

# Table of Contents

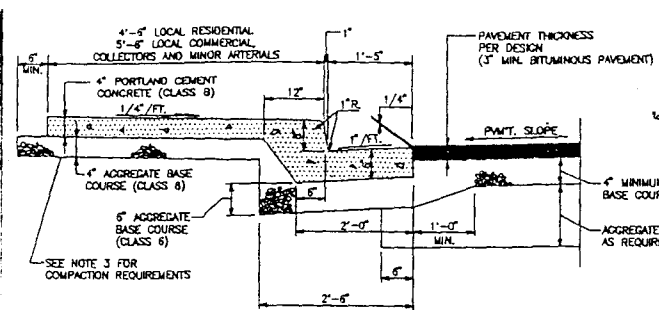
File            SPR-1995-076

Date            8/17/99

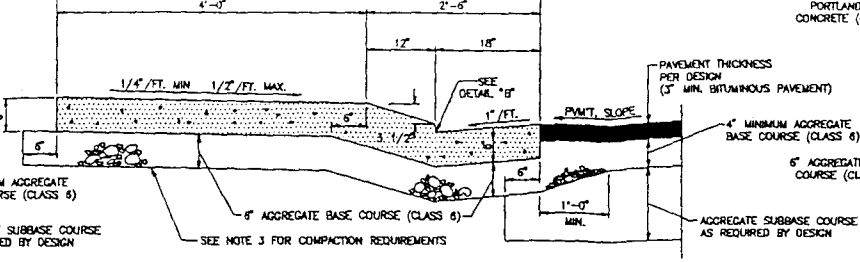
P r e s e n t	S c a n n e d	<p><b>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</b></p> <p><b>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.</b></p> <p><b>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.</b></p>		
X	X	<b>*Summary Sheet – Table of Contents</b>		
		Application form		
X		Receipts for fees paid for anything		
		<b>*Submittal checklist – Change of Use Review</b>		
X	X	<b>*General project report</b>		
		Reduced copy of final plans or drawings		
X		Reduction of assessor's map		
		Evidence of title, deeds		
		<b>*Mailing list</b>		
		Public notice cards		
		Record of certified mail		
		Legal description		
		Appraisal of raw land		
		Reduction of any maps – final copy		
		<b>*Final reports for drainage and soils (geotechnical reports)</b>		
		Other bound or nonbound reports		
		Traffic studies		
X		Individual review comments from agencies		
X	X	<b>*Consolidated review comments list</b>		
		<b>*Petitioner's response to comments</b>		
		<b>*Staff Reports</b>		
		<b>*Planning Commission staff report and exhibits</b>		
		<b>*City Council staff report and exhibits</b>		
X		<b>*Summary sheet of final conditions</b>		
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>		
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>				
X		Letter from Michael Drollinger to Darol Stumpf c/o D. Hillis – 10/19/95	X	Wall Sections
X		Sign Permit – A,B,C, & D - **	X	Exterior Elevations
X		CO Department of Transportation State Highway Access Permit	X	Shelving Details
X	X	Letter from Trent Prall to Vance McCowan Construction, Inc.	X	Cabinet Details
X		Planning Clearance - 4/19/95 - **	X	Sign Details
X		Project Status Report	X	Mechanical Plan
X	X	Letter from Michael Drollinger to Eric Adams	X	Electrical Plans
X	X	Improvements List from Vance McCowan		
X	X	Standard Concrete Details		
X		Letter from Michael Drollinger to file		
X		Chicago Title Ins. Co. Commitment for Title Insurance		
X		CDOT Access Permit		
X		Project Status Report		
X		Site Plan - Approved		
X		Miscellaneous Site Plans		
X		Site Sections & Details		
X		Foundation Plan		
X		Floor Plan		
X		Door Schedule, Window & Door Details		

**GENERAL NOTES**

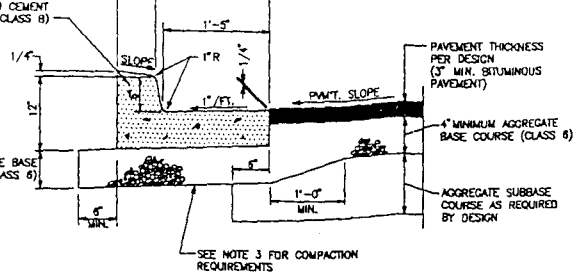
1. ALL PORTLAND CEMENT CONCRETE SHALL BE COLORADO DIVISION C CLASS "B" IF ALL CONCRETE SHALL BE MIXED, PLACED, CURED AND IN ACCORDANCE WITH CITY OF GRAND JUNCTION STREET CONSTRUCTION SPECIFICATIONS.
2. ALL CONCRETE WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A LICENSED CURB, GUTTER & SIDEWALK CONTRACTOR. A PERMITS REQUIRED AT EACH LOCATION WHERE CONCRETE IS REMOVED, ALTERED OR PLACED.
3. ALL CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, DRAINAGE PANS AND CONCRETE WORK SHALL BE UNDERLAIN WITH AGGREGATE BASE COURSE (CLASS 6) COMPACTED TO AT LEAST 90% OF AASHTO T-99 MAXIMUM DENSITY. THE TOP 6 INCHES SUBGRADE UNDER ALL CONCRETE SHALL BE COMPACTED TO AT LEAST 90% OF AASHTO T-99 MAXIMUM DENSITY. ALL SATURATED OR UNSATURATED MATERIAL SHALL BE REMOVED AND REPLACED.
4. ALL EXISTING PAVEMENT NOT DESIGNATED FOR REMOVAL WHICH IS TO BE BY CONSTRUCTION SHALL BE REPLACED IN-KIND BY CONTRACTOR.
5. ALL DRIVEWAY CONCRETE (APRON AND SIDEWALK CROSSING) SHALL BE 6 INCHES THICK (MIN.) FOR RESIDENTIAL USES AND 8" THICK (MIN.) FOR ALL OTHER USES.
6. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED IN ALL CURBS, GUTTERS, SIDEWALKS, PANS, ETC. AT ENDS OF HORIZONTAL CURBS AT EDGES OF DRIVEWAY SECTIONS AND AT MAXIMUM SPACING OF 10' TRANSVERSE CONTRACTION JOINTS SHALL BE PROVIDED AT 10' SPACING.
7. VEHICULAR TRAFFIC SHALL BE KEPT OFF NEW CONCRETE FOR A MINIMUM OF FIVE DAYS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
8. AN APPROVED CURING/SEALING COMPOUND SHALL BE APPLIED TO ALL EXPOSED CONCRETE IMMEDIATELY AFTER FINISHING.
9. ALL CONCRETE SHALL BE PROTECTED FROM FREEZING FOR 5 DAYS AFTER BEING PLACED. NO CONCRETE SHALL BE PLACED ON FROZEN GROUND.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ADDED TO CONCRETE SURFACES DURING FINISHING OPERATIONS.
11. HANDICAP RAMPS SHALL BE INSTALLED AT EACH CORNER OF ALL STREET INTERSECTIONS. SEE EXHIBIT "G" FOR DETAILS.



**MONOLITHIC CURB, GUTTER & SIDEWALK SECTION F-F**



**DRIVE OVER CURB, GUTTER & SIDEWALK (RESIDENTIAL STREETS ONLY)**

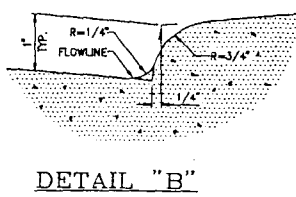


**CURB & GUTTER**

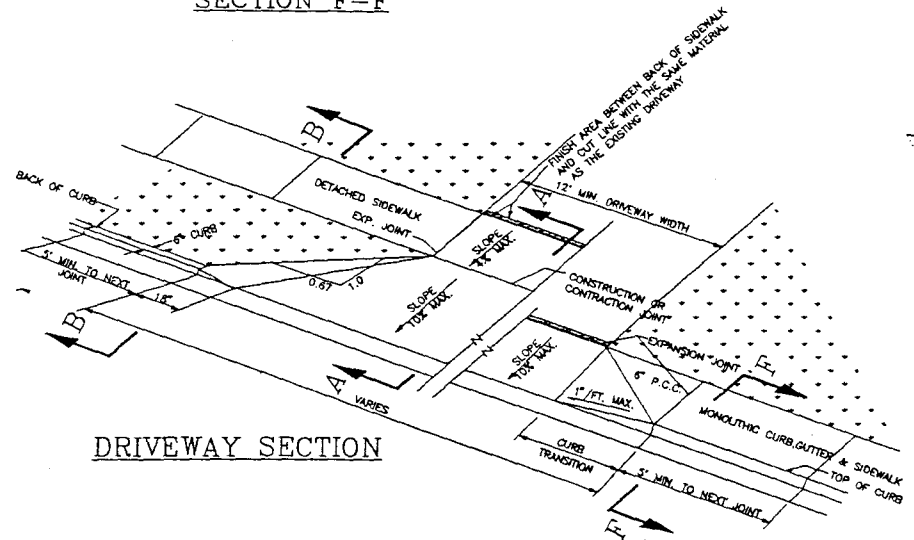
**MINIMUM INTERSECTION RADII TO FLOWLINE OF GUTTER**

THROUGH STREET	INTERSECTING STREET				
	ARTERIAL	COLLECTOR	LOCAL RESIDENTIAL	LOCAL COMMERCIAL	LOCAL INDUSTRIAL
ARTERIAL	30'	30'	30'	30'	*
COLLECTOR	-	30'	25'	30'	-
LOCAL RESIDENTIAL	-	-	20'	-	-
LOCAL COMMERCIAL	-	-	20'	30'	-
LOCAL INDUSTRIAL	-	-	20'	*	*

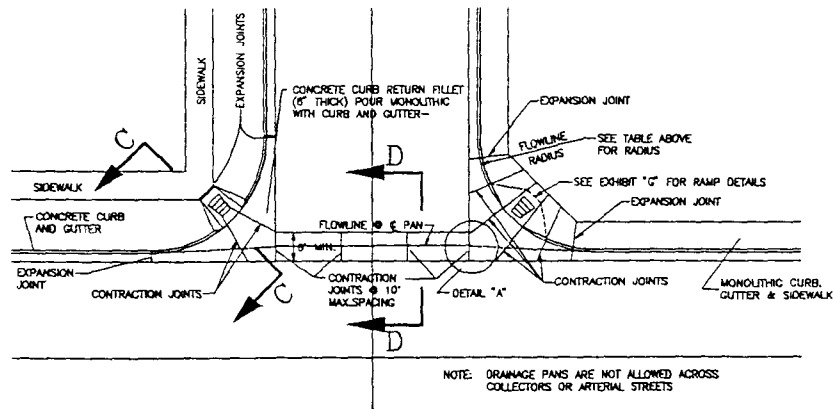
\* RADII AT INTERSECTIONS WITH INDUSTRIAL STREETS SHALL BE INDIVIDUALLY DESIGNED BASED ON TURNING REQUIREMENTS FOR WB-50 TRUCKS.



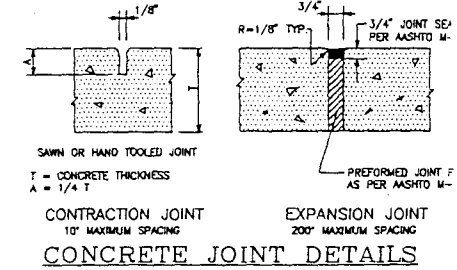
**DETAIL "B"**



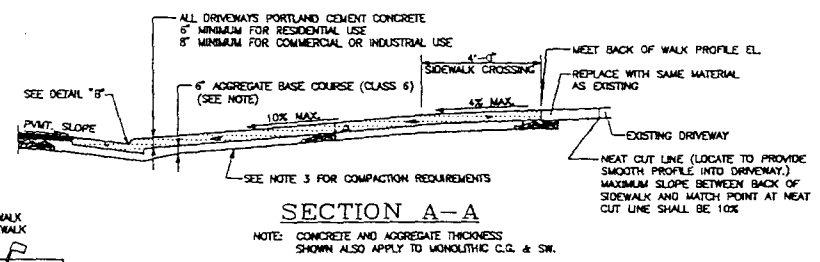
**DRIVEWAY SECTION**



**STREET INTERSECTION AND DRAINAGE PAN DETAILS**

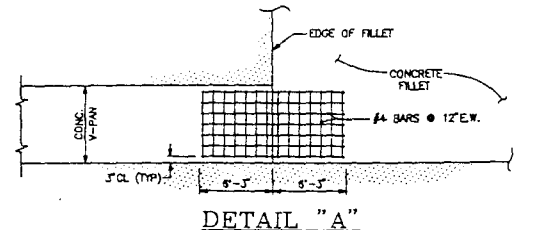


**CONCRETE JOINT DETAILS**

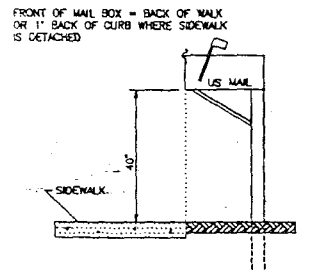


**SECTION A-A**

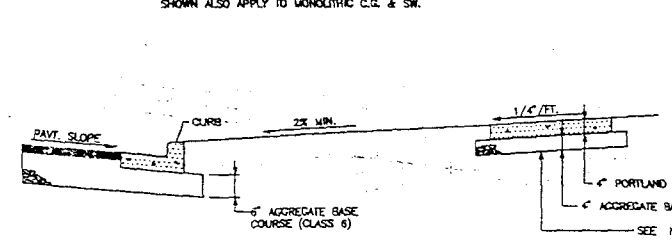
NOTE: CONCRETE AND AGGREGATE THICKNESS SHOWN ALSO APPLY TO MONOLITHIC C.G. & SW.



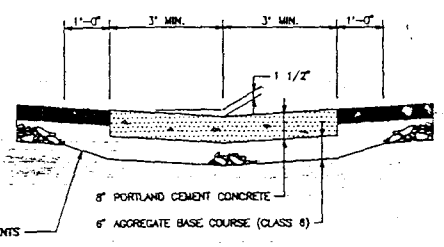
**DETAIL "A"**



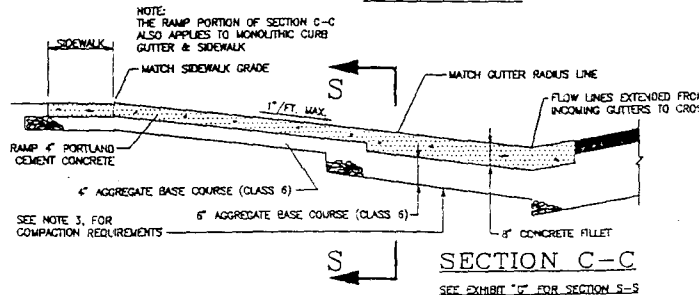
**MAIL BOX INSTALLATION**



**SECTION B-B**



**SECTION D-D**



**SECTION C-C**

SEE EXHIBIT "G" FOR SECTION S-S

DESCRIPTION	DATE	DRAWN BY	N.O.P.	DATE	SCALE
APPROVED BY CITY COUNCIL RESOLUTION	7/1/92			8/28/92	PLAN PROFILE
VISION BY CITY COUNCIL RESOLUTION	8/15/94	CHECKED BY	T.A.B.	8/28/92	
VISION		APPROVED BY	J.D.M.	8/28/92	HORIZ. N.T.S. HORIZ.
VISION		FILED BOOK NO.			VERT.

DEPARTMENT OF PUBLIC WORKS AND UTILITIES  
ENGINEERING DIVISION 244-1554  
CITY OF GRAND JUNCTION, COLORADO

EXHIBIT "E"  
STANDARD CONCRETE DETAILS  
SHEET NO. \_\_\_\_\_  
OF \_\_\_\_\_  
FILE NO. \_\_\_\_\_  
EX-2-34.0M

GENERAL PROJECT REPORT

FOR

REX TV & APPLIANCES

LOT #5, ARROW SQUARE INDUSTRIAL SUBDIVISION  
MESA COUNTY, GRAND JUNCTION, COLORADO

*SPR-95-76*

REX AUDIO-VIDEO & APPLIANCE IS A RETAIL APPLIANCE BUSINESS, SPECIALIZING IN TELEVISION AND STEREO SALES. REX PRESENTLY HAS OVER 100 STORES IN THEIR CHAIN.

SITE:

ZONED C-2  
TOTAL LAND AREA 40,587 SF  
45 PARKING SPACES - 2 HANDICAP  
ASPHALT PAVING 49.64%  
LANDSCAPE AREA 18.02%  
BUILDING AREA 29.53%  
CONC. 2.81%

BUILDING:

GROSS AREA 11,985 SF  
SALES 7,651 SF  
STORAGE 4,334 SF

CONFORMS TO 1994 UNIFORM BUILDING CODE  
OCCUPANCY: GROUP M - MERCANTILE  
CONSTRUCTION TYPE: TYPE II - NONCOMBUSTIBLE  
PRE-ENGINEERED BUILDING WITH METAL STUDS AND EXTERIOR FINISH  
INSULATION SYSTEM. CMU WALL AT REAR.

*SPR-95-10*

NARRATIVE:

The subject property consists of one lot, Lot No. 5 in Arrow Square Industrial Subdivision Book, on the south side of U.S. Highway 6 & 50 near 24 1/2 Road near the western city limits of Grand Junction, Colorado. The existing site slopes to the southwest property corner where stormwater enters into the D & R.G.W. Railroad right-of-way and continues its southwest flow pattern. Presently, the terrain consist of gravel/dirt with sparse vegetation.

The proposed site development consist of 11,985 sq. ft. of building with approximately 21,288 sq. ft. of concrete walks and asphalt paving. The proposed site will maintain the present flow pattern with stormwater detention provide in the southwest corner of the property. Stormwater will be detained on the asphalt surface for two (2) year and one hundred (100) year rain intensity. The detention pond will discharge the pre-developed runoff rate through a double notch weir thus allowing stormwater to continue its southwest flow pattern as it enters the railroad right of way.



SPR-95-10

EXISTING CONDITIONS

## - TIME OF CONCENTRATION

$$T_c = 1.0 (1.1 - C) L^{1/2} / S^{1/3}$$

$$T_{c2} = 26.62 \text{ MIN.}$$

$$T_{c100} = 22.18 \text{ MIN.}$$

$$\text{SLOPE} = 1\%$$

$$\text{LENGTH} = 270'$$

$$C_{2\text{YR}} = .20$$

$$C_{100\text{YR}} = .35$$

## - INTENSITY

$$I_{02} = 40.6 / (T_{c02} + 15.6) = 40.6 / (26.62 + 15.6) = 0.96 \text{ W/HR}$$

$$I_{0100} = 106.5 / (T_{c0100} + 17.2) = 106.5 / (22.18 + 17.2) = 2.70 \text{ W/HR}$$

## - RUNOFF

$$Q = C_i A$$

$$A = 0.853 \text{ AC}$$

$$C_2 = .20$$

$$Q_2 = (.20)(0.96)(0.853) = 0.164 \text{ cfs}$$

$$C_{100} = .35$$

$$Q_{100} = (.35)(2.70)(0.853) = 0.806 \text{ cfs}$$

## - MAXIMUM DISCHARGE

$$Q_{2 \text{ MAX}} = \left( \frac{.764}{.853} \right) (0.164) = 0.147 \text{ cfs}$$

AREA TO POND

$$A_P = 0.764$$

$$A_{\text{SITE}} = 0.853$$

$$Q_{100 \text{ MAX}} = \left( \frac{.764}{.853} \right) (0.806) = 0.722 \text{ cfs}$$

*SPR 95-76*

- RELEASE DISCHARGE

$$Q_{R2} = (0.50)(.141) = 0.0705 \text{ cfs}$$

$$Q_{R100} = (0.50)(.122) = 0.061 \text{ cfs}$$

DEVELOPED CONDITION

	Acres	C <sub>2</sub>	C <sub>100</sub>	CA <sub>2</sub>	CA <sub>100</sub>
IMPERMEABLE	0.764	.93	.95	0.111	0.726
LANDSCAPE	0.089	.25	.35	0.022	0.031
	0.853			0.133	0.757

- COMPOSITE "C"

$$C_{R2} = 0.133 / 0.853 = 0.156$$

$$C_{R100} = 0.031 / 0.853 = 0.036$$

- TIME OF CONCENTRATION

SHEET FLOW

$$T_{cd} = 1.8(1.1 - C)L^{1/2} / S^{1/3}$$

L = 35' S = 1%

$$T_{cd2} = 1.8(1.1 - .156)(35)^{1/2} / (1.0)^{1/3} = 2.566 \text{ MIN.}$$

$$T_{cd100} = 1.8(1.1 - .036)(35)^{1/2} / (1.0)^{1/3} = 2.258 \text{ MIN.}$$

SHALLOW FLOW

$$T_c = 280 L^{1/2} / 2.45(60) = 2333 \text{ MIN.}$$

VELOCITY = 2.45 (FIG. E-3)

- TOTAL TIME OF CONCENTRATION

$$T_{cd2} = 2.566 + 2.333 = 4.900 \text{ MIN.}$$

$$T_{cd100} = 2.258 + 2.333 = 4.590 \text{ MIN.}$$

SPR 45-10

DESIGN 2 YEAR STORM

$$T_{d2} = \left[ \frac{633.4(CdA)}{Q_{p2} - \frac{Q_{p2}^2 T_{cd}}{81.2 CdA}} \right]^{1/2} = 15.6$$

$$= \left[ \frac{633.4(.733)}{0.073 - \frac{(0.073)^2 (4.900)}{81.2 (.733)}} \right]^{1/2} = 15.6$$

$$\begin{aligned} Cd2 &= .859 \\ A &= .853 \text{ ac} \\ CdA &= .733 \text{ ac} \\ T_{cd2} &= 4.900 \text{ MIN} \\ Q_{p2} &= 0.073 \text{ cfs} \end{aligned}$$

$$T_{d2} = 164.39 \text{ MIN}$$

- INTENSITY

$$I_{d2} = 40.6 / (T_{d2} + 15.6) = 40.6 / (164.39 + 15.6) = 0.508 \text{ in/hr}$$

- RUNOFF

$$Q_{d2} = .859 (.508) (.853) = .372 \text{ cfs} \quad K = \frac{T_{cd}}{T_{cd}} = \frac{26.22}{4.900} = 5.43$$

- POND VOLUME REQ'D

$$V_2 = 60 \left[ Q_d T_d - Q_n T_d - Q_n T_d + K Q_n T_d / 2 + Q_n^2 T_d / 2 Q_d \right]$$

$$= 60 \left[ (.372)(64.39) - (.073)(64.39) - (.073)(4.9) + 5.43(.073)(4.9) / 2 + (.073)^2(4.9) / 2(.372) \right]$$

$$= 60 \left[ 23.95 - 4.70 - 0.358 + 0.971 + 0.035 \right]$$

$$= 1194 \text{ cu ft}$$

- POND VOLUME PROVIDED

TOP ELEVATION OF POND 48.25 ft

INVERT OF DISCHARGE 47.50 ft

$$\text{VOLUME} = 1207 \text{ cu ft}$$

SPR-95-70



SPR-95-76

DESIGN 100 YEAR STORM

$$T_{d,100} = \left[ \frac{1832 C_d A}{Q_r - \frac{Q_r^2 T_{cd}}{213 C_d A}} \right]^{1/2} = 17.2$$

$$C_{d,100} = 0.888$$

$$A = 0.853$$

$$C_d A = 0.733$$

$$T_{cd,100} = 2.258 \text{ MIN.}$$

$$Q_{r,100} = 0.361 \text{ cfs}$$

$$T_{d,100} = \left[ \frac{1832 (0.733)}{0.361 - \frac{(0.361)^2 (2.258)}{213 (0.733)}} \right]^{1/2} = 17.2$$

$$T_{d,100} = 43.95 \text{ MIN.}$$

## - INTENSITY

$$I_{d,100} = \frac{106.5}{(T_{d,100} + 17.2)} = \frac{106.5}{(43.95 + 17.2)} = 1.742 \text{ in/hr}$$

## - RUNOFF

$$Q_{d,100} = 0.888 (1.742) (0.853) = 1.319 \text{ cfs}$$

$$K = \frac{T_{cd}}{T_d} = \frac{2.258}{4.590} = 4.834$$

SPR-95-76

- POND VOLUME REQ'D

$$V_{100} = 60 \left[ Q_d T_d - Q_r T_d - Q T_e d + K Q_r T_d / 2 + Q_r^2 T_d / 2 Q_d \right]$$

$$= 60 \left[ (1.379)(43.95) - 0.361(43.95) - 0.361(4.590) + 4.834(0.361)(4.59) / 2 + (0.361)^2 (4.590) / 2(1.379) \right]$$

$$V_{100} = 60 \left[ 57.98 - 15.87 - 1.66 + 4.01 + 0.23 \right]$$

$$= 2681 \text{ cu. ft}$$

- POND VOLUME PROVIDED

TOP ELEVATION OF POND 48.55 ft

INVERT OF DISCHARGE 47.50 ft

$$\text{VOLUME} = 2698 \text{ cu. ft}$$

WEIR DESIGN

SPR-95-76

- 2 YR INTENSITY

OVERFLOW EL. 48.25 ft INVERT EL. 47.50 ft

$$Q_{max} = C L H^{1.5}$$

$$0.147 = 3.27(L)(.75)^{1.5}$$

$$L = 0.069 \text{ ft}$$

$$= 1.83 \text{ in.}$$

USE  $7/8$ " WIDE OPENING

$$H = 48.25 - 47.50 = 0.75 \text{ ft}$$

$$L = ?$$

$$C = 3.27 + H/p = 3.27$$

$$P = \text{WEIR HEIGHT ABOVE INVERT} = 0$$

- 100 YR INTENSITY

OVERFLOW EL. 48.55 ft INVERT EL. 48.25 ft

$$Q_{max} = Q_p - Q_{SN}$$

$$= 0.722 - .257$$

$$= 0.465 \text{ cfs}$$

$$Q_{max} = C L H^{1.5}$$

$$.465 = 3.27(L)(.73)^{1.5}$$

$$L = .8666 \text{ ft}$$

USE  $10 \frac{3}{8}$ " WIDE OPENING

$$H = 48.55 - 48.25 = 0.73 \text{ ft}$$

$$L = ?$$

$$C = 3.27$$

$$Q_{SN} = \text{SMALL NOTCH WEIR}$$

$$= 3.27(.073)(1.05)^{1.5} = .257 \text{ cfs}$$

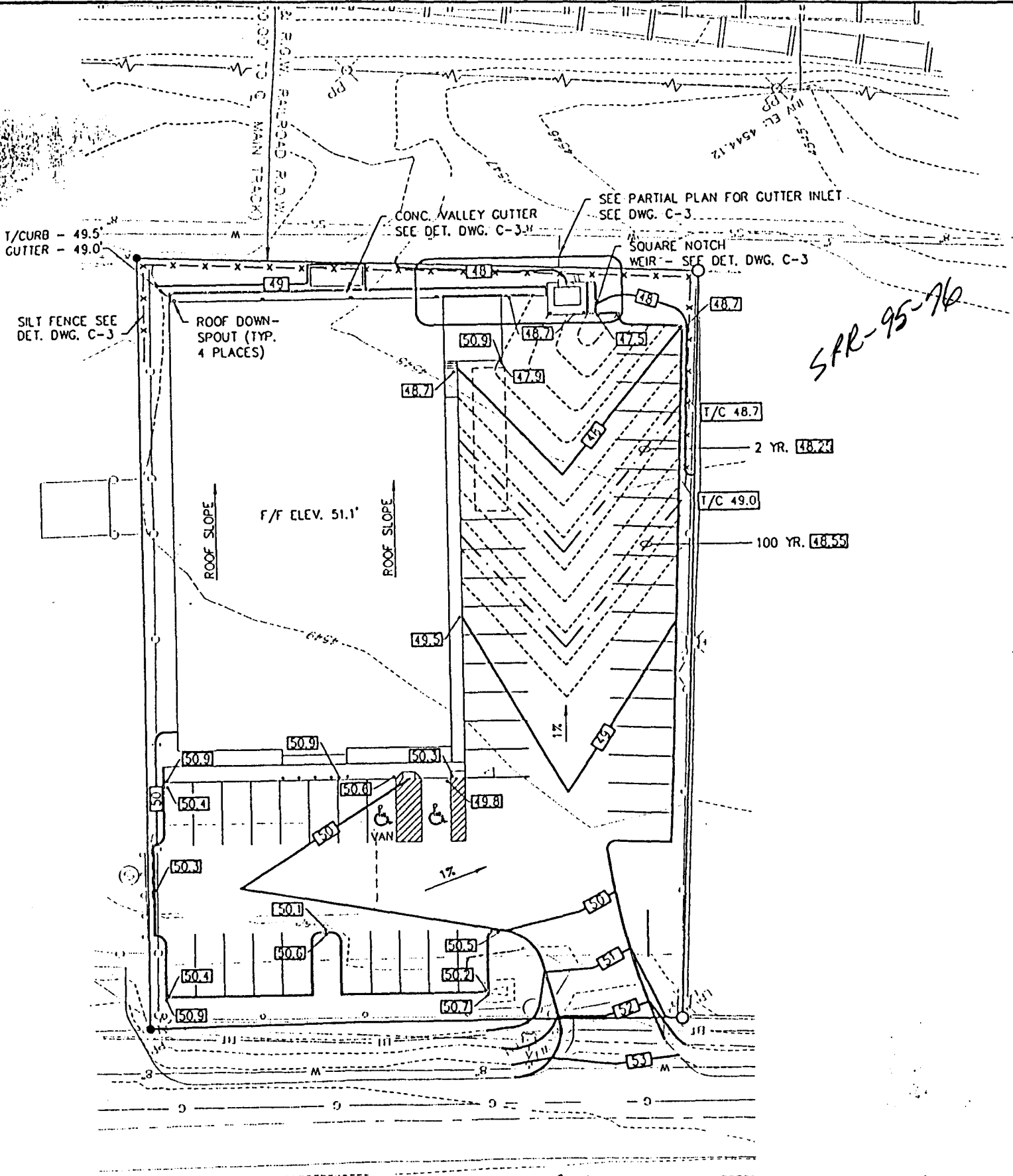
JOB REX - GROUND JUNCTION 9510-11

SHEET No. 9 OF 9

CALCULATED BY EJA DATE 4.17.95

CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

SCALE DENTON CALC.



# REVIEW COMMENTS

Page 1 of 2

FILE #SPR-95-76

TITLE HEADING: Site Plan Review - Rex Radio &  
Television Retail Store

LOCATION: 2465 Hwy G & 50  
PETITIONER: Rex TV & Appliances Inc.

PETITIONER'S ADDRESS/TELEPHONE: 2875 Needmore Road  
Dayton, Ohio 45414  
513-276-3931

PETITIONER'S REPRESENTATIVE: Clark, Geer, Latham & Associates Inc.

STAFF REPRESENTATIVE: Michael Drollinger

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NOTE: WRITTEN RESPONSE (4 COPIES) BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

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CITY UTILITY ENGINEER 04/26/95  
Bill Cheney 244-1590

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Sewer: At this time there is no guarantee that sewer will be available June 30 as originally anticipated. The City is having problems getting clearance from the railroad to construct the line in railroad right-of-way.

Re-orient the drawing so "north" is pointing towards the top of the sheet as per SSID manual requirements.

CITY ATTORNEY 04/26/95  
Dan Wilson 244-1501

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No Comments.

CITY DEVELOPMENT ENGINEER 04/28/95  
Jody Kliska 244-1591

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1. The last two (end) parking spaces in front of the building (east side) will have difficulty with cars getting out. The cutout provided does not appear to have sufficient depth for cars to back out. Same concern for the last space along west side of property.
2. Transportation Capacity Payment (TCP) -  $\$406.70/1000 \text{ sq. ft.} \times 11.985 = \$4,874.30$  based on trip generation for specialty retail. Curb, gutter and sidewalk improvements along the frontage road frontage are required. The TCP will be credited in the amount of the actual costs of construction.

PUBLIC SERVICE COMPANY 4/26/95  
Dale Clawson 244-2695

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No objections.

GRAND JUNCTION FIRE DEPARTMENT

4/27/95

Hank Masterson

244-1414

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The Fire Department has no problems with this site plan proposal. Access is acceptable and the location of the existing hydrant should be adequate.

In order to receive a Building Permit Clearance, complete building plans must be submitted to the Fire Department for:

1. A required flow survey to determine if existing hydrants and fire flows are adequate.
2. A Fire Department plan review.

UTE WATER DISTRICT

5/3/95

Gary R. Mathews

242-7491

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1. Ute Water has an 8" main line in the frontage road. This line will supply sufficient fire flow requirements. If sprinkler system, a double check valve is required.
2. Policies and fees in effect at the time of application will apply.

MESA COUNTY BUILDING DEPARTMENT

5/2/95

Bob Lee

244-1656

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No comments. Appears to be in compliance with the Uniform Building Code for site review.

GRAND JUNCTION DRAINAGE DISTRICT

5/2/95

John L. Ballagh

242-4343

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The pipe culvert under the railroad identified in the drainage report IS NOT a Grand Junction Drainage District facility. The drainage district does not know who has jurisdiction/authority over that CMP culvert. It does seem that there is such a short distance to the Colorado River that surface runoff should have a pretty direct route to the river.

COMMUNITY DEVELOPMENT DEPARTMENT

5/8/95

Michael Drollinger

244-1439

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See attached comments.



Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(970) 244-1430 FAX (970) 244-1599

June 6, 1995

Eric Adams  
Clark, Geer, Latham & Associates, Inc.  
762 Downtowner Loop West  
Mobile, Alabama 36609

RE: Rex T.V. & Appliances (Our File #SPR 95-76)

Dear Mr. Adams,

Based on a review of the revised set of plans submitted to our office in response to the review comments, the following item remains to be addressed:

1. It was my understanding that the bicycle parking would be located immediately adjacent to the store entrance. The bicycle parking as proposed is not very visible or convenient. Recommend that rack be relocated closer to entrance even if a small amount of landscaping is displaced or removed. Please call to discuss this item further.

All other review agency comments have been satisfactorily addressed.

The following items will be required prior to issuance of a Planning Clearance from this office:

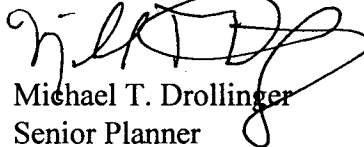
1. Four complete sets of revised, stamped plans must be submitted to our office for final approval and issuance with the Planning Clearance.
2. Payment of the Transportation Capacity Payment fee and any sewer Plant Investment Fee, if applicable. Please contact Millie Fowler, Utility Clerk (970-244-1580) for information regarding the sewer fees.
3. We still have not received an estimate of the cost of public improvements which is part of the required Development Improvements Agreement (DIA). This document must be completed and executed prior to the issuance of a Planning Clearance. Please refer to the instructions for completion of the DIA which were previously forwarded to you.

Eric Adams (Re: SPR 95-76)

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Should you have any questions or require further information, please do not hesitate to contact me.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Michael T. Drollinger". The signature is stylized and somewhat cursive, with a large loop at the end.

Michael T. Drollinger  
Senior Planner

cc: File SPR 95-76

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VANCE McCOWN



CONSTRUCTION COMPANY, INC.

TELEFAX COMMUNICATION

DATE: 6/22/95

PARTY TO WHOM SENT: Michael Drollinger

COMPANY NAME: City of Grand Junction

FAX NO.: 303-244-1579

SENDER'S NAME: Suzette Nicholson for Vance McCown

PAGES: 4

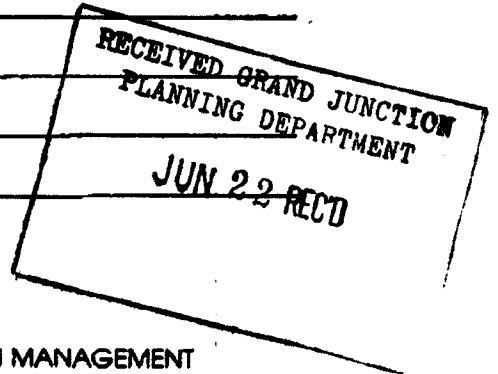
RE: Improvements List Approval

MEMO: Per your previous conversation with Vance & his message left on your voice mail today, will the attached figures meet your requirements? If not, please advise what we need to meet requirements. We are also acquiring a bond in the amount of improvement from our insurance agent.

RESPONSE: PLEASE ADVISE ASAP

FAXED BY:

Jury



GENERAL CONTRACTING AND CONSTRUCTION MANAGEMENT  
 3213 Midtown Park S./Mobile, AL 36606/(205) 478-4202  
 FAX (205) 478-4374 334  
 334

EXHIBIT "B"

IMPROVEMENTS LIST/DETAIL  
(Page 1 of 3)

DATE: 06-22-95  
 NAME OF DEVELOPMENT: Rex TV & Appliance  
 LOCATION: 2465 Hwy. 6 & 50, Grand Junction, CO  
 PRINTED NAME OF PERSON PREPARING: T. Vance McCown

	UNITS	TOTAL QTY.	UNIT PRICE	TOTAL AMOUNT
<b>I. SANITARY SEWER</b>				
1. Clearing and grubbing	-	-	-	-
2. Cut and remove asphalt	-	-	-	-
3. PVC sanitary sewer main (incl. trenching, bedding & backfill)	-	-	-	-
4. Sewer Services (incl. trenching, bedding, & backfill)	-	-	-	-
5. Sanitary sewer manhole(s)	-	-	-	-
6. Connection to existing manhole(s)	-	-	-	-
7. Aggregate Base Course	-	-	-	-
8. Pavement replacement	-	-	-	-
9. Driveway restoration	-	-	-	-
10. Utility adjustments	-	-	-	-
<b>II. DOMESTIC WATER</b>				
1. Clearing and grubbing	-	-	-	-
2. Cut and remove asphalt	-	-	-	-
3. Water Main (incl. excavation, bedding, backfill, valves and appurtenances)	-	-	-	-
4. Water services (incl. excavation, bedding, backfill, valves, and appurtenances)	-	-	-	-
5. Connect to existing water line	-	-	-	-
6. Aggregate Base Course	-	-	-	-
7. Pavement Replacement	-	-	-	-
8. Utility adjustments	-	-	-	-
<b>III. STREETS</b>				
1. Clearing and grubbing	SY	355	1.00	355
2. Earthwork, including excavation and embankment construction	LS	1	280	280
3. Utility relocations	-	-	-	-

4. Aggregate sub-base course (square yard)	SY	63	2.00	126
5. Aggregate base course (square yard)	SY	63	4.50	284
6. Sub-grade stabilization	SY	63	1.00	63
7. Asphalt or concrete pavement (square yard)	SY	63	18.00	1,134
8. Curb, gutter & sidewalk (linear feet)	LF	120	21.00	2,520
9. Driveway sections (square yard)	-	-	-	-
10. Crosspans & fillets	-	-	-	-
11. Retaining walls/structures	-	-	-	-
12. Storm drainage system	-	-	-	-
13. Signs and other traffic control devices	-	-	-	-
14. Construction staking	LS	1	50.00	50
15. Dust control	LS	1	50.00	50
16. Street lights (each)	-	-	-	-
<b>IV. LANDSCAPING</b>				
1. Design/Architecture	LS	1	150.00	150
2. Earthwork (includes top soil, fine grading, & berming)	SY	226	1.00	226
3. Hardscape features (includes walls, fencing, and paving)	-	-	-	-
4. Plant material and planting	LS	1	1,050.00	1,050
5. Irrigation system	-	-	-	-
6. Other features (incl. statues, water displays, park equipment, and outdoor furniture)	-	-	-	-
7. Curbing	-	-	-	-
8. Retaining walls and structures	-	-	-	-
9. One year maintenance agreement	Included in Cost.			
<b>V. MISCELLANEOUS</b>				
1. Design/Engineering	-	-	-	-
2. Surveying	-	-	-	-
3. Developer's inspection costs	-	-	-	-
4. Quality control testing	-	-	-	-
5. Construction traffic control	-	-	-	-
6. Rights-of-way/Easements	-	-	-	-

7. City inspection fees	-	-	-	-
8. Permit fees	-	-	-	50
9. Recording costs	-	-	-	-
10. Bonds	-	-	-	-
11. Newsletters	-	-	-	-
12. General Construction Supervision	-	-	-	-
13. Other	-	-	-	-
14. Other	-	-	-	-

TOTAL ESTIMATED COST OF IMPROVEMENTS: \$ ~~6,288.00~~ 6,338.00

T. Vance T. Vance McCown 6-22-95  
 SIGNATURE OF DEVELOPER President DATE  
 (If corporation, to be signed by President and attested  
 to by Secretary together with the corporate seals.)

Attest: Teresa J. McCown Date: 06-22-95  
 Teresa J. McCown, Secretary

I have reviewed the estimated costs and time schedule shown above and, based on the plan layouts submitted to date and the current costs of construction, I take no exception to the above.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_



July 7, 1995

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

Vance McCowan Construction, Inc.  
3213 Midtown Park South  
Mobile, Alabama 36606  
Attn: Vance McCowan  
Phone: (334-478-4202)  
Fax: (334-478-4374)

Project: U.S. Highway Sewer Improvement District  
Subject: Sewer availability for proposed Rex T.V. site

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Mr. McCowan,

This letter is to serve as a written follow-up to our phone conversation on Wednesday, July 5, 1995.

The construction of the 6 & 50 Sewer Improvement District that will service the proposed Rex T.V. site has been delayed due to complications in obtaining an agreement to build the proposed sewer within the Southern Pacific Railroad right of way on the south side of the Rex T.V. site.

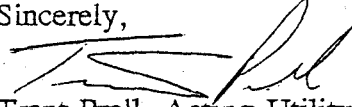
The City of Grand Junction is currently negotiating an easement agreement with Southern Pacific Railroad. After many months of working through Southern Pacific's organization, the City has finally received a fee for use of the easement. The City feels that the proposed fee is high and is submitting a counter proposal on July 6, 1995. Contingent upon Southern Pacific's acceptance of the City's counter proposal, construction on the portion of the sewer line to serve Rex T.V. may commence within 4 weeks. If the counter proposal is rejected, the City staff will seek permission from City Council to commence condemnation proceedings to acquire use of the right of way. Condemnation proceedings would delay the start of construction by an additional 6 weeks.

In order to accommodate the construction of the Rex T.V. facility without further delays, the City has signed off on the planning clearance despite sewer not yet being available. The permanent Certificate of Occupancy will not be issued until the sewer is constructed and a sewer service line is connected to the Rex T.V. structure. However, the Mesa County Building Department has agreed to issue temporary Certificates of Occupancy upon installation of a sewage holding tank. The tank would not be a permanent solution, however it would allow Rex T.V. to open business upon completion of the facility.

The sewer line will be constructed this year, however it may not be available until the end of August or the middle of October depending upon which of the above mentioned scenarios play out.

If you have any questions regarding the above, please call me at 244-1590.

Sincerely,



Trent Prall, Acting Utility Engineer  
City of Grand Junction

cc: City of Grand Junction Planning Dept.  
Utility Billing  
Ben Carnes, P.O. Box 3117, Grand Junction, CO 81502  
Project File

MAPW\_UTILPWDOC6&50AREXTV3.650



Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(970) 244-1430 FAX (970) 244-1599

October 19, 1995

Darol Stumpf c/o D. Hillis  
2469 Hwy. 6&50  
Grand Junction CO 81505

RE: Rex T.V. (Our File #SPR-95-76)

Dear Mr. Stumpf:

This letter serves as the notification of approval of the changes which you requested for the Rex T.V. landscaping. I have attached a copy of that letter for reference. Thank you for keeping us notified of plan changes.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael T. Drollinger". The signature is stylized and somewhat cursive, with a large loop at the end.

Michael T. Drollinger  
Senior Planner

cc: File #SPR-95-76

Encl.

City Planning Engineer

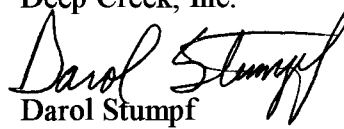
Re; Rex T.V. Landscaping

Deep Creek, Inc. is doing the landscaping for this project. Due to the time of year, we are recommending the following plant changes because of the availability and quantity of trees.

- 2 - 1 1/2" Russian Hawthorn to be
- 2 - 1 1/2" Washington Hawthorn
  
- 6 - 1 1/2" Green Ash to be
- 6 - 1 1/2" Locust

Thank you for your flexibility and cooperation on this planting plan.

Deep Creek, Inc.



Darol Stumpf