. Hallam St.
Aspen, Co. 81611

2705-312-03-001
Empire Development Co.
Box 15612
Lakewood, Co. 80215

Original
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From Office

2705-312-03-001
Ed Hokanson
P. O. Box 2041
Grand Junction, Co. 81502

2705-312-03-003
Currier, Bruce & Wilma M.
2760 H Road
Grand Junction, Co. 81506

2705-312-03-002
Daly Construction
520 W. Hallam St.
Aspen, Co. 81611

44

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Aspen, Co. 81611

B

Empire Development Company

Box 15612, Lakewood, Colorado 80215 • 303-238-8022

26 91

NARRATIVE FOR BLM BUILDING
DISTRICT HEADQUARTERS
SUNDSTRAND WAY & "H" ROAD
GRAND JUNCTION, COLORADO

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Empire Development Company of Lakewood, Colorado has been awarded a lease to design, build and lease back to the Bureau of Land Management in Grand Junction, Colorado a building containing 28,800 square feet of space. This will consist of 11,520 square feet of storage, shop and warehouse space and 17,280 square feet of space for office use. There will be a fenced, paved wareyard containing 75,000 square feet of space, for storage of Government vehicles and equipment. We have provided parking on site for 89 automobiles, for employees and visitors.

We have under contract a 3.55 acre tract of land located at the corner of Sundstrand Way and H Road. The contract price is \$200,000 which will be used to determine the open space fee. This will be landscaped to meet all guidelines of the City of Grand Junction and the Federal Government. Most of this landscaping will be of the arid variety of plants that will require a small amount of water.

The building that we submit for approval at this location is to be made of precast concrete with exposed aggregate on the office area and grey concrete panels for the shop/warehouse section. It will have a 60 mil rubber roof mechanically attached. The HVAC equipment will be located on the roof of the office area. It will be shielded by a two foot parapet wall around the perimeter of the building. The shop/warehouse will be heated by overhead gas heaters. Only offices in this area will have airconditioning. In this area there will be showers and restroom facilities for personnel needing to use these following fire fighting and field duty.

The Bureau of Land Management indicates that this facility will co-locate both the District and State offices for the BLM in Western Colorado. There will be a total of 75 people that will work out of these facilities. Because the Government permits its employees to utilize flex work time, employees will be working at this facility from 6:00 a.m. to 6:00 p.m. However, approximately 60% of the people employed at this facility will have a work day

Because of the flex time hours this facility should not adversely effect any of the traffic patterns in the area. This building will be located only one-half block from Horizon Drive, a main arterial in this section of the City.

Signage will be dealt with later with a mutual agreement between the City of Grand Junction, the Bureau of Land Management and Empire Development. At this time we are undecided the extent and nature of the signage that will be needed or used.

The project that we propose is consistent with the usage in the area. The Sundstrand office and plant is directly across the street to the west on Sundstrand Way. To the east across Horizon Blvd. is a number of office/warehouse buildings along with motels and eating establishments.

The investment that we plan to make in this area for this building for BLM will have an approximate value of \$1,750,000. Our firm has built other facilities similar to this at Canon City, CO, Fillmore, Utah, Lewistown, MT, Ft. Collins, CO, Bloomington, IL and Lynchburg, VA.

THE FOLLOWING ITEMS ARE COVERED IN EITHER THE PROJECT NARRATIVE OR THE SITE PLAN.

26 91

Printed
Remove
Area

- U Landscaping/Screening/Buffering **SITE PLAN**
 - a) Types of Open Space (existing/proposed)
 - b) Percent and Open Space
 - c) Maintenance, Irrigation Rights
- V Parking **SITE PLAN**
 - a) Total Number Proposed/Required
 - b) Dimensions, Striped, Handicapped

[REDACTED]
- X Traffic Circulation Patterns **SITE PLAN**
 - a) Pedestrian/Bikeways/Crosswalks
 - b) Dimensions of Curb Cuts, Driveways
 - c) Internal Circulation Detail
- Y Traffic Analysis **NARRATIVE***
- Z Structural Information
 - a) Heights, Elevations, Sq. Footage
 - b) Percent Building Coverage
 - c) Setbacks (centerline/property line)
 - d) Lighting and Signage Detail



March 3, 1992

Larry Gebhart
Western Engineers, Inc.
2150 Highway 6 & 50
Grand Junction, Colorado 81505

City of Grand Junction, Colorado
81501-2668
250 North Fifth Street

Re: BLM Site Improvement Plans

Dear Larry:

I have received revised plans for the BLM site improvements and have the following additional comments:

1. Sheet 3 of 8: It is not clear if a head-wall is to be constructed on one side or both sides of the driveway. Details are needed for construction of the head-walls including dimensions, elevations, and structural details.

Sidewalks and ramps approaching the driveway shall meet ADA standards for accessibility.

2. Sheet 1 of 8: P.V.C. drain pipe from drain inlet to swale shall not be less than SDR 35 in thickness. Show pipe specification on plan. The end of the pipe should be protected with a concrete end section or other approved method.

3. Sidewalks should be extended from handicap ramps on H. Road to BLM parking lot.

4. Sheet 4 of 8: plans should clearly show where "spill curb and gutter is to be installed and transitions between spill and standard gutter sections.

5. What is the proposed pavement section to be used on H Road? Show pavement section on Plans.

6. Sheet 1 of 8, Retaining Walls: Minimum reinforcing steel should be provided in walls which are less than 18" in height. Contraction and expansion joints should be provided at appropriate spacing to control cracking of the walls during shrinkage and expansion of the concrete.

Please make the necessary revisions and resubmit a copy of the plans, stamped and signed by a registered engineer. Please call if you have any questions regarding the above comments.

Sincerely,

A handwritten signature in cursive script that reads "J. Don Newton".

J. Don Newton, P.E.
City Engineer

xc: Mark Relph, Karl Metzner, Gerald Williams, Bill Cheney

N O

FIRST COLORADO CORPORATION

P.O. BOX 2041
GRAND JUNCTION, CO 81502
(303) 243-2677

26 91

March 29, 1991

SUBJECT: IMPROVEMENTS GUARANTEE

Remove
From Office

It is the intention of the developer of Lot 1, CH Four Commercial Park Filing 3 to complete all construction necessary to provide occupancy of the proposed building for BLM by September, 1991.

All improvements required under the Improvement Agreement for this project will be completed within this schedule.

Since all work will be financed as a package, the developer requests and intended to pay for improvements from construction financing to avoid tying up additional funds.

A financial statement or other assurances can be provided. The developer has agreed to sign a note for the amount of the Improvements Agreement if it is necessary.



SPECIALIZING IN COMMERCIAL & INVESTMENT REAL ESTATE





FIRST COLORADO CORPORATION

P.O. BOX 2041
GRAND JUNCTION, CO 81502
(303) 243-2677

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March 29, 1991

26 91

Grand Junction Parks and Recreation

Please find attached the contract to purchase Lot 1, CH Four Commercial Park, Filing No. 3.

Based on the fact that the purchase price is \$200,000.00 the owner/ developer is requesting that the 5% Open Space Fee be computed upon this amount to prevent the cost of an appraisal.

Thank you.

Sincerely,

Ed Hokanson, Broker



SPECIALIZING IN COMMERCIAL & INVESTMENT REAL ESTATE



THIS IS A LEGAL INSTRUMENT. IF NOT UNDERSTOOD, LEGAL, TAX OR OTHER COUNSEL SHOULD BE CONSULTED BEFORE SIGNING.

VACANT LAND/FARM AND RANCH
CONTRACT TO BUY AND SELL REAL ESTATE
Seller's remedy Liquidated Damages or Specific Performance (Section 16)
(FINANCING SECTIONS OMITTED)

March 19, 1991

I. PARTIES AND PROPERTY. Floyd M. Sack and/or assigns

agrees to buy, and the undersigned seller(s) [Seller], agrees to sell, on the terms and conditions set forth in this contract, the following described real estate in the County of Mesa, Colorado, to wit:

Lot 1 C.H. Four Commercial Park, Filing No. 3, Sec. 35, T1N, R1W and Sec. 31, T1N, R1E of the Ute Meridian

known as No. 2803 Sundstrand Way Grand Junction, Colorado 81506

together with all interest of Seller in vacated streets and alleys adjacent thereto, all easements and other appurtenances thereto, all improvements thereon and all attached fixtures thereon, except as herein excluded, and called the Property.

2. INCLUSIONS. The purchase price includes the following items (a) if attached to the Property on the date of this contract: lighting, heating, plumbing, ventilating, and air conditioning fixtures, TV antennas, water softeners, smoke/fire/burglar alarms, security devices, inside telephone wiring and connecting blocks/jacks, plants, mirrors, floor coverings, intercom systems, built-in kitchen appliances, and sprinkler systems and controls; (b) if on the Property whether attached or not on the date of this contract: built-in vacuum systems (including accessories), storm windows, storm doors, window and porch shades, awnings, blinds, screens, curtain rods, drapery rods, fireplace inserts, fireplace screens, fireplace grates, heating stoves, storage sheds, all keys and garage door openers including N/A remote controls; and (c)

(d) Water Rights. Purchase price to include the following water rights: all ditches, ditch rights, water, and water rights appurtenant to the subject property

(e) Growing Crops. With respect to the growing crops Seller and Purchaser agree as follows: NONE.

The above-described included items (Inclusions) are to be conveyed to Purchaser by Seller by bill of sale, deed or other applicable legal instrument(s) at the closing, free and clear of all taxes, liens and encumbrances, except as provided in section 10. The following attached fixtures are excluded from this sale: NONE.

3. PURCHASE PRICE AND TERMS. The purchase price shall be \$ 200,000.00, payable in U.S. dollars by Purchaser as follows (complete the applicable terms below):

(a) Earnest Money. \$ 2,000.00 in the form of a check, a totally non-refundable deposit and part payment of the purchase price, payable to and held by H.B. Hayne Corporation

(b) Cash at Closing. \$ 198,000.00 to be paid by Purchaser at closing in cash, electronic transfer funds, certified check, savings and loan teller's check, or cashier's check.

4. FINANCING CONDITIONS AND OBLIGATIONS.

FINANCING TERMS, CONDITIONS AND OBLIGATIONS, PERTAINING TO SECTIONS 3 AND 4, ARE ATTACHED BY REFERENCE TO THE COMMISSION APPROVED ADDITIONAL PROVISIONS: (check as applicable) COVERED IN PARAGRAPH 20, ADDITIONAL PROVISIONS

- [X] New Loan
[] Assumption
[] Seller or Private Third-Party Financing

5. GOOD FUNDS. All payments required at closing shall be made in funds which comply with all applicable Colorado laws.

6. NOT ASSIGNABLE. This contract shall not be assignable by Purchaser without Seller's prior written consent. Except as so restricted, this contract shall inure to the benefit of and be binding upon the heirs, personal representatives, successors and assigns of the parties.

CITY POLICE DEPARTMENT 04/10/91
Martyn Currie 244-3577

No problems noted.

UTE WATER 04/10/91
Gary Mathew 242-7491

NO OBJECTIONS. Water mains are installed 3 feet from the curb and gutter. POLICIES AND FEES IN EFFECT AT THE TIME OF APPLICATION WILL APPLY.

CITY PARKS & RECREATION 04/15/91
Don Hobbs 244-1545

In order that we may remain consistent throughout each review process, we must ask that an appraisal be submitted for each action. Please submit an appraisal for the parcel.

CITY UTILITIES 04/16/91
Bill Cheney 244-1590

Utilities:

1. Plan and profile of proposed sewer extension required for approval.
2. Representative detail of pipe sizes and type, service detail and manhole detail required.
3. All compaction standards need to be noted on plan/profile.
4. Show all utility easements that pertain to the project on the "Utility Composite". Show dimensions on easements.
5. No water or sewer usage data has been provided.

Drainage:

1. The drainage plan is inadequate. It does not address historic flows vs. proposed and does not provide any information on the required detention. How does the runoff get from the detention area to the storm sewer?
2. No drainage calculations have been provided for review.

CITY ENGINEER 04/12/91
J. Don Newton 244-1559

The northerly most curb cut shown on H Road is too close to Sundstrand Way and should be eliminated. this access could be relocated to the southwest end of the island in Sundstrand Way. Details and cross-sections of the curb, gutter and sidewalk improvements along H Road will need to be submitted for my review.

A drainage and grading plan will need to be submitted for the entire lot. How will drainage be conveyed from the lot to the existing swale in Sundstrand Way? If access to lot is relocated to Sundstrand Way, the drainage swale will have to be piped under the driveway as it is under H Road.

Parking lot aisle width and stall lengths are less than City Code requirements.
Area lighting should be provided in the parking lot and at all street access locations.

GRAND VALLEY WATER USERS 04/15/91
G.W. Klapwyk 242-5065

1. The Grand Valley Water Users Association has no relationship to the drainage in CH-Four Commercial Park within which the trap proposed for development is located, other than to expect that the Drainage Plan (1985) for said Commercial Park be conformed with to the end that the Government Highline Canal not be impacted beyond that Anticipated by said plan. This requires maintenance of the drainage facilities and cleaning of the pond as necessary to maintain its capacities.
2. Also, this Association provides water for irrigation of lands with Assoc. water-rights, but none of these lands are in Sec. 13, T1N, R1W, Ute P.M., which is where the tract in question is located. Therefore, we can not recognize any demand for irrigation water by the tract & the Assoc. has no water-rights to make available to it. No assessment is or has been made on the land in question and none is anticipated.

Please advise if there are any questions on the above.

COMMUNITY DEVELOPMENT 04/19/91
Karl Metzner 244-1439

Equipment storage yard should be screened with a solid fence. Additional landscaping (trees, shrubs) should be provided along easterly fence lines of storage yard. Parking spaces and aisles are not to City standards.

CITY PROPERTY AGENT 04/19/91
Tim Woodmansee 244-1565

An appraisal of the property should be used to determine the open space fee - not the contract price.

Empire Development Company

Box 15612, Lakewood, Colorado 80215

• 303-238-8022

May 3, 1991

Mr. Karl Metzner
Planning Department, City of Grand Junction
250 North Fifth Street
Grand Junction, Colorado 81501

Dear Mr. Metzner:

This is response to your File No. 26-91 for the final plan review for the new BLM office/warehouse located at 2803 Sundstrand Way. I will address each item that was listed on your "Review Sheet Summary" in order:

CITY FIRE DEPARTMENT

Two hydrants exist on the subject property and will be shown on final plan from Western Engineering. Attached is a copy of signed agreement that will be recorded at closing.

WALKER FIELD:

CITY PARKS & RECREATION

Attached is a copy of appraisal by Biber & Co. These are addressed on final plans by Western Engineering.

CITY UTILITIES:

CITY ENGINEER:

All of items listed here will be addressed by final plans submitted by Western Engineering.

GRAND VALLEY WATER USERS:

There are no questions on items in these comments.

COMMUNITY DEVELOPMENT:

Equipment storage yard will be adequately screened as shown on Western Engineering plan.

CITY PROPERTY AGENT:

Current appraisal is attached to determine open space fee.

I believe this covers all of the items listed in the "Review Summary Sheet." Should there be additional items please do not hesitate to contact me at 303 238-8022. I will be in attendance at the public hearing on Tuesday May 7, 1991.

Sincerely,



Floyd M. Sack, Owner
EMPIRE DEVELOPMENT COMPANY

Empire Development Company

Box 15612, Lakewood, Colorado 80215 • 303-238-8022

May 3, 1991

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GRAND VALLEY WATER USERS:

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COMMUNITY DEVELOPMENT:

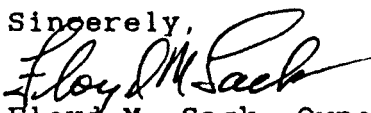
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Sincerely,



Floyd M. Sack, Owner
EMPIRE DEVELOPMENT COMPANY

Response Submittal to City
Agency Review Sheet Summary

May 3, 1991

RE: Final plan application for BLM office/warehouse in a PC Zone at 2803 Sundstrand Way.

City Fire Department

There are two existing fire hydrants on Sundstrand Way adjacent to the proposed building. One at the northwesterly corner of the intersection of H Road and Sundstrand Way. The other is located near the southwesterly property corner on Sundstrand Way. The hydrants are approximately 355 feet apart. An adequate fire protection plan will be provided upon completion of discussions with the Fire Department concerning the public safety needs and project feasibility.

Walker Field

An avigation easement will be filed with the Mesa County Clerk and Recorder. A copy will be provided to the Walker Field Airport Authority.

City Parks & Recreation

An appraisal has recently been submitted by petitioner.

City Utilities

A. Utilities

- 1) Plan & Profile of proposed sewer extension is submitted with this response.
- 2&3) All construction of sanitary sewer, including manhole and service connection will be done in accordance with the City of Grand Junction Standard Specifications and Details. All compaction of backfill for sewer line will also conform to the above Standard Specifications and Details.
- 4) All utility, drainage and pedestrian easements are shown and dimensioned on the Utility Composite Drawing. The easements as shown are recorded on the subdivision plat, therefore it will not be necessary to record more easements.
- 5) Water and Sewage Usage Summary form is included with this response.

B. Drainage

- 1&2) See attached Drainage Report.

City Engineer

City will approve northerly driveway cut as per discussion, and a third driveway cut has been located southwest of the median in Sundstrand Way. Details for curb, gutter and sidewalk shall be submitted for review as requested. These details shall

incorporate new standards to provide widened gutter for bicycle lanes.

Drainage has been addressed in enclosed drainage report and shall incorporate an extension of existing stormpipe along the swale parallel to Sundstrand Way.

Parking plan shall comply with Grand Junction standards for access width and stall dimensions.

Additional lighting has been provided and will achieve good visibility for pedestrian security.

Grand Valley Water Users

These comments have been acknowledged by the petitioner.

Community Development

The petitioner plans to erect solid fencing along Sundstrand Way and H Road to provide screening, and shall erect chain link with slats type fencing along lot sidelines.

Landscaping shall be provided as suggested.

City Property Agent

An appraisal has been submitted by petitioner.

This response has been prepared by WESTERN ENGINEERS, INC. for Mr. Floyd Sack as petitioner. We are grateful for the patience and consideration of the review agencies and we hope that we have presented the necessary details for further processing of this application.

AVIGATION EASEMENT

THIS EASEMENT is made and entered into by and between the WALKER FIELD, COLORADO, PUBLIC AIRPORT AUTHORITY, a body corporate and politic and constituting a political subdivision of the State of Colorado, hereinafter called GRANTEE, and _____
Floyd M. Sack
hereinafter, GRANTOR;

WHEREAS, Grantee is the owner and operator of Walker Field Airport situated in the County of Mesa, State of Colorado, and in close proximity to the land of Grantor, and Grantee desires to obtain and preserve for the use and benefit of the public a right of free and unobstructed flight for aircraft landing upon, taking off from, or maneuvering about said airport; and

WHEREAS, Grantor is the owner in fee simple of that certain parcel of land situated in the County of Mesa, State of Colorado, to wit:

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor, for himself, his heirs, administrators, executors, successors and assigns, does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns, for the use and benefit of the public, an easement and right of way appurtenant to Walker Field Airport, for the passage of all aircraft ("aircraft" being defined for the purposes of this instrument as any device known or hereafter invented, used or designed for navigation or flight in the air) by whomsoever owned and operated, in the navigable airspace above the surface of Grantor's Property to an infinite height above said Grantor's property, together with the right to cause in said airspace such noise and vibrations, smoke, fumes, glare, dust, fuel particles and all other effects that may be caused by the normal operation of aircraft landing at or taking off from or operating at or on said Walker Field Airport, and Grantor hereby waives, remises and releases any right or cause of action which Grantor now has or which Grantor may have in the future against Grantee, its successors and assigns, due to such noise, vibrations, smoke, fumes, glare, dust, fuel particles and all other effects caused by the normal operation of such aircraft.

FURTHER, Grantor hereby covenants, for and during the life of this easement, that Grantor:

(a) shall not hereafter construct, permit or suffer to maintain upon said land any obstruction that extends into navigable airspace required for use of said airport runway surfaces; (Navigable airspace is defined for the purpose of this instrument

SUBDIVISION SUMMARY FORM

Mesa County

Type of Submission:
 Request for Exemption
 Preliminary Plan
 Final Plat

Date: 5/5/91

Subdivision Name: CH-4 Commercial

Filing _____

2308 Sundstrand Way

Location of Subdivision TOWNSHIP 1N RANGE 1W SEC 36 & NW

Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area
<u>Lot 1, Filing 3</u>			
(X) Single Family	_____	_____	_____
() Apartments	_____	_____	_____
() Condominiums	_____	_____	_____
() Mobile Home	_____	_____	_____
(X) Commercial	<u>1</u>	<u>3.2</u>	_____
() Industrial	_____	_____	_____

Street	_____	_____
Walkways	--	--
Dedicated School Sites	--	--
Reserved School Sites	--	--
Dedicated Park Sites	--	--
Reserved Park Sites	--	--
Private Open Areas	--	--
Easements	_____	_____
Other (Specify)	_____	_____
Total	_____	_____

Estimated Water Requirements 75 employees @ 35 gallons/day.
Drip Irrigation & Grass 1500 = 2,625 = 4,125 gal/day

Proposed Water Source UTE WATER

Estimated Sewage Disposal Requirement 4,050 gallons/day.

Proposed Means of Sewage Disposal Sanitary Sewer
Parsigo Wash Treatment Plant

Note: This form is required by CRS 30-20-136 but is not a part of the regulations of Mesa County.

DRAINAGE STUDY
BLM OFFICE / WAREHOUSE
Grand Junction, Colorado

SCOPE

The site proposed for office, warehouse, and yard for BLM is lot one of the CH Four Commercial Park Subdivision located south of the intersection of Sundstrand way and H Road in Grand Junction. The site is bounded on the north by H Road, on the west by Sundstrand Way, and on the east and south by vacant lots. Nearly all of the drainage within this area drains to a common point. The lot is located at a low point along H Road. The frontage for this lot along H Road does not have curb, gutter or sidewalk. It appears that this was intentional to allow runoff from H road to drain onto this property.

SURFACE DRAINAGE CHARACTERISTICS

The site generally slopes toward the middle of the site in an east/west direction where there is a pronounced drainage channel which drains to the south. This channel is then intercepted by a contour ditch which drains toward the east to Horizon Drive. The water then flows south along Horizon Drive until it reaches the Highline Canal where it crosses under Horizon Drive to the East. There are currently no retention or detention provisions for this runoff water. The overall drainage plan for Filing 3 of the C H Four Commercial Park Subdivision included directing all runoff into a retention/ detention pond located on the north bank of the Highline canal. This pond will provide primary flood runoff control for this property. However, as will be discussed in subsequent paragraphs, on-site detention provisions will be made to assure future flows do not exceed those which would occur under the existing conditions.

For the purposes of the drainage analysis, the site was treated as a single basin. Table 1 shows the percentages of various ground covers, both for existing and proposed future conditions.

DRAINAGE EVALUATION METHODOLOGY

The drainage basin was evaluated for 2 storm values consisting of the minor storm (or the 10-year storm) and the major storm (or the 100-year storm). In order to provide a comparison, the runoff characteristics were evaluated using 2 methods. These consisted of the rational method and the SCS tabular method. The SCS tabular method was chosen because it provides a method for obtaining runoff hydrograph data. The Modified Rational Method was used to provide comparison hydrograph data. This was done using minimum times of concentration of 10 minutes with the storm duration equal to the time of concentration for calculating peak flows for the Rational Method. However, to calculate the critical volume for routing through the detention basin, the storm duration was varied until the maximum detention basin outflow was determined for the Modified Rational Method hydrographs. Design storm values were obtained from two sources -- the storm values for the rational method were obtained from "Design Guidelines for Storm Water Management in Mesa County, Colorado"; the storm values for the SCS tabular method were obtained from NOAA Atlas II "Precipitation - Frequency Atlas of the Western United States, Volume 3 - Colorado." The determination of the runoff coefficients in the rational method as well as the curve number values used in the SCS tabular method are presented in Table 1. The soil group number required for the SCS tabular method was evaluated based on information compiled by the Soil Conservation Service and presented in a report entitled "Soil Survey, Grand Junction Area, Colorado." This report shows the soils at this site to consist of Billings, Chipeta, and Persayo classifications. For the purposes of evaluation of the runoff characteristics of these soils, they fall into Hydrologic Soil Group D. Group D soils are

categorized as soils with low runoff potential and are described as having very slow infiltration rates when thoroughly wetted and consisting chiefly of clay soils with high swelling potential, soils with a permanent high water table, soils with claypan or clay layer at or near the surface, and shallow soils over nearly impervious material. Lag times were determined to be less than 10 minutes; therefore, a minimum value of 10 minutes was used for the rational method. Actual concentration times calculated were used for the SCS tabular method. Table 1 presents a summary of the resulting peak flow values and volumes. The surface flow hydrographs are presented on Figures 2 through 11, the proposed detention pond capacity is presented on Figure 12, and the flow rating curve for the discharge culvert from the proposed detention pond is shown on Figure 13.

Following is a summary of the values determined:

<u>Parameter</u>	<u>Existing 10-Yr Value</u>	<u>Proposed 10-Yr Value</u>	<u>Existing 100-Yr Value</u>	<u>Proposed 100-Yr Value</u>
Rational Peak Flow	2.74 cfs	7.33 cfs	5.08 cfs	10.86 cfs
Rational Volume	1,644 C.F.	8,470 C.F.	3,050 C.F.	11,230 C.F.
SCS Peak Flow	3.00 cfs	6.96 cfs	5.89 cfs	11.34 cfs
SCS Volume	5,840 C.F.	15,620 C.F.	10,810 C.F.	23,140 C.F.
Rational Peak Outflow	N/A	1.16 cfs	N/A	1.25 cfs
SCS Peak Peak Outflow	N/A	1.14 cfs	N/A	1.28 cfs

It is seen that the results of the 2 methods compare well. The peak flows determined by the two methods are generally within 15 percent. However, the total runoff volumes determined by the

SCS Method are greater than those from the Modified Rational Method by 6 to 14 percent.

PROPOSED DRAINAGE FACILITIES

The plan to control drainage from this site includes intercepting runoff and draining it into a retention basin located in the southern portion of the site. The capacity of the proposed detention pond is shown on Figure 12, attached. Runoff from the site will be directed to on-site four foot wide concrete drainage gutters which vary in depth from .5 foot to 2 feet. The cross-slope of these gutters is 1 inch per foot. The gutters slope at 0.5 percent. Each gutter along the south and west boundaries of the property carries a maximum of approximately half of the total flow which would be about 3.5 cfs for the 10 year storm and 5.5 cfs for the 100 year storm. The capacity of the concrete portion of the gutters is about 1.2 cfs. Taking into account the additional flow capacity provided by the adjacent pavement, the flow capacity is about 4.5 cfs. Therefore, the gutters will be able to adequately carry all of the 10-year flows and nearly all of the 100-year flows. Excess flows above the capacity of the on-site gutters will flow either onto the sidewalk along Sundstrand Way and into the street gutter or onto the adjacent property to the south. The existing concrete drainage culvert along Sundstrand Way will be extended to include the entire west boundary of the property. Flows from the on-site detention basin will be diverted into this storm drain through a 6-inch diameter drain pipe. The data shows that, as long as the storm drain is not flowing any deeper than 12 inches, flows from the detention basin will be adequately controlled and will be considerably less than the existing unimproved conditions for all storms less than the 100-year flow. However, the bottom of the detention pond is only about a foot above the invert of the storm drain. Therefore, if the storm drain is running full or nearly full, the detention basin will not drain. In the event that this occurs at the same time that the detention

pond is full, provisions have been made to allow overflows to drain from the basin across the sidewalk onto Sundstrand Way. A flap gate will be installed to prevent backflow from the storm sewer onto the property. The maximum capacity of the proposed retention pond is about 14,000 cubic feet, about 40 percent greater than needed to retain the 10-year storm. This represents approximately the volume required to retain the runoff from a storm with a recurrence interval of about 25 years.

BLM OFFICE/WAREHOUSE
1, FILING 3, C H FOUR COMMERCIAL SUBDIVISION

RUNOFF CHARACTERISTICS

GROUND SURFACE COVER TYPE	RATIONAL RUNOFF COEFFICIENT	SCS RUNOFF CURVE NUMBER	EXISTING CONDITIONS				FINAL CONDITIONS			
			AREA (SQ. FT.)	PERCENT	RATIONAL WEIGHTING FACTOR	SCS RUNOFF WEIGHTING FACTOR	AREA (SQ. FT.)	PERCENT	RATIONAL WEIGHTING FACTOR	SCS RUNOFF WEIGHTING FACTOR
BARE GROUND	0.3	84	141320	98.58	0.296	82.810	0	0.00	0.000	0.000
LANDSCAPING	0.2	70	0	0.00	0.000	0.000	7850	5.48	0.011	3.833
ROOFS	0.9	98	0	0.00	0.000	0.000	28800	20.09	0.101	19.689
ASPHALT	0.85	98	0	0.00	0.000	0.000	103880	72.47	0.616	71.017
CONCRETE	0.9	98	2030	1.42	0.013	1.388	2820	1.97	0.018	1.928
TOTAL			143350	100	0.308	84.198	143350	100	0.825	96.467

DRAINAGE BASIN CHARACTERISTICS

BASIN PARAMETER	EXISTING CONDITIONS	FINAL CONDITIONS
AREA (ACRES)	3.29	3.29
AREA (SQUARE MILES)	0.00514	0.00514
TIME OF CONCENTRATION (MINUTES) #	7.14	5
10-YEAR RAINFALL		
RATIONAL METHOD (INCH/HR)	2.7	2.7
SCS METHOD (INCH/24 HOUR)	1.8	1.8
100-YEAR RAINFALL		
RATIONAL METHOD (INCH/HR)	4	4
SCS METHOD (INCH/24 HOUR)	2.6	2.6
ANTECEDENT MOISTURE FACTOR (100-YEAR)	1.25	1
RUNOFF--SCS METHOD (INCH)		
10-YEAR	0.615	1.425
100-YEAR	1.207	2.207
10-YEAR PEAK FLOW (CFS)		
RATIONAL METHOD	2.740	7.332
SCS METHOD	3.002	6.956
100-YEAR PEAK FLOW (CFS)		
RATIONAL METHOD	5.075	10.863
SCS METHOD	5.892	11.343
10-YEAR RUNOFF VOLUME (CU. FT.)		
RATIONAL METHOD	1644	8470
SCS METHOD	5837	15618
100-YEAR RUNOFF VOLUME (CU. FT.)		
RATIONAL METHOD	3050	11230
SCS METHOD	10809	23138
10-YEAR DETENTION OUTFLOW (CFS)		
RATIONAL METHOD	NA	1.16
SCS METHOD	NA	1.14
100-YEAR DETENTION OUTFLOW (CFS)		
RATIONAL METHOD	NA	1.25
SCS METHOD	NA	1.28

FOR THE RATIONAL METHOD, A MINIMUM TIME OF CONCENTRATION VALUE OF 10 MINUTES WAS USED.

BLM OFFICE/WAREHOUSE

10 YR FLOOD, EXIST CONDITIONS (RATION)

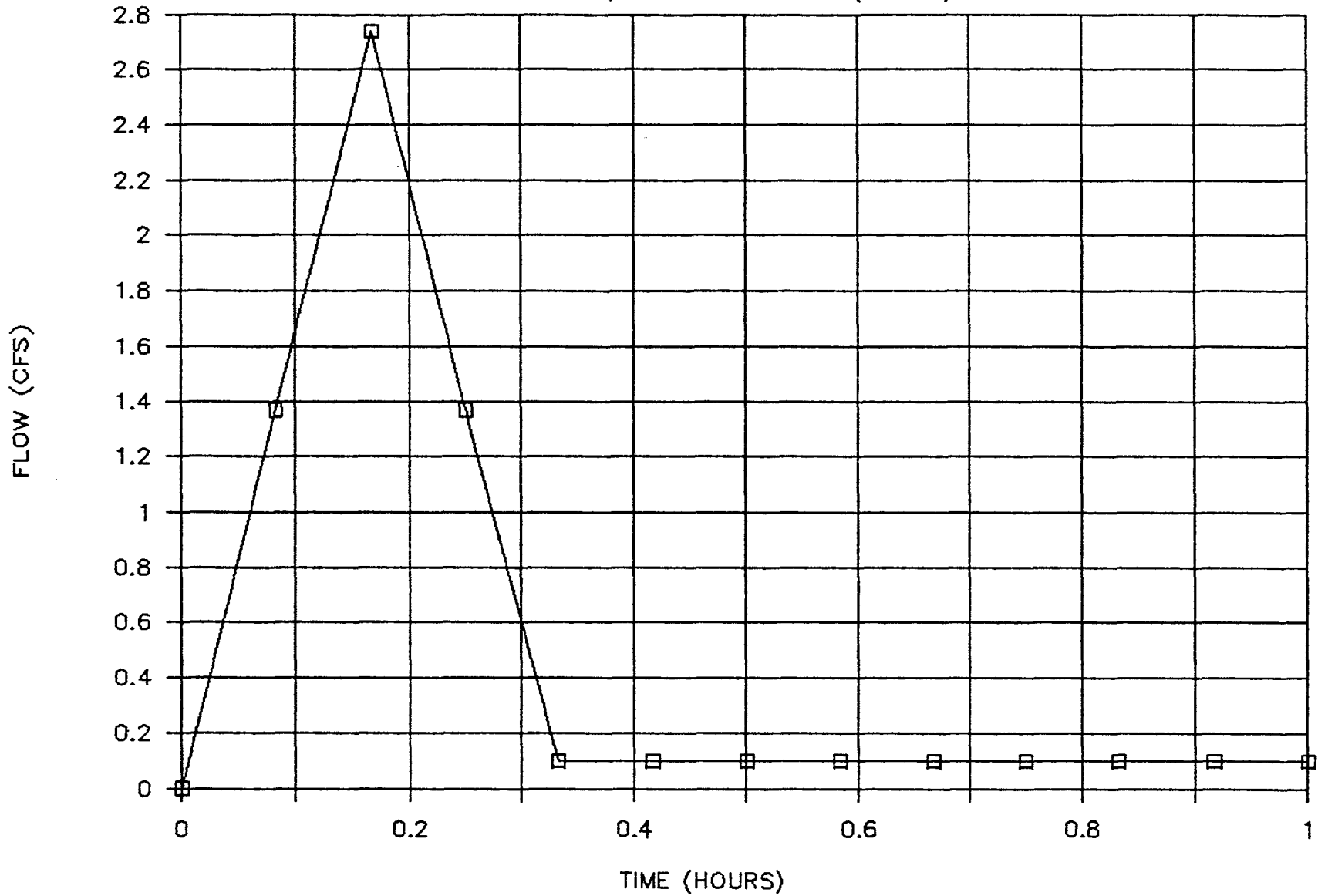


Figure 2

BLM OFFICE/WAREHOUSE

100 YR FLOOD, EXIST CONDITIONS (RATION)

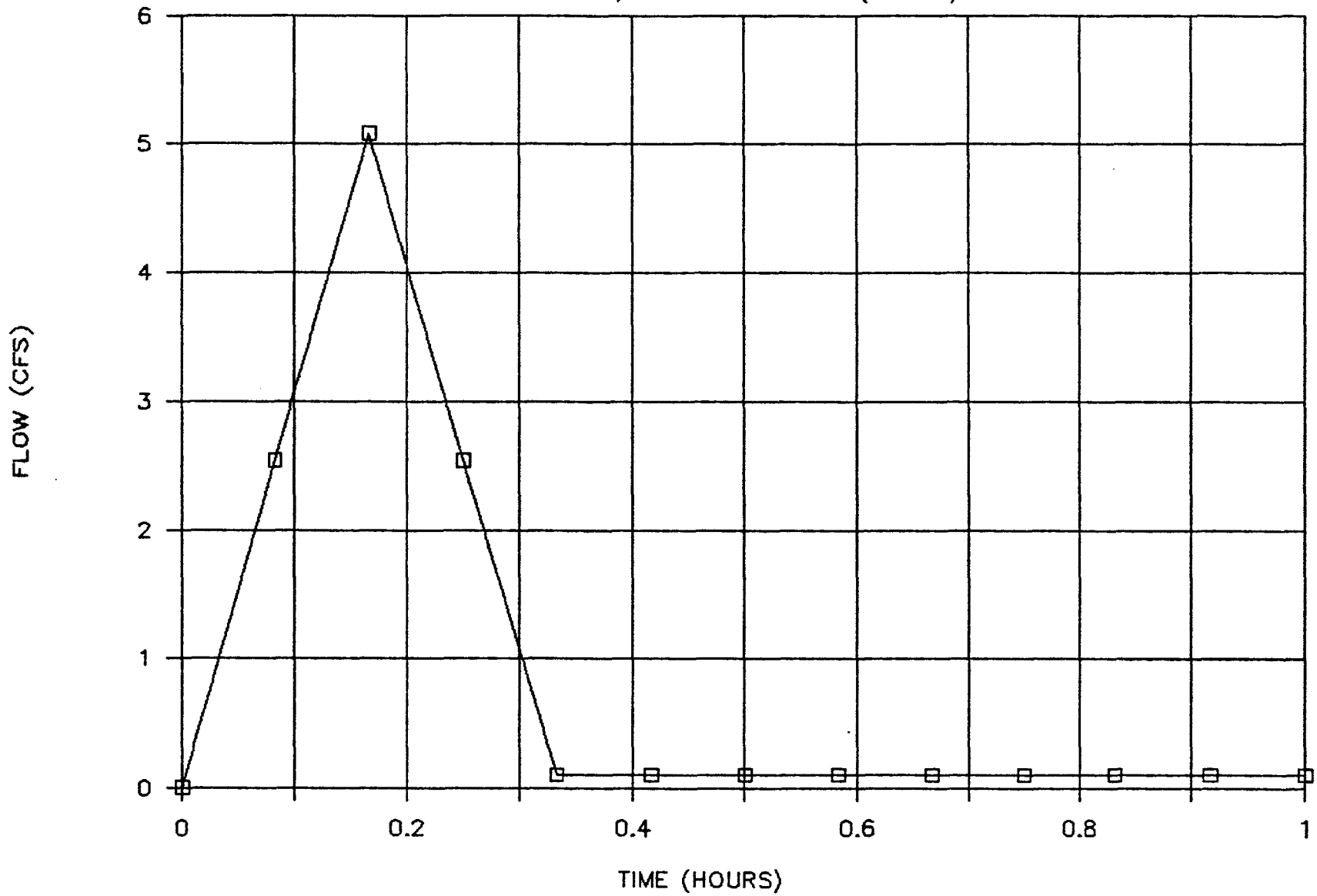


Figure 3

BLM OFFICE/WAREHOUSE

10 YR FLOOD, FINAL CONDITIONS (RATION)

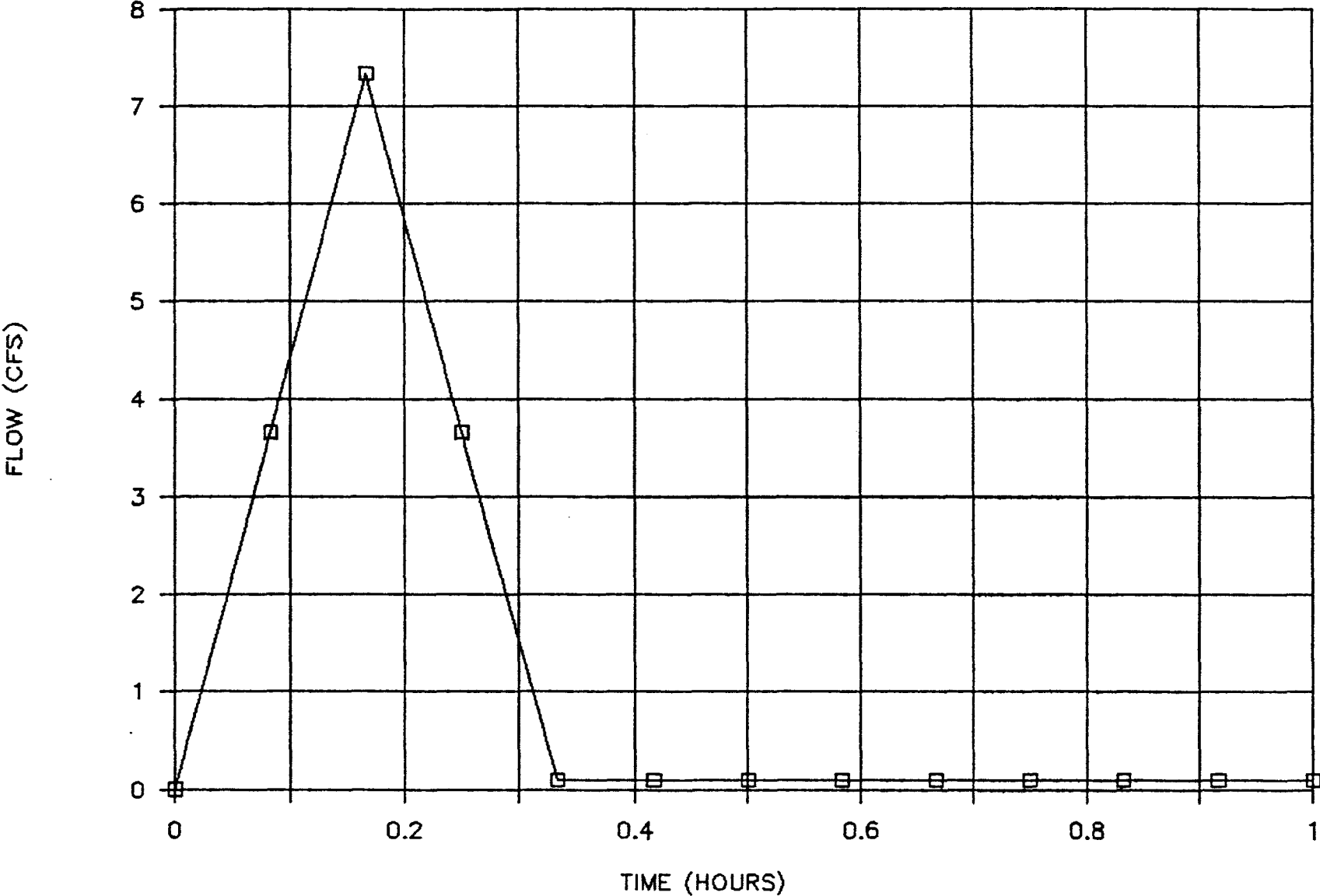


Figure 4

BLM OFFICE/WAREHOUSE

100 YR FLOOD, FINAL CONDITIONS (RATION)

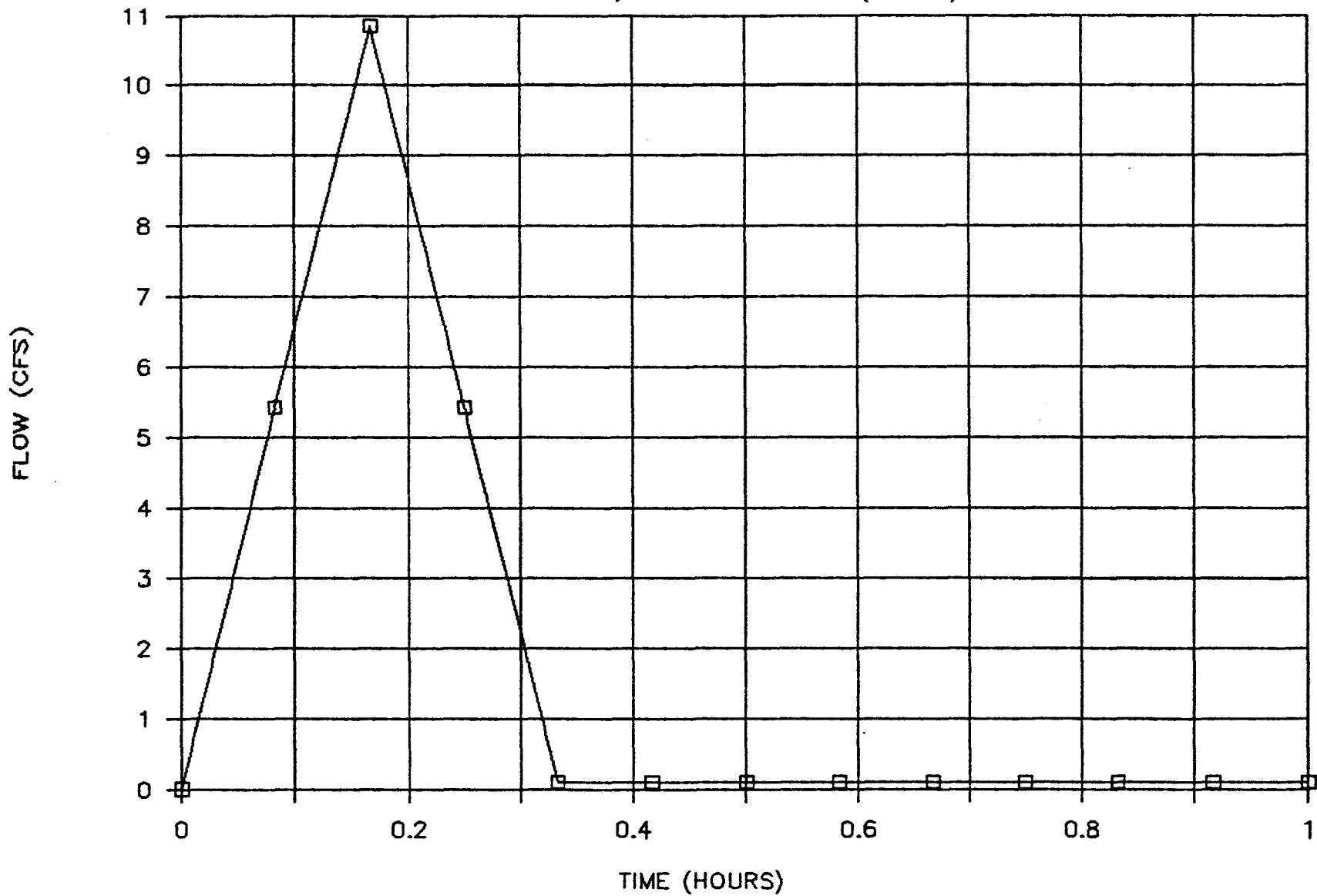


Figure 5

BLM OFFICE/WAREHOUSE

10 YR FLOOD, EXISTING CONDITIONS (SCS)

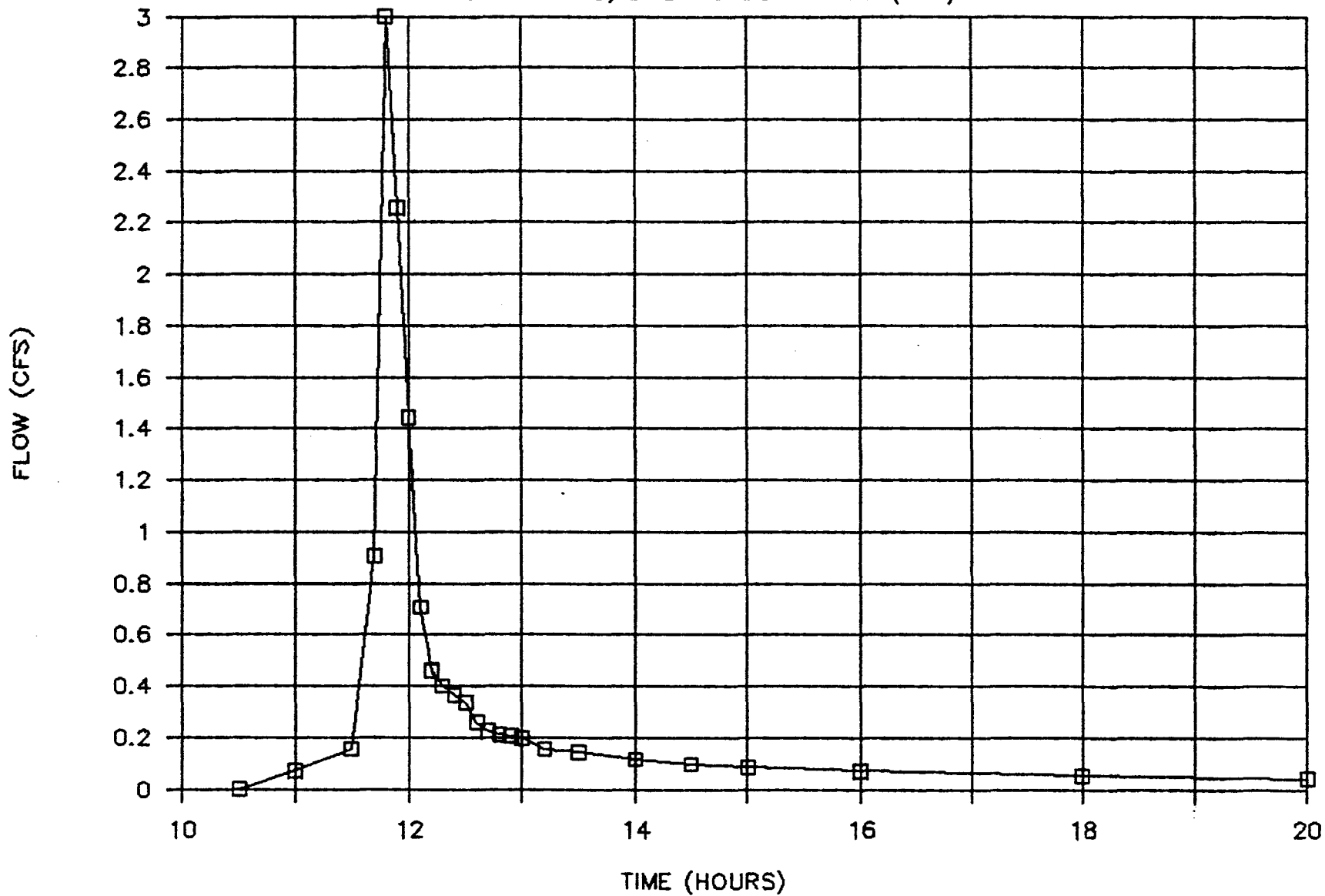


Figure 6

BLM OFFICE/WAREHOUSE

100 YR FLOOD, EXISTING CONDITIONS (SCS)

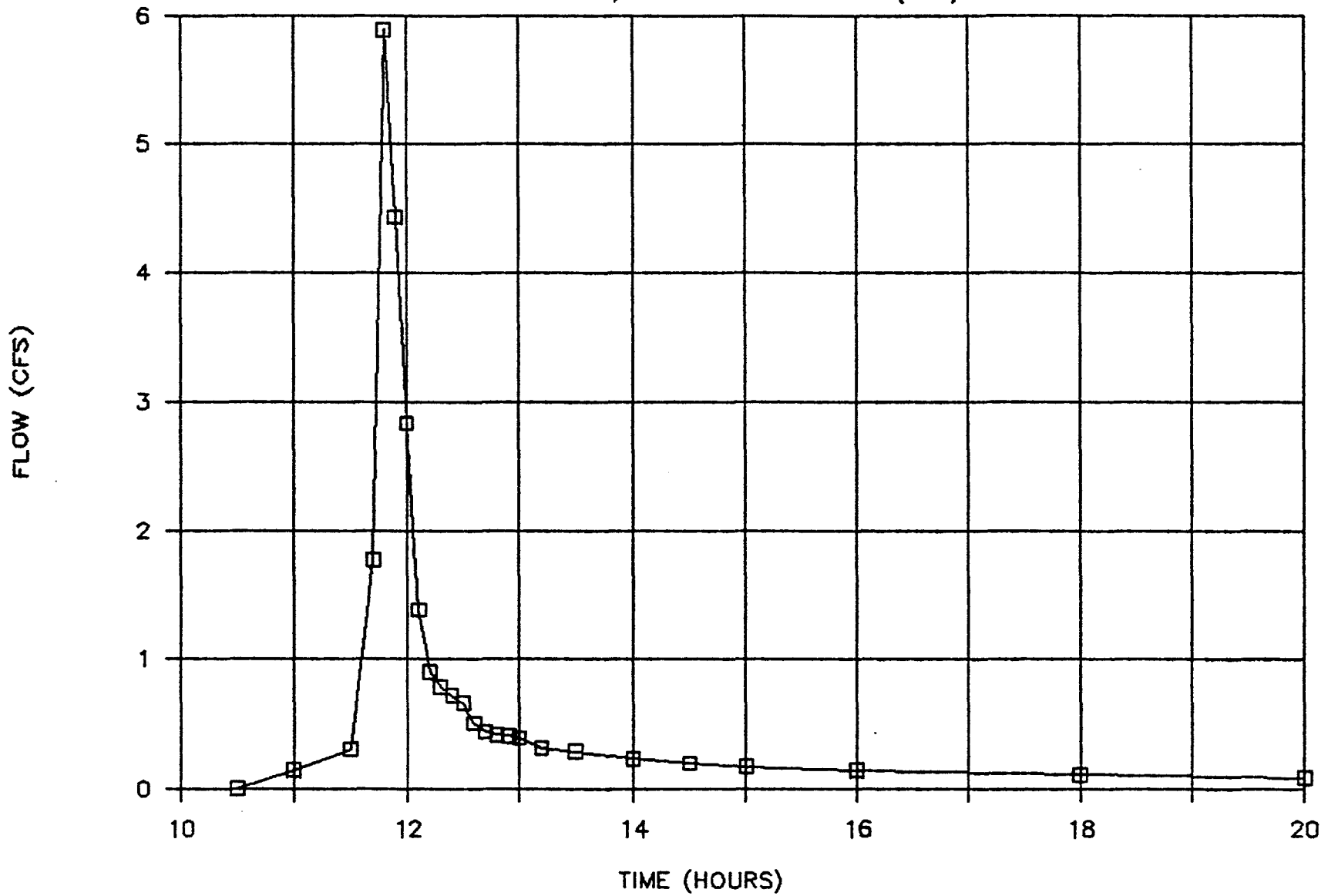


Figure 7

BLM OFFICE/WAREHOUSE

10 YR FLOOD, FINAL CONDITIONS (SCS)

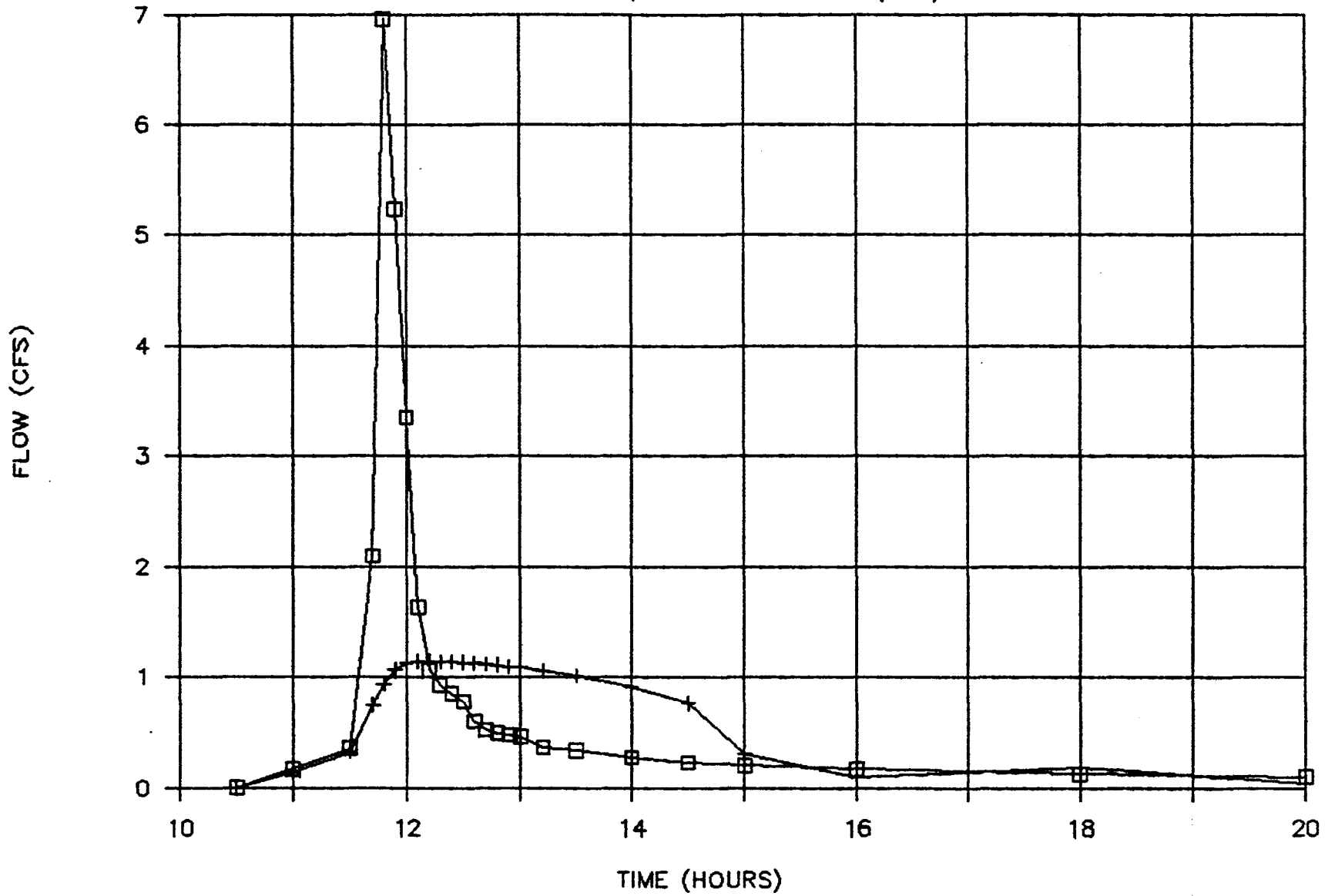


Figure 8

BLM OFFICE/WAREHOUSE

100 YR FLOOD, FINAL CONDITIONS (SCS)

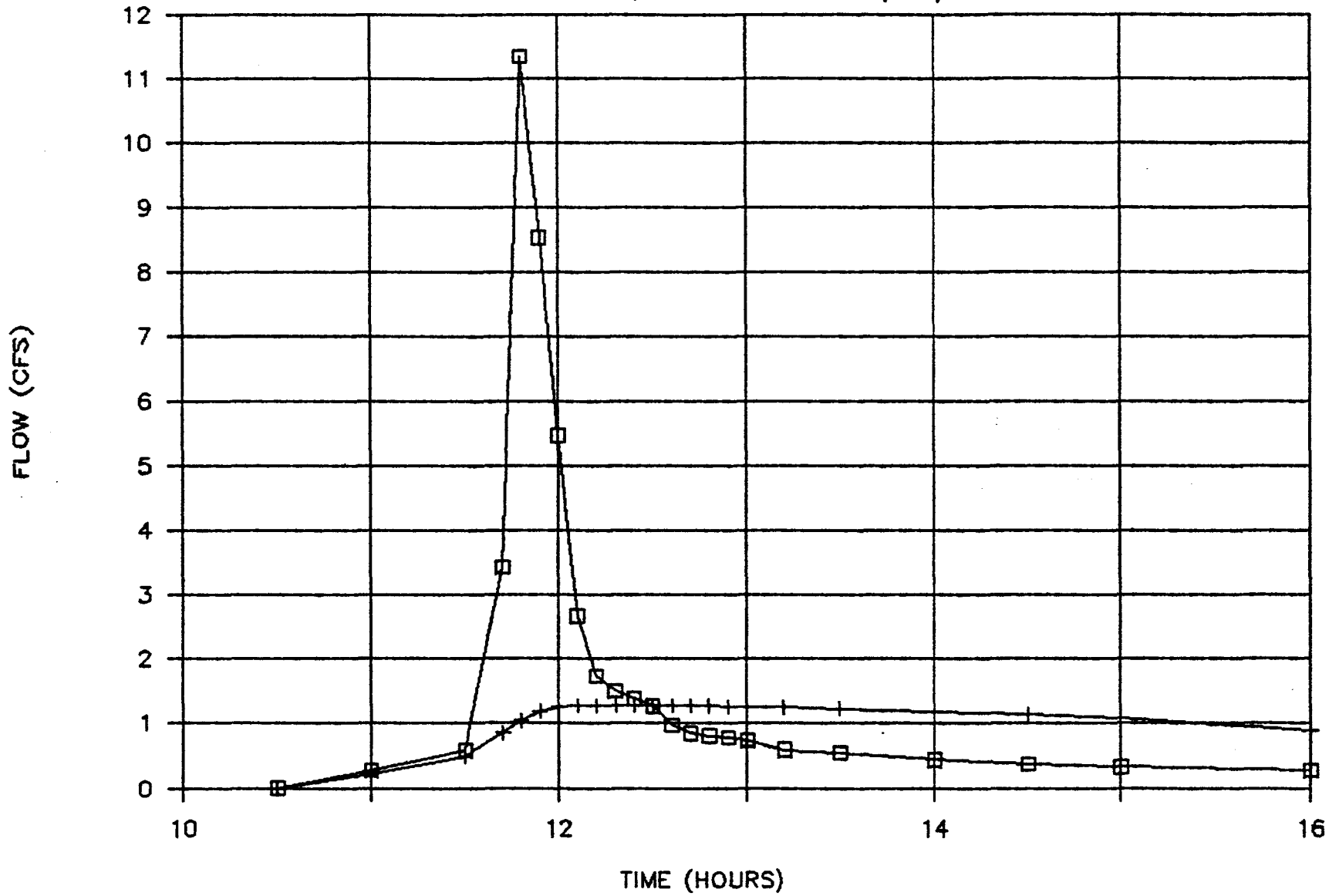


Figure 9

BLM OFFICE/WAREHOUSE

10 YR FLOOD, FINAL CONDITIONS (RATION)

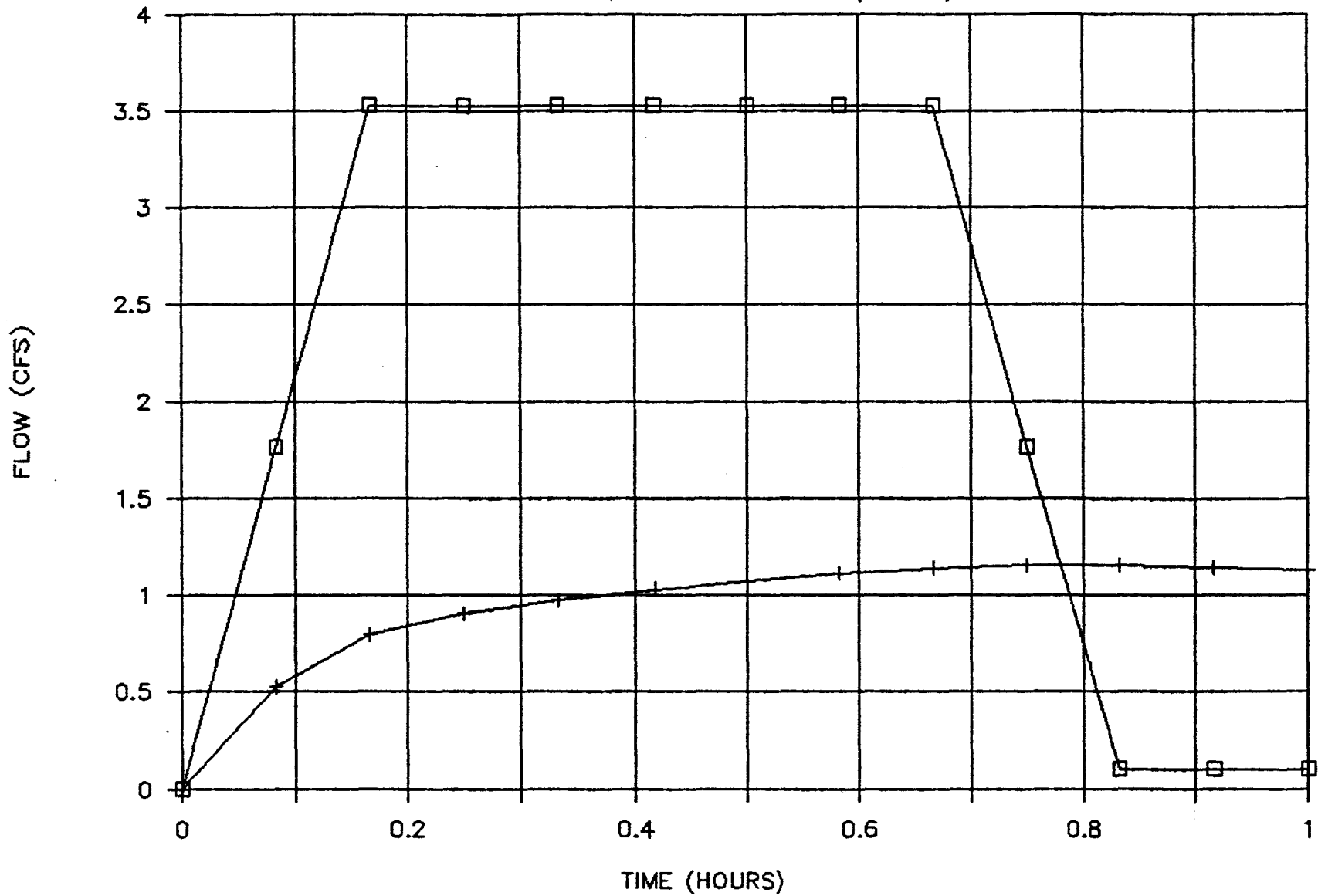


Figure 10

BLM OFFICE/WAREHOUSE

DETENTION POND CAPACITY

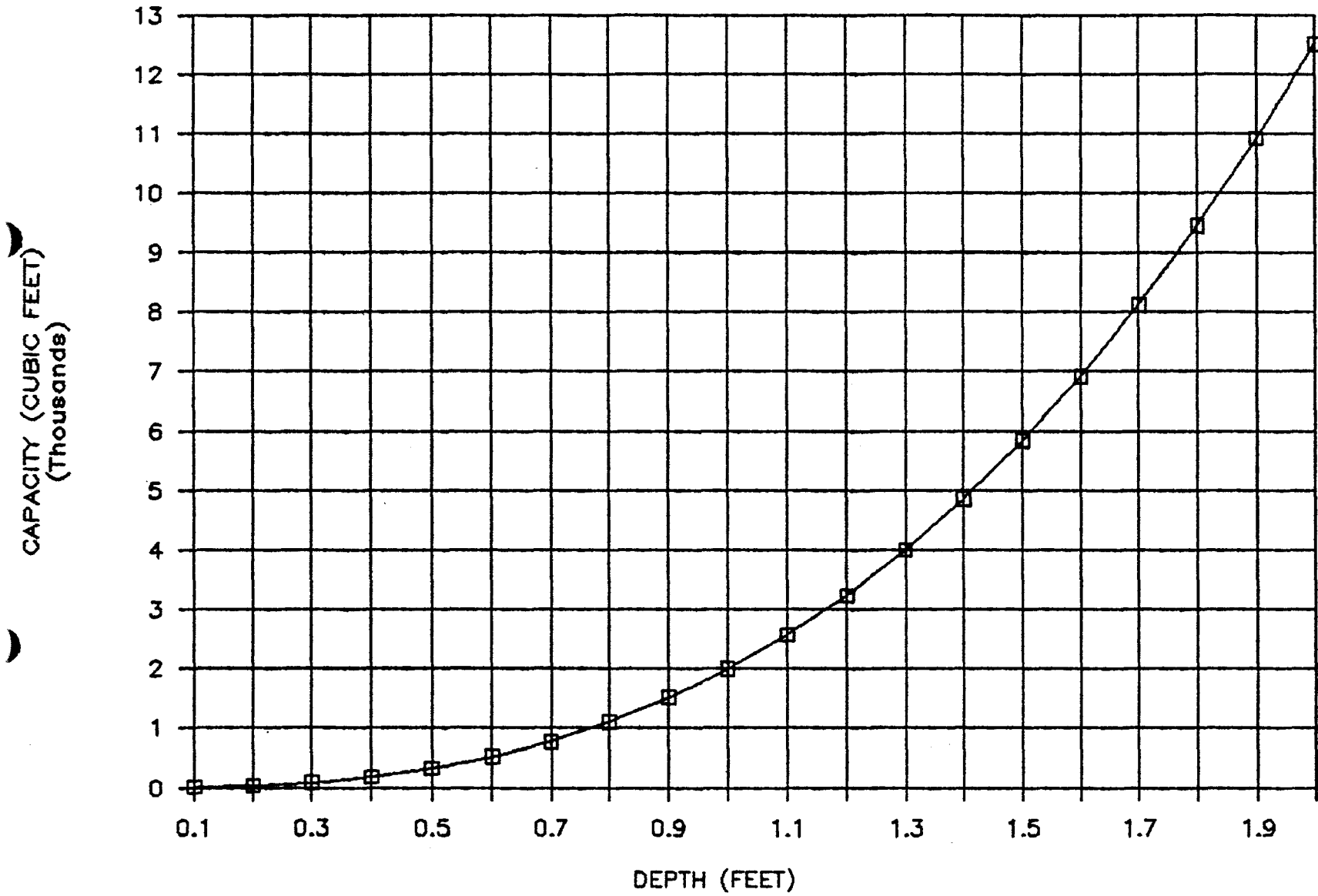


Figure 12

BLM OFFICE/WAREHOUSE

DETENTION POND DISCHARGE CAPACITY

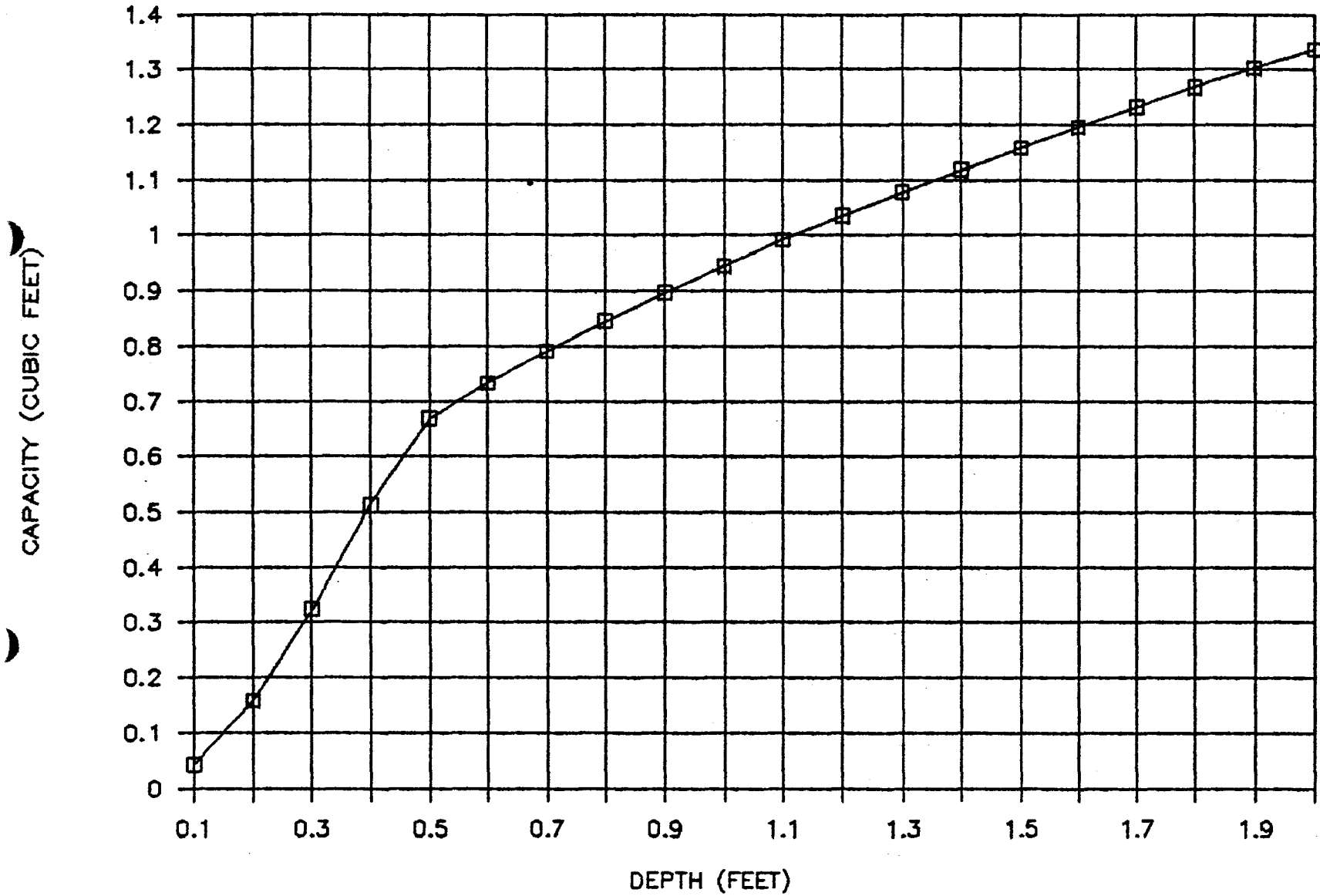


Figure 13

SUBMITTAL LEGEND

GENERAL REQUIREMENTS

- *A Application Form
- B ~~Impact Statement or Project Narrative~~
- ~~*C Summary Form~~
- D Appraisal of Application for Open Space
- E Evidence of Title/Title Commitment
- ~~F Draft of Covenants/Restrictions~~
- *G Legal Description
- *H Names and Addresses of Adjacent Property Owners Within 200 feet
- ~~I Floodplain Analysis~~
- ~~J Geology Report/Soils Report~~
- ~~K Gamma Radiation Report~~
- L Subsurface Soils Investigation (can be deferred past application)
- *M Improvements Agreement
- *N Improvements Guarantee
- O Development Schedule NARRATIVE

OTHER REQUIREMENTS

- ~~AA Location and Vicinity Map~~
- BB Assessor's Map with Subject Property Outlined in Red
- CC Reduction of Assessor's Map (not larger than 11" x 14") 11x17
- DD Reduction of Plan (not larger than 11" x 14") 11x17
- EE Reduction of Plat (not larger than 11" x 14") 11x17
- FF Action Sheet
- ~~GG County Treasurer Tax Certification~~

SITE PLAN REQUIREMENTS

- ~~P Plat (including easements at 24" x 32")~~
- Q Site Plan (24" x 32") (see notes on Orig)
- R Adjacent Land Use and Zoning NARRATIVE
- S Drainage/Grading Plan
- T Utilities Composite
- U Landscaping/Screening/Buffering SITE PLAN
 - a) Types of Open Space (existing/proposed)
 - b) Percent and Open Space
 - c) Maintenance, Irrigation Rights
- V Parking SITE PLAN
 - a) Total Number Proposed/Required (see by)
 - b) Dimensions, Striped, Handicapped (BLM)
- ~~W Roadway Plan/Profile~~
- X Traffic Circulation Patterns SITE PLAN
 - a) Pedestrian/Bikeways/Crosswalks
 - b) Dimensions of Curb Cuts, Driveways
 - c) Internal Circulation Detail
- Y Traffic Analysis NARRATIVE
- Z Structural Information
 - a) Heights, Elevations, Sq. Footage
 - b) Percent Building Coverage
 - c) Setbacks (centerline/property line)
 - d) Lighting and Signage Detail

PREAPPLICATION CONFERENCE

DATE 3/22/91 CONFERENCE ATTENDANCE ED HOKANSON

KARL METZNER (244-1439)

R.O.W. REQUIRED ABUTTING PROPERTY _____

	EXISTING	PROPOSED	
CURB CUTS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
PARKING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
LANDSCAPING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
IRRIGATION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
PEDESTRIAN ACCESS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
	YES	NO	
OPEN SPACE FEES REQUIRED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5% appraised value (Ed H)
NEIGHBORHOOD MEETINGS/CONTACT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(see prior page)
RECORDING FEES REQUIRED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or considerations. Other items of special concern may be identified during the review process.

- ACCESS/PARKING
 - DRAINAGE
 - FLOODPLAIN/WETLAND MITIGATION
 - OTHER _____
 - SCREENING/BUFFERING
 - LANDSCAPING
 - AVAILABILITY OF UTILITIES
 - COMPATIBILITY WITH SURROUNDING USES
 - TRAFFIC GENERATION
 - GEOLOGIC HAZARDS/SOILS
- APPLICABLE POLICIES/GUIDELINES/REQUIREMENTS
- CORRIDOR GUIDELINES HORIZON DRIVE
 - AIRPORT
 - OTHER _____
- RELATED FILES _____

WE HEREBY ACKNOWLEDGE that we have familiarized ourselves with the rules and regulations as they apply 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 of monitoring the status of this application and review sheet summary comments.

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Planning Department prior to those changes being accepted.

SIGNATURE(S) OF PETITIONER(S) Floyd M Sack
SIGNATURE(S) OF REPRESENTATIVE(S) Ed Hokanson

26-91 BLM office/Warehouse

NO CO
issued

5/14

• May 7 1991 PC Hearing

"petitioner agreed to screen the lot w/ perimeter landscaping"



"outdoor storage yard"

"staff would work w/ petitioner to achieve some type of vege screening"

- minimum requirement for planting size of evergreens → 6 ft.

To DO

- SITE VISIT to determine status of improvements

- if vege screening not in, letter to petitioner to inform of situation

- landscape plan must be prepared by petitioner to identify proposed screening → sign-off required



City of Grand Junction, Colorado
31501-2668
150 East Fifth Street

August 17, 1992

Mr. Floyd M. Sack
Empire Development Co.
950 Wadsworth- Suite 201
Lakewood, Co. 80215

Re: BLM Office Warehouse, 2815 H road, Grand Junction

Dear Mr. Sack:

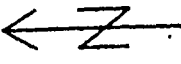
We have received, for our approval, the final Certificate of Occupancy (C.O.) for the above referenced building. Our inspection of the site has revealed a deficiency with the landscape screening of the vehicle storage yard from Sundstrand Way. As you may remember, the Planning Commission approval of the development plan required vegetative screening of the yard. In order to meet the intent of the Planning Commission approval additional vegetative screening needs to be provided along the westerly portion of the storage yard. In addition we have heard that there are ongoing problems with the irrigation system that must be corrected prior to issuance of the C.O.

As soon as a site inspection verifies these items are corrected we will issue the C.O.

Sincerely

A handwritten signature in black ink, appearing to read "Karl G. Metzner".

Karl G. Metzner
Senior Planner



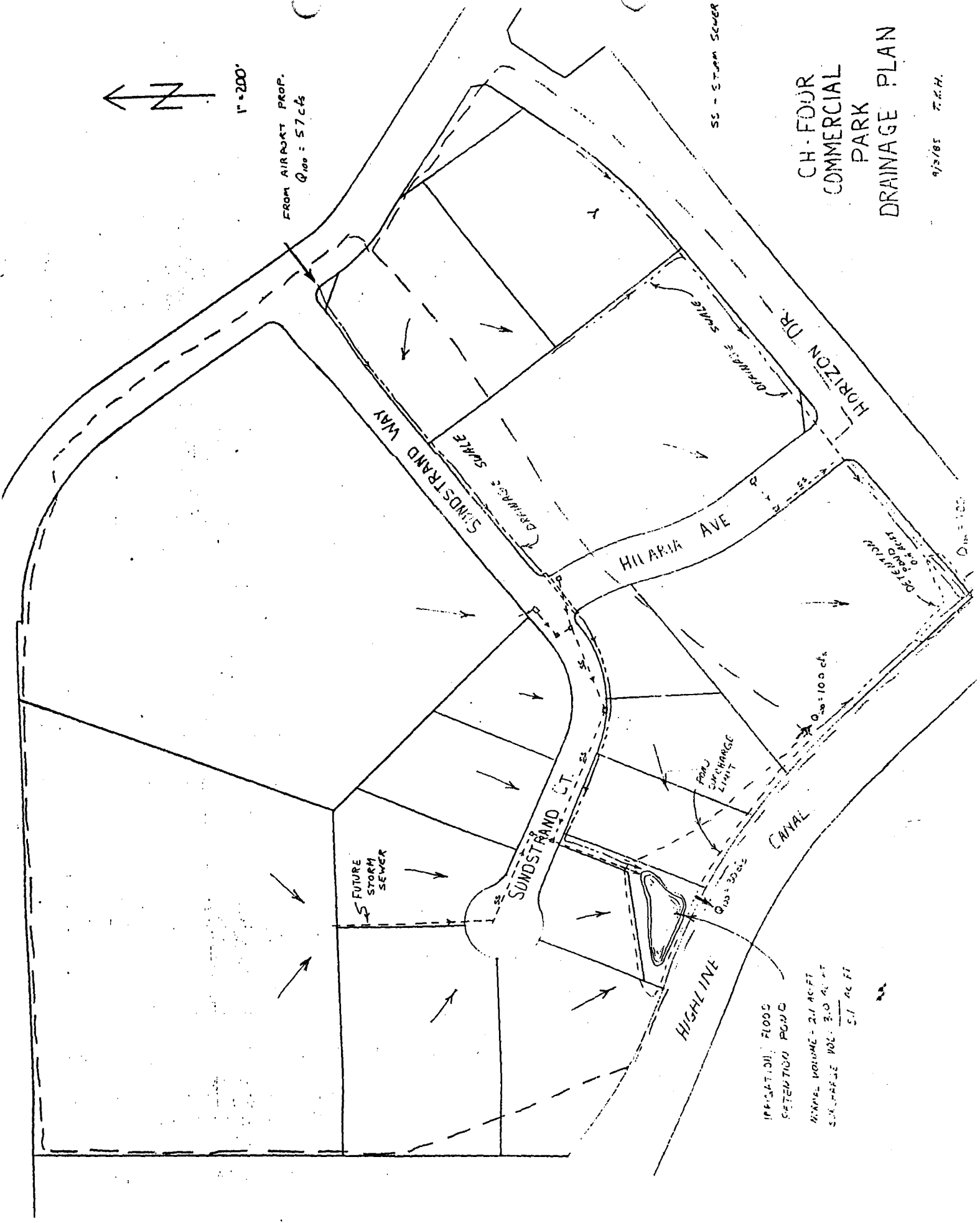
1" = 200'

FROM AIRPORT PROP.
 $Q_{100} = 57 \text{ cfs}$

SS - STORM SEWER

CH-FOUR COMMERCIAL PARK DRAINAGE PLAN

9/25/85 T.K.H.



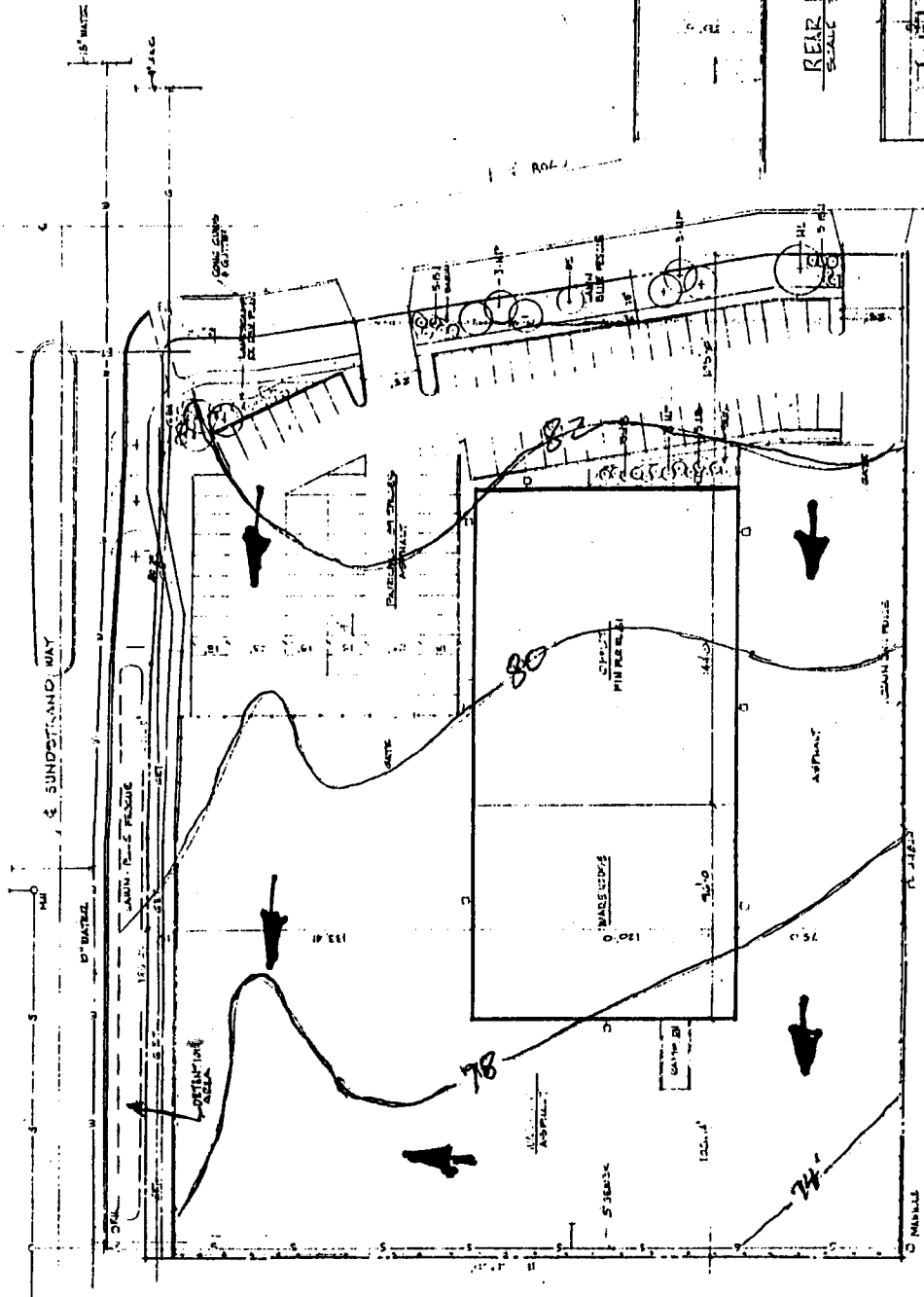
IRRIGATION FLOOD
 RETENTION POND
 CHANNEL VOLUME = 2.1 AC FT
 SURFACE VOL = 3.0 AC FT
 SURFACE VOL / AC FT
 5.1 AC FT

S

DRAINAGE PLAN

BLM Office-Warehouse
GRAND JUNCTION CO.
EMPIRE DEVELOPMENT CO.
Lakewood, Co.

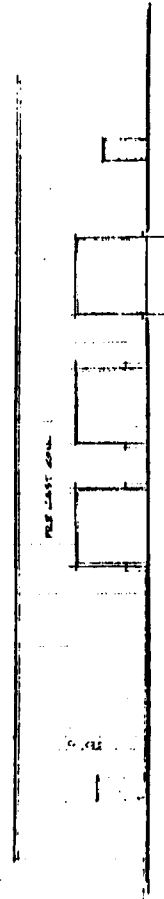
TOTAL LAND AREA 31.8 ACRES
OFFICE AREA 11,300 SQ. FT.
WAREHOUSE 11,300 SQ. FT.
BACKYARD 7,500 SQ. FT.
PARKING 500 SQ. FT.
OPEN SPACE 11,000 SQ. FT.



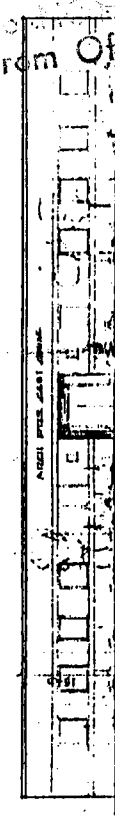
SITE PLAN
SCALE 1/8" = 1'-0"

- 1. F
- 2. T
- 3. M
- 4. S
- 5. W
- 6. E
- 7. P
- 8. D
- 9. R
- 10. I
- 11. A
- 12. N
- 13. T
- 14. P
- 15. E
- 16. S
- 17. H
- 18. E
- 19. D
- 20. G
- 21. E
- 22. S
- 23. I
- 24. T
- 25. E
- 26. D
- 27. G
- 28. E
- 29. S
- 30. E
- 31. T
- 32. E
- 33. S
- 34. E
- 35. T
- 36. E
- 37. S
- 38. E
- 39. T
- 40. E
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- 45. S
- 46. E
- 47. T
- 48. E
- 49. S
- 50. E

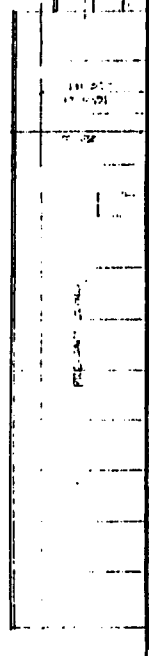
REAR ELEVATION
SCALE 3/8" = 1'-0"



FRONT ELEVATION
SCALE 3/8" = 1'-0"



SIDE ELEVATION
SCALE 3/8" = 1'-0"



5/16/94

26-91 FINAL PLAN - BLM OFFICE/WAREHOUSE

ISSUE: CO not issued; screening for storage area not installed
(condition of approval)

FIELD VISIT OBSERVATIONS:

1. Landscaping as indicated on plan generally in (see comments below) although numerous plants have died and upkeep is generally fair to poor.

2. Landscaped island in west parking lot not installed as per plans.

3. Landscaping south of Sunstrand Drive access not installed (or has died and was removed)

4. Screening of storage yard not installed

--applicant was to install landscaping to screen yard where wooden fence was proposed since the fence was not permitted as per covenants.

--no landscaping plan has been developed to screen yard

--applicant has not responded to August 17, 1992 letter regarding these problems.



550 36th Road, Palisade, CO 81526 • 303/464-0150

January 28, 1992

B.L.M. BUILDING UNDER CONSTRUCTION
Corner of H Road & Horizon Drive
Grand Junction, Colorado 81503

RE: Future Landscaping for B.L.M. BUILDING

GOOD EARTH LANDSCAPING proposes providing the following services:

- A. Provide equipment to excavate the proper size holes in the Earth for Planting.
- B. Prepare the existing soil with a mixture of High Grade Peat Moss and/or a High Grade Rocky Mountain Soil.
- C. Plant the following trees and shrubs:

<u>Qty.</u>	<u>Size</u>	<u>Type(Tree or Shrub)</u>	<u>Ref.</u>
9	2"	NEWPORT PLUM	NP
3	2"	THORNLESS HONEY LOCUST	HL
7	6'	BLUE SPRUCE	BS
33	5gal.	BUFFALO JUNIPER	BJ
53	5gal.	JAPANESE BARBERY	JB

- D. Water the above trees and shrubs as follows:
 - 1. Suggest and recommend installation of a Bubbler Sprinkler System (Automatic), will provide the ultimate way to water, without wasting water, minimal maintenance and hands on labor. This Automatic Bubbler Sprinkler System is not included in this bid. GOOD EARTH LANDSCAPING would be happy to provide a bid should you decide to install a sprinkler system.

2. The only other option available to you is; to hire a full-time maintenance person to monitor and hand water each tree and shrub individually depending upon the specific needs of each tree and shrub. During the hottest time of the summer season, these trees and shrubs may need double the water until well established.
- E. GOOD EARTH LANDSCAPING will provide GROUND PREPARATION, EQUIPMENT, INSTALLATION OF TREES AND SHRUBS, LABOR, AND MATERIALS for a total price of \$5,887.00.
- F. ~~Note: If the 2" TREES were reduced to 3/4"-1" TREES, GOOD EARTH LANDSCAPING will provide GROUND PREPARATION, EQUIPMENT, INSTALLATION OF TREES AND SHRUBS, LABOR, AND MATERIALS for a total price of \$4,887.00, which would save you \$1,000.00.~~

Should you have any questions or concerns, I would be happy to answer them in person or by phone at 303/464-0150. I will look forward to hearing from you.

Sincerely,

Accepted March 31, 1992
2/4/92
Dave Parsons

Dave Parsons, Pres. *2/4/1992*
GOOD EARTH LANDSCAPING
550 36 5/8 ROAD
PALISADE, CO. 81526

Accepted March 30, 1992
Empire Development Co.
Floyd M Sack, Owner

May 25, 1994

Mr. Floyd M. Sack
Empire Development Corporation
950 Wadsworth - Suite 201
Lakewood, CO 80215

RE: BLM Office Warehouse, 2815 H Road, Grand Junction

Dear Mr. Sack:

According to our records, a Certificate of Occupancy (C.O.) for the above referenced building has not yet been issued. In our August 17, 1992 correspondence to you, we indicated that our inspection had noted deficiencies with the landscape screening of the storage area in addition to potential problems with the irrigation system which were to be corrected prior to the issuance of a C.O.

The requirement for landscape screening of the storage area stems from the May 7, 1991 Planning Commission approval. Given that a wooden fence (as proposed by you) to screen the storage yard was not permitted by covenants, a landscape plan was to be developed with input from the City Planning Staff to adequately screen the yard. To date no plan has been submitted nor has the landscaping been installed.

A recent field inspection has also revealed that some of the required landscaping as indicated on the approved plans has not been installed or has died and was removed.

The above items must be adequately addressed prior to issuance of a Certificate of Occupancy. It is important for you to contact us to develop a schedule for improvements installation and to post an improvements guarantee. Failure to comply with the aforementioned requirements may result in the invitation of civil and/or criminal legal proceedings. Without a certificate of occupancy continued use of the building may be limited or enjoined. If you should have any questions please feel free to contact me at 244-1439.

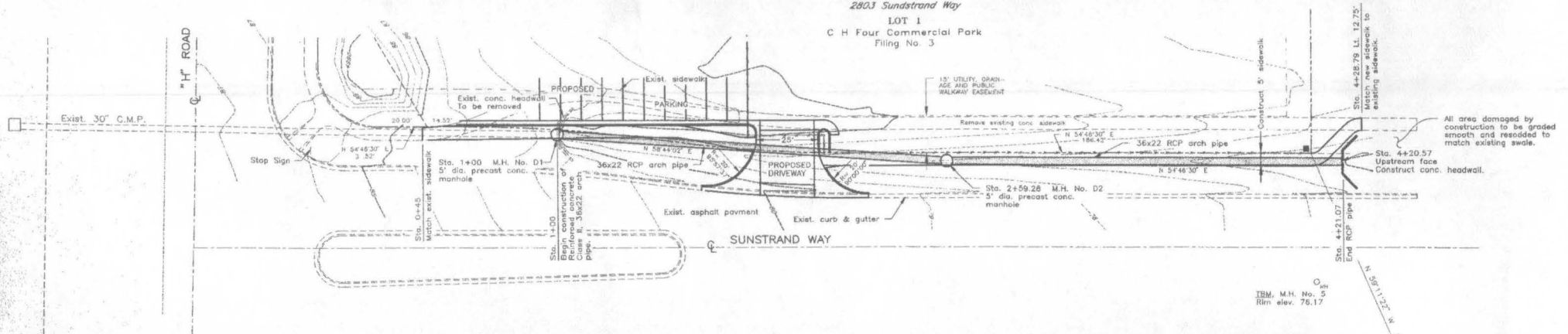
Sincerely yours,

Michael T. Drollinger
Senior Planner

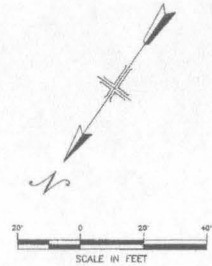
cc: John Shaver, Assistant City Attorney
Building Department

2803 Sunstrand Way

LOT 1
C H Four Commercial Park
Filing No. 3



- LEGEND**
- Property Line
 - ⊙_{FD} Fire Hydrant
 - ⊙_{WV} Water Valve
 - ⊙_{MH} Manhole
 - ⊙_{LP} Light Pole



TBM, M.H. No. 5
Rim elev. 76.17

NW Corner
SW 1/4 NW 1/4
Section 36
T1N, R1W, UTE PM

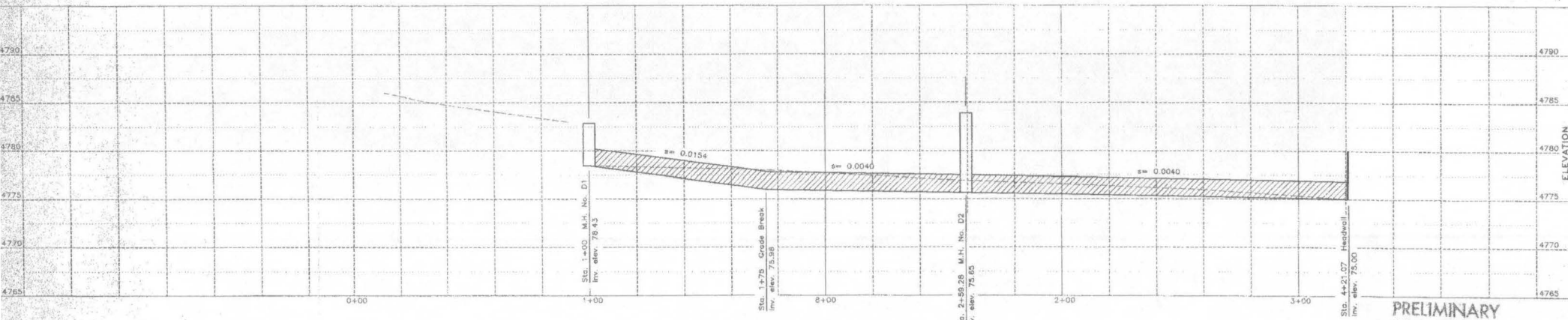
NOTES:

- All construction shall conform and adhere to the City of Grand Junction, Department of Public Works and Utilities, Engineering Section, "Standard Specifications for Construction of Water Lines, Sanitary Sewers, Storm Drainage, and Irrigation Systems", "Detailed Street Construction Specifications" and "Standard Details."
- Manholes and storm drain construction shall conform to the above Standard Specifications and Details.
- Compaction shall meet or exceed the above Standard Specifications and Details.

UTILITY LOCATIONS

Utility locations are approximate as provided by utility company location plans. Verify and field locate prior to any excavation, grading, or drilling. Utility Notification Center must be called two business days in advance, 1-800-922-1987.

PLAN
SCALE: 1" = 20'



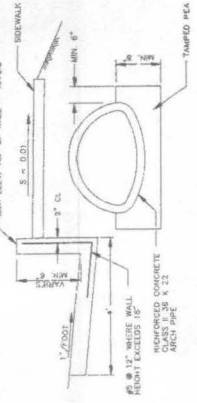
PLAN
SCALE: HORIZ. 1" = 20'
VERT. 1" = 5'

PRELIMINARY
NOT FOR CONSTRUCTION
OR LEGAL RECORDING

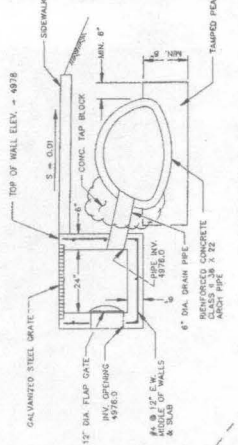
WESTERN CONSULTING ENGINEERS LAND SURVEYORS
2100 1/2 St. W. Grand Junction, CO 81505-0000

**STORM DRAIN PLAN AND PROFILE FOR
EMPIRE DEVELOPMENT CO.
OF THE B.L.M. OFFICE - WAREHOUSE
2803 SUNSTRAND WAY
T1N, R1W OF THE UTE P.M.
GRAND JUNCTION, MESA COUNTY, COLORADO**

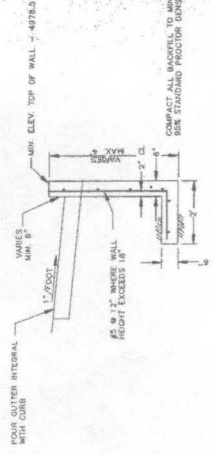
3 REVISED	R.A.M.	DRAWN	LRG	CHECKED	L.R.Q.
DATE	6-5-01	WD	DWG. NO.	2934-1144-03	



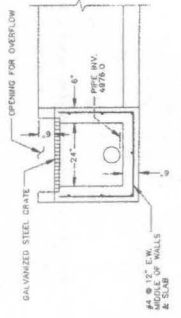
SECTION A-A
NOT TO SCALE



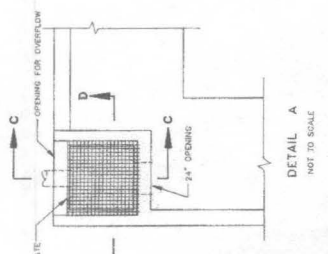
SECTION C-C
NOT TO SCALE



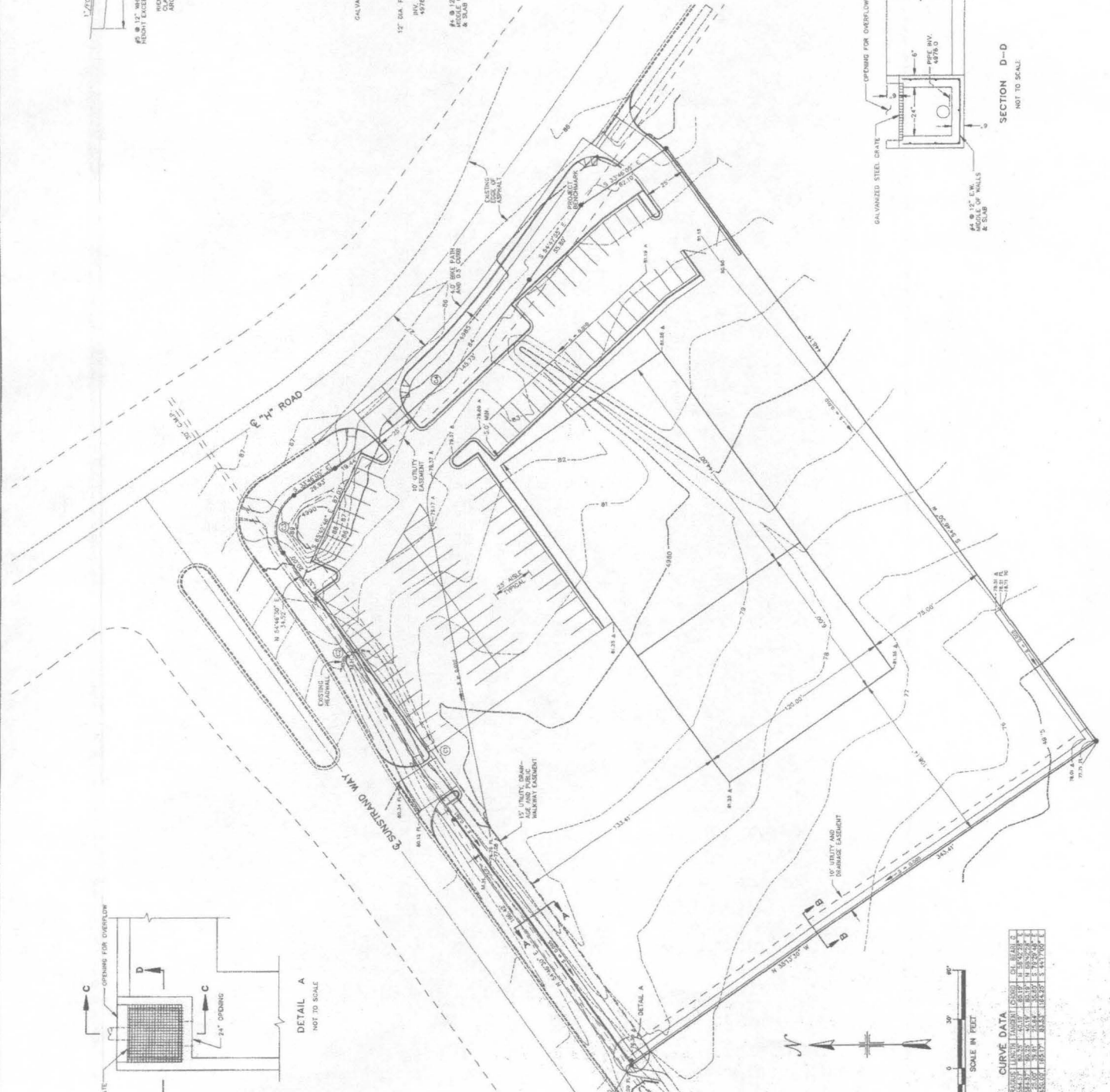
SECTION B-B
NOT TO SCALE



SECTION D-D
NOT TO SCALE



DETAIL A
NOT TO SCALE



CURVE DATA

STATION	PC	PVI	PT	LC	EA	CB	CH	BL	BL	BL
1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00
1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00
1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00
1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00



PRELIMINARY
NOT FOR CONSTRUCTION
OR LEGAL RECORDING

M ESTERN CONSULTING ENGINEERS & ARCHITECTS, INC.
2100 W. 10th Street, Suite 100, Flagstaff, AZ 86001
GRADING AND DRAINAGE PLAN FOR
EMPIRE DEVELOPMENT CO.
OF THE B.L.M. OFFICE - WAREHOUSE
2803 SUNSTRAND WAY
TIN, RW OF THE UTE R.M.
GRAND JUNCTION CITY, MESA COUNTY, COLORADO
DESIGNED: R.W.O. DRAWN: M.J.L.L. CHECKED: B.J.M.
DATE: 6-7-91 PER DATE: 203-28-1141-01

AVIGATION EASEMENT1582146 10:48 AM 09/27/91
MONIKA TODD CLK&REC MESA COUNTY CO
Doc EXEMPT

THIS EASEMENT is made and entered into by and between the WALKER FIELD, COLORADO, PUBLIC AIRPORT AUTHORITY, a body corporate and politic and constituting a political subdivision of the State of Colorado, hereinafter called GRANTEE, and Floyd M. Sack,
950 Wadsworth, Suite 201, Lakewood, CO 80215
hereinafter, GRANTOR;

WHEREAS, Grantee is the owner and operator of Walker Field Airport situated in the County of Mesa, State of Colorado, and in close proximity to the land of Grantor, and Grantee desires to obtain and preserve for the use and benefit of the public a right of free and unobstructed flight for aircraft landing upon, taking off from, or maneuvering about said airport; and

WHEREAS, Grantor is the owner in fee simple of that certain parcel of land situated in the County of Mesa, State of Colorado, to wit:

LOT ONE OH-4 COMMERCIAL PARK FILING #3

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor, for himself, his heirs, administrators, executors, successors and assigns, does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns, for the use and benefit of the public, an easement and right of way appurtenant to Walker Field Airport, for the passage of all aircraft ("aircraft" being defined for the purposes of this instrument as any device known or hereafter invented, used or designed for navigation or flight in the air) by whomsoever owned and operated, in the navigable airspace above the surface of Grantor's Property to an infinite height above said Grantor's property, together with the right to cause in said airspace such noise and vibrations, smoke, fumes, glare, dust, fuel particles and all other effects that may be caused by the normal operation of aircraft landing at or taking off from or operating at or on said Walker Field Airport, and Grantor hereby waives, remises and releases any right or cause of action which Grantor now has or which Grantor may have in the future against Grantee, its successors and assigns, due to such noise, vibrations, smoke, fumes, glare, dust, fuel particles and all other effects caused by the normal operation of such aircraft.

FURTHER, Grantor hereby covenants, for and during the life of this easement, that Grantor:

(a) shall not hereafter construct, permit or suffer to maintain upon said land any obstruction that extends into navigable airspace required for use of said airport runway surfaces; (Navigable airspace is defined for the purpose of this instrument

as airspace at and above the minimum flight altitudes, including take off and landing, as prescribed in Federal Aviation Administration Federal Air Regulations Part 91, and as such regulations are amended.)

(b) shall not hereafter use or permit or suffer use of said land in such a manner as to create electrical or electronic interference with radio communication or radar operation between the installation upon Walker Field Airport and aircraft, or to make it difficult for flyers to distinguish between airport lights and others or to result in glare in the eyes of flyers using the said airport, or to impair visibility in the vicinity of the airport, or otherwise to endanger the landing, taking off or maneuvering of aircraft.

Grantor agrees the aforesaid covenants and agreements shall run with the land for the benefit of Grantee, its successors and assigns, until said airport shall be abandoned and shall cease to be used for public airport purposes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this 5th day of May, A.D. 1991.

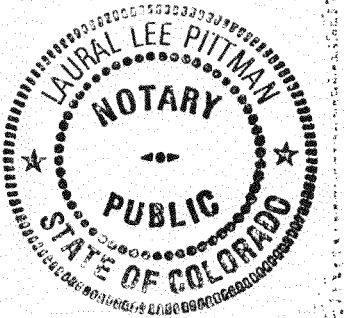
Floyd M Sack

Owner
(Title)

STATE OF COLORADO)
 Jefferson) ss.
COUNTY OF ~~MESA~~)

The foregoing instrument was acknowledged before me this 5th day of May, A.D. 1991, by Floyd M. Sack

My Commission expires: My Commission Expires 03/18/1993.



Laural Lee Pittman
Notary Public