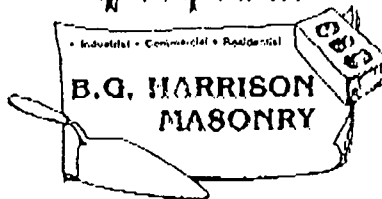


Proposal



PROPOSAL SUBMITTED TO Monty Stroup		PHONE 245-4099	DATE SEPT 20TH 1995
STREET		JOB NAME 8" C.M.U. Screenwall	
CITY, STATE AND ZIP CODE		JOB LOCATION "Ernst" @ N. Ave.	
ARCHITECT	DATE OF PLANS		JOB PHONE

We hereby submit specifications and estimates for:

To construct an 8" x 8' x 16' c.m.u. screenwall as per discussed with Monty Stroup.

DESIGN NOTES: No footer or winter protection.

8" x 8' x 16' REG. C.M.U. 390'0" L. x 10'0" H.

16" SQUARE PILASTERS @ 10'0" O.C.

#5 VERTICAL REBAR @ 2'8" O.C.

Bond Beam course @ T.O.W. with two #5 rebar

2" C.M.U. CAP. / Walls to have control joints @ 32'0" o.c.

8" ladder dur.o.wall running horizontally every 16".

We aren't engineers. Our price is based on the above. We will adjust our price according to a registered engineers recommendations.

We propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

THIRTY THOUSAND, EIGHT HUNDRED AND ^{NO}/100 ——— dollars (\$ **30,800⁰⁰**)

Payment to be made as follows:

As per contract

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature *Rory E. Hinshman*

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

Damba Corp.
c/o Bray Property Mgmt.
1015 N 7th St.
Grand Junction, CO 81501

Mary Ellen Warren, M. Bessire
c/o M. Hetherington
2837 Kennedy
Grand Junction, CO 81501

Beverly Eddy
519 28 1/4 Road
Grand Junction, CO 81501

Richard & Katherine Haynes
123 County Rd. 13, #9
Gunnison, CO 81230

Fredee & Dorothy Plumer
523 28 1/4 Rd., #5
Grand Junction, CO 81501

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

Briargate Homeowners Assn.
2227 Village Ct.
Grand Junction, CO 81503

R.J. & Linda Thurlow
P.O. Box T
Palisade, CO 81526

Max W. Greer, Trustee
516 Compton St.
Grand Junction, CO 81501

Leo Brewer
P.O. Box 831
Delta, CO 81416

Elden & Nancy Boh
511 28 1/4 Road
Grand Junction, CO 81501

William & J.K. McQuiston
515 Compton St.
Grand Junction, CO 81501

John & Margaret Lee
518 28 1/4 Road
Grand Junction, CO 81501

Marvel & Bernice West
517 28 1/4 Road
Grand Junction, CO 81501

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

Robert Dorsey & Glen Hickey
690 29 1/2 Road
Grand Junction, CO 81501

Rick & Sharon Stevenson
2840 Kennedy
Grand Junction, CO 81501

Landesign LLC
200 N 6th St.
Grand Junction, CO 81501

Nita L. Shue
518 Compton St.
Grand Junction, CO 81501

Mark & Janet Gardner
517 Compton St.
Grand Junction, CO 81501

John & Christina Simmons
65 Stuyvesant Dr.
San Anselmo, CA 94960

Eftehea Sophocles
2835 Kennedy Ave.
Grand Junction, CO 81501

Edward Pacheco
509 Compton St.
Grand Junction, CO 81501

John Paul Green
523 28 1/4 Road, #7
Grand Junction, CO 81501

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

Reginald & Judy Robbins
250 Sheffield Ct.
San Jose, CA 95125

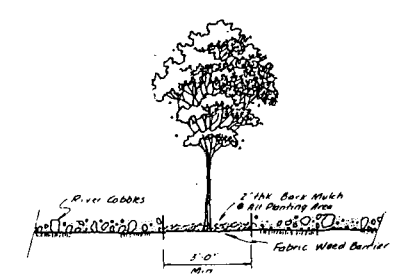
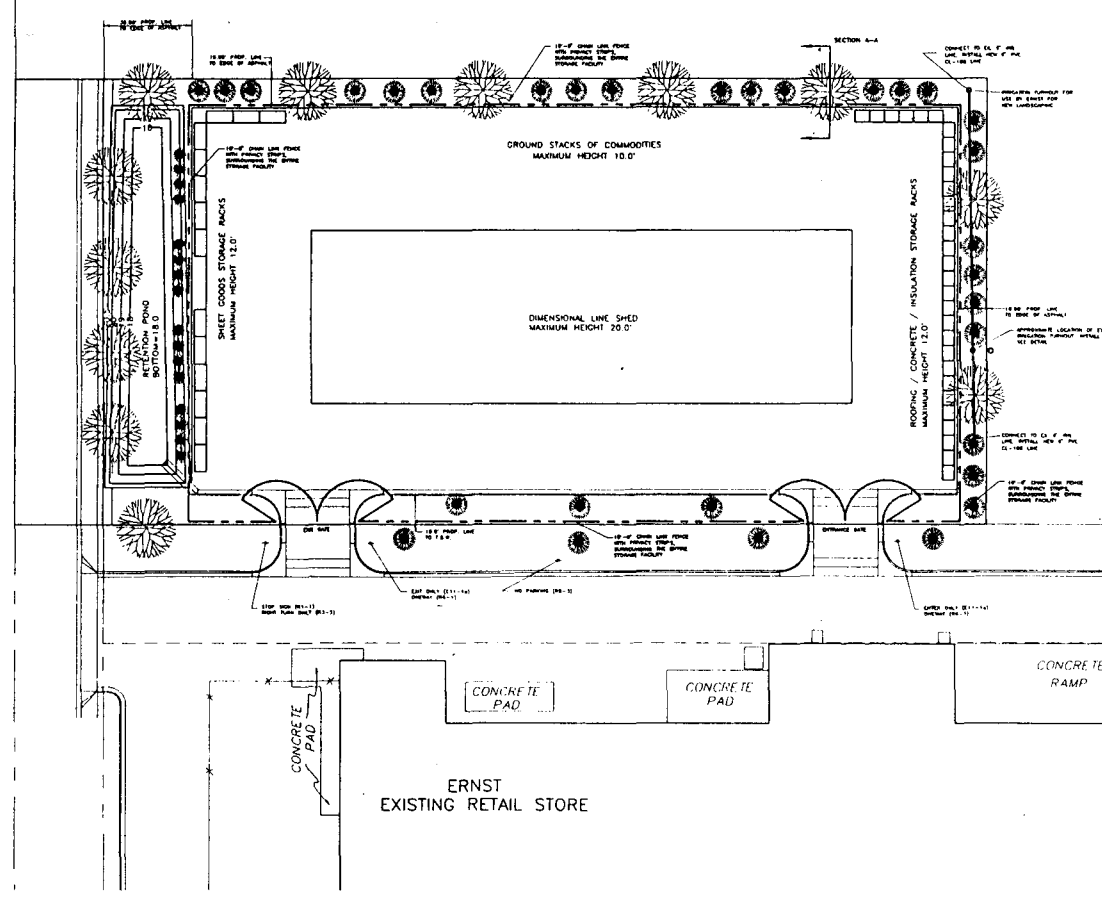
STAFF REVIEW

FILE: #FPA-95-166
DATE: September 25, 1995
STAFF: Michael T. Drollinger
REQUEST: **Amended** Final Plan - Ernst
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
EXISTING ZONING: PC
PROPOSED ZONING: No change
SURROUNDING ZONING:
NORTH: RSF-8
SOUTH: C-1
EAST: RSF-8
WEST: RSF-8

RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for the area.



SECTION A-A
TYPICAL LANDSCAPE SECTION

LEGEND

KEY	QUAN.	SIZE	MATURE HEIGHT
DT - DECIDUOUS TREE OPTIONS: GREEN ASH - FRAXINUS OLEACEAE HONEY LOCUST - GLEDITSIA TRIACANTHOS	12	1 1/2"	60 FT 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: _____

LANDSCAPE PLAN

ERNST STORAGE YARD

LANDesign, Ltd.
ENGINEERS SURVEYORS PLANNERS

PHILIP W. HART
REGISTERED PROFESSIONAL ENGINEER
P.E. NO. 19244

GRAND JUNCTION, COLORADO 81501-2818

PROJECT NO. 20044

DATE: AUGUST 21, 1995

SCALE: AS SHOWN

STAFF ANALYSIS:

The petitioner received final plan approval for this application at the September 1995 Planning Commission hearing. The petitioner is now requesting that two of the conditions of approval be amended as detailed below.

The Planning Commission conditions for approval included the following regarding the barrier fence:

- a 10-foot high fence to be of concrete or masonry materials on the north and east side;
- fencing on the west side should consist of a 10-foot high wood, concrete or masonry fence.

The amended proposal calls for a 10-foot chain link fence with vinyl slats along the entire perimeter of the project. The petitioner cites cost concerns in requesting the amendment; the details of the amended proposal are attached.

Staff wishes to address a number of comments made by the petitioner in their letter of September 22, 1995. Specifically, the petitioner cites Sutherlands Lumber not being required to install a masonry perimeter fence. Sutherlands does not abut nor is the project in close proximity to a residential use or zone. Noise or visual impacts of the project on residential uses or zones were not a consideration in the approval of the project. The Ernst project, in contrast, is encroaching into a viable residential neighborhood where noise and visual impacts are important issues.

The petitioner comments that the present owners to the north "do not require a concrete wall to be built." There is no guarantee that the present property owners will be there for any length of time and in planning for this project one must consider the long term needs of the adjoining residences.

It is staff's opinion that the Planning Commission's screening requirements are reasonable and will afford noise protection will be more visually attractive than a chain link fence. The masonry wall will not become a "chalkboard for graffiti artists" as the petitioner claims because of the landscape buffer that will be installed between the wall and the property line.

In conclusion, staff recommends that the Planning Commission deny the request for an amended final plan as proposed.

STAFF RECOMMENDATION:

Staff recommends denial of the amended final plan for the Ernst storage yard for the reasons

discussed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #FP-95-166, a request for amended final plan approval at 518 28 1/4 Road, I move that we approve this application (STAFF RECOMMENDS DENIAL)

h:\cityfil\1995\95-1662.wpd

TAYLOR FENCE COMPANY OF GRAND JUNCTION

832 21 1/2 ROAD P.O. BOX 3125
 GRAND JUNCTION, CO 81502
 970-241-1473
 FAX 970-241-1475



SYMBOL OF QUALITY AND WORKMANSHIP

SUBMITTED TO

NAME: Landesign Ltd. Attn: Monty DATE: 9/13/95

ADDRESS: 200 North 6th Street Suite 102

CITY: Grand Junction, CO 81501 PHONE: 245-4099

WE PROPOSE TO FURNISH MATERIALS AND/OR PERFORM WORK DESCRIBED AND PRICED AS FOLLOWS ON TERMS AND CONDITIONS APPEARING ON THIS FORM.

FENCE HEIGHT: 10' WIRE GAUGE: 9 TERMINAL POST SIZE: 6 5/8 + 4" Pipe LINE POST SIZE: 2 7/8 Lines

TOP RAIL SIZE: 1 5/8 GATES: see below TYPE: _____

PROJECT: New Storage Area Ernst

We are pleased to quote material, tax, cement, and labor for the above project.
 The materials are as follows:

Chainlink		Wood	
218'	10' x 2" x 9 ga Chainlink complete	141'	1 x 6 x 10' Cedar pickets
4	6 5/8 Gate post	19	2 7/8 x 13' SS40 lines
2	4" Ends complete	90	2 x 4 x 8
231	Mid rail	100#	Nails ring shank galv.
22	3" x 13' Pipe lines post	95	Metal to wood brackets
2	25' x 10' Double drive gate		
270	10' PDS Slating		

TOTAL FURNISHED AND INSTALLED \$ 14,984.00

- NOTES: 1. Ernst must get a building permit.
 2. Taylor Fence cannot bid brick pillars until Ernst engineer approval.
 3. Certificate of insurance is available upon request.
 4. If you have any questions please call.

THIS QUOTATION IS FOR MATERIAL ONLY () MATERIAL AND LABOR (x) LABOR ONLY ()
 THIS QUOTATION IS SUBJECT TO BUYERS ACCEPTANCE WITHIN 30 DAYS.
 YOUR ACCEPTANCE WILL CONSTITUTE AN ORDER WHICH, WITH OUR OFFICE APPROVAL, WILL BECOME AN AGREEMENT BETWEEN US.
 PLEASE SIGN THE ORIGINAL METHOD OF PAYMENT _____

RESPECTFULLY SUBMITTED, DATE ACCEPTED _____

TAYLOR FENCE COMPANY OF GRAND JUNCTION: BUYER: _____

BY [Signature] BY _____

TAYLOR FENCE COMPANY OF GRAND JUNCTION

832 21 1/2 ROAD P.O. BOX 3125
GRAND JUNCTION, CO 81502
970-241-1473
FAX 970-241-1475



SYMBOL OF QUALITY AND WORKMANSHIP

SUBMITTED TO

NAME: Landesign Ltd. Attn: Monty **DATE:** 9/20/95

ADDRESS: 200 North 6th Street Suite 102

CITY: Grand Junction, CO 81501 **PHONE:** 245-4099

WE PROPOSE TO FURNISH MATERIALS AND/OR PERFORM WORK DESCRIBED AND PRICED AS FOLLOWS ON TERMS AND CONDITIONS APPEARING ON THIS FORM.

FENCE HEIGHT: 10' **WIRE GAUGE:** 9 **TERMINAL POST SIZE:** 6 5/8" 4" **LINE POST SIZE:** 2 7/8" Lines
TOP RAIL SIZE: 1 5/8" **GATES:** see below **TYPE:** 10' Industrial chain link

PROJECT: New storage area at ERNST

We are pleased to quote material, tax, cement, and labor for the above project.
The materials are as follows:

- 768' 10' x 2" x 9ga Chain link complete with top and mid rail
- 777' Mid rail
- 77 3" Bullard clamps
- 4 6 5/8" x 14' Pipe end post with bracing
- 4 4' x 14' Pipe end post with bracing
- 2 25' x 10' Double drive gates
- 840' 10' PDS slating

TOTAL FURNISHED AND INSTALLED \$25,470.00

- NOTES:**
1. ERNST must get a building permit.
 2. Certificate of insurance is available upon request.
 3. All materials and workmanship is guaranteed for one year.
 4. If you have any questions please call.

THIS QUOTATION IS FOR MATERIAL ONLY () MATERIAL AND LABOR (x) LABOR ONLY ()
THIS QUOTATION IS SUBJECT TO BUYERS ACCEPTANCE WITHIN 30 DAYS.
YOUR ACCEPTANCE WILL CONSTITUTE AN ORDER WHICH, WITH OUR OFFICE APPROVAL, WILL BECOME AN AGREEMENT BETWEEN US.
PLEASE SIGN THE ORIGINAL METHOD OF PAYMENT _____

RESPECTFULLY SUBMITTED,

DATE ACCEPTED _____

TAYLOR FENCE COMPANY OF GRAND JUNCTION:

BUYER:

BY [Signature]

BY _____

TAYLOR FENCE COMPANY OF GRAND JUNCTION

832 21 1/2 ROAD P.O. BOX 3125
GRAND JUNCTION, CO 81502
970-241-1473
FAX 970-241-1475



SYMBOL OF QUALITY AND WORKMANSHIP

Thank you for expressing your concerns about the longevity of chain link with Privacy Decorative Slating (PDS) vs a No.1 Western Red Cedar fence. From our 47 years of experience we have concluded that a properly installed chain link fence with PDS should last at least 30 years without any major defects. It should be known that some fading of the PDS will take place due to the vast amount of ultra violet light in Colorado.

The top of the line Western Red Cedar fence should last about 10 years if untreated. Upkeep of wood fencing is around ten fold to chain link and most of that is due to the large differences between chain link and all galvanized product and wood that is virtually untreated. The wood resin is the only protection against decay. The resin in the wood will not prevent it from turning grey in color. If you want to increase the life of the cedar fence then I would recommend staining the fence every two to three years.

In my opinion the chain link with the PDS requires very little to no maintenance vs wood.



Corporate Offices
1511 6th Avenue
Seattle, WA 98101
(206) 621-6700
(206) 621-6999 (Fax)

September 22, 1995

To The:
Grand Junction Planning Commission
City of Grand Junction
Colorado

Public Hearing: October 3rd, 1995

RE: File No: FP-95-139
Final Plan--Ernst Hardware Store

This letter is addressed to the Grand Junction Planning Commission as a request to the Commission to amend the Final Plan approval dated September 5, 1995.

The Plan approval requires, inter alia, that:

- A. A 10 foot high fence to be of concrete or masonry materials be built on the north and east side of the storage area, and the display on the south and west side be eliminated or brought in conformance with city codes.
- B. Fencing on the west side should consist of a 10 foot high wood, concrete or masonry fence.

The store is extremely busy, and a huge quantity of building materials, lumber and nursery products are handled and passed through the facility on a daily basis. There is lots of activity behind and around the building involving the receiving of deliveries, loading, stacking, and moving of these products and delivering sold products to customers. This activity causes blockages of the drive alleys and aisles behind and around the store, is noisy, and in the nature of the types of product handled, creates some debris and from time to time leaves trash scattered around which is unsightly.

The permit application was originally made in order to improve this undesirable situation and to control and centralize these activities in a large enclosed area (adjacent to the store premises) in which these materials and products can be properly stacked, stored, handled and delivered to customers in an orderly and efficient manner.

In approving of the application on the conditions stated the Planning Commission was clearly concerned about noise and aesthetics. In regard to these conditions it is submitted that:

- The perimeter of the area for which the masonry wall is required on the north and east sides adjacent to the residential properties will be continuously stacked with pallets containing bags of soil, bark, bulk items, building materials, nursery product and bunks of lumber. These products, palletized 4 feet deep and 10 feet high will in and of themselves, create the necessary sound attenuation buffer thus eliminating the need for a masonry wall to function as a sound barrier.
- A 10 foot high galvanized fence with vinyl slats (these are proposed to be in green but can be in a color of the Commission's choosing from the range of colors available) is more neighborly, better fits the community and is less sight pollutive than a large 10 foot high 390 foot long gray concrete or masonry wall that will, in addition, offer itself as a massive chalkboard to graffiti artists.
- The maintenance of a galvanized fence with vinyl slats is less costly than the wall. If damaged, slats can be easily removed and replaced. Wood is the least desirable of the materials from which to construct the fence or wall due to its length, longevity and maintenance issues. (Please refer to the attached letter by Taylor Fence Company.)
- This project was undertaken on the basis that a fence with vinyl slats will be constructed. Additional conditions were proposed by the City which included landscaping and berms. These, although costly, were acceptable, agreed to and incorporated in the site plan submitted in the permitting process.
- The estimated cost of the walls and fencing per the Motion of Approval is approximately \$64,984 arrived at as follows:

Concrete/masonry wall on north and east sides	\$50,000
Masonry and wood wall on west side and fencing on south side	<u>14,984</u>
	<u>\$64,984</u>

Plus engineering, compaction and soil testing fees and permits.

- The estimated cost of the Ernst proposed galvanized fence with vinyl slats is \$25,470.00.

Grand Junction Planning Commission
September 22, 1995
Page 3

- The cost of the walls and fencing per the Motion of Approval will make this project prohibitively expensive, no longer cost effective and impossible for Ernst to pursue.
- Sutherlands Lumber in the Mesa Mall in Grand Junction was not required to install a block wall and, in addition, is allowed to have a line shed--which has been denied to Ernst.
- The owners of the lot in question, the Clark family, also own the property immediately adjacent on the north side of this lot. The Clarks inform us that they do not require a concrete wall to be built on the property line between the two lots.

The Planning Commission is therefore requested to amend the Final Plan approval to provide for the installation of a 10 foot high galvanized fence with vinyl slats on the north, east, west and south sides of the storage area.

Sincerely,



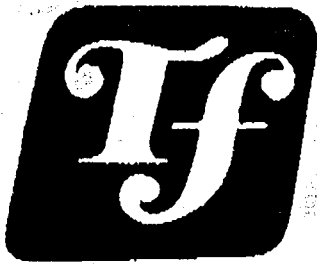
Ellis Kantor
Director, Property Management

EK:sa

cc: Doug Newell
Monty Stroup

TAYLOR FENCE COMPANY OF GRAND JUNCTION

832 21 1/2 ROAD P.O. BOX 3125
 GRAND JUNCTION, CO 81502
 970-241-1473
 FAX 970-241-1475



SYMBOL OF QUALITY AND WORKMANSHIP

SUBMITTED TO

NAME: Landesign Ltd. Attn: Monty DATE: 9/13/95

ADDRESS: 200 North 6th Street Suite 102

CITY: Grand Junction, CO 81501 PHONE: 245-4099

WE PROPOSE TO FURNISH MATERIALS AND/OR PERFORM WORK DESCRIBED AND PRICED AS FOLLOWS ON TERMS AND CONDITIONS APPEARING ON THIS FORM.

FENCE HEIGHT: 10' WIRE GAUGE: 9 TERMINAL POST SIZE: 6 5/8 + 4" Pipe LINE POST SIZE: 2 7/8 Lines

TOP RAIL SIZE: 1 5/8 GATES: see below TYPE: _____

PROJECT: New Storage Area Ernst

We are pleased to quote material, tax, cement, and labor for the above project.
 The materials are as follows:

	Chainlink		Wood
218'	10' x 2" x 9 ga Chainlink complete	141'	1 x 6 x 10' Cedar pickets
4	6 5/8 Gate post	19	2 7/8 x 13' SS40 lines
2	4" Ends complete	90	2 x 4 x 8
231	Mid rail	100#	Nails ring shank galv.
22	3" x 13' Pipe lines post	95	Metal to wood brackets
2	25' x 10' Double drive gate		
270	10' PDS Slating		

TOTAL FURNISHED AND INSTALLED \$ 14,984.00

- NOTES: 1. Ernst must get a building permit.
 2. Taylor Fence cannot bid brick pillars until Ernst engineer approval.
 3. Certificate of insurance is available upon request.
 4. If you have any questions please call.

THIS QUOTATION IS FOR MATERIAL ONLY () MATERIAL AND LABOR (x) LABOR ONLY ()
 THIS QUOTATION IS SUBJECT TO BUYERS ACCEPTANCE WITHIN 30 DAYS.
 YOUR ACCEPTANCE WILL CONSTITUTE AN ORDER WHICH, WITH OUR OFFICE APPROVAL, WILL BECOME AN AGREEMENT BETWEEN US.
 PLEASE SIGN THE ORIGINAL METHOD OF PAYMENT _____

RESPECTFULLY SUBMITTED, DATE ACCEPTED _____

TAYLOR FENCE COMPANY OF GRAND JUNCTION: BUYER:
 BY [Signature] BY _____

TAYLOR FENCE COMPANY OF GRAND JUNCTION

832 21 1/2 ROAD P.O. BOX 3125
GRAND JUNCTION, CO 81502
970-241-1473
FAX 970-241-1475



SYMBOL OF QUALITY AND WORKMANSHIP

SUBMITTED TO

NAME: Landesign Ltd. Attn: Monty **DATE:** 9/20/95

ADDRESS: 200 North 6th Street Suite 102

CITY: Grand Junction, CO 81501 **PHONE:** 245-4099

WE PROPOSE TO FURNISH MATERIALS AND/OR PERFORM WORK DESCRIBED AND PRICED AS FOLLOWS ON TERMS AND CONDITIONS APPEARING ON THIS FORM.

FENCE HEIGHT: 10' **WIRE GAUGE:** 9 **TERMINAL POST SIZE:** 6 5/8" 4" **LINE POST SIZE:** 2 7/8" Lines
TOP RAIL SIZE: 1 5/8" **GATES:** see below **TYPE:** 10' Industrial chain link

PROJECT: New storage area at ERNST

We are pleased to quote material, tax, cement, and labor for the above project.
The materials are as follows:

- 768' 10' x 2" x 9ga Chain link complete with top and mid rail
- 777' Mid rail
- 77 3" Bullard clamps
- 4 6 5/8" x 14' Pipe end post with bracing
- 4 4' x 14' Pipe end post with bracing
- 2 25' x 10' Double drive gates
- 840' 10' PDS slating

TOTAL FURNISHED AND INSTALLED \$25,470.00

- NOTES:**
1. ERNST must get a building permit.
 2. Certificate of insurance is available upon request.
 3. All materials and workmanship is guaranteed for one year.
 4. If you have any questions please call.

THIS QUOTATION IS FOR MATERIAL ONLY () MATERIAL AND LABOR (x) LABOR ONLY ()

THIS QUOTATION IS SUBJECT TO BUYERS ACCEPTANCE WITHIN 30 DAYS.

YOUR ACCEPTANCE WILL CONSTITUTE AN ORDER WHICH, WITH OUR OFFICE APPROVAL, WILL BECOME AN AGREEMENT BETWEEN US.

PLEASE SIGN THE ORIGINAL **METHOD OF PAYMENT** _____

RESPECTFULLY SUBMITTED,

DATE ACCEPTED _____

TAYLOR FENCE COMPANY OF GRAND JUNCTION:

BUYER:

BY Jerry Orman
Jerry Orman

BY _____