



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
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input checked="" type="checkbox"/> Conditional Use			631 S. 9th	I-2	Comm./Ind.
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input checked="" type="checkbox"/> Vacation			Portion of 2nd Ave. * Allys	I-2	<input checked="" type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
Conoco Inc.	same	Darrel Vanhooser / Conoco Inc.
Name	Name	Name
631 S. 9th St.		6855 S. Havana St, Suite 180
Address	Address	Address
Grand Junction, Co 81501		Englewood, Co 80112
City/State/Zip	City/State/Zip	City/State/Zip
910-245-0880		303-649-4165
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 required 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.

Darrel C. Vanhooser _____ 9-28-95
 Signature of Person Completing Application Date

Shomas B. Seltzer _____ 9-28-95
 Signature of Property Owner(s) - attach additional sheets if necessary Date

Conoco Inc.

GRAND JUNCTION TERMINAL EXPANSION

General Project Report

September 28, 1995

1.0 INTRODUCTION

Conoco Inc. owns and operates a petroleum products loading terminal located at 631 S. Ninth Street, Grand Junction, Colorado. The terminal handles five (5) separate products, including three (3) grades of gasoline, No. 2 diesel fuel, and jet fuel. Incoming products are delivered to the terminal via railcar and are stored in on-site tankage for subsequent loading onto trucks and delivery to retail outlets.

2.0 DESCRIPTION OF PROPOSED TERMINAL MODIFICATIONS

2.1 Overview

As the result of increasing demand for petroleum products in the Grand Junction area, Conoco's loading terminal is handling greater volumes of gasoline and diesel fuel. At the higher demand levels experienced, Conoco's facility lacks adequate storage capacity.

To improve the reliability of product supply in the Grand Junction area, Conoco proposes to construct two (2) new storage tanks. One (1) tank will be placed in unleaded gasoline service, the second tank will be placed in No. 2 diesel fuel service.

2.2 Site Layout

Conoco's existing terminal facilities are located on Lots 1 through 7 and 17 through 24 in Block 10 of the Milldale Subdivision. The property is positioned west of Ninth Street and north of Second Avenue. Also west of Ninth Street but to the south of Second Avenue, Conoco owns an additional parcel in Block 12, comprised of Lots 5 through 13.

Conoco proposes to construct the new tanks on Lots 5 through 13 in the Block 12 parcel. The overall dimensions of the parcel are approximately 223' by 125'. No terminal facilities are presently located on the property.

2.3 Description of Proposed Tankage and Related Facilities

Each of the two (2) proposed tanks will have a nominal capacity of 30,000 barrels and approximate dimensions of 67' in diameter by 48' high. Accepted industry and governmental codes, standards and practices will be followed during tank design and construction.

By way of overall design parameters, the tanks will be constructed from steel with the shell thickness ranging from approximately 0.45" on the bottom course to 0.30" for the top ring. Both tanks will be outfitted with a fixed-style cone roof (i.e. welded to the shell), plus an internal floating roof. The internal floating roof will rest on the surface of the stored product to minimize the emission of vapors.

To prevent corrosion, the interior tank floor and 18" up the shell will be coated with thin film epoxy. The exterior tank shells and roofs will be painted.

Each tank will be supported by a concrete ringwall foundation and appropriate compacted backfill material. The foundation design will be based on site soil sampling, testing and analysis.

Following construction, the new tanks will be subjected to a full hydrostatic test prior to being placed in service.

A concrete retaining wall no more than 12' in height and 12" to 18" thick will be constructed around the tanks to provide containment in the event of a spill. Stairwells and ladders necessary for normal or emergency ingress and egress over the wall will also be provided.

The area surrounding the tanks will be graded to provide not less than a one (1) percent downward slope away from the tanks towards the retaining wall. To remove storm water trapped inside the dikes, drainage pipes and valves will be provided through the retaining wall.

Secondary containment in the form of a geosynthetic clay or high density polypropylene liner will be installed under the tanks to prevent subsurface soil contamination.

Above-ground and buried piping will be installed from the railcar off-loading positions to fill the new tanks with product. The piping will be constructed above-grade wherever possible; however, to cross Second Avenue, buried piping, installed in accordance with all applicable codes and regulations, will be necessary.

To route product from the new tanks to the truck loading rack, pumps and piping

will be installed. As with the tank fill piping, the rack supply lines will be constructed above-grade except for the crossing of Second Avenue.

2.4 Tank Setbacks, Spacing and Containment

To meet the spacing and setback requirements of the National Fire Protection Association, internal floating roofs will be installed in both the new unleaded gasoline and No. 2 diesel fuel tanks. Consequently, for the proposed 67' diameter tanks, the tanks will be set back no less than 33.5' from property lines on the south and west. On the east and north, where public ways border the tank site, the tanks will be positioned a minimum of 11.17' from the edge of the public way. Spacing between the tanks will be at least 22.33'.

A common perimeter retaining wall will be constructed of height sufficient to contain the entire contents of one (1) of the tanks, after deducting the volume occupied by the other tank below the height of the wall. In addition, an intermediate retaining wall will be constructed between the 2 tanks to confine minor spills (less than 10% of the tank volume). Between the interior of all retaining walls and the tanks, a minimum of 5' of clearance will be provided. The perimeter wall will also be set back no less than 10' from the adjoining property lines to the south and west.

3.0 DESCRIPTION OF ALLEYS TO VACATED

The alleyways to be vacated in Block 10 of the Milldale Subdivision include the east-west alleyway between Lots 1 through 7 and Lots 7 through 24, the north-south alleyway east of Lot 1, and the north-south alleyway west of Lot 25. All three alleyways are currently not being used for vehicle traffic. The property surrounding the first two alleyways is owned by Conoco, Inc. The property surrounding the third alleyway is owned by Denney Lumber.

The alleyway to be vacated in Block 12 of the Milldale Subdivision is the north-south alleyway west of Lot 5. The property east of the alleyway is owned by Conoco, Inc., and the property west of the alleyway is owned by Denney Lumber.

**VACATION OF ALLEYWAYS
(ADDITIONAL INFORMATION)**

Legal Description: Alleyways (3) are located in Blocks 10 and 12 of the Milldale Addition to City of Grand Junction, Colorado, being in the Northeast Quarter of Section 23, Township 1 South, Range 1 West, Mesa County, Colorado, more particularly described below.

Alleyway No. 1 - Located in Block 10, being a 15' wide right of way running in a north to south direction, with the northern boundary being the D&RGW RR right of way and the southern boundary being a 20' wide alleyway running east to west.

Alleyway No. 2 - Located in Block 10, being a 20' wide right of way running in a east to west direction, with the eastern boundary being the west side of 9th Street and the western boundary being a 15' wide alleyway running north to south.

Alleyway No. 3 - Located in Block 10 and 12, being a 15' wide right of way running in a north to south direction, with the northern boundary being the D&RGW RR right of way and the southern boundary being a 20' wide alleyway running east to west.

Justification for Vacation: No parcel of land will become landlocked or experience restrictive access as a result of the vacation of the above alleyways. The vacation will have no impact on the general public and will not reduce the quality of public services to any involved parcel of land. The vacation will not conflict with any adopted plans and policies. The City will benefit from a reduction in maintenance and having a "cleaned up" plat of the area.

Warren F. Reams
899 24½ Road
Grand Junction, CO 81505-9629

Coors Energy Co.
c/o Logan & Firmine, Inc.
P.O. Box 4274
Englewood, CO 80155-4274

Dean White, Tom Lewis &
Richard Pierle
715 S. 7th Street
Grand Junction, CO 81501-7736

Munro Properties, Inc.
808 S. 9th Street
Grand Junction, CO 81501-3738

Grand Junction Newspaper, Inc.
c/o The Daily Sentinel
P.O. Box 668
Grand Junction, CO 81502-0668

Kaman Bearing & Supply
Corporation Intermountain
P.O. Box 30807
Salt Lake City, UT 84130

Colorado State Department
of Highways
4201 E. Arkansas Avenue
Denver, CO 80222-3406

Colorado State Department
of Highways
606 S. 9th Street
Grand Junction, CO 81501

American Linen Supply
P.O. Box 2317
Salt Lake City, UT 84110-2317

Western Colorado Electrical
Joint Apprenticeship Comm.
136 N. 7th Street
Grand Junction, CO 81501-3524

Western Colorado Electrical
Joint Apprenticeship &
Training Center
914 3rd Avenue
Grand Junction, CO 81501-3714

Joseph A. Loffreda
P.O. Box 1806
Grand Junction, CO 81502-1806

Jack D. Berry
417 N. 7th Street
Grand Junction, CO 81501-3302

David N. & Michelle B. Berry
813 3rd Avenue
Grand Junction, CO 81501-3711

Edwin L. Henderson &
Mildred-Caroline J. Fawver
292 Cherry Lane
Grand Junction, CO 81503-2016

Castings, Inc.
P.O. Box 669
Grand Junction, CO 81502-0669

Western Colorado Precision
Marksmanship Society
1074 24 Road
Grand Junction, CO 81505

Michael J. & Maureen A. Johnson
2421 I Road
Grand Junction, CO 81505-9612

BMC West Corporation
P.O. Box 8008
Boise, ID 83707-2008

Darrel Vanhooser/CONOCO Inc.
6855 S. Havana St. Suite 180
Englewood, CO 80112

Denning Lumber
ATTN: Wayne Hunter
PO Box 909
Grand Junction, CO 81502

Joe Chavez
912 Kimball Avenue
Grand Junction, CO 81501

Moffatt, Thomas, Barrett, Rock
& Fields
ATTN: Paul Street
PO Box 829
Boise, Idaho 83701

Mr. Perry Buda
Mesa Co. Health Dept
515 Patterson Road
Grand Junction, CO 81506

Conoco, Inc.
631 S 9th Street
Grand Junction, CO 81501

Concerned Citizens
Resource Association
140 Elm Ave.
Grand Junction, CO 81501

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

Western Colorado Electrical
Joint Apprenticeship &
Training Center
914 3rd Avenue
Grand Junction, CO 81501

Judd L. Perry
2954 Beechwood St
Grand Jct, CO 81506

Terry Farina
Hoskin, Farina, Aldrich & Kampf
PO Box 40
Grand Junction, Colorado 81502

John Aldrich
Aldrich Transportation Consultants
1082 Chimney Rock Rd.
Highlands Ranch, CO 80126

Bill Waldron
Rocky Mtn. Group of Companies
2899 O Rd.
Hotchkiss, CO 81419

Ted Ciavonne
Ciavonne & Associates
844 Grand Ave.
Grand Junction, CO 81501

Jane Vander tuin
2422 Hidden Valley Dr.
Grand Junction, CO 81503

Ann Landman
115 16 1/2 Rd.
Glade Park, CO 81523

Judd Perry
2945 Beechwood
Grand Junction, CO 81506

Bill Hiatt
140 Elm Ave.
Grand Junction, CO 81501

Chris Brownlee
257 Belford Ave.
Grand Junction, CO 81501

Fred Pierce
284 Mountain View
Grand Junction, CO 81504

Rick Hittle
2615 Hawthorn
Grand Junction, CO 81506

Ann Barrett
641 N. 16th St.
Grand Junction, CO 81501

Joe Gomez
857 Kimball Ave.
Grand Junction, CO 81501

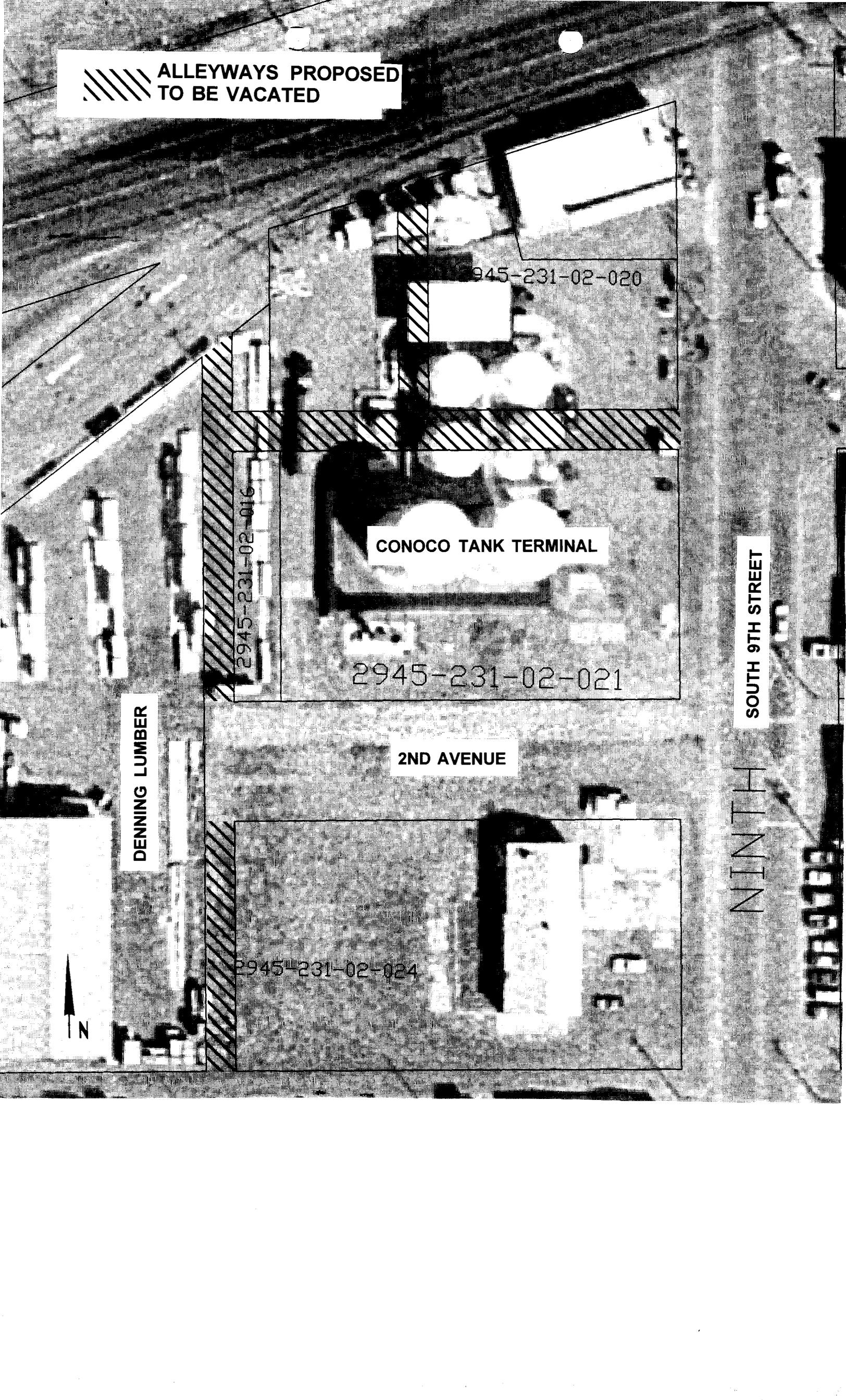
Jamie Hamilton
145 Pikes Peak Dr.
Grand Junction, CO 81503

Craig Roberts
1320 Chipeta Ave.
Grand Junction, CO 81501

Ram Dan Kaur Kalsa
494 N. Sherwood Dr.
Grand Junction, CO 81501

Perry Buda
3048 F 3/4 Rd.
Grand Junction, CO 81504

ALLEYWAYS PROPOSED TO BE VACATED



2945-231-02-020

CONOCO TANK TERMINAL

2945-231-02-021

2ND AVENUE

2945-231-02-024

DENNING LUMBER

SOUTH 9TH STREET

NINTH



REVIEW COMMENTS

Page 1 of 2

FILE #VR-95-176

TITLE HEADING: Vacation of Rights-of-Way &
Conditional Use Permit - Conoco

LOCATION: 631 South 9th Street

PETITIONER: Conoco, Inc.

PETITIONER'S ADDRESS/TELEPHONE: 6855 S. Havana, Suite 180
Englewood, CO 80112
303-649-4165

PETITIONER'S REPRESENTATIVE: Darrel Vanhooser

STAFF REPRESENTATIVE: Kristen Ashbeck

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., OCTOBER 26, 1995.

GRAND VALLEY RURAL POWER 10/4/95
Perry Rupp 242-0040

No comment.

U.S. WEST 10/4/95
Max Ward 244-4721

New or additional telephone facilities necessitated by this project may result in a "contract" and up-front monies required from developer, prior to ordering or placing of said facilities. For more information, please call 1-800-526-3557.

CITY SOLID WASTE MANAGEMENT DIVISION 10/5/95
Rob Laurin 244-1570

Okay.

GRAND JUNCTION FIRE DEPARTMENT 10/17/95
Hank Masterson 244-1414

This proposal must meet all requirements of the 1994 edition of the Uniform Fire Code and specifically those requirements outlined in Articles 79 and 80 of this code. These requirements include but are not limited to:

1. Secondary containment is required and must be sized to contain the greatest amount of liquid that can be released from the largest tank, plus the volume of a 24 hour rainfall as determined by a 25 year storm, plus the water flow produced from the maximum amount of fire-protection water used in a 20 minute period. The capacity of secondary containment must be calculated by deducting the volume of the second tank below the height of the containment walls.

2. Overflow control from the secondary containment is required and it must direct leakage and fire-protection water to a safe location away from buildings, material or fire protection control valves, means of egress, fire apparatus access roadways, adjoining properties or storm drains.
3. When tanks or groups of tanks containing Class I or II flammable liquids are spaced less than 50' apart measured shell to shell and have a liquid surface area in excess of 1,500 square feet, foam fire protection may be required by the chief. The proposed tanks are spaced 24' apart and have a liquid surface area of 7,000 square feet. Installation of foam fire protection shall be in accordance with UFC Standard 79-1.
4. Spill control and drainage control are required for areas where the loading and unloading of tank vehicles and tank cars occurs.
5. The new piping and equipment proposed for the existing loading rack itself must comply with the requirements of the fire code and the loading rack itself must comply with the requirements of the Uniform Building Code, 1994 edition for a Group H Division 3 occupancy.

In addition to Uniform Fire Code requirements, the Fire Department would like to discuss alternatives to the present movement of tank vehicles through major transportation corridors in the area.

CITY DEVELOPMENT ENGINEER

10/17/95

Jody Kliska

244-1591

1. Please provide a stormwater management plan for this site.
2. What is the existing and proposed traffic generation for this site?

CITY POLICE DEPARTMENT

10/17/95

Dave Stassen

244-3587

The concerns of the Police Department with this project center around the possibility of a large scale incident. Therefore, the Police Department will support whatever suggestions or requirements made by the Fire Department. Any large scale incident would involve joint operations by the Police Department and Fire Department. Since the police would serve in a support role for fire personnel, we will defer to their comments.

COMMUNITY DEVELOPMENT DEPARTMENT

10/17/95

Kristen Ashbeck

244-1437

See attached comments.

CITY UTILITY ENGINEER

10/18/95

Trent Prall

244-1590

SEWER & WATER - CITY OF GRAND JUNCTION

No comment as currently proposed.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Property Agent

City Attorney

Public Service Company

TCI Cablevision

STAFF REVIEW

FILE: VR 95-176

DATE: January 31, 1996

REQUEST: Vacation of Alleyways

LOCATION: Vicinity of South 9th Street and Second Avenue

APPLICANT: Conoco, Inc.

STAFF: Kristen Ashbeck

EXISTING LAND USE: Industrial

PROPOSED LAND USE: Same

SURROUNDING LAND USE:

NORTH: Railroad Right-of-Way

SOUTH: Commercial (Munroe Supply & Outdoor Storage for Denning Lumber)

EAST: Office/Commercial (CDOT Office/Shops, American Linen, Retail)

WEST: Commercial - Outdoor Storage (Denning Lumber)

EXISTING ZONING: Heavy Industrial (I-2)

SURROUNDING ZONING:

NORTH: I-2

SOUTH: I-2

EAST: I-2 and Public Zone (PZ)

WEST: I-2

EXECUTIVE SUMMARY: Conoco, Inc. is requesting vacation of three alleyways within and adjacent to the existing tank terminal on South 9th Street.

STAFF ANALYSIS: The existing alleyways within and adjacent to the Conoco tank terminal at 631 South 9th Street either have existing development or improvements such as fencing within the rights-of-way. These rights-of-way have never been developed as alleys nor are they likely to ever be needed as such due to the existing pattern of development. Two of the alleyways currently dead-end at the railroad right-of-way. Typically, City Engineering discourages this situation. The vacations will benefit Conoco as well as the property owner to the west, Denning Lumber and, as the petitioner pointed out, the City will benefit by the elimination of maintenance and liability responsibilities for these alleyways and having a more "cleaned up" plat of the area. Other than the City Utility Engineer and U.S. West, no utilities have responded to indicate that it is necessary to retain any of the alleyways for utility easement. This will be verified at the Utility Coordinating Committee meeting prior to scheduling this item for City Council.

Findings of Review: Section 8-3 of the Zoning and Development Code lists the criteria by which a vacation of right-of-way is reviewed. Staff has the following findings for this vacation of alleyways request.

Landlocking. Vacation of the alleyways will not landlock any parcel of land.

Restrictive Access. The proposal for vacation of the alleyways will not restrict access to any parcel.

Quality of Services. The proposal will not have adverse impacts on the health, safety, and/or welfare of the community and does not reduce the quality of public services provided to any parcel of land.

Adopted Plans and Policies. There are no adopted plans or policies relative to this proposal.

Benefits to City or County. The vacation proposal will benefit the City by eliminating maintenance and liability responsibilities for these alleyways and a "cleaned up" plat of the area.

STAFF RECOMMENDATION: Approval of vacation of alleyways within and adjacent to the Conoco tank terminal.

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, on item VR 95-176, I move that we forward the request for vacation of alleyways within and adjacent to the Conoco tank terminal to City Council with a recommendation of approval.

STAFF REVIEW

CC Approved 6-0
7/17/96

FILE: VR 95-176

DATE: February 12, 1996

REQUEST: Vacation of Alleyways

LOCATION: Vicinity of South 9th Street and Second Avenue

APPLICANT: Conoco, Inc.

STAFF: Kristen Ashbeck

EXISTING LAND USE: Industrial

PROPOSED LAND USE: Same

SURROUNDING LAND USE:

NORTH: Railroad Right-of-Way

SOUTH: Commercial (Munroe Supply & Outdoor Storage for Denning Lumber)

EAST: Office/Commercial (CDOT Office/Shops, American Linen, Retail)

WEST: Commercial - Outdoor Storage (Denning Lumber)

EXISTING ZONING: Heavy Industrial (I-2)

SURROUNDING ZONING:

NORTH: I-2

SOUTH: I-2

EAST: I-2 and Public Zone (PZ)

WEST: I-2

EXECUTIVE SUMMARY: Conoco, Inc. is requesting vacation of four segments of alleyways within and adjacent to the existing tank terminal on South 9th Street.

STAFF ANALYSIS: The existing alleyways within and adjacent to the Conoco tank terminal at 631 South 9th Street either have existing development or improvements such as fencing within the rights-of-way. These rights-of-way have never been developed as alleys nor are they likely to ever be needed as such due to the existing pattern of development. Two of the alleyways currently dead-end at the railroad right-of-way. Typically, City Engineering discourages this situation. The vacations will benefit Conoco as well as the property owner to the west, Denning Lumber and, as the petitioner pointed out, the City will benefit by the elimination of maintenance and liability responsibilities for these alleyways and having a more "cleaned up" plat of the area. Other than the City Utility Engineer and U.S. West, no utilities have responded to indicate that it is necessary to retain any of the alleyways for utility easement. This was verified at the Utility Coordinating Committee meeting February 14, 1996.

Findings of Review: Section 8-3 of the Zoning and Development Code lists the criteria by which a vacation of right-of-way is reviewed. Staff has the following findings for this vacation of alleyways request.

Landlocking. Vacation of the alleyways will not landlock any parcel of land.

Restrictive Access. The proposal for vacation of the alleyways will not restrict access to any parcel.

Quality of Services. The proposal will not have adverse impacts on the health, safety, and/or welfare of the community and does not reduce the quality of public services provided to any parcel of land.

Adopted Plans and Policies. There are no adopted plans or policies relative to this proposal.

Benefits to City or County. The vacation proposal will benefit the City by eliminating maintenance and liability responsibilities for these alleyways and a "cleaned up" plat of the area.

PLANNING COMMISSION RECOMMENDATION (2/6/96 meeting; 5-0 vote): Approval of vacation of alleyways within and adjacent to the Conoco tank terminal.

BMC WEST

Building Materials Center

432 North Ave. P.O. Box 909
Grand Junction, CO. 81502
970/242-1736 Fax: 970/245-8717

February 20, 1996

Ms. Kristen K. Ashbeck, AICP
250 North 5th Street
Grand Junction, Co. 81501

Re: Vacation of Alleyways

Dear Kristen:

On August 14, 1995 Darrel Vanhooser, Senior Right of way Agent for Conoco, agreed to submit one vacation proposal for both of our interests. Denning Lumber had every intention of applying separately for the vacation of alleyways that have been landlocked and surrounded by our fences for many years. The timing of Darrel's proposal seemed very good to us and we agreed to allow Conoco's request for vacation to include our interests

In January, 1996 I inquired with the city planning depart as to the nature of the postponement to our proposal to vacate the alleyways. You informed me at that time that Conoco's conditional use permit and our request for the vacation of alleyways were filed jointly. Conoco's Conditional Use Permit was being received with some difficulty, if not opposition, was the impression I got. You suggested that I request Conoco to separate the request to vacate the alleyways from the request for a Conditional Use Permit.

Conoco complied with my request so we could move forward with our joint interest in vacating the alleyways. The issue of denying the vacation because of its relationship with Conoco's Use Permit does not take into consideration Denning Lumber's involvement in the vacation request. Denning Lumber has no interest in the Conditional Use Permit and we feel this should separate these two issues.



Darrel C. Vanhooser
Senior Agent
Right of Way and Claims

Conoco Inc.
6855 South Havana Street
Englewood, CO 80112
(303) 649-4165 Phone
(303) 649-4041 Fax

February 20, 1996

Ms. Kristen K. Ashbeck, AICP
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

RE: VACATION OF RIGHT OF WAYS

Dear Ms. Ashbeck:

As we discussed today, Conoco thinks the vacation of the alleyways and the conditional use permit application are two separate issues and should be handled as such. The vacation issue does not really affect Conoco, but it does impact Denning Lumber and they in fact requested the issues be separated. Mr. Wayne Hunter should be contacted for his input into this matter.

If I can be of further service, please do not hesitate to contact me. Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Darrel C. Vanhooser".

Darrel C. Vanhooser
Senior Agent

ENG93261

cc: R. W. McCreesh

BMC WEST

Building Materials Center

432 North Ave. P.O. Box 909
Grand Junction, CO. 81502
970/242-1736 Fax: 970/245-8717

March 25, 1996

Ms. Kristen K. Ashbeck, AICP
250 North 5th Street
Grand Junction, Co. 81501

Re: Vacation of Alleyways

Dear Kristen:

Our corporate office requires me to keep our lawyer updated on the progress of the vacation of alleyways involving our property. This has cost our business \$265.00 in legal fees since this process began.

I am asking you to convey to the city council our wishes to move forward on this issue without further delay. I understand the hearing for Conoco's conditional use permit has been moved to mid May. The issues of Conoco's conditional use permit and the vacation of alleyways are separate. Our involvement in the vacation of the alleyways makes these issues separate and the city council has acknowledged this by allowing them to be heard separately.

April 17 is the scheduled date for the hearing on the vacation of alleyways. The alleyways are running through or adjacent to both Conoco's and our properties. If the council will not allow the vacation of the alleyways on Conoco's properties we would like them to consider vacating the alleys that run through only our property.

