Table of Contents

File 1992-0012 Name: Prospector Motel Storage Units - Conditional Use Permit

Present	Scanned	
		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. 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.
X	X	**Table of Contents**
		***Review Sheet Summary**
X	X	***Application form**
		Review Sheets
		Receipts for fees paid for anything
		***Submittal checklist**
X	X	***General project report**
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	***Mailing list to adjacent property owners**
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		***Final reports for drainage and soils (geotechnical reports)**
		Other bound or non-bound reports
		Traffic studies
		***Review Comments**
X	X	***Petitioner's response to comments**
		***Staff Reports**
		***Planning Commission staff report and exhibits**
		***City Council staff report and exhibits**
		***Summary sheet of final conditions**

DOCUMENT DESCRIPTION:

X	X	Action Sheet - Approved - 3/9/03			
X	X	Correspondence			
X	X	Planning Commission Minutes - ** - 4/7/92, 6/2/92, 5/5/92			
X		Legal Ad - 3/31/92, 3/2/92			
X	X	State Highway Access Permit			
X	X	Site Plan			
X		Warranty Deed - 7/10/87 - not conveyed to City			
X		Notice of Public Hearing - 4/7/92			
X		Dedication Map			
X	X	Revised Site Plan - to be scanned			
X		Revised grading plan			
X		Existing Site Plan showing all changes			
X	X	Revised Drainage Report			

DEVELOPMENT APPLICATION

Community Development Department
250 North 5th Street Grand Junction, CO 81501
(303) 244-1430

[A] Receipt _____
Date _____
Rec'd By _____

File No. #12 92

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
[ ] Subdivision Plat/Plan	[ ] Minor [ ] Major [ ] Resub				
[ ] Rezone				From: To:	
[ ] Planned Development	[ ] ODP [ ] Prelim [ ] Final				
[X] Conditional Use		2.3 acres	547 HWY 50	H.O.	MOTEL & STORAGE UNITS
[ ] Zone of Annex					
[ ] Text Amendment					
[ ] Special Use					
[ ] Vacation					[ ] Right-of-Way [ ] Easement

[X] PROPERTY OWNER [ ] DEVELOPER [ ] REPRESENTATIVE

Michael Hart	N/A	N/A
Name	Name	Name
547 Hwy 50		
Address	Address	Address
Grand Jct., Co 81503		
City/State/Zip	City/State/Zip	City/State/Zip
(303) 242-4891		
Business Phone No.	Business Phone No.	Business Phone No.

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 and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we 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 rescheduling expenses before it can again be placed on the agenda.

M. L. Hart
Signature of Person Completing Application

2-3-92
Date

M. L. Hart
Signature of Property Owner(s) - Attach Additional Sheets if Necessary

Original
Do NOT Remove
From Office

H

Major Gates
548 Hwy. 50
Grand Juction, CO 81503

Ines Perry
546 Hwy. 50
Grand Juction, CO 81503

Brian Schafer
544 Hwy 50
Grand Juction, CO 81503

Marie Malgoff
544 E Carolina Ave.
Fruita, CO 81521

Clifford Wilson
520 Hwy. 50
Grand Juction, CO 81503

Sherwood Snyder
521 Hwy. 50
P.O. Box 1016
Grand Juction, CO 81502

Bruce Kimble
539 Hwy. 50
Grand Juction, CO 81503

Bruce Kimble
545 Hwy. 50
Grand Juction, CO 81503

Wesley Miller
288 26¼ Road
Grand Juction, CO 81503

Norman Jones
2517 Antero Ct.
Grand Juction, CO 81503

#12 92

PROSPECTOR MOTEL

547 Hwy 50 East, Grand Junction, CO 81503
303-242-4891

The proposal is to build approximately 100 new Storage Units on vacant land behind (south of) the Prospector Motel and to replace 7 existing Motel Units and add 23 new Motel Units to the Prospector Motel. The Subject Property is 2.3 acres located at 547 Highway 50 in the Orchard Mesa area. The Project is to be completed over a 4-year period as follows:

Summer/Fall '92	Build approx. 58 Storage Units on land in back of Motel
Spring/Summer '93	Build approx. 42 Storage Units and remove 3 existing Mobile Homes
Spring/Summer '94	Remove 7 existing Motel Rooms and replace with 14 New Units
Spring/Summer '95	Built 16 new Motel Units.

The property is zoned H.O. (Highway Oriented) and is currently used only as a Motel. I believe this use is current for H.O. Zoning.

The Storage Garages I also believe have recently been approved in an H.O. Zone.

The effect on the surrounding area and residents should be minimal, if any; the Storage Garages will be out of sight of all my neighbors. Other than the 3 immediately adjacent to the property all of which have fences and/or shrubs that almost completely block their view of the property.

IN ADDITION TO THE INITIAL NARRATIVE STATED ABOVE, THE SUBJECT PROPERTY WILL BE SUBDIVIDED INTO TWO LOTS. A 25' WIDE INGRESS-EGRESS EASEMENT THROUGH LOT 2 WILL BE PROVIDED TO ALLOW ACCESS TO LOT 1 FROM HIGHWAY 50.

D

021692

Michael Roy Nilsen Hert
Prospector Motel
547 Highway 50 South
Grand Junction. CO. 81503

February 28. 1992

Dear Mr. Hert:

In accordance with our recent telephone and office visit. I have completed an inspection of the property located at 547 Highway 50 South, Grand Junction, CO. 81503.

The purpose of the inspection along with my research and review has been to estimate, in my opinion. the Market Value of the site of the Prospector Motel as if vacant land. The intended use of this report is to establish a current Market Value for Mesa Count.

For the purpose of estimating the current Market Value of the property, I have investigated recent market data occurring in the neighborhood and surrounding market area over the past three years. I then analyzed the subject property as if vacant by making comparison with recent sales, if any, listed properties over past three years and area Brokers dealing in vacant land and commercial properties. The three approaches were used to aid in my decision.

As a result of my investigation and analysis of the conclusions upon which this value estimate is based are contained in my work file in my office. This report is to be an estimate of value letter only.

The legal and plat maps are attached to this letter to further help the reader of this report.

I estimate the Current Market Value of the subject property as of February 28. 1992 to be: $29.000.00.

TWENTY NINE THOUSAND DOLLARS

Sincerely,

John L. Nilson. CA-S
State of Colorado Licensed
Independent Fee Appraiser

Attached

jln

#12 9P

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From Office

REVIEW COMMENTS

FILE NO. #12-92 **TITLE HEADING:** Conditional Use

ACTIVITY: Conditional Use Permit to build 100 new storage units on vacant land south of the Prospector Motel, to replace 7 existing motel units and add 23 new motel units to the Prospector Motel, in an Highway Oriented (HO) Zone.

PETITIONER: Michael Hert

REPRESENTATIVE:

LOCATION: 547 Highway 50

PHASE: Final **ACRES:**

PETITIONER'S ADDRESS: 547 Hwy 50
Grand Junction, Colorado 81503

STAFF REPRESENTATIVE: Karl Metzner

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., APRIL 2, 1992.

CITY UTILITIES ENGINEER **03/17/92**
Bill Cheney 244-1590

SEWER

1. An additional "Plant Investment Fee" will be required as units are added. Do not issue planning clearance for motel units until fees are paid.

2. Sanitary sewer service is available to the development.

No other City utilities should be affected.

CITY PROPERTY AGENT 03/16/92
Tim Woodmansee 244-1565

It appears that the right-of-way for "Treganza" Street and an alley as shown on the plat for Fairly Addition traverse the property. A plan for either improving or vacating these rights-of-way should accompany the application.

Appropriate easements may be needed for existing water and sewer lines if deemed necessary by the City Engineer. This office will generate the legal documents for these conveyances upon receipt of accurate locations by the Petitioner.

CITY FIRE DEPARTMENT 03/12/92
George Bennett 244-1400

Insufficient information to do a complete review. Please re-submit with more information.

STATE HIGHWAY DEPARTMENT 03/12/92
R. Perske, J. Nall, W. Spanicek, C. Dunn 248-7208

An Access Permit is required.

CITY ENGINEER 03/10/92
Gerald Williams 244-1577

1. The water and sewer lines on-site apparently are private lines. However, any proposed public utilities on-site will require dedication of an easement and will not be allowed to be located underneath buildings or structures.

2. A grading and drainage plan will be required which shows how the site will be graded and drained. The plan shall have design elevations per U.S.G.S. datum adequate to define drainage patterns. Also, all proposed buildings shall have a finish ground floor elevation shown.

3. A drainage report must be prepared which presents hydrologic analysis of existing and proposed stormwater runoff per City requirements. Normally, a net increase in peak runoff from the site due to development is not allowed, thus requiring on-site detention. However, the cemetery downslope from the site is not likely to undergo a land use change, has mostly permeable surface, and would likely be capable of absorbing an increase of runoff from the project site. In lieu of having on-site detention, a written agreement from the cemetery owners allowing increased stormwater discharge to their property may be acceptable to the City.

CITY PARKS & RECREATION 03/06/92
Don Hobbs 244-1545

5% of $29,000 appraisal = $1,450 due for open space fee.

CITY POLICE DEPARTMENT 03/04/92
J.E. Hall 244-3577

Foresee no impact on our agency.

PUBLIC SERVICE 03/04/92
Dale Clawson 244-2658

No objections.

U.S. WEST 03/04/92
Leon Peach 244-4964

No comments at this time.

COMMUNITY DEVELOPMENT DEPARTMENT 03/23/92
Karl Metzner 244-1439

Need dimensions on parking areas. Recommend additional trees in existing and future landscape areas. Northern most storage building should be moved further to the west to allow better circulation around the building. Also it does not appear to have adequate room for circulation at east side of southeastern most storage building. Give distances between all buildings and from buildings to property lines.

MISSING COMMENTS FROM:
City Attorney

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

November 13, 1992

Mr. Michael Hert
547 U.S. Hwy 50
Grand Junction, Co. 81503

Dear Mr. Hert:

On November 5, 1992, Mark Young of Rolland Engineering submitted your application for a conditional use and minor subdivision at 547 Hwy 50. The application has been determined incomplete due to the lack of a drainage and grading plan. Mark Young indicates he will try to complete the plan by the middle of next week but this will be to late to allow processing of the application during this months cycle. Assuming that Mark can submit the drainage plan by the first of next month we will process your application during the December cycle for Planning Commission hearing on the 5th of January 1993. A number of preliminary comments on other parts of the application will be forwarded to Mark that should help expedite the December processing. At this time these comments are technical in nature and should not affect your proposal.

Please let me know if you need any additional information.

Sincerely

Karl G. Metzner
Senior Planner

xc: file 12-92

FF

ACTION SHEET

ACRES 23

UNITS

DENSITY

CONDITIONAL USE

FILE NUMBER #12 92

ZONE

TAX SCHEDULE # 2945-262-04-003

ACTIVITY CONDITIONAL USE MINISTORAGE IN H.O.

PHASE

COMMON LOCATION

DATE SUBMITTED 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 F G H I J K L M N O P Q R S T U V W X Y Z AA BB CC DD EE FF GG

- Planning Department ✓
- City Engineer ✓
- Transportation Engineer
- City Parks/Recreation ✓
- City Fire Department ✓
- City Police Department ✓
- County Planning
- County Engineer
- County Health
- Floodplain Administration
- G.J. Dept. of Energy
- Walker Field
- School District
- Irrigation
- Drainage
- Water (Ute, Clifton)
- Sewer Dist. (FV, CGV, OM)
- U.S. West ✓
- Public Service (2 sets) ✓
- State Highway Department ✓
- State Geological
- State Health Department
- City Property Agent ✓
- City Utilities Engineer ✓
- City Attorney
- Building Department
- DDA
- GJPC (7 packets)
- CIC (11 packets)
- Other

TOTALS

BOARDS	DATE	
GJPC	3/9/93	Approved conditional use & subdivision

STAFF

APPLICATION FEE REQUIREMENTS

$420

GRAND JUNCTION Planning

DRAINAGE REPORT

FOR

THE PROSPECTOR SUBDIVISION

PREPARED FOR:
MR. MICHAEL HERT

PRESENTED TO:
THE CITY OF GRAND JUNCTION

REVISED

ROLLAND ENGINEERING

405 RIDGES BLVD., SUITE A, GRAND JUNCTION, COLORADO 81503

ROLLAND ENGINEERING

405 RIDGES BOULEVARD, SUITE A
GRAND JUNCTION, COLORADO 81503
(303) 243-8300

January 25, 1993

Mr. Gerald Williams
City of Grand Junction
Public Works Department
250 North 5th Street
Grand Junction, CO 81501

Re: Drainage Report for The Prospector Subdivision

Dear Gerald,

Enclosed you will find the final Drainage Report for The Prospector Subdivision. Drainage calculations for the 100 year design storm were performed for this report.

Gerald, I would like to thank you for your assistance on this project.

Please call us if you have questions or need additional information.

Respectfully submitted,
ROLLAND ENGINEERING

Mark D. Young, E.I.T.

MDY/cfo

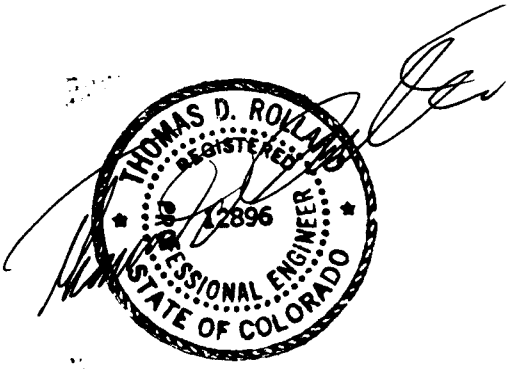
DRAINAGE REPORT

PREPARED FOR:

Mr. Michael Hert
Prospector Motel
547 U.S. Hwy 50
Grand Junction, CO 81503

PREPARED BY:

ROLLAND ENGINEERING
405 Ridges Blvd.
Suite A
Grand Junction, CO 81503



JANUARY 1993

TABLE OF CONTENTS

INTRODUCTION

The Prospector Subdivision is located in the NE¼ NW¼ of Section 26, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, Grand Junction, Colorado. (Fig. 1)

GENERAL DISCUSSION

The drainage calculations conducted for this site utilized the INTERIM OUTLINE OF GRADING AND DRAINAGE CRITERIA (July 1992) per the City of Grand Junction. The Rational Method was used to perform the hydrology analysis for the 100 year design storm.

Due to the lack of adequate storm water runoff conveyance systems near the site, on-site retention will be provided for this project. Since on-site retention (no runoff release) is being proposed for this site, the 2 year design storm was not evaluated. Thus, the 100 year design storm calculations were used to determine the required retention pond volume. The runoff contribution from adjacent properties has been deemed to be non-impacting, and thus were not considered in this report.

CONCLUSION

Summarized below are the drainage calculations for this site:

Project Site Total Area = 1.89 Acres

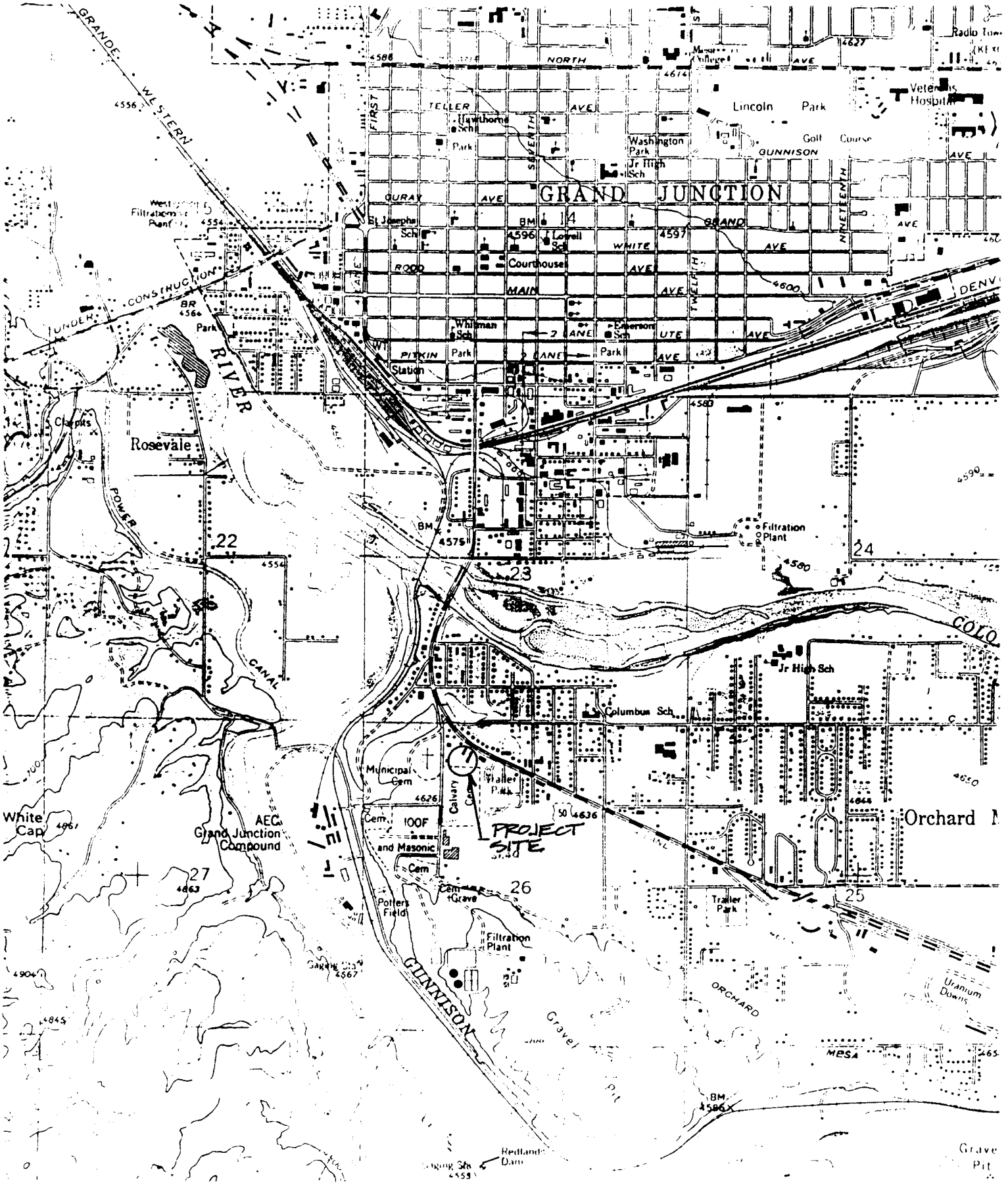
Rational Method: 100 year design storm

HISTORIC CONDITIONS	DEVELOPED CONDITIONS
$\overline{C}$ = 0.67	$\overline{C}$ = 0.84
T_o = 18.9 minutes	T_o = 17.3 minutes
I = 2.91 inches/hour	I = 3.07 inches/hour
Q = 3.68 cubic feet/second	Q = 4.87 cubic feet/second

Required Retention Pond Volume = 5500 cubic feet

Time Required to Dissipate Retained Volume = 23.4 hours

NOTE: See Appendix A for detailed calculations.



VICINITY MAP

FIGURE 1

SOIL MAP
GRAND JUNCTION AREA - COLORADO
SHEET NO. 3

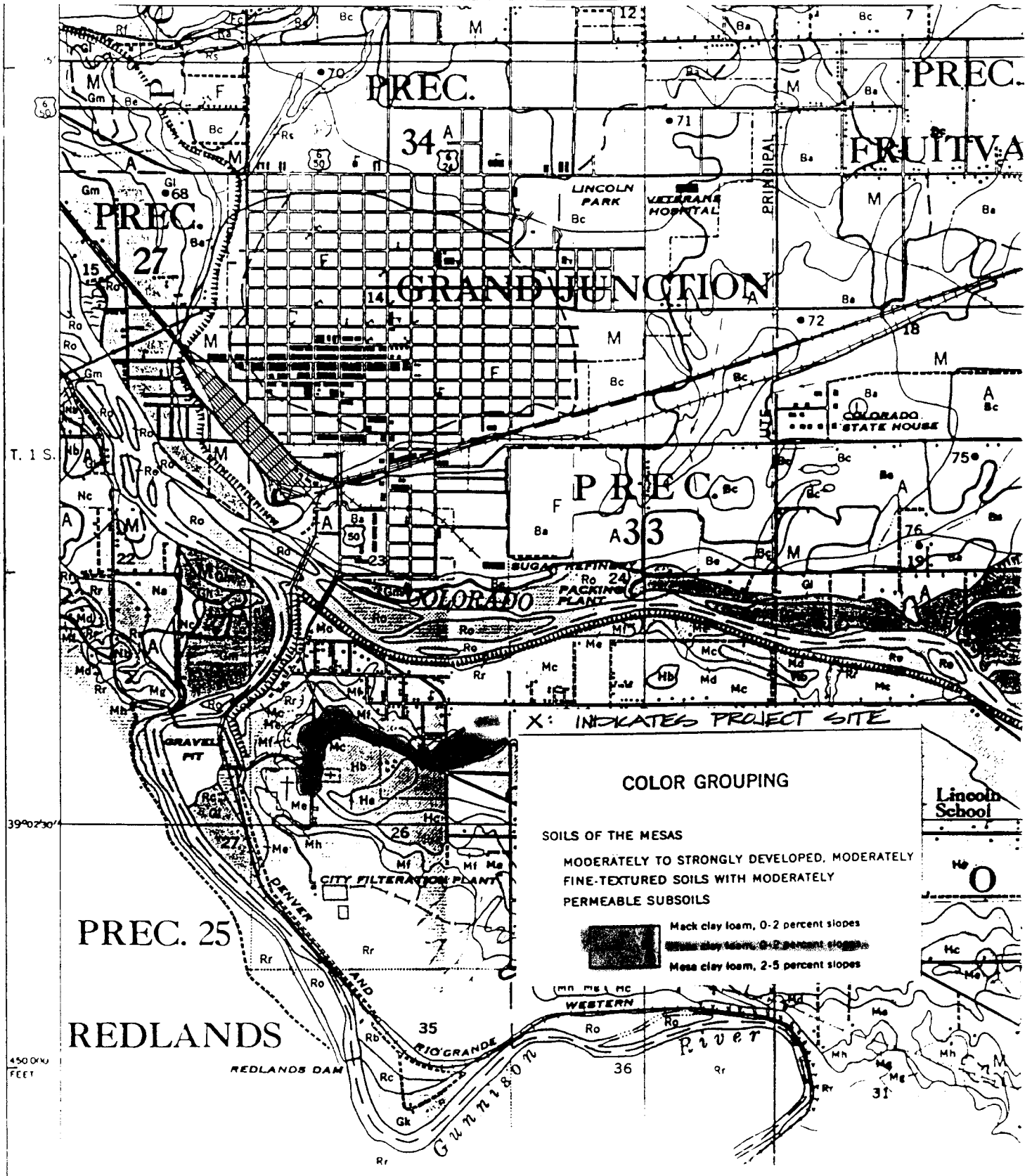


FIGURE 2

APPENDIX A

Prospector Motel - Drainage 12-7-92

Rational Method: 100-year Design Storm

① Area:

	Historic (h)	Developed (d)
Developed (Pavement & Roofs)	0.55 ac	0.93 ac
Undeveloped (Lawns & Landscaping)	0.17 ac	0.22 ac
Undeveloped (Gravel & Soil Traffic Areas)	1.17 ac	0.74 ac
Total Area	1.89 ac	1.89 ac

② Composite Runoff Coefficient:

$$C_h = \frac{0.95(0.55) + 0.30(0.17) + 0.60(1.17)}{1.89} = 0.67$$

$$C_d = \frac{0.95(0.93) + 0.30(0.22) + 0.85(0.74)}{1.89} = 0.84$$

Where	Surface Characteristics	"C" Values (100-year)
	Pavement and Roofs	0.95
	Lawns and Green Landscaping	0.30
	Gravel and Soil Traffic Areas	0.85

(Ref: Appendix B Per City of G.J. Interim Outline of Grading and Drainage Criteria, July 1992, based on SCS Hydrologic Soil Group "C" see Figure 2 and Supplements 1 & 2)

Prospector Motel - Drainage 12-7-92

(3) Time of Concentration:

$$T_{c_{100}} = \frac{0.26\,(NL)^{0.8}}{S^{0.4}}$$

(Ref: SCS 1986 TR-55 Method Equation,
Per City of G.J. Interim Outline of Grading and Drainage Criteria, July 1992)

Overland Flow - Historic

$$T_{o_{100_h}} = \frac{0.26[(0.05)(105)]^{0.8}}{(0.014)^{0.4}} = 5.4 \text{ min.} \quad \text{(Asphalt)}$$

$$T_{o_{100_h}} = \frac{0.26[(0.10)(165)]^{0.8}}{(0.014)^{0.4}} = 13.5 \text{ min.} \quad \text{(Bare Ground)}$$

$$\therefore \text{ Total } T_{o_{100_h}} = 18.9 \text{ min.}$$

Prospector Motel - Drainage 12-7-92

(3) Time of Concentration: { Cont. }

Overland Flow - Developed

$$To_{100d} = \frac{0.26[(0.05)(130)]^{0.8}}{(0.014)^{0.4}} = 6.4 \text{ min.} \quad \text{(Asphalt)}$$

For Concrete Gutter & Concrete Valley-Gutter:

$V = 2.0$ ft/sec @ $s = 1.0\%$ (Ref: ~~Appendix~~ "C" Mesa Co. Storm Drainage Criterial Manual Fig. 402, Per City of G.J. Interim Outline of Grading and Drainage Criteria, July 1992)

$$\Rightarrow To_{100d} = 125 \text{ ft}\left(\frac{\text{sec}}{2.0 \text{ ft}}\right)\left(\frac{1 \text{ min}}{60 \text{ sec}}\right) = 1.0 \text{ min}$$

$$To_{100d} = \frac{0.26[(0.10)(133)]^{0.8}}{(0.020)^{0.4}} = 9.9 \text{ min.} \quad \text{(Gravel)}$$

(Ref: Engineering Fluid Mechanics 3rd Edition By Roberson & Crowe Re: N Value for Gravel)

∴ Total $To_{100d} = 17.3$ min.

Prospector Motel - Drainage 12-7-92

(4) Intensity:

I_h = 2.91 in/hr for $T_{0_{100_h}}$ = 18.9 min. Say 19 min.

I_d = 3.07 in/hr for $T_{0_{100_d}}$ = 17.3 min. Say 17 min.

(Ref: Appendix A I-D-F Table Per City of G.J. Interim Outline of Grading and Drainage Criteria, July 1992)

(5) Runoff Estimation:

$Q = CIA$ (Rational Method)

$Q_{100_h} = 0.67(2.91)(1.89) = \underline{\underline{3.68 \text{ cfs}}}$

$Q_{100_d} = 0.84(3.07)(1.89) = \underline{\underline{4.87 \text{ cfs}}}$

Prospector Motel – Drainage 12-7-92

(6) Required Retention Pond Capacity:

$$V = T_c \frac{(Q_d - Q_h)^2}{Q_d} 60 \quad \text{(Triangular Method)}$$

$$V_{100} = 18.9 \frac{(4.87 - 3.68)^2}{4.87} 60 = 523 \text{ ft}^3 \text{ say } \underline{\underline{5500 \text{ ft}^3}}$$

Where, T_c = Time of Concentration (for Historic Area), minutes
Q_d = Runoff rate when developed, cfs
Q_h = Runoff rate for design storm under conditions prior to development, cfs

(7) Time required to dissipate retained runoff volume:

$$T_{req.} = 5500 \text{ ft}^3 \left(\frac{7.48 \text{ gals}}{1 \text{ ft}^3}\right)\left(\frac{\text{ft}^2 \cdot \text{day}}{8.8 \text{ gal}}\right)\left(\frac{24 \text{ hrs}}{\text{day}}\right)\left(\frac{1}{4800 \text{ ft}^2}\right) = \underline{\underline{23.4 \text{ hrs}}}$$

Where, Soil Permeability = 8.8 gal/ft²/day *

* Per Lincoln DeVore 8-21-92 Report, see report in Appendix B

Pond Infiltration Surface Area = 4800 ft²

Prospector Motel - Drainage 2-3-93

(8) Proposed Retention Pond Volume Verification:

$$V_{n\ to\ n+1} = \left[A_n + A_{n+1} + (A_n A_{n+1})^{0.5} \right] h/3$$

(Ref.: Volume equation Per City of G.J. Interim Outline of Grading and Drainage Criteria, July 1992)

WATER DEPTH (FT)	SURFACE AREA (FT^2)	VOLUME (FT^3)	TOTAL VOLUME (FT^3)
0.1	340	11.3	11.3
1.1	1172	714.4	725.7
2.1	2240	1677.4	2403.1
3.1	4800	3439.7	5842.8

Say $V_{TOTAL} = 5800\ ft^3$

NOTE: The proposed Retention Pond Volume of $5800\ ft^3$ exceeds the required Retention Pond Capacity ($5500\ ft^3$) by 5.5%, thus, a more than adequate pond volume will be provided to accommodate the 100-year Design Storm.

APPENDIX B

Lincoln DeVore, Inc.
Geotechnical Consultants
1441 Motor St.
Grand Junction, CO 81505

TEL: (303) 242-8968
FAX: (303) 242-1561

August 21, 1992

Mr. Michael Hert
547 Highway 50 East
Grand Junction, CO 81503

Re: Water Infiltration Rate
Prospector Motel

Dear Mr. Hert:

At the request of Rolland Engineering, personnel of Lincoln DeVore have placed a shallow exploration boring at the above referenced site and as shown on the enclosed site location diagram. This shallow boring was to evaluate the coarse-grained cobble deposit which underlies the site.

The shallow exploration hole was drilled using 7 1/2" diameter hollow-stem auger and was drilled to a total depth 6 1/2'. A 2" plastic well screen and riser was placed, the hollow-stem auger withdrawn and the annulus filled with a gravel packing material. The total developed well length below the ground surface is 71".

The cobble deposit in the upper 5' of the soil profile was found to be very silty and exhibited a fairly low permeability for such a coarse-grained deposit. The gravels were found to be cleaner below 5" from the ground surface but are still quite sandy and silty. The placed well was not developed by surging or jetting and should approximate either an excavated or a drilled infiltration well or pit.

Field permeability testing of the cobble deposit indicates a soil permeability of 8.8 gallons per square foot per day for an undeveloped well or pit. This value assumes less than 10' of hydrolic head. This value can be used for sizing a dry well system or either roof runoff or ground runoff. Utilizing a dry well system for ground runoff disposal must consider the effects of siltation to the cobble deposit which may occur due to muddy water.

Respectfully submitted,

LINCOLN DeVORE, Inc.

by: Edward M. Morris, EIT
Engineer/Western Slope Manager

Reviewed by: George D. Morris, PE

GEORGE D. MORRIS
REGISTERED
2051
PROFESSIONAL
STATE OF COLORADO
8/25/92

LD Job No. 76627-J

ments of sandstone. Variation in the various alluvial layers is apparent, but not so pronounced as in the areas north of Palisade. Several peach orchards bordering the bluffs east of Palisade contain sandstone boulders 5 to 15 feet in diameter. Most of the smaller rocks and boulders have been removed from these orchards. About 30 acres northeast of Palisade has slopes of 5 to 10 percent.

Considering this soil as a whole, it is moderately permeable to plant roots, air, and moisture but low in water-holding capacity. The successive soil layers are friable and moderately calcareous.

Use and management.—Practically all of this soil lying below the irrigation canals is cultivated. About 99 percent of it is in peaches. In a few places where shale is within 4 or 5 feet of the surface, the trees are not uniform in size, and some have had to be replaced. Although yields generally compare favorably with those from the Ravola soils, the average yield is lower. Considering the favorable climate, peach growing is one of the best uses for this soil.

Mesa clay loam, 0 to 2 percent slopes (Mc).—This soil occupies a former flood plain or high terrace immediately south of the Colorado River. It is largely derived from acid igneous soil-forming materials the streams have brought down from a higher watershed.

In cultivated fields the 8- or 10-inch surface soil consists of very pale-brown, pale-brown, or light-brown calcareous clay loam. It merges with a reddish-yellow to light reddish-brown calcareous clay loam showing white or pinkish-white segregations of lime. Below depths of 12 to 14 inches, the reddish-yellow to light-brown clay loam exhibits numerous white streaks or splotches that have a comparatively vertical or jagged outline along road cuts. A few scattered cobbles and pieces of gravel are common. Beginning at depths of 3 or 4 feet or in places below 6 or 7 feet, about 40 to 50 percent of the soil mass is made up of pieces of gravel, cobbles, and stones derived largely from granite and basalt but to some extent from lava and sandstone. Most of the sandstone is crumbly or partly disintegrated. Mancos shale underlies the gravel-and-cobble substratum in most places at depths below 8 to 12 feet. In some places, however, the shale may be as near the surface as 4 or 5 feet, and in others as far down as 20 feet.

The high lime content of this soil doubtless offers some resistance to penetration of water and plant roots but the entire profile is friable when moist. Judging from many orchards and alfalfa fields, its permeability to deep-rooted crops is sufficient to permit healthy and vigorous plant growth. Underdrainage is adequate; harmful concentrations of salt are negligible.

Because a considerable part of this soil consists of material washed from higher places, the depth to the noticeably lime-splotched zone is variable. Generally, however, the depth ranges from 1½ to 3 feet. Leveling of the soil also accounts for part of the variation in depth to lime splotching. On the whole, the variations in depth to lime have little, if any, agricultural significance.

Use and management.—About 97 percent of this soil is cultivated. It is highly productive and much of it is well-suited to fruit growing. At least 40 percent of the acreage is in orchard fruits, mainly peaches. About 20 percent is in alfalfa, 15 percent in corn, 10 percent in beans, and 8 percent in truck crops, including cantaloups, melons, and tomatoes. The rest is used for small grains and other field crops. These percentages show the relative importance of the various kinds of crops, though the area used for field crops fluctuates from year to year.

Many of the orchards have been planted in the past 15 years. If well cared for and not severely injured by low temperatures, they should give good yields until the trees reach 30 or 40 years of age. A few orchards more than 50 years old are still producing good yields. The areas having the best climatic location for orchard crops begin south and southeast of Palisade and extend 5 or 6 miles southwestward. Under practices designed to increase the organic-matter content and to control erosion, this soil should remain productive indefinitely.

Mesa clay loam, 2 to 5 percent slopes (Md).—Except for its greater slope and the appearance of lime splotches nearer the surface, this soil is very similar to Mesa clay loam, 0 to 2 percent slopes. The lime splotches normally are 10 or 15 inches from the surface. Small quantities of gravel and cobblestones strewn over the surface in most places indicate that there is a slight continuous removal of the surface soil by sheet erosion. Tilth and workability are good. In most places the soil is underlain by shale at depths of 6 to 20 feet.

Use and management.—The area of this soil occurring below the irrigation canals is about 87 percent under cultivation. It is a productive soil, and practically all field crops of the area can be grown successfully. About 32 percent of the acreage is in orchard fruits, mainly peaches but also some sweet cherries and pears. The fairly large percentage in orchard fruits is accounted for mainly by several rather large areas south and southwest of Palisade that are within a climatic zone well suited to tree fruits. Not including these specialized fruit areas, the proportion of the soil in various crops is about the same as for Mesa clay loam, 0 to 2 percent slopes. Yields are also about the same, but in a few small areas shale occurs at depths of 3½ to 4 feet and yields from deep-rooted crops such as orchard fruits and alfalfa may be slightly lower over a period of years.

If erosion is controlled and the soil is planted to legumes to build up its supply of organic matter, it should be productive indefinitely. In some fields the content of organic matter already has decreased appreciably from that in the virgin soil.

A few small areas (about 12 acres) of this soil located just below Orchard Mesa irrigation canal No. 2 are not suited to deep-rooted field crops or tree fruits. In these areas, Mancos shale is at depths between 2 and 3½ feet and the soil does not have a porous gravelly layer over this shale. Beans, wheat, barley, and oats probably are as suited to these areas as any other crops that could be selected.

Mesa gravelly clay loam, 2 to 5 percent slopes (Me).—This soil is derived from old alluvium deposited on Orchard Mesa. The alluvium consists mainly of materials weathered from acid igneous and mixed igneous rocks, largely granite and basalt, but includes smaller quantities of material from sandstone and shale. The alluvial mantle, for the most part, ranges from 5 to 8 feet deep but it is deeper in places.

The 8- or 10-inch surface soil in cultivated fields is light brown when dry and brown when moist; its organic-matter content is very low. The subsurface layer is light-brown or pale-brown clay loam containing a considerable amount of cobblestones, rounded pieces of gravel, and

SUPPLEMENT 1

SUPPLEMENT 2

SECTION 3

HYDROLOGIC SOIL GROUPS

This section gives definition of four soil groups that are used in determining hydrologic soil-cover complexes, for estimating runoff from rainfall.

Definitions

The hydrologic soil groups, according to their infiltration and transmission rates, are:

A. (Low runoff potential). Soils have high infiltration rates even when thoroughly wetted. These consist chiefly of deep, well to excessively drained sands or gravel. These soils have a high rate of water transmission in that water readily passes through them.

B. Soils having moderate infiltration rates when thoroughly wetted. These consist chiefly of moderately fine to moderately coarse textures. These soils have a moderate rate of water transmission.

C. Soils having slow infiltration rates when thoroughly wetted. These consist chiefly of soils with a layer that impeded downward movement of water or soils with moderately fine to fine texture. These soils have a slow rate of water transmission.

D. (High runoff potential). Soils having very slow infiltration rates when thoroughly wetted. These consist chiefly of clay soils with a high swelling potential, soils with a permanent high water table, soils with a claypan or clay layer at or near the surface, and shallow soils over nearly impervious material. These soils have a very slow rate of water transmission.

Source of Data

Local Soil Conservation Service field offices have soil survey data for their respective areas. Much of this existing data was mapped with soil symbols or with soil series names that may not be current. These symbols or soil series names may be converted to current names with assistance from respective SCS offices. The 1979 publication, "Soils of Colorado" has current soil series names and hydrologic groups. This information is included in Table 3-2 of this publication.

REF: PER CITY OF GRAND JUNCTION INTERIM OUTLINE OF GRADING AND DRAINAGE CRITERIA (JULY 1992)

APPENDIX A

INTENSITY - DURATION - FREQUENCY (I-D-F) TABLE

(Based upon The 1992 Mesa County Drainage Criteria Manual)

TIME (MIN)	2-YEAR ITENSITY (IN/HR)	100-YEAR ITENSITY (IN/HR)	TIME (MIN)	2-YEAR ITENSITY (IN/HR)	100-YEAR ITENSITY (IN/HR)
5	1.95	4.95	33	0.83	2.15
6	1.83	4.65	34	0.82	2.12
7	1.74	4.40	35	0.81	2.09
8	1.66	4.19	36	0.80	2.06
9	1.59	3.99	37	0.79	2.03
10	1.52	3.80	38	0.78	2.00
11	1.46	3.66	39	0.77	1.97
12	1.41	3.54	40	0.76	1.94
13	1.36	3.43	41	0.75	1.91
14	1.32	3.33	42	0.74	1.88
15	1.28	3.24	43	0.73	1.85
16	1.24	3.15	44	0.72	1.82
17	1.21	3.07	45	0.71	1.79
18	1.17	2.99	46	0.70	1.76
19	1.14	2.91	47	0.69	1.73
20	1.11	2.84	48	0.68	1.70
21	1.08	2.77	49	0.69	1.67
22	1.05	2.70	50	0.66	1.64
23	1.02	2,63	51	0.65	1.61
24	1.00	2.57	52	0.64	1.59
25	0.98	2.51	53	0.63	1.57
26	0.96	2.46	54	0.62	1.55
27	0.94	2.41	55	0.61	1.53
28	0.92	2.36	56	0.60	1.51
29	0.90	2.31	57	0.59	1.49
30	0.88	2.27	58	0.58	1.47
31	0.86	2.23	59	0.57	1.45
32	0.84	2.19	60	0.56	1.43

REF: PER CITY OF GRAND JUNCTION INTERIM OUTLINE OF GRADING AND DRAINAGE CRITERIA (JULY 1992)

APPENDIX B

RATIONAL METHOD
RECOMMENDED AVERAGE RUNOFF COEFFICIENTS

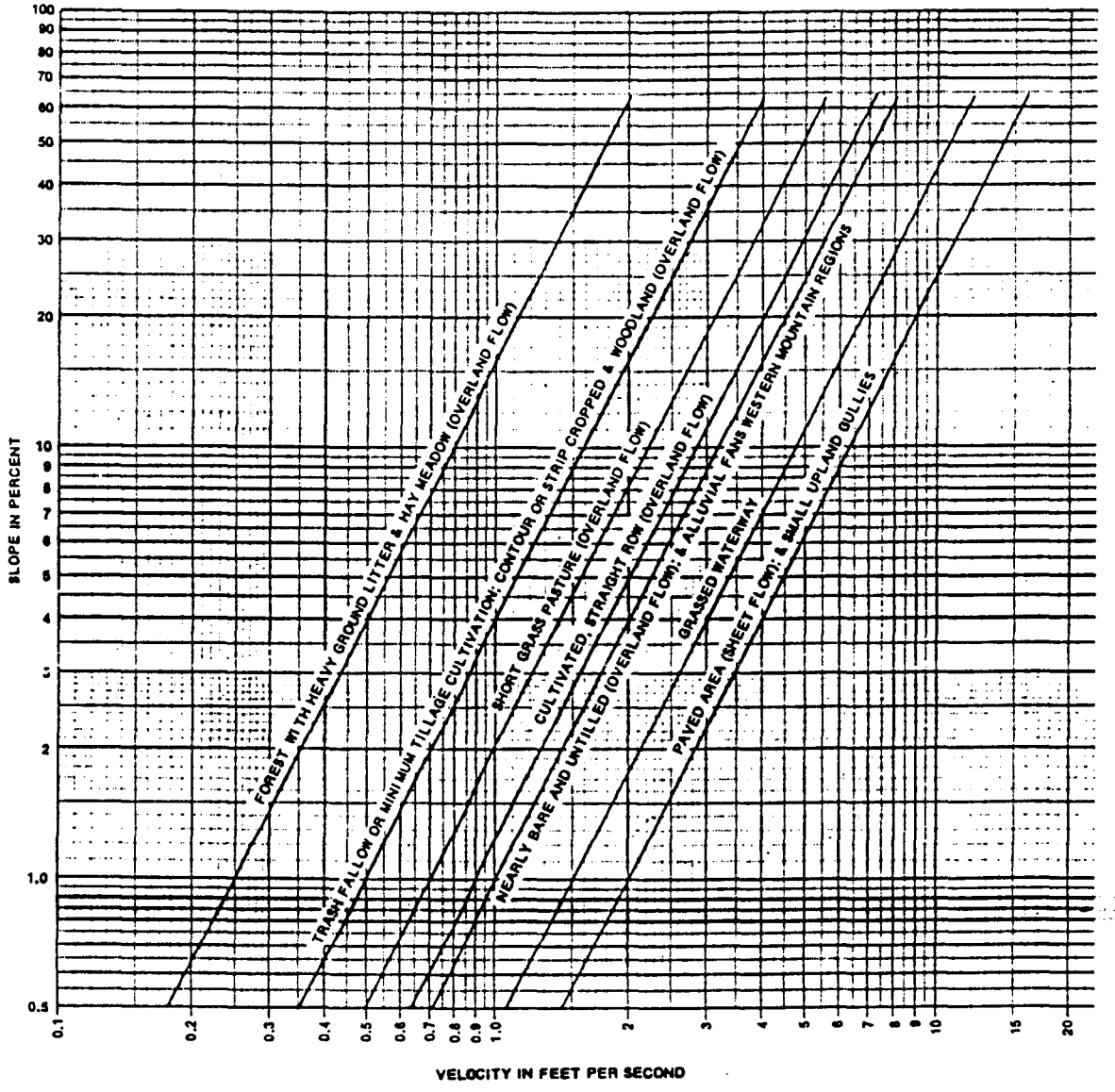
Land Use or Surface Characteristics	"C" VALUES 2-YR STORM A&B*	C&D*	100-YR STOR A&B*	C&D*
Undeveloped Areas (Vacant or pre-development analysis condition)	0.10	0.20	0.25	0.35
Residential Areas				
Less than 1/8 acre per unit	0.55	0.65	0.70	0.80
1/8 acre per unit	0.50	0.60	0.65	0.75
1/4 acre per unit	0.40	0.50	0.55	0.65
1/3 acre per unit	0.35	0.45	0.50	0.60
1/2 acre per unit	0.30	0.40	0.45	0.55
1 acre per unit	0.25	0.35	0.40	0.50
Pavement and Roofs	0.90	0.90	0.95	0.95
Gravel and Soil Traffic areas	0.70	0.70	0.85	0.85
Lawns and Green Landscaping	0.15	0.25	0.30	0.40
Gravel and Non-Green Landscaping	0.45	0.50	0.60	0.70
Parks, Cemeteries, Pastures	0.25	0.35	0.40	0.50
Schools	0.45	0.50	0.60	0.70

* Refers to SCS soil hydrologic group classification.

REF: PER MESA COUNTY STORM DRAINAGE CRITERIA MANUAL (DRAFT MARCH 1992)

MESA COUNTY
STORM DRAINAGE CRITERIAL MANUAL

FIGURE 402



AVERAGE VELOCITIES FOR OVERLAND FLOW

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

June 16, 1993

Mr. Michael Hert
C/O Prospector Motel
547 Hwy 50 East
Grand Junction, CO. 81503

Dear Mr. Hert:

This is to confirm receipt of your letter of 6/15/93 regarding the sale of the Prospector Motel property and the status of the conditional use for storage units and the two lot subdivision that was approved by the City Planning Commission on 3/9/93. At your request we will not record the subdivision plat. We will keep all records of the approval process, plans, and other documentation on permanent file in this office. For future reference the file number on this project is #12-92.

A conditional use approval is valid for one year from the date of approval or the approved development schedule. Typically if construction or commencement of the use has not started by that time the approval lapses unless an extention is requested from the Planning Commission. In certain cases the Planning Staff does have the ability to approve an extension wothout going back to Planning Commission. Your development schedule called for construction of the storage units in fall or summer of this year. We understand that this schedule would no longer be reasonable in light of the change in ownership. By this letter we are extending the development schedule to summer/fall of 1994. If the new owners have not commenced construction by that time they should contact us to discuss an extension of this schedule.

Construction of the storage units will require payment of the Parks and Open Space fee of $1,450 as specified in the approval. Final construction plans of the access to 26 1/4 road will also have to be submitted to the City engineer prior to construction. All other conditions of approval (drainage facilities, fire hydrant, site preparation, etc.) remain in effect. Since these items are to detailed to explain in a letter, I suggest the new owners review the file to familiarize themselves with the plans.

Construction or reconstruction of motel unit is an allowed use under the H.O. zone and is not subject to the conditional use process. Because you include motel expansion with the plans for the storage units, this expansion has received preliminary review and

approval. A more detailed site plan review and approval will be required at the time a building permit is requested for expansion of the motel. All requirements of the zoning code and building code in effect at the time a permit is requested will apply. More detailed plans of the expansion may be required at that time.

I hope this adequately covers the information you requested. Please let me know if I can be of any additional assistance.

Sincerely

Karl G. Metzner
Senior Planner

DEVELOPMENT APPLICATION

Community Development Department
250 North 5th Street Grand Junction, CO 81501
(303) 244-1430

A Receipt _____
Date _____
Rec'd By _____
File No. #12-92

We, the undersigned, being the
State of Colorado, as d

O.S. Fee
$1,450
Need - minor change
to access requested
by Gerald -
Open space fee -
Plat for signatures

PETITION	PHASE	SIZE	LAND USE
[X] Subdivision Plat/Plan	[X] Minor [ ] Major [ ] Resub	2.3a.	COMMERCIAL
[ ] Rezone			
[ ] Planned Development	[ ] ODP [ ] Prelim [ ] Final		
[X] Conditional Use		2.3a.	C.U. FOR STORAGE UNITS
[ ] Zone of Annex			
[ ] Text Amendment			
[ ] Special Use			
[ ] Vacation			[ ] Right-of-Way [ ] Easement

[X] PROPERTY OWNER | [ ] DEVELOPER | [ ] REPRESENTATIVE

[X] PROPERTY OWNER	[ ] DEVELOPER	[ ] REPRESENTATIVE
X Michael Hert		ROLLAND ENGINEERING (Mark Young)
Name	Name	Name
X 547 Hwy 50		405 RIDGES BLVD.
Address	Address	Address
X Grand Jct., Co 81503		GRAND JCT., CO 81503
City/State/Zip	City/State/Zip	City/State/Zip
X (303) 242-4891		(303) 243-8300
Business Phone No.	Business Phone No.	Business Phone No.

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 and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we 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 rescheduling expenses before it can again be placed on the agenda.

X _____ 7-29-92
Signature of Person Completing Application — Date

X _____

X _____
Signature of Property Owner(s) - Attach Additional Sheets if Necessary

10

Karl Metzner
Grand Junction Community Development

6-15-93

FROM: MICHAEL HERT
C/O
Prospector Motel
547 Hwy 50 East
Grand Junction, CO 81503

Karl,

Reguarding the Prospector Motel 547 Hwy. 50.

The present owners, Michael & Mary Hert will be selling the Motel to Stanley & Sophie Wallace effective June 30th/1993.

Mr. & Mrs. Wallace would like to keep the Conditional use in effect and have the option to build Storage garages and/or new Motel units in the future at their discretion.

However please do NOT record the Subdivision of the property - They prefer to keep it as one property at this time, if you would please fill all notes & surveys of the Subdivision for future refrence.

Please Confirm your agreement and acceptance of this letter and please briefly outline for the Walaces what they will need to do when & if they want to pursue new Storage Garages or new Motel Rooms.

Thank You Mike Hert

FF

ACTION SHEET

ACRES 2.3

UNITS

DENSITY

CONDITIONAL USE

FILE NUMBER #12 92

ZONE

TAX SCHEDULE # 2945-262-04-003

ACTIVITY CONDITIONAL USE MINISTORAGE IN H.O.

PHASE

COMMON LOCATION

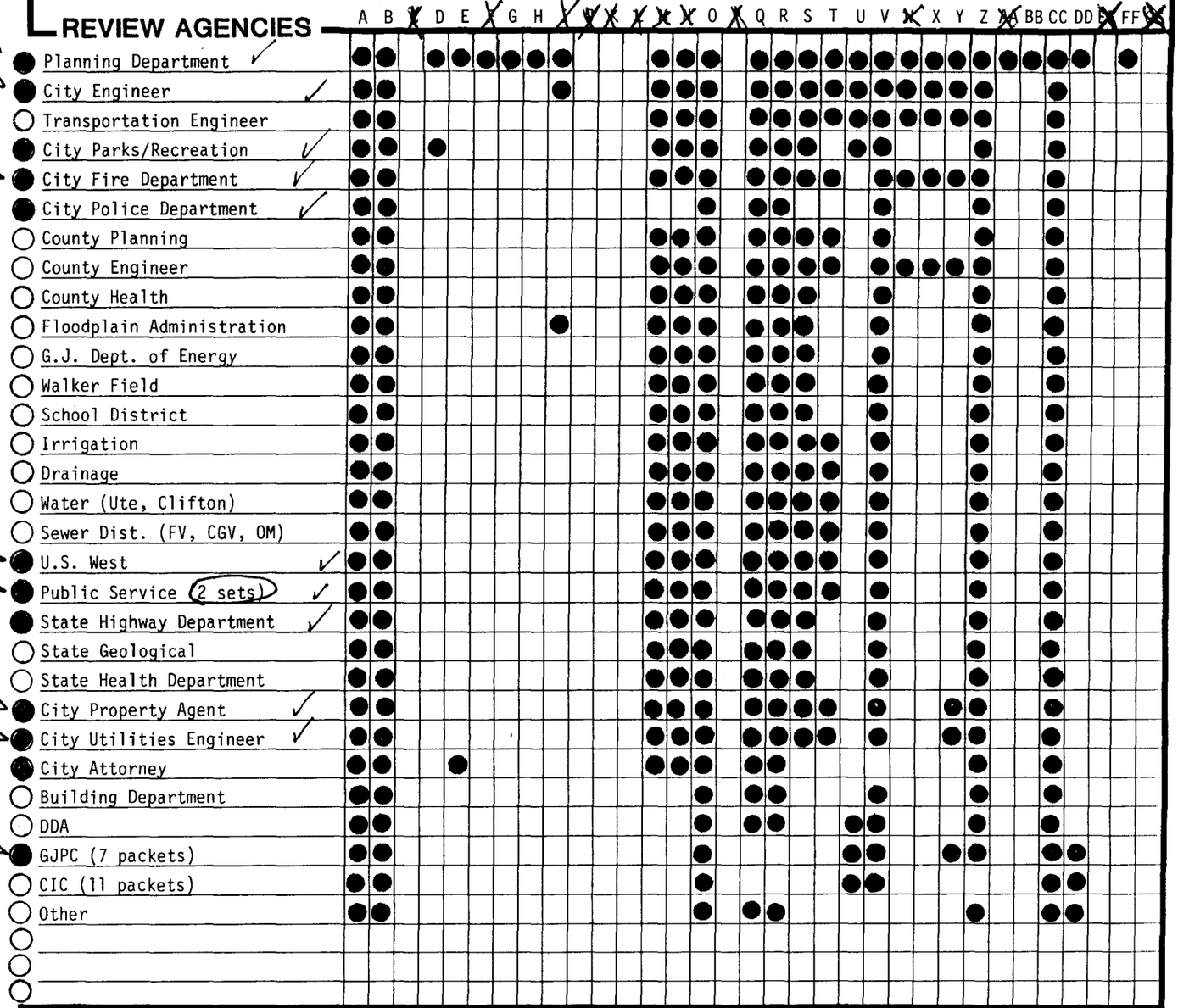
DATE SUBMITTED DATE MAILED OUT DATE POSTED

DAY REVIEW PERIOD RETURN BY

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

RECORDING FEE REQUIRED $ PAID (Date) DATE RECORDED

REVIEW AGENCIES



TOTALS

BOARDS	DATE	

STAFF

APPLICATION FEE REQUIREMENTS

$420

GRAND JUNCTION Planning

Aprox 104 Total Proposed Storage Units 12160 Sqft.

40 - Total Motel Units WHEN COMPLETE PROPOSED + EXISTING

47 - Total Parking Spaces

Total Gross AREA Now = 5050 Sq.ft.
" " " Proposed = 7300 Sq.ft.

YEAR-BY-YEAR

1992 - 2 Storage Buildings
Aprox 58 units 7350 sqft.

1993 - 1 Storage Building
Aprox 46 units 4800 sqft.
And Remove all 3 Mobile Homes

1994 - Remove 7 Existing Motel Units and Replace w/14 Unit 2 Story Bldg.
Add 20 New Parking Spaces

1995 - Build 16 unit 2 Story Motel + 2250 Sqft of Gross area

LEGEND

- Mesa County Brass Cap
- Found 5/8" Rebar,
- Set 5/8" Rebar w/Cap marked ARMSTRONG P.E. & L.S. 11441

NOTE:
Apparent discrepancies exist between legal courses and actual use lines as shown on this plat.

INW Corner NE1/4 NW1/4 Section 26 T1S, R1W, Ute PM

SW Corner NE1/4 NW1/4 Section 26 T1S, R1W, Ute P.M.

(Basis of Bearing) N 00°04'24" W 1335.01'

26¼ ROAD

COMMERCIAL USAGE

PRIVATE RESIDENCE USAGE

17

18

BLOCK 2

EXISTING DRAINAGE CHANNEL

CONSTRUCTED DRAINAGE CHANNEL

SHRUBBERY

EAST 138.50'

WEST 154.65'

NORTH 154.35'

60.00'

495.10'

20'

18.00'

24.35

± CONC. STRUCTURE W/H2O METER

MH

GAS METER

* PROPOSED 160' X 30' SINGLE STORAGE STORAGE UNITS (APROX. 46 UNITS) SPRING/SUMMER 1993 *
* REMOVAL OF ALL 3 MOBILE HOMES AT THIS TIME

PROPOSED 125' X 30' SINGLE STORY STORAGE UNITS (APROX. 30 UNITS) SUMMER/FALL 1992

PROPOSED 120' X 30' SINGLE STORY STORAGE UNITS (APROX. 28 UNITS) SUMMER/FALL 1992

CURRENT & FUTURE DRAINAGE

8" SAN. SEWER

MH ON CONC

PROPOSED GRASS & PLAYGROUND AREA 175' X 30'

CONSTRUCTED DRAINAGE DITCH

LOCUST TREES 4-6"

PRIVATE RESIDENCE USE

BLOCK WALL (3' HIGH)

WOOD FENCE

METAL STORAGE SHED

FRAME & METAL STORAGE SHED

ROCK WALL (2.5' HIGH)

ROCK PATIO

ONE STORY BRICK & FRAME OFFICE, RESIDENCE & STORAGE

COV'D WK CONC.

CONC SHRUBS

2 PARKING SPACES

GRASS AREA'S

10' X 50' TRAILER

ROCK PATIO

2 STORY BRICK & FRAME RESIDENCE

CONC

ASPHALT

PROPOSED 2 STORY 16 UNIT MOTEL SPRING/SUMMER 1995

PROPOSED ADDITIONAL PARKING SPACES

EXISTING SINGLE STORY BUILDING 17 MOTEL UNITS, LAUNDRY & STORAGE

7 PROPOSED REMOVAL OF EXISTING UNITS TO MAKE WAY FOR 2 STORY 14 UNIT BUILDING SPRING 1994

RECREATIONAL PARKING SPACES

LOCATION APPROX.

BLDG. LINE

SERVICE

JUNIPER

DITCH

OLD FENCE

WOOD FENCE W/BRICK PILLARS

HIGHWAY 50

ONE WAY

US HWY 50

6'X3' CONC. STRUCT.

GRASS AREA APROX 50'X20'

10'X3' BRICK WING WALL

8" CMP CULVERT

BRICK PLANTER & SIGN

5'X3' CONC. STRUCT.

GRASS AREA APROX 60'X25'

3'X3' CONC STRUCT.

C.L.F.

SEE FOR LOT 8

NORMS CAR WASH & APARTMENTS

N

SCALE 1" = 20'

0 0 10 20

SURVEYOR'S CERTIFICATE

I, James H. Luke, a registered land surveyor in the State of Colorado, do hereby certify that this survey was made under my direct supervision and that this plat represents said survey.

James H. Luke
JAMES H. LUKE L.S. 16115

LEGAL DESCRIPTION AS RECORDED

Beginning at the Northeast Corner of Lot 8, Block 5, Fairley Addition; thence Southwesterly along the East line of said Lot to the Southeast Corner of said Lot; thence Southwesterly to the Southwest Corner of Lot 8, Block 4, Fairley Addition; thence South 10 feet; thence West 260 feet; thence North 232.35 feet; to a point 10 feet East of the Northeast Corner of Lot 18, Block 5, Fairley Addition; thence Northeasterly to a point S37°31'W 10 feet from the Southeast Corner of Lot 12, Block 5, Fairley Addition; thence Southeasterly to a point S24°59'W 10 feet from the Southeast Corner of Lot 11, Block 5, Fairley Addition; thence N24°59'E 127 feet to the Northeast Corner of Lot 11, Block 5, Fairley Addition; thence Southeasterly along the South boundary of U. S. and State Highway No. 50 along the North boundary lines of Lots 10, 9, and 8 of Block 5, Fairley Addition to the point of beginning; AND ALSO Beginning at the Southwest Corner of Lot 18, Block 5, Fairley Addition; thence along the South line of said Lot 18 to a point 10 feet East of the Southeast Corner of said Lot 18; thence South 18 feet; thence West to a point which is 18 feet South of the point of beginning; thence North to the point of beginning; AND EXCEPT Beginning at a point 10 feet South and 10 feet West of the Southwest corner of Lot 3, Block 4, Fairley Addition; thence North 154.35 feet; thence East 16.15 feet; thence South 154.35 feet; thence West to the point of beginning.

*EXISTING SITE PLAN SHOWING ALL PROPOSED CHANGES

ARMSTRONG ENGINEERS
ENGINEERING-SURVEYING
CONCRETE & SOILS TESTING

SCALE	1"=20'
DATE	2-10-78
DRAWN BY	TVM
CHECKED BY	JHL
LAND SURVEY	JHL 2/28/1978
BILTEC CORPORATION PROSPECTOR MOTEL	
SHEET 1 of 1	JOB NUMBER 771508

LEGEND

COMMERCIAL USAGE

PRIVATE RESIDENCE USAGE

US HIGHWAY 50

ASPHALT

ADOB. FENCE W. BRICK PILLARS

3X3 CONC. STRUCT.

WOOD FENCE

METAL STORAGE SHED

FRAME & METAL STORAGE SHED

ONE STORY BRICK & ADOBE STORAGE

GRAVEL

ASPHALT 25 PARKING SPACES

MOTEL ONE STORY BLOCK BLDG. (17 UNITS)

TRIANGLE MOTEL

BASIC TRAILER

SCALE 1" = 20'

SURVEYOR'S CERTIFICATE

I James H. Luke a registered land surveyor in the State of Colorado do hereby certify that this survey was made under my direct supervision and that this plat represents said survey.

JAMES H. LUKE L.S. 14115

Original Do NOT Remove From Office

* SITE PLAN AS PROPERTY EXISTS NOW WITH NO CHANGES

ARMSTRONG ENGINEERS
ENGINEERING-SURVEYING
CONCRETE & SOILS TESTING

BILTEC CORPORATION
PROSPECTOR MOTEL

SHEET 1 of 1

JOB NUMBER 771535