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File FP-1995-139

Date 9/21/99

Present	Scanned	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file. Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.
X	X	***Summary Sheet – Table of Contents**
X	X	Application form
		Receipts for fees paid for anything
X	X	***Submittal checklist**
		***General project report**
		Reduced copy of final plans or drawings
X	X	Reduction of assessor's map
		Evidence of title, deeds
X	X	***Mailing list**
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		***Final reports for drainage and soils (geotechnical reports)**
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
X	X	***Consolidated review comments list**
X	X	***Petitioner's response to comments**
X	X	***Staff Reports**
		***Planning Commission staff report and exhibits**
		***City Council staff report and exhibits**
		***Summary sheet of final conditions**
		***Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)**

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Retention Pond Percolation Calculations for Storage Yard - 8/25/95			
X	X	Geotechnical Report			
X		Easement Deed			
X	X	Planning Commission Minutes - ** - 9/5/95			
X	X	Letter from Monty Stroup to Commun. Dev. – 8/25/95			
X	X	Landscape Plan			
X	X	Overall Fencing Plan			
X	X	Ordinance - **			
X	X	Planning Commission Minutes – 9/5/95			
X		Posting of Public Notice Signs			
X		Color Brochures for Proposed Fence Materials			
X	X	Letter from Monty Stroup, Landesign – 8/1/95			
X		Light information from Intermountain Consumer Prof. Eng. Inc.-8/1/94			
X	X	Storage Yard Traffic Circulation Plan			
X	X	Summary Appraisal Report on Land and Site Improvements			

#C943-073-00-098 ERNST

SUBMITTAL CHECKLIST

PLANNED DEVEL ~~SITE PLAN REVIEW~~ FINAL PLAN

Location: ____________________ Project Name: FP-95-139

Rec'd #8716

$330.00 PAID

INCLUDED ON CURB & GUTTER PLAN

ITEMS: DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent	● City Parks/Recreation	● City Fire Department	● City Attorney	O City Downtown Dev. Auth.	O County Planning	● County Bldg. Dept.	● Irrigation District	● Drainage District	O Water District	O Sewer District	● U.S. West	● Public Service	O GVRP	O CDOT	O Corps of Engineers	O Walker Field	TOTAL REQ'D.
● Application Fee	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	
~~● 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	
● Evidence of Title Warranty Deed	VII-2	1			1			1														
● Appraisal of Raw Land	VII-1	1			1	1																
O Deeds	VII-1	1			1			1														
O Easements	VII-2	1	1	1	1			1														
O Avigation Easement	VII-1	1			1			1														
O ROW	VII-3	1	1	1	1			1														
O Improvements Agreement/Guarantee	VII-2	1	1	1				1														
O CDOT Access Permit	VII-3	1	1																			
O Industrial Pretreatment Sign-off	VII-4	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	
O Elevation Drawing	IX-13	1	1																			
● Site Plan (CURB & GUTTER)	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	
● Grading and Drainage Plan	IX-16	1	2										1							1		
O 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				
O Roadway Plan and Profile	IX-28	1	2										1									
O Road Cross-Sections	IX-27	1	2																			
O Detail Sheet	IX-12	1	2																			
● Landscape Plan	IX-20	2	1	1																		
O Geotechnical Report	X-8	1	1								1											
● Final Drainage Report	X-5,6	1	2										1									
O Stormwater Management Plan	X-14	1	2										1							1		
O Phase I and II Environmental Report	X-10,11	1	1																			
● ~~Traffic Impact Study~~ CIRC. PLAN	X-15	1	2																1			
● LIGHTING PLAN		1	1	1												1	1					
● LIGHTING INFO.		1	1	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.

DEVELOPMENT APPLICATION

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

Receipt _____
Date _____
Rec'd By _____

File No. _____

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

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
[ ] Subdivision Plat/Plan	[ ] Minor [ ] Major [ ] Resub				
Rezone		1.0 ac.	300' N. of North Ave East of 28 1/4 Rd	From: RSF 8 To: PB	
[X] Planned Development	[ ] ODP [ ] Prelim [X] Final				
[ ] Conditional Use					
[ ] Zone of Annex					
[ ] Text Amendment					
[ ] Special Use					
[ ] Vacation					[ ] Right-of-Way [ ] Easement

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

Bonnie S. Clark		LANDesign / Tom Logue
Name	Name	Name
721 25½ Rd.		200 N. 6th Street
Address	Address	Address
Grand Junction, CO. 81505		Grand Junction, CO. 81501
City/State/Zip	City/State/Zip	City/State/Zip
242-7479		245-4099
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 Bonnie S. Clark / Thomas A. Logue 4/3/95
Signature of Person Completing Application Date

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

95-139

ERNST -

DAMBA CORPORATION N V
c/o BRAY PROPERTY MANAGEMT
1015 North 7th Street
Grand Junction, CO 81501-3102

MARY ELLEN WARNER
M BESSIRE-c/o M.HETHERINGTON
2837 Kennedy
Grand Junction, CO 81501-4973

EFTEHEA SOPHOCLES
2835 KENNEDY AVENUE
GRAND JUNCTION, CO 81501-4973

RICHARD H HAYNES
KATHERINE M. HAYNES
123 COUNTY RD 13 #9
GUNNISON, CO 81230-9702

FREDEE C PLUMER
DOROTHY A. PLUMER
523 28-1/4 ROAD APT. 5
GRAND JUNCTION, CO 81501-5351

JOHN PAUL GREEN
523 28-1/4 ROAD APT. 7
GRAND JUNCTION, CO 81501-5352

BRIARGATE HOMEOWNERS ASSOCIATION
2227 Village Ct.
Grand Junction, CO 81503-1247

R. J. THURLOW
LINDA THURLOW
P.O. BOX T
Palisade, CO 81526-0467

REGINALD W. ROBBINS
JUDY K. ROBBINS
350 Sheffield Ct.
San Jose, CA 95125-5664

BRIARGATE HOMEOWNERS ASSOCIATION
2227 Village Ct.
Grand Junction, CO 81503-1247

R.J. THURLOW
LINDA THURLOW
P.O. BOX T
Palisade, CO 81526-0467

REGINALD ROBBINS
JUDY K. ROBBINS
350 Sheffield
San Jose, CA 95125-5664

LEO D. BREWER
P.O. BOX 831
DELTA, CO 81416-0831

R. J. THURLOW
LINDA THURLOW
P. O. BOX T
Palisade, CO 81526-0467

REGINALD ROBBINS
JUDY K. ROBBINS
350 Sheffield
San Jose, CA 95125-5664

JOHN E. LEE
MARGARET R. LEE
518 28-1/4 Road
Grand Junction, CO 81501

ELDEN L. BOH
NANCY L. BOH
511 28-1/4 Road
Grand Junction, CO 81501

BEVERLY A. EDDY
519 28-1/4 Road
Grand Junction, CO 81501

Robert L. Dorssey
Glen Hickey
690 29-1/2 Road
Grand Junction, CO 81501

Marvel B. West
Bernice K. West
517 28-1/4 Road
Grand Junction, CO 81501

Frank J. Moore
520 Compton Street
Grand Junction, CO 81501

NITA L. SHUE
AKA - Neta
518 COMPTON STREET
GRAND JUNCTION, CO 81501

RICK A STEVENSON
SHARON STEVENSON
2840 Kennedy Avenue
Grand Junction, CO 81501

MAX W. GREER
TRUSTEE
516 Compton Street
Grand Junction, CO 81501-4902

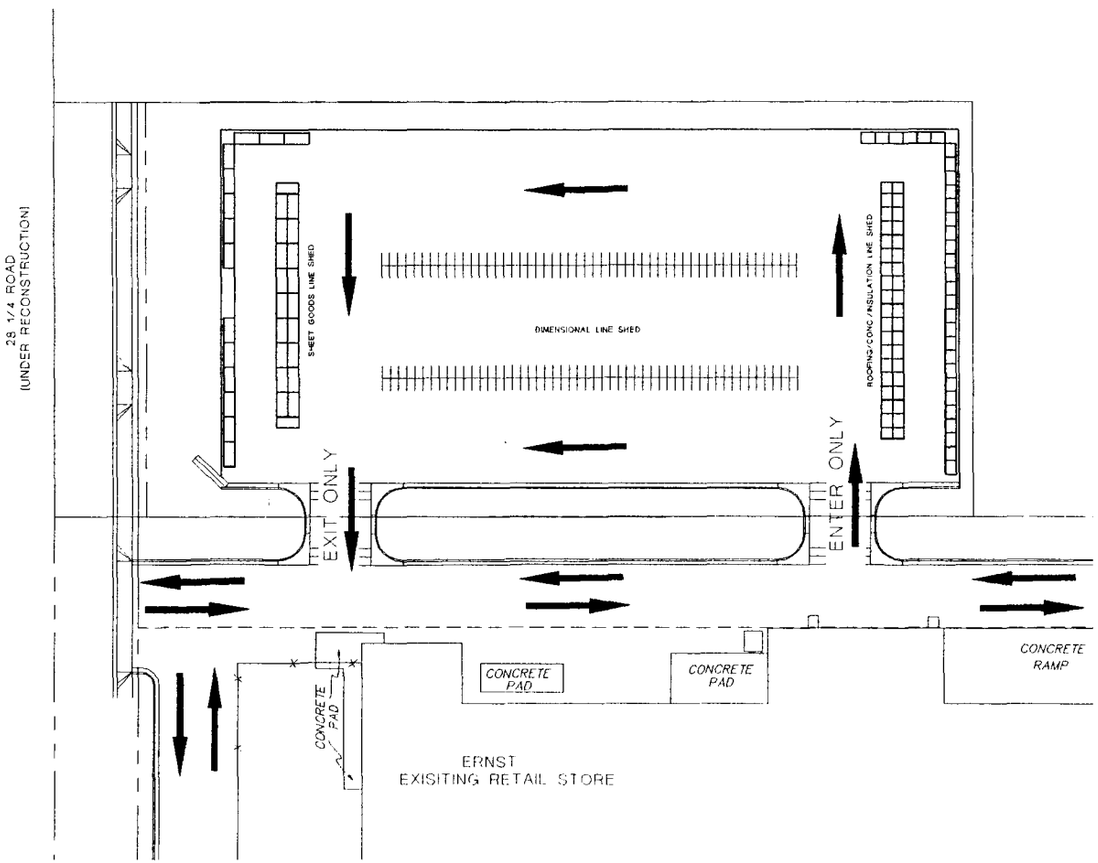
JOHN V. SIMMONS
CHRISTINA SIMMONS
65 STUYVESANT DRIVE
SAN ANSELMO, CA 94960-1140

MARK A. GARDNER
JANET L. GARDNER
517 COMPTON STREET
GRAND JUNCTION, CO 81501-4901

WILLIAM T. MCQUISTON
J. K. MCQUISTON
515 COMPTON STREET
GRAND JUNCTION, CO 81501-4901

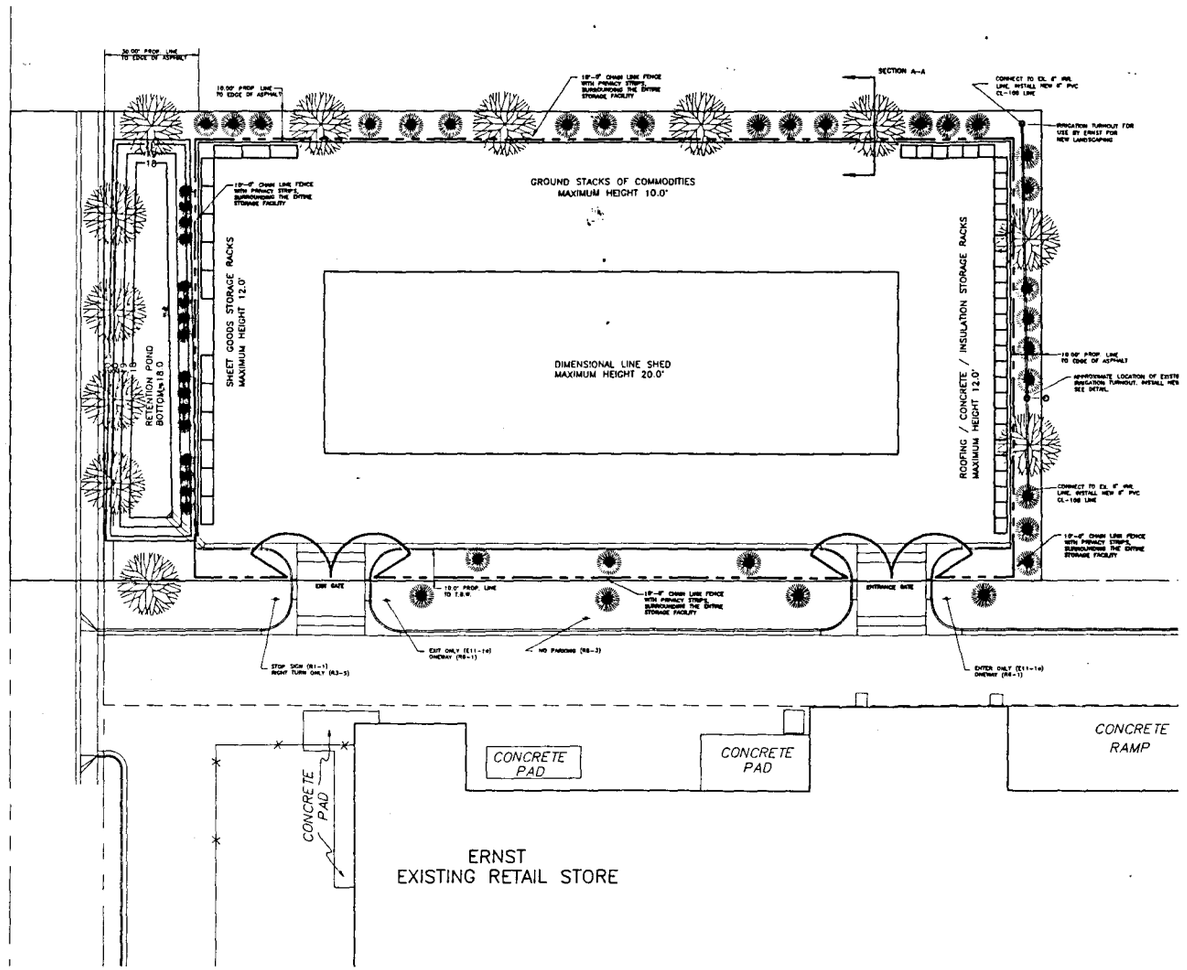
EDWARD A. PACHECO
509 COMPTON STREET
GRAND JUNCTION, CO 81501-4901

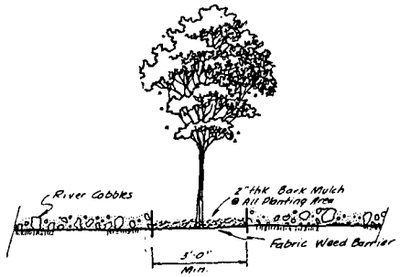
ERNST
STORAGE YARD
TRAFFIC CIRCULATION PLAN



PHILIP M HART
REGISTERED PROFESSIONAL ENGINEER
P.E. NO. 16348

TRAFFIC CIRCULATION PLAN
ERNST
STORAGE YARD
LANDesign, Ltd.
ENGINEERS SURVEYORS PLANNERS





SECTION A–A
TYPICAL LANDSCAPE SECTION

LEGEND

KEY	QUAN.	SIZE	MATURE HEIGHT
DT – DECIDUOUS TREE	12	1 1/2	
OPTIONS:			
GREEN ASH – FRAXINUS OLEACEAE			60 FT
HONEY LOCUST – GLEDITSIA TRIACANTHOS			40 FT
UJ – UPRIGHT JUNIPER JUNIPEROUS 'HETZII'	31	5 GAL	15 FT
S – SHRUB JUNIPEROUS 'FRUITLAND'	16	5 GAL	3 FT

NOTE: ALL LANDSCAPING TO BE WATERED WITH AN UNDERGROUND IRRIGATION SYSTEM

CITY OF GRAND JUNCTION

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

BY: _____ DATE: _____

ACCEPTED AS CONSTRUCTED

BY: _____ DATE: _____

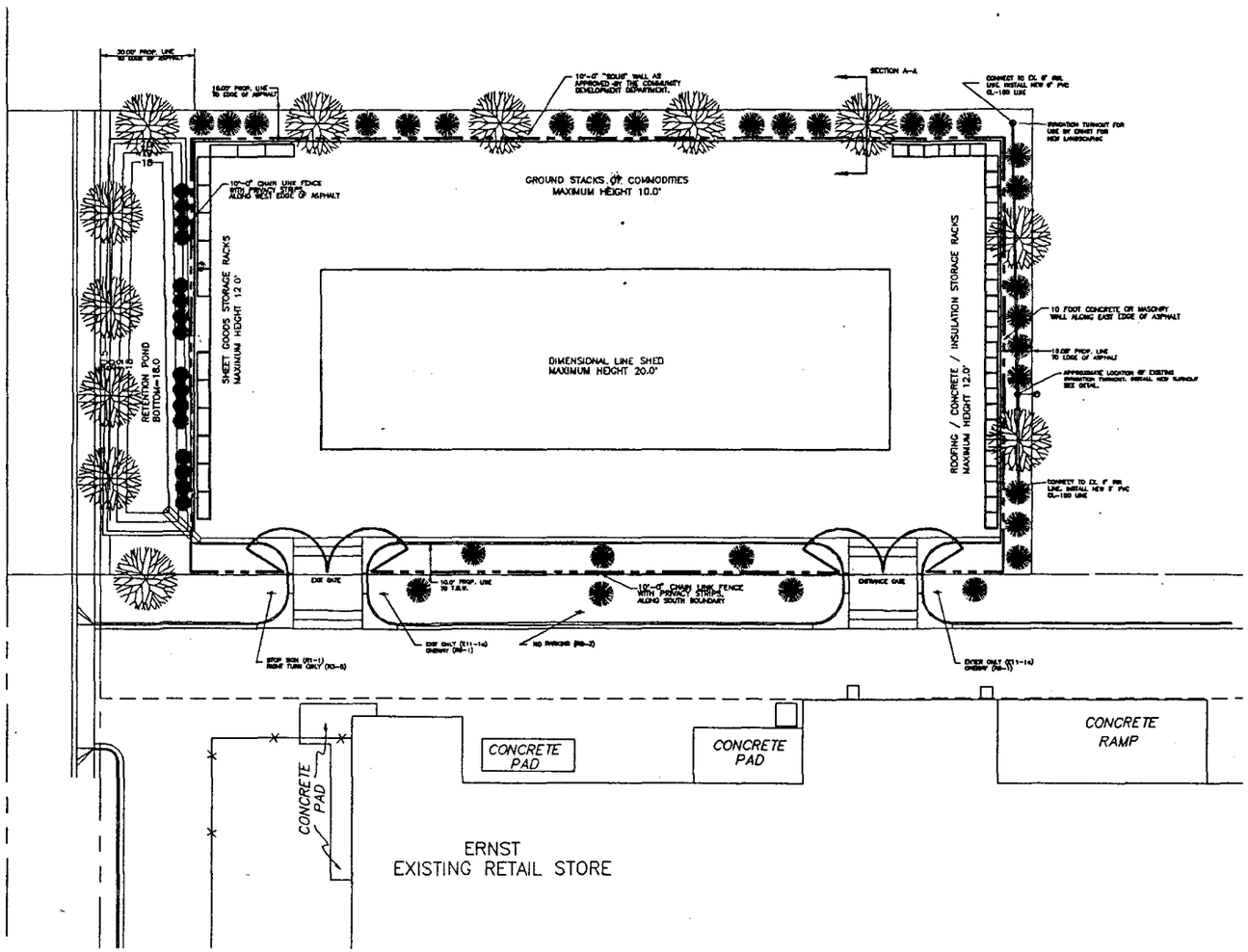
PHILIP M. HART
REGISTERED PROFESSIONAL ENGINEER
P.E. NO. 19346

LANDSCAPE PLAN

ERNST STORAGE YARD

LANDesign, Ltd.
ENGINEERS SURVEYORS PLANNERS
200 NORTH 6TH STREET SUITE 102
GRAND JUNCTION, COLORADO 81501 (303) 245-3189

PROJECT NO. 95014	DRAWN BY	SHEET	OF
DATE AUGUST 29, 1995	TAL/RCH	LS-1	1



CITY OF GRAND JUNCTION
APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
BY: _____ DATE: _____
ACCEPTED AS CONSTRUCTED
BY: _____ DATE: _____

PHILIP M. HART
REGISTERED PROFESSIONAL ENGINEER
P.E. NO. 19348

OVERALL FENCING PLAN

ERNST
STORAGE YARD

LANDesign, Ltd.
ENGINEERS SURVEYORS PLANNERS
308 NORTH 4TH STREET SUITE 105
GRAND JUNCTION, COLORADO 81501 (303) 241-8180

PROJECT NO. 98044	DRAWN BY	SHEET	OF
DATE	CHECKED BY		

SPECIFICATIONS

Mirafi Construction Products: Typical Property Values

The product specifications are average values. For minimum certifiable values contact your local Mirafi Representative or the Mirafi Technical Department at 1-800-438-1855.

SR = SOIL REINFORCEMENT
D = DRAINAGE
SC = SEDIMENTATION CONTROL
L = LANDSCAPING
EC = EROSION CONTROL
PU = POND UNDERLINING

Property	Unit	Test Method	Miradrain 6000 (D)	Miradrain 9000 (D)	Miramat 1800 (EC)	Miramat 2400 (EC)	Mirascape (L)	Envirofence (SC)	140N (D, EC)	500X (SR)	600X (SR,EC)	700X (D,EC)	1000 HP (SR,EC)	1200 HP (SR,EC)	2120 HP (SR)	160N (PU,EC)	180N (PU,EC)	1100N (PU,EC)	1120N (PU,EC)	1160N (PU,EC)
Weight	oz/sy	ASTM D-3776-79			18	24	3.0	2.5	4.5	4.0	6.0	6.5	10.0	12.0	14.0	6.0	8.0	10.0	12.0	16.0
Grab Strength	lbs	ASTM D-4632-86[1]			15 x 5[7]	18 x 6[7]	70	120	120	200	300	400 x 250	475	600	1300 x 550	175	240	300	325	400
Grab Elongation	%	ASTM D-4632-86[1]			150 x 100	150 x 100	45	30 (max)	55	30 (max)	35 (max)	35 (max)	30 x 30	30 x 30	25 x 15	50	50	50	50	60
Modulus (10% Elongation)	lbs	ASTM D-4632-86[1]								115	140									
Trapezoid Tear Strength	lbs	ASTM D-4533-85						65	50	115	120	110 x 55	150	200	400 x 275	60	75	100	100	150
Mullen Burst Strength	psi	ASTM D-3786-87[2]					115	300	210	450	>600	500	1200	1500 +	1000 +	375	450	560	650	850
Puncture Strength	lbs	ASTM D-3787-80[3]							70	85	130	130	250	300	75	95	125	150	185	225
Abrasion Resistance	lbs	ASTM D-3884-80[4] & D-4632-86								50	100	155		275 x 275[8]	650 x 350					
Thickness	mils	ASTM D-1777-64			120	250	14	17	60	23	30	19	50	60	40	100	105	110	160	200
Coef. of Permeability, k	cm/sec	ASTM D-4491-85					0.1	0.01[9]	0.35	0.002[9]	0.01[9]	0.015[9]	.02[9]	0.02[9]	0.1	0.4	0.35	0.35	0.35	0.35
Water Flow Rate	gal/min/sf	ASTM D-4491-85					160	40[9]	170	35[9]	50[9]	60[9]	100[9]	80[9]	80	125	100	100	70	70
Air Flow Rate	cf/min/sf	ASTM D-737-75							225			115								
Equivalent Opening Size (EOS)	U.S. Std. Sieve	ASTM D4751-87					50	20-35	100 +	30-50	30-50	70-100	20-70	20-70	50	100 +	100 +	100-200 +	100-200 +	100-200 +
Open Area	%	COE Method										4								
Sediment Retention Efficiency	%	Virginia DOH VTM-51						80												
Slurry Flow Rate	gal/min/sf	VA DOH/VTM-51						0.4												
Ultraviolet Stability	%	ASTM D-4355-84[5]						90			90	90	90	90						
Porosity	%	Calculated			85-90	85-90														
Flexibility	mg-cm	ASTM D-1388-64			2000	2000														
Core Compressive Strength	psf	ASTM D-1621 (Modified)	15,000	18,000																
Lateral Flow Rate	gpm/ft width	PDS Flow Test[6]	15[a]	15[b] 3[c]																
Core Amplitude	in	Measured	.38	.38																

1. Constant rate of extension of 12 in/min.
2. Diaphragm Bursting Tester.
3. Tension testing machine with ring clamp; steel ball replaced with a ¼-inch diameter solid steel cylinder centered within the ring clamp; (f).
4. ASTM D-4632-86 after abrasion as required by ASTM D-3884 Rotary Platform, Double Head Method using CS-17 "Calibrase" wheels, 1g. load per wheel, 1000 revolutions.
5. ASTM D-4632-86 after 250 cycles in an Xenon-arc Weatherometer (Type BH or C). One cycle consists of 102 minutes of light followed by 18 minutes of light with water spray.
6. Flow rate measured in Mirafi flow tester.
   a) = ($\Delta h/t$=1 at 3600 psf confining soil pressure)
   b) = ($\Delta h/t$=1 at 10,800 psf confining soil pressure)
   c) = ($\Delta h/t$=.08 at 10,800 psf confining soil pressure)
7. Two-inch strip method.
8. Abraded strength performed using ASTM D-4157-82/ ASTM D-1682-64.
9. 20-10 cm Falling Head Test Method.

RETENTION POND PERCOLATION CALCULATIONS

FOR

ERNST STORAGE YARD

August 25, 1995

Prepared For:

Bonnie Clark

C/O Olga Clark
715 25 1/2 Road
Grand Junction, Colorado 81505
(970) 242-7479

Prepared By:

LANDesign
200 North 6th., Street, #102
Grand Junction, Colorado 81501
(970) 245-4099

WESTERN COLORADO TESTING, INC.

529 25 1/2 Road, Suite B-101
Grand Junction, Colorado 81505
(303) 241-7700

LANDesign, Ltd.
200 North 6th. Street
Grand Junction, Colorado 81501

August 23, 1995
WCT #203395

Attention: Mr. Monty Stroup

Subject: Percolation Test Results for Retention Pond at 514 28 1/4 Road

As requested, we have performed a percolation test in the area of the retention pond at 514 28 1/4 Road, Mesa County, Colorado The percolation test results indicate moderate permeable materials. (See attached Percolation Test Report). No groundwater was encountered to the maximum depth excavated, 10 1/2 feet.

Based on the proposed 3 foot depth of the retention pond and the indicated percolation rate, retained water should be dissipated within the 48 hours required.

We would recommend that any foundations be held back a minimum of 30 feet from the retention pond.

We do not foresee problems with the retention pond with proper design and construction. If there are questions, please feel free to contact us.

Respectfully Submitted,
WESTERN COLORADO TESTING, INC.

Gary L. Hamacher, P.E.
Senior Geotechnical Engineer

GARY L. HAMACHER REGISTERED 16710 PROFESSIONAL ENGINEER STATE OF COLORADO

GLH/skl
Attachments: Percolation Test Report

EXHIBIT 1.0

WESTERN COLORADO TESTING, INC.

PERCOLATION TEST REPORT

Name: LANDesign, Ltd. Address.: 200 North 6th. Street
City Grand Junction State: Colorado Zip: 81501 Phone: 245-4099
Location of Test: 514 28 1/4 Road County: Mesa
Diameter of Holes: 6 to 8 (inches) Date of Test: 8-23-95 Job No.: 203395
Project: Ernst Storage Yard

Time	Hole #1 Depth: Surface		Hole #2 Depth: 2 1/2'		Hole #3 Depth: 6'	
	Initial	Drop	Initial	Drop	Initial	Drop
2:35	7 15/16"	-	7 1/2"	-	8 3/8"	-
2:50		9/16		13/16		3/4
3:00		3/8		5/8		3/8
3:10		5/16		3/8		5/16
3:20		1/4		7/16		1/4
3:30	8 1/4"	5/16	8 1/8"	1/2	8 7/16"	1/4
3:40		1/4		3/8		3/16
3:50		5/16		3/8		3/16
Min. / Inch		36		27		53

AVERAGE: 39 Min./In.

PROFILE HOLE

DEPTH	SOIL DESCRIPTION
0-6"	CLAY, very silty, dry, loose, brown to dark brown
6"-10 1/2'	CLAY, silty, dry to slightly moist, very stiff, brown
	moist and stiff @ 6'

GARY L. HAMACHER REGISTERED PROFESSIONAL ENGINEER 16710 STATE OF COLORADO

Groundwater None

Bedrock None

Gary L. Hamacher

Gary L. Hamacher, P.E.

EXHIBIT 2.0

ERNST REZONE

RETENTION DISSIPATION TIME

Retention Pond Information:

Volume = 5,774 cu ft Max. Surface Area = 3487 SF
Max. Depth = 2.38 ft Average Surface Area = 2440 SF

Best Percolation Rate = 27 min/inch
Worst Percolation Rate = 53 min/inch
Average Percolation Rate = 39 min/inch
(Testing Performed by Western Colorado Testing, Inc.)

2.38 feet = 28.56 inches

Dissipation Time:
28.56 in X 39 min/in = 1113.84 minutes
1113.84 min = 18.46 hours

Dissipation Time = 18 hours 34 minutes

Worst Case Dissipation Time:
28.56 in X 53 min/in = 25 hours 14 minutes

Mirafi 140N Fabric Liner Percolation Rate:

k value = 0.35 cm/sec
Percolation Rate = 0.13 min/in

EXHIBIT 4.0

STAGE / STORAGE TABLE

1. RESERVOIR No = 3. 2. RESERVOIR NAME = ERNST RETEN.
3. S = Ks * Z^b
   Ks = 0..... b = 0.....
   START ELEV = 0..... INCREMENT = 0...

	STAGE ft	ELEVATION ft	CO AREA sq ft	INC STORAGE cu ft	TOT STORAGE cu ft
4	0.00	18.00.	1392....	0	0
5	1.00	19.00.	2222....	1807	1807
6	2.00	20.00.	3124....	2673	4480
7	2.50	20.50.	3602....	1681	6161
8	0.00	0.00.	0.....	0	0
9	0.00	0.00.	0.....	0	0
10	0.00	0.00.	0.....	0	0
11	0.00	0.00.	0.....	0	0
12	0.00	0.00.	0.....	0	0
13	0.00	0.00.	0.....	0	0
14	0.00	0.00.	0.....	0	0

R to reset

Change item number: 0 ↵ to cont

Exhibit 5.1

WESTERN
COLORADO
TESTING,
INC.

REPORT OF GEOTECHNICAL INVESTIGATION FOR A PAVEMENT DESIGN ERNST STORAGE YARD GRAND JUNCTION, COLORADO

Prepared For:

LANDesign, Ltd.
200 North 6th. Street
Grand Junction, Colorado 81501

Prepared by:

Western Colorado Testing, Inc.
529 25 1/2 Road, Suite B101
Grand Junction, Colorado 81501
(970) 241-7700

August 18, 1995
Job No. 203395

INTRODUCTION

This report presents the results of the geotechnical investigation performed for the pavement design at Ernst's proposed storage yard located in Grand Junction, Colorado. This investigation was authorized by Mr. Monty Stroup with LANDesign, Ltd. on August 1, 1995.

Included in this investigation were test borings and a report of our conclusions and recommendations. The scope of our report was limited to the following:

- Evaluating the engineering properties of the subsoil encountered.
- Presenting recommendations for earthwork and soils related construction with respect to the subsoils encountered.
- Evaluating pavement design sections.

This report was prepared by the firm of Western Colorado Testing, Inc. (**WCT**) under the supervision of a professional engineer registered in the state of Colorado. Recommendations are based on the applicable standards of the profession at the time of this report within this geographic area. This report has been prepared of the exclusive use of **LANDesign, Ltd. and the owner,** for the specific application to the proposed project in accordance with generally accepted geotechnical engineering practices.

The scope of this investigation did not include any environmental assessment for the presence of hazardous or toxic materials in the soil or groundwater on or near this site. If contamination is a concern, it is recommended an environmental assessment be performed.

SITE CONDITIONS AND PROPOSED CONSTRUCTION

The project is surrounded on three sides by residential housing. On the south side is a commercial shopping center and Ernst's existing facility. Slope of the site is to the southwest with approximately 2 to 3 feet of elevation differential across the storage yard. Four (4) line sheds are proposed for the storage yard with paved driveways around each. The sheds are proposed for sheet goods, roofing, concrete, insulation and lumber products. The products will be transported to the site with trucks and placed into the sheds with forklifts. The products will be removed from the sheds with forklifts or by hand and disposed from the yard primarily in pickups and small two axle trucks.

FIELD EXPLORATION

The field investigation was conducted on August 4, 1995. The exploratory program consisted of two (2) test boring shown on the Test Boring Location Plan (Appendix, Figure 1). Test borings were located in the field by pacing distances from landmarks shown on the site location plan.

Test borings were excavated to depths of approximately 5 feet with a caisson drill rig.

Soil samples obtained were two composite samples of material from approximately 6 inches below grade to a depth of 5 feet. Recovered samples obtained in the field were sealed in plastic or placed in bulk sample containers, labeled and protected for transportation to the laboratory for testing.

LABORATORY TESTING

Specific tests that were performed include particle size analysis and Atterberg limits. These tests were performed in general accordance with current ASTM or state-of-the-art test procedures. An R-Value test was performed and was determined according to the Colorado Department of Transportation procedure

which is a modification to ASTM D-2844. The test results are presented on Figures 2 and 3.

SUBSURFACE CONDITIONS

Generally, the soils encountered in the test borings consisted of a slightly sand to sandy silty clay. No ground water was encountered in the test borings at the time and to the depth of the field exploration.

In test boring TH-1 the soils consisted of a sandy, silty clay from virtually the surface to the full depth explored, 5 feet. The sandy, silty clay was moist, medium stiff to stiff and brown in color.

In test boring TH-2 the surface soil was silty clay which was slightly moist, very stiff and brown in color. Below the surface soils at a depth of approximately 8 inches was a sandy, silty clay which was moist, stiff and brown in color. The sandy, silty clay became slightly sandy at a depth of approximately 2 1/2 feet and extended to the maximum depth explored of 5 feet

CONCLUSIONS AND RECOMMENDATIONS

The conclusions and recommendations discussed are based upon the subsurface conditions encountered in the test borings and on the information provided us. If subsurface conditions differing from those described in this report are noted during construction, or project parameters are altered, then Western Colorado Testing, Inc., should be notified so that our recommendations may be reviewed and adjusted, if necessary.

PAVEMENT DESIGN

The pavement section thickness needed at the site is dependent mainly on the subgrade conditions and the traffic loadings. Materials containing organics will be removed and the subgrade

soils will be slightly sandy to sandy, silty clays. The materials containing organics may be used in landscaped areas.

The sandy to slightly sand clays were tested for Atterberg limits and size distribution with the results used to classify the soils using both the Unified and AASHTO classification system. The soil was then tested to determine the R-value according to the Colorado Department of Transportation procedure which is a modification to ASTM D-2844.

The R-value test had a result of 11. Based on the test results, design manual procedures, freeze/thaw conditions and low speed truck and forklift type traffic, several pavement section alternatives were developed. The pavement section alternatives are based on a forklift rated capacity of 10,000 lbs. or less.

PAVEMENT ALTERNATIVE SECTIONS

PAVEMENT AREA	DESIGN CRITERIA				PAVEMENT SECTIONS - INCHES				
	"R" Value	RF	WSN	ALTERNATIVE	HBP	ABC	ASC	CONC	Total
Forklift Traffic	11	2.0	3.75	A	8.5				8.5
				B	4	8	9		21
				C	4	6	12		22
				D				7.5	7.5
Vehicular Traffic	11	2.0	3.02	A	7				7.0
					4	6	6		16
					3	8	6		17
								6	6

"R" Value - CDOT Procedure
RF - Regional Factor
WSN - Weighted Structural Number

HBP - Hot Bituminous Pavement
ABC - Aggregate Base Course (Class 6)
ASC - Aggregate Subbase Course (Class 2)
CONC - Concrete

Once the cut and fill operation for the pavement has been determined and/or a better traffic count or type equipment the above sections should be re-evaluated prior to construction.

CONSTRUCTION RECOMMENDATIONS

Pavement performance is directly affected by the degree of compaction, uniformity, and the stability of the subgrade. It

is recommended the top 8 to 12 inches of the subgrade be moisture conditioned to between (-)2 and +3 percent of optimum moisture. The final subgrade should be proof rolled immediately prior to placement of the pavement or base course to detect any localized areas of instability. Unstable areas should be reworked to provide a uniform subgrade.

The aggregate subbase course and aggregate base course materials should conform to the Colorado Department of Transportation (CDOT) class 2 and class 6 aggregates, respectively. The compaction of all subgrade, aggregate subbase course and aggregate base course materials should be performed to the following recommended percent compactions and moisture contents:

Material	Test Method	Minimum % Compaction	Moisture Content
Subgrade	AASHTO T-99	95	Optimum ± 3%
Subbase Course	AASHTO T-180	95	Optimum ± 2%
Base Course	AASHTO T-180	95	Optimum ± 2%

Based on the project either asphalt or concrete pavement can be used. However, due to the anticipated high usage of forklifts in the storage yard and the high stress that forklifts put on a pavement, we recommend a rigid (concrete) pavement be used. The concrete should have a minimum flexural strength of 650 psi. A proven concrete mix should be used.

For asphaltic concrete pavement the grading should conform to CDOT's "CX" or "C" specifications. The aggregate retained on the No. 4 sieve shall have at least two (2) mechanically induced fractured faces for a minimum of 70% of the aggregate. An approved mix design giving required CDOT Hveem properties, Lottman data, optimum oil contents, job mix tolerances, and recommended mixing and placement temperatures should be provided. The Hveem mix should be performed at 75 psi end point stress, with 3 to 5 percent air voids.

As an alternative, an approved 75-blow Marshall mix design can be used. Marshall properties, immersion-compression data and

optimum oil, gradation and temperature data should be provided. The approved Marshall mix shall be according to the Asphalt Institutes "Mix Design Methods For Asphalt Concrete", (MS-2) sixth edition. Aggregate grading for the Marshall mix should be per CDOT's "CX" or "C" specifications.

POSITIVE DRAINAGE

Positive drainage should be provided during construction and maintained throughout the life of the pavement. Adequate drainage is essential for continuing performance. Construction of the pavement section should be accomplished according to the following procedures:

Construction Procedures

- Clear and grub existing vegetation, rubble, top soil, frozen soil, and any unsuitable materials from the new pavement area. Clean and widen depressions, pits and ditches to accommodate compaction equipment.

- Rework, moisten or dry as required and compact all subgrade soils and new fill to establish new subgrade grades. Reworking may be accomplished by scarification, discing, removal and replacement or other methods which will result in uniform moisture contents and densities.

- Place and compact required subgrade and gravel fill in horizontal lifts at thicknesses consistent with compaction equipment used to achieve uniform densities throughout lift thickness. Generally, 8 inch lose lifts are recommended.

- Concrete should be placed in a single lift, utilizing proper construction and control joints. Place hot bituminous pavement in minimum thicknesses of 2 inches and no thicker than 3 inch lifts making sure grades are uniform and free of depressions and irregularities.

Acceptance testing of fill materials and mineral aggregates should be performed prior to construction to assess compliance with project requirements. Use of unsuitable materials will result in problems and increased cost of future maintenance of pavement.

In order to assess compliance with project requirements, it is also recommended that all excavation, subgrade preparation, fill placement and pavement placement be accomplished under observation and testing directed by the geotechnical and/or design consultants.

LIMITATIONS

The conclusions and recommendations contained in this report are based on the assumption that the materials encountered in the test borings represent the true site conditions and on anticipated traffic conditions. If any unforeseen difficulties or unusual conditions are encountered, we should be contacted immediately in order to make supplemental recommendations.

Respectfully Submitted,
WESTERN COLORADO TESTING, INC.

Gary L. Hamacher, P.E.
Senior Geotechnical Engineer

GLH/sl

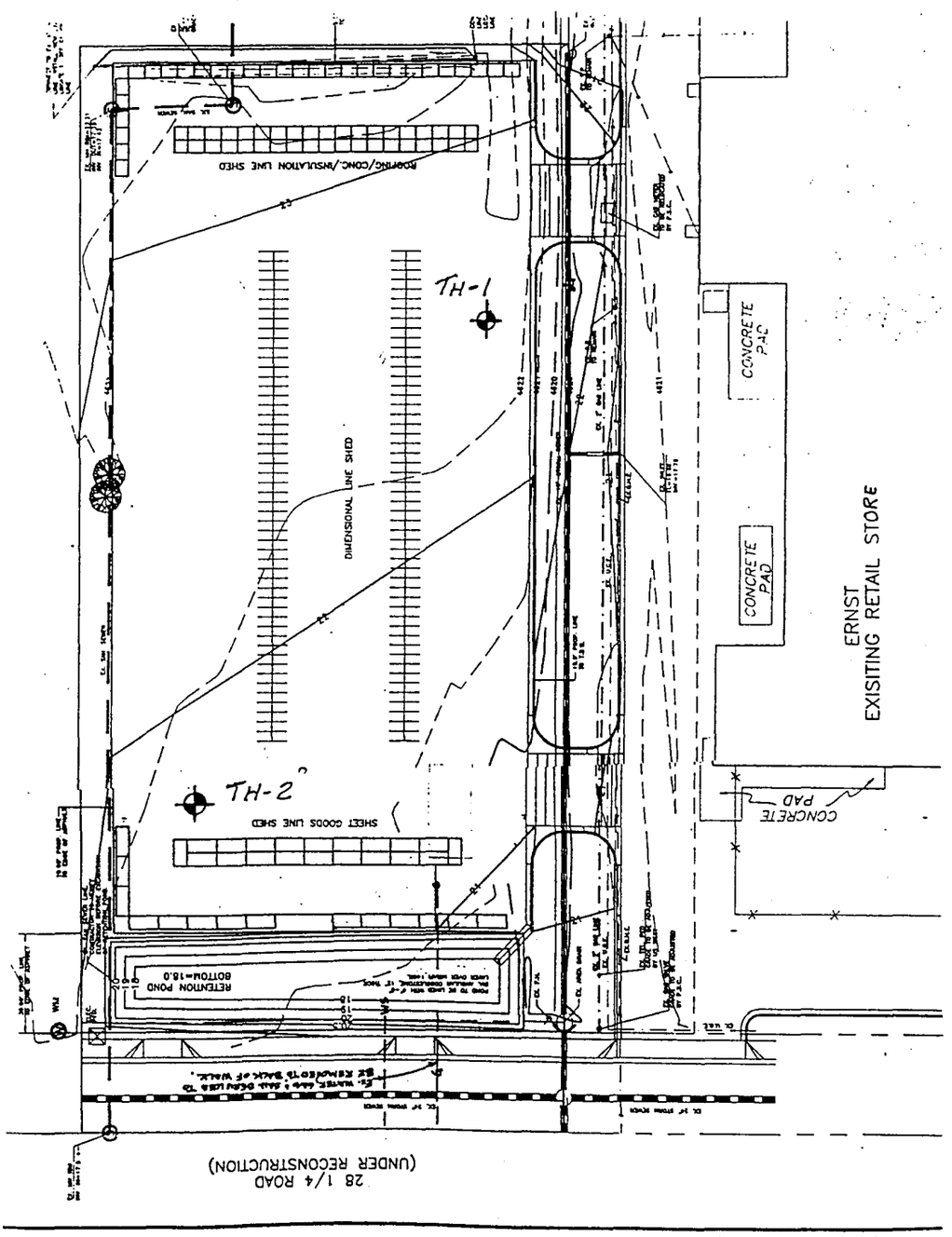
APPENDIX

WESTERN COLORADO TESTING, INC.

Job No. 203395
Date 8-18-95
Project ...ist Expansion
Location 514 28¼ Road
Grand Junction, Colorado

BORING LOCATION PLAN

NO SCALE



WESTERN COLORADO TESTING, INC.
529 25½ Road, Suite B-101
Grand Junction, CO 81505
(303) 241-7700

LABORATORY REPORT

PHYSICAL PROPERTIES OF SOILS

Client LANDesign, Ltd.

Job No. 203395
Lab/Invoice No.
Date 8-18-95
Reviewed By

Project Pavement Analysis - Ernst Expansion

Location 514 28¼ Road — Sampled By G. Hamacher — Date 8-4-95
Type of Material Clay, silty — Submitted By G. Hamacher — Date 8-4-95
Source of Material TH-1 @ 0.5' - 5.0' — Authorized By Client — Date 8-1-95

Sieve Analysis, ASTM D422-

Sieve Size	% Passing Accumulative	Specification
3''		
2½''		
2''		
1½''		
1''		
¾''		
½''		
⅜''		
¼''		
No. 4		
8		
10		
16		
30		
40	100	
50	99	
100	98	
Finer than 200 ASTM D1140-	92.5	

Soil Classification Unified CL AASHTO A-6 (9)

Liquid Limit and Plasticity of Soils ASTM D424- LL = 28, PI = 13

Moisture - Density Relations ☐ ASTM D698- ; ☐ ASTM D1557- ; Method ____ Maximum Dry Density, pcf ____ Optimum Moisture, % ____

Specific Gravity of Soils (minus No. 4 material) ASTM D854- Specific Gravity ____

Resistance 'R' Value of Compacted Soils ASTM D2844- 'R' Value ____

Other:

Copies to:

Figure 2

WESTERN COLORADO TESTING, INC.

Job No. 203395

Lab./Invoice No.

Date 8-18-95

Reviewed by

RESISTANCE 'R' VALUE AND EXPANSION PRESSURE

Client LANDesign, Ltd. Project Pavement Analysis - Ernst Expansion

Location 514 28¾ Road Sampled By G. Hamacher Date 8-4-95

Type of Material Clay, slightly sandy Submitted By G. Hamacher Date 8-4-95

Source of Material TH-2 @ 0.5' - 5.0' Authorized By Client Date 8-1-95

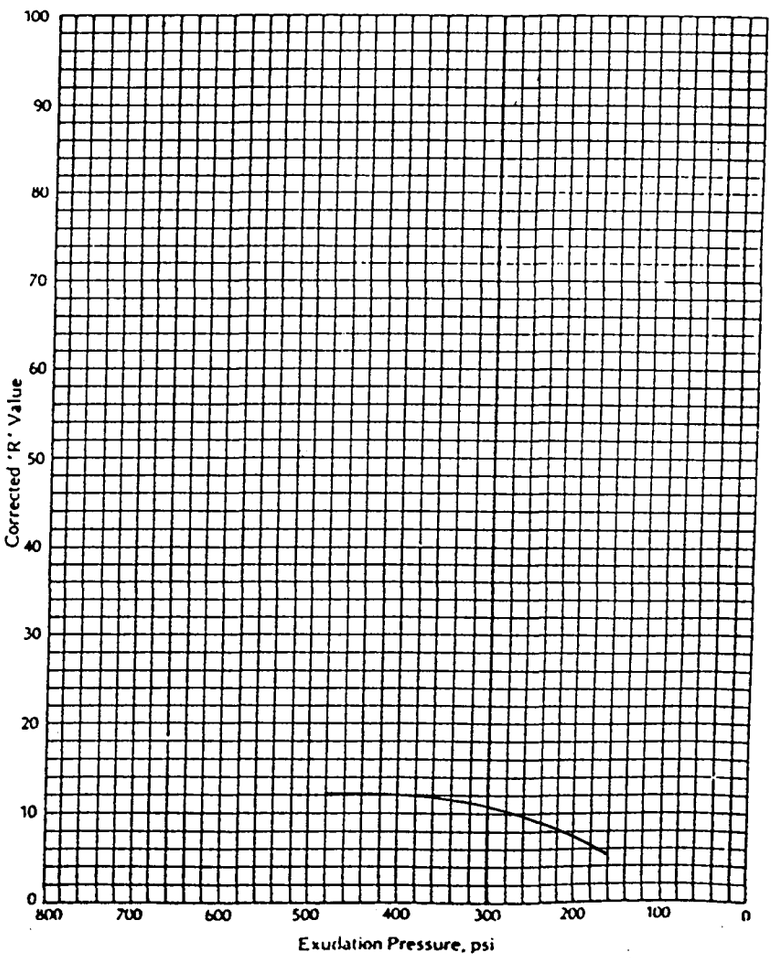
ASTM D2844-	Specimen		
	A	B	C
Compactor Pressure, psi	100	40	75
Exudation Pressure, psi	477	175	278
Moisture at Compaction, %	18.2	21.9	19.9
Dry Density at Compaction, pcf	106.3	100.9	105.8
Corrected 'R' Value	12	6	10
Expansion Dial Read, x10^{-4}			
Expansion, psf			

Atterberg Limits, ASTM D424- LL= 34 PI= 18

Sieve Analysis, ASTM D422-

Sieve Size	% Passing Accumulative	Specification	As Tested Grading
3"			
2½"			
2"			
1½"			
1"			
¾"			
½"			
⅜"			
¼"			
No. 4			
No. 8			
No. 10			
No. 16	100		
No. 30	98		
No. 40	94		
No. 50	93		
No. 100	88		
Finer than 200 ASTM D1140-	81.0		

Corrected 'R' Value at 300 psi 11



Classifications

Unified CL
AASHTO A-6 (11)

Figure 3

SUMMARY APPRAISAL REPORT ON

LAND AND SITE IMPROVEMENTS
514 28-1/4 ROAD
GRAND JUNCTION, COLORADO

FOR

BONNIE CLARK

DATE OF VALUATION: JULY 10, 1995
DATE OF REPORT: JULY 31, 1995

By: John W. Nisley, MAI

NISLEY AND ASSOCIATES, INC.
519 GRAND AVENUE
GRAND JUNCTION, CO. 81501

JOHN W. NISLEY, MAI
Real Estate Appraiser
519 GRAND AVENUE - POST OFFICE BOX 446
GRAND JUNCTION, COLORADO 81502-0446

July 13, 1995

Bonnie Clark
721 25.5 Road
Grand Junction, Colorado 81505

Dear Ms. Clark:

This is a Summary Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a summary appraisal report. As such, it presents only summary discussions of the data, reasoning and analysis that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analysis is retained in my file. The depth of discussion contained in this report is specific to your needs and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

Furthermore, in accordance with prior agreement between the client and the appraiser, this report is a result of a limited appraisal process in that certain allowable departures from specific guidelines of the Uniform Standards of Professional Appraisal Practice were invoked. The intended user of this report is warned that the reliability of the value conclusion provided may be impacted to the degree there is departure from specific guidelines of USPAP.

CLIENT: Bonnie Clark

APPRAISER: John W. Nisley, MAI
Certified General Appraiser
Colorado - #CG01313453
Nisley & Associates, Inc.

SUBJECT: 514 28-1/2 Road
Grand Junction, Colorado

PURPOSE OF THE APPRAISAL:

The purpose of this appraisal is to provide the appraiser's best estimate of Market Value of the subject property as of the effective date of the appraisal. Market Value is defined by the federal financial institutions regulatory agencies as follows:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.

Implicit in this definition is consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby:

Buyer and seller are typically motivated;

Both parties are well informed or well advised and each acting in what he considers his own best interest;

A reasonable time is allowed for exposure in the open market;

Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

INTENDED USE OF THE REPORT:

The intended use of the report will be for an estimate of raw land value prior to the rezone to determine an open space fee for the subject.

INTEREST VALUED: Leased Fee

EFFECTIVE DATE OF VALUE: July 10, 1995

DATE OF REPORT: July 31, 1995

APPRAISAL DEVELOPMENT AND REPORTING PROCESS:

In order to complete this appraisal assignment, it was necessary to complete several steps to obtain data and information regarding the subject property, as well as market data which reflect the motivations and reactions of active buyers and sellers in the local marketplace for this type of property. The steps in the valuation process include:

1) Defining the appraisal problem, including identification of the property to be appraised, as well as the property rights appraised. This step also includes identifying the effective date of appraisal and the purpose and uses of the appraisal.

2) Preliminary analysis and data selection and collection, including both specific and general information regarding the subject property and comparable market data, primarily from an investigation of public records and deeds, a physical inspection of the subject property, drive-by/exterior inspections of the comparables, and confirmation of the sales. Parameters and extent of data research are detailed in each applicable section of the appraisal report.

3) Highest and Best Use analysis, which usually includes both the study of the site, as though vacant and available to be used at its highest and best use, and a study of the property as improved.

4) Analysis of the applicability of the three approaches to value (the Cost Approach, the Market Data/Sales Comparison Approach, and the Income Approach) to the appraisal problem followed by the valuation analysis using the appropriate techniques. All of these approaches will be addressed in the valuation of the subject. The extent of the process of collecting, confirming and reporting data includes interviews with realtors in the area, sales and income data available from public records, as well as interviews with property owners and/or tenants, data gathered from the Assessor's and Treasurer's offices, as well as the Clerk and Recorder's office or title company. We have tried to confirm all market data used in the development of these three approaches to value with either buyer, seller or realtor involved in the transaction. This is not always possible, however. A good faith effort has been made by us in collecting, confirming and reporting all available market data. The only limitation regarding market data for the development of a supported indication of value for the property would be the scarcity of this data within the marketplace. There have been no limitations placed on us with regard to the collection, confirmation and reporting of market data available by the client or other parties.

5) Reconciliation of the value indications, correlating the approaches to value in order to arrive at a final value estimate.

6) The last step is communication of the analysis and conclusions, in this case, the form of a written report.

The appraisal report is not intended to be misleading in any manner, and if there are any questions concerning the appraisal report, these questions should be directed to the appraiser in order that the report not be allowed to be misleading. I did not find it necessary to take any additional steps in order to comply with the competency provision under USPAP.

Per prior agreement with the client, the Income Approach was used in valuing the property, and a Market Approach was used to establish the land value with a contributory improvement value added, as would be done within the Cost Approach. A Market Approach was not used for the final property as improved, since there is a lack of sales of properties improved only with a parking lot. In addition, the Income Approach considers the lease amount only, again with very little data available from the market that can help establish a market rental rate. In this situation, because the lease is a long term lease in its beginning stages, market leases would have no bearing on the leased fee value. Therefore, the appraisal process invoked departure from Standards Rule 1-4(d), 3, 4, and 5.

This Summary Appraisal Report is a brief recapitulation of my data, analysis and conclusions. Supporting documentation is retained in my files. The report is considered to be a complete appraisal report, reported in a Summary report.

DESCRIPTION OF REAL ESTATE APPRAISED:

Location:

The subject property is located on the fringe of a commercial neighborhood that fronts North Avenue. North Avenue runs from approximately 1st Street through 30 Road, and the subject is located north of Ernst at 28-1/4 Road. Ernst is part of a small neighborhood shopping center that contains approximately 13 tenants. Very little vacant commercial land remains in the immediate area along North Avenue, and there are several other shopping centers in the area including the K-Mart center approximately 1/4 mile west of Eastgate where the subject is located, as well as Teller Arms Shopping Center, which is west across 28 Road from the K-Mart center. The K-Mart center includes primarily K-Mart, while the Teller Arms center includes a number of tenants. Recently, MacFruegel's moved into that center, and while it filled the center for a short time, Gibson's, located at the east end of the main improvements in the center, is in the process of vacating their space. Other uses around the area include Norwest bank, Furr's Cafeteria, several retail and office uses, and some fast food restaurants. To the immediate west of Ernst, across 28-1/4 Road, is a Bingo operation and a small motel.

The subject, located immediately north of Ernst, is on the fringe of development for business use. 28-1/4 Road is in the process of being improved, and this is a connector artery from North Avenue to F Road in the area. Because of the heavier traffic use, uses along 28-1/4 Road may gradually convert to some higher density uses, however, presently, there are numerous houses north of the subject, as well as a small apartment complex. At Orchard Avenue along 28-1/4 Road, there is also a park and baseball field.

Utilities included in the area are water, sewer, gas, and electricity, as well as cable television and telephone services. The area is protected by City fire and police services.

Property Description:

The subject property is legally described by the assessor's records as follows:

> The South 150 feet of the W-1/2 NW-1/4 SW-1/4 SW-1/4, Section 3, Township 1 South, Range 1 East.

The subject has approximately 150 feet of frontage along 28-1/4 Road with a depth of approximately 330 feet for a total area of 49,500 square feet. The site is rectangular and is essentially level with soil conditions typical of the area. The property is not located in a FEMA identified special flood hazard area, and there is an existing improvement consisting of an older house that is going to be removed for the construction of the new ground level improvements. The property is presently zoned RSF-8, a residential zone.

HISTORY OF THE PROPERTY

The subject property is in the name of Bonnie S. and John R. Clark, according to assessor's records, and there has been no sale of the property during the last three years.

GEND

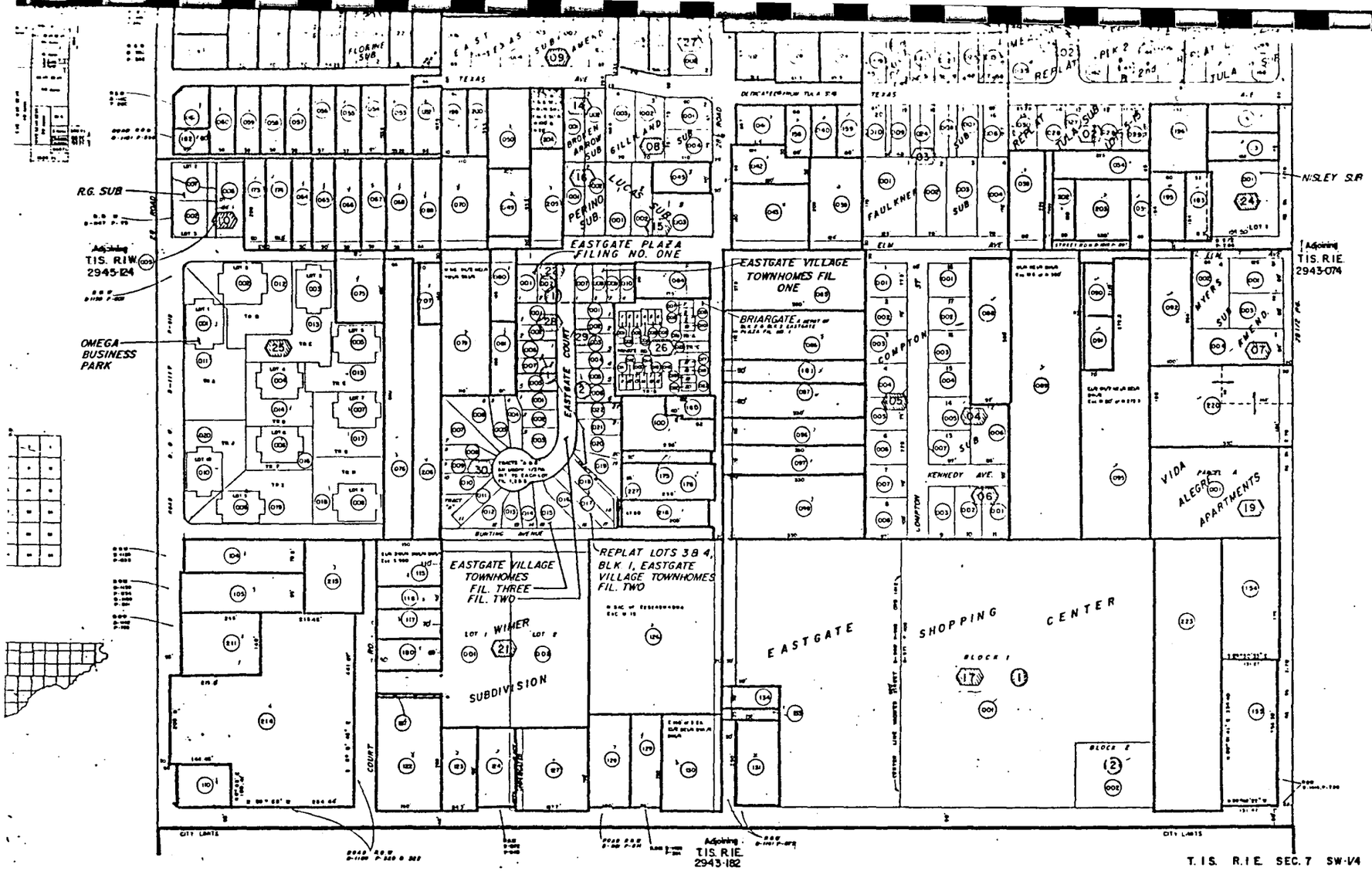
- Population Center
- Geo Feature
- Town, Small City
- Park
- Street, Road
- Major Street/Road
- Interstate Highway
- US Highway
- Railroad
- River
- Open Water

Scale 1:31,250 (at center)

2000 Feet

1000 Meters

SUBJECT LOCATION
Mag 14.00
Thu Jul 13 17:18:57 1995


R.G. SUB
Adjoining T.1S. R.1W. 2945-124
OMEGA BUSINESS PARK
EASTGATE PLAZA FILING NO. ONE
EASTGATE VILLAGE TOWNHOMES FIL ONE
BRIARGATE
EASTGATE COURT
EASTGATE VILLAGE TOWNHOMES FIL. THREE FIL. TWO
REPLAT LOTS 38 4, BLK 1, EASTGATE VILLAGE TOWNHOMES FIL. TWO
EASTGATE SHOPPING CENTER
BLOCK 1
BLOCK 2
SUBDIVISION
COMPTON
KENNEDY AVE.
VIDA ALEGRE APARTMENTS
N.SLEY S.R.
Adjoining T.1S. R.1E. 2943-074
Adjoining T.1S. R.1E. 2943-182
CITY LIMITS
T. 1S. R. 1E. SEC. 7 SW-1/4
2943-073

HIGHEST AND BEST USE:

Highest and Best Use is defined as follows:

> *That reasonable and probable use that will support the highest present value, as defined, as of the effective date of the appraisal.*
>
> *Alternatively, that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in highest land value.*
> *The definition immediately above applies specifically to the highest and best use of land. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use.*
>
> *Implied within this definition is recognition of the contribution of that specific use to community environment or to community development goals in addition to wealth maximization of individual property owners. Also implied is that the determination of highest and best use results from the appraiser's judgment and analytical skill, i.e., that the use determined from analysis represents an opinion, not a fact to be found.*
>
> *In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In the context of most probable selling price (market value), another appropriate term to reflect highest and best use would be most probable use. In the context of investment value, an alternative term would be most profitable use.*

(Taken from "Real Estate Appraisal Terminology" - The American Institute of Real Estate Appraisers).

AS VACANT

The permissible uses of the subject under the present zoning would be for residential use. The physical limitations placed on the site obviously are based on the size of the property, with the configuration and topography being adequate for this type of use. A zoning change is taking place on the property, and this will be to a planned use as allowed by the City of Grand Junction. The zone change will allow the property to be used by Ernst for outdoor storage. The appraisal is being done, however

under the current zoning. The new use would be financially feasible and maximally productive, and in my opinion, this would be the highest and best use for the property as vacant.

AS IMPROVED

The present improvements to the site include an older house that is in fair to poor condition at the present time. It appears to be economically feasible to remove this house, prepare the property for its proposed use, and construct improvements to the property that will be used in conjunction with the proposed use. In my opinion, this proposed use would be the highest and best use of the subject property.

SUMMARY OF ANALYSIS AND VALUATION

COST APPROACH

Land Valuation:

There have been very few sales of vacant land near the area of the subject of recent date. I was able to obtain one sale across the street from the subject and several sales east of the subject's area. These sales are as follows:

Sale #1

Scott Amos sold to Elden and Nancy Bohn the property across the street from the subject for $14,500 on April 19, 1994. The property appears to have been zoned PR-41, and the property measures approximately 62 feet in width with a depth of 203 feet. The sale occurred overall for $1.14 per square foot for slightly under 13,000 square feet of land. Downward adjustments were noted for the zoning of the property. After adjustments, the sale would indicate a value for the subject of $.97 per square foot, or $44,000.00, rounded.

Sale #2

Wagner Equipment sold to Wal-Mart, Inc. 22,788 square feet located immediately south of the existing Wal-Mart property on June 7, 1994 for $115,000.00. The property was purchased by Wal-Mart for expansion, and this was one of the only land areas available for this expansion. The sale involved an exchange, with another adjacent property purchased by Wagner Equipment at the same time. A downward adjustment of 50% was noted for the fact that the buyer was an adjacent property owner who wanted to expand, with a downward adjustment of 30% for zoning. The untypical buyer motivations, in my opinion, forced the price of the property up substantially. After adjustments, this sale would indicate a value for the subject of around $1.01 per square foot, or $45,700.00, rounded.

Sale #3

The property located on the northwest corner of 29 Road and the I-70 Business Loop sold for $40,000 on January 11, 1995. The property contained 30,492 square feet and was zoned for commercial use. The property is a corner location, and along the I-70 Business Loop, which would be inferior to North Avenue. I adjusted downward 30% for zoning, and after adjustments, this sale indicates a value for the subject of $.92 per square foot, or $41,600.00, rounded.

LAND SALES GRID
514 28.25 ROAD

JOHN W. NISLEY, MAI
NISLEY & ASSOCIATES, INC.

JULY 12, 1995

	SUBJECT	SALE 1	ADJ.	SALE 2	ADJ.	SALE 3	ADJ.
ADDRESS	514 28.25 RD.	ACROSS ST.		MELODY LANE		29RD & BL	
DATE	7-95	4-20-94		6-7-94		1-11-95	
SALES PRICE		$14,500		$115,000		$40,000	
LAND AREA	45300 SF 1.040 AC	12687.5 0.291		22788 0.523		30492 0.700	
$/S.F.		$1.14		$5.05		$1.31	
LOCATION	OFF NO. AVE.	OFF NO. AVE.		OFF NO.		CNR. 29-BL	
ACCESS	GOOD	GOOD		GOOD		GOOD	
ZONING	RSF-8	PR41	-15%	COMM.	-30%	COMM.	-30%
OTHER				ADJ. OWNER	-50%		
DEV. REQ.	TYPICAL	TYPICAL		TYPICAL		TYPICAL	
TOTAL ADJ.			-15%		-80%		-30%
IND. $/S.F.		$0.97		$1.01		$0.92	
IND. SUB. VALUE:		**$44,000**		**$45,700**		**$41,600**	
TERMS:		CASH		CASH		CASH	
MARKETING TIME:				NOT LISTED		186 DAYS	

These are the only sales in the immediate vicinity of the subject that I felt could be compared to the subject. There were some older sales, however all were commercial and would require substantial downward adjustments.

The three sales presented indicate a fairly narrow range, with two of the sales indicating very similar values. Sales #1 and #3 indicate a range from around $.92 to $.97 per square foot, with Sale #2 indicating a value of $1.01 per square foot. Given the atypical motivations of the buyer in Sale #2, I have placed least emphasis on this sale. In my opinion, the other sales would indicate an estimated raw land value for the subject prior to the rezone at around $.95 per square foot. Applying this to the subject indicates the following land valuation:

45,300 s.f. x $.95/s.f. = $43,000.00(rd)

CORRELATION AND FINAL VALUE CONCLUSION

Indicated Value by the Market Approach	$43,000.00

Based on the data contained in this report, it would be my opinion that the indicated Market Value, on a raw land basis would be:

FORTY THREE THOUSAND DOLLARS
($43,000.00)

Please note the attached Assumptions and Limiting Conditions which are a part of this appraisal report.

Respectfully submitted,

John W. Nisley, MAI
Certified General Appraiser
Colorado - #CG01313453

JOHN (JACK) W. NISLEY
QUALIFICATIONS

EDUCATION:

Bachelor of Science in Business Administration,
University of Denver
1976 - Major Study: Real Est. and Const. Management

Jones Real Estate College - Broker Studies

American Institute of Real Estate Appraisers
1978, Course 1A, Introduction to Real Estate Appraisal
1979, Course 1B, Capitalization Theory & Techniques
1979, Course II, Urban Properties
1980, Income Capitalization Workshop
1980, Course VI, Introduction to Real Estate Investment Analysis
1981, Subdivision Analysis Seminar
1981, Business Valuation Seminar
1982, Standards of Professional Practice
1983, Capitalization Theory & Techniques II
1983, Capitalization Theory & Techniques III
1984, Water and Value
1985, Standards of Professional Practice
1985, Evaluating Commercial Construction
1985, Residential Construction Analysis
1986, R-41B Seminar
1986, Foreclosure Seminar (Grand Jct. Bd. of Realtors)
1987, Ad Valorem Tax and Assessed Values
1987, R-41C and the Appraiser
1987, Uniform Residential Appraisal Report
1988, Standards of Professional Practice Update
1988, Rates, Ratios and Reasonableness
1988, Current Appraisal Issues
1988, Residential Demonstration Report Writing Seminar Grader's Training
1989, Residential Demonstration Report Writing Seminar Grader's Training
1989, Standards of Professional Practice Update
1989, Valuation Methodology

Appraisal Institute
1989, Environmental Hazards
1990, Practical Problems Faced by Appraisal Witnesses in Eminent Domain Cases
1990, Residential State Certification Review
1990, General State Certification Review
1991, Appraisal Requirements of the Federal Banking Agencies
1991, The Appraiser as an Expert Witness
1991, Understanding the Style of American Homes
1991, Standards of Professional Practice, Parts A & B
1991, Abbreviated Feasibility and Highest and Best Use Seminar
1991, Abbreviated Subdivision Analysis Seminar

(Resume of John W. Nisley, MAI Continued)

1991, Market Analysis Seminar
1992, Architecture and Development Seminar
1992, Reviewing Commercial Appraisals Seminar
1993, Do's and Don't's of Depositions and Expert Witness Testimony
1993, Water Wars
1994, I410 Standards of Professional Practice - Part A
1994, Understanding Limited Appraisals and Appraisal Reporting Options: General
1994, Fair Lending and the Appraiser
1995, Residential Demonstration Reports Graders Training Program
1995, EDI and the Appraisal Profession

MEMBERSHIPS AND LICENSES:

Appraisal Institute,
MAI Designation, #6925

National Association of Realtors

Grand Junction Board of Realtors

State of Colorado Certified General Appraiser,
License #CG01313453

State of Utah Certified General Appraiser
License #CG00042574

BACKGROUND AND EXPERIENCE:

Appraisal Apprentice - Mountain Realty Company
6/75 - 9/75, 3/76 - 8/76
Fee Appraiser - Nisley & Associates, Inc.
8/76 to Present
Licensed Real Estate Broker - Colorado
Qualified as Expert Witness in Mesa and Garfield Counties District Courts
Appraisal Institute Committees - Presently serving Colorado Admissions Committee, Presently serving National Residential Demonstration Appraisal Reports Grading Team
Colorado Chapter Representative to Regional Committee

TYPES OF WORK DONE:

Residential - Single Family and Multi-Family
Residential and Commercial Subdivisions
Commercial - Office, Retail, and Wholesale Properties
Industrial Properties
Condominiums
Farms
Vacant Land

(Resume of John W. Nisley, MAI - Con't)

PURPOSE OF APPRAISALS:

Acquisition	Mortgage
Estate Planning	Tax Planning
Exchange	Development
Sales	Insurance
Condemnation	Foreclosure
Bankruptcy	Divorce

AREAS WORKED IN: (Counties)

Mesa County, Delta County, Montrose County, Garfield County, Moffat County, Rio Blanco County, Pitkin County, Gunnison County, Ouray County, Larimer County, San Miguel County, Montezuma County, LaPlata County, San Juan County, Eagle County, Routt County (all in Colorado)

Moab, Utah

ASSUMPTIONS AND LIMITING CONDITIONS

1. This is a Summary Appraisal Report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it might not include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.

3. The property is appraised free and clear of any and all liens and encumbrances unless otherwise stated in this report.

4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.

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

6. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that would 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.

8. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in this report.

9. 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 this appraisal report.

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

(Assumptions and Limiting Conditions - Continued)

11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.

12. 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 otherwise stated in this report.

13. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the route observations made during the appraisal process.

14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

15. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.

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

17. 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 with proper written qualification and only in its entirety.

(Assumptions and Limiting Conditions - Continued)

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

19. The liability of Nisley & Associates, Inc. and its employees or Appraisers associated with Nisley & Associates on an Independent Contractor status is limited to the client only and to the fee actually received by the Appraiser. Further, there is no obligation, accountability or liability to any third party. Any damages incurred by the use of or reliance on this appraisal report by the client is without warranty or liability except for the amount of the fee paid to the Appraiser.

20. THE ACCEPTANCE OF AND/OR USE OF THIS APPRAISAL REPORT BY THE CLIENT OR ANY THIRD PARTY CONSTITUTES ACCEPTANCE OF THESE TWENTY NUMBERED LIMITED CONDITIONS AND ASSUMPTIONS.

CERTIFICATION

The undersigned does hereby certify that, to the best of my knowledge and belief, and except as otherwise noted in this appraisal report:

1. The statements of fact contained in this report are true and correct.

2. The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.

3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

4. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulation result, or the occurrence of a subsequent event.

5. My analysis, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice.

6. I have completed the requirements of continuing education of the Appraisal Institute.

7. I have personally inspected the property that is the subject of this appraisal report.

8. No one provided significant professional assistance to the person(s) signing this report.

9. I do not authorize the use of my name, the name of my firm, or my MAI designation for publicity in connection with any effort to market the appraised property. I do not authorize any out of context quoting from or partial reprinting of this report for public dissemination.

10. My value conclusion as well as other opinions expressed herein are not based on a requested minimum value, a specific value, or approval of a loan.

11. The confidentiality of the appraiser-client relationship will be protected.

Certified General Appraiser
Colorado #CG01313453

REVIEW COMMENTS

FILE #FP-95-139 **TITLE HEADING:** Final Plan - Ernst Storage

LOCATION: 514 28 1/4 Road

PETITIONER: Bonnie Clark c/o Olga Clark

PETITIONER'S ADDRESS/TELEPHONE: 715 25 1/2 Road
Grand Junction, CO 81505
242-7479

PETITIONER'S REPRESENTATIVE: Landesign

STAFF REPRESENTATIVE: Michael Drollinger

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., AUGUST 25, 1995.

MESA COUNTY BUILDING DEPT. **8/7/95**
Bob Lee **244-1656**
The building must be provided with fire-walls as required by the Uniform Building Code. Building permits are required for each building. A City licensed general contractor is required for the project.

CITY FIRE DEPARTMENT **8/4/95**
Hank Masterson **244-1414**
The Fire Department has no problems with this final plan.

FRUITVALE LATERAL & WASTE DITCH ASSOCIATION **8/9/95**
G.L. Hill **243-6402**
Re: This Project! No surface drainage will be allowed into Association ditch/pipe. Existing ditch (approx) 100' must be replaced with a 6" PVC 100# pipe. In addition, developer will install an irrigation turnout per the attached drawing. The turnout will be equipped with 1 each C-8 4" headgate 1 each 1/4" steel lid. All per the attached drawing. This portion of the entire project cannot be begun before November 1, 1995 as irrigation water will be in the ditch till that date. Met with representative of Landesign on 8/8/95 to discuss irrigation ditch requirements. Drawing depicts items agreed to.

COMMUNITY DEVELOPMENT DEPT. **8/16/95**
Michael Drollinger **244-1439**
See attached comments.

GRAND JUNCTION DRAINAGE DISTRICT **8/14/95**
John Ballagh **242-4343**

The plans submitted accurately show the location and size of the existing subsurface drain line known as the Woolco Group Tile on the Woolco Drain. The retention pond is not shown over the existing tile line, hence, there should be no need for an additional drainage easement. It is understood from the calculations in the retention pond calculations for Ernst storage yard that there will be no discharge into the Woolco Drain from the storage yard or the retention pond.

CITY UTILITY ENGINEER **8/16/95**
Trent Prall **244-1590**

WATER - Ute Water

SEWER - Central Grand Valley Sanitation District - A utility easement may be required for the sewer alignment for maintenance access to sewers. Please contact Central Grand Valley Sanitation District for requirements.

PUBLIC SERVICE COMPANY **8/16/95**
John Salazar **244-2781**

Relocation of gas meter and service line required. Owner or contractor should contact Danny Moore (Public Service Company, 244-2626) to determine new location.

CITY DEVELOPMENT ENGINEER **8/16/95**
Jody Kliska **244-1591**

DRAINAGE

1. Total retention is acceptable provided the conditions of use as stated in the SWMM page VIII-12, Section E are met, which includes a percolation test. Will the use of fabric as a liner for the pond prohibit percolation?

CIRCULATION

2. Will the storage yard be signed and marked as indicated on the submitted Traffic Circulation Plan? The plan should reflect what will actually be done on-site be showing size and placement of markings and signs. Will parking be prohibited along the back of the store?

CURB, GUTTER & PAVING PLAN

3. The driveways shown as existing do not exist.

TRANSPORTATION CAPACITY PAYMENT

4. The Transportation Capacity Payment for this project is calculated at $1,330.00. Credit was given for the prior residential use, and a projection of 75% of the trips generated would be from existing trips. A trip rate of 4.88 vehicles per 1000 s.f. of warehouse space was used to calculate the fee.

LATE COMMENTS

CITY PARKS & RECREATION DEPARTMENT **8/16/95**
Shawn Cooper **244-3869**

1. Proceed with Parks & Open Space fees estimated appraised value of $43,000.

TO DATE, NO COMMENTS RECEIVED FROM:

City Property Agent
City Attorney
Grand Valley Irrigation
U.S. West

August 25, 1995

City of Grand Junction, Colorado
Community Development
250 North Fifth Street
Grand Junction, Colorado 81501

Attn: Mr. Michael Drollinger

Re: Ernst Storage-Final Plan, Response to Review Comments, File #FP-95-139.

Dear Michael;

In response to the review comments for this project we present the following:

Mesa County Building Department

As the proposed structure is open air facility with a shed roof supported by columns the requirement for fire walls is not applicable. Building permits will be applied for and the construction will be performed by a licensed contractor.

City Fire Department

The comment indicating approval is acknowledged.

Fruitvale Lateral & Waste Ditch Association

The site drainage is routed to a proposed retention pond along the west property line. No surface drainage will be allowed into the ditch/pipe along the east boundary of the property.

The Site Plan has been revised to show a new irrigation turnout detail as requested. The specifications for material types to be used are included on this detail in keeping with the associations requirements.

checked by MTD 8-29-95

Community Development

Landscape Plan

✓1. The landscaping section has been labeled and it's location identified on the plan.

2. The plant material legend has been revised to conform to the requirements as outlined in the SSID manual.

3. Note # 2 referring to Mesa County has been deleted.

4. Note #1 has been corrected.

5. Proposed fencing and type of material has been identified at all locations. Refer to Lanscape Plan.

6. The landscape strip along the east side of the project has been widened to 10 feet. The plan calls for tree planting within this area.

7. Trees and shrubs have been eliminated from the retention pond area.

8. The curb cuts have been eliminated from the plan.

Site Plan

1. The Curb, Gutter and Paving Plan Title block has been revised to include "Site Plan".

2. The proposed fence shall be a 10.0 foot chain link with privacy strips for screening.

3. The proposed shed structure and it's roof line extents have been added to the plan. The setbacks to the roof line are indicated and exceed the 25 foot minimum requirement as defined by the Ordinance for rezoning of this project. Find attached an exhibit showing the line shed building cross section. The maximum building height shall not exceed 20 feet as indicated by the dimensions on the cross section.

4. The plan has been revised to show the location and type of signage to be installed. The signage shall implement the traffic circulation plan as previously submitted and approved by the City Development Engineer.

Grand Junction Drainage District

The comment indicating approval is acknowledged. No drainage will be allowed to enter the Woolco Drain.

City Engineer

Central Grand Valley Sanitation District has requested a 20 foot wide easement be provided for the existing sanitary sewer line along the north portion of the project. The easement is shown on the plans.

Public Service Company

Public Service Company has been contacted by representatives of LANDesign. They have been requested to proposed a new location and to provide a cost for the relocation.

City Development Engineer

1. A percolation test has been performed on the project by Western Colorado Testing Inc. The results of the test and the attached calculations indicate that the water within the retention pond will percolate into the soil well within the 48 hour requirement as outlined in the SWMM. The use of fabric as a liner will not impede percolation rates. See attached calculations.

2. Signage for this project has been added to the site plan as required to assure proper circulation of traffic as approved by the City Development Engineer.

3. The driveway curb cuts have been eliminated from the plan.

4. The owner acknowledges the Transportation Capacity Payment. This fee should be recalculated based on the revised line shed dimensions.

Conclusion:

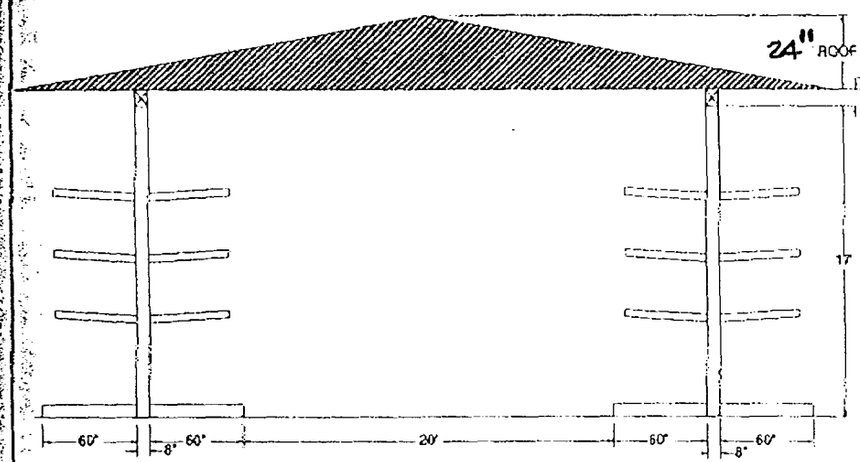
The developer proposes to construct a single line shed structure to be located in the center portion of the project. This structure is designed to meet the maximum height restriction and setback requirements. The line sheds located along the east and west portions of the site have been eliminated from the proposal. The developer will store commodities in these areas by the use of storage racks the height of which will not exceed 12-feet. This results in a net decrease of 8 vertical feet in the profile of storage elements near or about the perimeter of the project site. The perimeter of the site is to be screened by the use of a 10-foot chain link fence with privacy strips, the final color of which shall be approved by the City of Grand Junction prior to construction.

Combined the design revisions will produce a final project more conducive to the surrounding area.

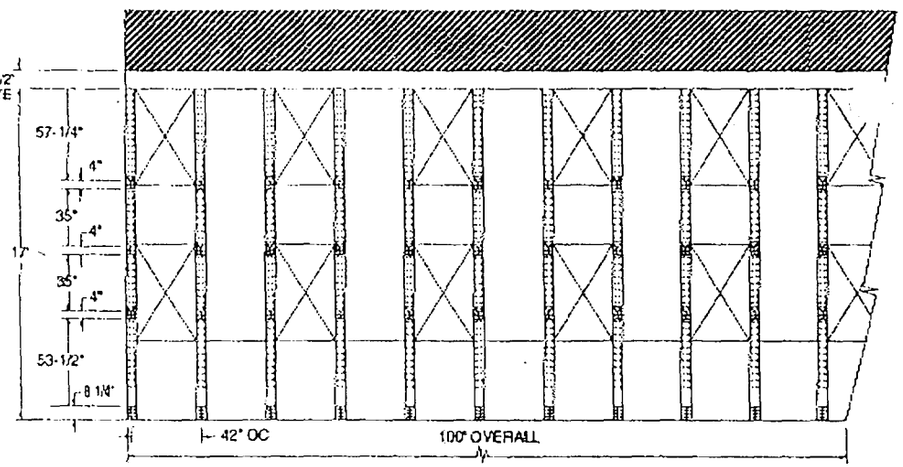
Sincerely

Monty D. Stroup, Project Manager

THE NATIONAL



FRONT VIEW



CANTILEVER SIDE VIEW

THE NATIONAL

CANTILEVER COMPONENTS	QUANTITY	UNIT LIST PRICE	EXTENDED LIST PRICE
TU 8X17 UPRIGHT w/Truss Plate	58		
TUB 8X60 BASE	116		
4L 52 ARM	348		
VBR 42	64		
HBR 42	48		

TOTAL LIST PRICE:
TOTAL LESS DISCOUNT:
TOTAL NET PRICE:

STAFF REVIEW

FILE: #FP 95-139
DATE: August 16, 1995
STAFF: Michael Drollinger
REQUEST: Final Plan - Ernst Hardware
LOCATION: E Side of 28 1/4 Rd, N of North Avenue
ZONING: PC

STAFF COMMENTS:

Landscape Plan

1. Landscaping section drawing shown on plan is not labeled or identified on plan.

2. Plant Material Legend is incomplete; refer to SSID manual requirements.

3. Note #2 shall be deleted; City has not adopted Mesa County specifications.

4. Please correct grammatical error in Note #1.

5. Clearly identify the location of the proposed fence on ALL PLANS.

6. Landscape strip on east side of project shall be at least ten (10) feet wide. Trees shall also be planted along this side.

7. No trees or shrubs shall be located within the retention pond; please revise plan.

8. Curb cuts along 28 1/4 Road identified on plans have not been installed and therefore do not require removal; please revise ALL plans accordingly.

Site Plan

1. Curb, Gutter and Paving Plan shall be relabeled "Site Plan."

2. Proposed fence must be a screened fence.

3. Buildings (sheds) proposed must be clearly identified on plan including extent of roof line and height of all structures. It appears that some structures do not meet the setback requirements (refer to attached ordinance). Please revise plans accordingly.

4. All signage proposed in conjunction with this facility must be shown on the Site Plan.

5. The circulation shall be revised as follows: the eastern driveway shall be "enter only" while the western driveway shall be "exit only." Striping shall be provided to identify the circulation patterns; please identify on plans.

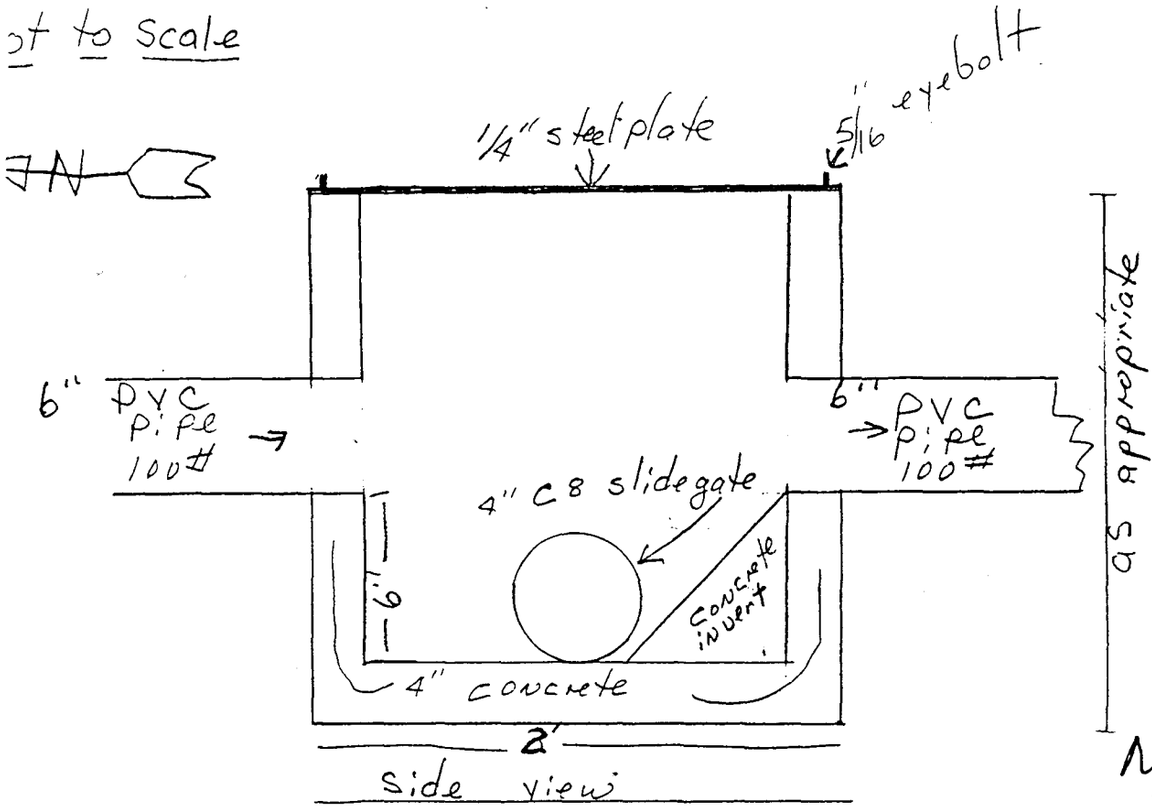
PLEASE ARRANGE A MEETING WITH CITY STAFF TO DISCUSS THE SPECIFICS OF THE ADDTIONAL INFORMATION & REVISED PLANS REQUIRED FOR THIS PROJECT. ALL INFORMATION MUST BE PROVIDED BY THE RESPONSE TO COMMENTS DEADLINE (AUGUST 25). THE APPLICATION WILL BE PULLED FROM THE AGENDA IF ALL ITEMS ARE NOT SATISFACTORILY ADDRESSED.

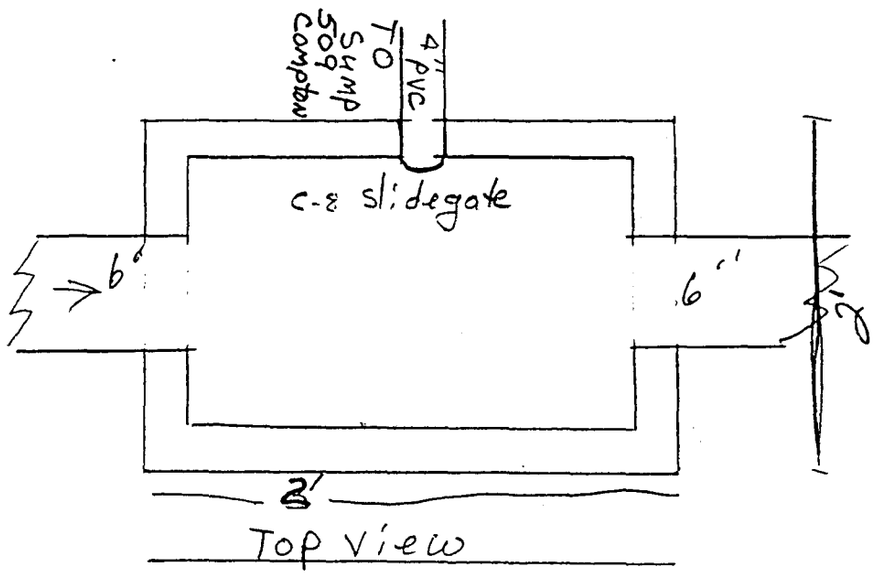
h:\cityfil\1995\95-1392.wpd

File # FP-95-139

8-8-12
Ernst
Project

ot to Scale





N/A

Developer to provide a 30" dia concrete sump of appropriate depth. To be installed inside Mr. Pachecos property line at 509 Compton st. & connected to concrete turnout box via PVC pipe. The bottom of the sump shall be 18" below the bottom of the 4" PVC Supply pipe. Developer will install & attach 4" pipe from Turnout to existing privately owned sump.

STAFF REVIEW

FILE: #FP-95-139

DATE: August 30, 1995

STAFF: Michael T. Drollinger

REQUEST: Final Plan

LOCATION: 518 28 1/4 Road

APPLICANT: Bonnie Clark
721 25 1/2 Road
Grand Junction, CO 81505

EXISTING LAND USE: Residential

PROPOSED LAND USE: Storage Facility - Ernst

SURROUNDING LAND USE:

NORTH:	Residential- Single Family
SOUTH:	Residential- Single Family/Vacant
EAST:	Vacant
WEST:	Residential - Single Family

Hours of operation:
7AM to 10 PM

EXISTING ZONING: PC

PROPOSED ZONING: No change

SURROUNDING ZONING:

NORTH:	RSF-8
SOUTH:	C-1
EAST:	RSF-8
WEST:	RSF-8

Motion: 6-0 to approve

RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for the area.

STAFF ANALYSIS:

The Development Proposal

The petitioner is proposing to construct a single line shed structure to be located in the center portion of the project. The structure is designed to meet the maximum height restriction and setback requirements which were part of the rezoning ordinance approved by City Council (copy attached). The line sheds along the east and west property boundaries which were previously proposed have been eliminated. Storage racks will be placed along the east and west boundaries to a height not to exceed twelve (12) feet.

Screening along the site perimeter consists of a ten (10) foot screened fence with shrubs and trees as detailed in the Landscape Plan (copy attached).

The petitioner has satisfactorily addressed staff comments.

STAFF RECOMMENDATION:

Staff recommends approval of the final plan for the Ernst storage yard.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #FP-95-139, a request for final plan approval at 518 28 1/4 Road, I move that we approve this application. with the following four conditions

CONDITIONS

1. Yard activity shall be limited to 7AM to 10PM
2. 10 ft fence concrete or masonry materials on north & east sides
8. storage or display on S & W of existing bldg shall be eliminated or brought into compliance with the Code.
4. maximum perimeter rack storage shall be 10 feet
5. fencing on west side shall consist of 10 foot wood fence, or concrete or masonory fence

1. Hours of Operation –
2. Better screening –

h:\cityfil\1995\95-1393.wpd

August 1, 1995

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

RE: ERNST STORAGE

Dear Members:

Accompanying is the Final Plan application for the expansion of the existing Ernst Hardware Store. The one acre site located north of the present Ernst facility in Eastgate Shopping Center was recently rezoned to PB (planned business) by the City.

The proposal calls for the development of a new outdoor storage facility. The primary focal point of the facility includes the construction of open sided storage sheds . Building materials will be steel. The sheds will provide protection from the weather for lumber, roofing, concrete and insulation products currently sold by Ernst Hardware Store located in the Eastgate Shopping Center. Products stacked on the paved open areas include hardware commodities which are weather resistant, such as, fencing and landscaping products.

The proposal utilizes landscaping and screened fencing as the primary method of buffering and screening. Additionally, the proposed front yard building setbacks are compatible with those found in the vicinity of the proposal.

Access to the subject site is gained from a fully improved principle collector. Given the current traffic volumes, the design capacity, and projected traffic increases from the proposed use, no adverse affects will occur.

All of the necessary utility services required for development of the type have available capacity. Adequate water supplies for fire protection exist.

The Final Plan responds to the following items raised during the previous review process.

1. A detailed drainage plan has been submitted to the Community Development and Engineering Departments.

2. Additional landscape buffering has been provided along the north and east property lines.

LANDesign
PLANNING • ENGINEERING • SURVEYING

August 25, 1995

City of Grand Junction, Colorado
Community Development
250 North Fifth Street
Grand Junction, Colorado 81501

Attn: Mr. Michael Drollinger

Re: Ernst Storage-Final Plan, Request for Approval to Construct, File #FP-95-139.

Dear Michael;

Please find attached a "Overall Fencing Plan" which indicates the location and type of fencing material to be constructed as a condition of approval. The installation of fencing material and landscaping is the responsibility of ERNST. The petitioners, John, Olga and Bonnie Clark are responsible for the curb, gutter, asphalt, irrigation ditch and drainage improvements only.

Based on the requirement to install a solid wall along the north boundary of the site we are recommending that the paving and landscaping along the north portion of the site be extended north a distance of 5 feet. This is necessary to move the north fence away from the existing sanitary sewer line for maintenance purposes. The north 5 feet of the 10 foot wide landscape buffer will reside on the lot to the north of the subject site. This lot is also owned by the Clark family. The revised landscaping shall be accommodated on this lot by a 5 foot "Landscape and Utility Easement" to be recorded prior to construction.

At this time we respectfully request approval to construct the Clark's portion of the lot improvements.

Sincerely

Monty D. Stroup, Project Manager

cc: Jody Kliska

200 NORTH 6TH ST. • GRAND JUNCTION, CO 81501 • FAX (970) 245-3076 • (970) 245-4099