

# Table of Contents

File 1993-0046

Name: Industrial Park Minor Subdivision - 727 23 Rd - Final Plat

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</p> <p>Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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X	X	<b>Table of Contents</b>
		<b>*Review Sheet Summary</b>
X	X	<b>*Application form</b>
X		Review Sheets
X		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
X	X	Reduction of assessor's map.
		Evidence of title, deeds, easements
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		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
X	X	<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or non-bound reports
		Traffic studies
X	X	<b>*Review Comments</b>
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X	X	<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>

**DOCUMENT DESCRIPTION:**

X	X	Action Sheet - PC-6/1/93 CC-6/16/93- Approved			
X		American Land Title Association Owner's Policy			
X	X	Legal Ad - 4/27/93			
X	X	Road Improvement Costs			
X	X	Correspondence			
X		Display Ad - 5/3/93, 5/31/93			
X	X	Planning Commission Minutes - 5/4/93, 6/1/93			
X		E-mails			
X	X	Agreement - Bk 2050 / Pg 624 - not sent to City Clerk			
X	X	Utility and Drainage Composite			
X	X	Plat - GIS Historical Maps			



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

**A** Receipt \_\_\_\_\_  
 Date \_\_\_\_\_  
 Rec'd By \_\_\_\_\_  
 File No. \_\_\_\_\_

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
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input checked="" type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub	+ 25 ACRES	727 23 Road	I-1	Industrial
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
Wayne G Elwyn	Same	Stephan D McCallum
Name	Name	Name
17801 Falkirk Lane		552 25 Road
Address	Address	Address
Huntington Beach, CA 92649		Grand Junction, CO 81505
City/State/Zip	City/State/Zip	City/State/Zip
		243-4642
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 Wayne G Elwyn Signature of Person Completing Application Date 4/4/93  
 X Helen M. Elwyn  
 X Stephan D McCallum Signature of Property Owner(s) - Attach Additional Sheets if Necessary  
 #46 93  
 #45 93

#46-93

PETERSON, C  
L R TRUST H C PETERSON  
647 27 1/4 ROAD  
GRAND JUNCTION, CO 81506

GOULD, HOLDEN  
TRUST  
3135 LAKESIDE DRIVE #A  
GRAND JUNCTION, CO 81506

BULL, HERMAN R  
ELSA E & CENTRAL BANK  
3150 NORTH 12TH STREET  
GRAND JUNCTION, CO 81506

JOHNSON, DAVID  
0170 HWY 35  
RIFLE, CO 81650

OELBERG, MARK W  
609 ENTRADA  
GRAND JUNCTION, CO 81501

ANDREWS, DARNELL J  
737 WEDGE DRIVE  
GRAND JUNCTION, CO 81506

HUGHES, ANTHONY J  
2711 MIDWAY  
GRAND JUNCTIN, CO 81506

TRENN, VICTOR J  
2715 MIDWAY  
GRAND JUNCTION, CO 81506

SCHOENING, DAVID  
653 EASTCLIFF DRIVE  
GRAND JUNCTION, CO 81506

REES, DALE A  
2714 F 1/2 ROAD  
GRAND JUNCTION, CO 81506

WILHELM, ANDREW F  
652 EASTCLIFF DRIVE  
GRAND JUNCTION, CO 81506

BARBOE, REX & VICKY  
654 EASTCLIFF DRIVE  
GRAND JUNCTION, CO 81506

SCALZO, L LOUISE C  
656 EASTCLIFF DRIVE  
GRAND JUNCTION, CO 81506

RODGERS, BETTY J  
3154 LAKESIDE DRIVE #302  
GRAND JUNCTION, CO 81506

MEYER, KRAIG E  
489 MCMULLIN  
GRAND JUNCTION, CO 81504

MOSS & CO  
964 LAKESIDE CT  
GRAND JUNCTION, CO 81506

RECHER, THOMAS & PHYLLIS  
3154 LAKESIDE DRIVE #308  
GRAND JUNCTION, CO 81506

CROWE, ANNA  
3154 LAKESIDE DRIVE #310  
GRAND JUNCTION, CO 81506

LAIB, EDITH V  
C/O GREAT HOMES LTD  
3026 PATTERSON ROAD  
GRAND JUNCTION, CO 81504

INGLIS, E P & RUTH S  
80 LINDLEY AVE  
MARIETTA, GA 30064

WILLHITE, GERRY W  
3154 LAKESIDE DRIVE #305  
GRAND JUNCTION, CO 81506

HARRIS, B J  
3154 LAKESIDE DRIVE #307  
GRAND JUCNTION, CO 81506

HECK, JAMES H  
1722 W BLUEFIELD AVE  
PHOENIX, AZ 85023

BURLEIGH, THOMAS D  
3150 LAKESIDE DRIVE #301  
GRAND JUNCTION, CO 81506

POWER, JACK H & CAROLYN S  
314 E 6TH STREET  
RIFLE, CO 81650

HARMS, ROBERT A  
3150 LAKESIDE DRIVE #305  
GRAND JUNCTION, CO 81506

KNOWLES, FRED R  
3150 LAKESIDE #307  
GRAND JUNCTION, CO 81506

HUB DISTRIBUTING CO INC  
1435 4TH AVE  
GRAND JUNCTION, CO 81501

TRUDGEON, LEE & BEATA  
6256 SO. FAIRFAX  
LOS ANGELES, CA 90056

DELUCAS E & JOSEPHINE  
3150 LAKESIDE DRIVE #304  
GRAND JUNCTION, CO 81506

H. Rolland  
1208 Main Street  
Grand Junction, CO 81501

Grand Jct Drainage District  
722 23 Road  
Grand Junction, CO 81505

Grand Park Properties  
P O Box 3188  
Durango, CO 81302-3188

Wayne G Elwyn  
17801 Falkirk Lane  
Huntington Beach, CA 92649

Gary Plsek  
696 Cloverdale Drive  
Grand Junction, CO 81506

23 Road Joint Venture  
2680 Capra Way  
Grand Junction, CO 81506-8207

Ben Carnes  
P O Box 40  
Grand Junction, CO 81502-0040

United Fidelity Life Ins. Co.  
300 West 11th Street  
Kansas City, MO 65105-0001

Intermountain Lumber Co.  
1948 SW Temple  
Salt Lake City, UT 84115-1820

Arrowst Business Prop.  
P O Box 40  
Grand Junction, CO 81502-0040

Prime Investments LTD  
P O Box 344  
Broomfield, CO 80038-0344

William Lieffers  
512 Harmony Place  
Fullerton, CA 92631-1812

Michael Ferriss  
2264 Hwy 6 & 50  
Grand Junction, CO 81505

Stephen D McCallum  
552 25 Road  
Grand Junction, CO 81505

Wayne H Lizer  
W H Lizer & Associates  
576 25 Road, Unit #8  
Grand Junction, CO 81505

SEARCHED  
SERIALIZED  
INDEXED  
FILED  
JUN 6 1987

COPY

THE MESA COUNTY ECONOMIC DEVELOPMENT COUNCIL, INC.  
2828 Walker Field Drive, Third Floor, Walker Field Terminal  
Grand Junction, Colorado 81506-8639  
Tel: (303) 245-4332 FAX: (303) 245-4346

TO: Walker Products ATTN: Mr. Wayne Elwyn  
FROM: Ron Kraft  
SUBJECT: \_\_\_\_\_ DATE: March 24, 1993  
FAX NO: (213) 232-3334 NO. OF PAGES: One (1)

-----  
IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL BACK AS SOON AS POSSIBLE.  
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I have reviewed your project again yesterday morning with Larry Timm, Community Development Director of the City of Grand Junction. Larry's staff indicates that your engineer/surveyor, Wayne Lizer, has done some work on this project and knows what needs to be done on the south 20 acres of your 23.69 acre parcel south of the Logos Building on 23 Road. SMS needs to submit the plot plan to the City along with a request to defer payment of the improvement fees for the south 20 acres until such time as a building permit is requested for the south 20 acres.

Should this deferment be approved, by the Planning Commission and then by the City Council, this requirement would appear on the future plat plan of the south 20 acres.

If you have any questions, please give me a call at the number listed above.

ARK/gls

cc: Mr. Hollis Becker, Screw Machine Specialties

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

MAR 25 1993

April 4, 1993

PROJECT NARRATIVE  
FOR  
ELWYN MINOR SUBDIVISION

GENERAL

The site is located at the Northwest corner of the intersection of G and 23 Roads in Grand Junction, Mesa County, Colorado. The site has approximately 1553 feet of frontage on 23 Road, which is between G Road and Logos Court, and 1245 feet of frontage on G Road from 23 Road extending West.

SCOPE OF PROJECT

There is an existing 2-story office building on the North side of the proposed development which is within the portion of Lot 1 of 23 Road Commercial Subdivision. The petitioner is planning to add 3 acres to that portion of Lot 1 of 23 Road Commercial Subdivision and construct a 20,000 square foot building which will be a carburetor kit manufacturing plant. This will be an expansion and relocation of an existing business from California under the name of Walker Product.

Plans are to start construction in the very near future on Lot 1A of the proposed subdivision. Lot 1A consists of 4.650 acres. There are no immediate plans for the development of Lot 2A which consists of 18.617 acres.

COMPATIBILITY WITH SURROUNDING USES

The proposed subdivision is bounded on the West by Arrowest Commercial Subdivision and on the East and Northeast by Interstate Commercial Park, Grand Park Plaza, and the Grand Junction Drainage District facility and shops. Immediately to the North the land is in agricultural use. To the Southeast is Monument View Commercial Subdivision (undeveloped) and undeveloped commercial property to the South of the proposed development.

AVAILABLE SERVICES

All services are available, however, sanitary sewer is available only in Logos Court on the North side of the property, and sewage would require a private pumping system from the proposed 20,000 sq.ft. plant to the sewer main.

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From Office

46 93

Project Narrative/Elwyn Minor Sub.  
April 4, 1993  
Page 2

SPECIAL CONSIDERATIONS

A site-specific plan will be required for the proposed plant prior to construction. At that time, parking, landscaping, and drainage and improvements along 23 Road will be addressed.

Respectfully submitted,

*Wayne H. Lizer*

Wayne H. Lizer, P.E., P.L.S.

Original  
to [unclear]  
[unclear]  
4/6/93

A GEOLOGIC REPORT  
FOR  
ELWYN MINOR SUBDIVISION

LOCATION

The proposed Elwyn Minor Subdivision is located in the SE 1/4 of Section 31, T1N, R1W, U.M. in the City of Grand Junction, Mesa County, Colorado, and is at the Northwest corner of the intersection of 23 and G Roads.

GEOLOGIC FORMATIONS

As shown on the attached Soil Conservation Service map, the surface formation consists of Billings Silty Clay which essentially covers what is shown as Lot 2A of the proposed development, and Ravola Loam, which essentially covers what is shown as Lot 1A of the proposed development.

The Billings Silty Clay is derived for the most part from Mancos Shale and has poor drainage. The Ravola Loam is also a derivative of Mancos Shale together with sandstones and has better internal drainage qualities.

GEOLOGIC STRUCTURES

There are no geologic structures on the subdivision area. The inactive Redlands fault is located approximately six miles to the South. The Mancos Shale dips a few degrees to the Northeast.

GEOLOGIC HAZARDS

There are no geologic hazards related to the topography of the site. The area is relatively flat having a slope of approximately 0.5% from Northeast to Southwest.

WATER TABLE

It is expected that the water table may be high, especially in the area covered by the Billings Silty Clay. There are drainage ditches on both the West and South sides of the proposed subdivision, however, the depth to the water table should be determined prior to construction.

CONSTRUCTION FACTORS

Swelling factors in the soil should be minimal, however, a lower bearing value due to a high water table and silty clays would require subsurface soils

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Tree Office

#46 93

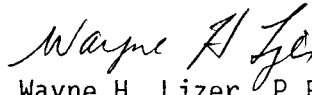


tests to determine bearing values for foundation design.

SUMMARY

There are no geologic reasons why this proposed subdivision should not be approved. Soils tests should be completed to determine the water table depth and soil bearing values before construction is started.

Respectfully submitted,



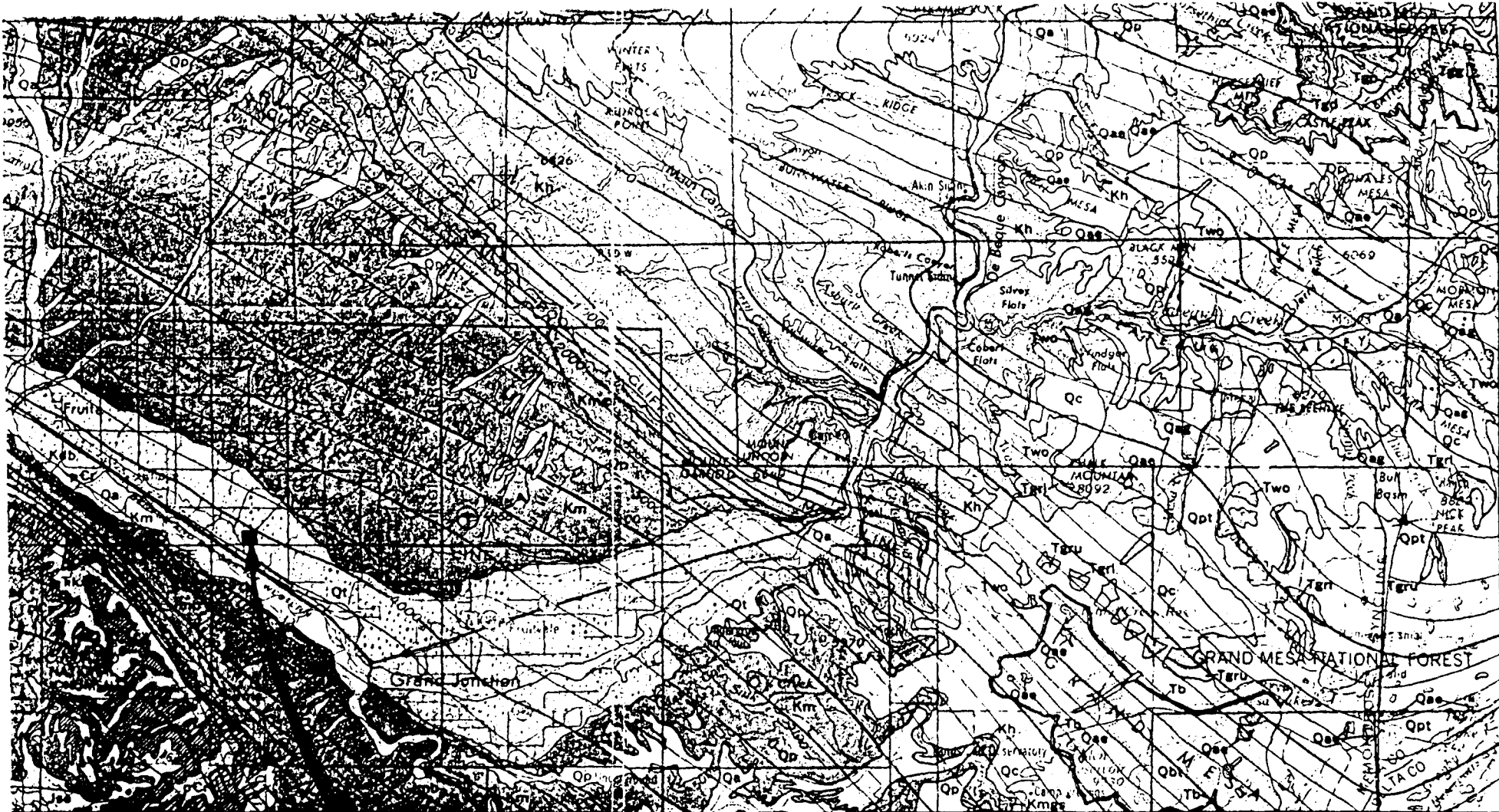
Wayne H. Lizer, P.E., P.L.S.

Attachment



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446 93



PROJECT LOCATION

Geology compiled in 1968-71

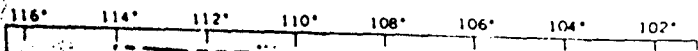
25 MILES

ELWYN MINOR SUBDIVISION

Located the SE 1/4 Sec. 31, T1N, R1W, U.M.  
City of Grand Junction, Mesa County, Colorado

SCALE: 1" = 4 Miles

Qt Alluvium, silt, sand, and gravel  
Km Mancos Shale; grey marine shale





BILLINGS SILTY CLAY, 0 to 2 percent slopes, Class IIIs Land (Ba)

This soil is on alluvial materials - 4 to about 40 feet thick - that largely came from Mancos shale.

The 8- or 10-inch surface soil consists of light brownish-gray, gray, or olive-gray silty clay. The layer is similar to the surface layer of Billings silty clay loam soils but it is harder and, in many places, darker. The subsoil consists of similarly colored layers of silty clay loam, silt loam, and silty clay. In places the soil is silty clay to depths exceeding 4 feet.

The entire profile is firm when moist and has a massive structure. The subsoil has many small irregularly shaped light-gray specks or indistinct mottles. Poorly defined light-colored streaks indicate the presence of lime, gypsum, or salts. The surface soil and subsoil are calcareous, the lime being well distributed. The fine texture of the soil greatly retards penetration of roots, moisture, and air.

Surface runoff is very slow to slow where the slope is less than 1 percent. Internal drainage is very slow because the subsoil is massive and very slowly permeable. Even with ample drainage ditches, the discharge of irrigation water is slow.

Tilth and workability are not good, because the soil has a fine texture and a low content of organic matter. Moreover, some fields contain areas 20 to 60 feet across that have excessive amounts of salts. Slick spots also occur. These salty areas and slick spots produce low or negligible yields of most crops and are extremely difficult to eliminate.

Soil limitations are classified as severe for local roads and streets (poor traffic-supporting capacity, moderate to high water tables common), dwellings with basements (high shrink-swell potential, slow internal drainage, subject to water table build-up), sanitary land fill (poor drainage, clayey textures), and septic tank absorption fields (slow permeability, poor internal drainage, seasonal high water table).

From Office  
4/26

- (A) Strongly saline or saline-alkali areas.
- (M) Moderately saline areas. In places includes spotted areas both strongly saline and saline-free.

Do NOT Remove  
From Office

#46 93

RAVOLA LOAM, 0 to 2 percent slopes, Class I Land (Re)

This soil occupies relatively broad alluvial fans and flood plains along streams. It is at a slightly higher elevation than the bordering areas of Billings silty clay loam soils. It has developed in an alluvial deposit derived largely from Mancos shale and to lesser extent from the fine-grained sandstone of the Mesaverde formation. The soil is very similar to Ravola very fine sandy loam, 0 to 2 percent slopes, but it contains less very fine sand and a definitely larger amount of silt. In a number of small areas the texture approaches, or may be, a silt loam. From the Ravola clay loam soils, this soil differs in being coarser textured and not so gritty.

The 10- or 12-inch surface layer consists of light brownish-gray to pale-yellow, calcareous, heavy loam. The subsoil, similar to the surface soil in color, invariably contains a higher percentage of silt than the subsoil of the Ravola very fine sandy loams. Differences among the thin alluvial layers in the subsoil are almost imperceptible to depths of 3 to 4 feet. At depths greater than this, however, 1- to 3-inch layers of either silt or very fine sandy loam commonly occur among the more numerous layers of loam.

All areas of this soil have a friable and moderately permeable profile suitable for production of shallow- and deep-rooted crops. Surface runoff is slow and internal drainage is medium. Well-disseminated lime is present throughout the profile. A few saline areas have developed because of local inadequate drainage and excessive use of irrigation water. The tilth is good in spite of the generally low organic-matter content.

No severe soil limitations exist for this soil type.

Original  
file name

April 14, 1993

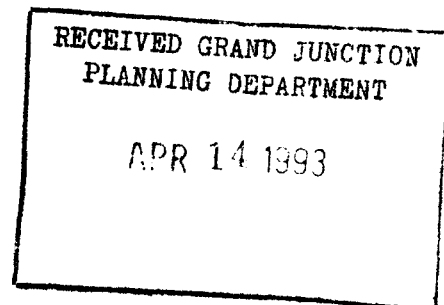
Community Development Department  
250 North 5th Street  
Grand Junction, CO 81501

Attention: Chris

Please note on the enclosed application for a minor subdivision, the name change from Elwyn Minor Subdivision to Elwyn Grand Junction Industrial Park Minor Subdivision.

Sincerely,

  
Steve McCallum



# REVIEW COMMENTS

Page 1 of 3

FILE NO. #46-93

TITLE HEADING: Elwyn Minor Subdivision

LOCATION: 727 23 Road

PETITIONER: Wayne G. Elwyn

PETITIONER'S ADDRESS/TELEPHONE: 17801 Falkirk Lane  
Huntington Beach, CA 92649  
243-4642 (Steve McCallum)

PETITIONER'S REPRESENTATIVE: Wayne H. Lizer

STAFF REPRESENTATIVE: David Thornton

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., APRIL 27, 1993.**

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**U.S. WEST** **4/7/93**  
**Leon Peach** **244-4964**

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No comments at this time.

**GRAND JUNCTION FIRE DEPARTMENT** **4/12/93**  
**George Bennett** **244-1400**

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Before any construction can be started a fire flow survey must be completed to determine the required flows. Fire hydrants are required. Placement is dependent upon the type of building(s) being constructed on the property.

**PUBLIC SERVICE COMPANY** **4/9/93**  
**Dale Clawson** **244-2695**

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Electric: This is GVRPL service area.  
Gas: No objections

**UTE WATER** **4/13/93**  
**Gary R. Mathews** **242-7491**

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No objections. Ten (10) inch main line in 23 Road, adequate for fire protection.

Policies and fees in effect at the time of application will apply.

**GRAND JUNCTION POLICE DEPARTMENT** **4/13/93**  
**244-3587**

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No comments.



**CITY DEVELOPMENT ENGINEER**  
**Gerald Williams**

**4/15/93**  
**244-1591**

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Once applications are received (complete), 1 working day is allowed for processing and distribution, and 10 working days for City review and preparation of comments. Complete applications received by April 1st should be sent out by April 16th. However, full information was not received until April 5, 1993; therefore, we are allowed until April 20, 1993 to submit review comments. Unfortunately, due to current work loads, the full allowed time may be required for review, and comments are not available by April 16th, and are forthcoming. Petitioner response to review comments must be returned by April 27, 1993. Regrettably, late submittal will likely result in reduced time allowed for developer response.

**CITY UTILITIES ENGINEER**  
**Bill Cheney**

**4/12/93**  
**244-1590**

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**WATER**

1. Ute Water
2. Check with Fire Department to insure one hydrant as shown provides adequate coverage.

**SEWER**

1. Sewer is available in both "G" Road and 23 Road which is not accurately depicted on the "Utility Composite".
2. Show location of connection to existing sewer.

**GRAND JUNCTION DRAINAGE DISTRICT**  
**John J. Ballagh**

**4/15/93**  
**242-4343**

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The large open drainage ditch along the northwesterly edge of the subdivision is known and should be identified on the plat as APPLETON DRAIN. See the plat of Arrowest, on the westerly side of the drain for the preferred dedication. The Drainage District would like to have 40 (forty) feet of right-of-way dedicated for the open drain and the necessary maintenance road. That is an average from measurements taken from existing lot pins in Arrowest Subdivision. Further, utilities should not be in the right-of-way just mentioned. Above ground pedestals and poles inhibit use of the maintenance road by the equipment necessary for proper maintenance of the open drain. Again, see the plat of Arrowest for desired, adjacent, parallel utility easement.

The large open drain parallel to G Road is known as the CANNING FACTORY DRAIN and should be so noted on the plat. Similarly, the maintenance road should not be used as a general utility easement where any above ground improvements are placed. Trackhoes/hydraulic excavators are used to clean the ditch. Their tracks and counterbalance swing require 19.5 feet of clear area. The Drainage District would like to have an additional 5' of easement, for a total of 20', along G Road.

The site is in the lower third of the drainage basin of the APPLETON DRAIN. The downstream pipes are sized to pass surface runoff flows from this tract without detention on this site. Over the surface flows directly across the ditch bank roads cannot be allowed due to erosion. All discharge points from the surface of the site in either drain must be through some pipe with or without an area inlet.

Drainage Ditch easements should be dedicated to the Grand Junction Drainage District not the City of Grand Junction!

**MESA COUNTY PLANNING**  
**Matt Osborn**

**4/16/93**  
**244-1724**

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The proposed use appears compatible with surrounding land use. Emphasis should be placed on a good site design for the development of the parcel. The project narrative doesn't provide much information about the operation. Therefore, more information is needed in order to determine potential on-site and off-site impacts. Apparently, a site plan that will address these issues is forthcoming.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**David Thornton**

**4/20/93**  
**244-1447**

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1. It is our understanding that the petitioner is requesting a deferment of road improvements along 23 Road and G Road until the issuance of building permits for either lot. We need a letter stating this request. Any deferment, if granted, must be approved by City Council.
2. A site plan approval process will be required for any building permits issued on either lot. At that time all landscaping, site design, parking, signage, setbacks and other bulk requirements and zoning and development code requirements will be reviewed for conformance.
3. Open Space fees are not required since this plat is not increasing the number of lots. Therefore, an appraisal of the fair market value of the raw land is not required.

STAFF REVIEW

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FILE: 46-93

DATE: April 30, 1993

STAFF: David Thornton

REQUEST: Final Plan/Plat approval for on 23.27 acres to be know as Elwyn Grand Junction Industrial Park Minor Subdivision.

LOCATION: 727 23 Road. General area is at the NW corner of 23 Road and G Road.

APPLICANTS: Wayne G. Elwyn  
Representative: Wayne Lizer

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EXISTING LAND USE: On lot 1A there is an existing 2-story office building. Lot 2A is vacant.

PROPOSED LAND USE: Construct a 20,000 sq ft building to house a carburetor kit manufacturing plant on Lot 1A. There is no construction planned for lot 2A at this time.

SURROUNDING LAND USE:

NORTH -- Agricultural

EAST -- Interstate Commercial Park, Grand Park Plaza, & Grand Jct Drainage office

SOUTH -- Vacant commercial subdivision

WEST -- Arrowest Commercial Subdivision

EXISTING ZONING: I-1

PROPOSED ZONING: No Change

SURROUNDING ZONING:

NORTH -- I-1

EAST -- I-1

SOUTH -- I-1

WEST -- I-1

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RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:

The uses allowed in this area comply with the recommendations of the North West Plan adopted by Planning Commission.

#### STAFF ANALYSIS:

This request is not increasing the number of lots, but is only reconfiguring two existing lots through a final plat. Lot 1A which has an existing 2-story office building on it is being increased in size to accommodate an additional 20,000 sq ft building. Construction of this building will not occur until a complete site plan review application has been submitted and approved by staff.

The petitioner is requesting that road improvements for the 23 Road and G Road frontages be deferred for lot 2A until development takes place on that lot. An improvements guarantee or construction of road improvements for 1/2 of a commercial street section is required for the 23 Road frontage along lot 1A prior to recording the plat. The deferment request, upon recommendation by Planning Commission, will go on to City Council for final decision. If road improvements are not deferred for lot 2A by City Council, then the petitioner will also be responsible for those improvements by an improvements guarantee or actual construction of the improvements prior to recording the plat.

The main issues brought up by the review agencies dealt with language on the plat and will be corrected prior to recording the plat.

Staff recommends approval subject to review agency comments except Community Development Department's comment that road improvements be deferred until "development" occurs for lot 1A. Road improvements shall be required along the 23 Road frontage of lot 1A prior to recording the plat. Staff recommends deferment of the road improvements of lot 2A until "development" occurs on lot 2A.

#### STAFF RECOMMENDATIONS:

##### 1st Motion:

Staff recommends approval of the final plat with the condition that all technical issues regarding the plat be adequately resolved prior to recording.

##### 2nd Motion:

Staff recommends approval of a variance allowing a deferment of payment or construction of road improvements for G Road and 23 Road frontages for lot 2A until such time that "development" occurs on lot 2A. Notation on the plat of such deferment shall be required.

REVIEW COMMENTS #46-93 - Elwyn Grand Junction Industrial Park Minor Subdivision  
Revised 5/19/93

Dave Thornton, Planner  
Community Development Department - (244-1447)

1. Our current understanding is that the petitioner is requesting a deferment of road improvements along 23 Road and G Road for lot 2A until development occurs on lot 2A and that improvements for 23 Road adjacent to lot 1A will be required prior to recording the final plat. If this has now change, we need a letter stating any new request. Any deferment or waiver, if granted, must be approved by City Council.

2. A site plan approval process will be required for any building permits issued on either lot. At that time all landscaping, site design, parking, signage, setbacks and other bulk requirements and zoning and development code requirements will be reviewed for conformance.

3. Open Space fees are not required since this plat is not increasing the number of lots. Therefore, an appraisal of the fair market value of the raw land is not required.

W.H. LIZER & ASSOCIATES  
*Engineering Consulting and Land Surveying*  
576 25 Road, Unit #8  
Grand Junction, Colorado 81505  
241-1129

April 30, 1993

David Thornton, Planner  
City of Grand Junction Planning Department  
250 N. 5th Street  
Grand Junction, Colorado 81501

RE: Elwyn G J Industrial Park (Formerly Named Elwyn Minor Subdivision).  
Review Comments

Dear Mr. Thornton,

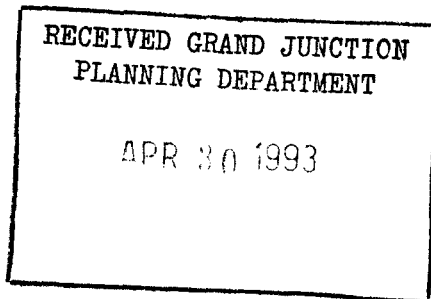
The following changes or additions will be made on Elwin G J Industrial Park, as follows:

1. City Utilities Engineer. The correct As-Builts for the Sewer Line along G Road have been obtained by this office and the Sewer line and connections will be submitted early next week.
2. Grand Junction Drainage District. The correct names for the Appleton Drain and the Canning Factory Drain will be added to the Final Plat as well as the Easement widths requested. In addition, provisions will be designed for in order not to have drainage cross maintenance roads as sheet flow but rather as catch basins with piping under the roads. Easements will be dedicated to the Drainage District.
3. Community Development Department. I will make sure Steve McCallum is aware of the letters and requirements for City Council if he is not aware of the requirements already, and advise him to get this to you prior to the Planning Commission Meeting, regarding the Street Improvements along G Road and 23 Road.

Sincerely yours,

*Wayne H. Lizer*

Wayne H. Lizer P.E., P.L.S.



ELWYN GRAND JUNCTION INDUSTRIAL PARK MINOR SUBDIVISION  
Northwest corner of 23 Road and G Road

**ROAD IMPROVEMENT COSTS (at \$50.00 per linear ft.)**

---

23 Road

Lot 1A = \$31,508.50      (630.17' X \$50.00)

Lot 2A = \$46,220.50      (924.41' X \$50.00)

G Road

Lot 2A = \$62,282.00      (1245.64' X \$50.00)

Totals

Lot 1A = \$ 31,508.50

Lot 2A = \$108,502.50

---

\$140,011.00

---

Costs of Road improvements per acre of development:

**Lot 1A = 4.65 Acres = \$31,508.50 / 4.65 = \$6,776.02 per acre**

**Lot 2A = 18.617 Acres = \$108,502.50 / 18.617 = \$5,828.14 per acre**

**Lots 1A & 2A = 23.267 Acres -- \$140,011.00 / 23.267 = \$6,017.58 per acre**

---



Walker Products Inc. 3600 S. San Pedro St., Los Angeles, CA 90011 (213) 232-3359 FAX (213) 232-3332

May 3, 1993

Community Development Dept.

Grand Junction, CO 81501

Attention: Dave Thornton

We respectfully request our application for the Elwyn GJ Industrial Park Subdivision be tabled until the June Planning Commission meeting.

We sincerely hope this has not created undue inconvenience for the Commission or staff members.

Respectfully yours,

A handwritten signature in cursive script that reads "Hollis V. Becker Jr." The signature is written in dark ink and is positioned above the printed name.

HOLLIS V. BECKER, JR.  
Representative



RE: WALKER PRODUCTS

STEVE McCallum

243-4642

May 18, 1993

Mr. Larry Timm  
Community Development Director  
City of Grand Junction  
250 North 5th Street  
Grand Junction, CO 81501

Dear Mr. Timm:

We have had several meetings with the Mesa County Economic Development Council regarding our proposed relocation to Grand Junction. During the course of these meetings, we have found Mr. Ron Kraft and Mr. Bernie Busher to be most helpful. However, one item remains to be addressed prior to construction of our new facility.

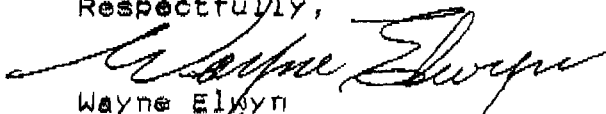
The Impact (half street improvement) Fees applicable to the frontage on the property, recently purchased for construction, would appear unrealistic as the Fee would be almost three times the purchase price of the property.

If it meets with your approval, we submit for consideration the following items to be adopted.

1) A fifty percent adjustment in the Impact Fee due to the extraordinary amount of frontage and the limited amount of land that is possible to develop, the triangular shape of the parcels, drainage right of ways requested, and applicable building set backs.

2) Deferred Impact Fee payment on Lot 2A until such time as requested by issuance of a Building Permit.

Respectfully,

  
Wayne Elwyn  
Elwyn G J Industrial Park

May 26, 1993

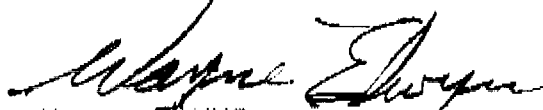
Mr. Larry Timm  
Community Development Director  
City of Grand Junction  
Grand Junction, CO 81501

Dear Mr. Timm:

After further conversation with Dave Thorton, it appears as though Community Planning wishes to anticipate future traffic on G Road and it was indicated to us Community Planning wishes to provide access free borders along G Road.

Therefore, we would propose no further access to our property bordering G Road. In exchange for the right-of-way, Community Planning would waive all impact fees with regard to the G Road frontage and grant a fifty percent reduction in Impact Fees for the frontage bordering 23 road along with the previously requested deferment on "Lot 2A".

Respectfully,



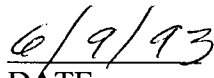
Wayne Elwyn  
Elwyn G J Industrial Park

cc: Ron Kraft  
Mesa County Economic Development Council

Steve McCallum  
TPI

CITY OF GRAND JUNCTION DEVELOPMENT FILE 46-93, ELWYN MINOR  
SUBDIVISION, LOCATED AT 727 23 ROAD IN THE CITY OF GRAND JUNCTION HAS  
BEEN REVIEWED AND APPROVED BY THE UTILITY COORDINATING COMMITTEE.

  
\_\_\_\_\_  
CHAIRMAN

  
\_\_\_\_\_  
DATE



*To: Larry T.  
From: Dan Wilson  
1/25/94  
g*

**YOUNGE & HOCKENSMITH**  
PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

200 GRAND AVENUE, SUITE 500

P. O. BOX 1768

GRAND JUNCTION, COLORADO 81502-1768

303-242-2645 FAX 303-241-5719

OF COUNSEL  
THOMAS K. YOUNGE  
FRANK M. HOCKENSMITH

DAN G. GRIFFIN  
KIRK RIDER  
JAMES S. CASEBOLT  
RONALD W. GIBBS  
CATHY P. HOLLINGSWORTH  
EARL G. RHODES  
YEULIN V. WILLETT

BRENT A. CARLSON  
CATHERINE E. POPE  
DOUGLAS E. BRIGGS  
PHILLIP A. CHAMBERS

January 17, 1994

**VIA - HAND DELIVERED**

Dan Wilson,  
City Attorney  
250 North Fifth Street  
Grand Junction, CO 81501

**RE: Walker Products, Inc.**

Dear Dan:

When we last had spoken on this matter, I was awaiting revisions to the final subdivision plat requested by the City surveyor as the last impediment to completing the Elwyn Subdivision. At that time, Mr. Elwyn had executed the agreement with the City concerning the road improvements in the form you and I had agreed upon. Enclosed with this letter is the original final subdivision plat and a duplicate copy signed by Mr. and Mrs. Elwyn, for signature by the involved agencies and approval by the council, along with two copies of the road and improvements agreement. I ask that you obtain the necessary City signatures to the agreements, return one to me and release the subdivision plat for signature by the respective agencies. Mr. Elwyn hopes to proceed with construction in a few weeks after the final subdivision plat has been recorded. Please let me know if there is any further action on our part to be done to complete the process. Thanks again for your help.

Very Truly Yours,

YOUNGE & HOCKENSMITH  
A Professional Corporation

By *KR*  
Kirk Rider

KR/dac  
Enc.

xc: Mr. and Mrs. Elwyn (w/out enc.)

## AGREEMENT

This Agreement, made between THE CITY OF GRAND JUNCTION, COLORADO ("City") and WAYNE ELWYN and WALKER PRODUCTS, INC., a California corporation, (collectively "Elwyn") this \_\_\_\_ day of October, 1993, WITNESSETH:

### RECITALS

A. Elwyn has applied to the City for approval of a subdivision of lands owned by Elwyn located north and west of the intersection of G and 23 Roads in the City. A plat drawing of the property ("Property") is attached hereto as Exhibit "A" and incorporated by this reference.

B. Elwyn desires to subdivide the Property into two lots, depicted as Lots 1A and 2A on Exhibit A.

C. Under the existing Ordinances of the City, the act of subdividing the Property requires that certain street improvements be paid for or constructed by the property owner. The specific requirement at issue is Section 5-4 of the Grand Junction Zoning and Development Code, which requires that Elwyn pay, at the time of the recording of the proposed subdivision plat, the cost of constructing half-street improvements to those portions of G and 23 Roads which abut the Property.

D. The Mesa County Economic Development Council and the Grand Junction Chamber of Commerce have informed the Grand Junction City Council ("Council") that, in the particular circumstances of the Property, and in light of the economic activity which Elwyn has brought and has agreed to bring to Grand Junction, the payment by Elwyn of the entire costs of the otherwise required street improvements is unreasonable. The Council is persuaded that the City's present street requirements, as applied in certain circumstances, and in light of the City staff's recommendation to modify or waive the one-half street improvement requirements in similar circumstances, may be appropriately waived or deferred.

E. The Council is also persuaded that (a) because the actual use of Lot 2A will occur some time after the subdivision (and therefore, the traffic impacts will not actually occur until such later time); (b) because the shape of the Property results in extensive street frontage; and (c) because a major drainage ditch adjoins the north edge of the existing G Road, it is reasonable that special provision be made with respect to required road improvements.

**NOW, THEREFORE**, in witness of the foregoing, and the mutual waivers and covenants set forth below, **THE PARTIES AGREE**:

1. The foregoing recitals, and the minutes of the public hearing on this subject at the City Council meeting held June 16, 1993, is incorporated into this Agreement and form the basis for the agreement of the parties.

2. Elwyn hereby waives and surrenders all rights of vehicular access to the Property from G Road. Access to Lot 2A shall be only from and to 23 Road. The statement set forth on Exhibit B to this Agreement shall be placed on the final official recorded plat of the Property.

3. The City hereby entirely waives its rights to apply or enforce the requirement imposed by Section 5-4 of the Grand Junction Zoning and Development Code that Elwyn pay for or construct half-street improvements to that portion of G Road abutting the Property. This waiver shall not, directly or indirectly, limit the City's rights to apply or enforce said ordinance with respect to other properties.

4. The City hereby defers the requirement imposed by Section 5-4 of the Grand Junction Zoning and Development Code that Elwyn pay for or construct half-street improvements to that portion of 23 Road abutting Lot 2A, until the earlier of the following events:

- (a) A building permit, zoning change, further subdivision or other development approval is requested for Lot 2A.
- (b) That portion of 23 Road which abuts the Property is improved. In the event that 23 Road is improved prior to the occurrence of an event described in (a), above, the then owner of the Property shall pay, within ninety days of written demand, to the City that amount of money which is equal to one-half of the costs of improving the abutting portion of 23 Road to a commercial street standard.

5. Elwyn will not be required to pay for or construct half-street improvements to that portion of 23 Road abutting Lot 1A until that portion of 23 Road is actually improved.

6. This Agreement will be recorded with the Mesa County Clerk and Recorder and the waivers and promises described herein shall run with the title to that portion of the Property.

7. All notices and other communications required or permitted to be given hereunder shall be in writing and shall be personally delivered with receipt taken therefore, or sent by certified mail, postage prepaid and return receipt requested, directed to the party intended at the address set forth below, or at such other addresses as may be designated by notice given to the other party in the manner set forth above, and shall be effective upon receipt:

TO COMPANY: Wayne Elwyn, President  
Walker Products, Inc.  
3600 South San Pedro Street  
Los Angeles, CA 90011

TO CITY: City Manager  
City of Grand Junction  
250 North Fifth Street  
Grand Junction, CO 81501-2668

8. All provisions of this Agreement shall apply to and bind the parties hereto, and their agents, successors and assigns, including successors in title.

9. This Agreement supersedes any and all prior agreements, written and oral, between the parties and constitutes the complete and entire agreement of the parties. This Agreement shall be modified by writing only, which writing must be executed by the parties hereto in order to be effective. This Agreement shall be governed under, and construed pursuant to, the laws of the State of Colorado.

10. The effective date of this Agreement shall be the date on which this Agreement is fully executed by Wayne Elwyn, Walker Products, Inc., and by the City.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed as of the day and year first written above.

ATTEST:

CITY OF GRAND JUNCTION

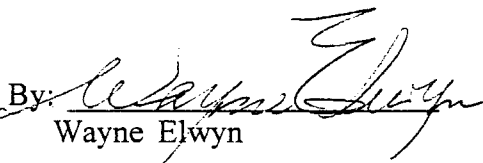
By: \_\_\_\_\_  
Stephanie Nye  
City Clerk

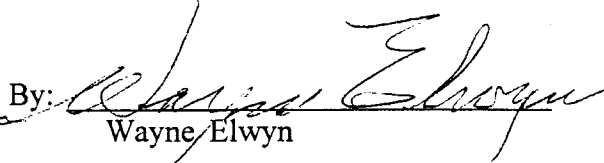
By: \_\_\_\_\_  
Mark K. Achen  
City Manager

Date: \_\_\_\_\_

WALKER PRODUCTS, INC.

WAYNE ELWYN

By:   
Wayne Elwyn

By:   
Wayne Elwyn

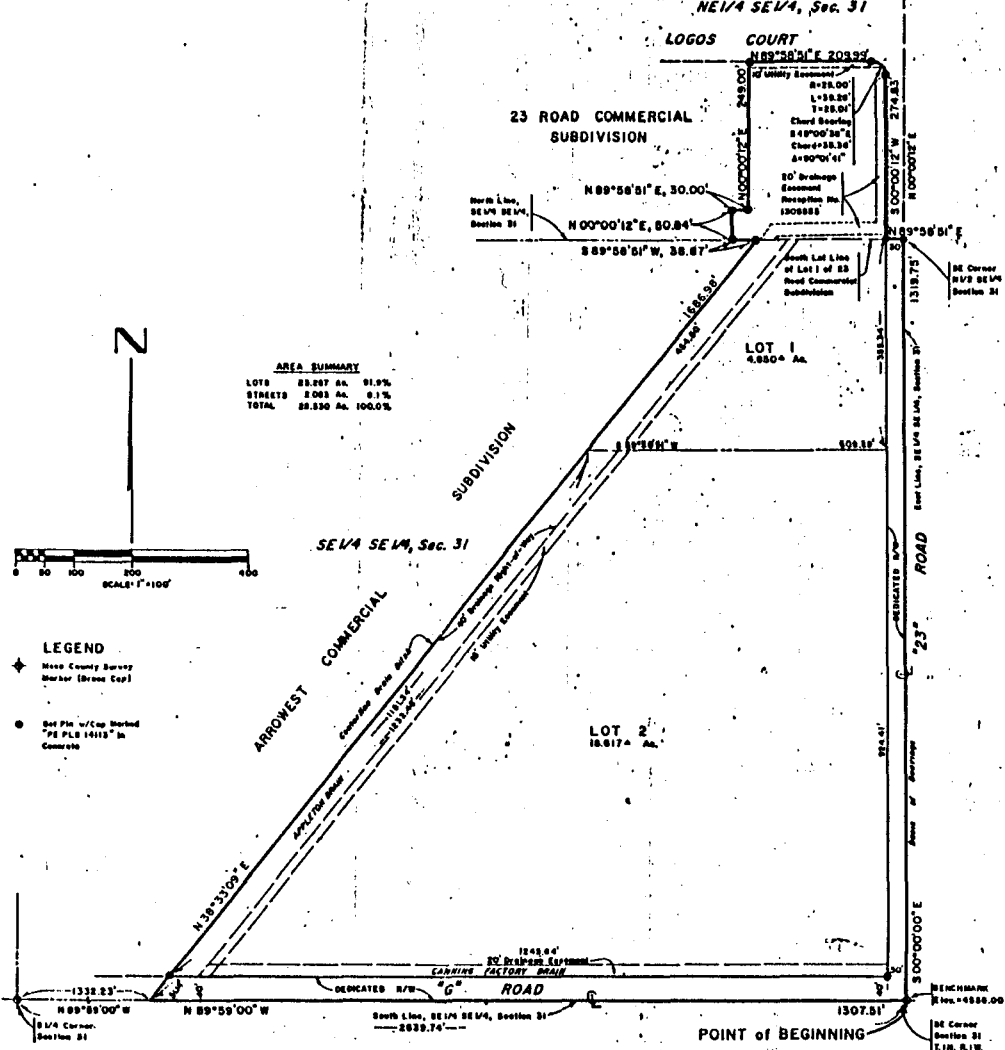
Date: October 31, 1993

Date: October 31, 1993



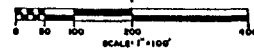
# ELWYN G J INDUSTRIAL PARK

A REPLAT OF PART OF LOT 1 OF 23 ROAD COMMERCIAL SUBDIVISION  
AND  
PART OF THE SE 1/4 SE 1/4 OF SECTION 31, T1S, R1W,  
UTE MERIDIAN



**AREA SUMMARY**

LOT 1	23,267 Ac.	91.9%
LOT 2	2,002 Ac.	8.1%
<b>TOTAL</b>	<b>25,269 Ac.</b>	<b>100.0%</b>



- LEGEND**
- Mass County Survey Marker (Stone Cap)
  - Set Pin w/ Cap Marked "PE PLS 10118" in Concrete

**CITATION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned are the owners of that real property being part of Lot 1 of 23 Road Commercial Subdivision in the NE 1/4 SE 1/4 of Section 31, T1S, R1W, U.M. and part of the SE 1/4 SE 1/4 of said Section 31, T1S, R1W, U.M., City of Grand Junction, Mesa County, Colorado, of which deeds of ownership are recorded in Book 1724 Page 835 and Book 1844 Page 1048,1049 of the Records of Mesa County, Colorado, and being more specifically described as follows:

Beginning at the Southeast Corner of Section 31, T1S, R1W of the 11th Meridian in Mesa County, Colorado; thence S89°59'00"W 1307.81 feet along the South line of the SE 1/4 SE 1/4 of said Section 31; thence leaving said line S20°12'00"E 1006.30 feet along the westerly line of a Grand Junction Drainage District ditch; thence leaving said ditch S25°16'11"W 70.81 feet along the South line of Lot 1 of 23 Road Commercial Subdivision; thence leaving said line S00°00'12"E 80.84 feet thence S89°58'51"E 30.00 feet; thence S00°00'12"E 205.00 feet to a point on the South line of Logos Court; thence along the South line of Logos Court N88°58'51"E 705.99 feet to a point of curvature; thence along the arc of a curve to the right having a radius of 89 feet, through a central angle of 90°02'41", whose chord bears S45°08'07"E 70.36 feet; thence 70.25 feet along the arc of said curve to a monument point on the West side of 23 Road; thence S00°00'12"W 274.83 feet along the West line of 23 Road; thence S89°58'51"E 30.00 feet along the North line of the SE 1/4 SE 1/4 of said Section 31; thence S00°00'12"E 1218.75 feet along the East line of the SE 1/4 SE 1/4 of said Section 31 to the point of beginning containing 29.336 acres, more or less.

That said owners have caused the real property to be laid out and surveyed as ELWYN G J INDUSTRIAL PARK, A REPLAT OF PART OF LOT 1 OF 23 ROAD COMMERCIAL SUBDIVISION AND PART OF THE SE 1/4 SE 1/4 OF SECTION 31, T1S, R1W, U.M., a subdivision of part of the City of Grand Junction, Mesa County, Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the City of Grand Junction on behalf of the public forever and hereby dedicate and grant these portions of said real property which are located on utility and irrigation easements to the City of Grand Junction on behalf of the public utility companies as perpetual easements for the installation and maintenance of utility and irrigation facilities including but not limited to transmission lines, electric lines, gas lines, and telephone lines. The easements located as drainage easement or drainage right of way are dedicated to the Grand Junction Drainage District. The utility companies having the right to install, maintain and repair, with perpetual right of ingress and egress for installation, maintenance, and replacement of such lines or drainage facilities. Said easements shall be utilized in a reasonable and prudent manner.

That all expenses for the installation of utilities or ditches referred to above, for grading and landscaping, and for street improvements, shall be financed by the seller or purchaser, not the City of Grand Junction.

IN WITNESS WHEREOF, said owners have caused their names to be hereto subscribed this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19\_\_\_\_.

E. Wayne Elyon \_\_\_\_\_  
Mona M. Elyon \_\_\_\_\_

STATE OF COLORADO  
COUNTY OF MESA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19\_\_\_\_ by  
E. Wayne Elyon and Mona M. Elyon.

My commission expires \_\_\_\_\_  
Witness my hand and official seal. \_\_\_\_\_ Notary Public

**CITY APPROVAL**

This plat of ELWYN G J INDUSTRIAL PARK, A REPLAT OF PART OF LOT 1 OF 23 ROAD COMMERCIAL SUBDIVISION AND PART OF THE SE 1/4 SE 1/4 OF SECTION 31, T1S, R1W, U.M., a part of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19\_\_\_\_.

\_\_\_\_\_  
City Manager \_\_\_\_\_ President of Council

\_\_\_\_\_  
City Planning Director \_\_\_\_\_ Chairman, Grand Junction Planning Commission

\_\_\_\_\_  
Grand Junction City Engineer

**SEAL AND RECORDER'S CERTIFICATE**

STATE OF COLORADO  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ P.M. this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19\_\_\_\_, and is duly recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, Reception No. \_\_\_\_\_.

\_\_\_\_\_  
Clark and Recorder \_\_\_\_\_ Deputy

**SURVEYOR'S CERTIFICATE**

I, Wayne E. Elyon, a Registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat was prepared from notes taken in the field by me during October, 1981, and from deeds and plats of record and that this plat of ELWYN G J INDUSTRIAL PARK, A REPLAT OF PART OF LOT 1 OF 23 ROAD COMMERCIAL SUBDIVISION AND PART OF THE SE 1/4 SE 1/4 OF SECTION 31, T1S, R1W, U.M. accurately represents said survey and this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Wayne E. Elyon  
Registered Professional Land Surveyor  
P.L.S. No. 10113



**ELWYN G J INDUSTRIAL PARK**  
A REPLAT OF PART OF LOT 1 OF 23 ROAD COMMERCIAL SUBDIVISION  
AND  
PART OF THE SE 1/4 SE 1/4 OF SECTION 31, T1S, R1W,  
UTE MERIDIAN

**W.H. LIZER & ASSOCIATES**  
ENGINEERING & SURVEYING  
576 25 ROAD - UNIT 8 241-1129  
GRAND JUNCTION, COLORADO 81505

EXHIBIT "A"

EXHIBIT B

All rights of vehicular access to and from Lot 2A via G Road have been and are waived and surrendered pursuant to that instrument recorded at Pages \_\_\_\_ through \_\_\_\_ of Book \_\_\_\_ of the records of the Mesa County Clerk and Recorder.

## AGREEMENT

1672281 08:41 AM 02/25/94  
MONIKA TODD CLK&REG MESA COUNTY CO

This Agreement, made between THE CITY OF GRAND JUNCTION, COLORADO ("City") and WAYNE ELWYN and WALKER PRODUCTS, INC., a California corporation, (collectively "Elwyn") this 31st day of October, 1993, WITNESSETH:

## RECITALS

A. Elwyn has applied to the City for approval of a subdivision of lands owned by Elwyn located north and west of the intersection of G and 23 Roads in the City. A plat drawing of the property ("Property") is attached hereto as Exhibit "A" and incorporated by this reference.

B. Elwyn desires to subdivide the Property into two lots, depicted as Lots 1 and 2 on Exhibit A.

C. Under the existing Ordinances of the City, the act of subdividing the Property requires that certain street improvements be paid for or constructed by the property owner. The specific requirement at issue is Section 5-4 of the Grand Junction Zoning and Development Code, which requires that Elwyn pay, at the time of the recording of the proposed subdivision plat, the cost of constructing half-street improvements to those portions of G and 23 Roads which abut the Property.

D. The Mesa County Economic Development Council and the Grand Junction Chamber of Commerce have informed the Grand Junction City Council ("Council") that, in the particular circumstances of the Property, and in light of the economic activity which Elwyn has brought and has agreed to bring to Grand Junction, the payment by Elwyn of the entire costs of the otherwise required street improvements is unreasonable. The Council is persuaded that the City's present street requirements, as applied in certain circumstances, and in light of the City staff's recommendation to modify or waive the one-half street improvement requirements in similar circumstances, may be appropriately waived or deferred.

E. The Council is also persuaded that (a) because the actual use of Lot 2 will occur some time after the subdivision (and therefore, the traffic impacts will not actually occur until such later time); (b) because the shape of the Property results in extensive street frontage; and (c) because a major drainage ditch adjoins the north edge of the existing G Road, it is reasonable that special provision be made with respect to required road improvements.

**NOW, THEREFORE**, in witness of the foregoing, and the mutual waivers and covenants set forth below, **THE PARTIES AGREE**:

1. The foregoing recitals, and the minutes of the public hearing on this subject at the City Council meeting held June 16, 1993, is incorporated into this Agreement and form the basis for the agreement of the parties.

2. Elwyn hereby waives and surrenders all rights of vehicular access to the Property from G Road. Access to Lot 2 shall be only from and to 23 Road. The statement set forth on Exhibit B to this Agreement shall be placed on the final official recorded plat of the Property.

3. The City hereby entirely waives its rights to apply or enforce the requirement imposed by Section 5-4 of the Grand Junction Zoning and Development Code that Elwyn pay for or construct half-street improvements to that portion of G Road abutting the Property. This waiver shall not, directly or indirectly, limit the City's rights to apply or enforce said ordinance with respect to other properties.

4. The City hereby defers the requirement imposed by Section 5-4 of the Grand Junction Zoning and Development Code that Elwyn pay for or construct half-street improvements to that portion of 23 Road abutting Lot 2, until the earlier of the following events:

- (a) A building permit, zoning change, further subdivision or other development approval is requested for Lot 2.
- (b) That portion of 23 Road which abuts the Property is improved. In the event that 23 Road is improved prior to the occurrence of an event described in (a), above, the then owner of the Property shall pay, within ninety days of written demand, to the City that amount of money which is equal to one-half of the costs of improving the abutting portion of 23 Road to a commercial street standard.

5. Elwyn will not be required to pay for or construct half-street improvements to that portion of 23 Road abutting Lot 1 until that portion of 23 Road is actually improved.

6. This Agreement will be recorded with the Mesa County Clerk and Recorder and the waivers and promises described herein shall run with the title to that portion of the Property.

7. All notices and other communications required or permitted to be given hereunder shall be in writing and shall be personally delivered with receipt taken therefore, or sent by certified mail, postage prepaid and return receipt requested, directed to the party intended at the address set forth below, or at such other addresses as may be designated by notice given to the other party in the manner set forth above, and shall be effective upon receipt:

TO COMPANY: Wayne Elwyn, President  
Walker Products, Inc.  
3600 South San Pedro Street  
Los Angeles, CA 90011

TO CITY: City Manager  
City of Grand Junction  
250 North Fifth Street  
Grand Junction, CO 81501-2668

8. All provisions of this Agreement shall apply to and bind the parties hereto, and their agents, successors and assigns, including successors in title.

9. This Agreement supersedes any and all prior agreements, written and oral, between the parties and constitutes the complete and entire agreement of the parties. This Agreement shall be modified by writing only, which writing must be executed by the parties hereto in order to be effective. This Agreement shall be governed under, and construed pursuant to, the laws of the State of Colorado.

10. The effective date of this Agreement shall be the date on which this Agreement is fully executed by Wayne Elwyn, Walker Products, Inc., and by the City.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed as of the day and year first written above.



By: Stephanie Nye  
Stephanie Nye  
City Clerk

CITY OF GRAND JUNCTION

By: Mark K. Achen  
Mark K. Achen  
City Manager

Date: 2-11-92

WALKER PRODUCTS, INC.

WAYNE ELWYN

By: Wayne Elwyn  
Wayne Elwyn

By: Wayne Elwyn  
Wayne Elwyn

Date: October 31, 1993

Date: October 31, 1993

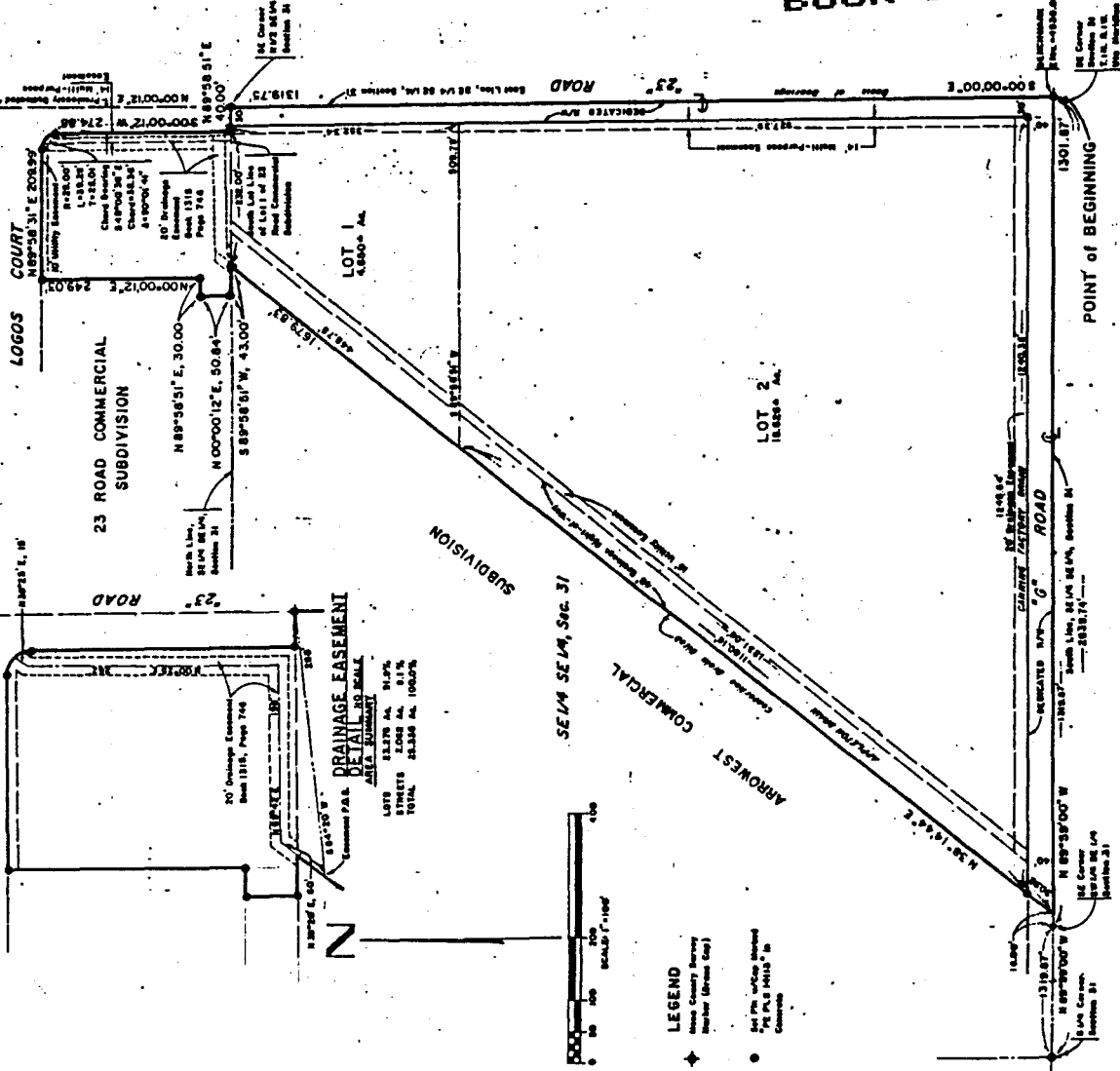
# ELWYN G J INDUSTRIAL PARK

A REPLAT OF PART OF LOT 1 OF 23 ROAD COMMERCIAL SUBDIVISION

AND  
PART OF THE SE 1/4 SE 1/4 OF SECTION 31, T1N-R1W,  
UTE MERIDIAN

LOGOS COURT

NE 1/4 SE 1/4, SEC. 31



BOOK 2050 PAGE 27

All rights of vehicular access to and from Lot 2 via G Road have been and are waived and surrendered pursuant to that instrument recorded at Pages 624 through 628 of Book 2050 of the records of the Mesa County Clerk and Recorder.

BEFORE ME, the undersigned authority, on this 14th day of January, 1976, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1977.

STATE OF COLORADO  
COUNTY OF MESA  
Notary Public  
W. H. Lizer, B. Associates  
11.17.76

STATE OF COLORADO  
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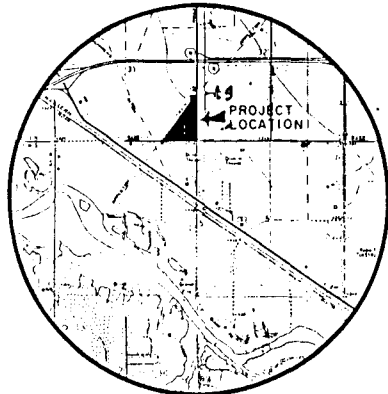


Exhibit "A"

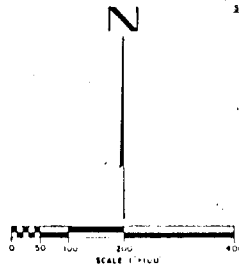
RECORDER NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION

EXHIBIT B

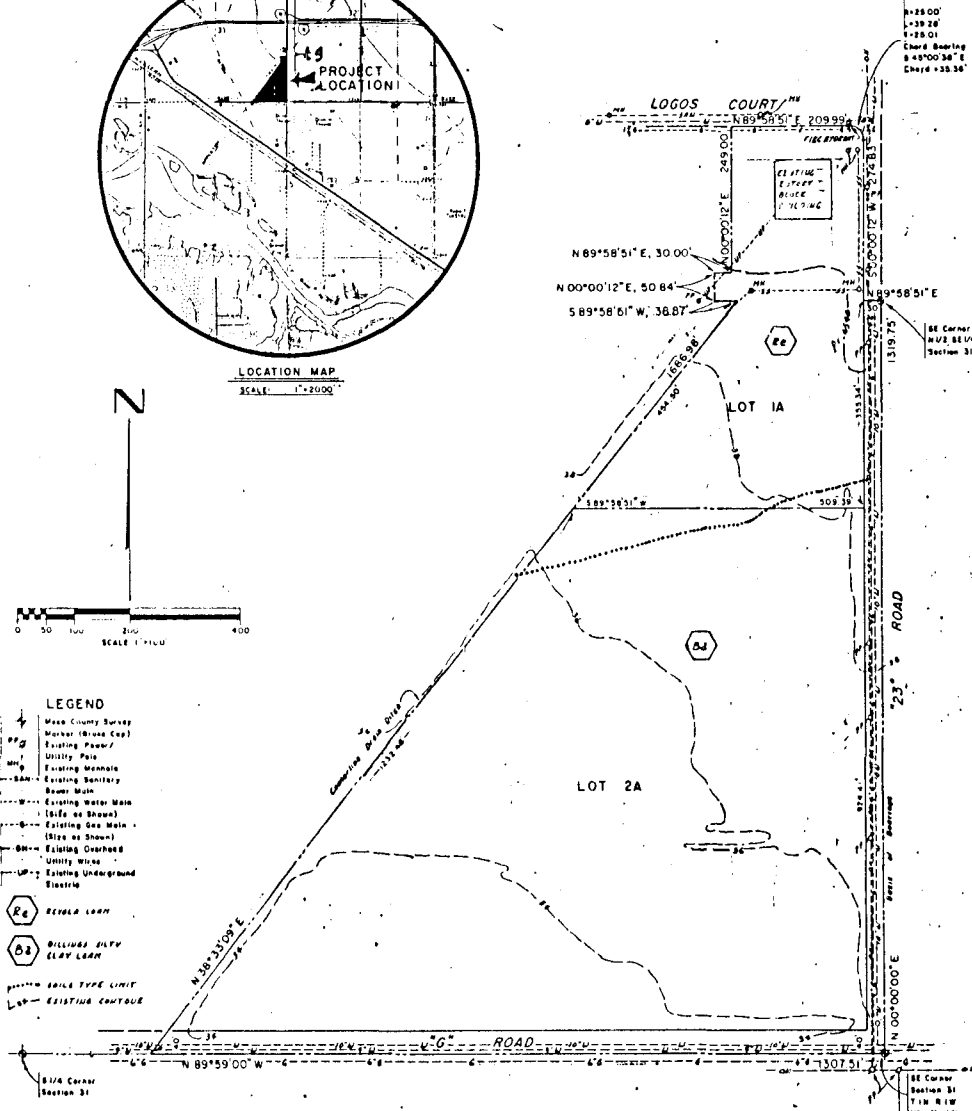
All rights of vehicular access to and from Lot 2 via G Road have been and are waived and surrendered pursuant to that instrument recorded at Pages 624 through 628 of Book 2050 of the records of the Mesa County Clerk and Recorder.



LOCATION MAP  
SCALE: 1"=2000'



- LEGEND**
- Main County Survey Marker (Blue Cap)
  - Existing Power
  - Utility Pole
  - Existing Sewer
  - Existing Sanitary Sewer Main
  - Existing Water Main (Size as Shown)
  - Existing Gas Main (Size as Shown)
  - Existing Overhead Utility Wire
  - Existing Underground Electric
  - REOLA LOAN
  - WILLIAMS BLDG ELEV LOAN
  - SOIL TYPE LIMIT
  - EXISTING CONTOUR



0-25.00'  
1-39.24'  
2-25.01'  
Closed Bearing  
S = 4°00'30\"/>

SE Corner  
N 1/2 Sec 31  
Section 31

SE Corner  
Section 31  
T 14 N R 1 W  
1/4th Meridian

UTILITY AND DRAINAGE COMPOSITE  
FOR  
ELWYN MINOR SUBDIVISION

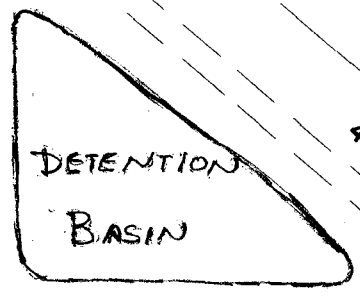
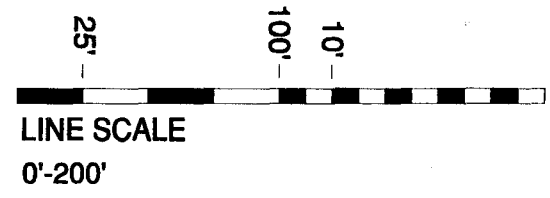
W.H. LIZER & ASSOCIATES  
ENGINEERING & SURVEYING  
876 25 ROAD - UNIT - B 241-1129  
GRAND JUNCTION, COLORADO 81505

#46  
93



M. DEANER

# LOT 1 ELWYN GRAND JUNCTION INDUSTRIAL PARK



448.75'  
40' DITCH R.O.W.

509.72'

76'

FUTURE  
100'X100'  
ADDITION

FUTURE  
100'X100'  
ADDITION

NEW  
100'X100'  
BUILDING

47'-7.20"

50.84'

42'

30'

249.3'

TYPICAL PARKING  
SPACE 9'X12'

EXISTING  
BUILDING

EXISTING  
BUILDING

20' DRAINAGE EASEMENT

53'-10.11"

232'

209.99'

LOGOS COURT

14' UTILITY  
EASEMENT

27'

352.34'

20'-8.49'

274.83'

23 ROAD