

# Table of Contents

File 1991-0068

Name: Independence Center Minor Sub - Independent Ave. / Hwy 6 & 50

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. 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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X		Reduction of assessor's map.
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		<b>*Planning Commission staff report and exhibits</b>
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		<b>*Summary sheet of final conditions</b>

### DOCUMENT DESCRIPTION:

X	Commitment for Title Insurance	X	Notice of Public Hearing mail out - 10/22/91
X	Treasurer's Certificate of Taxes Due - 9/26/91	X	X
			Independence Ctr Sub. Plat and Dedication Map-GIS historical maps - **
X	X	X	X
	Correspondence		Sign Diagram
X	X	X	X
	Planning Commission Minutes -** - 10/22/91		Gas Main Diagram installed in Old Workman Road
X	X	X	X
	Engineer's Opinion of Public Improvement Costs - 10/1/91		Appraisal Report - by Gary Lucero - 10/1/91
X		X	
	Legal Ad - 10/15/91		Subdivision Summary Form
X			
	Display Ad 10/21/91		
X	X		
	Planning commission Agenda - 10/22/91 - **		
X			
	Engineer's Preliminary Cost Opinion - 10/21/91		
X			
	2 CO Dept. of Transportation Access Permits - 11/12/91, 11/13/91		
X			
	A signed check from Colorado Land Consultants for \$20.00- never cashed - has been torn and remains in file		
X	X		
	Action Sheet - 10/22/91		
X	X		
	Suggested Motions - presented by Karl Metzner - no date		

A



Receipt # 4688  
Date Rec. 10-1-91  
Received By [Signature]

# DEVELOPMENT APPLICATION #68 91

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:

Original  
to Mesa County  
from Office

Type of Petition	Sq.Ft	Phase	Common Location	Zone	Type of Usage
<input checked="" type="radio"/> Subdivision Plat/Plan		<input checked="" type="radio"/> Minor <input type="radio"/> Major	INDEPENDENT AVE & HWY 6&50	C-2	[Hatched]
<input type="radio"/> Rezone		[Hatched]		Frm <input type="checkbox"/> To <input type="checkbox"/>	[Hatched]
<input type="radio"/> Planned Development		<input type="radio"/> ODP <input type="radio"/> Prelim <input type="radio"/> Final			
<input type="radio"/> Conditional Use		[Hatched]			
<input type="radio"/> Hwy-Oriented Development		[Hatched]		H.O.	
<input type="radio"/> Text Amendment		[Hatched]	[Hatched]	[Hatched]	
<input type="radio"/> Special Use		[Hatched]			
<input type="radio"/> Vacation		[Hatched]			<input type="radio"/> Right-of-way <input type="radio"/> Easement

<input type="radio"/> PROPERTY OWNER	<input type="radio"/> DEVELOPER	<input type="radio"/> REPRESENTATIVE
PLEASE SEE <input checked="" type="checkbox"/> ATTACHED SHEETS	GRAND JUNCTION DEVELOPMENT <input checked="" type="checkbox"/> PARTNERS I	COLORADO LAND KCONSULTANTS, INC.
Name	Name MARK A. GOLDBERG, GEN PARTNER EISENBERG COMPANY	Name STEVEN E. WILSON
<input checked="" type="checkbox"/> Address	<input checked="" type="checkbox"/> 1777 S. HARRISON, STE 600	<input checked="" type="checkbox"/> 8480 E. ORCHARD ROAD SUITE 2000
<input checked="" type="checkbox"/> City/State	<input checked="" type="checkbox"/> DENVER, CO 80210	<input checked="" type="checkbox"/> ENGLEWOOD, CO 80111
<input checked="" type="checkbox"/> Business Phone #	<input checked="" type="checkbox"/> (303) 759-8000	<input checked="" type="checkbox"/> (303) 770-5600

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



[Signature] Pres  
Signature of person completing application Steven E. Wilson, President Date 10/1/91  
COLORADO LAND CONSULTANTS, INC.

PLEASE SEE ATTACHED SHEETS  
Signature of property owner(s) - attach additional sheets if necessary



- SALES
- LEASING
- MANAGEMENT
- MARKETING
- ACQUISITION
- DEVELOPMENT
- CONSULTING

September 26, 1991

City Planning Dept.  
250 N. Fifth St.  
Grand Junction, CO 81501

RE: 1020 Independent Ave.  
Tax Schedule #2945-103-00-061

This letter will confirm our knowledge and consent of the current subdivision application applied for on behalf of the Grand Junction Development Partners I.

A handwritten signature in cursive script that reads "Harold Woolard".

---

Harold Woolard  
Bus. Ph. - 241-9766

Valley Federal Plaza  
225 North Fifth St.  
Suite 1020  
Grand Junction,  
Colorado 81501  
303/241-2909  
FAX 303/241-6223

MAX A. KREY  
P. O. BOX 4305  
GRAND JUNCTION, CO 81502

JOSEPH WAKEEN  
9943 RADCLIFFE NW  
ALBUQUERQUE, NM 87114

DANIEL SCHMIDT, JR.  
1815 BASS STREET  
GRAND JUNCTION, CO 81505

JOHN & BONNIE HARRIS, JR.  
602 MEANDER AVENUE  
GRAND JUNCTION, CO 81505

W R HALL  
2522 B HIGHWAY 6 & 50  
GRAND JUNCTION, CO 81505

STEPHEN & LINDA LUDWIG  
1825 BASS STREET  
GRAND JUNCTION, CO 81505

UTE WATER CONSERVANCY DISTRICT  
560 25 ROAD  
GRAND JUNCTION, CO 81505

INDEPENDENT PLAZA LTD.  
1119 N. 1ST STREET  
GRAND JUNCTION, CO 81501

GARY & KATHLEEN GOE  
1801 BASS STREET  
GRAND JUNCTION, CO 81505

RAYMOND & GERALDINE PHIPPS  
P. O. BOX 3360  
GRAND JUNCTION, CO 81502

ROBERT WILSON, TRUSTEE FOR  
R. HOUCK  
P. O. BOX 604  
GRAND JUNCTION, CO 81502

TIMOTHY & JOAN PAINE  
1824 MINNOW DRIVE  
GRAND JUNCTION, CO 81505

HOLLY BROWNSON  
SHERRY VESSEY  
2660 SACOMA STREET  
GRAND JUNCTION, CO 81506

TRINITY ASSOCIATION  
C/O ROBERT WILSON  
P. O. BOX 604  
GRAND JUNCTION, CO 81502

BRETT & JENNIFER BLANEY  
1834 MINNOW DRIVE  
GRAND JUNCTION, CO 81505

GAMBLE ENTERPRISES, INC.  
P. O. BOX 2906  
GRAND JUNCTION, CO 81502

JOHN BAUMAN, JR.  
541 1/2 FAITH STREET  
GRAND JUNCTION, CO 81505

WEST LAKE PARTNERS  
830 INDEPENDENT AVENUE, #41  
GRAND JUNCTION, CO 81505

HNL COMPANY  
P. O. BOX 1239  
GRAND JUNCTION, CO 81502

PATRICIA FELIN  
545 25 1/2 ROAD  
GRAND JUNCTION, CO 81505

MARILYN JOHNSON  
1810 MINNOW DRIVE  
GRAND JUNCTION, CO 81505

JACK ELLIOTT  
3730 ELDERBERRY DRIVE  
GRAND JUNCTION, CO 81506

COLO GAME FISH AND PARKS DEPT.  
C/O DEPT. OF NATURAL RESOURCES  
6060 BROADWAY  
DENVER, CO 80216

GRAND JUNCTION DEVELOPMENT  
PARTNERS I  
c/o MARK GOLDBERG  
1777 HARRISON, SUITE 600  
DENVER, CO 80210

FRED & ROXY LIGRANI  
2526 RIVER ROAD  
GRAND JUNCTION, CO 81505

WEST LAKE PARTNERS  
830 INDEPENDENT AVENUE, #41  
GRAND JUNCTION, CO 81505

COLORADO LAND CONSULTANTS, INC.  
8480 EAST ORCHARD ROAD  
SUITE 2000  
ENGLEWOOD, CO 80111

FRED SCHMID REALTY ASSOC. II  
P. O. BOX 17809TA  
DENVER, CO 80217

EDWARD JUNAK  
1835 BASS STREET  
GRAND JUNCTION, CO 81505

Original  
Do NOT Remove  
From Office

# 6 8 9 1

C

DIVISION SUMMARY FORM

City of Grand Junction

TYPE OF SUBMISSION

Preliminary Plan \_\_\_\_\_  
Final Plat/Plan X

Subdivision Name: INDEPENDENCE CENTER SUBDIVISION Rolling 1

Location of Subdivision: TOWNSHIP 1 S RANGE 1 W SECTION 10 1/4 SW

Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area
( ) SINGLE FAMILY	_____	_____	_____
( ) APARTMENTS	_____	_____	_____
( ) CONDOMINIUMS	_____	_____	_____
( ) MOBILE HOME	_____	_____	_____
( X ) COMMERCIAL	<u>N.A.</u>	<u>24,489</u>	<u>100%</u>
( ) INDUSTRIAL	<u>N.A.</u>	_____	_____
	Street	_____	_____
	Walkways	_____	_____
	Dedicated School Sites	_____	_____
	Reserved School Sites	_____	_____
	Dedicated Park Sites	_____	_____
	Reserved Park Sites	_____	_____
	Private Open Areas	_____	_____
	Easements	_____	_____
	Other (specify)	_____	_____

Estimated Water Requirements to be determined gallons/day.

Proposed Water Source City of Grand Junction

Estimated Sewage Disposal Requirement to be determined gallons/day.

Proposed Means of Sewage Disposal City of Grand Junction

Original  
Do NOT Remove  
From Office

ITEM D

APPRAISAL OF APPLICATION FOR  
OPEN SPACE

An Appraisal has been ordered and will be provided by  
October 16, 1991.

Original  
Do NOT Remove  
From Office

#68 91

ITEM L

SUBSURFACE SOILS INVESTIGATION

A Subsurface Soils Investigation is presently underway and a report will be completed by October 15, 1991.

Original  
Soil Sample Returns  
from C-100

# 89 91

ITEM N

IMPROVEMENTS GUARANTEE

Grand Junction Development Partners I will guarantee the construction of the public improvements by means of a Letter of Credit, guaranteed by an acceptable financial institution or by the establishment of an escrow account.

Original  
Do NOT Remove  
From Office

#68 91



ITEM 5

DRAINAGE/GRADING PLAN

The purpose of this plat is to assemble several parcels of land into a single lot subdivision, which will be developed at a latter date. We would request that the drainage and grading plan requirements be deferred until such time as a formal site plan application is made for the development of this property. Attached is a current topographic survey which depicts existing site conditions and will be used as a basis for future site grading and drainage design.

Approved:  
\_\_\_\_\_  
Planning & Zoning  
Commission Office

# 68 91



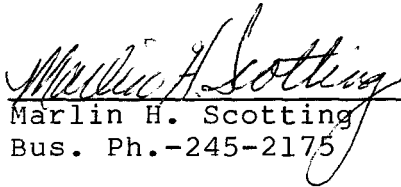
- SALES
- LEASING
- MANAGEMENT
- MARKETING
- ACQUISITION
- DEVELOPMENT
- CONSULTING

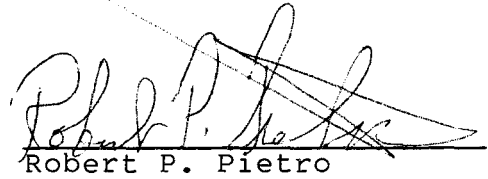
September 26, 1991

City Planning Dept.  
250 N. Fifth St.  
Grand Junction, CO 81501

RE: 2530 Hwy. 6 & 50  
Tax Schedule #2945-103-27-001  
#2945-103-27-002  
#2945-103-27-007

This letter will confirm our knowledge and consent of the current subdivision application applied for on behalf of the Grand Junction Development Partners I.

  
Marlin H. Scotting  
Bus. Ph.-245-2175

  
Robert P. Pietro

Valley Federal Plaza  
225 North Fifth St.  
Suite 1020  
Grand Junction,  
Colorado 81501  
303/241-2909  
FAX 303/241-6223

8480 E. Orchard Road  
Suite 2000  
Englewood, Colorado 80111  
(303) 770-5600  
FAX (303) 770-2349

Colorado  
Land  
Consultants, Inc.



Planning/Engineering/Land Surveying

September 30, 1991

Mr. Karl Metzner, Planner  
City of Grand Junction  
Community Development Department  
250 North 5th Street  
Grand Junction, CO 81501

Re: Independence Plaza Subdivision  
24.49 AC

Dear Karl:

Colorado Land Consultants, Inc. represents Grand Junction Development Partners I, the petitioner, who has contracted for the purchase of 8 parcels of land on the northwest corner of Independent and 25 1/2 Road. Prior to the purchase of this property, they are requesting that it be subdivided into one (1) single lot subdivision. This subdivision would then be resubdivided at a latter date to accommodate future planned development. At this time, there is no development planned that will coincide with this plat.

The entire property is presently zoned C-2 and with the exception of a child day care center zoned C-1, located at the northeast corner of the property, all other adjacent zoning is C-2.

The property to the north is undeveloped and boarded by a Grand Junction drainage canal, to the east across 25 1/2 Road is an existing trailer court, on the south and east is an industrial office park in Independent Plaza Subdivision and to the west is commercial and industrial uses and undeveloped lots in Grace Commercial Subdivision.

The majority of the proposed subdivision property is presently undeveloped agricultural land with two exceptions. The old Westward Ho Mobil Home Park occupied a small portion of the property from the mid-60's through the 1980's and is now abandoned, and Bob Scott's RV is at the southwest corner of the property at Independent and Faith Street.

Submitted  
by: [illegible]  
Date: 10/1/91

#68 91

Mr. Karl Metzner, Planner  
Page Two  
September 30, 1991

The project will be served on four sides by public streets. The site is bordered on the south by Independent Avenue, which serves as the north frontage road for U.S. Highway 6. The site is bordered on the east by 25 1/2 Road. 25 1/2 Road serves as a north-south connection between Independent Avenue and Patterson Road. On the west side of the site is Faith Street, a local street which is proposed to be extended along and through the northern portion of the site to connect 25 1/2 Road. Access to the site is expected from all four directions.

Two major travel routes are expected to be used by vehicles to reach this site. They are U.S. Highway 6 via Independent Avenue, and Patterson Road via 25 1/2 Road. Detailed distribution of site-generated traffic will be developed at the time of final site development planning.

Additional information and details have been provided in the overall application and submittal. Please don't hesitate to call should you have any questions or require any additional information.

Sincerely,

COLORADO LAND CONSULTANTS, INC.



Steven E. Wilson  
President

SEW:dlp

cc: Mark Goldberg

8480 E. Orchard Road  
Suite 2000  
Englewood, Colorado 80111  
(303) 770-5600  
FAX (303) 770-2349

Colorado  
Land  
Consultants, Inc.



September 30, 1991

Mr. Karl Metzner, Planner  
City of Grand Junction  
Community Development Department  
250 North 5th Street  
Grand Junction, CO 81501

Re: Independence Plaza Subdivision  
24.49 AC

Dear Karl:

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Al  
ap,  
que

Since

COLORADO

*Steve*

Steven E.  
President

TEW:dip

Mark Gold

Development Partners  
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time, there is no

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corner of the property,

ed by a Grand Junction  
an existing trailer  
Independent P  
Industrial use

APPRAISAL REPORT  
on

VACANT LAND - 24.49 ACRES AT  
1040 INDEPENDENT AVENUE  
GRAND JUNCTION, COLORADO 81505

Prepared For

Mr. Mark Goldberg  
Grand Junction Development Partners I  
1777 South Harrison Street  
Denver, Colorado 80210

Prepared By

Gary A. Lucero, SRA  
Certified Appraiser

Date of Valuation

October 1, 1991

Office of  
*Gary A. Lucero*  
Appraiser of Real Estate

1041 N. 7th Street  
Grand Junction, Colorado 81501  
(303) 245-6333

October 1, 1991

Mr. Mark Goldberg  
Grand Junction Development Partners I  
1777 South Harrison Street  
Denver, Colorado 80210

Dear Mr. Goldberg:

As requested, I have inspected and appraised real property located at 1040 Independent Avenue, in Grand Junction, Colorado 81505.

The purpose of this valuation was to estimate current market value of 24.49 acres of vacant land as referred to above.

The valuation is based on the property being held in fee simple title and subject to the assumptions and special conditions outlined herein.

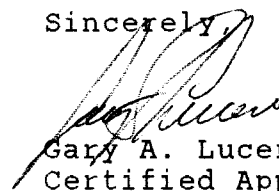
The function of this report is for use in providing a basis from which to assess payment of a city parks development fee.

Market value of the identified interest in the subject property, as of October 1, 1991, was

THREE HUNDRED NINETY-FIVE THOUSAND DOLLARS  
\$395,000

An overview of some of the data and reasoning applied and conclusions upon which this value was based, are contained in the accompanying pages of text and exhibits.

Sincerely,

  
Gary A. Lucero, SRA  
Certified Appraiser

SUBJECT PROPERTY  
1040 Independent Avenue  
Grand Junction, Colorado

Photo taken by G.L.





#### PURPOSE OF THE VALUATION

The purpose of this appraisal was to estimate current market value of the property in question.

#### USE OF THE APPRAISAL

This appraisal is to be used as a basis for assessing payment of a city parks development fee.

#### PROPERTY RIGHTS APPRAISED

Fee simple title: "absolute ownership unencumbered by any other interest or estate."

#### DATE OF THE VALUE ESTIMATE

The effective date of the appraisal is October 1, 1991.

#### DATE OF THE APPRAISAL

The appraisal report was substantially completed on October 3, 1991.

#### DEFINITION OF MARKET VALUE

"The most probable price, as of a specific date, in cash or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress."

#### PROPERTY TYPE

Vacant land.

#### OWNERSHIP

Robert Pietro and Marlin Scotting, Harold and Elizabeth Woolard, Gerald Greenberg

#### LEGAL DESCRIPTION

Descriptions of the property is provided in the addenda.

## ASSUMPTIONS AND SPECIAL CONDITIONS

No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.

Responsible ownership and competent property management are assumed.

The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property, and not to be construed as engineering reports or surveys.

It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.

It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.

It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are

invalid if so used.

Possession of this report, or a copy thereof, does not carry with it the right of publication.

The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless satisfactory additional arrangements are made prior to the need for such services.

Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

## SUBJECT AREA

Per instructions from the client only a short summary of the regional and city information are being presented here. Additional pages of discussion are contained in the appraiser's files.

The Grand Junction area is expanding in its economic base. The employment diversity is expected to bring additional population growth. Currently stabilization is occurring in home sales, and activity is picking-up in the commercial real estate market. Both the population and retail sales are increasing. It is expected that these positive trends will continue.

over the long term in this particular part of the neighborhood.

The recent relocation of auto dealership developments and the growing sales activity from the "mall" afford the subject vicinity with an ever increasing amount of business activity, generated from the additional traffic.

The neighborhood has a network of paved roads, providing the subject with good access to other feeder streets and major arterials.

Convenience is also garnered from the variety of commercial suppliers in this district.

Topography for the area is mostly flat. No unusual soil conditions were apparent that would inhibit further development.

All public utilities are available and currently service the area.

In summary, no significant changes are expected from those uses outlined above, serving to protect the neighborhood's future. All support services are easily accessible. Further development is anticipated.

## SUBJECT LOCATION

As defined, a neighborhood is a group of complimentary land uses.

The general neighborhood makes up the northwest portion of Grand Junction's urban area. Manmade improvements set much of the neighborhood boundary, with the railroad to the south, Interstate 70 to the north and roughly 25.5 Road to the east, the railroad and Interstate 70 converge to the west.

The subject vicinity has a long history as a business area. Early improvements were apparently constructed without any uniform plan, as improvements have been built on an individual basis. This is evidenced by the wide variety of size, quality, construction type and style of buildings. Some of the more recent projects have been done as planned developments.

Early uses were primarily commercial in nature, evolving into a mix of commercial, retail and office uses. In recent years, all the major new automobile dealerships have located in or near the subject neighborhood. The neighborhood is also the location of the area's regional shopping mall. New construction continues in its varied character of uses.

A considerable amount of vacant land is available for further development. Site sizes of previously improved parcels and those available for development vary from 6,500 square feet to ten acres or more.

Some residential housing exists in the northeast portion of the neighborhood. Additional housing is expected to be developed

## DIRECT SALES COMPARISON ANALYSIS

### LAND VALUE

The Direct Sales Comparison Analysis is the most common method for land valuation; moreover, this process is preferred when comparable sales data are available, influenced by their quantity and quality. By comparing sales to the subject property and making adjustments for any differences that may exist, a value indication for the land being appraised can be estimated. This comparison relates most closely to the course of action that the informed purchaser takes; in that a buyer would pay no more for a property than the cost to him of acquiring an alternative site with the same desirability and utility.

Public records and other data sources were researched for land sales, in the subject neighborhood. Discussion of the sales are given on the following pages. An abstract of the sales is given below.

without endangering its compatibility.

Improving economic conditions have seen the construction of various commercial buildings in recent years.

In conclusion, the highest and best use of the subject land, as though vacant, is a commercial building site.

HIGHEST AND BEST USE AS IMPROVED

Per the function of this report, the property has been appraised as though vacant.



## HIGHEST AND BEST USE

Highest and best use may be defined as,

"The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest value."

The following four tests are employed to estimate the highest and best use of a property. The use must be 1) physically possible 2) legally permissible 3) financially feasible and 4) maximally productive.

Before the financial feasibility or maximally productive aspects can be examined, the property must first be able to physically accommodate the given use, and it must be legally permitted.

### HIGHEST AND BEST USE AS THOUGH VACANT

No physical or legal constraints exist which would prevent the subject from being used as a commercial building site.

The subject location has been in a long cycle of commercial integration. Per the background provided, the area's commercial character is expected to remain appealing. Therefore, commercial usage should be a legally permissible use into the foreseeable future.

Age, size and quality of building improvements vary considerably, in the subject neighborhood; hence, the subject parcel should be able to accommodate a variety of improvements

## ZONING

The official zoning designation for the subject parcel is C-2, Heavy Commercial.

Some of the minimum requirements and basic development information, are contained in an excerpt from the city zoning and development code and reproduced on the following page.

F. Also see Chapter 5 for regulations applicable in all Zone Districts, Chapter 12 and Section 4-3-4. It is recommended that specific application of these regulations be discussed with the Administrator.

**4-2-11 C-1 (LIGHT COMMERCIAL)** This zone is primarily for retail and service businesses requiring direct access onto a major street system. This may include major shopping centers as well as outdoor sales and motels.

Bulk requirements are as follows:

- A. Maximum height of structures . . . . . 40 feet
- B. Minimum side and rear yard setback . . . . . 0 feet  
(if abutting a residential zone or existing residential use) . . . . . 10 feet
- C. Minimum front yard setback (from centerline of right-of-way) (see also Section 5-1-7)
  - Principal arterial . . . . . 55 feet
  - Minor arterial . . . . . 45 feet
  - Collector . . . . . 40 feet
  - Local . . . . . 25 feet
- D. A minimum of 75% of the required front yard setback shall be landscaped. On any street where the required setback is less than five feet, the landscaping requirement shall be 75% of the first five feet along that street. The Administrator may allow landscaping to be located in areas other than the setback, or first five feet, as long as the total required square footage is provided and the intents of this Code are met.
- E. Also see Chapter 5 for regulations applicable in all Zone Districts, Chapter 12, and Section 4-3-4. It is recommended that specific application of these regulations be discussed with the Administrator.

**4-2-12 C-2 (HEAVY COMMERCIAL)** This zone provides for the establishment of areas of heavy commercial activity such as wholesale businesses, warehousing, and some light fabrication uses. It is anticipated that most uses in this zone will be oriented towards truck or rail traffic.

Bulk requirements are as follows:

- A. Maximum height of structures . . . . . 40 feet
- B. Minimum side and rear yard setback . . . . . 0 feet
- C. Minimum front yard setback (from centerline of right-of-way) (see also Section 5-1-7)
  - Principal arterial . . . . . 55 feet
  - Minor arterial . . . . . 45 feet
  - Collector . . . . . 40 feet
  - Local . . . . . 25 feet

## SITE DATA

LAND AREA	24.49 acres
SHAPE	Multi-rectangular
TOPOGRAPHY	Flat
STREET	
Access	Public
Surface	Asphalt, gravel
UTILITIES	
Electric	Public Service
Gas, natural	Public Service
Water	City
Sewer	City
Telephone	U.S. West
FRONTAGE/ORIENTATION	571 feet of frontage on Independent Avenue, setting the south boundary, 532 feet along 25.5 Road setting the east boundary and about 900 feet along Faith Street to the west. Both Independent Avenue and 25.5 Road are paved roads, Faith Street is graveled. To the east of the subject is a small, old mobile home park and the point at which residential housing originates. Commercial type uses of vacant and improved land generally exist in all other directions.
ZONING	C-2 Heavy Commercial
REMARKS	The subject presently exists as a grouping of several parcels. Three sets of owners control this grouping of properties. Various easements are located in different sectors of the acreage but adequate open land should easily accommodate improvements.

JOHN M. JR. & BONNIE G. HARRIS  
(BOOK 1026, PAGE 344)

REPLAT PHIPPS AND SCOTT SUBDIVISION  
RAYMOND PHIPPS  
(BOOK 13, PAGE 508)

NW CORNER  
NE 1/4, SW 1/4  
SECTION 10  
T1S. R1W. U.M.

CTR. 1/4 COR.  
SECTION 10  
T1S. R1W. U.M.

**SUBJECT PROPERTY**

24.49 AC.±  
(1,066,730.790 SQ. FT.)

INDEPENDENT PLAZA LTD.  
(BOOK 1790, PAGE 703)

GRACE COMMERCIAL SUBDIVISION  
JOHN BAUMAN  
(BOOK 13, PAGE 12)

LOT 1 - INDEPENDENCE  
PLAZA SUBDIVISION  
PATRICIA A. FELIN  
(BOOK 358, PAGE 238)

25 1/2 ROAD  
(BASIS OF BEARING)  
PER REPLAT PHIPPS AND SCOTT  
SUBDIVISION (BK. 13, PG. 508)

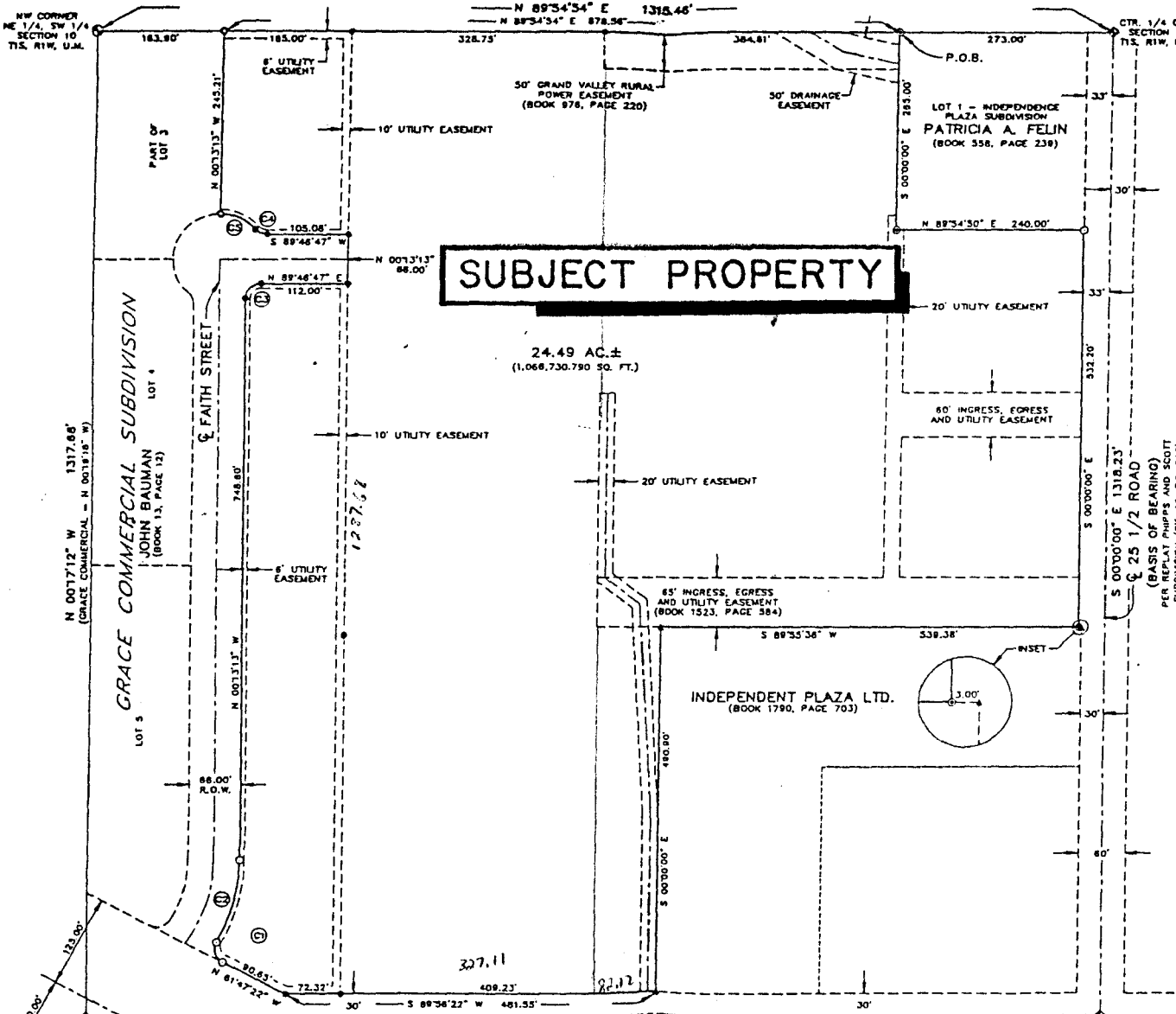
CHORD	DISTANCE
1	28.28
2	114.43
3	28.28
4	18.43
5	49.29

MENT  
9)  
3)  
1)

SW CORNER  
NE 1/4, SW 1/4  
SECTION 10  
T1S. R1W. U.M.

SE CORNER  
NE 1/4, SW 1/4  
SECTION 10  
T1S. R1W. U.M.

E.U.S. HWY. 6 & 50



LAND SALES ABSTRACT

SALE	LOCATION	DATE	PRICE	AREA	\$/SF	ZONING
1	24 & F Road	7/90	\$ 75,000	3.72	.46	C
2	2468 F Road	7/91	30,000	1.99	.34	PR-17
3	2482 F Road	2/90	140,000	3.75	.84	AFT
4	2488 F Road	8/90	219,750	.92	5.50	PB
5	562 E Crete	7/90	16,500	1.21	.31	C-2
6	561 25.5 Road	11/90	27,000	1.337	.46	C-2
7	2534 W Pinyon	3/91	15,000	1.011	.34	C-2
8	1040 Independent	8/90	175,000	9.69	.41	C-2

Sales comments:

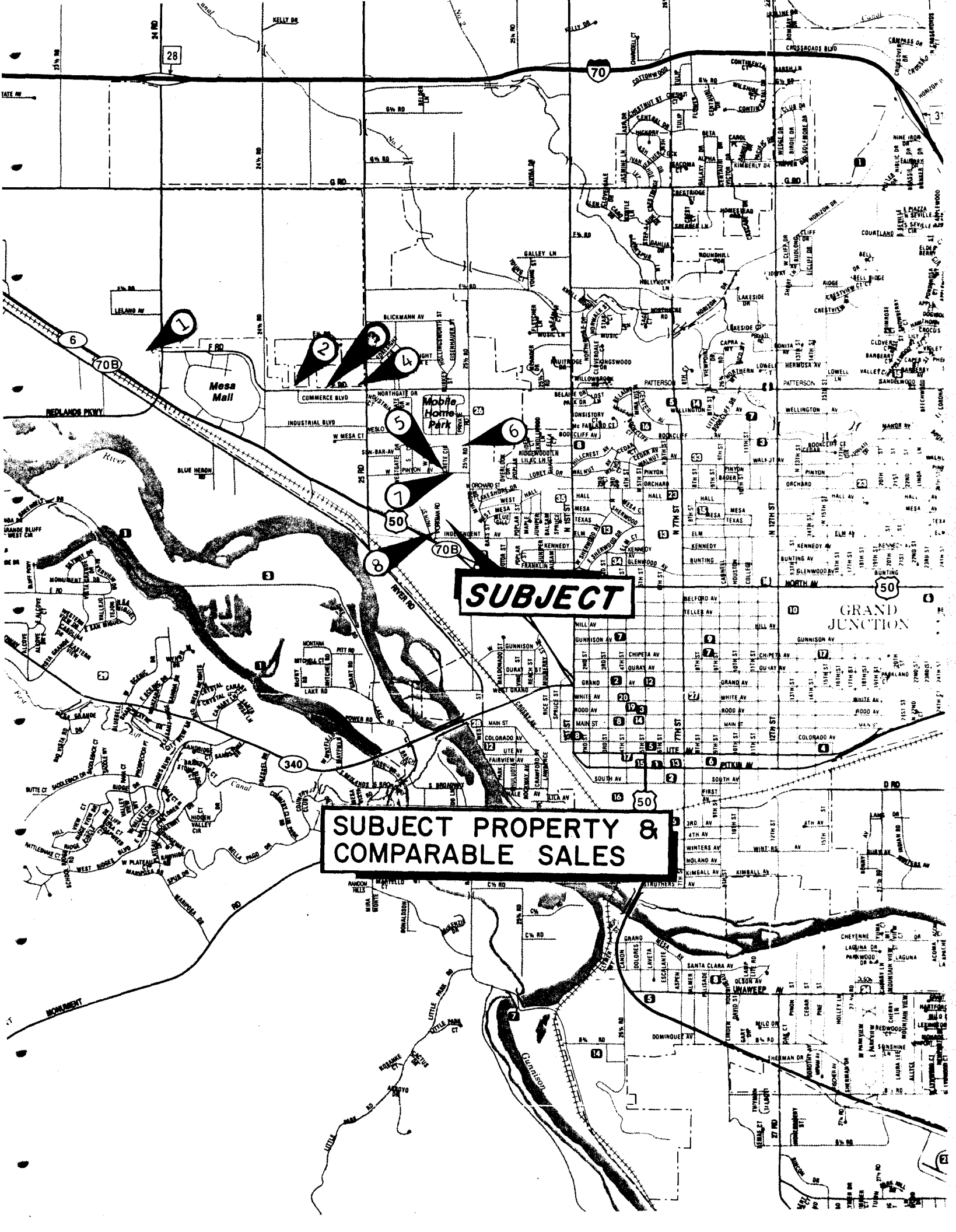
Sales one through four are all located along F Road, a major high traffic arterial, with high exposure. In other words, these sales are all superior to the subject as compared to location.

Sale 1 is located near the corner of 24 Road & F Road. It needed some dirt work which may have contributed to a low price. Terms of the sale were cash.

Sale 2 was acquired as part of a foreclosure, suggesting a low-end price. The zoning map identifies the property with PB zoning but it officially has planned residential zoning. Still, a commercial type of use is highly likely. Terms of the sale were cash.

Although Sale 3 has AFT zoning, it is highly probable that its usage would be some type of commercial dedication (commercial uses presently exist to either side of the parcel). The property has since been improved with a mattress factory and showroom. Terms of the sale were cash.

Sale 4 is a well located corner parcel, situated at the intersection of 25 Road & F Road. Traffic lights and existing businesses on the other three corners afford this property with good locational attributes. Property was readily developable. Sale was contingent upon the purchaser being awarded approval for a split and building



**SUBJECT**

**SUBJECT PROPERTY & COMPARABLE SALES**

1

2

3

4

5

6

7

8

GRAND JUNCTION

Mesa Mall

Mobile Home Park

SUBJECT PROPERTY & COMPARABLE SALES

permit. The property has since been developed with a new Diamond Shamrock Convenience Store. Terms of the sale were cash.

Sales five through seven are located in the Minerva Park Subdivision, a commercial subdivision containing 1-1.5 acre size lots. Sales have been slow in the subdivision, but over the years building improvements have been gradually infilling the development.

Sales 5 and 7 are located off the main feeder street and sold for less than Sale 6 which is located on 25.5 Road, a local feeder street. Terms of the sales were cash.

Sale 8 is a sale of the heart of the subject parcel. It was essentially vacant but has a small old abandoned dwelling. Also included in the price was a city water tap. It is presumed that any value to the tap would be offset by the cost of demolition of the old house. Dwellings were on a septic system. This property had been used many years as the Westward Ho Mobile Home Park but was condemned about ten years ago. The west portion of the subject, known here as Lots 1, 2, 3, of Grace Commercial Park, sold in October, 1990, at \$215,000. The sale included a 5,000 square foot metal store/warehouse building.

An analysis was made of the sales to compare those differences with the subject. With only eight sales, extraction for differences proved difficult. The data were first analyzed for differences in property rights, then for financing; no adjustment was found necessary for these variables. Next the sales were compared for their seller/buyer motivation; using #2 vs #3 these sales clearly illustrate a difference for seller motivation. Because of the availability of other information and the wide discrepancy in price, Sale 2 was not regarded as helpful in the valuation. From these data, emphasis can be given to those sales most similar in location to the subject, thereby avoiding the need for ambiguous location adjustments. Still, an example for the price difference in location can be seen between Sale 6 vs Sale 5



or 7, illustrating a 26-32% difference for feeder street frontage. Physical characteristics were also analyzed but market driven adjustments could not be found for differences in utility or shape; all the sales appear to be readily usable.

Sales 1-4 all had different zoning than the subject. Furthermore, they were regarded as differing in their locational appeal because of their F Road frontage.

Sales 5-7 share the most similar location to the subject and have C-2 zoning. Of these three sales, Comparable 6 is viewed as the most similar to the subject. The greatest difference these sales have with the subject is their smaller size. A ten percent difference in price can be noted between Sale 6 vs Sale 8.

In this analysis, credence was given to Sale 6 and Sale 8. Adjusting these sales downward for size provides an indicated value, for the subject, of \$0.37 per square foot.

Market value of the subject land is estimated at \$395,000 or \$.37(rd) per square foot.

## INCOME APPROACH

Application of the Income Approach requires lease information on comparable sale properties. None of the comparables presented were leased at the time of sale. Without the data available from lease rates and their corresponding capitalization rates, a good estimate of value by the income approach was not readily available. What is more, the sales data presented were purchased primarily for their investment potential and not for their lease-up potential.

## COST APPROACH

The Cost Approach is an appraisal technique applied by making an estimate of the reproduction cost of the building improvements as of the date of the appraisal; then deducts an estimated loss in value for depreciation, stemming from wear and tear, design and plan, or influences from outside the property. By adding the value of the land to the depreciated cost of the improvements, the result represents a total indicated value by the cost approach.

Due to the nature of this report no improvements were valued, as the appraisal was limited to the study of vacant land. Therefore, the cost approach is not an applicable method of valuation in this analysis.

## RECONCILIATION

The subject neighborhood has some a viable commercial appeal, a condition which is expected to remain in the foreseeable future.

Although not ideally comparable, the sales in Minerva Park help set some basic value parameters, this information was corroborated by the sale of a portion of the subject.

The Cost and Income Approaches were not regarded as applicable to this valuation.

On the strength of the value indicated by the Sales Comparison Analysis, and the sale of a portion of the subject parcel, value of the subject property is estimated at \$395000.

After considering the evidence gathered and analysis, it is my opinion that the market value of the identified interest in the subject property, as of October 1, 1991, was

\$395,000

THREE HUNDRED NINETY-FIVE THOUSAND DOLLARS

**VALUATION QUALIFICATIONS**  
**GARY A. LUCERO, SRA**  
**Certified Appraiser**

**ASSOCIATION MEMBERSHIPS**

Appraisal Institute - SRA Member  
Grand Junction Board of Realtors  
Colorado Association of Realtors  
National Association of Realtors

**VALUATION EXPERIENCE/EDUCATION**

Certified Appraiser in the State of Colorado  
Appraisal Tech, Managing Owner 12-1-85 to present  
Bray and Company Appraisal Division, Manager 9-79 to 12-85  
Bray and Company Appraisal Div. Staff Appraiser 3-75 to 9-79

Associate in Arts Degree, Mesa State College, Grand Junction  
Bachelor of Art Degree Work, Mesa State College  
Appraisal I and II Courses, by University of Colorado  
Extension

Appraisal of Real Property Course 101, and Market Extractions  
Seminar, by Society of Real Estate Appraisers  
Courses in Residential Valuation, Capitalization Theory and  
Techniques Part A and Part B, Case Studies in Real Estate  
Valuation, Valuation Analysis and Report Writing, Standards  
and Professional Practice, by American Institute of Real  
Estate Appraisers  
Legal Aspects of Easements, by International Right of Way  
Association

Qualified as Expert Witness in Mesa County District Court  
Qualified as Expert Witness in Delta County District Court

**TYPES OF VALUATION ASSIGNMENTS**

Work has concerned the valuation, research and/or counseling  
for single-family dwellings, apartments, condominiums,  
warehouses, offices, stores, subdivisions, recreational and  
agricultural land.

**VALUATION CLIENTS HAVE INCLUDED**

Numerous Financial Banking Institutions and Mortgage  
Companies, City of Grand Junction, Town of Fruita, School  
District 51, Public Service Company of Colorado, United State  
Postal Service, Relocation (Third Party) Companies,  
Individuals, Attorneys and Real Estate Offices

Veterans Administration, VA Fee Appraiser  
Federal Housing Administration, FHA Fee Appraiser

**FUNCTION OF THE VALUATIONS**

Valuations have been used as the basis for financing and  
mortgage underwriting, dissolution of partnerships, exchanges,  
investor decisions, foreclosures, estates and donations.

**GEOGRAPHICAL AREAS OF WORK**

Colorado Counties: Mesa, Delta, Montrose, Gunnison, Garfield,  
Rio Blanco, Moffat, Pitkin, Dolores

Utah Counties: Grand

**ADDITIONAL REAL ESTATE EXPERIENCE**

Involved directly in the ownership, acquisition, development,  
financing, marketing, leasing, and management, of investment  
real estate.

Graduate of Realtors Institute, GRI Designation  
Colorado Real Estate Broker since 1978

SCHEDULE A (CONT.)

Order File Number: 91-9-57K

4. The land referred to in this Commitment is described as follows:

PARCEL 1:

Lots 1 and 2 of  
GRACE COMMERCIAL SUBDIVISION,

PARCEL 2:

A portion of Lot 3 in Grace Commercial Subdivision, more particularly described as follows:

Beginning at the Northeast Corner of said Grace Commercial Subdivision, thence South  $00^{\circ}13'13''$  East along the East line of said Subdivision 271.77 feet, thence South  $89^{\circ}46'47''$  West 105.08 feet to the beginning of a 20 foot radius curve to the right, the chord of which bears North  $65^{\circ}57'31''$  West 16.43 feet, thence 16.93 feet along the arc of said curve to the beginning of a 60 feet radius curve to the left, the chord of which bears North  $65^{\circ}57'53''$  West 49.29 feet, thence along the arc of said curve 50.80 feet, thence North  $00^{\circ}13'13''$  West 245.16 feet to the North line of said Subdivision, thence North  $89^{\circ}54'50''$  East 164.99 feet to the beginning,

ALL IN MESA COUNTY, COLORADO.

SCHEDULE A (CONT.)

Order File Number: 91-9-58K

4. The land referred to in this Commitment is described as follows:

The E 1/2 W 1/2 NE 1/4 SW 1/4 of Section 10,  
Township 1 South, Range 1 West of the Ute Meridian,  
Mesa County, Colorado.

SCHEDULE A (CONT.)

Order File Number: 91-9-66K

4. The land referred to in this Commitment is described as follows:

Lots 2, 3, 4 and 5 of  
INDEPENDENCE PLAZA SUBDIVISION,  
Mesa County, Colorado.

INDEPENDENCE CENTER SUBDIVISION  
CITY OF GRAND JUNCTION, CO

October 1, 1991

ENGINEER'S OPINION OF PUBLIC IMPROVEMENT COSTS

Prepared By:

COLORADO LAND CONSULTANTS, INC.  
8480 East Orchard Road  
Suite 2000  
Englewood, CO 80111  
(303) 770-5600

Original  
Do NOT Remove  
From Office

#68 91



1. STREET IMPROVEMENTS

A. 25 1/2 Road

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
1/2 Collector	532	LF	45.00	\$ 23,940.00

B. Independent & Highway 6 & 50 Frontage

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
1/2 Collector	572	LF	45.00	\$ 25,740.00

C. Faith Street

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
1/2 Local Commercial	1039	LF	40.00	\$ 41,560.00
			SUBTOTAL	\$ 91,240.00

2. WATER SYSTEM (in Independent & Highway 6 & 50 Frontage & Faith St.)

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
8" D.I.P. Waterline	1611	LF	16.00	\$ 25,776.00
Fire Hydrants	2	EA	2,000.00	4,000.00
			SUBTOTAL	\$ 29,776.00

3. SANITARY SEWER SYSTEM (in Faith Street)

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
8" P.V.C.	1039	LF	12.00	\$ 12,468.00
4' Diameter Manhole	3	EA	900.00	2,700.00
			SUBTOTAL	\$ 15,168.00

SUBTOTAL 1	\$ 91,240.00
SUBTOTAL 2	29,776.00
SUBTOTAL 3	15,168.00
	\$136,184.00
10% CONTINGENCY	13,618.40
GRAND TOTAL	\$149,802.40

8480 E. Orchard Road  
Suite 2000  
Englewood, Colorado 80111  
(303) 770-5600  
FAX (303) 770-2349

Colorado  
Land  
Consultants, Inc



Planning/Engineering/Land Surveying

October 2, 1991

Mr. Karl Metzner, Planner  
City of Grand Junction  
Community Development Department  
250 North 5th Street  
Grand Junction, CO 81501

Re: Independence Center Subdivision  
Project Schedule

Dear Karl:

As was discussed with Mark Goldberg of Grand Junction Development Partners I yesterday, the project schedule is to make every attempt possible to begin site development construction prior to the onset of this years inclement winter weather. As you aware, we are presently working on the Final Site Development Construction Plans and the project architect has begun work on the foundation and building construction plans. We hope to have these plans submitted by October 18th for City review.

If there is anything we can do to help facilitate the approval of this plat, so that early permits can be approved, please contact us.

Would you please include this as an Addendum to the project narrative that was submitted with the Subdivision Application on Tuesday, as this project schedule was not included in that narrative. Thank you.

Sincerely,

COLORADO LAND CONSULTANTS, INC.

Steven E. Wilson  
President

SEW:dlp

MEMORANDUM

October 4, 1991

To: Community Development Department

From: Don Newton, City Engineer

Subject: Independence Center Subdivision

In a meeting with Steven Wilson, Kurt Mahnken, and Kathleen Krager representing the petitioner; Kathy Portner, Bennett Boeschstein, Karl Metzner, Dave Tontoli, and myself, representing the City of Grand Junction, the following items were discussed:

Street Improvements:

Faith Street is to be designed and constructed to city standard for a commercial street. The developer will be responsible for half street improvements along their frontage plus addition pavement width necessary for two way traffic, turn lanes, etc.

Independent Ave. and 25.5 Road are to be widened to accommodate speed change lanes, left turn lanes, and other improvements required as a result of additional traffic generated by this development. Curbs, gutters and sidewalks will not be installed on these streets at this time because future reconstruction of these streets would result in the removal of these improvements

In addition to widening the existing pavement on Independent and 25.5 Road, the developer will be required to escrow funds for half street improvements to collector standards along the property frontage on both streets.

Traffic Signals: The signal at Highway 6&50 and Independent is proposed to be upgraded by the developer to accommodate the main entrance to the development. The signal upgrade will be subject to approval by the City Traffic Engineer and the Colorado D.O.T.

A signal warrant study will be required at the intersection of Independent Ave. and 25.5 Road to determine if a signal will be required at this location.

Drainage: All runoff in excess that from historic, undeveloped conditions shall be detained on the site. On site detention volume shall be sized for the 100 year storm event. The runoff release rate from the site shall not exceed the historic rate from a 10 year storm recurrence interval. The majority of runoff from the site shall be directed to the Buthorn Drainage channel located north of the property. Drainage directed to the Highway frontage road along the south property line will be subject to review and approval by the Colorado D.O.T.

xc: Jim Shanks, Dave Tontoli, Bill Cheney, Bob Moston, C.D.O.T.

**PUBLIC SERVICE** 10/07/91  
**R.D. Miller** 244-2656

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**ELECTRIC:** No objections.

**GAS:** Public Service Co. has an existing gas line which runs in the old R.O.W. known as Workman Road which was retained as an easement for facilities. This line will have to be abandoned and a new line run in Faith Street to serve subdivision. This line traverses what is now Lot 1 of proposed subdivision and is indicated in green on one copy of plat.

**CITY ENGINEER** 10/04/91  
**Don Newton** 244-1559

---

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**MISSING COMMENTS FROM:**  
**Grand Valley Irrigation**  
**City Attorney**

**REVIEW SHEET SUMMARY**

(Page 1 of 3)

**FILE NO.** #68-91              **TITLE HEADING:** Subdivision Plat

**ACTIVITY:** Subdivision Plat

**PETITIONER:** Grand Junction Development Partners I, c/o Mark Goldberg

**REPRESENTATIVE:** Steven E. Wilson, Colorado Land Consultants, Inc.  
8480 E Orchard Rd, Ste 2000, Englewood, CO

**LOCATION:** Northwest corner of Independent Avenue and 25 1/2 Road

**PHASE:** Final    **ACRES:**

**PETITIONER'S ADDRESS:** 1777 S. Harrison, Suite 600  
Denver, Co  
(303) 759-8000

**ENGINEER:**

**STAFF REPRESENTATIVE:** Karl Metzner

-----  
**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED  
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.**  
-----

**CITY PROPERTY AGENT**              10/7/91  
Tim Woodmansee              244-1565

The plat should more completely describe the overall limits of all easements. All else appears to be ok.

**CITY FIRE DEPARTMENT**              10/04/91  
George Bennett              244-1400

We will need to review all development plans of this subdivision to determine if adequate fire protection is or needs to be provided. Access will be checked then to ensure compliance with our Codes.

When any development or construction is planned, please submit plans to our office for review.

**U.S. WEST**              10/03/91  
Leon Peach              244-4964

With completion of future re-subdividing easements will be required and trenching for cable within easements provided by developer.

**CITY UTILITIES**                                      10/03/91  
Bill Cheney              244-1590

1. \* Water - The developer will be required to run an 8" loop from Independent Avenue to West Orchard Avenue to provide adequate fire protection for commercial development.
2. \* Sewer - Sewer is available in 25 1/2 Road and Independent Avenue with adequate capacity to support the development.

3. General

- a. An "utility composite" with plan/profile for both water and sewer will be required prior to acceptance for the development.
- b. A "drainage map" with supporting drainage calculations will be required prior to final acceptance.

**GRAND JUNCTION DRAINAGE** 10/07/91  
**John L. Ballagh** 242-4343

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Concerning the subdivision: the drainage district will prepare an acknowledgement of open drain easement for signature by the property owners, for that portion of the Buthorn Drain which crosses the property. The plat can then have the recording information on the mylar which will be recorded.

Concerning the development plan and drainage: District Staff and the City Engineer agree that a full design evaluation is necessary prior to construction. The City Engineer will be the lead agency and coordinate future meetings between petitioner, petitioner's engineer, the Drainage District, and the City Engineering office.

**STATE HIGHWAY DEPT.** 10/04/91  
**J. Nall, R. Perske, C. Dunn and W. Spanicek** 248-7232

*\* application for  
State Hwy Access  
Permit.*

This development may require the realignment of the frontage road to allow for proper stacking at the intersection. An additional traffic light may be required. An access permit is required.

**CITY PARKS & RECREATION DEPARTMENT** 10/10/91  
**Don Hobbs** 244-1542

---

*approved by Tim W.*

Please forward appraisal when it arrives in order that the open space fee may be determined.

**UTE WATER** 10/07/91  
**Gary R. Mathews** 242-7491

---

NO OBJECTIONS.

Ute Water has a 2" PVC line on the north side of Independent Avenue and a 8" on the west side of 25 1/2 Road just north of Independent Avenue. The 8" is a contract protected line.

POLICIES AND FEES IN EFFECT AT THE TIME OF APPLICATION WILL APPLY.

**CITY POLICE DEPARTMENT** 10/08/91  
**Martyn Currie** 244-3563

---

No problem with consolidation of the lots.

Request input when planned development is proposed to assess traffic impacts and other issues.

**COMMUNITY DEVELOPMENT** 10/15/91  
**Karl Metzner** 244-1439

---

Site development plans will require separate review and approval. No problems with consolidating existing lots and metes and bounds parcel into a single lot. Appraisal has been reviewed and approved by City Property Agent. Open space fee is \$19,750.

8480 E. Orchard Road  
Suite 2000  
Englewood, Colorado 80111  
(303) 770-5600  
FAX (303) 770-2349

Colorado  
Land  
Consultants, Inc.



Planning/Engineering/Land Surveying

October 21, 1991

Mr. Bruce Kemmet  
Wal-Mart Stores, Inc.  
701 South Walton Boulevard  
Highway 71  
Bentonville, AR 72716

Re: Grand Junction, Colorado  
Sam's Wholesale Club

Dear Bruce:

Enclosed please find progress construction plans for the above store. We have been concentrating our efforts on the Site Plan, Overall Utility Plan, and Drainage and Grading Plan. These plans are to be submitted to the City of Grand Junction along with the building foundation plans so that the City can review the design concepts and allow the site work to start.

When we started preliminary design of this site two weeks ago, we realized that the site drainage would be difficult. Basically, the site is extremely flat and has no real definitive drainage path or outfall. We are of the opinion that rainfall/snowmelt just percolates into the sandy site soils. The City is requiring stormwater to be detained and released at no more than the historic 10-year rate. Based upon the Rational Formula methodology, the 10-year historic runoff is very small. Using the Modified Rational Method for determining detention volumes, the computed volume is continuing to increase beyond 60 minutes of duration which is the limit of rainfall intensity information provided by the City. In essence, since the allowable release is so minimal, the volume necessary is approaching that of retention (i.e. no outflow). We, therefore, are recommending providing a volume equal to retaining 3-inches of rainfall. This is the 100-year 24 hour depth as reported in the U.S. Department of Commerce "Rainfall Frequency Atlas of the United States."

The existing identified drainage outfalls for this site are the Buthorn Ditch located north of the site and the local drainage system for Highway 6 & 50 to the south. The Buthorn ditch is a drainage/irrigation ditch meandering through this part of the City. The highway drainage system is a series non-maintained roadside ditches and culverts. Due to site elevation constraints, we are of the opinion that no portion of the site could drain to the highway drainage system without storm sewer. However, the storm sewer slope would be very flat (less than 0.3%) and would potentially conflict twice with a 450 PSI high pressure natural gas line in Independent Avenue. The owning gas company could, somewhat reluctantly, lower the line, but not before late next summer.

Mr. Bruce Kemmet  
Page Two  
October 21, 1991

The only alternative to the drainage was to intercept the drainage in front of the store and pipe it to the rear. However, the invert at the discharge point in the rear is about 1-foot+ lower than the invert of the adjacent Buthorn Ditch. Raising the site more than the proposed plan does not seem feasible due to the existing elevations of Independent Avenue and the proposed elevations for Faith Street. In essence, the storm sewer from the front around to the back will act as a bubbler or in much the same manner as a siphon crossing. Once the pond in the back raises to above elevation 45.0, the runoff can gravity flow into the Buthorn Ditch. Between elevations 41.75 (invert in) and elevation 45.0 (invert out to Buthorn Ditch), the pond will have no outlet. Between elevation 45.0 and 47.0 (top of pond) the required volume will be provided and releases into the Buthorn Ditch can be made at the allowable rate of discharge.

Obviously, this design is less than desirable. The biggest problem may be in the operational and maintenance aspects of the system. Pond volume is not a concern since there is plenty of area available for the pond and the surrounding area is unsuitable for future development. The area also contains adjacent wetlands.

We have also just received a summary of the preliminary soils findings indicating that the groundwater is relatively shallow at depths typically between 4 to 5 feet. This would probably preclude the use of percolation to drain the lower portion of the pond. Instead, it may be necessary to construct a riser type structure and have the capability of pumping the non-draining 3.5+ feet. I have sketched some schematic drawings indicating the proposed systems.

Obviously at this point we wish to have any of your comments or suggestions. If you have any questions, please feel free to contact me.

Sincerely,

COLORADO LAND CONSULTANTS, INC.



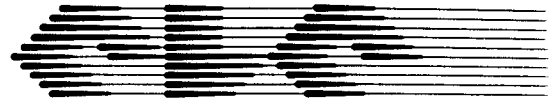
Kurt D. Mahnken, P.E.  
Vice President  
Director of Engineering

KDM:dlp

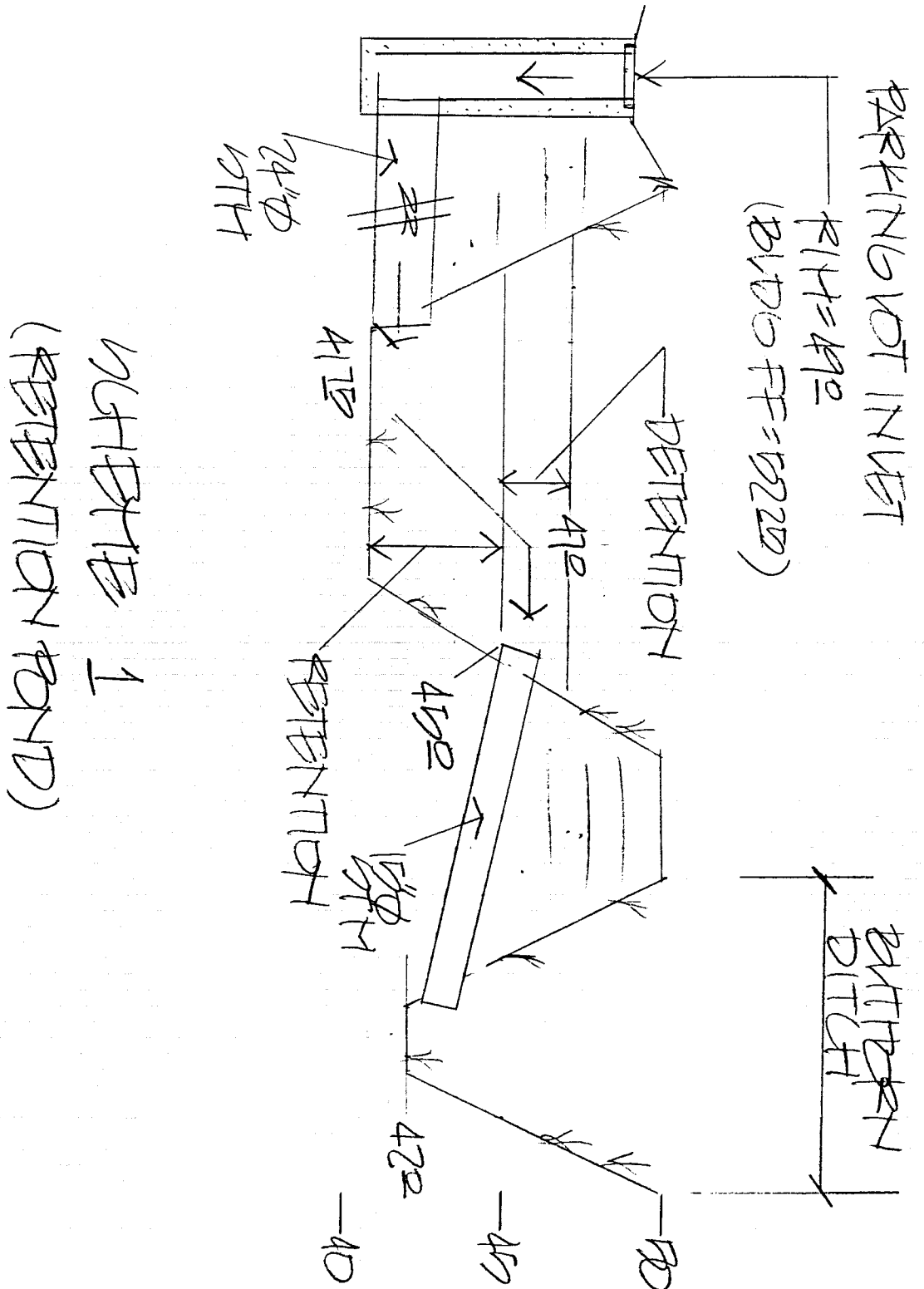
Enclosures

cc: John Grimes  
Mark Goldberg





Project: **SAH'D GRAND JUNCTION** Date:



WATER 1  
 (RETENTION POND)



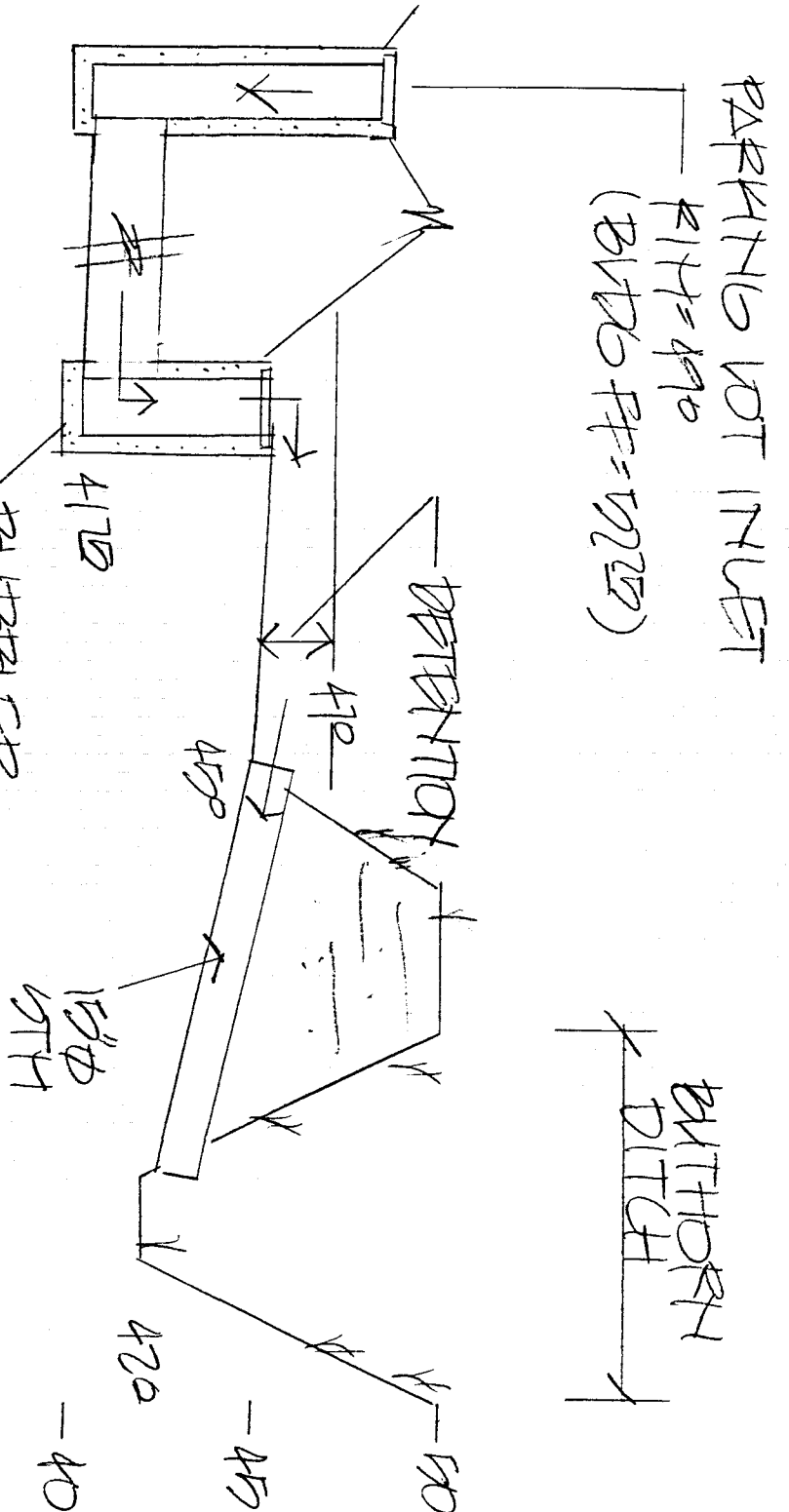
Project: SAH'S GRAND JUNCTION Date: \_\_\_\_\_

\* W/PUMP TO ENTRY WHEN POND DRAINING

(BARRIER STRUCTURE)

SCHEDULE 2

BARRIER  
STRUCTURE =



ENGINEER'S PRELIMINARY COST OPINION  
OF PUBLIC IMPROVEMENTS  
SAM'S - GRAND JUNCTION, COLORADO

1. WATER SYSTEM

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
8" P.V.C.	2,939	LF	16.00	\$ 47,024.00
6" D.I.P.	473	LF	13.00	6,149.00
Fittings	1	LS	5,000.00	5,000.00
Wet Taps	2	EA	2,000.00	4,000.00
Fire Hydrants	7	EA	2,000.00	14,000.00
Valves	1	LS	3,600.00	3,600.00
			<b>SUBTOTAL</b>	<b>\$ 79,773.00</b>

2. FAITH STREET

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
6" Vertical Curb & Gutter	1,040	LF	7.00	\$ 7,280.00
5' Wide Sidewalk	900	LF	7.50	6,750.00
Handicap Ramp	3	EA	500.00	1,500.00
Asphalt	3,730	SY	9.00	33,570.00
Imported Fill	850	CY	4.00	3,400.00
Type R Inlet	2	EA	1,500.00	3,000.00
18" C.P.P. Storm Sewer	480	LF	20.00	9,600.00
			<b>SUBTOTAL</b>	<b>\$ 65,100.00</b>

3. INDEPENDENT AVENUE

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
Asphalt Widening	1,460	SY	9.00	\$ 13,140.00
Ditch Improvement	1	LS	1,200.00	1,200.00
18" CMP Culvert	2	EA	1,800.00	3,600.00
			<b>SUBTOTAL</b>	<b>\$ 17,940.00</b>

4. 25 1/2 ROAD

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
Asphalt Widening	530	SY	9.00	\$ 4,770.00
Inlet Relocation	1	EA	2,000.00	2,000.00
			<b>SUBTOTAL</b>	<b>\$ 6,770.00</b>

5. MISCELLANEOUS

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
Highway Signal	1	LS	120,000.00	\$120,000.00
Signage and Striping	1	LS	1,500.00	1,500.00
			<b>SUBTOTAL</b>	<b>\$121,500.00</b>

SUBTOTAL ITEMS 1 - 5 \$291,083.00  
15% CONTINGENCY 43,662.00  
GRAND TOTAL \$334,745.00

Post-it \* brand fax transmittal memo 7671 # of pages 1

To: <i>Mike Goldsboro</i>	From: <i>Keith Jensen</i>
<i>Denver, CO CLC</i>	
Date: <i>10/21/91</i>	File: <i></i>



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

November 8, 1991

Steven E. Wilson, President  
Colorado Land Consultants, Inc.  
8480 E. Orchard Road  
Suite 2000  
Englewood, CO 80111

Re: Sanitary Sewer - Independence Plaza Subdivision.

Dear Steve,

Information obtained from a recent survey of the sanitary sewer line that originates in Independent Avenue and runs north, east and north across the above referenced subdivision causes the City reasons for concern. The line was never approved and accepted into the system for operation and maintenance. I'm sure part of the reason it was never accepted is because of grades on a portion of the sewer lines being less than accepted minimums and manholes not constructed in accordance with City Standards and Specifications.

The City is proposing, as with all new construction, that the line be placed into service for a period of one year prior to final acceptance by the City for operation and maintenance. The property owner would be responsible for the line for the one year warranty period. If problems were to occur as a result of poor sewer line construction the problems would be the responsibility of the property owner and not the City. The sewer line would be accepted into the system at the end of one year if there were no serious problems associated with the line. The warranty period would commence at the time the "Certificate of Occupancy" was issued by the Building Department.

The other option is to connect to the sewer line that has already been accepted by the City, thereby eliminating warranties, etc.

Under the normal scenario a sewer line constructed in this manner would not be accepted. The developer would be required to reconstruct the line to City Standards or maintain the line as a private line. The City feels the proposal to accept the sewer under the above stated conditions is a compromise benefiting the interests of both parties.

It is not necessary that your client respond immediately since you are guaranteed sewer service regardless of whether the line is private or a part of the 201 system. Please contact me if you have any questions.

Sincerely,  
FOR THE CITY OF GRAND JUNCTION

Bill Cheney  
Utility Engineer

cc: Jerry O'Brien, 201 System Supervisor  
Community Development



DEPARTMENT OF THE ARMY  
SACRAMENTO DISTRICT CORPS OF ENGINEERS  
650 CAPITOL MALL  
SACRAMENTO, CALIFORNIA 95814-4794

Karl -  
I believe this was  
meant for you -  
KF

REPLY TO  
ATTENTION OF

November 12, 1991

RECEIVED

Regulatory Section (199101111)

NOV 13 1991

MESA COUNTY  
PLANNING DEPARTMENT

Mr. John Grimes, Real Estate Manager  
WAL-Mart Stores, Incorporated  
701 Walton Boulevard  
The Mitchel Building  
Bentonville, Arkansas 72716

Dear Mr. Grimes:

I am responding to your Department of the Army permit application concerning your proposed retail construction site located at Independent Avenue and State Highway 6 & 50, Grand Junction, Colorado. The project site is located within Section 10, Township 1 South, Range 1 West, Mesa County, Colorado.

The Department of Army, Corps of Engineers has issued a nationwide general permit which authorizes the discharge of fill material in non-tidal rivers, streams, and their impoundments, including isolated wetlands and adjacent wetlands that are located above the headwaters provided the discharge will affect less than 1.0 acre of headwaters of the United States, including wetlands.

Based upon the information provided in your Department of the Army permit application and our on-site review, we have determined that your project can proceed subject to Nationwide General permit 26, provided you comply with the enclosed special conditions and best management practices. This nationwide general permit verification will be valid until the nationwide permit is modified, reissued, or revoked. All nationwide permits are scheduled to be modified, reissued, or revoked prior to January 13, 1992. It is incumbent upon you and your contractors to remain informed of changes to the nationwide permits. We issued a public notice in the Federal Register on April 10, 1991 announcing the proposed changes. Furthermore, if you commence or are under contract to commence this activity before the date the nationwide permit is modified or revoked, you will have twelve months from the date of the modification or revocation to complete the activity under the present terms and conditions of this nationwide general permit.

We have assigned Number 199101111 to your project. Please reference this number in any correspondence submitted to this office concerning this project and insure that your employees are informed of the special conditions and best management practices under which his project must be performed. If you have any questions, contact Ken Jacobson at telephone (303) 243-1199.

Sincerely,

Grady L. McNure  
Chief, Western Colorado Regulatory  
Office  
402 Rood Avenue, Room 142  
Grand Junction, Colorado 81501-2563

Enclosure

Copies Furnished:

Mr. Keith Fife, Mesa County Planning Department, Post Office Box  
20,000-5022, Grand Junction, Colorado 81502-5022  
Mr. Dan L. Collins, Subdistrict Chief, U.S. Geological Survey,  
Post Office Box 2027, Grand Junction, Colorado 81501  
Dr. Gene Reetz, U.S. Environmental Protection Agency, 8WM-SP,  
999 18th Street, Suite 500, Denver, Colorado 80202-2405  
Mr. Steven E. Wilson, Colorado Land Consultants, Incorporated,  
8480 E. Orchard Road, Suite 2000, Englewood, Colorado 80111  
Mr. Derrick Smith, Engineering Planning Group, 949 East 12400  
South, Draper, Utah 84020



ACRES \_\_\_\_\_  
 UNITS \_\_\_\_\_  
 DENSITY \_\_\_\_\_  
 ACTIVITY \_\_\_\_\_

**MINOR SUBDIVISION**

FILE NUMBER #68 91  
 ZONE \_\_\_\_\_  
 TAX SCHEDULE # 2945-103-27-001 #002  
-00-061  
-30-002-005

PHASE FINAL

COMMON LOCATION INDEPENDANT AVE & HWY 6&50

DATE SUBMITTED 10-1-91 DATE MAILED OUT \_\_\_\_\_ DATE POSTED \_\_\_\_\_

DAY REVIEW PERIOD \_\_\_\_\_ RETURN BY \_\_\_\_\_

OPEN SPACE DEDICATION (acreage) \_\_\_\_\_ OPEN SPACE FEE REQUIRED \$ \_\_\_\_\_ PAID RECEIPT # \_\_\_\_\_

RECORDING FEE REQUIRED \$ \_\_\_\_\_ PAID (Date) \_\_\_\_\_ DATE RECORDED \_\_\_\_\_

**REVIEW AGENCIES**

	A	B	C	D	E	X	G	H	X	X	X	L	M	N	O	P	X	R	S	T	X	X	X	X	Y	X	X	BB	CC	DD	EE	FF	GG
<input checked="" type="checkbox"/> Planning Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<input checked="" type="checkbox"/> City Engineer	●	●	●	●					●	●	●	●	●	●	●	●		●	●	●	●	●	●	●	●					●	●		
<input type="checkbox"/> Transportation Engineer	●	●	●									●	●	●	●	●			●	●	●	●	●	●	●					●	●		
<input checked="" type="checkbox"/> City Parks/Recreation	●	●	●	●								●	●	●	●	●								●	●	●	●				●	●	
<input checked="" type="checkbox"/> City Fire Department	●	●	●																	●	●	●	●	●	●					●	●		
<input checked="" type="checkbox"/> City Police Department	●	●	●																					●	●					●	●		
<input type="checkbox"/> County Planning	●	●	●										●	●	●	●								●	●					●	●		
<input type="checkbox"/> County Engineer	●	●	●										●	●	●	●				●	●	●	●	●					●	●			
<input type="checkbox"/> County Health	●	●	●										●	●	●	●								●	●					●	●		
<input type="checkbox"/> Floodplain Administration	●	●	●										●	●	●	●								●	●					●	●		
<input type="checkbox"/> G.J. Dept. of Energy	●	●	●																					●	●					●	●		
<input type="checkbox"/> Walker Field	●	●	●																					●	●					●	●		
<input type="checkbox"/> School District	●	●	●																					●	●					●	●		
<input checked="" type="checkbox"/> Irrigation <u>G.V.I.</u>	●	●	●																	●	●	●	●	●					●	●			
<input checked="" type="checkbox"/> Drainage <u>G.J.</u>	●	●	●																	●	●	●	●	●					●	●			
<input checked="" type="checkbox"/> Water <u>(Ute, Clifton)</u>	●	●	●																	●	●	●	●	●					●	●			
<input type="checkbox"/> Sewer Dist. (FV, CGV, OM)	●	●	●																					●	●					●	●		
<input checked="" type="checkbox"/> U.S. West	●	●	●																					●	●					●	●		
<input checked="" type="checkbox"/> Public Service <u>(2 sets)</u>	●	●	●																					●	●					●	●		
<input checked="" type="checkbox"/> State Highway Department	●	●	●																					●	●					●	●		
<input type="checkbox"/> State Geological	●	●	●																					●	●					●	●		
<input type="checkbox"/> State Health Department	●	●	●											●	●	●	●							●	●					●	●		
<input checked="" type="checkbox"/> City Property Agent	●	●	●																					●	●					●	●		
<input checked="" type="checkbox"/> City Utilities Engineer	●	●	●																					●	●					●	●		
<input checked="" type="checkbox"/> City Attorney	●	●	●	●	●																									●	●		
<input type="checkbox"/> Building Department	●	●	●										●	●											●	●				●	●		
<input type="checkbox"/> DDA	●	●	●																					●	●					●	●		
<input checked="" type="checkbox"/> GJPC <u>(7 packets)</u>	●	●	●																					●	●		●	●	●	●	●		
<input type="checkbox"/> CIC (11 packets)	●	●	●																						●	●			●	●	●		
<input type="checkbox"/> Other	●	●	●																						●	●				●	●		

TOTALS

BOARDS

DATE

P.C. 10/22/91

*approved subject to review comments and subject to review & approval (staff) of Traffic report and drainage report*

STAFF

APPLICATION FEE REQUIREMENTS





# SUGGESTED MOTIONS

**ITEM:** #68-91 (Page 1 of 1)

**PETITIONER:** Grand Junction Development Partners I, Mark Goldberg

**PROPOSAL:** A request for a Final Plat for a Minor Subdivision

**PRESENTED BY:** Karl Metzner

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**COMMENTS:** SEE REVIEW AGENCY SUMMARY SHEET COMMENTS

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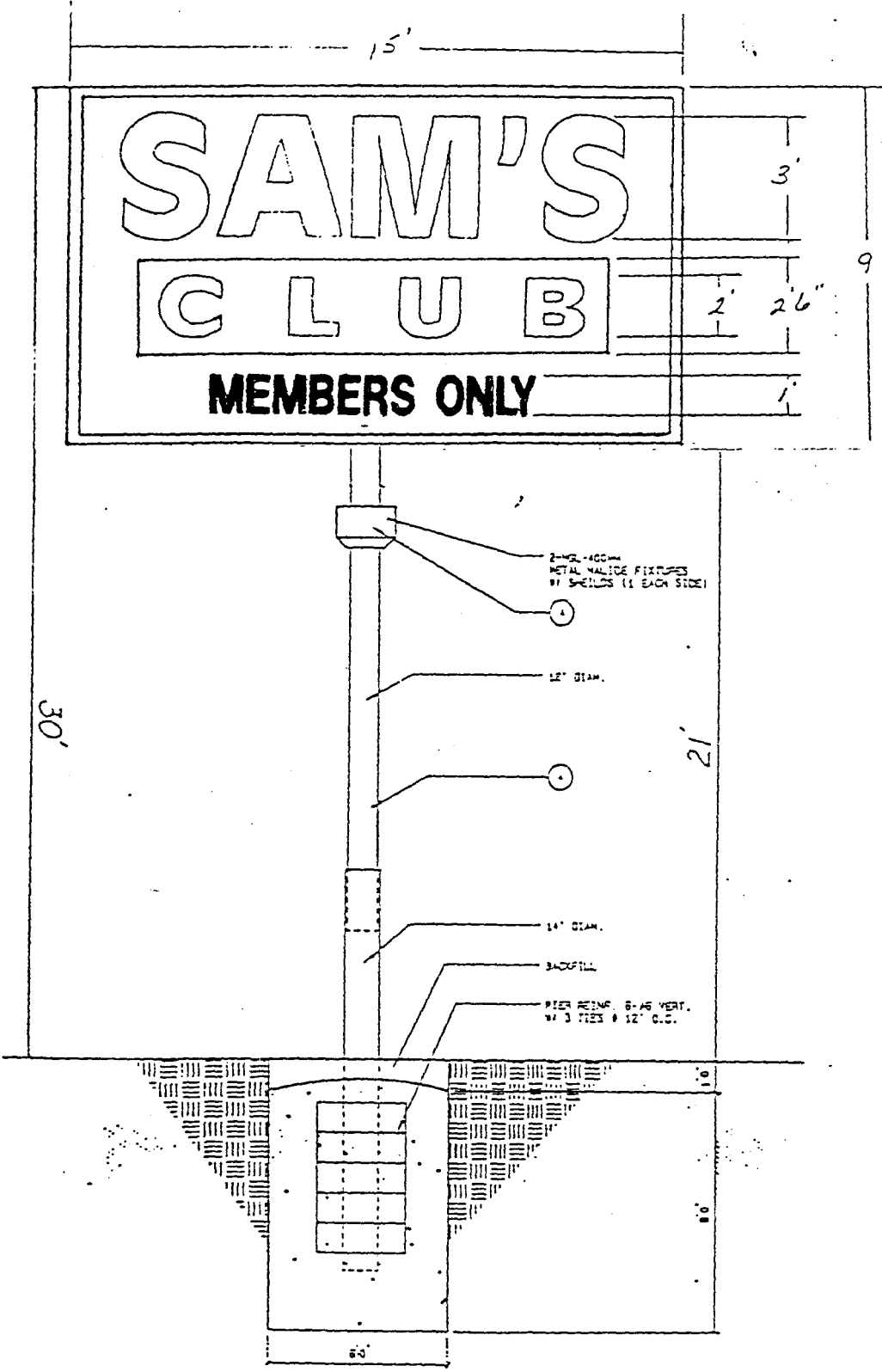
**APPROVAL:** "Mr. Chairman, on item #68-91, a request for a Minor Subdivision which consists of one lot on approximately 24.49 acres in an existing Heavy Commercial Zone (C-2), I move that we approve this subject to the Review Agency Summary Sheet Comments and subject to review and approval of a complete traffic generation analysis as part of the site plan approval process."

**DENIAL:** "Mr. Chairman, on item #68-91, a request for a Minor Subdivision which consists of one lot on approximately 24.49 acres in an existing Heavy Commercial Zone C-2), I move that we deny this for the following reasons:" **(STATE REASONS)**.

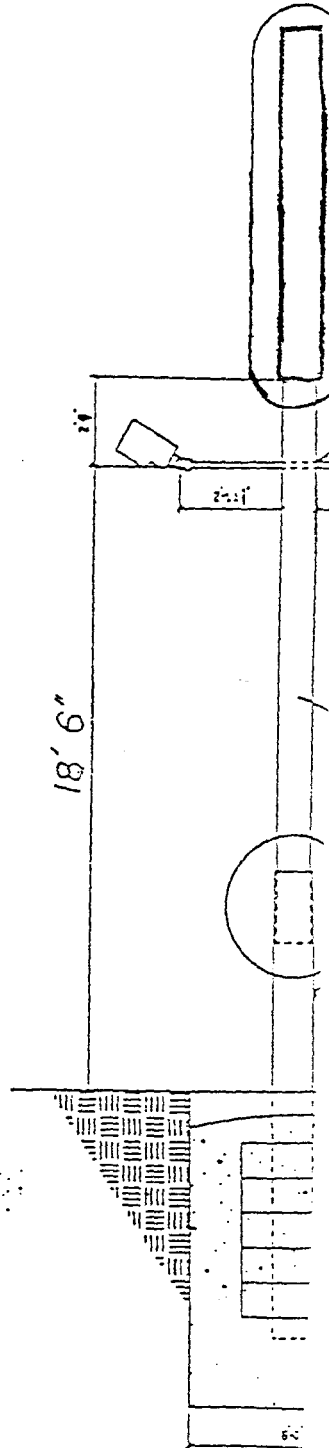
SUBJECT PROPERTY  
1040 Independent Avenue  
Grand Junction, Colorado

Photo taken by G.L.

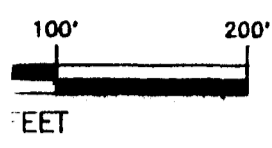




1 FRONT VIEW  
3/8" = 1'-0"

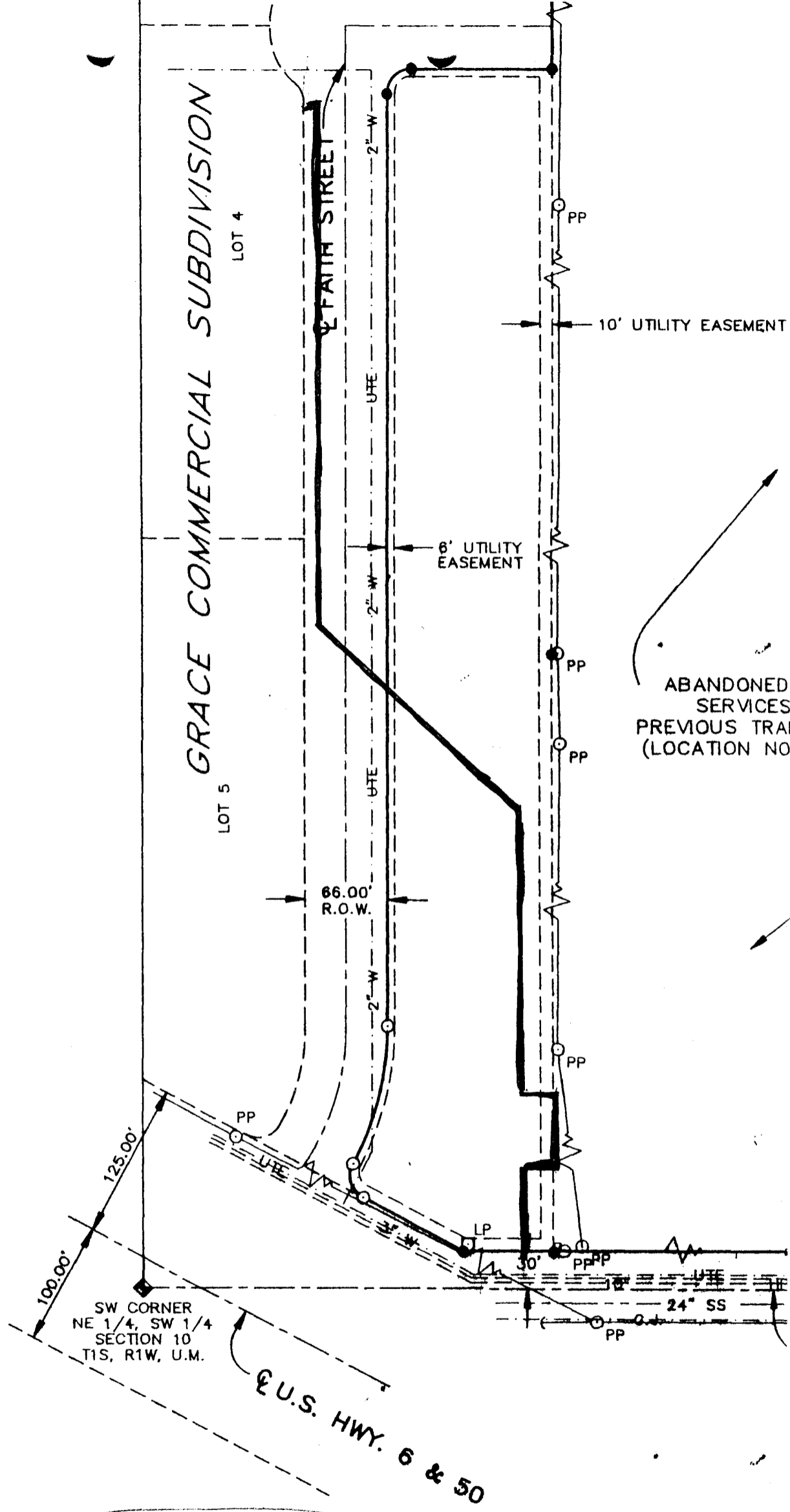


2 SIDE  
3/8" = 1'-0"



12" D PIPE  
 SURVEY MONUMENT  
 S. 18469)  
 (L.S. 18469)  
 (L.S. 16413)  
 (L.S. 12901)  
 (L.S. 5837)

1/4" H  
 1/4" TALL



*Gas Main Installed in Old Workman Road*