



SUB NO. SB-70-93

FRED A. WEBER  
MESA COUNTY SURVEYOR  
544 WHITE AVE  
GRAND JUNCTION, COLO. 81501

RESIDENCE  
(303) 434-7772

OFFICE  
COUNTY COURT HOUSE  
(303) 244-1821

To: Monika Todd, Mesa County Clerk & Recorder.

This is to certify that the SUBDIVISION PLAT described below

AMENDED SJ SUBDIVISION  
REPLAT OF LOT 3 OF WINTERS AVENUE INDUSTRIAL PARK

has been reviewed under my direction as Mesa County Surveyor and that to the best of my knowledge it conforms with the necessary requirements pursuant to the Colorado Revised Statute 1973 38-51-102 for the recording of Land Survey Plats in the records of the County Clerk Office.

This approval does not certify as to the accuracy of Surveys, Drafting, Calculations, nor to the possibility of omissions of easements and other Rights of Way or Legal Ownerships.

Dated this 21ST day of DECEMBER 1991.

Signed: Fred A. Weber By: Bernard J. Rochevar  
Fred A. Weber, Mesa County Surveyor. MESA COUNTY LAND RECORDS DIVISION

**NOTE**

The recording of this plat is subject to all Approved Signatures & Dates.  
F.W.

RECORDED IN MESA COUNTY RECORDS

DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_

BOOK: 141 PAGE 312

RECEPTION NO: \_\_\_\_\_

Drawer AA162

1704527 10:48 AM 12/22/94  
MONIKA TODD CLK&REC MESA COUNTY CO

# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

Location: 1003 Wentus

Project Name: Spaldeman Building

ITEMS		DISTRIBUTION <i>Storage</i>																TOTAL REQD.					
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City Downtown Dev. Auth.	County Planning	County Bldg. Dept.	Irrigation District	Drainage District	Water District	Sewer District	I.S. West	Public Service		GVFP	CDOT	Corps of Engineers	Walker Field	
● Application Fee <i>\$195.00</i>	VII-1	1																					
● Submittal Checklist*	VII-3	1																					
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Planning Clearance*	VII-3	1																					
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1		1																			
○ Appraisal of Raw Land	VII-1	1		1	1																		
○ Deeds	VII-1	1		1																			
○ Easements	VII-2	1	1	1	1																		
○ Avigation Easement	VII-1	1		1																			
○ ROW	VII-3	1	1	1	1																		
○ Improvements Agreement/Guarantee	VII-2	1	1	1																			
○ CDOT Access Permit	VII-3	1	1																				
○ Industrial Pretreatment Sign-off	VII-4	1	1	1																			
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Elevation Drawing	IX-13	1	1																				
● Site Plan	IX-29	2	2	1	1																		
○ 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Grading and Drainage Plan	IX-16	1	2																				
○ Storm Drainage Plan and Profile	IX-30	1	2																				
○ Water and Sewer Plan and Profile	IX-34	1	2	1																			
○ Roadway Plan and Profile	IX-28	1	2																				
○ Road Cross-Sections	IX-27	1	2																				
○ Detail Sheet	IX-12	1	2																				
● Landscape Plan	IX-20	2	1	1																			
● Geotechnical Report	X-3	1	1																				
● Final Drainage Report	X-5.6	1	2																				
○ Stormwater Management Plan	X-14	1	2																				
○ Phase I and II Environmental Report	X-10,11	1	1																				
○ Traffic Impact Study	X-15	1	2																				

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.  
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.  
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

I-2

Date: 8/25/93
Conference Attendance: Kathy P., Bob Turner, Gerald Williams
Proposal: Sparkman Building - Stage Building
Location: 1003 Wentz

Tax Parcel Number: 2945-231-18-005
Review Fee: \$195.00
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation? NO
Parks and Open Space fees required? NO Estimated Amount:
Recording fees required? NO Estimated Amount:
Half street improvement fees required? Estimated Amount:
Revocable Permit required? NO
State Highway Access Permit required? NO

Applicable Plans, Policies and Guidelines
Located in identified floodplain? FIRM panel # NO - 080117-0009-E
Located in other geohazard area?
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required?

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

- Access/Parking, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

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

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

X Signature(s) of Petitioner(s) X Signature(s) of Representative(s)

# SUBMITTAL CHECKLIST

Receipt # 537  
8-13-93  
DWT

## RESUBDIVISION

Location: 1003 Winters Avenue

Project Name: Winters Industrial Park

ITEMS		DISTRIBUTION																TOTAL REQ'D.																	
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	City Police	County Planning	County Bldg. Dept.	County Surveyor	Walker Field	School Dist. #51	Irrigation District		Drainage District	Water District	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Persigo WWTF						
● Application Fee \$100 <sup>00</sup>	VII-1	1																																	
● Submittal Checklist*	VII-3	1																																	
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
● Evidence of Title	VII-2	1			1			1																											
● Appraisal of Raw Land	VII-1	1			1	1																													
● Names and Addresses	VII-3	1																																	
● Legal Description	VII-2	1			1																														
○ Deeds	VII-1	1			1																														
○ Easements	VII-2	1	1	1	1			1														1	1	1											
○ Avigation Easement	VII-1	1			1			1																											
○ ROW	VII-3	1	1	1	1			1														1	1	1											
● Covenants, Conditions, & Restrictions	VII-1	1	1					1																											
○ Common Space Agreements	VII-1	1	1					1																											
● County Treasurer's Tax Cert.	VII-1	1																																	
○ Improvements Agreement/Guarantee*	VII-2	1	1	1				1																											
○ CDOT, 404, or Floodplain Permit	VII-3,4	1	1																																
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● Location Map	IX-21	1																																	
● Composite Plan <i>All plan info</i>	IX-10	1	2	1	1																														
● 11"x17" Reduction Composite Plan	IX-10	1			1	1	1	8	1	1	1	1				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Final Plat <i>2 page sheet</i>	IX-15	1	2	1	1			1						1																					
● 11"x17" Reduction of Final Plat	IX-15	1						8	1	1	1			1	1	1	1	1	1	1	1	1	1	1											
○ Cover Sheet	IX-11	1	2																																
○ Grading & Stormwater Mgmt Plan	IX-17	1	2															1								1									
○ Storm Drainage Plan and Profile	IX-30	1	2															1			1	1	1												
● Water and Sewer Plan and Profile	IX-34	1	2	1														1	1	1	1	1	1					1							
● Roadway Plan and Profile	IX-28	1	2															1																	
○ Road Cross-sections	IX-27	1	2																																
○ Detail Sheet	IX-12	1	2																																
○ Landscape Plan	IX-20	2	1	1																															
○ Geotechnical Report	X-8	1	1									1															1								
○ Phase I & II Environmental Report	X-10,11	1	1																																
○ Final Drainage Report	X-5,6	1	2															1																	
○ Stormwater Management Plan	X-14	1	2															1								1									
○ Sewer System Design Report	X-13	1	2	1																															
○ Water System Design Report	X-16	1	2	1														1																	
○ Traffic Impact Study	X-15	1	2																																
● Preliminary Drainage Plat		1	2																																

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.  
 2) Required submittal items and distribution are indicated by filled in circles., some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.  
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.



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

**A** Receipt 537  
 Date 8-13-93  
 Rec'd By DT  
 File No. 101 93

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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 type="checkbox"/> Minor <input type="checkbox"/> Major <input checked="" type="checkbox"/> Resub		1003 Winters Av		
<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
Richard L. Sparkman	Richard L. Sparkman	Keith G. Mumby
Name	Name	Name
P.O. Box 1789	P.O. Box 1789	P.O. Box 398
Address	Address	Address
Grand Junction, Co 81502	G. J. Co 81502	Grand Junction, Co 81501
City/State/Zip	City/State/Zip	City/State/Zip
(303) 243-0646	(303) 243-0646	(303) 242-7322
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 Keith G. Mumby Signature of Person Completing Application Date 8/12/93  
 X Richard L. Sparkman Signature of Property Owner(s) - Attach Additional Sheets if Necessary  
Ron Johnson AKA Ronald D. Johnson " " " "

#101-93

James Chapman  
P.O. Box 3898  
Grand Junction, CO 81502

David Montoya  
3031 Gerkin Court  
Grand Junction, CO 81504

Hytech Hydronic Systems, Inc.  
2475 River Road  
Grand Junction, CO 81505

Thomas Puderbaugh  
3311 Rome Lane  
Clifton, CO 81520

James & Alice McConnell  
1005 Winters Ave  
Grand Junction, CO 81501

Buescher Family Ltd Ptnrshp  
Box 4353  
Grand Junction, CO 81502

Richard Sparkman  
Donald Johnson  
723 Birdie Drive  
Grand Junction, CO 81506

State of Colorado  
C/O M.Tompkins/Attny Gen Ofc  
1525 Sherman St, 3rd Floor  
Denver, CO 80203-1712

Cecilio Hernandez  
JL Garcia  
875 Main Street, #404  
Grand Junction, CO 81501

Georgia Chavez, Estella  
Chavez, Jose Chavez  
729 Ute Avenue  
Grand Junction, CO 81501

William L Stone  
1111 S 9th Street  
Grand Junction, CO 81501

Whitewater Building Materials  
940 South 10th Street  
Grand Junction, CO 81501

Terry & Elena Roller  
850 Kimball Avenue  
Grand Junction, CO 81501

Manuelita Cisneros  
860 Kimball Avenue  
Grand Junction, CO 81501

Jose L & F.C. Chavez  
912 Kimball Avenue  
Grand Junction, CO 81501

West Cor Inc.  
1101 Third Avenue  
Grand Junction, CO 81501

Bess Investments Inc.  
860 4th Avenue  
Grand Junction, CO 81501

Mesa Feed & Farm Supply  
715 South 7th Street  
Grand Junction, CO 81501

Joe & Sally Gomez  
857 Kimball Avenue  
Grand Junction, CO 81501

Virginia Cisneros  
919 Kimball Avenue  
Grand Junction, CO 81501

Esther & Roberto Macias  
516 31 1/2 Road, #14  
Grand Junction, CO 81504

Verna & R.L. Davis  
3064 Goldfinch Court  
Grand Junction, CO 81504

Ray Werner  
1615 D 10 Road  
Delta, CO 81416

Richard & Bette Morfitt  
Box 628  
Delta, CO 81416

Richard Sparkman  
Box 1789  
Grand Junction, CO 81502

Keith Mumby  
Box 398  
Grand Junction, CO 81501

City of Grand Junction  
Community Development Dept.  
250 N 5th Street  
Grand Junction, CO 81501

James & Edith Darnell  
2361 Rana Road  
Grand Junction, CO 81503

Dynamic Investments  
391 1/2 Hillview Drive  
Grand Junction, CO 81503

Professional Investment  
383 Hillview Drive  
Grand Junction, CO 81503

Randy & Bonita Hughes  
2366 1/2 Rana Court  
Grand Junction, CO 81503

Kenneth & Carolyn Dorman  
2368 Rana Road  
Grand Junction, CO 81503

Lonna Jill Spriggs  
404 Rana Court  
Grand Junction, CO 81503

David & Elizabeth Koos  
2365 1/2 Rana Road  
Grand Junction, CO 81503

Robert McKenzie  
Adrienne Hagan  
405 Rana Court  
Grand Junction, CO 81503

James & Barbara Darnell  
3339 "C" Road  
Palisade, CO 81526

James Phillips  
397-4 Ridge Circle Drive  
Grand Junction, CO 81503

Gary Mac Griffith  
397 Ridge Circle Drive #1  
Grand Junction, CO 81503

Jose & Mary Trevino  
396 Ridge Circle Drive  
Grand Junction, CO 81503

Cheryl Vandyke  
397 Ridge Circle Drive  
Grand Junction, CO 81503

Forest & Ila Rassmussen  
c/o Bette Smith  
397 Ridge Circle Drive #3  
Grand Junction, CO 81503

Marjorie Zimmerman  
397 Ridge Circle Drive #5  
Grand Junction, CO 81503

Frank Firgetto  
2366 Rana Road  
Grand Junction, CO 81503

Diana Birdashaw  
2369 1/2 Ridge Circle Drive  
Grand Junction, CO 81503

Carl Swingle  
Todd Speece  
392 1/2 Ridge Circle Drive  
Grand Junction, CO 81503

City of Grand Junction  
Community Development Dept.  
250 N 5th Street  
Grand Junction, CO 81501



✓ 2945-231-13-014  
JAMES E CHAPMAN  
P O BOX 3898  
GRAND JUNCTION, CO 81502-3898

✓ 2945-231-13-011  
DAVID C MONTOYA  
3031 GERKIN COURT  
GRAND JUNCTION, CO 81504-5615

✓ 2945-231-13-016  
DAVID C MONTOYA  
3031 GERKIN COURT  
GRAND JUNCTION, CO 81504-5615

✓ 2945-231-13-005  
HYTECH HYDRONIC SYSTEMS INC  
2475 RIVER RD  
GRAND JUNCTION, CO 81505-1320

✓ 2945-231-13-006  
THOMAS A PUDERBAUGH  
3311 ROME LANE  
CLIFTON, CO 81520-9206

✓ 2945-231-18-006  
JAMES R MCCONNELL  
ALICE K  
1005 WINTERS AVE  
GRAND JUNCTION, CO 81501-3854

✓ 2945-231-18-002  
BUESCHER FAMILY LIMITED PARTNE  
P O BOX 4353  
GRAND JUNCTION, CO 81502-4353

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✓ 2945-231-18-004  
BUESCHER FAMILY LIMITED PARTNE  
P O BOX 4353  
GRAND JUNCTION, CO 81502-4353

✓ 2945-231-18-005  
RICHARD L SPARKMAN  
DONALD D JOHNSON  
723 BIRDIE DR  
GRAND JUNCTION, CO 81506-1859

2945-231-00-928  
STATE OF COLORADO DEPARTMENT O  
& MICHAEL TOMPKINS-ATT GEN OFF  
1525 SHERMAN ST 3RD FLOOR  
DENVER, CO 80203-1712

✓ 2945-231-13-004  
CECILIO HERNANDEZ  
J L GARCIA  
875 MAIN ST #404  
GRAND JUNCTION, CO 81501-3579

✓ 2945-231-13-010  
GEORGIA CHAVEZ  
ESTELLA CHAVEZ & JOSE L CHAVEZ  
729 UTE AVE  
GRAND JUNCTION, CO 81501-3645

✓ 2945-231-13-027  
WILLIAM L STONE  
1111 S 9TH ST  
GRAND JUNCTION, CO 81501-3831

✓ 2945-231-13-028  
WILLIAM L STONE  
1111 S 9TH ST  
GRAND JUNCTION, CO 81501-3831

✓ 2945-231-13-002  
WHITEWATER BUILDING MATERIALS  
940 S 10TH ST  
GRAND JUNCTION, CO 81501-3834

✓ 2945-231-13-003  
WHITEWATER BUILDING MATERIALS  
940 S 10TH ST  
GRAND JUNCTION, CO 81501-3834

✓ 2945-231-13-029  
WHITEWATER BUILDING MATERIALS  
940 S 10TH ST  
GRAND JUNCTION, CO 81501-3834

✓ 2945-231-13-008  
TERRY ROLLER  
ELENA  
850 KIMBALL AVE  
GRAND JUNCTION, CO 81501-3842

✓ 2945-231-13-009  
MANUELITA CISNEROS  
860 KIMBALL AVE  
GRAND JUNCTION, CO 81501-3842

✓ 2945-231-13-013  
JOSE L CHAVEZ  
F C  
912 KIMBALL AVE  
GRAND JUNCTION, CO 81501-3844

2945-231-12-004  
WEST COR INC  
1101 THIRD AVE  
✓ GRAND JUNCTION, CO 81501-3709

2945-231-12-005  
WEST COR INC  
~~1101 THIRD AVE~~  
✓ GRAND JUNCTION, CO 81501-3709

2945-231-12-006  
WEST COR INC  
~~1101 THIRD AVE~~  
✓ GRAND JUNCTION, CO 81501-3709

2945-231-12-007  
WEST COR INC  
~~1101 THIRD AVE~~  
✓ GRAND JUNCTION, CO 81501-3709

2945-231-12-010  
WEST COR INC  
~~1101 THIRD AVE~~  
GRAND JUNCTION, CO 81501-3709

2945-231-12-012  
WEST COR INC  
~~1101 THIRD AVE~~  
✓ GRAND JUNCTION, CO 81501-3709

2945-231-12-001  
WHITEWATER BUILDING MATERIALS  
~~940 S 10TH ST~~  
✓ GRAND JUNCTION, CO 81501-3834

2945-231-12-011  
WHITEWATER BUILDING MATERIALS  
~~940 S 10TH ST~~  
✓ GRAND JUNCTION, CO 81501-3834

2945-231-12-013  
WHITEWATER BUILDING MATERIALS  
~~940 S 10TH ST~~  
✓ GRAND JUNCTION, CO 81501-3834

2945-231-13-932  
MESA COUNTY  
SHOPS  
✓ GRAND JUNCTION, CO 81501

2945-231-00-038  
BESS INVESTMENTS INC  
860 4TH AVE  
GRAND JUNCTION, CO 81501-3806

2945-231-00-037  
MESA FEED & FARM SUPPLY  
715 S 7TH ST  
GRAND JUNCTION, CO 81501-7736

2945-231-17-014  
JOE G GOMEZ  
SALLY S  
857 KIMBALL AVE  
GRAND JUNCTION, CO 81501-3841

2945-231-17-015  
VIRGINIA CISNEROS  
919 KIMBALL AVE  
GRAND JUNCTION, CO 81501-3843

2945-231-17-016  
ESTHER L MACIAS  
ROBERTO  
516 - 31 1/2 ROAD SPACE #14  
GRAND JUNCTION, CO 81504

2945-231-17-017  
VERNA M DAVIS  
R L DAVIS  
3064 GOLDFINCH CT  
✓ GRAND JUNCTION, CO 81504

2945-231-13-012  
RAY H WERNER  
1615 D 10 RD  
✓ DELTA, CO 81416

2945-231-13-007  
RICHARD MORFITT  
BETTE  
P O BOX 628  
✓ DELTA, CO 81416-0628

101 93

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2945-231-13-015  
RICHARD MORFITT  
BETTE  
P O BOX 628  
✓ DELTA, CO 81416-0628

## GENERAL PROJECT REPORT

### A. Project Description

1. Location: 1003 Winters Avenue  
Grand Junction, Colorado
2. Acreage: 8.72
3. Industrial - Warehouse Sites

### B. Public Benefit

The property is an industrial site located immediately adjacent to the mill tailings pile. Because of its location, the property could not be developed or cleaned up until recently. The tailings have now been removed. There is no demand for eight-acre industrial property in the area. However, there is a demand for smaller one or two acre sites to build warehouses. The public would benefit if this property, located in the center of an already developed industrial area, could be also developed as an industrial warehouse site.

### C. Project Compliance, Compatibility, and Impact

The proposed development and use is compatible with the surrounding industrial use. As reflected on the assessors map, the subject property is surrounded by smaller parcels. The proposed resubdivision to create smaller parcels is more compatible with surrounding parcels. The row of lots on the south are each accessible along the entire southern boundary by Kimbal Avenue. The row of lots on the north are each accessible on their entire northern boundary from Winters Avenue.

All necessary utilities are available. No special or unusual demands on utilities are anticipated. There is no adverse effect on public facilities. The property has had all tailings removed.

There is presently no development plan or schedule. The owner intends to sell the vacant lots to be developed by the purchasers.

101 93

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## **DRAINAGE REPORT**

The Developer elects to pay the drainage fee in lieu of providing a Drainage Report. The fee will be paid pursuant to the recently adopted ordinance.

# ARNIE BUTLER & COMPANY

ARNIE BUTLER & COMPANY  
APPRAISERS/CONSULTANTS  
115 NORTH FIFTH STREET, SUITE 210  
GRAND JUNCTION, COLORADO 81501

AREA CODE 303  
TELEPHONE 241-2716  
FAX 243-3746

R. ARNOLD BUTLER, MAI

June 23 , 1993

Mr. Richard L. Sparkman  
c/o Omega Realty  
1048 Independent Avenue  
Grand Junction, Colorado 81505

Re: Opinion of value - Sparkman/Johnson land, Lot 3 of Winters  
Avenue Industrial Park

Dear Mr. Sparkman:

As requested, this letter is provided to determine the current market value of the above described property. The legal description of the property is included as an attachment to this letter. This letter is limited in scope as per your authorization.

This appraisal involved the inspection of the subject property. When appraising vacant land or land where the improvements are a minor item, only the Sales Comparison Approach is used. A small commercial structure is located on the property, but we were instructed not to include it in the analysis. The Cost and Income Approaches to value are best utilized for improved properties where the improvements contribute a significant value to the overall property. These two approaches will not be used in this appraisal. All data used, comparisons, and analysis are on file and available upon request.

The effective date of this analysis is June 22, 1993. The property is appraised based upon its present market value as defined by the Appraisal Institute. The value conclusion provided in this letter will be used to provide a basis for determining open space fees for development of the property.

The subject property consists of an 8.72 acre parcel of vacant land, with the exception of a small commercial structure, located at the intersection of the south end of 10th Street and Winters Avenue. It has a highest and best use of commercial/industrial development.

Original  
Do NOT Remove  
From Office


10/93


Based upon an analysis of comparable sales included as an attachment to this letter, it is concluded that the subject has a present market value based upon \$0.20 per square foot. Applying this figure to the 8.72 acres or 379,843.20 square feet equates to an indicated market value of \$75,968.64, rounded to:

\$76,000

All pertinent information regarding property descriptions and basic data are in file and available upon request. If you have any questions regarding the information used or the logic employed, please do not hesitate to call.

Very truly yours,  
Arnie Butler & Company

  
R. Arnold Butler, MAI  
Certified General Appraiser  
License No. CG01313160

  
Stanley Earl Conrad  
Certified Residential Appraiser  
License No. CR01313377

Enclosures

Page 2

LEGAL DESCRIPTION

The original purchase of the subject property by Richard L. Sparkman and Donald D. Johnson involved all of Lot 3 in Winters Avenue Industrial Park. Since that time two pieces of that lot have been split off and sold. The first legal description is for Lot 3 in the Winters Avenue Industrial Park Subdivision. The two following legal descriptions are for the parcels that were split from the whole. The following data is excerpted from warranty deeds from the Mesa County Recorder's Office:

"A part of the Northeast 1/4 of Section 23, Township 1 South, Range 1 West of the Ute Meridian being more particularly described as follows:

Commencing at the East Quarter Corner (E 1/4 Cor.) of said Section 23; thence North 00°03'55" West along the East line of the NE 1/4 of said Section 23 a distance of 330.33 feet to the True Point of Beginning; thence North 89°01'40" West 1,303.80 feet; thence North 01°07'55" East 674.09 feet; thence South 89°46'55" 1,289.50 feet to a point on the East line of the NE 1/4 of said Section 23; thence South 00°03'55" East along said East line of the NE 1/4 of Section 23 a distance of 691.97 feet to the True Point of Beginning, containing 20.342 acres, County of Mesa, State of Colorado."

"The East 40 feet of the South 252.82 feet of Lot 3 of Winters Avenue Industrial Park, County of Mesa, State of Colorado"

"A parcel of land situate in a part of Lot 3 in Winters Park Industrial Park, as recorded in Plat Book 12 at Page 305-306 in the office of the Clerk and Recorder of Mesa County, Colorado, and being more particularly described as follows:

Beginning at the Southwest corner of Lot 1 in Winters Avenue Industrial Park, thence North 89°36'05" East along the South line of said Lot 1, a distance of 143.38 feet to the Northwest corner of Lot 2 in Winters Avenue Industrial Park, thence South 00°00'00" West along the West line of said Lot 2, a distance of 252.82 feet to the Southwest corner of said Lot 2 being a point on the North right-of-way of Kimball Avenue, thence North 89°01'40" West along said Northerly Kimball Avenue right-of-way 184.36 feet, thence North 00°13'05" East 249.48 feet to a point on the centerline of a 20 foot railroad easement, thence North 89°56'05" East along said centerline 40.00 feet to the Point of Beginning, County of Mesa, State of Colorado."

Stanley Earl Conrad

LAND SALE NO. 1

LOCATION: North side of D 1/2 Road, east of 29 Road

SCHEDULE NO: 2943-172-00-194

GRANTOR: Dillon Real Estate Company, Inc.

GRANTEE: Richard W. Dilling

SALE DATE: 4-8-93

BOOK/PAGE: 1968/147

SITE SIZE: 9.32 acres

ACCESS: Average

UTILITIES: Available

ZONING: Industrial

SALES PRICE: \$27,900

FINANCING: Cash

UNIT VALUE: \$0.07 per square foot

COMMENTS: This is a generally level, irregularly shaped parcel abutting the south side of the D & RGW railroad right-of-way. The south boundary has 106.72 feet of frontage to D 1/2 Road.



A. ARNOLD BUTLER, REAL  
Stanley Earl Conrad

LAND SALE NO. 2

LOCATION: Adjacent to the southeast corner of 32 Road  
and F Road

SCHEDULE NO: 2943-112-00-103

GRANTOR: Dillon Real Estate

GRANTEE: Roadway Express

SALE DATE: 7-13-92

BOOK/PAGE: 1911/780-781

SITE SIZE: 6.91 acres (300,999.6 square feet)

ACCESS: Average

UTILITIES: Available

ZONING: Planned Commercial

SALES PRICE: \$123,339.48

FINANCING: Cash

UNIT VALUE: \$0.41/square foot

COMMENTS: This is a generally level site with  
frontage to F Road and 32 Road.

Stanley Earl Conrad

LAND SALE NO. 3

LOCATION: 3172 Perkins Drive

SCHEDULE NO: 2943-104-16-013

GRANTOR: Lonna L. Hughes

GRANTEE: Ben Dowd

SALE DATE: 3-26-93

BOOK/PAGE: 1964/71

SITE SIZE: 67,953.6 square feet

ACCESS: Average

UTILITIES: Available

ZONING: Planned Commercial (PC)

SALES PRICE: \$20,000

FINANCING: Owner carry, \$18,000 @ 9%, Due on 4-1-98

UNIT VALUE: \$0.29 per square foot

COMMENTS: This is a generally level, irregularly shaped parcel located in a commercial subdivision adjacent to the D & RGW railroad tracks, just east of 31.5 Road

Stanley Earl Conrad

LAND SALE NO. 4

LOCATION: 3174 Perkins Drive  
SCHEDULE NO: 2943-104-16-014  
GRANTOR: Lonna L. Hughes  
GRANTEE: John J. Arnhold  
SALE DATE: 3-24-93  
BOOK/PAGE: 1963/587  
SITE SIZE: 73,616.4 square feet  
ACCESS: Average  
UTILITIES: Available  
ZONING: Planned Commercial (PC)  
SALES PRICE: \$20,000  
FINANCING: Cash  
UNIT VALUE: \$0.27 per square foot  
COMMENTS: This is a generally level, irregularly shaped parcel located in a commercial subdivision adjacent to the D & rgw railroad tracks, just east of 31.5 Road

—  
Stanley Earl Conrad

LAND LISTING NO. 1

LOCATION: 486 28 1/4 Road  
SCHEDULE NO: 2943-182-09-002  
LISTING DATE: 3-15-93  
SITE SIZE: 7.9 acres  
ACCESS: Average  
UTILITIES: Available  
ZONING: Commercial  
ASKING PRICE: \$345,000  
ANTICIPATED UNIT VALUE: \$1.00/sf  
COMMENTS: This is a nearly rectangular parcel located approximately 575 feet south of North Avenue fronting 28 1/4 Road.

... R. Arnold Butler, MAI  
Stanley Earl Conrad

CERTIFICATE OF APPRAISAL

We certify that, to the best of our knowledge and belief, the statements of fact contained in this report are true and correct. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions, and conclusions. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved. Our compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of this report. Our compensation is based only on time and expense. The appraisal assignment was not based on a requested minimum valuation, or the approval of a loan. Our analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute. R. Arnold Butler, MAI and Stanley Earl Conrad have made a personal inspection of the property that is the subject of this report. R. Arnold Butler is currently certified under the continuing education program of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. No one provided significant professional assistance to the person or persons signing this report.

Respectfully submitted,



R. Arnold Butler, MAI  
Certified General Appraiser  
License No. CG01313160



Stanley Earl Conrad  
Certified Residential Appraiser  
License No. CR01313377

R. Arnold Butler, MAI  
Stanley Earl Conrad

#### ASSUMPTIONS AND LIMITING CONDITIONS

The certification of the appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the appraiser on the report.

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable. No warranty, however, is given for its accuracy.
5. All engineering is assumed to be correct. The plot plans, an illustrative material in this report, are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

R. Arnold Butler, MAI  
Stanley Earl Conrad

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

12. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only the proper written qualification and only in its entirety.

13. The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.

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

15. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field, if desired.

16. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.

PROFESSION: Independent Real Estate Appraiser and Real Estate Consultant from 1975 to present.

GRADUATE: University of Northern Colorado, major in Business Finance.

PROFESSIONAL DESIGNATIONS: MAI - Appraisal Institute

LICENSE: State of Colorado: Certified General Appraiser License No. CG01313160  
State of Utah: Certified General Appraiser License No. CG00041589

MEMBER OF: Appraisal Institute; International Right of Way Association, Past President Chapter 70, IR/WA Grand Junction Board of Realtors, Colorado and National Association of Realtors.

COURSES AND SEMINARS: Principles of Real Estate - University of Northern Colorado. Real Estate Appraising 1 and 2, sponsored by the Colorado Real Estate Commission. Course I-A and I-B, American Institute of Real Estate Appraisers. Standards of Professional Practice, American Institute of Real Estate Appraisers. Case Studies and Real Estate Valuation, American Institute of Real Estate Appraisers. Tax Consideration in Real Estate, by Society of Real Estate Appraisers. Narrative Appraisal Seminar, by Society of Real Estate Appraisers. Capitalization Methods and Techniques, American Institute of Real Estate Appraisers. Water Valuation, American Institute of Real Estate Appraisers. Effective Communication-International Right of Way. R41c - A.I.R.E.A. S.R.E.A. Ad Valorem Tax and assessed Values, A.I.R.E.A.

**APPRAISAL CLIENTS  
HAVE INCLUDED:**

Bankers Trust	Burkey Lumber Co.
Central Bank of G.J.	Chevron Oil Co.
Colo National Bank	Colony Oil Shale
Colorado Ute Electric	Commercial Federal
Continental Oil Co.	Columbia S L
Denver Rio Grande	Enstrom Candies
Exxon, Inc.	FDIC FSLIC
Grand Mesa Properties	Holiday Inn
Metropolitan Life	Multi-Mineral Corp.
NCNB Bank of Texas	Northwest Pipeline
New York Life Ins.	Occidental Petroleum
Phoenix Federal	Public Service of
Savings & Loan	Colorado



Rocky Mountain Bank	Rocky Mountain Gas
Southern Calif. S & L	Texaco, Inc.
UNC Geotech	Union Carbide
Norwest Banks	Various individuals,
lending institutions and attorneys.	

**CITY GOVERNMENTS:**

Grand Junction, Rifle, Meeker, Moab, Rangely,  
Denver, Aurora, Gunnison.

**COUNTY GOVERNMENTS:**

Mesa, Gunnison, Rio Blanco, Ouray.

**GOVERNMENT:**

Bureau of Reclamation, Division of Wildlife,  
Department of Energy.

**LOCATIONS WHERE WORK HAS BEEN COMPLETED:**

Aspen	Gunnison
Avon	Hayden
Basalt	Meeker
Buford	Mesa
Carbondale	Moab, Utah
Collbran	Molina
Crested Butte	Montrose
Debeque	Ouray
Delta	Palisade
Denver	Paonia
Dillon	Parachute
Durango	Piceance Basin
Eagle	Ridgway
Edwards	Rifle
Englewood	Steamboat Springs
Fort Collins	Sterling
Fort Lupton	Uravan
Fort Morgan	Vail
Fruita	Vernal, Utah
Glenwood Springs	Wolcott
Granby	Grand Junction

Qualified as expert of valuations in Denver,  
Jefferson, Garfield, La Plata, Gunnison and  
Mesa County District Courts.

QUALIFICATIONS OF STANLEY EARL CONRAD

PROFESSION: Independent Real Estate Appraiser

EDUCATION: Graduate of University of LA Verne  
La Verne, California, 1988  
B.S. Degree - Business Management

ATTENDED THE CLASSES AND PASSED THE EXAMS OF THE  
FOLLOWING APPRAISAL INSTITUTE CLASSES:

Real Estate Appraisal Principles	April 1990
Basic Valuation Procedures	July 1990
Standards of Professional Practice	Sept. 1990
Residential Valuation	Sept. 1990
Income Capitalization, Part A	October 1991

Licenses: Colorado Certified Residential Appraiser  
License No. CR01313377

Colorado Real Estate Broker , Lic. No. IB01314651

California Real Estate Broker, Lic. No. 01052575

APPRAISAL EXPERIENCE: Residential and vacant land valuation on  
the Island of Hawaii and Commercial  
valuation in Colorado.

APPRAISAL CLIENTS  
HAVE INCLUDED:

United Mortgage  
Honfed Bank  
Bancorp Finance of Hawaii  
General Mortgage  
First Hawaiian Credit Corp.  
U.S. Bancorp Mortgage Company  
J.C.C. Credit Union  
Bookcliff Baptist Church  
Norwest Bank  
Central Bank  
Affiliated National Bank  
Grand Valley Power  
Umetco Minerals Corporation  
Bank of America  
Mesa County Justice Center  
City of Grand Junction

**GOLDEN, MUMBY, SUMMERS, & LIVINGSTON**  
ATTORNEYS AT LAW  
NORWEST BANK GRAND JUNCTION - 2808 NORTH AVENUE  
P.O. BOX 398  
GRAND JUNCTION, COLORADO 81502

JAMES GOLDEN  
KEITH G. MUMBY  
K.K. SUMMERS  
J. RICHARD LIVINGSTON  
SUSAN M. DACKONISH

AREA CODE 303  
TELEPHONE 242-7322  
FAX 242-0698

August 13, 1993

City of Grand Junction  
250 North 5th Street  
Grand Junction, CO 81501

101 93

Attention: Dave Thornton

Re: **S & J Subdivision**  
**A Resubdivision**  
**1003 Winters Avenue**

Original  
Do NOT Remove  
From Office

Dear Dave:

Attached are the packets for the resubdivision of a portion of Lot 3 of Winters Avenue Industrial Park into S & J Subdivision.

With respect to ownership, a title commitment is not included because no sale is pending. To show ownership, a deed of the property to Richard L. Sparkman and Donald D. Johnson for the entire tract that was subdivided into Winters Avenue Industrial Park is enclosed. The tax certificate and the appraisal show them to be the present owners. There are no liens or encumbrances.

If you need additional information, please advise.

Very truly yours,

GOLDEN, MUMBY, SUMMERS & LIVINGSTON

By   
Keith G. Mumby

KGM/ff

enclosures

xc: Richard Sparkman

# REVIEW COMMENTS

Page 1 of 5

FILE #101-93

TITLE HEADING: Resubdivision - S & J Subdivision

LOCATION: 1003 Winters Avenue

PETITIONER: Richard Sparkman

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 1789  
Grand Junction, CO 81502  
243-0646

PETITIONER'S REPRESENTATIVE: Keith Mumby

STAFF REPRESENTATIVE: Dave Thornton

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., AUGUST 30, 1993.**

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**CITY PARKS & RECREATION DEPARTMENT** 8/17/93  
**Don Hobbs** 244-1542

---

Appraisal is okay. Value of \$76,000 x 5% = \$3,800 open space fee due.

**CITY POLICE DEPARTMENT** 8/17/93  
**Mark Angelo** 244-3587

---

Is the south half of the street going to be completed? Is this half in the County? Is the north side of the street wired for street lights? If so, are we going to install street lights? I would recommend street lights.

**CITY UTILITY ENGINEER** 8/18/93  
**Bill Cheney** 244-1590

---

Denote existing water line easements on west and north sides of property by Book and Page.

**CITY DEVELOPMENT ENGINEER** 8/18/93  
**Gerald Williams** 244-1591

---

See attached comments and red-lined drawings.

**CITY PROPERTY AGENT** 8/19/93  
**Tim Woodmansee** 244-1565

---

All easements need to be dimensioned by metes and bounds and tied to lot corners. Previously recorded easements should be referenced by book & page. The opinion of value is accepted.

**CITY ATTORNEY**  
**Dan Wilson**

**8/24/93**  
**244-1505**

---

No comment at this time.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Dave Thornton**

**8/27/93**  
**244-1447**

---

See attached comments.

## **LATE COMMENTS**

**GRAND JUNCTION FIRE DEPARTMENT**  
**George Bennett**

**8/20/93**  
**244-1400**

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In commercial subdivisions fire hydrants are required every 300 feet and be supplied by an eight inch looped supply line or a ten inch dead-end line less than 1,000 feet in length. Submit a utility composite reflecting these requirements for our review.

**U.S. WEST**  
**Leon Peach**

**8/30/93**  
**244-4964**

---

No comments at this time.

**PUBLIC SERVICE COMPANY**  
**Dale Clawson**

**9/1/93**  
**244-2695**

---

Electric & Gas: Request 14' front lot line utility easement to conform to City of Grand Junction and Mesa County standards.

# RESPONSE TO REVIEW COMMENTS

**FILE #101-93**

**TITLE HEADING:**

Resubdivision - S & J Subdivision

**LOCATION:** 1003 Winters Avenue

**PETITIONER:** Richard Sparkman

**PETITIONER'S ADDRESS/**

**TELEPHONE:**

P. O. Box 1789  
Grand Junction, CO 81502  
243-0646

**PETITIONER'S**

**REPRESENTATIVE:**

Keith Mumby

**STAFF**

**REPRESENTATIVE:**

Dave Thornton

---

**CITY PARKS & RECREATION DEPARTMENT**  
Don Hobbs

---

O.K.

---

**CITY POLICE DEPARTMENT**  
Mark Angelo

---

South half of Kimball not involved. Do not know if the street is wired for street lights.

---

**CITY UTILITY ENGINEER**  
Bill Cheney

---

Will comply and properly denote all easements.

---

**CITY DEVELOPMENT ENGINEER**  
Gerald Williams

---

Will comply with all comments with respect to the plat.

Do not understand necessity of a composite plat if final is corrected with all requests.

Will address broken valley gutter on Winters Avenue.

Will address drainage situation. Would prefer fee option as individual lots are sold.

**CITY PROPERTY AGENT**  
**Tim Woodmansee**

---

Will comply with requests on final plat.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Dave Thornton**

- 
1. Portion of Lot 3 previously conveyed can be included in the Plat. Sidewalk should not be required for this portion.
  2. Will comply.
  3. Will attend.
  4. All Review Agency comments will be addressed.
  5. Will comply.
  6. Will comply.



*David L. Manby*

## **STAFF REVIEW**

**FILE:** #101-93

**DATE:** August 26, 1993

**STAFF:** David Thornton

### **STAFF ANALYSIS:**

1. That portion of Lot 3 previously conveyed needs to be included in this replat.
2. Please submit a site plan showing all existing structures, specifically the small commercial structure located at the intersection of the South end of 10th Street and Winters Avenue.
3. Due to the increase in the number of lots from 1 to 7, this Resubdivision proposal is schedule for Planning Commission at their September 6th hearing.
4. All Review Agency Summary Sheet Comments must be addressed prior to recording the plat.
5. Open Space fees shall be paid prior to recording the final plat.
6. The petitioner is responsible for all recording fees.



STAFF REVIEW

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FILE: #101-93

DATE: September 3, 1993

STAFF: David Thornton

**ACTION REQUESTED:** Approval of SJ Subdivision, a resubdivision (replat) of lot 3 of Winters Avenue Industrial Park creating 7 industrial lots from 1 existing industrial lots.

**APPLICANTS:** Richard Sparkman  
Representative: Keith Mumby

**EXECUTIVE SUMMARY:** Mr. Sparkman, petitioner is requesting approval of a 7 lot subdivision on 8.72 acres at 1003 Winters Avenue. This subdivision will create 7 approximately 1 acre building sites for future industrial development.

---

**EXISTING LAND USE:** Industrial

**PROPOSED LAND USE:** No Change

**SURROUNDING LAND USE:**

NORTH -- Industrial

EAST -- Industrial

SOUTH -- Mill tailing Site - Future State Riverfront Park

WEST -- Residential

**EXISTING ZONING:** Heavy Industrial (I-2)

**PROPOSED ZONING:** No Change

**SURROUNDING ZONING:**

NORTH -- I-2

EAST -- I-2

SOUTH -- Industrial in County

WEST -- I-2

---

**RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:** No Plan currently exists for this area. It is within the South Downtown Neighborhood Planning Boundary.

### **STAFF ANALYSIS:**

Due to the increase in number of lots requested in this replat, staff feels more comfortable in scheduling this request before Planning Commission rather than approving it administratively.

There are a few issues that have come up since review agency comments were sent out to the petitioner that needs to be addressed through the Planning Commission hearing process.

1) After review of this project staff has determined that sidewalk should be required for Kimball Avenue along the frontage of lots 4, 5, 6 & 7. The lot to the east which was previously conveyed by deed and which staff is requiring to be made a part of this replat to make it conform to the current subdivision regulations of the Zoning and Development Code would not be required to install sidewalk at this time, but would be required to at such time further development takes place on that lot. Presently there is curb and gutter existing along Kimball Avenue and sidewalk also exists up to the western edge of this subdivision. State Parks will be developing the Mill Tailings site within the next few years making pedestrian access very important along Kimball Avenue even though much of the remaining area is either already developed or will probably be developed with industrial uses. 2) Public Service Company is requesting that a 14 foot front lot line easement be provided for utilities. 3) The fire code requires that in Commercial subdivisions, fire hydrants be required every 300 feet and be supplied by an eight inch looped supply line or a 10 inch dead-end line less than 1000 feet in length. The petitioner must provide information showing that this requirement is being met.

Review agency summary sheet comments have mainly included technical concerns with the final plat. The petitioner has adequately addressed the review agency comments in writing. Actual changes to the plat and other review comment requests will be addressed prior to recording the final plat.

### **STAFF RECOMMENDATION:**

Staff recommends approval with the following conditions:

1. Sidewalk be required along the entire frontage of Kimball Avenue for lots 4, 5, 6 & 7.
2. A 14 foot utility easement be provided along the entire front lot line of each lot instead of the 10 foot easement as proposed.
3. That the portion of lot 3 previously conveyed by deed be included in this replat.
4. Drainage facilities designed and constructed or financially guaranteed to meet drainage requirements for the entire subdivision shall be required prior to recording the plat. A drainage facility for each individual lot at the time of development shall not be allowed. If the City determines that an off-site easement for a storm drain is obtainable at a reasonable cost, then a drainage fee for the entire subdivision may be paid in lieu of constructing the onsite drainage facilities.
5. Fire code requirements shall be met.

STAFF REVIEW

---

FILE: #101-93

DATE: October 29, 1993

STAFF: David Thornton

**ACTION REQUESTED:** Approval of SJ Subdivision, a resubdivision (replat) of lot 3 of Winters Avenue Industrial Park creating 7 industrial lots from 1 existing industrial lots.

**The petitioner has requested that this item be tabled for 30 more days.**

APPLICANTS: Richard Sparkman  
Representative: Keith Mumby

**EXECUTIVE SUMMARY:** Mr. Sparkman, petitioner is requesting approval of a 7 lot subdivision on 8.72 acres at 1003 Winters Avenue. This subdivision will create 7 approximately 1 acre building sites for future industrial development.

---

EXISTING LAND USE: Industrial

PROPOSED LAND USE: No Change

SURROUNDING LAND USE:

NORTH -- Industrial

EAST -- Industrial

SOUTH -- Mill tailing Site - Future State Riverfront Park

WEST -- Residential

EXISTING ZONING: Heavy Industrial (I-2)

PROPOSED ZONING: No Change

SURROUNDING ZONING:

NORTH -- I-2

EAST -- I-2

SOUTH -- Industrial in County

WEST -- I-2

---

**RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:** No Plan currently exists for this area. It is within the South Downtown Neighborhood Planning Boundary.

**STAFF ANALYSIS:**

Due to the increase in number of lots requested in this replat, staff feels more comfortable in scheduling this request before Planning Commission rather than approving it administratively.

There are a few issues that have come up since review agency comments were sent out to the petitioner that needs to be addressed through the Planning Commission hearing process.

1) After review of this project staff has determined that sidewalk should be required for Kimball Avenue along the frontage of lots 4, 5, 6 & 7. The lot to the east which was previously conveyed by deed and which staff is requiring to be made a part of this replat to make it conform to the current subdivision regulations of the Zoning and Development Code would not be required to install sidewalk at this time, but would be required to at such time further development takes place on that lot. Presently there is curb and gutter existing along Kimball Avenue and sidewalk also exists up to the western edge of this subdivision. State Parks will be developing the Mill Tailings site within the next few years making pedestrian access very important along Kimball Avenue even though much of the remaining area is either already developed or will probably be developed with industrial uses. 2) Public Service Company is requesting that a 14 foot front lot line easement be provided for utilities. 3) The fire code requires that in Commercial subdivisions, fire hydrants be required every 300 feet and be supplied by an eight inch looped supply line or a 10 inch dead-end line less than 1000 feet in length. The petitioner must provide information showing that this requirement is being met.

Review agency summary sheet comments have mainly included technical concerns with the final plat. The petitioner has adequately addressed the review agency comments in writing. Actual changes to the plat and other review comment requests will be addressed prior to recording the final plat.

**STAFF RECOMMENDATION:**

**Mr. Chairman, on item 103-93 I move that we table this item until the next scheduled Planning Commission meeting.**



September 16, 1993

City of Grand Junction, Colorado  
250 North Fifth Street  
81501-2668  
FAX: (303) 244-1599

Keith Mumby  
c/o Golden, Summers, Mumby and Livingston  
P.O. Box 398  
Grand Junction, CO 81501

Dear Mr. Mumby,

This letter is written to you regarding your client, Mr. Sparkman, and his development application for property located at 1003 Winters Avenue, Grand Junction, tax parcel # 2945-231-18-005.

The Community Development Department, together with the Public Works and Engineering Department, has reviewed the proposal and informs you that the proposed drainage for the project is acceptable subject to the following limitations.

The first limitation being that the payment of \$2298.00 in drainage fees is exclusively for the development and construction of the commercial building on the unsubdivided parcel, all as more particularly detailed in Community Development site plan review file number 109-93. This payment in lieu of construction of drainage facilities is acceptable to the City with the express understanding that if the property is further subdivided or any other building permit or permits is or are issued for any of the property, Mr. Spartman or any successors in interest, will be required to pay all applicable drainage fees or construct onsite drainage facilities for the entire parcel if not subdivided, or for any and all subdivided lots, if the parcel is subdivided. Drainage fees or construction of drainage facilities must occur prior to plat recording if subdivided or prior to issuance of any additional building permits if not subdivided.


The second limitation pertains to the City being able to secure all easements necessary for the conveyance of drainage from the property. If all necessary easements are not dedicated or conveyed to the City on or before October 15, 1993, the City shall notify Mr. Spartman that onsite drainage is required for all development occurring on the property whether the property is subdivided or not including the development proposed in file 109-93. If Mr. Spartman is notified on or before October 15, 1993, that sufficient easements, as determined in the absolute discretion of the Public Works Department of the City, are not dedicated or conveyed to the City, then the City will refund, upon construction and acceptance of City approved drainage facilities for the developed site, the \$2298.00 previously paid.

Onsite drainage facilities, if required to be constructed due to lack of easements, must be constructed no later than May 15, 1994.

If these terms and conditions are agreeable, please sign and have Mr. Spartman sign and this return this letter to me.

If you have any questions or if I may be of assistance, please let me know.

Community Development Department

  
Larry Timm

\_\_\_\_\_  
Richard Spartman                      date

Golden, Summers, Mumby and Livingston

\_\_\_\_\_  
Keith G. Mumby                      date



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 8, 1994

Gaines Family Partnership  
c/o Senn-Lewis, attn: Mark Senn  
1801 California St., Ste. 4300  
Denver, CO 80202

Dear Mr. Senn:

The SJ Subdivision Improvements Agreement for the completion of sidewalk and valley gutter improvements has been financially guaranteed by a Disbursement Agreement with Norwest Bank of Grand Junction. The Disbursement Agreement is in the amount of \$14,400.00 which can be collected by the City to do the improvements if they are not completed within 1 year. Future owners of lots within the SJ Subdivision do not have any obligations under the existing Improvements Agreement.

Please call me at 244-1446 if you have further questions.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner  
Planning Supervisor

xc: Keith Mumby (Fax ~~#~~) 242-0698)



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 16, 1994

Wayne Beede, Broker Associate  
% Bray and Company  
1015 N. 7th Street  
Grand Junction, CO 81501

Dear Wayne,

The property known as Lots 1 and 2, SJ Subdivision, Mesa County, Colorado, also known as a portion of tax parcel #2945-231-18-005, and having addresses of 1001 and 1003 Winters Avenue, Grand Junction, Colorado, is currently zoned I-2. A copy of the I-2 zone from the City of Grand Junction's Zoning and Development Code is attached.

Sincerely,

A handwritten signature in cursive script that reads "Tom Dixon".

Tom Dixon, AICP, Senior Planner

cc: File #101-93





Grand Junction Community Development Department  
Planning-Zoning-Code Enforcement  
250 N. Fifth Street  
Grand Junction, CO 81501-2668

*file # 101-93*

*letter  
like this  
requested.*

November 28, 1994

JGM Partnership  
P.O. Box 2440  
Colorado Springs, CO 80901

*Keith  
Munby  
242-7322  
closing Sat  
Fri Friday.*

Dear Mr. Garvelink:

The SJ Subdivision is subject to an Improvements Agreement (Site Plan) between Richard L. Sparkman and the City of Grand Junction, Colorado and a Disbursement Agreement (Improvements Guaranty) between Richard L. Sparkman, Norwest Bank Grand Junction Nation Association and the City of Grand Junction, Colorado. Notwithstanding those agreements, if you acquire Lots 1 and 2, SJ Subdivision, neither you nor any of your heirs, representatives, successors and assigns shall:

1. be required to perform, or otherwise be liable for any obligations of the "Developer" set forth in the agreements; or

2. be subject to the exercise of any remedy by the City of Grand Junction, Colorado arising upon any default by the "Developer", including without limitation any right of the City to enjoin the sale, transfer or conveyance of your lots.

Building permits for improvements on Lots 1 and 2 will be issued regardless of whether the "Developer" may be in default under the agreements.

Sincerely,

STAFF REVIEW

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FILE: #101-93

DATE: December 2, 1993

STAFF: David Thornton

**ACTION REQUESTED:** Approval of SJ Subdivision, a resubdivision (replat) of lot 3 of Winters Avenue Industrial Park creating 7 industrial lots from 1 existing industrial lots.

**The petitioner has requested that this item be tabled for 30 more days. The City is in the process of securing an off-site easement for drainage purposes. The petitioner has requested that this item be tabled until that easement is secured. Until then, they will not know whether or not the drainage fee is an option. If the drainage easement is not secured, then on-site retention/detention will be required along with a drainage plan & report.**

APPLICANTS: Richard Sparkman  
Representative: Keith Mumby

**EXECUTIVE SUMMARY:** Mr. Sparkman, petitioner is requesting approval of a 7 lot subdivision on 8.72 acres at 1003 Winters Avenue. This subdivision will create 7 approximately 1 acre building sites for future industrial development.

---

EXISTING LAND USE: Industrial

PROPOSED LAND USE: No Change

SURROUNDING LAND USE:

NORTH -- Industrial

EAST -- Industrial

SOUTH -- Mill tailing Site - Future State Riverfront Park

WEST -- Residential

EXISTING ZONING: Heavy Industrial (I-2)

PROPOSED ZONING: No Change

SURROUNDING ZONING:

NORTH -- I-2

EAST -- I-2

SOUTH -- Industrial in County

WEST -- I-2

---

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: No Plan currently exists for this area. It is within the South Downtown Neighborhood Planning Boundary.

**STAFF ANALYSIS:**

Due to the increase in number of lots requested in this replat, staff feels more comfortable in scheduling this request before Planning Commission rather than approving it administratively.

There are a few issues that have come up since review agency comments were sent out to the petitioner that needs to be addressed through the Planning Commission hearing process. 1) After review of this project staff has determined that sidewalk should be required for Kimball Avenue along the frontage of lots 4, 5, 6 & 7. The lot to the east which was previously conveyed by deed and which staff is requiring to be made a part of this replat to make it conform to the current subdivision regulations of the Zoning and Development Code would not be required to install sidewalk at this time, but would be required to at such time further development takes place on that lot. Presently there is curb and gutter existing along Kimball Avenue and sidewalk also exists up to the western edge of this subdivision. State Parks will be developing the Mill Tailings site within the next few years making pedestrian access very important along Kimball Avenue even though much of the remaining area is either already developed or will probably be developed with industrial uses. 2) Public Service Company is requesting that a 14 foot front lot line easement be provided for utilities. 3) The fire code requires that in Commercial subdivisions, fire hydrants be required every 300 feet and be supplied by an eight inch looped supply line or a 10 inch dead-end line less than 1000 feet in length. The petitioner must provide information showing that this requirement is being met.

Review agency summary sheet comments have mainly included technical concerns with the final plat. The petitioner has adequately addressed the review agency comments in writing. Actual changes to the plat and other review comment requests will be addressed prior to recording the final plat.

**STAFF RECOMMENDATION:**

**Mr. Chairman, on item 103-93 I move that we table this item until the next scheduled Planning Commission meeting.**



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

December 2, 1994

JGM Partnership  
P.O. Box 2440  
Colorado Springs, CO 80901

Dear Mr. Garvelink:

The SJ Subdivision Improvements Agreement for the completion of sidewalk and valley gutter improvements has been financially guaranteed by a Disbursement Agreement with Norwest Bank of Grand Junction. The Disbursement Agreement is in the amount of \$14,400.00 which can be collected by the City to do the improvements if they are not completed within 1 year. Future owners of lots within the SJ Subdivision, not a party to the Improvements Agreement, do not have any obligations under the existing Improvements Agreement.

Future development of lots within the SJ Subdivision will require payment of a Transportation Capacity Payment (TCP) and Drainage fee. All development must meet the requirements of the Zoning and Development Code and all other relevant codes and regulations of the City.

If you have any questions you can call me at 244-1448 or Kathy Portner at 244-1446.

Sincerely,

A handwritten signature in cursive script that reads "Larry Timm".

Larry Timm  
Director of Community Development

xc: Keith Mumby  
Harry Mavrakis

STAFF REVIEW

---

FILE: #101-93

DATE: December 28, 1993

STAFF: David Thornton

**ACTION REQUESTED:** Approval of S & J Subdivision, a resubdivision (replat) of lot 3 of Winters Avenue Industrial Park creating 7 industrial lots from 1 existing industrial lots.

**The City is in the process of securing an off-site easement for drainage purposes. If the drainage easement is not secured, then on-site retention/detention will be required along with a drainage plan & report. Staff is requesting that Planning Commission take action on this request now rather than tabling it for another 30 days while the City continues to negotiate an off-site drainage easement.**

APPLICANTS: Richard Sparkman  
Representative: Keith Mumby

**EXECUTIVE SUMMARY:** Mr. Sparkman, petitioner is requesting approval of a 7 lot subdivision on 8.72 acres at 1003 Winters Avenue. This subdivision will create 7 approximately 1 acre building sites for future industrial development.

---

EXISTING LAND USE: Industrial

PROPOSED LAND USE: No Change

SURROUNDING LAND USE:

NORTH -- Industrial

EAST -- Industrial

SOUTH -- Mill tailing Site - Future State Riverfront Park

WEST -- Residential

EXISTING ZONING: Heavy Industrial (I-2)

PROPOSED ZONING: No Change

SURROUNDING ZONING:

NORTH -- I-2

EAST -- I-2

SOUTH -- Industrial in County

WEST -- I-2

---

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: No Plan currently exists for this area. It is within the South Downtown Neighborhood Planning Boundary.

**STAFF ANALYSIS:**

Due to the increase in number of lots requested in this replat, staff feels more comfortable in scheduling this request before Planning Commission rather than approving it administratively.

There are a few issues that have come up since review agency comments were sent out to the petitioner that needs to be addressed through the Planning Commission hearing process. 1) After review of this project staff has determined that sidewalk should be required for Kimball Avenue along the frontage of lots 4, 5, 6 & 7. The lot to the east which was previously conveyed by deed and which staff is requiring to be made a part of this replat to make it conform to the current subdivision regulations of the Zoning and Development Code would not be required to install sidewalk at this time, but would be required to at such time further development takes place on that lot. Presently there is curb and gutter existing along Kimball Avenue and sidewalk also exists up to the western edge of this subdivision. State Parks will be developing the Mill Tailings site within the next few years making pedestrian access very important along Kimball Avenue even though much of the remaining area is either already developed or will probably be developed with industrial uses. 2) Public Service Company is requesting that a 14 foot front lot line easement be provided for utilities. 3) The fire code requires that in Commercial subdivisions, fire hydrants be required every 300 feet and be supplied by an eight inch looped supply line or a 10 inch dead-end line less than 1000 feet in length. The petitioner must provide information showing that this requirement is being met.

Review agency summary sheet comments have mainly included technical concerns with the final plat. The petitioner has adequately addressed the review agency comments in writing. Actual changes to the plat and other review comment requests will be addressed prior to recording the final plat.

Staff is requesting that Planning Commission approve this subdivision request with the stipulation that all review agency comments and technical issues regarding the drainage and the plat be finalized administratively. The petitioner will either have to pay the drainage fees for the entire subdivision or provide for on-site detention/retention. The petitioner has agreed to include in the replat that portion of lot 3 previously conveyed by deed.

**STAFF RECOMMENDATION:**

Staff recommends approval with the following conditions:

1. Sidewalk be required along the entire frontage of Kimball Avenue for lots 4, 5, 6 & 7. The sidewalk shall be constructed or included in an improvements agreement/guarantee prior to recording the plat.
2. A 14 foot utility easement be provided along the entire front lot line of each lot instead of the 10 foot easement as proposed.

3. That the portion of lot 3 previously conveyed by deed be included in this replat.
4. Drainage facilities designed and constructed or financially guaranteed to meet drainage requirements for the entire subdivision shall be required prior to recording the plat. A drainage facility for each individual lot at the time of development shall not be allowed. **(OR)** If the City can secure the necessary off-site easements for storm drainage at a reasonable cost, then a drainage fee for the entire subdivision shall be paid in lieu of constructing the on-site drainage facilities prior to recording the final plat. The drainage fee would be adjusted to include \$2,298.00 already paid as part of the site plan/planning clearance approval for a building permit issued to the petitioner for 1103 Winters on September 27, 1993.
5. Fire code requirements shall be met.
6. All technical issues on the final plat be adequately addressed including denoting all easements.
7. Open Space fees in the amount of \$3,800.00 shall be paid prior to recording the final plat.
8. The broken valley gutter must be removed and replaced on Winters Avenue prior to recording the plat or included in an improvements agreement/guarantee.
9. Submittal of a site plan showing all existing site features including structures, utility lines and railroad tracks.

**SUGGESTED PLANNING COMMISSION MOTION:**

Mr. Chairman, on item 101-93, I move that we approve this subject to staff recommendations.

Approved  
5-0



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 16, 1994

Wayne Beede, Broker Associate  
% Bray and Company  
1015 N. 7th Street  
Grand Junction, CO 81501

Dear Wayne,

The property known as Lots 1 and 2, SJ Subdivision, Mesa County, Colorado, also known as a portion of tax parcel #2945-231-18-005, and having addresses of 1001 and 1003 Winters Avenue, Grand Junction, Colorado, is currently zoned I-2. A copy of the I-2 zone from the City of Grand Junction's Zoning and Development Code is attached.

Sincerely,

A handwritten signature in cursive script that reads "Tom Dixon".

Tom Dixon, AICP, Senior Planner

cc: File #101-93

