

# Table of Contents

File 1994-0067

Name: Taco Bell/ VCB – 736/740 Horizon Drive – Minor Sub.

<b>P r e s e n t</b>	<b>S c a n n e d</b>	<p><b>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.</b></p> <p><b>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</b></p>
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X	X	<b>Table of Contents</b>
		<b>*Review Sheet Summary</b>
X	X	<b>*Application form</b>
		Review Sheets
		Receipts for fees paid for anything
X	X	<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X	X	Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or non-bound reports
		Traffic studies
X	X	<b>*Review Comments</b>
		<b>*Petitioner's response to comments</b>
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		Warranty Deed - - Bk 1891 / Pg 857 – not conveyed to City		
X		Planning Commission Notice of Public Hearing mail-out – sent 4/22/94		
X		Posting of Public Notice Signs – issued 4/22/94		
X	X	Utility Coordinating Committee approval – 5/11/94		
X		Utility Coordinating Committee Meeting Agenda – 5/11/94		
X	X	Certification of Plat – Bk 14/ Pg 239		
X	X	Sign Permit - ** - 9/14/94		
X	X	E-mail from Kathy Portner to Debbie Kovalik – 60 ft. additional signage		
X	X	V.C.B. Minor Subdivision Plat – GIS Historical Maps - **		
X	X	Utility Composite for V.C.B. Minor Subdivision		



# SUBMITTAL CHECKLIST

## MINOR SUBDIVISION

*submital deadlines - 1st working day of month*

Location: Harrison Drive & I-70

Project Name: Taco Bell / UCB

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	Persing WWTF
● Application Fee <i>\$400 plus \$15/acre</i>	VII-1	1																											1
● Submittal Checklist*	VII-3	1																											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	16
● 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	24
● 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	24	
● Evidence of Title	VII-2	1			1			1																				3	
● Appraisal of Raw Land	VII-1				1																								
● Names and Addresses	VII-3	1																										1	
● Legal Description	VII-2	1		1																								2	
○ Deeds	VII-1	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																					3	
● Common Space Agreements	VII-1	1	1				1																					3	
● County Treasurer's Tax Cert.	VII-1	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	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	24	
● Location Map	IX-21	1																										1	
● Composite Plan	IX-10	1	2	1	1																							5	
● 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	19	
● Final Plat	IX-15	1	2	1	1		1					1																7	
● 11"x17" Reduction of Final Plat	IX-15	1						8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1		17		
○ Cover Sheet	IX-11	1	2																										
○ Grading & Stormwater Mgmt Plan	IX-17	1	2														1							1	1				
○ Storm Drainage Plan and Profile	IX-30	1	2														1				1	1	1						
● <del>Water and Sewer Plan and Profile</del>	IX-34	1	2	1														1	1	1	1	1					1		
● <del>Roadway Plan and Profile</del>	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															1										
○ Water System Design Report	X-16	1	2	1															1										
○ Traffic Impact Study	X-15	1	2																				1						

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

Date: 12/29/93

Conference Attendance: \_\_\_\_\_

Proposal: Minor 2 lot subdivision - Taco Bell/VCPB

Location: Newman Drive & E-70

Tax Parcel Number: 2701-364-00-030

Review Fee: \$400.00 plus \$15 per acre

(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? \_\_\_\_\_

Parks and Open Space fees required? \_\_\_\_\_ Estimated Amount: \_\_\_\_\_

Recording fees required? \_\_\_\_\_ Estimated Amount: \_\_\_\_\_

Half street improvement fees required? \_\_\_\_\_ Estimated Amount: \_\_\_\_\_

Revocable Permit required? \_\_\_\_\_

State Highway Access Permit required? \_\_\_\_\_

Applicable Plans, Policies and Guidelines \_\_\_\_\_

Located in identified floodplain? FIRM panel # \_\_\_\_\_

Located in other geohazard area? \_\_\_\_\_

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?

Avigation Easement required? yes

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 Tom Woodmansee  
Signature(s) of Representative(s)

#67-94

Robert L. Zarlingo  
748 Horizon Drive  
Grand Junction, CO 81506-1384

Bruce C. Currier  
c/o Holiday Inn  
P. O. Box 1725  
Grand Junction, CO 81502-1725

L. K. Smith & C. Biggs  
c/o Holiday Inn  
P. O. Box 1725  
Grand Junction, CO 81502-1725

Western States Motel Operations  
c/o Holiday Inn Inc.  
P. O. Box 1725  
Grand Junction, CO 81502-1725

BLM/Skyline Joint Venture  
c/o Bernard A. Buescher  
796 Heritage Way  
Grand Junction, CO 81506-8643

Laird K. Smith & Clinton Biggs  
1702 North 18th Street  
Grand Junction, CO 81501-6606

Feeley Family Ltd Partnership  
2022 Baseline Drive  
Grand Junction, CO 81503-9550

Prudential Ins. Co. of America  
c/o Richfield Hotel Mgmt. Inc.  
14651 Dallas Parkway, Suite 400  
Dallas, TX 75240-7479

Hilton Hotel Management  
743 Horizon Drive  
Grand Junction, CO 81506

Norbert J. Lukas  
6970 Indian Peaks Trail  
Boulder, CO 80301-3625

Louise Forster  
737 Horizon Drive  
Grand Junction, CO 81506-8734

Donald Feeley & Associates  
728 Horizon Drive  
Grand Junction, CO 81506-3907

Jack & Virginia Twedell  
719 Niblic Drive  
Grand Junction, CO 81506-8772

Vernon E. & Carol J. Nelson  
3505 North 12th St., Apt. D-1  
Grand Junction, CO 81506-2873

Albert J. & Beverly J. Smith  
1779 Olamar Way  
San Diego, CA 92139-3956

Warren C. Brown and  
Margaret L. Martin  
2770 Nine Iron Drive  
Grand Junction, CO 81506-3931

Gary H. & Verlyn Vandenberg  
720 Niblic Drive  
Grand Junction, CO 81506-3909

Robert L. & Cynthia Lionberger  
719 Brassie Drive  
Grand Junction, CO 81506-3941

Clay H. & Gina L. Tufly  
720 Brassie Drive  
Grand Junction, CO 81506-3940

Dana D. & Serena Meisenheimer  
719 Bunker Drive  
Grand Junction, CO 81506-8713

Horizon Drive Enterprises, Inc.  
715 Horizon Drive, Suite 380  
Grand Junction, CO 81506

Grand Junction Visitors &  
Convention Bureau  
740 Horizon Drive  
Grand Junction, CO 81506

City of Grand Junction  
ATTN: Tim Woodmansee  
250 N 5th Street  
Grand Junction, CO 81501

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

**GENERAL PROJECT REPORT  
FOR  
V.C.B. MINOR SUBDIVISION**

**Proposal:** The proposed minor subdivision will create two lots to allow a separation in land ownerships for two approved & existing uses: the Taco Bell Restaurant located at 736 Horizon Drive and the Visitors & Convention Bureau Tourist Information Center (VCB) located at 740 Horizon Drive. This project contemplates no changes in the existing uses.

**Background:** The existing uses are situated on 1.63 acres located southeasterly of the intersection of Horizon Drive and Interstate-70. The Taco Bell Restaurant, situated on the northwesterly-half of the site, was constructed in 1992 following the issuance of a Conditional Use Permit (see Grand Junction Community Development File No. 5-92). The VCB, located on the southeasterly-half of the site, was constructed in 1993 & 1994 following approval of a site plan review (see Grand Junction Community Development file No. 8-93). Issues such as parking, utilities, grading, stormwater management, landscaping, avigation easements, geotechnics, open space fees, compatibility with surrounding land uses, traffic circulation & traffic impacts, were all satisfied during the Community Development review processes mentioned above.

**Purpose & Need:** The entire tract of land is owned by Horizon Drive Enterprises, Inc., which also owns and operates the Taco Bell Restaurant. The VCB's interest in the land it occupies is presently limited to a ground lease and purchase option agreement. The VCB intends to exercise its option to purchase the leased premises as soon as the minor subdivision is approved and recorded.

**Plat Specifics:** Lot 1 of the V.C.B. Minor Subdivision consists of 0.78 acres and will be purchased and occupied by the VCB. Lot 2, containing 0.58 acres, will be owned by Horizon Drive Enterprises and occupied by the Taco Bell Restaurant.

Lot 1 will be encumbered by: the avigation easement previously dedicated as a condition of approval for the Taco Bell Restaurant; an easement for the benefit of Lot 2 for maintenance and repair of an interlock retaining wall located along the southeasterly boundary of Lot 2; a 10-foot wide utility easement along the eastern boundary; a 15-foot wide utility easement along the southern boundary, and; a drainage easement along the western boundary.

Lot 2 will be encumbered by: an ingress & egress easement for the common use of both lots; a drainage easement for the benefit of Lot 1; the previously dedicated avigation easement, and; a 10-foot utility easement along the western boundary.

Tract "A", located near the eastern boundary of Lot 1, will be dedicated to the common use & benefit of both lots for the operation and maintenance of an existing sign pole and base. The owners of each lot will have an undivided 1/2 ownership interest in Tract "A". Maintenance of Tract "A" and its appurtenances will be in accordance with a Common Open Space Agreement that will be recorded with the Mesa County Clerk & Recorder.

The 0.27 acre parcel located to the west of Lot 1 and to the south of Lot 2 is being dedicated by Horizon Drive Enterprises to the City of Grand Junction for the common use, enjoyment and benefit of the General Public as a "Public Site". This parcel will be encumbered by a drainage easement for the retention of storm and irrigation water generated from Lot 2. Utility Easements along the northern, southern and western boundaries of this site are also being dedicated. This parcel will be landscaped & maintained by the VCB as a small public park.

**Access:** Ingress & Egress to and from both lots has been carefully planned to minimize conflicts with the nearby Horizon Drive & I-70 Interchange. Both lots utilize an existing Colorado Department of Highways (CDOH) State Access Road that commences at Horizon Drive and then runs southeasterly, parallel with and contiguous to the northeasterly subdivision boundary. CDOH has approved the use of this road through the issuance of Access Permits to each entity.

Patrons of the VCB utilize a one-way loop system with mostly right-hand turning movements, as follows: enter State Access Road at Horizon Drive, take State Access Road to VCB driveway located to the west of Tract A, travel one-way through Lot 1, continuing across the Public Site and the Ingress/Egress easement through Lot 2, then exiting onto the State Access Road and back to Horizon Drive. Taco Bell customers enter at an existing curb cut on Horizon Drive and may exit at this location or at two existing curb cuts along the State Access Road.

g:\special\vcbminor.doc

# REVIEW COMMENTS

Page 1 of 2

FILE #67-94

TITLE HEADING: Minor Subdivision - Taco  
Bell & V.C.B.

LOCATION: 736 & 740 Horizon Drive

PETITIONER: Visitor's & Convention Bureau

PETITIONER'S ADDRESS/TELEPHONE: 250 N 5th Street  
Grand Junction, CO 81501  
244-1480

PETITIONER'S REPRESENTATIVE: Tim Woodmansee  
244-1565

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., APRIL 26, 1994.**

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**CITY ATTORNEY** 4/7/94  
**Dan Wilson** 244-1505

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None.

**CITY DEVELOPMENT ENGINEER** 4/7/94  
**Jody Kliska** 244-1591

---

No comments. Can we hand out this plat as an example of how to do a plat?

**GRAND VALLEY RURAL POWER** 4/11/94  
**Perry Rupp** 242-0040

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None at this time.

**GRAND JUNCTION POLICE DEPARTMENT** 4/11/94  
**Marty Currie** 244-3563

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No problem noted.

**U.S. WEST** 4/12/94  
**Leon Peach** 244-4964

---

No comments at this time.



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

**4/12/94**  
**244-1400**

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No requirements at this time.

**UTE WATER**  
**Gary R. Mathews**

**4/14/94**  
**242-7491**

---

No objections.

**GRAND VALLEY WATER USERS**  
**G.W. Klapwyk**

**4/18/94**  
**242-5065**

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Grand Valley Water Users Association has no comments to offer at this time concerning this proposal.

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

**4/18/94**  
**244-1447**

---

1. A reciprocal agreement allowing signage for lots 1 & 2 on the existing freestanding pole sign located in tract A shall be required. As part of the original Conditional Use permit for Taco Bell and as part of this subdivision only one freestanding sign shall be allowed along the State Access Road frontage for the entire subdivision.
2. Under the current sign code and as part of the Conditional Use permit for Taco Bell, only one freestanding sign shall be allowed on lot 2 for the Horizon Drive frontage. The Horizon Drive frontage freestanding (pole) sign shall be for lot 2 only.
3. The total signage allowed under the existing code for the entire parcel (which as proposed in this subdivision will be lots 1 & 2, the public site and tract A) is 671 square feet. As part of the Conditional Use permit for a drive-thru window for Taco Bell the total signage which included both street frontages was aggregated and redistributed on this site. Taco Bell used 517 square feet. This leaves 154 square feet of signage remaining for the entire subdivision under the current sign code.

## LATE COMMENTS

**WALKER FIELD**  
**Mike Sutherland**

**4/20/94**  
**244-9100**

---

No opposition to the development/subdivision proposal. Please ensure that an avigation easement has been, or will be recorded, prior to recording of the subdivision plat. Also, please forward a copy of the recorded easement to Walker Field Airport Authority.

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

**4/18/94**  
**244-2695**

---

ELECTRIC & GAS: No objections.

FILE: #67-94      VCB Subdivision  
DATE: April 18, 1994  
STAFF: Dave Thornton

Review Comments

1. A reciprocal agreement allowing signage for lots 1 & 2 on the existing freestanding pole sign located in tract A shall be required. As part of the original Conditional use permit for Taco Bell and as part of this subdivision only one freestanding sign shall be allowed along the State Access Road frontage for the entire subdivision. *will be noted on the plat?*

2. Under the current sign code and as part of the conditional Use permit for Taco Bell, only one freestanding sign shall be allowed on lot 2 for the Horizon Drive frontage. The Horizon Drive frontage freestanding (pole) sign shall be for lot 2 only.

3. The total signage allowed under the existing code for the entire parcel (which as proposed in this subdivision will be lots 1 & 2, the public site and tract A) is 671 square feet. As part of the Conditional Use permit for a drive-thru window for Taco Bell the total signage which included both street frontages was aggregated and redistributed on this site. Taco Bell used 517 Square Feet. This leaves 154 Square Feet of signage remaining for the entire subdivision under the current sign code.

154  
35  
119

Kathy  
Here's what I  
came up with  
Please Review

CONDITIONS OF APPROVAL

① ON THE PLAT?  
~~TRACT A~~ ONE Freestanding sign shall be allowed  
ON the STATE Access Road frontage <sup>AND</sup> shall be located  
within TRACT A. Signage Allowance Allowed for  
this subdivision shall meet the requirements of the  
Taco Bell conditional use permit AND current sign code  
requirements. <sup>future</sup> Amendments to the sign code shall Apply.

STAFF REVIEW

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FILE: #67-94

DATE: April 28, 1994

STAFF: Dave Thornton

ACTION REQUESTED: Request for a two lot Minor Subdivision/final plat approval located at 2790 Cheyenne Drive.

LOCATION: 736 and 740 Horizon Drive

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The petitioner is requesting final approval for a two lot subdivision which also includes a public site and a common tract.

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EXISTING LAND USE: Taco Bell Drive Thru restaurant and Grand Junction Visitors Center

PROPOSED LAND USE: No Change

SURROUNDING LAND USE:

NORTH: Commercial

SOUTH: Commercial

EAST: Residential

WEST: Residential

EXISTING ZONING: Highway Oriented (H.O.)

PROPOSED ZONING: No Change

SURROUNDING ZONING:

NORTH: H.O.

SOUTH: H.O.

EAST: RSF-5

WEST: H.O.

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RELATIONSHIP TO COMPREHENSIVE PLAN: No Plan exists for this area

STAFF ANALYSIS:

All review comments will be adhered to prior to recording the Final Plat. The only major issue regarding this proposal has been signage (see review comments). When Taco Bell obtained their Conditional use Permit for their Drive Thru, the total sign allowance for this entire site including both street frontages was aggregated and redistributed to the various locations where signs now exist on the Taco Bell building and on the two existing freestanding signs. The "aggregated" total was 671 sq ft of signage. Taco Bell used 517 sq ft. leaving 154 sq ft of signage for the site. To date the Visitors and Convention Bureau (VCB) has used 35 sq ft of signage leaving 119 sq ft of signage remaining.

STAFF RECOMMENDATION:

Staff recommends approval with the following condition:

1. That the following be written on the plat: One Freestanding sign shall be allowed on the State Access Road frontage and shall be located within tract "A". Sign allowance allowed for this subdivision shall meet the requirements of the Taco Bell Conditional Use permit and current sign code requirements. Future amendments to the sign code shall apply.

SUGGESTED PLANNING COMMISSION MOTION:

Mr. Chairman, on item # 67-94, I move that we approve this subject to staff recommendations

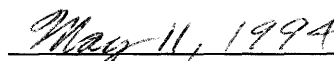
Approved with staff recommendations  
5-0

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CITY OF GRAND JUNCTION FILE #67-94 FINAL PLAT FOR V.C.B.  
MINOR SUBDIVISION LOCATED AT 736 & 740 HORIZON DRIVE IN THE  
CITY OF GRAND JUNCTION HAS BEEN REVIEWED AND APPROVED  
BY THE UTILITY COORDINATING COMMITTEE.



CHAIRMAN

  
DATE

#67-94

(Form for approval of filing & recording of SUBDIVISION PLATS)

SUB NO. SB-49-94

MESA COUNTY LAND RECORDS  
544 ROOD AVE.  
GRAND JUNCTION, CO 81501  
(303) 244-1823

To: Monika Todd, Mesa County Clerk & Recorder

This is to certify that the SUBDIVISION PLAT described below

### V.C.B. MINOR SUBDIVISION

has been reviewed under my direction and 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's Office. This approval does not certify as to the possibility of omissions of easements and other Rights-of-Way or Legal Ownerships.

Dated this 20th day of June, 1994.

Signed: Ken Swearengin  
KEN SWEARENGIN

RECORDED IN MESA COUNTY RECORDS  
DATE: JUNE 20, 1994  
TIME: 12:26 pm  
BOOK: 14 PAGE: 239  
RECEPTION NO.: 1686383

*Drawer AA102*

NOTE:  
The recording of this plat is subject to all approved signatures & dates.

1686383 12:26 PM 06/20/94  
MONIKA TODD CLR&REC MESA COUNTY CO

To: Debbie Kovalik  
Cc: Mark Achen, Ron Maupin  
From: Kathy Portner  
Subject: VCB Signage  
Date: 12/18/96 Time: 2:24PM

Debbie--You and Ron had asked if additional signage could be put on the Taco Bell free-standing sign along I-70. A total of 82 s.f. of sign allowance is remaining for the two sites (Taco Bell and VCB). An additional 60 s.f. of signage could be added to the 240 s.f. Taco Bell free-standing sign. Let me know if you have other questions.

~~#~~ 5-92  
~~#~~ 8-93  
~~#~~ 67-94

To: debbiek,jims,timw,ronl  
Cc: \*city council,johns,david thornton  
From: Dan Wilson  
Subject: VCB  
Date: 12/24/97 Time: 9:35AM

We just finished the paperwork to purchase the VCB center from Taco Bell. We have delivered the closing documents to the closer; the technical closing should occur later today or Friday at the latest.

The purchase price is \$125,000.

By letter agreement we acknowledged the original (1992 purchase contract terms) conditions: for 35 more years there shall be no food service in the VCB building (to protect Taco Bell from a too close competitor/neighbor). The VCB can serve food, it just can't charge for it; for 15 more years, the site must be used for a visitor center type use; if the State ever revokes Taco Bell's permission to use existing state highway right-of-way for on-site parking, the VCB property must provide 3 parking spaces on the VCB lot for the use of Taco Bell (this is to satisfy the City's parking requirements for a food service business, based on the number of customer seats).

Merry Christmas!



TYPE LEGAL DESCRIPTION (S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

\*\*\*\*\*

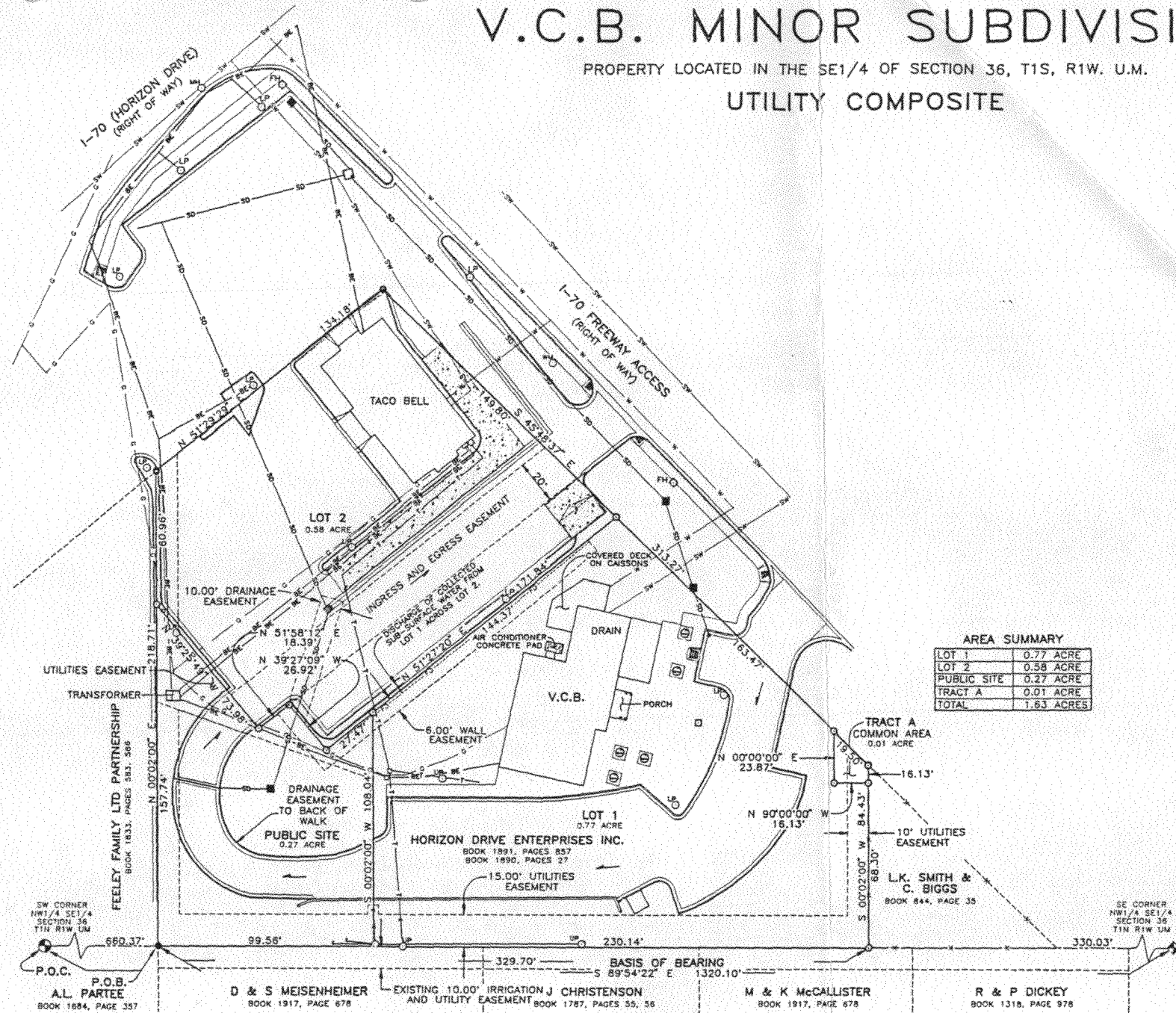
Beginning at the Southwest corner No. 1, whence the Southwest corner of the NW ¼ SE ¼ of Section 36, Township 1 North, Range 1 West of the Ute Meridian bears West 659.44 feet, thence East 329.72 feet to the Southeast corner No. 2, thence North 00°02' East 83.42 feet to the Northeast corner No. 3, thence North 45°50' West 313.39 feet to the North corner No. 4, thence South 51°25' West 134.15 feet to the Northwest corner No. 5, thence South 0°02' West 217.83 feet to Corner No. 1, the point of beginning,

Mesa County, Colorado

# V.C.B. MINOR SUBDIVISION

PROPERTY LOCATED IN THE SE1/4 OF SECTION 36, T1S, R1W, U.M.

## UTILITY COMPOSITE



**AREA SUMMARY**

LOT 1	0.77 ACRE
LOT 2	0.58 ACRE
PUBLIC SITE	0.27 ACRE
TRACT A	0.01 ACRE
TOTAL	1.63 ACRES

### UTILITY AUTHORITIES

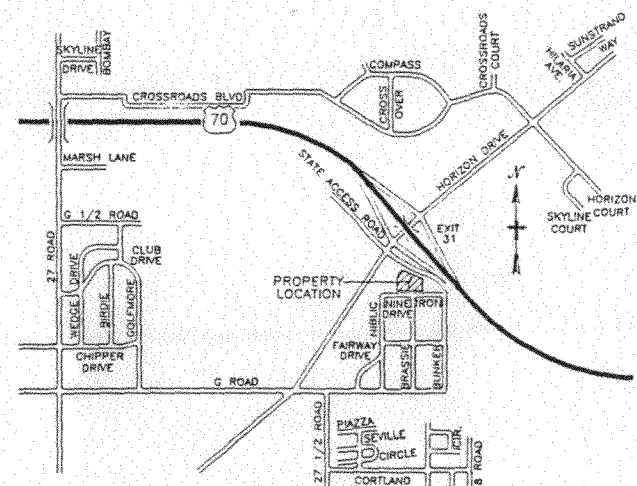
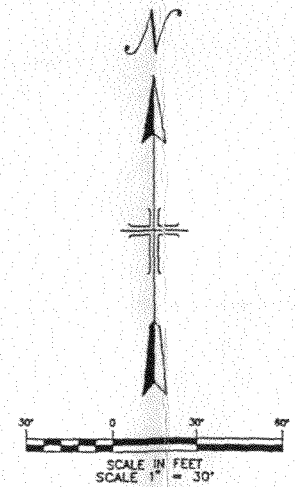
- Sanitary Sewer ..... City of Grand Junction  
Mr. Bill Cheney  
Mr. Greg Trainor  
250 N. Fifth St.  
Grand Junction, CO 81505  
(303)244-1555
- Road Authority ..... City of Grand Junction  
Mr. Don Newton  
250 N. Fifth St.  
Grand Junction, CO 81505  
(303)244-1555
- Culinary Water, Irrigation ..... City of Grand Junction  
Mr. Greg Trainor  
250 N. Fifth St.  
Grand Junction, CO 81505  
(303)244-1555
- Surface Drainage ..... Grand Junction Drainage District  
Mr. John Ballagh  
722 23 Road  
Grand Junction, CO 81505  
(303)242-4343
- Electric and Gas ..... Public Service Company of Colorado  
Mr. Dick Miller, Super. of Eng. (Elec.)  
Mr. Carl Barnkow, Super of Eng.(Gas)  
2538 Blichmann Ave.  
Grand Junction, CO 81505  
(303)244-2790
- Telephone ..... U.S. West Communications  
Mr. Leon Peach, Engineering Manager  
2524 Blichmann Ave.  
Grand Junction, CO 81505  
(303)244-4964
- Cable T.V. .... United Artists Cable of Western Colorado  
Mr. Glen Vancil, Director of Engineering  
2502 Foresight Circle  
Grand Junction, CO 81505  
(303)245-8750
- Road Authority ..... Colorado Department of Transportation  
Mr. Weldon Allen  
508 South 9th Street  
Grand Junction, CO 81501  
(303)248-7360

### NOTES:

- 1) THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08011700003-E, WHICH BEARS AN EFFECTIVE (MAP REVISED) DATE OF JULY 15, 1992 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY TELEPHONE CALL DATED MARCH 19, 1994 TO THE NATIONAL FLOOD INSURANCE PROGRAM (1-800-638-6820) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM.
- 2) UTILITY LOCATIONS ARE APPROXIMATE ONLY. VERIFY AND FIELD LOCATE PRIOR TO ANY EXCAVATION, DRILLING OR GRADING. UTILITY NOTIFICATION CENTER MUST BE CALLED TWO BUSINESS DAYS IN ADVANCE, 1-800-922-1987.

### LEGEND:

- ◆ - MESA COUNTY SURVEY MONUMENT
- - 3" PIPE WITH 3 1/2" CAP (L.S. 24331)
- - FOUND BANNER PIN AND CAP
- - SET #5 REBAR (L.S. 24331)
- - FOUND #4 REBAR
- - EXISTING LIGHT POLE
- - EXISTING UTILITY POLE
- - EXISTING MAN HOLE
- - SET #5 WITH ALUMINUM CAP IN CONCRETE L.S. 24331
- - TRAFFIC FLOW
- - EXISTING GAS LINE
- - EXISTING BURIED ELECTRIC LINE
- - EXISTING TELEPHONE LINE
- - EXISTING SEWER LINE
- - EXISTING WATER LINE
- - EXISTING 4" FRENCH DRAIN
- - EXISTING FIRE HYDRANT
- - GUY ANCHOR
- - EXISTING DRAIN
- - EXISTING FLAG POLE



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

NOTE: The word "Certify" is understood to be an expression of Professional opinion by the Land Surveyor which is based on his best knowledge, information and belief. As such it constitutes neither a guarantee or warranty.

**WESTERN CONSULTING ENGINEERS / LAND SURVEYORS**  
ENGINEERS, INC. 9750 Hwy 8 & 25, Grand Junction, CO 81504-5292

UTILITY COMPOSITE FOR  
THE CITY OF GRAND JUNCTION OF  
V.C.B. MINOR SUBDIVISION  
PROPERTY LOCATED IN THE NW1/4 SE1/4  
OF SECTION 36, T1S, R1W, U.M.  
CITY OF GRAND JCT., MESA COUNTY, COLORADO

SURVEYED	L.H.S.	DRAWN	G.B.G.	CHECKED	M.J.L.
DATE	1-5-94	WEI Dwg. NO.	3600-98-34		